Houlton Meadows

Rugby

A collection of 2, 3, 4 and 5 bedroom homes
An exciting development of new homes in the semi-rural town of Rugby, complete with countryside views, excellent on-site amenities and convenient transport links to major commuter areas. This collection of 2, 3, 4 and 5-bedroom new homes forms part of an emerging residential community focused around a thriving village centre.

Built across a variety of styles and to the high Bellway standard, these homes present a variety of design features including open-plan living spaces, contemporary fitted kitchens, bathrooms and en-suite bathrooms in addition to garages or allocated parking. These wonderful homes are sure to appeal to a wide audience of buyers including professionals and families.

A perfect place to call home

Bellway has been building exceptional quality new homes throughout the UK for over 70 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

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For travel by train, a new station is planned for completion by the end of 2018 which will allow direct routes to Birmingham, Northampton, the West Midlands and London. Just 3.5 miles away, the well-connected Rugby train station provides regular services into Crewe, Birmingham New Street and Leicester. International travel is provided by Birmingham airport, under 40 minutes away by car.

The market town of Rugby is just 3.5 miles from Houlton Meadows and is most famously known as the birthplace of rugby football. Steeped in history and home to an impressive literary and architectural heritage, Rugby presents its own museum and art gallery, with several cultural trails dotted around the town.

An open market has been trading in The Rugby Town under Royal Charter since 1235. Positioned in the heart of the town centre and open three days a week the market offers a variety of goods and produce including fruit and veg, sweet treats, crafts, flowers and plants and day-to-day goods. In addition, Rugby High Street offers a fantastic range of both independent retailers and high street brands.

Evening entertainment is equally well catered for, with award-winning restaurants, annual festivals and one of the top 10 amateur theatres in the country, all just a short drive from Houlton Meadows.

An excellent choice for families, Houlton Meadows will form part of a vibrant new community which features four village schools, covering both primary and secondary education. Areas of green space will be constructed throughout the development to encourage walking, cycling and sports, while a surrounding nature reserve and areas of peaceful woodland are ideal for wildlife spotting.

Bordered by an abundance of green countryside, Houlton Meadows boasts an enviable setting to enjoy the outdoors. Nearby Draycote Water is a reservoir and 21 acre country park which is popular for leisurely walks, water sports, fishing, nature trails and picnics. Just a short drive from Houlton Meadows, Swift Valley Nature Reserve covers 25 hectares of countryside and is home to an impressive array of wildlife along its canalside walking routes.
Discover a range of house styles with 2, 3, 4 or 5 bedrooms. Each home at Houlton Meadows is finished to our exacting standards.
Make your new home as individual as you are

**Additions**

Your new home as individual as you are

**Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.**

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

**Choose from our range of Additions options covering:**

**Kitchens:**
- Silestone and Earthstone worktops
- Integrated appliances
- Built-under double oven or steam oven (where applicable)
- Ceramic/Induction hob

**Flooring:**
- Choose from carpets, ceramics or Amtico

**Tiling:**
- Full and half height tiling
- Comprehensive upgrade options

**Plumbing:**
- Outside tap
- Heated towel rail

**Security:**
- Intruder alarms
- Security lights

**Electrical:**
- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Underunit lighting
- Shaver socket and light
- Electric powered garage door controls
- Recessed lighting
- Light fittings
- BT and TV points

**Miscellaneous:**
- Turf to rear garden
- Wardrobes

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every home at every development will offer all Additions options. Therefore we recommend that you consult our Sales Advisor.
Customer Care

It has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

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Help to Buy

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

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How to find us

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