

Find your sanctuary at

The Farriers Phase 5

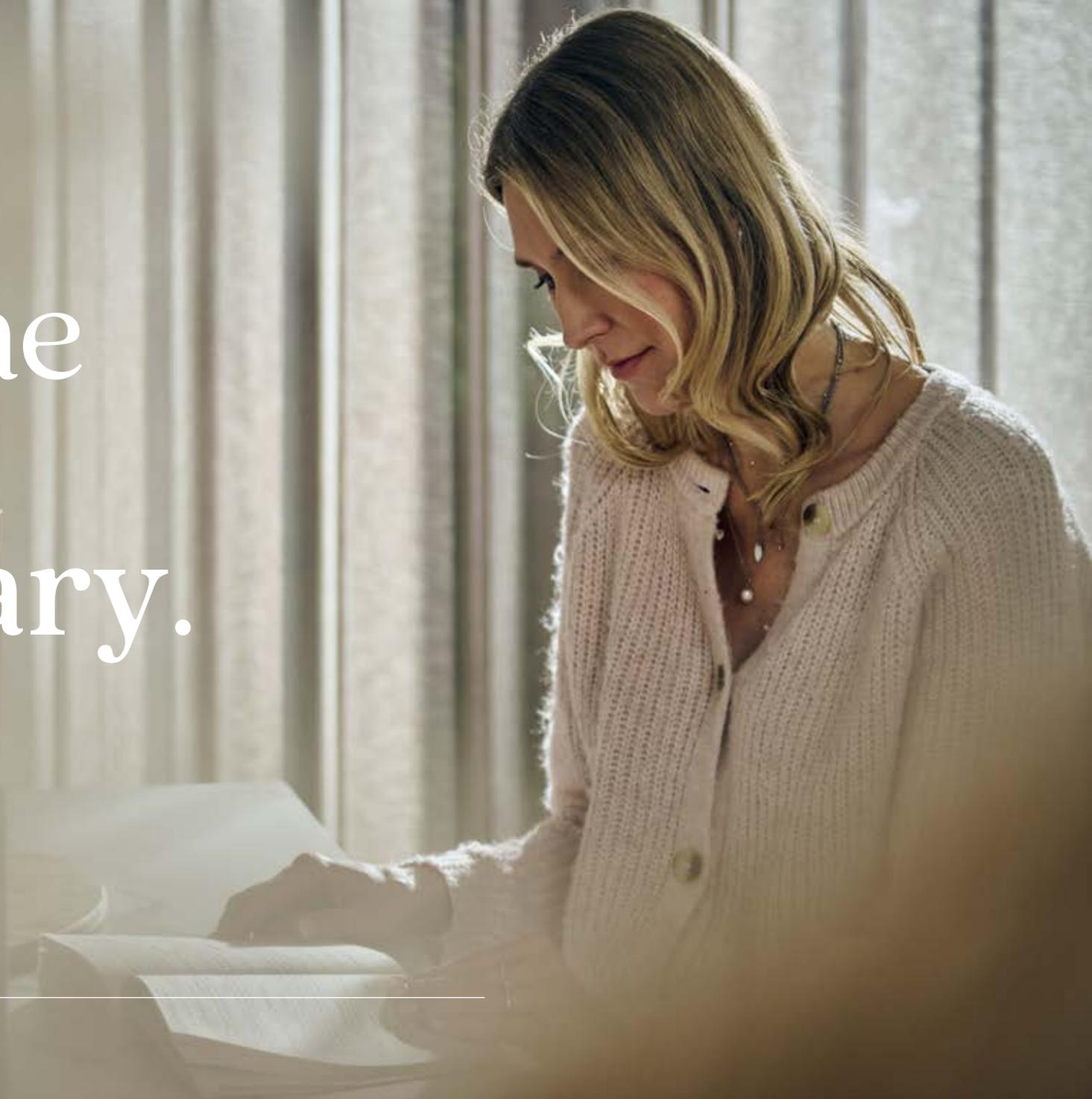
Towcester, Northamptonshire

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 is our stunning collection 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

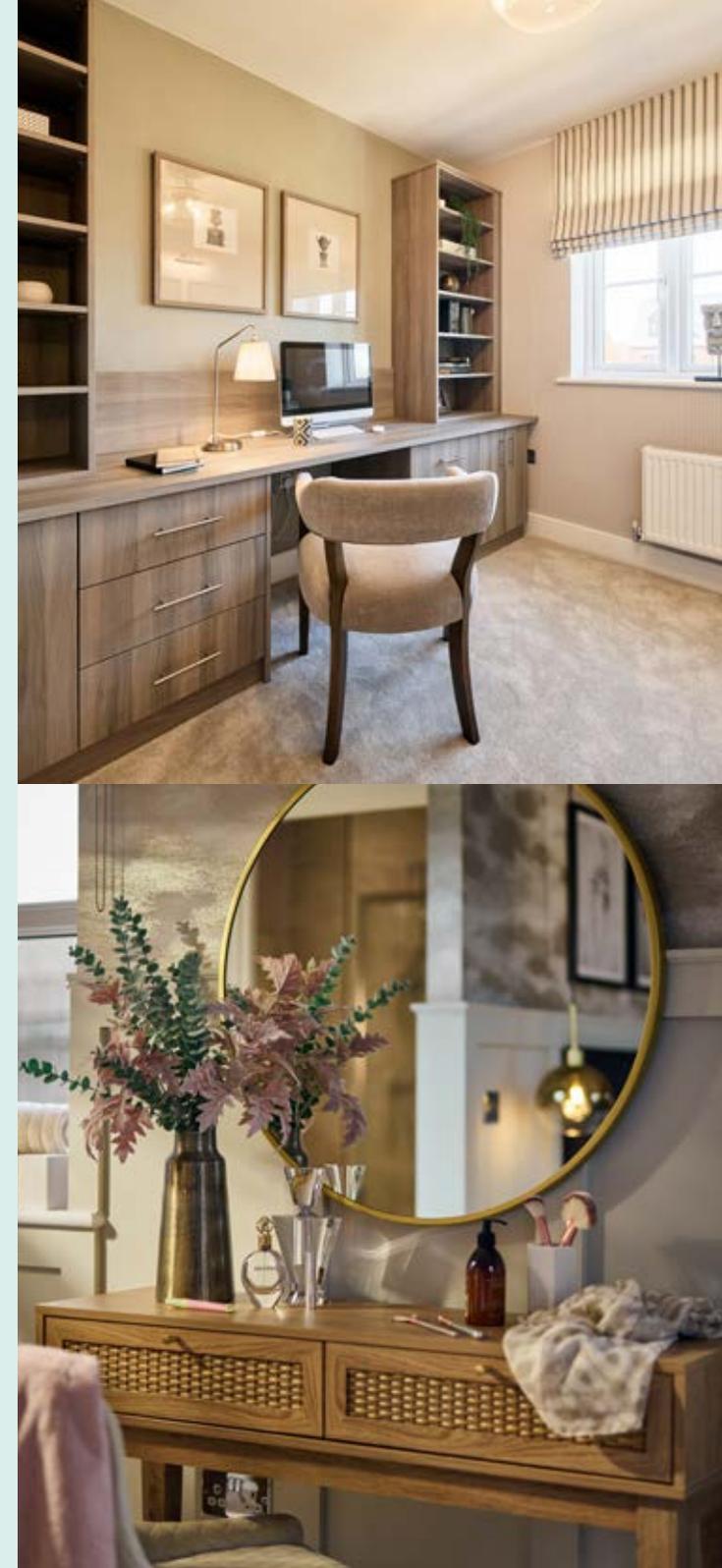
Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

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.

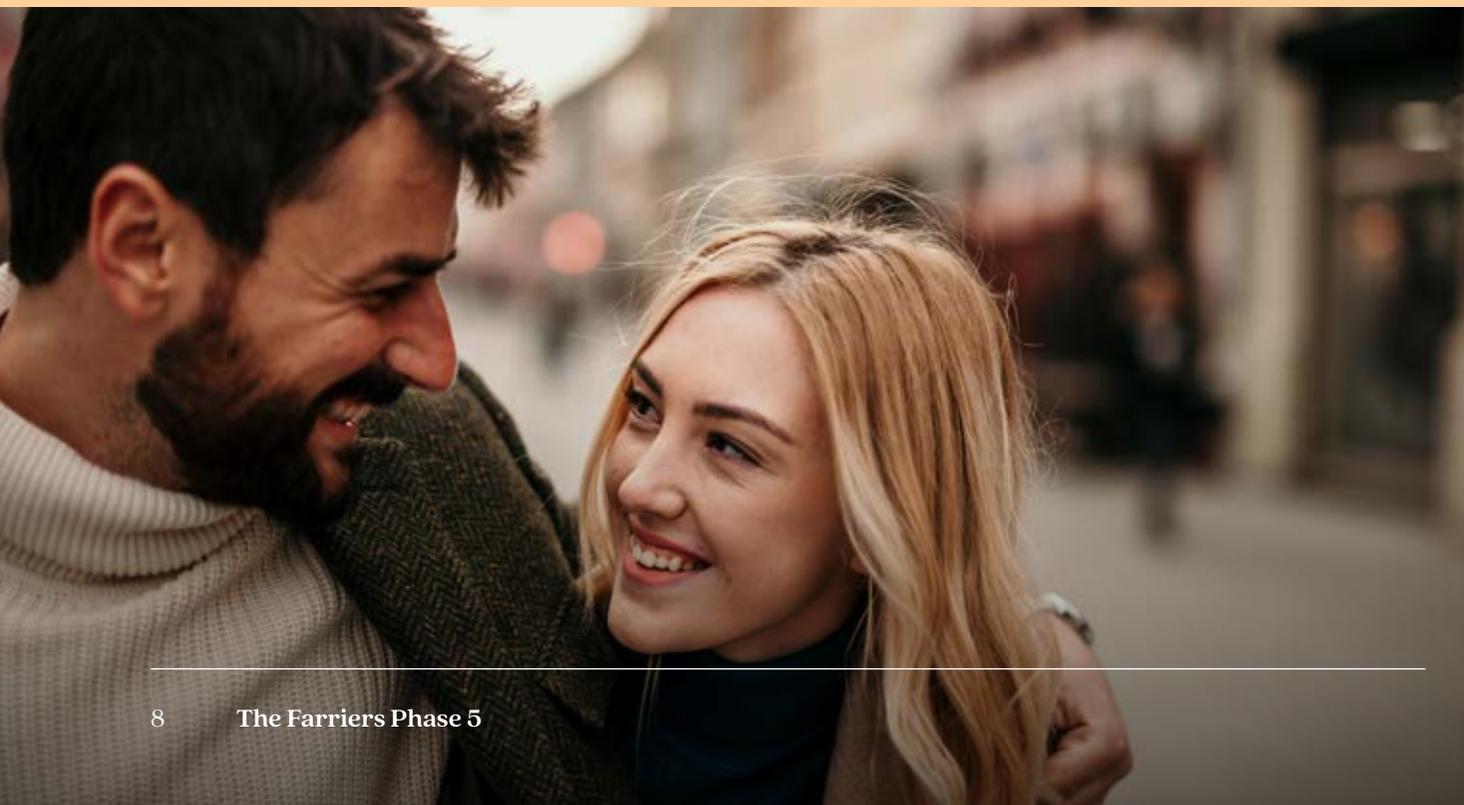
With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

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

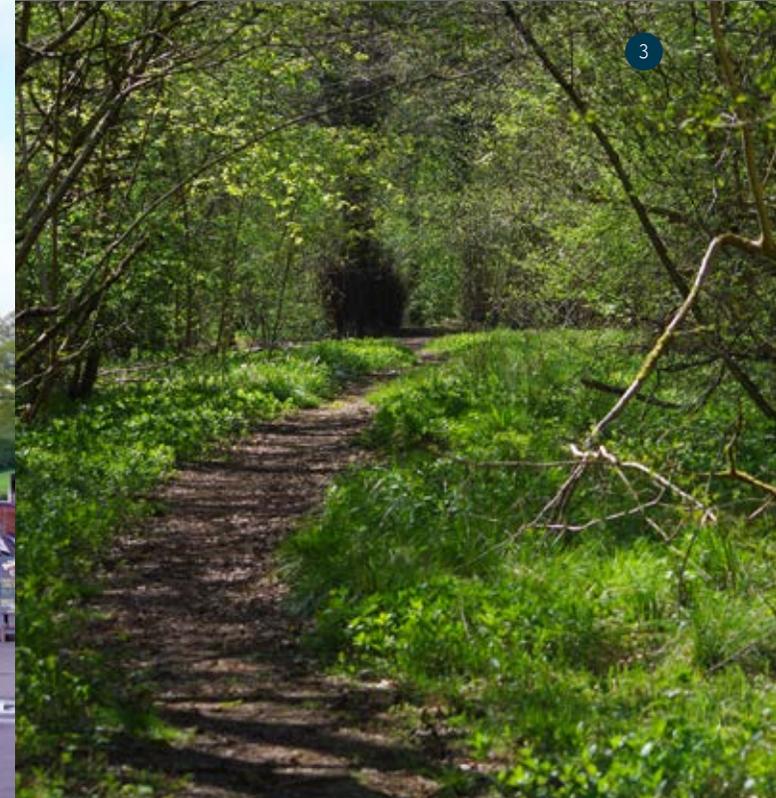
The perfect place to live and grow.

The Farriers is a collection of stunning three and four-bedroom new homes in Towcester, a sought-after market town in beautiful Northamptonshire. Each home combines modern comfort and timeless character with sustainable solar panels, waste water heat recovery and EV charging as standard. Adding to the community feel, relaxing green spaces, tree planting and play areas are integrated throughout the development.

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.

Towcester is one of Northamptonshire's oldest market towns, full of charm and everyday convenience. You'll find Waitrose, Tesco and Aldi close by, as well as independent cafés, shops and restaurants. Families can enjoy Silverstone Brook Park and Wood Burcote Green Park, both with play areas and open green space. Salcey Forest offers woodland walks just a short drive away. With its warm atmosphere and friendly community, Towcester is a place where you'll quickly feel at home.

Families are well provided for at The Farriers. A brand-new primary school sits within the development itself, meaning young children can walk to class each day. Towcester also has a secondary school. With schools and facilities all nearby, this is a location designed with family life in mind, offering both convenience and peace of mind for parents.



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



Find your sanctuary at The Farriers



The Farriers (Phase 5) site plan.

3 Bedroom Home

○ The Yardley

4 Bedroom Homes

○ The Adstone

○ The Syresham

○ The Sulgrave

○ The Cosgrove

○ The Whittlebury

○ The Edgcote

○ The Maidford



Development by
Persimmon Homes

This site layout is 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. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.



Possible Bowling Green
and Sports Pavilion

Future Development

Sports Pavilion
Parking

LEAP & LAP

Development by
Persimmon Homes

Development by
Persimmon Homes

Development by
Persimmon Homes



The Yardley

3 bedroom home



Features

-  3 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Solar panels
-  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 | 3.70 x 3.46m |
| Living room | 3.35 x 4.74m |



First floor

| | |
|-----------|--------------|
| Bedroom 1 | 3.61 x 4.40m |
| Bedroom 2 | 3.13 x 3.62m |
| Bedroom 3 | 2.35 x 3.13m |

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The Adstone

4 bedroom home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Solar panels



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/Dining room | 3.12 x 6.87m |
| Living room | 3.39 x 6.87m |



First floor

| | |
|-----------|--------------|
| Bedroom 1 | 3.44 x 3.93m |
| Bedroom 2 | 3.13 x 4.03m |
| Bedroom 3 | 3.44 x 2.84m |
| Bedroom 4 | 2.69 x 2.74m |

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B [91]

Energy
Efficiency Rating



The Syresham

4 bedroom home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Solar panels



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/Dining room | 3.77 x 6.87m |
| Living room | 3.45 x 6.87m |



First floor

| | |
|-----------|--------------|
| Bedroom 1 | 3.77 x 4.00m |
| Bedroom 2 | 3.51 x 3.93m |
| Bedroom 3 | 3.51 x 2.85m |
| Bedroom 4 | 3.33 x 2.78m |

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A [92]

Energy
Efficiency Rating



The Sulgrave

4 bedroom home



Features

 4 x Bedrooms

 1 x Bathroom

 1 x En suite

 Solar panels

 Single garage and 2 x parking spaces

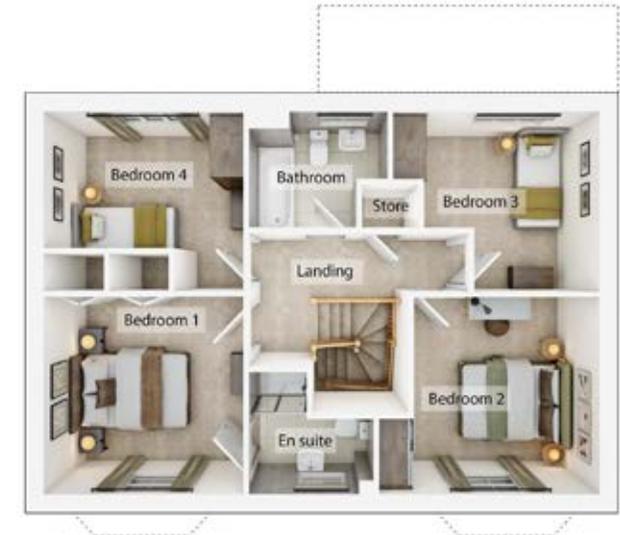
 EV charging point

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 | 4.83 x 4.59m |
| Dining room | 3.15 x 3.25m |
| Living room | 3.40 x 6.56m |



First floor

| | |
|-----------|--------------|
| Bedroom 1 | 3.41 x 4.11m |
| Bedroom 2 | 3.79 x 3.37m |
| Bedroom 3 | 3.55 x 3.07m |
| Bedroom 4 | 3.41 x 3.07m |

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 **A [92]**
Energy Efficiency Rating



The Cosgrove

4 bedroom home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Solar panels



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 | 4.64 x 4.35m |
| Dining room | 3.05 x 3.58m |
| Living room | 3.54 x 5.18m |



First floor

| | |
|-----------|--------------|
| Bedroom 1 | 3.60 x 5.18m |
| Bedroom 2 | 4.62 x 4.01m |
| Bedroom 3 | 3.02 x 3.26m |
| Bedroom 4 | 3.02 x 2.23m |

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A [93]

Energy
Efficiency Rating



The Whittlebury

4 bedroom home



Features



4 x Bedrooms



1 x Bathroom



2 x En suites



Solar panels



Double 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 6.97m |
| Dining room | 3.29 x 3.57m |
| Living room | 3.56 x 6.53m |



First floor

| | |
|-----------|---------------|
| Bedroom 1 | 4.39m x 5.67m |
| Bedroom 2 | 4.04m x 3.61m |
| Bedroom 3 | 3.31 x 3.67m |
| Bedroom 4 | 3.31 x 2.77m |

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A [93]

Energy
Efficiency Rating



The Edgcote

4 bedroom home



Features



4 x Bedrooms



1 x Bathroom



2 x En suites



Solar panels



Double garage and 2 x parking spaces



EV charging point

The Edgcote is a four-bedroom, three-bathroom detached home with a large open plan kitchen/breakfast/family area opening to the garden through French doors. Both the dining room and living room face the front of the house, with the living room also boasting French doors to the garden. There's a utility room with outside access, a downstairs WC and storage space throughout. Two of the bedrooms have en suites for extra convenience.



Ground floor

| | |
|-------------------------------|--------------|
| Kitchen/Breakfast/Family area | 7.14 x 7.42m |
| Dining room | 3.25 x 3.80m |
| Living room | 3.85 x 6.42m |



First floor

| | |
|-----------|--------------|
| Bedroom 1 | 4.28 x 5.49m |
| Bedroom 2 | 3.76 x 3.30m |
| Bedroom 3 | 3.30 x 3.53m |
| Bedroom 4 | 3.72 x 3.03m |

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A [94]

Energy
Efficiency Rating



The Maidford

4 bedroom home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Solar panels



Double 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 4.46m |
| Dining room | 3.90 x 2.55m |
| Living room | 3.90 x 7.09m |



First floor

| | |
|-----------|--------------|
| Bedroom 1 | 3.96 x 7.09m |
| Bedroom 2 | 3.96 x 3.69m |
| Bedroom 3 | 3.96 x 3.31m |
| Bedroom 4 | 3.27 x 3.01m |

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A [93]

Energy
Efficiency Rating

Executive Specification

General

- Chrome switchplates to ground floor, and white switchplates to first & second floors
- Chrome downlighters to kitchen, bathroom, en suite and cloakroom
- Emulsion finish in soft white, off white or soft grey to walls and ceilings
- Oak 5-panel internal doors
- Chrome lever on rose ironmongery
- 18mm V-groove and chamfered skirting and architrave
- Staircase with white gloss square newels and spindles with oak newel caps and handrails
- Gas central heating
- WiFi-enabled heating controls
- Wired doorbell
- Wireless burglar alarm
- UPVC double glazed lockable windows

Kitchen

- Range of kitchen choices
- 20mm Athena stone quartz worktops and upstand to all house types
- Quooker sink taps
- Under-wall unit LED lighting
- Integrated AEG high-level multifunctional

single oven for 3 beds - two for 4 beds.

- AEG combination microwave stacked above oven*
- Integrated AEG induction hob – 60cm or 80cm depending on house type
- Quartz splashback to hob
- Integrated AEG recirculating slanted hood – 60cm or 80cm depending on house type
- Integrated AEG dishwasher
- Integrated AEG 70/30 fridge freezer
- Integrated coffee machine above oven**

**Applies to 4 bed houses only

* Dependent on kitchen layout

Bathrooms and en suites

- Villeroy & Boch wall-hung sinks, back-to-wall toilets and concealed cisterns (where tiled build-outs shown on plans)
- Hansgrohe Rebris basin and bath mixer taps
- Hansgrohe Ecostat Square 2 thermostatic shower over bath and in en suite(s)
- Mira Ascend shower enclosures
- Porcelanosa (standard range) ceramic wall tiling with chrome trim
- Half-height tiling to bathrooms and en suite(s)
- Full-height tiling to all standalone showers and shower-over-bath areas

- Anthracite towel radiators to bathroom and en suite(s)

Bedrooms

- Mirror sliding fitted wardrobes to bedroom 1 (as shown on working drawings)

Exterior

- Contemporary up and down light to front and rear
- Single external electrical socket to rear of property
- Outside tap
- Bifold doors to rear of home
- Rear patio spanning full width of bifold doors at 1.8m depth
- Rear garden turfed
- Block paved private drive and tarmac shared drives
- Close-boarded and capped fencing to rear gardens
- 1.8-metre fencing to rear boundary
- EV charging point 7kWh Mode 3
- Light and power to on plot garages
- Integral garage walls to be painted**
- Traditionally tiled GRP porch or solid oak porch*

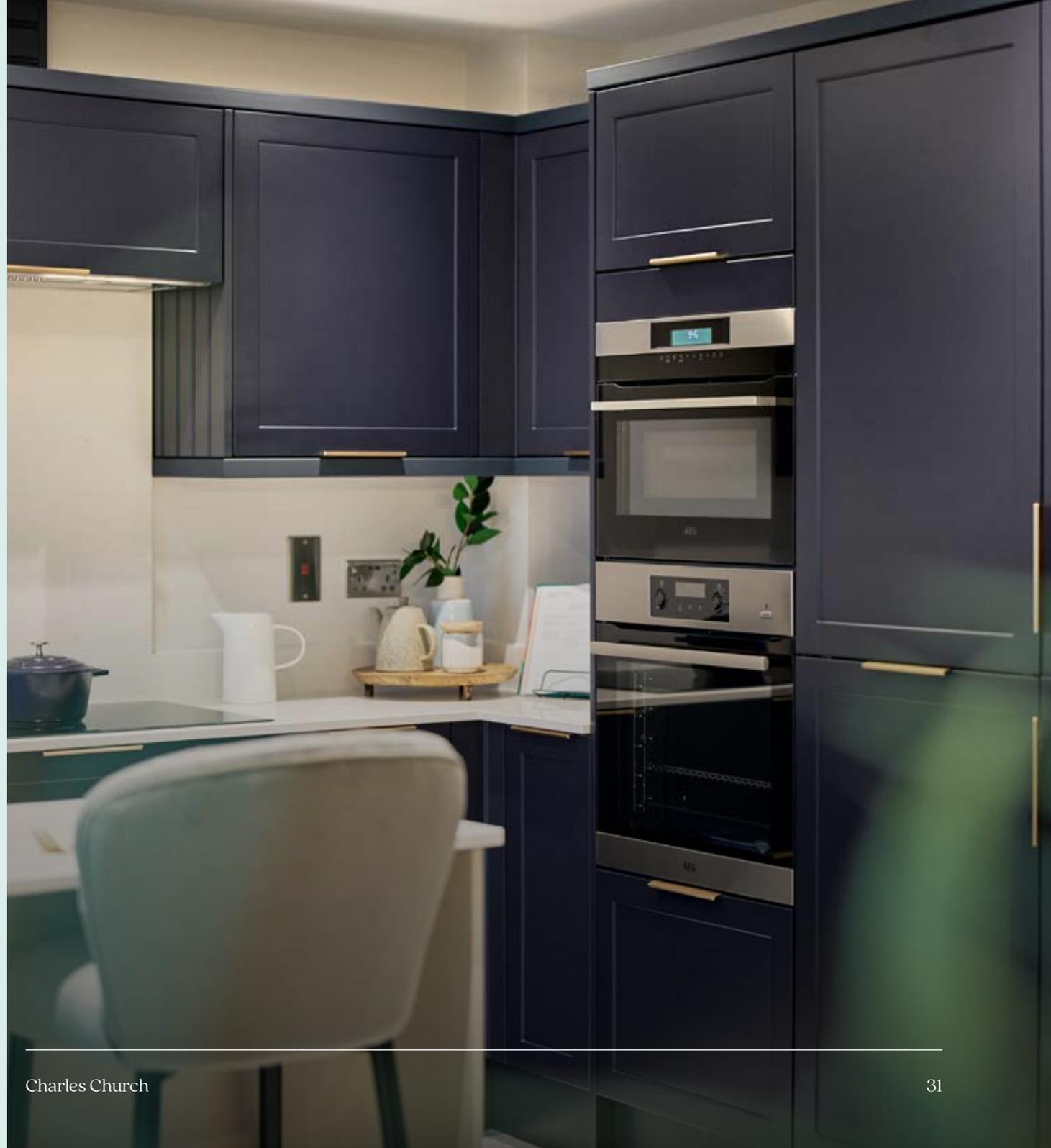
- Hormann Ilkley-style electric operated garage door**

*House type dependant.

**Applies to 4 bed houses only

Warranty

- 10 year new homes warranty



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.



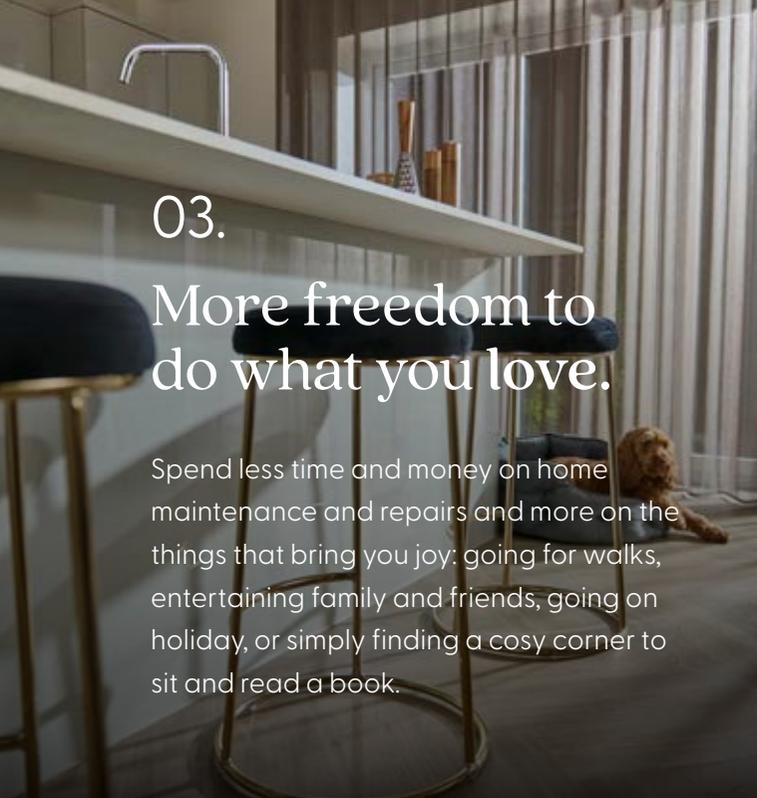
06. Peace of mind.

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.



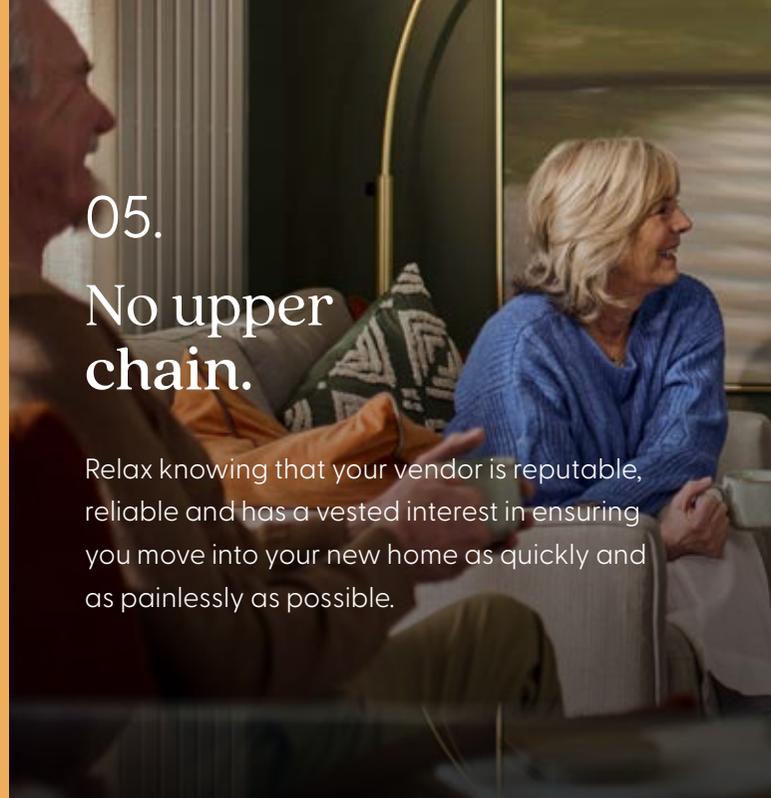
03. More freedom to do what you love.

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.



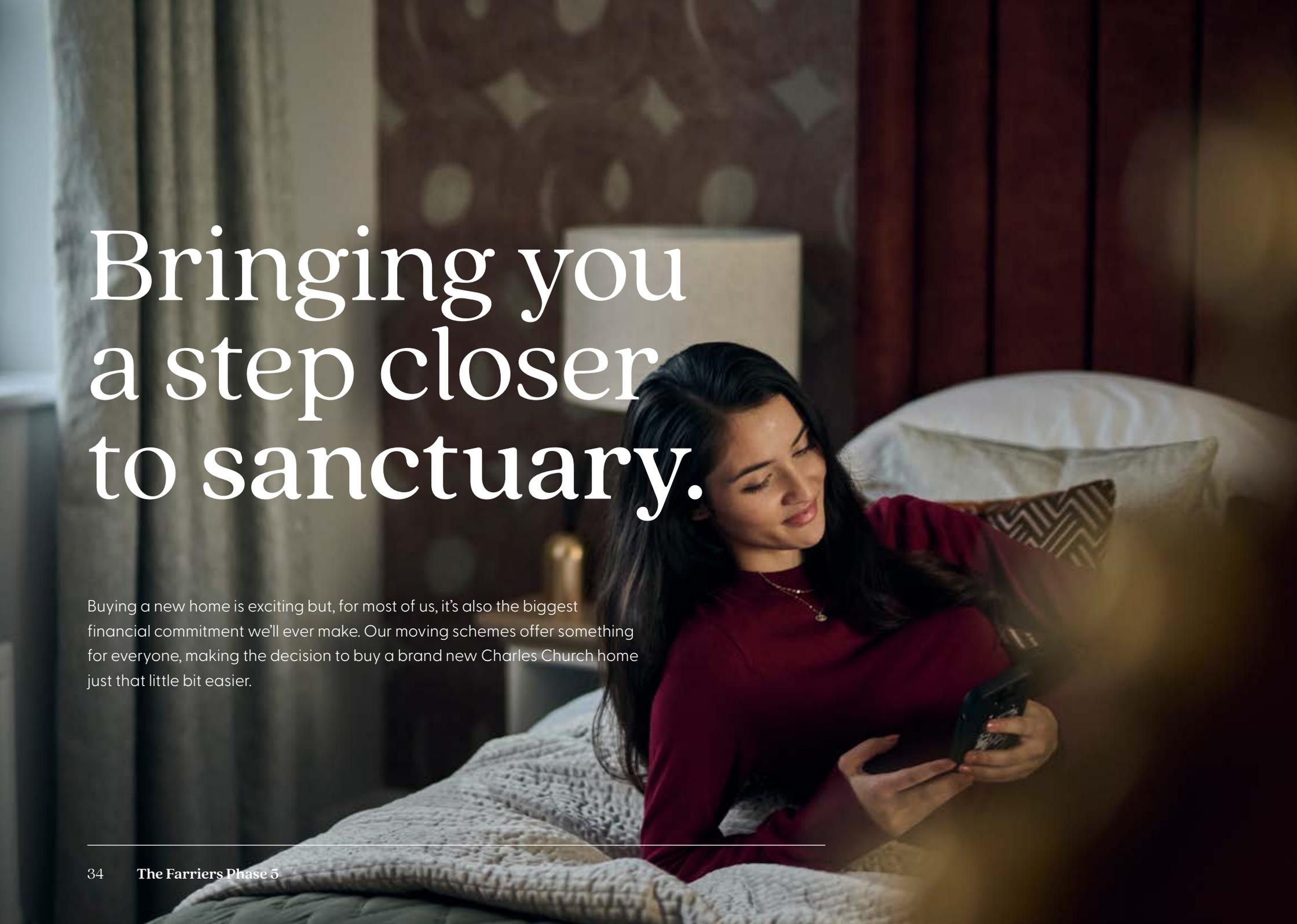
09. A fresh start.

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.



The Farriers Phase 5

Stourhead Drive
Towcester
NN12 6PX

t: 01327 220 671

e: thefarriers.midl@charleschurch.com

w: www.charleschurch.com/the-farriers

Head Office

Charles Church Midlands
3 Waterside Way
Bedford Road
Northampton
NN4 7XD

t: 01604 884 600

e: midl.sales@charleschurch.com



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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