



MILL VIEW



An aerial photograph of a village featuring several red brick houses with steep gabled roofs. A winding road with a brick pattern runs through the center, flanked by green lawns, trees, and flower beds. The background shows rolling green hills under a clear sky.

# WATERS HOMES MILL VIEW

LONG CLAWSON

The village of Long Clawson is situated in the picturesque Vale of Belvoir, six miles North-West of Melton Mowbray, surrounded by farmland with rich soil ideal for pasture. Milk from the local dairy farms is used for production of Stilton cheeses and Long Clawson Dairy is one of the largest producers of this cheese.





## COUNTRYSIDE CHARM

Long Clawson is a peaceful village located in the county of Leicestershire, in the district of Melton Mowbray. Situated in the heart of the English countryside, Long Clawson enjoys beautiful scenery, surrounded by open space.

Part of the town's character lies in its appeal to families. This desirable location is perfectly positioned so that local amenities can be found right on your doorstep, with pubs, schools and a village store just minutes away. There is a play park for children as well as a primary school and a medical practice in the catchment area. It also boasts strong transport links and with so much to offer, Long Clawson is a haven for homebuyers who are looking for a special place to call home.





## LOCATION

There is a recently refurbished freehouse pub, The Crown and Plough, located within a Grade II listed building, serving a variety of local cuisine. The village has a main street and is home to red brick farm buildings and houses, most dating back to the 18th century and many of them listed.

Other amenities include a Baptist Church, a village store, a café deli as well as the Long Clawson Medical Practice. There is also a play park that offers a wonderfully safe environment for children. Long Clawson has a population of about 1,019 (2011 census).

The historic and vibrant market town of Melton Mowbray lies south-west of Long Clawson, offering an array of specialist shops, bistro's and cafes. It is home to a number of food and drink festivals that take place throughout the year, as well as regular street markets, farmers markets and a renowned antiques market.

Rutland Water, one of the largest man-made lakes in Europe, can be found approximately 14 miles away. It is a highly popular natural reserve that offers water sports, walking and cycling routes as well as stunning scenery.



## COMMUTERS

There are excellent transport links that offer an easy commute to nearby cities. The historical and vibrant city of Nottingham lies just 16.5 miles to the North, offering an abundance of shops, restaurants and places of cultural interest. The city of Grantham and Loughborough are just 16 and 26 miles from Long Clawson, all within easy access by either the A46 or M1.

## LOCAL SCHOOL

Long Clawson Church of England Primary School, located at the heart of the Long Clawson community, is a flourishing village school.

There are three secondary schools located in the nearby market town of Melton Mowbray, as well as eight further primary schools.





## THE PERFECT HOME

Striking the perfect balance between history and modernity, Mill View brings together an attractive collection of high-quality two, three, four and five bed homes, offering a combination of bungalows and houses. It enjoys a private drive that leads to the development, a luxury in any modernday living. Each of the homes exhibit a design sympathetic to its village location but has been created with modern living in mind.

The external finishes include red clay pantile roofs, block paving driveways, oak porches and Farrow and Ball paint. Construction includes a natural stone plinth course and "Birtley Olde English" brickwork as architectural details to complement the historical elements of Long Clawson.

The distinctive homes feature an outstanding specification throughout, offering contemporary, urban living.





## QUALITY FINISH THROUGHOUT

Over the years we have built hundreds of new homes and renovated some wonderful buildings. In each and every one of our projects, one thing has stood out; the reaction of our purchasers when they see the finished product. It's the detail and the special features that make it a home rather than a house.

We take our time, explore great designs, walk the streets and take inspiration from our experiences so that you get the home you deserve with character. So, whether it's the feature window, the framed view or the way the light cascades down the stairs you can be assured that we've thought it all through.







AVAILABLE PLOTS

# MILL VIEW

LONG CLAWSON

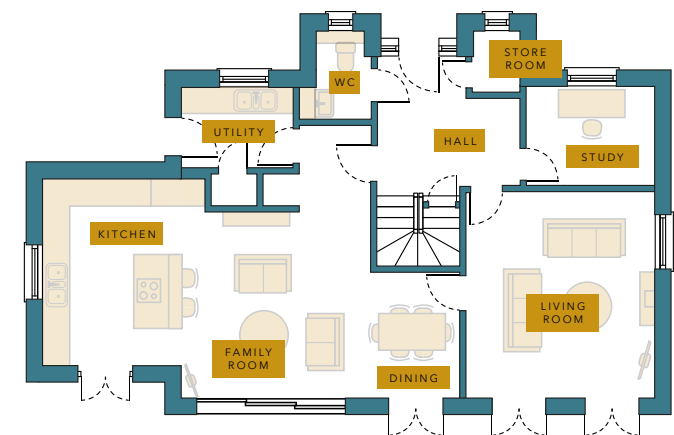
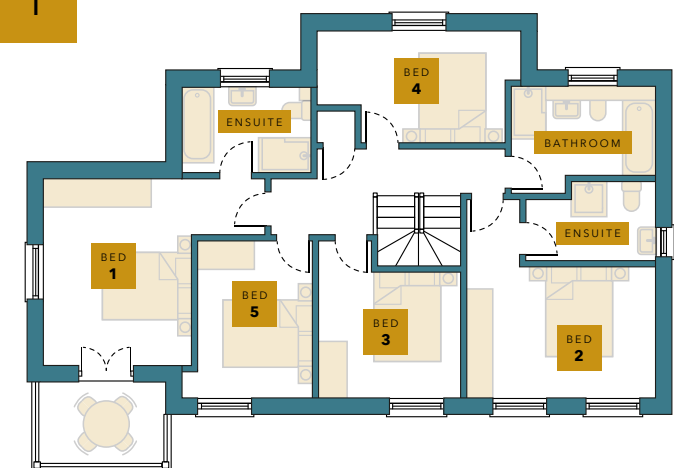
<b>Plot 1</b>	Vale House	5 Bedroom detached home
<b>Plot 2</b>	Mill House	4 Bedroom detached home
<b>Plot 3</b>	The Copse	3 Bedroom semi-detached home
<b>Plot 4</b>	The Croft	2 Bedroom semi-detached home
<b>Plot 5</b>	The Willows	2 Bedroom semi-detached home
<b>Plot 6</b>	The Hollies	2 Bedroom semi-detached home
<b>Plot 7</b>	Hickling View	3 Bedroom semi-detached home
<b>Plot 8</b>	Pasture View	3 Bedroom semi-detached home
<b>Plot 9</b>	Castle View	3 Bedroom Bungalow
<b>Plot 10</b>	Clawson End	3 Bedroom Bungalow



# LONG CLAWSON VALE HOUSE

5 BEDROOM DETACHED HOME

PLOT 1



A substantial 5-bedroom home situated on the exclusive Mill View development in the sought-after village of Long Clawson. The ground floor consists of: large entrance hallway; lounge with Eco Smart bioethanol fuel fire and double set French doors to garden and south facing field views; open-plan kitchen/dining and family area with feature sliding doors to garden and south facing field views; separate utility room; study; Boot room, downstairs WC and underfloor heating to the whole Ground floor.

The first floor provides 5 large double bedrooms. The master suite features access to a private Balcony overlooking the fields to the rear and En-suite with bath and separate shower. A further En-suite is found in

bedroom 2. There is also a spacious family bathroom with separate shower.

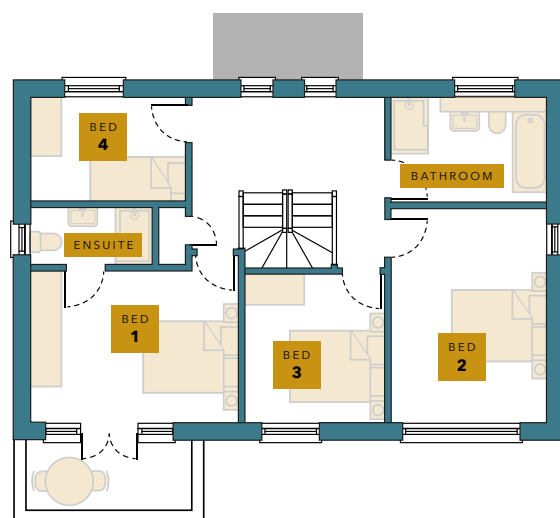
The property built under a Clay Pantile roof to give it that Rural feel has a large south facing garden with field views, private parking and a double garage with side access door and Double Remote opening garage door to the front of the property.

**The Waters Homes personal touch**  
This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

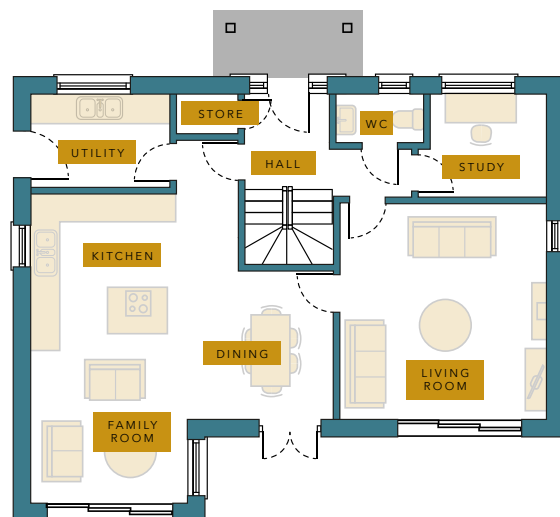
Typical choices include:

- Kitchen style and colour
- Granite worktops
- Doors and handles
- Wall and Floor tiles





PLOT 2



A substantial 4-bedroom home situated on the exclusive Mill View development in the sought-after village of Long Clawson. The ground floor consists of: large entrance hallway; lounge with Eco Smart bioethanol fuel fire and feature sliding doors to garden and South facing field views; open-plan kitchen/ dining and family area with feature sliding doors to garden and field views; separate utility room; study; downstairs WC and underfloor heating to the whole Ground floor.

The first floor provides 3 large double bedrooms and 1 single bedroom. The master suite features access to a first floor Private Balcony overlooking the fields to the rear and En-suite. There is also a spacious family bathroom with separate shower.

The property built under a Clay Pantile roof to give it that Rural feel has a large south facing garden with field views, private parking and a double garage with double Remote opening garage door to the front of the property.

#### The Waters Homes personal touch

This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

Typical choices include:

- Kitchen style and colour
- Granite worktops
- Doors and handles
- Wall and Floor tiles

# LONG CLAWSON MILL HOUSE

4 BEDROOM DETACHED HOME

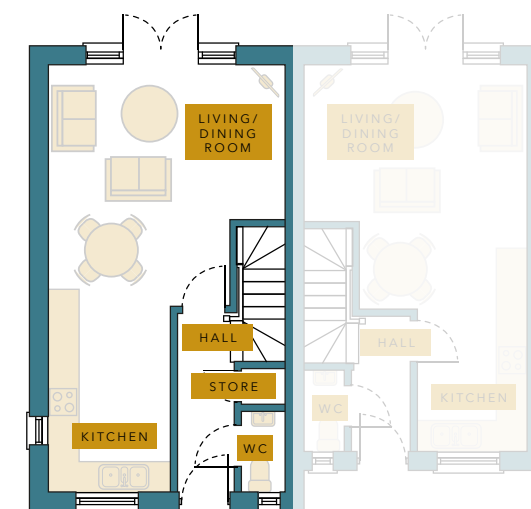




# LONG CLAWSON THE COPSE

3 BEDROOM SEMI-DETACHED HOME

PLOT 3



A large 3-bedroom home situated on the exclusive Mill View development in the sought-after village of Long Clawson. The ground floor consists of: entrance hallway; lounge with feature sliding doors to garden and South facing field views; open-plan kitchen/dining area; and downstairs WC.

The first floor provides 2 large double bedrooms and 1 single bedroom. There is also a spacious family bathroom with Chrome Thermostatic mixer shower over Bath.

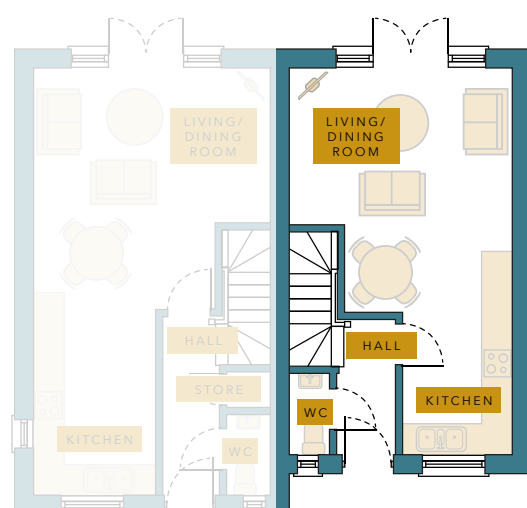
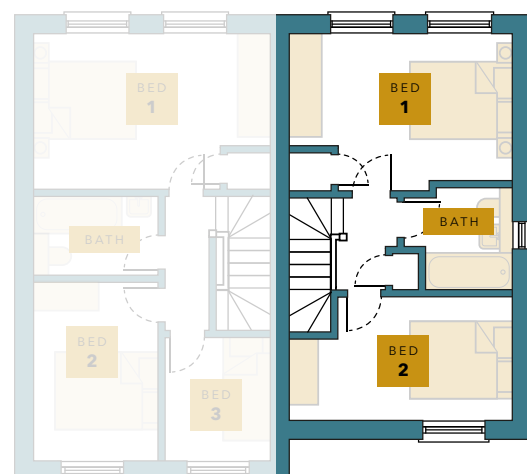
The property built under a Clay Pantile roof to give it that Rural feel has a large south facing garden with field views. There are 3 private parking spaces located to the front of the property.

**The Waters Homes personal touch**  
This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

Typical choices include:

- Kitchen style and colour
- Kitchen worktops
- Doors and handles
- Wall and Floor tiles





A large 2-bedroom home situated on the exclusive Mill View development in the sought-after village of Long Clawson. The ground floor consists of: entrance hallway; lounge with feature sliding doors to garden and South facing field views; open-plan kitchen/dining area; and downstairs WC.

The first floor provides 2 large double bedrooms. There is also a spacious family bathroom with shower.

The property built under a Clay Pantile roof to give it that Rural feel has a large south facing garden with field views. Two private parking spaces located to the front of the property.

**The Waters Homes personal touch**  
This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

- Typical choices include:
- Kitchen style and colour
  - Kitchen worktops
  - Doors and handles
  - Wall and Floor tiles

PLOT 4

# LONG CLAWSON THE CROFT

2 BEDROOM SEMI-DETACHED HOME

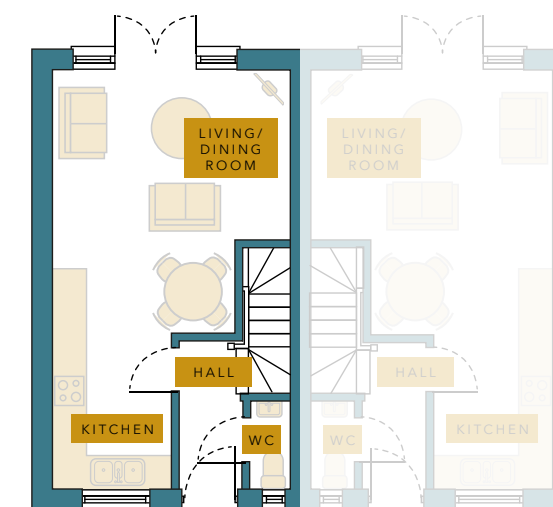
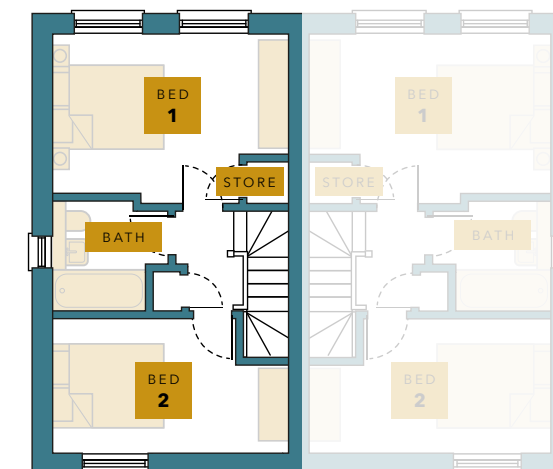




# LONG CLAWSON THE WILLOWS

2 BEDROOM SEMI-DETACHED HOME

PLOT 5



A large 2-bedroom home situated on the exclusive Mill View development in the sought-after village of Long Clawson. The ground floor consists of: entrance hallway; lounge with feature sliding doors to garden and South facing field views; open-plan kitchen/dining area; and downstairs WC.

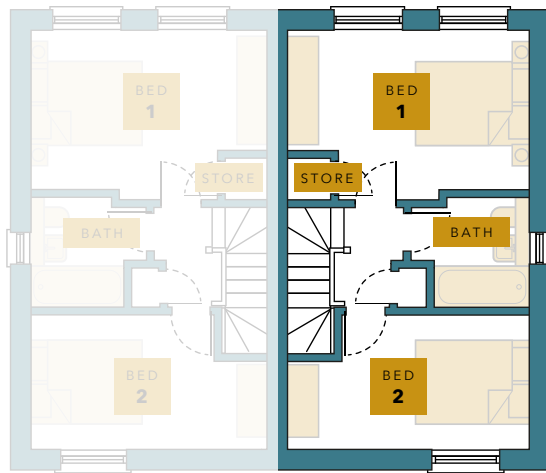
The first floor provides 2 large double bedrooms. There is also a spacious family bathroom with shower.

The property built under a Clay Pantile roof to give it that Rural feel has a large south facing garden with field views. Two private parking spaces located to the front of the property.

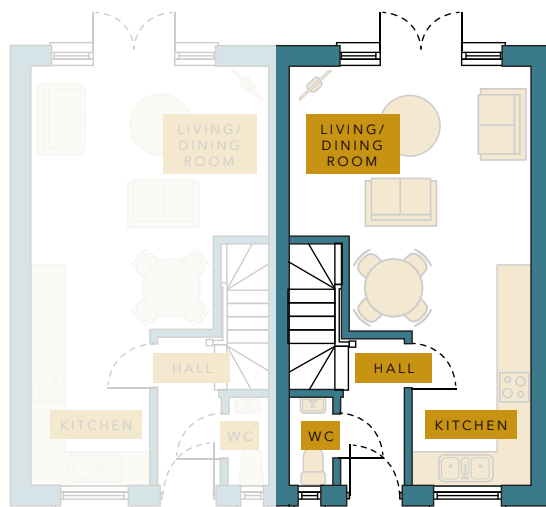
**The Waters Homes personal touch**  
This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

- Typical choices include:
- Kitchen style and colour
  - Kitchen worktops
  - Doors and handles
  - Wall and Floor tiles





PLOT 6



A large 2-bedroom home situated on the exclusive Mill View development in the sought-after village of Long Clawson. The ground floor consists of: entrance hallway; lounge with feature sliding doors to garden and South facing field views; open-plan kitchen/dining area; and downstairs WC.

The first floor provides 2 large double bedrooms. There is also a spacious family bathroom with shower.

The property built under a Clay Pantile roof to give it that Rural feel has a large south facing garden with field views. Two private parking spaces located to the front of the property.

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- Typical choices include:
- Kitchen style and colour
  - Kitchen worktops
  - Doors and handles
  - Wall and Floor tiles

# LONG CLAWSON THE HOLLIES

2 BEDROOM SEMI-DETACHED HOME

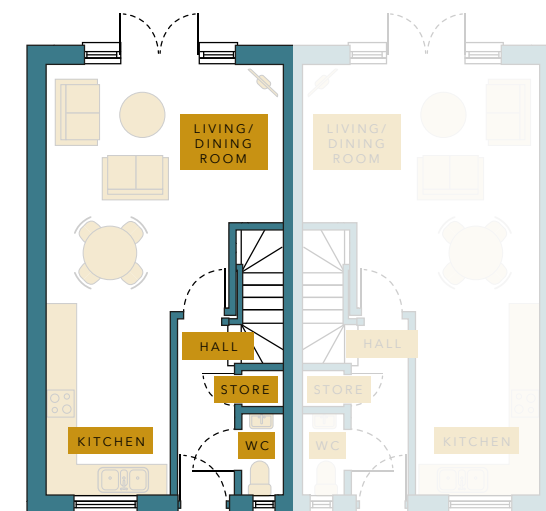




# LONG CLAWSON HICKLING VIEW

3 BEDROOM SEMI-DETACHED HOME

PLOT 7



A large 3-bedroom home situated on the exclusive Mill View development in the sought-after village of Long Clawson. The ground floor consists of: entrance hallway; lounge with feature sliding doors to garden and South facing field views; open-plan kitchen/dining area; and downstairs WC.

The first floor provides 2 large double bedrooms and 1 single bedroom. There is also a spacious family bathroom with Chrome Thermostatic mixer shower over Bath.

The property built under a Clay Pantile roof to give it that Rural feel has a large south facing garden with field views. There are 3 private parking spaces located to the front of the property.

**The Waters Homes personal touch**  
This property is available to buy off-plan, giving you the ability to take advantage of a number of personal choices.

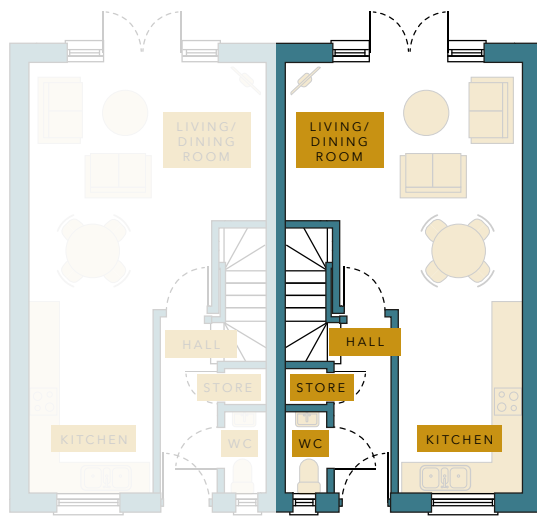
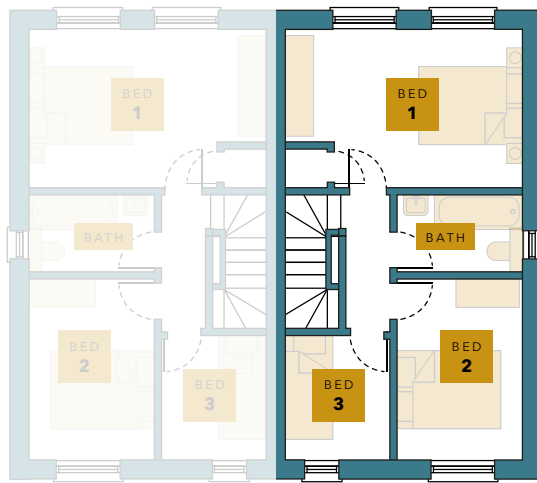
- Typical choices include:
- Kitchen style and colour
  - Kitchen worktops
  - Doors and handles
  - Wall and Floor tiles



PLOT 8

# LONG CLAWSON PASTURE VIEW

3 BEDROOM SEMI-DETACHED HOME



A large 3-bedroom home situated on the exclusive Mill View development in the sought-after village of Long Clawson. The ground floor consists of: entrance hallway; lounge with feature sliding doors to garden and South facing field views; open-plan kitchen/dining area; and downstairs WC.

The first floor provides 2 large double bedrooms and 1 single bedroom. There is also a spacious family bathroom with Chrome Thermostatic mixer shower over Bath.

The property built under a Clay Pantile roof to give it that Rural feel has a large south facing garden with field views. There are 3 private parking spaces located to the front of the property.

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Typical choices include:

- Kitchen style and colour
- Kitchen worktops
- Doors and handles
- Wall and Floor tiles





PLOT 9



A substantial 3-bedroom bungalow situated on the exclusive Mill View development in the sought-after village of Long Clawson. The ground floor consists of; central entrance hallway; lounge with Eco Smart bioethanol fuel fire and feature double French doors to garden and south facing field views; open-plan kitchen/dining/family area with feature double French doors; separate utility room; downstairs WC and underfloor heating to the whole Ground floor.

There are 2 large double bedrooms and 1 single bedroom. The master suite features a large full height window and separate French doors opening on to the rear garden and an En-suite. There is also a spacious family bathroom with Chrome Thermostatic mixer shower over Bath.

The property built under a Clay Pantile roof to give it that Rural feel has a large south facing garden with field views, 2 private parking spaces and carport to the front of the property with a rear built store.

#### The Waters Homes personal touch

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Typical choices include:

- Kitchen style and colour
- Granite worktops
- Doors and handles
- Wall and Floor tiles

# LONG CLAWSON CASTLE VIEW

3 BEDROOM BUNGALOW





# LONG CLAWSON CLAWSON END

3 BEDROOM BUNGALOW

PLOT 10



A substantial 3-bedroom bungalow situated on the exclusive Mill View development in the sought-after village of Long Clawson. The ground floor consists of; central entrance hallway; lounge with Eco Smart bioethanol fuel fire and feature two double set French doors to the garden and South facing field views; open-plan kitchen/dining/family area; separate utility room; and downstairs WC and underfloor heating to the whole Ground floor.

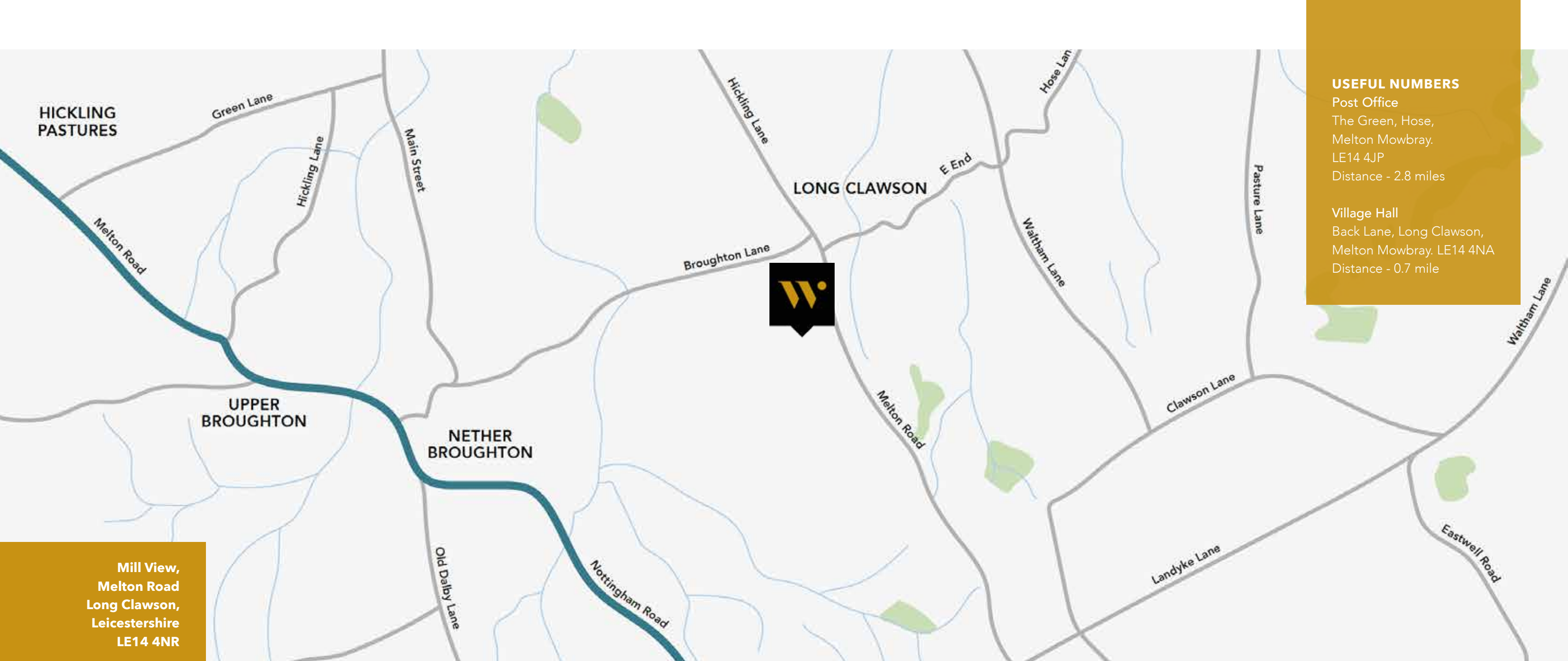
There are 2 large double bedrooms and 1 single bedroom. The master suite features a double set of French doors opening on to the rear garden and an En-suite. There is also a spacious family bathroom with Chrome Thermostatic mixer shower over Bath.

The property built under a Clay Pantile roof to give it that Rural feel has a large south facing garden with field views, 2 private parking spaces and carport to the front of the property with a rear built store.

**The Waters Homes personal touch**  
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- Typical choices include:
- Kitchen style and colour
  - Granite worktops
  - Wall and floor tiles
  - Doors and handles





#### USEFUL NUMBERS

Post Office  
The Green, Hose,  
Melton Mowbray.  
LE14 4JP  
Distance - 2.8 miles

Village Hall  
Back Lane, Long Clawson,  
Melton Mowbray. LE14 4NA  
Distance - 0.7 mile

Mill View,  
Melton Road  
Long Clawson,  
Leicestershire  
LE14 4NR

#### EDUCATION

Long Clawson Church of England  
Primary School, School Lane  
Long Clawson,  
Melton Mowbray. LE14 4PB  
Distance - 0.8 miles

Long Field Academy  
Ambleside Way,  
Melton Mowbray. LE13 0BN  
Distance - 6.0 miles

John Ferneley College  
Scalford Road,  
Melton Mowbray. LE13 1LH  
Distance - 4.6 miles

#### HEALTH

Long Clawson Medical Practice  
The Sands, Long Clawson,  
Melton Mowbray. LE14 4PA  
Distance - 0.9 miles

Latham House Medical Practice  
Sage Cross Street,  
Melton Mowbray. LE13 1NX  
Distance - 5.8 miles

Bupa Dental Care  
Norman House, 16 Asfordby Road,  
Melton Mowbray. LE13 0HR  
Distance - 0.8 miles

#### DINING OUT

The Crown & Plough,  
3 E End, Long Clawson,  
Melton Mowbray. LE14 4NG  
Distance - 0.9x miles

Amici,  
21 Nottingham Street,  
Melton Mowbray. LE13 1NN  
Distance - 5.6 miles

Rose & Crown,  
43 Bolton Lane, Hose,  
Melton Mowbray. LE14 4JE  
Distance - 2.9 miles

#### DAYS OUT

Melton Theatre  
Asfordby Road,  
Melton Mowbray. LE13 0HJ  
Distance - 5.4 miles

Melton Country Park  
Wymondham Way,  
Melton Mowbray. LE13 1HP  
Distance - 5.2 miles

National Space Centre  
Exploration Drive,  
Leicester. LE4 5NS  
Distance - 17.8 miles

#### KEEPING FIT

Waterfield Leisure Centre  
Dalby Road,  
Melton Mowbray. LE13 0BG  
Distance - 5.7 miles

Melton Mowbray Golf Club  
Melton Mowbray. LE14 4SD  
Distance - 7.7 miles

GoodLife Gym Health & Fitness  
4 Jubilee Street,  
Melton Mowbray. LE13 1ND  
Distance - 5.9 miles





## WATERS HOMES

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So, whilst the bricks and the mortar are really important (trust us, we build to the best standards) we strive to create developments where the style of the homes is influenced by the surrounding architecture and exemplar environments, so that we can deliver homes that are as distinctive as you are.



We take our time, explore great designs, walk the streets and take inspiration from our experiences so that you get the home you deserve with character. So, whether it's the feature window, the framed view or the way the light cascades down the stairs you can be assured that we've thought it all through.

*Dominic*

**DOMINIC WATERS**  
Construction Director

*Damian*

**DAMIAN WATERS**  
Development Director





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