





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"





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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 38**



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



The Persimmon Pledge

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.



Like to know more? Just scan the QR code.



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.

"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.

Giving back

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.

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 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.



Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing service. Read more on page 39



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.

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.

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.

Home demo

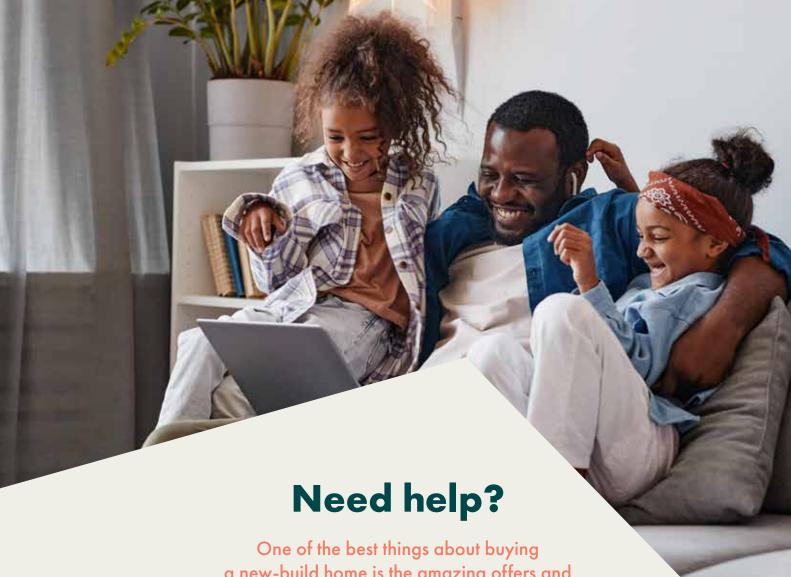
Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

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.

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



a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.













Bank of Mum and Dad



Deposit Boost



Armed Forces/Key Workers Discount





Towcester • Northamptonshire

The Furlongs Phases 7 & 8

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, The Furlongs @ Towcester Grange 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.

Living at The Furlongs @ 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, 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, whikle 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 7

Our homes

2 bedroom

The Eydon

The Ithon

3 bedroom

The Weedon

The Silverstone

The Radstone

The Radstone Corner

The Hartwell

The Appletree

4 bedroom

The Appletree Link

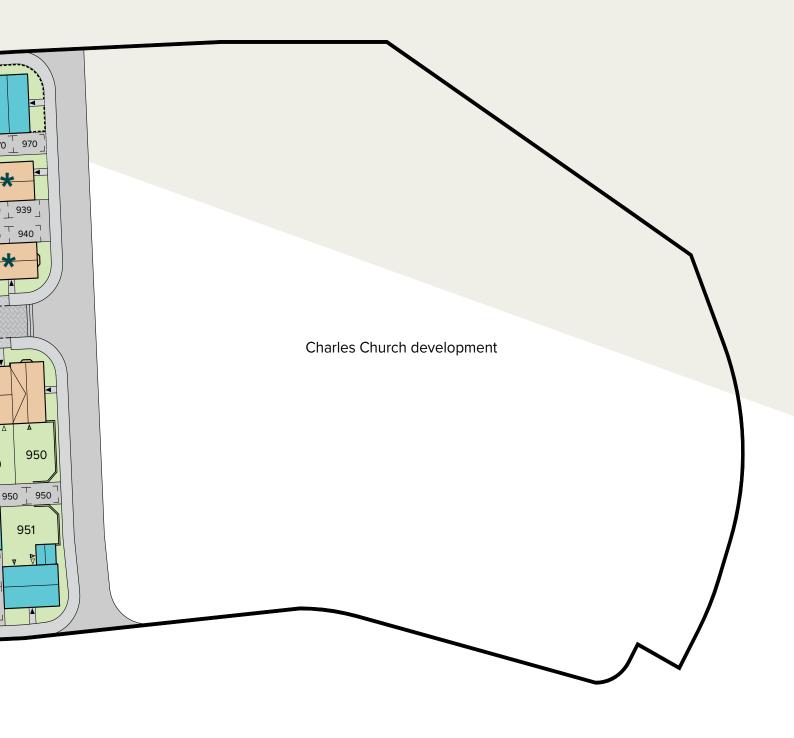
The Blakesley Corner

Affordable Housing

* Shared Ownership



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 Furlongs Phase 8

Our homes

Apartments

Apartments

2 bedroom

The Wicken

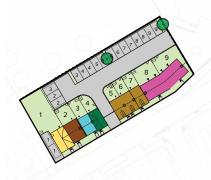
The Ithon

The Eydon

Future Development



Local Centre



Future Care Home



School



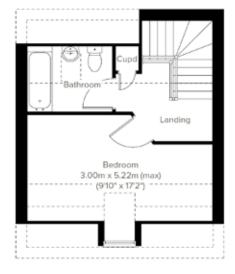






The Norton offers modern living with an open plan kitchen/dining/living room, a good-sized bedroom and bathroom and a handy storage cupboard. It's an ideal home if you're a first time buyer looking for a home to make their own.



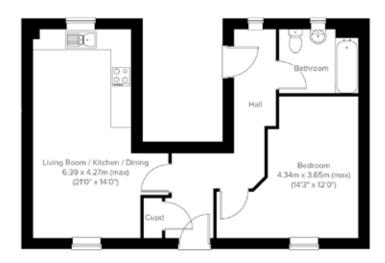


GROUND FLOOR PLOT 10

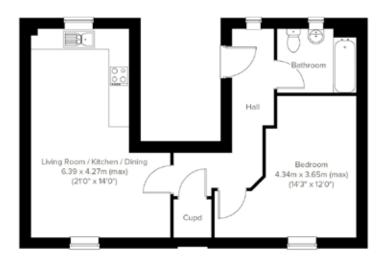
1ST FLOOR PLOT 10

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.





GROUND FLOOR PLOTS 11-14-17



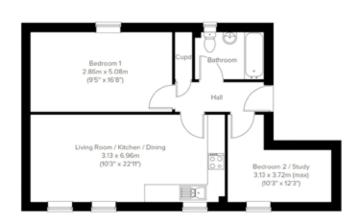
1ST & 2ND FLOOR PLOTS 12-13-15-16-18-19

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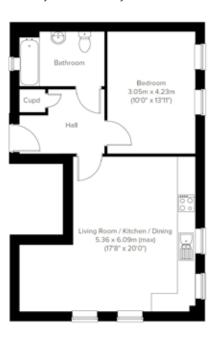




These one and two-bedroom apartments are perfectly-proportioned, with an open plan living/dining room, one double bedroom, a second bedroom that could also make a great study, and a good-sized bathroom. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



GROUND, 1ST & 2ND FLOOR PLOTS 93-94-95



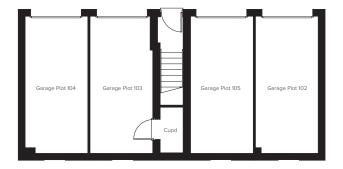
GROUND, 1ST & 2ND FLOOR PLOTS 90-91-92

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.





The Wicken is an excellent two-bedroom home which appeals to couples and young professionals. There's an open plan kitchen/dining/living room, as well as an en suite to bedroom one and a separate bathroom. There is also a garage and storage cupboard.





GROUND FLOOR

1ST FLOOR

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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.





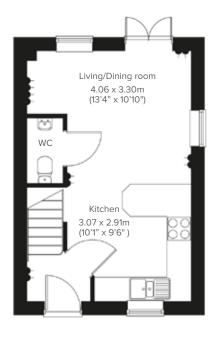
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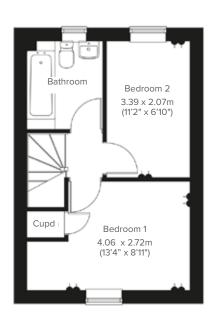
1ST FLOOR

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.



Perfectly-proportioned, the Ithon has a stylish open plan 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.



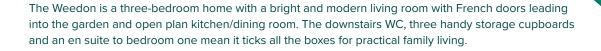


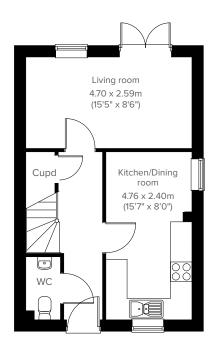
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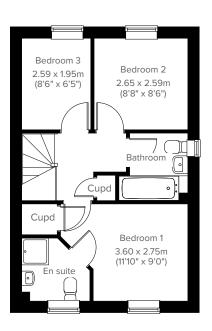
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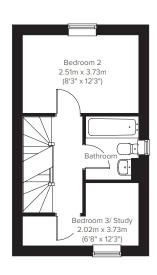
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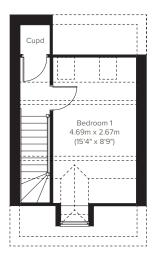




Perfectly designed, the three-bedroom Plumpton has a modern open plan kitchen/dining/living room with garden access and a handy downstairs WC. On the first floor there are two bedrooms and a family-sized bathroom whilst the top floor is home to a spacious bedroom with a storage cupboard.







GROUND FLOOR

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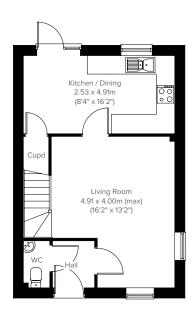
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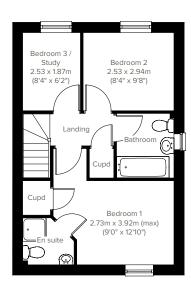
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Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. The Danbury also offers plenty of storage space. Appealing to families, first-time buyers and young professionals.





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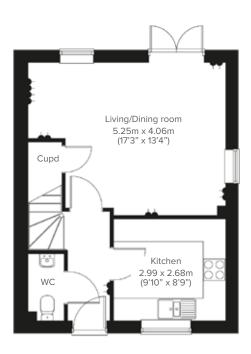
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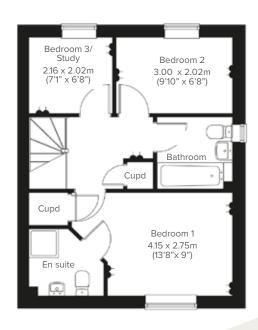
Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.





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.





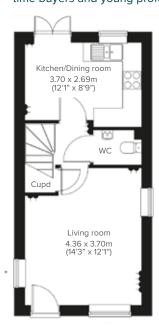
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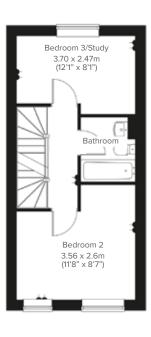
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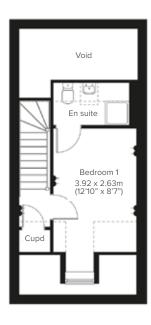
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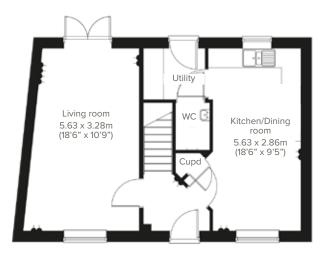
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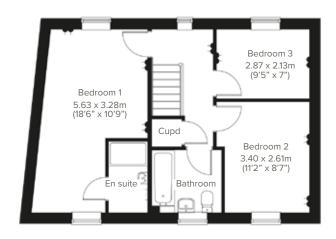
Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.





The Radstone Splay is a three-bedroom home, designed with families in mind. There's a bright and modern open plan kitchen/dining room and a spacious dual-apsect living room with French doors leading into the garden. 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.





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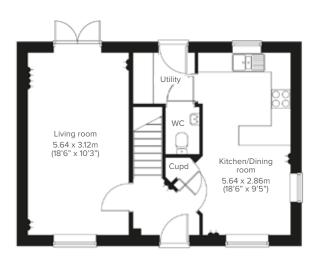
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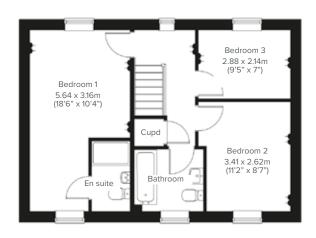
Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.





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 and family meals. 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.





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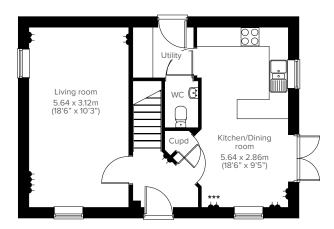
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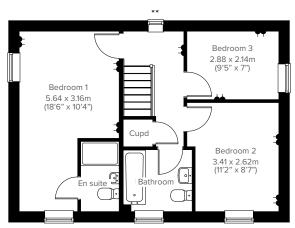
Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.





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.





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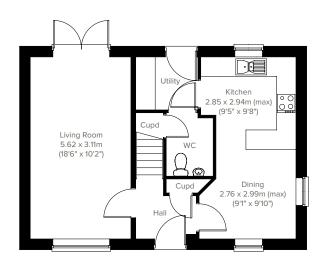
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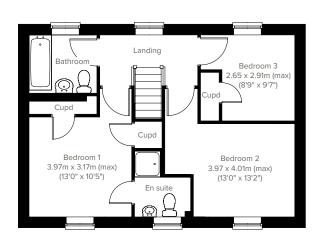
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This detached double-fronted new home gives you two lovely dual-aspect living spaces - an open-plan kitchen/dining room and a separate living room which opens out onto the garden. With three bedrooms and two bathrooms, the Charnwood suits all aspects of family life down to the ground and it's a great place to call home.





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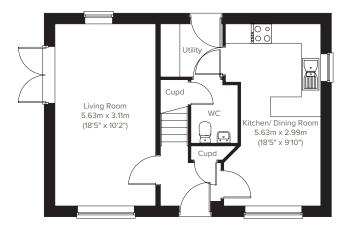
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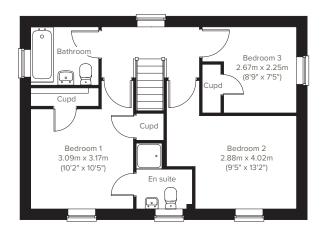
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If you want another view on life from your family home, a corner plot delivers just that. The Charnwood Corner doesn't stop there, it also delivers on excellent family living space, with three bedrooms, two bathrooms, a kitchen/dining room and a living room with French doors to make sure that your garden is a great space to enjoy too.



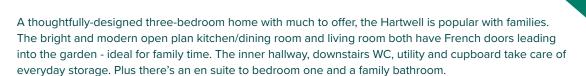


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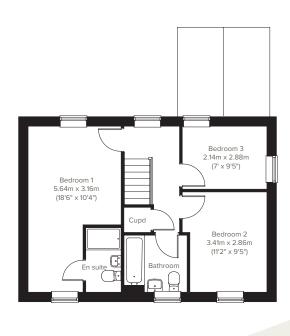
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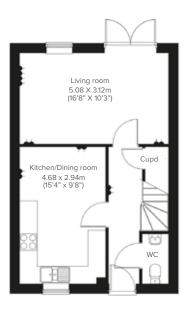
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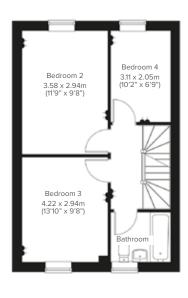
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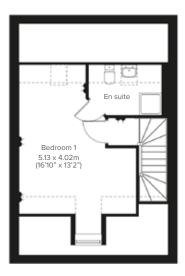




An attractive three-storey, four-bedroom home, the Appletree has a modern open plan kitchen/dining room, well-proportioned living room and four good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The downstairs WC and storage cupboard mean it's practical as well as stylish.







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1ST FLOOR

2ND FLOOR

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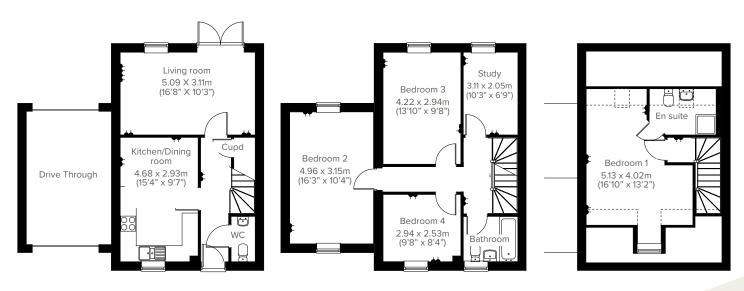




The Appletree Link

4 bedroom home

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.



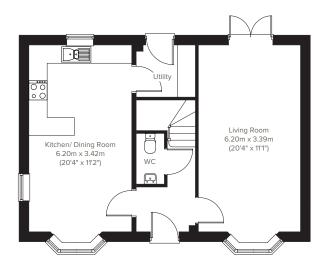
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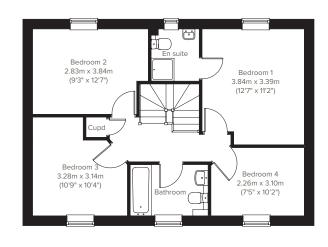
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The beautifully-designed Halse Bay is a lovely home with a good-sized living room with French doors leading into the garden and a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with a utility with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





GROUND FLOOR

1ST FLOOR

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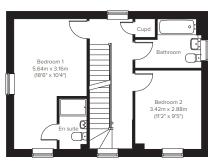


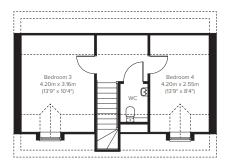


4 bedroom home

The thoughtfully-designed Blakesley Corner Bay 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

1ST FLOOR

2ND FLOOR

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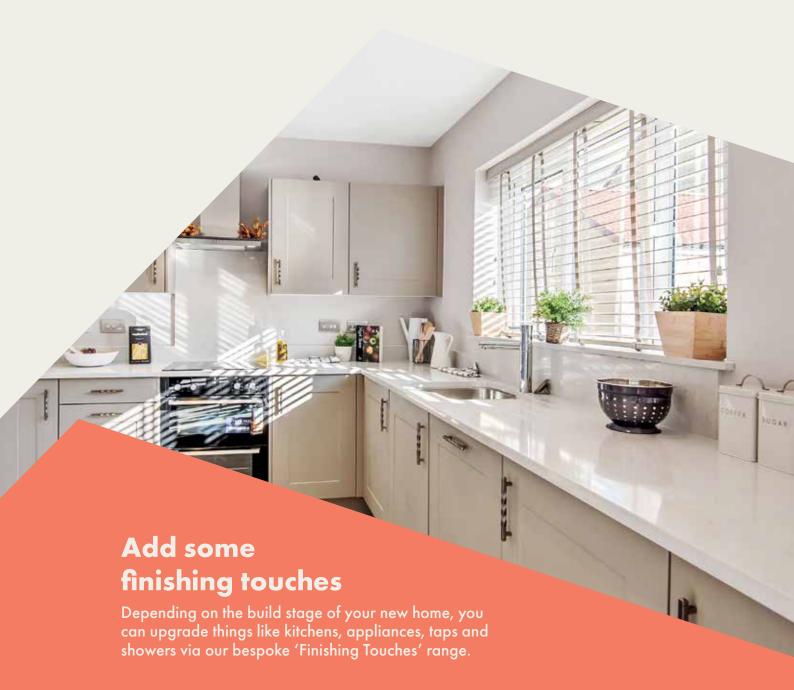


The Furlongs Phases 7 & 8

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.





External

Walls

Traditional cavity walls.

Outer: Style suited to planned architecture.

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.

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.

Media plate incorporating TV and telecommunication outlets to living room.



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.



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).

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



Garage & Gardens

Garage

Garage, car ports or parking space.

Front lawn turfed or landscaped (where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.





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.
- 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.

- Cocal 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.
- Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO₂ 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."



The Furlongs Phases 7 & 8

Epsom Avenue Towcester Northamptonshire NN12 7LD

T: 01327 220 658

E: thefurlongs.midl@persimmonhomes.com persimmonhomes.com/the-furlongs-towcester

Head Office

Persimmon Homes Midlands 3 Waterside Way Bedford Road Wolverhampton NN4 7XD

T: 01604 884 600

E: midl.sales@persimmonhomes.com

persimmonhomes.com





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