

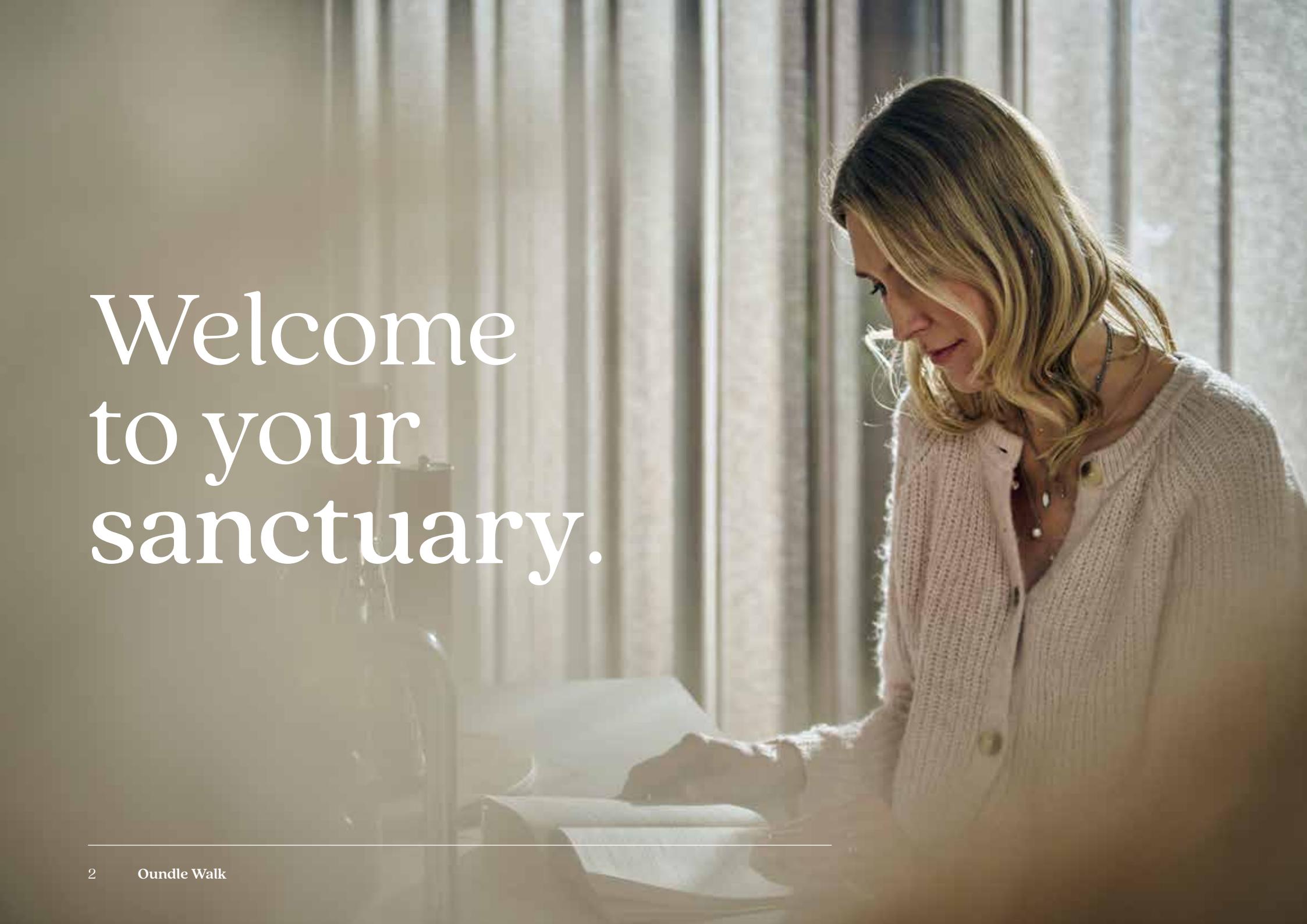


Find your sanctuary at  
**Oundle Walk**  
Oundle, Northamptonshire

3, 4 & 5 bedroom homes



Charles Church



Welcome  
to your  
sanctuary.

At Charles Church,  
we know what  
makes a house  
a home. It's a  
feeling of comfort,  
belonging  
and connection.

Oundle Walk is our stunning collection of  
three, four and five-bedroom homes situated  
on the edge of Northampton.

Enjoy a sought-after location that boasts  
quaint streets, well-regarded schools and  
beautiful green spaces.



# Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

## A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

## Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

## A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

## Where sustainability matters

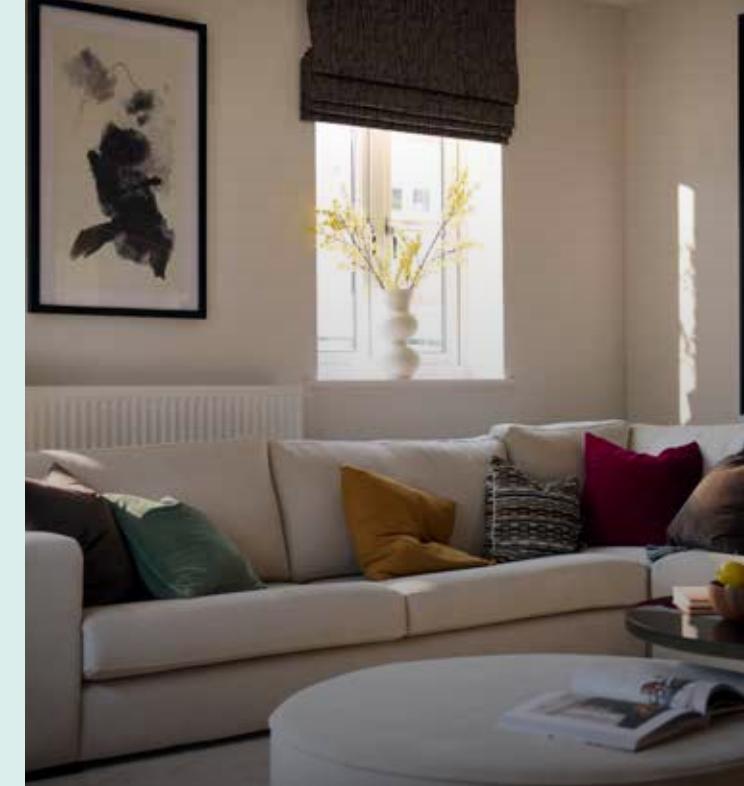
Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

## 5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

## Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication  
goes beyond  
building houses.  
We craft spaces  
where you can  
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.



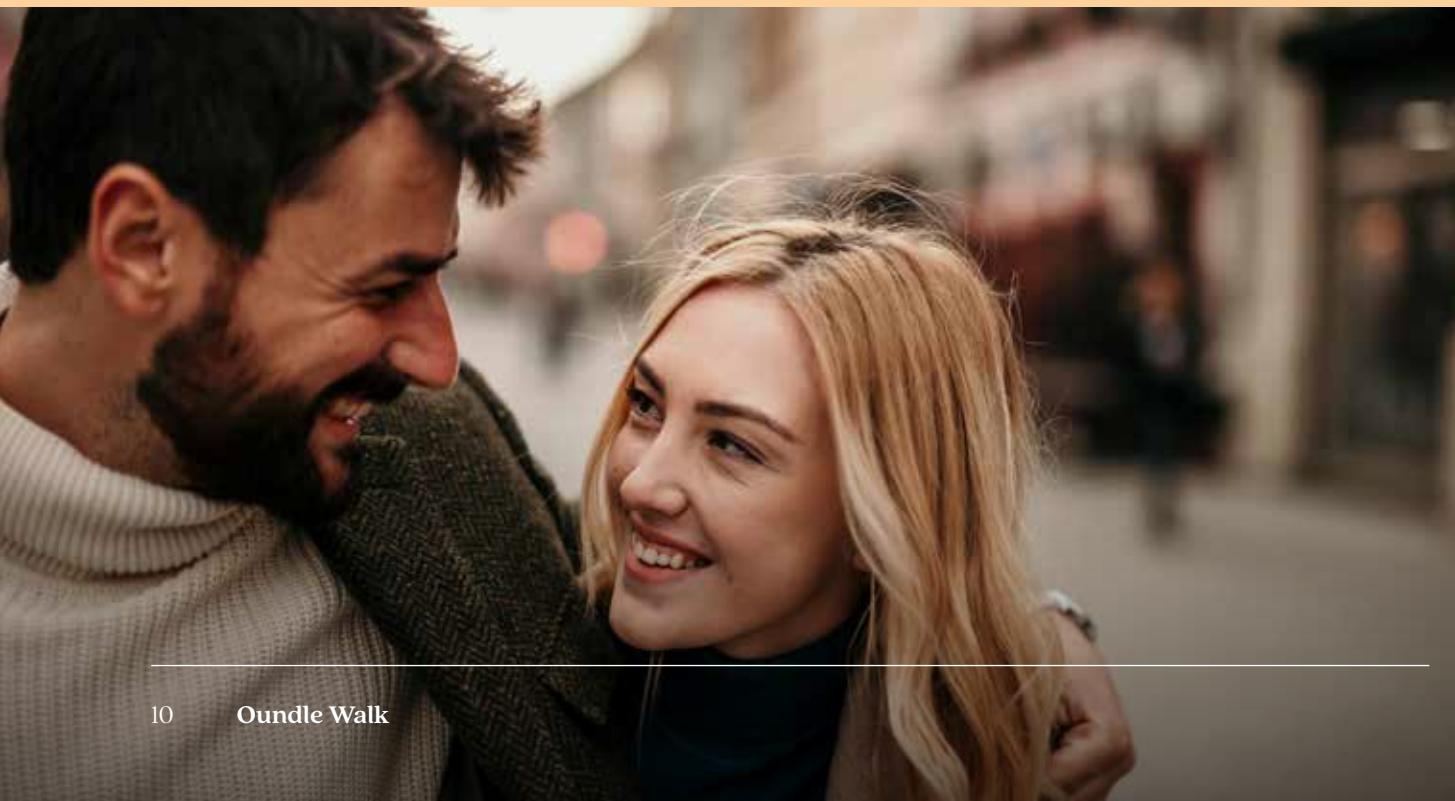






Notice  
that feeling.  
That's the  
feeling  
of home.

# Discover your happy place.



# Oundle Walk

## The perfect place to live and grow.

Discover our beautiful collection of privately owned, new homes in the historic market town of Oundle.

Designed with stylish modern comfort in mind, Oundle Walk features energy-efficient three, four and five-bedroom homes. Surrounded by the Northamptonshire countryside, the heritage town of Oundle is within walking distance and is known for its picturesque Georgian streetscapes and impressive limestone buildings.

Life in this picturesque town offers a vibrant community atmosphere, a wealth of sports facilities and everyday amenities such as a Waitrose supermarket. Only a 5-minute drive from Oundle Walk, be sure to explore Barnwell Country Park and its numerous lakes – a perfect day out for all ages. Read about a smooth move to Oundle Walk [here](#).



# Please do make yourself at home.



12 Oundle Walk



# The best of both worlds.

Oundle boasts a close-knit community. The town's history dates back to the Iron Age, and is home to landmarks like St Peter's Church, which features the tallest spire in Northamptonshire. Community life thrives with weekly markets, a monthly Farmers Market and annual events such as the International Arts Festival, Food Festival and Vintage Festival.

Surrounded on three sides by the River Nene, Oundle offers abundant opportunities for outdoor activities such as walking, cycling and kayaking. Local wildlife, including the red kites, adds to the area's natural charm. The town offers a variety of independent shops, three supermarkets (Co-op, Waitrose, and Tesco), and a bustling market scene. Numerous restaurants, pubs and cafés provide diverse culinary options.

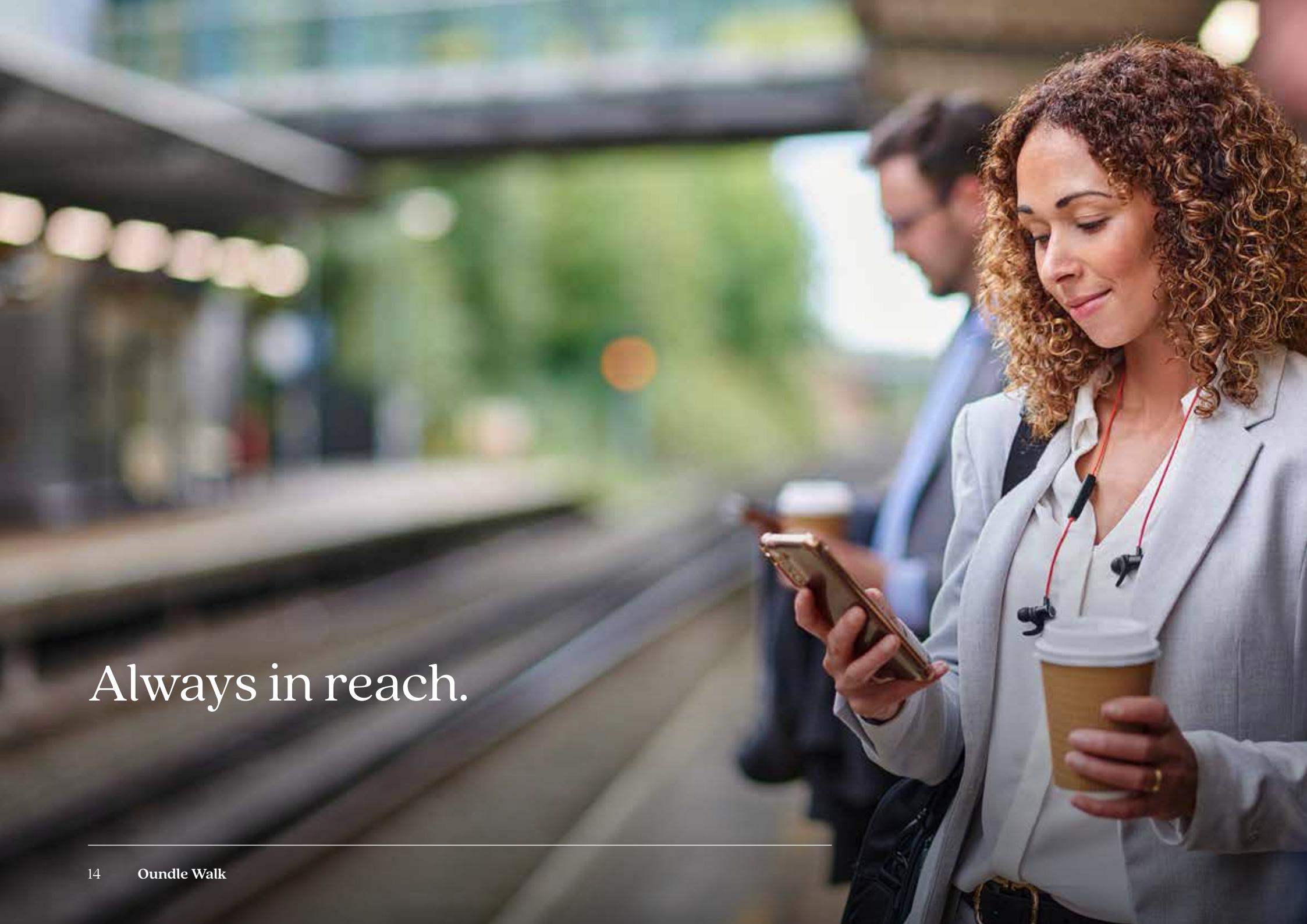
Oundle is renowned for its schools, most notably Oundle School, an esteemed independent school founded in 1556. The town also has Prince William School and Oundle Church of England Primary School, catering to a range of educational needs.



- 1 Peterborough train station
- 2 Street in Oundle
- 3 Oundle Golf Club
- 4 Nearby Rutland Water offers sailing and paddleboarding
- 5 Oundle



Charles Church



Always in reach.

Travel by foot from  
Oundle Walk



Co-op	11 minutes
Waitrose	12 minutes
Hairdressers	12 minutes
Oundle Market Place	13 minutes
Oundle School	14 minutes
Cafes	14 minutes
St Peter Church	14 minutes
Prince William School	18 minutes

Travel by car from  
Oundle Walk



Thrapston	17 minutes
Peterborough	25 minutes
Stamford	27 minutes
Northampton	46 minutes
Cambridge	1hour
Stansted Airport	1hour and 23 minutes
Luton Airport	1hour and 34 minutes

Travel by train from  
Peterborough station



London Kings Cross	49 minutes
Stamford	13 minutes
Cambridge	49 minutes
Norwich	1hour and 30 minutes
Ipswich	1hour and 38 minutes
Birmingham	1hour and 44 minutes

For your convenience, travel times are sourced from Google Maps and are provided as a guide. Actual journey times may vary due to traffic and other factors.

Find your sanctuary at  
Oundle Walk.



# Oundle Walk site plan.

## 3 Bedroom Homes

- 📍 The Danbury
- 📍 The Danbury Corner
- 📍 The Sherwood
- 📍 The Delamare
- 📍 The Charnwood Corner Bay
- 📍 The Saunton

## 4 Bedroom Homes

- 📍 The Greenwood
- 📍 The Burnham
- 📍 The Whiteleaf
- 📍 The Whiteleaf Corner Bay

## 5 Bedroom Homes

- 📍 The Kielder
- 📍 The Marston



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 Danbury

Semi-detached home



## Features



3 x Bedrooms



1x Bathroom



1x En suite



2 x Parking spaces

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. Appealing to families, first-time buyers and young professionals.



B

Energy  
Efficiency Rating



Ground floor

Kitchen	2.74 x 2.54m	Bedroom 1	4.01 x 2.78m
Dining room	2.21 x 3.08m	Bedroom 2	2.94 x 2.54m
Living room	4.01 x 3.38m	Bedroom 3	1.92 x 2.54m



First floor

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# The Danbury Corner

Detached home



## Features

 3 x Bedrooms

 1x Bathroom

 1x En suite

 2 x Parking spaces

The Danbury Corner has a modern open plan kitchen/dining room with French doors to the garden 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.

 **B**  
Energy  
Efficiency Rating



**Ground floor**

Kitchen	2.74 x 2.54m	Bedroom 1	4.01 x 2.78m
Living room	4.01 x 3.38m	Bedroom 2	2.94 x 2.54m
Dining room	2.21 x 3.08m	Bedroom 3	1.92 x 2.54m



**First floor**

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# The Sherwood

Detached home



## Features



3 x Bedrooms



1x Bathroom



1x En suite



2 x Parking spaces

The Sherwood opens its doors to family life, with the balance of an open-plan kitchen/dining room, a separate living room and a downstairs WC. That means a balance of family time and quiet time for you all to make the most of. Three bedrooms and two bathrooms mean calm mornings getting ready for school and work, and bi-fold doors to the garden mean a lovely place to start and end the day.



B

Energy  
Efficiency Rating



### Ground floor

Kitchen	3.10 x 2.85m
Living room	3.95 x 3.56m
Dining room	2.42 x 2.85m



### First floor

Bedroom 1	3.95 x 3.26m
Bedroom 2	2.84 x 2.90m
Bedroom 3	2.59 x 2.89m

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# The Delamare

Detached home



## Features

 3 x Bedrooms

 1x Bathroom

 1x En suite

 Integral garage and 2 x Parking spaces

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

 B  
Energy  
Efficiency Rating



### Ground floor

Kitchen/Dining	2.47 x 5.73m	Bedroom 1	5.73 x 2.75m
Living room	3.13 x 4.74m	Bedroom 2	2.21 x 3.36m



### First floor

Bedroom 3	3.43 x 2.18m
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# The Charnwood Corner Bay

Detached home



## Features

 3 x Bedrooms

 1x Bathroom

 1x En suite

 2 x Parking spaces

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

 **B**  
Energy  
Efficiency Rating



**Ground floor**

Kitchen/Breakfast room	5.51 x 2.84m
Living room	3.11 x 5.62m



**First floor**

Bedroom 1	3.08 x 3.16m
Bedroom 2	2.88 x 3.13m
Bedroom 3	2.65 x 2.25m

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# The Saunton

Detached home



## Features



3 x Bedrooms



1x Bathroom



1x En suite



2 x Parking spaces

An attractive versatile three-storey home, the Saunton features an open-plan kitchen/dining room, a living room, and three bedrooms. The top-floor bedroom includes an en suite, while the other two bedrooms are well-proportioned and could also fulfil any home office needs. With ample storage space, an enclosed porch, downstairs WC, and off-road parking, it's both practical and stylish.



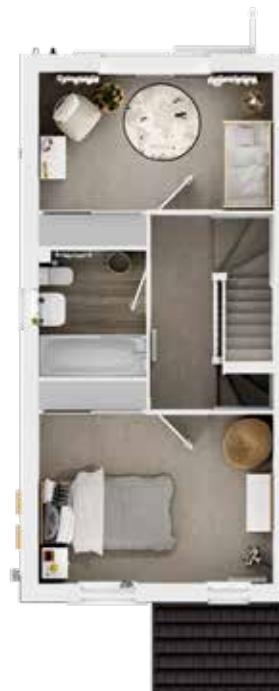
B

Energy  
Efficiency Rating



Ground floor

Kitchen	2.19 x 3.34m
Living room	3.88 x 3.54m
Dining room	1.70 x 2.28m



First floor

Bedroom 2	3.88 x 3.36m
Bedroom 3	3.88 x 2.88m



Second floor

Bedroom 1	2.83 x 4.09m
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# The Greenwood

Detached home



## Features

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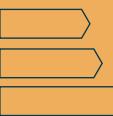
 4 x Bedrooms

 1x Bathroom

 2 x En suites

 Single garage and 2 x Parking spaces

Sometimes you don't just need more space, but more private space to call your own. The Greenwood achieves that for you with two lovely en suite bedrooms – one of them has the whole of the second floor to itself – to choose from. This is a great layout for a growing family, with plenty of space for family time on the ground floor and a downstairs WC.

 **B**  
Energy  
Efficiency Rating



**Ground floor**

Kitchen	2.89 x 2.87m
Living room	3.95 x 3.56m
Dining room	2.64 x 2.87m



**First floor**

Bedroom 2	3.95 x 3.28m
Bedroom 3	2.97 x 2.87m
Bedroom 4	2.47 x 2.87m



**Second floor**

Bedroom 1	3.22 x 4.23m
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# The Burnham

Detached home



## Features

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 4 x Bedrooms

 1x Bathroom

 1x En suite

 Integral garage and 2 x Parking spaces

The Burnham is a superb detached home with an integral garage, and a good-sized living room with double doors leading into a bright open plan kitchen/dining room with bi-fold doors to the garden - perfect for family life and entertaining. It's practical too, with a downstairs WC and three storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.

 **B**  
Energy  
Efficiency Rating



**Ground floor**

Kitchen	3.12 x 3.27m
Living room	2.83 x 2.17m
Dining room	3.33 x 4.92m



**First floor**

Bedroom 1	4.40 x 4.42m
Bedroom 2	3.11 x 3.07m
Bedroom 3	2.67 x 2.94m
Bedroom 4	2.61 x 3.14m

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# The Whiteleaf

Detached home



## Features

 4 x Bedrooms

 1x Bathroom

 1x En suite

 Single garage and 2 x Parking spaces

This lovely new home wraps up contemporary living in a traditional design. It's double-fronted and hand has a separate living room, dining room and utility, leaving the kitchen/breakfast room to deliver the modern open-plan twist that we all love. The Whiteleaf is a home for all seasons – a cosy living room for the winter and bi-fold doors from the kitchen to the garden for the summer.



B

Energy  
Efficiency Rating



### Ground floor

Kitchen/Breakfast room	5.98 x 3.19m
Living room	3.35 x 3.96m
Dining room	3.00 x 2.96m



### First floor

Bedroom 1	2.74 x 3.83m
Bedroom 2	2.82 x 2.96m
Bedroom 3	2.25 x 2.99m
Bedroom 4	2.98 x 2.29m

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# The Whiteleaf Corner Bay

Detached home



## Features

 4 x Bedrooms

 1x Bathroom

 1x En suite

 Single garage and 2 x Parking spaces

The Whiteleaf Corner Bay is a four-bedroom detached home. The light and airy kitchen/family/dining room enjoys an open aspect through bi-fold doors to the rear garden. There's a bright front-aspect living room, a dining room, a downstairs WC and handy utility room. Upstairs there are four bedrooms, with bedroom one benefiting from an en suite.



B

Energy  
Efficiency Rating



### Ground floor

Kitchen/Breakfast room	5.98 x 3.19m
Living room	3.35 x 3.96m
Dining room	3.00 x 2.96m



### First floor

Bedroom 1	2.74 x 3.83m
Bedroom 2	2.82 x 2.96m
Bedroom 3	2.25 x 2.99m
Bedroom 4	2.98 x 2.29m

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# The Kielder

Detached home



## Features

 5 x Bedrooms

 1x Bathroom

 1x En suite

 Single garage and 2 x Parking spaces

Flexibility and room to grow are probably on your wish list if you're looking for a family home. The Kielder could well be the answer. This new home offers multi-tasking living space that can easily adapt to your lifestyle. It offers five bedrooms, a downstairs WC and two bathrooms to meet a growing family's needs. This is a family home that can be just what you want it to be.



B

Energy  
Efficiency Rating



### Ground floor

Kitchen	3.77 x 2.59m	Bedroom 1	4.38 x 4.33m
Living room	3.22 x 4.93m	Bedroom 2	2.61 x 3.66m
Dining room	2.55 x 2.81m	Bedroom 3	3.05 x 2.67m
Family room	4.34 x 3.15m	Bedroom 4	2.75 x 2.81m
		Bedroom 5	2.13 x 2.66m



### First floor

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# The Marston

Detached home



## Features

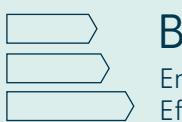
 5 x Bedrooms

 1x Bathroom

 1x En suite

 Single garage and 2 x Parking spaces

The light and airy kitchen/dining room enjoys an open aspect through bi-fold doors to the rear garden. There's a bright front-aspect living room, a downstairs WC, a storage cupboard and an adjoining integral garage. Upstairs, there are five good-sized bedrooms with the spacious bedroom one benefiting from an en suite, plus a modern fitted family bathroom.



**B**

Energy  
Efficiency Rating



**Ground floor**

Kitchen	2.47 x 3.08m	Bedroom 1	3.29 x 4.18m
Living room	4.16 x 3.08m	Bedroom 2	3.11 x 3.02m
Dining room	3.29 x 4.54m	Bedroom 3	2.79 x 3.50m
		Bedroom 4	2.89 x 2.93m
		Bedroom 5	2.37 x 1.91m



**First floor**

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# Specification.

## General

- Electrical media plate to living room
- Chrome sockets and light switches throughout
- Chrome downlighters to kitchen, utility, WC, bathroom and en suite(s)
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- White five panel internal doors
- Ironmongery by Ian Firth Raven
- Gas central heating
- UPVC double glazed lockable windows
- CAT 6 Cable to study
- External lights and power sockets
- Bi-fold doors\*
- Half height tiling to sanitaryware walls
- Power + light to garage
- Prefinished oak polished handrails
- Doorbell to be provided
- 8ft Ceilings to ground floor

## Kitchen

- Choice of kitchen units/worktop with matching splashback (subject to build stage)
- Worktop upstand to kitchen and utility
- Soft close door and drawers
- Stainless steel conventional oven

- AEG integrated appliances\*\*
- Induction hob\*\*
- Integrated fridge/freezer\*\*
- Integrated washer\*\*
- Integrated dishwasher\*\*

## Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by Ideal
- Choice of wall tiling (dependent on build stage)
- Chrome towel radiators in main bathroom and en suite(s)
- Shower over bath + full height tiling with chrome trim

## Exterior

- Outside tap
- EV Charging point 7KWh Mode 3
- Lockable windows
- Security chain to front door
- Smoke detectors to hall and landing
- Power and light to garage
- 1.8-metre high fence
- Upgraded patio area

## Warranty

- 10 year new homes warranty

\*There are some plot specific details, please discuss it with your sales advisor.

\*\* Speak with your sales executive for plot specific details.





This is your  
world, we  
just built it.

Charles Church



Charles Church

# 10 reasons to buy a new home.



## 01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

## 02. Moving schemes.

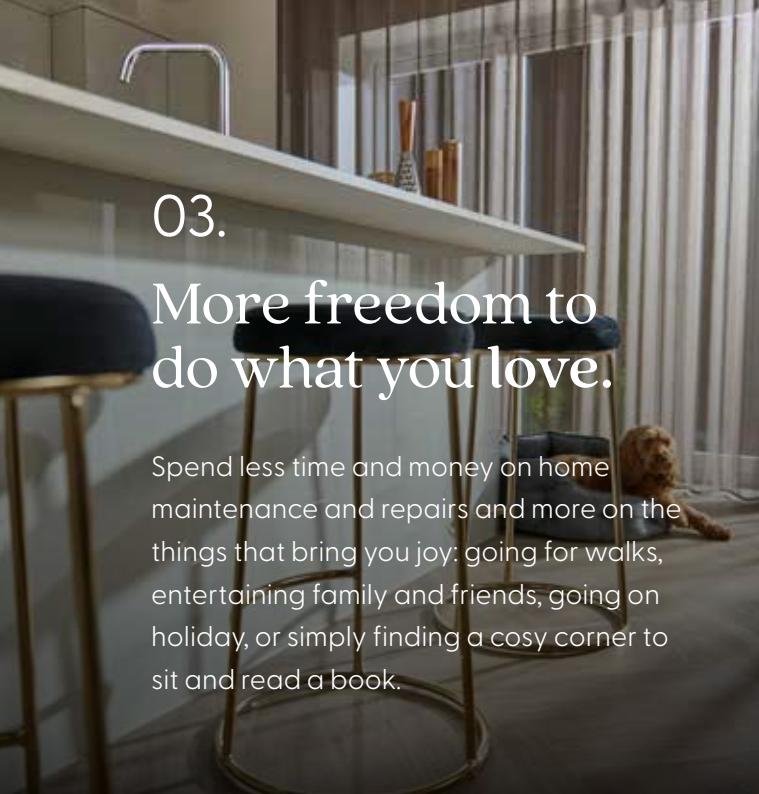
Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.

## 06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.

## 07. Designed for modern living.

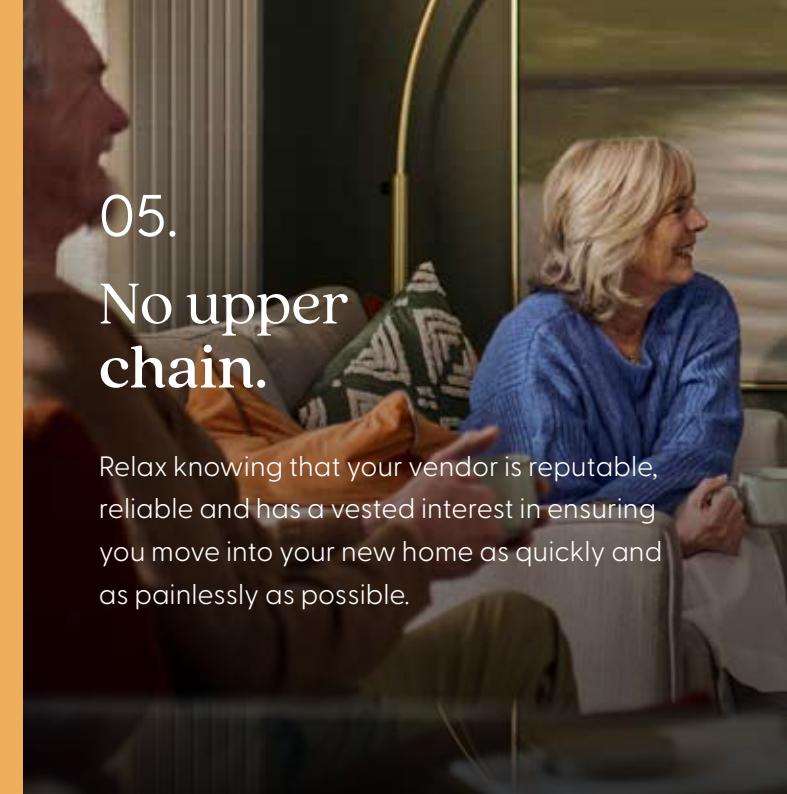
Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



03.

## More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.



05.

## 04.

## Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.

## 05. No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.



08.

## High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.

09.

## A fresh start.

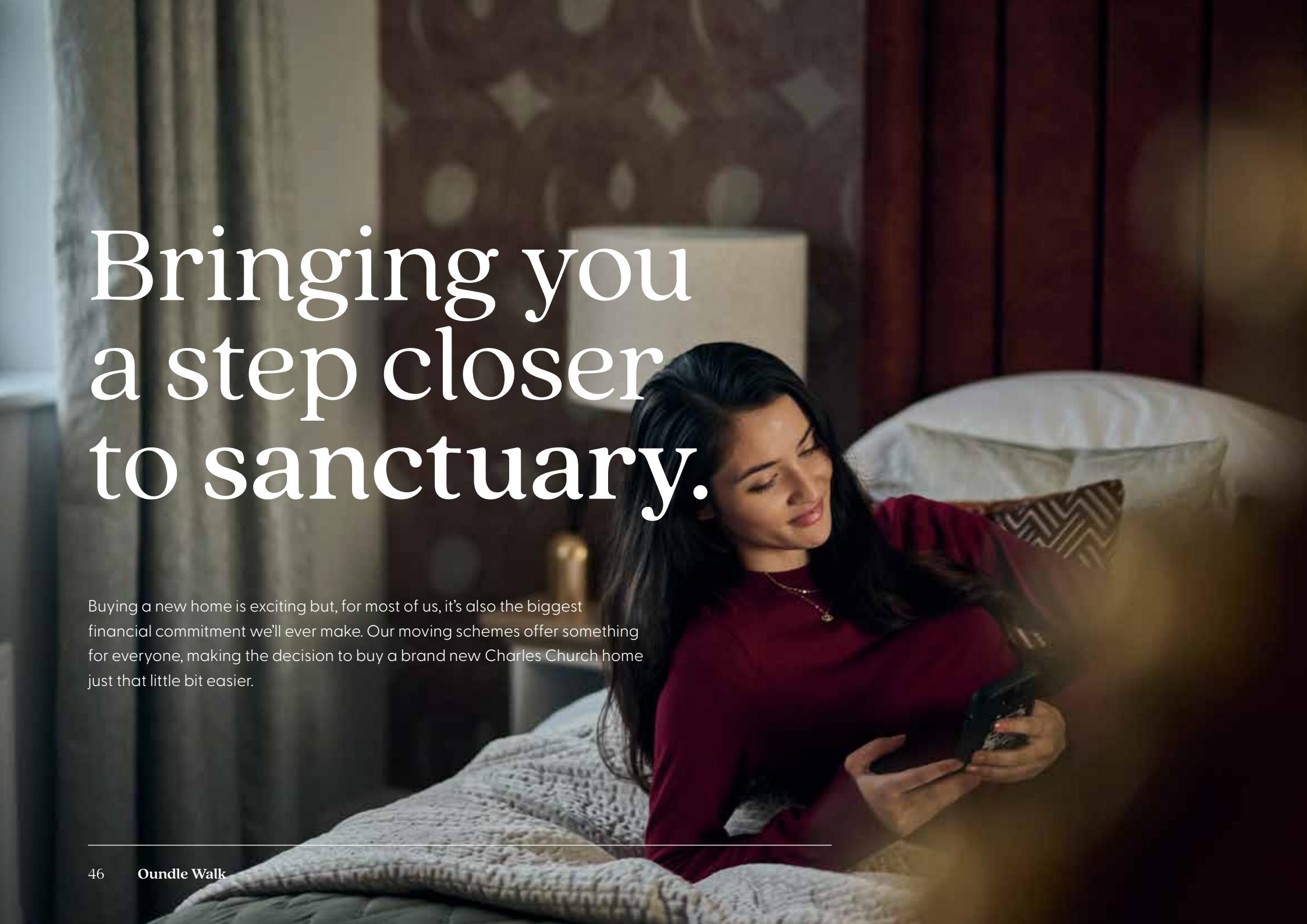
Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

## Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.

# Bringing you a step closer to sanctuary.



Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

# Schemes available to help you move.



## New Build Boost.

If you've saved a 5% deposit, you could get a 15% interest-free boost\* with this new mortgage scheme from Gen H, supported by Charles Church.



## Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



## Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



## Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



## Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



## Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



## Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.

\*The boost is an equity loan and you may pay back more than you borrowed. Specific mortgage rates apply. If you stop paying your mortgage, you could lose your home. This promotion is approved by Imagine Mortgages Limited, t/a Gen H.



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Registered in England no: 1182689

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