



The Fairways, Stafford

Phase 2

St. Leonards Avenue, ST17 4LX

1, 2, 3 & 4 bed homes available.



There's no place like your home.

When we set about building our homes, we always begin with the same four principles in mind – sustainability, flexible living, height and light, and community.

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



Building more than just homes.



Community matters.



Enjoy your surroundings.

“Community” can mean different things to different people. For us it means bringing people together and connecting our developments with the wider local area, so we never build homes in the middle of nowhere. Public services, schools, jobs, shopping, restaurants, parks and the countryside are always within reach so you never feel like you’re stuck in the sticks.



Why The Fairways

Located between Wolverhampton and Stoke-on-Trent, The Fairways offers a range of stunning new homes in Stafford. Bordered by country walks, and with the River Sow a short distance away, these new houses provide a relaxed setting on the edge of the delightful market town of Stafford.





The Webster V4

1001 sq. ft.

- Open plan kitchen-dining room with French doors opening onto the rear garden
- Useful utility cupboard
- Separate living room
- Main bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

*Please refer to specialist designs for exact locations.

Bedrooms

3

Bathrooms

2

Property type

End-terrace, Semi-Detached

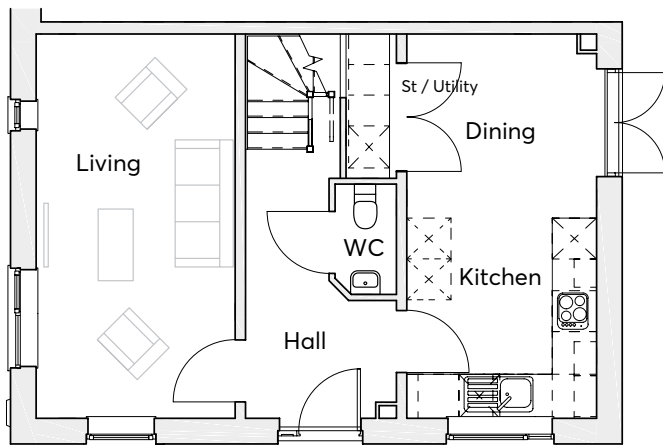
Find this home on the site plan



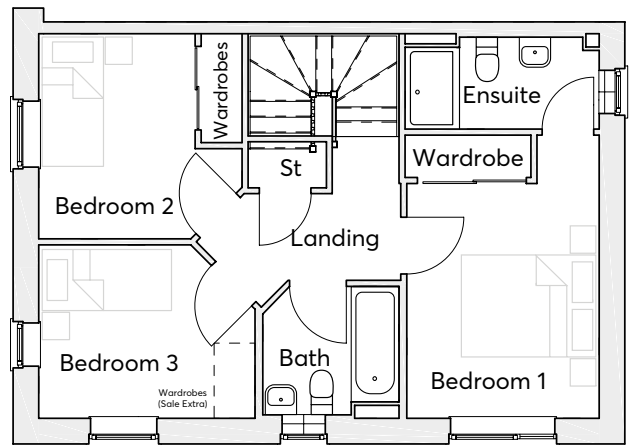
[View virtual tour](#)

The Webster v4

Ground floor



First floor



*Optional wardrobe at an additional cost

Ground Floor

| | | |
|---------|---------------|--------------|
| Dining | 2.62m x 2.79m | 8'7" x 9'2" |
| Kitchen | 3.02m x 2.79m | 9'11" x 9'2" |
| Living | 5.65m x 2.93m | 18'6" x 9'7" |
| Utility | 1.05m x 0.74m | 3'5" x 2'5" |
| WC | 1.62m x 0.90m | 5'4" x 3'0" |

First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 4.16m x 2.83m | 13'8" x 9'3" |
| En-suite | 1.35m x 2.85m | 4'7" x 9'4" |
| Bedroom 2 | 3.01m x 2.99m | 9'11" x 9'10" |
| Bedroom 3 | 2.55m x 3.18m | 8'4" x 10'5" |
| Bathroom | 1.94m x 2.00m | 6'4" x 6'7" |

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The Nina

758 sq. ft.

- Open plan kitchen/dining room
- Living room with French doors to the garden
- Downstairs cloakroom
- Main bedroom with en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

Bedrooms

2

Bathrooms

2

Property type

Terraced, Semi-Detached

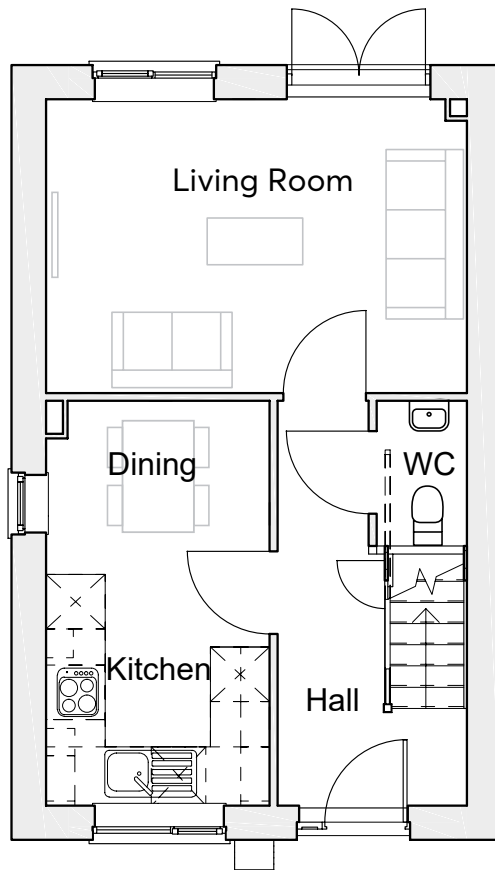
Find this home on the site plan



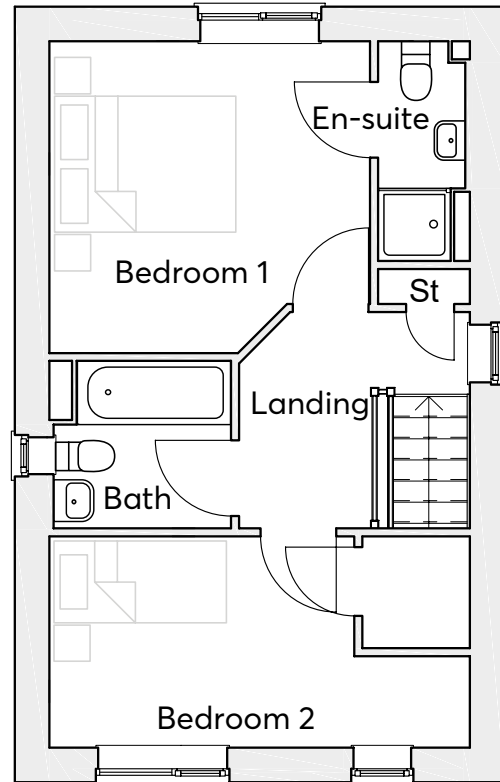
*Please refer to specialist designs for exact locations.

The Nina

Ground floor



First floor



*Optional wardrobe at an additional cost

Ground Floor

| | | |
|---------|---------------|---------------|
| Dining | 1.91m x 2.46m | 6'3" x 8'1" |
| Kitchen | 2.55m x 2.46m | 8'4" x 8'1" |
| Living | 3.24m x 4.48m | 10'7" x 15'2" |
| WC | 1.60m x 0.87m | 5'3" x 3'3" |

First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.44m x 3.53m | 11'3" x 11'7" |
| En-suite | 2.42m x 0.90m | 7'11" x 3'2" |
| Bedroom 2 | 2.33m x 4.52m | 7'8" x 15'2" |
| Bathroom | 1.85m x 2.00m | 6'1" x 6'7" |

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The Edwena

1,021 sq. ft.

- Open plan kitchen/dining room with French doors to the rear garden
- Separate living room with flexible living option available^
- Utility cupboard to hallway
- Main bedroom with en-suite and built-in wardrobes
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

3

Bathrooms

2

Property type

Detached

Find this home on the site plan



[View virtual tour](#)

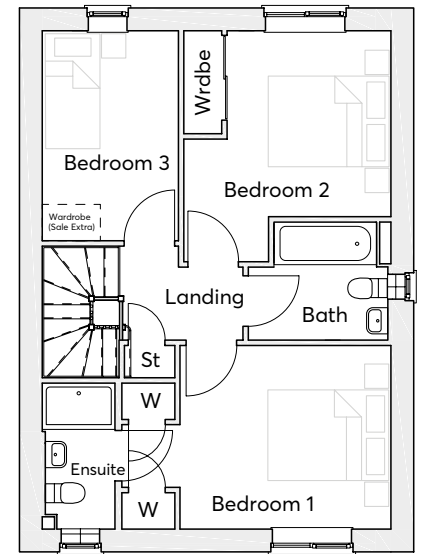
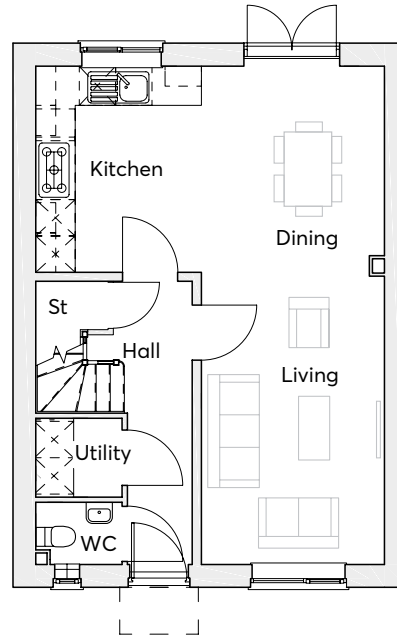
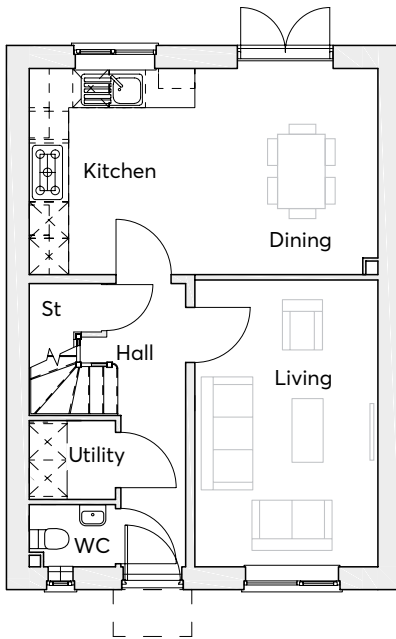
*Please refer to specialist designs for exact locations.

The Edwena

Ground floor

Flexible living layout

First floor



*Optional wardrobe at an additional cost

Ground Floor

| | | |
|---------|---------------|----------------|
| Dining | 3.41m x 3.03m | 11'2" x 9'11" |
| Kitchen | 3.41m x 2.74m | 11'2" x 9'0" |
| Living | 4.83m x 3.03m | 15'10" x 9'11" |
| Utility | 1.30m x 1.43m | 4'3" x 4'8" |
| WC | 1.03m x 1.43m | 3'4" x 4'8" |

First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.03m x 3.48m | 9'11" x 11'5" |
| En-suite | 2.41m x 1.20m | 7'11" x 3'11" |
| Bedroom 2 | 3.07m x 3.42m | 10'1" x 11'3" |
| Bedroom 3 | 3.47m x 2.25m | 11'5" x 7'5" |
| Bathroom | 1.95m x 1.93m | 6'5" x 6'4" |

^Flexible living layout is available on selected plots only and is subject to build stage. Plots will be built as standard layout unless otherwise specified.

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The Barlow

1362 sq. ft.

- Open plan dining/family/ living room and kitchen with
- integrated appliances and
- French doors to the garden
- Separate study
- Utility room off the kitchen
- Main bedroom with en-suite and walk-in wardrobe
- Fully fitted bathroom with walk-in shower and bath
- Double glazing and high performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

*Please refer to specialist designs for exact locations.

Bedrooms

4

Bathrooms

2

Property type

Detached

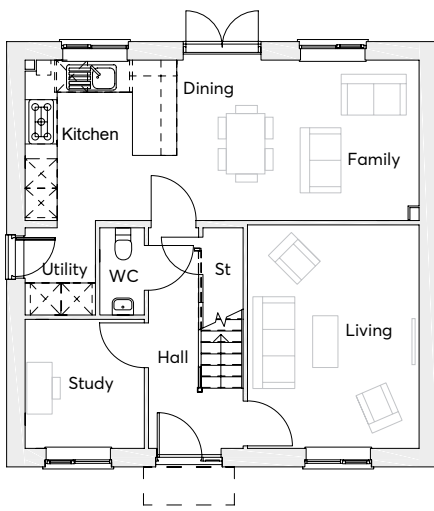
Find this home on the site plan



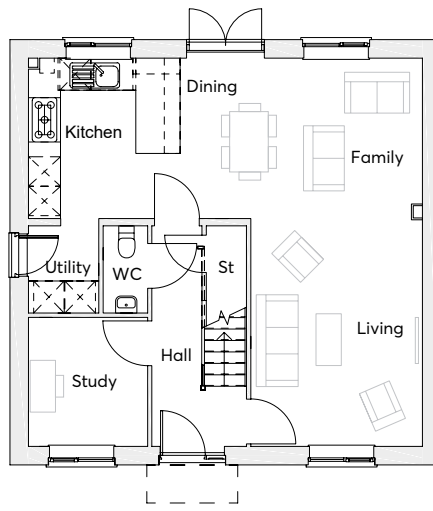
[View virtual tour](#)

The Barlow

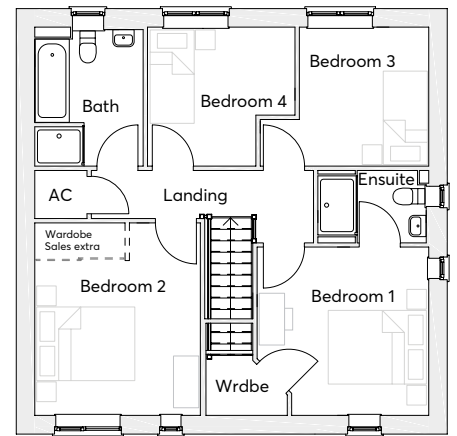
Ground floor



Flexible living layout



First floor



*Optional wardrobe at an additional cost

Ground Floor

| | | |
|---------|---------------|---------------|
| Dining | 3.26m x 2.19m | 10'8" x 7'2" |
| Family | 3.26m x 2.74m | 10'8" x 9'0" |
| Kitchen | 3.26m x 3.08m | 10'8" x 10'1" |
| Living | 4.64m x 3.49m | 15'2" x 11'5" |
| Study | 2.63m x 2.42m | 8'7" x 7'11" |
| Utility | 1.77m x 1.43m | 5'10" x 4'8" |
| WC | 1.77m x 0.91m | 5'10" x 3'0" |

First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3.42m x 3.49m | 11'3" x 11'5" |
| En-suite | 1.47m x 2.20m | 4'10" x 7'3" |
| Bedroom 2 | 3.92m x 3.37m | 12'10" x 11'1" |
| Bedroom 3 | 2.83m x 3.43m | 9'3" x 11'3" |
| Bedroom 4 | 2.80m x 3.00m | 9'2" x 9'10" |
| Bathroom | 2.73m x 2.20m | 8'11" x 7'3" |

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The Houghton

932 sq. ft.

- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Utility and cloakroom off the kitchen
- Under stairs store
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

3

Bathrooms

2

Property type

Semi-Detached

Find this home on the site plan

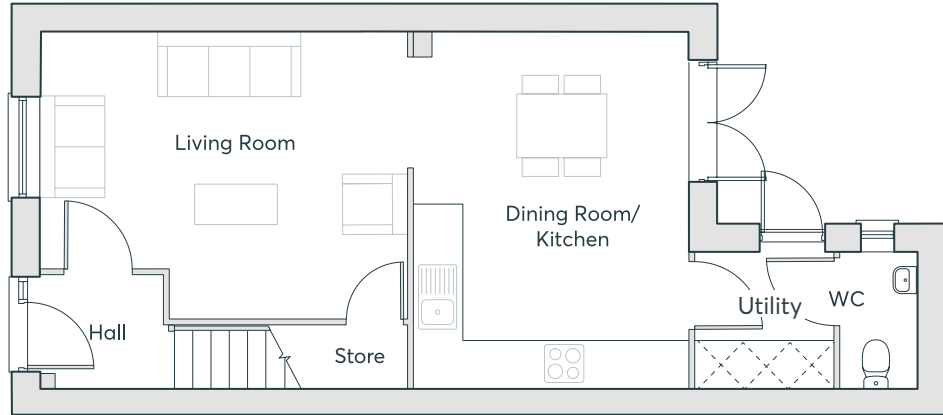


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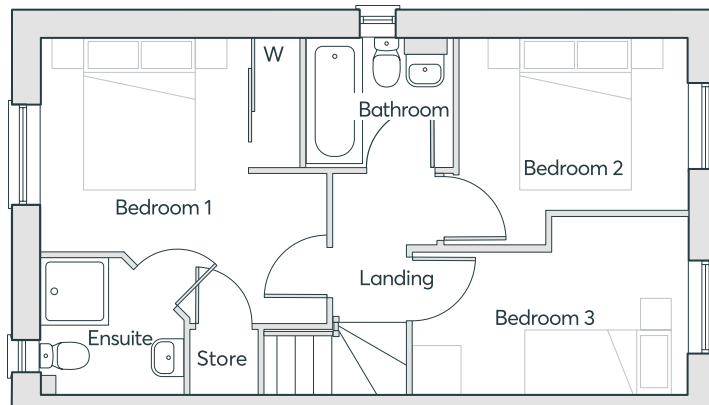
*Please refer to specialist designs for exact locations.

The Houghton

Ground floor



First floor



*Optional wardrobe at an additional cost

Ground Floor

| | | |
|---------|---------------|----------------|
| Dining | 3.64m x 2.28m | 11'11" x 7'6" |
| Kitchen | 3.64m x 2.45m | 11'11" x 8'0" |
| Utility | 1.84m x 1.81m | 6'0" x 5'11" |
| Living | 4.84m x 3.79m | 15'11" x 12'5" |
| WC | 1.02m x 1.81m | 3'4" x 5'11" |

First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.55m x 3.79m | 11'8" x 12'5" |
| En-suite | 1.91m x 1.80m | 6'3" x 5'11" |
| Bedroom 2 | 3.23m x 2.74m | 10'7" x 9'0" |
| Bedroom 3 | 3.64m x 1.90m | 11'11" x 6'3" |
| Bathroom | 1.97m x 1.70m | 6'6" x 5'7" |

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The Paris V3

1428 sq. ft.

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Main bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to specialist designs for exact locations.

Bedrooms

4

Bathrooms

3

Property type

Detached

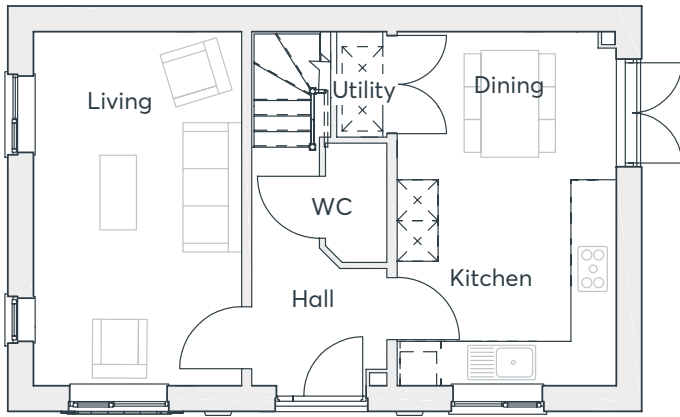
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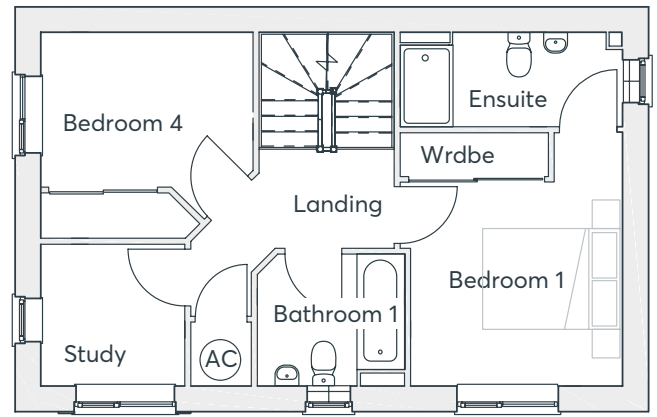
[View virtual tour](#)

The Paris V3

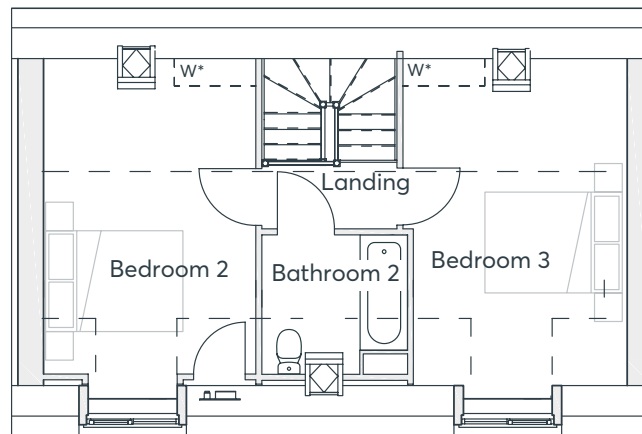
Ground floor



First floor



Second floor



*Optional wardrobe at an additional cost

Ground Floor

| | | |
|---------|---------------|---------------|
| Dining | 2.17m x 3.23m | 7'2" x 10'7" |
| Kitchen | 3.03m x 3.23m | 9'11" x 10'7" |
| Living | 5.20m x 3.06m | 17'1" x 10'0" |
| Utility | 1.55m x 0.83m | 5'1" x 2'9" |
| WC | 1.75m x 0.90m | 5'9" x 3'0" |

First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.72m x 3.14m | 12'2" x 10'4" |
| En-suite | 1.34m x 3.29m | 4'5" x 10'10" |
| Bedroom 4 | 2.22m x 3.12m | 7'3" x 10'3" |
| Study | 2.08m x 2.11m | 6'10" x 6'11" |
| Bathroom | 1.85m x 2.16m | 6'1" x 7'1" |

Second Floor

| | | |
|------------|---------------|---------------|
| Bedroom 2 | 5.20m x 3.12m | 17'1" x 10'3" |
| Bedroom 3 | 5.20m x 3.14m | 17'1" x 10'4" |
| Bathroom 2 | 2.05m x 2.14m | 6'9" x 7'0" |

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The Wilfred

774 sq. ft.

- Open plan living/dining room with French doors to the garden
- Kitchen to front
- Downstairs cloakroom
- Main bedroom with en-suite and built-in wardrobe
- En-suite with bath to bedroom two
- Useful storage throughout
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

Bedrooms

3

Bathrooms

2

Property type

Terraced, Semi-Detached

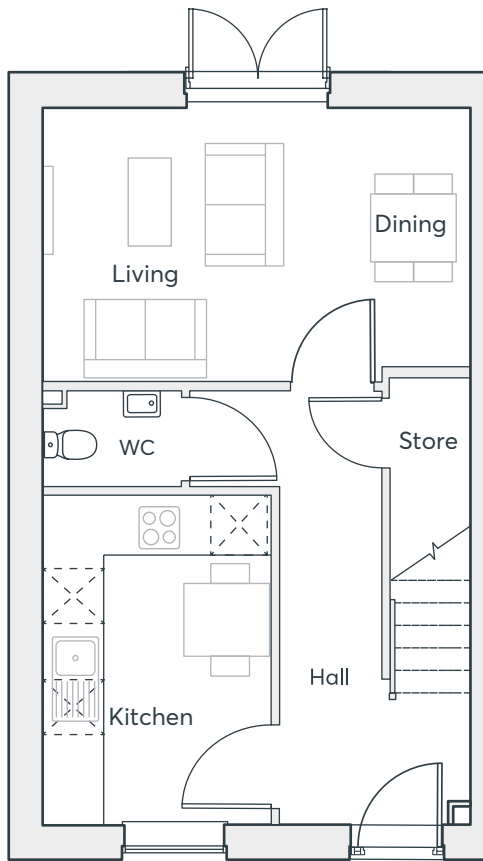
Find this home on the site plan



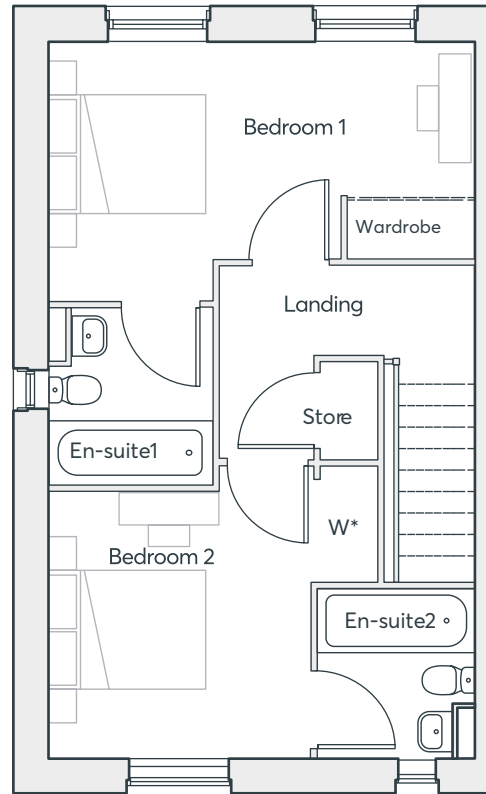
*Please refer to specialist designs for exact locations.

The Wilfred

Ground floor



First floor



*Optional wardrobe at an additional cost

Ground Floor

| | | |
|---------|---------------|--------------|
| Dining | 2.83m x 2.07m | 9'3" x 6'10" |
| Kitchen | 3.58m x 2.48m | 11'9" x 8'1" |
| Living | 2.98m x 2.56m | 9'9" x 8'5" |
| WC | 1.05m x 1.50m | 3'5" x 4'11" |

First Floor

| | | |
|------------|---------------|--------------|
| Bedroom 1 | 2.75m x 4.64m | 9'0" x 15'2" |
| En-suite 1 | 1.90m x 1.78m | 6'3" x 5'10" |
| Bedroom 2 | 2.90m x 2.85m | 9'6" x 9'4" |
| En-suite 2 | 1.84m x 1.70m | 6'0" x 5'7" |

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Your site

Make sure to pinch and zoom!



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.



Mon 10am - 5.30pm / Closed Tues - Wed /
Thurs 10am - 5.30pm / Fri - Sun 10am - 5.30pm

Please speak to a member of the Sales Team if you
require this brochure in an alternative format.

Call: 0330 058 6210

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