



CHARLES CHURCH



## Windsor Park Phase 2

Wakefield | West Yorkshire



CHARLES CHURCH

## Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

### We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

### Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



#### Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



#### Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



### Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2023 survey.



## Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

## Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

## Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, which runs alongside a ten-year insurance-backed new homes warranty.



# Windsor Park

Wakefield | West Yorkshire



## Key features:

- Choice of three and four-bedroom homes
- Nearby shops, pubs & family activities
- Easy access to Wakefield, Leeds & Sheffield
- Rural views and walking routes close by

## A charming setting with much to offer.

Windsor Park is ideally situated to enjoy the beautiful city of Wakefield, West Yorkshire. With a choice of three and four-bedroom properties you're sure to find your dream home at this stunning development.

Living at Windsor Park you'll have easy access to a great range of amenities. There are local shopping centres at Trinity Walk and The Ridings, along with a mix of high street stores in Wakefield town centre. Less than 10 miles from Windsor Park, Leeds is a vibrant hub of shops, dining spots, entertainment and nightlife.

Families will benefit from the range of excellent schools in the local area, with several primary schools, secondary schools and a college within walking distance of Windsor Park.

There's also a good selection of health and fitness facilities in the area including Bannatyne Health Club, Sun Lane Leisure and Xscape sports and leisure complex in Castleford. Pinderfields Hospital is located just a mile away.

### Explore the area.

There are plenty of opportunities for getting out and about around Wakefield. The city is close to stunning Yorkshire countryside, with local country parks and wildlife areas such as Pugneys Country Park, RSPB Fairburn Ings and Newmillerdam Country Park.

The inspirational Yorkshire Sculpture Park is just a short drive from Windsor Park and offers 500 acres of stunning parkland, home to works by Barbara Hepworth and Henry Moore amongst others. Other great days out include Diggerland, the National Coal Mining Museum and Hemsworth Water Park & Playworld.



### Always in reach.

Just 10 miles south east of Leeds, Wakefield has excellent transport links with good access to the M1 and M62 motorways. Wakefield's train stations and bus station are within walking distance from Windsor Park – ideal for commuters and explorers alike. For travel further afield, Leeds Bradford Airport has a wide range of national and international destinations.



### Approximate travel distance by car to:

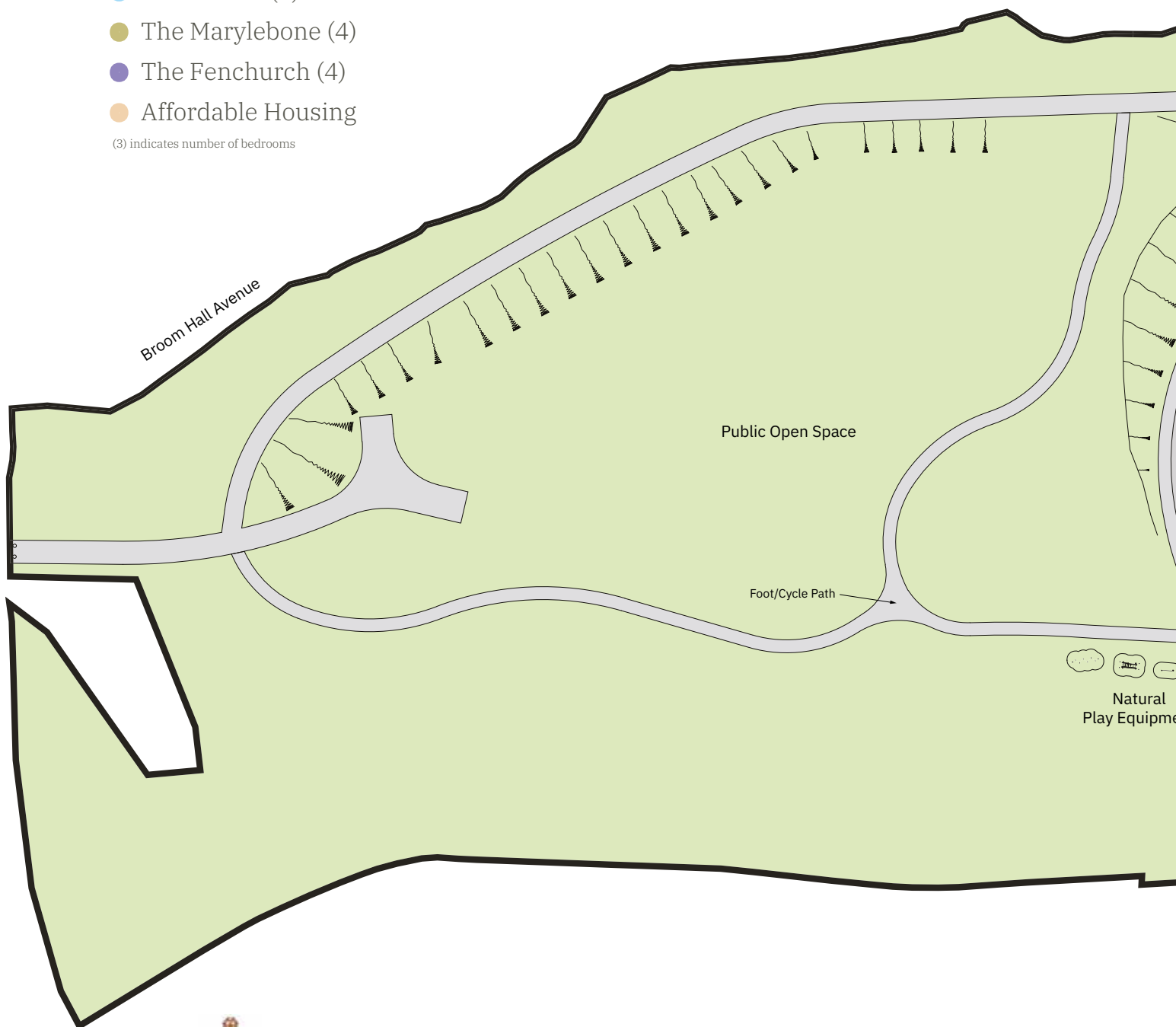
- > Wakefield town centre: **1.5 miles**
- > Leeds: **10.4 miles**
- > Leeds Bradford Airport: **18.7 miles**
- > Sheffield: **31.3 miles**

## Site plan

KEY

- The Piccadilly (3)
- The Mayfair (4)
- The Harley (4)
- The Strand (4)
- The Marylebone (4)
- The Fenchurch (4)
- Affordable Housing

(3) indicates number of bedrooms



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Persimmon  
Future Phase

Snow Hill Beck

Foot/Cycle Path

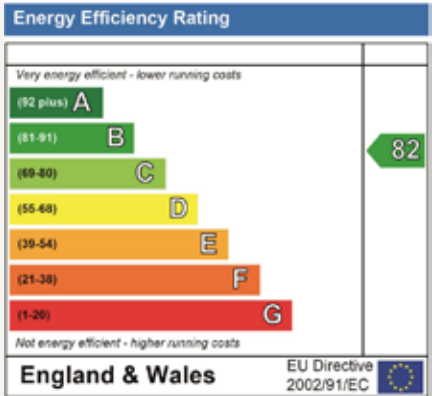
Red Hall Lane

Persimmon Development  
(Phase 1)

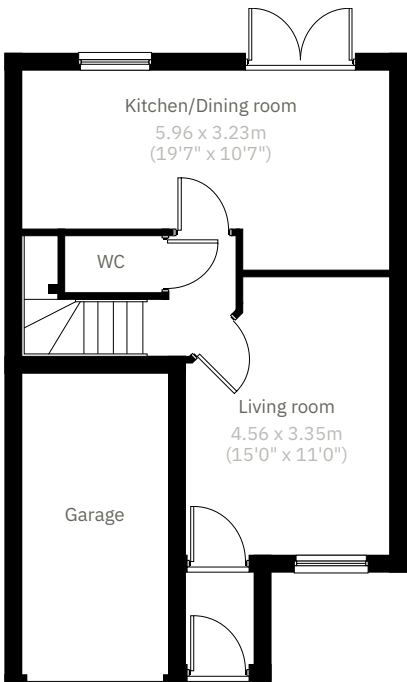
# The Piccadilly



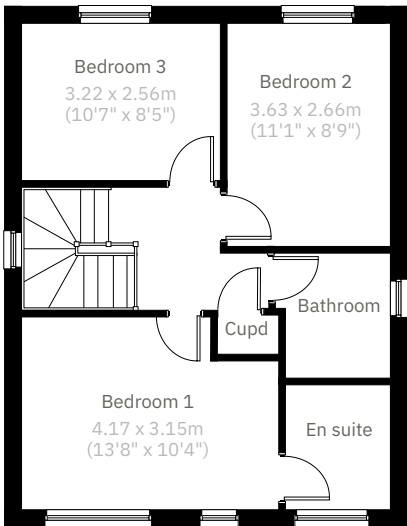
THE PICCADILLY  
3 bedroom home



An attractive three-bedroom family home, the Piccadilly is ideal for modern living. The bright open plan kitchen/dining room with French doors leading into the garden is perfect for entertaining and family meals. The front porch, integral garage and downstairs WC take care of everyday storage. Upstairs there's an en suite to bedroom one and a handy storage cupboard.



Ground floor



First floor

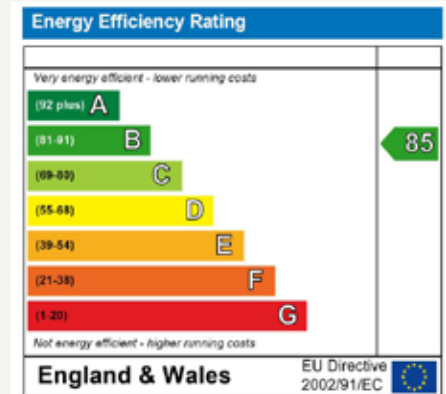
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# The Mayfair



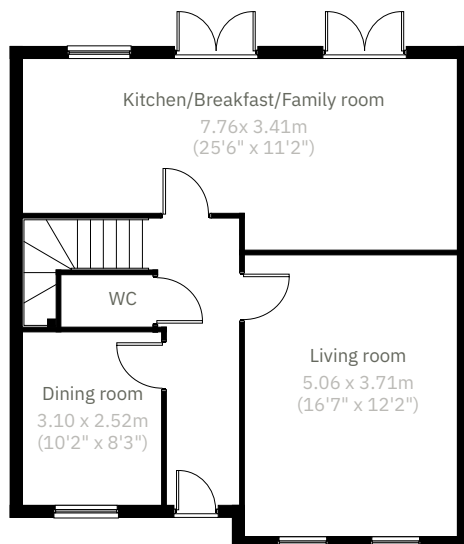
## THE MAYFAIR

4 bedroom home

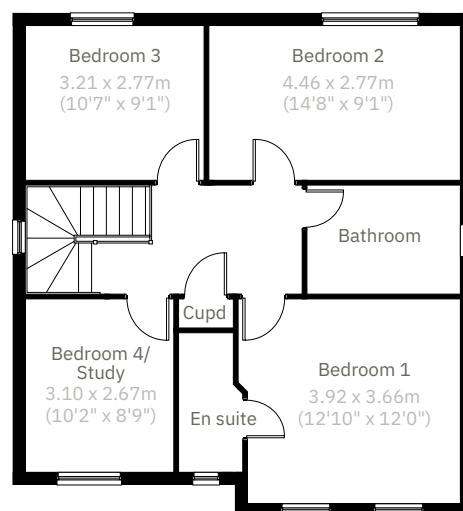


Perfect for family life, the Mayfair is an attractive four-bedroom detached home. The open plan kitchen/breakfast/family room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a downstairs WC, separate dining and living rooms and an en suite to the bedroom one.

The Mayfair also has a detached garage.



Ground floor



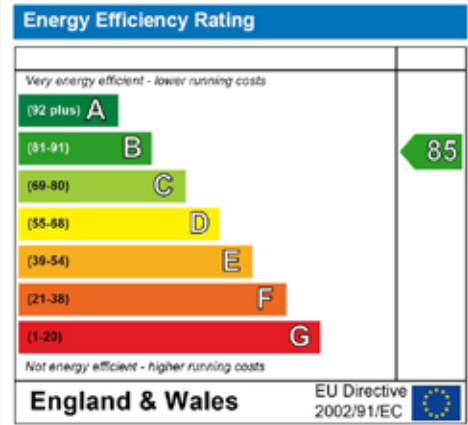
First floor

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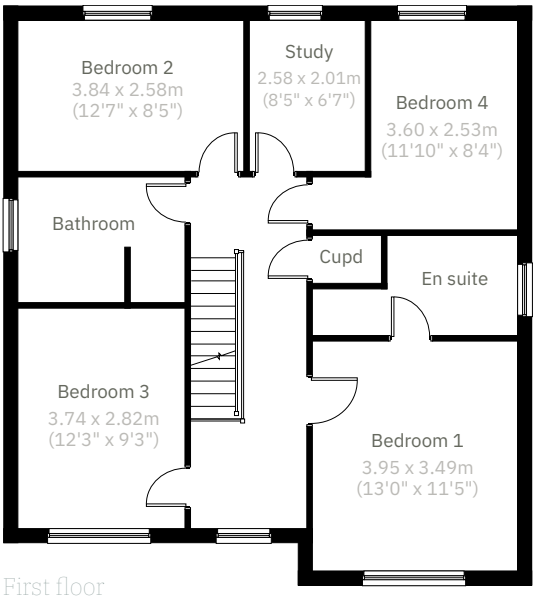
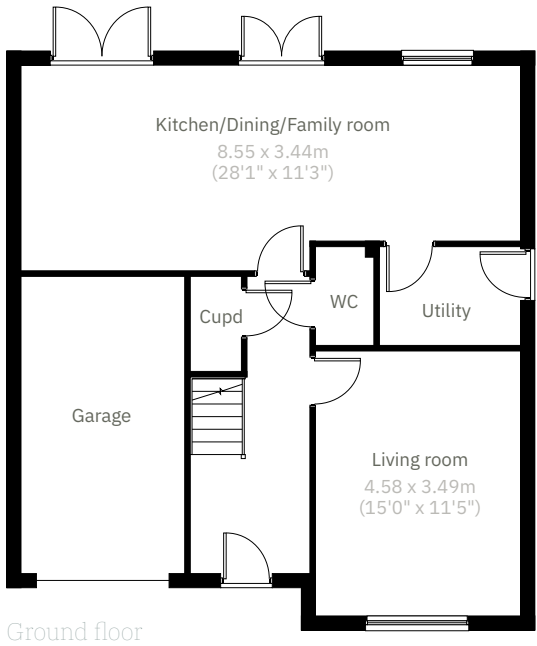
# The Harley



**THE HARLEY**  
4 bedroom home



Offering spacious, modern living at its best, the Harley is a four-bedroom home that comes complete with an integral garage, a downstairs WC, utility room, separate front-aspect living room and a spacious open plan kitchen/dining/family room; the perfect place to entertain family and friends. Upstairs there are four bedrooms, a separate study, a family bathroom with modern fixtures and fittings and an en suite to bedroom one.



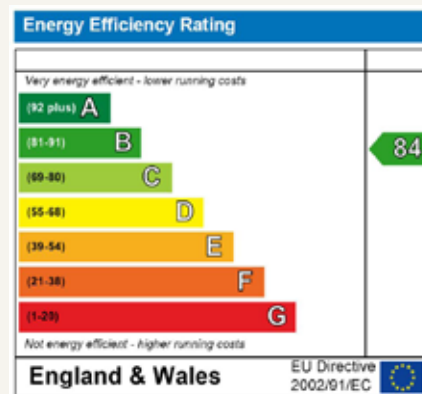
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# The Strand

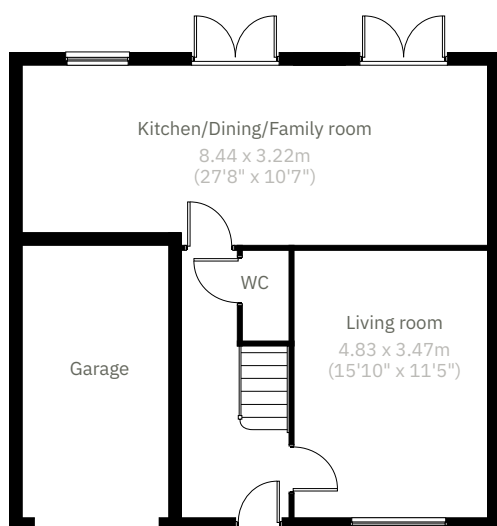


## THE STRAND

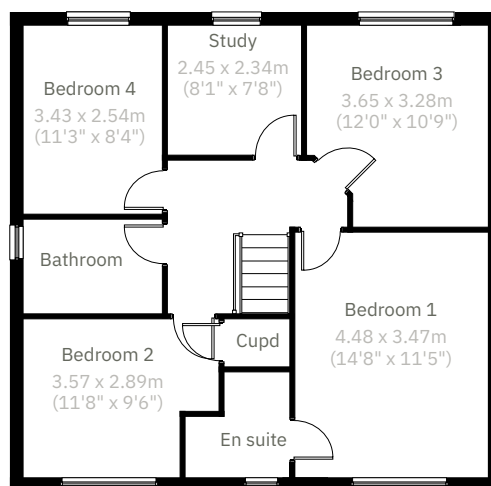
4 bedroom home



The Strand is a stunning four-bedroom detached home. The open plan kitchen/dining/family room is spacious and bright with French doors leading onto the garden. There's also a large front aspect living room, integral garage and downstairs WC. The first floor benefits from four bedrooms - bedroom one with an en suite - a separate study, a large family-sized bathroom and a handy storage cupboard.



Ground floor



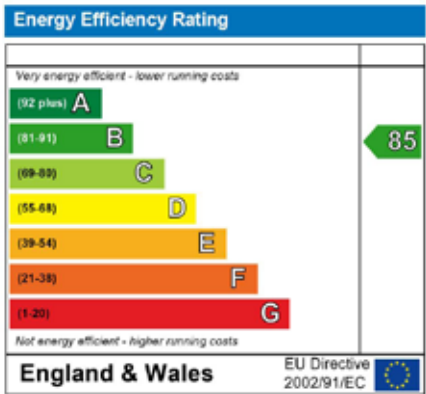
First floor

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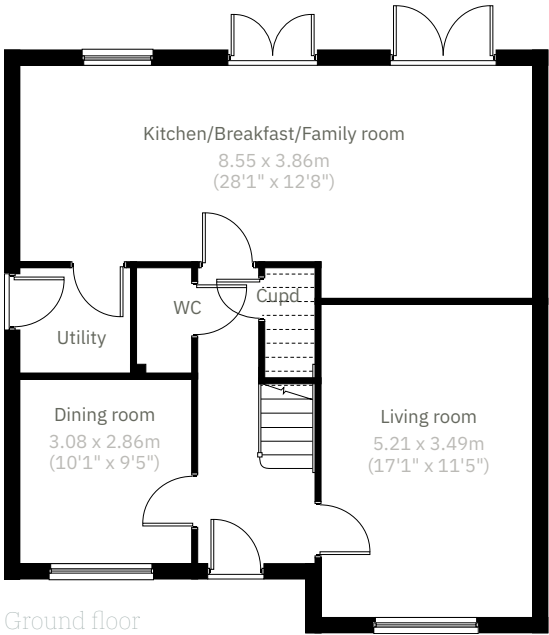
# The Marylebone



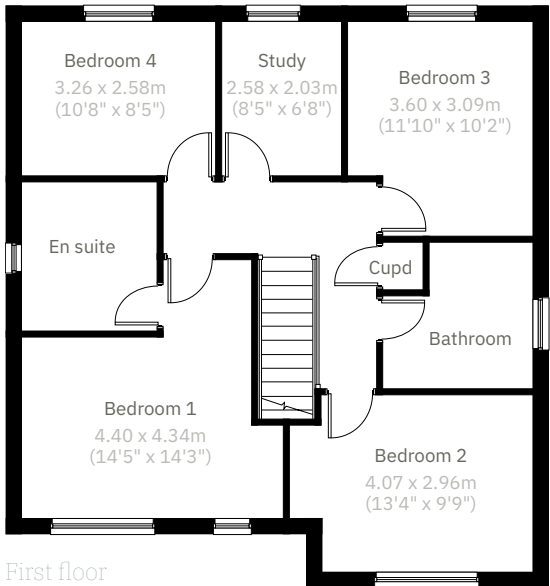
THE MARYLEBONE  
4 bedroom home



A spacious and stylish family home, the open plan kitchen/breakfast/family room is the heart of the Marylebone. The front aspect living room and separate dining room mean you have all the space you need for entertaining, plus the handy cupboard and utility room are ideal for day-to-day storage. Upstairs you'll find a roomy en suite to bedroom one, three further bedrooms and a study. The Marylebone also has a detached garage.



Ground floor



First floor

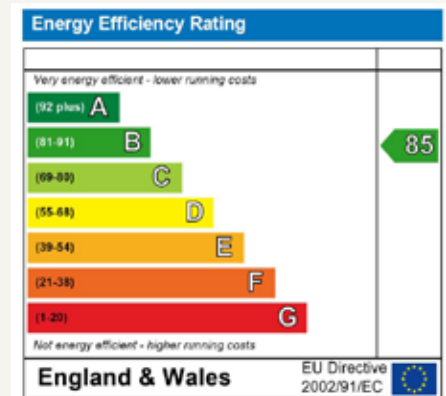
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# The Fenchurch

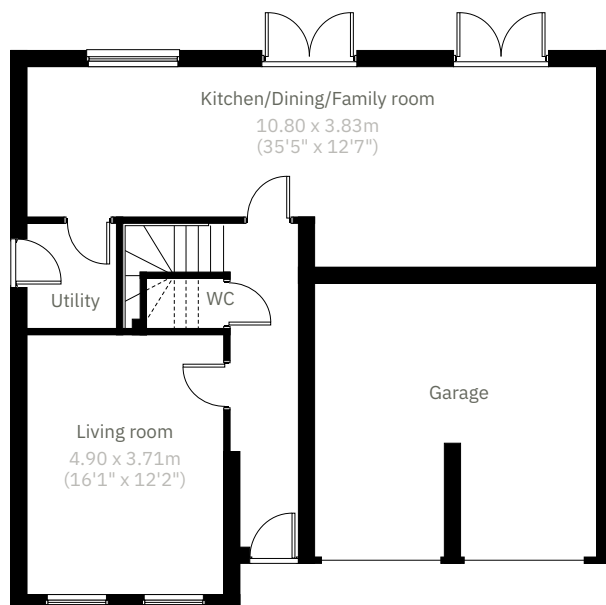


## THE FENCHURCH

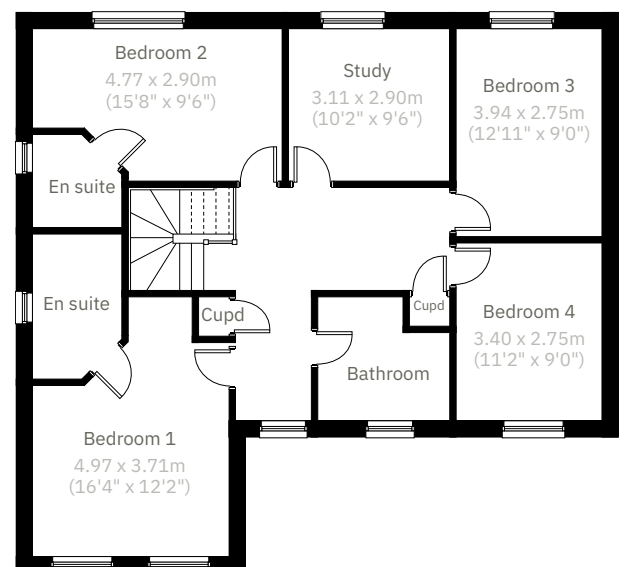
4 bedroom home



The Fenchurch is a beautiful four-bedroom home. The spacious kitchen/dining/family room, with double French doors to leading out to the rear garden, is perfect for entertaining. The ground floor also incorporates an integral double garage, a separate utility room with outside access and a convenient downstairs WC. The first floor features a family bathroom and two handy storage cupboards. Bedrooms one and two both enjoy their own en suite, and there's a separate study.



Ground floor



First floor

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# Specifications



- > UPVC double glazed windows
- > Blocked paved drive
- > External coach light in black to front door
- > Smooth finish ceilings
- > White sockets throughout
- > Downlighters to kitchen
- > Electric spur adjacent to fireplace in living room
- > White pre-finished 5-panel doors
- > Gas central heating
- > UPVC double glazed windows
- > TV point to living room and bedroom one
- > Prewired for digital TV
- > Telephone points to hallway
- > Chrome-effect ironmongery
- > Choice of kitchen units/worktop (subject to build stage)
- > Stainless steel splashback
- > Stainless steel Electrolux electric double oven
- > Plumbing for washing machine
- > Stainless steel gas hob
- > Contemporary style sanitaryware (iRange)
- > Choice of wall tiling (dependent on build stage)
- > Mira Minimal EV shower to family bathroom  
Mira Minimal EV thermostatic shower to en suite
- > Mira electric "vie" white shower to second en suites
- > Chrome towel radiators in main bathroom and en suites
- > Thermostatic radiator valves to bedrooms
- > Lockable windows
- > Security chain to front door
- > Smoke detectors to hall and landing
- > Power and light to integral and detached garages
- > 1.8-metre high fence
- > 10 year new homes warranty



# Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

## > The choice is all yours.

Your choices from the **Select Options** range collection include carpet and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also **Select Options** for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

## > Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.





## Windsor Park Phase 2

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Registered in England no: 1182689

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[charleschurch.com](http://charleschurch.com)