



# The Atrium @ Overstone Phase 2

OVERSTONE, NORTHAMPTONSHIRE

A collection of brand new, high specification two, three, four and five bedroom homes set within the growing community here on the outskirts of Overstone village.

**Taylor**  
**Wimpey**

# Contents



# Welcome to The Atrium at Overstone Phase 2

A warm welcome to the second phase of new homes at The Atrium at Overstone. Future residents of this phase will enjoy the family friendly community that has grown here as well as the close proximity to well regarded schools and popular towns such as Northampton and Bedford.

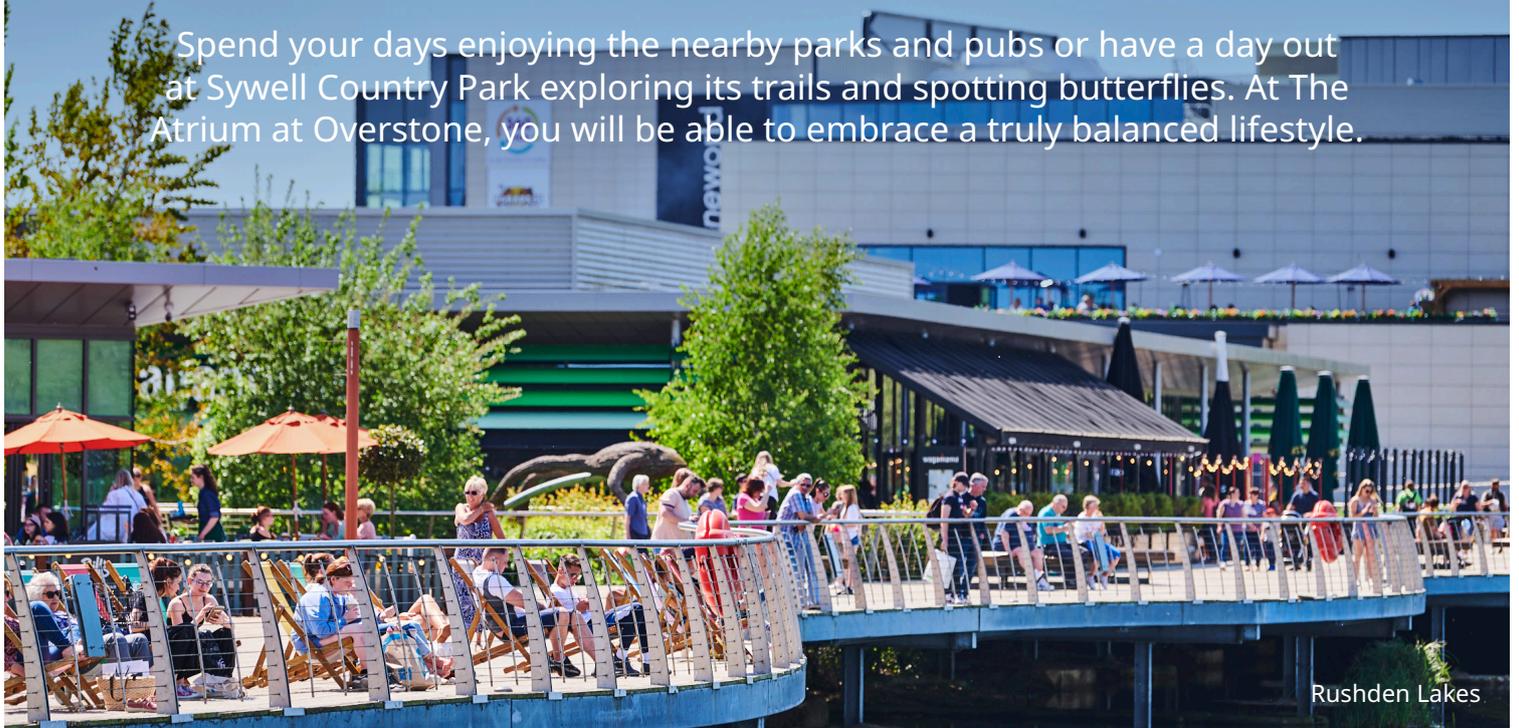


# The perfect place to be

Located on the outskirts of the picturesque village of Overstone, you'll be surrounded by green Northamptonshire countryside for long walks soaking up the scenery. The development itself has a public footpath running parallel which has proved popular for our current residents heading off to walk the dog.

Overstone is close to convenient amenities, as well as neighbouring Northampton which features an abundance of bars, restaurants and shops and the well known theatre. In addition, regional hotspots such as Bedford, Milton Keynes and Leicester are accessible in just under an hour's drive.

Spend your days enjoying the nearby parks and pubs or have a day out at Sywell Country Park exploring its trails and spotting butterflies. At The Atrium at Overstone, you will be able to embrace a truly balanced lifestyle.



Rushden Lakes



Moulton Village



Northampton Town Centre



# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in gas hob and integrated hood and extractor fan too.

For those homes with utility rooms units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps.

## Energy efficiency

Designed with the future in mind, each home features triple glazed windows, PV solar panels and waste water heat recovery systems. Each plot also comes with an EV car charger for an electric car.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.

## Outside

The outside of your home is just as carefully considered as the inside. Your back garden includes a slabbed patio area and your privacy is protected by a garden fence. You'll also have an outside tap included to make watering your plants that bit easier!



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

Kitchens	
Fitted kitchen with a choice of doors	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated extractor fan	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Fibre connection†	✓
One double socket in kitchen and two in main bedroom to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable  
 \*\* = Speak to your sales executive about an optional pathway ‡ = Ask the sales team for details

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 Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. Standard specifications are correct at time of going to print, but are subject to change without notice.  
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# Specification of our houses

## Finishing touches

Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White internal doors with chrome ironmongery	✓
Half height tiling to walls around bath area (only in all main bathrooms)	✓

## External features

Smooth finish buff concrete slabs to pathways and patios	✓
Digital terrestrial aerial	✓
Address plaque	✓
Stainless steel down wall light	✓
Wiring for outside rear light	✓
Outside tap to rear garden	✓
Intercom for apartments	✓
Car chargers	✓
Photovoltaic solar panels	✓
Triple glazed windows	✓
Personnel doors and landing zone are standard to homes with a garage**	✓

## Gardens, paths and drives

Driveways finished in tarmac	✓
450x450 paving slabs	✓
1.8m fencing to rear garden	✓

## NHBC 10 year warranty

NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

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All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list.  
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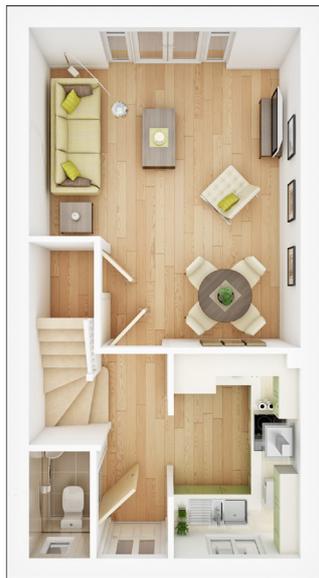
# Our homes





# The Canford

2 BEDROOM HOME, TOTAL 676 sq ft net



## GROUND FLOOR

**Lounge/Dining max.**

3.98m × 4.73m      13' 1" × 15' 6"

**Kitchen**

1.85m × 3.02m      6' 1" × 9' 11"



## FIRST FLOOR

**Bedroom 1**

3.08m × 2.97m      10' 1" × 9' 9"

**Bedroom 2 max.**

3.98m × 2.56m      13' 1" × 8' 5"

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# The Gosford

3 BEDROOM HOME, TOTAL 852 sq ft net



## GROUND FLOOR

**Lounge** max.

3.69m x 4.26m      12' 1" x 14' 0"

**Kitchen/Dining**

4.72m x 2.87m      15' 6" x 9' 5"



## FIRST FLOOR

**Bedroom 1** min.

2.96m x 2.83m      9' 9" x 9' 4"

**Bedroom 2**

2.63m x 3.30m      8' 8" x 10' 10"

**Bedroom 3** max.

2.00m x 3.55m      6' 7" x 11' 8"

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# The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft net



## GROUND FLOOR

**Living room max.**

3.19m × 4.19m      10' 6" × 13' 9"

**Kitchen/Dining max.**

4.25m × 3.43m      14' 0" × 11' 3"



## FIRST FLOOR

**Bedroom 2 max.**

4.25m × 2.82m      14' 0" × 9' 3"

**Bedroom 3**

2.15m × 3.59m      7' 1" × 11' 10"



## SECOND FLOOR

**Bedroom 1 max.**

2.75m × 6.64m      9' 0" × 21' 9"

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# The Yewdale

3 BEDROOM HOME, TOTAL 917 sq ft net



## GROUND FLOOR

### Lounge

3.02m × 5.10m      9' 11" × 16' 9"

### Kitchen/Dining

2.95m × 5.10m      9' 8" × 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m × 3.78m      10' 1" × 12' 5"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"

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# The Easedale

3 BEDROOM HOME, TOTAL 917 sq ft net



## GROUND FLOOR

### Lounge

3.02m × 5.10m      9' 11" × 16' 9"

### Kitchen/Dining

2.95m × 5.10m      9' 8" × 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m × 3.81m      10' 1" × 12' 6"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"

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# The Lydford

4 BEDROOM HOME, TOTAL 1,083 sq ft net



## GROUND FLOOR

### Lounge

3.27m x 4.43m      10' 9" x 14' 6"

### Kitchen/Dining

5.36m x 3.38m      17' 7" x 11' 1"



## FIRST FLOOR

### Bedroom 1

3.17m x 3.79m      10' 5" x 12' 5"

### Bedroom 2

3.17m x 3.35m      10' 5" x 11' 0"

### Bedroom 3 max.

2.10m x 3.30m      6' 11" x 10' 10"

### Bedroom 4

2.23m x 2.10m      7' 4" x 6' 11"

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# The Rossdale

4 BEDROOM HOME, TOTAL 1,226 sq ft net



## GROUND FLOOR

### Lounge

3.46m x 6.09m      11' 4" x 20' 0"

### Kitchen/Dining max.

3.58m x 6.09m      11' 9" x 20' 0"



## FIRST FLOOR

### Bedroom 1

3.52m x 3.74m      11' 7" x 12' 3"

### Bedroom 2 max.

3.64m x 2.95m      11' 11" x 9' 8"

### Bedroom 3

2.51m x 3.05m      8' 3" x 10' 0"

### Bedroom 4 max.

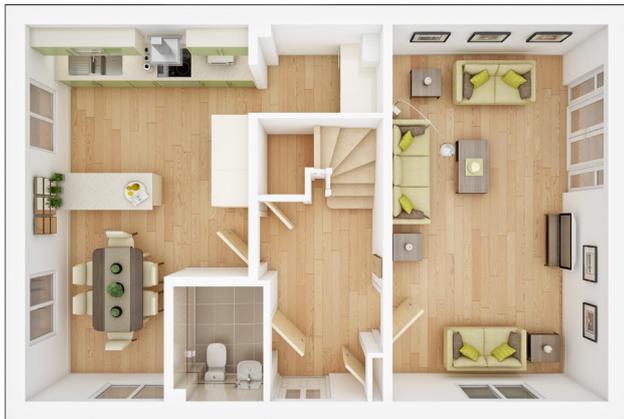
3.54m x 2.25m      11' 7" x 7' 5"

\*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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. 82751 TWSM/November 2024.



# The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft net



## GROUND FLOOR

### Lounge

3.46m × 6.09m      11' 4" × 20' 0"

### Kitchen/Dining max.

3.58m × 6.09m      11' 9" × 20' 0"



## FIRST FLOOR

### Bedroom 1

3.52m × 3.74m      11' 7" × 12' 3"

### Bedroom 2 max.

3.64m × 2.95m      11' 11" × 9' 8"

### Bedroom 3

2.51m × 3.05m      8' 3" × 10' 0"

### Bedroom 4 max.

3.54m × 2.25m      11' 7" × 7' 5"

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# The Marford

4 BEDROOM HOME, TOTAL 1,546 sq ft net



## GROUND FLOOR

<b>Lounge</b>	4.76m × 3.91m	15' 8" × 12' 10"
<b>Family room</b>	3.26m × 3.91m	10' 8" × 12' 10"
<b>Kitchen</b>	3.32m × 4.79m	10' 11" × 15' 9"
<b>Dining/Study</b>	2.66m × 3.04m	8' 9" × 10' 0"



## FIRST FLOOR

<b>Bedroom 1 max.</b>	3.64m × 4.91m	12' 0" × 16' 2"
<b>Bedroom 2 max.</b>	3.32m × 4.00m	10' 11" × 13' 2"
<b>Bedroom 3 max.</b>	3.23m × 4.72m	10' 7" × 15' 5"
<b>Bedroom 4</b>	2.55m × 3.81m	8' 4" × 12' 6"

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# The Standford

4 BEDROOM HOME, TOTAL 11,698 sq ft net



## GROUND FLOOR

### Lounge

3.66m × 4.96m      12' 0" × 16' 3"

### Kitchen max.

6.32m × 3.80m      20' 9" × 12' 6"

### Dining

3.66m × 2.72m      12' 0" × 8' 11"

### Study

2.54m × 2.92m      8' 4" × 9' 7"



## FIRST FLOOR

### Bedroom 1

3.72m × 4.62m      12' 3" × 15' 1"

### Bedroom 2

2.75m × 4.21m      9' 0" × 13' 9"

### Bedroom 3 max.

4.06m × 3.47m      13' 4" × 11' 5"

### Bedroom 4 max.

3.72m × 3.06m      12' 3" × 10' 1"

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# The Felton

5 BEDROOM HOME, TOTAL 1,581 sq ft net



## GROUND FLOOR

<b>Lounge</b>	3.14m × 4.62m	10' 4" × 15' 2"
<b>Kitchen/Dining min.</b>	7.89m × 2.50m	25' 11" × 8' 2"
<b>Study</b>	2.52m × 2.19m	8' 3" × 7' 2"

## FIRST FLOOR

<b>Bedroom 1</b>	3.14m × 5.70m	10' 4" × 18' 8"
<b>Bedroom 4</b>	2.51m × 3.93m	8' 3" × 12' 7"
<b>Bedroom 5</b>	2.30m × 3.19m	7' 7" × 10' 6"

## SECOND FLOOR

<b>Bedroom 2</b>	3.19m × 3.25m	10' 5" × 10' 8"
<b>Bedroom 3</b>	3.38m × 2.16m	11' 1" × 7' 11"

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# The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft net



## GROUND FLOOR

### Lounge

3.34m × 4.74m      11' 0" × 15' 7"

### Kitchen/Dining min.

8.34m × 2.85m      27' 4" × 9' 4"

### Study

2.73m × 2.31m      9' 0" × 7' 7"

## FIRST FLOOR

### Bedroom 1

3.34m × 3.98m      11' 0" × 13' 1"

### Bedroom 4

2.75m × 3.62m      9' 0" × 11' 11"

### Bedroom 5

2.54m × 2.98m      8' 4" × 9' 9"

## SECOND FLOOR

### Bedroom 2

3.36m × 4.66m      11' 1" × 15' 3"

### Bedroom 3

3.65m × 2.84m      12' 0" × 9' 4"

\*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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. 82751 TWSM/November 2024.



# The Wayford

5 BEDROOM HOME, TOTAL 1,836 sq ft net



## GROUND FLOOR

### Lounge

4.40m x 6.06m      14' 6" x 19' 11"

### Kitchen

5.58m x 3.35m      16' 4" x 11' 0"

### Dining

3.39m x 3.06m      11' 1" x 10' 1"

### Study

3.39m x 2.34m      11' 1" x 7' 8"



## FIRST FLOOR

### Bedroom 1

3.39m x 3.37m      11' 1" x 11' 1"

### Bedroom 2 max.

3.67m x 3.47m      12' 1" x 11' 5"

### Bedroom 3

3.02m x 3.81m      9' 11" x 12' 6"

### Bedroom 4

4.10m x 2.39m      13' 5" x 7' 10"

### Bedroom 5

3.22m x 2.33m      10' 7" x 7' 8"

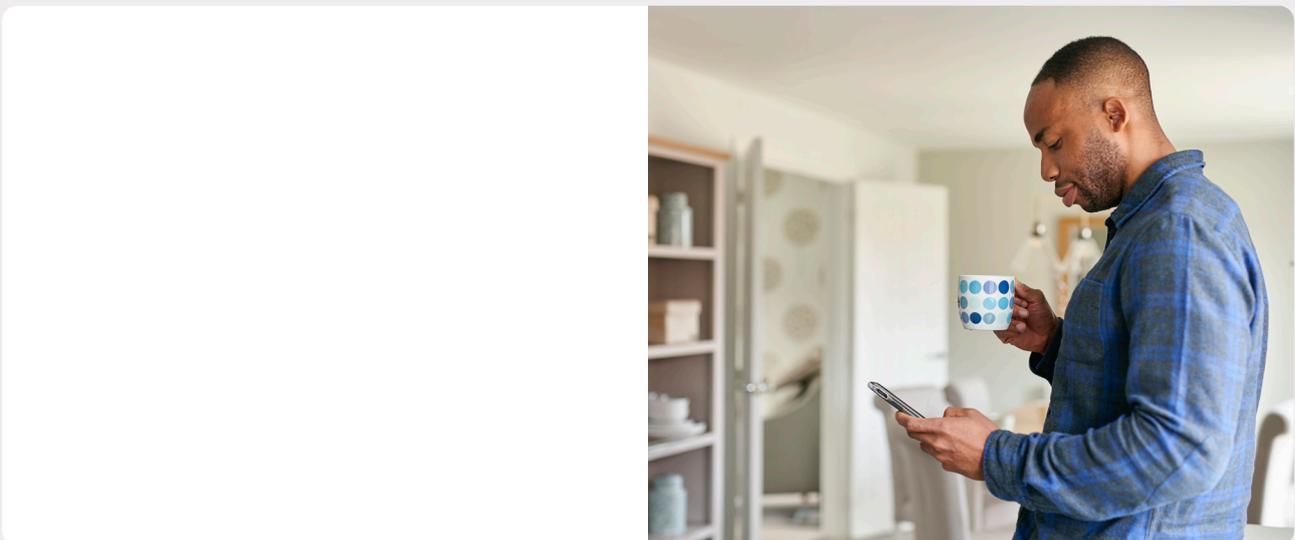


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\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. 82751 TWSM/November 2024.

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# Taylor Wimpey