

The Lodge

At Sketchley Park



CHARLES CHURCH

The Lodge

At Sketchley Park

Welcome to
premium living





Where premium homes, lifestyle and seamless connectivity combine. Experience expertly crafted homes at The Lodge, Sketchley Park.

Positioned on the edge of Leicestershire countryside, The Lodge is an exceptional collection of 2, 3, 4 & 5 bedroom homes by Charles Church, offering a refined lifestyle of unmatched convenience in a beautiful, uncompromising location.

These quality homes have been designed with premium living in mind, allowing you to personalise your Charles Church finishes throughout.



Homes
designed
for life

Where quality meets location





Unrivalled location

Experience the best of Leicestershire living at The Lodge.

Conveniently situated on the edge of Burbage, this stunning new development offers unmatched connectivity with exceptional links to a whole range of countryside activities, right on your doorstep.



Whether you're looking to indulge in countryside walks along the rolling fields of Leicestershire or a leisurely round of golf, The Lodge is well located to ensure your dream lifestyle awaits.

Each home at The Lodge has been designed with quality in mind, with spacious layouts and traditional interior features that play to the advantage of natural light. Enjoy the peace of rural, countryside life whilst being just a stone's throw from Burbage, with its range of local shops and independent restaurants.

**This is more than just a home –
it's a premium lifestyle, tailored just for you.**



Explore Leicestershire and beyond



3
4



Perfectly positioned

The Lodge at Sketchley Park offers connectivity to the Leicestershire countryside and beyond. You'll find a host of quaint towns and villages to explore. Whether you're looking for independent pubs and restaurants in Burbage itself, seeking boutique retail therapy in Market Bosworth or the historical gems of Astley castle, this location is brimming with unique local towns surrounded by rich countryside.

Amenities on your doorstep

Whilst Burbage has a wealth of eateries to enjoy, Hinckley itself is a close rival. The main town centre is host to a fresh retail area called "The Crescent" offering bars, restaurants, shops and a cinema, meaning you'll always have access to a wide range of amenities for all your day to day needs.

Embrace the stunning countryside

Embrace the countryside and the rural charm of The Lodge. Beyond Burbage, Leicestershire has some of the best walks and trails on offer. Ashby-de-la-Zouch canal is just a 15 minute drive away offering a variety of scenic walking trails alongside the canal boats.

For those who prefer to settle in for the day with a picnic, surrounded by nature, Fosse Meadows Country Park benefits from 98 beautiful acres just a 13 minute drive away.

With the additional benefit of top-rated local schools and family friendly attractions like Twycross Zoo, The Lodge provides an unparalleled lifestyle that truly has it all.



5

1. Ashby-de-la-Zouch canal
2. Market Bosworth
3. Leicestershire countryside
4. Twycross Zoo
5. Astley castle

1.7
miles

Hinckley
& District
Hospital

1.4
miles

Hinckley
Train Station

0.5
miles

Sketchley Hill
Primary School

0.1
miles

Sketchley
Grange Hotel
& Spa

0.1
miles

A5



Seamlessly connected living

Beyond the picturesque street scenes of The Lodge there is an array of seamless connections allowing you to relax and unwind in the confidence that you can spend more time prioritising what really matters to you. Whether by road or rail, you'll be able to explore and commute to the local area with ease.

The area also benefits from easy access to A5 allowing a direct route for those all important day-to-day journeys to Nuneaton, Atherstone and Leicester.

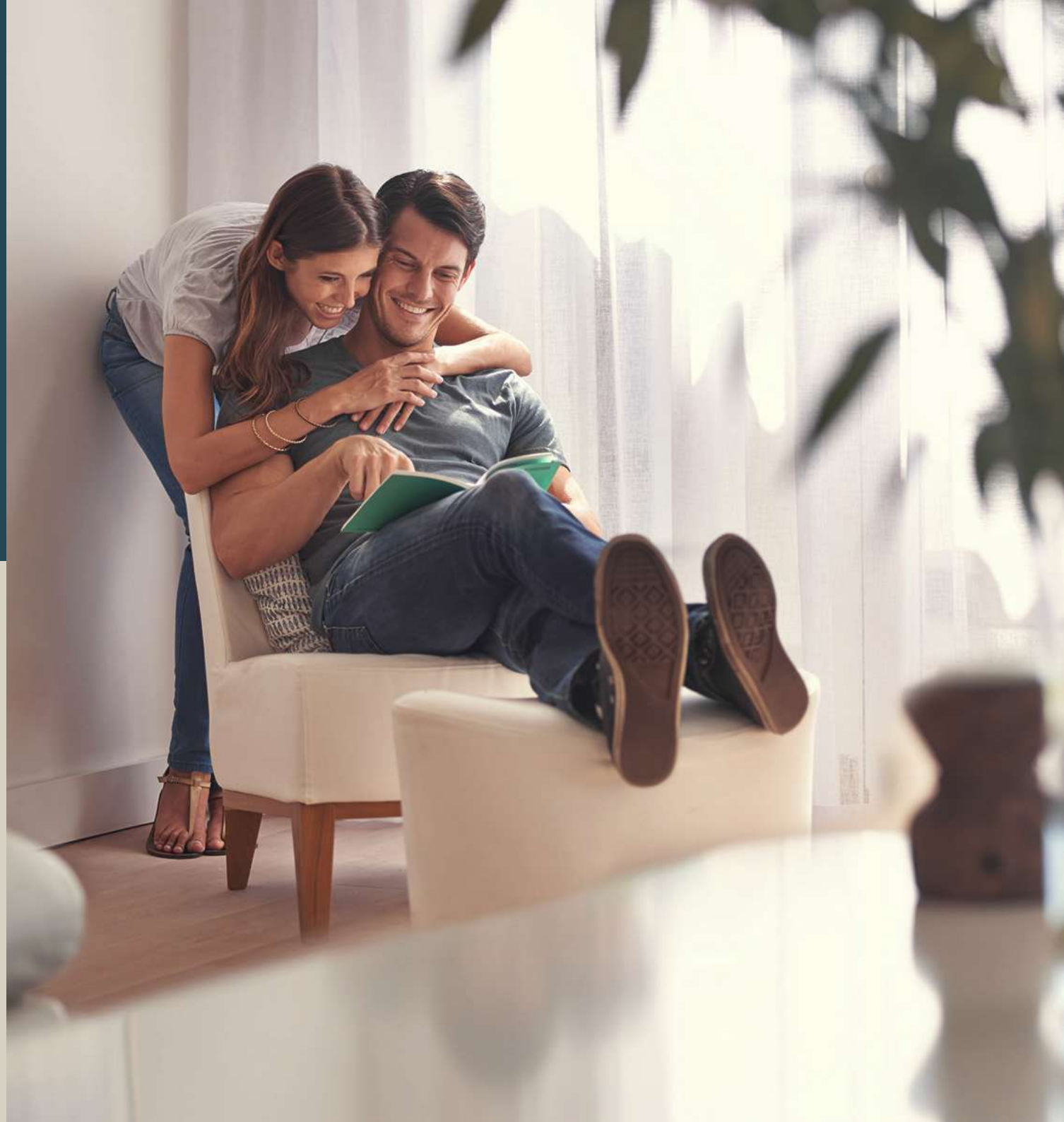
For those who prefer to leave the car at home, Hinckley train station is just 1.4 miles away with direct links to Coventry, Birmingham and London.



The Lodge

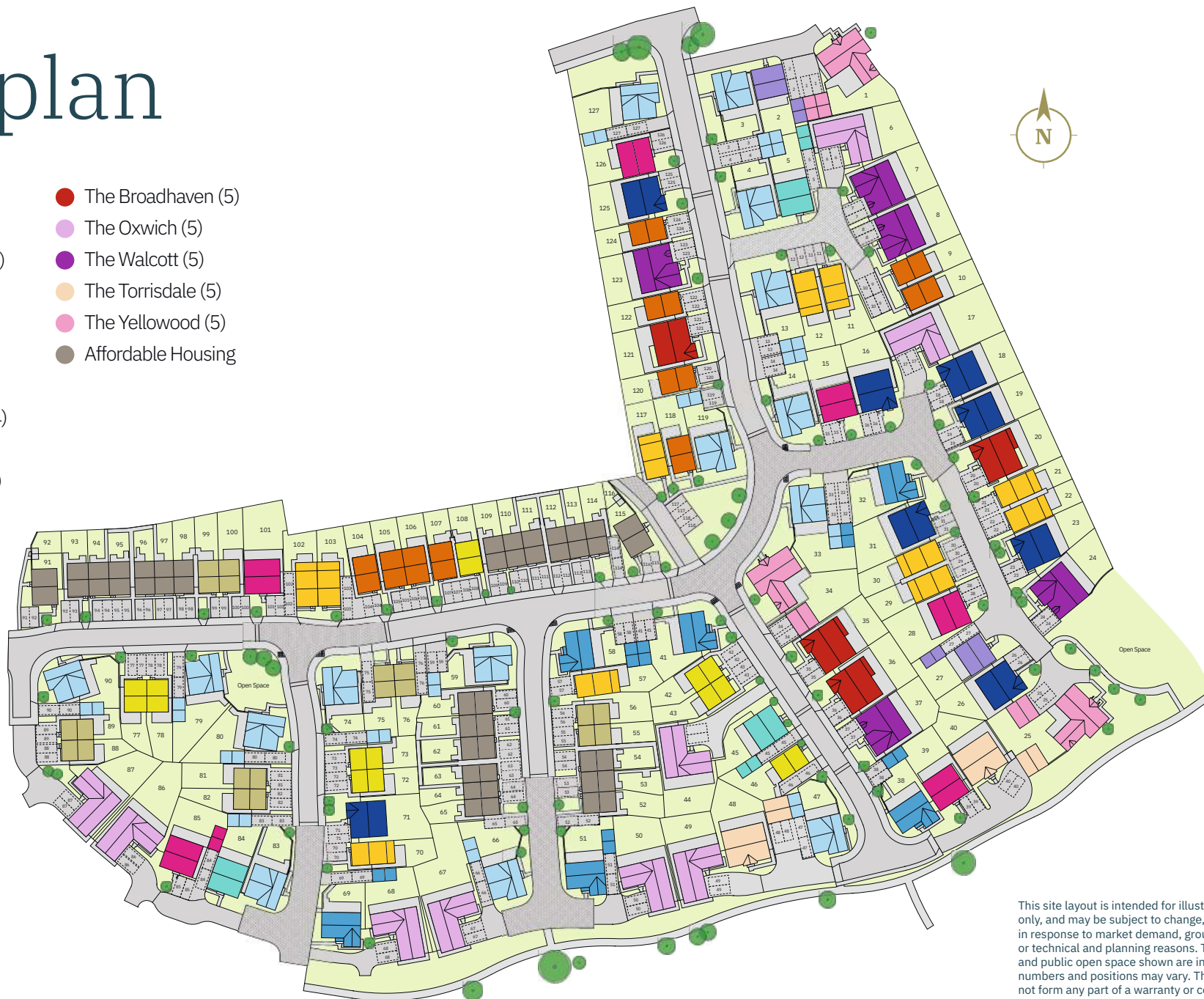
At Sketchley Park

A selection of
premium 2, 3, 4 & 5
bedroom homes



Site plan

- The Tunstall (2)
- The Rhossilli (3)
- The Sandbanks (3)
- The Studland (3)
- The Chopwell (4)
- The Cullen (4)
- The Hastings (4)
- The Hollicombe (4)
- The Bamburgh (4)
- The Seacombe (4)
- The Broadhaven (5)
- The Oxwich (5)
- The Walcott (5)
- The Torrisdale (5)
- The Yellowwood (5)
- Affordable Housing



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive.

Homes designed for living



Discover your dream home at The Lodge

At The Lodge, premium living is built in. Each home, meticulously crafted by Charles Church, offers a sanctuary tailored to your needs. From beautiful interiors to superb craftsmanship, every detail is carefully considered to enrich your living environment.

Bask in the warmth of natural light streaming through expansive windows or unwind in the serenity of your private garden. With its uncompromising commitment to quality, The Lodge sets a new standard for premium living in Leicestershire.

Beyond the beautiful interiors, The Lodge's neighbourhood embraces a sophisticated ambiance. The surrounding landscape, a harmonious blend of nature and architecture, invites you to explore at your leisure, creating a sense of community and connection.

At The Lodge, its premium feel extends beyond your home, offering a lifestyle defined by elegance and comfort.

Upgrade your lifestyle with Part Exchange

At The Lodge there are a number of schemes to help you move to your dream home, one of which is our popular Part Exchange scheme.*

If you're eligible for Part Exchange, we'll organise the sale of your existing home from start to finish for you. We'll agree a fair and realistic price for your house with you, based on independent valuations.

Once you're happy with the Part Exchange offer, we will appoint estate agents to market your property on our behalf. You can then reserve your new Charles Church home, safe in the knowledge that you have agreed a sale on your current property. Within a matter of weeks, you could be moving into your brand-new Charles Church home.

With no estate agent fees, no chain and no delays, Part Exchange is a hassle-free, quick way to sell your home.

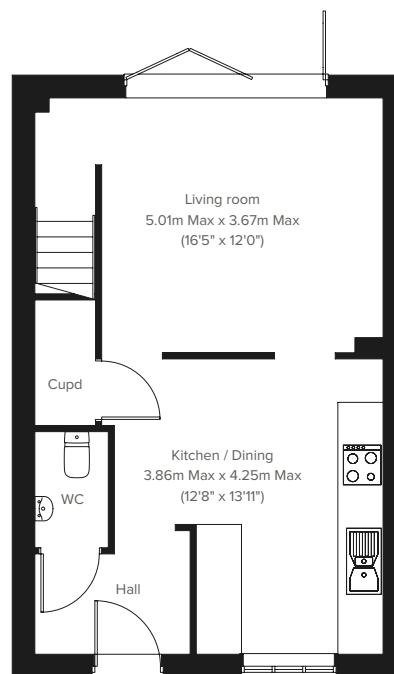
* Part Exchange is available on selected plots and subject to status.



The Tunstall

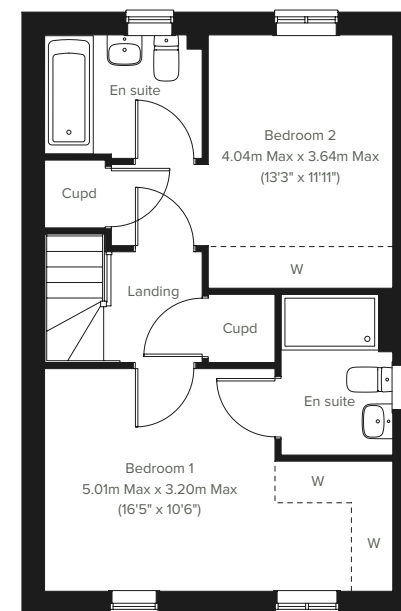
2 bedroom semi-detached home

The two-bedroom Tunstall has a natural flow that will appeal to many. At the front of the home, the kitchen/dining room leads into the spacious lounge which boasts bi-fold doors to the garden. There's also a practical storage cupboard and downstairs WC. Upstairs, the well-proportioned bedrooms both benefit from their own en suite, perfect for hosting guests.



Ground floor

Living Room	16' 5" x 12' 0"	5.01m x 3.67m
Kitchen/Dining	12' 8" x 13' 11"	3.86m x 4.25m



First floor

Bedroom 1	16' 5" x 10' 6"	5.01m x 3.20m
Bedroom 2	13' 3" x 11' 11"	4.04m x 3.64m

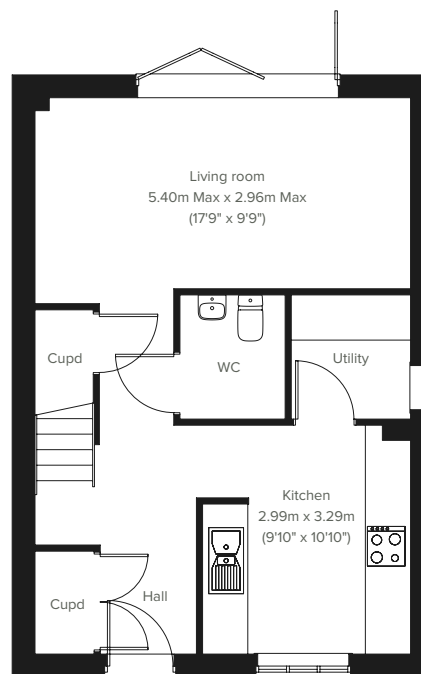
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The Rhossilli

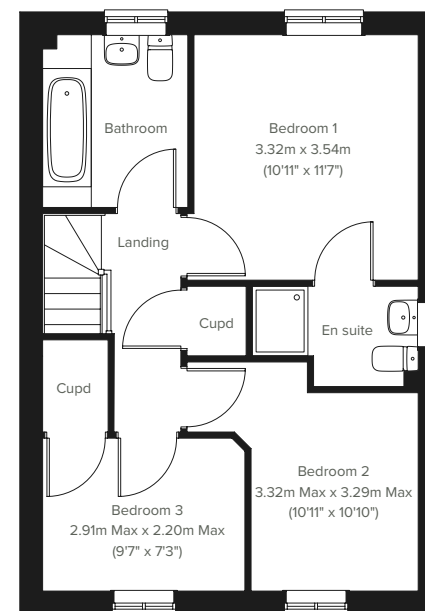
3 bedroom semi-detached home

The Rhossilli is thoughtfully-designed to be a practical as well as an attractive living space. The living/dining room has bi-fold doors to the garden. With a family bathroom and three bedrooms – one of which benefits from an en suite - there's plenty of space upstairs to spread out as well as to store items.



Ground floor

Living Room	17' 9" x 9' 9"	5.40m x 2.96m
Kitchen	9' 10" x 10' 10"	2.99m x 3.29m



First floor

Bedroom 1	10' 11" x 11' 7"	3.32m x 3.54m
Bedroom 2	10' 11" x 10' 10"	3.32m x 3.29m
Bedroom 3	9' 7" x 7' 3"	2.91m x 2.20m

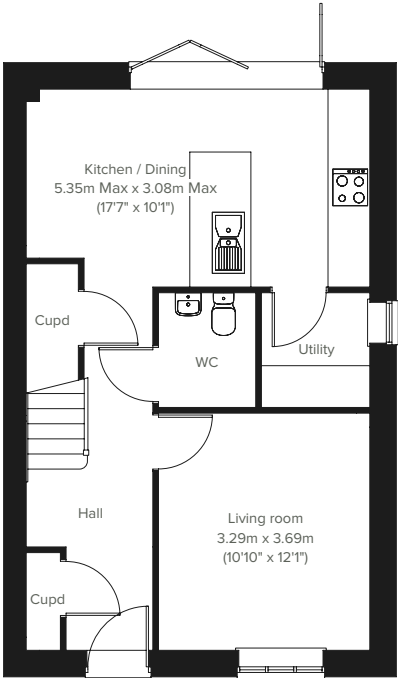
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The Sandbanks

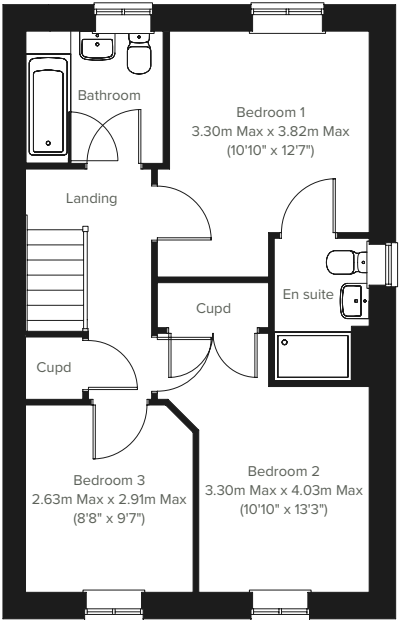
3 bedroom
semi-detached home

With three bedrooms and a functional layout, the Sandbanks is a home that will work for you and your lifestyle. The ground floor features an open plan kitchen/dining room that's perfect for family time and socialising, along with a useful utility room. There's a separate living room, plus a practical storage cupboard and downstairs WC. Upstairs, bedroom one benefits from an en suite and there's a good amount of additional storage.



Ground floor

Kitchen/Dining	17' 7" x 10' 1"	5.35m x 3.08m
Living Room	10' 10" x 12' 1"	3.29m x 3.69m



First floor

Bedroom 1	10' 10" x 12' 7"	3.30m x 3.82m
Bedroom 2	10' 10" x 13' 3"	3.30m x 4.03m
Bedroom 3	8' 8" x 9' 7"	2.63m x 2.91m

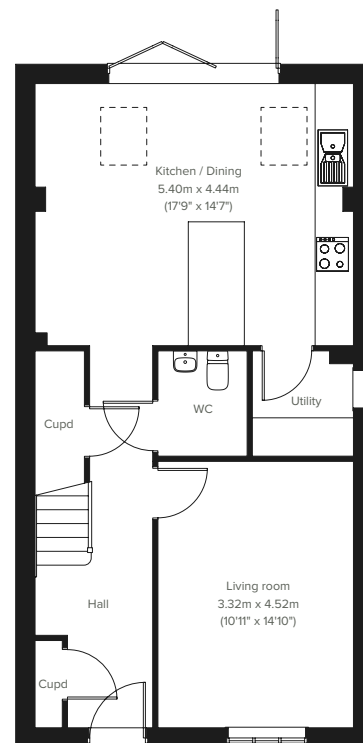
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The Studland

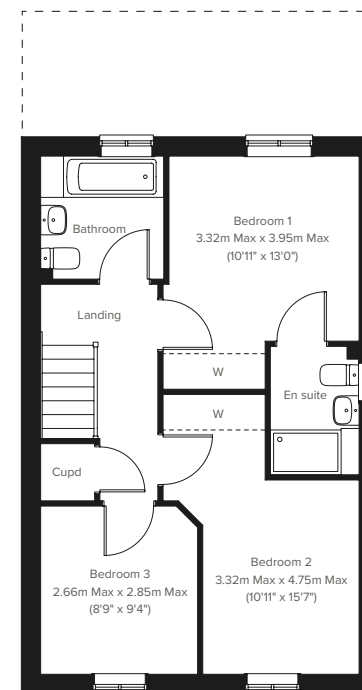
3 bedroom detached home

The open plan kitchen dining room is the spacious heart of this home, with bi-fold doors opening into the garden and skylights to let light stream in. The Studland also features a separate living room, practical utility, downstairs WC, and both understairs and hallway storage. Upstairs there are three well-proportioned bedrooms with an en suite to bedroom one.



Ground floor

Kitchen/Dining	17' 9" x 14' 7"	5.40m x 4.44m
Living Room	10' 11" x 14' 10"	3.32m x 4.52m



First floor

Bedroom 1	10' 11" x 13' 0"	3.32m x 3.95m
Bedroom 2	10' 11" x 15' 7"	3.32m x 4.75m
Bedroom 3	8' 9" x 9' 4"	2.66m x 2.85m

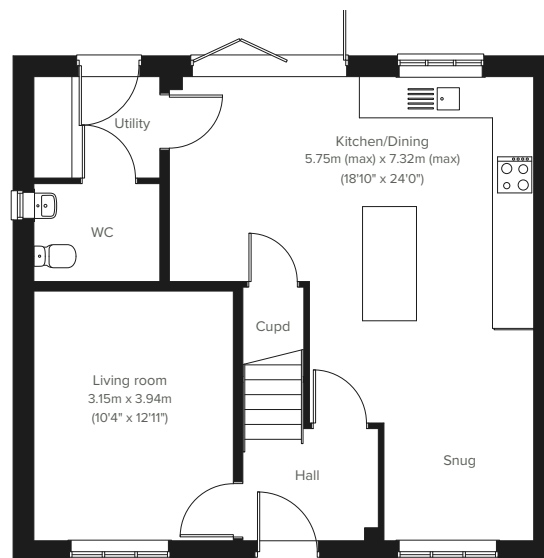
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The Chopwell

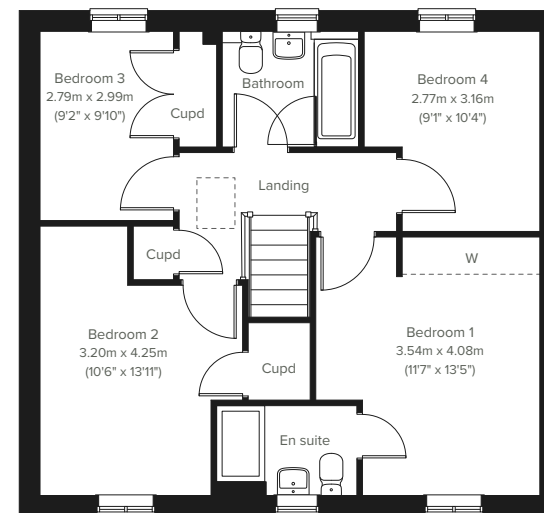
4 bedroom
detached home
with detached garage

The Chopwell is an attractive double-fronted new home with plenty of space for a growing family. Four bedrooms and two bathrooms create a good balance upstairs, while on the ground floor, the living accommodation offers the relaxed open-plan space of a kitchen/dining room/snug and the quiet space of a separate living room. A utility room, bi-fold doors to the garden and a garage, are welcome family-friendly features.



Ground floor

Kitchen/Dining/Snug	18' 10" x 24' 0"	5.75m x 7.32m
Living Room	10' 4" x 12' 11"	3.15m x 3.94m



First floor

Bedroom 1	11' 7" x 13' 5"	3.54m x 4.08m
Bedroom 2	10' 06" x 13' 11"	3.20m x 4.25m
Bedroom 3	9' 2" x 9' 10"	2.79m x 2.99m
Bedroom 4	9' 1" x 10' 4"	2.77m x 3.16m

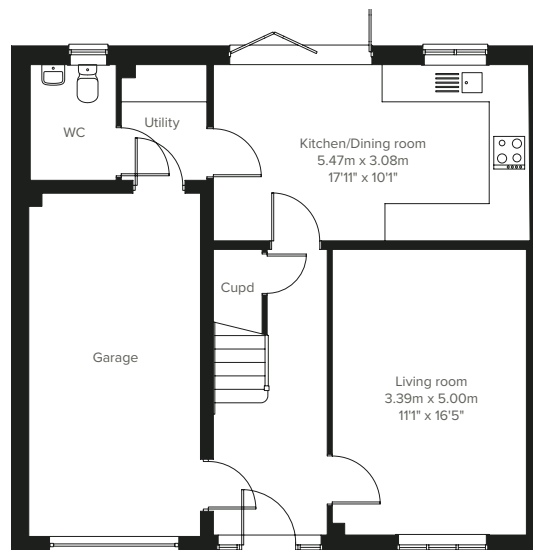
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The Cullen

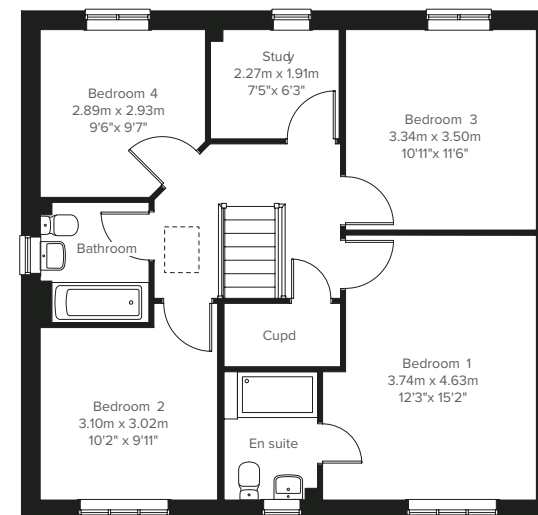
4 bedroom
detached home with
additional study and
integral garage

Four bedrooms, two bathrooms and a study are a good start for a new family home. The Cullen adds an integral garage, a kitchen/dining room with bi-fold doors to the garden and a peaceful separate living room to the living accommodation. This appealing new home gives you work-at-home flexibility, an optional guest bedroom, or simply space for the family to grow into.



Ground floor

Kitchen/Dining	17' 11" x 10' 1"	5.47m x 3.08m
Living Room	11' 1" x 16' 5"	3.39m x 5.00m



First floor

Bedroom 1	12' 3" x 15' 2"	3.74m x 4.63m
Bedroom 2	10' 2" x 9' 11"	3.10m x 3.02m
Bedroom 3	10' 11" x 11' 6"	3.34m x 3.50m
Bedroom 4	9' 6" x 9' 7"	2.89m x 2.93m
Study	7' 5" x 6' 3"	2.27m x 1.91m

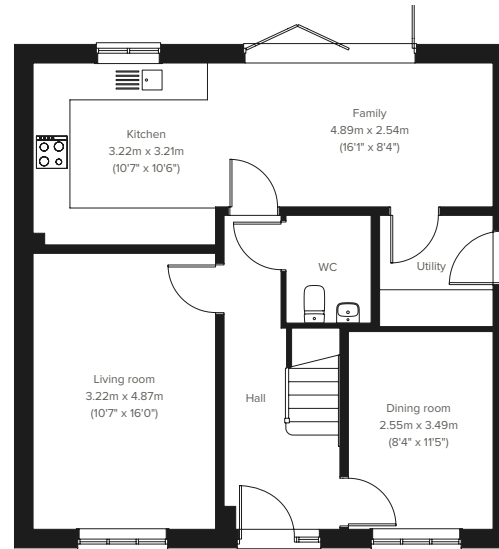
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The Hastings

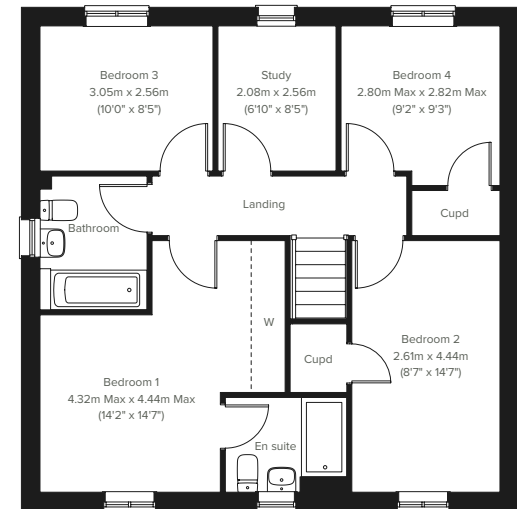
4 bedroom
detached home with
additional study and
detached garage

If your work-life balance includes hybrid working, the Hastings is a new home with the flexibility of a home office, plus a separate living room and dining room. That still leaves four bedrooms and two bathrooms to suit growing family life. An open-plan kitchen/family room has the bonus of bi-fold doors to the garden, making this a lovely inside-outside space to enjoy. The separate garage that comes with the house is another bonus.



Ground floor

Kitchen	10' 7" x 10' 6"	3.22m x 3.21m
Family	16' 1" x 8' 4"	4.89m x 2.54m
Living room	10' 7" x 16' 0"	3.22m x 4.87m
Dining room	8' 4" x 11' 5"	2.55m x 3.49m



First floor

Bedroom 1	14' 2" x 14' 7"	4.32m x 4.44m
Bedroom 2	8' 7" x 14' 7"	2.61m x 4.44m
Bedroom 3	10' 0" x 8' 5"	3.05m x 2.56m
Bedroom 4	9' 2" x 9' 3"	2.80m x 2.82m
Study	6' 10" x 8' 5"	2.08m x 2.56m

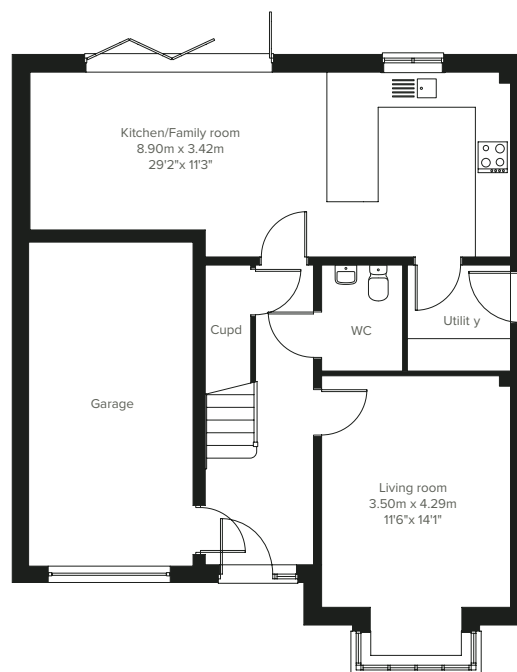
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The Hollicombe

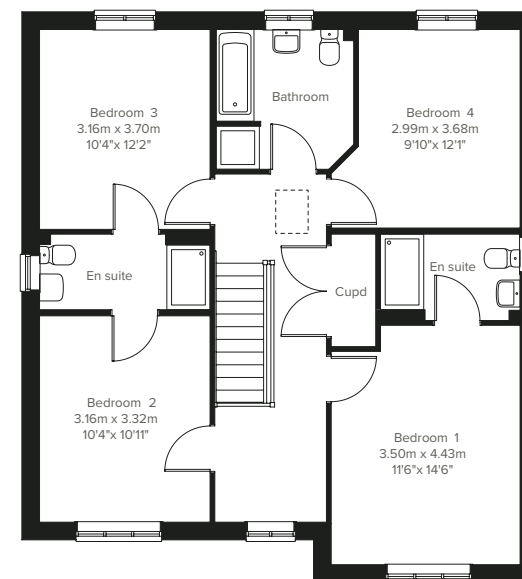
4 bedroom detached home with integral garage

This good-looking four-bedroom, three-bathroom new home has an attractive bay window at the front, and fabulous bi-fold doors leading from the open-plan kitchen/family room to the garden at the back. The integral garage has internal access and the utility room has outside access – two convenient and practical features that are part of the appeal of the Hollicombe as a family home.



Ground floor

Kitchen/Family Room	29' 2" x 11' 3"	8.90m x 3.42m
Living Room	11' 6" x 14' 1"	3.50m x 4.29m



First floor

Bedroom 1	11' 6" x 14' 6"	3.50m x 4.43m
Bedroom 2	10' 4" x 10' 11"	3.16m x 3.32m
Bedroom 3	10' 4" x 12' 2"	3.16m x 3.70m
Bedroom 4	9' 10" x 12' 1"	2.99m x 3.68m

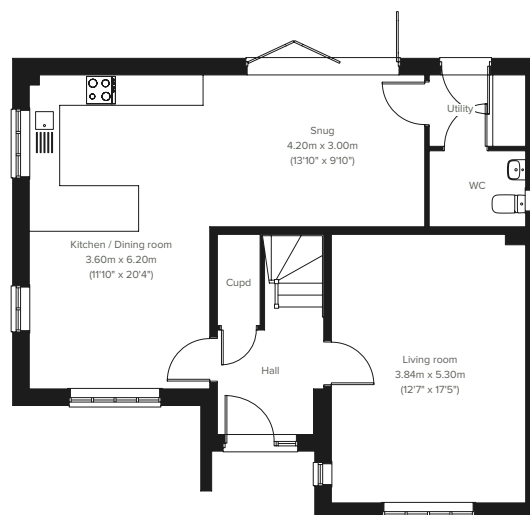
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The Bamburgh

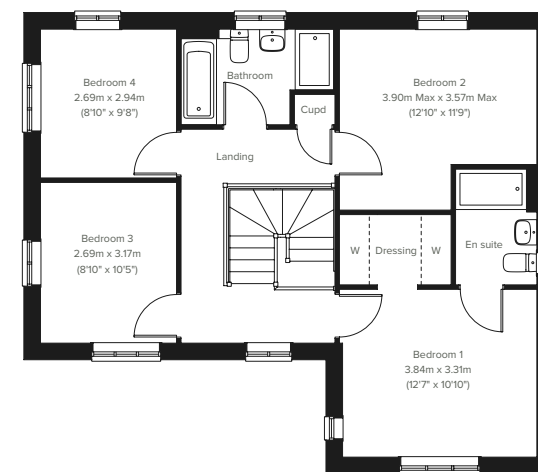
4 bedroom
detached home
with double
detached garage

For families looking for a four-bedroom, two-bathroom home, the Bamburgh is an excellent choice. A spacious open-plan kitchen dining room and a separate living room provide the perfect balance of both practical and welcoming living space for family life. Bi-fold doors to the enclosed back garden, and a separate bath and shower in the family bathroom, are excellent features in this new home.



Ground floor

Kitchen/Dining	11' 10" x 20' 4"	3.60m x 6.20m
Snug	13' 10" x 9' 10"	4.20m x 3.00m
Living room	12' 7" x 17' 5"	3.84m x 5.30m



First floor

Bedroom 1	12' 7" x 10' 10"	3.84m x 3.31m
Bedroom 2	12' 10" x 11' 9"	3.90m x 3.57m
Bedroom 3	8' 10" x 10' 5"	2.69m x 3.17m
Bedroom 4	8' 10" x 9' 8"	2.69m x 2.94m

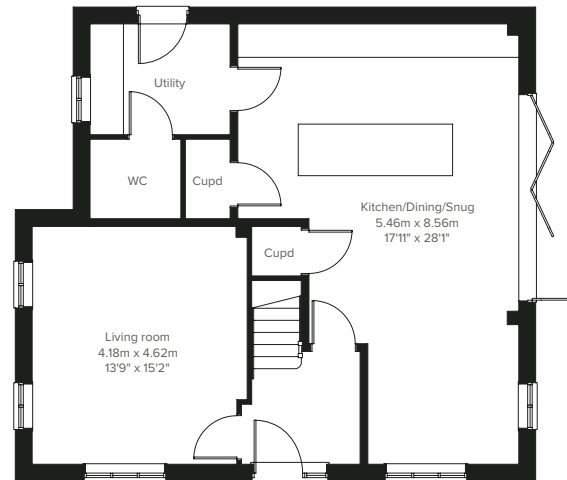
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The Seacombe

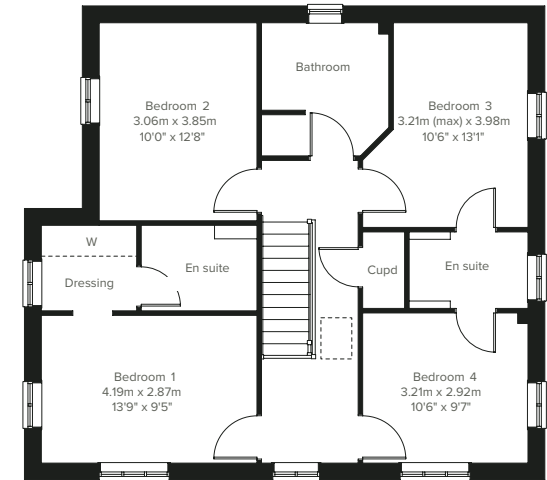
4 bedroom
detached home
with double
detached garage

The jewel in the crown of this four-bedroom detached family home is a huge open-plan kitchen/ dining room that incorporates a snug, an island, and bi-fold doors to the garden. The Seacombe doesn't stop there. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage. This is a wonderful new home for all aspects of family life.



Ground floor

Kitchen/ Dining/Snug 17' 11" x 28' 1" 5.46m x 8.56m
Living Room 13' 9" x 15' 2" 4.18m x 4.62m



First floor

Bedroom 1	13' 9" x 9' 5"	4.19m x 2.87m
Bedroom 2	10' 0" x 12' 8"	3.06m x 3.85m
Bedroom 3	10' 6" x 13' 1"	3.21m x 3.98m
Bedroom 4	10' 6" x 9' 7"	3.21m x 2.92m

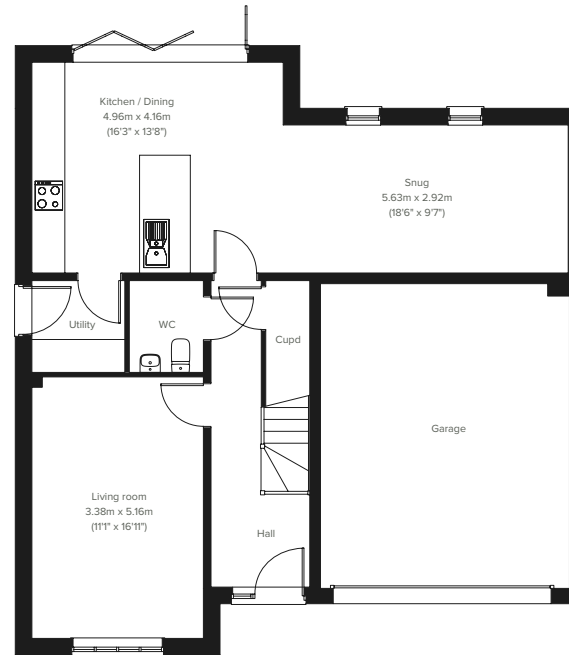
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The Broadhaven

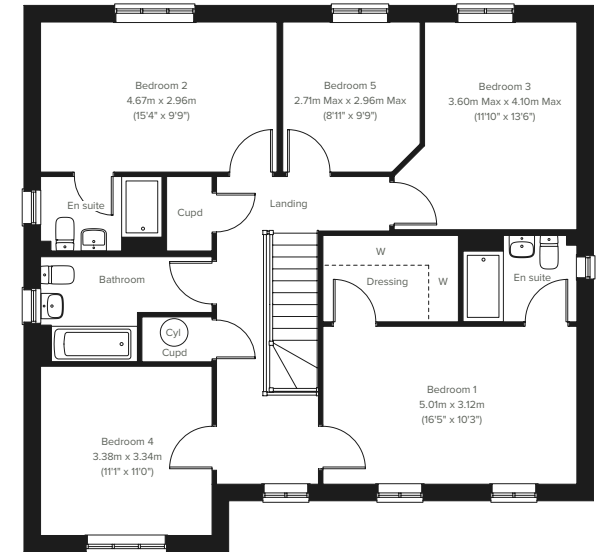
5 bedroom
detached home
with integral
double garage

This five-bedroom, three-bathroom family home has the bonus of an integrated double garage. There's still plenty of room for the rest of the ground floor accommodation, and bi-fold doors to the garden put the bright kitchen/dining/family room right at the heart of the home. Upstairs, the spacious bedrooms are accompanied by a family bathroom, two en suites and a dressing room to bedroom one.



Ground floor

Kitchen/Dining	16' 3" x 13' 8"	4.96m x 4.16m
Snug	18' 6" x 9' 7"	5.63m x 2.92m
Living room	11' 1" x 16' 11"	3.38m x 5.16m



First floor

Bedroom 1	16' 5" x 10' 3"	5.01m x 3.12m
Bedroom 2	15' 4" x 9' 9"	4.67m x 2.96m
Bedroom 3	11' 10" x 13' 6"	3.60m x 4.10m
Bedroom 4	11' 1" x 11' 0"	3.38m x 3.34m
Bedroom 5	8' 11" x 9' 9"	2.71m x 2.96m

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The Oxwich

5 bedroom
detached home
with integral
double garage

The Oxwich is a family-friendly home that's ideal for visitors too – with an en suite guest room in addition to the luxurious dual-aspect en suite master bedroom. Three further bedrooms and a family bathroom are ideal for the children. A kitchen/family room is at the heart of the home and bi-fold doors create a wonderful inside/outside entertaining space. A utility, lounge, study and integral garage complete the ground floor.



Ground floor

Kitchen/Family	16' 8" x 21' 2"	5.07m x 6.46m
Study	11' 9" x 5' 9"	3.57m x 1.76m
Living room	16' 8" x 11' 5"	5.07m x 3.48m



First floor

Bedroom 1	18' 1" x 12' 7"	5.50m x 3.85m
Bedroom 2	10' 10" x 12' 0"	3.30m x 3.66m
Bedroom 3	12' 9" x 9' 11"	3.89m x 3.02m
Bedroom 4	13' 3" x 7' 9"	4.03m x 2.36m
Bedroom 5	9' 7" x 8' 6"	2.92m x 2.60m

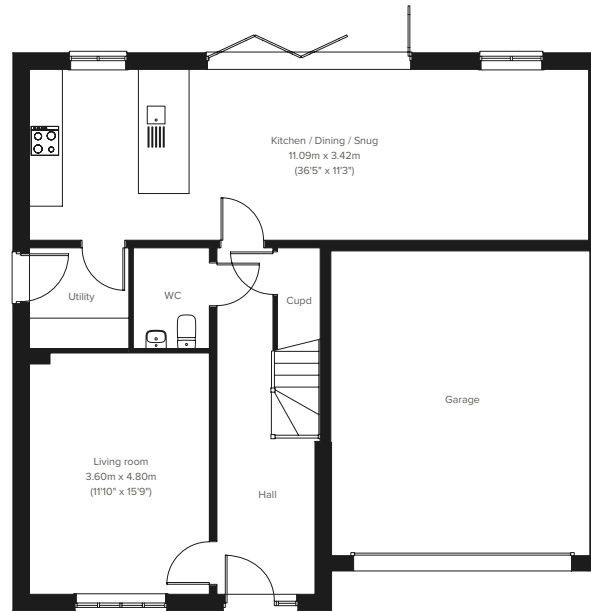
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The Walcott

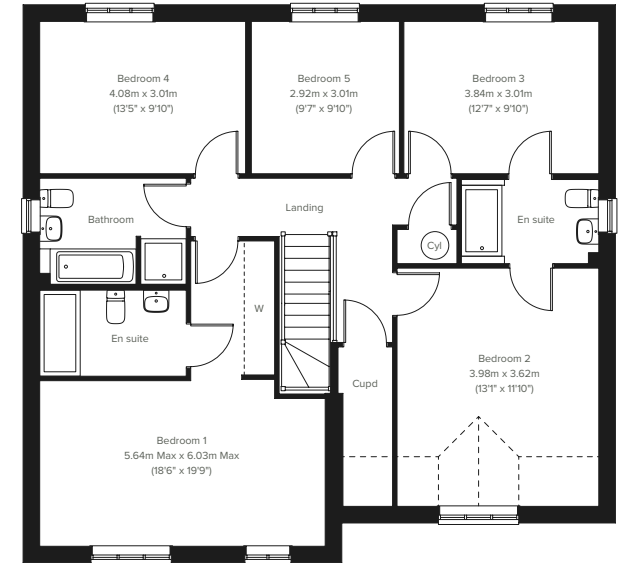
5 bedroom
detached home
with integral
double garage

The spacious ground floor of The Walcott is shared between a large open-plan kitchen/dining room/ snug or family room with bi-fold doors to the garden, a separate living room and an integral double garage. This is a new detached home that's practical as well as attractive. Five bedrooms allow you the scope to use one as a home office, and three bathrooms are ideal for a growing family.



Ground floor

Kitchen/Dining/Snug	36' 5" x 11' 3"	11.09m x 3.42m
Living Room	11' 10" x 15' 9"	3.60m x 4.80m



First floor

Bedroom 1	18' 6" x 19' 9"	5.64m x 6.03m
Bedroom 2	13' 1" x 11' 10"	3.98m x 3.62m
Bedroom 3	12' 7" x 9' 10"	3.84m x 3.01m
Bedroom 4	13' 5" x 9' 10"	4.08m x 3.01m
Bedroom 5	9' 7" x 9' 10"	2.92m x 3.01m

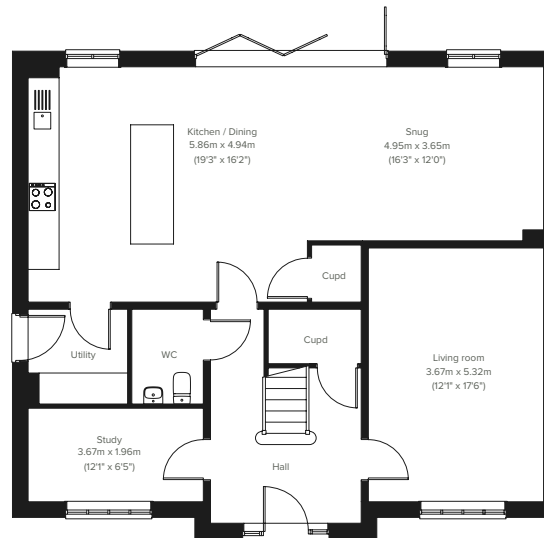
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The Torrisdale

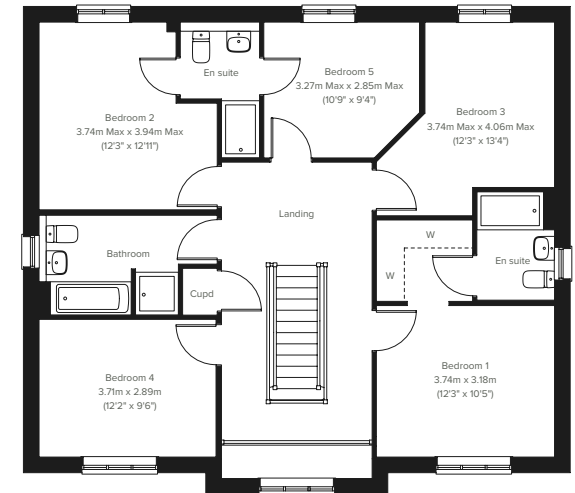
5 bedroom
detached home
with separate study
and double
detached garage

The Torrisdale is a superb family home, designed to give you a high level of versatility. The star of the ground floor is a huge open-plan kitchen/dining room/snug, with the contemporary features of an island and bi-fold doors to the garden. There's also a separate living room, study and ample storage. Upstairs, five bedrooms and three bathrooms give plenty of scope for a growing family and for guests. Outside, a garage completes the picture.



Ground floor

Kitchen/dining	19' 3" x 16' 2"	5.86m x 4.94m
Snug	16' 3" x 12' 0"	4.95m x 3.65m
Living room	12' 1" x 17' 6"	3.67m x 5.32m
Study	12' 1" x 6' 5"	3.67m x 1.96m



First floor

Bedroom 1	12' 3" x 10' 5"	3.74m x 3.18m
Bedroom 2	12' 3" x 12' 11"	3.74m x 3.94m
Bedroom 3	12' 3" x 13' 4"	3.74m x 4.06m
Bedroom 4	12' 2" x 9' 6"	3.71m x 2.89m
Bedroom 5	10' 9" x 9' 4"	3.27m x 2.85m

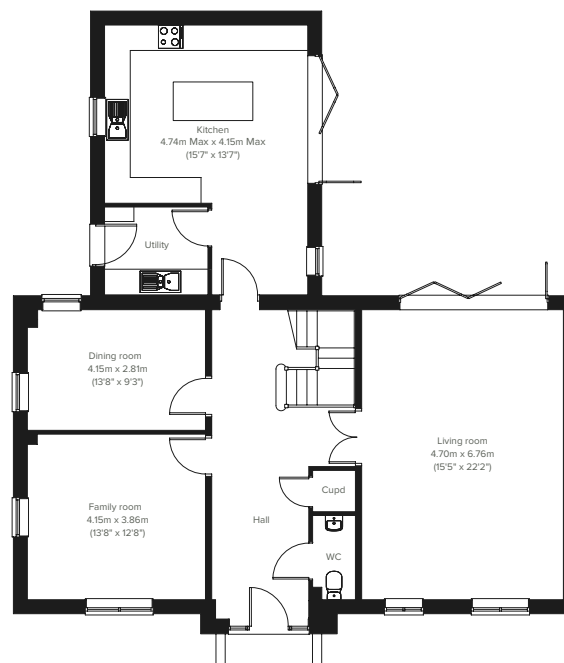
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The Yellowwood

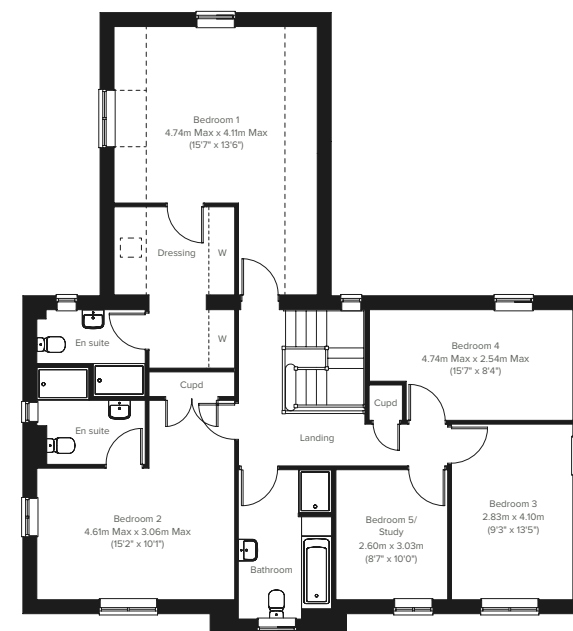
5 bedroom
detached home
with double
detached garage

This five-bedroom Yellowwood is a premium contemporary home. The ground floor caters for every need, from the thoughtfully-designed kitchen to the spacious living room, both of which feature bi-fold doors. A separate dining room and family room offer flexibility, whilst upstairs there's an impressive master suite and additional en suite to the second-largest bedroom.



Ground floor

Kitchen	15' 7" x 13' 7"	4.74m x 4.15m
Dining Room	13' 8" x 9' 3"	4.15m x 2.81m
Family Room	13' 8" x 12' 8"	4.15m x 3.86m
Living Room	15' 5" x 22' 2"	4.70m x 6.76m



First floor

Bedroom 1	15' 7" x 13' 6"	4.74m x 4.11m
Bedroom 2	15' 2" x 10' 1"	4.61m x 3.06m
Bedroom 3	9' 3" x 13' 5"	2.83m x 4.10m
Bedroom 4	15' 7" x 8' 4"	4.74m x 2.54m
Bedroom 5/Study	8' 7" x 10' 0"	2.60m x 3.03m

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Built by us,
curated
by you





General

- Ivory cream UPVC double glazed windows
- Smooth finish ceilings
- Chrome sockets and light switches throughout*
- Downlighters to kitchen, bathroom and en suite(s)
- Solid oak internal doors
- TV point to living room and bedroom (where applicable)
- Chrome effect ironmongery
- 500mm loft insulation for energy efficiency
- Oak staircase handrails and spindles*
- HIVE smart heating system

Kitchen

- Choice of kitchen units/worktop (subject to build stage)
- Stainless steel AEG fan oven
- AEG integrated fridge freezer
- AEG stainless steel chimney hood
- AEG stainless steel ceramic hob

Bathrooms & en suites

- Choice of wall tiling (depending on build stage)
- Villeroy-Bosch sanitary ware
- Chrome fitted towel rail(s)
- Mira Azora electric shower or thermostatic shower to en suites

Exterior

- Power and light to garage (within integral of plot)
- Enhanced close board fencing
- Tongue and groove rear garden gate
- EV car charging point to 7.4kw

Security

- Ring door bell
- Security chain to front door
- Lockable windows
- Smoke detectors to hall and landing
- 10 years new home warranty

*Available as standard on selected house-types.





Schemes to help you buy



Deposit Unlock

Deposit Unlock is a new mortgage guarantee product which allows you to buy a new-build home with a deposit of just 5%.



Deposit Boost

If you've saved a 10% deposit for a Charles Church home, we could boost it by providing an additional 5%, giving you a total deposit of 15%.



Bank of Mum and Dad

If a family member is able to help out with the purchase of your first home, we'll thank them with a gift of £2,000.



Armed Forces/Key Worker Discount

If you're a key worker or member of the armed forces you could get a £500 discount for every £25,000 you spend on a new Charles Church home.



Part Exchange

Our Part Exchange schemes enables you to buy the house of your dreams – worry-free!



Home Change

We can help sell your home in three simple steps.



Early Bird

Secure your new home before it's officially released for sale.



Own New Rate Reducer

Discover lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.



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