



ABINGTON PLACE
NORTHAMPTON



A COLLECTION OF
3 & 4 BEDROOM HOMES
abington-place.co.uk



COUNTRYSIDE
Places People Love



BEAUTI

Images may include items of non-standard specification. See our Sales Consultants for further details.



COUNTRYSIDE

Places People Love

ABINGTON PLACE

Abington Place – and what a place it is!

With an impressive collection of three and four bedroom homes, Abington Place is in the ideal location for modern family life. Choose detached or semi-detached and enjoy a beautiful new home built with all the very latest features.

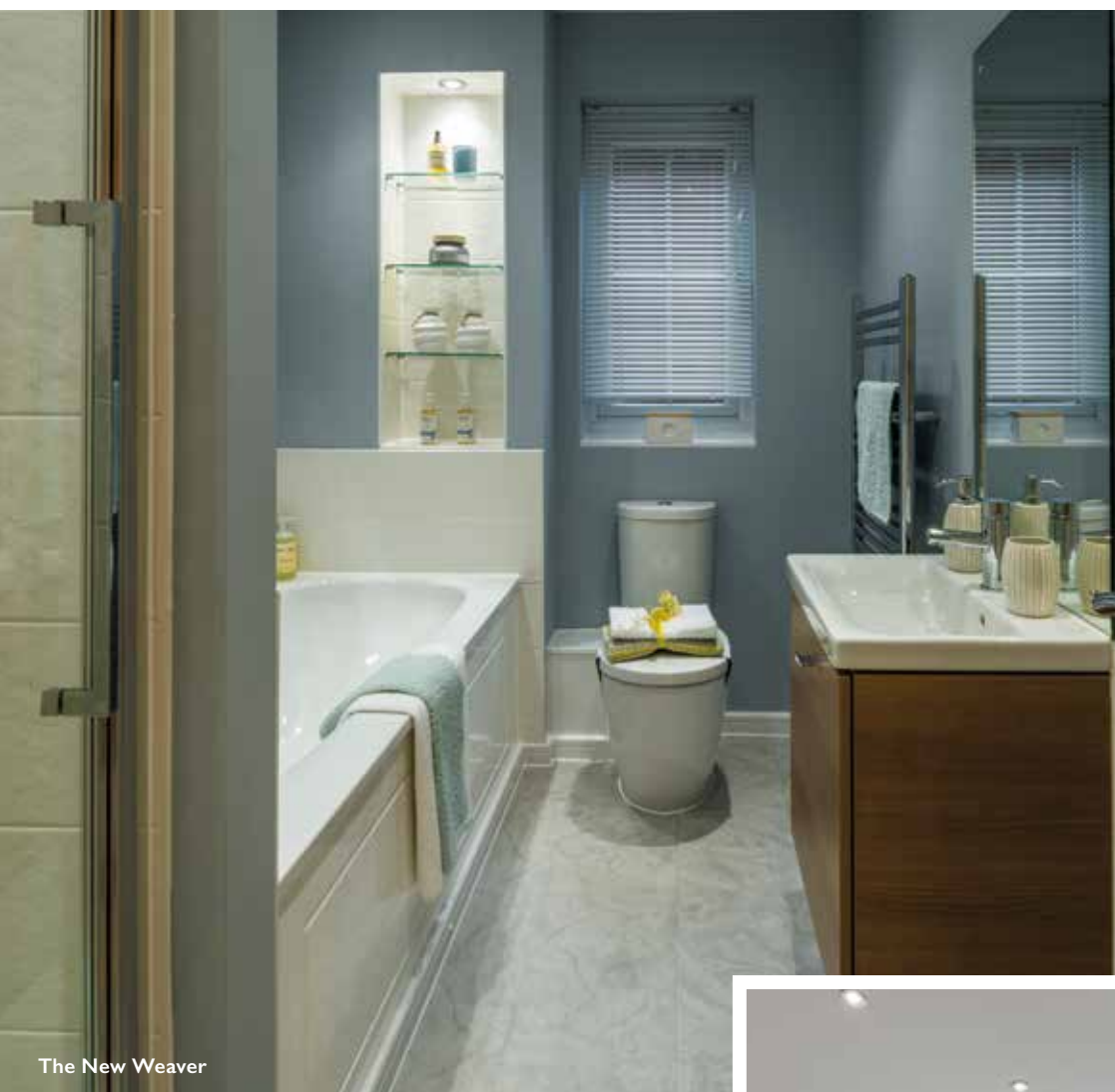
Just six miles from the town of Northampton, Abington Place is in a superb spot with green spaces on the doorstep, great local schools and a wide variety of activities and entertainment for all tastes.

Now is a great time to buy with Countryside. We really have thought of everything and our outstanding specification comes as standard in all our homes. Whether you're taking your first steps onto the property ladder or looking to make your next move, come and see what Abington Place has to offer.

FULLY DESIGNED HOMES

I'M INCLUDED...

As you step inside, you'll begin to realise the quality design and beautiful finish of these wonderful homes. Once through the door, you'll find everything has been carefully considered to work for you and your lifestyle. For full information on the fittings, fixtures and finishes please refer to the 'What's Included in Your New Home?' insert.



PORCELANOSA TILING, VANITY UNIT AND POLISHED EDGE MIRROR

SKYLIGHT WINDOWS AND FRENCH DOORS

The New Weaver



PLUG SOCKETS
FEATURING
USB POINTS



The Longford

ELEGANT HOMES DESIGNED AND BUILT WITH YOU IN MIND



The Longford

CHROME
TOWEL
WARMER

CHROME LED
DOWNLIGHTS



The Ashop

FULLY FITTED KITCHEN
WITH INTEGRATED APPLIANCES



The New Stamford

GLASS SHELVING
WITH LIGHTING
BEHIND BATH

Selected features are included where housetype size allows.



ABINGTON PLACE

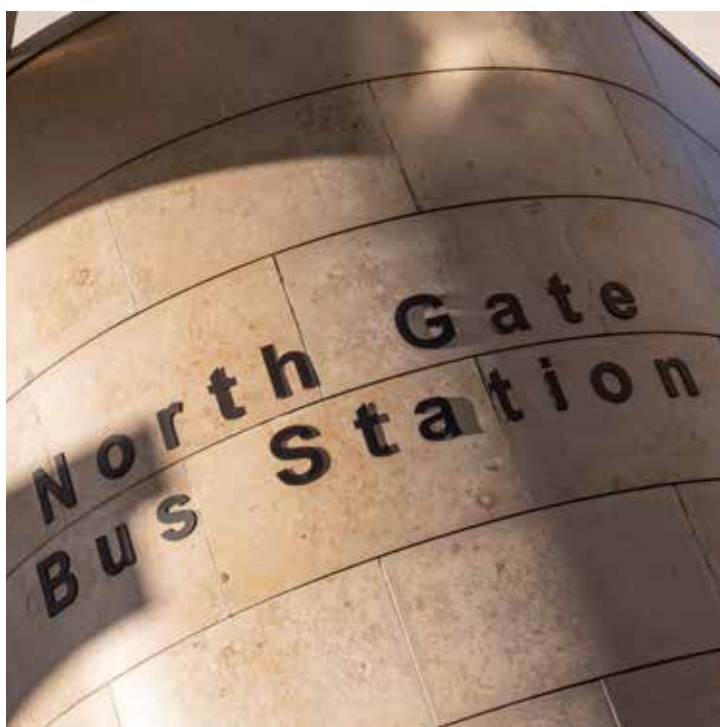
Moving on up.

Abington Place is uniquely located. On the doorstep you will find the locally renowned Sywell Country Park, a stunning nature reserve with miles of traffic free pathways for cycling, walking, running and generally having fun. The adventure playground is excellent for children to explore, and for nature lovers there's a butterfly garden and bird hides. Alternatively, cast out your line and see what you catch on the 28 hectare fishing lake!

For those who like to keep fit, the Lings Forum leisure centre is just under a 10-minute drive away. Here you can enjoy using the state-of-the-art gym, dance studios, six court sports hall, squash courts, swimming pool, function room, bar and cinema.

For shopping the well-equipped Weston Favell shopping centre will cater to all of your retail and dining needs. A little further afield is Northampton town centre which has a wide choice of shops to suit everyone. For your weekly shop, the local Tesco Extra is just five minutes away in the car.

For an evening out, a meal or a few drinks with friends, Northampton has plenty of restaurants and bars and is only a half an hour bus journey away.



There's also a great choice of local schools with two primary and one secondary school all rated 'Good' by Ofsted.

Abington Place is well connected with great road access and regular bus services in and out of Northampton. By train, you can be in Central London in under an hour from Northampton train station.

THE PERFECT
LOCATION
FOR **MODERN**
FAMILY LIVING





CLOSE TO THE TOWN

Northampton

Northampton is a large, thriving town with many international businesses calling it home, meaning the employment opportunities are wide and varied. The city's history as a major player in the shoemaking industry is evident throughout, although many of the old factories have now been converted into offices.

The city centre is home to a wide selection of bars and independent restaurants perfect to visit before an evening's entertainment at one of the two theatres the town has to offer!

Northampton market dates back to 1235 and is held in the town's large Market Square. Nothing quite matches the unique atmosphere of the colourful outdoor stalls, surrounded by shops, banks and cafés. Here you can find beautiful fresh fruit, vegetables, cut flowers and plants.



YOU'LL NEVER BE SHORT OF THIN



PLACES TO SEE AND DO



The New Stamford

Images may include items of non-standard specification. Please see our Sales Consultants for further details.

ABOUT US

Countryside is a leading UK home builder and urban regeneration partner.

We believe that where we live matters. We're passionate about creating places people aspire to live, where they feel a true sense of belonging.



WE CREATE



All our developments and homes carry a signature style and character, designed to work for the way people live today – with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result, we hold more Housing Design Awards than any other developer.

From the character of the homes we build, to the planning of environments and the unique detailing of the landscape, our creative approach to placemaking creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

PLACES PEOPLE LOVE

CUSTOMER CARE

Our entire team works to our own Customer Charter, ensuring we'll never let you down. From our in-house designers and experienced construction team through to our trained sales consultants, we want to ensure transparency to all our customers in order to make sure you are fully informed with respect to your purchase. We offer guidance on the complete process involved in buying a Countryside home including putting you in touch with solicitors and independent financial advisors.

Every Countryside home carries our commitment to quality and improvement. You have the added assurance of every Countryside home being covered by an NHBC Warranty, protecting against structural defects for a 10-year period following the date of legal completion.

Each property is also quality checked and commissioned by our dedicated Customer Care team before it is handed over to you. The sales consultant invites the customer to do a home demonstration with the sales consultant and site manager prior to legal completion to demonstrate how the appliances and heating works in the customer's home. The sales consultant does a formal handover of the property post legal completion. The sales consultant visits the customer within three days of moving in to ensure they are settling into their new home. Our site management team visit the customer 10 days after they move in to ensure they are happy with their new home.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

As registered Home Builders with NHBC Warranty we also follow the Consumer Code, which ensures you as a new homeowner are treated fairly and are fully informed about your purchase before and after signing your contract.

From the moment you reserve your plot, to the day you receive your keys and beyond, a dedicated sales progressor will ensure you receive the very best service from Countryside. All of our homes are covered by our own comprehensive two-year Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items as well as a 10-year NHBC Buildmark Warranty as standard.

All you need to do is put the kettle on!

AT COUNTRYSIDE
WE KNOW HOW
IMPORTANT IT IS
WHEN YOU BUY
YOUR NEW HOME
THAT **EVERYTHING
GOES SMOOTHLY**



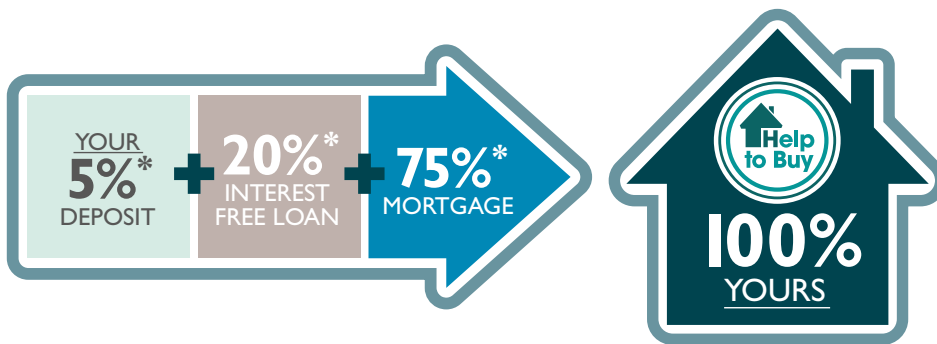
HELP TO BUY

Buying a beautiful new property can be one of the most exciting things you can do. So you'll be thrilled to know that you don't need a huge deposit to make your dream come true.

HOW IT WORKS

With Help to Buy you only need a deposit of 5%* of the property's purchase price, because the Government will lend you a further 20%*. That means you'll have a 75%* mortgage and 100% ownership of your beautiful new home.

Help to Buy can work for you if you want to get onto the property ladder, get a bigger place, or just make your monthly repayments more affordable.



*5% deposit is applicable with the Government's Help to Buy scheme and is available to first-time buyers, as well as previous homeowners.



WHY BUY NEW?

OLD HOME

VS

NEW HOME

Redecorating to your personal taste can require removal of wallpaper and replastering			Ready to move into. Freshly painted walls & woodwork – ready for you to make it your own
Organising a survey can often highlight structural issues, not to mention be a lengthy & stressful process			Rest easy knowing your home is of the highest build quality & our NHBC guarantee means there'll be no hidden costs
Being held up in a homeowner chain can cause delays			No waiting – you can move into your new Countryside home as soon as it is complete!
Older homes often include outdated fittings and appliances			Our unrivalled specification includes a fully fitted kitchen, skylight windows and French doors plus many more Countryside features & finishes
The average cost to modernise a bathroom, kitchen, flooring & appliances is £30,000 – it all adds up!			Built with efficient, modern heating systems & a brand new boiler that will save you money & energy!

Building a better future and caring for the environment.

Countryside creates quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home from Countryside. In recognition of this, we have received more than 100 awards for sustainability since 2000.

Today the world's attention is firmly placed on combating climate change. Around 25% of the UK's carbon emissions are generated in homes and in Britain, on average, £1 in every £3 spent on energy in older homes is wasted immediately. However, a new home from Countryside is on average 6.5 times more energy efficient than one built just 30 years ago.

Our developments contribute to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy.

We achieve this through building attractive residential areas with their own architectural character and identity, green open spaces and convenient transport links to essential local amenities such as schools and shops. In addition, our new homes are well designed, comfortable, safe, adaptable and wherever possible they are constructed from materials that have a reduced impact on the environment.



CUSTOMER APPROVED

AIMEE & RYAN

Aimee and Ryan have secured their first home at age 23 thanks to Help to Buy and were the first residents to move into Countryside's new Silkin Green development, in Telford.

Aimee, who works as a Sales Coordinator commented: "We weren't looking for very long – we started house hunting one Saturday and reserved our home the very next day!"

"We really love the skylights and the open-plan kitchen in the New Stamford, but what really caught our attention was the master suite – it fills the entire top floor and feels really spacious."

The pair were thrilled to find their ideal home without leaving Telford. Ryan added: "There's a really nice park next door, which is great as we have recently welcomed a dog into our family!"

Aimee continued: "If it hadn't been for the Help to Buy scheme, I'm certain that we wouldn't have been able to afford our new home."

“WE STARTED HOUSE HUNTING ONE SATURDAY AND RESERVED OUR HOME THE VERY NEXT DAY!”



Backed by
HM Government

PERHAPS THAT'S WHY 87.5%* OF OUR ARE HAPPY TO



LAUREN & TOM

From city living to the suburban dream, second steppers Lauren and Tom sold their Birmingham flat in less than two weeks, thanks to Countryside's Assisted Move scheme.

Lauren comments: "We were confident that a newbuild home was what we wanted, so we looked around a few different developments in the area. But, none of them really stood out to us like Countryside did. The specification that comes with Countryside's homes is really impressive, you really do get a lot for your money."

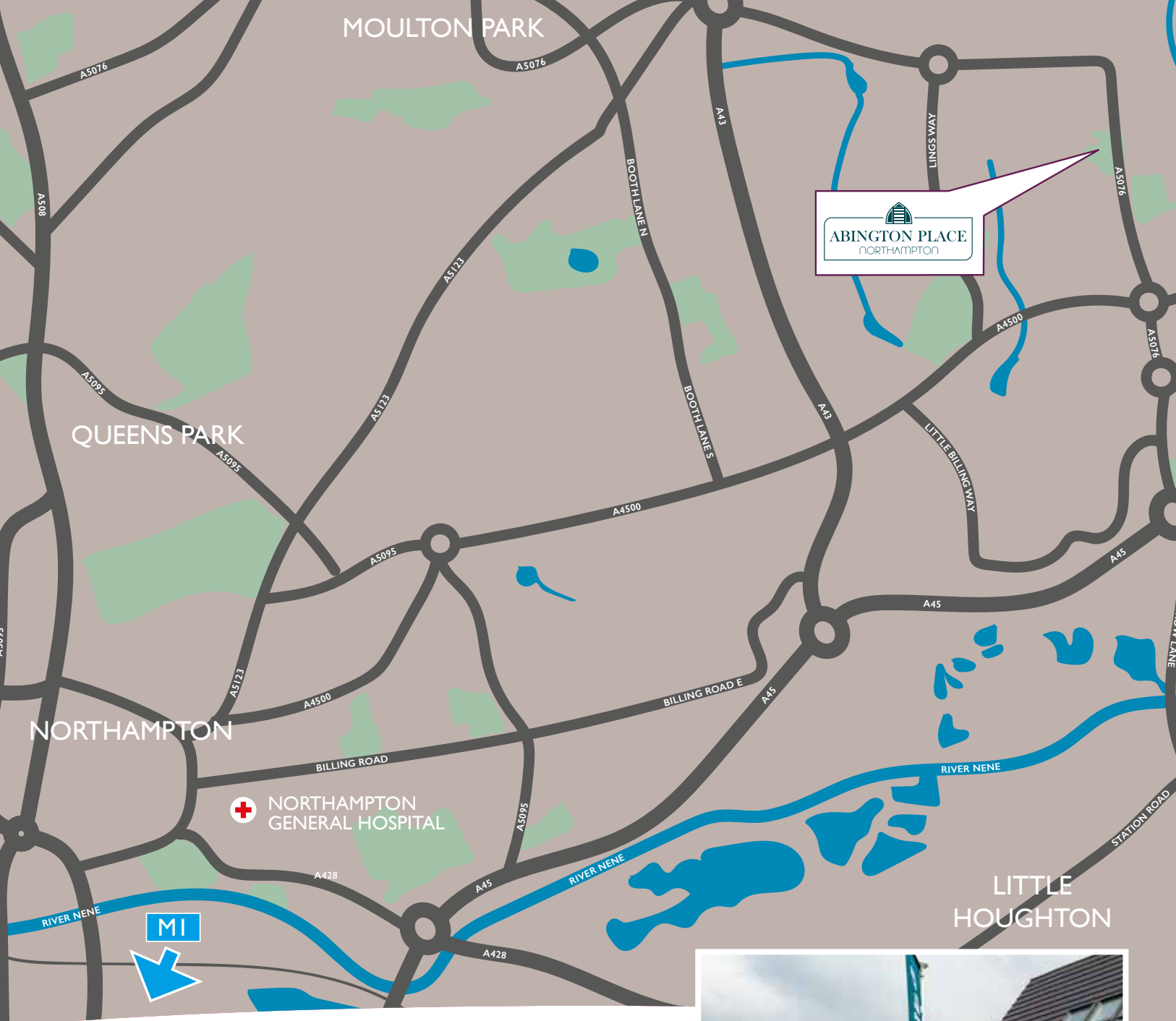
"We knew the Longford was the home for us as soon as we saw it. The design and layout of the house is really modern and we get compliments on the open-plan kitchen all the time. It's the skylights and French doors, we absolutely love them!"

Using Assisted Move meant that the couple could climb the property ladder much sooner than expected, as the scheme provides buyers with practical support in selling their existing home by working with an independent estate agent. Plus, the homebuilder will pay the estate agent's fees once the property is sold, saving buyers money and enabling a hassle-free move.

"Assisted Move worked out really well for us. We were quite surprised just how quickly - our flat sold in less than two weeks! Countryside were very supportive throughout the whole process and the sales consultant, Victoria, was always on hand to answer any questions. It's been a great experience and we're really excited to get started on turning the house into our home."

“THE SPECIFICATION THAT CAME WITH THE HOUSE IS **EXCELLENT**”

CUSTOMERS
RECOMMEND US TO OTHERS




ABINGTON PLACE
NORTHAMPTON

HOW TO FIND US

From the M1

From the M1, junction 15, take the A45 heading towards Northampton. Follow A45/London Road continuing on Nene Valley Road for approximately 6.6 miles.

Take the exit towards Cogenhoe/Great Billing and at the roundabout take the first exit onto Great Billing Way/A5076. Continue straight on at the next two roundabouts staying on Great Billing Way. After half a mile, turn left onto Blackthorn Road. After a short distance, take the first left where you will arrive at Abington Place Sales and Marketing Suite.

For your Sat Nav: NN3 8PT

Directions are taken from AA route planner and are intended as a guide.





@Countryside_Mid

Please speak to our Sales Consultants for details of specific plots. Please note choices and upgrades are only available subject to the construction stage of the property. Please ask our Sales Consultants for further details. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Countryside Properties (UK) Ltd. reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Images are indicative only. Countryside Properties (UK) Ltd. 15th August 2019. 7855.010.

Images may include items of non-standard specification. Please see our Sales Consultants for further details.



COUNTRYSIDE

Places People Love



OUTSIDE YOUR HOME

Our commitment to quality doesn't end with our interiors, our range of features and finishes make all of our homes beautiful and practical - both inside and out.

- Skylight windows
- White UPVC windows and French doors with double-glazed units
- Polished chrome front door furniture
- Outside tap
- Turf, shrubbery and fencing to front and rear gardens where applicable

Both shots depict landscaped showhome gardens, not included as standard.



The Ashop

ALL THIS WITH NO HIDDEN COST!

Images may include items of non-standard specification. Please see our Sales Consultants for further details.

Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Midlands Ltd. reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Images are indicative only. 'Choices and upgrades are only available subject to construction stage of the property. *Selected features are included where housetype size allows. "In some cases, shower over bath is hand held. Only on selected plots. Please ask a Sales Consultant for further details.

Countryside Properties 16th August 2019. 7855.009.



COUNTRYSIDE
Places People Love

WHAT'S INCLUDED IN YOUR NEW HOME?



The Glasson

When it comes to buying a new home, we really have thought of everything. Unlike other house builders, our outstanding specification comes as standard in every Countryside home, so there are no hidden extras to pay before you move in.



COUNTRYSIDE
Places People Love

KITCHENS

At Countryside we take enormous pride in designing, sourcing and fitting kitchens which not only look beautiful but are practical, complete with modern appliances and plenty of workspace and cupboards. Many have the added feature of stunning skylight windows. We've thought of every detail so you don't have to.

- Choose from a selection of custom designed kitchens with laminate worktops[†]
- Upstands to worktops
- Kitchen units with soft closers and bookcase in kitchen island (selected homes only)
- Stainless steel 1 1/2 bowl sink
- Single lever mixer taps
- Integrated double electric oven with five ring gas hob and glass splashback*
- Single oven with four ring gas hob and glass splashback to The Irwell
- Glass/stainless steel chimney hood
- Pelmet lights
- Integrated fridge-freezer
- Chrome LED downlights
- Chrome sockets & USB points



BATHROOMS

We're proud of our beautifully fitted bathrooms, which combine modern design and efficiency features to create highly functional, contemporary spaces that are ready to move straight into.

- White bathroom suite with shower over bath[#]
- Fitted glass screen above bath where no separate shower enclosure within the same bathroom. Some housetypes feature an en-suite
- White porcelain washbasin with chrome mixer tap and pop-up waste
- Vanity unit to family bathroom and en-suite
- Porcelanosa tiles, with half height tiling to bath, full height tiling to shower cubicles
- Heated chrome towel rail with summer setting
- Polished edge mirror
- Chrome LED downlights
- Glass shelving with lighting behind bath*



PERSONALISE

Reserve your home early and you can personalise to your own taste by choosing your kitchen, worktops, tiles and vanity units free of charge from our extensive range.[†] Take inspiration from our stunning showhomes that demonstrate our wide variety of options and finishes available.





GENERAL

Our light, bright and airy living areas are designed both to improve your quality of life and provide functionality for life in your new home, with sustainability being at the forefront.

- Chrome effect sockets and switch faceplates featured downstairs
- White plastic sockets and switch faceplates elsewhere
- Energy-efficient LED lighting
- White matt emulsion to walls and ceilings

All the below come as part of our integrated multimedia points:

- Telephone points provided in living room and master bedroom
- Multimedia points in living room, master bedroom and family area
- USB charging points

INSIDE YOUR HOME

Our commitment to stylish, high-quality finishes is clear to see throughout. With all this included our high specification finishes won't be beaten anywhere else.

- Gas-fired boiler heating system
- Compact radiators
- Mains powered smoke detectors
- Contemporary V groove skirting boards and architraves
- Internal woodwork painted brilliant white gloss – ash handrails to stairs
- Oak foil internal doors with polished chrome door furniture



The New Stamford



SECURITY

We've considered those all important features to ensure you have a safe environment that you'll be proud to call your home.

- Intruder alarm
- Exterior lights to front and rear
- 1.8 metre timber fencing to garden between houses
- Multi-point locking system to front and French doors



THE LONGFORD

THREE BEDROOM HOME

The Longford has been designed to maximise space for modern living.

The contemporary open-plan kitchen/dining room benefits from skylight windows and French doors leading to the garden, creating a light and airy feel throughout. The separate living room offers extra space for relaxation. Upstairs you will find three good-sized bedrooms and a family bathroom with separate shower cubicle and Porcelanosa tiles.

Artist's illustration. Images may include items of non-standard specification. Please see our Sales Consultants for further details. Size and location of solar panels will vary dependant on location of home.



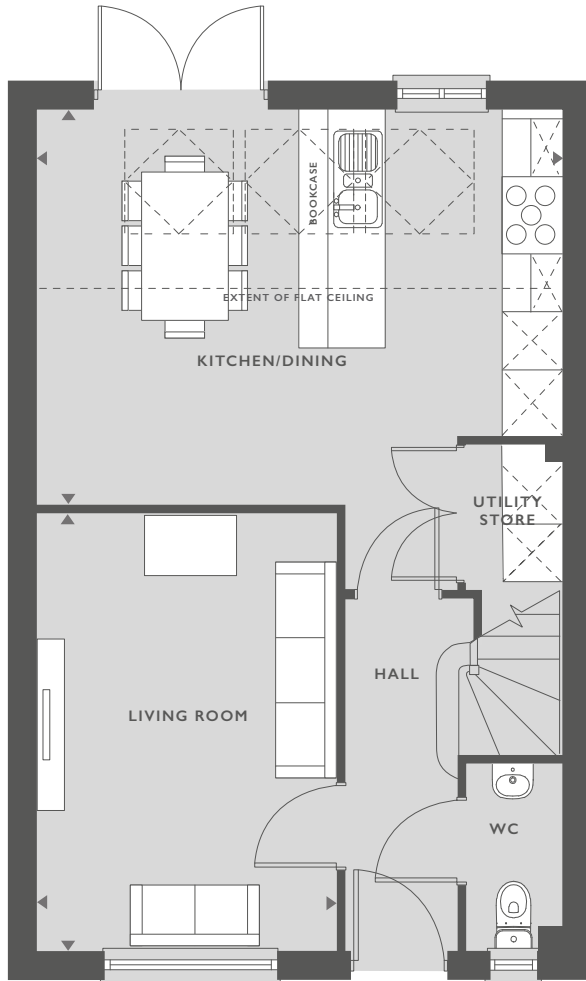
COUNTRYSIDE
Places People Love

THE LONGFORD

THREE BEDROOM HOME

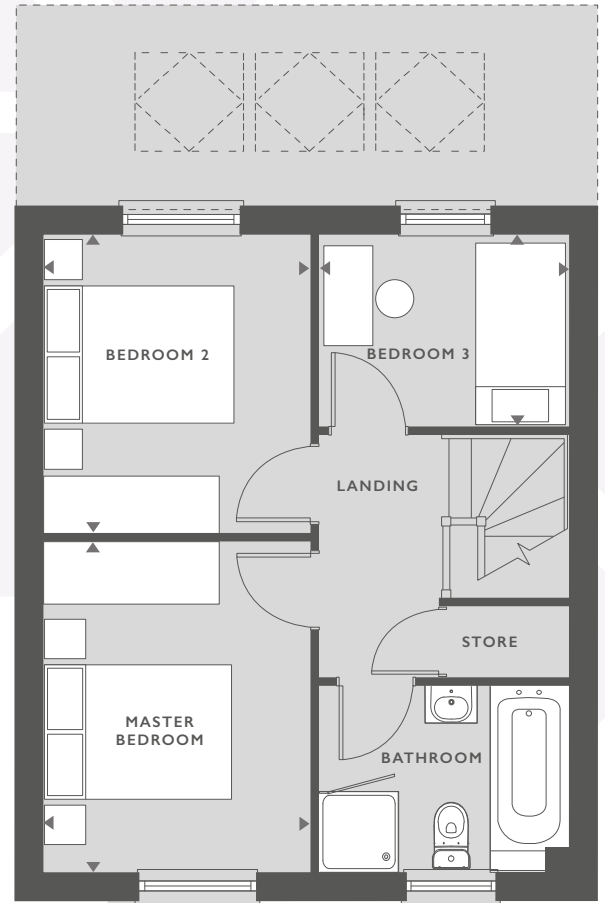
893 SQFT

82.9 M²



GROUND FLOOR

KITCHEN/DINING	4.07M X 5.34M	13'4" X 17'6"
LIVING ROOM	4.49M X 3.08M	14'9" X 10'1"



FIRST FLOOR

MASTER BEDROOM	3.40M X 2.73M	11'2" X 9'
BEDROOM 2	3.06M X 2.73M	10'1" X 9'
BEDROOM 3	2.54M X 1.94M	8'4" X 6'4"

 Skylight windows



COUNTRYSIDE
Places People Love

Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultant for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Midlands Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Properties 13th August 2019, The Longford, Revision 0, RB/SP 7556.011.



THE NEW WALTON

THREE BEDROOM HOME

The Walton, a light and airy home perfect for modern family living.

At the heart of this home is a stunning open-plan kitchen and dining/family room. The impressive skylight windows flood the contemporary space with light, whilst the stylish French doors open out onto your private garden. Walk back through the house into the separate living room that is finished off with a beautiful bay window. Downstairs is completed by a handy WC, storage space and all-important garage. Upstairs, three good-sized bedrooms make The Walton a great family home with the master bedroom boasting its own en-suite bathroom. The family bathroom features Porcelanosa tiles as well as a separate shower cubicle and bath.

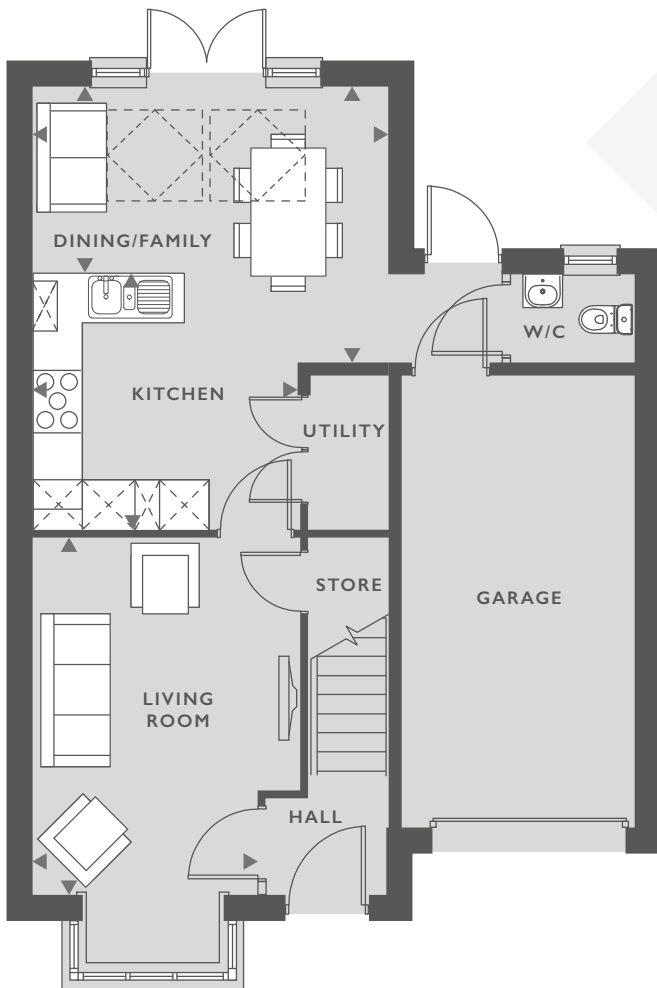


COUNTRYSIDE
Places People Love

THE NEW WALTON

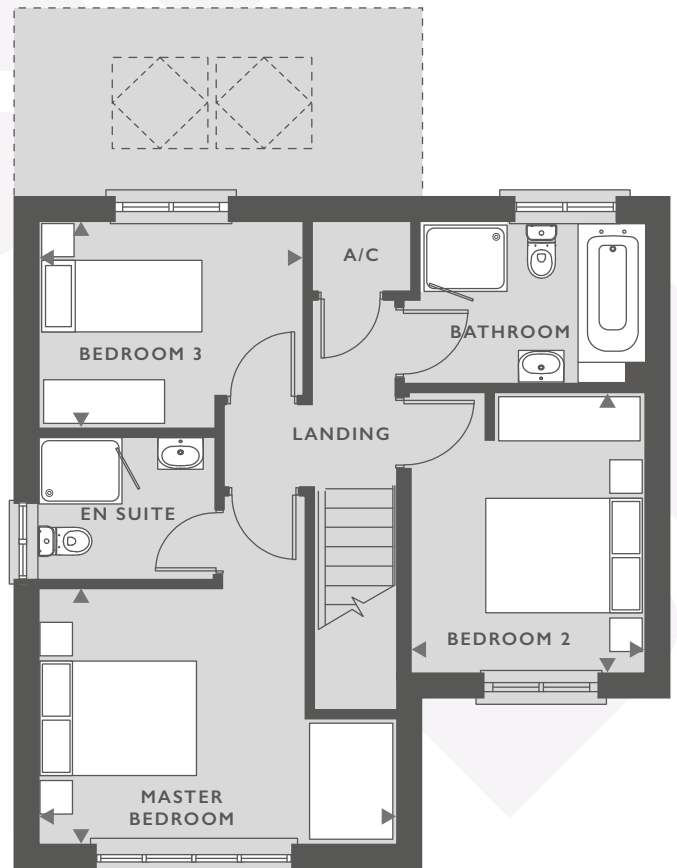
THREE BEDROOM HOME

1028 SQFT
96 M²



GROUND FLOOR

KITCHEN	3.40M X 3.22M	11'2" X 10'7"
DINING/FAMILY	4.28M X 3.29M	14'1" X 10'11" (L SHAPE)
LIVING ROOM	4.30M X 2.71M	14'1" X 8'11"



FIRST FLOOR

MASTER BEDROOM	3.07M X 4.27M	10'1" X 14'1"
BEDROOM 2	3.38M X 2.82M	11'1" X 9'3"
BEDROOM 3	2.50M X 3.18M	8'2" X 10'5"

 Skylight windows



COUNTRYSIDE
Places People Love

*Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultant for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Midlands Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Properties 13th August 2019, The New Walton, Revision 0, RB 7556.011.



THE NEW STAMFORD

THREE BEDROOM HOME

Open-plan layout and skylight windows give The New Stamford a real sense of space.

The fully open-plan design of The New Stamford's ground floor creates a bright and light environment from the moment you step through from the entrance hall into the spacious kitchen. This leads into a large dining room and then through to a relaxed and stylish family living space, with skylight windows above and French doors to the garden.

The downstairs is complete with a handy WC. Up on the first floor you will find two bedrooms along with a family bathroom. The generously proportioned master bedroom on the second floor is naturally lit with more skylight windows and features a dressing area alongside the en-suite bathroom.



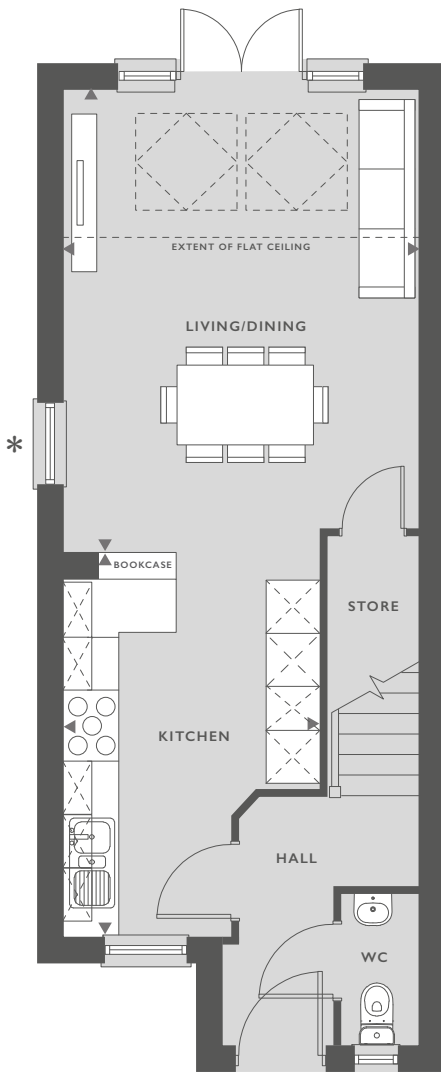
COUNTRYSIDE

Places People Love

THE NEW STAMFORD

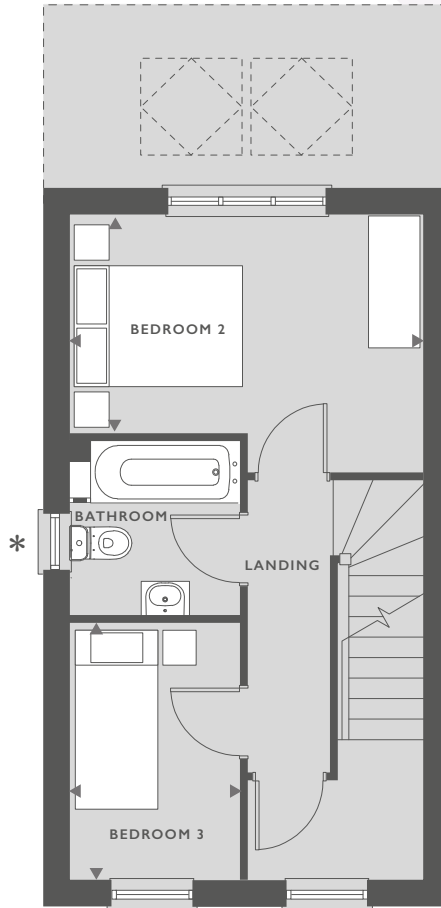
THREE BEDROOM HOME

1005 SQFT
93.4 M²



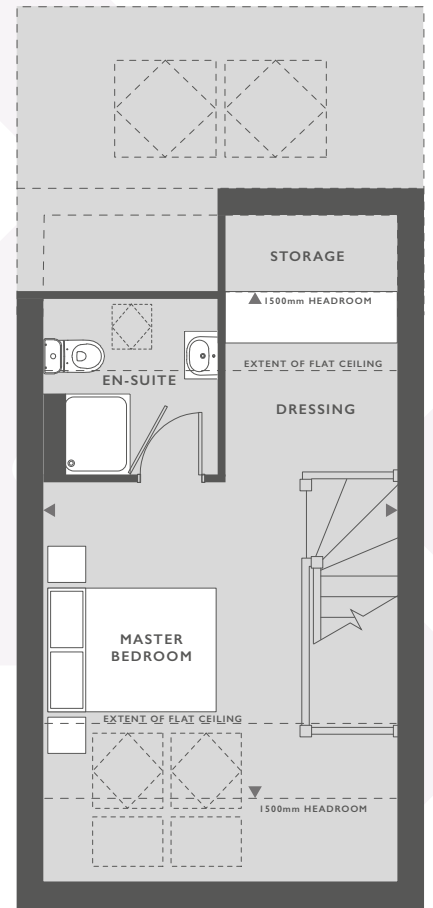
GROUND FLOOR

KITCHEN	2.90M X 4.46M	9'6" X 14'7"
LIVING/DINING	3.92M X 5.02M	12'9" X 16'5"



FIRST FLOOR

BEDROOM 2	3.92M X 2.44M	12'10" X 8'
BEDROOM 3	1.90M X 2.87M	6'3" X 9'5"



SECOND FLOOR

MASTER BEDROOM	3.92M X 5.61M#	12'10" X 18'5"
----------------	----------------	----------------

#HEADROOM OVER 1.5M

 Skylight windows



COUNTRYSIDE
Places People Love

*Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Midlands Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Properties 13th August 2019, The New Stamford, Revision 0, RB 7556.011.



THE ELLESMERE

THREE BEDROOM HOME

Modern, light and spacious, The Ellesmere answers all the needs of twenty-first century family living.

At the heart of the home sits a cool and contemporary kitchen/dining room with French doors that lead out to the garden.

With natural lighting by way of well-positioned skylight windows, the large separate living room provides a sanctuary for relaxation and family time together. Upstairs the feeling of space continues with three well-proportioned bedrooms. All this is complemented by a family bathroom with separate shower cubicle and Porcelanosa tiles displayed to best possible effect.



COUNTRYSIDE

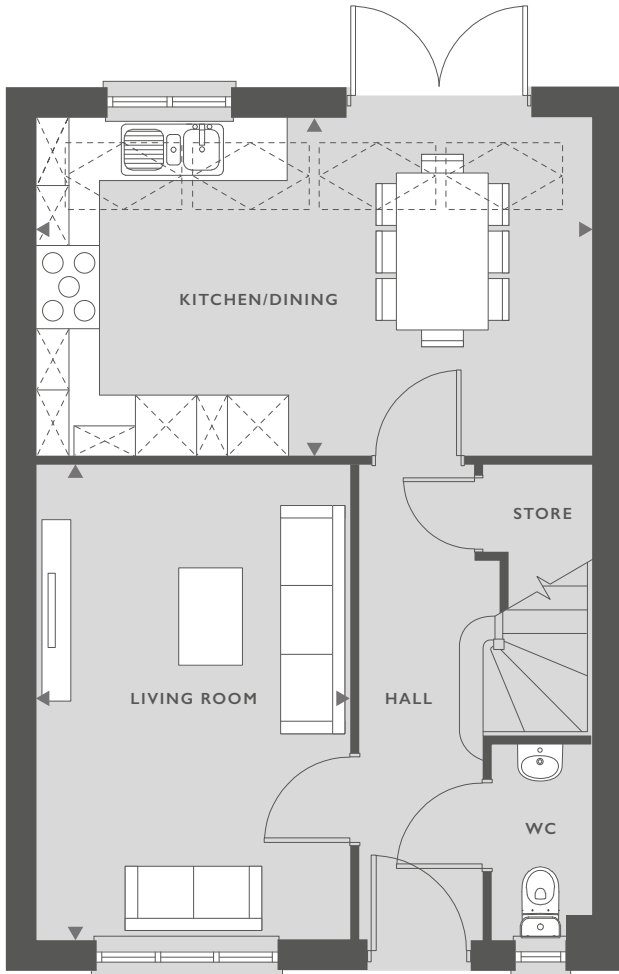
Places People Love

THE ELLESMERE

THREE BEDROOM HOME

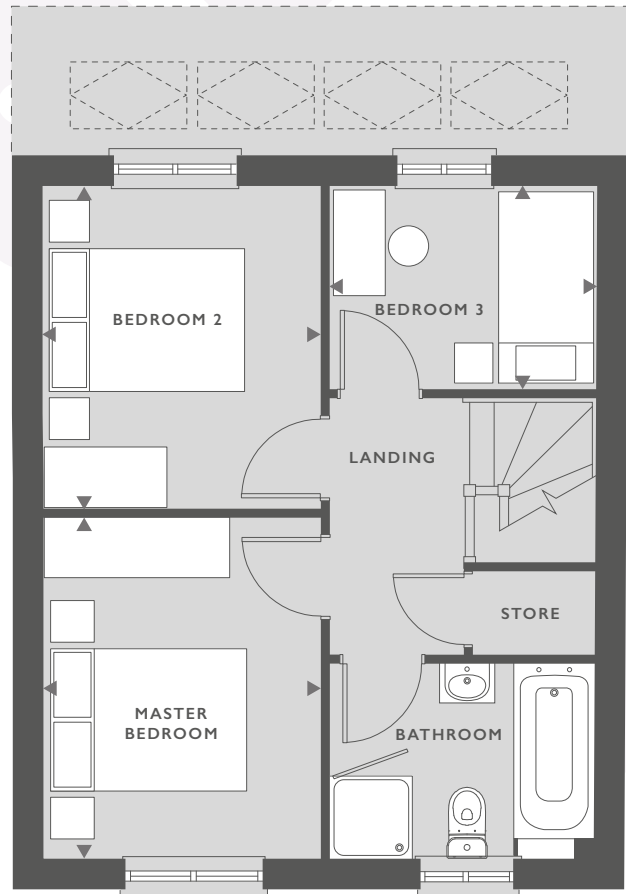
855 SQFT

79.4 M²



GROUND FLOOR

KITCHEN/DINING	5.34M X 3.29M	17'6" X 10'10"
LIVING ROOM	4.61M X 3.06M	15'2" X 10'



FIRST FLOOR

MASTER BEDROOM	3.33M X 2.71M	10'11" X 8'11"
BEDROOM 2	3.13M X 2.71M	10'4" X 8'11"
BEDROOM 3	2.56M X 1.97M	8'5" X 6'6"

 Skylight windows



COUNTRYSIDE
Places People Love

Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Midlands Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Properties 13th August 2019, The Ellesmere, Revision B, RB 7556.011.



THE NEW ASHBOURNE

THREE BEDROOM HOME

The New Ashbourne is the perfect choice for modern family living, designed to accommodate your every need.

The ground floor features a stylish open-plan kitchen/dining room, which benefits from skylight windows that let the sunshine in and French doors to bring the outdoors into your home. The separate living room gives you even more space to relax with a stunning bay window creating space and light. Upstairs you'll enjoy three good-sized bedrooms, the master complete with a stylish en-suite. All these elements combined with The New Ashbourne's single garage provide everything a family home needs, all put together and perfectly finished with our exacting eye for detail.



COUNTRYSIDE
Places People Love

THE NEW ASHBOURNE

THREE BEDROOM HOME

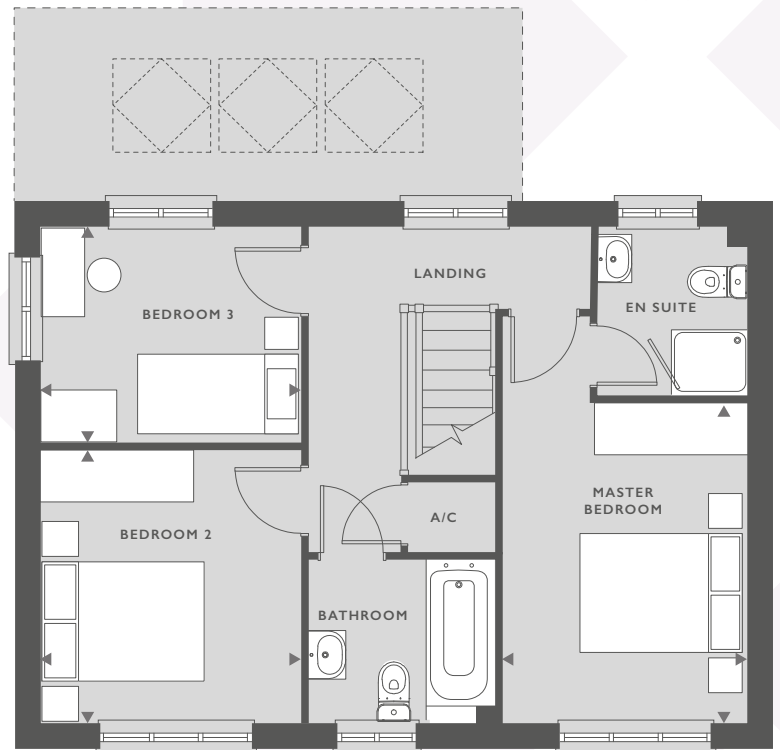
991 SQFT

92.1 M²

GROUND FLOOR

KITCHEN/DINING 5.29M X 3.41M 17'4" X 11'2"

LIVING ROOM 4.51M X 3.14M 14'9" X 10'3"



FIRST FLOOR

MASTER BEDROOM 2.82M X 3.70M 9'3" X 12'2"

BEDROOM 2 3.02M X 3.18M 9'11" X 10'4"

BEDROOM 3 3.02M X 2.50M 9'9" X 8'2"



 Skylight windows



COUNTRYSIDE
Places People Love

Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Midlands Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Properties 13th August 2019, The New Ashbourne, Revision C A, RB YB WR 7556.011.



THE NEW WEAVER

THREE BEDROOM HOME

The New Weaver has been designed with modern family living in mind.

Upon entering the home, you are welcomed by a spacious living room with contemporary bay window.* This leads into a stylish kitchen/dining room offering an ideal space for entertaining, featuring stunning French doors opening onto the garden and a downstairs WC adding the final touch. The first floor is home to three well-proportioned bedrooms and a modern family bathroom with separate shower cubicle decorated with beautiful Porcelanosa tiles.



COUNTRYSIDE

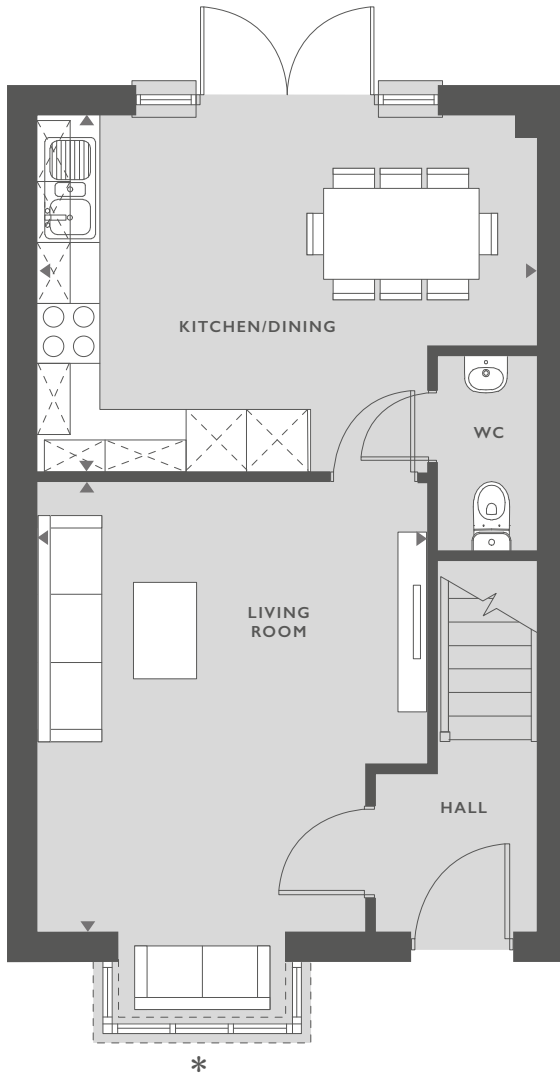
Places People Love

Artist's illustration. Images may include items of non-standard specification. Please see our Sales Consultants for further details.

THE NEW WEAVER

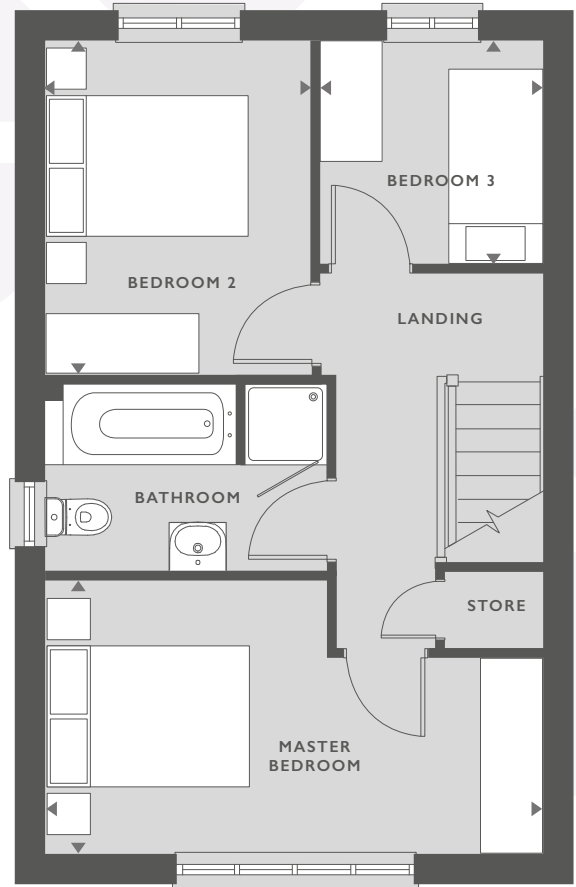
THREE BEDROOM HOME

865 SQFT
80.4 M²



GROUND FLOOR

KITCHEN/DINING	4.84M X 3.50M	15'11" X 11'6"
LIVING ROOM	3.82M X 4.41M	12'7" X 14'6"



FIRST FLOOR

MASTER BEDROOM	4.88M X 2.70M	16' X 8'10"
BEDROOM 2	2.61M X 3.24M	8'7" X 10'8"
BEDROOM 3	2.17M X 2.20M	7'1" X 7'7"



COUNTRYSIDE
Places People Love

*Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Midlands Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Properties 13th August 2019, The New Weaver, Revision E/F, RB 7556.011.



THE AVON

FOUR BEDROOM HOME

The Avon's spacious and well-planned interiors make it a perfect family home.

To the front of this beautiful home you'll find a light and airy living room complete with bay window. Down the hall is a spacious kitchen/dining/family room ideal for entertaining and family life, with beautiful French doors leading to the garden.

A separate WC and store room complete the ground floor. Upstairs you will find a well-appointed master bedroom and three additional bedrooms, two of which are doubles, ideal for a growing family. A beautiful family bathroom, decorated with Porcelanosa tiles enhances this superb family home.



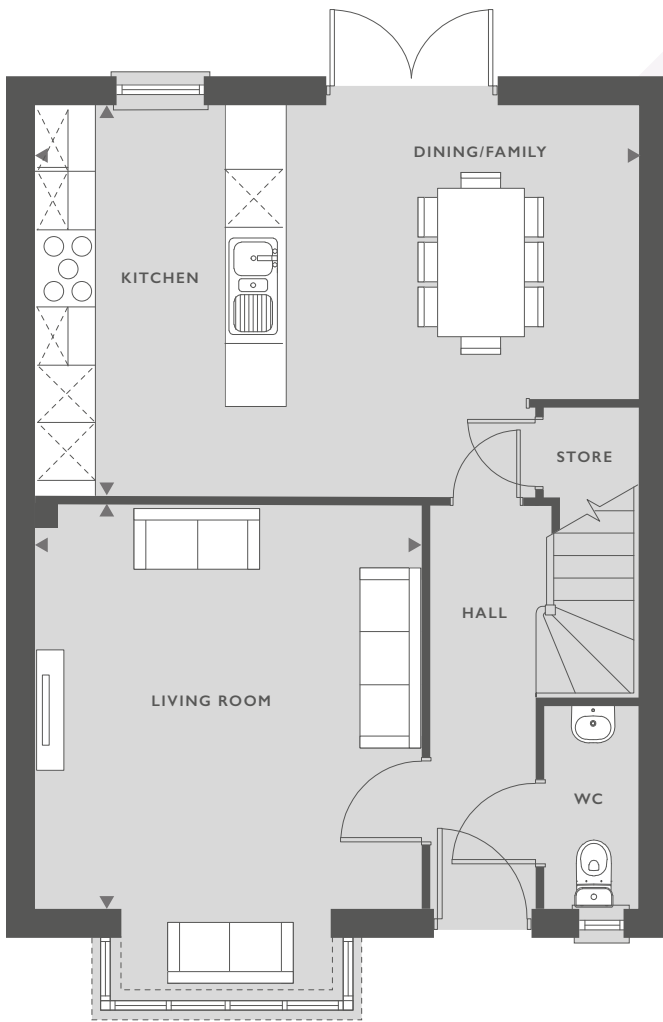
COUNTRYSIDE

Places People Love

THE AVON

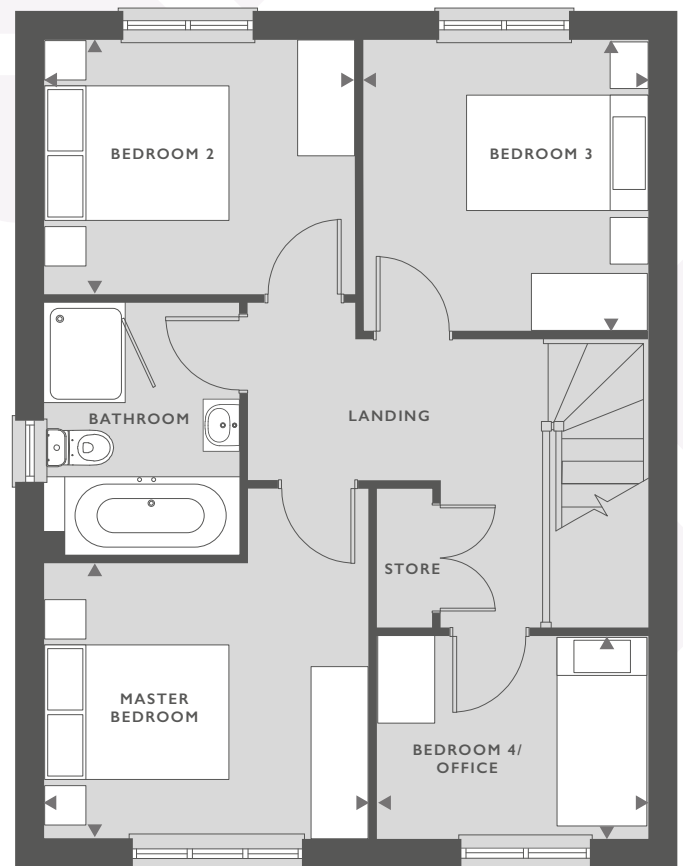
FOUR BEDROOM HOME

1129 SQFT
104.88 M²



GROUND FLOOR

KITCHEN/DINING/ FAMILY	3.90M X 6.21M	12'9" X 20'4"
LIVING ROOM	3.97M X 4.22M	13' X 13'10"



FIRST FLOOR

MASTER BEDROOM	2.84M X 3.32M	9'3" X 10'10"
BEDROOM 2	2.62M X 3.19M	8'7" X 10'5"
BEDROOM 3	2.99M X 2.92M	9'9" X 9'6"
BEDROOM 4/OFFICE	2.09M X 2.19M	6'10" X 7'2"



COUNTRYSIDE
Places People Love

Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and CountrySide Properties Midlands Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. CountrySide Properties 13th August 2019, The Avon, Revision C, RB 7556.011.



THE GRANTHAM

THREE BEDROOM HOME

Step into the stunning interior of The Grantham, a beautiful family home.

This double fronted property, with its open-plan design and large airy rooms, has all a modern family home demands. An open-plan kitchen/dining room offers French doors which open onto the garden, creating a fully integrated al fresco extension to your home. Multiple windows ensure the living room is equally well-served for light, making it a natural focus for family activity. Upstairs, you'll find two spacious double bedrooms with a third bedroom that can also be used as an office. A family bathroom with separate shower, featuring Porcelanosa tiles, provides the finishing touch to this well appointed home.

Artist's illustration. Images may include items of non-standard specification. Please see our Sales Consultants for further details.



COUNTRYSIDE

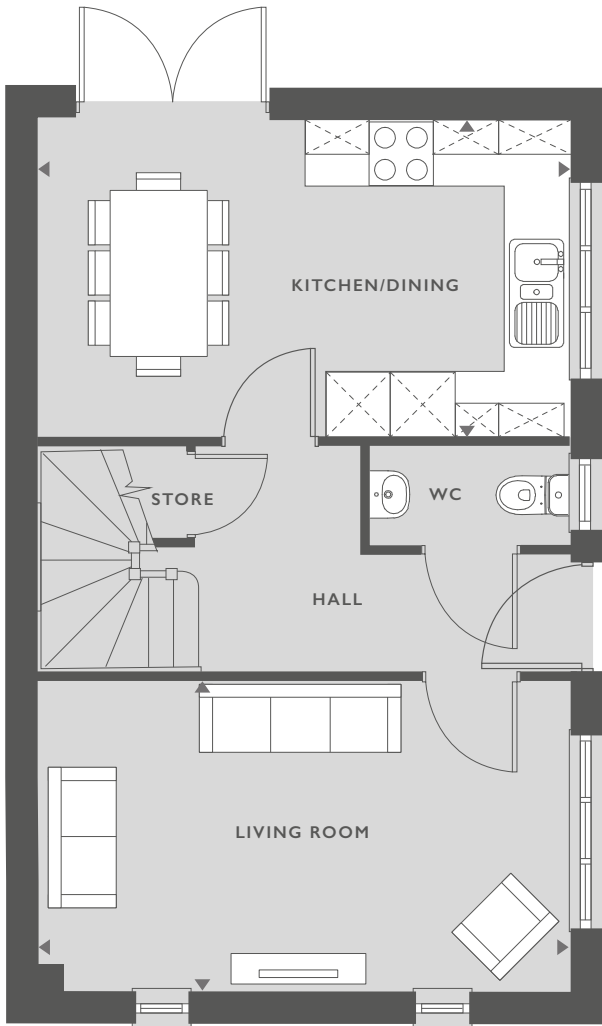
Places People Love

THE GRANTHAM

THREE BEDROOM HOME

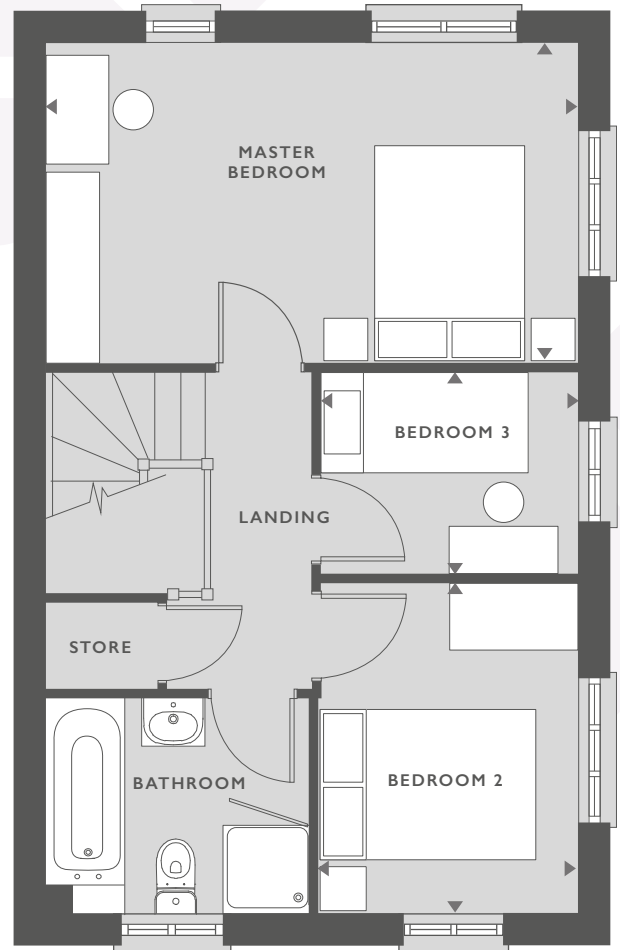
850 SQFT

79.0 M²



GROUND FLOOR

KITCHEN/DINING	4.89M X 2.95M	16' X 9'8"
LIVING ROOM	4.89M X 2.84M	16' X 9'3"



FIRST FLOOR

MASTER BEDROOM	4.89M X 2.95M	16' X 9'8"
BEDROOM 2	2.99M X 2.37M	9'9" X 7'9"
BEDROOM 3	2.37M X 1.87M	7'9" X 6'1"



COUNTRYSIDE
Places People Love

Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Midlands Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Properties 13th August 2019, The Grantham, Revision 0, WR RB 7556.011.



THE LYMINGTON

FOUR BEDROOM HOME

The Lymington, a stylish four bedroom family home.

On entering the ground floor you will find a spacious living room to your left, complete with stunning bay window filling the room with light. Further down the hall you will enter the kitchen and dining area, which is awash with natural light from well-placed skylight windows and beautiful French doors leading out to the garden. The ground floor also comes complete with a downstairs WC and integral garage. Up the stairs, the spacious master bedroom features an en-suite bathroom whilst another three well-appointed bedrooms complete this floor alongside a family bathroom, making The Lymington the perfect family home.



COUNTRYSIDE
Places People Love

THE LYMINGTON

FOUR BEDROOM HOME

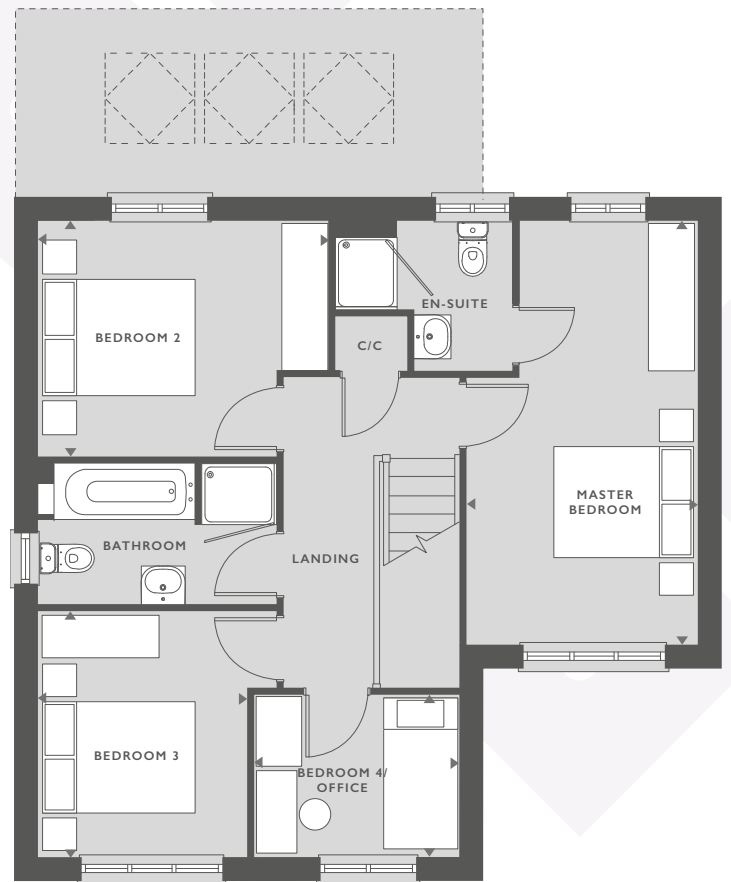
1215 SQFT

112 M²



GROUND FLOOR

KITCHEN/DINING	5.65M X 5.24M	18'7" X 17'2"
LIVING ROOM	3.06M X 4.35M	10' X 14'3"



FIRST FLOOR

MASTER BEDROOM	5.29M X 2.82M	17'4" X 9'3"
BEDROOM 2	2.94M X 3.61M	9'8" X 11'10"
BEDROOM 3	2.60M X 3.06M	8'6" X 10'
BEDROOM 4/OFFICE	2.54M X 2.01M	8'4" X 6'7"

 Skylight windows

C/C = Cylinder cupboard



COUNTRYSIDE
Places People Love

*Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Midlands Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Properties 13th August 2019, The Lymington, DD, Revision 0, RB 7556.011.

SITE PLAN



abington-place.co.uk

Existing Housing

The Site Plan is not to scale and is indicative only. Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Midlands Ltd. reserve the right to amend as necessary and without notice. This does not constitute or form any part of a contract or sale. Countryside Properties Terms and Conditions apply. Countryside Properties 16th August 2019. 7855.008.



ABINGTON PLACE NORTHAMPTON



KEY

- THE GRANTHAM
3 bedroom home (850sqft)
- THE ELLESMERE
3 bedroom home (855sqft)
- THE NEW WEAVER
3 bedroom home (865sqft)
- THE LONGFORD
3 bedroom home (893sqft)
- THE NEW ASHBOURNE
3 bedroom home (991sqft)
- THE NEW STAMFORD
3 bedroom home (1005sqft)
- THE NEW WALTON
3 bedroom home (1028sqft)
- THE AVON
4 bedroom home (1129sqft)
- THE LYMINGTON
4 bedroom home (1215sqft)
- AFFORDABLE HOUSING
- SS SUBSTATION
- GG GAS GOVERNOR
- BS BIN STORE
- CS CYCLE STORE