



# The Atrium @ Overstone

JOIN OUR EXCITING NEW COMMUNITY

A stunning collection of three, four and five bedroom homes set within this new growing community, situated on the outskirts of Overstone village, Northamptonshire.

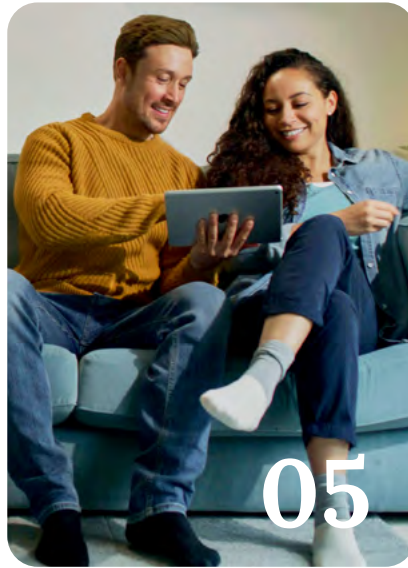
**Taylor**  
**Wimpey**

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# Welcome to The Atrium @ Overstone

Located on the north-eastern outskirts of Northampton, The Atrium at Overstone will offer a range of contemporary three, four & five-bedroom homes to suit both first-time buyers and growing families.



[→ View the site plan](#)



# Love village life

Residents will benefit from a new primary school located at the development as well as children's play areas, sports pitches, a local centre and plenty of open space on their doorstep.

Surrounded by green Northamptonshire countryside, Overstone is a picturesque village close to convenient amenities, as well as neighbouring areas such as Northampton which feature an abundance of bars, restaurants and shops. 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.

Local countryside



Wellingborough station



Rushden Lakes



Pitford Reservoir, Brixworth



[View development](#)





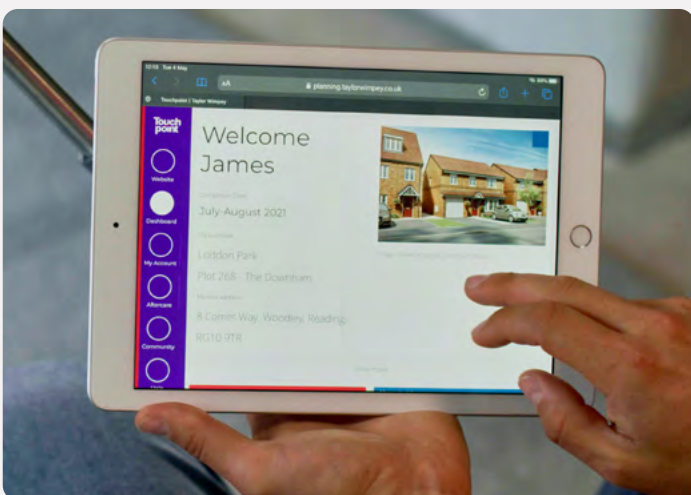
# Personalise your home

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 dark and light 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. 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.

[→ Find out more](#)



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 Zanussi 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

We carefully consider how to design our homes to be energy efficient. Sustainable features can be seen throughout our homes, from high quality insulated roofs, walls, and windows, to energy efficient appliances, and water saving taps. Our new build homes come with a smaller carbon footprint than an equivalent second-hand property, which is great news for the planet and means lower energy bills for you.



## 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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# 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	✓
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	✓



**Find out more**

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# Our homes

→ 5 bedroom homes



→ 4 Bedroom Homes



→ 3 bedroom homes



→ [View the site plan](#)



# The Felton

5 BEDROOM DETACHED HOME, TOTAL 1,604 sq ft / 149.01m<sup>2</sup>



## 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 × 5.02m	10' 4" × 16' 6"
<b>Bedroom 4</b>	2.51m × 3.24m	8' 3" × 10' 8"
<b>Bedroom 5</b>	2.30m × 3.19m	7' 7" × 10' 6"

## SECOND FLOOR

<b>Bedroom 2</b>	3.15m × 3.25m	10' 4" × 10' 8"
<b>Bedroom 3</b>	3.40m × 2.16m	11' 2" × 7' 11"



[View this development](#)



[View our current availability](#)

\*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. 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. TWSM 81216 / February 2024.





# The Stanford

4 BEDROOM DETACHED HOME, TOTAL 1,717 sq ft / 159.51m<sup>2</sup>



## 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 × 3.83m      12' 3" × 12' 7"

### Bedroom 2

2.75m × 3.52m      9' 0" × 11' 7"

### Bedroom 3 max.

4.06m × 3.47m      13' 4" × 11' 5"

### Bedroom 4 max.

3.72m × 3.06m      12' 3" × 10' 1"



[View this development](#)



[View our current availability](#)

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# The Marford

4 BEDROOM DETACHED HOME, TOTAL 1,564 sq ft / 145.30m<sup>2</sup>



## GROUND FLOOR

### Lounge

4.76m × 3.91m      15' 8" × 12' 10"

### Family room

3.26m × 3.91m      10' 8" × 12' 10"

### Kitchen

3.32m × 4.79m      10' 11" × 15' 9"

### Dining/Study

2.66m × 3.04m      8' 9" × 10' 0"



## FIRST FLOOR

### Bedroom 1 max.

3.64m × 4.91m      12' 0" × 16' 2"

### Bedroom 2 max.

3.32m × 4.00m      10' 11" × 13' 2"

### Bedroom 3 max.

3.23m × 4.03m      10' 7" × 13' 3"

### Bedroom 4

2.55m × 3.81m      8' 4" × 12' 6"

[→ Discover more about this home](#)

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# The Trusdale

4 BEDROOM DETACHED HOME, TOTAL 1,243 sq ft / 115.47m<sup>2</sup>



## 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 × 3.03m      11' 7" × 9' 11"

### 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"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Lydford

4 BEDROOM SEMI-DETACHED HOME, TOTAL 1,099 sq ft / 102.10m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.27m × 4.49m      10' 9" × 14' 9"

### Kitchen/Dining

5.36m × 3.38m      17' 7" × 11' 1"



## FIRST FLOOR

### Bedroom 1

3.17m × 3.79m      10' 5" × 12' 5"

### Bedroom 2

3.17m × 3.35m      10' 5" × 11' 0"

### Bedroom 3 max.

2.10m × 3.30m      6' 11" × 10' 10"

### Bedroom 4

2.23m × 2.10m      7' 4" × 6' 11"

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# The Easedale

3 BEDROOM DETACHED HOME, TOTAL 931 sq ft / 86.49m<sup>2</sup>



## 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"

[→ Discover more about this home](#)

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# The Braxton

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1092 sq ft / 101.45m<sup>2</sup>



## GROUND FLOOR

**Lounge** 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.

3.16m × 5.56m      10' 4" × 18' 3"



[Discover more about this home](#)



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# The Gosford

3 BEDROOM SEMI-DETACHED HOME, TOTAL 866 sq ft / 80.45m<sup>2</sup>



## GROUND FLOOR

Lounge max.

3.69m × 4.26m      12' 1" × 14' 0"

Kitchen/Dining

4.72m × 2.87m      15' 6" × 9' 5"



## FIRST FLOOR

Bedroom 1 min.

2.96m × 2.83m      9' 9" × 9' 4"

Bedroom 2

2.63m × 3.30m      8' 8" × 10' 10"

Bedroom 3 max.

2.00m × 3.55m      6' 7" × 11' 8"

[→ Discover more about this home](#)

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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[→ Here's how we can help](#)

## Existing home owner?

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[→ Here's how we can help](#)





# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01604 214 799**.



Find out how we can get you moving with our buying schemes.

[→ Book an appointment](#)

[→ How to buy a home](#)



**THE ATRIUM @ OVERSTONE** The Avenue, Overstone, Northamptonshire, NN6 0AA

**CONTACT US ON 01604 214 799**

# Taylor Wimpey

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