



THE COPPICE

RAVENSTONE

A charming development of elegant homes
in the idyllic village of Ravenstone

Welcome to
**THE
COPPICE**
RAVENSTONE

Nestled away in the heart of the idyllic village of Ravenstone, The Coppice is a desirable, exclusive development of attractive 3, 4 and 5-bedroom homes.

With many open green spaces, as well as footpaths leading to a pond, landscaping at The Coppice has been designed to blend seamlessly with the village location. Carefully selected trees, native hedgerows and woodland planting all complement the development, providing a scenic backdrop throughout.

The Coppice is close to a variety of local amenities, superb commuter links to the A511, A42 and A50, a village pub and local primary school. Its location, in the heart of rural Leicestershire, sets the scene for this select development of stylish homes.

Along with many footpaths and bridleways there are a variety of places to visit within walking distance, including the adjacent Queen Elizabeth Diamond Jubilee Wood and the popular Sence Valley Forest Park.



A CHARMING DEVELOPMENT OF ELEGANT HOMES



THE DEVELOPMENT

The Coppice is superbly positioned for village living, whilst also providing access to popular nearby attractions and places to visit. The delightful location provides an ideal mix of stylish properties, each designed to sit perfectly and reflect the character of the surrounding area.

The desirable homes at The Coppice benefit from a peaceful village ambience whilst being just a short drive from the bustling town of Ashby-de-la-Zouch and its plentiful amenities.

With a mix of properties, The Coppice is ideal for first time buyers, professionals, growing families or downsizers alike.

The stunning selection of professionally designed contemporary kitchens, fitted with A+ rated appliances from premium brands such as AEG and Zanussi, provides a first class specification.

Focusing on sustainability and the environment, tranquil bathrooms and spacious ensuites benefit from prestigious brands including Methven's unique water saving twin-jet technology, and energy-efficient, programmable central-heating comes as standard.

Blending traditional building methods with a contemporary approach to architecture and design, homes at The Coppice provide charming appeal, complementing the stunning setting perfectly.

All Peveril homes are carefully crafted and come with quality assurance and robust guarantees for complete peace of mind.

Interior images are simply representative of a typical Peveril home.



SPECIFICATION*

- Programmable energy efficient central heating
- Roca or Villeroy & Boch white sanitary ware
- Methven Port Satinjet water-saving showers
- Methven chrome taps in bathrooms and ensuites
- Merlyn shower and bath screens
- Kardean flooring in a variety of finishes
- AEG ovens and hobs
- Glide & Slide soft close wardrobes to master bedrooms
- Caple Composite Granite Sinks
- Wide choice of Porcelanosa tile options
- Recess lighting to kitchen, en-suite and bathroom
- 2 year Peveril Homes and 10 year LABC or GLOBAL warranty
- The opportunity to personalise your property with hand-picked optional extras.

*Subject to build stage and house type.



PERFECTLY PLACED FOR LOCAL DAYS OUT OR ADVENTURES FURTHER AFIELD

Well positioned in charming, historic Ravenstone, amidst the rural backdrop of Leicestershire's woodland, forest and farmland, The Coppice is ideally situated to combine urban and countryside living.

The historic village of Ravenstone is thought to have been established as a settlement as long ago as the late third century and even gets a brief mention in the Domesday Book.

Located between the popular towns of Ashby-de-la-Zouch and Coalville, Ravenstone is serviced by a range of local amenities including a primary school, church, a shop, post office, village hall and a pub. With an emphasis on the outdoors, village residents can enjoy the use of its recreation play areas, sports fields and surrounding woodlands.

Close by is the National Trust's Stoneywell, a historic cottage with plenty of outdoor areas to explore, and stately home Calke Abbey, with its 600 acres of woodlands and greenery to discover.

Queen Elizabeth Diamond Jubilee Wood is easily accessible, as is the National Forest - a regeneration programme which spans over 200 square miles and has transformed the Midlands' landscape.

The nearby towns of Ashby-de-la-Zouch and Coalville, both within a few minutes drive from The Coppice, provide access to a variety of retail stores, eateries and pubs.

The nearby town of Ashby-de-la-Zouch hosts plenty of cafés, restaurants and boutique high street shops to enjoy.

Coalville is home to the popular Century Theatre, the town's cultural hub, which hosts a variety of shows and arts activities, including drama, live music, comedy and films.

RAVENSTONE



Red deer stag, Calke Abbey



LOCAL
EDUCATION

For families who require access to schools or colleges, a variety of local schools and higher education options are available:*

PRIMARY:

- ◆ **Woodstone Community Primary School**
Less than ¼ mile away from The Coppice
- ◆ **All Saints Church of England Primary School**
1.2 miles from The Coppice
- ◆ **Hugglescote Community Primary School**
1.6 miles from The Coppice
- ◆ **Belvoirdale Community Primary School**
2.4 miles from The Coppice

SECONDARY:

- ◆ **The Newbridge School**
2.2 miles from The Coppice
- ◆ **Stephenson Studio School**
2.3 miles from The Coppice
- ◆ **Ibstock Community College**
2.5 miles from The Coppice

FURTHER EDUCATION:

- ◆ **Stephenson College**
Approximately 2 miles from The Coppice

*Information correct at time of print. Please see schools' individual websites for latest Ofsted reports. The above list is for information purposes only and not a full representation of available schools in the local area. Please carry out independent research before making enquiries.



A snowy Bradgate Park



Tropical Birdland

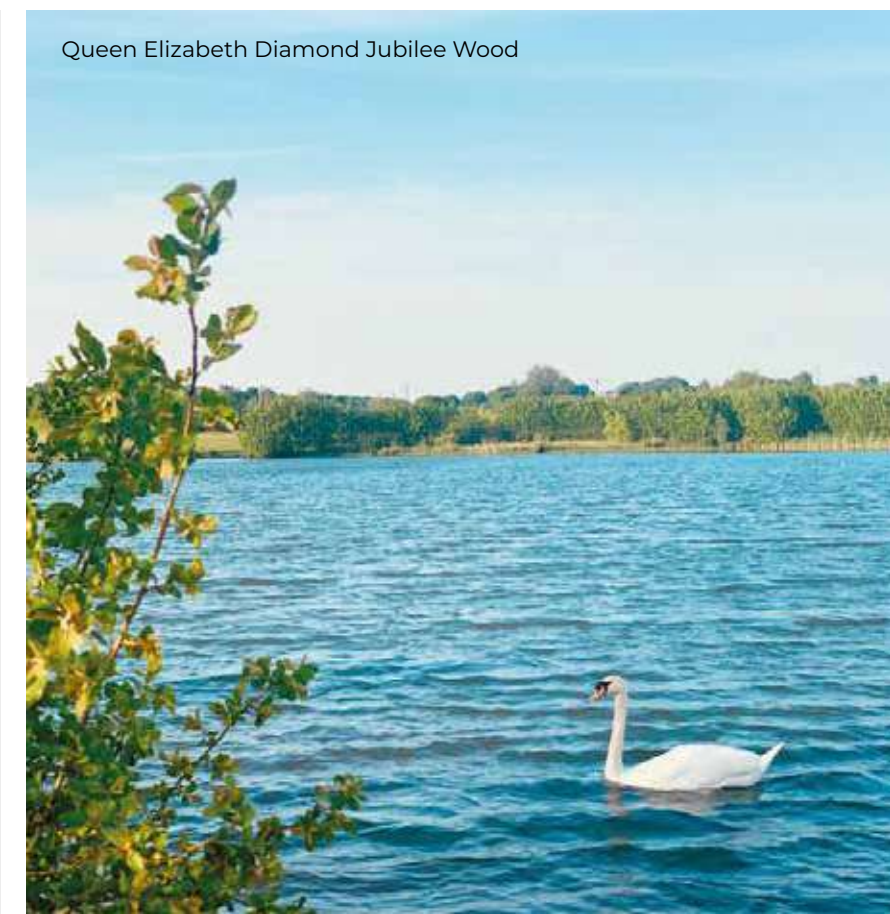


Grand Union Canal near to Smeeton Westerby

ENJOY THE GREAT OUTDOORS

Appreciating time outdoors is easy at The Coppice, with many great locations nearby to visit. Rosliston Forestry Centre, Calke Explore outdoor hiking hub, Beacon Hill Country Park and Moira Furnace Country Park are all within a 30-minute drive.

For sports enthusiasts, Bosworth Water Park has 20 acres of lakes and lagoons with opportunities for windsurfing, sailing, and canoeing, plus a 12-hole crazy golf course. Leicester Outdoor Pursuits Centre is also within easy reach and offers a huge range of high-octane activities from abseiling and aerial trekking to paddle boarding and raft building.



Queen Elizabeth Diamond Jubilee Wood



Twycross Zoo

EXPLORE THE AREA

Perfectly located to explore the rich natural and cultural heritage of the surrounding areas, residents at The Coppice will have plenty to discover.

Families with young children will also be delighted to take advantage of the many nearby attractions.

Local restaurants, nearby eateries and dining out venues in the neighbouring towns of Ashby-de-la-Zouch and Coalville, are plentiful and varied. Plus there's a choice of fun indoor activities including two local indoor soft play centres, trampoline park, pottery painting craft studios, cinemas, bowling, laser tag, an escape room experience and a climbing centre which are all within a ten mile radius.

Lastly, you can find more family fun at Tropical Birdland which showcases 250 free flying birds, or at the award-winning Twycross Zoo which is set in an 80-acre site, with over 500 animals to see and is just nine-miles away. Or take a visit to Conkers, the award-winning family attraction that promises adventure and discovery, which is a short drive from The Coppice.

RELAXING DAYS OUT

Local history enthusiasts may be keen to explore The 1620s House and Garden Museum at Donington le Heath, a stunning family home that was built around 700 years ago. Refurbished and reopened in 2016, visitors can experience medieval life, stroll around the period gardens or relax in the tearooms.

Worth the short drive, Bradgate Country Park is an impressive destination to visit. It has one of the earliest brick-built country houses in England, Bradgate House. The 16th century ruins are protected as a scheduled ancient monument by historic England. The park also has exotic plantings, many pathways, rivers and of course the tearooms to explore.

ABOUT
PEVERIL HOMES

- ◆ A house builder who truly cares
- ◆ Over 30 years of industry expertise
- ◆ East Midlands-based
- ◆ Family-owned
- ◆ Award-winning
- ◆ More than a house builder



Homes to build a life in

At Peveril Homes, we genuinely care about the homes we build, the communities we create, the partners and suppliers we work with and our customers. Whether we're building a one bedroom apartment or five bedroom house, our commitment to the quality of build and the journey our customers take with us is the same.

We are proud to be part of the family-owned Bowmer + Kirkland Group, one of the largest and most successful construction and development groups in the UK. Founded in 1923, the Group now consists of 29 subsidiary companies, offering a wide range of specialisms from construction-related services to homeland security products.

We understand exactly what a huge step buying a new home is. Whether a purchaser is just starting to climb the property ladder or deciding to downsize, their home is their greatest financial investment.

"For us, it's not about being the biggest, it's about being the best."

It should be perfect for them - a haven from life's ups and downs and a place that adapts with their needs.

At our head office in the Derbyshire town of Belper, our experienced team of professionals including architects and designers, create homes that fit the needs of our customers. Using the latest building methods, materials and advances in energy efficiency, we build beautiful quality homes that will stand the test of time.

We believe that every home is as individual as each one of our customers, making them feel like they have truly joined our family.

Our aim is to have customers who recommend us and purchase from us, time and time again. We want to be their first thought when they are thinking about moving home.



Peveril Homes, Beech Lawn, Green Lane, Belper, Derby DE56 1BY

DEEPLY **PASSIONATE** ABOUT CREATING **HIGH-QUALITY, TRADITIONALLY-BUILT** HOMES TO SUIT THE LIFESTYLES OF TODAY



To book an appointment with a member of our team simply call us on **01530 542045** or visit www.peverilhomes.co.uk for further information.



THE COPPICE

BARDON

 5 bedrooms

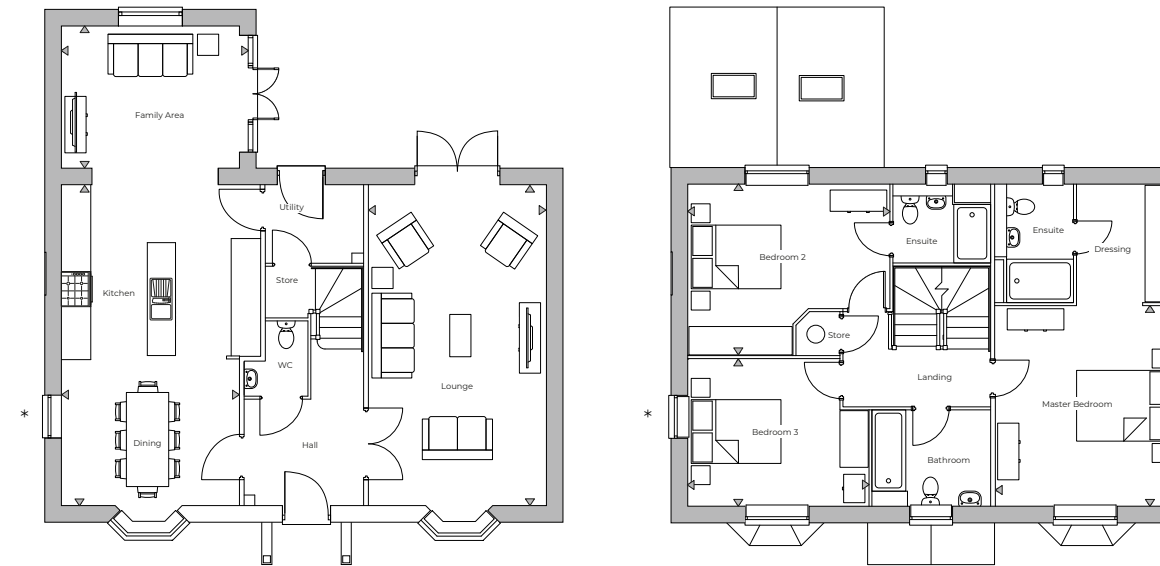
 4 bathrooms

 2,240 sq ft

Open plan kitchen, diner & family area
Separate lounge
Master bedroom with dressing area

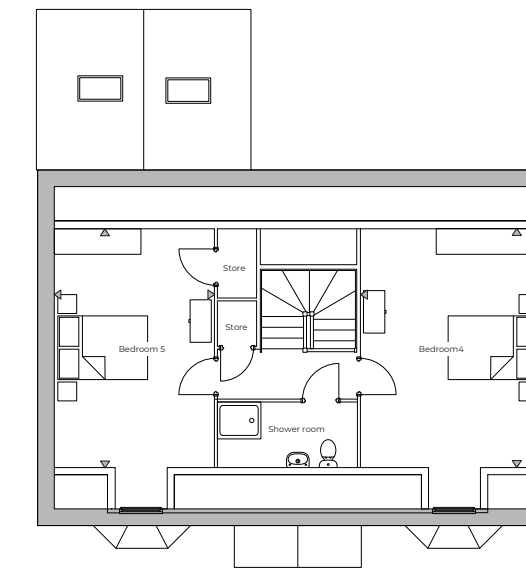


* Windows to plot 29 only



GROUND FLOOR

FIRST FLOOR



SECOND FLOOR

THE COPPICE

BARDON

Room	Measurements	
Kitchen / Dining / Family Area	4.18m (max) x 10.14m (max)	13'9" (max) x 33'4" (max)
Lounge	3.73m x 6.77m	12'3" x 22'3"
Master bedroom	3.77m x 4.21m (min)	12'4" x 13'10" (min)
Bedroom 2	4.24m (max) x 3.59m (max)	13'11" (max) x 11'9" (max)
Bedroom 3	3.80m (max) x 3.09m (max)	12'6" (max) x 10'1" (max)
Bedroom 4	3.79m x 5.04m	12'5" x 16'6"
Bedroom 5	3.35m x 5.04m	11' x 16'6"

Plots 25, 29

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THE COPPICE

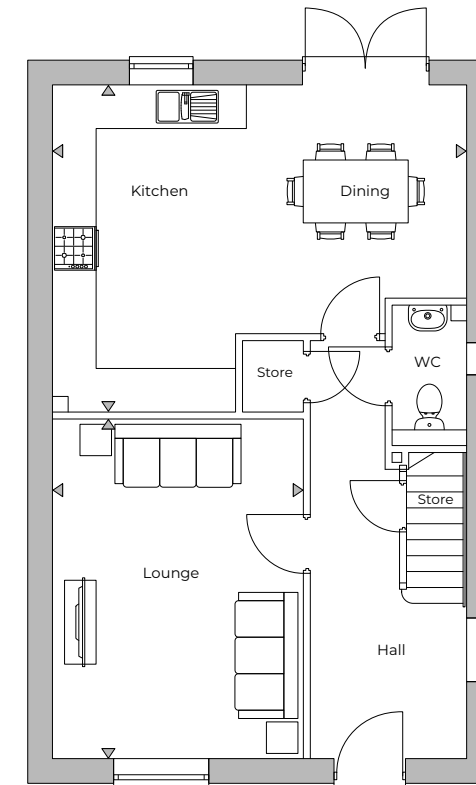
BRADGATE

 4 bedrooms

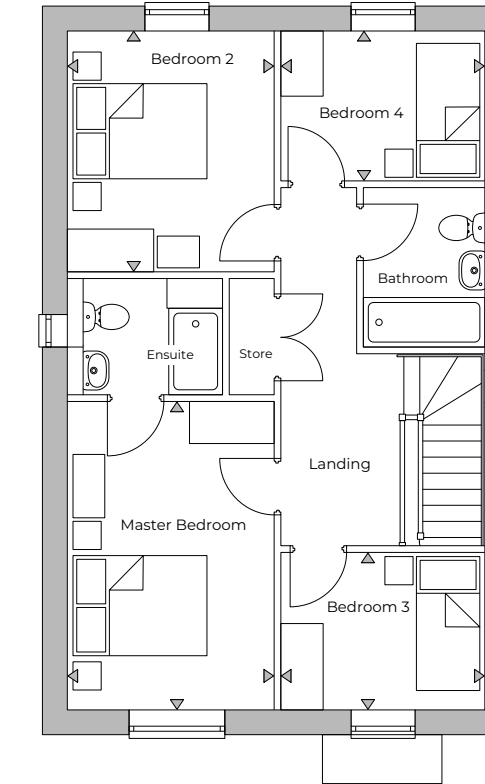
 2 bathrooms

 1,228 sq ft

Detached
Open plan kitchen dining area
Separate lounge
Ensuite to master bedroom



GROUND FLOOR



FIRST FLOOR

THE COPPICE

BRADGATE

Room	Measurements	
Kitchen / Dining Area	5.87m (max) x 4.63m (max)	19'3" (max) x 15'2" (max)
Lounge	3.53m x 4.80m	11'7" x 15'9"
Master bedroom	2.91m x 4.35m	9'7" x 14'3"
Bedroom 2	2.91m x 3.39m	9'7" x 11'1"
Bedroom 3	2.87m x 2.21m	9'5" x 7'3"
Bedroom 4	2.87m x 2.10m	9'5" x 6'11"

Plots 15, 16, 17, 18

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THE COPPICE

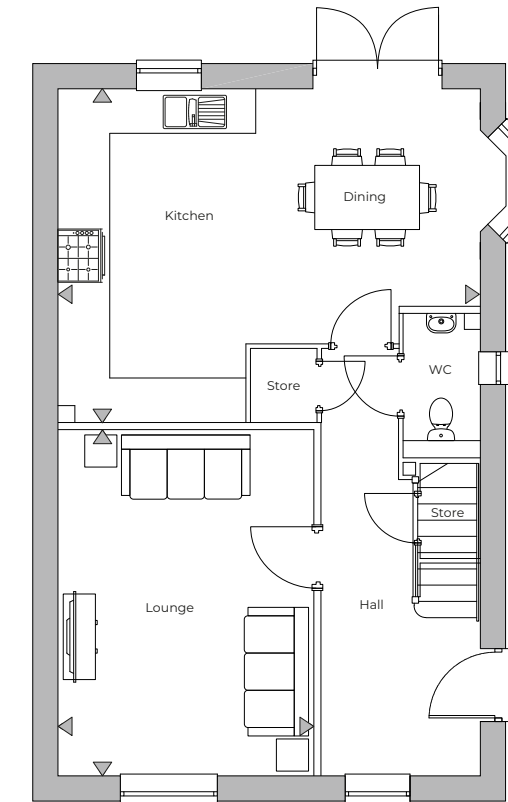
BRADTONE

 4 bedrooms

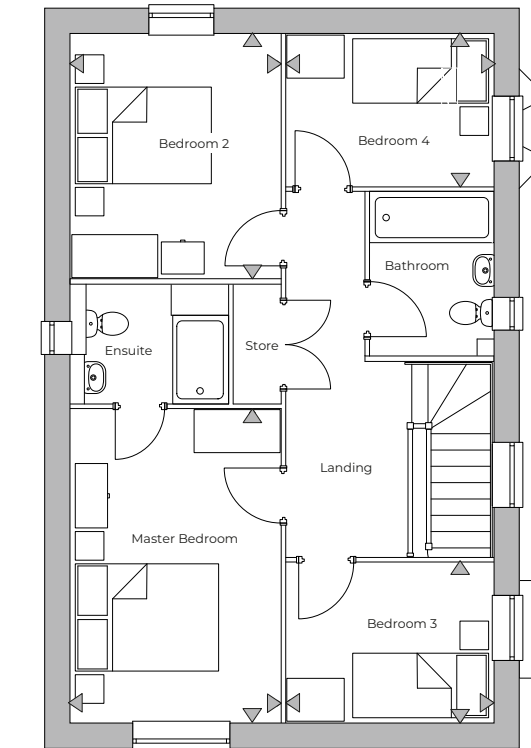
 2 bathrooms

 1,232 sq ft

Detached
Open plan kitchen dining area
Separate lounge
Ensuite to master bathroom



GROUND FLOOR



FIRST FLOOR

THE COPPICE

BRADTONE

Room	Measurements	
Kitchen / Dining Area	5.87m (max) x 4.63m (max)	19'3" (max) x 15'2" (max)
Lounge	3.53m x 4.80m	11'7" x 15'9"
Master bedroom	2.91m x 4.35m	9'7" x 14'3"
Bedroom 2	2.91m x 3.38m	9'7" x 11'1"
Bedroom 3	2.87m x 2.21m	9'5" x 7'3"
Bedroom 4	2.87m x 2.10m	9'5" x 6'11"

Plot 14

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THE COPPICE

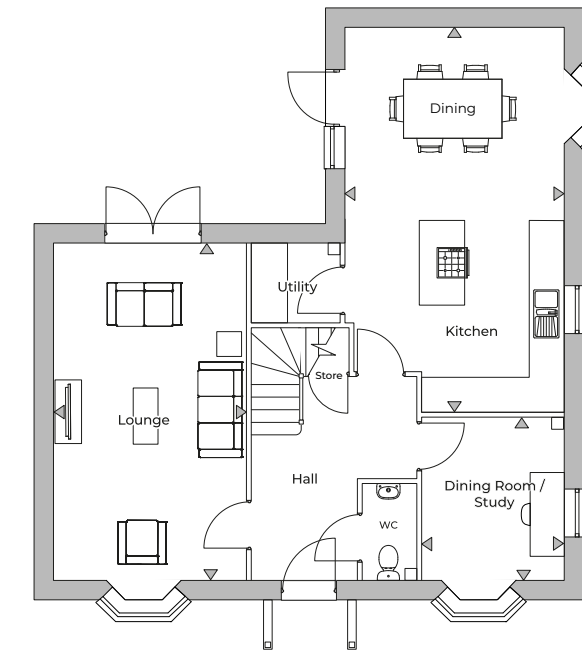
INGLEBY

 4 bedrooms

 3 bathrooms

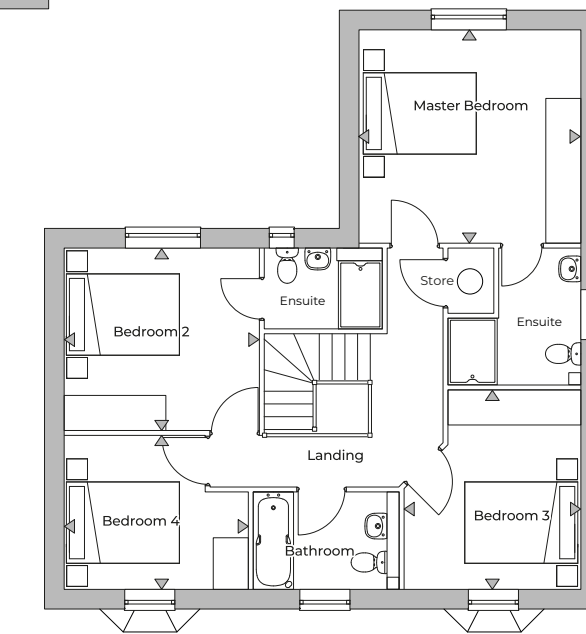
 1,583 sq ft

Detached
Open plan kitchen dining area
Separate lounge
Study / dining room
Ensuite to master bedroom



GROUND FLOOR

FIRST FLOOR



THE COPPICE

INGLEBY

Room	Measurements	
Kitchen / Dining Area	3.96m (max) x 6.96m (max)	13'0" (max) x 22'10" (max)
Lounge	3.45m x 6.09m	11'4" x 20'0"
Dining Room / Study	2.92m x 2.53m	9'7" x 8'4"
Master bedroom	3.96m x 3.83m	13'0" x 12'7"
Bedroom 2	3.50m x 3.28m	11'6" x 10'9"
Bedroom 3	3.14m x 3.52m	10'4" x 11'7"
Bedroom 4	3.29m x 2.72m	10'10" x 8'11"

Plots 1, 24, 34

Stone name plate relates to plot 34 only. Photographs shown are from existing Peveril Homes developments. Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change. Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.

THE COPPICE

RAVENSTONE

 3 bedrooms

 2 bathrooms

 1,484 sq ft

Detached
Open plan kitchen diner
& family area
Separate lounge
Large family bathroom
Study / dining room

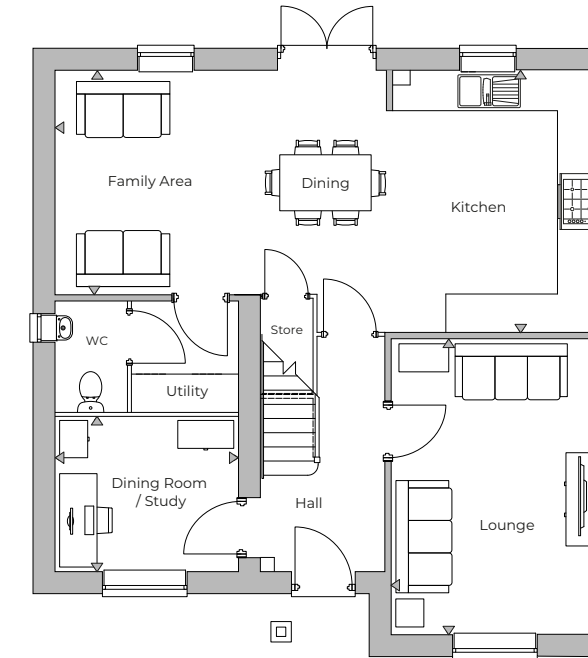


Peveril Homes
homes to build a life in

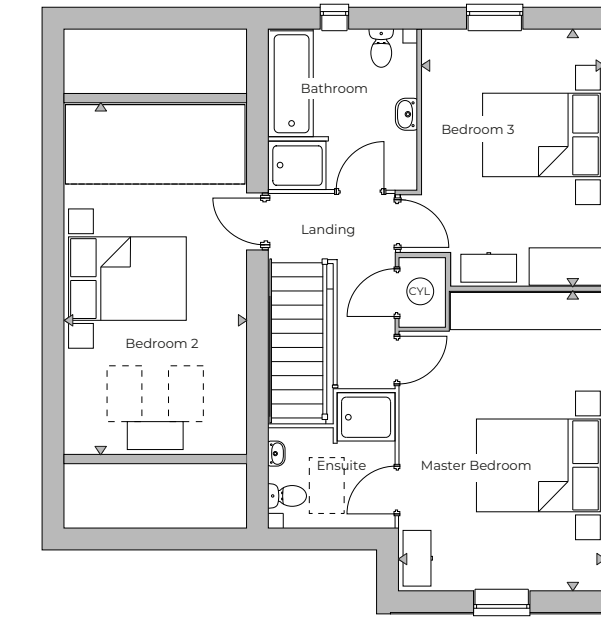


THE COPPICE

RAVENSTONE



GROUND FLOOR



FIRST FLOOR

Room	Measurements	
Kitchen / Dining / Family Area	8.68m (max) x 4.17m (max)	28'6" (max) x 13'8" (max)
Lounge	3.28m x 4.70m	10'9" x 15'5"
Dining Room / Study	2.89m x 2.45m	9'6" x 8'1"
Master bedroom	3.28m (max) x 4.79m (max)	10'9" (max) x 15'9" (max)
Bedroom 2	2.90m x 5.62m	9'6" x 18'5"
Bedroom 3	2.92m (max) x 4.11m (max)	9'7" (max) x 13'6" (max)

Plot 35

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THE COPPICE

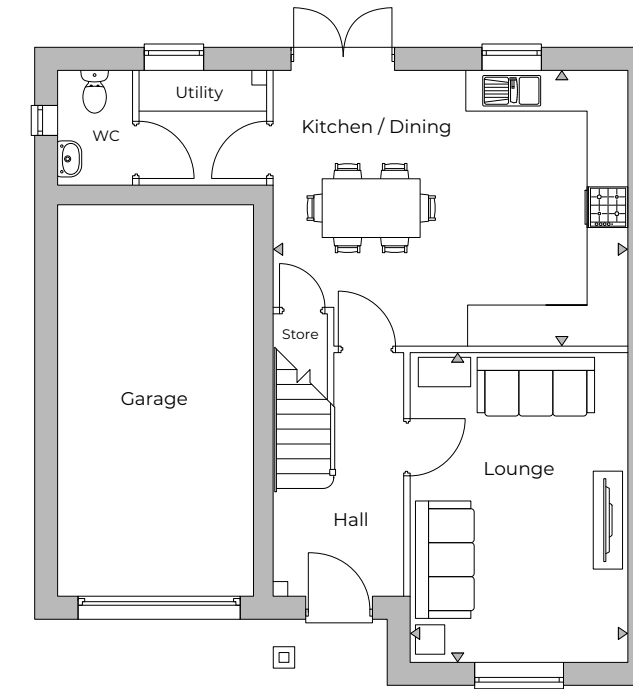
REMPSTONE

 4 bedrooms

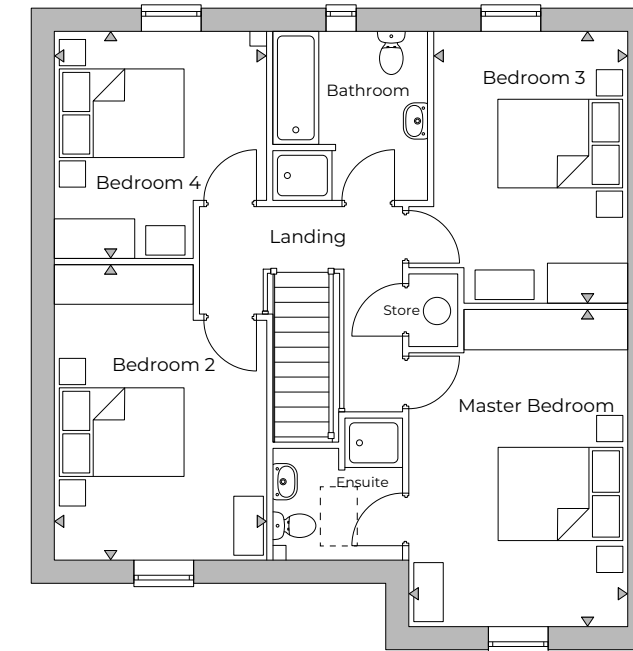
 2 bathrooms

 1,365 sq ft

- Detached
- Spacious kitchen dining area
- Separate lounge
- Utility room
- Ensuite to master bedroom



GROUND FLOOR



FIRST FLOOR

THE COPPICE

REMPSTONE

Room	Measurements	
Kitchen / Dining Area	5.38m (max) x 4.17m	17'8" (max) x 13'8"
Lounge	3.29m x 4.70m	10'9" x 15'5"
Master bedroom	3.28m (max) x 4.79m (max)	10'9" (max) x 15'9" (max)
Bedroom 2	3.21m (max) x 4.48m (max)	10'6" (max) x 14'8" (max)
Bedroom 3	2.92m (max) x 4.11m (max)	9'7" (max) x 13'6" (max)
Bedroom 4	3.21m (max) x 3.44m (max)	10'6" (max) x 11'3" (max)

Plots 32, 33

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THE COPPICE

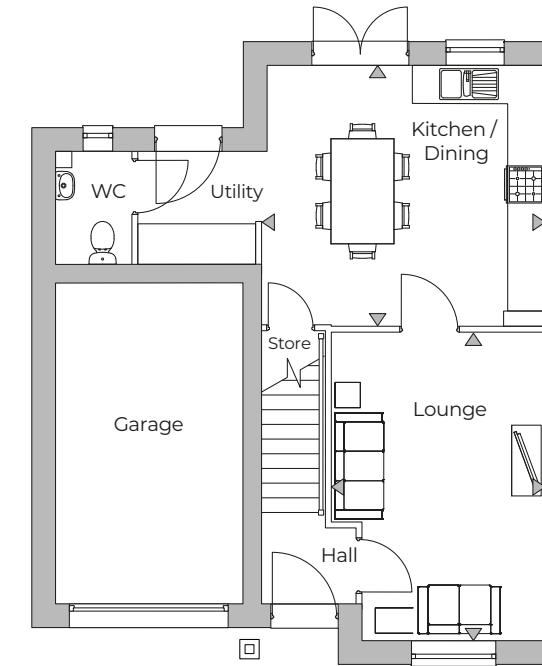
REPTON

 3 bedrooms

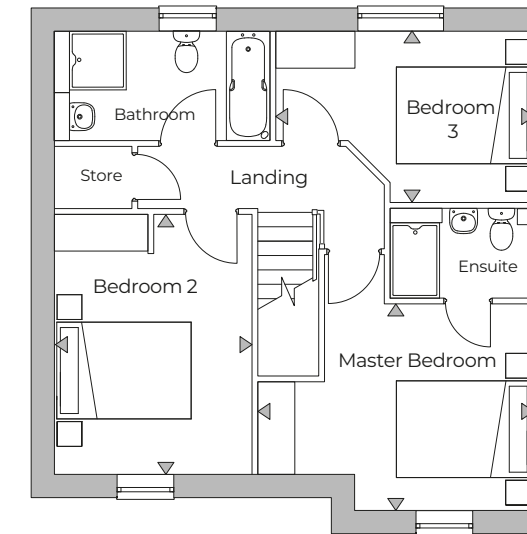
 2 bathrooms

 1,070 sq ft

- Detached
- Open plan kitchen dining area
- Separate lounge
- Utility area
- Ensuite to master bedroom



GROUND FLOOR



FIRST FLOOR

THE COPPICE

REPTON

Room	Measurements	
Kitchen / Dining Area	4.36m x 3.99m	14'4" x 13'1"
Lounge	3.30m (max) x 4.76m (max)	10'10" (max) x 15'7" (max)
Master Bedroom	4.36m (max) x 3.24m (max)	14'4" (max) x 10'8" (max)
Bedroom 2	3.10m (max) x 4.13m	10'2" (max) x 13'7"
Bedroom 3	4.05m (max) x 2.69m (max)	13'4" (max) x 8'10" (max)

Plots 21, 22, 31

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THE COPPICE

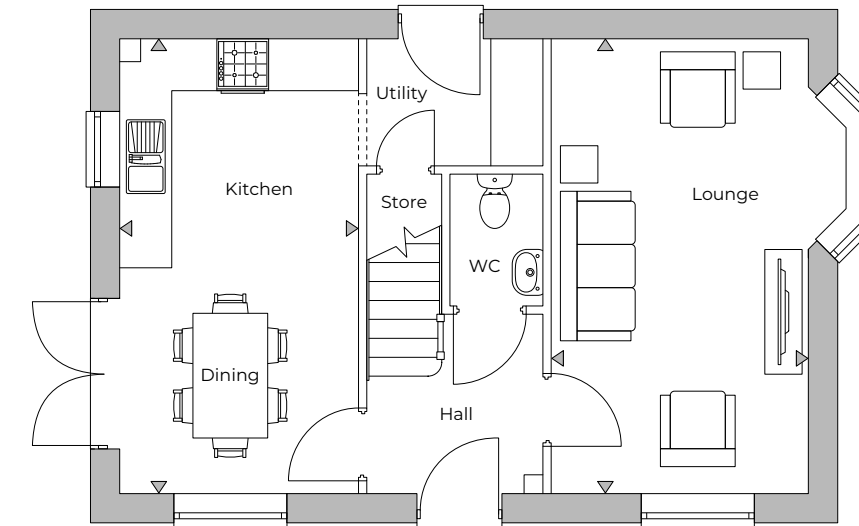
TISSINGTON

 3 bedrooms

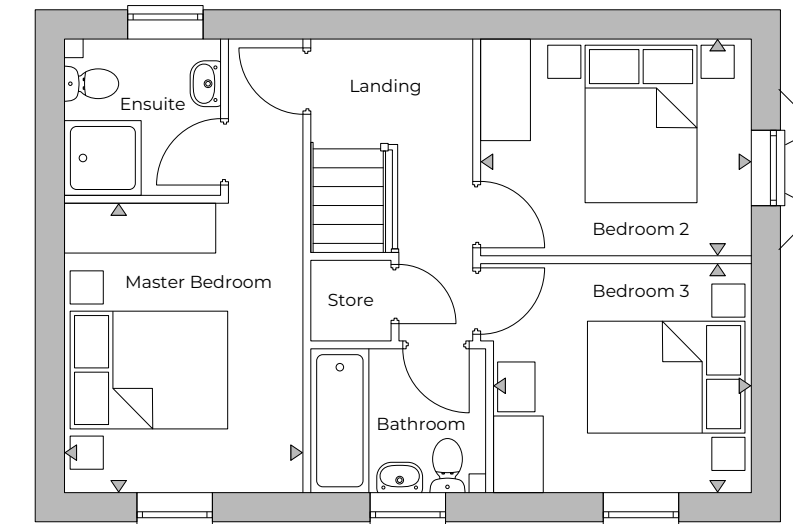
 2 bathrooms

 980 sq ft

Detached
Spacious kitchen dining area
Full length lounge
Utility area
Ensuite to master bedroom



GROUND FLOOR



FIRST FLOOR

THE COPPICE

TISSINGTON

Room	Measurements	
Kitchen / Dining Area	2.85m x 5.42m	9'4" x 17'9"
Lounge	3.05m x 5.42m	10'0" x 17'9"
Master bedroom	2.85m x 3.46m	9'4" x 11'4"
Bedroom 2	3.24m x 2.59m	10'8" x 8'6"
Bedroom 3	3.08m x 2.74m	10'1" x 9'

Plots 6, 13(H), 23, 30(H)

Stone name plate relates to plot 13 only. Photographs shown are from existing Peveril Homes developments. Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and may be detached, semi-detached or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and may be subject to change. Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.

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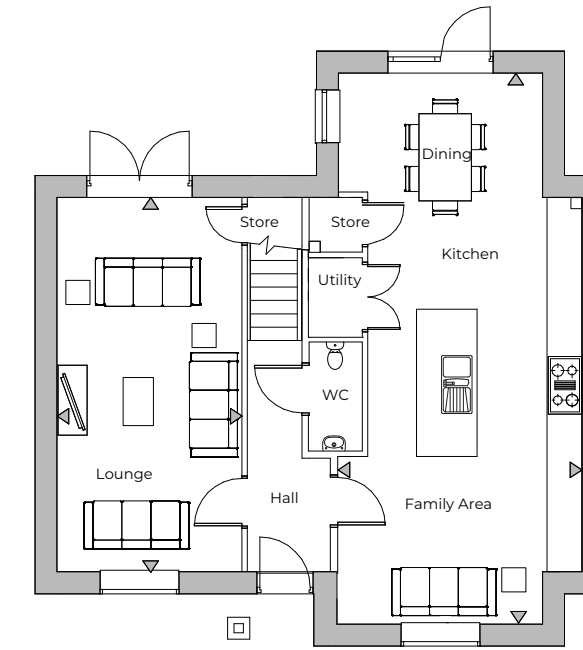
WILLESLEY

 4 bedrooms

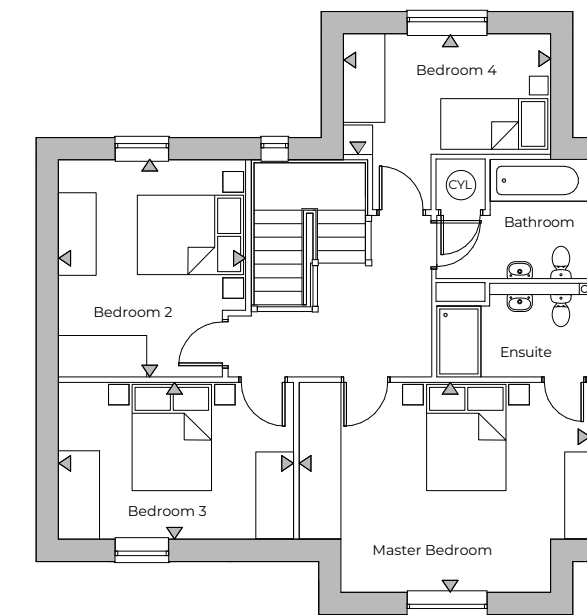
 2 bathrooms

 1,499 sq ft

Detached
Open plan kitchen, diner
& family area
Separate lounge
Ensuite to master bedroom



GROUND FLOOR



FIRST FLOOR

THE COPPICE

WILLESLEY

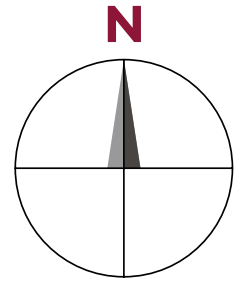
Room	Measurements	
Kitchen / Dining / Family Area	4.19m (max) x 9.47m (max)	13'9" (max) x 31'1" (max)
Lounge	3.20m x 6.43m	10'6" x 21'1"
Master bedroom	4.93m (max) x 3.56m (max)	16'2" (max) x 11'8" (max)
Bedroom 2	3.20m (max) x 3.68m (max)	10'6" (max) x 12'1" (max)
Bedroom 3	3.99m x 2.66m	13'1" x 8'9"
Bedroom 4	3.51m x 2.04m	11'6" x 6'8"

Plots 2, 19, 20, 26(H), 27, 28

Photographs shown are from existing Peveril Homes developments. Computer generated street scenes and property images are for general guidance only and are not to scale. Homes may be handed (H) or mirror image versions of the illustrations and maybe detached, semi-detached or terraced. Materials and features may differ from plot to plot. Floor plans are indicative only and maybe subject to change. Room dimensions are accurate to +/- 50mm and should not be used to specify flooring sizes, items of furniture or appliances. Furniture shown is for illustrative purposes only. All our property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Our Sales Executives can refer you to our working drawings which clarify plot specific details.

The Coppice

Ravenstone



- Bardon 2,240 sq ft
5-Bedroom House
- Ingleby 1,583 sq ft
4-Bedroom House
- Willesley 1,499 sq ft
4-Bedroom House
- Rempstone 1,365 sq ft
4-Bedroom House
- Bradtone 1,232 sq ft
4-Bedroom House
- Bradgate 1,228 sq ft
4-Bedroom House
- Repton 1,070 sq ft
3-Bedroom House
- Tissington 980 sq ft
3-Bedroom House
- Registered
Housing Provider
- ✻ Marketing Suite
Ravenstone 1484sq ft
3-Bedroom House
- ✻ Show
Home



- DH Damson House
- CAT Crab Apple Terrace
- EH Elderberry House
- MH Medlar House
- PTH Pear Tree House
- PC Plum Cottage
- HV Hazelnut Villa
- CH Cranberry House
- BC Blackberry Cottage

All information is accurate at the time of printing. Site plan, images and layout are for illustrative purposes and for guidance only. Development layouts, including parking arrangements, registered housing, play areas and public open spaces may change to reflect planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. The Coppice is a marketing name only and may not be the designated postal address, which may be determined by the Post Office.



How to find The Coppice:

Our development can be found on Heather Lane, off the Ashby Road.

Address: Heather Lane, Ravenstone, Leicestershire LE67 2AH

What 3 Words: splash.warm.refers



BY ROAD*

- ◆ 3 minutes (1.5 miles) to **A511**
- ◆ 5 minutes (3.2 miles) to **A42/J13**
- ◆ 13 minutes (9.4 miles) to **M42**
- ◆ 14 minutes (6.6 miles) to **A50**
- ◆ 30 minutes (15.6 miles) to **A38**
- ◆ 26 minutes (11.3 miles) to **Loughborough**
- ◆ 31 minutes (13.6 miles) to **Leicester**
- ◆ 35 minutes (18.1 miles) to **Derby**
- ◆ 37 minutes (24.3 miles) to **Nottingham**
- ◆ 37 minutes (28.5 miles) to **Lichfield**
- ◆ 39 minutes (33.1 miles) to **Birmingham**



BY BUS*

- ◆ Leicester Road (The Plough)
(4 minute walk)
- ◆ Ashby Road (Beech Avenue)
(4 minute walk)



BY TRAIN FROM BURTON STATION*

- ◆ 8 minutes to **Derby**
- ◆ 1 hour to **Leicester**
- ◆ 49 minutes to **Lichfield**
- ◆ 36 minutes to **Birmingham**
- ◆ 32 minutes to **Nottingham**
- ◆ 2hrs 2 minutes to **London**



BY AIR*

- ◆ East Midlands Airport is within a 20-minute drive
- ◆ Birmingham International Airport is within a 35-minute drive

* Distances and travel times are approximate

To book an appointment with a member of our team simply call us on **01530 542045**

or visit peverilhomes.co.uk for further information

01530 542045 | thecoppice@peverilhomes.co.uk | www.peverilhomes.co.uk