



Find your sanctuary at

Bramble Green

Market Harborough, Leicestershire

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.

Bramble Green is our premium collection of five-bedroom homes situated on the edge of Market Harborough.

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

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.



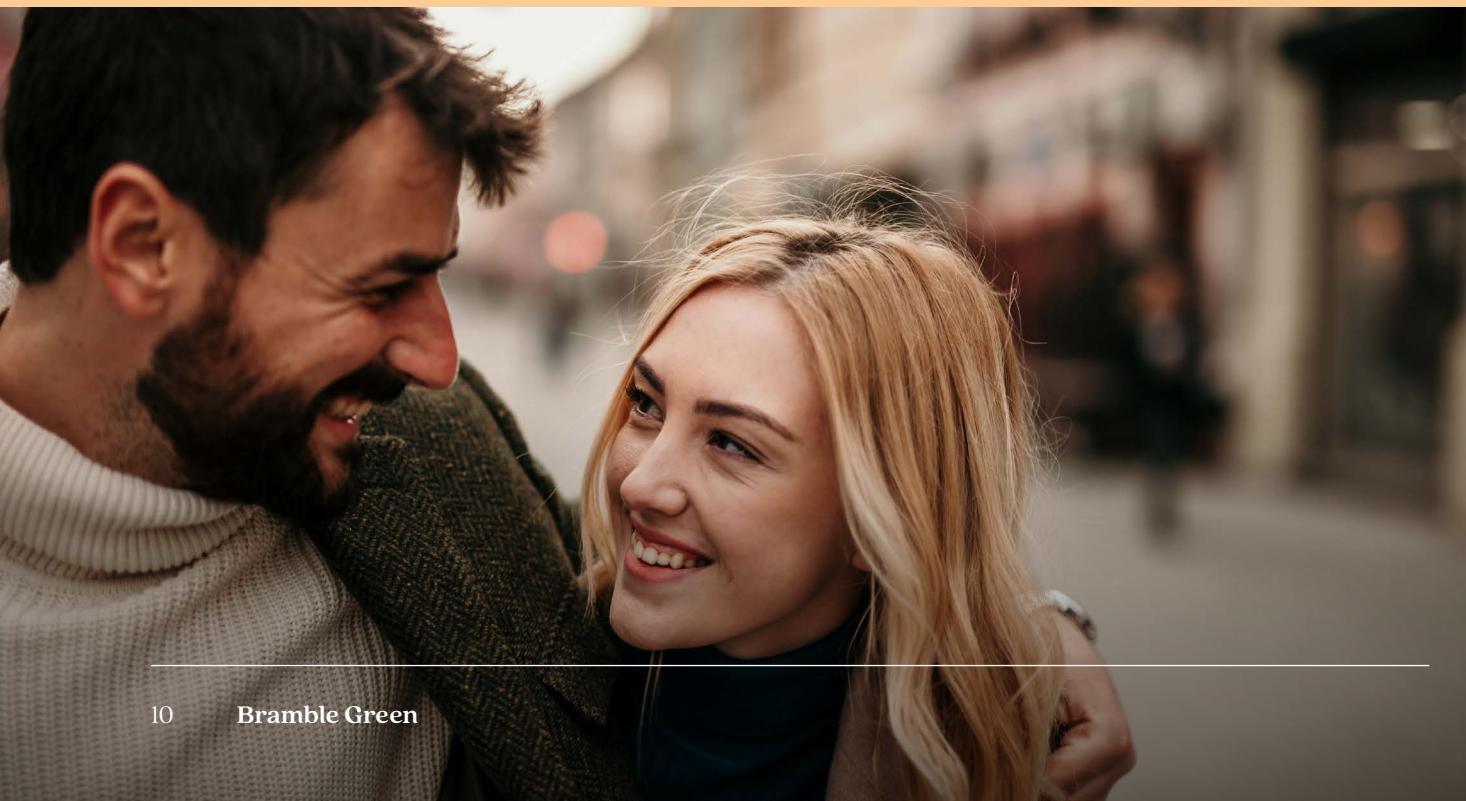






Notice
that feeling.
That's the
feeling
of home.

Discover
your happy
place.



Bramble Green

The perfect place to live and grow.

Perfect for families ready for their next move, Bramble Green is set on the edge of Market Harborough, one of the UK's most desirable market towns and a 2023 Sunday Times Best Places to Live location.

With its tree-lined entrance that leads to a village green, this exciting development features exclusive five-bedroom premium homes that combine contemporary design with timeless character.

Families will enjoy the integrated play area, joining a green open space that includes a residential pond and stream. Also, keen gardeners will love Bramble Green's allotments.



Please do
make yourself
at home.



The best of both worlds.

Daily essentials are easy with Waitrose, independent shops, schools and countryside trails all close by. And with local parks, golf and the canal-side beauty of Foxton Locks just a short drive away, it's a location that balances quality of life with everyday ease.

Schools including Little Bowden Primary School and Market Harborough Church of England Primary Academy are both within walking distance, while Market Harborough Station is less than 2 miles away, connecting you directly to Leicester, London and beyond.



- 1 Market Harborough Town Centre
- 2 Market Harborough Train Station
- 3 Waitrose Supermarket
- 4 Market Harborough A6 Roundabout
- 5 Harborough Leisure Centre



A woman with curly hair is looking down at a smartphone in her right hand. She is wearing a light grey blazer over a white shirt and has a red lanyard with a black badge around her neck. In her left hand, she holds a brown paper coffee cup with a white lid. She is standing on a train platform, with a blurred background showing train tracks and a man in a suit looking at his phone. The text "Always in reach." is overlaid on the left side of the image.

Always in reach.

Travel by **foot** from Bramble Green



	●	
Rieker Outlet Store	○	2 minutes
Harborough Leisure Centre	○	6 minutes
Football and Rugby Club	○	8 minutes
Little Bowden Park	○	12 minutes
Golf Club	○	17 minutes
Sainsbury's	○	21 minutes
Waitrose	○	21 minutes
Market Harborough Town Centre	○	22 minutes

Travel by **car** from Bramble Green



	●	
Kettering	○	20 minutes
Northampton	○	40 minutes
Leicester	○	45 minutes
Coventry	○	45 minutes

Travel by **train** from Market Harborough



	●	
Leicester	○	12 minutes
Nottingham	○	36 minutes
Birmingham	○	1 hour 2 minutes
St Pancras	○	1 hour 9 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.

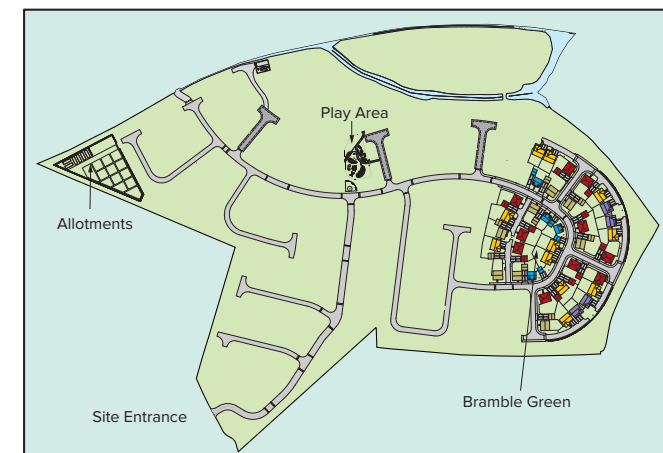
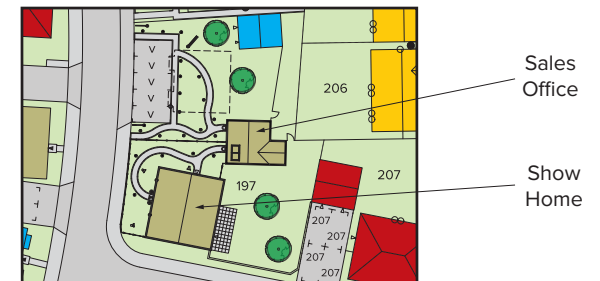
Find your sanctuary at
Bramble Green.

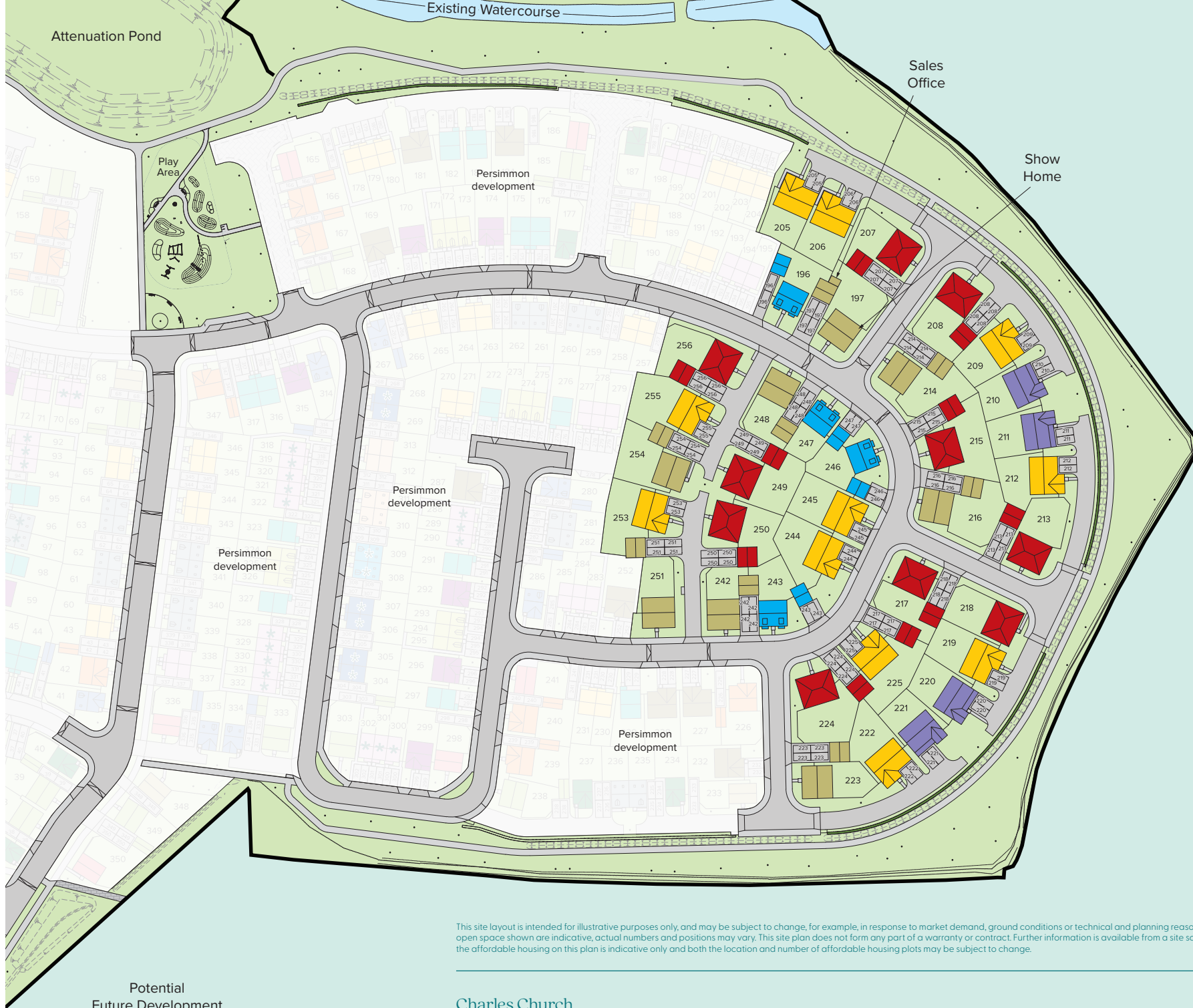
Bramble Green site plan.

5 Bedroom Homes

-  The Fenchurch
-  The Regent
-  The Holborn
-  The Compton
-  The Portland

Show Home and Sales Office





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. 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.

Potential
Future Development

Charles Church

Discover a
home you
adore in
every detail.












The Fenchurch

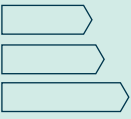
Detached Home



Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Solar panels
-  Integral garage and 2 x parking spaces

The Fenchurch is a five-bedroom family home with an integral double garage. The open-plan kitchen/dining/family room has bi-fold doors making it a lovely entertaining space for family life. There's a separate living room, utility room with outside access and a downstairs WC. Upstairs, two of the bedrooms have their own en suites and there's a good-sized family bathroom for the other three bedrooms to use. Storage cupboards on the landing are another convenient detail.



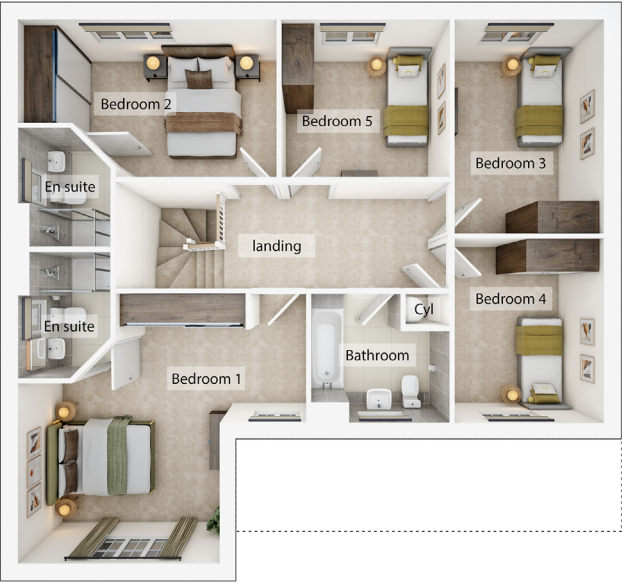
A (92)

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Family room	10.81 x 3.94m
Living room	3.72 x 4.91m
Utility	1.71 x 1.97m



First floor

Bedroom 1	3.72 x 3.31m
Bedroom 2	4.77 x 2.90m
Bedroom 3	2.75 x 3.94m
Bedroom 4	2.75 x 3.40m
Bedroom 5	3.11 x 2.90m

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 Regent

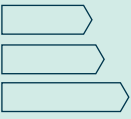
Detached Home



Features

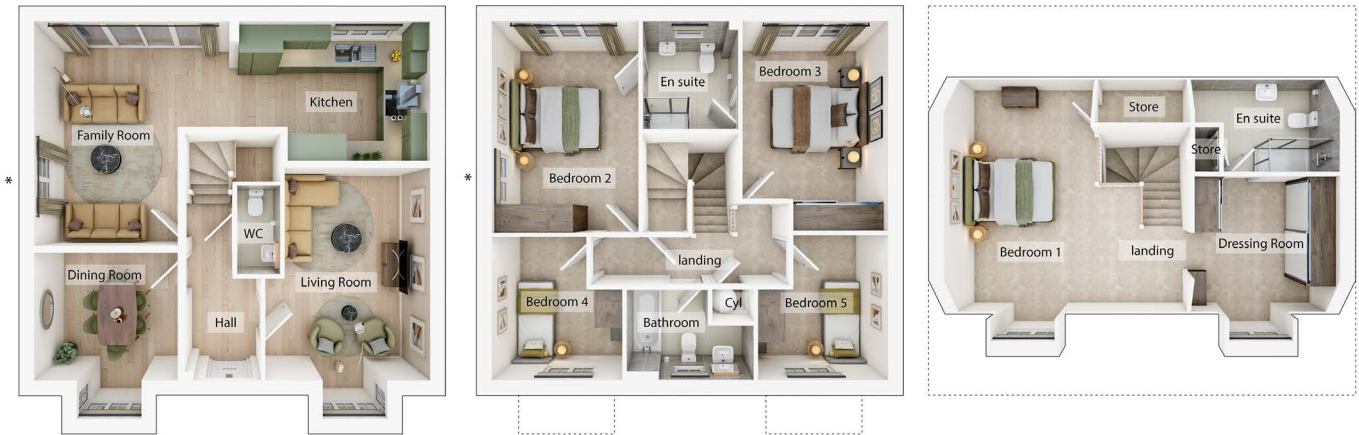
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Solar panels
-  Single garage and 2 x parking spaces

The Regent is a stunning five-bedroom detached home set over three floors. There's an impressive open-plan kitchen/family room with bi-fold doors to the garden. Both the living room and dining room have attractive bay windows. Two of the four bedrooms on the first floor have a shared en suite, and the other two have use of the family bathroom. The main bedroom with en suite has the second floor all to itself, making a wonderful sanctuary.



A (92)

Energy
Efficiency Rating



Ground floor		First floor		Second floor	
Kitchen/Family room	8.33 x 4.71m	Bedroom 2	3.08 x 4.45m	Bedroom 1	8.33 x 5.27m
Dining room	3.02 x 2.68m	Bedroom 3	3.05 x 4.41m		
Living room	3.46 x 4.46m	Bedroom 4	2.74 x 3.00m		
		Bedroom 5	2.73 x 3.04m		

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 Holborn

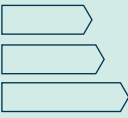
Detached Home



Features

-  5 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Solar panels
-  Double garage and 2 x parking spaces

The Holborn is a great home for a growing family. There are five bedrooms, a large open-plan kitchen/family room with bi-fold doors to the garden, and the flexibility of separate living and dining rooms. Upstairs, bedroom one has an en suite, leaving a lovely family bathroom for the other four. Storage cupboards on the landing add to the built-in storage space downstairs, and the other practical features are the utility room which has outside access and the downstairs WC.



A (94)

Energy
Efficiency Rating



Ground floor

Kitchen/Family room	9.68 x 3.60m
Dining room	3.17 x 3.74m
Living room	3.91 x 5.25m
Utility	2.06 x 1.88m



First floor

Bedroom 1	3.98 x 3.97m
Bedroom 2	3.49 x 3.97m
Bedroom 3	3.46 x 2.79m
Bedroom 4	3.67 x 2.79m
Bedroom 5	2.37 x 2.79m

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 Compton

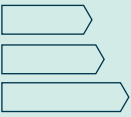
Detached Home



Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Solar panels
-  Integral garage and 2 x parking spaces

The Compton is a five-bedroom, three bathroom home that has been designed for modern family life. There's a front-facing living room and a lovely kitchen/dining/ family room which has bi-fold doors. The separate utility room has outside access and the other practical features are the downstairs WC and built-in storage. The ground floor also incorporates a double garage. For a growing family, the en suite main bedroom, shared en suite to bedroom two and three, and the family bathroom will be much appreciated.



A (92)

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Family room	11.26 x 3.33m
Living room	3.65 x 5.00m
Utility	2.25 x 1.78m



First floor

Bedroom 1	4.73 x 5.02m
Bedroom 2	3.92 x 3.14m
Bedroom 3	3.92 x 3.00m
Bedroom 4	4.07 x 3.00m
Bedroom 5	3.07 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.



The Portland

Detached Home



Features

- 5 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- Solar panels
- Double garage and 2 x parking spaces

The Portland is a grand five-bedroom, three-bathroom home with an impressive open-plan kitchen/family room with bi-fold doors. Both the dining room and living room are front-aspect. There’s also a utility room with outside access, a downstairs WC and storage space under the stairs. The first floor has five lovely bedrooms, one of which would make a good study. The main bedroom is en suite, bedrooms two and three have a shared en suite, and there’s a separate family bathroom too.

A (94)

Energy

Efficiency Rating



Ground floor

Kitchen/Family room	10.92 x 3.17m
Living room	4.11 x 5.79m
Dining room	3.89 x 4.42m
Utility	2.69 x 1.79m



First floor

Bedroom 1	4.36 x 5.69m
Bedroom 2	4.76 x 3.64m
Bedroom 3	2.86 x 3.80m
Bedroom 4	2.67 x 3.33m
Bedroom 5	2.88 x 2.21m

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

- GRP front door – door frame to match window colour, chrome ironmongery and door number.
- GRP half glazed rear door – chrome ironmongery.
- Bi-fold doors as per HT drawings.
- 5 panel vertical internal doors – white hinges, chrome round rose handles, chrome door stops, glossed.
- UPVC double glazed lockable windows.
- MDF Tourus skirting – painted white gloss.
- MDF Tourus architrave – painted white gloss.
- Square newels and square caps to top and underside where exposed – painted white gloss.
- Pre-finished oak polished handrail clear lacquer.
- All woodwork to be white gloss unless stated.
- Soft white emulsion to walls and ceilings.
- Ideal Standard Elite pre-finished radiators with thermostatic radiator valves, except where thermostat situated.
- Gas-fired boilers.
- Switchplates in white.
- Downlighters in chrome.

- Mains powered doorbell and chime.
- Front and rear external light.
- Home hub and TV point situated in living room.
- Mains powered smoke detector / CO2 detector with battery back up.
- Home hub and TV point situated in living room.

Kitchen

- Symphony kitchen.
- Soft close doors and drawers.
- Laminated worktops.
- Boiler housing – where boiler is in kitchen.*
- Pelmet lighting.
- Built in stainless steel double oven.
- Built in microwave (above oven).
- Induction hob.
- Stainless steel chimney hood.
- Stainless steel splashback.
- Integrated fridge/freezer.
- Integrated dishwasher.
- Stainless steel Albion 1 1/2 bowl.
- Leisure AquaStem mixer tap.

En suite

- Villeroy & Boch sanitaryware.
- Hansgrohe Rebris basin mixer taps.
- White toilet seat and cover – soft close.
- Mira Minimal EV Thermostatic shower to en suite.
- Mira Flight stone shower tray – all shower trays to be floor mounted (no legs or plastic skirting).
- Mira Elevate chrome shower enclosure.
- Mira Azora Electric Shower (in glass/chrome) to any other showers (if applicable).
- Chrome towel rail to en suite.
- Johnson tiles.
- Half height tiling to sanitaryware walls only.
- Shower enclosure fully tiled.
- Tiled cills.
- Chrome tile trim.

Bathroom

- Villeroy & Boch sanitaryware.
- Hansgrohe Rebris basin and bath mixer taps.
- White toilet seat and cover – soft close.
- Roper Rhodes bath panel.
- Hansgrohe Rebris basin and bath mixer taps.
- Mira Azora Electric Shower (In glass/chrome)

over bath (including Mira screen) on units over 1250sqft without separate shower in the bathroom.

- Chrome towel rail to bathroom.
- Johnson tiles.
- Half height tiling to sanitaryware walls only.
- Shower enclosure fully tiled.*
- Full height tiling to baths.*
- Tiled cills.
- Chrome tile trim.

Exterior

- Front garden landscaped.
- Rear garden topsoiled.
- 1.8m fencing and gate to rear.
- 1.8m x 1.8m patio - Buff riven slabs.
- Outside taps.
- Light and power to garages.
- Vertical ribbed Hormann garage doors.
- Half glazed personnel doors to garages.*

Warranty

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

*House type dependant



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.

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.



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.

*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.



Proud to be building communities.

When creating Bramble Green, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Bramble Green has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



Education & Learning

Local Schooling Contribution – £2,129,471
Library Contribution – £10,260



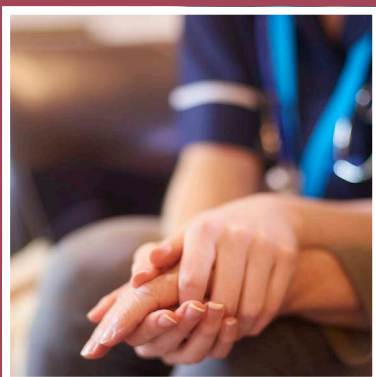
Community Facility

Community Facilities Contribution – £298,550
Civic Amenity Contribution – £28,014.00



Transport & Travel

Bus Pass Contribution – £510 per pass (max £1,020 per dwelling), max total: £357,000.00
The Market Harborough Town Centre Highways Contribution – £1,750,000.00
Travel Pack Contribution – £18,497.50
Greenways Contribution – £95,795.00



Healthcare

Healthcare Contribution – £76,842.89
Cemeteries & Burial Grounds Contribution – £63,595.00



Sports

Indoor Sports Facility Contribution – £318,103.00
Outdoor Sports Contribution – £472,610.00

Total

£5,618,738







FibreNest™



Your home, better connected for a brighter future

Hyperfast 900Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages
& pricing.



0333 234 2220



support@fibrenew.com

Information correct at June 2025. Please see www.fibrenew.com for the latest information and prices.

Get connected today!

To sign up you will need your Unique Customer Reference. Please ask your sales advisor for this:

C:

D:

P:



Bramble Green

Northampton Road
Market Harborough
LE16 9HW

t: 01858 457 415

e: bramblegreen.midl@charleschurch.com

w: www.charleschurch.com/bramble-green

Head Office

Charles Church Midlands
3 Waterside Way
Northampton
NN4 7XD

t: 01604 884 600

e: midl.sales@charleschurch.com



Our star rating

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

Issue: January 2026 Ref: 230-346

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

Registered in England no: 1182689

Bramble Green is a marketing name only. The copyright in this document and design is confidential to and the property of Charles Church Developments 2026. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Charles Church policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Charles Church or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property. Charles Church is compliant with the New Homes Quality Code and the Consumer Code for Home Builders. Please ask your Sales Executive to find out which Code your reservation is covered by.

