



Signal Fields

Houlton

2, 3 and 4
Bedroom Homes



There's no place like home

When we set about building our homes, we always begin with the same four principles in mind - modern living, future sustainability, light and bright, and community.

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

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Building more than just homes

Why Houlton?

Here's why...

To combine the appeal of wide horizons and peaceful, semi-rural living with excellent local services and outstanding transport links. Four miles from the centre of Rugby and just five minutes' drive from the M1, this exciting development sits on the western edge of Houlton, a beautifully planned community enhanced by extensive footpaths and cycleways. A pleasant ten-minute stroll from shopping and dining at Dollman Farm, Houlton's popular community hub, Signal Fields presents a very special opportunity.



Here's why...

In a prime position alongside the parkland of Normandy Hill, this inviting new selection of two, three and four bedroom detached, semi-detached and terraced homes, complemented by one bedroom apartments, is destined to grow into a lively, varied community. Featuring contemporary, energy efficient designs with high performance insulation and double glazing throughout all houses and flats, it adds a superb new neighbourhood to one of Rugby's most desirable locations.

Why Signal Fields?

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.



2, 3 and 4
bedroom homes

Your Development...

Explore our Signal Fields development and check out what we have to offer.

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The Lawson

753 sq. ft.

2 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan kitchen/living room
- Built in cupboard in the kitchen
- Main bedroom with en-suite
- Built in cupboard to second bedroom

First Floor

Kitchen/Dining
3.06m x 3.19m
10'1" x 10'6"

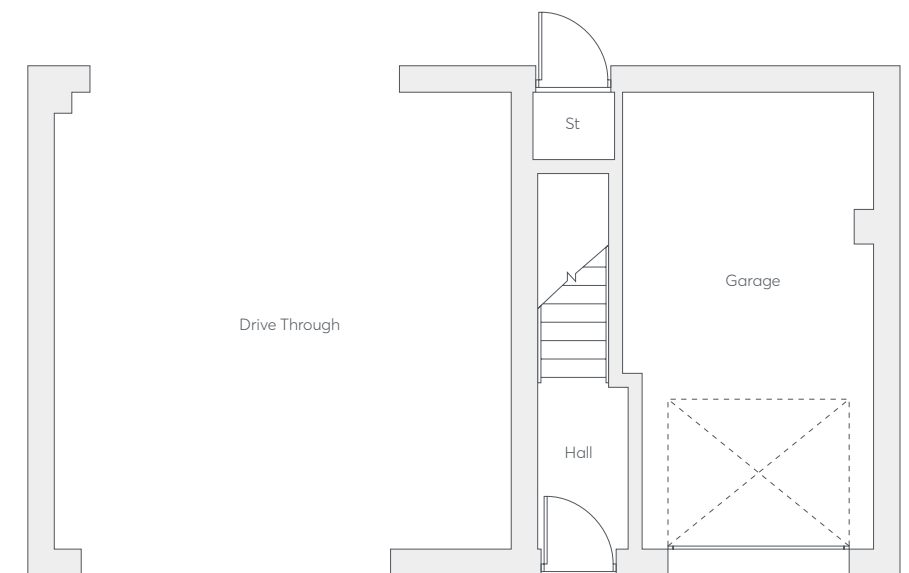
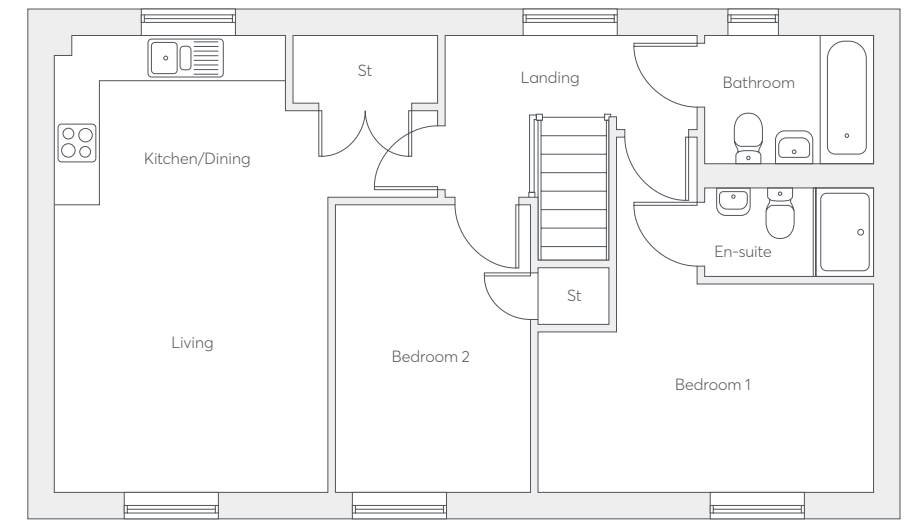
Living
3.61m x 2.83m
11'10" x 9'4"

Bedroom 1
4.43m x 2.73m
14'7" x 9'0"

En-Suite
2.23m x 1.20m
7'4" x 3'11"

Bedroom 2
2.58m x 3.78m
8'6" x 12'5"

Bathroom
2.23m x 1.92m
7'4" x 6'4"





The Newson

790 sq. ft.

2 Bedrooms
2 Bathrooms
Semi-Detached/
Terrace

Key Features

- Open plan kitchen/dining room
- Living room with french doors to garden
- Downstairs WC
- Main bedroom with en-suite
- Built in cupboard to second bedroom
- Gallery landing

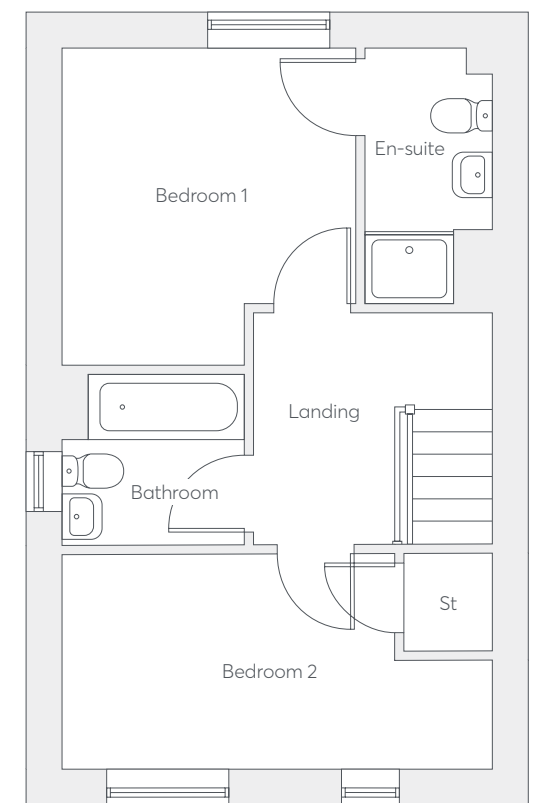
First Floor

Bedroom 1
3.21m x 2.79m
10'6" x 9'2"

En-Suite
1.39m x 2.79m
4'7" x 9'2"

Bedroom 2
4.69m x 2.35m
15'4" x 7'9"

Bathroom
1.99m x 1.85m
6'6" x 6'1"



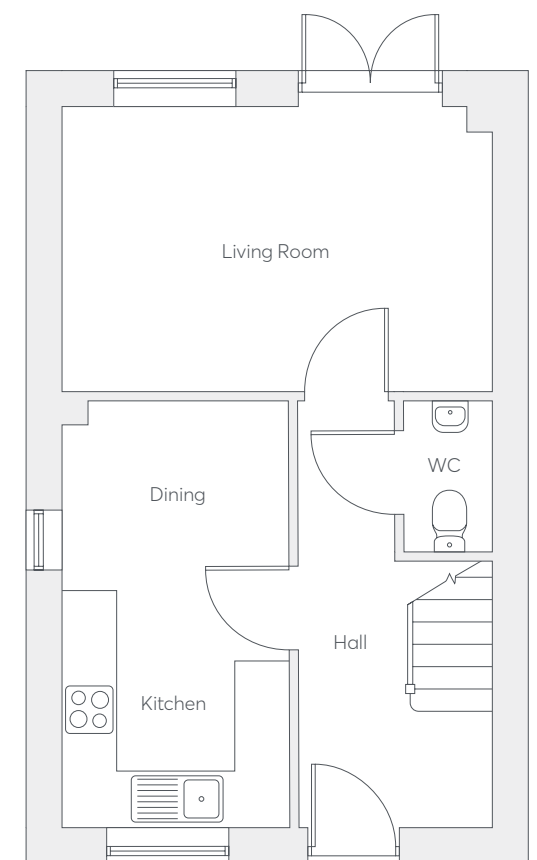
Ground Floor

Living Room
4.69m x 3.11m
15'4" x 10'2"

Kitchen
2.49m x 2.58m
8'2" x 8'5"

Dining
2.49m x 2.06m
8'2" x 6'9"

WC
0.97m x 1.65m
3'2" x 5'5"





The Hadley

920 sq. ft.
 3 Bedrooms
 2 Bathrooms
 Semi-Detached

Signal Fields
 St Modwen Homes

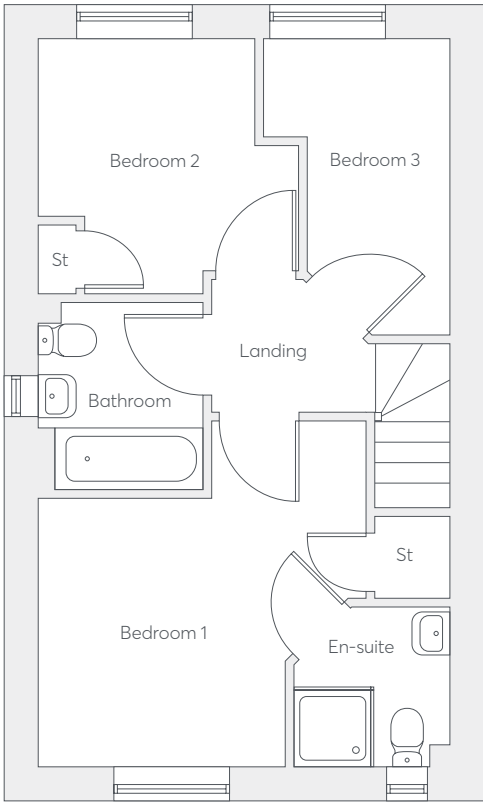
Key Features

- Living room with walk-through to dining room
- Open plan kitchen/dining room with french doors to garden
- Utility area
- Downstairs WC
- Modern family bathroom
- Main bedroom with en-suite
- Double glazing and high-performance insulation throughout

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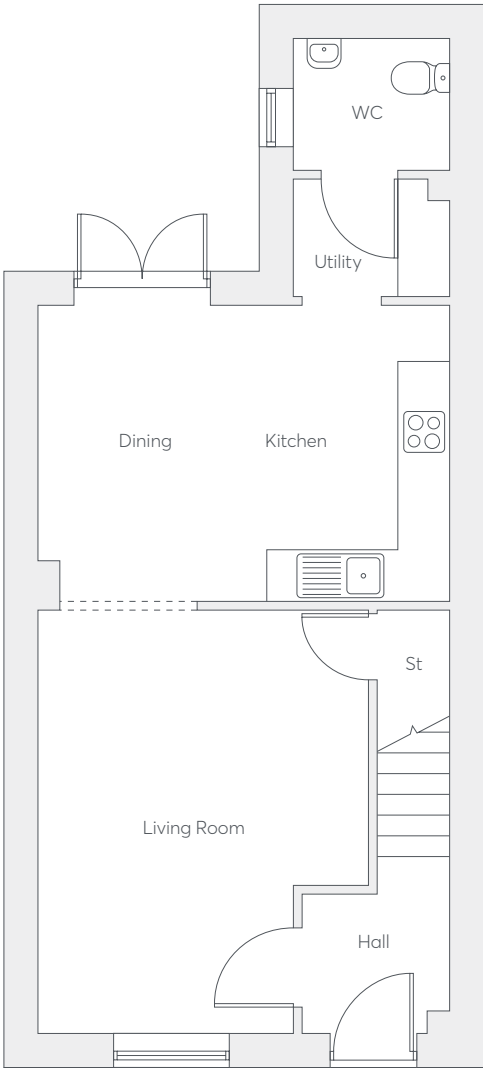
First Floor

- Bedroom 1**
 3.90m x 3.78m
 12'10" x 12'5"
- En-Suite**
 1.82m x 1.86m
 6'0" x 6'1"
- Bedroom 2**
 2.95m x 2.50m
 9'8" x 8'3"
- Bedroom 3**
 3.44m x 1.65m
 11'3" x 5'5"
- Bathroom**
 1.91m x 2.15m
 6'3" x 7'1"



Ground Floor

- Living Room**
 3.78m x 4.87m
 12'5" x 16'0"
- Kitchen**
 2.10m x 3.44m
 6'11" x 11'3"
- Dining**
 2.66m x 3.44m
 8'9" x 11'3"
- Utility**
 1.83m x 1.35m
 6'0" x 4'5"
- WC**
 1.83m x 1.51m
 6'0" x 5'0"



Find this home on the siteplan



The Kea

1001 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Key Features

- Dual aspect living room with French doors
- Dual aspect kitchen/dining room with french doors
- Downstairs WC
- Utility room
- Main bedroom with en-suite and Juliet balcony
- Modern family bathroom
- Double glazing and high-performance insulation throughout

First Floor

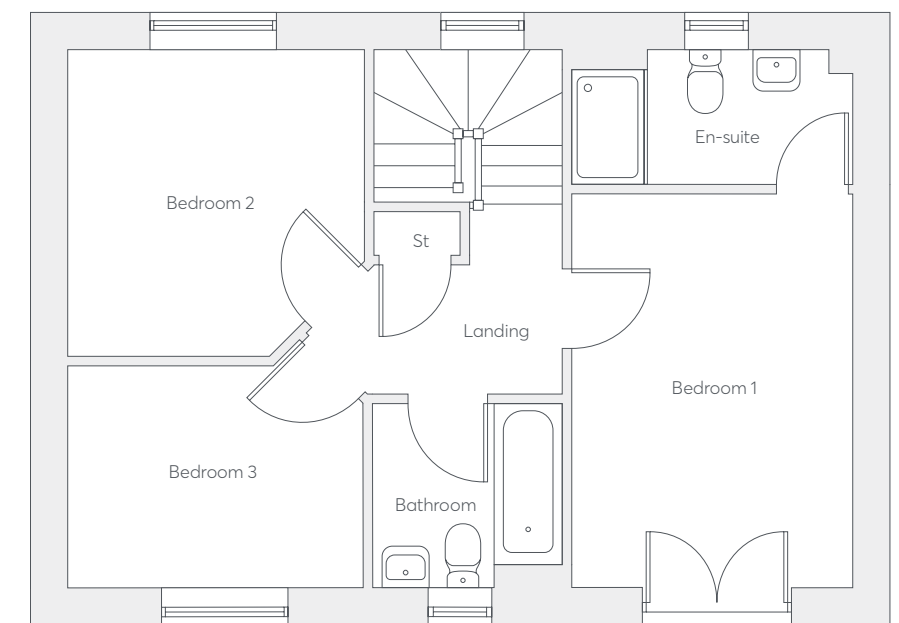
Bedroom 1
4.14m x 2.96m
13'7" x 9'8"

En-Suite
1.43m x 2.96m
4'8" x 9'8"

Bedroom 2
3.23m x 3.12m
10'7" x 10'3"

Bedroom 3
2.33m x 3.09m
7'8" x 10'2"

Bathroom
2.19m x 1.99m
7'2" x 6'6"



Ground Floor

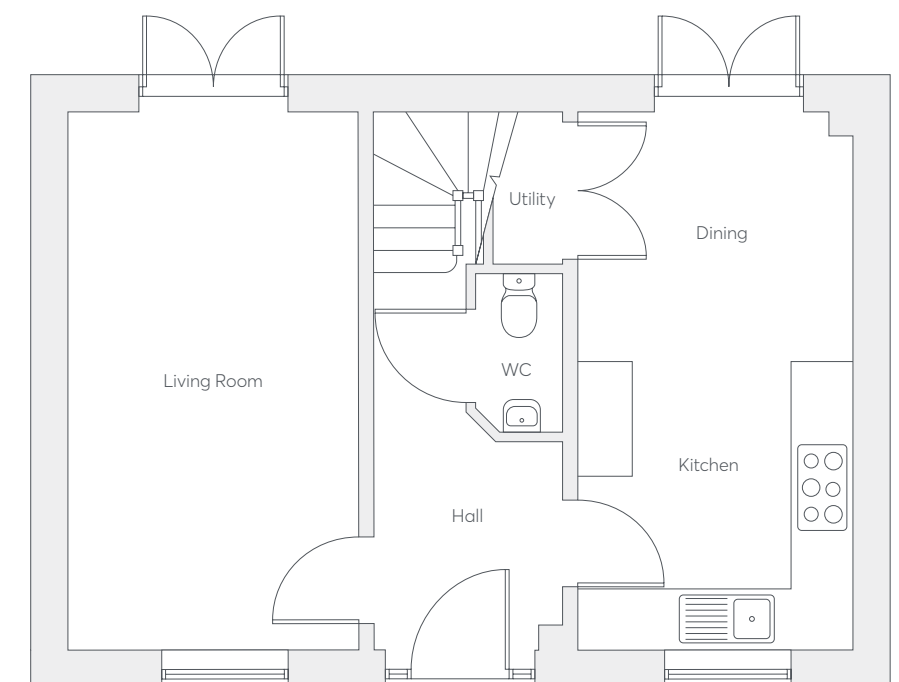
Living Room
5.65m x 3.06m
18'6" x 10'10"

Kitchen
3.02m x 2.89m
9'11" x 9'6"

Dining
2.62m x 2.90m
8'7" x 9'6"

Utility
1.61m x 0.74m
5'4" x 2'5"

WC
0.92m x 1.68m
3'0" x 5'6"





The Embley

1036 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan, L-shaped living space with dual aspect windows
- French doors to dining area
- Downstairs WC
- Main bedroom with en-suite
- Built-in cupboard to main bedroom
- Modern family bathroom

First Floor

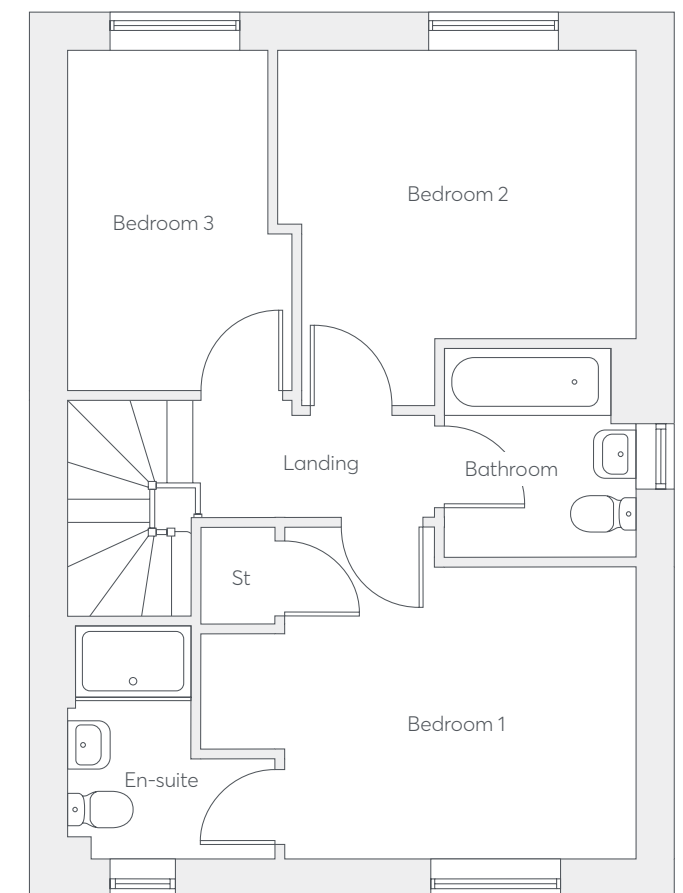
Bedroom 1
3.58m x 3.41m
11'9" x 11'2"

En-Suite
2.14m x 2.39m
7'0" x 7'10"

Bedroom 2
3.42m x 3.65m
11'2" x 12'0"

Bedroom 3
2.31m x 3.50m
7'7" x 11'6"

Bathroom
1.96m x 2.15m
6'5" x 7'1"



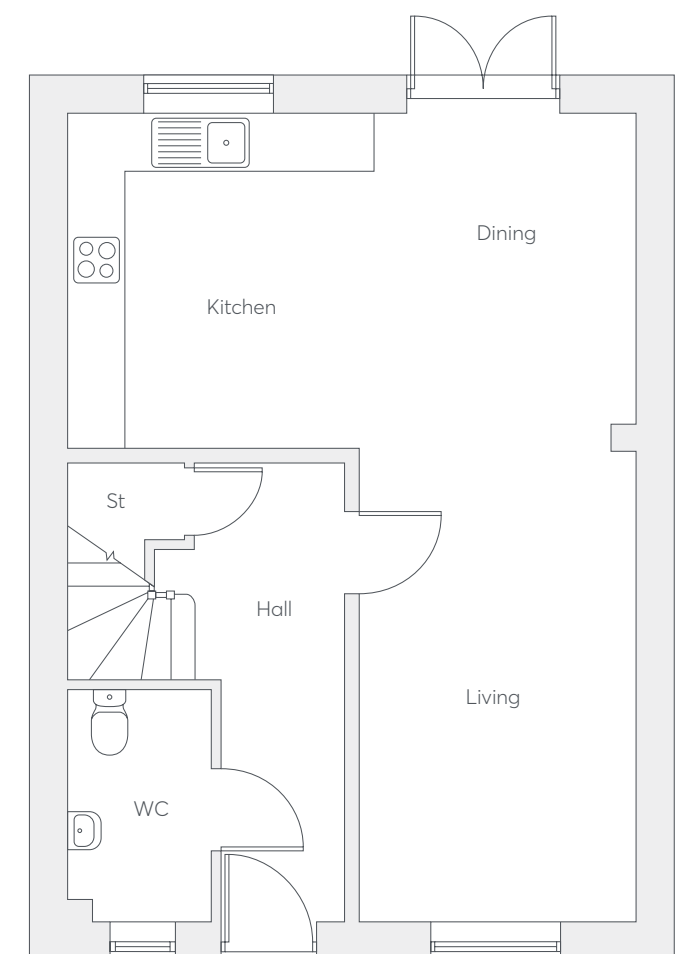
Ground Floor

Living
2.83m x 4.85m
9'3" x 15'11"

Kitchen
2.76m x 3.43m
9'1" x 11'3"

Dining
3.05m x 3.43m
10'0" x 11'3"

WC
1.49m x 2.39m
4'11" x 7'10"





The Farley

1287 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Three storey
- Dual aspect kitchen/dining/living room with french doors to garden
- Downstairs WC
- Main bedroom with en-suite
- Modern family bathroom

Second Floor

Bedroom 1
3.64m x 5.19m
11'11" x 17'6"

Dressing
2.60m x 3.21m
8'7" x 10'6"

En-Suite
1.91m x 2.11m
6'3" x 6'11"

First Floor

Bedroom 2
4.74m x 3.21m
15'7" x 10'6"

Bedroom 3
4.74m x 2.94m
15'7" x 9'8"

Bathroom
2.61m x 2.06m
8'7" x 6'9"

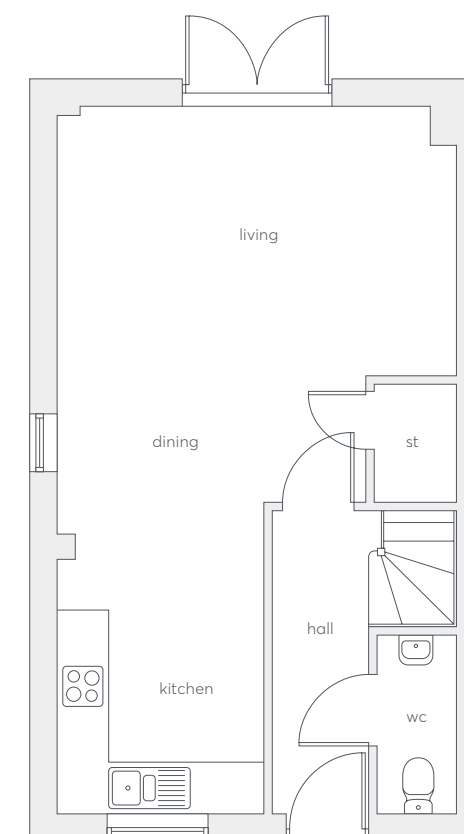
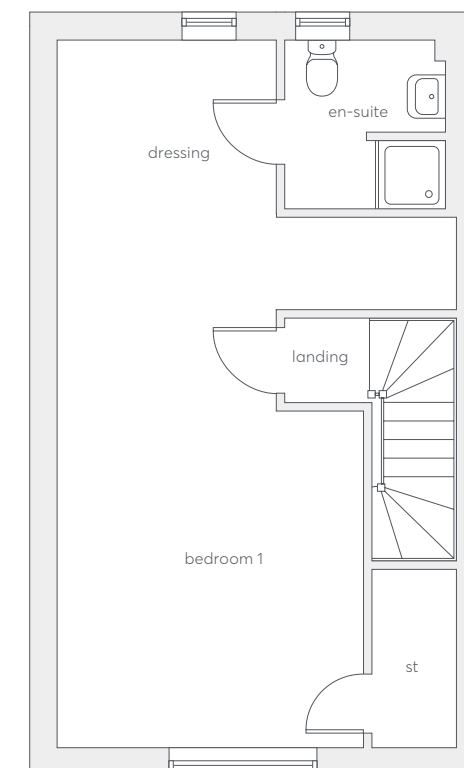
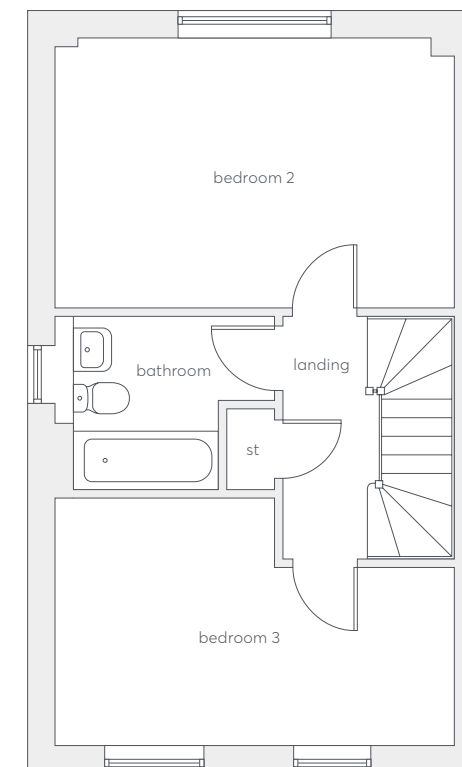
Ground Floor

Living
4.74m x 3.21m
15'7" x 10'6"

Kitchen
2.46m x 3.31m
8'1" x 10'8"

Dining
3.67m x 1.87m
12'0" x 6'1"

WC
0.95m x 2.13m
3'1" x 7'0"





The Westley

1350 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Three storey
- Dual aspect kitchen/dining room with french doors to garden
- Dual aspect lounge
- Utility cupboard
- Downstairs WC
- Main bedroom with en-suite
- Second en-suite bathroom
- Modern family bathroom

Second Floor

Bedroom 1
4.53m x 2.71m
14'10" x 8'11"

En-Suite 2
3.07m x 1.74m
10'0" x 5'7"

Dressing
1.94m x 3.04m
6'3" x 9'9"

First Floor

Bedroom 2
2.15m x 4.38m
7'1" x 14'5"

En-Suite 1
3.35m x 1.24m
11'0" x 4'0"

Bedroom 3
2.28m x 3.34m
7'6" x 11'0"

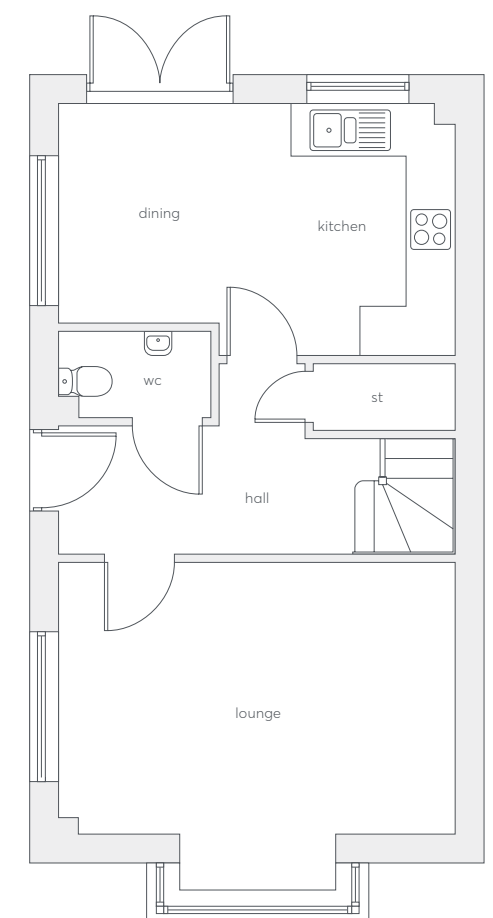
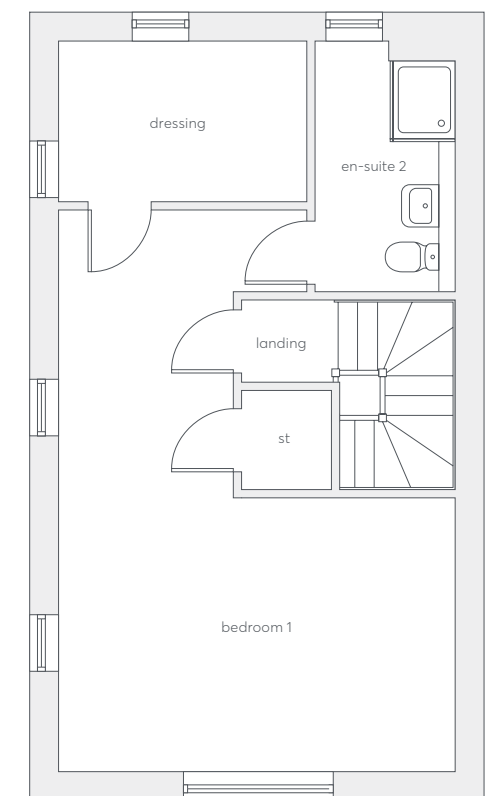
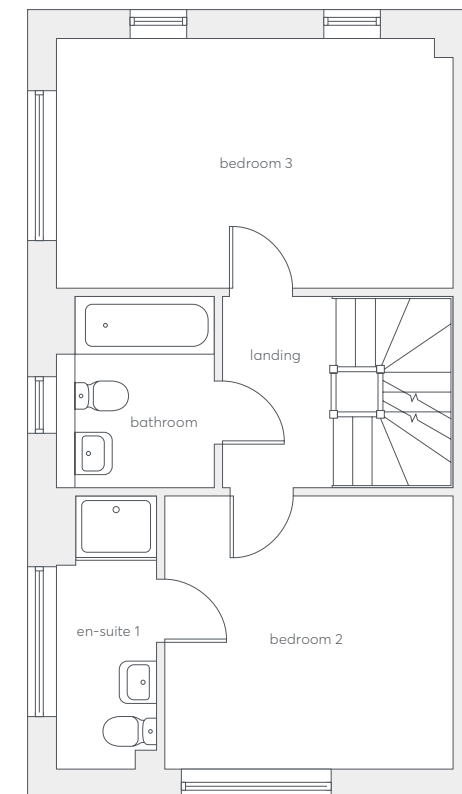
Bathroom
1.92m x 2.00m
6'4" x 6'7"

Ground Floor

Lounge
3.58m x 4.45m
11'9" x 14'8"

Kitchen/Dining
3.35m x 4.74m
11'0" x 15'7"

WC
1.08m x 1.65m
3'7" x 5'5"





The Birchgate

1218 sq. ft.
 4 Bedrooms
 2 Bathrooms
 Semi-Detached

- Key Features

 - Living room with walk-through to dining area
 - Kitchen/dining room with french door to garden
 - Utility room with back door
 - Downstairs WC
 - Main bedroom with en-suite and dormer window
 - Gallery landing with built in cupboard

Second Floor

Bedroom 1
 3.65m x 6.73m
 12'0" x 22'1"

En-Suite
 2.65m x 1.47m
 8'8" x 4'10"

First Floor

Bedroom 2
 2.64m x 4.37m
 8'8" x 14'4"

Bedroom 3
 2.64m x 3.93m
 8'8" x 12'11"

Bedroom 4
 2.03m x 3.22m
 6'8" x 10'7"

Bathroom
 2.03m x 1.91m
 6'8" x 6'3"

Ground Floor

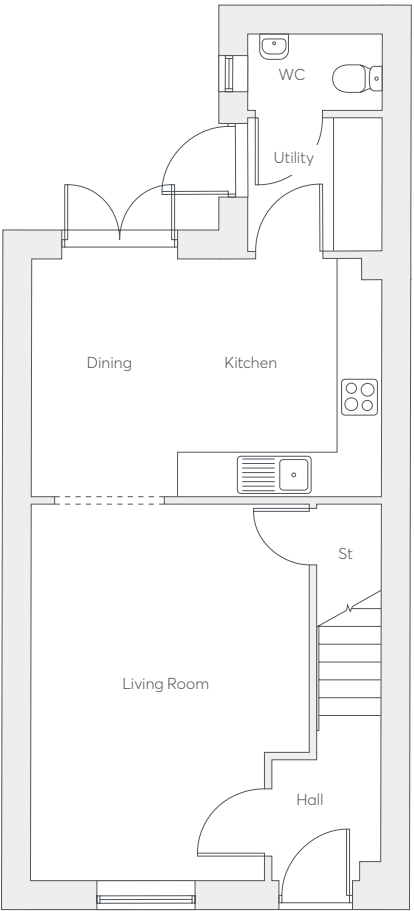
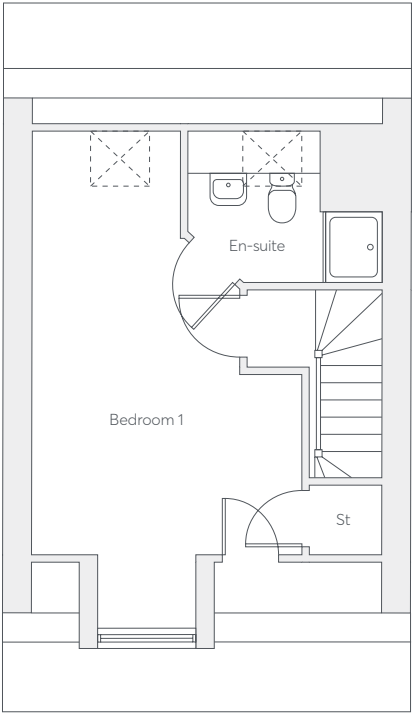
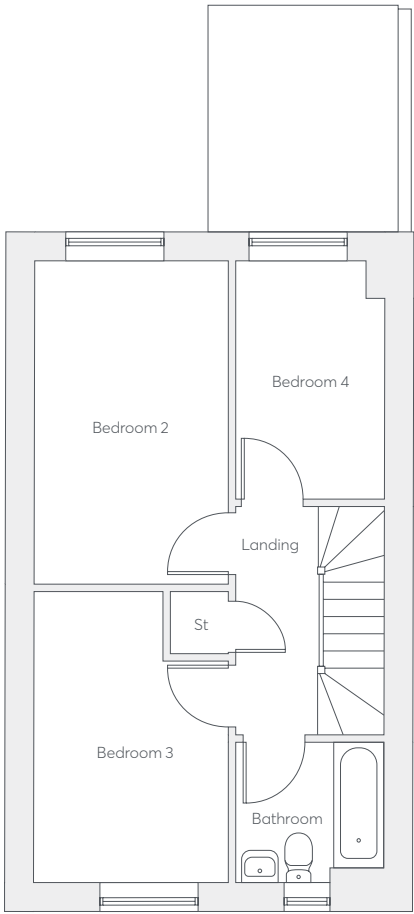
Living Room
 3.78m x 5.09m
 12'5" x 16'8"

Kitchen
 2.77m x 3.22m
 9'1" x 10'7"

Dining
 1.99m x 3.22m
 6'6" x 10'7"

Utility
 1.83m x 1.81m
 6'0" x 5'11"

WC
 1.83m x 1.05m
 6'0" x 3'5"





The Hemingate

1275 sq. ft.

4 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

Living room with walk-through to dining area

Kitchen/dining room with french door to garden

Utility room with back door

Gallery landing with built in cupboard

Main bedroom with en-suite

Downstairs WC

Second Floor

Bedroom 1

3.69m x 7.23m
12'1" x 23'9"

En-Suite

2.65m x 1.47m
8'8" x 4'10"

First Floor

Bedroom 2

2.64m x 4.37m
8'8" x 14'4"

Bedroom 3

2.64m x 3.93m
8'8" x 12'11"

Bedroom 4

2.02m x 3.22m
6'8" x 10'7"

Bathroom

2.02m x 1.91m
6'8" x 6'3"

Ground Floor

Living Room

3.81m x 5.09m
12'6" x 16'8"

Kitchen

2.77m x 3.19m
9'1" x 10'6"

Dining

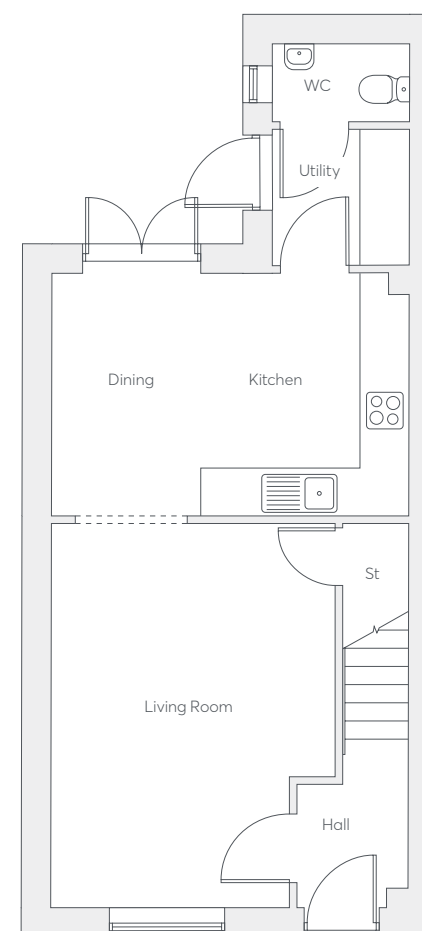
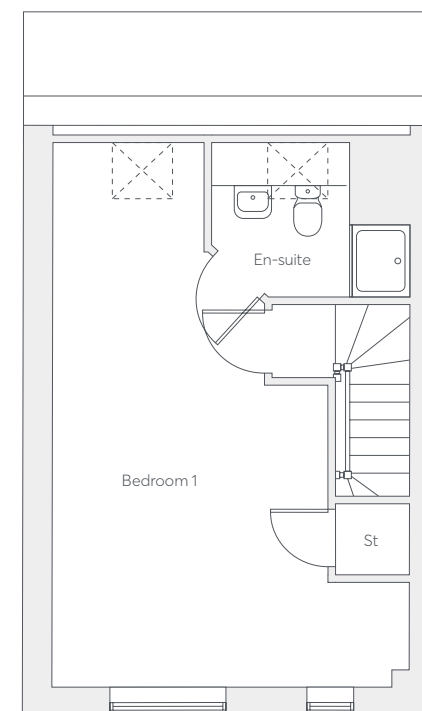
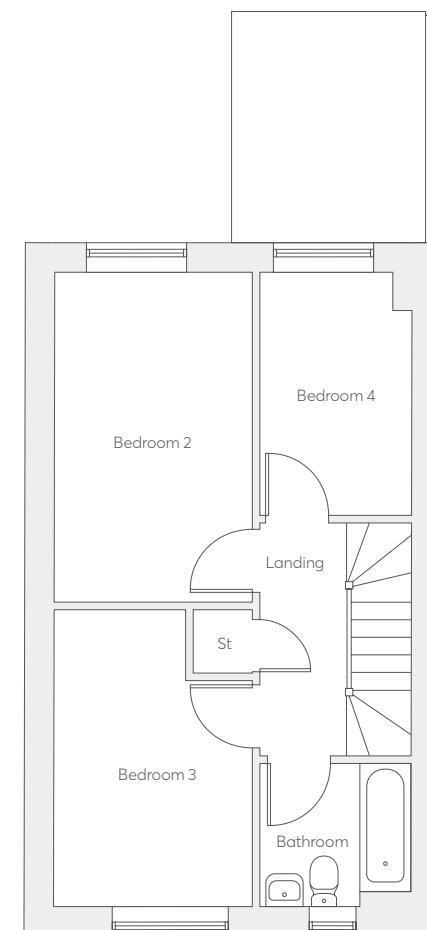
1.99m x 3.22m
6'6" x 10'7"

Utility

1.83m x 1.81m
6'0" x 5'11"

WC

1.83m x 1.05m
6'0" x 3'5"





The Willowgate

1285 sq. ft.
4 Bedrooms
2 Bathrooms
Detached

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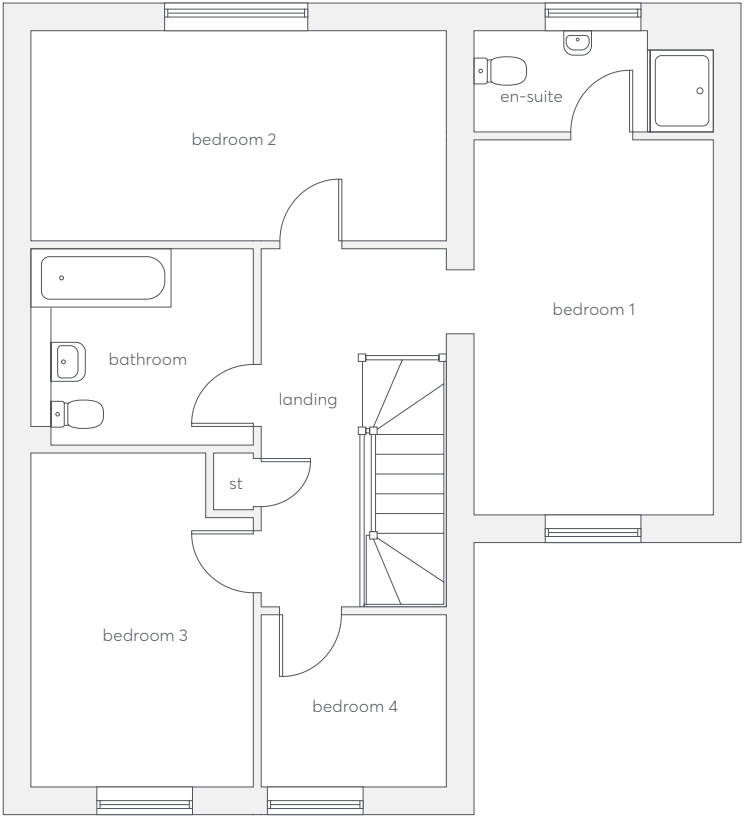
Key Features

- Dual aspect kitchen/dining room with french doors to garden
- Dual aspect lounge
- Utility cupboard in kitchen/dining room
- Downstairs WC
- Main bedroom with en-suite
- Second en-suite bathroom
- Modern family bathroom

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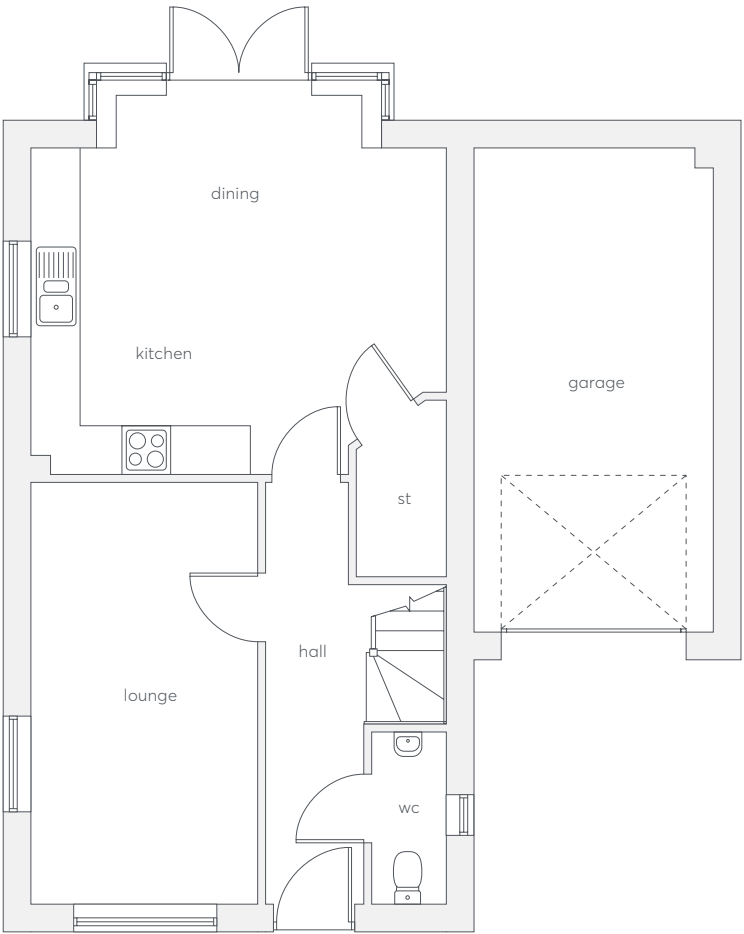
First Floor

- Bedroom 1**
2.95m x 4.62m
9'8" x 15'2"
- En-Suite**
2.97m x 1.23m
9'9" x 4'1"
- Bedroom 2**
5.09m x 2.58m
16'9" x 8'6"
- Bedroom 3**
2.73m x 4.13m
9'0" x 13'7"
- Bedroom 4**
2.26m x 2.13m
7'5" x 7'0"
- Bathroom**
2.43m x 2.73m
8'0" x 9'0"



Ground Floor

- Lounge**
2.78m x 5.22m
9'2" x 17'2"
- Kitchen/Dining**
5.09m x 4.66m
16'9" x 15'3"
- WC**
0.90m x 2.13m
3'0" x 7'0"



Find this home on the siteplan



The Presgate

1390 sq. ft.
4 Bedrooms
3 Bathrooms
Detached

- Key Features

 - Three storey
 - Dual aspect living room
 - Dual aspect kitchen/dining room with french doors to garden
 - Utility cupboard
 - Downstairs WC
 - Dual aspect study
 - Main bedroom with en-suite
 - Second en-suite bathroom
 - Modern family bathroom

Second Floor

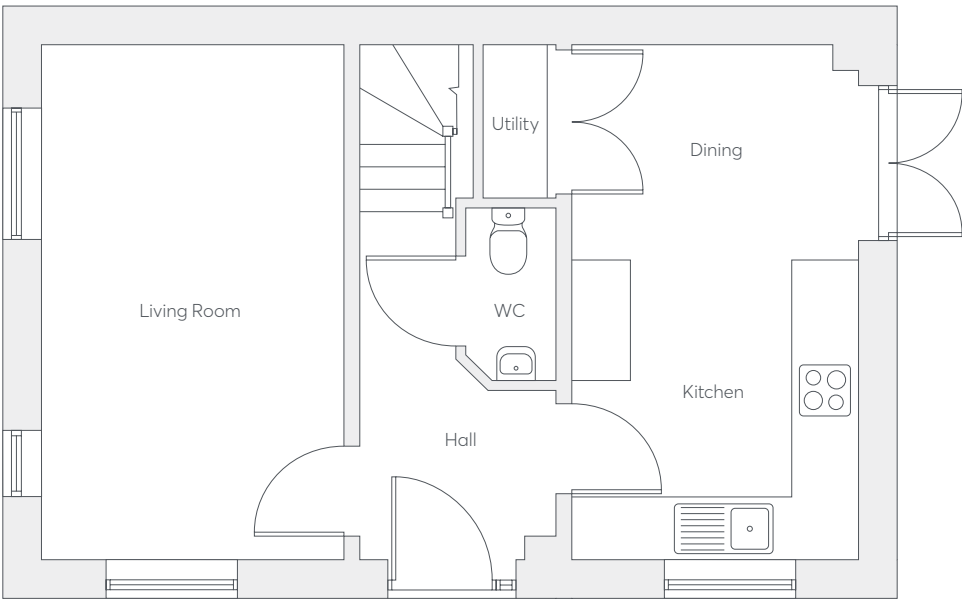
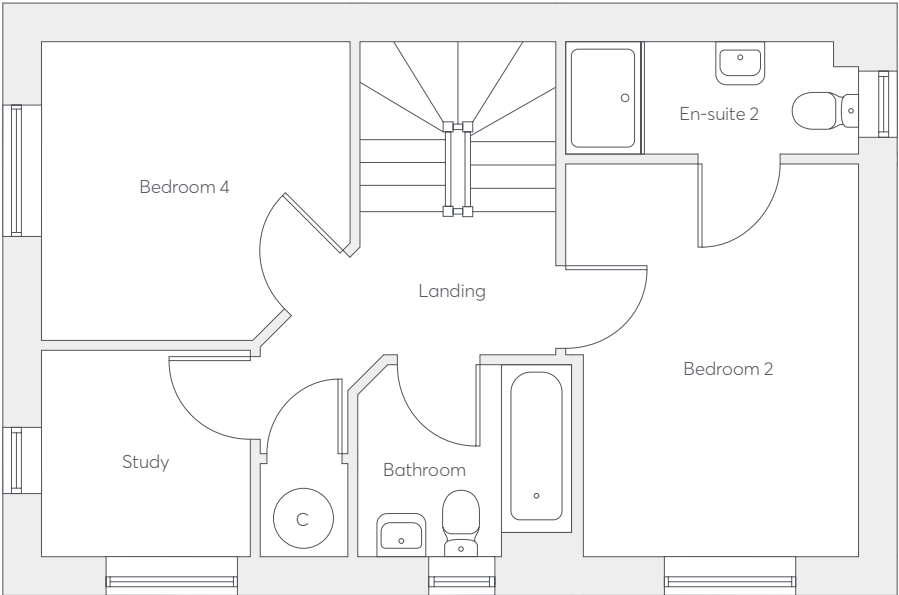
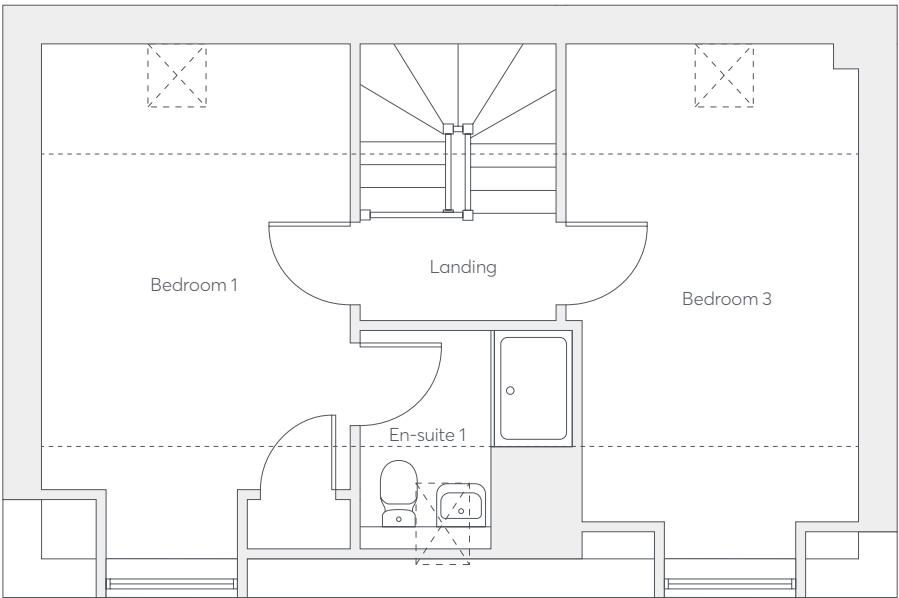
- Bedroom 1
3.14m x 5.25m
10'4" x 17'3"
- Bedroom 3
2.83m x 5.25m
9'3" x 17'3"
- En-Suite 1
2.14m x 1.97m
7'0" x 6'5"

First Floor

- Bedroom 2
2.83m x 3.98m
9'3" x 13'1"
- En-Suite 2
2.98m x 1.18m
9'9" x 3'11"
- Bedroom 4
3.14m x 3.05m
10'4" x 10'0"
- Study
2.14m x 2.11m
7'0" x 6'11"
- Bathroom
2.12m x 1.97m
6'11" x 6'6"

Ground Floor

- Living Room
3.08m x 5.25m
10'1" x 17'3"
- Dining
2.92m x 2.20m
9'7" x 7'3"
- Kitchen
2.92m x 3.05m
9'7" x 10'0"
- Utility
0.74m x 1.57m
2'5" x 5'2"
- WC
0.92m x 1.75m
3'0" x 5'9"





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Monday

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