



Harlestone Grange
York Way, Northampton,
Northamptonshire, NN5 6UX

t: 01604 213 706
e: harlestonecc.midl@charleschurch.com
w: www.charleschurch.com



Find your sanctuary at
Harlestone Grange
Northampton

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.

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

The development has plenty of rural walks
on your doorstep with all the amenities you
need close-by.

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

The Government's Code for Sustainable Homes guides how we design and build our developments and our homes, while our exacting standards and attention to detail create homes where quality, style and energy efficiency are given equal importance.

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.



Introducing Harlestone Grange.

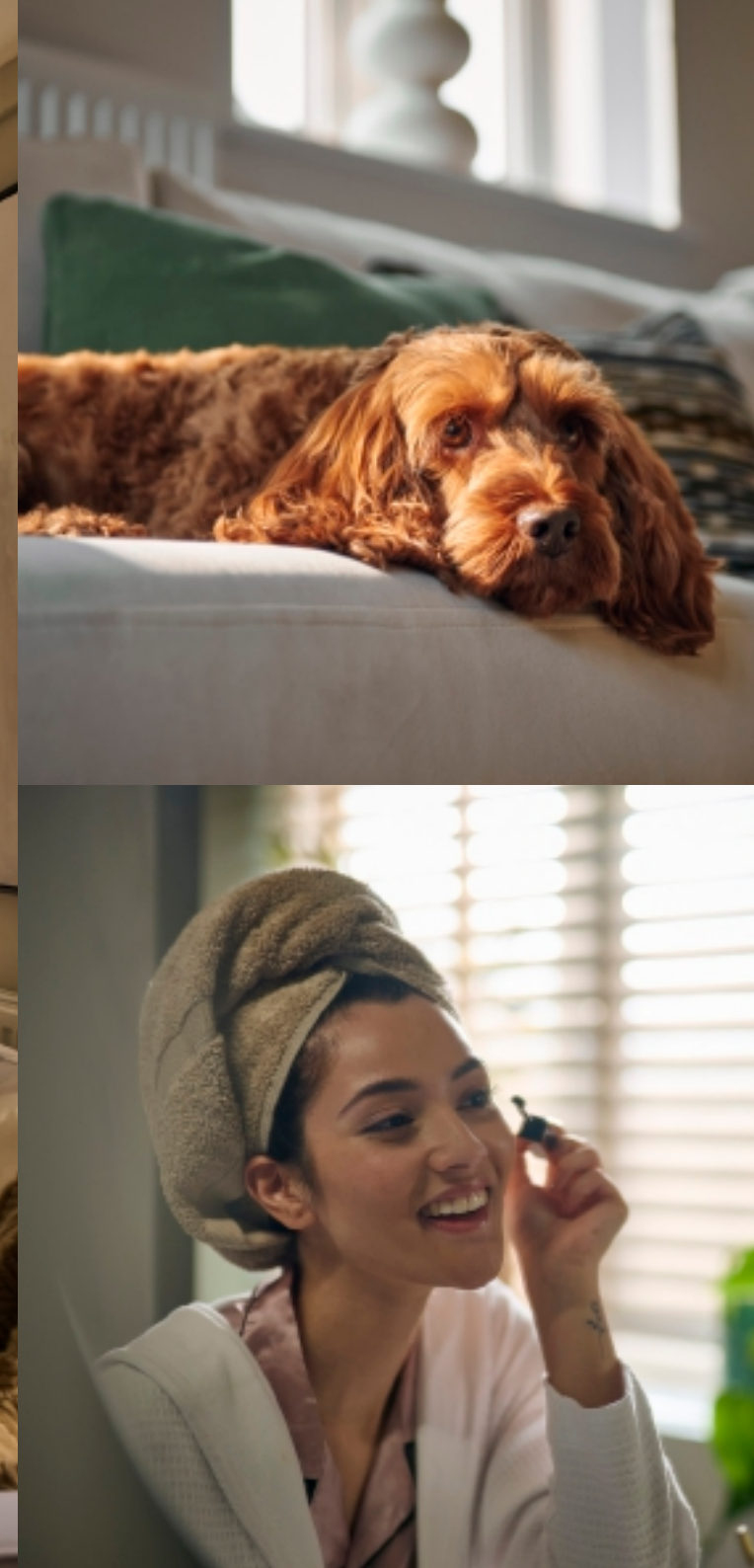
3, 4 & 5 bedroom homes.

Positioned on the edge of the historic town of Northampton. Harlestone Grange is an exceptional collection of 3, 4 & 5 bedroom homes by Charles Church. Harlestone Grange offers a refined lifestyle of unmatched convenience in a great location with urban and rural life on your doorstep.

These quality homes have been designed with premium living in mind, allowing you to personalise your Charles Church finishes throughout.

Discover your true sense of belonging.





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

Discover your happy place.



Harlestone Grange. The perfect place to live and grow.

Harlestone Grange is a stunning collection of energy-efficient 3, 4 & 5 bedroom homes. With miles of open green space on the doorstep and convenient access to Northampton town centre, the development will be part of a growing community designed for modern living.

This thriving area offers a wide selection of amenities including shops and pubs within walking distance. The development itself has wide tree-lined streets and communal spaces – all providing a welcoming community feel for residents.

Our homes also benefit from electric car charging points and solar panels, creating an environmentally and budget friendly lifestyle for years to come.



Please do
make yourself
at home.



The best of both worlds.

With so much to do in the area, you can enjoy urban convenience and rural tranquillity in equal measures. Live in countryside bliss with endless trails and walks providing gentle strolls or energetic hikes.

A hidden gem, Northamptonshire offers some of the most picturesque country views in the Midlands. Enjoy stunning reservoirs just a short drive from Harlestone Grange, or discover the 14-mile Brampton Valley Way, a former railway track that's open to walkers and cyclists.

Northampton thrives on a strong community spirit, with vibrant local events including the annual Northampton Balloon Festival and regular opportunities to get involved in community events.



- 1 Northampton Train Station
- 2 The Grand Union Canal
- 3 Harlestone Firs Forest Walk
- 4 Northampton Town Centre
- 5 Northampton Town Hall



Charles Church

Find your place in history.

Northampton is an ancient town that's reinvented itself again and again over the years.

From a Bronze Age settlement from 2000 BC all the way through to a thriving 21st county seat, Northampton has been home to significant events in English history. Its strategic position by the River Nene has made it a focal point of trade for centuries.

During the 12th and 13th centuries, Northampton flourished as a significant medieval market town with its 11th century castle playing a pivotal role in national events.



Northamptonshire was the site of multiple key historical events, including as the Battle of Northampton in 1460 during the Wars of the Roses, and the Great Fire of 1675.

The town's unique façade has been rebuilt several times, leading to a striking blend of medieval, Georgian and 1960s architecture, including the iconic Guildhall and the Lift Tower, a landmark that can be seen for miles. An industrial powerhouse, Northampton stands as a blend of its rich manufacturing heritage and vibrant cultural history.

Named "The Shoe Capital of the World", Northamptonshire houses several world-renowned brands, including Church's, Doc Martens, and W.J. Brooks, immortalised in the musical Kinky Boots. The museum even hosts a permanent shoe collection.



- 1 All Saints Church
- 2 Northampton Town Centre
- 3 The Grand Café
- 4 Harlestone Firs Forest Walk



Northampton, a place to call home.

Northamptonshire offers some of the most picturesque country views in the Midlands. Enjoy stunning reservoirs, gorgeous parks and take advantage of great connectivity with London and Birmingham less than an hour away.

5 reasons to live in Northampton



Scan to view our local area video



1

One. Discover local eateries

Delight at the range of food options that Northampton offers, from artisanal cafes to hole-in-the-wall eateries. There's also a regular street food pop up event, Bite Street, which offers opportunities to try something a little different.



1 Street Food Pop-Up

Two. Immerse yourself in culture

Northampton is a hotbed of cultural activities, including independent films and operas at the Filmhouse, exciting plays at the Royal & Derngate. If you're into comedy, many well-known comedians test their material here on their way to the Edinburgh Fringe.



2 Royal & Derngate Theatre



2

Three. Sporting heritage

Northampton is home to the European Champions Northampton Saints Rugby Club, Northampton Town Football Club, and several stunning golf courses. If you love water activities, why not kayak at the Nene Whitewater Centre, or go to Castle Ashby Estate for a wild swim?



3 Northampton Saints Rugby Club



3

Four. Countryside living

A hidden gem, Northamptonshire offers some of the most picturesque country views in the Midlands. Enjoy stunning reservoirs just a short drive from Harlestone Grange, or discover the 14-mile Brampton Valley Way, a former railway track that's open to walkers and cyclists.



4 Brampton Valley Way



4

Five. A rich community spirit

Northampton thrives on a strong community spirit, with vibrant local events including the annual Northampton Balloon Festival and regular opportunities to get involved in the community through initiatives including Grow! Eat! Cook! and more.



5 Balloon Festival



5



Always in reach.

Northampton thrives from its position in the Midlands, boasting excellent transport links with the train station offering swift rail services to London, Birmingham, and beyond.

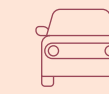
For those who drive, Coventry, Birmingham and London are all around an hour away. Further afield, Harlestone Grange's proximity to the M1, M6 and major A roads ensures effortless road travel across the UK.

Travel by foot from Harlestone Grange



- The Firs 5 minutes
- Shop 9 minutes
- Pub 10 minutes
- Café 10 minutes
- Church 16 minutes
- Playground 18 minutes
- Takeaway 19 minutes
- Hairdressers 19 minutes
- Primary School 21 minutes
- Medical Centre 43 minutes

Travel by car from Harlestone Grange



- Northampton 9 minutes
- Towcester 20 minutes
- Market Harborough 30 minutes
- Milton Keynes 34 minutes

Travel by train from Northampton



- Milton Keynes 19 minutes
- Rugby 22 minutes
- London Euston 52 minutes
- Birmingham 1 hour 2 minutes

Find your sanctuary at Harlestone Grange.



Harlestone Grange site plan.

3 Bedroom Homes

The Welton

4 Bedroom Homes

The Naseby

The Brington

The Scaldwell

The Lamport

The Brixworth

The Holcot

The Sywell

The Haddon

The Holdenby

The Althorpe

5 Bedroom Homes

The Maidwell

The Whilton



Discover a
home you
adore in
every detail.





The Welton

Detached Home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Single garage and 2 x parking spaces
- EV charging point

The Welton is a beautiful three-bedroom modern home with two bathrooms, including an en suite. Ideal for family life and entertaining, downstairs there's a separate dining and living room and a kitchen/breakfast area that features French doors that open onto the back garden. On the ground floor, there's also an additional WC and store cupboard that provides everyday functionality and extra storage.

B [91]

Energy Efficiency Rating



Ground floor

| | |
|-------------|--------------|
| Kitchen | 3.62 x 4.36m |
| Living room | 3.36 x 4.47m |
| Dining room | 3.32 x 3.70m |

First floor

| | |
|-------------------|--------------|
| Principal bedroom | 3.62 x 4.41m |
| Bedroom 2 | 3.17 x 4.74m |
| Bedroom 3 | 2.33 x 3.14m |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Naseby

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and 2 x parking spaces
-  EV charging point

The stunning Naseby is a spacious new home that's perfect for a growing family. Featuring four bedrooms and two bathrooms including an en suite, you have potential guest space. On the ground floor, a relaxed, open-plan kitchen/dining room opens to the back garden, and the separate living room provides a peaceful retreat. An integrated garage gives you extra security and completes the property.



B [91]
Energy
Efficiency Rating



Ground floor

| | |
|----------------|--------------|
| Kitchen/Dining | 7.31 x 2.67m |
| Living room | 3.15 x 4.23m |
| Garage | 2.56 x 4.89m |



First floor

| | |
|-------------------|--------------|
| Principal bedroom | 4.08 x 3.20m |
| Bedroom 2 | 3.15 x 4.23m |
| Bedroom 3 | 3.20 x 2.73m |
| Bedroom 4 | 2.29 x 2.98m |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Brington

Detached Home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



1 x Study



Single garage and 2 x parking spaces



EV charging point

Designed for modern living, the Brington is a four-bedroom home with an open-plan kitchen/family room that complements the separate living room and study. Upstairs, the main bedroom boasts an en suite alongside a main family bathroom. Ample storage is featured throughout, making it a stylish space that's also practical and functional.



B [91]

Energy
Efficiency Rating



Ground floor

| | |
|----------------|--------------|
| Kitchen/Dining | 6.99 x 3.31m |
| Living room | 3.23 x 4.48m |
| Study | 2.33 x 2.25m |



First floor

| | |
|-------------------|--------------|
| Principal bedroom | 3.60 x 3.36m |
| Bedroom 2 | 3.31 x 3.22m |
| Bedroom 3 | 3.77 x 2.24m |
| Bedroom 4 | 3.14 x 2.38m |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

Charles Church







The Scaldwell

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and 2 x parking spaces
-  EV charging point

An ideal family home, the Scaldwell gives you four bedrooms and two bathrooms, including an en suite. Downstairs, you have an open-plan kitchen and dining space, plus a utility room with a handy back door. The spacious living room features French doors that give you access to the garden, making it a relaxing new home that's made with modern living in mind.



B [91]

Energy Efficiency Rating



Ground floor

| | |
|----------------|--------------|
| Kitchen/Dining | 3.14 x 6.88m |
| Living room | 3.39 x 6.88m |



First floor

| | |
|-------------------|--------------|
| Principal bedroom | 2.46 x 3.93m |
| Bedroom 2 | 3.14 x 4.04m |
| Bedroom 3 | 3.46 x 2.86m |
| Bedroom 4 | 2.70 x 2.75m |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Lamport

Detached Home



Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Single garage and 2 x parking spaces
- EV charging point

Perfect for family life, the Lamport is a modern four-bedroom home with two bathrooms including an en suite. Providing that ideal balance, downstairs you have a spacious open-plan kitchen and dining room, and a separate living room. For year-round functionality, French doors open from the living space onto the back garden, and a handy utility room gives you extra storage and practicality.

A [92]

Energy Efficiency Rating



Ground floor

| | |
|----------------|--------------|
| Kitchen/Dining | 3.78 x 6.88m |
| Living room | 3.46 x 6.88m |



First floor

| | |
|-------------------|--------------|
| Principal bedroom | 3.75 x 4.01m |
| Bedroom 2 | 3.51 x 3.94m |
| Bedroom 3 | 3.51 x 2.85m |
| Bedroom 4 | 3.34 x 2.78m |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.








The Brixworth




Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and 2 x parking spaces
-  EV charging point

Beautifully designed, the Brixworth is a spacious and stylish four-bedroom home that's ideal for modern family life. With its separate utility room, the open-plan kitchen/breakfast room is perfect for everyday living. While a separate dining and living room provides space to entertain and unwind. Upstairs, the main bedroom features an en suite.



A [93]

Energy Efficiency Rating



Ground floor

| | |
|-------------|--------------|
| Kitchen | 4.83 x 4.60m |
| Living room | 3.41 x 6.54m |
| Dining room | 3.16 x 3.26m |



First floor

| | |
|-------------------|--------------|
| Principal bedroom | 4.12 x 3.48m |
| Bedroom 2 | 3.80 x 3.89m |
| Bedroom 3 | 3.56 x 3.05m |
| Bedroom 4 | 3.48 x 3.07m |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Holcot

Detached Home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



1 x Study



Single garage and 2 x parking spaces



EV charging point

The Holcot is a four-bedroom home that combines space and style in equal measure. Perfect for modern living, the open-plan kitchen/dining room has a spacious utility room addition. Near the front entrance, you can conveniently access a separate living room and study. And upstairs, the main bedroom boasts a dressing area and en suite.



A [92]

Energy
Efficiency Rating



Ground floor

| | |
|----------------|--------------|
| Kitchen/Dining | 3.06 x 6.71m |
| Living room | 3.43 x 5.41m |
| Study | 3.06 x 2.77m |
| Utility | 1.99 x 3.80m |



First floor

| | |
|-------------------|--------------|
| Principal bedroom | 3.40 x 3.70m |
| Bedroom 2 | 2.77 x 4.08m |
| Bedroom 3 | 3.11 x 2.87m |
| Bedroom 4 | 3.11 x 2.45m |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.







The Sywell


Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and 2 x parking spaces
-  EV charging point

The Sywell has a beautiful, double-fronted design and is ideal for a growing family. Upstairs, you have four bedrooms and two bathrooms including an en suite. On the ground floor, a relaxed open-plan kitchen/family room features bi-fold doors that open to the garden. Then you can enjoy the separate living room and dining room, and a handy utility room and garage.



A [93]

Energy Efficiency Rating



Ground floor

| | |
|----------------|--------------|
| Kitchen/Family | 8.57 x 3.10m |
| Living room | 3.66 x 4.87m |
| Dining room | 2.72 x 3.18m |



First floor

| | |
|-------------------|--------------|
| Principal bedroom | 3.71 x 4.53m |
| Bedroom 2 | 3.72 x 3.94m |
| Bedroom 3 | 2.65 x 4.08m |
| Bedroom 4 | 2.66 x 3.50m |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.








The Haddon

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suite
-  Double garage and 2 x parking spaces
-  EV charging point

The Haddon is a stunning four-bedroom home that's designed for modern family living. Downstairs, the welcoming kitchen/ breakfast area features bi-fold doors that open to the garden. The light and spacious living room also has garden access via its French doors, and a separate dining room offers the perfect space to relax and entertain. Upstairs, two of the bedrooms both benefit from en suites.



A [94]

Energy Efficiency Rating



Ground floor

| | |
|-------------------|--------------|
| Kitchen/Breakfast | 4.63 x 6.98m |
| Living room | 3.57 x 6.54m |
| Dining room | 3.30 x 3.58m |



First floor

| | |
|-------------------|--------------|
| Principal bedroom | 4.40 x 3.92m |
| Bedroom 2 | 4.04 x 3.62m |
| Bedroom 3 | 3.22 x 3.68m |
| Bedroom 4 | 3.32 x 2.77m |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Holdenby

Detached Home



Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 1 x Dressing room
- 1 x Study
- Double garage and 2 x parking spaces
- EV charging point

Made for modern living, stunning Holdenby has four bedrooms and two bathrooms, including a main bedroom that features an en suite and dressing room. With a handy utility room and bi-fold doors that open to the garden, the open-plan kitchen/dining room offers the perfect balance for family life and entertaining. A separate living room and snug/study on the ground floor give you peaceful extra space.

A [93]

Energy Efficiency Rating



Ground floor

| | |
|-------------|--------------|
| Kitchen | 4.05 x 2.67m |
| Dining area | 3.28 x 4.35m |
| Living room | 3.91 x 7.10m |
| Study | 3.65 x 2.56m |



First floor

| | |
|-------------------|--------------|
| Principal bedroom | 3.95 x 4.26m |
| Bedroom 2 | 3.95 x 3.70m |
| Bedroom 3 | 3.95 x 3.32m |
| Bedroom 4 | 3.28 x 3.02m |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.





The Althorpe

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double garage and 2 x parking spaces
-  EV charging point

The stunning Althorpe is a four-bedroom home that provides luxurious space designed for modern living. The open-plan kitchen and breakfast area features a snug for relaxing, and bi-fold doors, which are handy during the warmer months. The living room also has garden access via its French doors, and the separate dining room is ideal for entertaining and everyday mealtimes. Upstairs, you'll find a study area that provides a quiet retreat, and two bedrooms include en suite bathrooms.



A [94]

Energy Efficiency Rating



Ground floor

| | |
|-------------------|--------------|
| Kitchen/Breakfast | 4.64 x 7.43m |
| Snug | 2.74 x 2.99m |
| Living room | 3.86 x 6.43m |
| Dining room | 3.26 x 3.81m |



First floor

| | |
|-------------------|--------------|
| Principal bedroom | 4.29 x 5.50m |
| Bedroom 2 | 3.91 x 3.30m |
| Bedroom 3 | 3.31 x 3.54m |
| Bedroom 4 | 3.73 x 3.03m |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



The Maidwell

Detached Home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Single garage and 2 x parking spaces



1 x Study



EV charging point

Ideal for family life, the Maidwell has a beautiful balance of traditional and modern living. The separate living and dining rooms provide space for relaxing and entertaining, and the open-plan kitchen/family room has a breakfast area and access to the garden. Featuring four good-sized bedrooms and two bathrooms (including an en suite), the upstairs also includes a study, utility room and garage that completes this stunning new home.



A [94]

Energy
Efficiency Rating



Ground floor

| | |
|----------------|--------------|
| Kitchen/Family | 8.57 x 3.87m |
| Living room | 3.50 x 5.23m |
| Dining room | 2.86 x 3.09m |



First floor

| | |
|-------------------|--------------|
| Principal bedroom | 4.39 x 4.35m |
| Bedroom 2 | 4.09 x 2.97m |
| Bedroom 3 | 3.10 x 3.61m |
| Bedroom 4 | 2.74 x 3.91m |
| Study | 2.86 x 2.58m |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

Charles Church

49



The Whilton

Detached Home



Features

- 5 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- Double garage and 2 x parking spaces
- 1 x Dressing room
- EV charging point

The five-bedroom Whilton is a spacious three-storey house with a classic double-fronted design. Offering stylish kerb appeal, the ground floor features a large open-plan kitchen/family room, which includes bi-fold doors that open onto the garden. Four bedrooms can be found on the first floor and two bathrooms, including an en suite. The second floor is home to the main bedroom, which enjoys an en suite and dressing room.

A [92]

Energy
Efficiency Rating



| Ground floor | | First floor | | Second floor | |
|--------------|--------------|-------------|--------------|-------------------|--------------|
| Kitchen | 5.31 x 4.70m | Bedroom 2 | 3.09 x 4.46m | Principal bedroom | 5.19 x 5.27m |
| Family | 3.03 x 4.68m | Bedroom 3 | 3.06 x 4.47m | Dressing room | 3.06 x 3.01m |
| Living room | 3.06 x 4.10m | Bedroom 4 | 4.75 x 3.01m | | |
| Dining room | 3.03 x 2.69m | Bedroom 5 | 2.74 x 3.00m | | |

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

Specification.

General

- Oak internal doors
- Chrome door handles
- UPVC windows
- White gloss woodwork unless stated
- Choice of soft white, off white or soft grey emulsion to walls
- Soft white emulsion to ceilings
- Gas central heating
- Chrome downlighters*
- Home hub telephone point to lounge*
- Smoke detector & CO2 detector
- Wardrobes fitted as standard to bedroom 1*
- Wireless Google Nest thermostat

Kitchen

- Choice of kitchen units/worktop (Harvard & Alta range)
- Soft close doors
- Built in AEG appliances to include**:
- 2x single ovens
- Microwave (above oven)
- Coffee machine (above oven)
- Induction hob
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel chimney hood & splashback

Specification is dependent on build stage. Please refer to your sales advisor for further information on specific plots. *As per house type drawings
**As per individual kitchen drawings ^As per external drawings for sizes

Bathrooms and en suites

- Contemporary style sanitaryware by Ideal Standard
- Soft close toilet seat
- Thermostatic shower to en-suite in bedroom 1 (if applicable)
- Anthracite towel rails to bathrooms & en suite
- Half height tiling to sanitaryware walls with chrome tile trim
- Shower enclosure fully tiled (where applicable)

Exterior

- 1.8-metre high fence
- Outside tap
- Power and light to garage
- EV charging point 7KWh
- Front & rear external lights with PIR & dusk to dawn sensor
- Wired Ring doorbell
- PV Solar Panels
- Grey riven slab patio to rear garden^

Warranty

- 10 year new homes warranty



This is your
world, we
just built it.

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.

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.

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.

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.

08. High spec as standard.

You'll feel the quality as soon as you walk through the front door. From German appliances and an integrated coffee machine in the kitchen, to oak internal doors and built in wardrobes in bedroom one. 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 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.



Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



Part Exchange.

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



Deposit Boost.

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



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.



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.



Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



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.



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.