



DAVIDSONS
HOMES



STYLISH
LIVING

Welcome to
The Paddocks,
Stathern



THE PADDOCKS

Stathern

— LEICESTERSHIRE —



GREAT
LOCATION



Davidsons Homes is building a selection of 2, 3, 4 & 5 Bedroom Homes at The Paddocks, Stathern

Davidsons Homes prides itself on selecting the best areas to create up-and-coming communities. The Paddocks in Stathern, Leicestershire is no exception to that. There are few places you can visit within the UK where you will see the local pub double up as a postal service, but it is this commitment to community that makes this small village thrive.

Some of the most notable features of Stathern include the Grade II* listed church building, the medieval church is constructed of both local sandstone and ironstone materials, and its school which boasts a long history. A short walk through the area will have you discovering pieces of history that will take you as far back as the 13th century.

Of course, lying just 10 short miles away from the historic town of Melton Mowbray, it is easy to see that there is plenty to explore in and around the area. This includes scenic walks, renowned culinary experiences, and plenty of opportunities to soak up Leicestershire's culture and history.

All this and more when you reserve your new home at The Paddocks.

All this and more awaits you when you reserve your new home at The Paddocks.



TOWN
AMENITIES AND
ROLLING HILLS ARE
CLOSE BY



EXCELLENT
LOCAL
ATTRACTIONS



A DEVELOPMENT OF
2, 3, 4 & 5 BEDROOM
HOMES IN THE
VILLAGE OF STATHERN,
LEICESTERSHIRE





Stylish Living

THREE
GENERATIONS OF
THE WILSON
FAMILY HAVE
TAKEN PRIDE IN
BUILDING HOMES IN
THIS AREA



EACH DAVIDSONS
HOME IS BUILT
WITH CARE AND
CRAFTSMANSHIP,
OTHERWISE IT'S
NOT A DAVIDSONS
HOME

Building homes not
only for you, but for
generations to come.

*That's the Davidsons
difference.*

Davidsons Homes has been born out of a long standing family tradition, with Albert Wilson starting to build homes in the early part of the last century; that's why the foundations are so strong. Albert Wilson built homes and a great company on the grounds of fantastic attitudes and values, becoming a highly respected major national house builder and one of the industry's best known names over the 60 years he worked. The brand was then acquired by an international construction group, but the

traditions lived on when the family decided to start Davidsons Homes, building for the generations to come. With a Davidsons home, the values and commitment to build desirable places to live still remains. A new, fresh and experienced team still believe in using traditional craftsmen, but also the most innovative technology and construction methods to produce the final product. A home with style, efficiency and sustainability for generations to come.



www.davidsonshomes.co.uk





CONVENIENT
LOCATION WITHIN EASY
REACH OF BOTH TOWN
AND COUNTRYSIDE



GREAT FOR FAMILIES
OR YOUNG
PROFESSIONALS ALIKE



BELVOIR CASTLE
ONLY 4.9miles
AWAY

At Davidsons, we understand everyone is different and choice is important to us.

Here at Davidsons Homes, we build a home with the buyer at the forefront of everything we do. We create interior spaces that are well thought out and crafted with comfort and convenience in mind, including pre-wired cables for your plasma TV, outside taps for you to water your new garden, power and lighting in your garage, right through to soft-closing toilet seats. Our kitchens feature top brand appliances and

the best quality tiles and surfaces. Buyers can choose different flooring, tiles & appliances to create a unique home.

Depending on when you reserve your Davidsons Home, you could choose flooring, tiles and appliances to create a home as unique as you are.

BUILDERS
&
PLACEMAKERS

Est. 2007


3 Generations of Housebuilders

www.davidsonshomes.co.uk





OUR BATHROOMS
ARE FITTED
WITH DESIGNER
SANITARYWARE AND
TILES



OUR KITCHENS BENEFIT
FROM HIGH-END
APPLIANCES AND THE
BEST QUALITY TILES
AND SURFACES



Great Spaces



Elegance



Got a house to sell? Talk to us about *Part Exchange!*

When you buy a new home using our Part Exchange scheme, we'll offer to buy your existing property from you, at a price we agree with you based on two independent valuations.

You avoid all the stress of trying to sell your house on the market, managing and paying for estate agents, and worrying about house buying chains. It's straightforward, to make your home move as easy as possible.

If your home qualifies for Part Exchange, there's no waiting for months with your house on the market, worrying about whether you will be able to sell. We agree the offer price up front, organise the survey and aim to complete the transaction as soon as we can, so you can get on with planning your move.

Financial advice available.

Please speak to your development sales manager
who will be happy to help.

THE LOCAL AREA

Places of Interest

within 15mins drive

Melton Mowbray Golf Club Play golf on the parkland course and enjoy a drink and a bite to eat in our Clubhouse afterwards	7.6 miles away
Skydive Langar Skydiving centre providing top quality training year round for both beginner and experienced skydivers	3.4 miles away
Lake View Fishery A tranquil heaven for anglers of all abilities	4.9 miles away
Belvoir Castle Retail village, restored from old estate buildings, now a centre of excellence for local food, drink, artisan shopping	4.9 miles away
Langar Hall Hotel & Restaurant Grand but unpretentious country house	11.3 miles away
Twinlakes Family Theme Park	7.6 miles away
Holwell Reserves nature reserve 16.4 hectares nature reserve north of Melton Mowbray in Leicestershire	6.3 miles away
Melton Country Park 140 acres of wildlife lakes, footpaths trails and children's play areas	8.2 miles away



THE LOCAL AREA

Places of Interest

within 40mins drive

Rutland Water 4,200 acres of countryside, offering everything from walking and cycling to fishing and watersports	21.5 miles away
Vale View Equestrian Busy competition centre based in the heart of Leicestershire	10.4 miles away
Melton Mowbray Train Station Closest Train Station	10.3 miles away
Belvoir Brewery Brewing the finest beers using time-honoured traditions has kept us busy since 1995	9.6 miles away
The Old Bakery Antiques A wide range of antiques, collectibles, retro & vintage items,	10.4 miles away
Ragdale Hall Multi-award-winning, privately owned, destination spa in the Leicestershire	11.9 miles away
Ruschcliffe Country Park Open park space covering approximately 210 acres	15.6 miles away
Whissendine Windmill One of England's few remaining fully operational nineteenth-century windmills	13.2 miles away



THE LOCAL AREA

Places of Interest

Bars & Restaurants

The Belvoir Alehouse Brewing the finest beers using time-honoured traditions has kept us busy since 1995	9.6 mile away
The Bell Inn Community-owned pub in the Melton Borough, and only the second in Leicestershire	12.4 miles away
La Torre Italian Restaurant in Melton Mowbray	10.1 miles away
Langar Hall Hotel & Restaurant Grade II listed house, now a hotel, next to the church in Langar	5.1 miles away
The Kettleby Cross Wetherspoon bar serving classic pub fare in a relaxed space with a classic vibe and outdoor seats	8.8 miles away
The Nags Head Traditional pub serving good honest pub food and real ales at a great price	2 miles away
Dickies Fine dining but without the pomp and ceremony. A casual and relaxed atmosphere	2.8 miles away



Distances may vary from each site

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THE LOCAL AREA

Places of Interest

Cafés & Bakeries

Dove Cottage Tea Room Unique location and is the perfect spot for a walk along the canal followed by a cup of tea	0.4 miles away
Cafe Allez! Cafe Allez! brings you fine coffees, cakes and more via Van Henri, their vintage Citroen HY Van	0.4 miles away
Pizzini Serving breakfast baguettes, Pizzini breakfast, freshly made Panini's & homemade cakes to delicious pizzas	3.2 miles away
Number Sixteen Cafe restaurant in the heart of Bingham. Serving delicious breakfasts, lunch and bistro evenings	3.4 miles away
Caffe Velo Verde Caffe Velo Verde is a place with a difference. Based on our mutual passion for cycling and food	3.4 miles away
Caffe Italia Just off Melton Mowbray's pretty market square, you'll find a little slice of Italy in the form of Caffe Italia	9.1 miles away
The Old Wharf Tearoom Enjoy the relaxed surroundings of The Old Wharf tearooms beside the tranquil Hickling Basin	9.3 miles away



Distances may vary from each site

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TRANSPORT LINKS



Melton Mowbray Train Station

10.4 miles away
 Trains to Birmingham every 30mins
 Trains to London every 1 hour
 Nottingham Train Station 34mins away

Drive Times

to Leicester (via A5199)	41mins
to London (via M1)	2hr 45mins
to Birmingham (via M6)	51hr 21mins
to Grantham (via Long Ln and A52)	23mins
to Nottingham (via Stragglethorpe Rd)	38mins



Airports

Birmingham (BHX)	1 hr 25mins
East Midlands Airport (EMA)	43mins
London Luton (LTN)	1 hr 46mins
London Heathrow (LHR)	2hr 18mins
Manchester (MAN)	2hr 38mins

Distances may vary from each site

LOCAL AMENITIES



Supermarkets

Tesco Superstore	9.6 miles away
Stathern Village Store	0.4 miles away
Morrisons	9.9 miles away

Hospital A&E

Melton Mowbray Hospital	9.6 miles away
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Gyms & Leisure Centres

Bodyworx Gym Melton	9 miles away
Equilibrium Gym + Fitness Grantham	12.2 miles away
Primal Fitness	10.2 miles away

Nurseries

Superstars Hose	No report
Langar Nursery	No report
Long Clawson Pre School	No report
Bottesford Preschool	No report

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LOCAL SCHOOLS

Toot Hill School

8.3 miles away

Ofsted Outstanding

The Place Independent School

5.2 miles away

Ofsted Good

Stathern Primary School

0.2 miles away

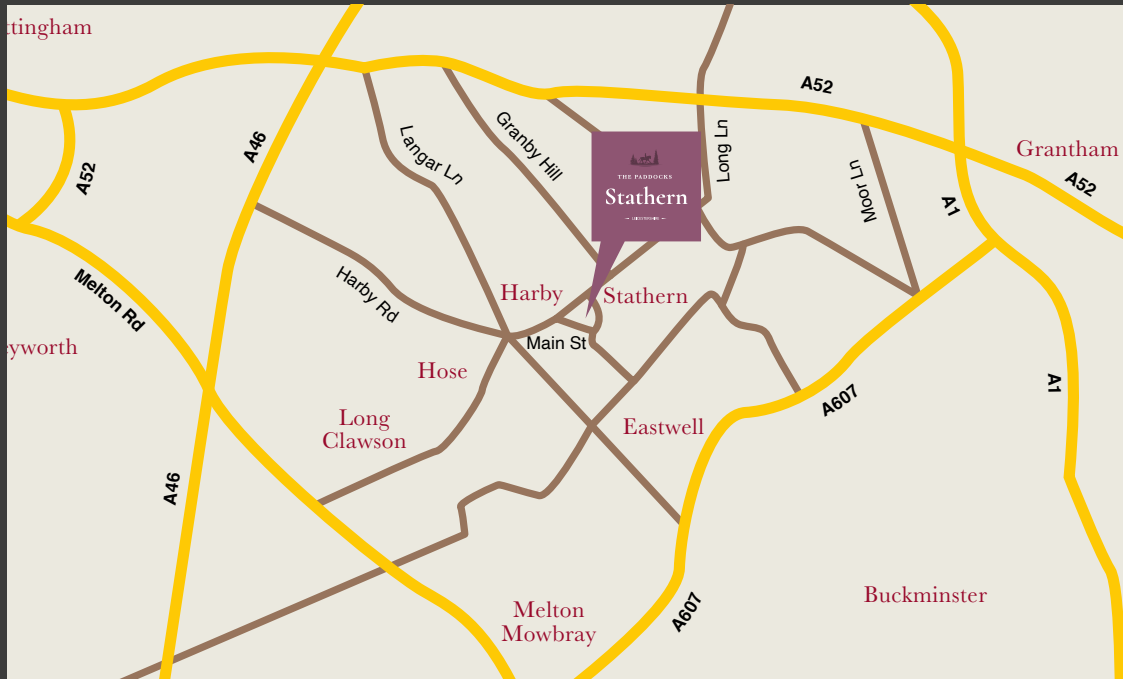
Ofsted Outstanding

Hose Church of England Primary School

3.2 miles away

Ofsted Outstanding

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