



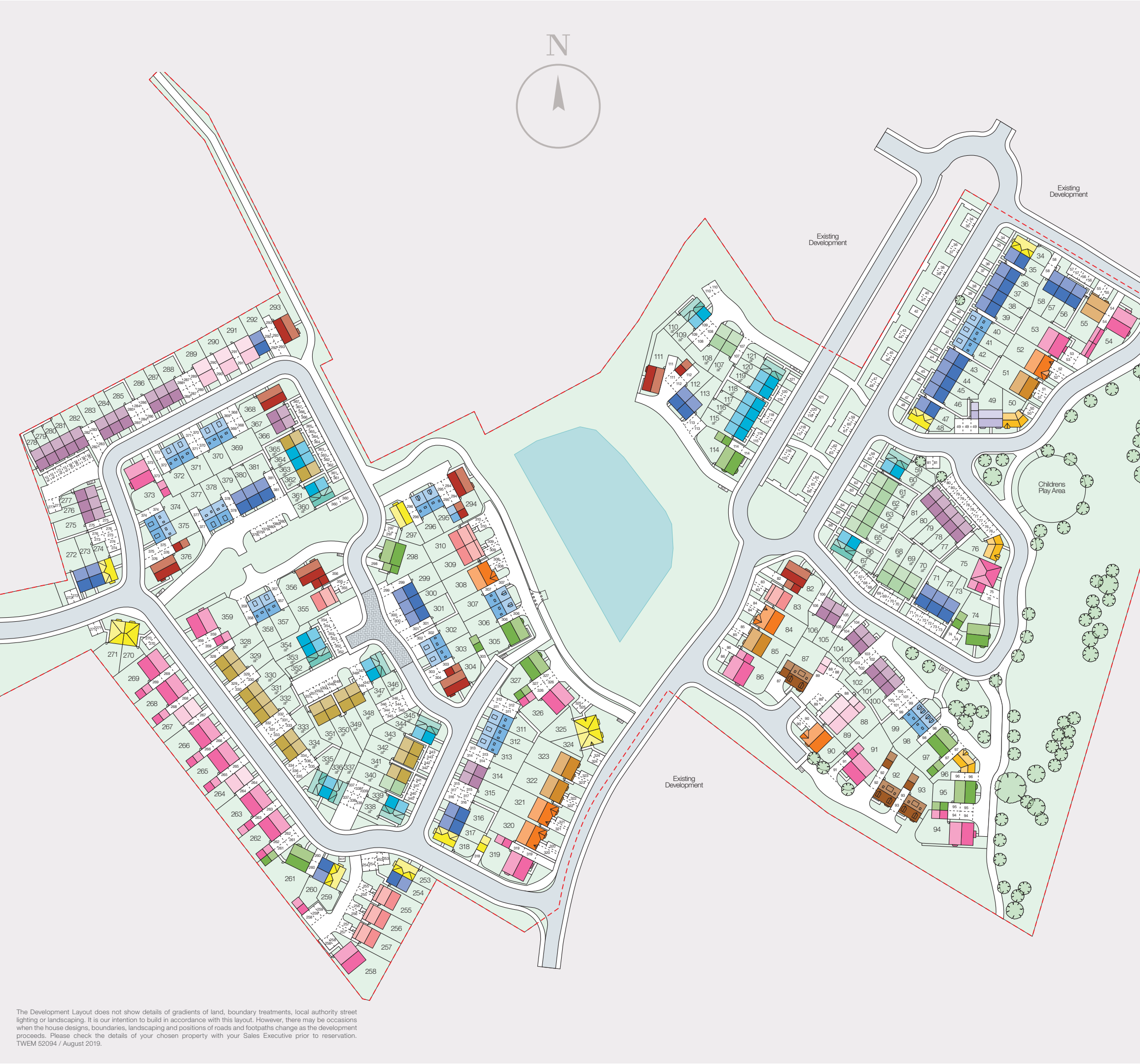
*Find your way around*

# DARCIE PARK PHASE 4



CHELVESTON ROAD | RAUNDS





The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. TWEM 52094 / August 2019.

Get to know

# DARCIE PARK PHASE 4

CHELVESTON ROAD | RAUNDS

An exciting development of 2, 3, 4 and 5-bedroom homes, situated in an attractive semi-rural location on the edge of the small Northamptonshire town of Raunds. Residents can enjoy beautiful open spaces at Darcie Park, whilst footpaths offer easy access into the surrounding countryside.

5 BEDROOM HOMES

 **The Poplar B**  
5 bedroom home  
Plots: 87, 92 & 93

4 BEDROOM HOMES

 **The Hornbeam**  
4 bedroom home  
Plots: 88, 89, 264, 267 & 289-291

 **The Holly/Holly B**  
4 bedroom home  
Plots: 52, 84, 90, 308, 320 & 321

 **The Kentdale/Kentdale B**  
4 bedroom home  
Plot: 82, 111, 293, 294, 304, 356, 368 & 376


 **The Juniper**  
4 bedroom home  
Plots: 51, 55, 85, 322 & 323

 **The Thornford/Thornford B**  
4 bedroom home  
Plots: 53, 54, 75, 86, 91, 94, 258, 262, 263, 265, 266, 268, 269, 319, 326, 359 & 373


 **The Shelford/Shelford B**  
4 bedroom home  
Plots: 74, 95, 97, 114, 261, 298, 305 & 327

 **The Birch**  
4 bedroom home  
Plot: 49

3 BEDROOM HOMES

 **The Ash B/Ash C**  
3 bedroom home  
Plots: 34, 48, 253, 259, 270, 271, 274, 297, 318, 324 & 325

 **The Crofton-G/Crofton-G B**  
3 bedroom home  
Plots: 40-42, 98, 99, 295, 296, 302, 303, 306, 307, 311-313, 357, 358, 369-372, 374, 375, 377 & 378

 **The Aldenham**  
3 bedroom home  
Plots: 83, 255-257, 309, 310 & 355

 **The Rosedale B**  
3 bedroom home  
Plots: 50, 76 & 96


 **The Gosford**  
3 bedroom home  
Plots: 35-39, 43-47, 56-58, 71-73, 112, 113, 254, 260, 272, 273, 292, 299-301, 316, 317 & 379-381


 3 bedroom home  
Plots: 61-65, 68-70, 107, 108 & 340

2 BEDROOM HOMES

 **The Canford**  
2 bedroom home  
Plots: 77-81, 100-106, 275-288, 314, 315, 366 & 367

 2 bedroom home  
Plots: 60, 66, 109, 115-120, 336, 339, 344, 347, 353, 354, 361, 363 & 364

 2 bedroom home  
Plots: 328-334, 341-343, 348-351, 362 & 365

 2 bedroom home  
Plots: 59, 67, 110, 121, 335, 337, 338, 345, 346, 352 & 360

BCP = Bin collection point  
SS = Sub Station  
► = Integral garage

## DARCIE PARK

Chelveston Rd,  
Raunds,  
Wellingborough,  
Northamptonshire,  
NN9 6DA

## CONTACT US ON

01933 428855

## SATNAV

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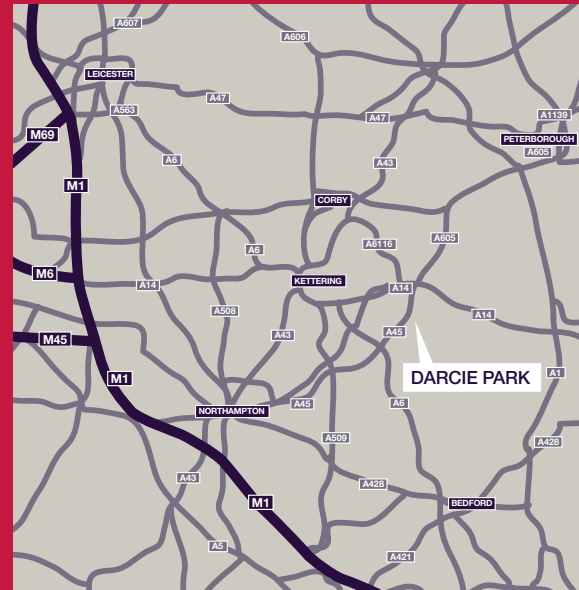
## HOW TO FIND US:

### From the South

- Leave the M1 at junction 15a, and take the A5123 heading towards Northampton.
- At the roundabout take the 3rd exit onto Danes Camp Way (A5076).
- Continue straight on, onto the A45 towards Wellingborough.
- Continue on the A45 until you reach the junction with the A6 close to Irthlingborough, and then take the 3rd exit at the roundabout onto the A6.
- At the following roundabout take the 1st exit onto Chelveston Road, continuing through the centre of Chelveston onto the B663, where the development can be found on the right hand side.

### From the North

- Leave the A1 at the junction with the A1M near Peterborough, and take the A605 towards Northampton.
- Drive straight ahead, over 2 roundabouts, and then take the 1st exit at the next roundabout at Thrapston (at the junction with the A14) onto the A45.
- Continue on the A45, and then take the 1st exit at the roundabout towards Raunds (B663).
- Continue straight over the 1st roundabout, driving down London Road, and then continue straight over the next roundabout where the development can be found on the left hand side.





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# THE POPLAR B

5 BEDROOM HOME

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# THE POPLAR B

A 5 bedroom home characterised by generous accommodation across three floors. A large kitchen/diner spans the entire width of the property, while a separate lounge and study provide a retreat away from the hustle and bustle of family life. The first floor has a large en suite master bedroom, two double bedrooms and a family bathroom. Two additional double bedrooms and a shower room occupy the top floor.

**TOTAL 1,595 sq. ft.**

**GROUND FLOOR**



<b>Lounge (min)</b>	4.11m x 3.75m	13' 6" x 12' 4"
<b>Kitchen</b>	3.94m x 3.12m	12' 11" x 10' 3"
<b>Dining</b>	3.90m x 2.86m	12' 10" x 9' 5"
<b>Study</b>	2.10m x 1.96m	6' 11" x 6' 5"

**FIRST FLOOR**



<b>Bedroom 1</b>	5.27m x 2.95m	17' 3" x 9' 8"
<b>Bedroom 3</b>	3.33m x 2.57m	10' 11" x 8' 5"
<b>Bedroom 4 (max)</b>	3.69m x 2.57m	12' 1" x 8' 5"

**FIRST FLOOR**



<b>Bedroom 2 (max. excl. dormer)</b>	2.97m x 3.78m	9' 8" x 12' 5"
<b>Bedroom 5 (max. excl. dormer)</b>	3.75m x 3.78m	12' 4" x 12' 5"



**Plots: 87, 92 & 93**

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. TWEM 52094 / March 2019

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# THE HORNBEAM/HORNBEAM B

4 BEDROOM HOME

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# THE HORNBEAM/HORNBEAM B

Families looking for practical and generous living space will find all they need in this well proportioned 4 bedroom home. A spacious kitchen/diner leads through French doors to the garden, with a handy utility room for laundry. A separate lounge offers a peaceful retreat for relaxing. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

**TOTAL 1,170 sq. ft. / 1,179 sq. ft.**

## GROUND FLOOR



\*

<b>Lounge</b>	4.49m x 3.62m	14' 9" x 11' 11"
<b>Kitchen/Dining</b>	5.71m x 3.38m	18' 9" x 11' 1"

\*Some plots have bay windows that are square or splay bays.  
Please speak to the sales executive for details.

## FIRST FLOOR



<b>Bedroom 1</b>	3.61m x 3.27m	11' 10" x 10' 9"
<b>Bedroom 2</b>	3.53m x 2.81m	11' 7" x 9' 3"
<b>Bedroom 3 (min)</b>	2.81m x 2.52m	9' 3" x 8' 3"
<b>Bedroom 4</b>	2.35m x 2.23m	7' 9" x 7' 4"



**Plots:** 88, 89, 264, 267 & 289-291

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# THE HOLLY/HOLLY B

4 BEDROOM HOME

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# THE HOLLY/HOLLY B

There's a wealth of space for flexible family living provided in the 4 bedroom Holly. Downstairs, a large living room leads through double doors to the dining room. There's also a breakfast kitchen with French doors to the private rear garden. Four double bedrooms occupy the first floor including two with en suite shower rooms. The Holly benefits from a single integral garage and two parking spaces on a driveway.

**TOTAL 1,334 sq. ft.**

## GROUND FLOOR



<b>Lounge</b> ( <i>min</i> )	5.59m × 3.32m	18'4" × 10'11"
<b>Kitchen</b>	2.98m × 2.50m	9'10" × 8'3"
<b>Family</b>	2.98m × 2.60m	9'10" × 8'7"
<b>Dining</b>	2.98m × 2.96m	9'10" × 9'9"

\*Some plots have bay windows that are square or splay bays.  
Please speak to the sales executive for details.

## FIRST FLOOR



<b>Bedroom 1</b> ( <i>max</i> )	4.59m × 3.90m	15'1" × 12'10"
<b>Bedroom 2</b> ( <i>max</i> )	4.16m × 3.66m	13'8" × 12'0"
<b>Bedroom 3</b>	3.33m × 2.57m	10'11" × 8'5"
<b>Bedroom 4</b>	3.13m × 2.57m	10'4" × 8'5"



**Plot:** 52, 84, 90, 308, 320 & 321

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# THE KENTDALE/KENTDALE B

4 BEDROOM HOME

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# THE KENTDALE/KENTDALE B

The Kentdale/Kentdale B is a 4 bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to a large dual aspect living room opening through French doors to the private garden, plus a spacious kitchen/dining room with a utility area. Under stairs storage and a guest cloakroom complete the ground floor layout. Upstairs, the master bedroom has an en suite shower room, and there are also two further double bedrooms and a well proportioned fourth bedroom as well as a family bathroom.

**TOTAL 1,222 sq. ft. / 1,246 sq. ft.**

## GROUND FLOOR



\*

<b>Lounge</b>	6.02m x 3.45m	19' 9" x 11' 4"
<b>Kitchen</b>	3.58m x 2.80m	11' 9" x 9' 2"
<b>Dining</b>	3.22m x 2.77m	10' 7" x 9' 1"

\*Some plots have bay windows that are square or splay bays.  
Please speak to the sales executive for details.

## FIRST FLOOR



<b>Bedroom 1 (max)</b>	3.51m x 3.40m	11' 7" x 11' 2"
<b>Bedroom 2</b>	3.64m x 2.98m	11' 11" x 9' 10"
<b>Bedroom 3 (max)</b>	3.05m x 2.95m	10' 0" x 9' 8"
<b>Bedroom 4 (max)</b>	3.09m x 2.53m	10' 2" x 8' 4"



**Plot:** 82, 111, 293, 294, 304, 356, 368 & 376

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# THE JUNIPER

4 BEDROOM HOME

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# THE JUNIPER

A 4 bedroom home with an integral garage, offering plenty of space for growing families. A spacious kitchen/diner offers the perfect space for day to day living, and leads through to the light and airy lounge, which features a bay window. Upstairs, the landing leads to the en suite master bedroom, two further double bedrooms and a well proportioned fourth bedroom, plus a main bathroom.

**TOTAL 1,247 sq. ft.**

## GROUND FLOOR



<b>Lounge</b> ( <i>min</i> )	4.80m x 3.18m	15' 9" x 10' 5"
<b>Kitchen</b>	2.98m x 2.89m	9' 10" x 9' 6"
<b>Family/Dining</b>	5.04m x 2.98m	16' 7" x 9' 10"

\*Some plots have bay windows that are square or splay bays.  
Please speak to the sales executive for details.

## FIRST FLOOR



<b>Bedroom 1</b> ( <i>max</i> )	4.30m x 3.03m	14' 1" x 10' 0"
<b>Bedroom 2</b> ( <i>max</i> )	3.51m x 3.28m	11' 6" x 10' 9"
<b>Bedroom 3</b>	3.55m x 3.03m	11' 8" x 10' 0"
<b>Bedroom 4</b>	2.62m x 2.53m	8' 7" x 8' 4"



**Plots:** 51, 55, 85, 322 & 323

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# THE THORNFORD/THORNFORD B

4 BEDROOM HOME



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# THE THORNFORD/THORNFORD B

A traditional double fronted 4 bedroom home for those in search of extra space. The contemporary fitted kitchen leads through to a family/dining room, which opens out to the garden. The lounge also has French doors, perfect for summer entertaining. Meanwhile an additional room is suitable as a study or dining room. Upstairs, the landing leads to the en suite master bedroom, three further spacious double bedrooms and a main bathroom.

**TOTAL 1,562 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	4.74m x 3.91m	15' 7" x 12' 10"
<b>Kitchen</b>	4.79m x 3.32m	15' 9" x 10' 11"
<b>Family</b>	3.91m x 3.26m	12' 10" x 10' 8"
<b>Study/Dining</b>	3.04m x 2.66m	10' 0" x 8' 9"

\*Traditional W.C. arrangement available

## FIRST FLOOR



<b>Bedroom 1 min.</b>	4.90m x 3.12m	16' 1" x 10' 3"
<b>Bedroom 2 max.</b>	4.00m x 3.32m	13' 2" x 10' 11"
<b>Bedroom 3 max.</b>	4.72m x 3.36m	15' 6" x 11' 0"
<b>Bedroom 4 max.</b>	3.81m x 2.53m	12' 6" x 8' 4"

 **Plot:** 53, 54, 75, 86, 91, 94, 258, 262, 263, 265, 266, 268, 269, 319, 326, 359 & 373

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. TWEM 52094 / August 2019

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# THE SHELFORD/ SHELFORD B

4 BEDROOM HOME

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# THE SHELFORD/SHELFORD B

The Shelford is a traditional four bedroom family home, offering plenty of space for daily life. The hallway leads to a spacious kitchen/dining room with French doors to the garden, while a living room and separate study are found at the front of the property, as well as a guest cloakroom.

An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

**TOTAL 1,378 sq. ft.**

## GROUND FLOOR



<b>Lounge</b> ( <i>min</i> )	4.74m x 3.88m	15' 7" x 12' 9"
<b>Kitchen/Dining</b> ( <i>max</i> )	8.10m x 3.24m	26' 7" x 10' 8"
<b>Study</b>	2.61m x 2.10m	8' 7" x 6' 11"

\*Some plots have bay windows that are square or splay bays.  
Please speak to the sales executive for details.

## FIRST FLOOR



<b>Bedroom 1</b> ( <i>max</i> )	3.88m x 3.76m	12' 9" x 12' 4"
<b>Bedroom 2</b> ( <i>max</i> )	4.22m x 3.07m	13' 10" x 10' 1"
<b>Bedroom 3</b> ( <i>max</i> )	3.43m x 3.09m	11' 3" x 10' 2"
<b>Bedroom 4</b> ( <i>max</i> )	3.89m x 2.75m	12' 9" x 9' 0"



**Plots:** 74, 95, 97, 114, 261, 298, 305 & 327

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# THE ASH B/ASH C

3 BEDROOM HOME

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# THE ASH B/ASH C

This 3 bedroom property would ideally suit a couple or young family. The entrance hallway leads to a generously sized kitchen/dining room, and a light and airy lounge with French doors out to the garden. Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and an additional bedroom which could alternatively be used as a study or nursery.

**TOTAL 940 sq. ft. / 949 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	5.10m x 3.02m	16' 9" x 9' 11"
<b>Kitchen/Dining</b>	5.10m x 2.95m	16' 9" x 9' 8"

\*Some plots have bay windows that are square or splay bays.  
Please speak to the sales executive for details.

## FIRST FLOOR



<b>Bedroom 1</b>	3.78m x 3.08m	12' 5" x 10' 1"
<b>Bedroom 2</b>	2.95m x 2.86m	9' 8" x 9' 5"
<b>Bedroom 3</b>	2.95m x 2.15m	9' 8" x 7' 1"



**Plots:** 34, 48, 253, 259, 270, 271, 274, 297, 318, 324 & 325

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# THE CROFTON-G/CROFTON-G B

3 BEDROOM HOME

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# THE CROFTON-G/CROFTON-G B

This 3 bedroom townhouse has bags of versatility to appeal to growing families or professional couples. A light and airy lounge/diner forms the heart of the home, while the contemporary fitted kitchen/breakfast room is perfect for relaxed mealtimes. A spacious double bedroom, a further bedroom and a family bathroom are located on the first floor. Upstairs the second floor master suite features high galleried ceilings, an en suite shower room and dressing area.

**TOTAL 1,149 sq. ft.**

## GROUND FLOOR



<b>Lounge/Dining</b>	4.78m x 3.70m	15' 8" x 12' 2"
<b>Kitchen (max.)</b>	3.43m x 2.72m	11' 3" x 8' 11"

## FIRST FLOOR



<b>Bedroom 2</b>	4.78m x 3.37m	15' 8" x 11' 1"
<b>Bedroom 3</b>	2.90m x 2.56m	9' 6" x 8' 5"

## FIRST FLOOR



<b>Bedroom 1 (max. excl. dormer)</b>	5.15m x 3.66m	16' 11" x 12' 0"
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\*Please note - Some plots have 2 dormer windows on the second floor. Please speak to a sales executive for more details.



**Plots:** 40-42, 98, 99, 295, 296, 302, 303, 306, 307, 311-313, 357, 358, 369-372, 374, 375, 377 & 378

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# THE ROSEDALE B

3 BEDROOM HOME

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# THE ROSEDALE B

With 3 bedrooms and spacious living accommodation, the Rosedale has been designed to appeal to couples or young families. Both the spacious kitchen/dining room and the living room open out to the private rear garden, and there's also a handy guest cloakroom downstairs. The en suite master bedroom is found on the first floor, along with two further bedrooms and a main bathroom.

**TOTAL** 876 sq. ft. / 885 sq. ft.

## GROUND FLOOR



<b>Lounge</b>	4.85m × 3.01m	15' 11" × 9' 11"
<b>Kitchen/Dining</b>	4.85m × 3.19m	15' 11" × 10' 6"

\*Some plots have bay windows that are square or splay bays.  
Please speak to the sales executive for details.

## FIRST FLOOR



<b>Bedroom 1 (max)</b>	3.54m × 3.07m	11' 8" × 10' 1"
<b>Bedroom 2 (max)</b>	3.54m × 2.37m	11' 7" × 7' 9"
<b>Bedroom 3 (min)</b>	2.39m × 2.02m	7' 10" × 6' 7"



**Plots:** 50, 76 & 96

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# THE GOSFORD

3 BEDROOM HOME

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Images include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.



# THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

**TOTAL** 866 sq. ft.

## GROUND FLOOR



<b>Lounge</b> ( <i>max</i> )	4.26m x 3.69m	14' 0" x 12' 1"
<b>Kitchen/Dining</b>	4.72m x 2.87m	15' 6" x 9' 5"

## FIRST FLOOR



<b>Bedroom 1</b> ( <i>min</i> )	2.96m x 2.83m	9' 9" x 9' 4"
<b>Bedroom 2</b>	3.30m x 2.63m	10' 10" x 8' 8"
<b>Bedroom 3</b> ( <i>max</i> )	3.55m x 2.00m	11' 8" x 6' 7"

 **Plots:** 35-39, 43-47, 56-58, 71-73, 112, 113, 254, 260, 272, 273, 292, 299-301, 316, 317 & 379-381

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. TWEM 52094 / March 2019

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# THE CANFORD

2 BEDROOM HOME

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# THE CANFORD

The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a master bedroom with optional en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

**TOTAL 689 sq. ft.**

## GROUND FLOOR



<b>Lounge/Dining (max)</b>	4.73m × 3.98m	15' 6" × 13' 1"
<b>Kitchen</b>	3.02m × 1.85m	9' 11" × 6' 1"

## FIRST FLOOR



<b>Bedroom 1</b>	3.98m × 2.97m	13' 1" × 9' 9"
<b>Bedroom 2 (max)</b>	3.98m × 2.56m	13' 1" × 8' 5"



**Plots:** 77-81, 100-106, 275- 288, 314, 315, 366 & 367

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# THE BIRCH

4 BEDROOM HOME

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# THE BIRCH

The traditionally designed four bedroom Birch property offers a wealth of space to cater for family life. The entrance hallway leads to a large kitchen/dining room with utility area. Meanwhile a spacious living room with feature bay windows has French doors out to the garden. The en suite master bedroom and two further double bedrooms occupy the first floor, along with an additional bedroom and main bathroom.

**TOTAL 1,222 sq. ft.**

## GROUND FLOOR



<b>Lounge (min)</b>	6.02m x 3.45m	19'9" x 11'4"
<b>Kitchen</b>	3.58m x 2.86m	11'9" x 9'5"
<b>Dining</b>	3.14m x 2.77m	10'4" x 9'1"

## FIRST FLOOR



<b>Bedroom 1 (max)</b>	3.51m x 3.40m	11'7" x 11'2"
<b>Bedroom 2</b>	3.64m x 2.98m	11'11" x 9'10"
<b>Bedroom 3 (max)</b>	3.05m x 2.95m	10'0" x 9'8"
<b>Bedroom 4 (max)</b>	3.09m x 2.53m	10'2" x 8'4"



**Plot: 49**

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# THE ALDENHAM

3 BEDROOM HOME

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# THE ALDENHAM

The Aldenham is a traditional three bedroom house with an integral garage, suitable for couples or families. The entrance hallway leads to a contemporary kitchen, a living room opening through French doors to the garden, and a separate dining room for formal entertaining. There's also a handy guest cloakroom downstairs. Upstairs leads to an en suite master bedroom, a comfortable guest bedroom and a well-proportioned third bedroom, plus a main bathroom.

**TOTAL** 967 sq. ft.

## GROUND FLOOR



<b>Lounge (max)</b>	4.32m x 3.18m	14' 2" x 10' 5"
<b>Kitchen</b>	3.00m x 2.96m	9' 10" x 9' 8"
<b>Dining</b>	3.10m x 2.62m	10' 2" x 8' 7"

## FIRST FLOOR



<b>Bedroom 1 (max)</b>	3.17m x 4.10m	10' 5" x 13' 6"
<b>Bedroom 2 (max)</b>	3.57m x 2.99m	11' 9" x 9' 10"
<b>Bedroom 3 (max)</b>	2.68m x 2.99m	8' 9" x 9' 10"



**Plots:** 255-257, 309, 310 & 355

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