

Find your sanctuary at

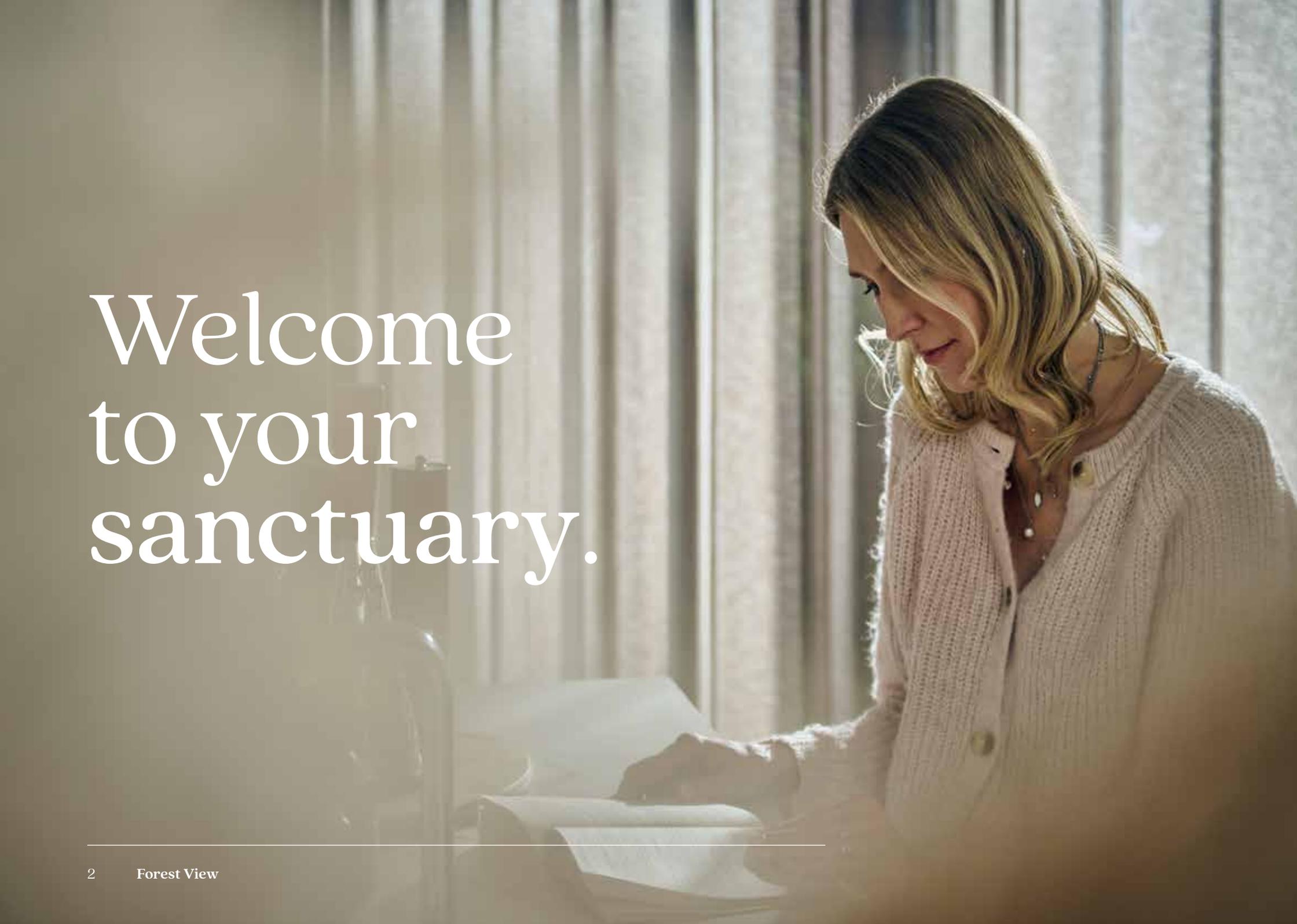
Forest View

Rothwell, 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.

Forest View is our stunning collection of three, four and five-bedroom homes situated on the edge of Rothwell.

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.



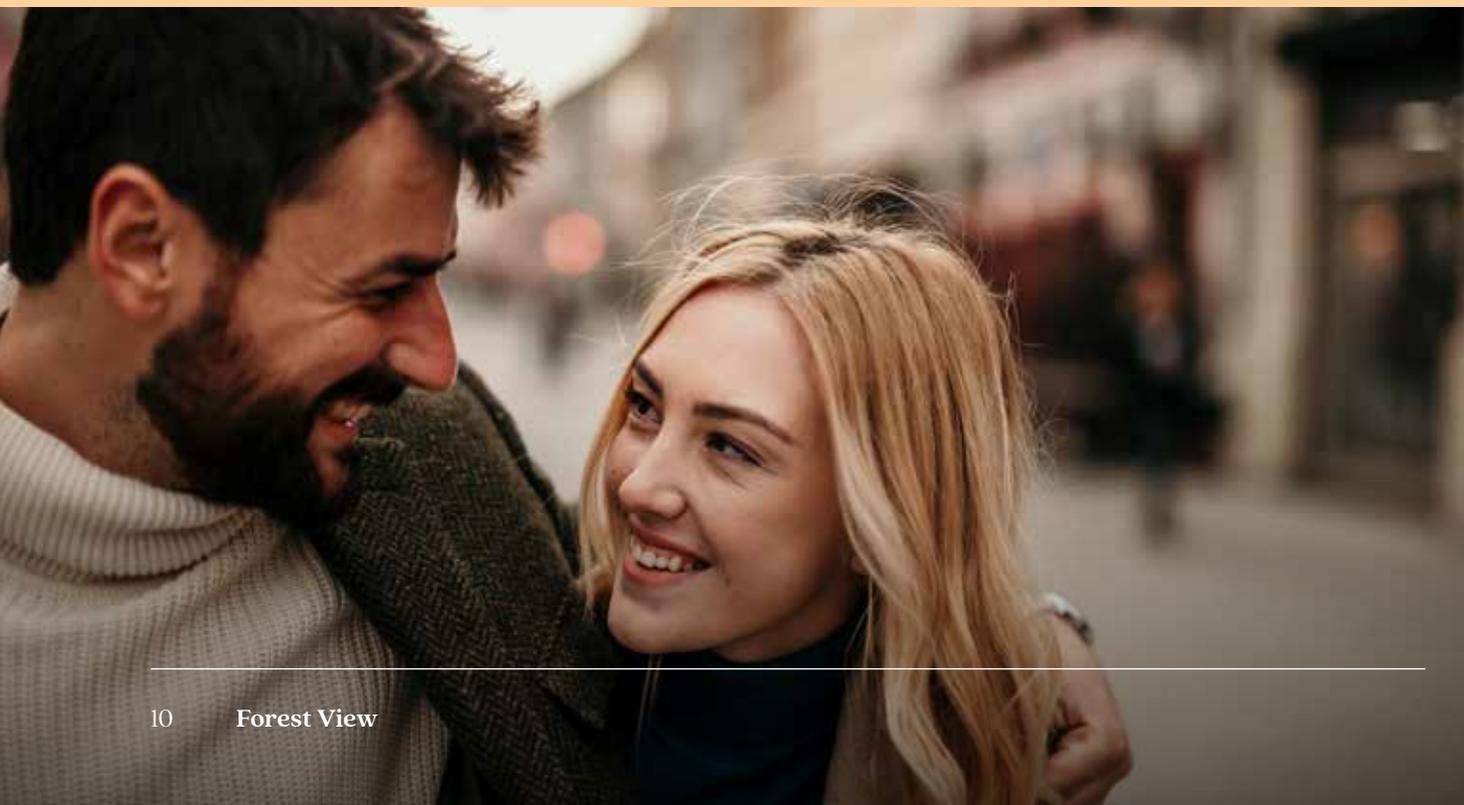






Notice
that feeling.
That's the
feeling
of home.

Discover
your happy
place.



Forest View The perfect place to live and grow.

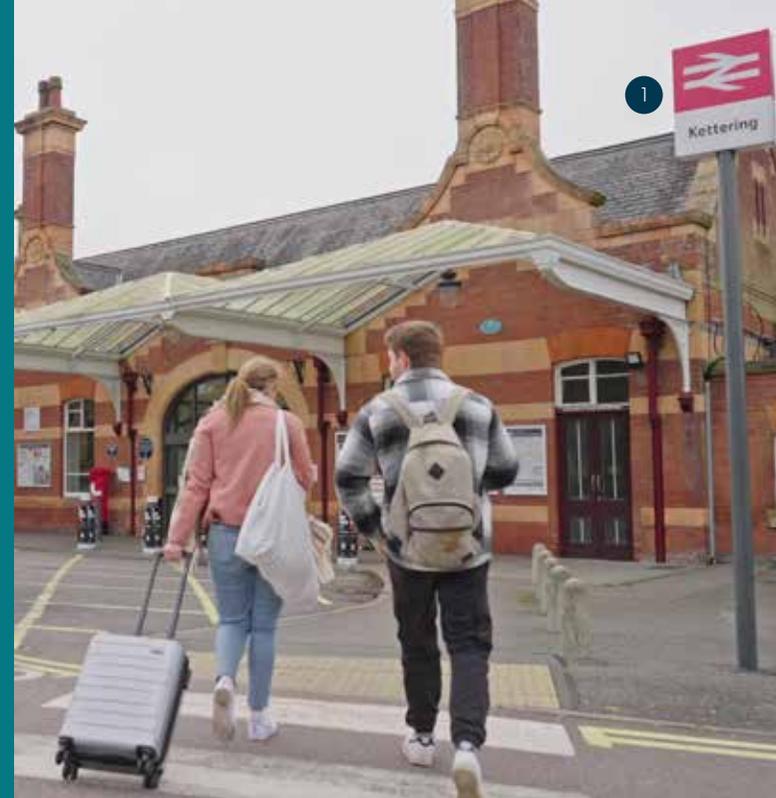
With its energy-efficient three, four and five-bedroom homes, Forest View is ideal for growing families, first-time buyers, young professionals and downsizers. Enjoy effortless shopping with local amenities just a short walk away, plus the charm of the countryside and easy access to Desborough, Kettering, Corby, and Market Harborough for even more choice.

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 will also benefit from electric car charging points and bike storage, giving you a great base for an active and eco-friendly lifestyle.



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 the stunning East Carlton Countryside Park, around 7 miles away, set in 102 acres of parks and woodland featuring a cafe, shop and free parking for all visitors.

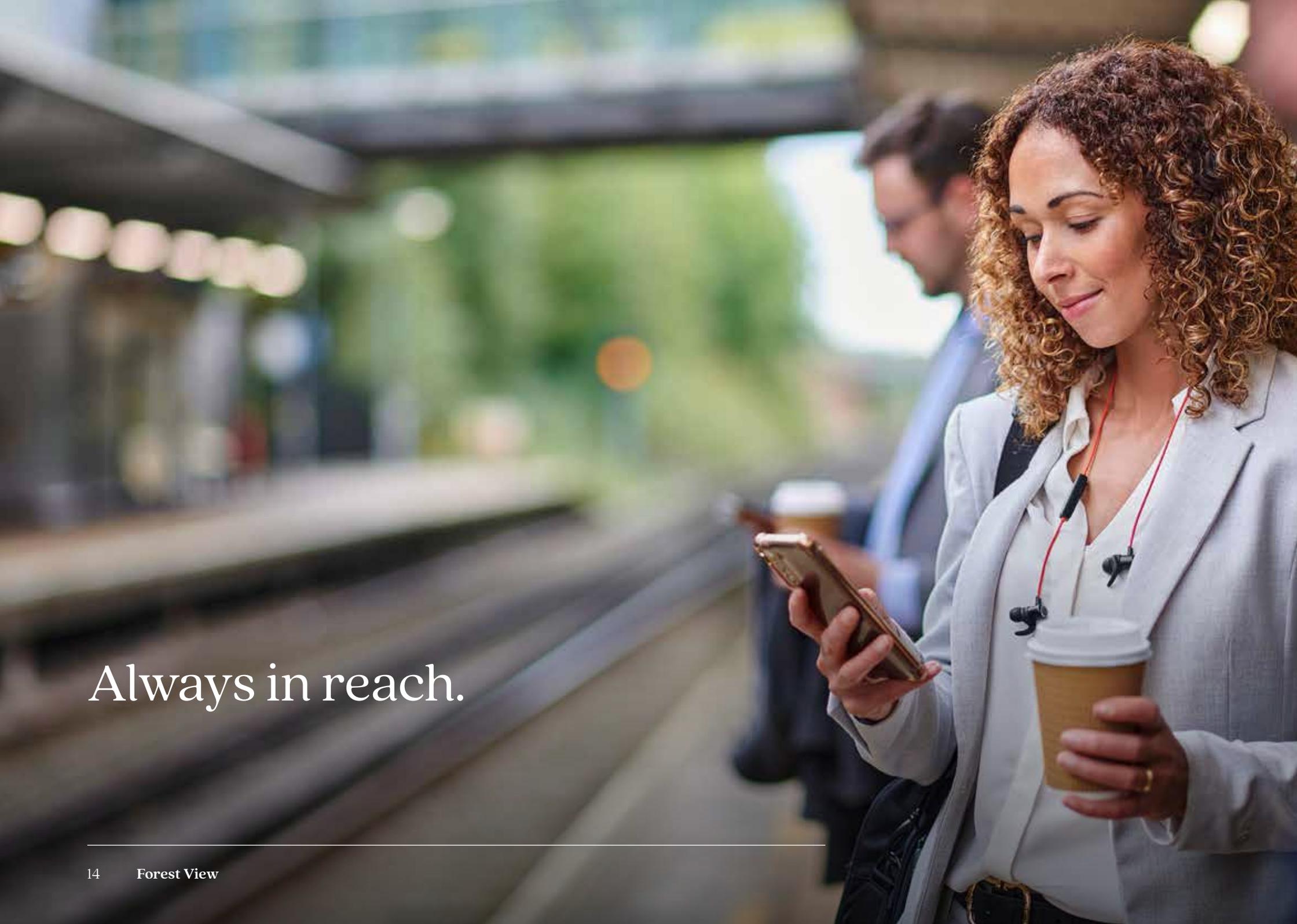
Northampton thrives on a strong community spirit, with vibrant local events including the annual Rowell Fair and regular opportunities to get involved in community events.



- 1 Kettering Train Station
- 2 St. Peter & St. Paul Church
- 3 Rowell Charter Inn
- 4 Rothwell aerial
- 5 Rothwell town centre



Charles Church



Always in reach.

Travel by **foot** from
Forest View



Montsaye Academy	8 minutes
Rowell Charter Inn	13 minutes
Tesco Express	14 minutes
Bewiched Coffee	14 minutes
Manor Park	15 minutes
Holy Trinity Parish Church	15 minutes
Rothwell Junior School	17 minutes
Rothwell Community Centre	19 minutes

Travel by **car** from
Forest View



Desborough	3 minutes
Kettering	10 minutes
Market Harborough	12 minutes
Northampton	30 minutes

Travel by **train** from
Kettering



Leicester	25 minutes
Loughborough	36 minutes
Nottingham	55 minutes
London St Pancras	1 hour

Find your sanctuary at
Forest View.



Forest View site plan.

3 Bedroom Homes

-  The Studland
-  The Yardley

4 Bedroom Homes

-  The Chopwell
-  The Hastings
-  The Bamburgh
-  The Lancombe
-  The Seacombe

5 Bedroom Homes

-  The Kingsand



Sales Complex



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 executive. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.



The Studland

3-bedroom semi-detached home



Features

-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  2 x Parking spaces
-  EV charging point

The open plan kitchen/dining room is the spacious heart of this home, with bi-fold doors opening into the garden and rooflights to let light stream in. The Studland also features a separate living room, practical utility, downstairs WC, and both understairs and hallway storage. Upstairs there are three well-proportioned bedrooms with an en suite to bedroom one.



Ground floor

Kitchen/Dining	4.15 x 3.62m
Living room	4.74 x 3.35m



First floor

Principal bedroom	3.66 x 3.62m
Bedroom 2	3.65 x 3.17m
Bedroom 3	3.14 x 2.32m

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The Yardley

3-bedroom detached home



Features



3 x Bedrooms



1 x Bathroom



2 x En suites



Single garage and 2 x parking spaces



EV charging point

The Yardley is a three-bedroom, three-bathroom home. The kitchen/breakfast room, living room and dining room are all a very good size and with two sets of French doors this is a lovely home for enjoying the garden. As well as a downstairs WC there are three bathrooms upstairs, two are en suites and there's a separate family bathroom.



Ground floor

Kitchen/Breakfast	4.15 x 3.62m
Living room	4.74 x 3.35m
Dining room	3.47 x 4.21m



First floor

Principal bedroom	3.66 x 3.62m
Bedroom 2	3.65 x 3.17m
Bedroom 3	3.14 x 2.32m

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B

Energy
Efficiency Rating



The Chopwell

4-bedroom detached home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Single garage and 2 x parking spaces



EV charging point

The Chopwell is a home with plenty of space for a growing family. Four bedrooms - one with an en suite - and a family bathroom, create a good balance upstairs, while on the ground floor, there's a kitchen/dining room/snug and the quiet space of a separate living room. A utility room, bi-fold doors to the garden, WC and a garage, are welcome family-friendly features.



B

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Snug	5.46 x 5.75m
Living room	3.94 x 3.15m



First floor

Principal bedroom	4.08 x 3.54m
Bedroom 2	4.25 x 3.20m
Bedroom 3	2.98 x 2.11m
Bedroom 4	3.16 x 2.78m

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The Hastings

4-bedroom 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 Hastings is a modern home with the flexibility of a home office, plus a separate living room and dining room. That still leaves four bedrooms and two bathrooms to suit growing family life. An open plan kitchen/family room has bi-fold doors to the garden. The separate garage is a bonus.



Ground floor

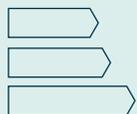
Kitchen	3.21 x 3.22m
Family room	2.54 x 4.89m
Living room	4.87 x 3.22m
Dining room	3.49 x 2.55m



First floor

Principal bedroom	4.44 x 3.18m
Bedroom 2	4.44 x 2.61m
Bedroom 3	2.56 x 3.05m
Bedroom 4	2.82 x 2.80m
Study	2.56 x 2.08m

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B

Energy
Efficiency Rating



The Bamburgh

4-bedroom detached home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Single garage and 2 x Parking spaces



EV charging point

The Bamburgh is a superb four-bedroom, two-bathroom home, perfect for family living. A spacious open plan kitchen/dining room, snug and separate living room offer a balance of practicality and comfort. Bi-fold doors lead to the garden, while the family bathroom has modern fixtures and fitting.



Ground floor

Kitchen	3.10 x 3.40m
Snug	3.00 x 4.40m
Dining room	3.10 x 3.56m
Living room	5.30 x 3.84m



First floor

Principal bedroom	3.31 x 3.84m
Bedroom 2	3.57 x 3.90m
Bedroom 3	3.17 x 2.69m
Bedroom 4	2.94 x 2.69m

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B

Energy
Efficiency Rating



The Lancombe

4-bedroom detached home



Features



4 x Bedrooms



1 x Bathroom



1 x En suite



1 x Study

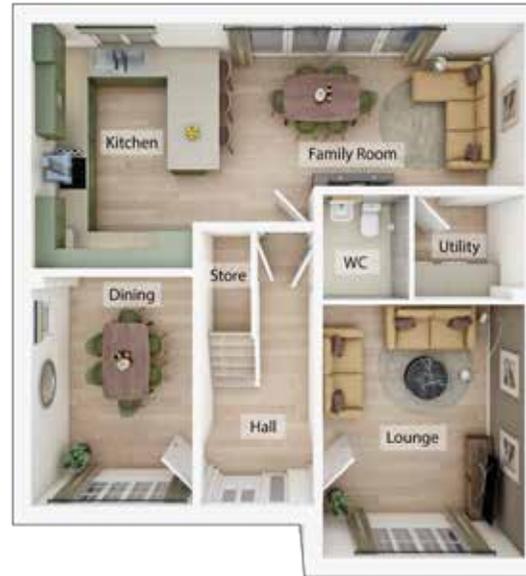


Single garage and 2 x parking spaces



EV charging point

The Lancombe has the contemporary features of an open plan kitchen/ family room and bi-fold doors to the garden, and the traditional features of a separate living room, dining room and garage. It offers the perfect balance for family life and for entertaining. The first-floor layout includes four bedrooms, a bathroom, en suite and a study.



Ground floor

Kitchen	4.24 x 2.80m
Family room	3.44 x 5.76m
Living room	4.37 x 3.50m
Dining room	3.95 x 2.80m



First floor

Principal bedroom	3.83 x 3.50m
Bedroom 2	3.44 x 2.85m
Bedroom 3	3.96 x 2.55m
Bedroom 4	3.73 x 2.52m
Study	2.55 x 1.89m

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B

Energy
Efficiency Rating



The Seacombe

4-bedroom detached home



Features



4 x Bedrooms



1 x Bathroom



2 x En suites



Single garage and 2 x parking spaces



EV charging point

The jewel in the crown of this four-bedroom home is an impressive open plan kitchen/dining room that incorporates a snug, island, and bi-fold doors to the garden. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage. This is a wonderful new home for all aspects of family life.



B
Energy
Efficiency Rating



Ground floor

Kitchen	3.79 x 5.46m
Dining room	2.43 x 4.08m
Snug	2.34 x 2.94m
Living room	4.62 x 4.18m



First floor

Principal bedroom	2.87 x 4.19m
Bedroom 2	3.85 x 3.06m
Bedroom 3	3.98 x 3.21m
Bedroom 4	2.92 x 3.21m

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The Kingsand

5-bedroom detached home



Features



5 x Bedrooms



1 x Bathroom



3 x En suites



Double garage and 2 x parking spaces



EV charging point

The Kingsand has kerb appeal as well as an excellent layout inside. Particularly strong features are the large L-shaped open plan kitchen/dining/family room with bi-fold doors to the garden, a separate living room, and the balance of five bedrooms and four bathrooms. Plus, bedroom one enjoys a dressing room.



Ground floor

Kitchen/Dining	3.37 x 6.20m
Living room	4.05 x 3.42m
Family area	4.04 x 3.72m

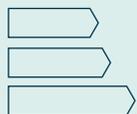
Second floor

Principal bedroom	3.70 x 3.47m
Bedroom 2	3.54 x 2.67m
Bedroom 3	3.81 x 3.26m

Third floor

Bedroom 4	3.98 x 3.67m
Bedroom 5	3.98 x 3.47m

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B

Energy
Efficiency Rating

Specification.

General

- Electrical media plate to living room
- White sockets and light switches throughout
- Chrome downlighters to kitchen, bathroom and en suite(s)
- Dulux matt emulsion finish in soft white to walls and ceilings
- White five panel internal doors
- Bi-fold doors to selected plots
- Gas central heating
- UPVC double glazed lockable windows

Kitchen

- Choice of kitchen units/worktop (subject to build stage)
- Worktop upstand to kitchen and utility
- Soft close door and drawers
- Stainless steel conventional oven*
- Induction hob*
- Integrated fridge/freezer*
- Integrated dishwasher*
- Integrated microwave*
- Stainless steel splashback from range of colours

*As per individual drawings.

Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by Ideal
- Choice of wall tiling (dependent on build stage)
- Thermostatic/electric shower to family bathroom and en suite(s)
- Chrome towel radiators in main bathroom and en suite(s)*

Exterior

- Outside tap
- EV Charging point 7KWh Mode 3
- Landscaping to front*
- Lockable windows
- Security chain to front door
- Smoke detectors to hall and landing
- Power and light to garage
- 1.8-metre high fence
- Solar panels (please refer to your Sales Executive to confirm details)

Warranty

- 10 year new homes warranty
- 2 year Charles Church 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.



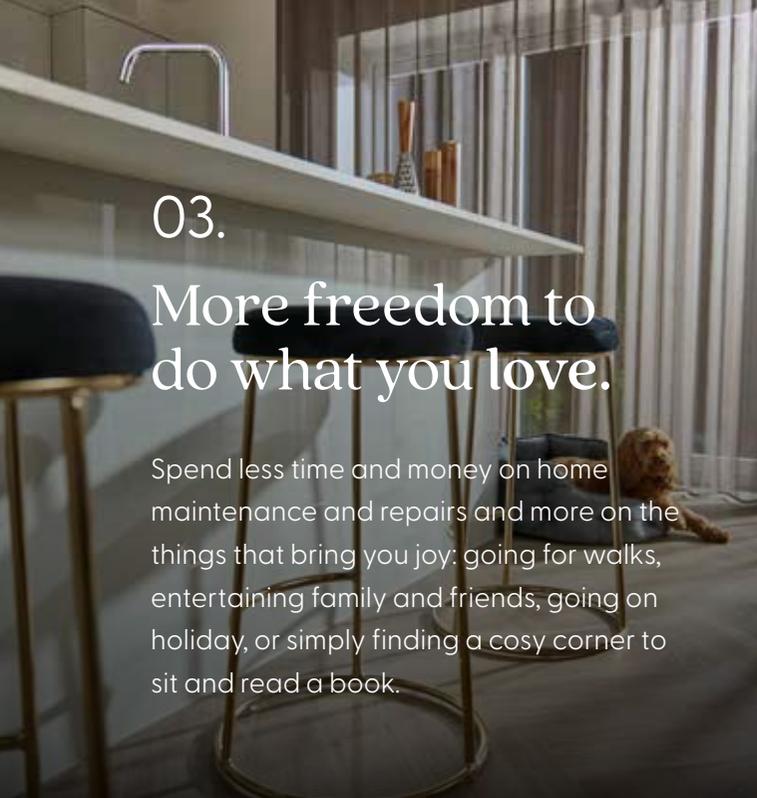
06. Peace of mind.

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.

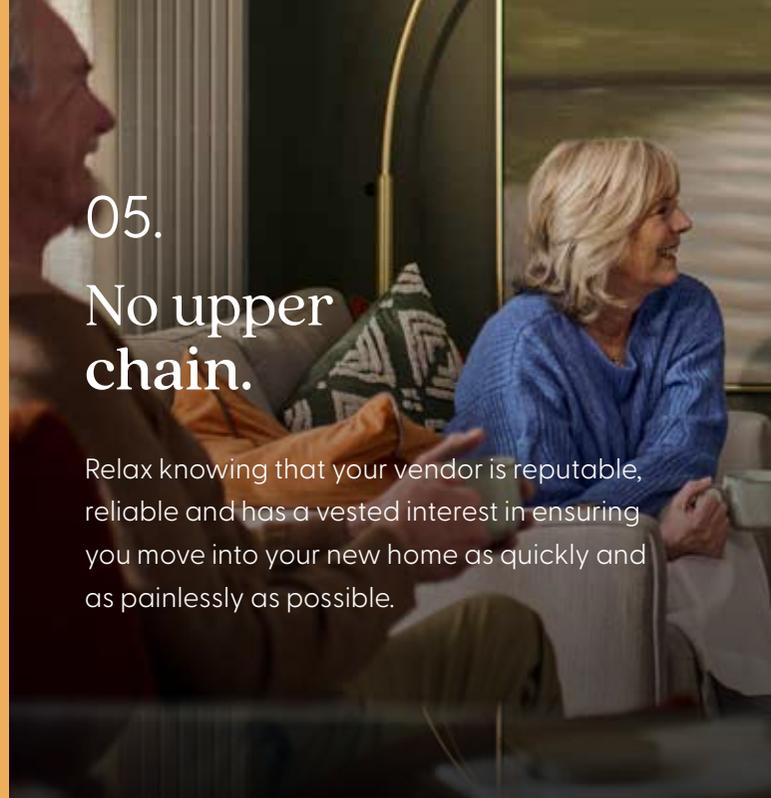
Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.



04.

Everything is new.

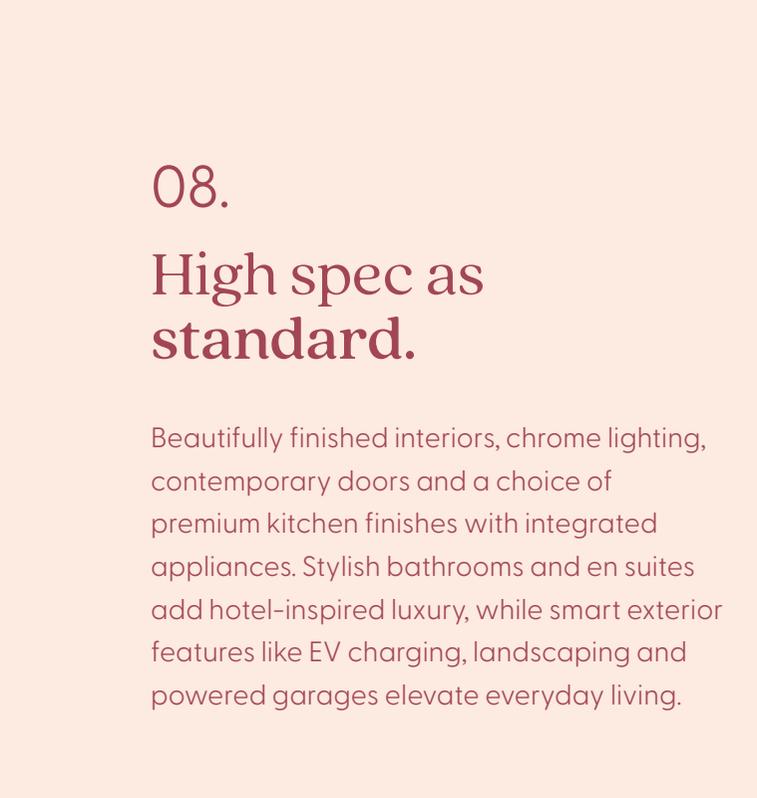
New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



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.

Beautifully finished interiors, chrome lighting, contemporary doors and a choice of premium kitchen finishes with integrated appliances. Stylish bathrooms and en suites add hotel-inspired luxury, while smart exterior features like EV charging, landscaping and powered garages elevate everyday living.



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.



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Our star rating

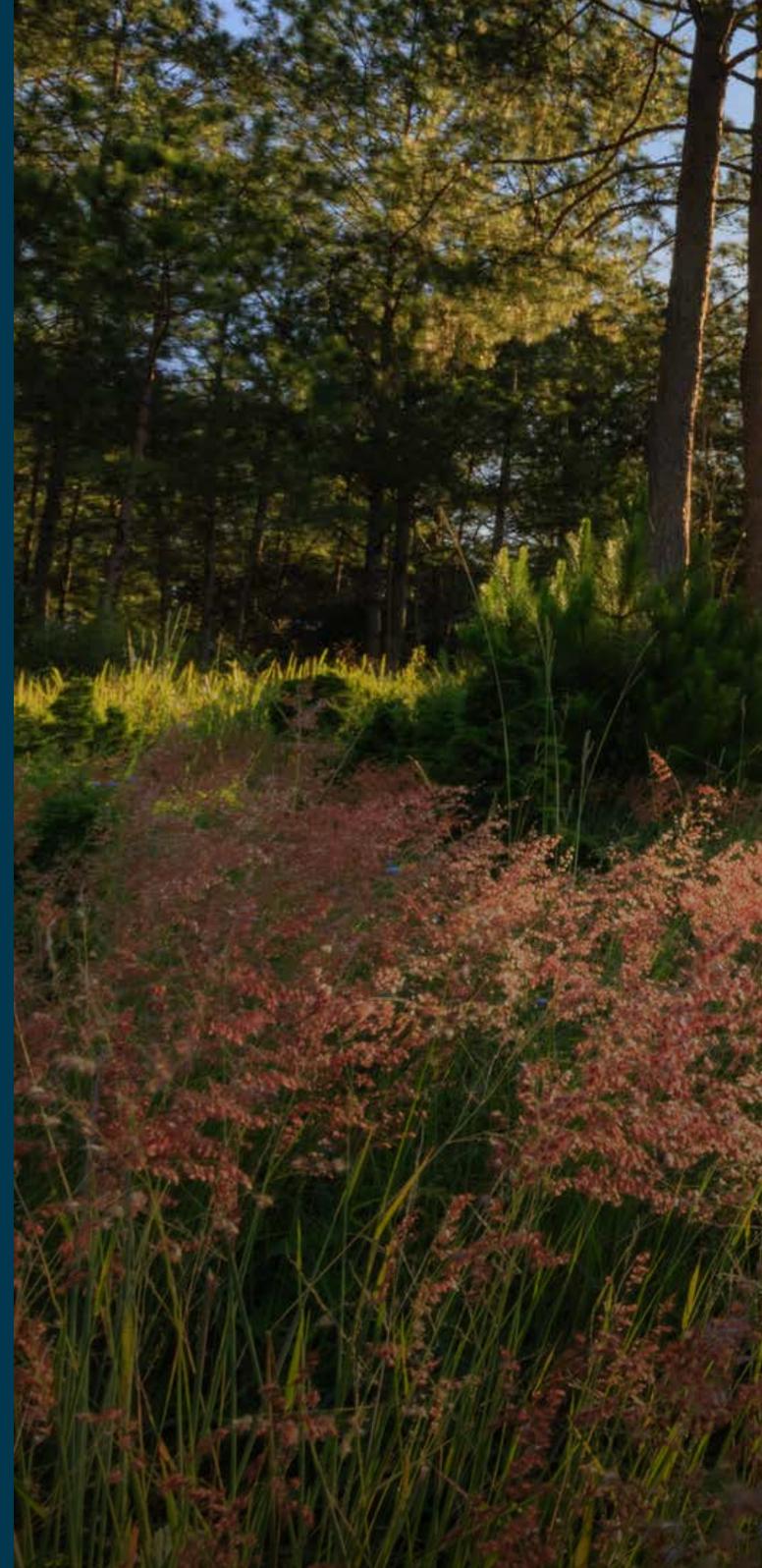
We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

Issue: April 2025 Ref: 230-670

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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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.