



Collingtree Park

Northampton - Phase B

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**Bovis
Homes** 



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.

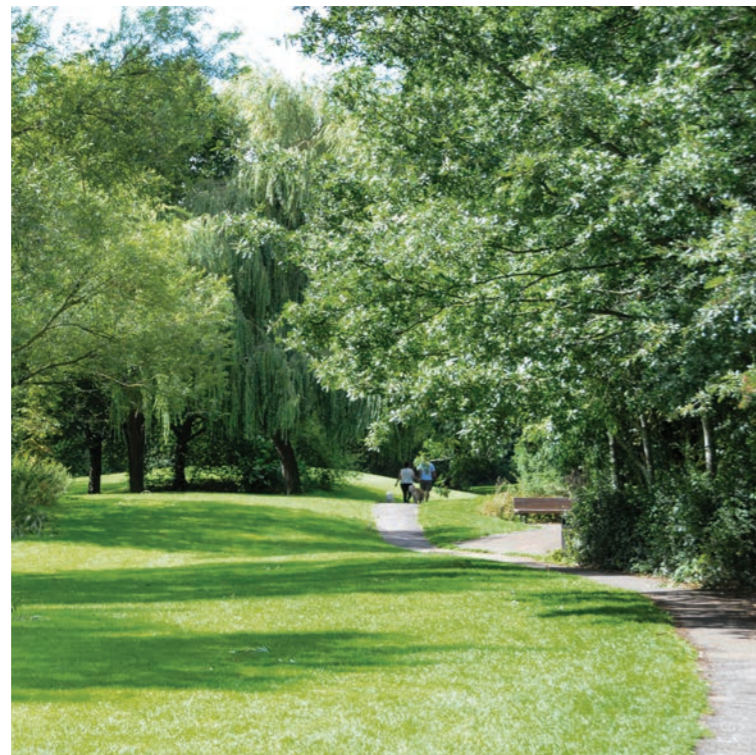
From those foundations has grown a Bovis heritage to be proud of, including quality homes and communities across Britain.

Welcome to Collingtree Park

The next phase of our stunning development includes brand new two to five bedroom family homes and apartments and is enviably located in a highly sought after area, adjacent to the golf course.

Collingtree Park enjoys beautiful countryside views whilst also being less than 5 miles to the centre of Northampton, the perfect combination of urban life and peaceful countryside.





A taste of local life

Collingtree is a beautiful Northamptonshire village surrounded by stunning countryside. The village has a real sense of community and the golf course is at the heart of the picturesque location.

Location

Collingtree Park is located on the desirable south side of Northampton, which is a very sought-after location. 4 miles will take you directly to the centre of the town, while access to the M1 is less than 2 miles from the development. Collingtree Park's ideal location means that Milton Keynes and Daventry are less than 16 miles away, while Towcester is just 10 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

About one mile away from Collingtree Park is a Tesco Express for all essentials, while two miles away in Wootton you'll find a Waitrose, and a Tesco Extra store. 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 is a pub and a restaurant in the village and many popular pubs and bars in the town of Northampton. At weekends, explore the countryside with many great walks close by and the Grand Union Canal is just a stone's throw away.

Education

Collingtree Park will have its own Primary School as part of a future phase. Collingtree has a Church of England Primary School which is only half a mile away. It caters for pupils from reception to year six. For senior pupils there is Caroline Chisholm School two miles away at Wootton, or Northampton High School for girls is two and a half miles away. There are also several other local state and independent schools for children of all ages in the surrounding area.

Development layout

Collingtree Park - Phase B boasts a stunning range of two to five bedroom homes each with unique views and aspects. Discover your dream home today.



The Birch
5 bedroom house



The Olive
5 bedroom homes



The Maple
4 bedroom homes



The Aspen
4 bedroom homes



The Cypress
3 bedroom homes



The Beech
3 bedroom homes



The Acacia
4 bedroom homes



The Spruce
3 bedroom homes



The Rowan
3 bedroom homes



The Holly
2 bedroom homes



The Bluebell
2 bedroom apartments

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes

Location



- v visitor space
- ss substation
- bcp bin collection point
- cs cycle store
- bs bin store
- leap local equipped area of play



The plan overleaf 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 Birch

5 bedroom home

Floor area
166 sq.m 1786 sq.ft

Ground floor	metres	feet / inches
Kitchen / family / dining area	9.13 x 3.52	29' 11" x 11' 7"
Sitting room	4.30 x 3.62	14' 1" x 11' 10"
Study / dining room	3.39 x 3.00	11' 1" x 9' 10"

First floor	metres	feet / inches
Bedroom 1	4.66 x 3.51	15' 3" x 11' 6"
Bedroom 2	3.92 x 2.91	12' 10" x 9' 7"
Bedroom 3	3.07 x 2.85	10' 1" x 9' 4"
Bedroom 4	3.31 x 2.83	10' 10" x 9' 3"
Bedroom 5	2.83 x 2.69	9' 3" x 8' 10"

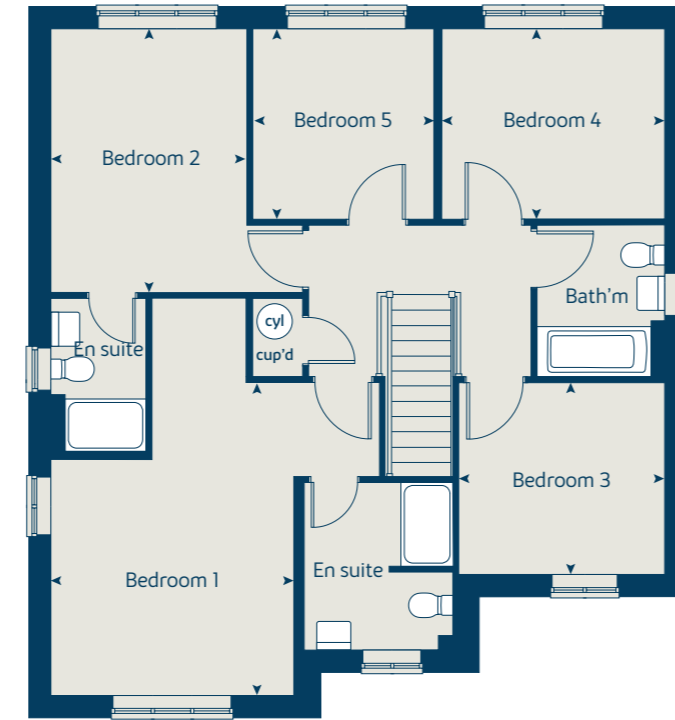
The Birch | X518v1 CCOLG |
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ovn	oven	ldr	larder
h	hob	tds	tumble dryer space
dw	dishwasher	cyl	hot water cylinder
ws	washing machine space	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points

Ground floor



First floor



* Window applies to selected plots only. Please see sales consultant for further details.

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The Olive

5 bedroom home

Floor area
1345 sqft 125 sqm

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

First floor	metres	feet / inches
Bedroom 1	5.52 x 2.93	18' 2" x 9' 7"
Bedroom 2	3.59 x 3.18	11' 10" x 10' 6"
Bedroom 3	4.05 x 3.33	13' 4" x 10' 11"
Bedroom 4	3.61 x 2.25	11' 10" x 7' 5"
Bedroom 5	2.20 x 2.03	7' 3" x 6' 8"

The Olive | X307GV vt CCOLG |

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



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The Maple

4 bedroom home

Floor area
166 sq.m 1790 sq.ft

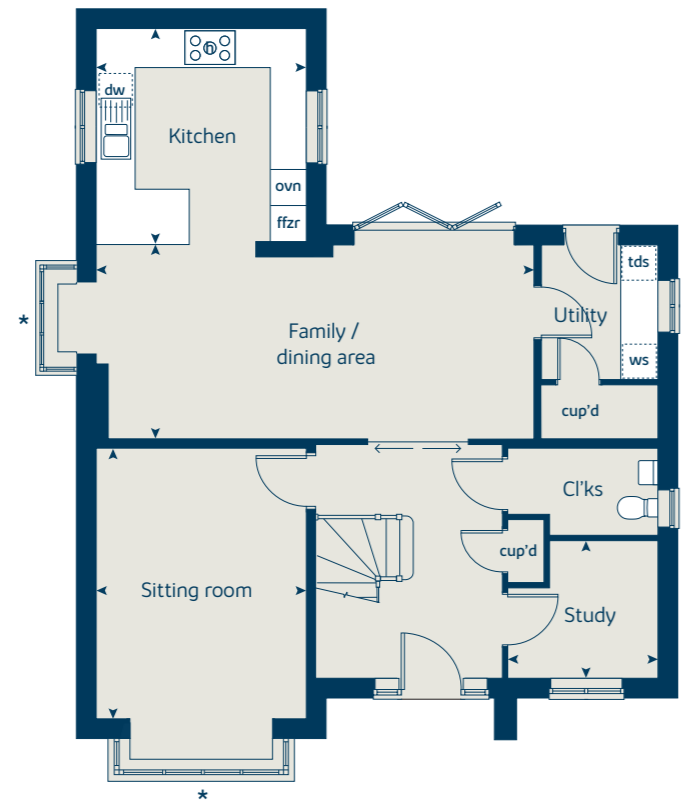
Ground floor	metres	feet / inches
Kitchen	3.55 x 3.50	11' 8" x 11' 6"
Family / dining area	7.09 x 3.05	23' 3" x 10' 0"
Sitting room	4.51 x 3.50	14' 9" x 11' 6"
Study	2.50 x 2.29	8' 2" x 7' 6"

First floor	metres	feet / inches
Bedroom 1	6.58 x 3.53	21' 6" x 11' 7"
Bedroom 2	3.68 x 3.50	12' 1" x 11' 6"
Bedroom 3	4.17 x 2.93	13' 8" x 9' 7"
Bedroom 4	2.95 x 2.93	9' 8" x 9' 7"

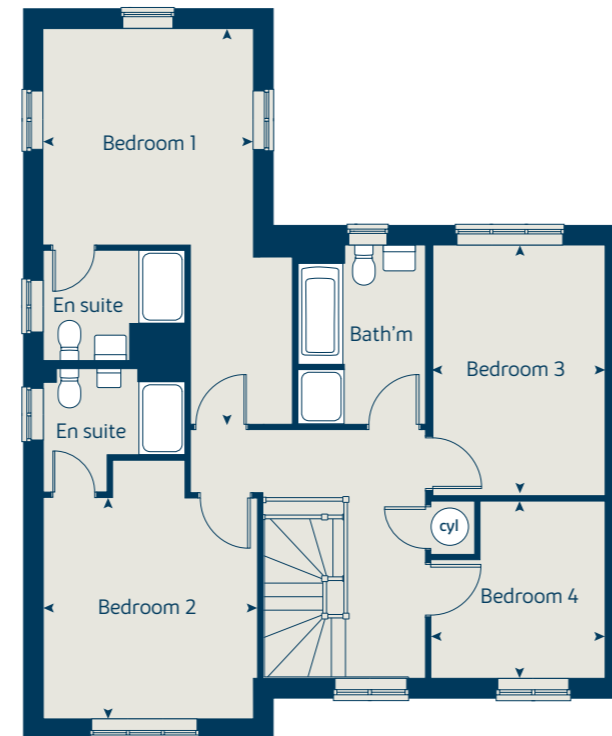
The Maple | X416v2 CCOLG |
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ovn	oven	tds	tumble dryer space
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

Ground floor



First floor



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The Aspen

4 bedroom home

Floor area
128 sq.m 1356 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.02 x 2.01	6' 7" x 6' 7"

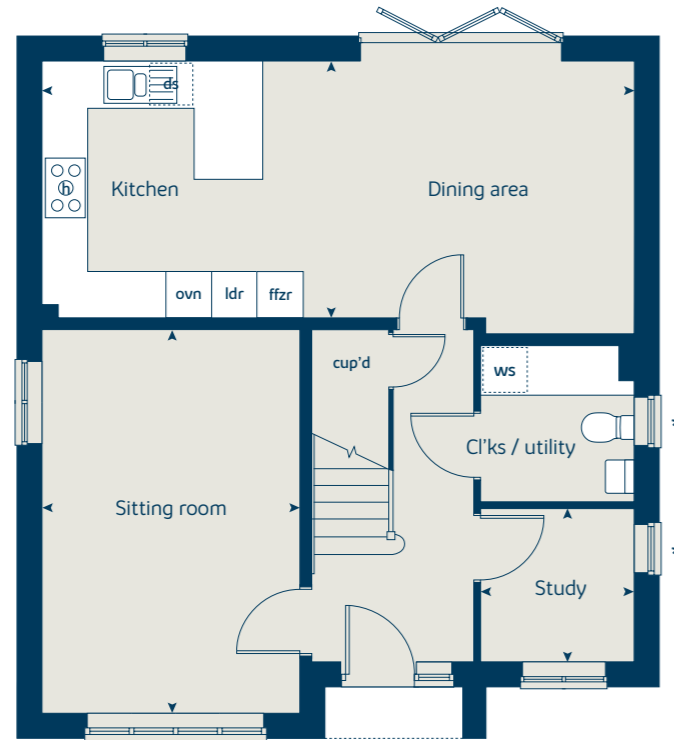
First floor	metres	feet / inches
Bedroom 1	4.52 x 3.46	14' 10" x 11' 4"
Bedroom 2	3.75 x 3.10	12' 3" x 10' 2"
Bedroom 3	3.65 x 2.45	11' 10" x 8' 1"
Bedroom 4	4.08 x 2.42	13' 4" x 7' 11"

The Aspen | X414v2 CCOLG |

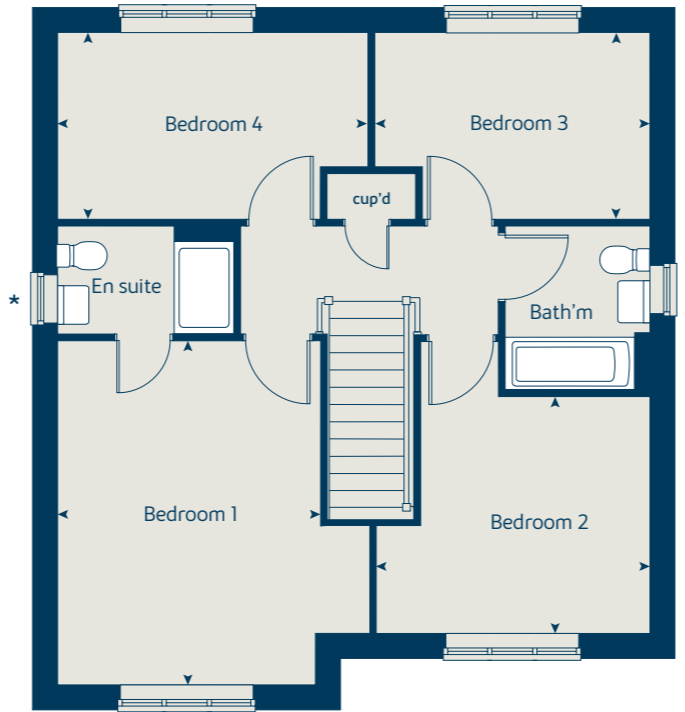
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ovn	oven	ldr	larder
h	hob	ffzr	fridge freezer
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



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The Acacia

4 bedroom home

Floor area
1399 sqft 130 sqm

Ground floor	metres	feet / inches
Kitchen	3.53 x 3.42	11' 7" x 11' 3"
Family / dining area	4.36 x 3.11	14' 4" x 10' 3"

First floor	metres	feet / inches
Bedroom 2	4.16 x 3.25	13' 8" x 10' 8"
Bedroom 4	2.81 x 2.40	9' 3" x 7' 11"
Sitting room	4.36 x 4.22	14' 4" x 13' 11"

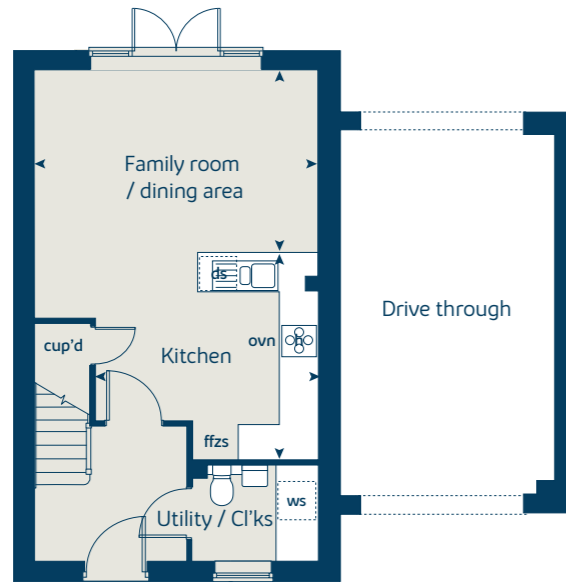
Second floor	metres	feet / inches
Bedroom 1	4.36 x 3.15	14' 4" x 10' 4"
Bedroom 3	4.36 x 2.81	14' 4" x 9' 3"

The Acacia | CT3003 CCOLG |

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

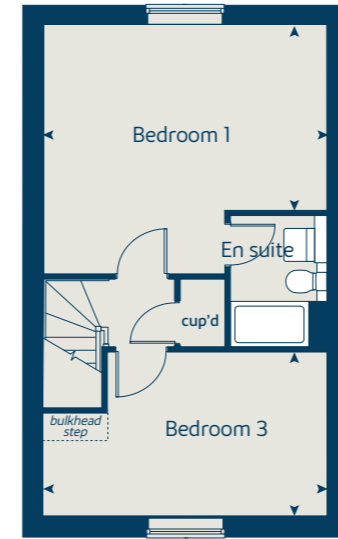
Ground floor



First floor



Second floor



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The Cypress

3 bedroom home

Floor area

103 sq.m 1108 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.42 x 3.40	14' 6" x 11' 2"

First floor

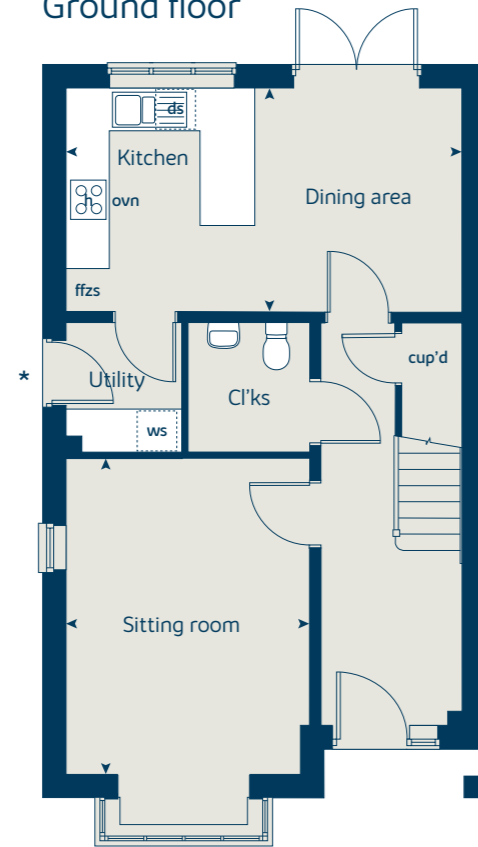
Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.55 x 2.16	11' 6" x 7' 1"

The Cypress | X308 01 CCOLG |

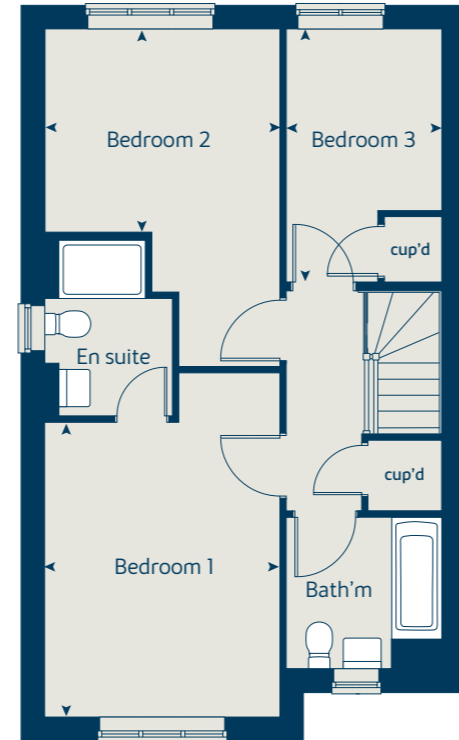
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Ground floor



First floor



* Door replaced with window to plot 176 only. Please see sales consultant for further details.

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The Beech

3 bedroom home

Floor area
122 sq.m 1322 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining room	5.09 x 2.93	16' 8" x 9' 7"
Sitting room	4.07 x 4.00	13' 4" x 13' 1"

First floor	metres	feet / inches
Bedroom 2	5.09 x 2.50	16' 8" x 8' 2"
Bedroom 3	3.39 x 2.85	11' 1" x 9' 4"

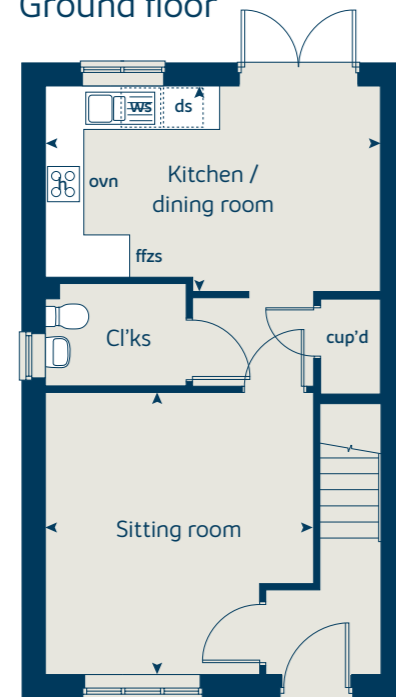
Second floor	metres	feet / inches
Bedroom 1	3.97 x 3.45	13' 0" x 11' 4"

The Beech | X309V1 CCOLG |

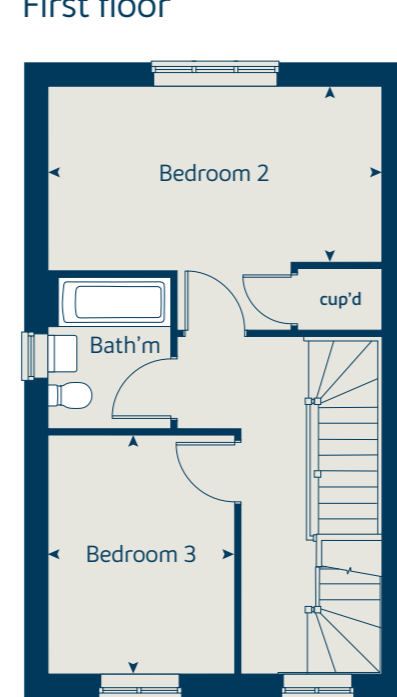
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space		measuring points
ws	washing machine space	◀ ▶	

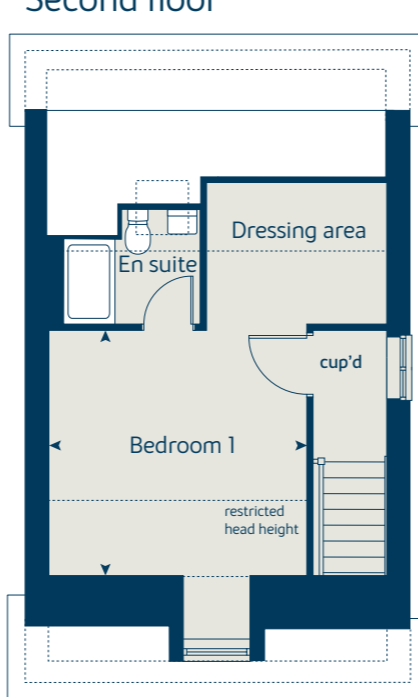
Ground floor



First floor



Second floor



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The Spruce

3 bedroom home

Floor area
103 sq.m 1108 sq.ft

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

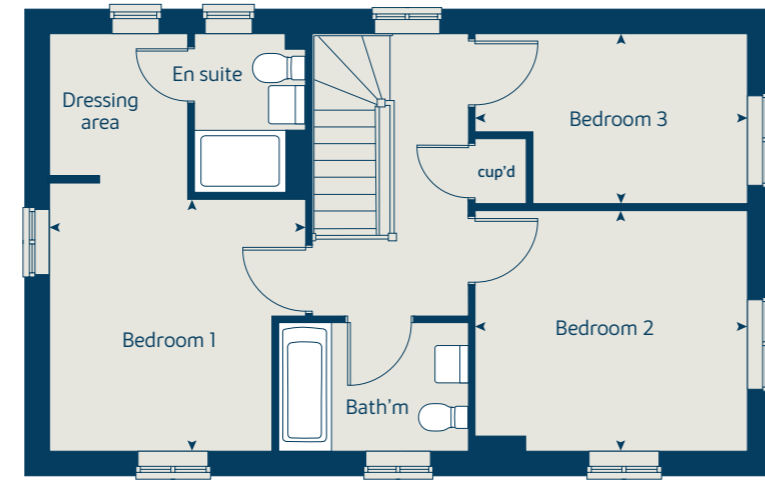
First floor	metres	feet / inches
Bedroom 1	3.33 x 2.93	10' 11" x 9' 7"
Bedroom 2	3.57 x 3.19	11' 9" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 5"

The Spruce | X307v2 CCOLG |

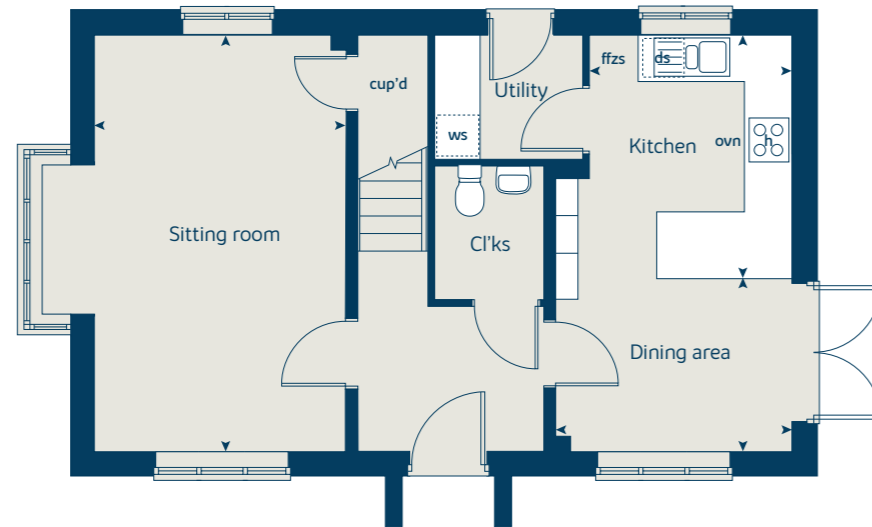
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

First floor



Ground floor



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The Rowan

3 bedroom home

Floor area
86 sq.m 931 sq.ft

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.24 x 5.19	17' 2" x 17' 0"

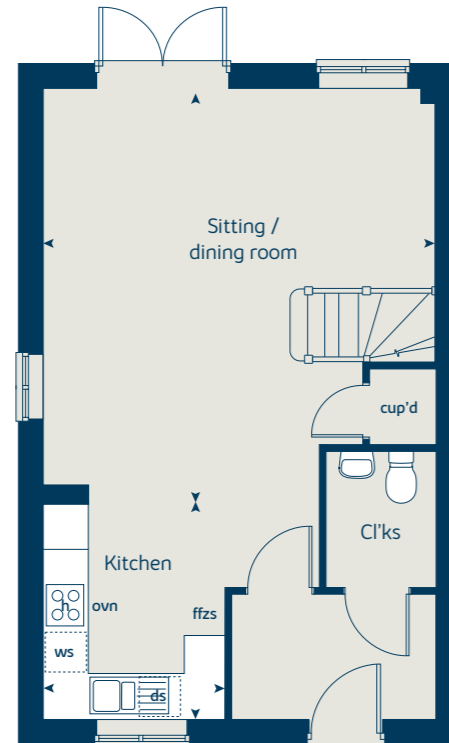
First floor	metres	feet / inches
Bedroom 1	3.69 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.98 x 2.43	9' 9" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 7' 0"

The Rowan | X306 01 CCOLG |

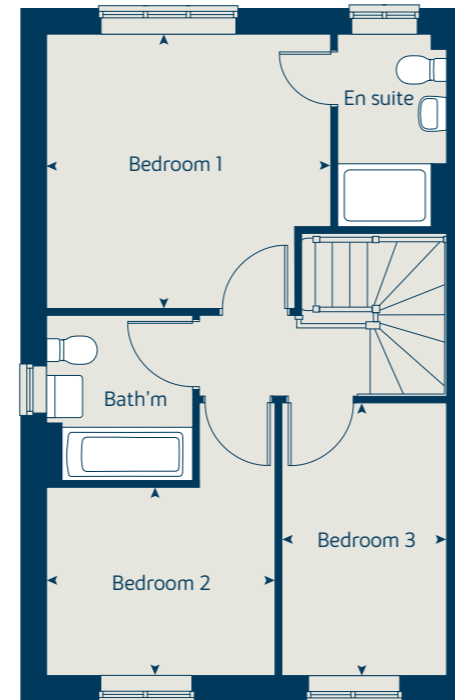
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Ground floor



First floor



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The Holly

2 bedroom home

Floor area
78 sq.m 839 sq.ft

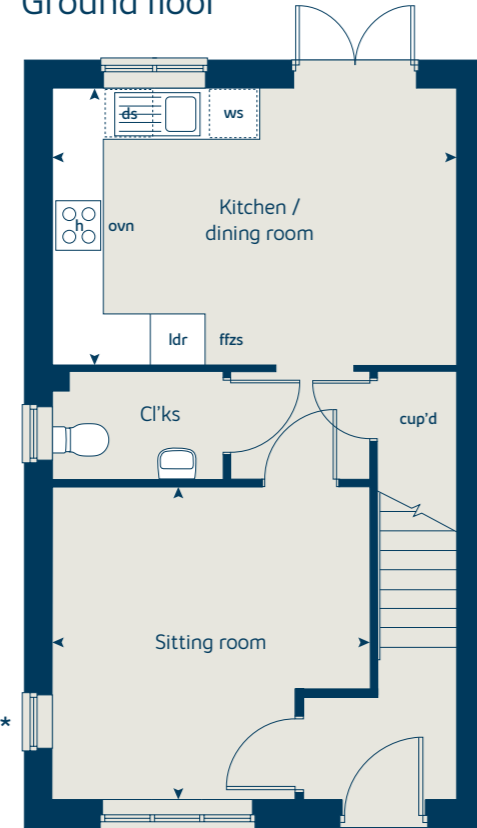
Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.25	15' 6" x 10' 8"
Sitting room	3.72 x 3.65	12' 2" x 12' 0"

First floor	metres	feet / inches
Bedroom 1	3.60 x 3.20	11' 9" x 10' 6"
Bedroom 2	4.74 x 2.50	15' 6" x 8' 2"

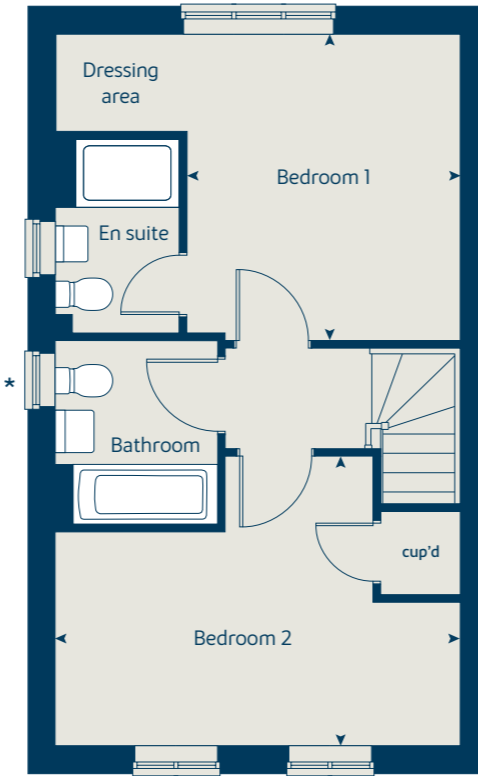
The Holly | X204 01 CCOLG |
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ovn	oven	ldr	larder
h	hob	ffzs	fridge freezer space
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



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The Bluebell

2 bedroom apartment

Floor area
636 sqft 59 sqm

	metres	feet / inches
Kitchen / sitting / dining area	6.65 x 3.67	21' 10" x 12' 1"
Bedroom 1	3.56 x 2.75	11' 8" x 9' 0"
Bedroom 2	3.46 x 2.25	11' 8" x 7' 5"

The Bluebell | AF17 COLG |

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

Ground floor



First and Second floor



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Unique specification

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new luxury kitchen and modern bathroom.

Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building

regulations and only branded appliances are installed in your new home.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way.

	2 bedroom The Holly The Bluebell	3 bedroom The Rowan The Spruce The Cypress The Beech	4 bedroom The Acacia The Aspen The Maple	5 bedroom The Olive The Birch
Kitchen				
Choice of Standard fitted kitchen (doors and worktops)*	■	■	■	■
Choice of Premium fitted kitchen (doors and worktops)*				■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■			
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■	■	■
Indesit hob (60cm) with built-in single oven (under hob), with stainless steel splashback and glass chimney hood	■	■	■	■
Indesit (75cm) hob with built-in double oven at high level, with stainless steel splashback and glass chimney hood			■	
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood				■
Fridge / freezer space	■	■	■	■
Integrated (Indesit) 50 / 50 fridge freezer			■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■
Integrated (Indesit) dishwasher				■
Space for washing machine with plumbing and electrics in utility		■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■		

	2 bedroom The Holly The Bluebell	3 bedroom The Rowan The Spruce The Cypress The Beech	4 bedroom The Acacia The Aspen The Maple	5 bedroom The Olive The Birch
Bathrooms and en suite(s)				
Ideal Standard contemporary white sanitary ware suite	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure	■	■	■	■
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■
Choice of Premium Porcelanosa wall tiling (half height to walls with fitted sanitary ware, half-height over bath, and full height to shower cubicle)*				■
Chrome bezel LED bulkhead to bathroom and en suite(s) (where applicable)	■	■	■	■
Radiator in bathroom / en suite	■	■	■	■
Chrome towel warmer in bathroom and en suite(s) (where applicable)			■	■
Safety and security				
Front door with multi-point security locking system and security chain	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■
Heating				
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)				■

	2 bedroom The Holly The Bluebell	3 bedroom The Rowan The Spruce The Cypress The Beech	4 bedroom The Acacia The Aspen The Maple	5 bedroom The Olive The Birch
General - indoors				
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■
White painted cottage style internal doors with chrome lever handles	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors	■			
Double glazed bi-fold doors			■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■
Multi-media point in sitting room	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■
General - outdoors				
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■
Landscaped front gardens	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■
External light fitted to front porch, and wiring only to rear door	■	■	■	■
Outside tap	■	■	■	■
Warranties				
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction



The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.



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

On top of the unique specification at Collingtree Park, 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.

From upgrading your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and choices available.

We also have a range of flooring for you to choose from that includes luxurious carpets, stylish Karndean, ceramics and vinyl. There's also a choice of branded appliances for your kitchen as well as lighting and electrical upgrades.

The availability of items is subject to the stage of build and house type, but our sales consultants will be happy to provide guidance so you can tailor your new home however you choose.

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

- Quartz kitchen worktops
- Upgraded fridge freezer
- Upgraded dishwasher
- 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.

Many of our properties include luxurious bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.

Collingtree Park

Windingbrook Lane, Collingtree,
Northampton NN4 0PA

01604 556 021

www.bovishomes.co.uk



Collingtree Park is located just south of Northampton. To find us leave the M1 at junction 15 and take the exit towards A45 Northampton / Wellingborough.

After about 1 mile, take the next slip road for East Hunsbury.

At the roundabout take the second exit, Rowtree Road.
At the next roundabout, take the first exit.

Follow Windingbrook Lane for approximately half a mile.
Collingtree Park is on the right.



Every care has been taken in the preparation of this brochure. [Brand] operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development.

Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes.

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.

Vistry South Central Midlands region

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