



SPRING 2018

*First with the latest messages from Houlton, Rugby*

# Hansford Park

## – CREST NICHOLSON'S FABULOUS SHOW VILLAGE NOW OPEN



**Saturday 20th January saw the official opening of the Hansford Park show village, with three beautiful contemporary properties being unveiled at Houlton.**

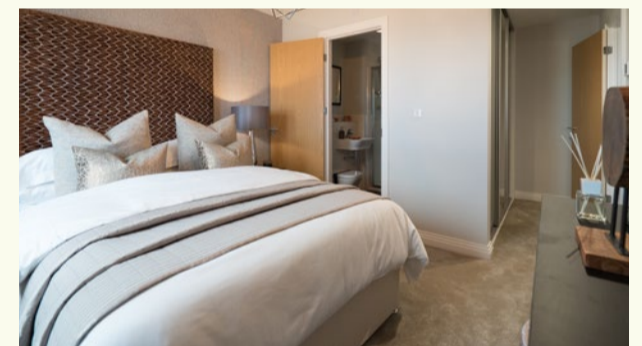
Stylish and unmistakably modern, Hansford Park is situated in a beautiful setting, away from the hustle, bustle and demands of modern life. Crest Nicholson's stunning collection of 1, 2, 3, 4 and 5 bedroom homes will be a welcome addition to the vibrant new community that is blossoming at Houlton.

Located on the site of the historic Rugby Radio Station, the Houlton development will offer everything required for modern living – new schools, a health centre, shops, a café, a community centre and 500 acres of open space to explore. And with easy access to the M1, M6 and M45, and Rugby train station just four miles away, Hansford Park is extremely well connected.



### **The Sandown** (two bedrooms)

The Sandown's open plan kitchen, living and dining area create the ideal socialising space for every kind of occasion.



### **The Hartley** (three bedrooms)

Standout features include a spacious living room and a luxurious master bedroom complete with dressing area and en-suite bathroom.



### **The Walberswick** (four bedrooms)

The ground floor features a large open plan kitchen and dining area, utility room and a separate living room. Upstairs there's a master bedroom with en-suite, two double bedrooms, a single bedroom and bathroom.

**Come along to the Hansford Park Marketing Suite, Houlton, Rugby CV23 0AB.**

**Opening hours - 10am to 5pm.**

Search 'Hansford Park' at [www.crestnicholson.com](http://www.crestnicholson.com)

# HOULTON'S FIRST CHRISTMAS

- A NEW TRADITION IS BORN

Houlton's first Christmas got off to a flying start on Saturday 9th December. With carol singing and live entertainment provided by the Rotary Club of Rugby Dunsmore, the event included performances by The Dunchurch Voices and members of RATT, the Rugby Area Talent Trust.

The Barn at Dollman Place played host to the Handcrafted Delights team's splendid seasonal craft fair offering all kinds of Christmas goodies and treats. Then, as evening drew in, it was time for the Mayor of Rugby to switch on Houlton's first ever Christmas lights. A very special moment indeed!

The celebrations continued the following weekend when Santa and his reindeer arrived. Two lucky children enjoyed the thrill of their lives riding into Dollman Place with Santa in his sleigh. Around 300 excited little ones visited Santa's grotto over the weekend, whilst mums and dads sampled the mulled wine and mince pies supplied by The Tuning Fork. And, capturing the true spirit of Christmas, there were generous donations to the Claremont Children's Centre in Rugby.

Although the weather was chilly, the reindeer (who had travelled from the Scottish Highlands) received a wonderfully warm welcome, with families queuing up to feed and pet them. The Barn hosted an array of activities for the children, including gingerbread decorating, colouring activities and a fabulous balloon modeller whose clever skills charmed everyone.

A big 'Thank you' to all who attended. Here's to the start of a wonderful new tradition of celebrating Christmas at Houlton.



Excited competition winner Poppy meets Santa



3 & 4 bedroom homes available from £284,750

- Part Exchange Available
- Free flooring throughout
- £3,000 towards Stamp Duty
- £500 towards legal fees

\*Part Exchange based on RICS valuation, £3,000 towards stamp duty, £500 towards legal fees and flooring available on selected plots only, subject to terms and conditions. Details correct at time of print. Images representative only.

## Why move anywhere else?

We create homes that are beautiful and designed for everyday living. Whether you're a first time buyer looking for a place to call your own or a growing family who needs more space, you're going to find a home that suits you.

Step inside and the high standards continue, from elegant kitchens to exquisite bathrooms. All our homes are fitted with premium brands including NEFF and Villeroy & Boch. With a wide range of choices so you can make it your own, you decide on the details that make each and every room uniquely special.

Speak to our Sales Advisor today on 07733008574.

We're open Thursday to Monday 10am - 5pm

The Beacons, Crick Road, Houlton, Rugby, CV23 0AB



# Move Today

HOME of the MONTH



## The Haldon

A beautiful, 3 bedroom, semi-detached home with garage and parking. Available from:

£320,000

Sales Office Open: 7 days a week 9.30am - 4.30pm  
Dollman Meadow, Houlton, Rugby, CV23 0AB

For more information on this fantastic home call:  
**07909 119 499**

Reserve today and receive an exclusive flooring package and £500 towards legal fees\*



www.davidsonsgroup.co.uk



# ST GABRIEL'S ACADEMY OPENS ITS DOORS THIS YEAR

Applications for children starting school in September 2018 are in and the Headteacher and staff are hugely excited about welcoming the first pupils to St Gabriel's CofE Academy in the autumn term.

The school has been fully fitted and kitted out with comfortable, practical furniture that will allow our children to learn in a warm, friendly and high quality environment. This isn't just inside the buildings; a great deal of thought has been put into designing the outside areas so that they will maximise the opportunities for outside play and learning activities too.

Although the deadline for applying for places in St Gabriel's Reception class was Monday 15th January, families looking to enrol their little ones in Reception can still contact the school directly to discuss placement.

Families who have children older than Reception age and are interested in finding places for them should contact the school to arrange a viewing and a meeting with Andrew Taylor, (pictured above) Headteacher of St Gabriel's.

Email: [enquiries@stgabrielshoulton.org.uk](mailto:enquiries@stgabrielshoulton.org.uk)  
Website: [www.stgabrielshoulton.org.uk](http://www.stgabrielshoulton.org.uk)





# Latest news



## SPRINGTIME IN HOULTON – SEE YOU IN THE PLAYGROUND

**Progress on Houlton’s first playgrounds is on schedule and set to open in early April.**

The play area furniture will be installed at the end of March – a process that will no doubt be viewed with rising excitement by young eyes. The designers of the play area have created a space with a range of equipment to suit ages from 4 to 14 that will provide

the perfect focus for families and quality family time as the evenings start to lengthen.

Our programme of tree planting will be completed at the same time, with a mixture of semi-mature trees and hedgerows thoughtfully chosen to match the existing flora and provide suitable conditions for the already established local wildlife.



## ROLL ON HOULTON!

**The good news for those who enjoy getting out and about in the fresh air is that HOULTON’S CYCLE WAYS ARE NOW OPEN.**

A network of both interesting and beautiful cycle paths criss-cross the whole Houlton development, enhancing the quality of life for the new residents no end.

The remaining central ‘link section’ is also now designed and discussions are underway with the Local Authority to finalise details and start the necessary works – all scheduled, planning permitted, to begin in April 2018.

Visit [www.houltonrugby.co.uk](http://www.houltonrugby.co.uk) to find out more.

## A NEW YEAR... A NEW YOU!

**Throughout 2018 The Barn will be buzzing with all kinds of activities for you to take part in. These include the following classes which will be held on a weekly basis:**

- Power Yoga
- Mindful Yoga
- Fitsteps
- Pilates for all
- Pilates for Mothers & Babies
- Relax & De-stress Yoga

For more information about these and other activities/events, please visit [facebook.com/HoultonRugby](https://facebook.com/HoultonRugby)



## HEDGEHOG HIGHWAYS COME TO HOULTON

**A partnership between Morris Homes and the Warwickshire Wildlife Trust means Hedgehog ‘highways’ will be cut in the garden fences of Morris’ new development, The Beacons.**

This will be the first development in Houlton to introduce new passing points in its garden fences, ensuring that hedgehogs and other wildlife are given the freedom to amble around the available green spaces without issue.



## LINK ROAD UPDATE

**Houlton Way, the link road that will connect Houlton to Rugby, is progressing according to schedule.**

The canal bridge work is continuing apace, with all of the canal sheet piling work now fully complete. The main earthworks for the next phase of work is underway.

We’ll keep you posted on progress of the construction in the next edition of The Houlton Signal.

