



Signal Fields

Houlton

1, 2, 3 and 4
Bedroom Homes



Building more
than just homes

There's no place like home

When we set about building our homes, we always begin with the same four principles in mind - modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

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Why Houlton?

Here's why...

To combine the appeal of wide horizons and peaceful, semi-rural living with excellent local services and outstanding transport links. Four miles from the centre of Rugby and just five minutes' drive from the M1, this exciting development sits on the western edge of Houlton, a beautifully planned community enhanced by extensive footpaths and cycleways. A pleasant ten-minute stroll from shopping and dining at Dollman Farm, Houlton's popular community hub, Signal Fields presents a very special opportunity.



Here's why...

In a prime position alongside the parkland of Normandy Hill, this inviting new selection of two, three and four bedroom detached, semi-detached and terraced homes, complemented by one bedroom apartments, is destined to grow into a lively, varied community. Featuring contemporary, energy efficient designs with high performance insulation and double glazing throughout all houses and flats, it adds a superb new neighbourhood to one of Rugby's most desirable locations.

Why Signal Fields?

Signal Fields
St Modwen Homes

Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



Your Development...

Explore our Signal Fields development and check out what we have to offer.

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4 bedroom home		



The Thornwell Apartments

Type A - 549 sq. ft.
 Type B - 711 sq. ft.
 Type C - 579 sq. ft.

1 Bedroom
 1 Bathroom
 Apartments

Signal Fields
 St Modwen Homes

Key Features

- Dual aspect kitchen/living room
- Utility cupboard in kitchen/dining room
- Modern bathroom

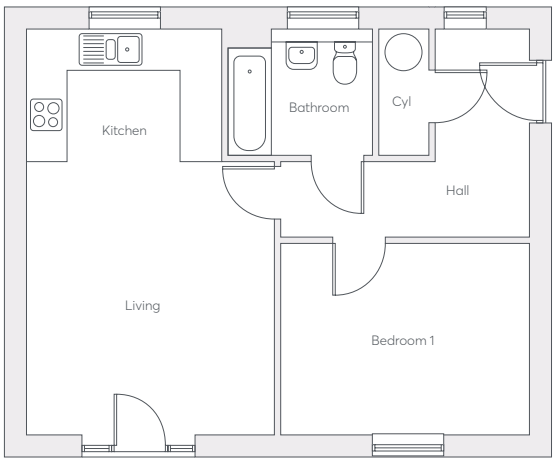
Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Development Sales Manager or Selling Agent.

Type A

- Living**
 3.93m x 4.30m
 12'11" x 14'2"
- Kitchen**
 3.09m x 2.08m
 10'2" x 6'10"
- Bedroom 1**
 3.95m x 3.01m
 13'0" x 9'11"
- Bathroom**
 2.30m x 1.99m
 7'7" x 6'7"

Plots

60, 62, 64,
 66, 68, 70

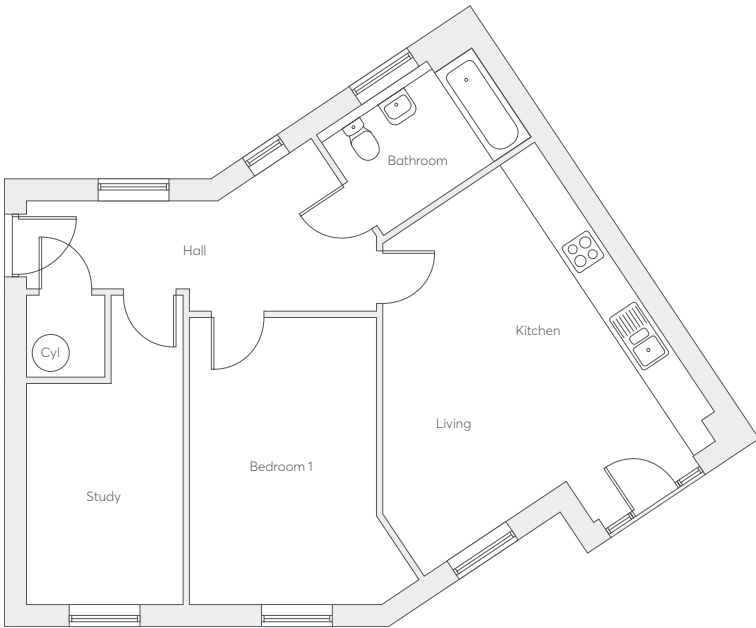


Type B

- Kitchen/Living**
 5.26m x 5.53m
 17'3" x 18'2"
- Bedroom 1**
 2.96m x 4.55m
 9'9" x 14'11"
- Study**
 2.47m x 3.50m
 8'1" x 11'6"
- Bathroom**
 2.79m x 1.92m
 9'2" x 6'4"

Plots

63, 65, 69, 71

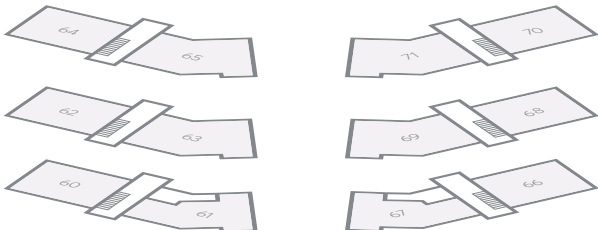
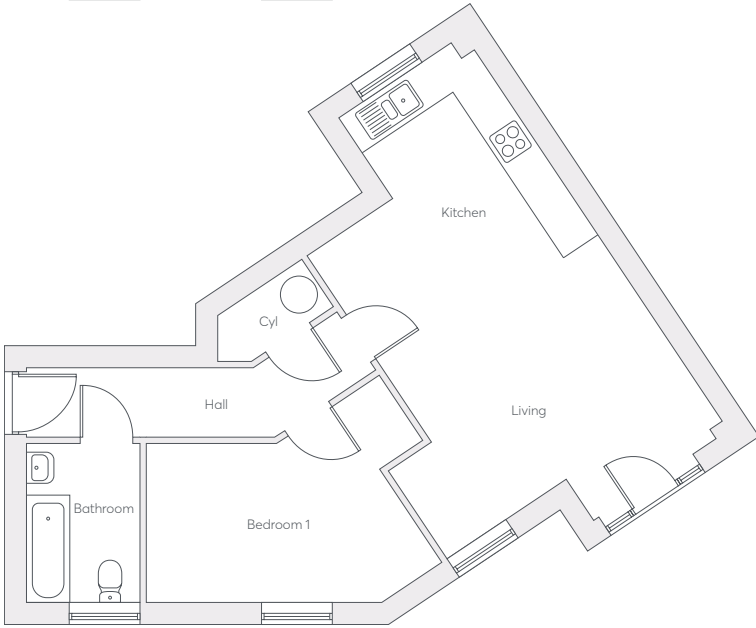


Type C

- Living**
 4.83m x 3.74m
 15'10" x 12'4"
- Kitchen**
 2.38m x 3.80m
 7'10" x 12'6"
- Bedroom 1**
 4.69m x 2.52m
 15'5" x 8'3"
- Bathroom**
 1.79m x 2.52m
 5'11" x 8'3"

Plots

61, 70



Find this home on the siteplan



The Lawson

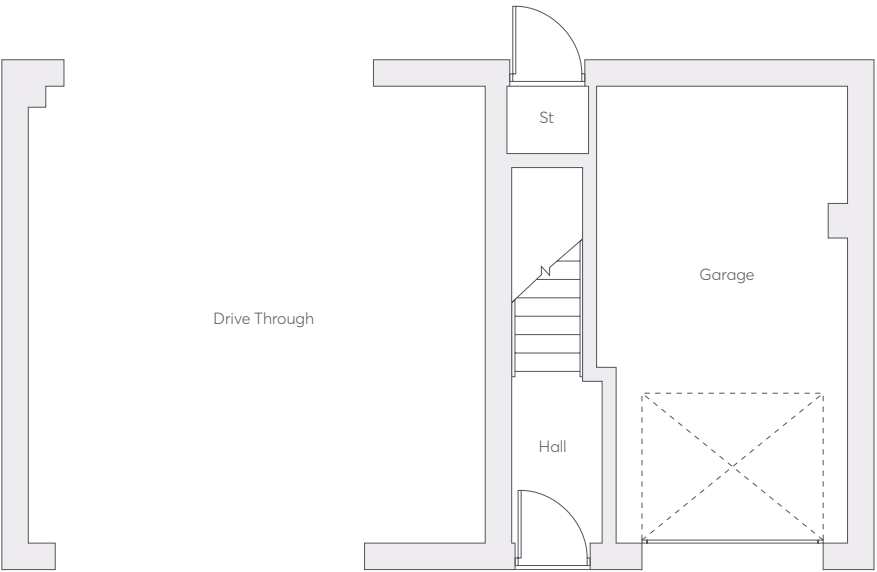
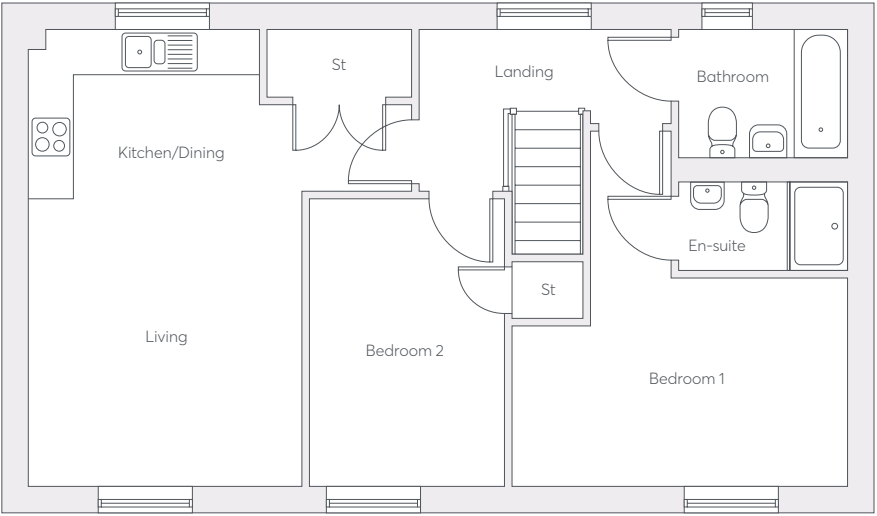
753 sq. ft.
2 Bedrooms
2 Bathrooms
Detached

Signal Fields
St Modwen Homes

- Key Features**
- Open plan kitchen/living room
 - Built in cupboard in the kitchen
 - Main bedroom with en-suite
 - Built in cupboard to second bedroom

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- First Floor**
- Kitchen/Dining**
3.06m x 3.19m
10'1" x 10'6"
 - Living**
3.61m x 2.83m
11'10" x 9'4"
 - Bedroom 1**
4.43m x 2.73m
14'7" x 9'0"
 - En-Suite**
2.23m x 1.20m
7'4" x 3'11"
 - Bedroom 2**
2.58m x 3.78m
8'6" x 12'5"
 - Bathroom**
2.23m x 1.92m
7'4" x 6'4"



Find this home on the siteplan



The Newson

790 sq. ft.

2 Bedrooms
2 Bathrooms
Semi-Detached/
Terrace

Key Features

- Open plan kitchen/dining room
- Living room with french doors to garden
- Downstairs WC
- Main bedroom with en-suite
- Built in cupboard to second bedroom
- Gallery landing

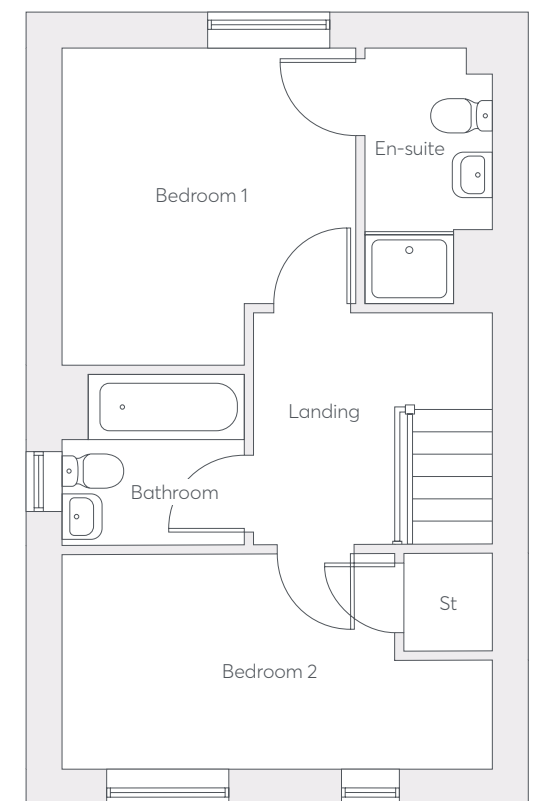
First Floor

Bedroom 1
3.21m x 2.79m
10'6" x 9'2"

En-Suite
1.39m x 2.79m
4'7" x 9'2"

Bedroom 2
4.69m x 2.35m
15'4" x 7'9"

Bathroom
1.99m x 1.85m
6'6" x 6'1"



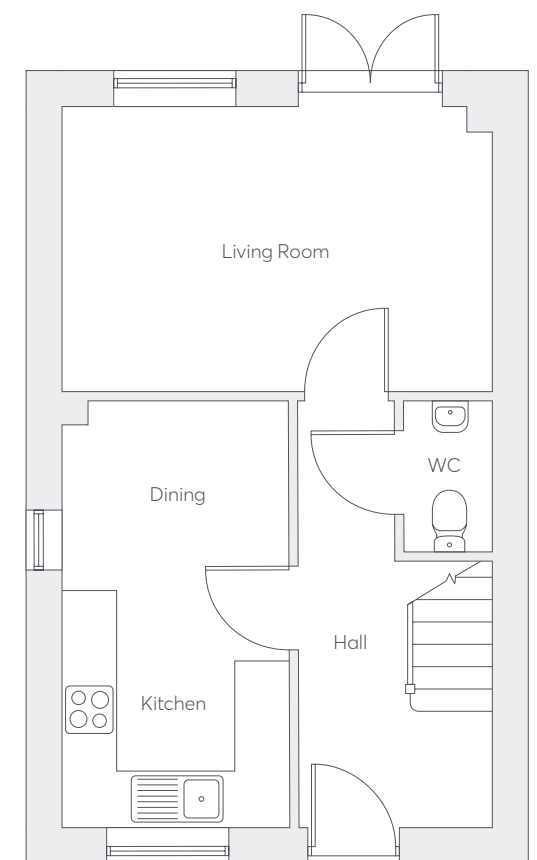
Ground Floor

Living Room
4.69m x 3.11m
15'4" x 10'2"

Kitchen
2.49m x 2.58m
8'2" x 8'5"

Dining
2.49m x 2.06m
8'2" x 6'9"

WC
0.97m x 1.65m
3'2" x 5'5"





The Hadley

920 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Living room with walk-through to dining room
- Open plan kitchen/dining room with french doors to garden
- Utility area
- Downstairs WC
- Modern family bathroom
- Main bedroom with en-suite
- Double glazing and high-performance insulation throughout

First Floor

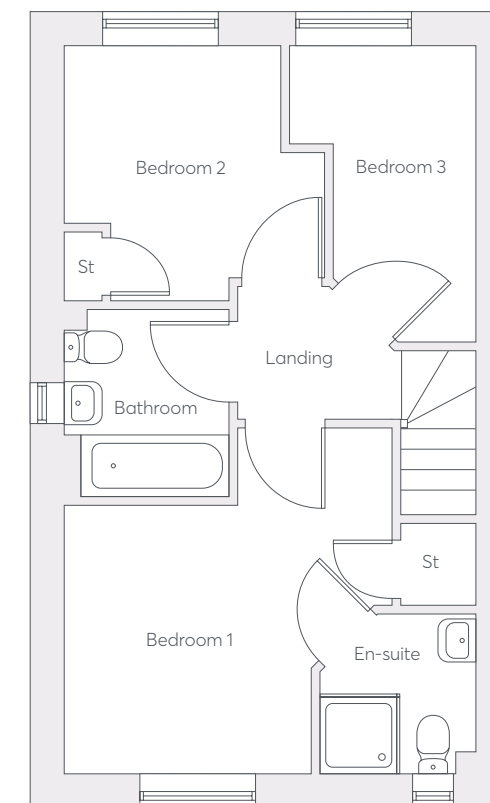
Bedroom 1
3.90m x 3.78m
12'10" x 12'5"

En-Suite
1.82m x 1.86m
6'0" x 6'1"

Bedroom 2
2.95m x 2.50m
9'8" x 8'3"

Bedroom 3
3.44m x 1.65m
11'3" x 5'5"

Bathroom
1.91m x 2.15m
6'3" x 7'1"



Ground Floor

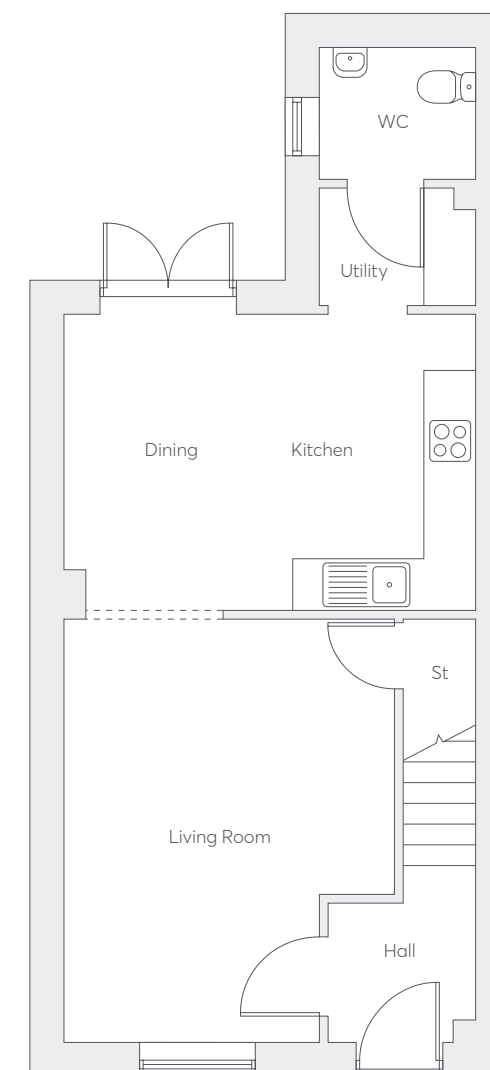
Living Room
3.78m x 4.87m
12'5" x 16'0"

Kitchen
2.10m x 3.44m
6'11" x 11'3"

Dining
2.66m x 3.44m
8'9" x 11'3"

Utility
1.83m x 1.35m
6'0" x 4'5"

WC
1.83m x 1.51m
6'0" x 5'0"





The Kea

1001 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Key Features

- Dual aspect living room with French doors
- Dual aspect kitchen/dining room with french doors
- Downstairs WC
- Utility room
- Main bedroom with en-suite and Juliet balcony
- Modern family bathroom
- Double glazing and high-performance insulation throughout

First Floor

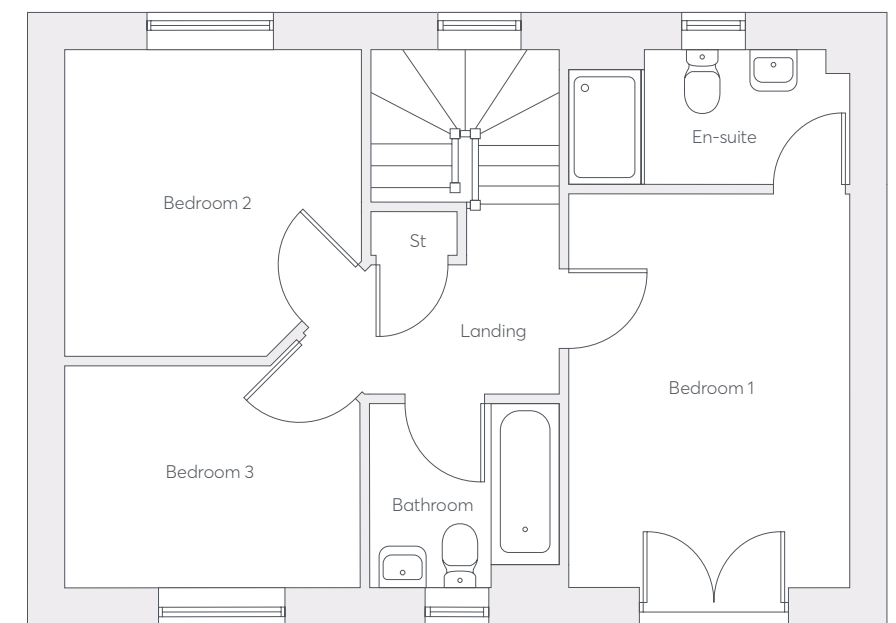
Bedroom 1
4.14m x 2.96m
13'7" x 9'8"

En-Suite
1.43m x 2.96m
4'8" x 9'8"

Bedroom 2
3.23m x 3.12m
10'7" x 10'3"

Bedroom 3
2.33m x 3.09m
7'8" x 10'2"

Bathroom
2.19m x 1.99m
7'2" x 6'6"



Ground Floor

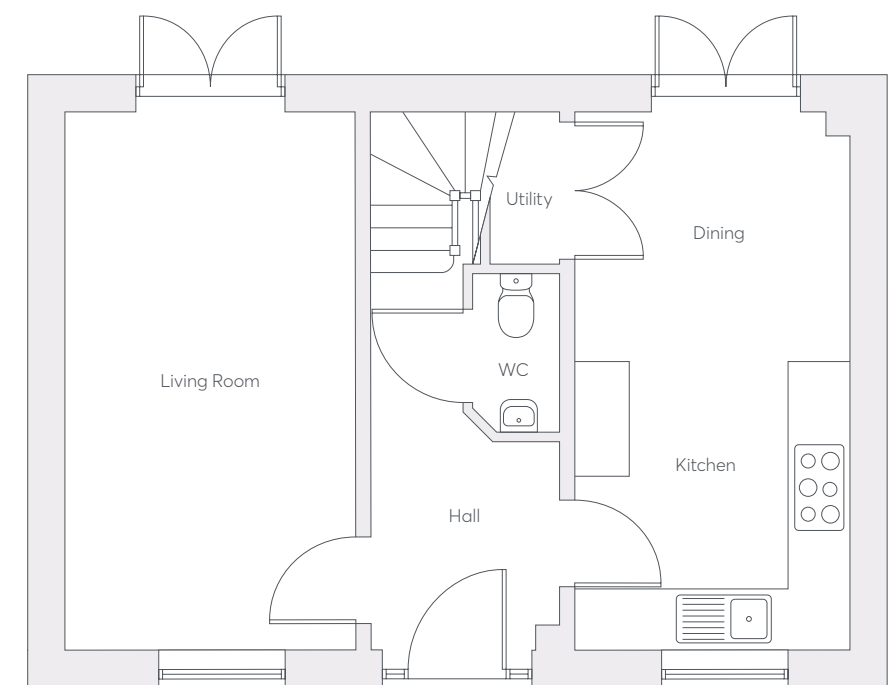
Living Room
5.65m x 3.06m
18'6" x 10'10"

Kitchen
3.02m x 2.89m
9'11" x 9'6"

Dining
2.62m x 2.90m
8'7" x 9'6"

Utility
1.61m x 0.74m
5'4" x 2'5"

WC
0.92m x 1.68m
3'0" x 5'6"





The Embley

1036 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan, L-shaped living space with dual aspect windows
- French doors to dining area
- Downstairs WC
- Main bedroom with en-suite
- Built-in cupboard to main bedroom
- Modern family bathroom

First Floor

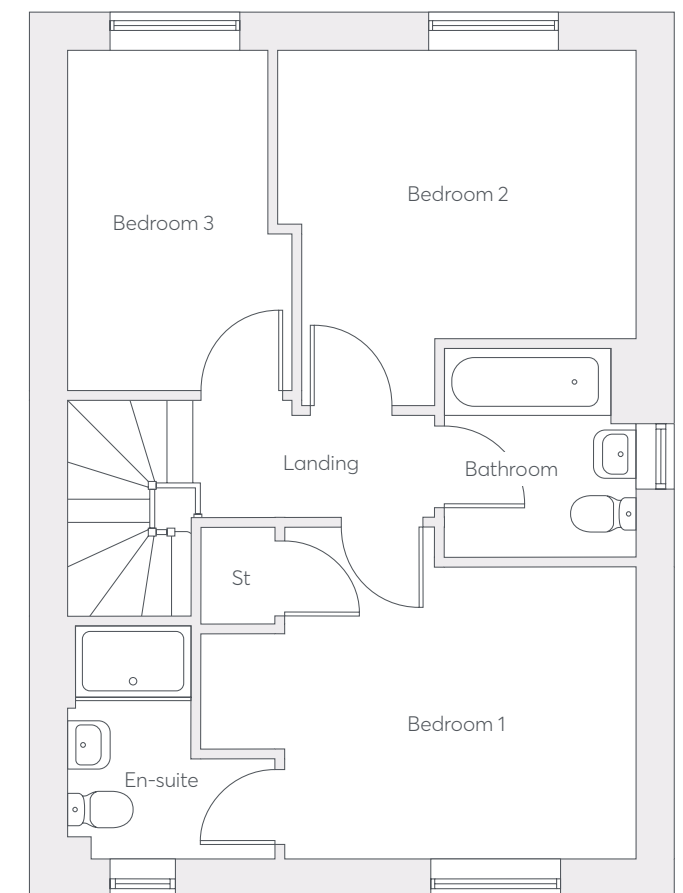
Bedroom 1
3.58m x 3.41m
11'9" x 11'2"

En-Suite
2.14m x 2.39m
7'0" x 7'10"

Bedroom 2
3.42m x 3.65m
11'2" x 12'0"

Bedroom 3
2.31m x 3.50m
7'7" x 11'6"

Bathroom
1.96m x 2.15m
6'5" x 7'1"



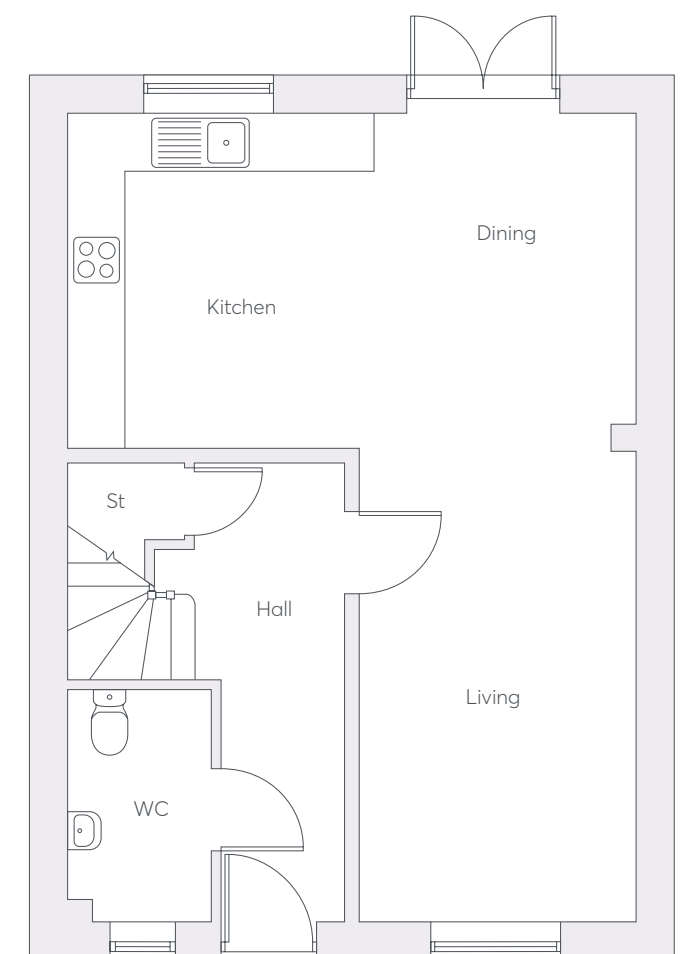
Ground Floor

Living
2.83m x 4.85m
9'3" x 15'11"

Kitchen
2.76m x 3.43m
9'1" x 11'3"

Dining
3.05m x 3.43m
10'0" x 11'3"

WC
1.49m x 2.39m
4'11" x 7'10"





The Farley

1287 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Three storey
- Dual aspect kitchen/dining/living room with french doors to garden
- Downstairs WC
- Main bedroom with en-suite
- Modern family bathroom

Second Floor

Bedroom 1
3.64m x 5.19m
11'11" x 17'6"

Dressing
2.60m x 3.21m
8'7" x 10'6"

En-Suite
1.91m x 2.11m
6'3" x 6'11"

First Floor

Bedroom 2
4.74m x 3.21m
15'7" x 10'6"

Bedroom 3
4.74m x 2.94m
15'7" x 9'8"

Bathroom
2.61m x 2.06m
8'7" x 6'9"

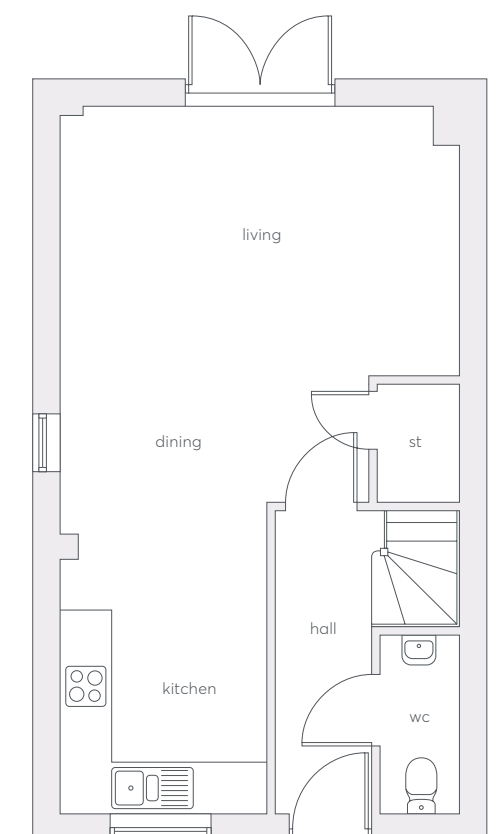
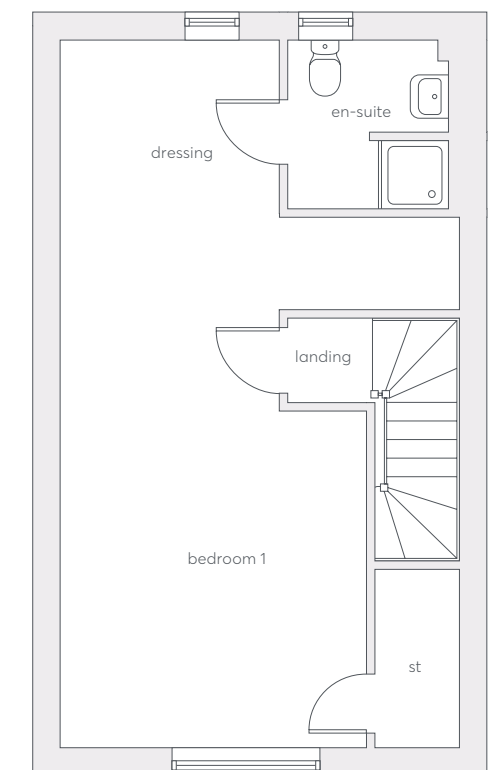
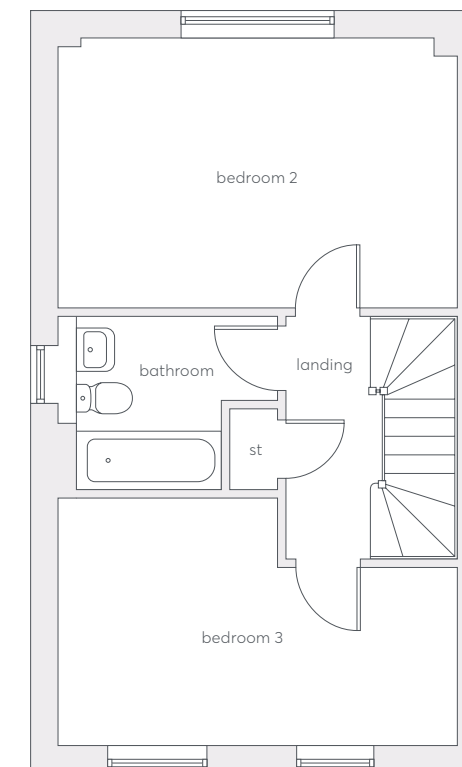
Ground Floor

Living
4.74m x 3.21m
15'7" x 10'6"

Kitchen
2.46m x 3.31m
8'1" x 10'8"

Dining
3.67m x 1.87m
12'0" x 6'1"

WC
0.95m x 2.13m
3'1" x 7'0"





The Westley

1350 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Three storey
- Dual aspect kitchen/dining room with french doors to garden
- Dual aspect lounge
- Utility cupboard
- Downstairs WC
- Main bedroom with en-suite
- Second en-suite bathroom
- Modern family bathroom

Second Floor

Bedroom 1
4.53m x 2.71m
14'10" x 8'11"

En-Suite 2
3.07m x 1.74m
10'0" x 5'7"

Dressing
1.94m x 3.04m
6'3" x 9'9"

First Floor

Bedroom 2
2.15m x 4.38m
7'1" x 14'5"

En-Suite 1
3.35m x 1.24m
11'0" x 4'0"

Bedroom 3
2.28m x 3.34m
7'6" x 11'0"

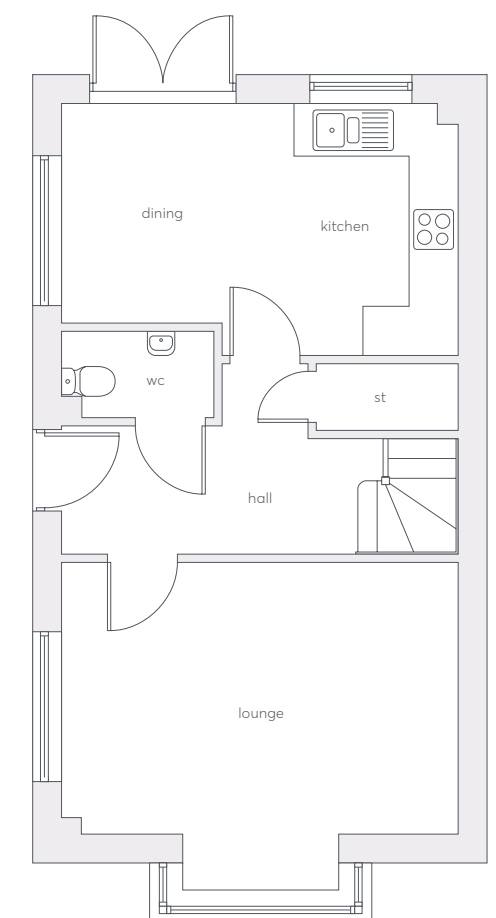
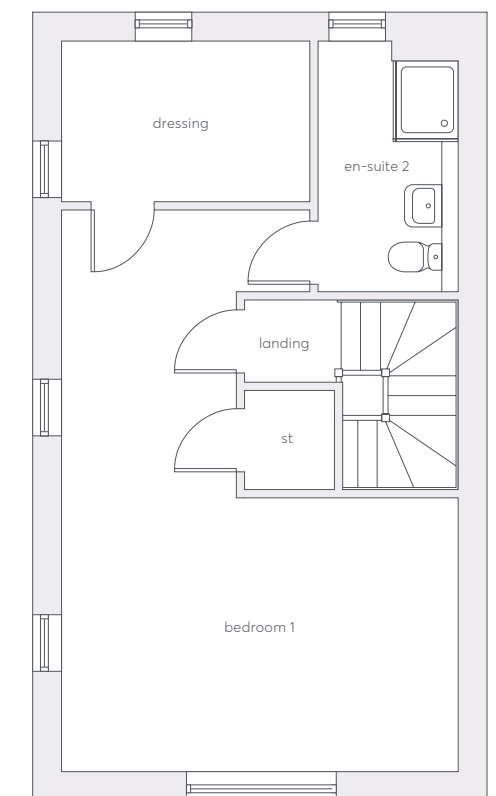
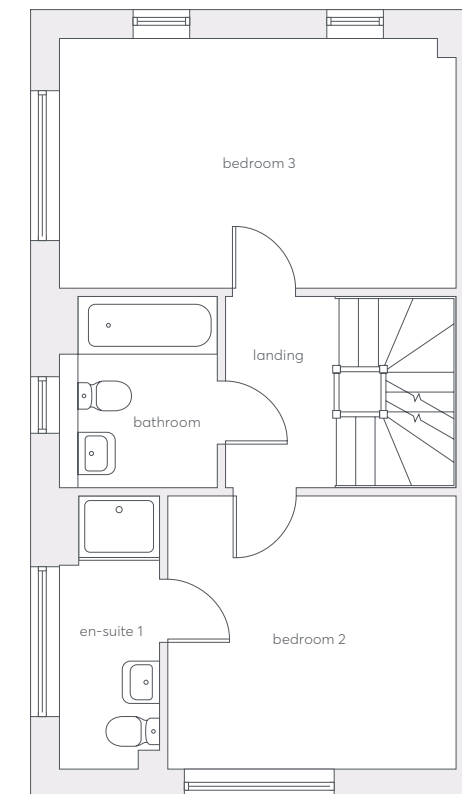
Bathroom
1.92m x 2.00m
6'4" x 6'7"

Ground Floor

Lounge
3.58m x 4.45m
11'9" x 14'8"

Kitchen/Dining
3.35m x 4.74m
11'0" x 15'7"

WC
1.08m x 1.65m
3'7" x 5'5"





The Birchgate

1218 sq. ft.
 4 Bedrooms
 2 Bathrooms
 Semi-Detached

- Key Features

 - Living room with walk-through to dining area
 - Kitchen/dining room with french door to garden
 - Utility room with back door
 - Downstairs WC
 - Main bedroom with en-suite and dormer window
 - Gallery landing with built in cupboard

Signal Fields
St Modwen Homes

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Second Floor

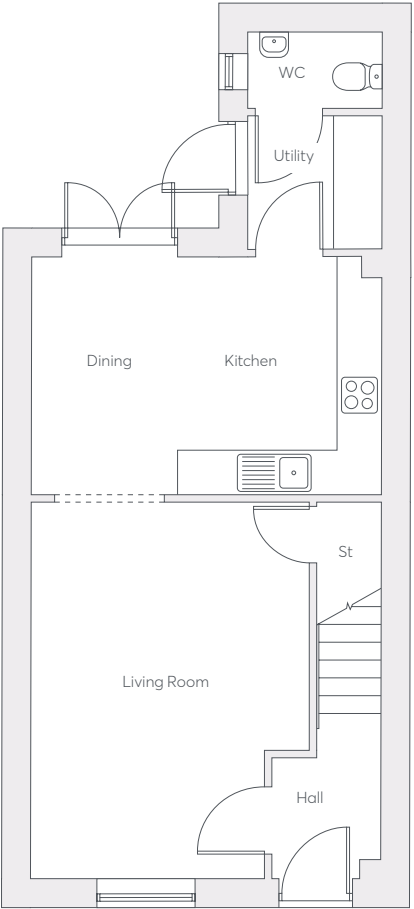
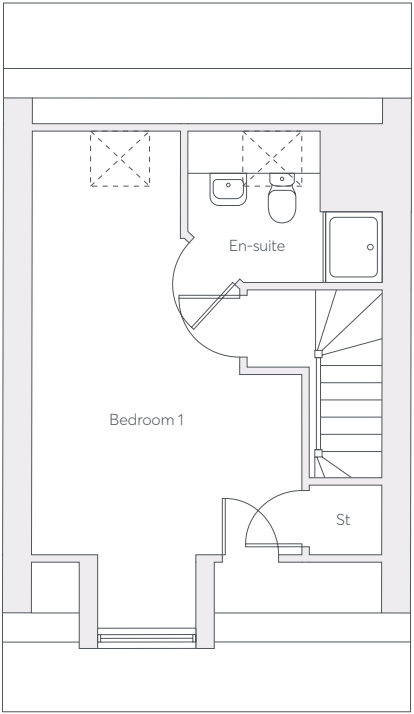
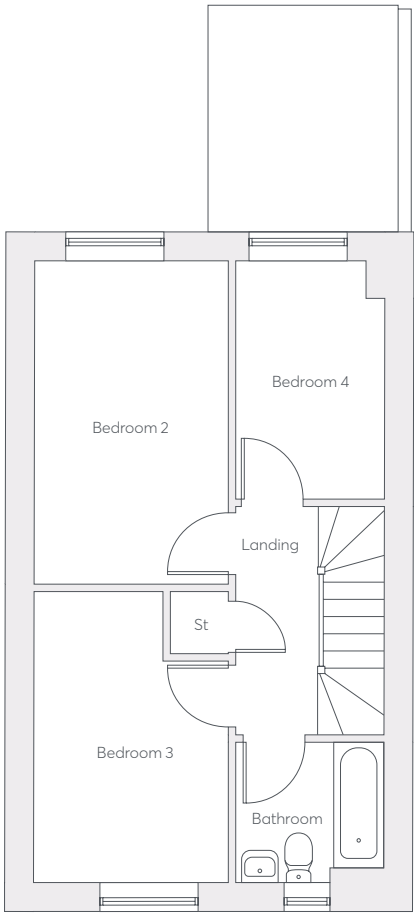
- Bedroom 1
3.65m x 6.73m
12'0" x 22'1"
- En-Suite
2.65m x 1.47m
8'8" x 4'10"

First Floor

- Bedroom 2
2.64m x 4.37m
8'8" x 14'4"
- Bedroom 3
2.64m x 3.93m
8'8" x 12'11"
- Bedroom 4
2.03m x 3.22m
6'8" x 10'7"
- Bathroom
2.03m x 1.91m
6'8" x 6'3"

Ground Floor

- Living Room
3.78m x 5.09m
12'5" x 16'8"
- Kitchen
2.77m x 3.22m
9'1" x 10'7"
- Dining
1.99m x 3.22m
6'6" x 10'7"
- Utility
1.83m x 1.81m
6'0" x 5'11"
- WC
1.83m x 1.05m
6'0" x 3'5"



Find this home on the siteplan



The Hemingate

1275 sq. ft.

4 Bedrooms
2 Bathrooms
Semi-Detached

- Key Features**
- Living room with walk-through to dining area
 - Kitchen/dining room with french door to garden
 - Utility room with back door
 - Gallery landing with built in cupboard
 - Main bedroom with en-suite
 - Downstairs WC

Second Floor

Bedroom 1
3.69m x 7.23m
12'1" x 23'9"

En-Suite
2.65m x 1.47m
8'8" x 4'10"

First Floor

Bedroom 2
2.64m x 4.37m
8'8" x 14'4"

Bedroom 3
2.64m x 3.93m
8'8" x 12'11"

Bedroom 4
2.02m x 3.22m
6'8" x 10'7"

Bathroom
2.02m x 1.91m
6'8" x 6'3"

Ground Floor

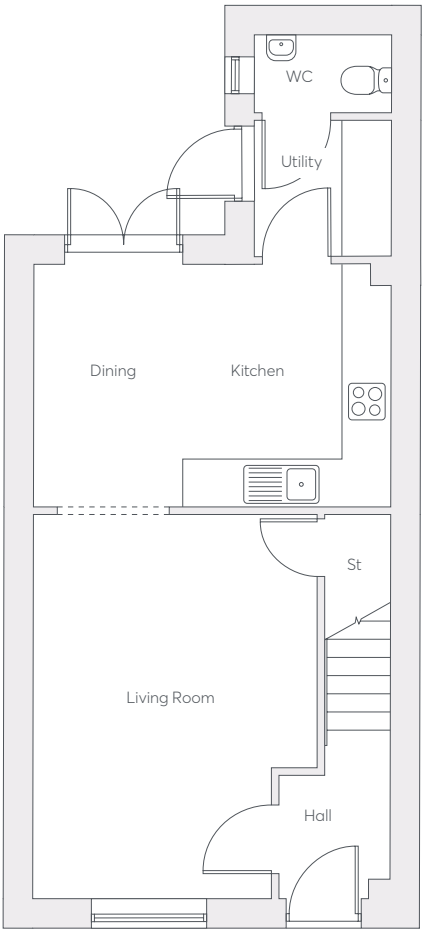
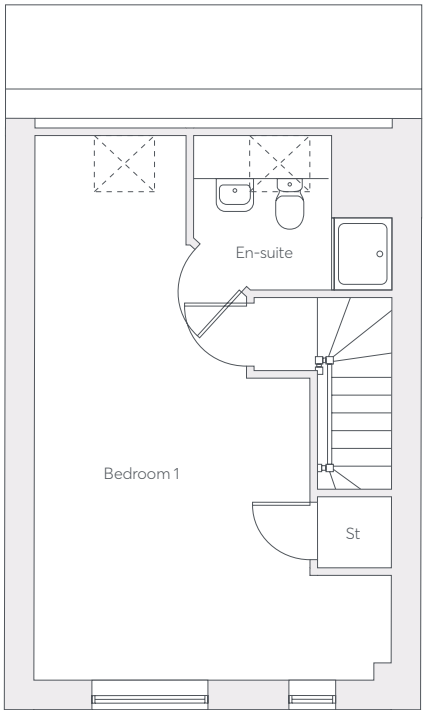
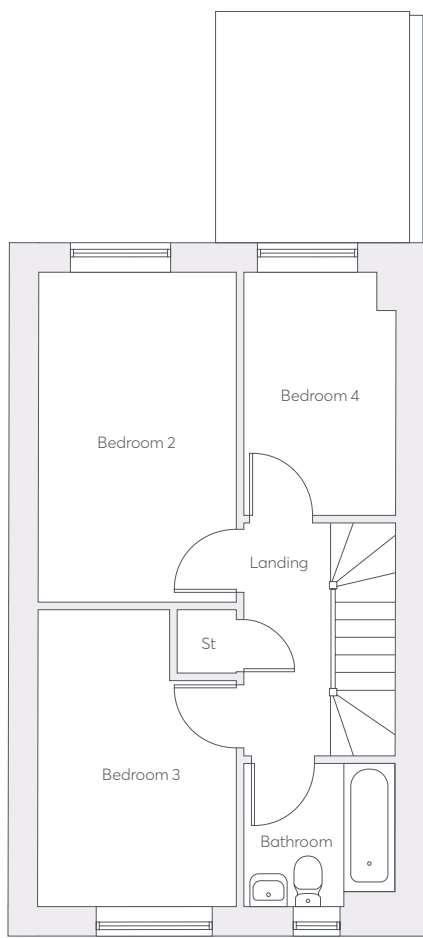
Living Room
3.81m x 5.09m
12'6" x 16'8"

Kitchen
2.77m x 3.19m
9'1" x 10'6"

Dining
1.99m x 3.22m
6'6" x 10'7"

Utility
1.83m x 1.81m
6'0" x 5'11"

WC
1.83m x 1.05m
6'0" x 3'5"





The Willowgate

1285 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

- Dual aspect kitchen/dining room with french doors to garden
- Dual aspect lounge
- Utility cupboard in kitchen/dining room
- Downstairs WC
- Main bedroom with en-suite
- Second en-suite bathroom
- Modern family bathroom

First Floor

Bedroom 1
2.95m x 4.62m
9'8" x 15'2"

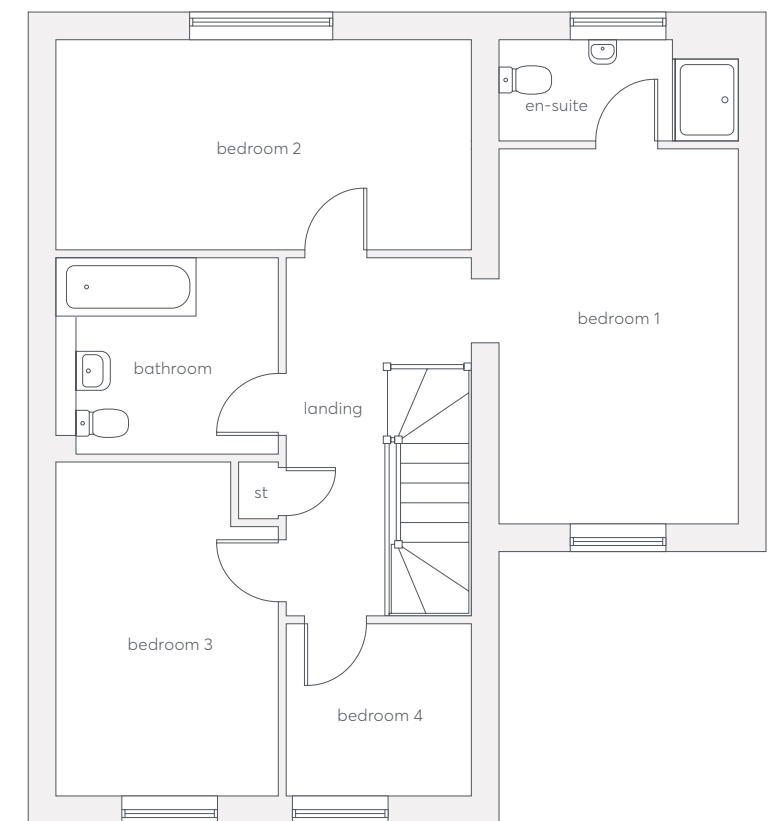
En-Suite
2.97m x 1.23m
9'9" x 4'1"

Bedroom 2
5.09m x 2.58m
16'9" x 8'6"

Bedroom 3
2.73m x 4.13m
9'0" x 13'7"

Bedroom 4
2.26m x 2.13m
7'5" x 7'0"

Bathroom
2.43m x 2.73m
8'0" x 9'0"

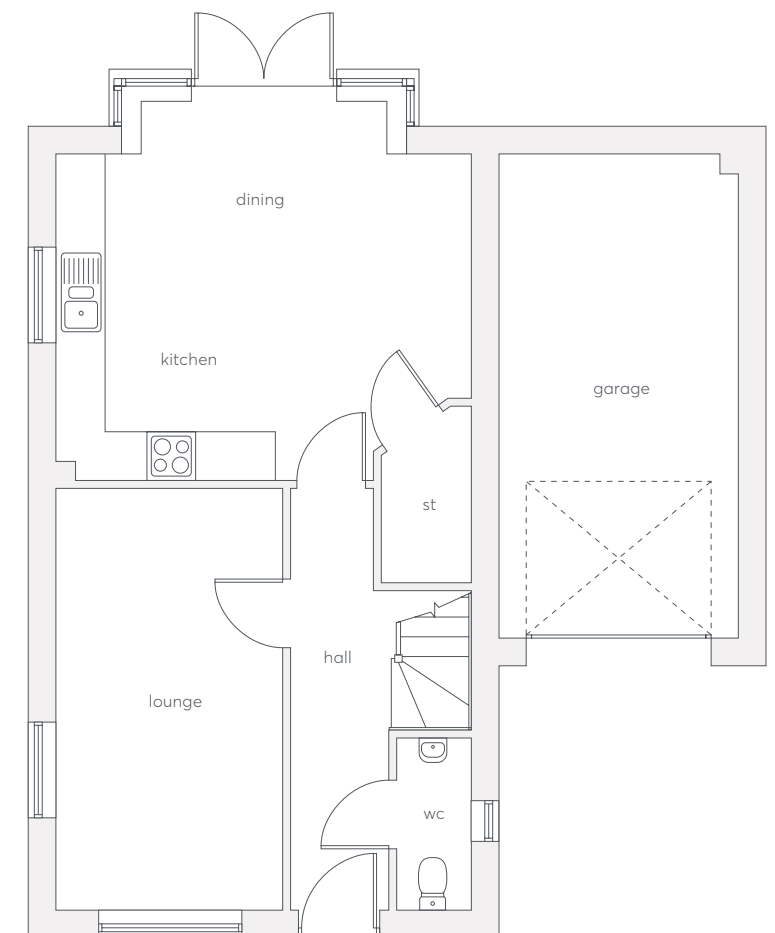


Ground Floor

Lounge
2.78m x 5.22m
9'2" x 17'2"

Kitchen/Dining
5.09m x 4.66m
16'9" x 15'3"

WC
0.90m x 2.13m
3'0" x 7'0"





The Presgate

1390 sq. ft.
4 Bedrooms
3 Bathrooms
Detached

- Key Features
- Three storey
 - Dual aspect living room
 - Dual aspect kitchen/dining room with french doors to garden
 - Utility cupboard
 - Downstairs WC
 - Dual aspect study
 - Main bedroom with en-suite
 - Second en-suite bathroom
 - Modern family bathroom

Second Floor

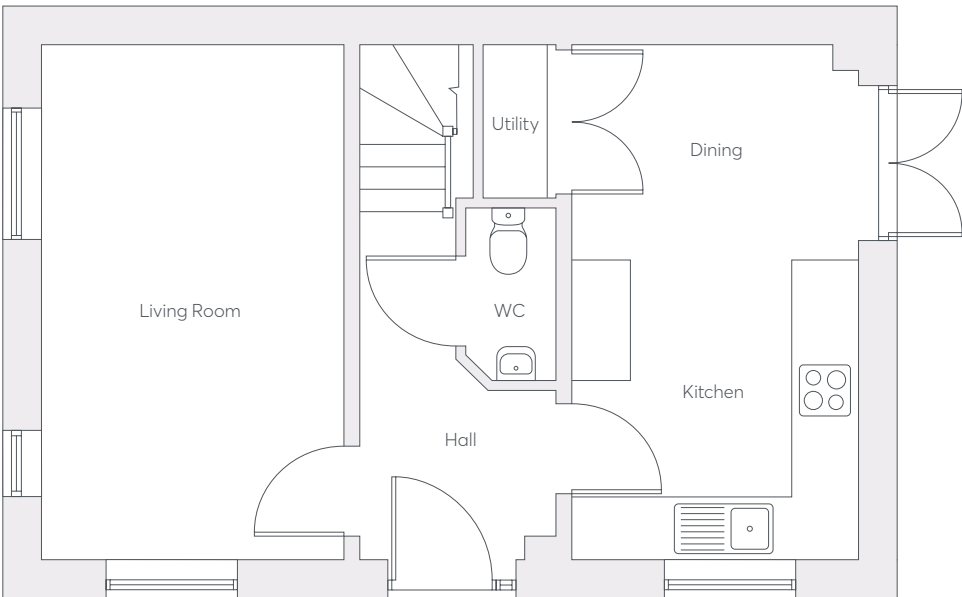
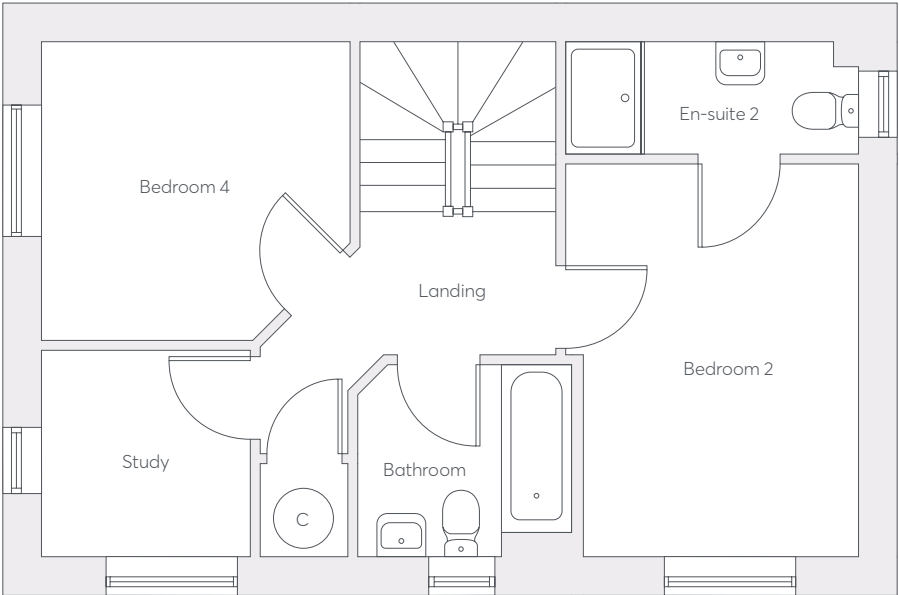
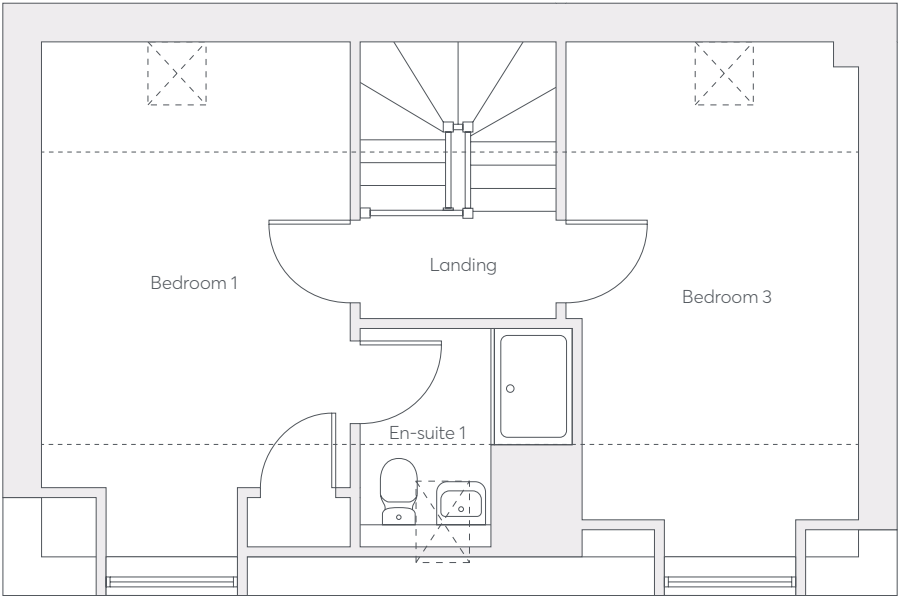
- Bedroom 1
3.14m x 5.25m
10'4" x 17'3"
- Bedroom 3
2.83m x 5.25m
9'3" x 17'3"
- En-Suite 1
2.14m x 1.97m
7'0" x 6'5"

First Floor

- Bedroom 2
2.83m x 3.98m
9'3" x 13'1"
- En-Suite 2
2.98m x 1.18m
9'9" x 3'11"
- Bedroom 4
3.14m x 3.05m
10'4" x 10'0"
- Study
2.14m x 2.11m
7'0" x 6'11"
- Bathroom
2.12m x 1.97m
6'11" x 6'6"

Ground Floor

- Living Room
3.08m x 5.25m
10'1" x 17'3"
- Dining
2.92m x 2.20m
9'7" x 7'3"
- Kitchen
2.92m x 3.05m
9'7" x 10'0"
- Utility
0.74m x 1.57m
2'5" x 5'2"
- WC
0.92m x 1.75m
3'0" x 5'9"



Open daily
Thursday to
Monday

Call:
03308 088 906

Email:
signalfields@
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CV23 1FZ

stmodwenhomes.co.uk



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