



# THORPEBURY

IN-THE-LIMES



DAVID WILSON HOMES  
WHERE QUALITY LIVES

# EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes, we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to providing traditional homes in desirable locations, built to a superb specification.

We\* are delighted to have received over 90% homeowner recommendation since 2010.^ This accolade recognises our commitment to bringing you beautiful new homes.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at Thorpebury in the Limes.



**John Reddington**  
Managing Director  
David Wilson Homes, East Midlands



**DAVID WILSON HOMES**

WHERE QUALITY LIVES

\*"We" refers to the Barratt Developments PLC Group brands. ^Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks. Over 90% of Barratt Developments PLC group customers would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson.

# WELCOME TO

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## THORPEBURY IN THE LIMES



Thorpebury in the Limes will offer a 190, 2-5 bedroom homes, located near the quaint village of Barkby Thorpe, surrounded by roaming countryside. Selected homes at this development will feature uniquely designed external elevations, designed to be in keeping with the local area. A cricket pavilion and plenty of green open space will offer residents leisurely walks and sporting options.



This brand new community is a short drive away from Thurmaston Shopping Centre, where you'll find your everyday amenities plus a selection of high street shops. As a resident, you'll benefit from great commuter links, with the A46, A47 and the A6 all nearby. For families there is a range of schooling options within catchment.

A SENSE OF PEACE

# QUALITY

— AND SPACE —



Our homes at Thorpebury in the Limes provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family want to live.

Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or living dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes boasting two or more bathrooms, including your own private sanctuary – a main bedroom en suite.

Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.

# IDEALLY LOCATED

FOR YOUR FAMILY



There are plenty of schooling options close to the development to choose from. Infant schools include Church Hill Infant School, which is under a 10-minute\* drive away. Primary schools include the 'Outstanding' The Pochin Primary School, which is located within a 5 minute drive\* and 'Outstanding' Eastfield Primary

School, which is a 7 minute drive.\* For secondary schools there is The Roundhill Academy which is a 7 minute drive\*. There is also a range of private schools nearby, including Leicester Grammar School, which is a 20 minute drive.\*

\*Based on the average drive time from the development

# EXCELLENT

— CONNECTIONS —



This development features great road links with the A47, A6, A46 and M1 Motorway nearby, connecting you to Peterborough, Market Harborough, Nottingham and beyond. Peterborough, the A6 through to Market Harborough, the A46 through to Nottingham and connecting you to the M1.



Leicester Train Station is just over a 20 minute drive\* from the development and it connects you to London St Pancras in just over an hour\* and to Birmingham\* in just under an hour.



For holidays away, East Midlands Airport is just over half an hour away, while Birmingham Airport is just under an hour away. London Stansted is under a 2 hours' drive.

\*Based on average drive time from the development. ^Based on fastest train time from Leicester Train Station.

# PLENTY

— TO SEE AND DO —



For your everyday essentials, you won't be far from a host of amenities including a Co-op, two farm shops, a Post Office, local pubs and restaurants. Thurmaston Shopping Centre is less than a 10 minute drive away and has an Asda supermarket, an M&S Food Hall and a selection of high street retailers, including Dunelm and Next.



For leisurely walks and days out there are plenty of things to do. The development is surrounded by countryside and will feature cycle routes around the local area. Watermead Country Park is only a 10-minute drive away and is perfect for all of the family to enjoy. For a fine dining experience, Michelin Starred John's House is only a 15-minute drive away.



For meals out, there are a selection of local pubs near the development, whilst Leicester City Centre is just under over a 20-minute drive and features a range of eateries, including highly rated independent restaurants, offering a range of cuisines. For sports activities, there will be a sports pavilion on the development while Scraftoft Golf Course is just over a 5 minutes' drive.

# 10 MINUTES OR LESS

AWAY FROM OUR NEW HOME



**Roots at Thorpe Farm**  
2 minutes by car



**Picks Organic Farm**  
3 minutes by car



**The Pochin School**  
3 minutes by car



**St Mary's Church, Barkby**  
3 minutes by car



**Church View Nursery Leicester**  
3 minutes by car



**The Brookside Inn**  
5 minutes by car



**Co-op**  
5 minutes by car



**Scraftoff Golf Club**  
5 minutes by car



**Tesco Extra Supermarket**  
7 minutes by car

# 25 MINUTES OR LESS

AWAY FROM OUR NEW HOME



**Asda Supermarket**  
8 minutes by car



**Thurmaston Shopping Centre**  
8 minutes by car



**Humberstone Heights Golf Complex**  
9 minutes by car



**Wreake Valley Academy**  
10 minutes by car



**Aldi Supermarket**  
10 minutes by car



**Watermead Country Park**  
10 minutes by car



**Sainsbury's Supermarket**  
15 minutes by car



**Leicester General Hospital**  
15 minutes by car



**Leicester City Centre**  
24 minutes by car



# THORPEBURY IN-THE-LIMES

## PHASE 1 Thorpebury Barkbythorpe Road, Thurmaston, Leicester 2, 3, 4 and 5 bedroom homes



- **The Burleigh**  
2 bedroom bungalow
- **The Wincham**  
2 bedroom home
- **The Archford**  
3 bedroom home
- **The Kennett**  
3 bedroom home
- **The Hadley**  
3 bedroom home
- **The Ingleby**  
4 bedroom home
- **The Bradgate**  
4 bedroom home
- **The Winstone**  
4 bedroom home
- **The Kirkdale**  
4 bedroom home
- **The Hurst**  
4 bedroom home
- **The Avondale**  
4 bedroom home
- **The Ashington**  
4 bedroom home
- **The Holden**  
4 bedroom home
- **The Hollinwood**  
4 bedroom home
- **The Emerson**  
5 bedroom home
- **The Lichfield**  
5 bedroom home
- **The Henley**  
5 bedroom home
- **The Buckingham**  
5 bedroom home
- **Affordable Housing**

- MS** Marketing Suite
- SH** Show Homes
- S/S** Sub Station
- BS** Bin Store
- V** Visitor Parking Space
- BCP** Bin Collection Point

-  **New Tree Line**
-  **Cricket Green**
-  **Gravel Path**
-  **Parkland Area**

- Giving nature a home on this development:**
-  **Bat Box**  
Selected plots\*
  -  **Play Area**
  -  **Hedgehog Highway**  
Selected plots\*
  -  **Swift Nesting Brick**  
Selected plots\*

Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.



See the Difference at [dwh.co.uk](http://dwh.co.uk)



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# THE KENNETT

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Kennett is a good sized family home, ideal for flexible modern living. The bright, kitchen-diner features French doors leading to the rear garden. There's a spacious bay-fronted lounge perfect

for the family to relax in. Upstairs you will find two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite.



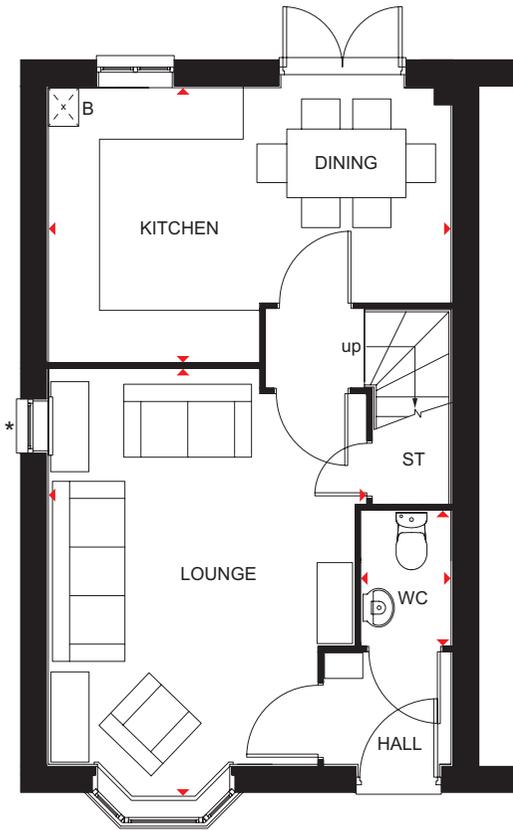
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# THE KENNETT

THREE BEDROOM HOME

## Key

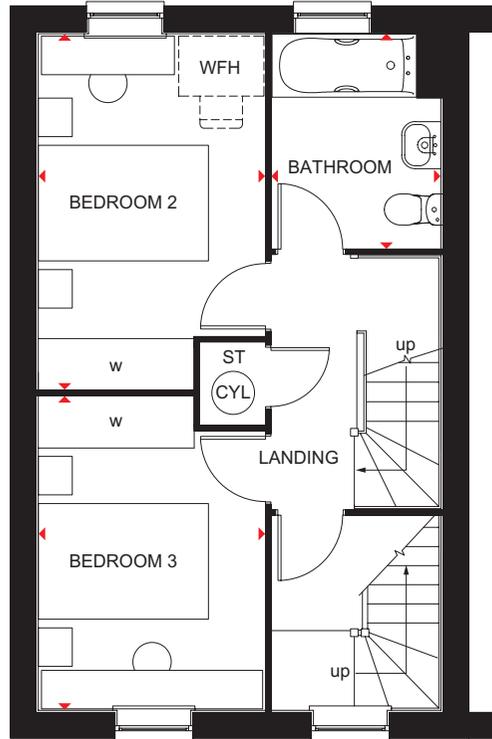
|     |          |     |                         |
|-----|----------|-----|-------------------------|
| B   | Boiler   | w   | Wardrobe space          |
| ST  | Store    | WFH | Working from home space |
| CYL | Cylinder | ◀▶  | Dimension location      |



### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 5001 x 3729 mm | 16'4" x 12'2" |
| Kitchen/Dining | 4733 x 3197 mm | 15'6" x 10'5" |
| WC             | 1561 x 1054 mm | 5'1" x 3'5"   |

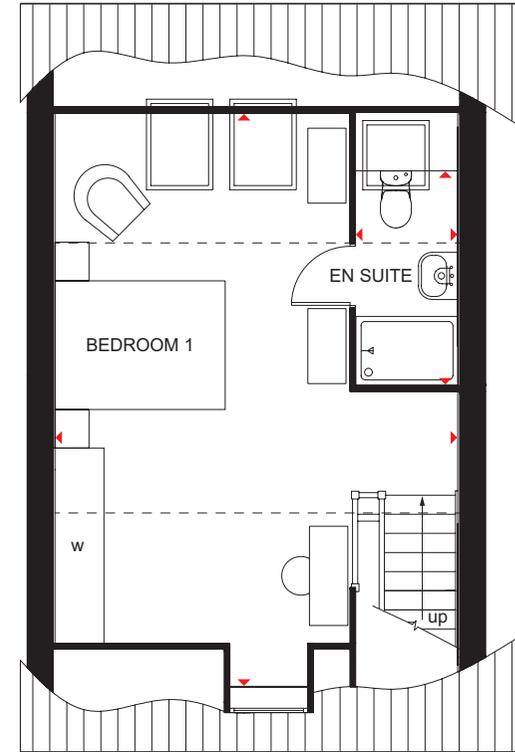
\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots



### Second Floor

|           |                 |                 |
|-----------|-----------------|-----------------|
| Bedroom 1 | 6681 x 4733* mm | 21'11" x 15'6"* |
| En Suite  | 1189* x 2497 mm | 3'11"* x 8'2"   |

\*Overall floor dimension includes lowered ceiling areas



### Second Floor

|           |                 |                 |
|-----------|-----------------|-----------------|
| Bedroom 1 | 6681 x 4733* mm | 21'11" x 15'6"* |
| En Suite  | 1189* x 2497 mm | 3'11"* x 8'2"   |

\*Overall floor dimension includes lowered ceiling areas

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# THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed for modern living. French doors to the garden give

the whole room a bright and airy feeling. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large main bedroom with en suite, a single bedroom and a family bathroom.



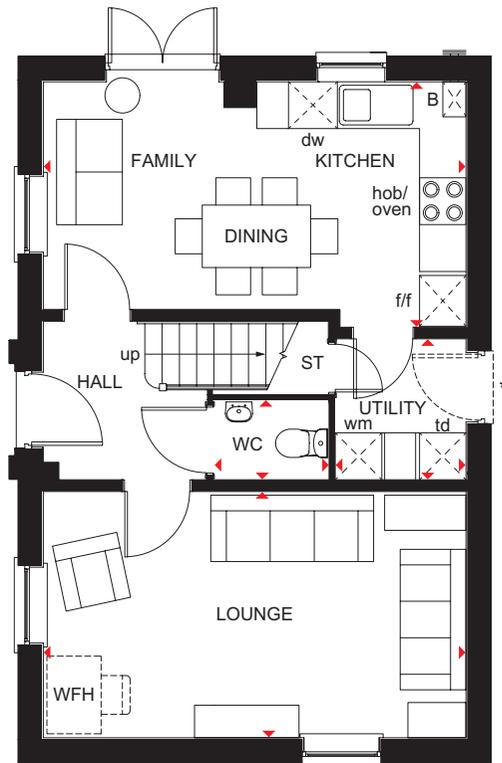
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# THE HADLEY

THREE BEDROOM HOME

## Key

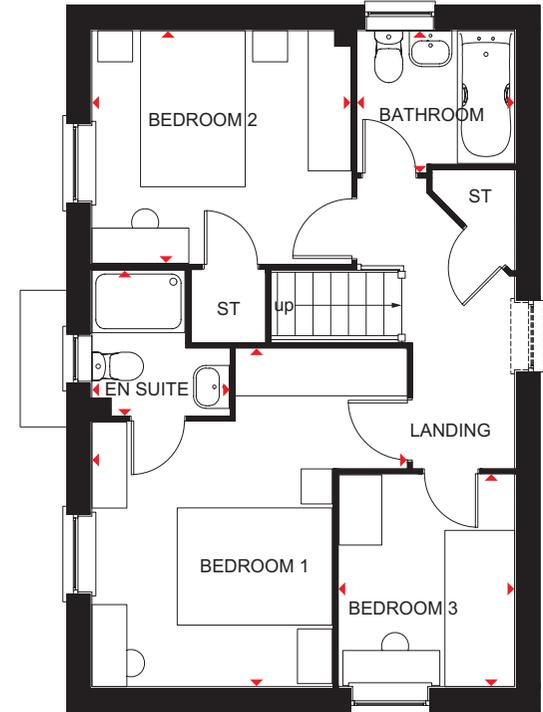
|     |                      |    |                       |     |                         |
|-----|----------------------|----|-----------------------|-----|-------------------------|
| B   | Boiler               | wm | Washing machine space | WFH | Working from home space |
| ST  | Store                | dw | Dishwasher space      | ◀▶  | Dimension location      |
| f/f | Fridge/freezer space | td | Tumble dryer space    |     |                         |



### Ground Floor

|                           |                |                |
|---------------------------|----------------|----------------|
| Lounge                    | 5455 x 3153 mm | 17'11" x 10'4" |
| Kitchen/Family/<br>Dining | 5455 x 3143 mm | 17'11" x 10'4" |
| Utility                   | 1804 x 1688 mm | 5'11" x 5'6"   |
| WC                        | 1480 x 1014 mm | 4'10" x 3'4"   |

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 4324 x 4058 mm | 14'2" x 13'3" |
| En Suite  | 1856 x 1771 mm | 6'1" x 5'9"   |
| Bedroom 2 | 3341 x 2978 mm | 11'3" x 9'9"  |
| Bedroom 3 | 2713 x 2265 mm | 8'11" x 7'5"  |
| Bathroom  | 2025 x 1811 mm | 6'8" x 6'0"   |

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

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# THE KIRKDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The hub of the house is the open-plan kitchen, which has dining and family areas with French doors to the garden and a separate utility. The lounge has an

attractive bay window, making it the perfect place to relax. Upstairs there are four double bedrooms, the main bedroom with en suite and a family bathroom.



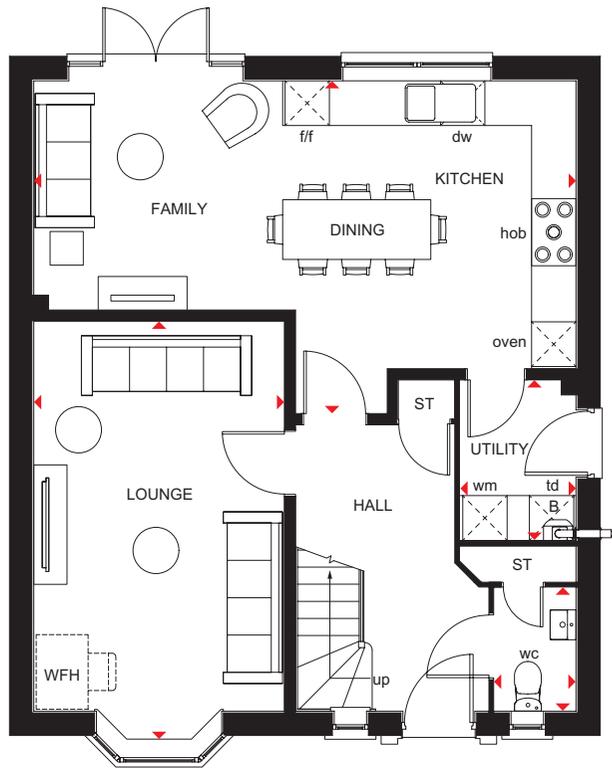
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# THE KIRKDALE

FOUR BEDROOM HOME

## Key

|       |                |     |                       |     |                         |    |                    |
|-------|----------------|-----|-----------------------|-----|-------------------------|----|--------------------|
| B     | Boiler         | f/f | Fridge/freezer space  | td  | Tumble dryer space      | ◀▶ | Dimension location |
| ST    | Store          | wm  | Washing machine space | w   | Wardrobe space          |    |                    |
| BH ST | Bulkhead store | dw  | Dishwasher space      | WFH | Working from home space |    |                    |



### Ground Floor

|                           |                |               |
|---------------------------|----------------|---------------|
| Lounge                    | 3385 x 5622 mm | 11'1" x 18'5" |
| Kitchen/Family/<br>Dining | 7323 x 4460 mm | 24'0" x 14'8" |
| Utility                   | 1561 x 2150 mm | 5'1" x 7'1"   |
| WC                        | 1100 x 1650 mm | 3'7" x 5'5"   |



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 4085 x 4124 mm | 13'5" x 13'6" |
| En Suite  | 1425 x 2300 mm | 4'8" x 7'7"   |
| Bedroom 2 | 3150 x 4124 mm | 10'4" x 13'6" |
| Bedroom 3 | 3447 x 3048 mm | 11'4" x 10'0" |
| Bedroom 4 | 2725 x 3648 mm | 8'11" x 12'0" |
| Bathroom  | 1938 x 2400 mm | 6'4" x 7'10"  |

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# THE AVONDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and a separate

utility room. A large, triple-aspect lounge leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are four double bedrooms, the main with en suite, and a family bathroom with bath and separate shower.



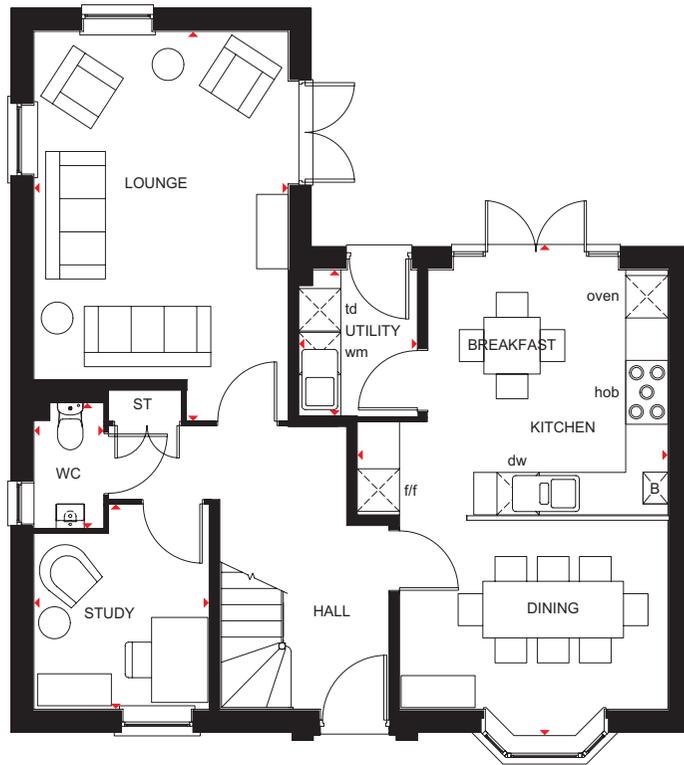
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# THE AVONDALE

FOUR BEDROOM HOME

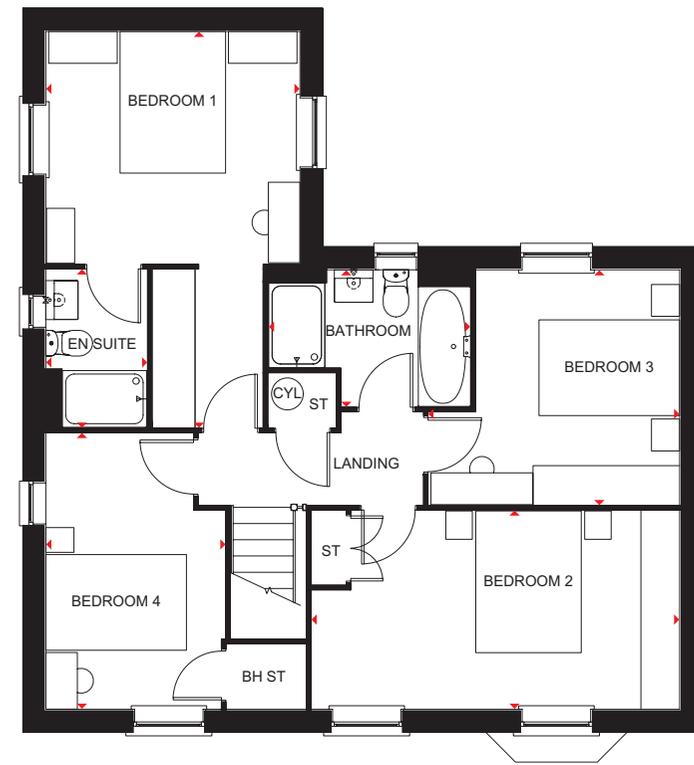
## Key

|       |                |     |                       |    |                    |
|-------|----------------|-----|-----------------------|----|--------------------|
| B     | Boiler         | CYL | Cylinder              | dw | Dishwasher space   |
| ST    | Store          | f/f | Fridge/freezer space  | td | Tumble dryer space |
| BH ST | Bulkhead store | wm  | Washing machine space | ↔  | Dimension location |



### Ground Floor

|                              |                |                |
|------------------------------|----------------|----------------|
| Lounge                       | 5490 x 3615 mm | 18'0" x 11'10" |
| Kitchen/<br>Breakfast/Dining | 6600 x 4418 mm | 21'7" x 14'6"  |
| Utility                      | 2062 x 1688 mm | 6'9" x 5'6"    |
| Study                        | 2885 x 2490 mm | 9'5" x 8'2"    |
| WC                           | 1768 x 983 mm  | 5'10" x 3'3"   |



### First Floor

|           |                |                |
|-----------|----------------|----------------|
| Bedroom 1 | 5587 x 3615 mm | 18'4" x 11'10" |
| En Suite  | 2222 x 1435 mm | 7'3" x 4'8"    |
| Bedroom 2 | 5227 x 2800 mm | 17'1" x 9'2"   |
| Bedroom 3 | 3566 x 3316 mm | 11'8" x 10'10" |
| Bedroom 4 | 3893 x 2550 mm | 12'9" x 8'4"   |
| Bathroom  | 2871 x 1929 mm | 9'5" x 6'4"    |

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# THE WINSTONE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Winstone is a truly magnificent detached family home. The elegant central hall leads to the stylish open-plan kitchen with bright breakfast and family areas, and a glazed bay leading to the garden. French doors also open onto the garden from the spacious lounge. The separate dining room, study and utility room

complete the ground floor. Upstairs are four double bedrooms, the beautiful main bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with a separate shower provides for the rest of the family.



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# THE WINSTONE

FOUR BEDROOM HOME

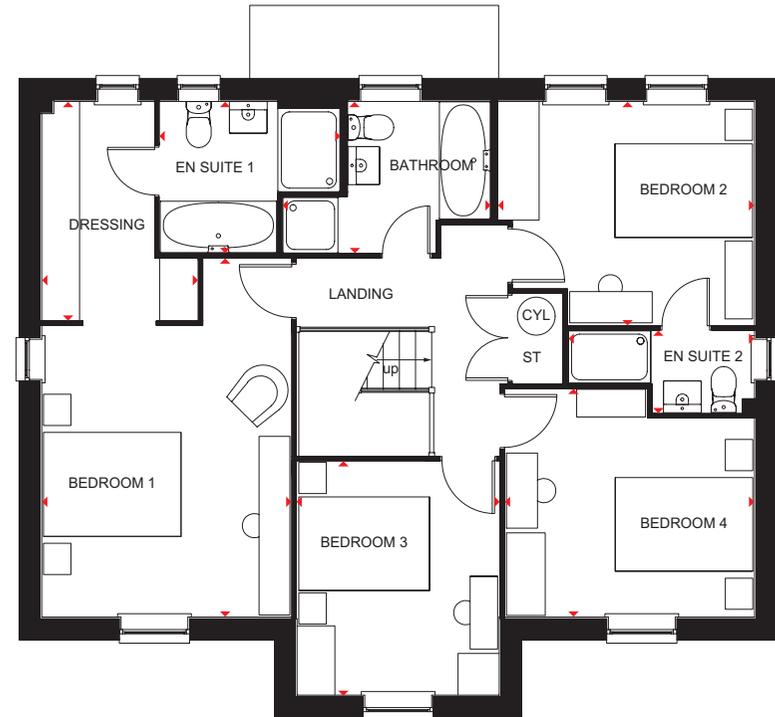
## Key

|     |          |     |                       |    |                    |
|-----|----------|-----|-----------------------|----|--------------------|
| B   | Boiler   | f/f | Fridge/freezer space  | td | Tumble dryer space |
| ST  | Store    | wm  | Washing machine space | ◀▶ | Dimension location |
| CYL | Cylinder | dw  | Dishwasher space      |    |                    |



### Ground Floor

|                              |                |                |
|------------------------------|----------------|----------------|
| Lounge                       | 5171 x 3675 mm | 16'11" x 12'0" |
| Kitchen/Family/<br>Breakfast | 6540 x 5725 mm | 21'5" x 18'9"  |
| Dining                       | 3563 x 2851 mm | 11'8" x 9'4"   |
| Study                        | 3675 x 2180 mm | 12'0" x 7'2"   |
| Utility                      | 2250 x 1591 mm | 7'4" x 5'3"    |
| WC                           | 1475 x 1210 mm | 4'10" x 4'0"   |



### First Floor

|            |                |                 |
|------------|----------------|-----------------|
| Bedroom 1  | 5169 x 3624 mm | 16'11" x 11'10" |
| Dressing   | 3155 x 2265 mm | 10'4" x 7'5"    |
| En Suite 1 | 2615 x 2182 mm | 8'7" x 7'2"     |
| Bedroom 2  | 3722 x 3223 mm | 12'2" x 10'7"   |
| En Suite 2 | 2710 x 1178 mm | 8'11" x 3'10"   |
| Bedroom 3  | 3368 x 2940 mm | 11'1" x 9'8"    |
| Bedroom 4  | 3623 x 3288 mm | 11'10" x 10'9"  |
| Bathroom   | 3014 x 2182 mm | 9'10" x 7'2"    |

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# THE HENLEY

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Henley is an incredibly bright and spacious family home with attractive bay windows in three of the ground floor rooms. Its stylishness is apparent from the moment you step through the front door. The hall leads to a large lounge through elegant double doors, there is a separate dining room and an expansive open-plan kitchen with

breakfast area and family space. Both the kitchen and lounge lead to the garden via French doors and there is also a separate utility room. The first floor is just as spacious with four double bedrooms, both the main and second bedroom have an en suite. A single bedroom can be used as a study and there is also a family bathroom with shower.



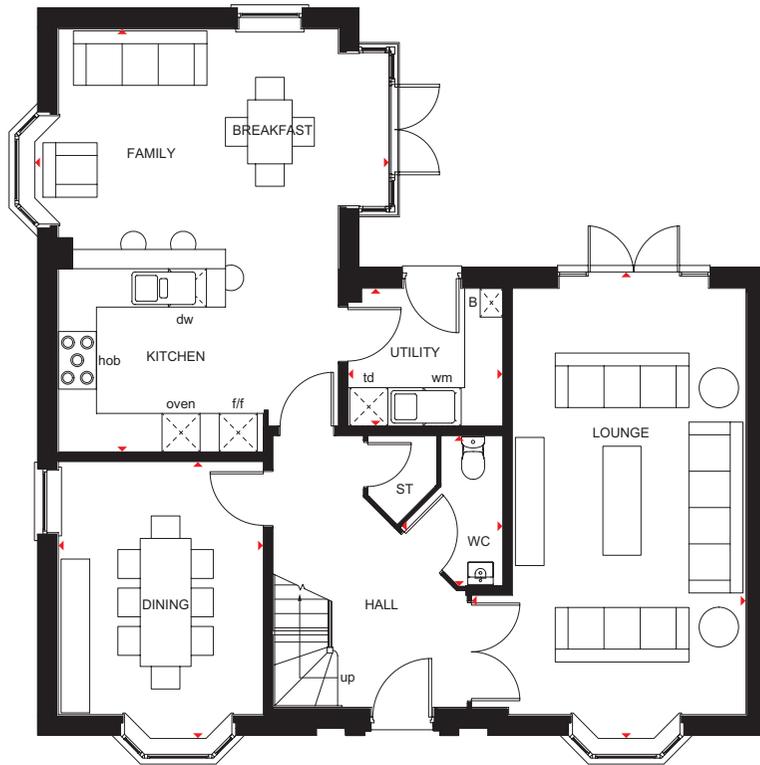
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# THE HENLEY

FIVE BEDROOM HOME

## Key

|     |          |     |                       |    |                    |
|-----|----------|-----|-----------------------|----|--------------------|
| B   | Boiler   | f/f | Fridge/freezer space  | td | Tumble dryer space |
| ST  | Store    | wm  | Washing machine space | ◀▶ | Dimension location |
| CYL | Cylinder | dw  | Dishwasher space      |    |                    |



### Ground Floor

|                              |                |               |
|------------------------------|----------------|---------------|
| Lounge                       | 7050 x 4307 mm | 23'2" x 14'2" |
| Kitchen/Family/<br>Breakfast | 6602 x 5600 mm | 21'8" x 18'4" |
| Dining                       | 4347 x 3225 mm | 14'3" x 10'7" |
| Utility                      | 2437 x 2150 mm | 8'0" x 7'0"   |
| WC                           | 2340 x 1600 mm | 7'8" x 5'3"   |



### First Floor

|                 |                |                |
|-----------------|----------------|----------------|
| Bedroom 1       | 6688 x 4403 mm | 21'11" x 14'5" |
| En Suite 1      | 2610 x 1390 mm | 8'7" x 4'7"    |
| Bedroom 2       | 3925 x 3286 mm | 12'11" x 10'9" |
| En Suite 2      | 2610 x 1374 mm | 8'7" x 4'6"    |
| Bedroom 3       | 3733 x 3112 mm | 12'3" x 10'3"  |
| Bedroom 4       | 3452 x 3211 mm | 11'4" x 10'6"  |
| Bedroom 5/Study | 2849 x 2352 mm | 9'4" x 7'9"    |
| Bathroom        | 3023 x 2347 mm | 9'11" x 7'8"   |

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