



# Western Gate

## Northampton

[bovishomes.co.uk](http://bovishomes.co.uk)







Our name has been synonymous with building since 1885, when Charles William Bovis bought a construction company in the London Borough of Marylebone and changed its name to CW Bovis & Co.

From those foundations has grown a Bovis heritage to be proud of, including quality homes and communities across Britain.

## Welcome to Western Gate

Our stylish development of brand-new homes is located on the outskirts of the desirable village of Harpole, west of Northampton. Western Gate offers a contemporary collection of 2, 3, 4 and 5 bedroom homes.







## A taste of local life

The western side of Northampton, puts you in the perfect location for work, rest and play with superb commuter links and easy access to amenities, entertainment and the great outdoors.

### Location

Western Gate is located west of Northampton, on the outskirts of Harpole. This village is located less than 2 miles from the development putting Western Gate less than 5 miles from Northampton town centre, while access to the M1 is less than 4 miles away.

Western Gate's ideal location means that Towcester and Daventry are just 10 miles away, while Milton Keynes is 25 miles away. Northampton runs regular trains directly into London Euston taking around an hour. Alternatively, a drive to Milton Keynes will mean you can take a train that will get you into the City in less than 40 minutes. Heading north, the train takes about 1 hour 10 mins to Birmingham New Street and just under an hour to Birmingham International Airport.

### Entertainment and Leisure

For essentials, a Tesco Express is just 2 miles away, while less than 3 miles away you'll find a Sainsburys and other large supermarkets. Northampton town centre offers a great mix of national retailers, smaller independents,

and several designer boutiques, as well as weekly general markets and a monthly farmers market. The Grosvenor Shopping Centre has more than 60 stores and the town also offers well-known outlets at Nene Valley Retail Park. You'll discover many things to do nearby to keep the whole family entertained, including stately homes, Michelin star restaurants and theatres. You can unwind at a spa or stay active with tennis, golf or cricket. The Hilton Health Club and Virgin Active both have great facilities, from a swimming pool and spa to a well-equipped gym. There are many pubs and restaurants close to the development and many popular pubs and bars in the town of Northampton. The rural location of the development, means that the Northamptonshire countryside is right on your doorstep.

### Education

Northampton provides a great selection of schools and nurseries, and many are within a short distance of the development. With provision of settings from reception to sixth form the area provides a rich mix of state and independent schools for children of all ages in the surrounding area.



# The Western Gate collection

Western Gate boasts a stunning range of two to five bedroom homes each with unique views and aspects. Discover your dream home in Northampton today.



**The Redwood**  
5 bedroom home



**The Maple**  
4 bedroom home



**The Juniper**  
4 bedroom home



**The Aspen SE**  
4 bedroom home



**The Rosewood**  
4 bedroom home



**The Chestnut**  
4 bedroom home



**The Rowan**  
3 bedroom home



**The Spruce**  
3 bedroom home



**The Magnolia**  
3 bedroom home



**The Beech**  
3 bedroom home



**The Hawthorn**  
2 bedroom home



**The Ivy**  
2 bedroom bungalow

**Pre-sold homes**

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



# The Redwood

5 bedroom home

Floor area  
1505 sqft 139 sqm

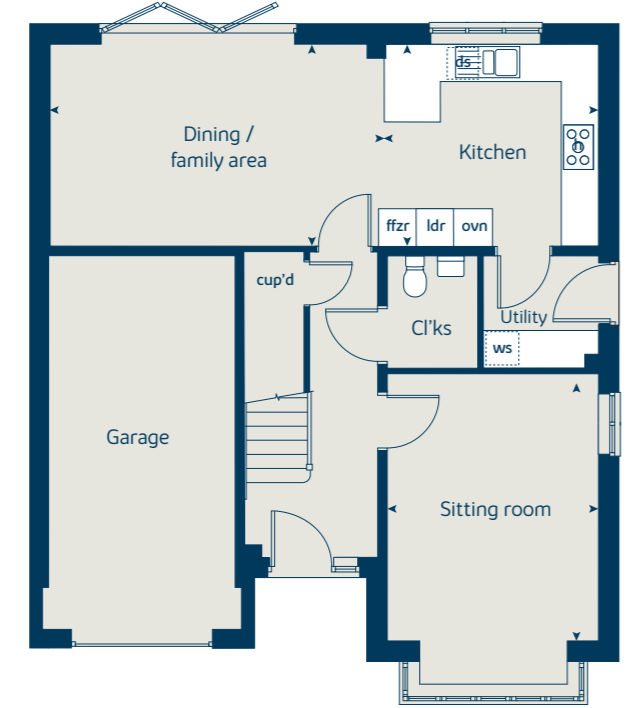
Ground floor	metres	feet / inches
Kitchen	3.43 x 3.24	11' 3" x 10' 7"
Dining / family area	5.35 x 3.24	17' 6" x 10' 7"
Sitting room	4.28 x 3.39	14' 0" x 11' 1"

First floor	metres	feet / inches
Bedroom 1	4.10 x 3.39	13' 5" x 11' 1"
Bedroom 2	3.02 x 2.91	9' 9" x 9' 11"
Bedroom 3	3.35 x 2.91	10' 11" x 9' 6"
Bedroom 4	3.03 x 2.94	9' 11" x 9' 6"
Bedroom 5	2.94 x 2.19	9' 6" x 7' 2"

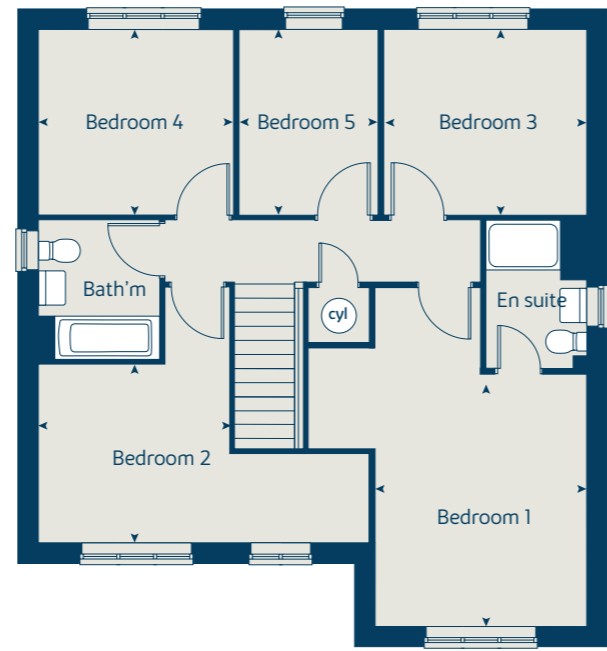
**The Redwood | X5415 01 vt CNORW |**  
 This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



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# The Maple

4 bedroom home

Floor area  
1792 sqft 166 sqm

Ground floor	metres	feet / inches
Kitchen	3.74 x 3.50	12' 2" x 11' 4"
Family / dining area	7.28 x 3.08	23' 10" x 10' 1"
Sitting room	5.14 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

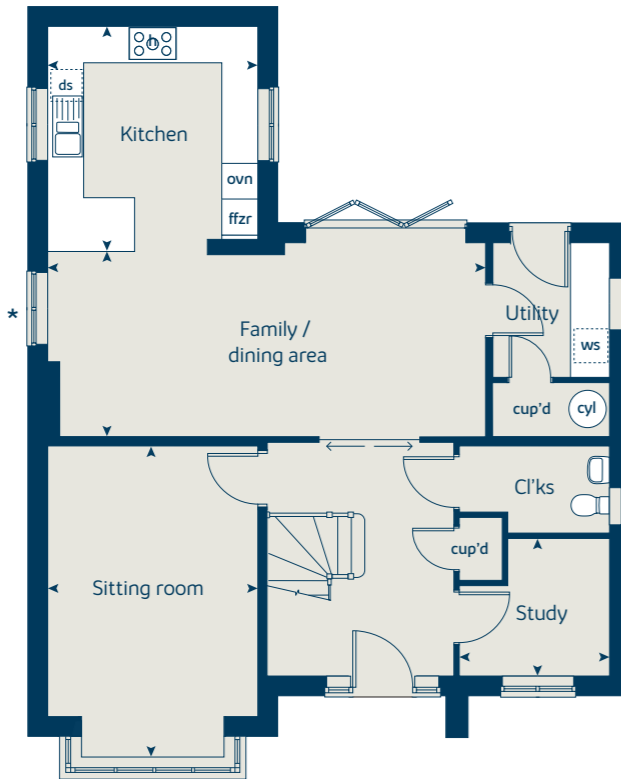
First floor	metres	feet / inches
Bedroom 1	6.58 x 3.50	21' 7" x 11' 5"
Bedroom 2	3.69 x 3.56	12' 1" x 11' 8"
Bedroom 3	4.17 x 2.90	13' 8" x 9' 6"
Bedroom 4	2.95 x 2.90	9' 8" x 9' 6"

## The Maple | X416 01 CNORW |

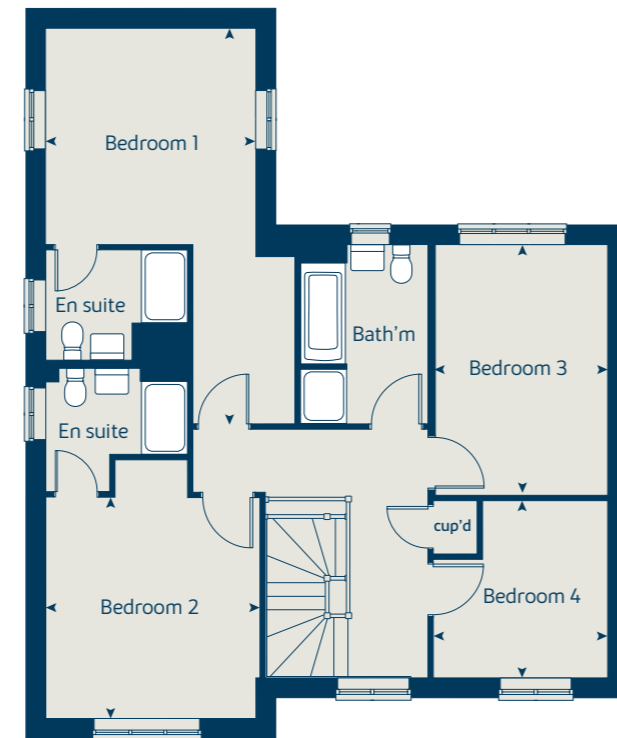
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ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



\* Window omitted to plots 238 and 253 only. Please see sales consultant for further details.

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# The Juniper

4 bedroom home

Floor area  
1218 sqft 113 sqm

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.52	23' 7" x 11' 6"
Sitting room	4.55 x 3.05	14' 11" x 10' 0"
Study	3.01 x 1.86	9' 10" x 6' 1"

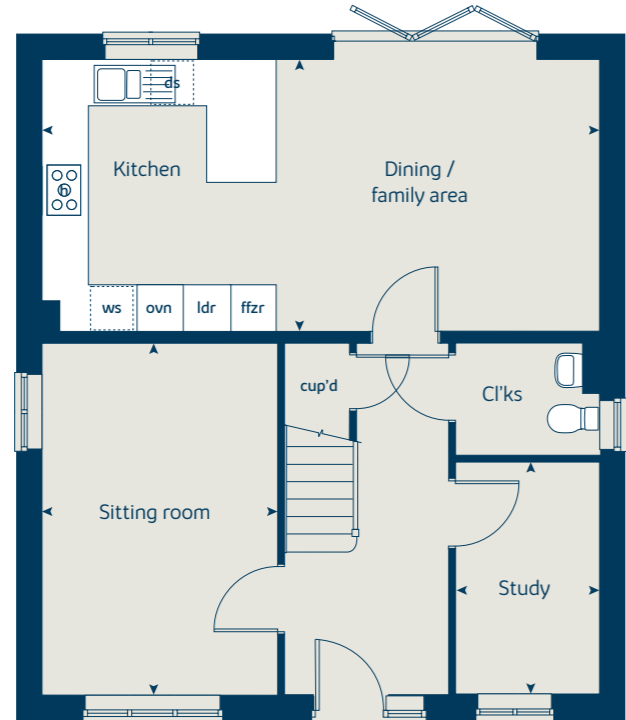
First floor	metres	feet / inches
Bedroom 1	4.66 x 3.47	15' 3" x 11' 3"
Bedroom 2	3.65 x 3.51	11' 9" x 11' 5"
Bedroom 3	3.52 x 2.38	11' 6" x 7' 9"
Bedroom 4	3.60 x 2.38	11' 8" x 7' 8"

## The Juniper | X412 01 vt CNORW |

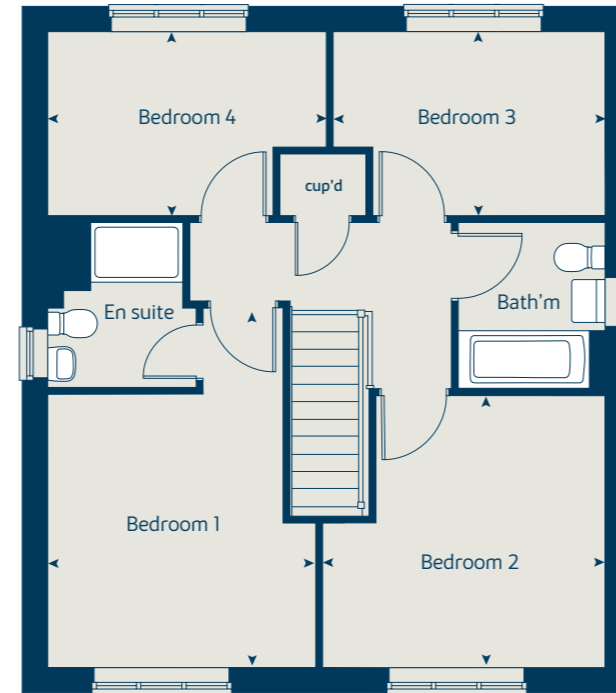
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ovn	oven	ldr	larder
h	hob	ffzr	fridge freezer
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



\* Window omitted to plots 16 and 240 only. Please see sales consultant for further details.

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# The Aspen SE

4 bedroom home

Floor area  
1370 sqft 127 sqm

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.58	25' 6" x 11' 7"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.68 x 2.01	8' 9" x 6' 7"

First floor	metres	feet / inches
Bedroom 1	4.52 x 3.81	13' 3" x 12' 5"
Bedroom 2	3.78 x 3.87	12' 4" x 12' 6"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.42	11' 10" x 7' 9"

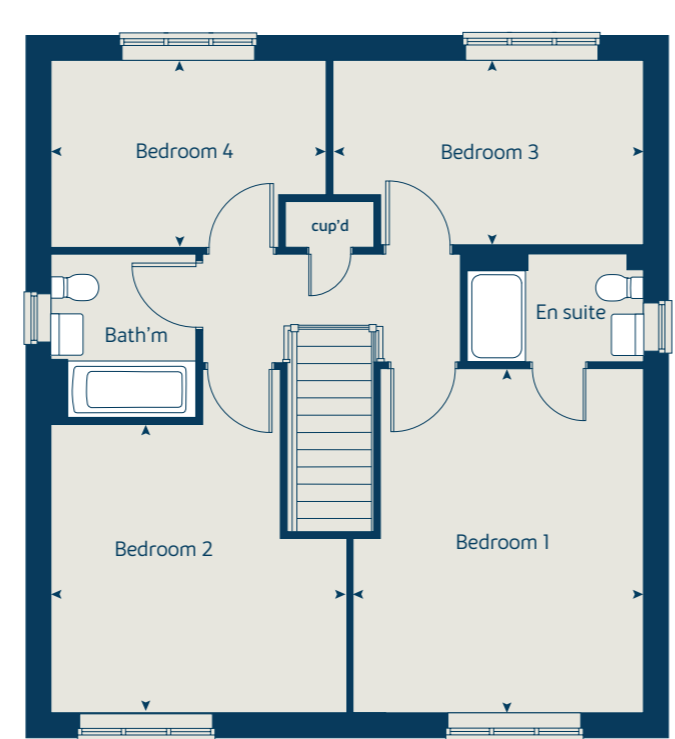
**The Aspen SE | X414 (IF) 01 CNORW |**  
 This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



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# The Chestnut

4 bedroom home

Floor area  
1385 sqft 128 sqm

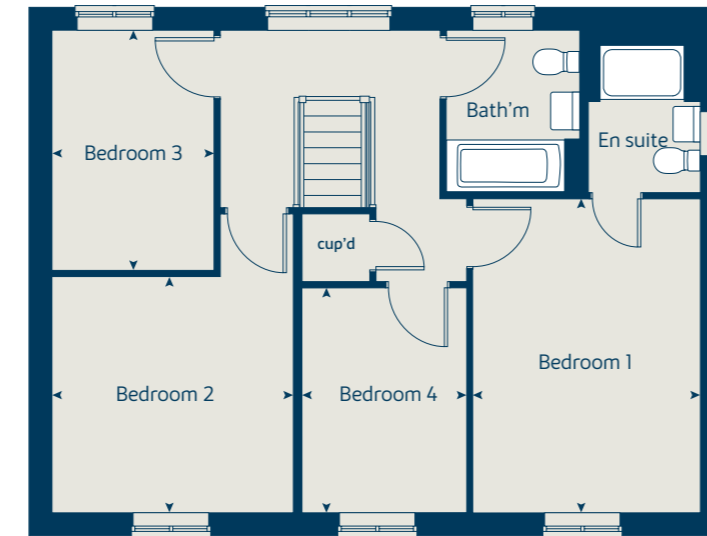
Ground floor	metres	feet / inches
Kitchen	3.91 x 3.04	12' 9" x 9' 11"
Dining / family area	4.59 x 2.96	15' 0" x 9' 8"
Sitting room	4.97 x 3.40	16' 3" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

First floor	metres	feet / inches
Bedroom 1	4.47 x 3.24	14' 7" x 10' 7"
Bedroom 2	3.43 x 3.36	11' 3" x 11' 0"
Bedroom 3	3.42 x 2.31	10' 5" x 7' 8"
Bedroom 4	3.20 x 2.35	10' 5" x 7' 8"

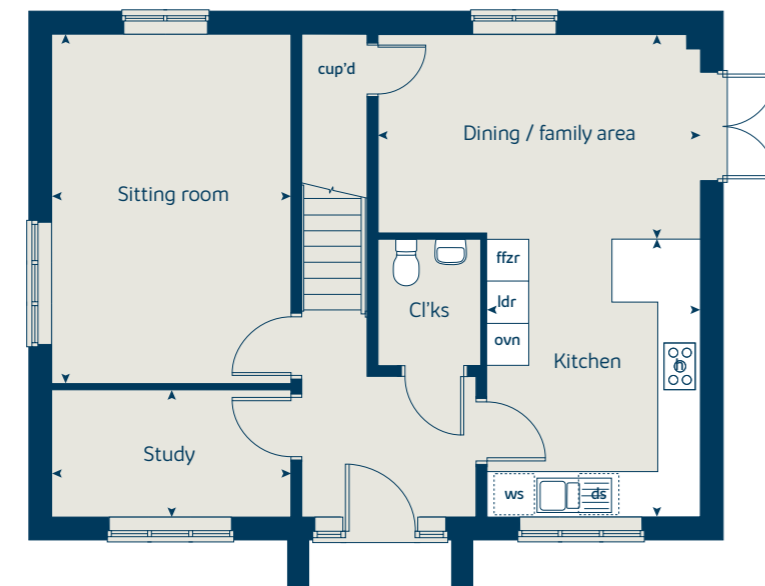
**The Chestnut | X413 01 CNORW |**  
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ovn	oven	ldr	larder
h	hob	ffzr	fridge freezer
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

First floor



Ground floor



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# The Rosewood

4 bedroom home

Floor area  
1192 sqft 110 sqm

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.50	18' 1" x 11' 5"
Sitting room	4.40 x 3.40	14' 5" x 11' 1"

## First floor

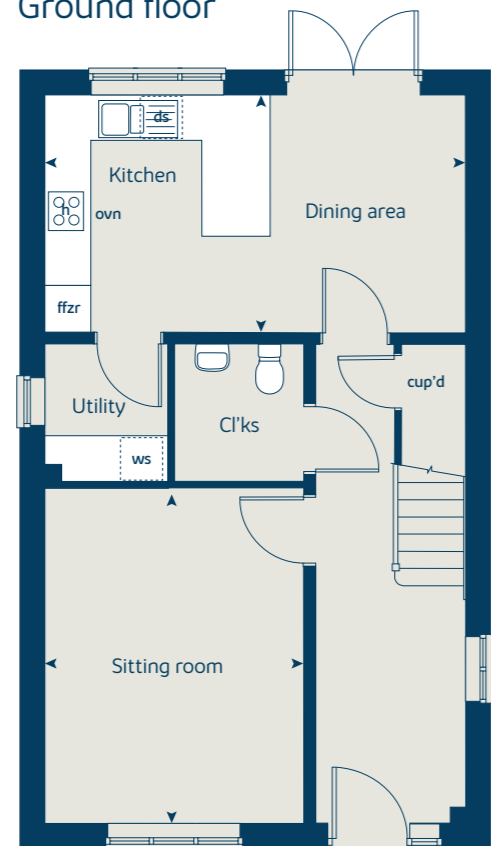
Bedroom 1	3.59 x 3.27	11' 9" x 10' 8"
Bedroom 2	3.27 x 2.67	10' 8" x 8' 9"
Bedroom 3	3.52 x 2.16	11' 6" x 7' 1"
Bedroom 4	3.23 x 2.16	10' 7" x 7' 1"

### The Rosewood | X4308 (IF) 01 VT CNORW |

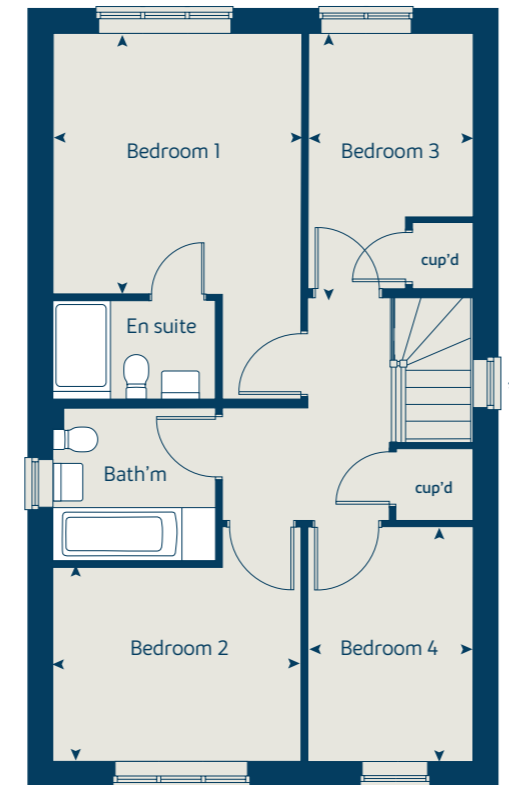
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Ground floor



First floor



\* Windows apply to selected plots only. Please see sales consultant for further details.

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# The Beech

3 bedroom home

Floor area  
1124 sqft 104 sqm

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.91	15' 6" x 9' 6"
Sitting room	3.99 x 3.72	13' 1" x 12' 2"

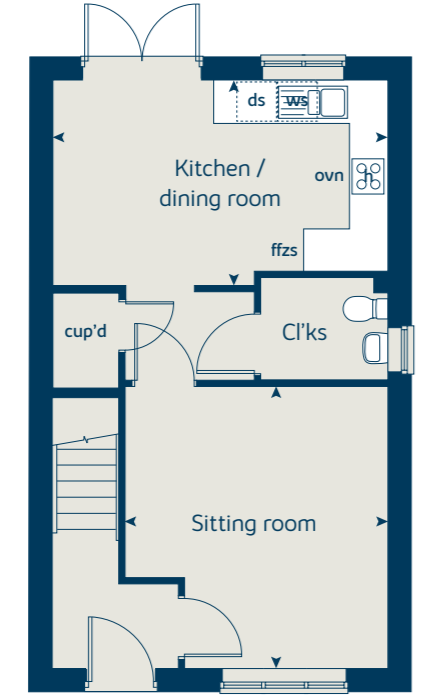
First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 6" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.44	11' 10" x 11' 3"

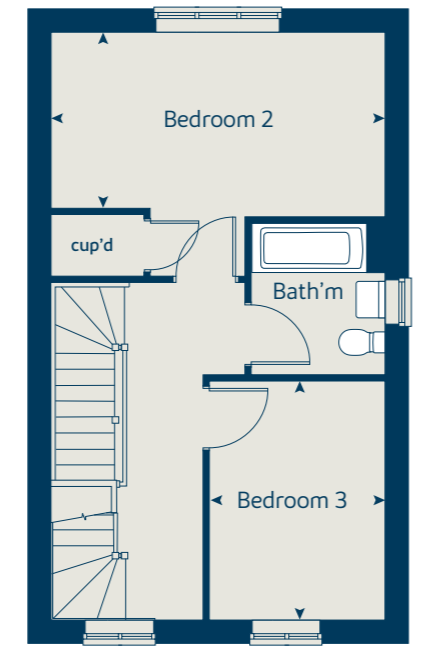
**The Beech | X309 v1 CNORW |**  
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

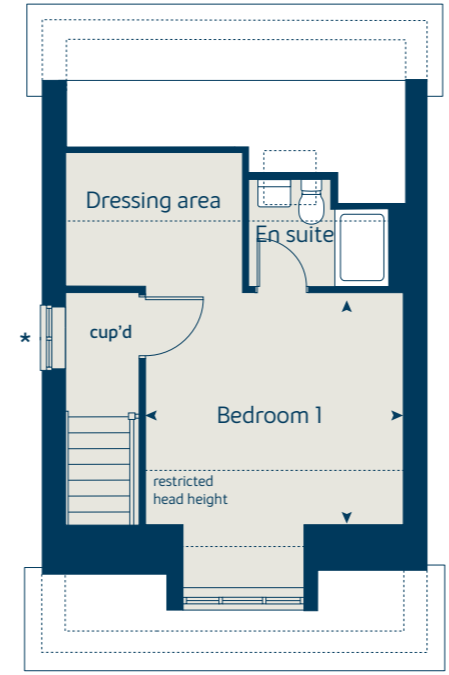
Ground floor



First floor



Second floor



\* Windows apply to selected plots only. Please see sales consultant for further details.  
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# The Spruce

3 bedroom home

Floor area  
1082 sqft 100 sqm

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 3" x 8' 9"
Dining area	3.14 x 2.36	10' 3" x 7' 7"
Sitting room	5.55 x 3.32	18' 2" x 10' 10"

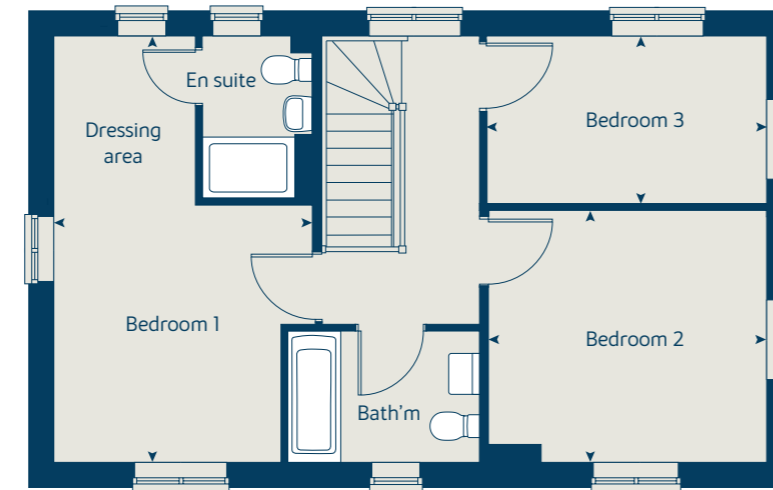
First floor	metres	feet / inches
Bedroom 1	3.35 x 3.33	10' 11" x 10' 11"
Bedroom 2	3.59 x 3.26	11' 9" x 10' 8"
Bedroom 3	3.63 x 2.17	11' 10" x 7' 1"

## The Spruce | X307 (IF) 01 CNORW |

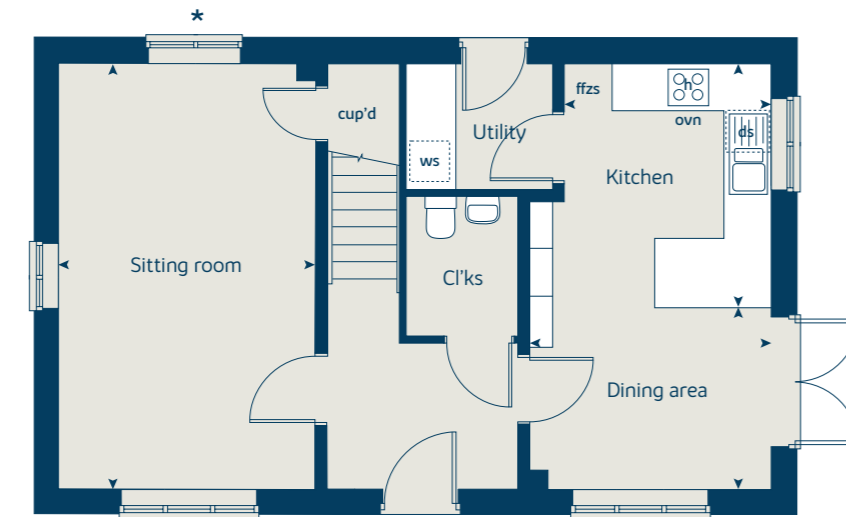
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

First floor



Ground floor



\* Window applies to plots 35, 99 and 116 only. Please see sales consultant for further details.

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# The Rowan

3 bedroom home

Floor area  
931 sqft 86 sqm

Ground floor	metres	feet / inches
Kitchen	2.83 x 2.45	9' 3" x 8' 0"
Sitting / dining room	5.23 x 5.19	17' 1" x 17' 0"

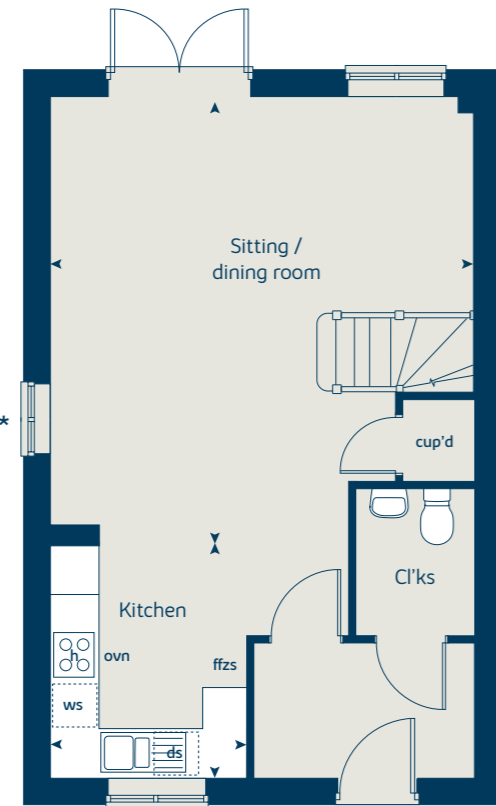
First floor	metres	feet / inches
Bedroom 1	3.68 x 3.57	12' 0" x 11' 8"
Bedroom 2	2.98 x 2.44	9' 8" x 8' 0"
Bedroom 3	3.54 x 2.12	11' 7" x 6' 11"

## The Rowan | X306 01 CNORW |

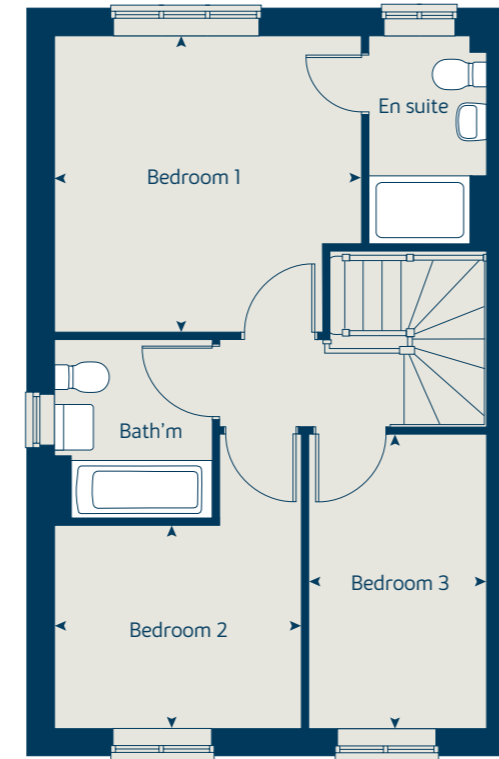
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Ground floor



First floor



\* Window omitted to plots 2, 151, 306, 308, 328 and 329 only. Please see sales consultant for further details.

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# The Magnolia

3 bedroom home

Floor area  
681 sqft 63 sqm

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.37	15' 6" x 11' 0"
Sitting room	3.72 x 3.72	12' 2" x 12' 2"

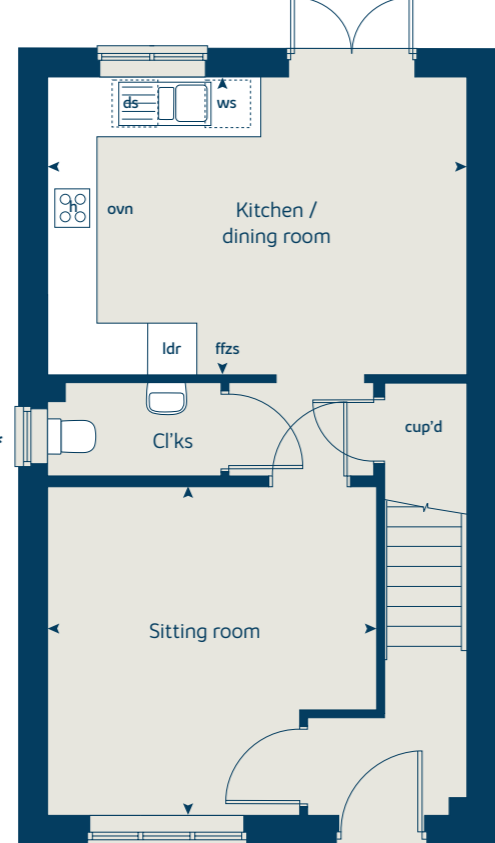
First floor	metres	feet / inches
Bedroom 1	3.06 x 2.55	10' 0" x 8' 4"
Bedroom 2	3.00 x 2.55	9' 10" x 8' 4"
Bedroom 3	2.81 x 2.10	9' 2" x 6' 10"

**The Magnolia | X327 01 CNORW |**  
 This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

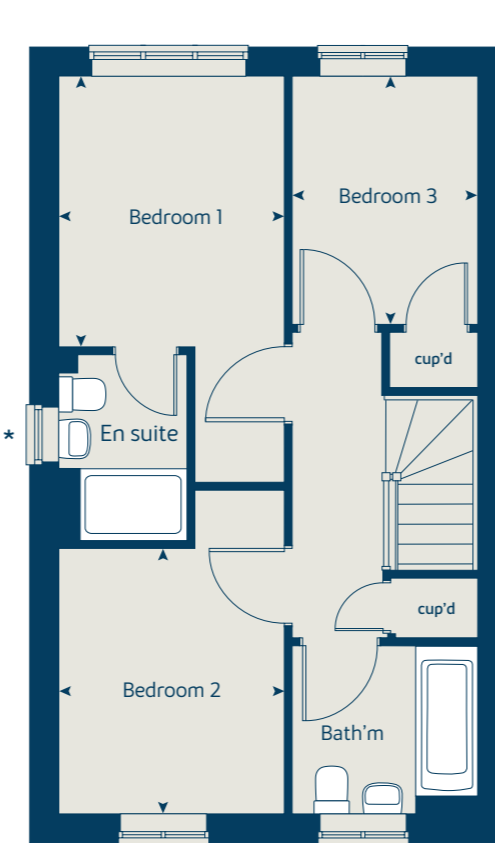
\* Windows apply to plots X and X only. Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



\* Window omitted to plots 216 and 218 only. Please see sales consultant for further details.  
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# The Hawthorn

2 bedroom home

Floor area  
681 sqft 63 sqm

Ground floor	metres	feet / inches
Kitchen	3.78 x 2.85	12' 4" x 9' 4"
Sitting / dining area	4.06 x 3.99	13' 3" x 13' 1"

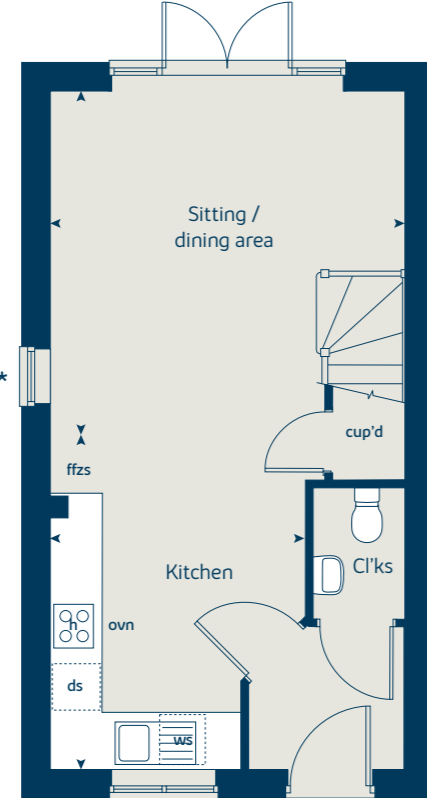
First floor	metres	feet / inches
Bedroom 1	4.06 x 2.68	13' 3" x 8' 9"
Bedroom 2	4.06 x 2.81	13' 3" x 9' 2"

## The Hawthorn | X203 02 CNORW |

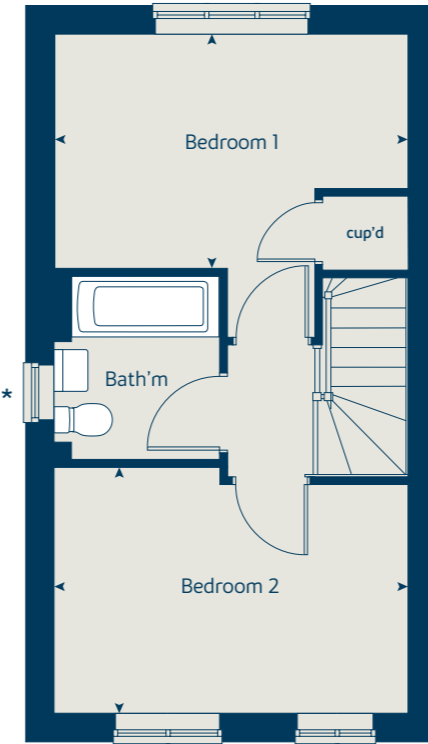
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Ground floor



First floor



\* Window omitted to plots 216 and 218 only. Please see sales consultant for further details.

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# The Ivy

2 bedroom bungalow

Floor area  
812 sqft 75 sqm

Ground floor	metres	feet / inches
Kitchen	3.60 x 2.98	11' 9" x 9' 9"
Sitting room / dining area	4.61 x 3.28	15' 1" x 10' 9"
Bedroom 1	4.18 x 3.51	13' 8" x 11' 6"
Bedroom 2	3.51 x 3.39	11' 6" x 11' 1"

## The Ivy | CFLA00 CNORW |

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ovn	oven	ffzs	fridge freezer space
h	hob	ldr	larder
ws	washing machine space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

Ground floor



Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.







## Enhance and personalise your new home with upgrades and extras from our **Select** range

On top of the unique specification at Western Gate, you can also use the Bovis Homes Select brochure to add even more finishing touches to your property and personalise your new home even more.

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Select range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, ceramics and vinyl.

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide guidance.

Pick up a **Select** brochure from your sales consultant today to find an extensive list of items available. Such as:

- Quartz kitchen worktops
- Premium appliance packages
- Flooring
- Built-in Symphony wardrobes
- Upgraded tiling in main bathroom and en suite

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide you with a full brochure and guidance.



# A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. That's why we are proud to have developed and launched our new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining the classic architectural traditions on which Bovis Homes has built its heritage and brand since 1885.

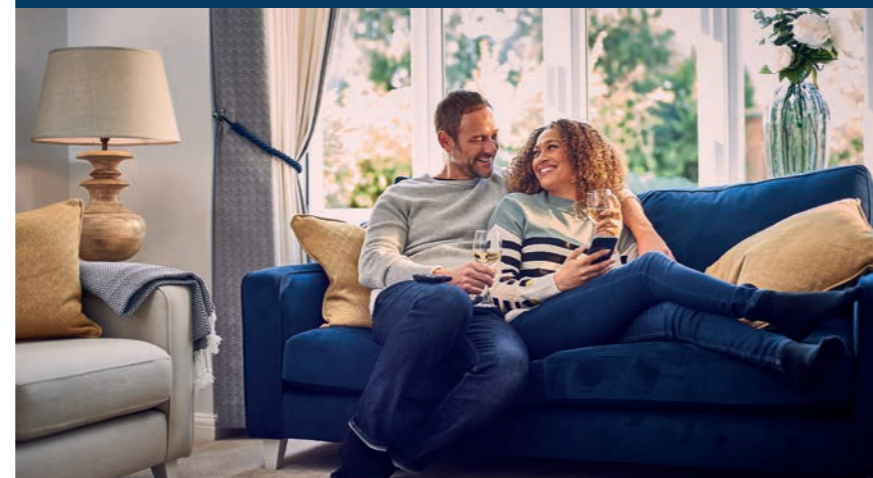
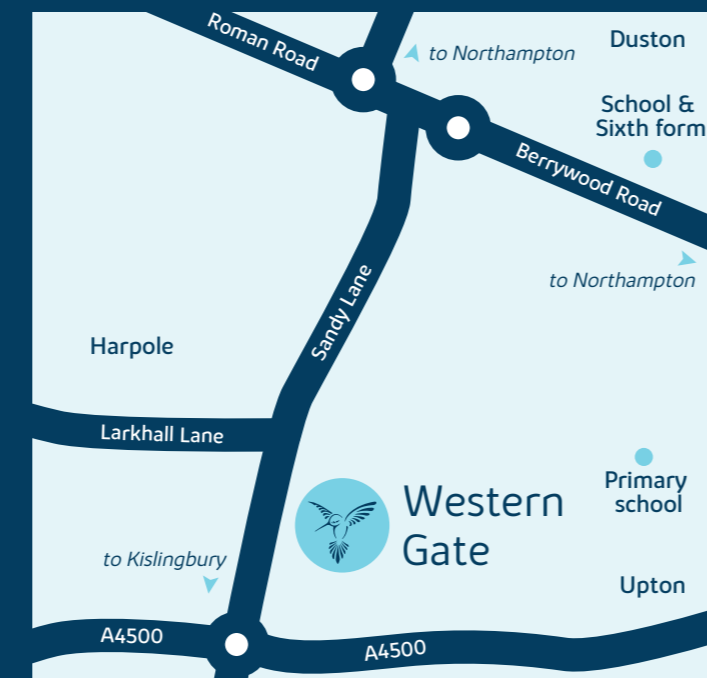
An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included to create spacious, sociable living areas, while attention to master bedrooms and en suites has given the homes added desirability.

## Western Gate

Sandy Lane, Northampton NN7 4AP  
01604 359155





The streetscene shown on the front has been produced for illustrative purposes only.  
Please check the details of the homes you are interested in with the sales consultant.

**Bovis Homes Limited, West Midlands region**

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