

WALTON HOMES

ACRESFORD PARK
PHASE 3

18 executive 2, 3 & 4 bedroom residences



It's all built around you.

Walton Homes is founded on a family tradition of building exceptional new homes in wonderful Midland's locations. With more than 40 years of house-building experience, we are proud to offer outstanding quality and a personal approach. Our mission is building a better life for you and your family



An idyllic village development perfectly placed to enjoy the countryside and neighbouring towns and cities

Phase 3 at Acresford Park will bring a selection of 18 homes offering buyers a selection of popular 2, 3 & 4 bedroom house types.

With a variety of layouts on offer, you will be sure to find your forever home on this ever-popular development.





The number and placement of solar panels shown in this CGI image are for illustrative purposes only and may vary by plot. Please speak to our Sales Advisor for exact specifications and positioning on individual homes.

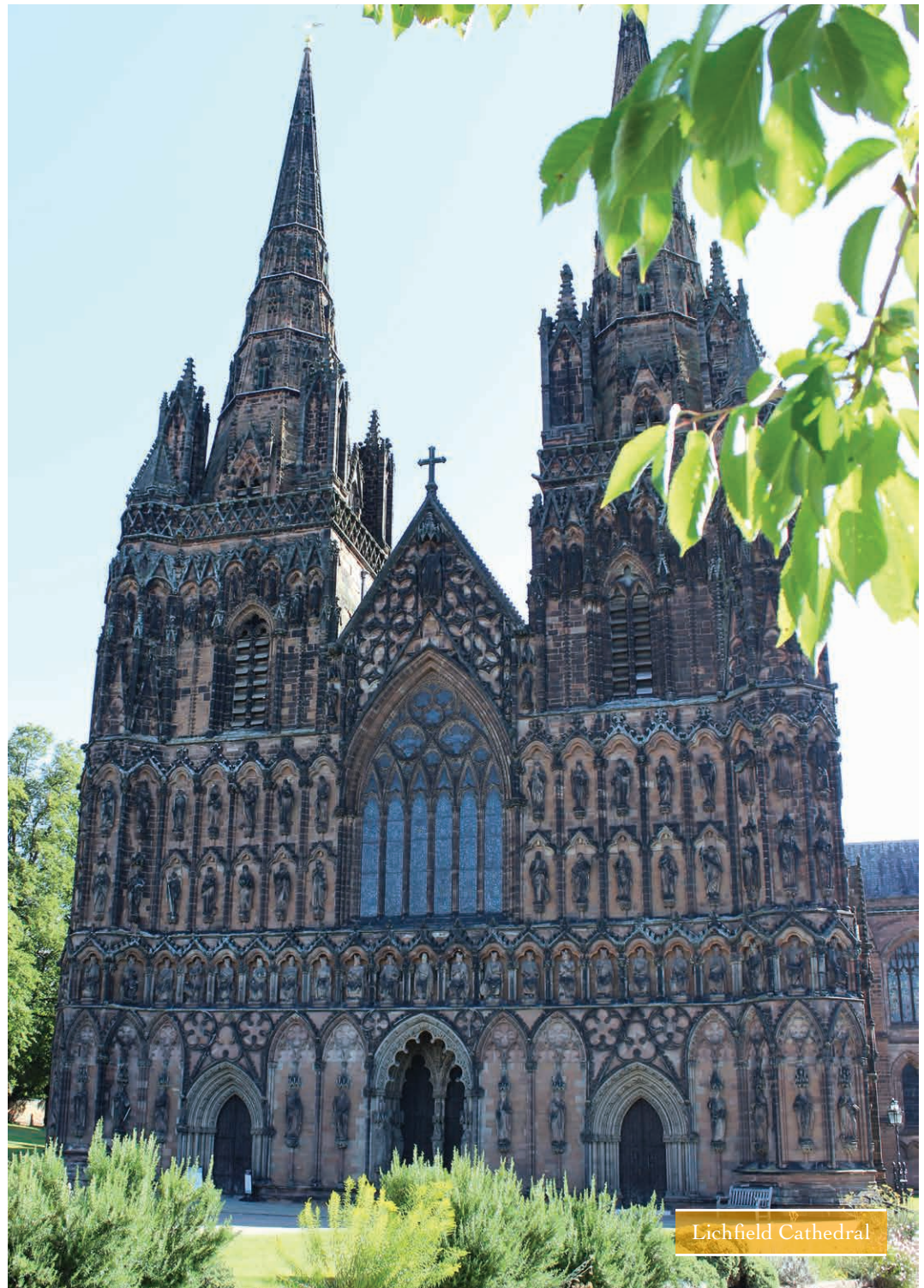
Streetscene



Trent & Mersey canal



Crown Inn - Handsacre



Lichfield Cathedral

Location Information

Take a stroll over the listed canal bridge to our exciting new development of 2, 3 and 4 bedroom homes.

Perfectly situated on the edge of the village of Handsacre, Acresford Park nestles alongside the banks of the Trent and Mersey canal offering a wealth of towpath and country walks along with some beautiful countryside views. Ideally located for a whole host of outdoor activities with a golf and country club located nearby and Cannock Chase only four miles away, there are plenty of outdoor pursuits to be had by all.

If the bustle of a city is more to your taste, then the historical city of Lichfield is only a short drive away with its bars and restaurants. Lichfield also offers excellent farmers markets selling produce grown locally or if you prefer, the market town of Rugeley is also just a short distance away with bus links to both. Should you wish to venture further afield, then the extensive road and railway networks can be accessed very easily from Acresford Park taking you North to Derby and beyond or South towards Birmingham and London.

Handsacre along with its adjoining village of Armitage, offers a wealth of amenities directly on your doorstep from schools, post office, convenience stores along with a choice of other village shops, takeaways and public houses, it really does offer an amazing selection dotted throughout the villages and all within walking distance.

Nestled in the heart of the country, a home at Acresford Park means you'll find yourself in the perfect spot to enjoy everything this charming new development has to offer.





Make Acresford Park the place you call home

Take advantage of phase 3 of our delightful Staffordshire development. With a variety of house types on offer you can find your perfect place to call home.

■ Appledore

3 Bedroom home
plot 153

■ Ashmead

3 Bedroom homes
plots 136,137, 151 & 152

■ Bracken

2 Bedroom homes
plots 138 & 139

■ Briarwood

3/4 Bedroom home
plot 121

■ Dalton

3 Bedroom homes
plots 119, 140, 150

■ Ebington

2/3 Bedroom homes
plots 132 & 133

■ Hamble

3 Bedroom homes
plots 134 & 135

■ Littleford

4 Bedroom home
plot 112

■ Porcester

4 Bedroom home
plot 120



Appledore

Attractive 3 bedroom house

The Appledore provides a charming three bedroom home featuring exceptional living accommodation. The dual aspect lounge benefits from French doors opening onto the rear garden, making this the perfect property for informal entertaining. Whilst the equally large kitchen/dining/snug provides functional family living. The generous master bedroom and adjoining en-suite provides the perfect room to relax whilst the additional bedrooms make great use of the upstairs space.



Plot 153





ACRESFORD PARK

Appledore

Lounge 5923 x 3335
19' 5" x 10' 11"

Kitchen/Dining 5923 x 2571
19' 5" x 8' 5"

Snug 2180 x 2204
7' 2" x 7' 3"

WC/Cloakroom 1780 x 1050
5' 10" x 3' 5"

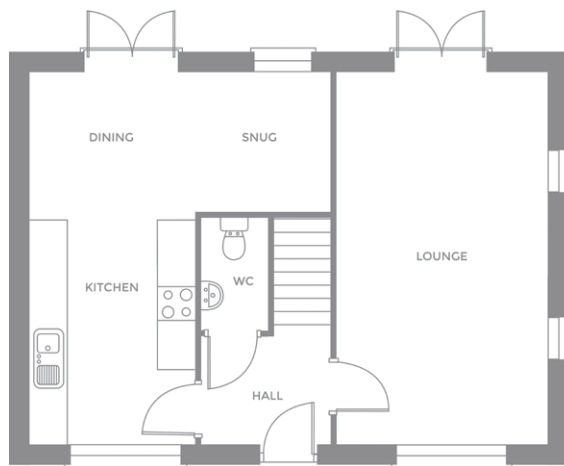
Bedroom 1 3884 x 3796 (max)
12' 9" x 12' 5" (max)

Bedroom 1 En-Suite 2090 x 1940 (max)
6' 10" x 6' 4" (max)

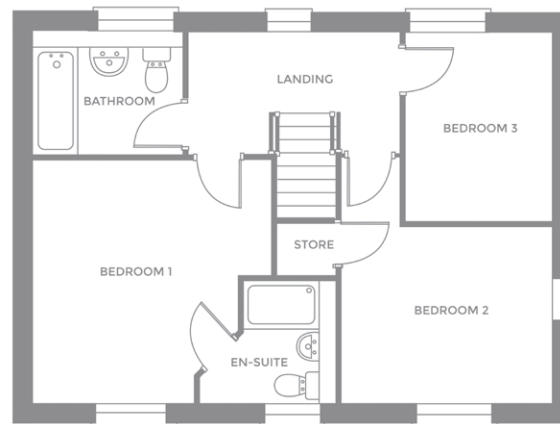
Bedroom 2 3335 x 2808
10' 11" x 9' 3"

Bedroom 3 2303 x 2991
7' 7" x 9' 8"

Bathroom 2365 x 1914
7' 9" x 6' 3"



Ground Floor



First Floor

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Ashmead

Welcoming 3 bedroom houses

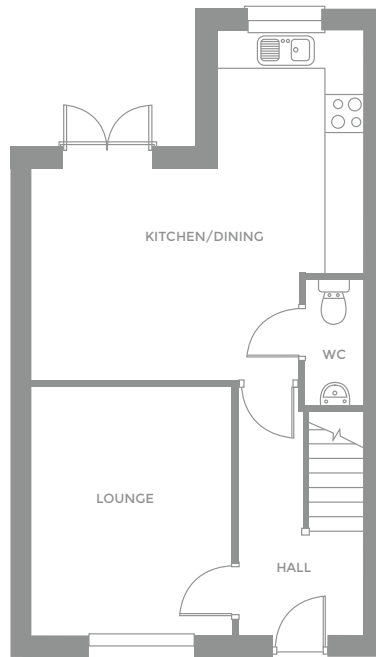
With an excellent layout throughout the Ashmead is the perfect place to call home. With a light and bright kitchen/dining room benefiting from French doors opening onto the rear garden, you have the perfect room for informal entertaining. Whilst a separate lounge provides a place to relax and unwind afterwards. From the landing the master bedroom with en-suite, two further bedrooms and bathroom can be accessed.



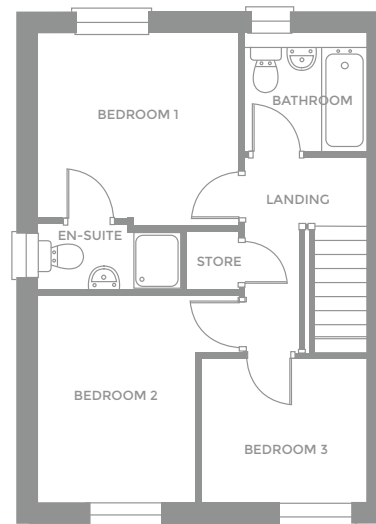
Plots 136,137, 151 & 152



ACRESFORD PARK



Ground Floor



First Floor

Ashmead

Lounge	4040 x 3265 13' 3" x 10' 9"
Kitchen/Dining	5658 x 5211 (max) 18' 7" x 17' 1" (max)
WC/Cloakroom	910 x 2038 3' 0" x 6' 8"
Bedroom 1	3322 x 3120 (max) 10' 11" x 10' 3" (max)
Bedroom 1 En-Suite	1030 x 2368 (max) 3' 5" x 7' 9" (max)
Bedroom 2	2605 x 3355 8' 7" x 11' 0"
Bedroom 3	2658 x 2318 8' 9" x 7' 7"
Bathroom	1940 x 1908 6' 4" x 6' 3"

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Bracken

Stunning 2 bedroom properties

The Bracken makes great use of the space both indoors and outdoors with a welcoming lounge/dining room which opens onto the rear garden via the French doors. The separate high specification kitchen ensures that there is plenty of functional storage. Upstairs two large bedrooms provide ample space and a main bathroom situated between completes the layout.

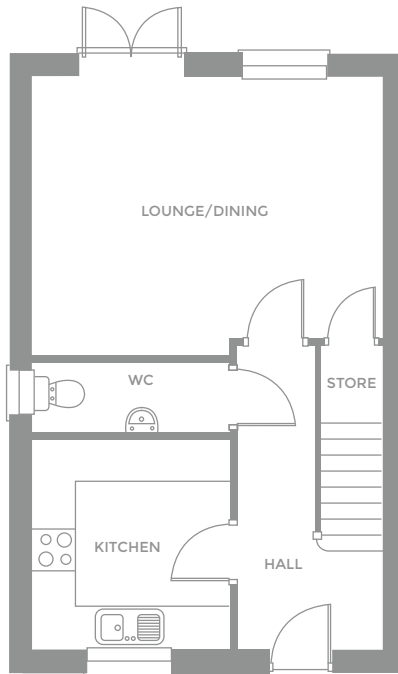


Plots 138 & 139

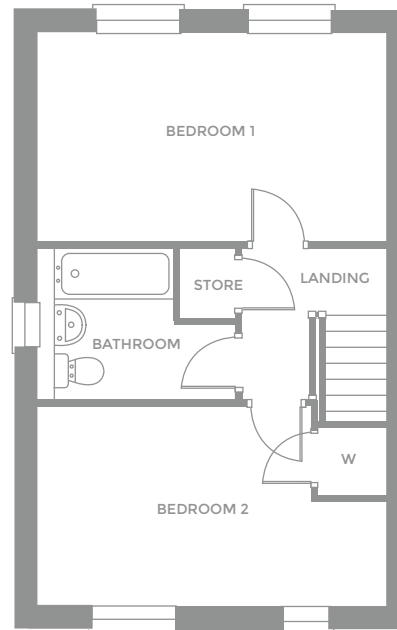




ACRESFORD PARK



Ground Floor



First Floor

Bracken

Lounge/Dining 4946 x 3849 (max)
16' 2" x 12' 8" (max)

Kitchen 2791 x 2975
9' 2" x 9' 9"

WC 2791 x 1100
9' 2" x 3' 7"

Bedroom 1 4946 x 2970
16' 2" x 9' 9"

Bedroom 2 4946 x 2825 (max)
16' 2" x 9' 3" (max)

Bathroom 2792 x 2129 (max)
9' 1" x 7' 0" (max)

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Briarwood

Attractive 3/4 bedroom detached property

The Briarwood is a welcoming double fronted family home with an optional fourth bedroom complementing today's style of living. The dual aspect lounge and the equally spectacular kitchen/dining/snug spans from the front of the house to the back and both rooms benefit from French doors leading to your rear garden. Upstairs the large master bedroom features an elegant en-suite to relax and unwind. Three further bedrooms and family bathroom complete the space.



Plot 121



ACRESFORD PARK

Briarwood

Lounge 5923x 3335
19' 4" x 10' 9"

Dining Room 2596 x 2315
8' 5" x 7' 6"

Kitchen 3633 x 2580
11' 9" x 8' 5"

WC/Cloakroom 1799 x 1069
5' 9" x 3' 5"

Snug 2214 x 2205
7' 3" x 7' 2"

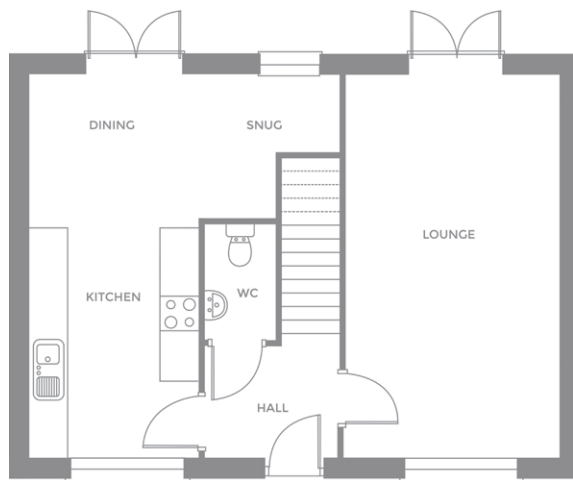
Bedroom 1 3573 x 3893
11' 7" x 12' 8"

Bedroom 1 En-Suite 2049 x 1949
6' 7" x 6' 4"

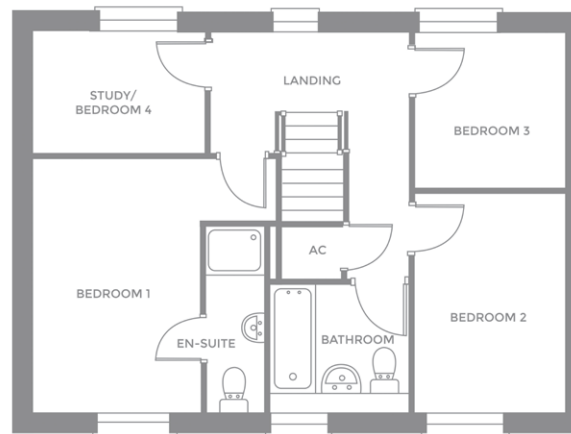
Bedroom 2 2817 x 3335
9' 2" x 10' 9"

Bedroom 3 3000 x 2312
9' 8" x 7' 6"

Bathroom 2374 x 1923
7' 8" x 6' 3"



Ground Floor



First Floor

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Dalton

Impressive 3 bedroom properties

The popular Dalton provides a unique layout and has been designed to offer a bright and spacious place to call home. A spectacular kitchen/dining room with an abundance of windows and French doors opening onto the rear gardens means you have a light and airy room. A separate lounge is the perfect place to relax after a busy day. Upstairs features the master bedroom with en-suite, a further two bedrooms and the elegant main bathroom.

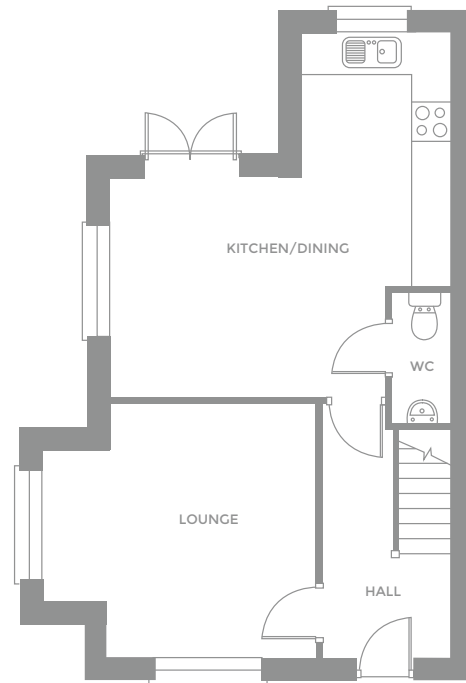


Plots 119, 140, 150

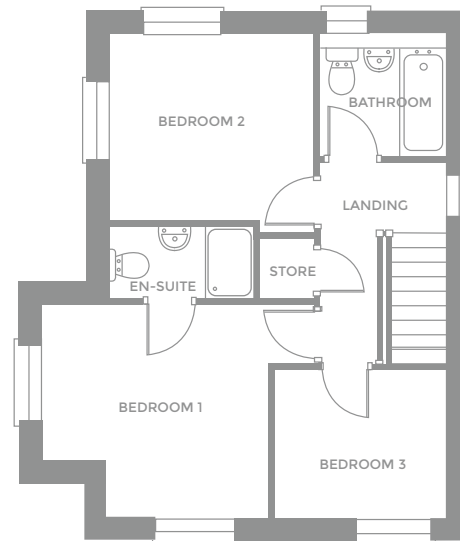




ACRESFORD PARK



Ground Floor



First Floor

Dalton

Lounge	4310 x 4040 (max) 14' 2" x 13' 3" (max)
Kitchen/Dining	5362 x 5685 (max) 17' 7" x 18' 8" (max)
WC/Cloakroom	2038 x 910 6' 8" x 3' 0"
Bedroom 1	4350 x 3473 (max) 14' 3" x 11' 5" (max)
Bedroom 1 En-Suite	2342 x 1147 7' 8" x 3' 9"
Bedroom 2	2755 x 3297 9' 0" x 10' 10"
Bedroom 3	2658 x 2283 8' 9" x 7' 6"
Bathroom	1940 x 1908 6' 4" x 6' 3"

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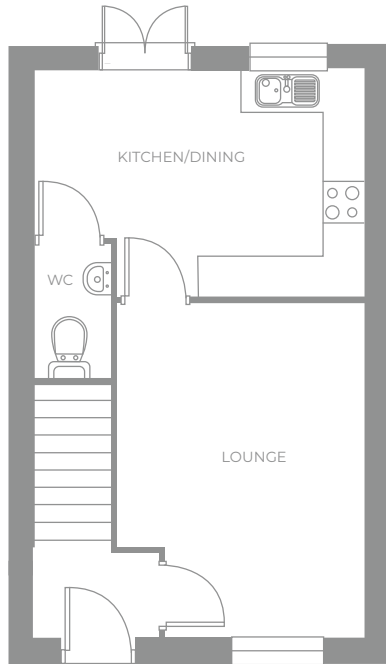
Ebington

Versatile 2/3 bedroom homes

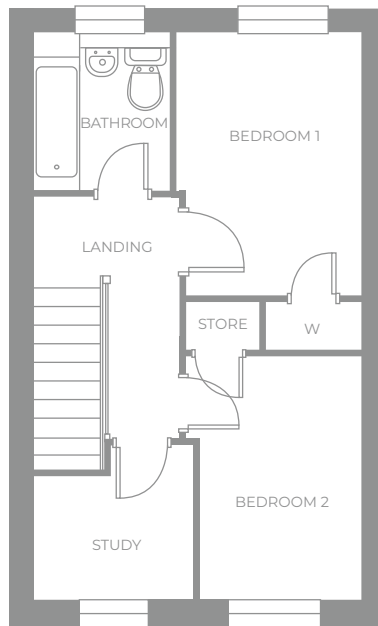
Featuring a light and bright kitchen/dining room with French doors opening to the rear garden the Ebington provides the perfect 2/3 bedroom home whatever your lifestyle. A separate lounge makes for the perfect layout for informal entertaining. Upstairs you will find two spacious bedrooms, both benefitting from built in storage, a study/3rd bedroom and a main bathroom.



Plots 132 & 133



Ground Floor



First Floor



ACRESFORD PARK

Ebington

Lounge	4378 x 3298 (max) 14' 4" x 10' 10" (max)
Kitchen/Dining	4350 x 2995 (max) 14' 3" x 9' 10" (max)
WC/Cloakroom	977 x 1675 3' 2" x 5' 6"
Bedroom 1	2426 x 3363 (max) 7' 12" x 11' 0" (max)
Bedroom 2	2317 x 3310 (max) 7' 7" x 10' 10" (max)
Study	2132 x 2100 (max) 6' 12" x 6' 11" (max)
Bathroom	2050 x 1800 6' 9" x 5' 11"

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Hamble

Spacious 3 bedroom properties

Even from the outside, the kerb appeal of the Hamble draws you into this inviting home. The dual aspect lounge spanning from the front to the rear of the property benefits from French doors opening onto the rear garden. You can expect remarkable living space throughout this home including the equally stunning dual aspect kitchen/dining room. Upstairs the master bedroom and en-suite provide the perfect place to relax and unwind. A further two bedrooms and family bathroom complete the arrangement.

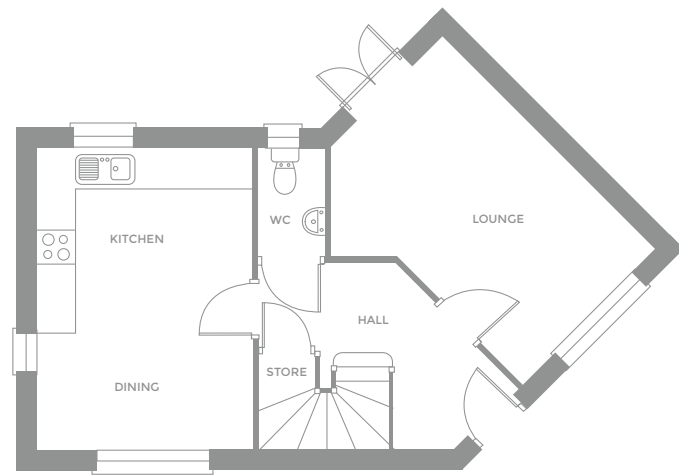


Plots 134 & 135

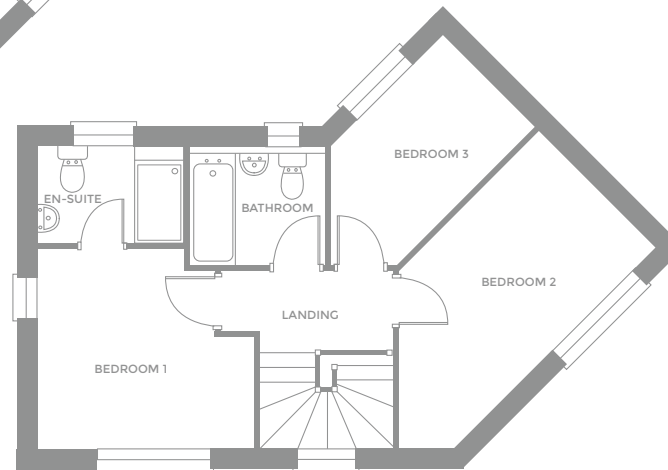




ACRESFORD PARK



Ground Floor



First Floor

Hamble

Lounge	4622 x 2790 15' 1" x 9' 1"
Kitchen/Dining	4622 x 3310 15' 1" x 10' 10"
WC/Cloakroom	1053 x 1690 3' 5" x 5' 6"
Bedroom 1	3310 x 3047 (max) 10' 10" x 10' 0" (max)
Bedroom 1 En-Suite	1450 x 2228 4' 9" x 7' 4"
Bedroom 2	4349 x 2425 14' 3" x 7' 11"
Bedroom 3	2413 x 2072 7' 11" x 6' 10"
Bathroom	1785 x 2080 5' 10" x 6' 10"

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Littleford

Welcoming 4 bedroom home

The Littleford is the perfect place to call home. The open plan kitchen/dining is perfect for enjoying quality time together or to entertain guests, whilst the dual aspect lounge provides the ideal space to retire to. With a utility room and downstairs WC, this home has been designed with both form and function in mind. A stylish master suite with en-suite, three additional large bedrooms and family bathroom finish the space.



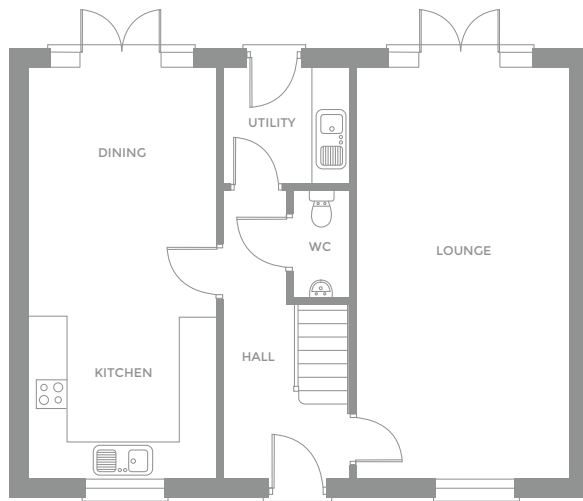
Plot 112



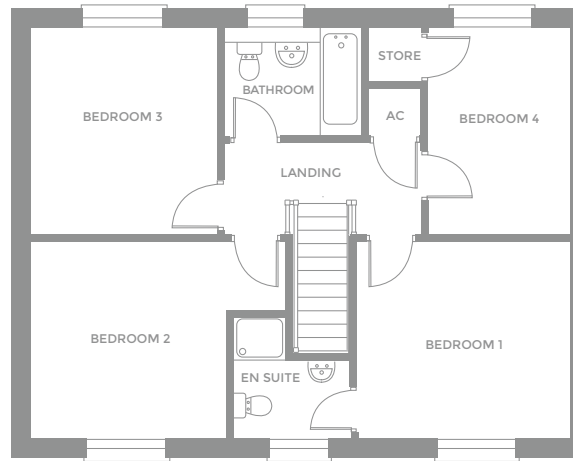
ACRESFORD PARK

Littleford

Lounge	3565 x 6878 11' 8" x 22' 7"
Kitchen/Dining	3100 x 6878 10' 2" x 22' 7"
Utility	2100 x 1940 6' 11" x 6' 4"
WC/Cloakroom	900 x 1750 2' 11" x 5' 9"
Bedroom 1	3290 x 3590 (max) 10' 10" x 11' 9" (max)
Bedroom 1 En-Suite	1914 x 2030 (max) 6' 3" x 6' 8" (max)
Bedroom 2	4286 x 3290 (max) 14' 0" x 10' 10" (max)
Bedroom 3	3100 x 3463 10' 2" x 11' 4"
Bedroom 4	2389 x 3463 7' 10" x 11' 4"
Bathroom	2290 x 1810 7' 6" x 5' 11"



Ground Floor



First Floor

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Porcester

Beautiful 4 bedroom property

An inviting entrance hall makes for a warm welcome to the grand Porcester. Alongside the large lounge, a study offers quiet space for those who work from home. A stunning kitchen and breakfast room provides a cosy setting for relaxed dining, whilst a separate dining room is ideal for enjoying a Sunday roast with the whole family. Upstairs, the feeling of space is continued with two en-suite bedrooms, two further bedrooms and an elegant family bathroom.



Plot 120





ACRESFORD PARK

Porcester

Lounge 5296 x 4125 (max)
17' 5" x 13' 6" (max)

Kitchen 5296 x 3375
17' 5" x 11' 1"

Dining 3359 x 3350
11' 0" x 11' 0"

Study 3359 x 2246 (max)
11' 0" x 7' 4" (max)

WC/Cloakroom 940 x 1932
3' 1" x 6' 4"

Bedroom 1 3410 x 3981
11' 2" x 13' 0"

Bedroom 1 En-Suite 3410 x 1190
11' 2" x 3' 11"

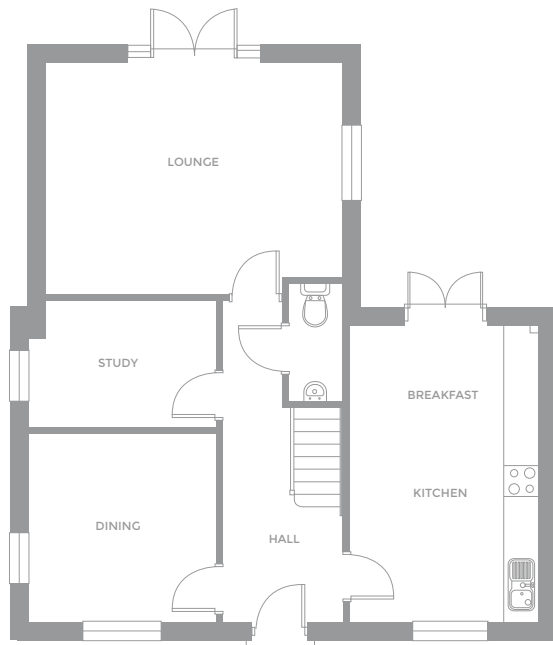
Bedroom 2 3390 x 3586 (max)
11' 1" x 11' 9" (max)

Bedroom 2 En-Suite 2198 x 1951
7' 3" x 6' 5"

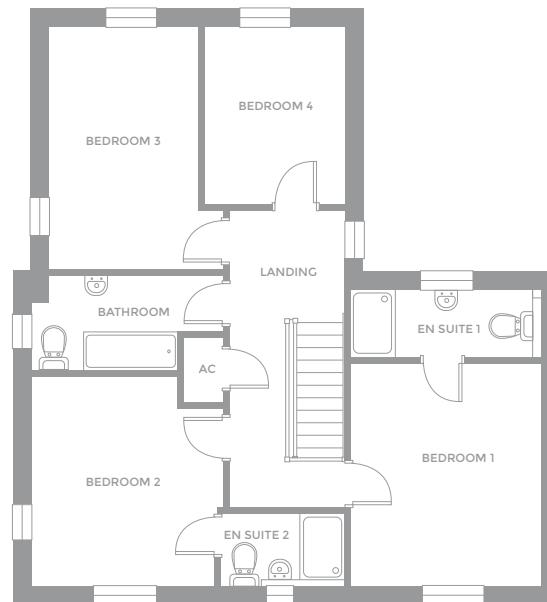
Bedroom 3 2630 x 4340
8' 8" x 14' 3"

Bedroom 4 2541 x 3190
8' 4" x 10' 6"

Bathroom 3390 x 1585 (max)
11' 1" x 5' 2" (max)



Ground Floor



First Floor

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Beautiful finishing touches



Superb craftsmanship



Chrome door ironmongery

Create a home that is distinctively yours.

Kitchen High quality fully fitted Symphony kitchens with a choice of units and worktops*. Indesit integrated appliances include single oven, 4 burner gas hob, microwave, extractor hood and fridge freezer. Chrome down lighters complete the look.

Bathrooms Contemporary style white sanitary ware with complementary chrome fittings throughout. A choice of luxury Porcelanosa tiles* is available and chrome heated towel rails fitted where applicable.

Electrical White sockets and switches fitted as standard. TV and telephone points where indicated on working drawings. Options and upgrades are available throughout your home*.

Central Heating Central heating with LED programmable heating control, upgrade to WIFI enabled*. Fitted with energy efficient boilers.

General White vertical panel internal doors throughout with polished chrome ironmongery. Internal walls painted Calico with white ceilings. Modern levels of insulation and thermal efficient walls, windows and roofing. Solar panels to roof, see individual plans for orientation. LABC 10 year warranty.

Walton Homes prides itself on a house that it built around you. With our flexible approach you can customise your new home to suit your style and requirements with a fantastic range of options and upgrades.

*Subject to build stage.



High specification kitchen

Making the right move

Offers/Packages

We would love to help you on your way to purchasing a Walton Home, with our Sales Advisor primed to assist you. We can offer specially tailored schemes* and incentives to make it easier for you to own your dream home at Acresford Park.

- Assisted Move
- Part Exchange
- Government Schemes
- Early Bird
- Recommend a Friend

*Offers and packages are available on selected plots, subject to build stage and qualification, for more information speak to our Sales Advisor.





Reputation and After Sales

Customer Care

Not only does your new home come with a 10 year LABC warranty, we also offer a 2 year builders warranty and a comprehensive after sales customer service.

Once settled in, we will continue to provide you with an exceptional customer care service giving you added reassurance and peace of mind.

Consumer Code

Proud to uphold the values of the Consumer Code for Home Builders. Ensuring the home buying process is always fair and transparent for our buyers.

To find out more, visit consumercode.co.uk

Our Reputation

The reputation of Walton Homes has been carefully established for over 40 years. Our continued philosophy is to provide both first class service and high-quality homes that reach the exacting standards that we know you are looking for on each and every one of our developments.





ACRESFORD
PARK

Tuppenhurst Lane, Handsacre, Staffordshire WS15 4HH

E homes@waltonhomes.co.uk

T 01543 412288

waltonhomes.co.uk

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