



WALTON HOMES

FERRER'S CHASE

26 exclusive 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 Midlands locations. With more than 30 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.



FERRER'S CHASE

Surrounded by the National Forest lies this impressive collection of new homes

Set in the desirable village of Linton Heath and surrounded by the National Forest lies an impressive collection of 26 three and four bedroom homes. With a choice of 9 differing layouts on offer Ferrer's Chase is truly a special place to call home whatever your lifestyle or requirement.

Each home has been designed with modern living in mind whilst complimenting the traditional features and history of the surrounding area.

This peaceful village location offers homebuyers a semi-rural location combining the best of town and country life.





Street Scene



The 'Hub' of the Village



View from development



Linton Heath

A perfect home in the most perfect of locations

Set on the outskirts of The National Forest's Foxley Wood you will be surrounded by 29 hectares of beautiful woodland which provides the perfect opportunity for walks through this native woodland or an appreciation for the area specifically designed by the local school.

With plentiful amenities on offer in the village your family's well provided for at Ferrer's Chase. A post office, convenience store, two churches, a village hall, two pubs and a number of takeaways are all within easy reach of the development so you won't have to look far.

The nearby town of Swadlincote lies less than 5 miles from Ferrer's Chase and provides further amenities and activities for all the family. A fantastic Farmers Market, held on the last Thursday of every month offers a range of local produce. Why not take to the slopes with the ski and snowboard centre, whether you're learning a new skill or you're out for a bit of fun with the kids. If that wasn't enough the local villages and town of

Ashby-de-la-Zouch provide further entertainment, with Ashby Castle, Museums and Conkers to name a few.

If you're looking for a bit of retail therapy, Burton-upon-Trent offers a selection of shopping centres or the traditional markets offering plenty of opportunity to find just what you are looking for. But if some more serious shopping is required Birmingham's Bullring shopping centre is just 35 minutes away along with everything that this vibrant city has to offer.

Bus networks are right on your doorstep with easy access to Ashby and Burton-upon-Trent. But if you're interested in travelling further afield direct trains are available from Burton on Trent to Birmingham New Street, Derby, Nottingham, Sheffield and Bristol to name a few. With the A444 offering easy commuting to Burton-upon-Trent and onwards travel via the A38 to Birmingham and Derby.





FERRER'S CHASE

Make Ferrer's Chase the place you call home

Settle down with surroundings of the National Forest in a property that has been perfectly designed both inside and out to make you feel at home.

Elmsdale	4 Bedroom homes plots 1, 19 & 24
Oakwell	3 Bedroom home plots 2, 3, 9, 10, 21 & 22
Radbrook	3/4 Bedroom homes plots 7 & 8

Briarwood	3/4 Bedroom homes plots 4 & 6
Hamstall	4 Bedroom home plot 5
Dalton	3 Bedroom home plot 26

Ebington Special	3 Bedroom home plot 25
Kirkby	4 Bedroom home plot 23
Porcester	3 Bedroom home plot 20



LINTON HEATH

Elmsdale

Spacious 4 bedroom homes

With its spacious feel throughout, the Elmsdale has been designed to complement today's style of living. The open plan kitchen/dining room features French doors leading out to the rear garden. Both this room and the magnificent lounge benefit from bay windows providing ample natural light to emphasise the feeling of space. This excellent accommodation continues upstairs with a large master bedroom and en-suite whilst three further amply spacious bedrooms and family bathroom complete the home.



Plots 1, 19 & 24



FERRER'S CHASE

Ground Floor

Lounge 4299 x 4785 (max)
14' 1" x 15' 8" (max)

Kitchen/Breakfast/
Dining 9501 x 4048 (max)
31' 2" x 13' 3" (max)

WC 1075 x 1867
3' 6" x 6' 1"

First Floor

Bedroom 1 (Master) 3491 x 4785 (max)
11' 5" x 15' 8" (max)

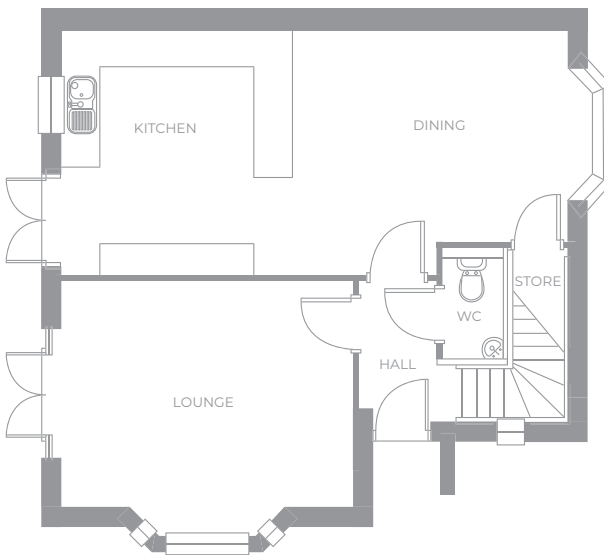
Bedroom 1 Ensuite 2160 x 2200 (max)
7' 1" x 7' 2" (max)

Bedroom 2 2997 x 3263
9' 9" x 10' 8"

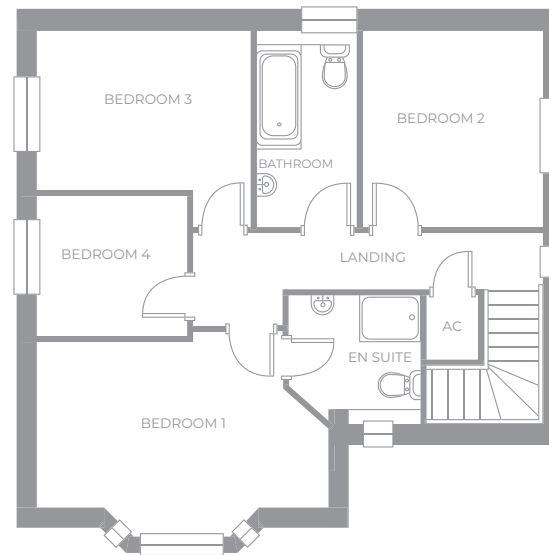
Bedroom 3 3263 x 2663 (max)
10' 8" x 8' 8" (max)

Bedroom 4 2372 x 2493
7' 9" x 8' 2"

Bathroom 3263 x 1691
10' 8" x 5' 6"



Ground Floor



First Floor

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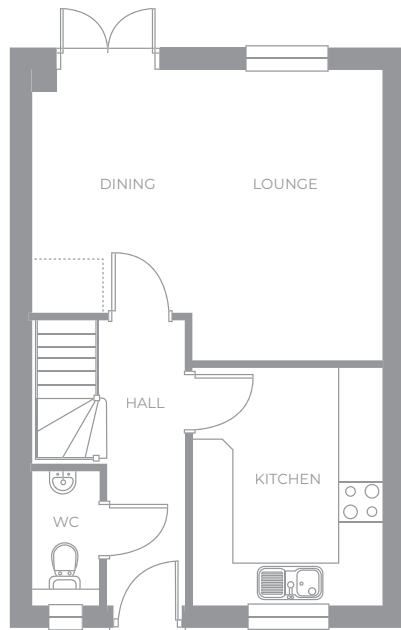


Oakwell

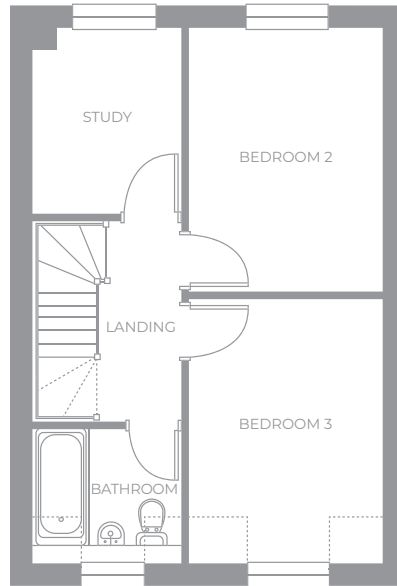
Delightfully designed 3 bedroom properties

Set over three floors, this unique home offers a fabulous master suite situated on the top floor for that true feeling of tranquillity away from the rest of the home. Two bedrooms and a family bathroom can be found on the second floor, while a separate study provides versatility whatever your lifestyle or requirement. A separate kitchen overlooks the front garden, whilst the spacious dining/living room opens onto the rear garden with the use of French doors making it perfect for entertaining.

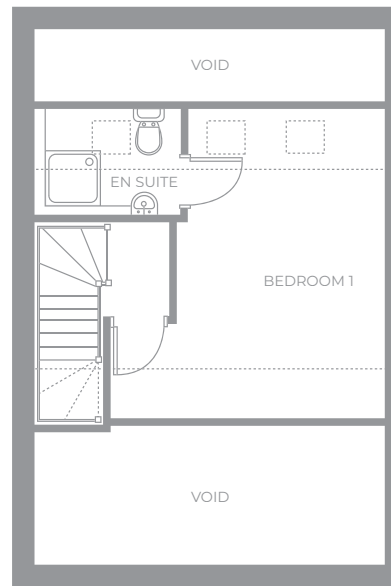




Ground Floor



First Floor



Second Floor



FERRER'S CHASE

Ground Floor

Lounge/Dining 4293 x 5180 (max)
14' 1" x 16' 9" (max)

Kitchen 3552 x 2845
11' 7" x 9' 4"

WC 1032 x 2050
3' 4" x 6' 8"

First Floor

Bedroom 2 3910 x 2900
12' 9" x 9' 6"

Bedroom 3 3935 x 2900
12' 10" x 9' 6"

Study 2205 x 2761
7' 2" x 9' 0"

Bathroom 2205 x 2050
7' 2" x 6' 8"

Second Floor

Bedroom 1 (Master) 4055 x 4595
13' 3" x 15' 0"

Bedroom 1 En-Suite 1623 x 2205
5' 3" x 7' 2"

*Please note that Plot 22 layout differs. Please see sales negotiator for details.

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Briarwood

Versatile 3/4 bedroom homes

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.



Plots 4 & 6



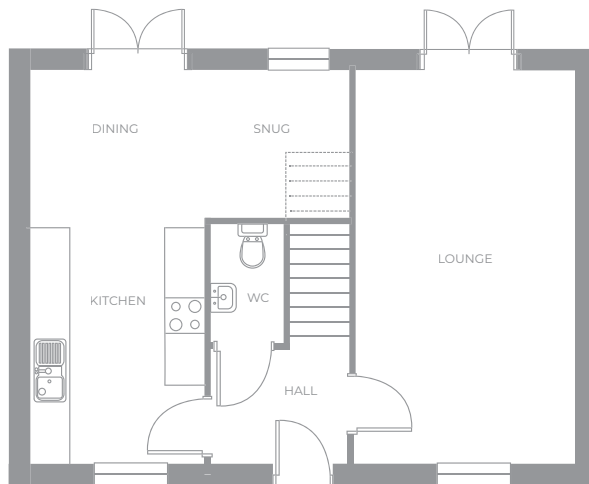
FERRER'S CHASE

Ground Floor

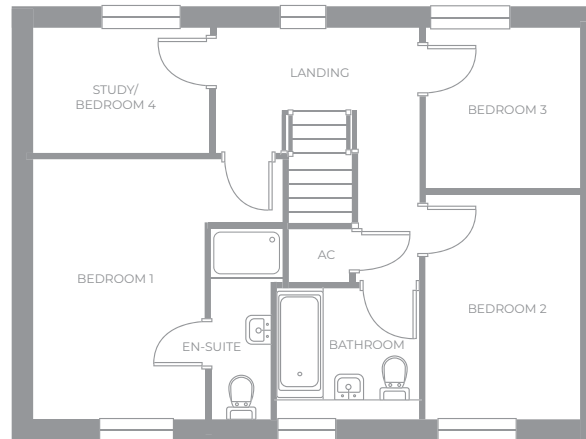
Lounge	3435 x 6023 11' 3" x 19' 9"
Snug	2304 x 2140 7' 6" x 7' 0"
Kitchen/Dining	2736 x 6023 (max) 8' 11" x 19' 9" (max)
WC	1880 x 1073 6' 2" x 3' 6"

First Floor

Bedroom 1 (Master)	4008 x 3881 (max) 13' 1" x 12' 8" (max)
Bedroom 1 En-Suite	2953 x 990 9' 8" x 3' 2"
Bedroom 2	3465 x 2403 11' 4" x 7' 10"
Bedroom 3	2534 x 2403 8' 3" x 7' 10"
Bedroom 4/Study	1990 x 2756 6' 6" x 9' 0"
Bathroom	2313 x 2040 7' 7" x 6' 8"



Ground Floor



First Floor

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Hamstall

A welcoming 4 bedroom residence

The magnificent four bedroomed Hamstall boasts an impressive lounge with double doors opening to a large kitchen/dining area and enjoying wonderful views over the generous rear garden thanks to the French doors. With a spacious study and separate utility you will have plentiful space in this home. This excellent accommodation continues upstairs with the impressive master bedroom with en-suite and a further 3 bedrooms and family bathroom all accessed from a central landing.



Plot 5





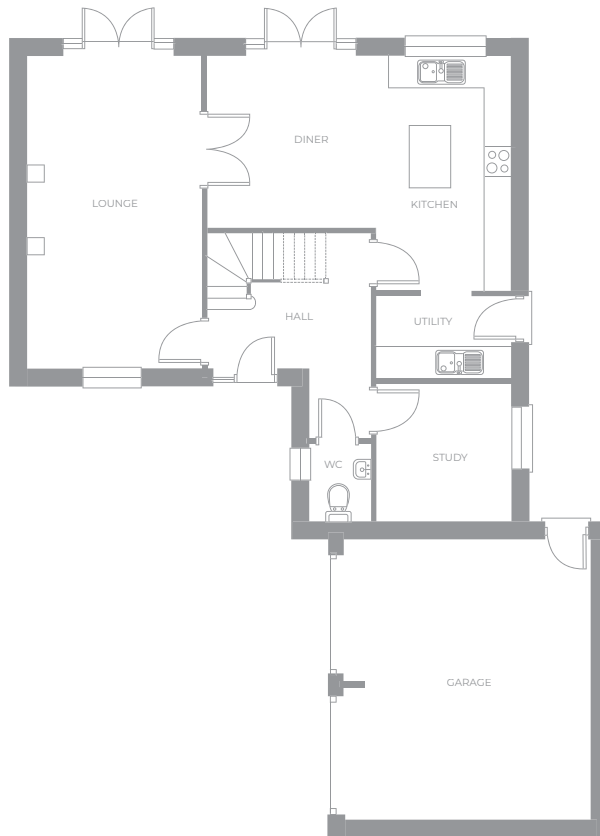
FERRER'S CHASE

Ground Floor

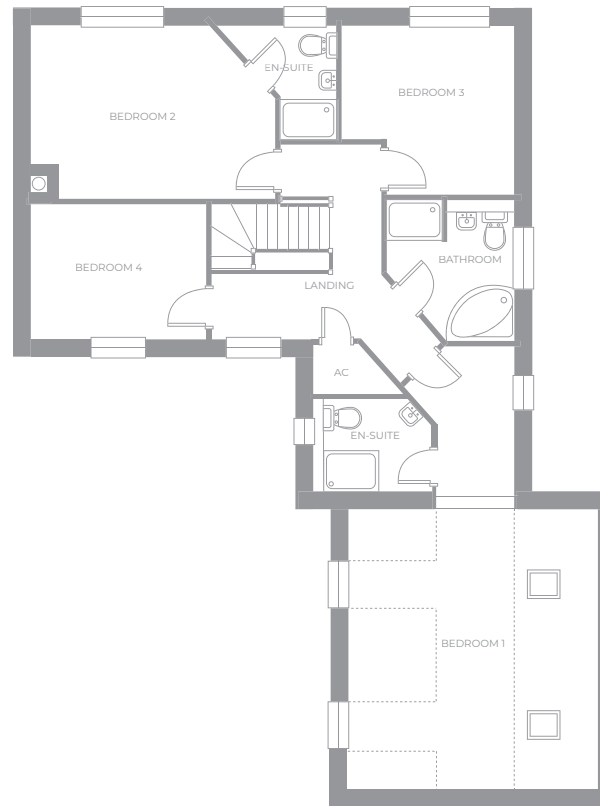
Lounge	6100 x 3862 20' 0" x 12' 8"
Kitchen/Dining	6688 x 4593 (max) 21' 11" x 15' 0" (max)
Study	2700 x 3025 8' 10" x 9' 11"
Utility	1662 x 2980 5' 5" x 9' 9"
WC	1553 x 1425 5' 1" x 4' 8"

First Floor

Bedroom 1 (Master)	5113 x 5196 (max) 16' 9" x 17' 0" (max)
Bedroom 1 En-Suite	2660 x 1880 (max) 8' 8" x 6' 2" (max)
Bedroom 2	3410 x 5375 (max) 11' 2" x 7' 7" (max)
Bedroom 2 En-Suite	2688 x 2263 (max) 8' 9" x 7' 5" (max)
Bedroom 3	3860 x 3330 (max) 12' 7" x 10' 11" (max)
Bedroom 4	2665 x 3862 8' 8" x 12' 8"
Bathroom	2899 x 2900 (max) 9' 6" x 9' 6" (max)



Ground Floor



First Floor

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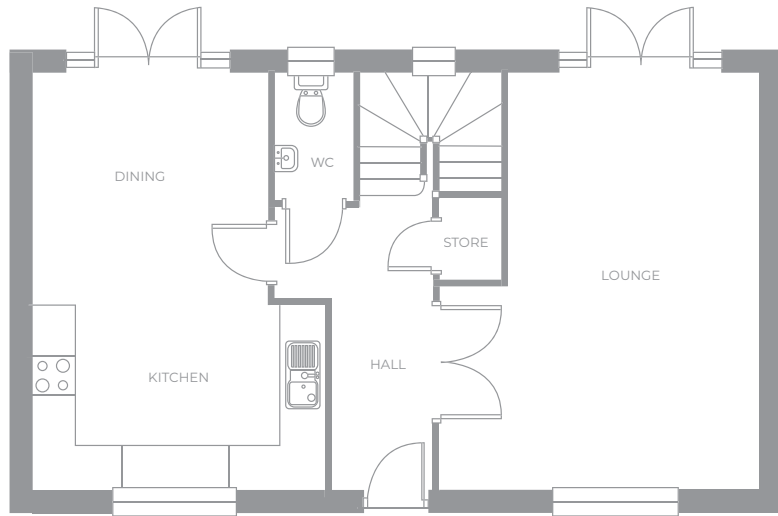
Radbrook

Stunning 3/4 bedroom properties

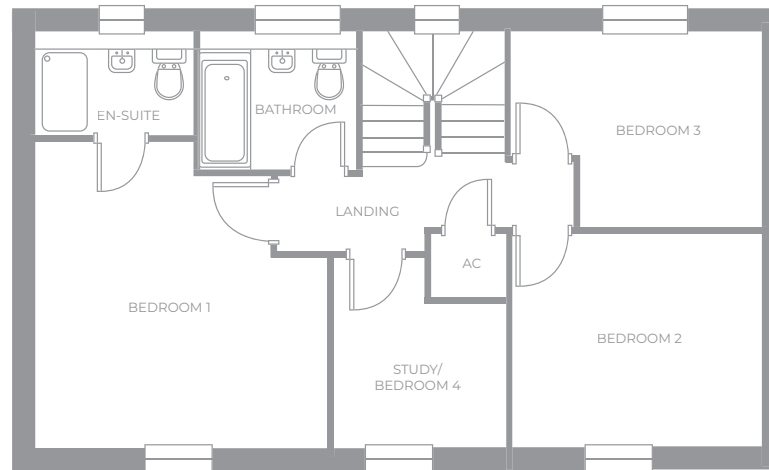
With a stunning double fronted exterior the Radbrook boasts a large dual aspect kitchen/dining room overlooking the rear garden. This can also be said for the equally spacious lounge which is access by double doors off the hallway providing the perfect layout for entertaining. Upstairs the master bedroom and en-suite make for the perfect place to relax and unwind whilst the additional two bedrooms and optional bedroom/study make for versatile living.



Plots 7 & 8



Ground Floor



First Floor

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FERRER'S CHASE

Ground Floor

Lounge	4534 x 5911 (max) 14' 10" x 19' 4" (max)
Kitchen/Dining	4175 x 5911 (max) 13' 8" x 19' 4" (max)
WC	1165 x 1840 3' 9" x 6' 0"

First Floor

Bedroom 1 (Master)	4175 x 4361 (max) 13' 8" x 14' 3" (max)
Bedroom 1 En-Suite	1525 x 2285 5' 0" x 7' 5"
Bedroom 2	3625 x 3064 11' 10" x 10' 0"
Bedroom 3	3625 x 2822 (max) 11' 10" x 9' 3" (max)
Bedroom 4/Study	2424 x 2725 (max) 7' 11" x 8' 11" (max)
Bathroom	2280 x 2015 7' 5" x 6' 7"

Porcester

A spacious 4 bedroom property

Inside the Porcester, a large and inviting entrance hall makes for a warm welcome. The bright and spacious lounge with French doors opening to the rear garden provides the perfect haven to relax whilst a study next door provides the space to get away for some alone time. A stunning kitchen and breakfast room creates a cosy setting for relaxed dining, while a separate dining room is ideal for enjoying a Sunday roast with the whole family. Upstairs, the feeling of space is continued with the master bedroom and second bedroom benefitting from large en-suites, whilst two further bedroom and family bathroom complete the home.



Plot 20





FERRER'S CHASE

Ground Floor

Lounge 5396 x 4448 (max)
17' 8" x 14' 7" (max)

Kitchen/Dining 5396 x 3475
17' 8" x 11' 4"

Dining 3450 x 3459
11' 3" x 11' 4"

Study 2346 x 3459 (max)
7' 8" x 11' 4" (max)

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

First Floor

Bedroom 1 (Master) 4081 x 3510
13' 4" x 11' 6"

Bedroom 1 En-Suite 3248 x 1290
10' 7" x 4' 2"

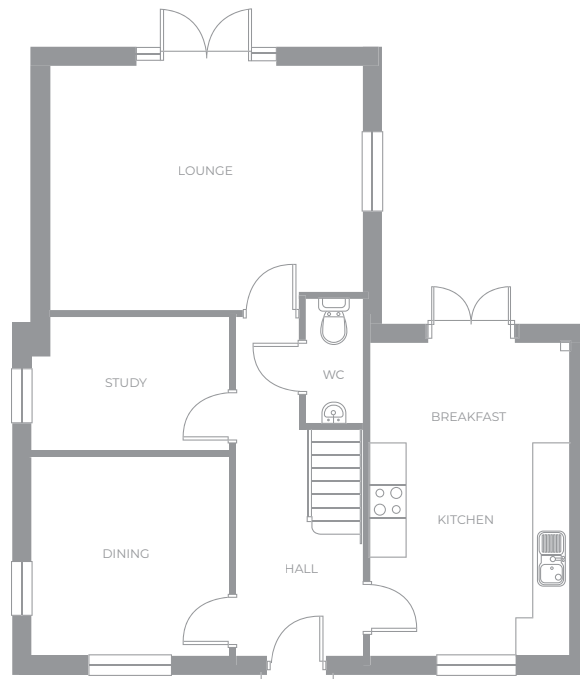
Bedroom 2 3686 x 3400 (max)
12' 1" x 11' 1" (max)

Bedroom 2 En-Suite 2298 x 2051 (max)
7' 6" x 6' 8" (max)

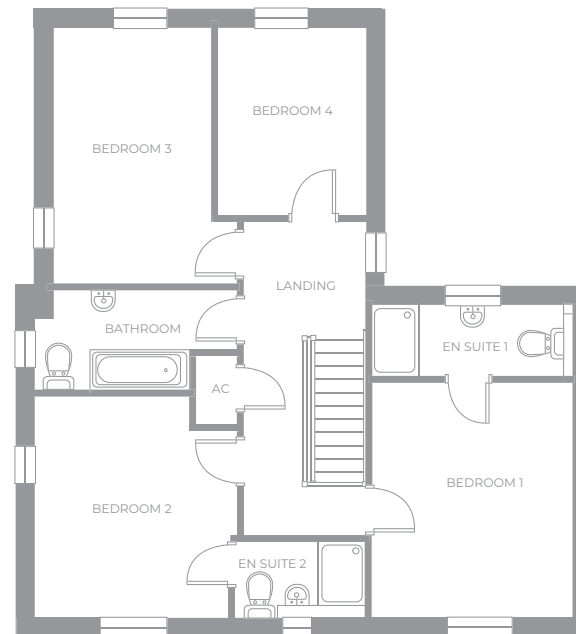
Bedroom 3 3183 x 4448 (max)
10' 5" x 14' 7" (max)

Bedroom 4 3290 x 2641
10' 9" x 8' 7"

Bathroom 3490 x 1937 (max)
11' 5" x 6' 4" (max)



Ground Floor



First Floor

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Kirkby

A beautiful 4 bedroom house

A large, open plan kitchen/dining area with French doors opening out on to a private garden is the focal point of the Kirkby, a four-bedroom family home perfect for growing families. A large lounge, functional utility and cloakroom complete the space on the ground floor. Upstairs the stunning master bedroom features a private en-suite, whilst bedrooms 2 & 3 are interlinked with a Jack and Jill bathroom. A further spacious bedroom and family bathroom make this home functional for all the family.



Plot 23



FERRER'S CHASE

Ground Floor

Lounge 5469 x 3446
17' 11" x 11' 3"

Kitchen/Dining 6650 x 3929
21' 9" x 12' 10"

WC 920 x 1770
3' 0" x 5' 9"

Utility 3129 x 2195
10' 3" x 7' 2"

First Floor

Bedroom 1 (Master) 4115 x 4010 (max)
13' 6" x 13' 1" (max)

Bedroom 1 En-Suite 1825 x 2415
5' 11" x 7' 11"

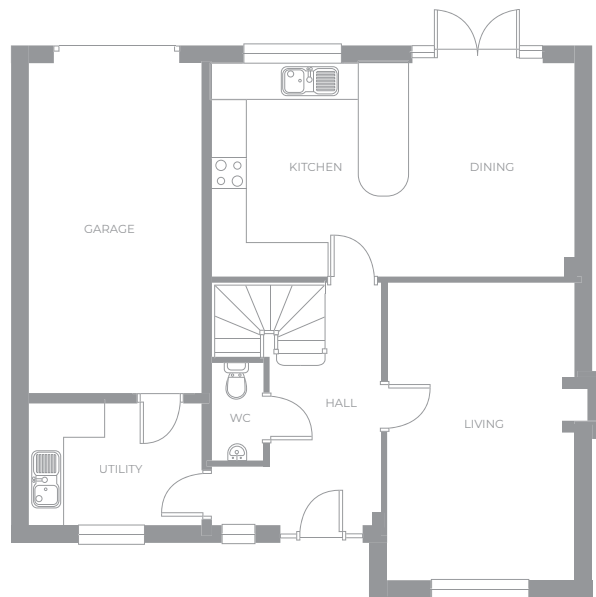
Bedroom 2 3228 x 5775
10' 7" x 18' 11"

Jack & Jill En-Suite 3228 x 2645 (max)
10' 7" x 8' 8" (max)

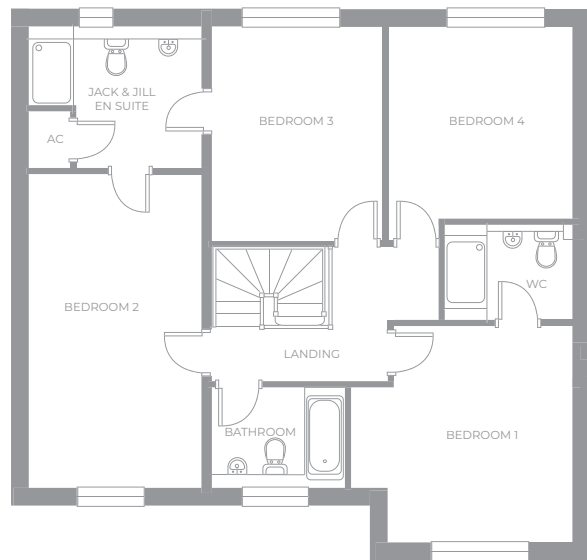
Bedroom 3 3186 x 3964
10' 5" x 13' 0"

Bedroom 4 3964 x 3440 (max)
13' 0" x 11' 3" (max)

Bathroom 1912 x 2511
6' 3" x 8' 2"



Ground Floor



First Floor

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Ebington

A stylish 3 bedroom home

The Ebington is a beautiful three bedroom home designed for functional living whatever your lifestyle. The ground floor features a light and bright kitchen with French doors opening onto the rear garden, a separate utility and functional living room. A large master bedroom benefitting from an en-suite provides a space to escape, whilst two further bedrooms and family bathroom are perfect for family or guests.



Plot 25





FERRER'S CHASE

Ground Floor

Lounge 4478 x 4450
14' 8" x 14' 7"

Kitchen/Dining 3095 x 3348
10' 1" x 10' 11"

WC 1775 x 1077
5' 9" x 3' 6"

First Floor

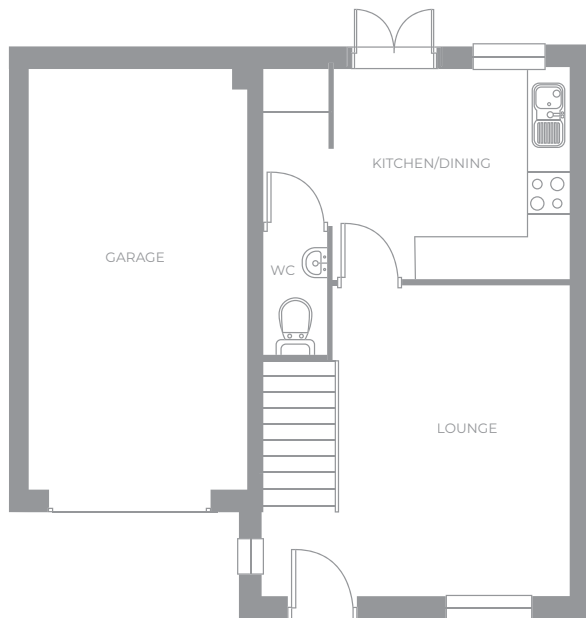
Bedroom 1 (Master) 3050 x 4476
10' 0" x 14' 8"

Bedroom 1 En-Suite 1550 x 3277
5' 1" x 10' 9"

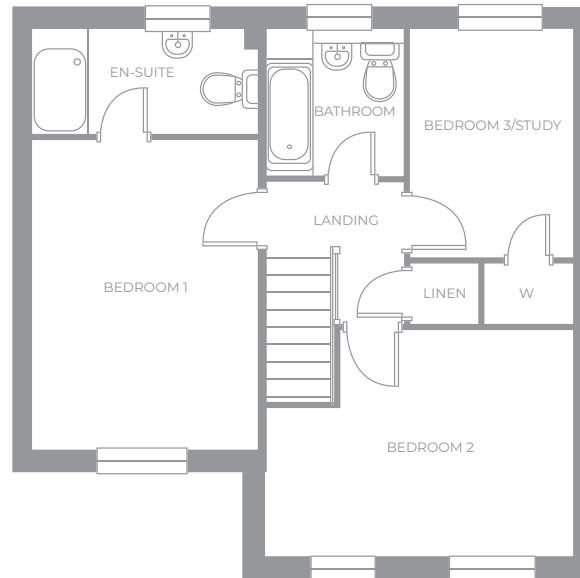
Bedroom 2 3310 x 4450 (max)
10' 10" x 14' 7" (max)

Bedroom 3 3313 x 2393
10' 10" x 7' 10"

Bathroom 2033 x 2150
6' 8" x 7' 0"



Ground Floor



First Floor

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Dalton

An impressive 3 bedroom residence

The unique layout of the Dalton has been designed with the modern family in mind. A spectacular kitchen/dining area with French doors opening onto the rear garden makes for a practical living space whilst a separate lounge provides the perfect place to relax after a busy day. Upstairs features include three spacious bedrooms, one benefiting from an en-suite and an elegant main bathroom to complete the arrangement.





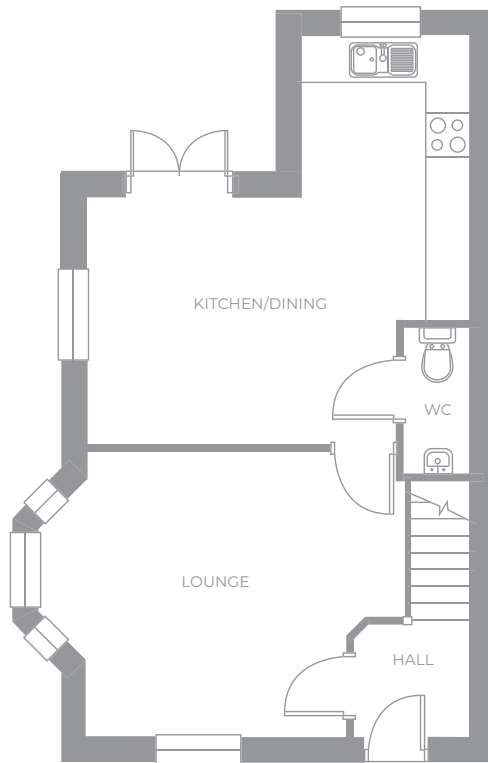
FERRER'S CHASE

Ground Floor

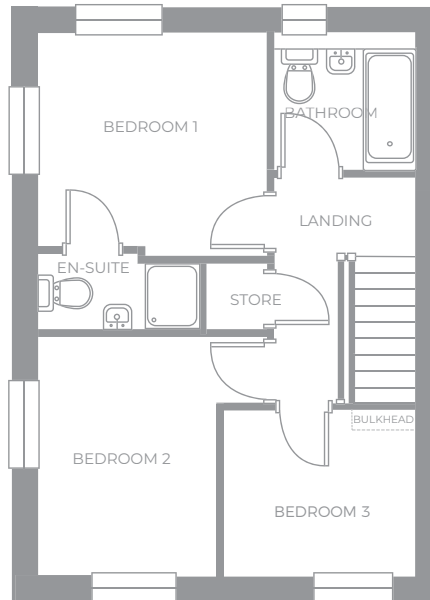
Lounge	4263 x 5001 (max) 13' 11" x 16' 4" (max)
Kitchen/Dining	3450 x 2961 (max) 11' 4" x 9' 9" (max)
WC	2058 x 1053 6' 9" x 3' 5"

First Floor

Bedroom 1 (Master)	3397 x 3065 (max) 11' 1" x 10' 0" (max)
Bedroom 1 En-Suite	2680 x 1169 8' 9" x 3' 10"
Bedroom 2	3371 x 3397 (max) 11' 0" x 11' 1" (max)
Bedroom 3	2758 x 2383 9' x 0" x 7' 9"
Bathroom	2040 x 2008 6' 8" x 6' 7"



Ground Floor



First Floor

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Create a home that is distinctively yours.

Kitchens High quality fully fitted kitchens with a choice of units and worktops*. Integrated appliances include gas hob, single oven, microwave, extractor hood and fridge freezer with a range of upgrades available*. Chrome down lighters complete the look.

Bathrooms Contemporary style white sanitary ware with complementary chrome fittings throughout. Half height tiling to walls with sanitary ware, with a choice of luxury tiles* and chrome heated towel rails (where applicable).

*Subject to stage of build

Electrical White sockets and switches fitted as standard, with optional upgrades available*, TV and telephone points.

Central Heating Central heating with seven day programmable heating control and separate thermostat using energy efficient condensing boilers.

General 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. NHBC 'Buildmark' 10 year warranty.



High specification kitchen



Quality appliances



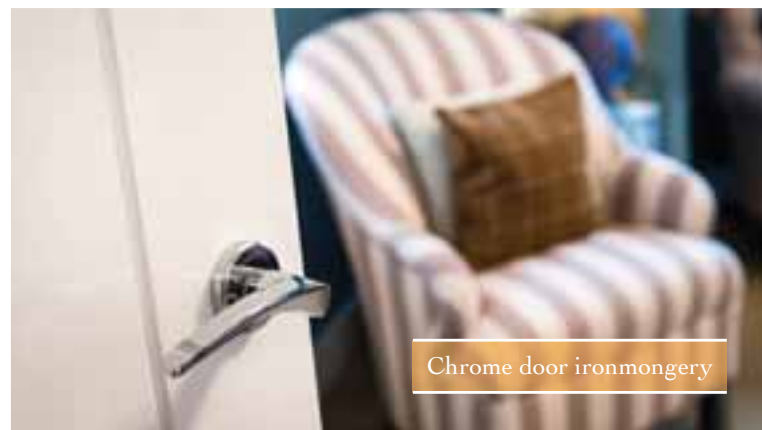
Superb craftsmanship



Beautifully finished bathrooms



Luxury bathrooms



Chrome door ironmongery

Making the right move

Offers/Packages

We would love to help you on your way to purchasing a Walton Home, with our Sales advisors primed to assist you, we can offer specially tailored schemes and incentives to make it easier for you to own your dream home at Ferrer's Chase.

Help to Buy

The government help to buy scheme creates an exciting opportunity for anyone looking to buy a new build home. With as little as a 5% deposit the government could lend you up to 20% of the cost of your Walton Home. Please ask our sales advisors for details.





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](https://www.consumercode.co.uk)

Our Reputation

The reputation of Walton Homes has been carefully established for over 30 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.





FERRER'S CHASE

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