



William Davis

CAWSTON RISE | RUGBY



WILLIAM
DAVIS



William Davis

Est. 1935

We've been building beautiful homes for more than 80 years.

And throughout that time the work of our privately owned company has always been underpinned by strong values, understanding, and a commitment to being a developer with a difference.

You'll see this in everything from our unique sale packages and upgrades to the fine details we add to make each house a home.

But most of all, you'll see it in our service. Having spent all these years really getting to know our customers, we know it's important that we do everything we can to make finding your new home easier. Whether you'd like to know more about the local area of our latest development, or are being held back by the buyer of your

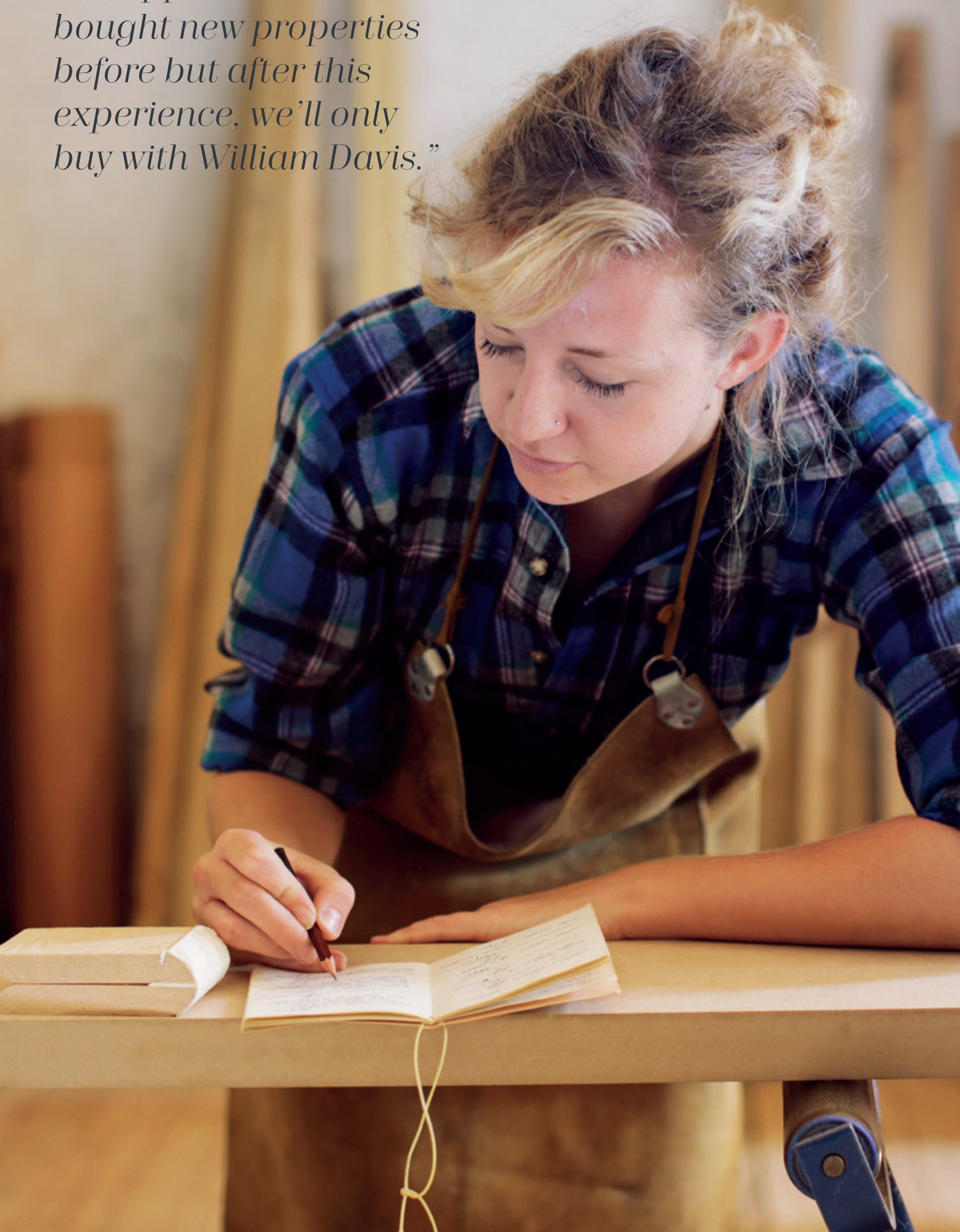
current home, with our expert consultants and tailored buying options we'll support you every step of the way.

All of this makes up our William Davis Difference. From start to finish, when you buy from William Davis you can always expect to find the highest standards, stay well informed, and be treated with consideration. That's why, in the annual Home Builders Federation survey, we've been rated a five-star developer four years in a row.

In this brochure you'll find out more about the way we work and what we do, and discover that a William Davis home offers comfort, craftsmanship, and security – from our family, to yours.

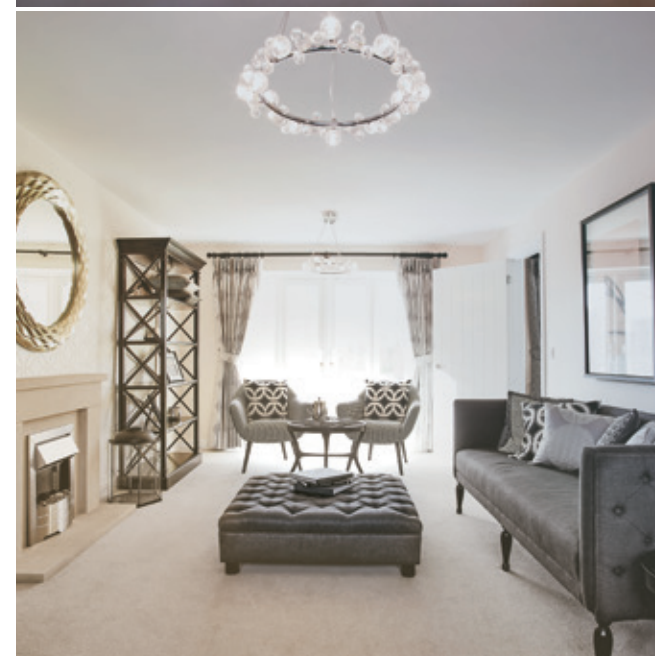


“Quite simply, we couldn’t be happier. We’ve bought new properties before but after this experience, we’ll only buy with William Davis.”



Craftsmen

To build the very best homes we work with the most talented tradespeople. Every aspect of your home is designed, built and finished with care and consideration by our craftsmen, who are closely managed by our production team. So, when you move into your new home you can expect truly unrivalled quality in everything from the carefully laid tiles to the expertly fitted kitchens.



Detail

It's the little things that make a home truly special. That's why we pay such close attention to detail.

Precision's the order of the day at William Davis. Every single feature we choose for your home offers the quality you and your family deserve; Roca ceramics and Porcelanosa wall tiles bring style to your bathroom, while the latest Smeg appliances will entice you into spending a little more time cooking dinner. We'd want the very best for our family, so that's exactly what we offer yours.



Cawston Rise

Rugby



Discover a home with a view.

With sweeping countryside on one side and the busy town of Rugby on the other, Cawston Rise is in a truly brilliant location. Set on a slight hill in Cawston on the edge of Rugby, the development is perfectly positioned for views of the surrounding countryside and less than 10 minutes' drive from the town centre. So, while it's a peaceful and scenic spot, you're still close to all the shops, restaurants, pubs, and supermarkets you could need.



With 190 homes ranging from 2 to 5 bedrooms, you're sure to find just what you're looking for at Cawston Rise, whether you're hoping to downsize or need extra room for a growing family. Whatever the size, you'll always find the same elegant designs and uncompromising quality.

Property Details

Inside and out, each William Davis property has been perfectly designed to make you feel at home.

At William Davis we take pride in the little details that make our homes special, whether that's the appliances we install in your kitchen or the tiling we use in your bathroom. At Cawston Rise our homes range in size and design, and the details will slightly differ depending on the type of home you choose.

Property-specific features

Some details will be a little different from home to home. If you'd like your new home to have an en-suite or utility room, or you've always dreamt of a fully fitted kitchen with an integral freezer, dishwasher, and microwave, we have something for you at Cawston Rise.

Upgrades and options

Make the most of our options and upgrades to really personalise your new home. Depending on the build stage you might be able to upgrade your kitchen with different cupboards and worktops in a choice of traditional and contemporary styles, or even introduce added luxury with a fully tiled bathroom.

If you want to know more about our optional upgrades, or would like to see the specifications for particular properties, get in touch with our sales team.



Key features

Every William Davis home shares a series of quality features. Each property is fitted with mains smoke detectors, UPVC windows, telephone and aerial points in most of the rooms, and a full alarm system. All of our homes, including 2-bedroom properties, have at least one built-in wardrobe, while all kitchens feature floor coverings, a Smeg gas hob, either a single or double oven, an integral fridge, and a stainless steel cooker hood. And no matter which home you choose you'll have some green space to enjoy; each of our houses has a private landscaped garden.

For more on the features that make a William Davis home, contact one of our sales consultants.



Amenities

Modern living meets local history.

While the area around Cawston Rise is steeped in history, it also offers everything you need for busy, modern life – particularly where education and leisure are concerned. You're spoilt for choice when it comes to local schools, and nearby Rugby has all the shops, restaurants, and other amenities you could need. The town has a variety of traditional pubs, so in your down time grab a drink, do some shopping or immerse yourself in local culture at the town's museums. Further afield there's even more to explore; Warwick and Leamington Spa are roughly 30 minutes' drive away, and they're perfect for day trips with the family.

Schools



Cawston Grange Primary School (0.3 miles)

A welcoming school that's roughly 5 minutes' walk from the development.

Bilton School (0.5 miles)

A co-educational secondary school within walking distance of the development, catering for children from 11 to 18 years old.

Henry Hinde Infant School (0.6 miles)

Teaching children aged 4 to 7, Henry Hinde is within easy walking distance of the development in Bilton.

Henry Hinde Junior School (0.7 miles)

This school caters for children from 7 to 11 years old, and is part of the NET Academies Warwickshire Cluster with Keresley Newland Primary Academy.

Bilton Infant School (0.9 miles)

Located close by in Bilton, this infant school teaches children in Reception, Year 1, and Year 2.

Crescent School (1.7 miles)

The only independent primary school in Rugby, teaching children aged 4 to 11 years old.

Rugby High School for Girls (2.1 miles)

This girls' grammar school is partnered with Lawrence Sheriff School, and is only a quick drive from the development.

Rugby School (2.6 miles)

Rugby High School is one of the oldest, and most prestigious, public schools in the country, teaching both boys and girls up to age 18.

Harris Church of England Academy

(2.8 miles)

A co-education secondary school driven by Christian values and catering for children up to 16 years of age.

Brooke School (2.5 miles)

Brooke is a specialist primary and secondary school for children with additional needs.

Lawrence Sheriff School (3.3 miles)

A boys' grammar school situated just a short bus or car journey away in Rugby.

University of Warwick (12.6 miles)

Situated in Coventry, roughly 20 minutes' drive from the development, the University of Warwick is consistently ranked among the top ten universities in the UK.

Medical



GPs and health services

It's easy to keep your family's health in check at Cawston Rise. There are multiple medical and dental practices in Rugby, as well as a GP within a mile of the development. For emergencies, the Hospital of St Cross is just 10 minutes away, and it's a short 20-minute drive to University Hospital Coventry.

Take a look at local GPs and other health services on the NHS website:

www.nhs.uk/service-search

Other



Fitness

Over in Rugby, the state-of-the-art Queen's Diamond Jubilee Centre has everything you could need to keep fit – and it's right next to Rugby & Northampton Athletics Club and an indoor bowls club. You'll also find everything from gyms to yoga clubs spread in and around town.

Parks

Love the outdoors? Both Draycote Water and Daventry Country Park are around 15 to 20 minutes' drive away, and there are several National Trust parks in the local area. Closer to home there are some beautiful walks in and around Cawston; explore the nearby bluebell woods, or follow the path of the old railway line.

Transport

From Cawston Rise you have easy access to the M1 and M6, and the nearest train station in Rugby has regular services to London Euston (50 minutes), Birmingham New Street (30 minutes), and Leicester (1 hour).

Food and drink

Rugby town centre has a good range of traditional pubs, independent bars and restaurants, while at the monthly farmers' market you'll find the best and freshest local produce. Head into Warwick or Leamington Spa, each about half an hour's drive away, for even more choice.

Shopping

Local boutiques, independent retailers and supermarkets ensure you never have to travel far to find what you're looking for, while the town's Elliot's Field and Clock Towers shopping centres house the main high street stores.



Your Home

Buying a new house – whether it's your first or your third – is a big commitment, and you need to feel that you're making the right decision.

With our brilliant customer care, NHBC accreditation and work with the Home Builders Federation, you can rest assured that a William Davis home is a home for life.

NHBC

NHBC is an independent, non-profit organisation designed to improve the quality of British homes by setting and monitoring house building standards, and William Davis is an approved NHBC Registered Builder. Being one of NHBC's Registered Builders doesn't just mean that we follow their house building standards; an NHBC expert inspects every one of our homes during key stages of the build, ensuring your home is finished to the very highest quality.

Then, when you move into a William Davis home it is immediately protected by NHBC Buildmark, a 10-year warranty and insurance policy that begins as soon as you exchange contracts. For the first two years your home is covered by our initial warranty, which means that if you have any problems with your home we'll sort things out. After the builder warranty has ended, your home will continue to be protected by our insurance cover until 10 years after completion.

A five-star house builder



Every year, the NHBC runs a new home satisfaction survey on behalf of the Home Builders Federation, the UK's main representative body for the house building industry.

The national survey polls owners of new homes on everything from the buying and handover process to the design and layout of their property. They're also asked whether they'd recommend their builder to friends.

For four years running, more than 90% of our surveyed homeowners have said they would recommend us to a friend, leading to William Davis receiving the maximum five-star rating four times in a row.

Customer care

Having spent all these years working closely with our customers, we know it's important that we do everything we can to make finding your new home easier.

Brilliant customer service is central to everything we do. Whether you need advice on your buying options or want to know more about the local area, we're only a phone call away. And the experience doesn't end when you step through your new front door. Our after sales care is second to none, and even includes a 24-hour callout and repair service for new homeowners; so, if you need urgent help, we'll always be there.



“The sales team is very good, and the site manager was very professional and helpful, too.”

All information in this brochure, including home, development, and location details, is correct to the best of our information and belief at the time of print. Where we've mentioned distances, travelling times, or routes, these are for general guidance and assume journeys by car. Times will vary according to traffic. Images are used for illustrative purposes, and the styling of your home may vary from those shown. The details of this brochure don't form part of any contract or warranty. If you'd like further details, speak to your sales consultant and then check these details with your conveyancer.

We adjust the look and feel of our homes to suit changing trends, so the colours, appliances and other fittings and finishes shown in our photography might vary from current William Davis home interiors. For more information, talk to our sales team.

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Living in Cawston Rise