

Find your sanctuary at

The Farriers Phases 3&4

Towcester, Northamptonshire

3 & 4 bedroom homes



Charles Church



Welcome
to your
sanctuary.

At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

The Farriers Phases 3&4 are our stunning collections of three and four-bedroom homes situated on the edge of Towcester.

The development has plenty of rural walks on your doorstep with all the amenities you need close-by.



Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication goes beyond building houses. We craft spaces where you can thrive.

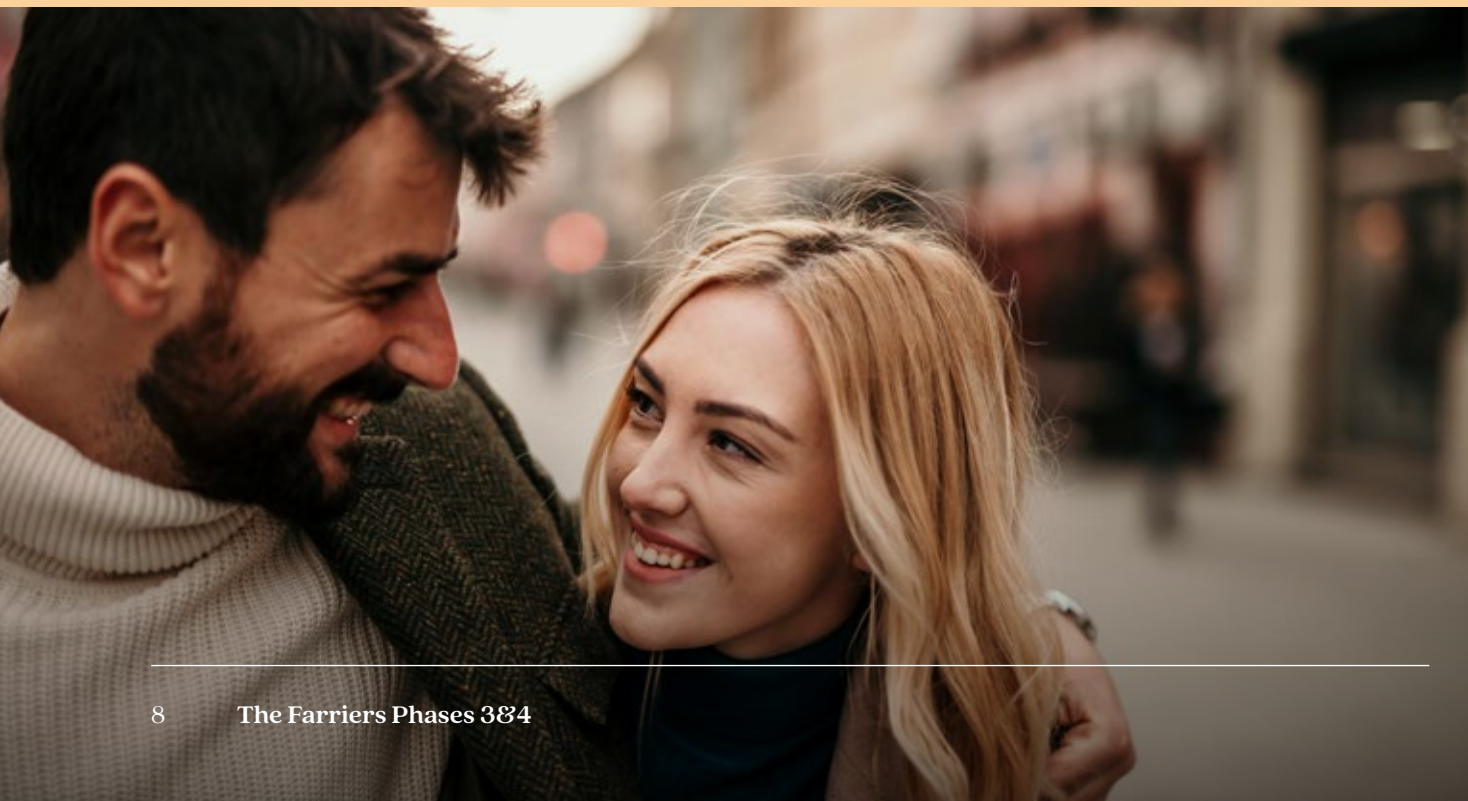
With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.





Discover
your happy
place.



The Farriers Phases 3&4

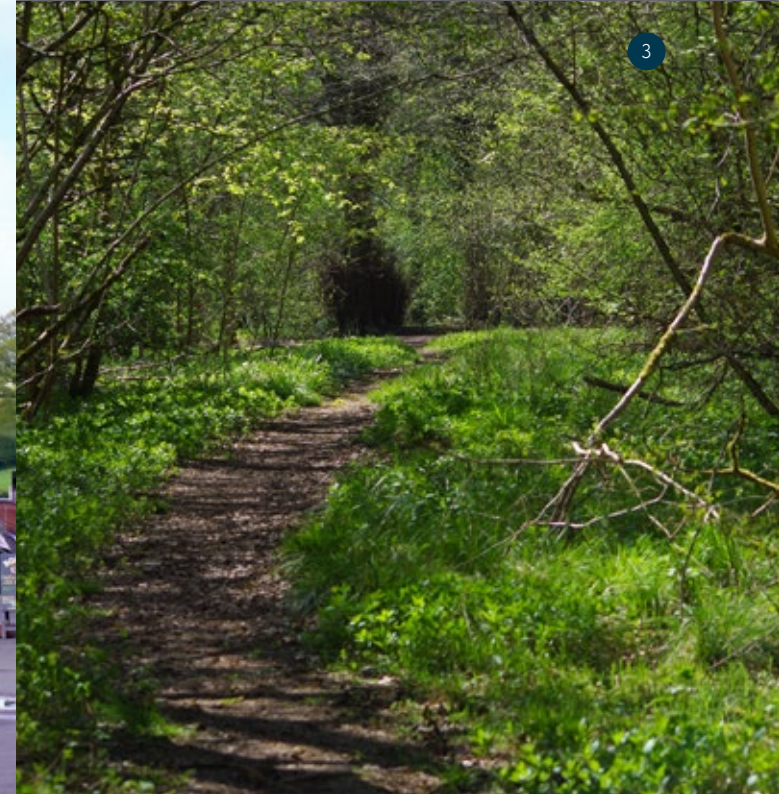
The perfect place to live and grow.

The Farriers @ Towcester Grange is a great base in the south of Northamptonshire. Our three and four-bedroom homes in Towcester give you easy access to Milton Keynes, Banbury, Oxford and Northampton, as well as to a good range of local shops and services. With today's busy lives, it's a great opportunity to live in a friendly market town whilst having access to the region's larger and busier centres and main routes.

Towcester enjoys being a neighbour to the Silverstone Grand Prix Circuit and to all the amenities and leisure venues of Milton Keynes. It's certainly in a great central location for work and leisure. The nearest mainline train station is at Northampton, with services north to Birmingham and south to London both taking just over an hour. This has made Towcester a popular place to call home for commuters and their families. You'll certainly feel well connected and well placed living here.



Please do
make yourself
at home.



The best of both worlds.

There's something for everyone in and around the town including local parks and walks and a good choice of bars and restaurants. Towcester Centre for Leisure has a swimming pool with a wave machine - fun for all the family. Further afield, other areas of local interest include Stoke Bruerne, the Grand Union Canal, Salcey Forest and the home of Formula One - the Silverstone race track.

Living at The Farriers @ Towcester Grange means you'll have everything you need close to home. The towns of Towcester and neighbouring Brackley offer a range of local and independent shops including family-run butchers, toy shops, antique shops, gift shops, delicatessens and more. A choice of supermarkets can also be found within Towcester itself.




- 1 Silverstone Circuit
- 2 Stoke Bruerne
- 3 Salcey Forest
- 4 The Farriers Street Scene 1
- 5 The Farriers Street Scene 2



The Farriers Phase 3 site plan.

3 Bedroom Homes

 The Yardley

4 Bedroom Homes

 The Adstone

 The Syresham

 The Sulgrave

 The Cosgrove

 The Whittlebury

 The Maidford

 The Edgcote



The Farriers Phase 4 site plan.

3 Bedroom Homes

The Yardley

4 Bedroom Homes

The Adstone

The Syresham

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The Cosgrove

The Whittlebury

The Maidford



These site layouts are intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. The site plans do not form any part of a warranty or contract. Further information is available from a site sales advisor.

Discover a
home you
adore in
every detail.







The Yardley

3 bedroom home



Features



3 x Bedrooms



1 x Bathroom



2 x En suites



Single garage and 2 x parking spaces



EV charging point

The Yardley is an excellent, well-balanced three-bedroom, three-bathroom home which will appeal to growing families. The kitchen, living room and dining room are all a very good size. There is also a downstairs store room and WC. There are three bathrooms upstairs, two are en suites and one is a separate family bathroom.



Ground floor

Kitchen	3.61 x 4.35m
Dining room	3.68 x 3.49m
Living room	3.35 x 4.74m



First floor

Bedroom 1	3.61 x 4.40m
Bedroom 2	3.16 x 3.64m
Bedroom 3	2.31 x 3.13m

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B [84]

Energy
Efficiency Rating



The Adstone

4 bedroom home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Single garage and 2 x parking spaces



EV charging point

The Adstone ticks the boxes for a popular family home. There's a stylish open-plan kitchen/dining room for spending sociable time with family and friends. The downstairs WC and utility room with outside access are great features. Upstairs, there are four bedrooms. Bedroom one has an en suite and the other bedrooms share a large bathroom.



Ground floor

Kitchen	3.12 x 2.90m
Dining room	3.12 x 3.97m
Living room	3.39 x 6.87m



First floor

Bedroom 1	3.44 x 3.93m
Bedroom 2	3.12 x 4.05m
Bedroom 3	3.44 x 2.84m
Bedroom 4	2.69 x 2.72m

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B [85]

Energy
Efficiency Rating




The Syresham

4 bedroom home



Features

 4 x Bedrooms

 1 x Bathroom

 1 x En suite

 Single garage and 2 x parking spaces

 EV charging point

The Syresham benefits from an open-plan kitchen/dining room, a living room with French doors leading into the garden, a separate utility room, built-in storage (on both floors) and a downstairs WC. Upstairs, bedroom one has an en suite and there's a family bathroom for the other three bedrooms.



Ground floor

Kitchen	3.76 x 3.65m
Dining room	3.76 x 3.22m
Living room	3.45 x 6.87m



First floor

Bedroom 1	3.69 x 4.00m
Bedroom 2	3.50 x 3.93m
Bedroom 3	3.50 x 2.84m
Bedroom 4	3.33 x 2.77m

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 **B [85]**
Energy
Efficiency Rating




The Sulgrave

4 bedroom home



Features

 4 x Bedrooms

 1 x Bathroom

 1 x En suite

 Single garage and 2 x parking spaces

 EV charging point

The Sulgrave is a four-bedroom home that works really well for family life. This lovely home combines an open-plan kitchen/ breakfast room with a separate living room and dining room. There's also a utility room and built-in storage in the hall. The four bedrooms, one of which has an en suite, and the family bathroom are all set off a central landing.



Ground floor

Kitchen/Breakfast room	4.82 x 4.60m
Dining room	3.15 x 3.25m
Living room	3.40 x 6.50m



First floor

Bedroom 1	3.44 x 4.11m
Bedroom 2	3.79 x 3.36m
Bedroom 3	3.55 x 3.08m
Bedroom 4	3.44 x 3.00m

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 **B [85]**
Energy
Efficiency Rating



The Cosgrove

4 bedroom home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Single garage and 2 x parking spaces



EV charging point

The Cosgrove is a lovely, light-filled family home for flexible living. Both the kitchen/ breakfast room and living room have French doors leading out into the garden, there's a good-sized utility room, a downstairs WC and built-in storage. Upstairs bedroom one has its own en suite and the other three bedrooms share the family bathroom which has a bath and a separate shower.



Ground floor

Kitchen/Breakfast room	4.62 x 4.35m
Dining room	3.05 x 3.79m
Living room	3.55 x 5.19m



First floor

Bedroom 1	3.59 x 5.19m
Bedroom 2	4.62 x 3.78m
Bedroom 3	3.01 x 3.26m
Bedroom 4	3.01 x 2.45m

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B [85]

Energy
Efficiency Rating



The Whittlebury

4 bedroom home



Features



4 x Bedrooms



1 x Bathroom



2 x En suites



Single garage and 2 x parking spaces



EV charging point

The Whittlebury is a four-bedroom home with an open-plan kitchen/breakfast room. The living room is dual-aspect with French doors and a bay window. There's also a bay-windowed dining room, utility room, storage cupboard and downstairs WC. On the first floor, two of the bedrooms have an en suite, and bedroom one also features a dressing area.



Ground floor

Kitchen/Breakfast room	4.62 x 6.98m
Dining room	3.29 x 3.57m
Living room	3.56 x 6.54m



First floor

Bedroom 1	4.40m x 3.92m
Bedroom 2	4.03m x 3.62m
Bedroom 3	3.31 x 3.68m
Bedroom 4	3.31 x 2.76m

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B [85]

Energy
Efficiency Rating



The Maidford

4 bedroom home



Features

 4 x Bedrooms

 1 x Bathroom

 1 x En suite

 Single garage and 2 x parking spaces

 EV charging point

The Maidford is a well-balanced family home with four bedrooms and two bathrooms. Downstairs, an open-plan kitchen/family area has French doors to the garden, as does the spacious living room. There's a separate dining room, utility room, WC and built-in storage in the hall. Upstairs, four good-sized bedrooms, one of which has an en suite, a study and a family bathroom all open out onto a central landing where there's more built-in storage.



Ground floor

Kitchen/Family area	7.32 x 4.48m
Dining room	3.90 x 2.47m
Living room	3.90 x 6.99m



First floor

Bedroom 1	3.95 x 3.97m
Bedroom 2	3.95 x 3.44m
Bedroom 3	3.95 x 3.44m
Bedroom 4	3.27 x 2.96m
Study	1.90 x 2.92m

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 **B [86]**
Energy
Efficiency Rating

Specification.

General

- Electrical media plate to living room
- White sockets and light switches throughout
- Downlighters as per housetype drawing in Chrome
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- White five panel internal doors
- Chrome effect Ironmongery
- Gas central heating
- UPVC double glazed lockable windows

Kitchen

- Choice of kitchen units/worktop (subject to build stage)
- Worktop upstand to kitchen and utility
- AEG electrical double oven
- Soft close door and drawers
- Stainless steel conventional oven*
- Integrated fridge/freezer*
- Integrated dishwasher*
- Stainless steel splash back and chimney hood
Add on 1.5 stainless steel bowl

*As per individual kitchen drawings.

Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by Ideal
- Choice of wall tiling (dependent on build stage)
- Thermostatic/electric shower to family bathroom and en suite(s)
- Chrome Towel radiators to bathroom and en suite

Exterior

- Outside tap
- EV Charging point 7KWh Mode 3
- Front garden landscaped
- Lockable windows
- Security chain to front door
- Smoke detectors wired to mains with battery back up
- Power and light to garage (within integral of plot)
- 1.8m high fence
- 1.8 x 1.8m Patio

Warranty

- 10 year new homes warranty





This is your
world, we
just built it.

Charles Church



10 reasons to buy a new home.




01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.



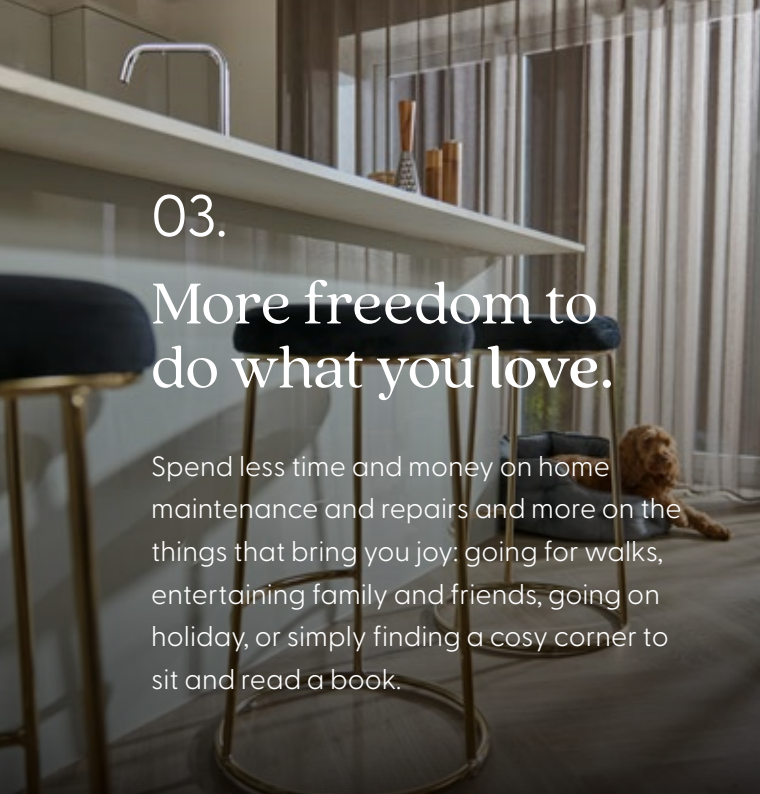
06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.



07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



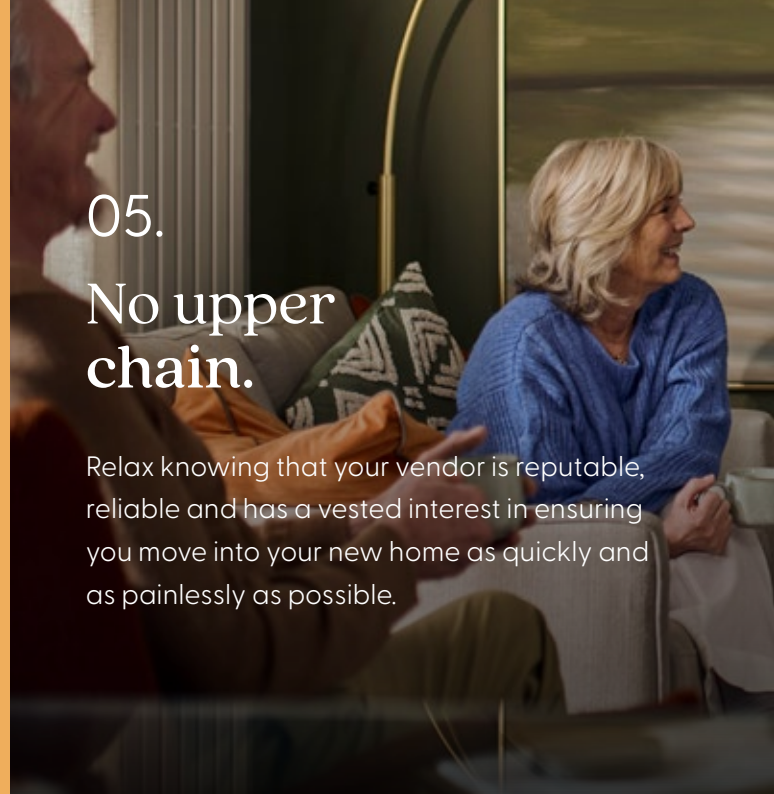
03. More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.



04. Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05. No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.



08. High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09. A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.



10. Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

Schemes available to help you move.



New Build Boost.

If you've saved a 5% deposit, you could get a 15% interest-free boost* with this new mortgage scheme from Gen H, supported by Charles Church.



Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.

*The boost is an equity loan and you may pay back more than you borrowed. Specific mortgage rates apply. If you stop paying your mortgage, you could lose your home. This promotion is approved by Imagine Mortgages Limited, t/a Gen H.



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Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

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Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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