



LaganHomes 

WILLOWBROOK  
GARDENS

FENNY COMPTON, WARWICKSHIRE



# FENNY COMPTON, WARWICKSHIRE

Nestled in the South Warwickshire countryside between the Burton Dassett Hills and the Oxford Canal, Fenny Compton is the perfect rural village that has so much to offer. Positioned between Banbury and Leamington Spa it is steeped in history that is reflected in the Horton stone houses that make up the village.

Willowbrook Gardens is the latest development by Lagan Homes with just thirteen beautiful, three and four bedroom private homes offering the best in stylish design and modern living.



# VILLAGE LIFE

Positioned in beautiful countryside, Fenny Compton is a vibrant community with plenty of amenities including two public houses, church and a chapel. It also has a primary school, a modern doctors surgery, village shop, hairdressers with beauty salon as well as a maintained fire station.

# CONNECTIONS

Willowbrook Gardens also has excellent connections to the main routes into large towns and cities making it the perfect place to access work, outstanding leisure facilities and the great outdoors.

<u>Banbury</u>	<u>17 minutes</u>
<u>Royal Leamington Spa</u>	<u>21 minutes</u>
<u>Stratford-upon-Avon</u>	<u>29 minutes</u>

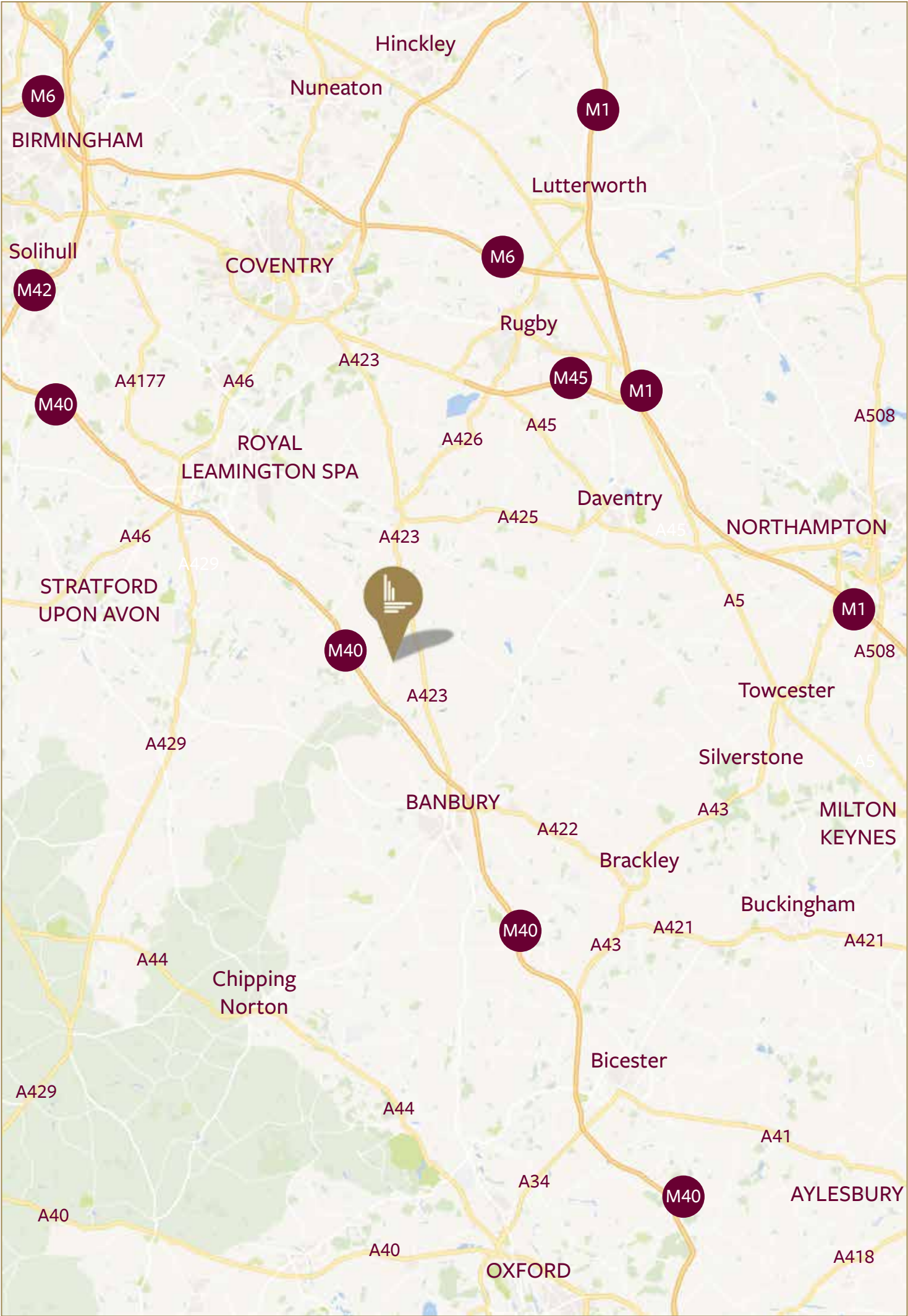
<u>Milton Keynes</u>	<u>55 minutes</u>
<u>Northampton</u>	<u>50 minutes</u>
<u>Birmingham</u>	<u>52 minutes</u>

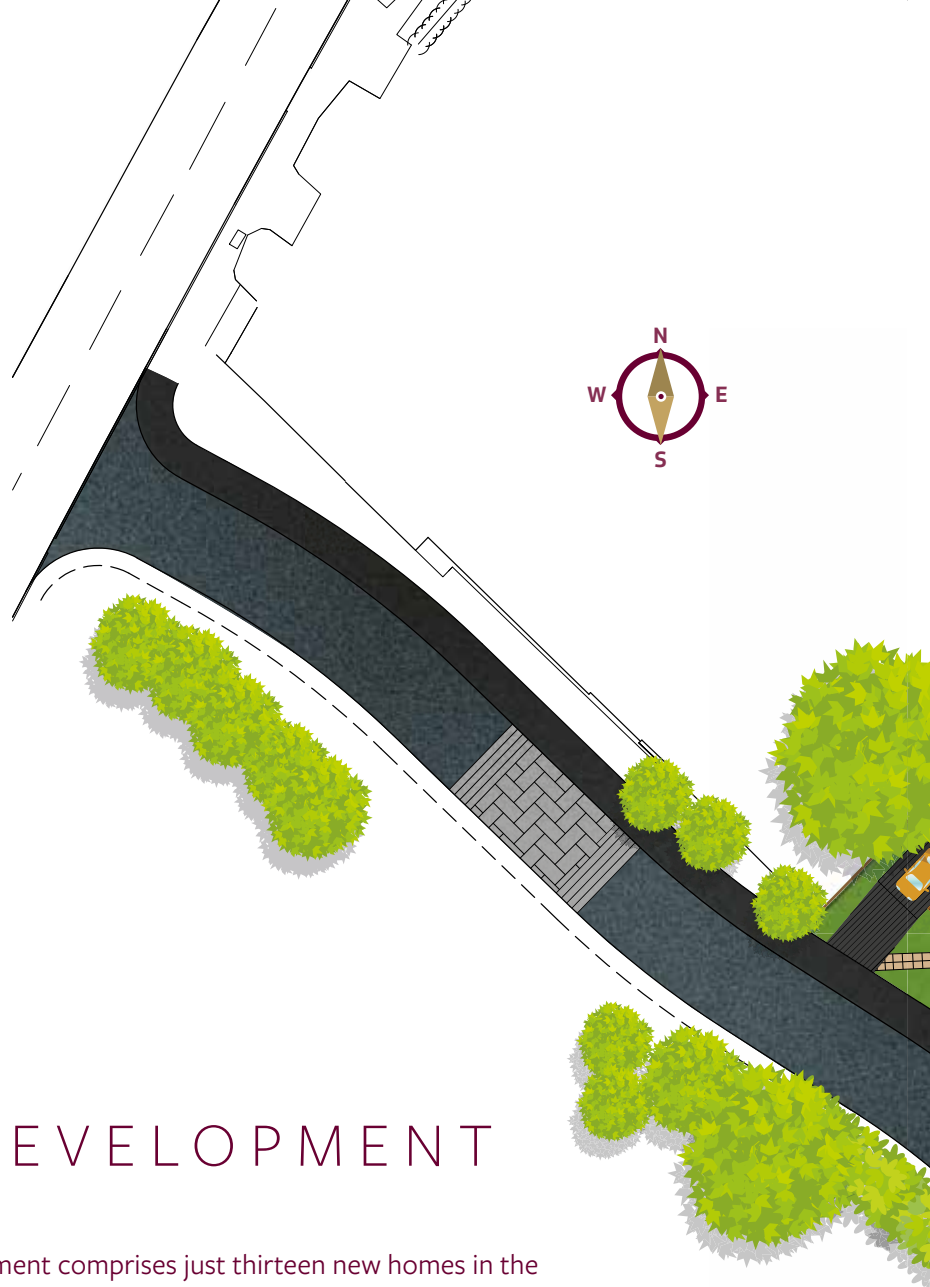
# OUT & ABOUT

Whether it's the breathtaking scenery of the Cotswolds, the roar of the engines at Silverstone, the fashion brands on offer in Royal Leamington Spa or the history of Stratford-upon-Avon there is something for everyone within close reach.









## THE DEVELOPMENT

This exclusive development comprises just thirteen new homes in the beautiful village of Fenny Compton. With many different house styles offering 2, 3 or 4 bedroom accommodation, these new homes have been designed to offer the best in practical, stylish living.

All homes are finished to the highest standard, with built-in appliances. We also understand that every purchaser has their own requirements so we offer a range of optional extras to customise your home. See page 17 for more information or ask your sales advisor.

TYPE	BEDROOMS	PLOTS	PAGE
● CAVAN	2	5, 6	8 & 9
● GREENCASTLE	3	7, 8, 9, 13	10 & 11
● KNOCK	4	10, 11	12 & 13
● LETTERMORE	3	12	14 & 15

● Affordable Housing





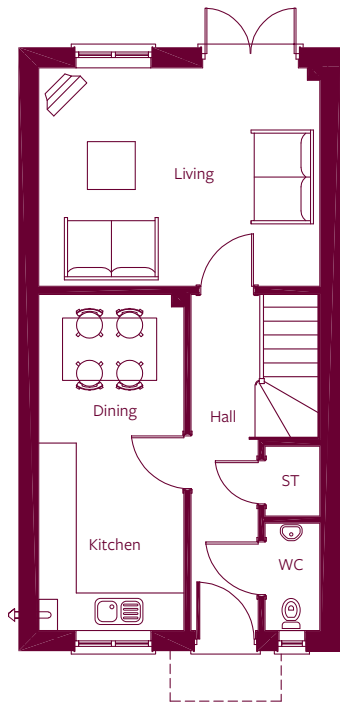




# CAVAN

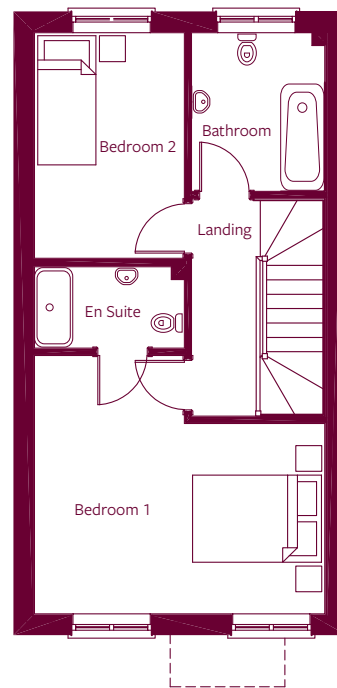
## 2 BEDROOM HOME

GROUND FLOOR PLAN



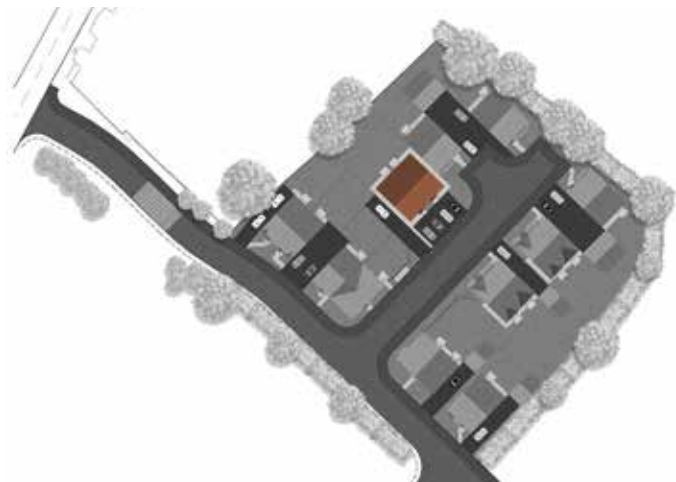
Kitchen/Dining	5.37m x 2.32m	17'6" x 7'6"
Living	4.49m x 3.49m	14'9" x 11'6"
WC	1.72m x 0.87m	5'6" x 2'8"

FIRST FLOOR PLAN



Bedroom 1	4.49m x 4.00m	14'9" x 13'2"
En Suite	1.19m x 2.32m	3'9" x 7'6"
Bedroom 2	3.62m x 2.32m	11'6" x 7'7"
Bathroom	2.59m x 2.08m	8'5" x 6'8"

THE 2 BEDROOM CAVAN  
HOME IS AVAILABLE ON  
PLOTS 5 & 6



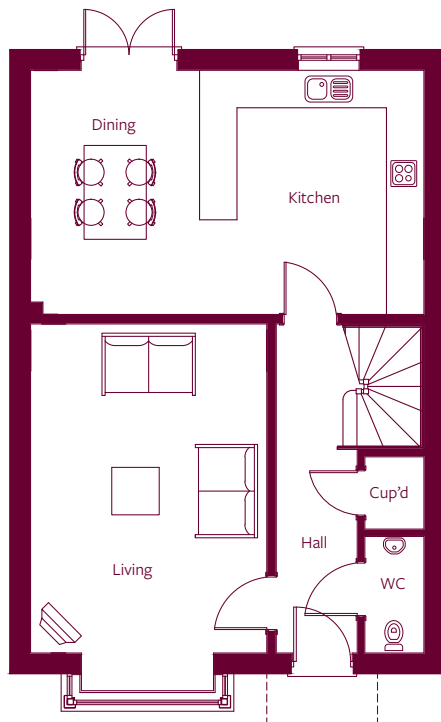
The plans are not to scale. Furniture shown is not to scale and all positions are indicative. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time. Computer generated image shows a typical Cavan housetype. Elevational treatments, handing and landscaping will vary. Please ask the sales advisor for details of specific plots.



# GREENCastle

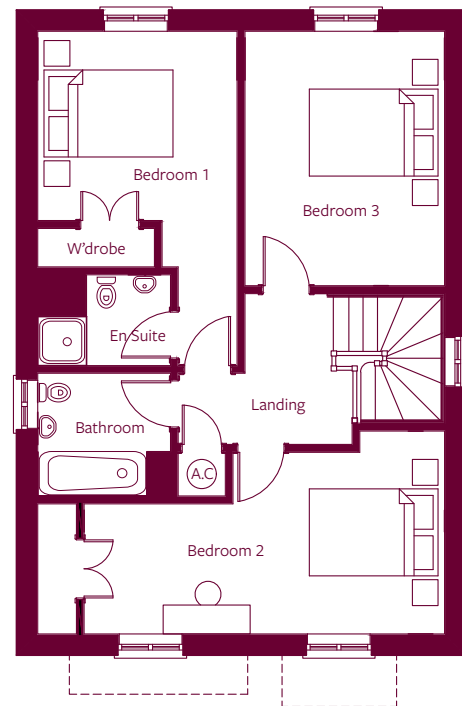
## 3 BEDROOM HOME

GROUND FLOOR PLAN



Kitchen/Dining	3.89m x 6.31m	12'8" x 20'7"
Living (excluding bay)	5.31m x 3.76m	17'4" x 12'3"
WC	1.87m x 0.96m	6'1" x 3'1"

FIRST FLOOR PLAN



Bedroom 1 (inc W'drobe)	3.11m x 3.60m	10'2" x 12'0"
Bedroom 2 (inc W'drobe)	6.31m x 3.17m	18'4" x 10'4"
Bedroom 3	3.91m x 3.09m	13'0" x 10'2"

THE 3 BEDROOM GREENCastle  
HOME IS AVAILABLE ON PLOTS  
7, 8, 9 & 13



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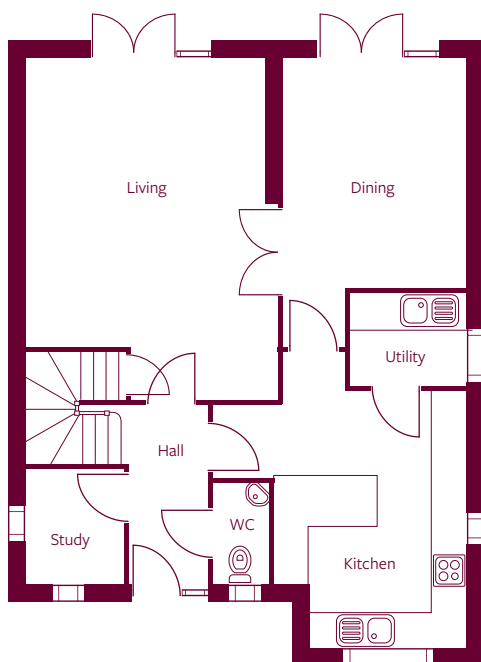




# KNOCK

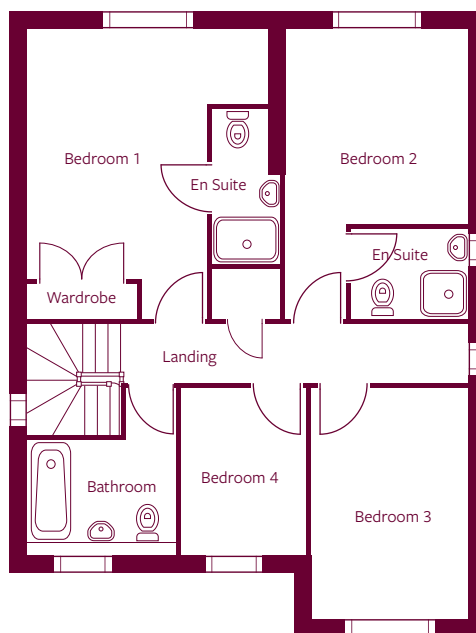
## 4 BEDROOM HOME

GROUND FLOOR PLAN



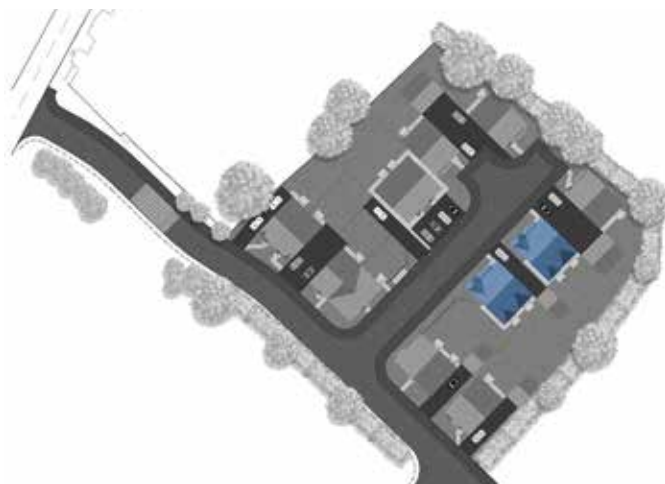
Kitchen	4.51m x 3.38m	14'7" x 11'
Utility	1.63m x 2.05m	5'3" x 6'7"
Dining	4.03m x 3.20m	13'1" x 10'4"
Study	2.02m x 1.72m	6'6" x 5'6"
Living	5.09m x 4.20m	16'6" x 13'7"

FIRST FLOOR PLAN



Bedroom 1	4.39m x 3.18m	14'4" x 10'4"
Bedroom 2	3.43m x 3.20m	11'2" x 10'5"
Bedroom 3	4.04m x 2.73m	13'2" x 8'9"
Bedroom 4	2.92m x 2.24m	9'6" x 7'3"

THE 4 BEDROOM KNOCK HOME  
IS AVAILABLE ON PLOTS 10 & 11



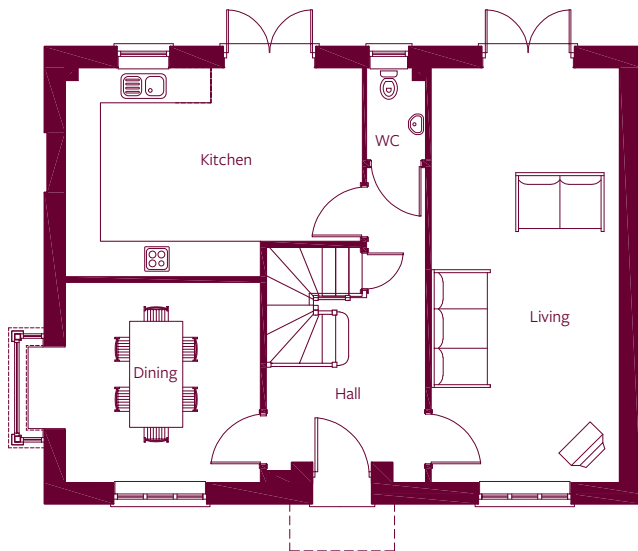
The plans are not to scale. Furniture shown is not to scale and all positions are indicative. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time. Computer generated image shows a typical Knock housetype. Elevational treatments, handing and landscaping will vary. Please ask the sales advisor for details of specific plots.



# LETTERMORE

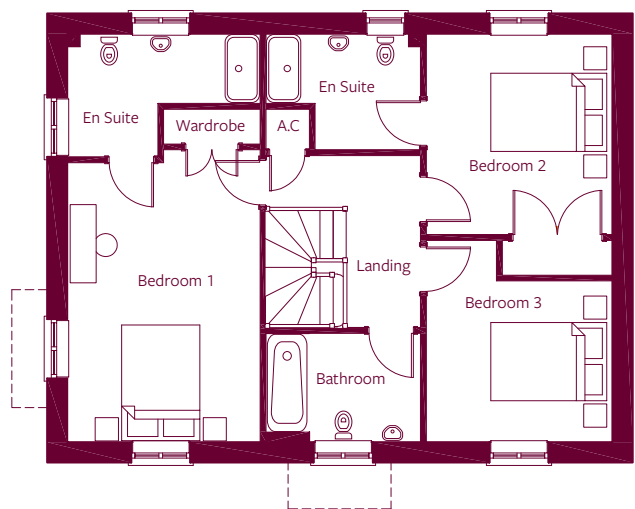
## 3 BEDROOM HOME

GROUND FLOOR PLAN



Kitchen	3.56m x 5.02m	11'7" x 16'5"
Dining (excluding bay)	3.40m x 3.33m	11'1" x 10'9"
Living	7.12m x 3.20m	23'3" x 10'5"

FIRST FLOOR PLAN



Bedroom 1	4.82m x 3.37m	15'10" x 10'11"
Bedroom 2	3.24m x 3.46m	10'7" x 11'5"
Bedroom 3	3.24m x 2.86m	10'7" x 9'2"

THE 3 BEDROOM LETTERMORE  
HOME IS AVAILABLE ON PLOT 12



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# WHAT'S INCLUDED

DESCRIPTION	CAVAN	GREENCASTLE	KNOCK	LETTERMORE
Gas fired central heating system with Ideal Logic boiler		✓	✓	✓
Gas fired central heating system with Ideal Logic combi boiler	✓			
Cream / off White external. White to internal PVCu Windows with chrome handles - double glazing units	✓	✓	✓	✓
Cream / off White external. White to internal PVCu French patio doors	✓	✓	✓	✓
UPVC front door with letterplate and security chain	✓	✓	✓	✓
External light by front door with PIR sensor	✓	✓	✓	✓
Mains wired doorbell	✓	✓	✓	✓
Fitted kitchen with choice on colour of doors* - Symphony range (site specific)	✓	✓	✓	✓
Quartz worktop 30mm thick			✓	
Symphony worktop with upstand - choice of range* to kitchen and utility (site specific)	✓	✓		✓
Stainless steel inset one and a half bowl sink with mixer tap	✓	✓		✓
To Kitchen - steel undermount sink with mixer tap			✓	
Stainless steel under counter sink to utility			✓	
Zanussi integrated double oven, dishwasher, fridge freezer	✓	✓	✓	✓
Gas hob (4 ring)	✓			
Gas hob (5 ring)		✓	✓	✓
70cm Stainless steel extractor hood	✓	✓	✓	✓
Space only for washing machine to utility (where applicable)			✓	
Integrated washing machine to kitchen	✓	✓		✓
Ideal Standard Sottini Santorini sanitaryware	✓	✓	✓	✓
Ideal Standard bath and hair rinse station to main bathroom	✓	✓	✓	✓
Ideal Standard shower with rain shower head and hand shower attachment to master ensuite	✓	✓	✓	✓
Ideal Standard shower with riser rail and shower attachment to master ensuite				
Ideal Standard shower with riser rail and shower attachment to master ensuite 2			✓	
Chrome plated towel rail (wet system) to bathroom and ensuite (where applicable)	✓	✓	✓	✓
Choice of ceramic wall tiling** to bathroom and ensuite (half height to bathroom/ensuite, full height to shower enclosure)	✓	✓	✓	✓
Ceramic wall tiling splash back to cloakroom basin	✓	✓	✓	✓

\*Choices are dependent on stage of construction. \*\*Please refer to site specific for drawings for locations. This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with the sales advisor at point of purchase. We reserve the right to change or substitute alternative items of the same quality. Specification is correct at time of printing. Please note TV and telephone points are only provided, purchaser to arrange own connections, including extensions.



DESCRIPTION	CAVAN	GREENCASTLE	KNOCK	LETTERMORE
Ceramic floor tiling kitchen/dining	✓			
Ceramic floor tiling to kitchen only		✓		✓
Shaver point to master bedroom ensuite (where applicable)	✓	✓	✓	✓
Plastered walls and ceilings with emulsion paint finish	✓	✓	✓	✓
Mains wired smoke/heat detectors with battery back up	✓	✓	✓	✓
TV Aerial point to lounge and master bedroom	✓	✓	✓	✓
Incoming master BT point	✓	✓	✓	✓
Electric socket with USB port to kitchen and master bedroom	✓	✓	✓	✓
Outside tap to property	✓	✓	✓	✓
Wiring only for outside light to rear of property	✓	✓	✓	✓
Close board fence	✓	✓	✓	✓
Turf to rear	✓	✓	✓	✓
NHBC Buildmark warranty	✓	✓	✓	✓

## EXTRAS

We recognise that each of our purchasers may have unique requirements, so in addition to a generous base specification, we offer a range of optional extras.

Tailor your home to your own unique requirements with our range of bespoke upgrades and additions, which can then be included during the construction process to ensure that your home is just the way you want it on the day you move in.

Optional extras will depend upon the stage of build but can include:

- Kitchen unit, worktop and lighting upgrades
- Kitchen appliance upgrades
- Bathroom upgrades and extra tiling
- Fitted carpets, floor tiling and wooden flooring
- Extra electrical, lighting and BT points
- Hard and soft garden landscaping

Please ask the sales advisor for full details and pricing.



# OUR CHARTER

We appreciate that buying a home is one of the most important financial decisions you will make. Therefore we aim to provide you with a quality new home, make the buying process as simple as possible and provide you with good customer service at all times. Our Customer Charter sets out the help we will provide to you throughout the moving process and after you have moved in. We will:

1. Ensure that all our marketing and advertising is clear and truthful, and use clear and fair terms and conditions in our sale contract.
2. Ensure that all our marketing and advertising complies with the Property Misdescriptions Act and follows the Consumer Protection from Unfair Trading Regulations 2008.
3. Provide you with detailed information about the home you are buying and guidance regarding the choices and optional extras available to you.
4. Explain a checklist of detailed information regarding the specification of your home, together with details of the surrounding development.
5. Explain the terms of your reservation.
6. Explain the steps involved in buying a new home, moving in, maintaining your new home, together with details of warranties and guarantees and our after sales service.
7. Provide you with information for running-in and maintaining your new home together with instructions for your appliances and applicable warranties and guarantees for your home. We will also give you a copy of your meter readings for you to check when you get your first utility bills.
8. Provide you with regular updates on the construction progress of your home and when it will be ready. An exact moving-in date will be given when our formal 10 working days Notice to Complete is issued.
9. Invite you to visit your new home before you move in so we can demonstrate to you how everything works including:
  - How to operate the heating and water systems
  - How to use your kitchen appliances
  - The location of stopcocks, fuse box and meters
10. For the first 2 years, cover you in conjunction with NHBC, against physical damage to your home resulting from a failure to meet NHBC construction standards. We will explain what is covered, what to do if you have an emergency and who to contact.
11. Provide you with a full 10 year warranty against serious construction defects. There are limitations to the cover and these are fully explained in the NHBC Buildmark Cover document, which you will receive from your solicitor.
12. Ensure you receive Health and Safety advice when visiting a development and when you have moved in.
13. Arrange for our site manager to visit you after you have moved into make sure you have settled in and answer any questions you may have. He will also arrange a second visit around 4 weeks after you have moved in, again to address any issues which may have arisen. After these 2 visits we would ask that you report any further concerns to our Customer Care Department.
14. Provide a prompt and courteous after sales service. To enable us to respond within the timescales shown below, our after sales service procedure is:
  - For non-emergency service requests, you should contact your Customer Care Department by email or telephone. We aim to respond as soon as we can, normally within 2 working days.
  - In the unlikely event of an emergency, we provide a 24 hour, 365 day service for a full 2 years. We aim to respond as soon as possible, usually within 2 hours, and arrange for an emergency visit where appropriate.
  - Where spare parts or materials are required this may affect our response times, but we try to solve all problems within 28 days.
  - Under the terms of the NHBC Buildmark, defects will be dealt with but you remain responsible for wear and tear, decorating and routine maintenance.
15. Give you access to our Formal Complaints Procedure if we fail to meet your reasonable expectations within a reasonable timescale. In the unlikely event that we are still unable to agree matters, we will utilise the NHBC third party dispute resolution service.





# Lagan Homes

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Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a guide and Lagan Homes reserve the right to amend the specification or materials as necessary and without notice. This does not constitute or form part of any contract or sale. The illustrations shown are Computer Generated Impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots. Exact specification, window styles and whether a property is left or right handed may differ from plot to plot. The floor plans shown are not to scale. Measurements are based on the original drawing and are quoted wall to wall. Slight variations may occur during construction. Please refer to the Sales Advisor for specific plot details.

**Peter Clarke**  
New Homes

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