



Deerwood Fold
Lucas Lane
Hilton
DE65 5FL



MORRIS
Deerwood Fold

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Welcome to Deerwood Fold

Set on the fringe of the village of Hilton, this impressive development offers a choice of spacious 2, 3 and 4 bedroom homes. Deerwood Fold offers a thoughtful selection of architectural designs to suit your lifestyle. So whether you're looking for your first home, need more space for your growing family, or perhaps it's time to downsize to a more manageable, well-insulated home, you've come to the right place.

Hilton is a thriving village bordered by the meandering River Dove as it makes its way through the Derbyshire countryside. With all the benefits of good village schools, shops, sports clubs and historic pubs, living in Hilton means you're never far from country parks and the wonderful natural surroundings of the Peak District.

Deerwood Fold has all the hallmarks of high-quality design and stylish finishes that make a Morris house somewhere special to come home to, from the very first day you move in.



Loving village life.

As well as shops for everyday essentials and supermarkets within easy reach, there's so much to do in Hilton and even more within a few minutes of the village. Hilton Village Hall hosts all sorts of activities from tots' soccer to bowls or yoga classes. By contrast, the Memorial Meadow in the heart of the village is perfect for quiet reflection.

Younger members of the family can enjoy scouts and guides groups or head to the skate park to scoot or skateboard. Nearby, the scenic Hilton Gravel Pits are now teeming with wildlife and lots of trails to explore.

Hilton was mentioned in the Domesday Book in 1086. These days, building on its ancient heritage, Hilton has forward-thinking schools and an abundance of shops, cafes and restaurants.



Get out and explore.

Sporting Scene.

You'll never be short of sports to enjoy in Hilton. The family-friendly cricket club welcomes players of all ages and abilities. Hilton Harriers Football Club now has more than 30 teams and 400 players. The Club is run by volunteers and has two pitches at The Mease, as well as changing facilities.

Challenge yourself on the fairways of Burton upon Trent Golf Club, or make a splash in the pool at Etwall Leisure Centre, where you'll also find facilities for tennis, gym, cycling studios and AstroTurf pitches, providing great locations to improve your chosen sport or try something new.

The Education Equation.

You'll find lots of good primary schools within easy reach of Deerwood Fold. Mease Spencer Academy Primary School and Hilton Spencer Primary School are both less than a mile away, so walking to school can become a way of life.

Older children can opt for John Port Spencer Academy, one of the biggest academies in the country, with a the facilities to provide a curriculum enabling the combination of an academic and enriched sports offering. Further afield is Littleover Community School with an 'outstanding' Ofsted rating. Alternatively, a choice of independent schools, Derby Grammar School and Repton School, are both within 6 miles.

Travelling Light.

Deerwood Fold is just minutes from the Derby Southern Bypass (A50) which leads west to Uttoxeter and east to the M1 and the UK's motorway network via Castle Donington. With excellent links to Derby and Burton upon Trent, the Peak District and Birmingham, Hilton has great connections. And when you're jetting away, East Midlands Airport is 18 miles away while Birmingham International is within 38 miles.

From Willington train station, 3.5 miles away, direct trains take just 8 minutes into the centre of Derby or to Birmingham New Street from 40 minutes. Derby train station provides direct services to London St Pancras International in an hour and a half.



Derby.

The UK's most central city offers plenty of culture, sport, and history. The Museum of Making showcases the region's 300-year history of creativity from its location in the Derwent Valley Mills UNESCO World Heritage Site. Enjoy the QUAD gallery & cinema, or visit the impressive Derby Cathedral watching over the city. With its variety of shopping experiences, Derby has everything you're looking for.



Past and present.

At Calke Abbey, many of the rooms are filled with unusual treasures including the largest natural history collection within the National Trust. Discover the 12th-century castle ruins at Tutbury Castle, overlooking the River Dove and the Derbyshire hills. Alton Towers is just 20 miles away or take to the skies at Derby Aero Club and Flying School for a new perspective on the countryside.



Burton upon Trent.

Just six miles from Hilton, this Staffordshire market town has a brewing heritage, and is home to The National Brewery Centre. Explore the restored engines at Claymills Victorian Pumping Station or meet and greet the animals at National Forest Adventure Farm. And at the Octagon Shopping Centre, you'll find easy parking and high street names.



Think differently and the result is something spectacular.

We know that it takes more than a house to make a home. A home requires love, care, and that little bit of magic that you can sometimes see, and always feel.

That's why we don't just build houses for our customers. We create places they'll be proud to call home. Why? Because we're as house proud as you are.

We design homes that delight and surprise both inside and out - spaces equipped for modern lifestyles which are comfortable, easy to live in and take into consideration life's practical demands. But we look beyond the home too. We consider the whole environment, creating natural landscapes and wonderful surroundings that you'll enjoy coming home to every day.

We create places where people love to spend time, quality homes that are characterful, individual, and that "just feel right".

"The attention to detail on the outside and the layout of the house inside is by far the best that we have seen."

– Jenny, Oakwood View

"The streets are so very spacious and are full of attractive features such as lovely blocked paving."

– Simon, Crompton Place



From the architect.

Designing for Morris is both exciting and challenging. We really encourage each other to think differently, to be varied and unique with our designs.

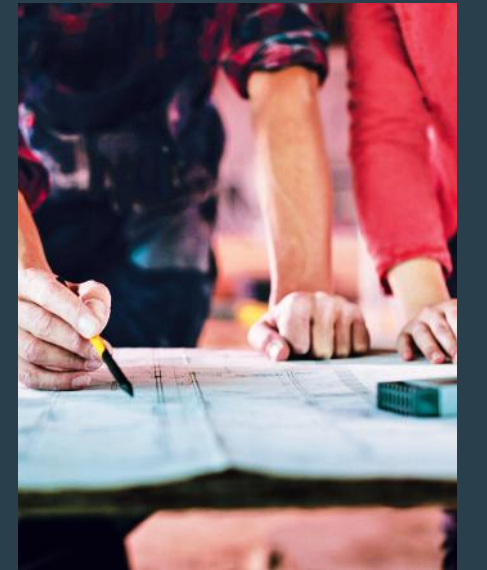
At Deerwood Fold we've ensured that our homes remain interesting, varied and part of a community to emulate the more historic details of the surrounding area, providing crafted detail such as brick eaves and stone sills.

We felt it was important for Deerwood Fold to complement the natural environment as well, which is why our

landscaping uses a diverse range of mature trees and plants to create established green spaces that feel part of the wider area.

Inside, the variety continues. Some homes have been designed to feature beautiful vaulted ceilings, which give a light and airy feel to a room as well as that elusive wow factor every customer desires.

With all Morris homes, every single square metre of space has been considered so we make the best use of it.





Experts in interiors.

With an unwavering commitment to quality, from the taps right down to the cupboards, we finish every one of our homes to an impeccable standard.

Handpicking our fixtures and fittings from prestigious names such as Neff and Amtico, our partners are renowned for their quality and timeless style.

So whether you buy a finished home or reserve a plot, you can be sure it will be fitted to a high specification.



Your home, your style.

No doubt, a home should feel unmistakably yours and have a true stamp of individuality. At Morris, you'll have the opportunity to do just that, personalising your home with a choice of beautifully selected interiors.

It's your blank canvas, there for you to make your own, without the hard work of renovating. We've even created recommended combinations that work brilliantly together, so your home will always have that interior designer touch.

Not to mention those added elements, such as fireplaces and Granite worktops, that can really bring your style to life.



Roca

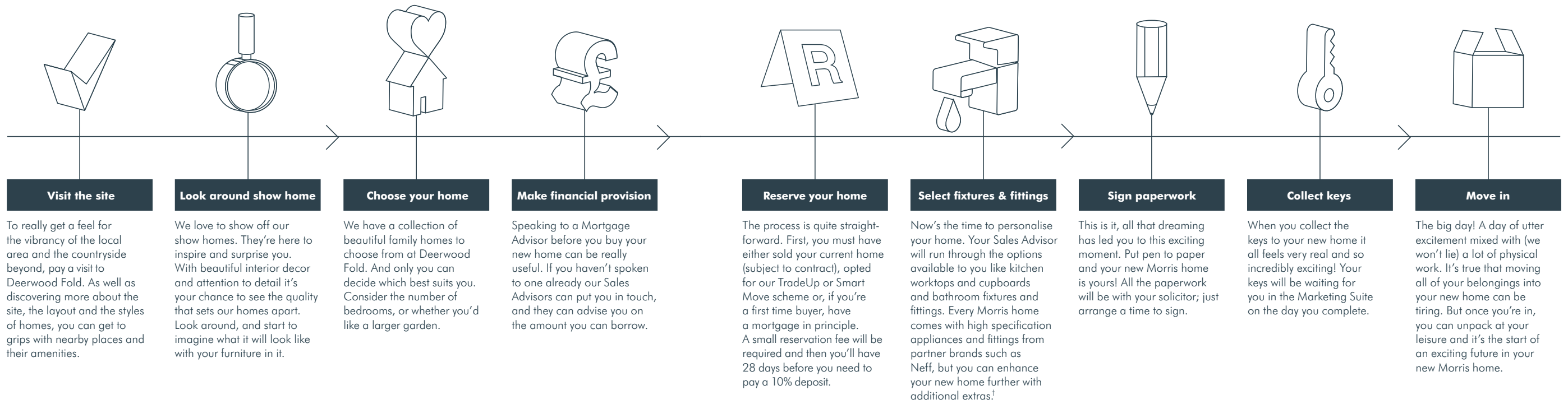
NEFF

amtico

PORCELANOSA

With you every step of the way.

It's not every day you buy a new home, which is why we have a friendly and expert team waiting here at Morris to help and guide you at every stage.



¹Dependent on the build stage at the time of reservation. Upgrades at an additional cost and may vary by development. Please ensure that you check for specific development and plot details. Images are representative only.

The buying process at a glance.



Here to support you

Sales Advisor

Your house buying 'best friend', our Sales Advisors, are here to answer your questions. They can give you information on our house types, our site and the local area. They will talk you through the process of buying a new Morris home, what's included and all the choices you will have. They will liaise with your solicitor and Mortgage Advisor if you use one.

Site Manager

The Site Manager is our resident perfectionist. They look after the build of the development from start to finish, and it's their responsibility to ensure exceptional quality. They regularly inspect the work carried out by trades alongside the Building Inspector (LABC). They will give you a full home demonstration prior to completion and when the house is handed over to you they will become your main point of contact for the following 7 days as you settle in.

Company Directors

Our Company Directors provide a supporting role to the rest of the team throughout the life of the development. They don't just sit in boardrooms, they get their boots dirty – literally. They uphold the very highest standards so when every new home is finished, they make a personal visit to make sure it's perfect.

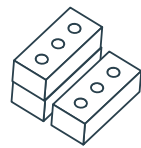
Customer Care Team

With Morris, our relationship doesn't end the moment you move in. Our Customer Care Team is always there if you have any questions about your new home. They will be your point of contact for the next two years and will arrange any work that needs to be carried out.

Why buy NEW?



Here are just a few reasons why buying new could be right for you:



Insulated loft / walls

Is it possible to have an obsession with insulation? We know that a properly insulated house protects the environment and keeps your household bills nice and low. Walls, floors and lofts are either fully or thermally insulated, so your new Morris home stays cosy and warm, whatever the weather.



Less time renovating more time living

Drill bits, spirit levels, paintbrushes etc. you can forget all those for a good long while when you move into a Morris home. All that doing it yourself has been done by someone else – and that someone else happened to be highly skilled Morris builders.



LABC Warranty

Every Morris home is covered by an LABC warranty. This means that you're protected for ten years after legal completion.



Reduce water usage by 30%*

Serious about saving water? We are too. It's refreshing to know that all sanitaryware (that's your toilets and basins), as well as taps and showers are chosen because they're particularly good at reducing water usage. And that means smaller water bills.



Less stressful move & peace of mind

Most of our new home owners tell us moving into a new build is a lot less hassle than moving into an older place. For a start, you're the first to own it, so you're not waiting for anyone to move out. Everything is brand spanking new, so there are definitely no skeletons in the closet.



Energy efficient homes

SAVES YOU MONEY

When you buy a new Morris home, you'll be moving into a home that comes complete with the very latest energy-efficient systems and environmental standards. Sounds very fancy, but all you need to know is you could save on your energy bills, compared to let's say an older semi-detached house.

Notes

Our houses, your home.

*Research conducted by new-homes.co.uk, 2016. These details are correct at time of going to press and are to 2013 Building Regulations but may be subject to change during construction. Please ensure that you check for specific development and plot details.