

Find your sanctuary at

Hill Top View

Melton Mowbray

2, 3, 4 & 5-bedroom homes



Charles Church



Welcome
to your
sanctuary.

At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

Hill Top View is our stunning collection of two, three, four and five-bedroom homes situated in Melton Mowbray.

The development has plenty of rural walks on your doorstep with all the amenities you need close-by.



Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication
goes beyond
building houses.
We craft spaces
where you can
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.



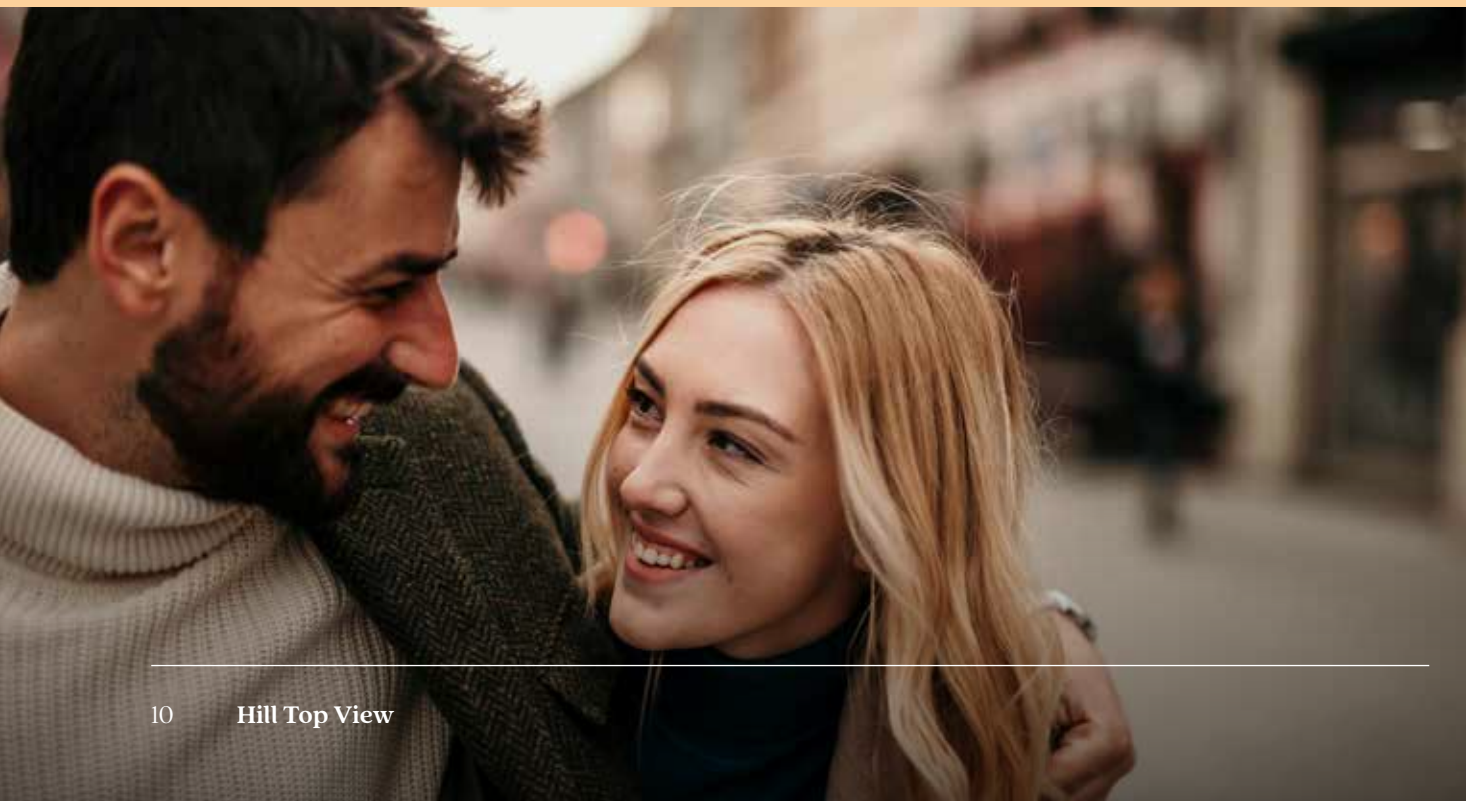






Notice
that feeling.
That's the
feeling
of home.

Discover
your happy
place.



Hill Top View. The perfect place to live and grow.

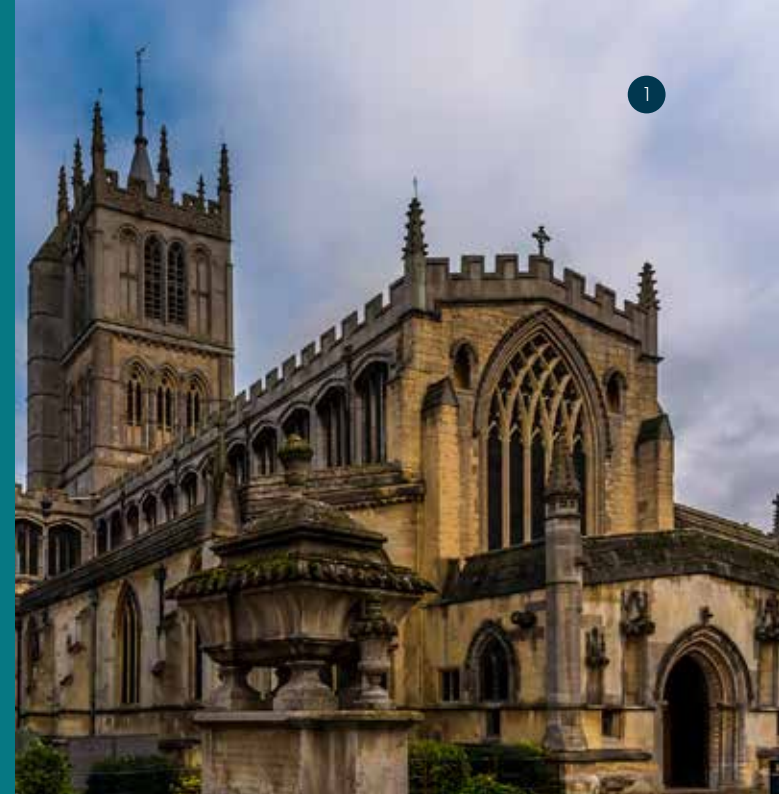
Nestled on the edge of the historic market town of Melton Mowbray, Hill Top View is a stunning and spacious new development that offers a collection of two, three, four and five-bedroom sustainable homes in our ECO range.

This is a place where rural village calm meets modern convenience, and is just minutes from the heart of Melton Mowbray. Known for its traditional market charm and independent spirit, the town is packed with everyday essentials, family-friendly attractions and exciting places to explore. And for truly local produce, farm shops such as the Miles Hill Top Farm Shop are a short drive away.

With its countryside location, the development offers a lifestyle that blends leisure and convenience. Families will love weekend days out at the action-packed Twinlakes Park, and if indulgent breaks take your fancy, Ragdale Hall Spa – one of the Midlands' top spa destinations – is under 15 minutes away by car.



Please do
make yourself
at home.



The best of both worlds.

Just 1.9 miles from Melton Mowbray town centre, this development offers easy access to shops, cafés, restaurants and supermarkets. Plus, the highly popular weekly Melton market brings people together, offering fresh produce and unique local goods.

You'll also find local favourites like Hill Top Farm Shop (0.5 miles) and March House Farm Shop (5.3 miles), which are ideal for picking up fresh produce and artisan goods. Perfect for weekends spent exploring or unwinding, you also have plenty of scenic walking trails nearby for everyday strolls.

This location is ideal for families, with a wide choice of local schools for children of all ages. With several rated 'Good' by Ofsted, options include St. Mary's C of E Primary School and The Grove Primary School.



- 1 St Mary's Church in Melton Mowbray
- 2 Memorial gardens in Melton Mowbray
- 3 Night view of town hall in Leicester
- 4 Southwell Minster in Nottinghamshire
- 5 Nottingham City Hall



5



Charles Church

A woman with curly hair, wearing a light grey blazer over a white shirt, is standing on a train platform. She is looking down at a smartphone in her right hand and holding a brown paper coffee cup with a white lid in her left hand. She has a red lanyard with a small black device around her neck. In the background, a man in a blue suit is also looking at a smartphone. The platform has a dark railing, and the background is blurred, showing greenery and lights.

Always in reach.

Travel by **foot** from Hill Top View



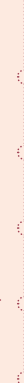
Hilltop Farm Shop	11 minutes
St Mary's C Of E Primary School	15 minutes
Tesco Express	20 minutes
Dieppe Way Play Park	20 minutes
St Bartholomew's Church	24 minutes
Melton Mowbray Market	30 minutes

Travel by **car** from Hill Top View



Grantham	30 minutes
Rutland	33 minutes
Nottingham	35 minutes
Leicester	37 minutes

Travel by **train** from Melton train station



Oakham	11 minutes
Loughborough	51 minutes
Nottingham	52 minutes
Leicester	1 hour and 14 minutes
London Euston	1 hour and 52 minutes

For your convenience, travel times are sourced from Google Maps and are provided as a guide. Actual journey times may vary due to traffic and other factors.

Find your sanctuary at
Hill Top View.

Hill Top View site plan.

2 Bedroom Homes

 The Tunstall

3 Bedroom Homes

 The Rhossili

 The Sandbanks

 The Studland


4 Bedroom Homes

 The Hasting

 The Bamburgh

 The Hollicombe

 The Seacombe

 The Heysham


5 Bedroom Homes

 The Kingsands

 The Barmouth

 The Broadhaven

 The Oxwich

 The Yellowwood

 Discount Of Market Value



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 advisor.



The Tunstall

2-bedroom home



Features



2 x Bedrooms



2 x En suites

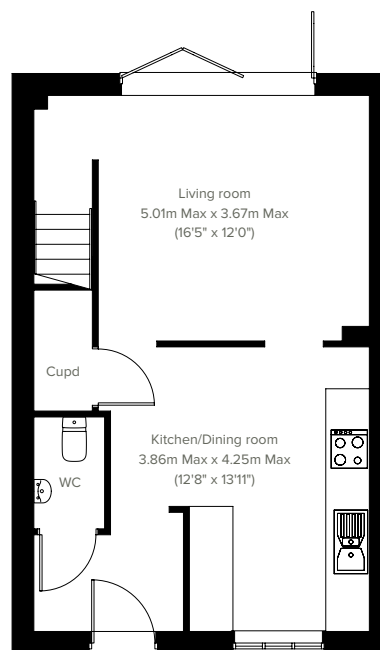


2 x parking spaces

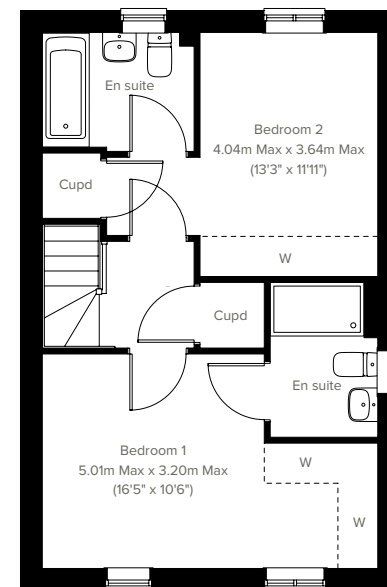


EV charging point

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 living room 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 en suites, perfect for hosting guests.



Ground floor



First floor

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B

Energy
Efficiency Rating



The Rhossilli

3-bedroom home



Features



3 x Bedrooms



1 x Bathroom



1 x En suite

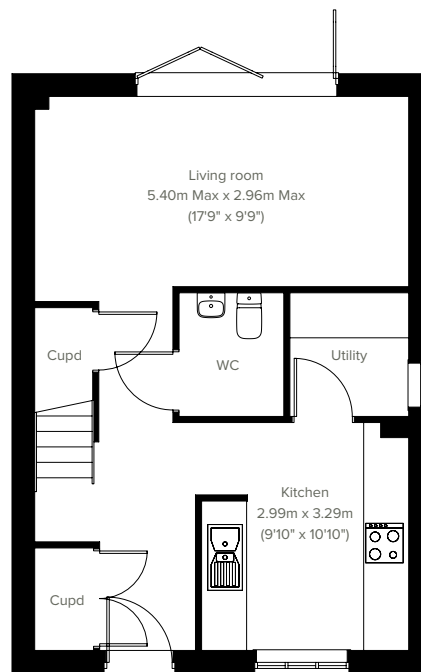


2 x parking spaces

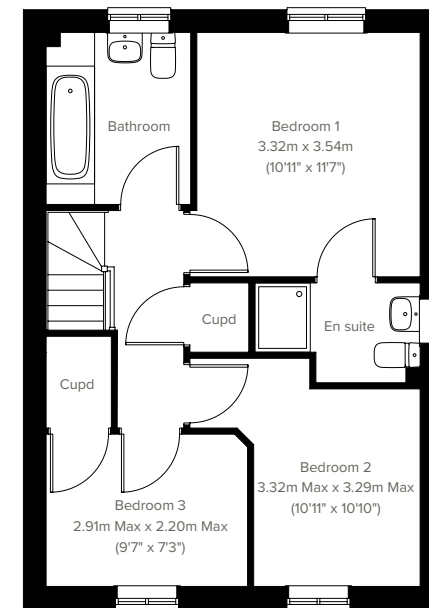


EV charging point

The Rhossili is thoughtfully-designed to be as practical as well as an attractive living space. The living 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



First floor

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B

Energy
Efficiency Rating



The Sandbanks

3-bedroom home



Features



3 x Bedrooms



1 x Bathroom



1 x En suite



2 x parking spaces



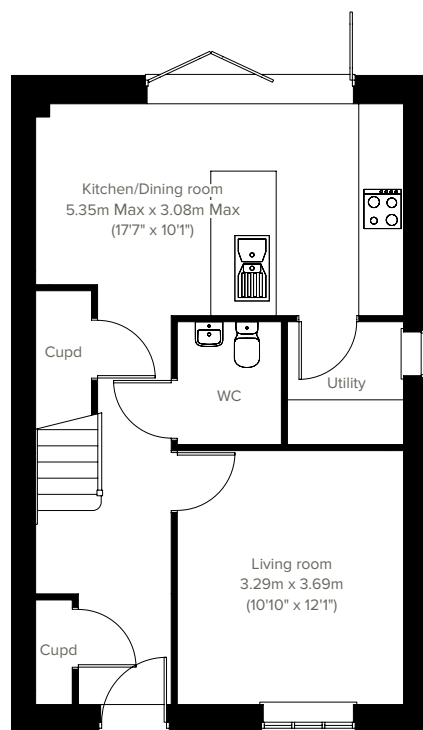
EV charging point

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.

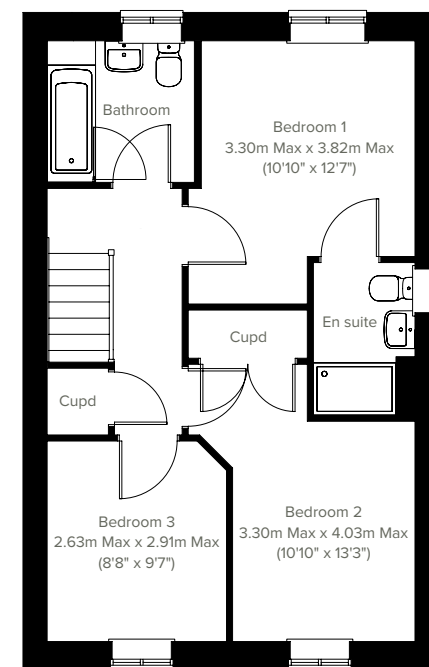


B

Energy
Efficiency Rating



Ground floor



First floor

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The Studland

3-bedroom home



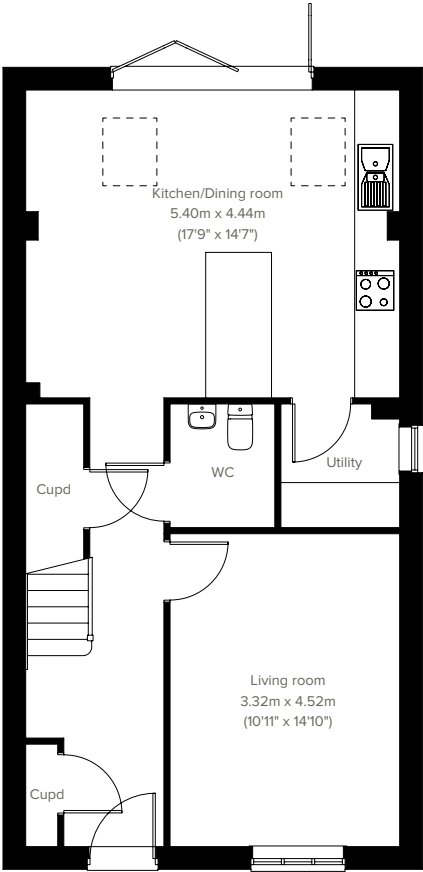
Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x parking spaces
- EV charging point

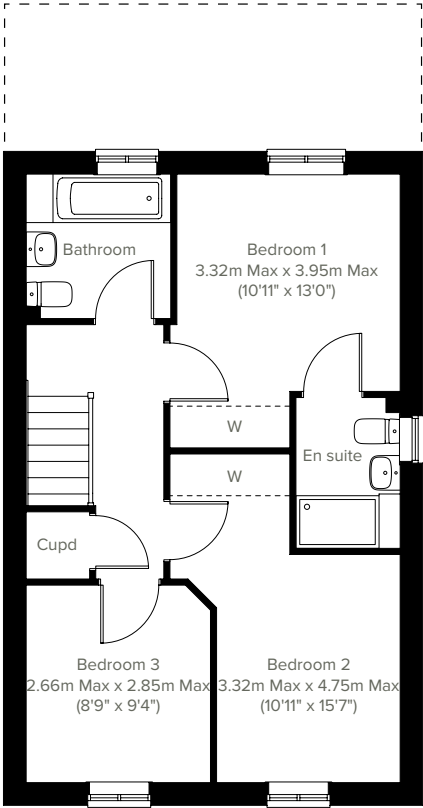
The open plan kitchen/dining room is the spacious heart of this home, with bi-fold doors opening into the garden and rooflights to let light stream in. The Studland also features a separate living room, practical utility, downstairs WC, and both understairs and hallway storage. Upstairs there are three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

B

Energy
Efficiency Rating



Ground floor



First floor

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The Hasting

4-bedroom home



Features

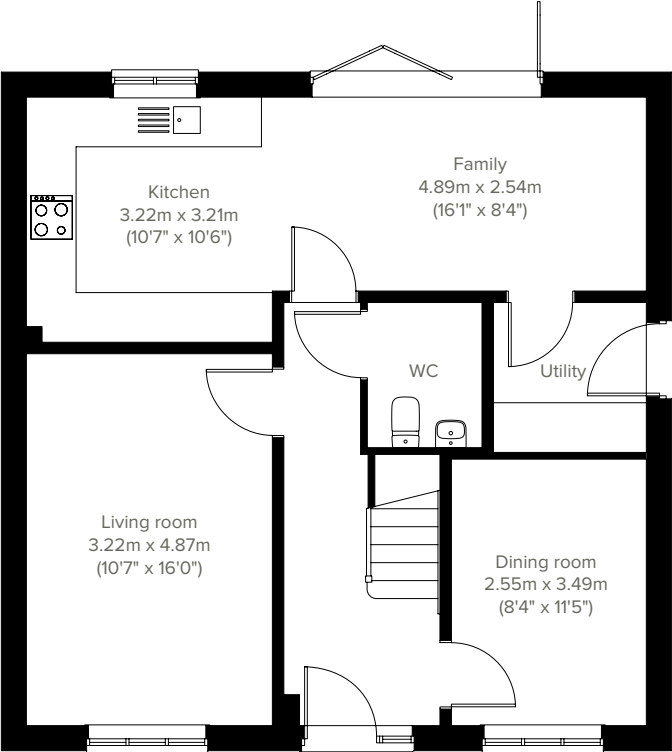
- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 1 x Study
- 2 x parking spaces
- EV charging point

If your work-life balance includes hybrid working, the Hasting 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.

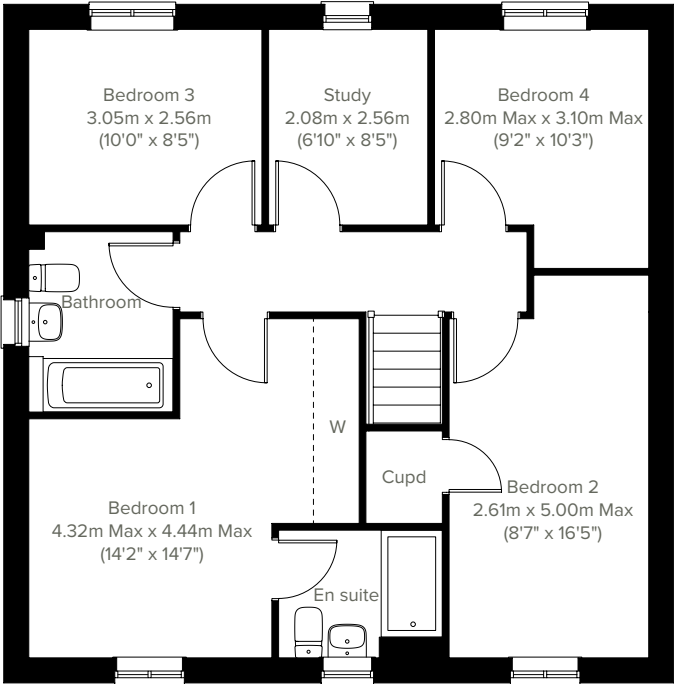
B

Energy

Efficiency Rating



Ground floor



First floor

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The Bamburgh

4-bedroom home



Features

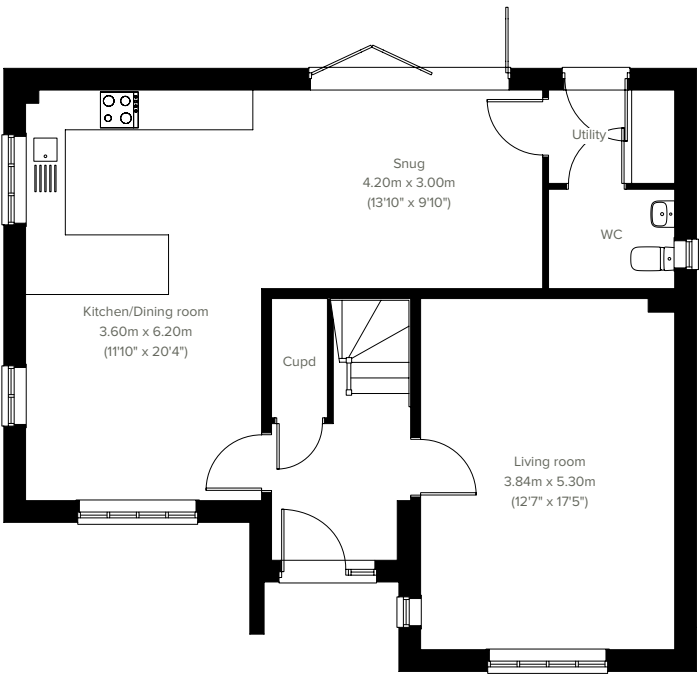
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  2 x parking spaces
-  1 x Dressing room
-  EV charging point

For families looking for a four-bedroom, two-bathroom home, the Bamburgh is an excellent choice. A really spacious open-plan kitchen/dining room, snug 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.

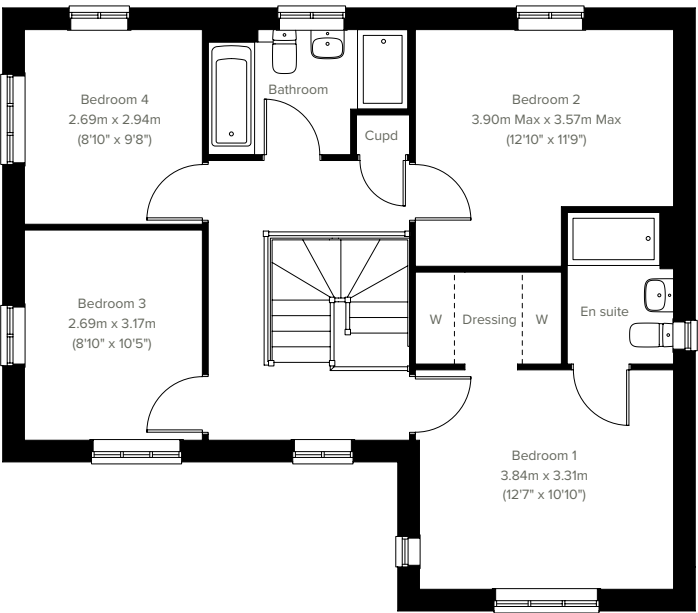


B

Energy
Efficiency Rating



Ground floor



First floor

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The Hollicombe

4-bedroom home



Features



4 x Bedrooms



1 x Bathroom



2 x En suites



Internal garage and 2 x parking spaces



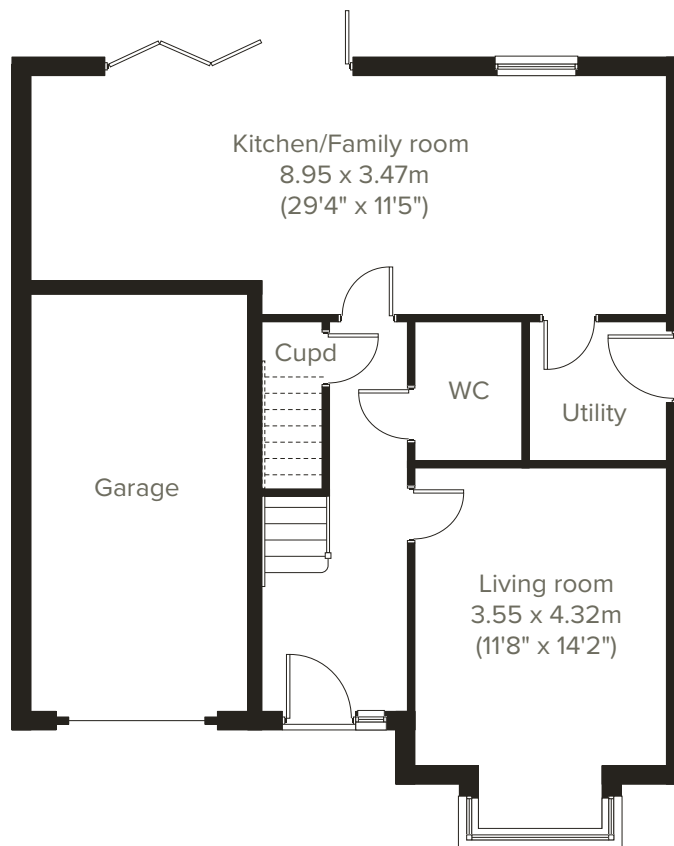
EV charging point

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.

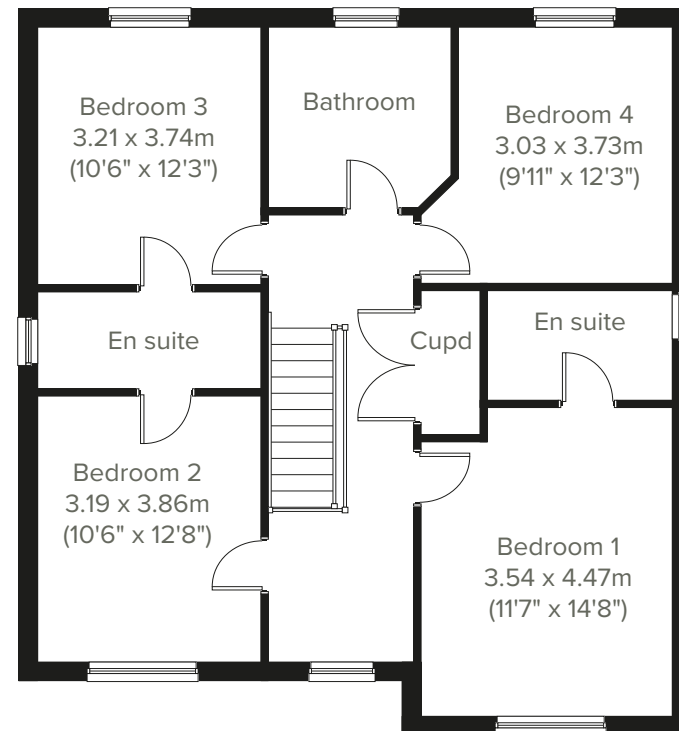


B

Energy
Efficiency Rating



Ground floor



First floor

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The Seacombe

4-bedroom home



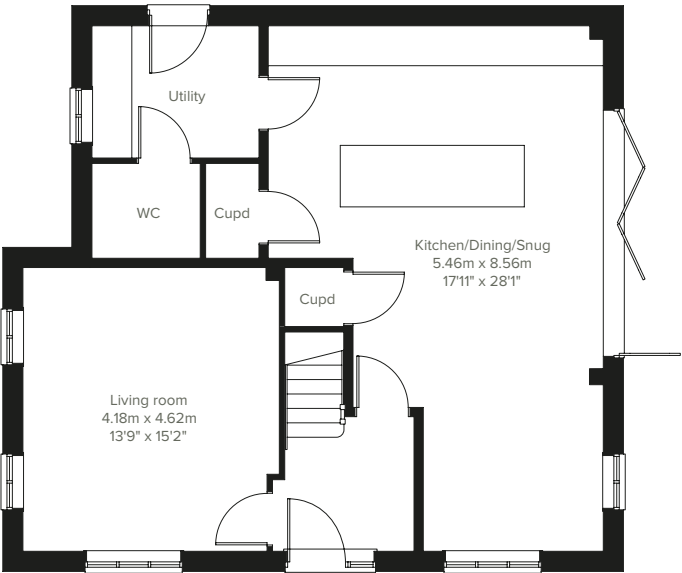
Features

- 4 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- 2 x parking spaces
- 1 x Dressing room
- EV charging point

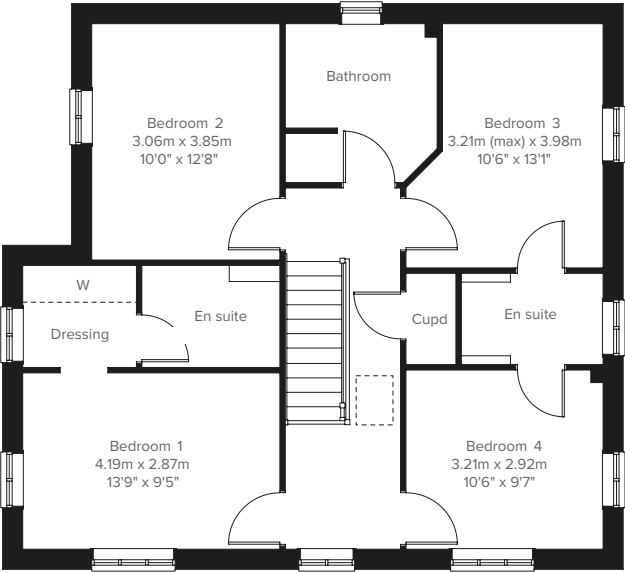
The jewel in the crown of this four-bedroom detached family home is a huge open-plan kitchen/dining room that incorporates a snug, an island, and bi-fold doors to the garden. The Seacombe doesn't stop there. There's a separate living room, a utility room with outside access, three bathrooms, a dressing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

B [91]

Energy
Efficiency Rating



Ground floor



First floor

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The Heysham

4-bedroom home



Features

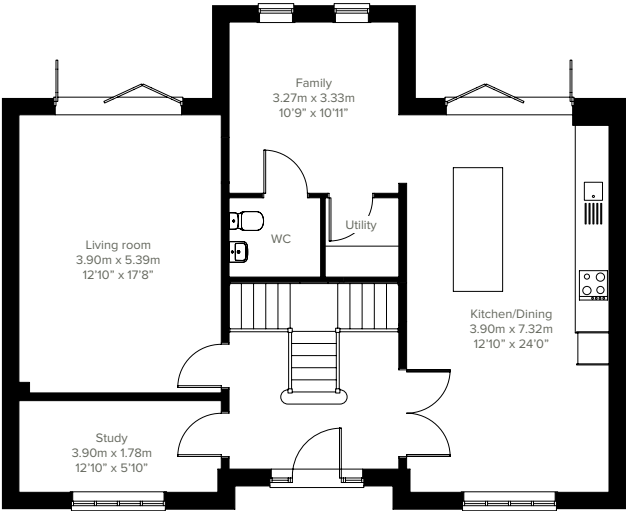
- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 1 x Study
- Single garage and 2 x parking spaces
- 1 x Dressing room
- EV charging point

The extra features offered by the four-bedroom Heysham, which includes a garage, create a new home with flexibility that really works for a growing family. A study on the ground floor, and a dedicated home gym upstairs, are two ideas for the extra space that's included in the layout. A family room sits between the kitchen/dining room and the living room - each with wonderful bi-fold doors to the garden.

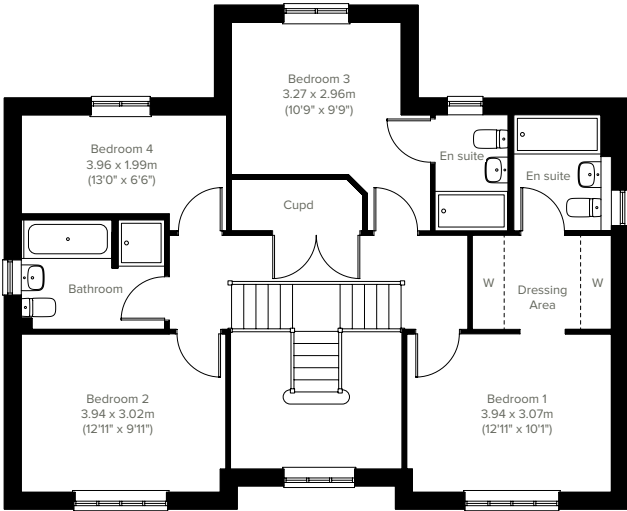
B

Energy

Efficiency Rating



Ground floor



First floor

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The Kingsands

5-bedroom home



Features

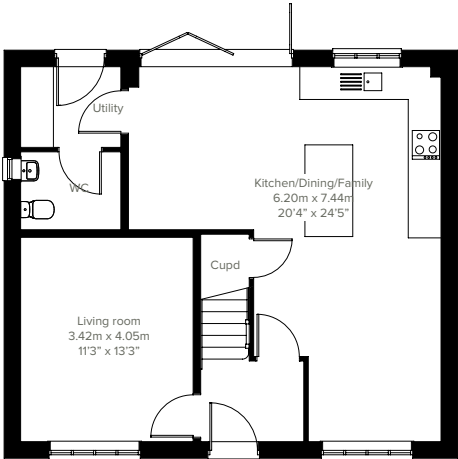
- 5 x Bedrooms
- 1 x Bathroom
- 3 x En suites
- Single garage and 2 x parking spaces
- 1 x Dressing room
- EV charging point

This is a classic double-fronted, three-storey town house. The Kingsands has kerb appeal as well as an excellent and well-planned layout inside. Particularly strong features are the large L-shaped open-plan kitchen/dining/living room, which has bi-fold doors to the garden, and the balance of five bedrooms and four bathrooms. It's especially useful that both the bedrooms on the second floor are en suite, while bedroom one also enjoys a dressing room.

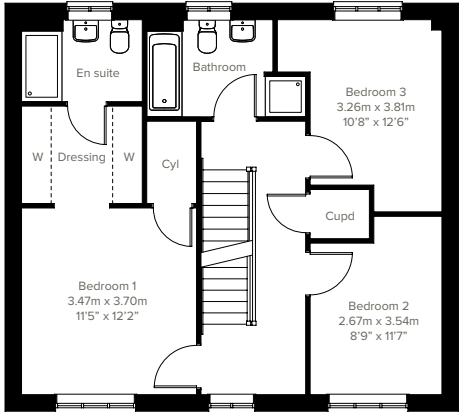
A

Energy

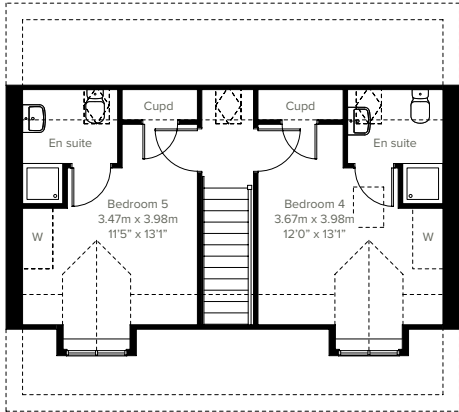
Efficiency Rating



Ground floor



First floor



Second floor

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The Barmouth

5-bedroom home



Features

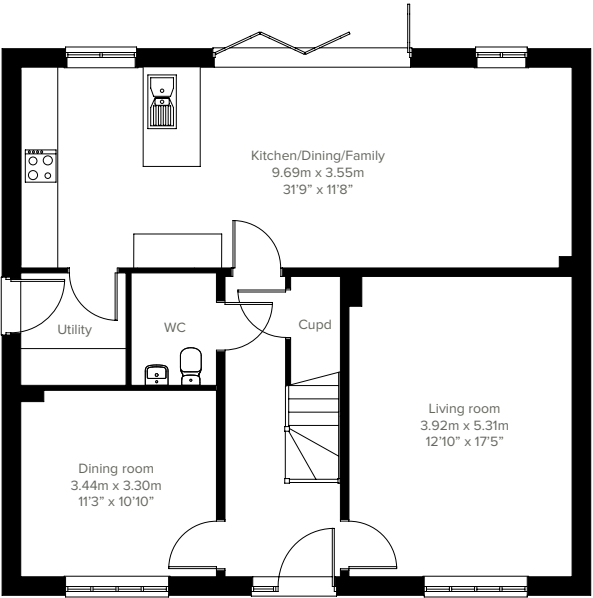
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Single garage and 2 x parking spaces
-  EV charging point

The Barmouth is an ideal family home to grow into. It has five bedrooms, three bathrooms, an open-plan kitchen/family room, and separate living and dining rooms. The versatile layout works for a range of lifestyles and uses. There's scope for a home office, a guest bedroom, and a playroom. Bi-fold doors to the garden make the most of the outside space, too.

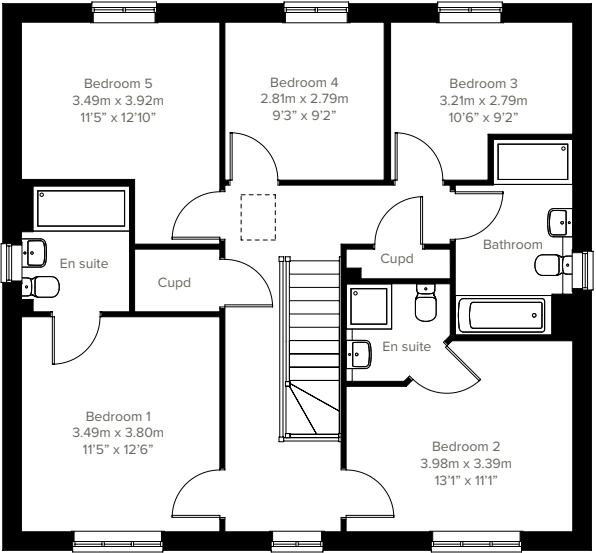


A

Energy
Efficiency Rating



Ground floor



First floor

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The Broadhaven

5-bedroom home



Features

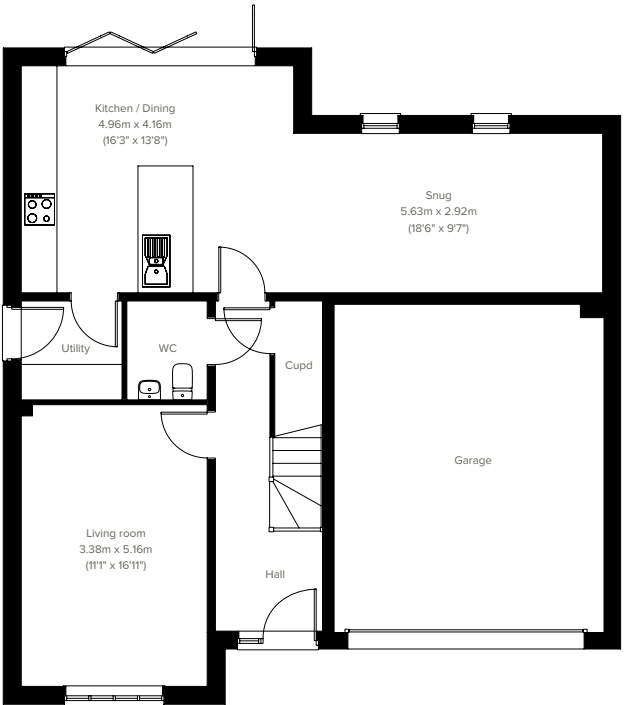
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Integral garage and 2 x parking spaces
-  1 x Dressing room
-  EV charging point

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.

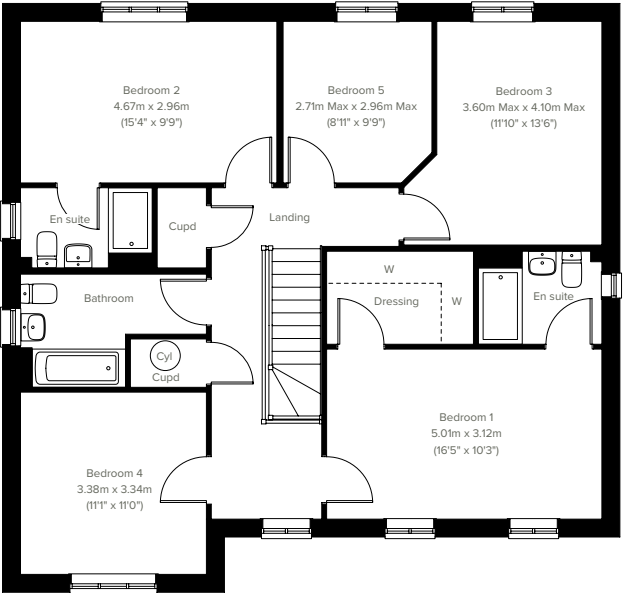


A

Energy
Efficiency Rating



Ground floor



First floor

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The Oxwich

5-bedroom home



Features

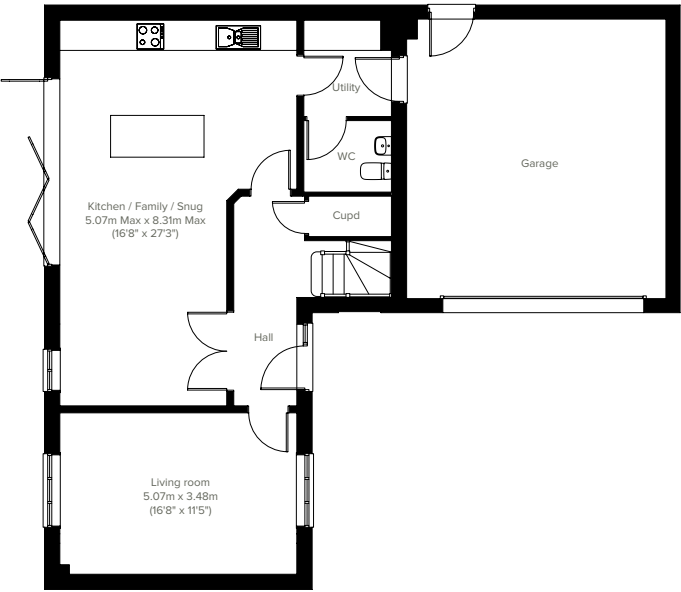
- 5 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- Double garage and 2 x parking spaces
- 2 x Dressing rooms
- EV charging point

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 bedroom one. 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 separate living room, utility with outside access, study and double integral garage complete the ground floor.

A

Energy

Efficiency Rating



Ground floor



First floor

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The Yellowwood

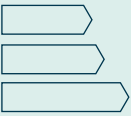
5-bedroom home



Features

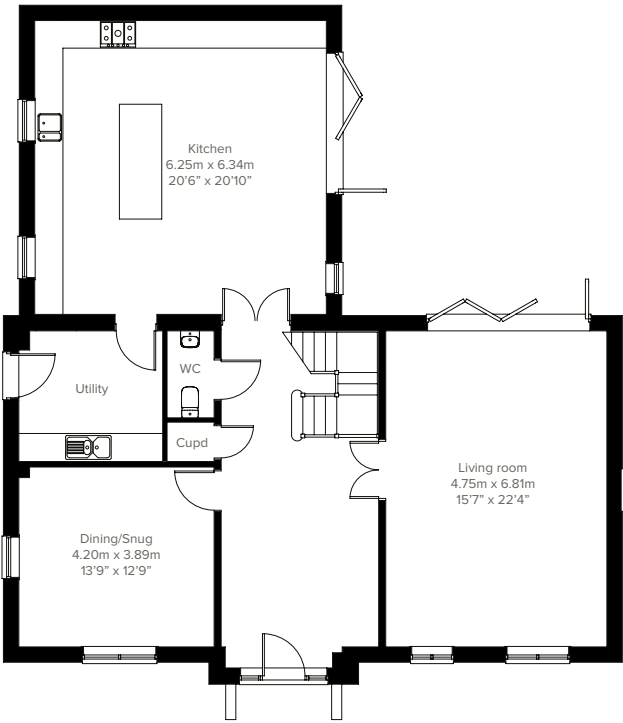
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double garage and 2 x parking spaces
-  1 x Dressing room
-  EV charging point

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 leading to the garden. 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.

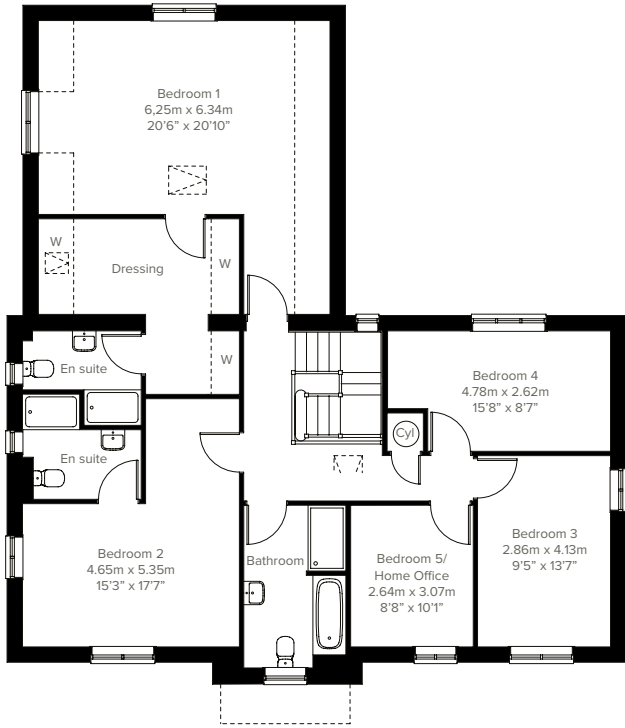


A

Energy
Efficiency Rating



Ground floor



First floor

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Signature Specification

General

- Brushed steel electrical sockets and switches to ground floor
- Brushed steel USB socket to each room
- Brushed aluminium downlighters to kitchen, bathroom, en suite and cloakroom
- Emulsion finish in soft white, off white or soft grey to walls and ceilings
- Oak 5-panel internal doors
- Satin nickel lever on rose ironmongery
- 18mm V-groove and chamfered skirting and architrave
- Staircase with stop chamfered profile, white spindles, oak handrail and oak newel caps
- Gas central heating
- WiFi-enabled heating controls
- Wired doorbell
- UPVC double glazed lockable windows

Kitchen

- Symphony Gallery (or equivalent) kitchen range starting from Urban frontals – a contemporary matt finish
- Integrated storage features including pantry units, under-cabinet LED lighting, internal cutlery trays

- 20mm quartz worktops and upstand with Rangemaster undermounted sink and Monorise tap**
- 40mm laminate worktops to 2 & 3 bed homes with Rangemaster granite inset sink and Monorise tap
- Integrated AEG high-level multifunctional single oven
- Integrated AEG induction hob – 60cm or 90cm depending on house type
- AEG combination microwave oven**
- Glass splashback to hob (range of colours available)
- Integrated AEG recirculating hood – 60cm or 80cm depending on house type
- Electrolux integrated dishwasher
- Electrolux integrated 70/30 fridge freezer
- Electrolux integrated washing machine (when located in kitchen)

** Applies to 4 & 5 bed houses only

Bathrooms and en suites

- Villeroy & Boch sanitary ware
- Hansgrohe Rebris basin and bath mixer taps
- Hansgrohe Ecostat Square shower controls with Crometta Vario porter set and Crometta overhead shower

- Mira Ascend shower enclosures
- Standard range ceramic wall tiling with chrome trim
- Half-height tiling to bathrooms, en suites and cloakrooms
- Full-height tiling to all standalone showers and shower-over-bath areas
- Chrome towel radiators to bathroom and en suite

Exterior

- External coach light to front porch
- Single external electrical socket to rear of property
- Outside tap
- Bifold doors to rear of home
- Rear patio spanning full width of bifold doors at 1.8m depth
- Rear garden levelled, graded and turfed
- Block paved private drive and tarmac shared drives
- Close-boarded and capped fencing to rear gardens
- 1.8-metre fencing to rear boundary
- EV charging point 7kWh Mode 3
- Power and light to detached garages**

- Personnel door to all internal and external garages**
- Traditionally tiled GRP porch or solid oak porch*
- Hormann Ilkley-style manually operated garage door*

*House type dependant.

**Applies to 4 & 5 bed houses only

Warranty

- 10 year new homes warranty



This is your world, we just built it.

Charles Church



10 reasons to buy a new home.


A family of four (a man, a woman, and two children) are sitting on a light-colored sofa in a bright, modern living room. A large, fluffy brown dog is sitting on the sofa with them. The room has large windows in the background.

01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.

A close-up shot of a plush red armchair with a patterned cushion. In the background, there's a white radiator and a window with a view of a city skyline.

06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.

A close-up of a woman with blonde hair, wearing a blue sweater, looking down with a thoughtful expression.

07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



03.

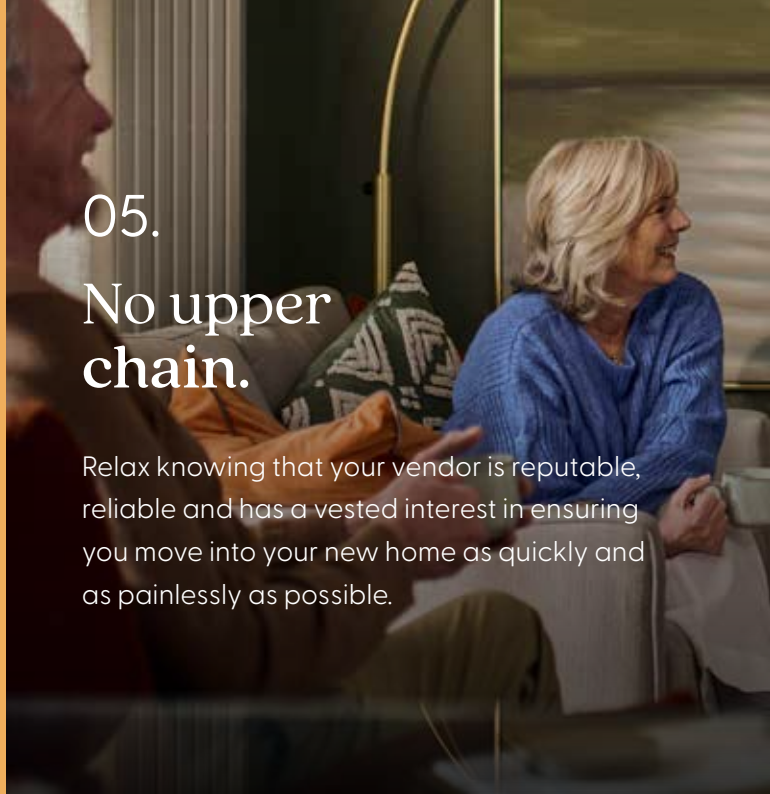
More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04.

Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05.

No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08.

High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09.

A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

Schemes available to help you move.



Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



Home Change.

We'll help you sell your home in three simple steps.
No agent valuation costs. No estate agent fees.
No hidden fees or paperwork.



Own New Rate Reducer.

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



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Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

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