



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

THORPEBURY IN THE LIMES

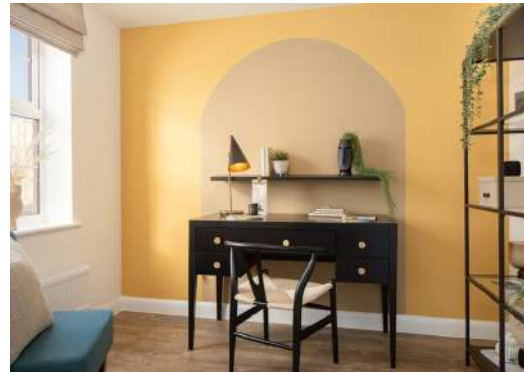


Thorpebury in the Limes will offer a 190, 2-5 bedroom homes, located near the quaint village of Barkby Thorpe, surrounded by roaming countryside. Selected homes at this development will feature uniquely designed external elevations, designed to be in keeping with the local area. A cricket pavilion and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



DAVID WILSON HOMES
WHERE QUALITY LIVES

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.



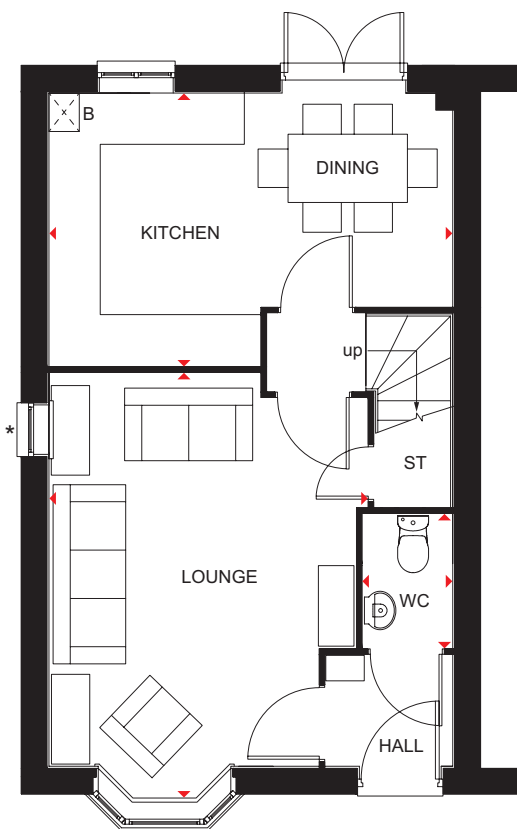
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM HOME

Key

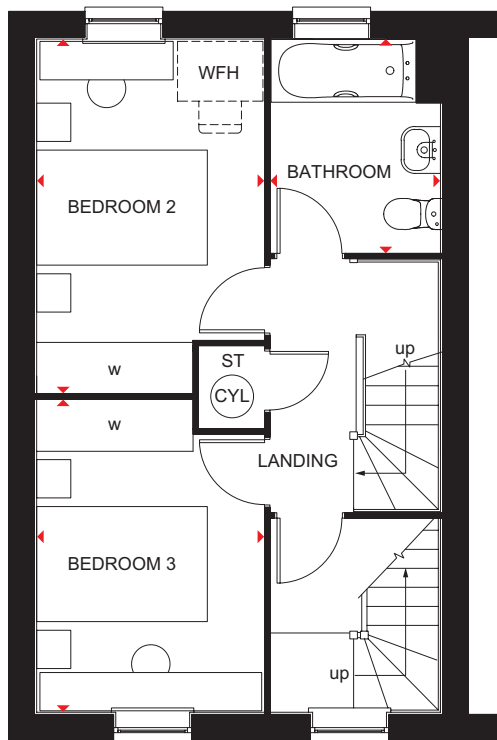
B	Boiler	w	Wardrobe space
ST	Store	WFH	Working from home space
CYL	Cylinder	◄►	Dimension location



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"

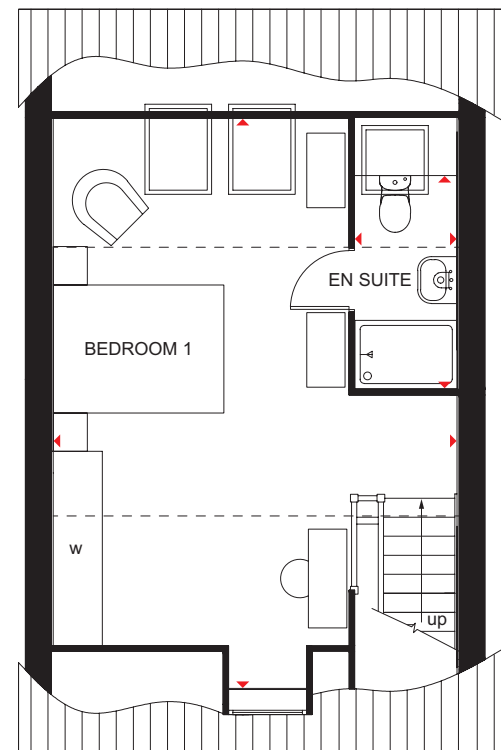
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots



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.



DAVID WILSON HOMES

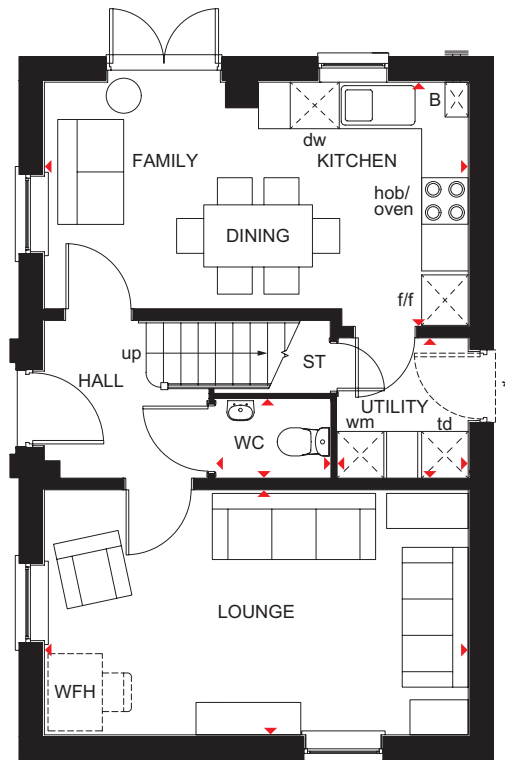
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM HOME

Key

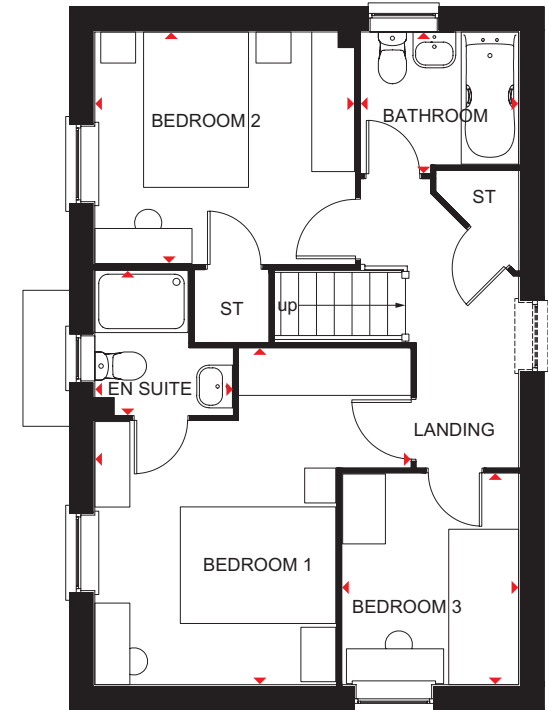
B	Boiler	wm	Washing machine space	WFH	Working from home space
ST	Store	dw	Dishwasher space	◀▶	Dimension location
f/f	Fridge/freezer space	td	Tumble dryer space		



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Family/ 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.



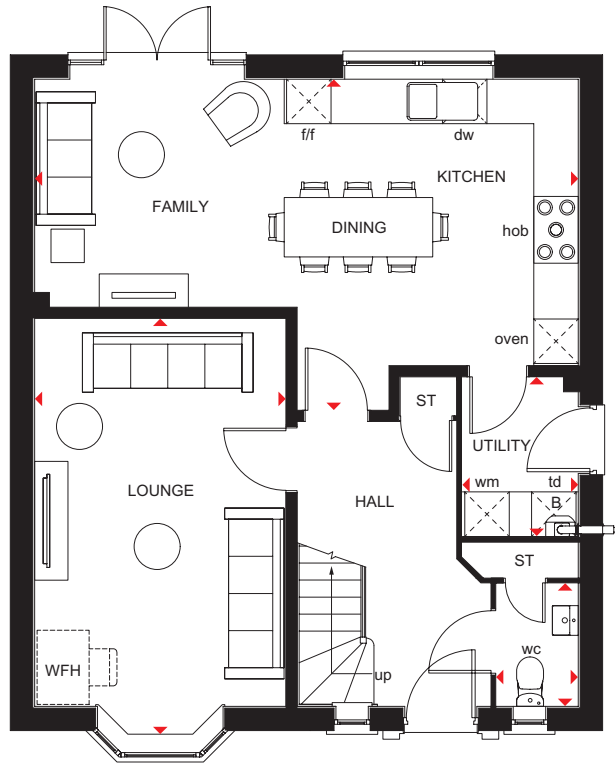
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WHERE QUALITY LIVES

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/ 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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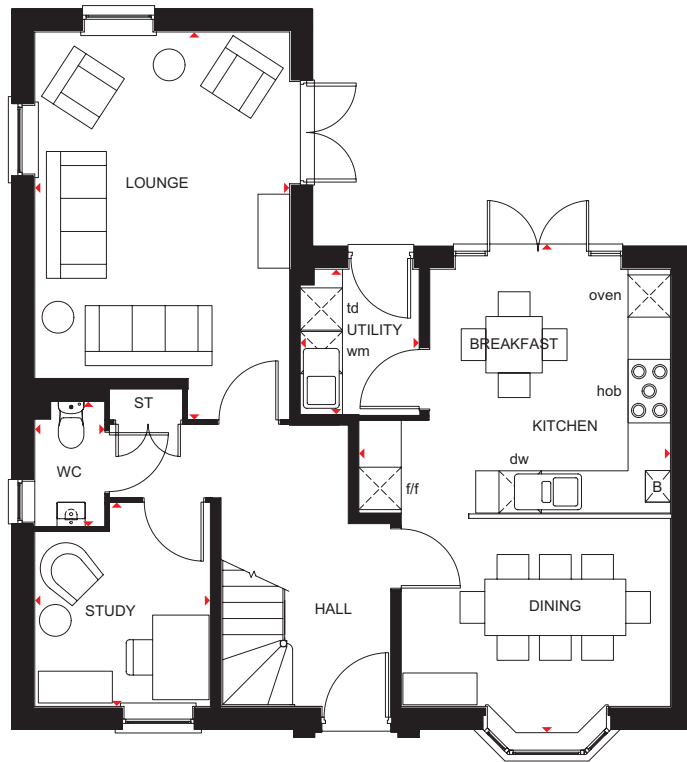
WHERE QUALITY LIVES

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/ 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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE WINSTONE

FOUR BEDROOM HOME

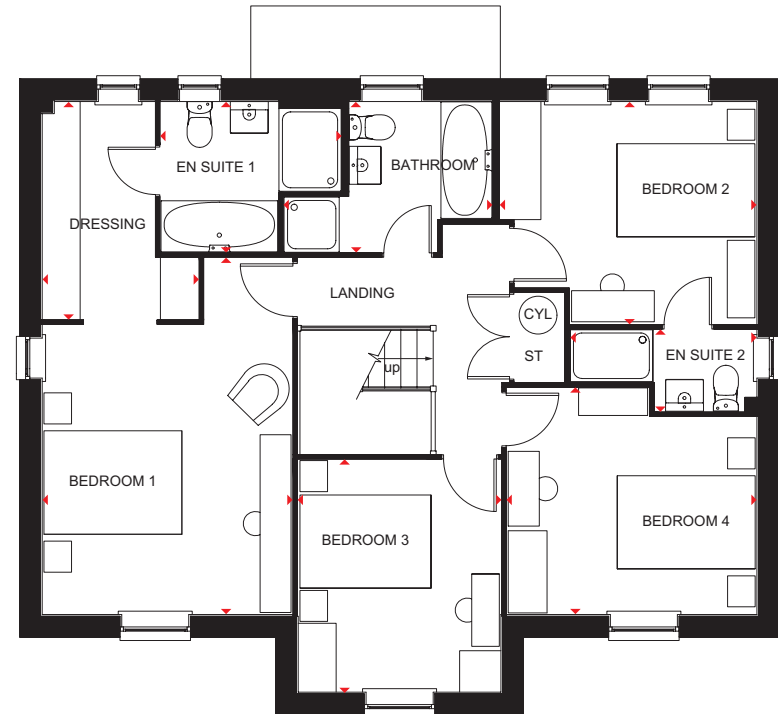
Key

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/ 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.



DAVID WILSON HOMES

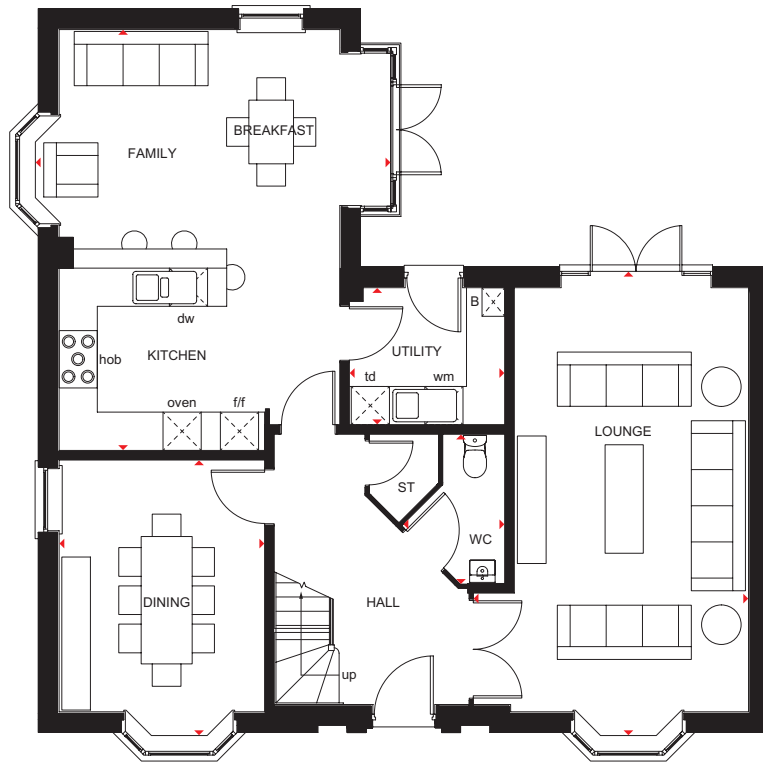
WHERE QUALITY LIVES

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/ 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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