



# Persimmon

Together, we make your home



## The Furlongs

### Phase 9

Towcester • Northamptonshire



**Persimmon**  
Together, we make your home

# Together, we make your home

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

**"With over 50 years of building excellence, find out more about us on page 4"**



**5 stars!**

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



The Furlongs Phase 9

## Find out more

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Who we are

## A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

### Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

### Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 30](#)



## Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

**14,868**

homes  
sold in  
2022

**200+**

locations  
across  
the UK

**5000+**

employees  
make it all  
happen

**700+**

apprentices  
taken on  
each year

**£505.6m**

invested in  
local communities  
in 2022



## "Building sustainable homes and community hubs"

### Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

### The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Find out more about the Persimmon Pledge.



### Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.

### Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit [persimmonhomes.com/community-champions](https://persimmonhomes.com/community-champions) to see if you could apply to support your local community.

### Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

### 10-year warranty

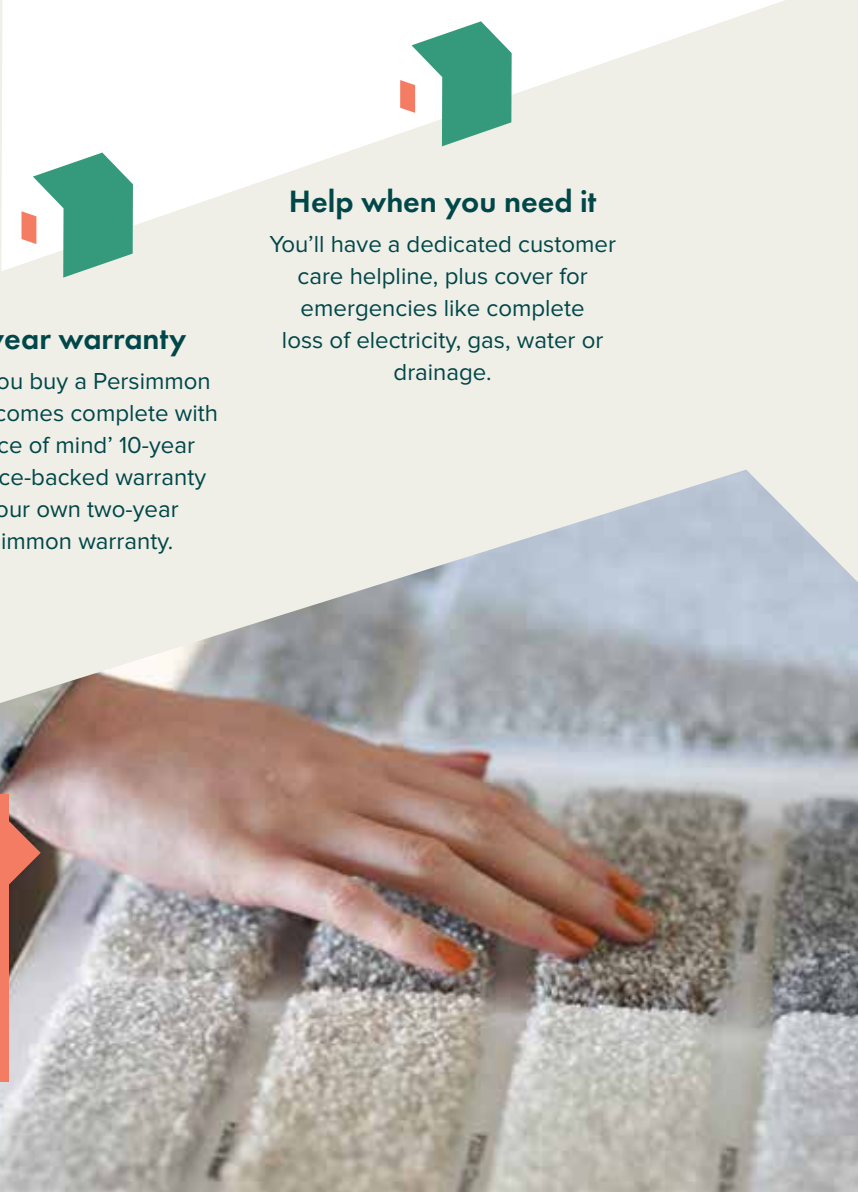
When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.

### Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.

### Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 31**





With you all the way

# Your journey with us

From finding your perfect new home to moving in,  
we're here to help every step of the way.

1. .....→ 2. .....→ 3. ....

## Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

## Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

## Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4. .....→ 5. .....→ 6. ....

## Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

## Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

## Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7. .....→ 8. .....→ 9. ....

## Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

## Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking.

## After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



# Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART  
EXCHANGE**



**HOME  
CHANGE**



**EARLY  
BIRD**



**DEPOSIT UNLOCK**  
THE LOW DEPOSIT MORTGAGE SOLUTION

Deposit Unlock



**BANK OF MUM AND DAD**

Bank of Mum and Dad



**DEPOSIT BOOST**

Deposit Boost



**ARMED FORCES/KEY  
WORKERS DISCOUNT**

Armed Forces/Key  
Workers Discount



- Choice of 2, 3 & 4-bedroom homes
- Just 1 mile from Towcester town centre
- Surrounded by Northamptonshire countryside
- Good range of local amenities
- Close to Northampton, Wolverton and Milton Keynes train stations



### Scan me!

For availability and pricing on our beautiful new homes at The Furlongs.



Towcester • Northamptonshire

# The Furlongs Phase 9

**The Furlongs @ Towcester Grange offers a range of two, three and four-bedroom new homes in an exciting new community, near the historic market town of Towcester.**

Situated less than a mile from the centre of Towcester, our development enjoys fantastic road links, yet is still in the heart of the beautiful south Northamptonshire countryside.

The Furlongs @ Towcester Grange is part of a brand new community which will include retail units, a pub/restaurant, doctors' surgery, nursery, community hall, two new primary schools plus a hotel and conference centre. The development will also benefit from public open space, sports pitches and new allotments.

The towns of Towcester and neighbouring Brackley offer a range of local and independent shops including family run butchers, traditional toy shops, antique shops, gift shops, delicatessens and more. A selection

of supermarkets can also be found within Towcester itself, including Waitrose, Tesco and Aldi as well as local convenience stores and fuel stations.

## **Lots to do in the local area**

There's something for everyone in and around the town including local parks and a good choice of bars and restaurants. Towcester Centre for Leisure has a swimming pool with a wave machine, while further afield, other areas of local interest include Stoke Bruerne Grand Union canal (5 miles), Salcey Forest (9 miles) and the home of F1, Silverstone Circuit (5 miles).

With its beautifully-designed homes, great location and vibrant new community, the Furlongs @ Towcester Grange could be your perfect place to call home.

## **EXPLORE**

**Start exploring...**

Salcey Forest  
**9 miles**

Wolverton  
**9 miles**

Milton Keynes  
**11 miles**

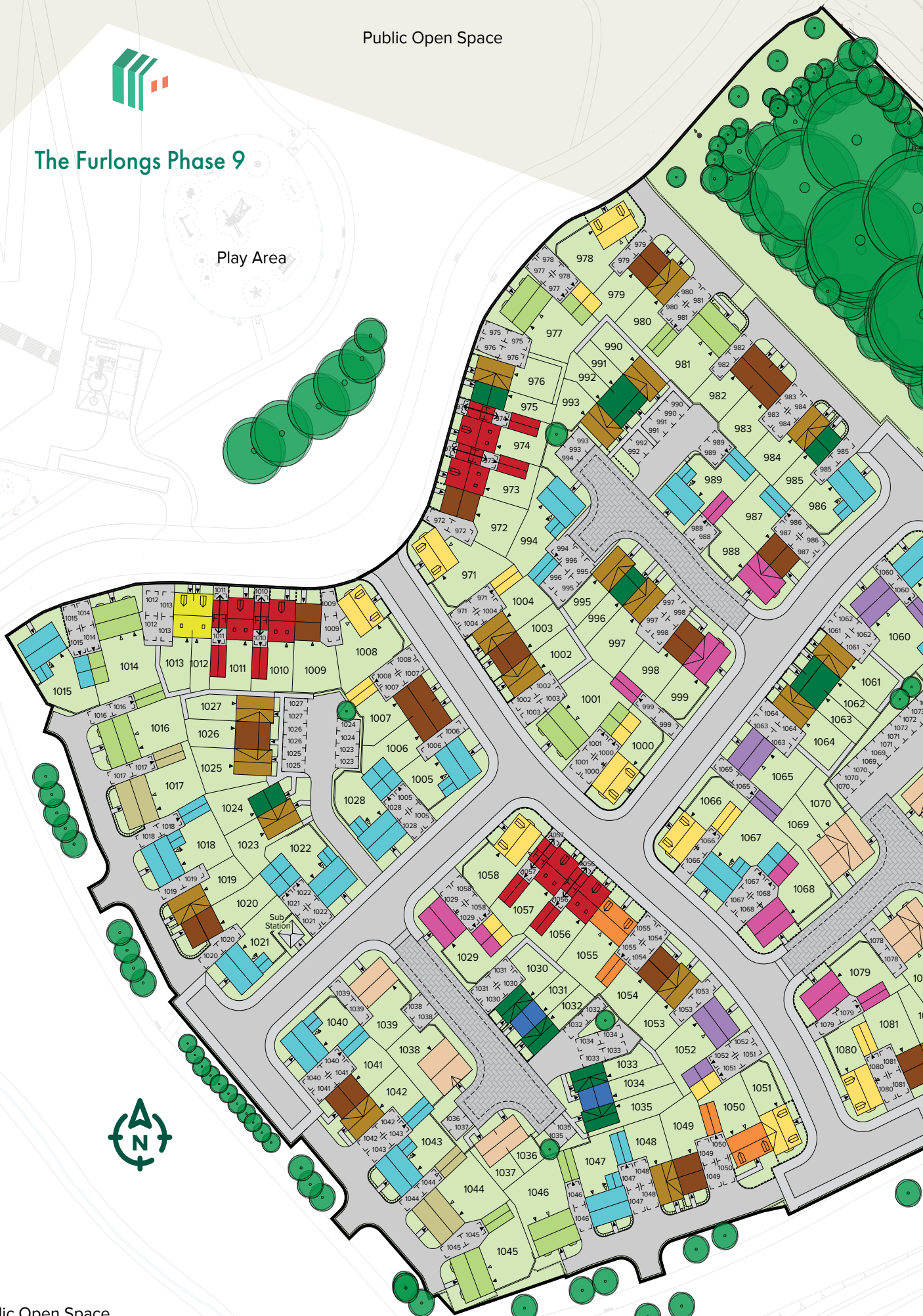
Bicester Village  
**20 miles**



## The Furlongs Phase 9

Public Open Space

Play Area



Public Open Space



Existing Development

## Our homes

### 2 bedroom

 The Ithon

 The Eydon

### 3 bedroom

 The Weedon

 The Silverstone

 The Charlton

 The Radstone

 The Radstone Corner

 The Hartwell

### 4 bedroom

 The Halse

 The Halse Bay

 The Appletree

 The Appletree Link

 The Blakesley

 The Blakesley Corner

 Affordable Housing



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. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.





# The Ithon

2 bedroom home



Perfectly-proportioned, the Ithon has a stylish open plan kitchen/living/dining room with French doors leading into the garden, two bedrooms, and a good-sized front-aspect kitchen. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



#### Ground floor

Metres

Kitchen	3.06 x 3.17
Living room	4.05 x 3.04



#### First floor

Metres

Bedroom 1	4.05 x 2.71 (max)
Bedroom 2	2.08 x 3.39

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

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2 bedroom home

# The Eydon



Modern living at its best, the Eydon's open plan living/dining room and front-aspect kitchen is bright and ideal for the way we live today. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom. Perfect for first-time buyers and young professionals.



\*



\* Plot specific window

Ground floor	Metres
Kitchen	2.74 x 3.17
Living room	3.72 x 3.59

First floor	Metres
Bedroom 1	3.72 x 2.51
Bedroom 2	3.72 x 2.02 (max)

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# The Weedon

3 bedroom home



The Weedon is a three-bedroom home with a bright and modern living room with French doors leading into the garden and open plan kitchen/dining room. The downstairs WC, three handy storage cupboards and an en suite to bedroom one mean it ticks all the boxes for practical family living.



## Ground floor

Metres

Kitchen	2.43 x 2.77
Living room	4.70 x 2.59
Dining room	2.43 x 1.98



## First floor

Metres

Bedroom 1	3.60 x 2.75 (max)
Bedroom 2	2.65 x 2.59 (max)
Bedroom 3	1.95 x 2.59 (max)

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3 bedroom home

# The Silverstone



The thoughtfully-designed Silverstone is popular with families. The bright and modern open plan living/dining room has French doors leading into the garden; ideal for entertaining and enjoying family time. Upstairs there's an en suite to bedroom one, plus a family bathroom, whilst bedroom three can be used as a study.



## Ground floor

Metres

Living/dining room	5.25 x 4.05 (max)
Kitchen	2.98 x 2.67



## First floor

Metres

Bedroom 1	4.15 x 2.75
Bedroom 2	3.00 x 2.02
Bedroom 3	2.15 x 2.02

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# The Charlton

3 bedroom home



Perfect for the way we live today, the three-bedroom Charlton has a modern open plan kitchen/dining room with French doors opening into the garden. There's also a front-aspect living room, storage cupboard and WC. The first floor has two nicely-proportioned bedrooms and a family-sized bathroom. To the second floor, bedroom one features an en suite and storage cupboard.



Ground floor	Metres
Kitchen/Dining room	3.70 x 2.68
Living room	3.70 x 4.35



First floor	Metres
Bedroom 2	3.70 x 3.63 (max)
Bedroom 3	3.70 x 2.47 (max)



Second floor	Metres
Bedroom 1	2.62 x 3.91

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3 bedroom home

# The Radstone



The three-bedroom Radstone is ideal for families. The bright and modern open plan kitchen/dining room and living room with French doors leading into the garden are ideal for entertaining. The inner hallway, downstairs WC and cupboard take care of everyday storage. Plus there's an en suite to bedroom one, storage cupboard to the landing and a family bathroom.



## Ground floor

Metres

Living room	3.12 x 5.64
Kitchen	2.86 x 2.86 (max)
Dining room	2.72 x 2.77 (min)



## First floor

Metres

Bedroom 1	3.16 x 5.64
Bedroom 2	2.87 x 3.40
Bedroom 3	2.87 x 2.13

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# The Radstone Corner

3 bedroom home



The three-bedroom Radstone Corner is ideal for the way we live today. The bright and modern open plan kitchen/dining room with French doors leading into the garden, and spacious living room are ideal for entertaining and family meals. The inner hallway, downstairs WC and cupboard take care of everyday storage. Plus there's an en suite to bedroom one, a family bathroom and a further storage cupboard.



## Ground floor

	Metres
Living room	3.12 x 5.64
Kitchen	2.86 x 2.86 (max)
Dining room	2.72 x 2.77 (min)



## First floor

	Metres
Bedroom 1	3.16 x 5.64
Bedroom 2	2.87 x 3.40
Bedroom 3	2.87 x 2.13

\* Plot specific window

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3 bedroom home

# The Hartwell



A thoughtfully-designed three-bedroom home with much to offer, the Hartwell is popular with families. There's a bright and modern open plan kitchen/dining/family room and living room - ideal for family time. The inner hallway, downstairs WC, utility and cupboard take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom.



## Ground floor

Metres

Living room	3.12x 5.64
Kitchen	2.86 x 2.86 (min)
Dining room	2.71x 2.77
Family room	2.49 x 3.03



## First floor

Metres

Bedroom 1	3.16 x 5.64
Bedroom 2	2.87 x 3.40
Bedroom 3	2.87 x 2.13

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# The Halse

4 bedroom home



The beautifully-designed Halse is a lovely home with a good-sized living room with a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with a utility with outside access and downstairs WC. The first floor features a large bedroom one with an en suite and the spacious landing leads to bedrooms two, three and four, a storage cupboard and the main family bathroom.



## Ground floor

	Metres
Living room	3.39 x 6.20
Kitchen	3.41 x 3.00
Dining room	3.41 x 3.19



## First floor

	Metres
Bedroom 1	3.39 x 3.84 (max)
Bedroom 2	2.83 x 3.83 (max)
Bedroom 3	3.14 x 3.27 (max)
Bedroom 4	3.09 x 2.26 (max)

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4 bedroom home

# The Halse Bay



The beautifully-designed Halse is a lovely home with a good-sized living room with French doors leading into the garden and a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with a utility with outside access and downstairs WC. The first floor features a large bedroom one with an en suite and the spacious landing leads to bedrooms two, three and four, a storage cupboard and the main family bathroom.



## Ground floor

Metres

Living room	3.39 x 6.56 (max)
Kitchen	3.41 x 3.00
Dining room	3.41 x 3.55 (max)



## First floor

Metres

Bedroom 1	3.39 x 3.84 (max)
Bedroom 2	2.83 x 3.83 (max)
Bedroom 3	3.14 x 3.27 (max)
Bedroom 4	3.09 x 2.26 (max)

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# The Appletree

4 bedroom home



An attractive three-storey, four-bedroom home, the Appletree has a modern open plan kitchen/dining room, well-proportioned living room and four good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The downstairs WC and storage cupboard mean it's practical as well as stylish.



Ground floor	Metres
Living room	5.07 x 3.11
Kitchen	2.93 x 2.86
Dining room	2.93 x 1.84



First floor	Metres
Bedroom 2	2.93 x 4.21
Bedroom 3	2.93 x 3.57
Bedroom 4	2.04 x 3.11



Second floor	Metres
Bedroom 1	4.01 x 5.13

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4 bedroom home

# The Appletree Link



Designed with modern living in mind, the Appletree Link is a four-bedroom home, with an open plan kitchen/dining room, and a living room with garden access. The first floor is home to three bedrooms, a study and a family bathroom, while the top floor is home to a spacious bedroom one with an en suite. The downstairs WC and storage cupboard mean it's practical as well as stylish.



Ground floor	Metres
Living room	5.08 x 3.11
Kitchen	2.93 x 2.83
Dining room	2.93 x 1.84



First floor	Metres
Bedroom 2	3.15 x 4.96
Bedroom 3	2.93 x 4.21
Bedroom 4	2.93 x 2.53
Study	2.04 x 3.11



Second floor	Metres
Bedroom 1	4.01 x 5.13

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# The Blakesley

4 bedroom home



The thoughtfully-designed Blakesley is a superb home with a good-sized living room and a bright open plan kitchen/dining room with French doors leading into the garden - perfect for family life and entertaining. It's practical too, with a utility with outside access, downstairs WC and storage cupboard. To the first floor the large bedroom one has an en suite, with the spacious landing leading on to bedroom two and the main family bathroom. Bedrooms three and four can be found on the second floor.



Ground floor	Metres
Living room	3.12 x 5.64
Kitchen	2.86 x 2.86
Dining room	2.72 x 2.77



First floor	Metres
Bedroom 1	3.15 x 5.64 (max)
Bedroom 2	2.87 x 3.41



Second floor	Metres
Bedroom 3	3.15 x 4.19
Bedroom 4	2.55 x 4.19

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4 bedroom home

# The Blakesley Corner



The thoughtfully-designed Blakesley Corner is a superb home with a good-sized living room and a bright open plan kitchen/dining room with French doors leading into the garden - perfect for family life and entertaining. It's practical too, with a utility with outside access, downstairs WC and storage cupboard. To the first floor the large bedroom one has an en suite, with the spacious landing leading on to bedroom two and the main family bathroom. Bedrooms three and four can be found on the second floor.



## Ground floor

Metres

Living room	3.48 x 5.64
Kitchen	2.86 x 2.86
Dining room	2.72 x 2.77



## First floor

Metres

Bedroom 1	3.15 x 5.64 (max)
Bedroom 2	2.87 x 3.41



## Second floor

Metres

Bedroom 3	3.15 x 4.19
Bedroom 4	2.55 x 4.19

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The Furlongs Phase 9

# Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



## Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



## External

### Walls

Traditional cavity walls.  
Outer: Style suited to planned architecture.

### Roof

Tile or slate-effect with PVCu rainwater goods.

### Windows

Double glazed E-glass windows in PVCu frames.

### Doors

GRP-skinned external doors with PVCu frames.  
French doors to garden or balcony  
(where applicable).

### Electrics

External light to front.



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White pre-finished doors with white hinges.

### Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

### Insulation

Insulated loft and hatch to meet current building regulations.

### Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.

### General

Media plate incorporating TV and telecommunication outlets to living room.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

Extractor fan to bathroom and en suite  
(where applicable).

### Shower

Mira showers with chrome fittings to en suite.  
Where there is no en suite, Mira thermostatic shower with wall mounted shower head, complete with shower screen.

### Tiling

Standard height tiling to sanitary-ware walls in bathroom and en suite.

### Splash-backs

1-course splash-back to WC basin /  
3-course splash-back to bath / fully tiled shower.

### General

En suite to bedroom(s) where applicable.



## Security

### Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

### Fire

Smoke detectors wired to the mains with battery back-up.



## Garage & Gardens

### Garage

Garage, car ports or parking space.

### Garden

Front lawn turfed or landscaped  
(where applicable).

### Fencing

1.8 metre fence to rear garden, plus gate.

### Other

Ev charger.



## Kitchen

### General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage) with soft closure to all doors and drawers.

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric stainless steel oven, gas hob in stainless steel and integrated cooker hood and splash-back.





Energy efficiency built in

# Sustainability

Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

## Energy efficiency built in:

- ✓ **PEA rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**  
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**  
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO<sub>2</sub> per house built.



Your home, your way

# Finishing Touches to make it yours

Our goal is to make your house feel like your home before  
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

## You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about  
buying a brand new home is putting your  
own stamp on a blank canvas."



All about community

## Proud to be building communities

When creating The Furlongs, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. The Furlongs has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



“We’ve actively enhanced biodiversity at The Furlongs.”

### SECONDARY EDUCATION

Contribution of £4,116,752 towards secondary education.

### PRIMARY EDUCATION

Investment of £11,500,000 towards primary education.

### OFF SITE HIGHWAYS

A contribution of £1,360,000.

### HEALTH CARE

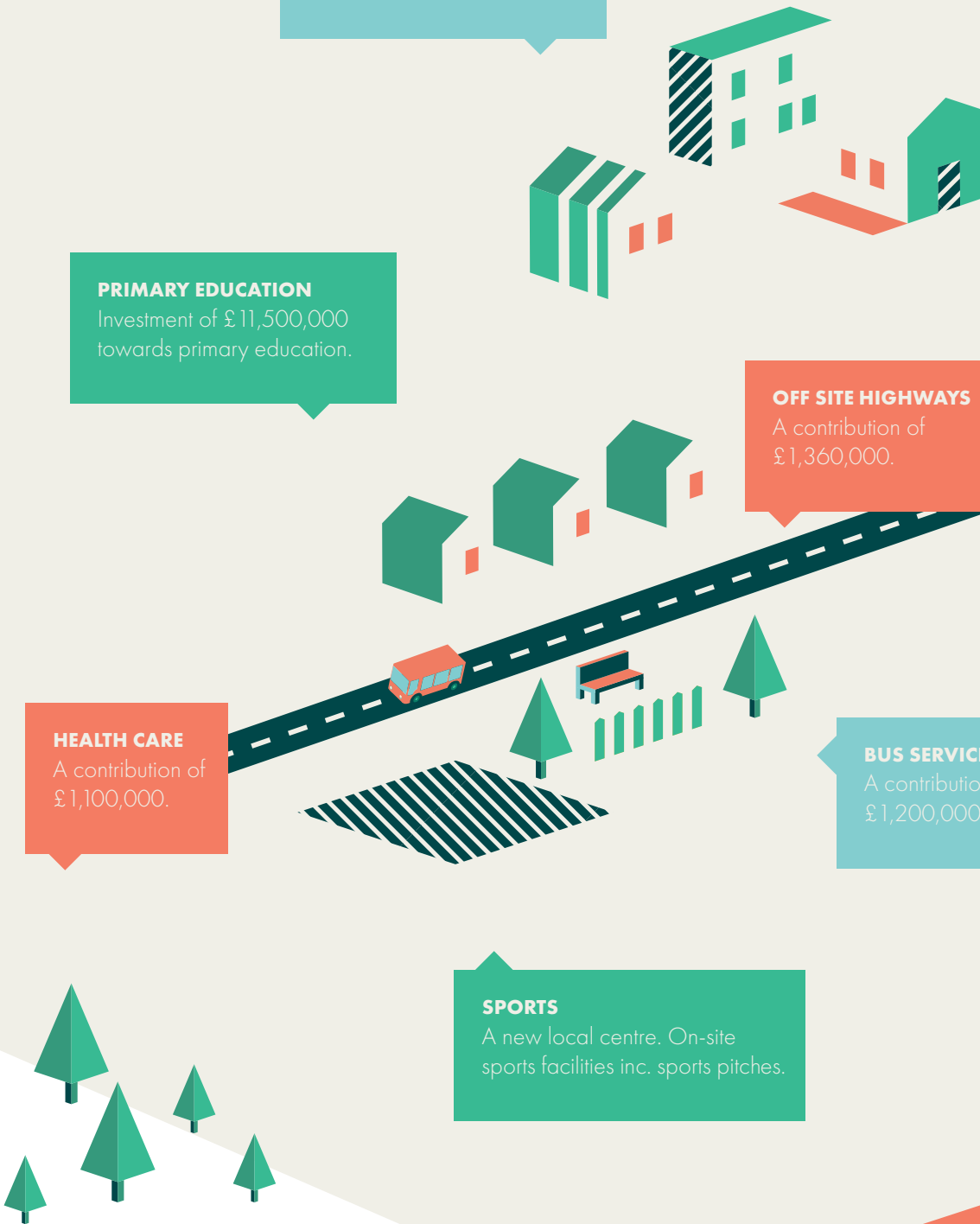
A contribution of £1,100,000.

### BUS SERVICE

A contribution of £1,200,000.

### SPORTS

A new local centre. On-site sports facilities inc. sports pitches.





6 reasons why it pays to buy new

## Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

### No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

### Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

### Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

### More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

### 10 year warranty

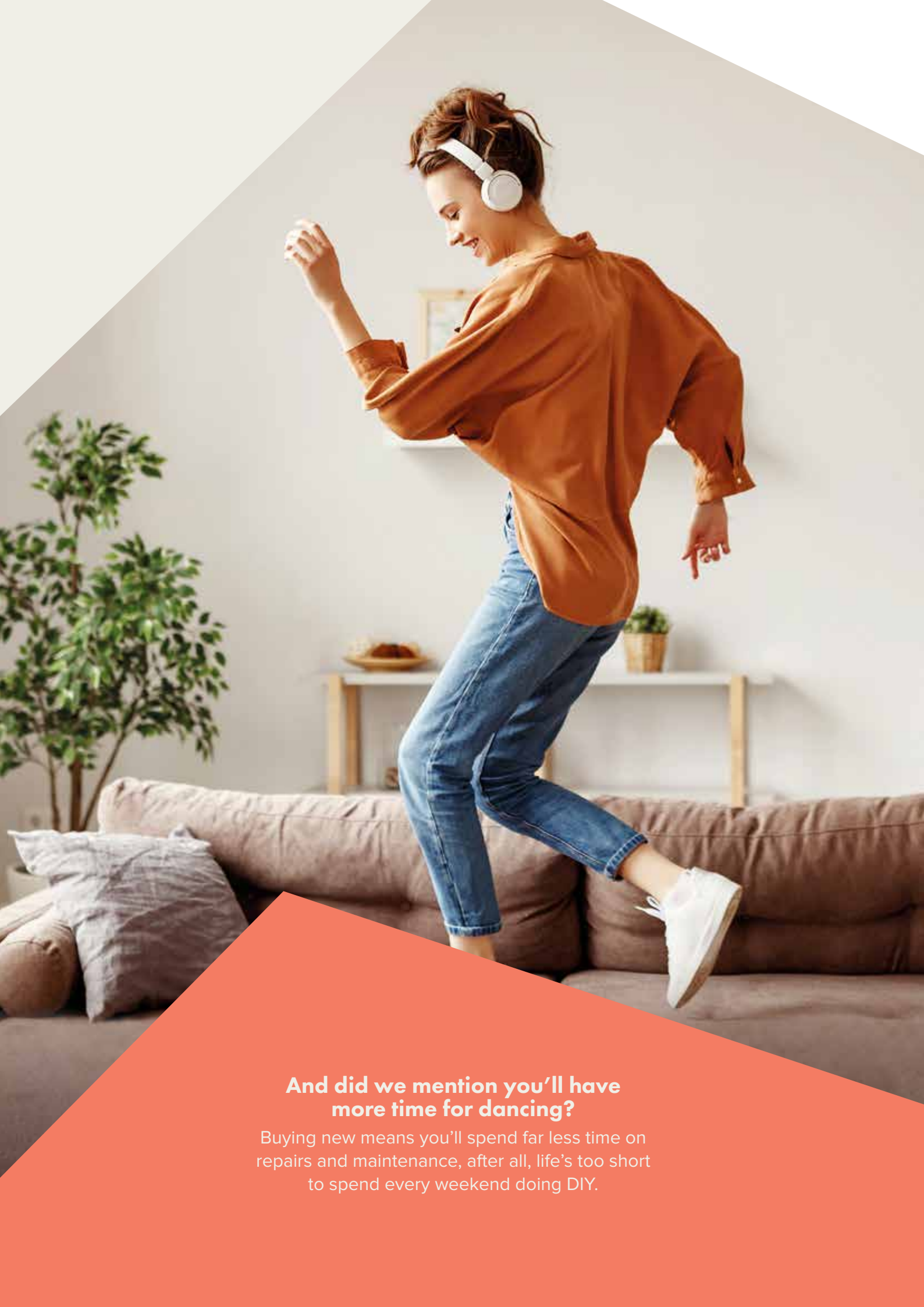
All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

### Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

[persimmonhomes.com](https://www.persimmonhomes.com)



**And did we mention you'll have  
more time for dancing?**

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.



## The Furlongs Phase 9

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