



CHARLES CHURCH



## Horton's Keep @ Burleyfields

Burleyfields | Stafford



CHARLES CHURCH

## Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

### We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

### Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



#### Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



#### Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



#### Deposit Boost

With Deposit Boost we could help you borrow less and secure a more competitive mortgage rate on your first home.



### Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2024 survey.



## Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

## Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and ponds, and work with ecologists to protect the landscape and biodiversity.

## Always by your side.

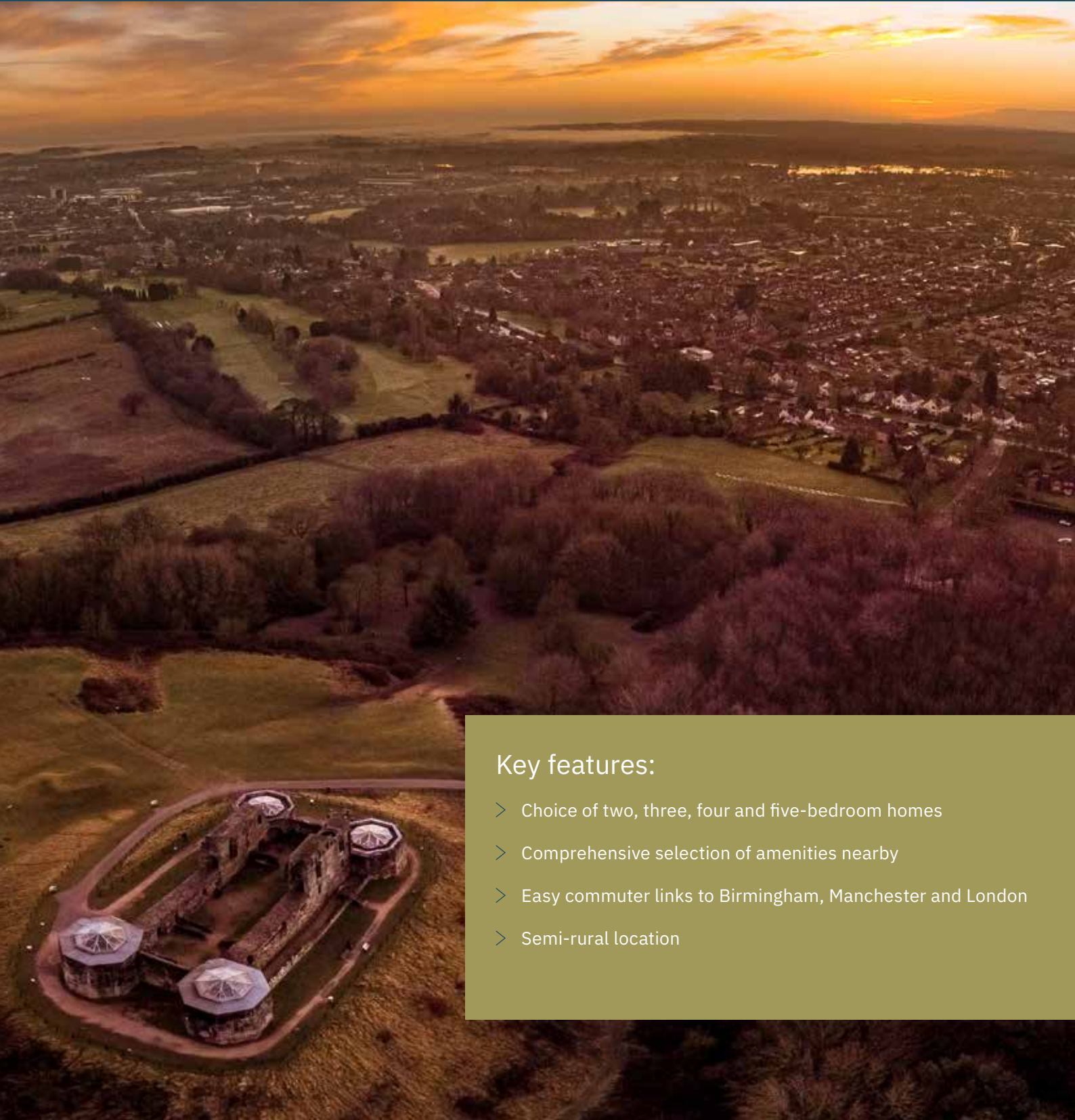
Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, which runs alongside a ten-year insurance-backed new homes warranty.





# Horton's Keep @ Burleyfields

Stafford | Staffordshire



## Key features:

- > Choice of two, three, four and five-bedroom homes
- > Comprehensive selection of amenities nearby
- > Easy commuter links to Birmingham, Manchester and London
- > Semi-rural location

# Nestled in the picturesque area of Burleyfields, Stafford

Our stunning new development boasts a collection of homes thoughtfully crafted to cater to different lifestyle requirements. Whether you're a young professional, a growing family, or an individual looking for a spacious and comfortable home, this community has a perfect fit for you.

Horton's Keep enjoys a prime location, offering the perfect blend of tranquil surroundings and easy access to essential amenities. Situated just a short distance from the heart of Stafford, residents can explore the town's historic charm, vibrant shopping districts, and excellent dining options.

The town centre is only 1 mile away from Horton's Keep and hosts a mix of shops, boutiques, and supermarkets, providing ample retail therapy opportunities, plus an Odeon Luxe, Ten Pin Bowling and Gatehouse Theatre for entertainment. Local restaurants, cafés, and pubs offer dining experiences catering to various tastes. Additionally, residents benefit from excellent healthcare facilities, including hospitals and medical centres, ensuring easy access to top-notch medical services.

Stafford features numerous parks and green spaces, perfect for walks, picnics, and outdoor activities. The Staffordshire countryside offers scenic trails, ideal for hikers and nature enthusiasts. History buffs can explore the town's rich heritage through landmarks such as Stafford Castle and Ancient High House. Sports enthusiasts can engage in various activities, including golf, swimming, and team sports at local sports centres.

A good education for all. \_\_\_\_\_



Stafford takes pride in its outstanding educational institutions. The town is home to high-quality schools, including King Edward VI secondary school and St Patrick's primary school & nursery, both less than a mile away. Additionally, there are colleges and vocational training centres that equip students with skills for their future careers. For higher education, Horton's Keep is within reach of well-regarded institutions including the University of Birmingham and University of Wolverhampton, offering a broad range of academic courses.



## Always in reach.

- > The development is well-connected to major road networks, including the A34 and M6, providing convenient travel options to nearby cities and towns.

The nearest train station to the development is in Stafford which provides travel to London, Manchester, Birmingham and much more.



## Approximate travel distance by car to:

- > Stafford train station: 0.9 mile
- > Stafford town centre: 1 mile
- > Queens Shopping Park: 2 miles
- > Cannock Chase AONB: 9.2 miles
- > Stroke-on-Trent: 16.9 miles
- > Birmingham: 32.5 miles

# Horton's Keep @ Burleyfields

## Site plan

Possible Future Access  
to Future Development

### KEY

- The Alnmouth (2)
- The Danbury (3)
- The Deepdale (3)
- The Charnwood (3)
- The Barnwood (3)
- The Saunton (3)
- The Burnham (4)
- The Brampton (4)
- The Hollicombe (4)
- The Barmouth (5)
- Affordable Housing

(3) indicates number of bedrooms



CHARLES CHURCH



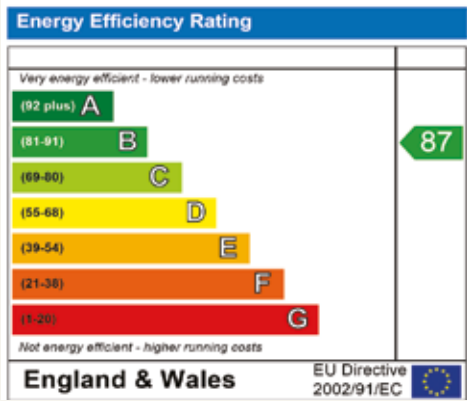


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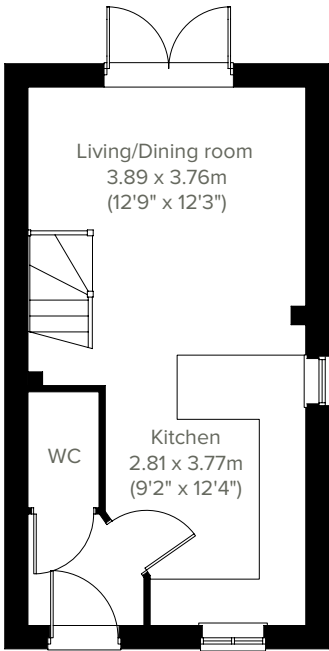
# The Alnmouth



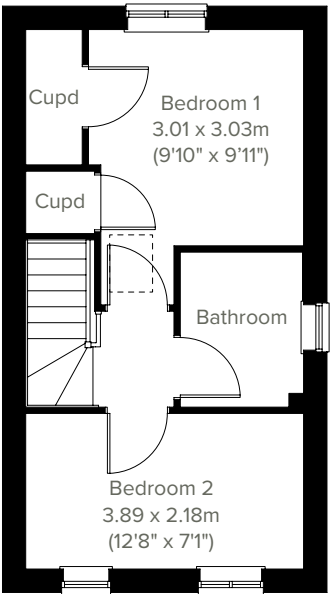
**THE ALNMOUTH**  
Two bedroom home



Perfectly-proportioned, the Alnmouth has a stylish open-plan kitchen/dining/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor



First floor

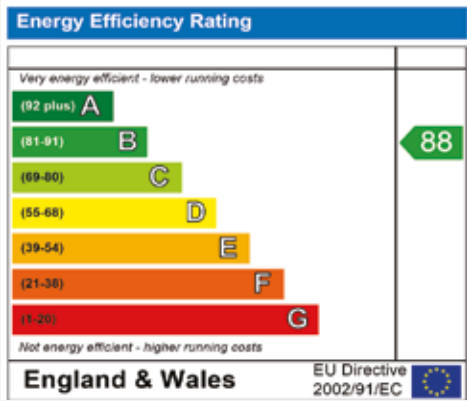
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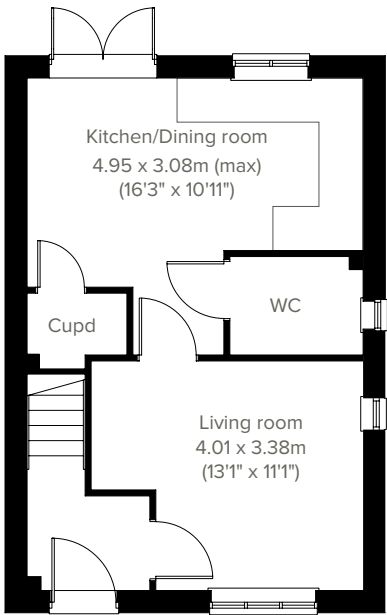
# The Danbury



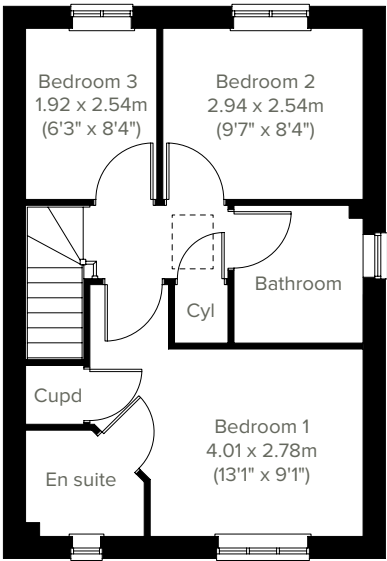
**THE DANBURY**  
Three bedroom home



Perfect for the way we live today, the three-bedroom Danbury has a modern open-plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



Ground floor



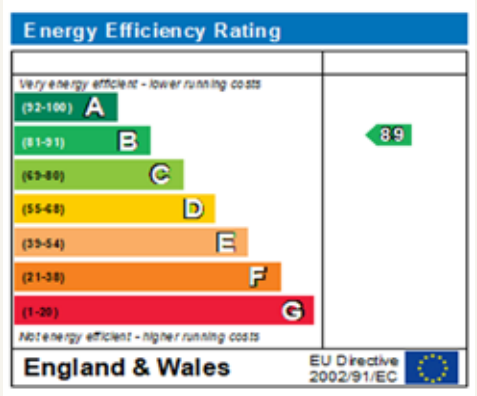
First floor

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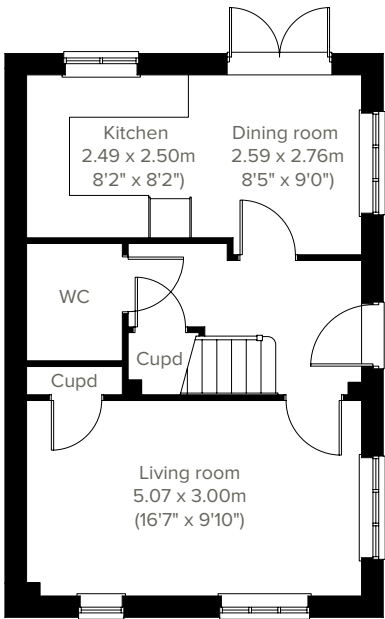
# The Deepdale



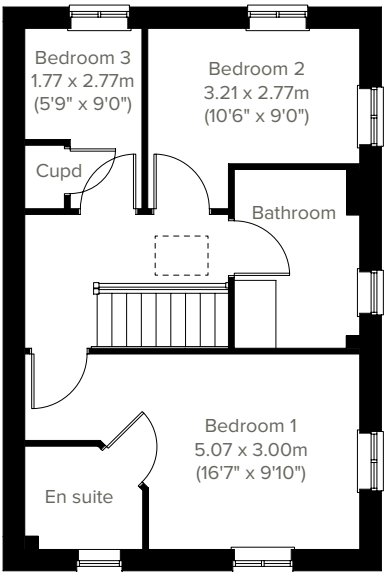
**THE DEEPDALE**  
Three bedroom home



A superb family home, the Deepdale features a stunning open-plan kitchen/dining room with French doors leading into the garden and an equally impressive living room. A downstairs WC and storage cupboards ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with an en suite, a family-sized bathroom and handy storage cupboard.



Ground floor



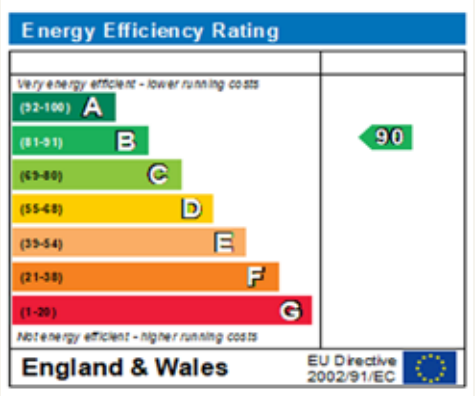
First floor

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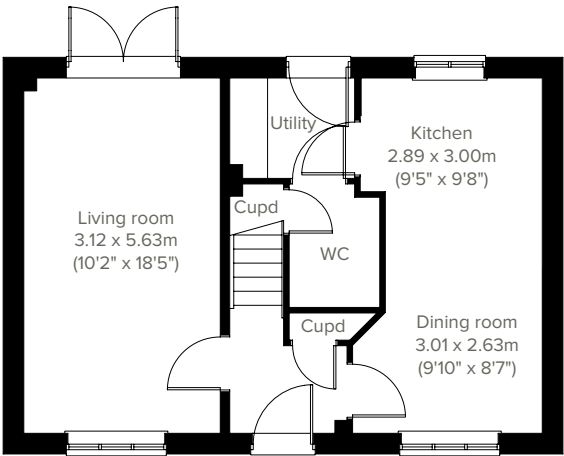
# The Charnwood



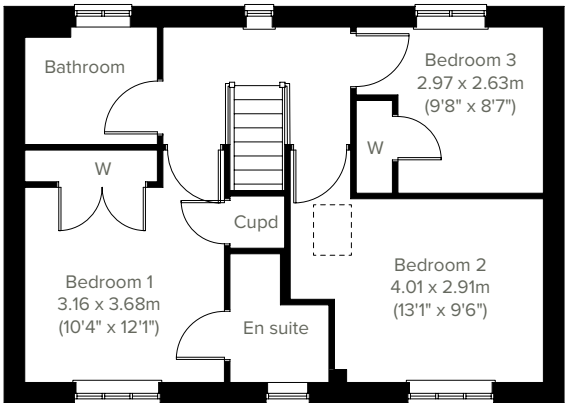
THE CHARNWOOD
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open-plan kitchen/dining room and utility room with outside access. The Charnwood features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and a downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - and a good-sized family bathroom.



Ground floor



First floor

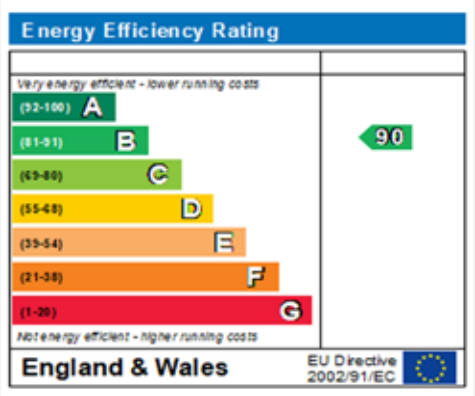
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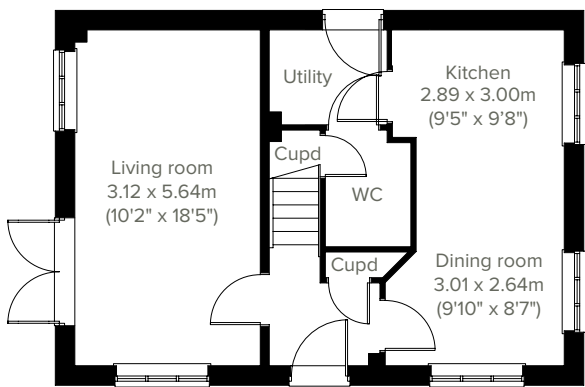
# The Barnwood



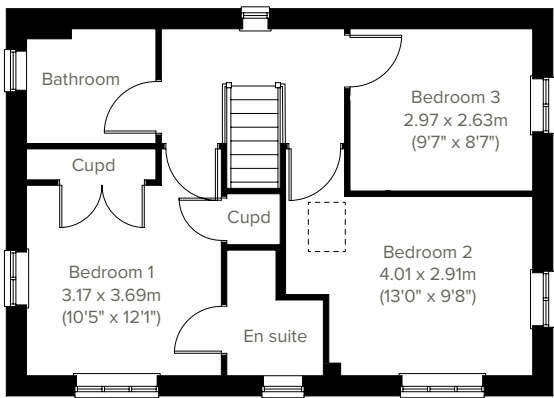
**THE BARNWOOD**  
Three bedroom home



A thoughtfully-designed three-bedroom family home with much to offer, the Barnwood has a bright and modern open-plan kitchen/dining room leading to a handy utility room with outside access. The spacious living room has French doors leading into the garden. The inner hallway, downstairs WC and storage cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom.



Ground floor



First floor

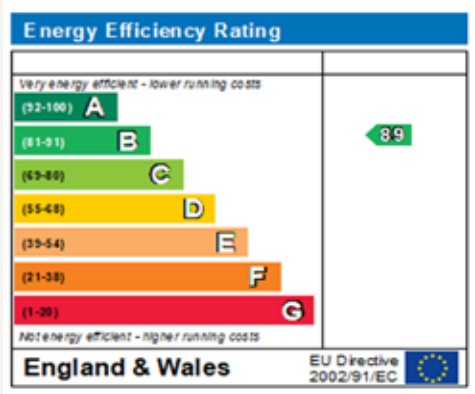
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# The Saunton

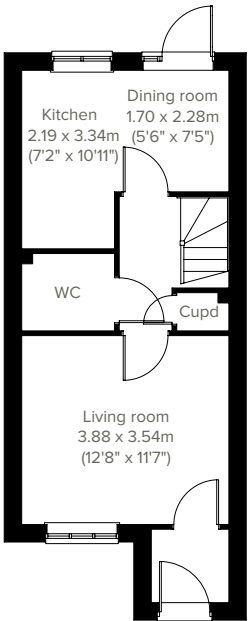


THE SAUNTON

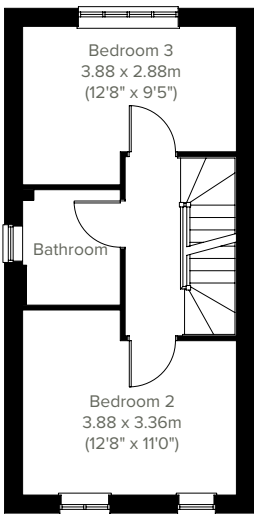
Three bedroom home



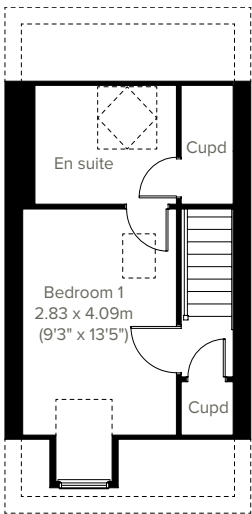
An attractive three-storey, three-bedroom home, the Saunton has a modern open-plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, three storage cupboards and off-road parking mean it’s practical as well as stylish.



Ground floor



First floor



Second floor

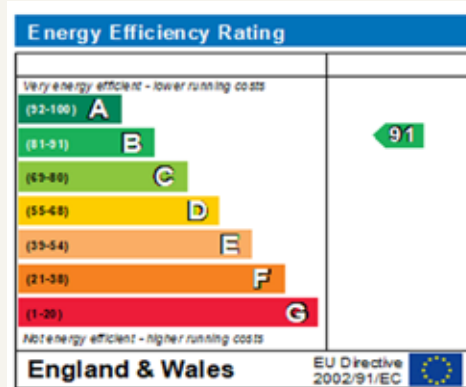
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# The Burnham

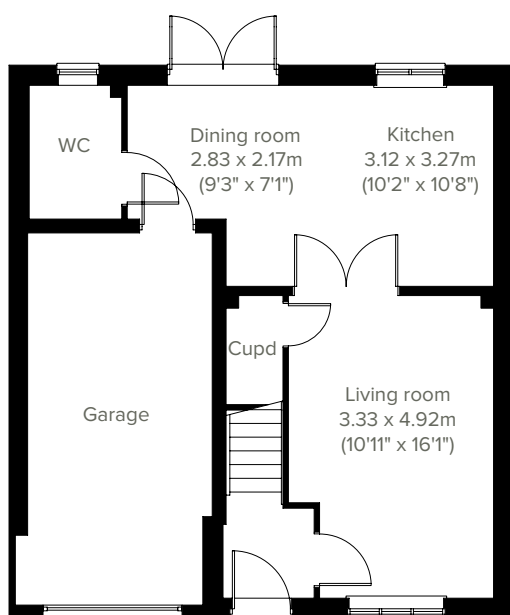


## THE BURNHAM

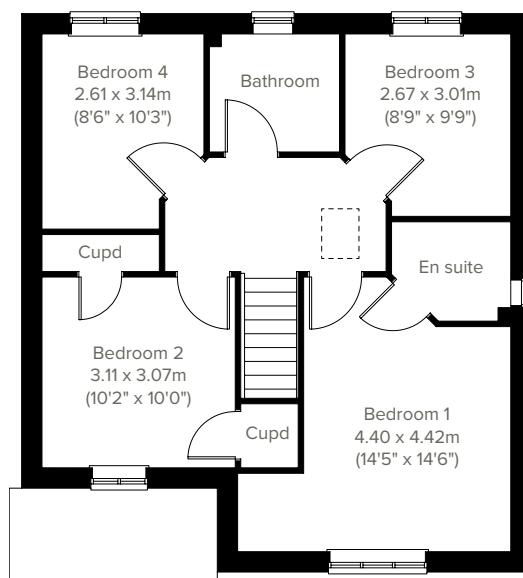
Four bedroom home



The Burnham is a superb detached home with an integral garage, and a good-sized living room with double doors leading into a bright open-plan kitchen/dining room, which has French doors opening into the garden - perfect for family life and entertaining. It's practical too with a downstairs WC and three storage cupboards. The large bedroom one has an en suite, with the spacious landing leading on to three further bedrooms and the main family bathroom.



Ground floor



First floor

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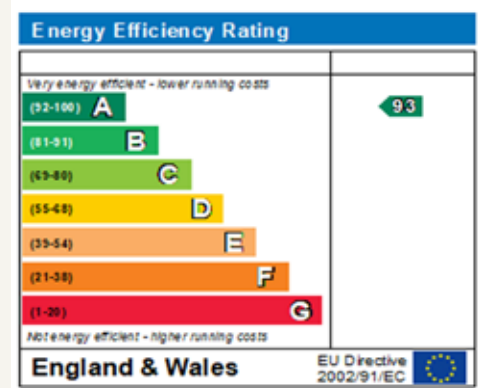


# The Brampton

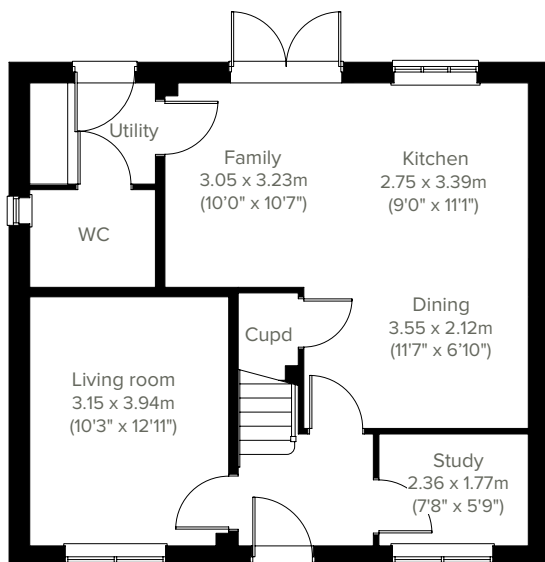


## THE BRAMPTON

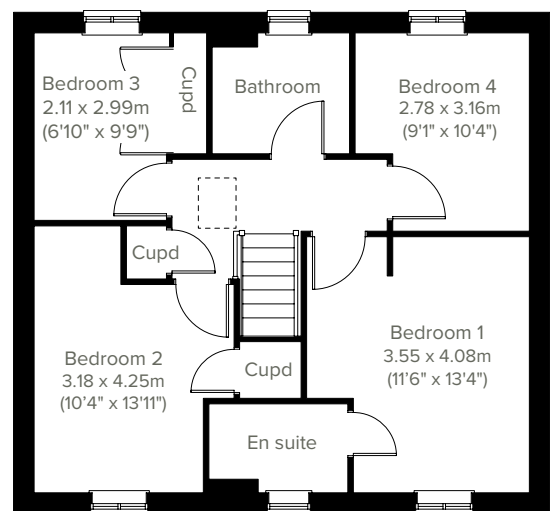
Four bedroom home



A beautifully-designed four-bedroom detached home, the Brampton has everything you need for modern living. Downstairs there's a front-aspect living room, a spacious kitchen/dining/family room with French doors leading into the rear garden, and a separate study. The first floor is home to a generous bedroom one with an en suite, plus plenty of storage cupboards and the family bathroom.



Ground floor



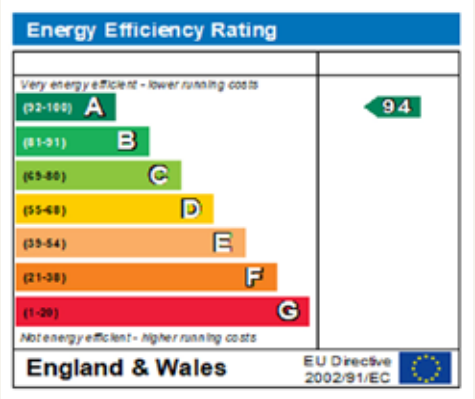
First floor

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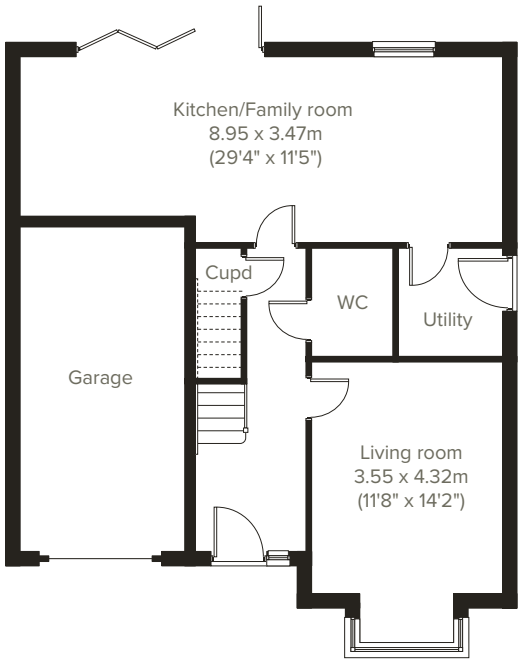
# The Hollicombe



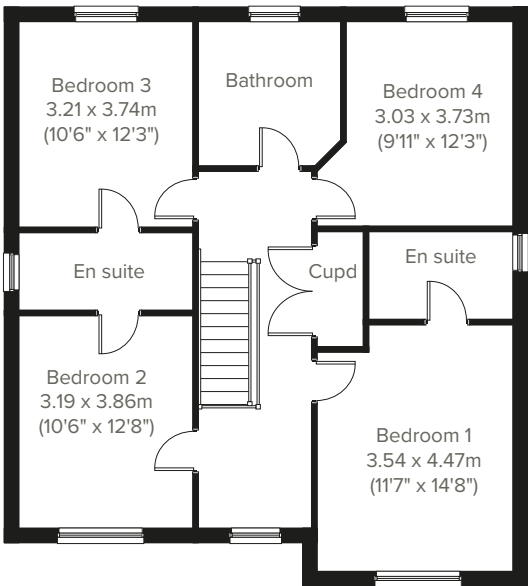
**THE HOLLICOMBE**  
Four bedroom home



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 utility room has outside access – a convenient and practical feature that is part of the appeal of the Hollicombe as a family home. Upstairs, bedroom one benefits from an en suite and bedrooms two and three also share a Jack and Jill en suite.



Ground floor



First floor

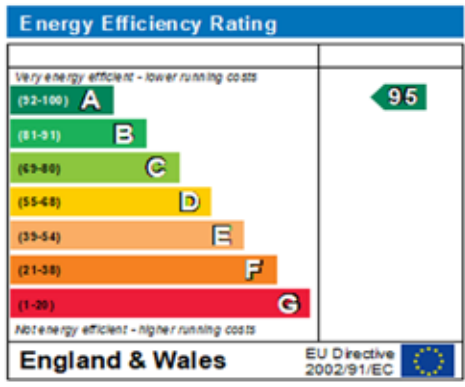
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# The Barmouth

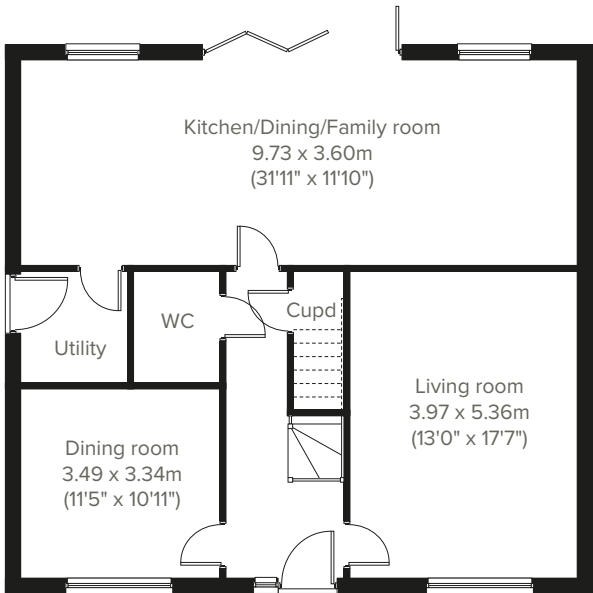


## THE BARMOUTH

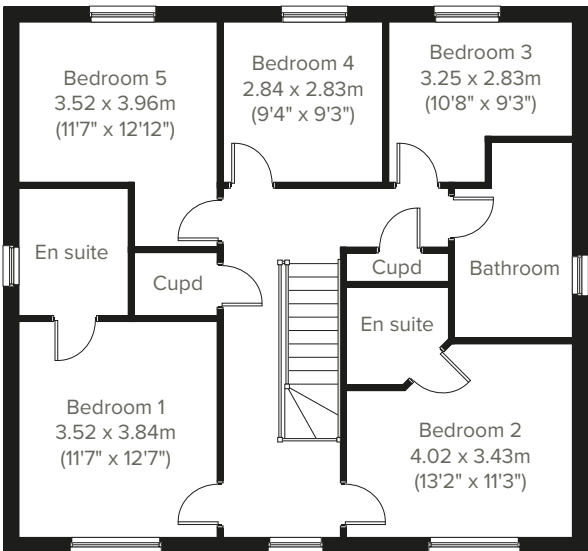
Five bedroom home



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.



Ground floor



First floor

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For Alnmouth, Danbury, Deepdale,  
Charnwood, Barnwood & Saunton.

# Specifications



- > UPVC double glazed windows
- > White sockets and switches to ground floor and landing
- > White sockets and switches to remainder of first floor
- > Pendant lights to kitchen, bathrooms, en suites and cloaks
- > White 5-panel doors
- > Gas central heating
- > Living room electrical media plate. TV point to bedroom one
- > Chrome-effect ironmongery
- > Choice of kitchen units/worktop (subject to build stage)
- > Stainless steel or colour splashback
- > A space for an integrated fridge/freezer
- > A space and plumbing for a dishwasher (3 beds only)
- > Plumbing for washing machine
- > Boiler housing in kitchen/utility
- > Soft close door and drawers
- > Stainless steel double fan oven, 60cm gas hob
- > Stainless steel chimney hood
- > Contemporary style sanitaryware
- > Choice of wall tiling (dependent on build stage) with white trim
- > 600x600 splash back to sinks, half height tiling to bath and full height to ensuite shower (3 beds only)
- > 600x600 splash back to sinks and Full height tiling over bath (2 beds only)
- > Mira Minimal thermostatic shower to en suite(s) (3 beds only)
- > Mira Minimal thermostatic shower with glass screen to bathroom (2 beds only)
- > Thermostatic radiator valves to bedrooms
- > Smoke detectors to hall and landing
- > Power and light to garage
- > 1.8-metre high fence
- > 100mm topsoil in rear garden
- > Mode 3 EV Charging Point







For Burnham, Brampton,  
Hollicombe & Barmouth.



## Specifications

- UPVC double glazed windows
- Chrome sockets and switches to ground floor and landing
- White sockets and switches to remainder of first floor
- Chrome downlighters to kitchen, bathrooms, en suites and cloaks
- White 5-panel doors
- Gas central heating
- Living room electrical media plate. TV point to bedroom one
- Telephone points to hallway
- Chrome-effect ironmongery
- Choice of kitchen units/worktop (subject to build stage)
- Stainless steel or colour splashback
- Integrated fridge/freezer fitted as standard
- Integrated dishwasher fitted as standard (to 3 beds and above only)
- Plumbing for washing machine
- Boiler housing in kitchen/utility
- Soft close door and drawers
- Stainless steel double fan oven, induction hob
- Stainless steel chimney hood
- Contemporary style sanitaryware
- Choice of wall tiling (dependent on build stage) with chrome trim
- Half height tiling to sanitaryware wall in bathroom and en suite(s)
- Mira Agile S EV eco shower to family bathroom and en suite(s)
- Chrome towel rail to bathrooms and en suite(s)
- Floor mounted white shower trays
- Thermostatic radiator valves to bedrooms
- Alarm fitted as standard
- Smoke detectors to hall and landing
- Power and light to garage
- Personnel door to integral garage (The Burnham and The
- External wall light to front door
- 1.8-metre high fence
- Rear garden turfed
- Mode 3 EV Charging Point
- External tap fitted as standard

# #CharlesChurchLife

Charles Church



We're constantly amazed at the creativity and inventiveness of our homebuyers. From beautiful feature walls to stylish succulent displays, we love seeing how our customers transform their interior and exterior spaces.

You'll find lots of inspiring examples over on our Instagram page at [@charleschurchhomes](https://www.instagram.com/charleschurchhomes)



## Snap. Share. Win.

Upload your own photos with the hashtag [#CharlesChurchLife](https://www.instagram.com/charleschurchlife) and you could be the lucky winner that is chosen each month to receive a [£100](#) The White Company voucher. We've included a few past winners on this page so you can check out the competition.

Visit our Instagram page for terms and conditions.

Good luck

# Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our Select Options range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

## > The choice is all yours.

Your choices from the Select Options range collection include carpet and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also Select Options for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of Select Options at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

## > Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the Select Options items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more Select Options choices you'll have available to you.

Adding items from our Select Options range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.





# Top 10 reasons to buy a new home.



1

## Save money on bills.

New homes are more efficient - cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

3

## More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

5

## Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

7

## Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

9

## Modern Living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

2

## Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

4

## A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

6

## No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

8

## Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

10

## High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.





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