

# The Atrium

Overstone





# The Atrium

Overstone

A taste of local life

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# Welcome to The Atrium

This exciting new development is on the edge of the pretty Northamptonshire village of Overstone, less than 8 miles from the thriving county town of Northampton and within easy reach of the M1. The village has its own shop and primary school and there's a supermarket just 1 mile away.



## Getting around

The Atrium is just off the A43 which links to the A45 and Northampton. Go south on the A45, or take the M1 for Milton Keynes, 26 miles away. Head north on the A43 for Kettering 10 miles away where you can join junction 8 of the A14 for the Midlands and Cambridge. Trains run from Northampton, 9 miles away, to Coventry, Birmingham, Milton Keynes and it's just an hour by rail to London Euston. It's about 10 miles to both Kettering and Wellingborough train stations, from where services run to London St Pancras, taking under an hour and to Luton Airport.

## A trip to the shops

Overstone has its own village store with post office, groceries and off licence. For supermarket shopping Aldi is close by. It's only a 10-minute drive to both The Weston Favell Shopping Centre and the popular Beckworth Emporium known for its local produce. Northampton is one of the largest market towns in England and one of the country's top ten shopping destinations. Its vibrant centre boasts the Victorian Centre, packed with big brand names as well as the Grosvenor offering more well-known retailers. The Old Market Square hosts an array of colourful markets throughout the year and the out-of-town St James and Riverside Retail Parks provide further choice.

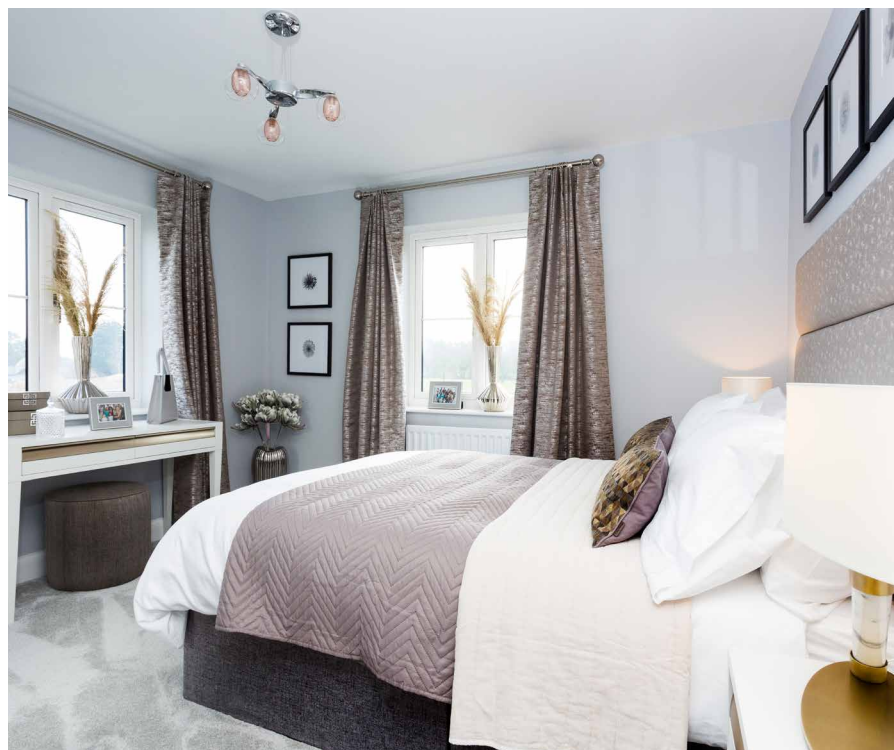
## Taking time out

There's a village hall and cricket club in Overstone and within a 5-minute drive you've a choice of pubs and restaurants. The award-winning Miller & Carter Steakhouse is within walking distance, at just 1 mile away. The pretty Elliott Park is a 16-minute walk and the scenic Sywell Country Park is less than 4 miles away. Peaceful Pitsford Water, 3.6 miles away, combines woodland, wildlife and meadows with water park activities including fishing, cycling, walking and water sports.

The nearby River Nene is also popular with anglers and narrowboaters. Head to Northampton for lively events, entertainment, eating and nightlife venues. The town offers leisure centres, theatres, cinemas and major rugby, football and cricket clubs. Go horseracing at Towcester, 17 miles away, or watch motor racing at Silverstone, 22 miles away.

## Education

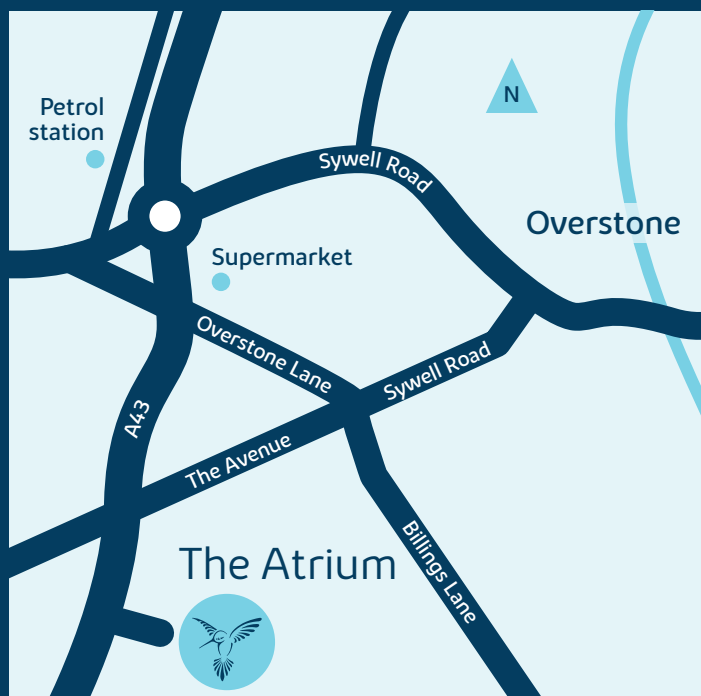
Overstone Primary School is just half a mile from The Atrium and takes children aged from 4 to 11 years. For senior pupils Moulton School and Science College with sixth form is only 2.2 miles away, and Weston Favell Academy and Sixth Form, is 3.6 miles away, both catering for students aged from 11 to 18. Northampton College is only 3.5 miles away and provides a range of courses and apprenticeships for students and adults. The town also has its own University for under and post-graduates. There are several independent prep schools in the area, including Overstone Park School, less than 1 mile away, Pitsford School, 4.3 miles away and Bosworth Independent College.





# The Atrium

Overstone,  
Northamptonshire NN6 0AA  
01604 300849



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The streetscene 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, Northern Home Counties region  
Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. Telephone: 01908 088 500

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MOVST DS03984 / 02.23

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# The Atrium

Overstone

Development plan

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# The Atrium

## Overstone

### 3 bedroom homes

-  The Hazel
-  The Spruce
-  The Spruce II
-  The Magnolia
-  The Cypress
-  The Cypress II

### 4 bedroom homes

-  The Chestnut
-  The Chestnut II
-  The Juniper
-  The Aspen
-  The Maple

### 5 bedroom homes

-  The Birch

### Pre-sold homes

-  1 bedroom home
-  2 bedroom home
-  3 bedroom home
-  4 bedroom home

bcp bin collection point





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.

**Vistry Northern Home Counties region**

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170-OVST DS13364 / 02.25







# The Atrium

Overstone

Specification

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# The Atrium

## Overstone

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



Kitchen		2 bedroom The Hawthorn	3 bedroom The Magnolia The Hazel The Cypress The Spruce The Spruce II	4 bedroom The Juniper The Chestnut The Chestnut II The Aspen
Choice of fitted kitchen (doors & worktop/s)*	■	■	■	■
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		■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■	
Hob with built-in single under-oven, with stainless steel splashback and chimney hood	■	■	■	■
Hob (75 cm) with built-in double high level oven, with glass splashback and chimney hood				■
Space for fridge / freezer	■	■	■	
Integrated (Indesit) 50/50 fridge / freezer				■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen or utility	■	■	■	■

Bathrooms and en suite		2 bedroom The Hawthorn	3 bedroom The Magnolia The Hazel The Cypress The Spruce The Spruce II	4 bedroom The Juniper The Chestnut The Chestnut II The Aspen
Ideal Standard contemporary white sanitary ware suite	■	■	■	■
Ideal Standard close coupled WC to cloakroom and splashback wall tiling to basin	■	■	■	■
Ideal Standard shower tray with glass enclosure		■	■	■
Handheld hair wash attachment to bath		■	■	■
Thermostatic shower over the bath and glass screen	■			
En suite to bedroom 1		■	■	■
Choice of Porcelanosa wall tiling (splashback and full-height to shower over bath)*	■			
Choice of Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*		■	■	■
Chrome bezel LED bulkhead	■	■	■	■
Chrome towel warmer				■

Doors and Windows		2 bedroom The Hawthorn	3 bedroom The Magnolia The Hazel The Cypress The Spruce The Spruce II	4 bedroom The Juniper The Chestnut The Chestnut II The Aspen
Front door with multi-point security locking system and security chain	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors	■	■	■	
Double glazed powder-coated aluminium bi-fold doors				■
White painted internal doors with satin chrome handles	■	■	■	■
Paving outside French/bi-fold door (where applicable)	■	■	■	■

General		2 bedroom The Hawthorn	3 bedroom The Magnolia The Hazel The Cypress The Spruce The Spruce II	4 bedroom The Juniper The Chestnut The Chestnut II The Aspen
White painted walls and smooth white ceilings	■	■	■	■
One combined usb / double socket in kitchen and two in bedroom 1	■	■	■	■
Multi-media point in sitting room	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
External tap	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■
Mains wired smoke detectors with battery back-up on each floor	■	■	■	■
Battery powered carbon monoxide detector next to boiler	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■
Landscaped front garden (where applicable)	■	■	■	■
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■

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



# So much choice...

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 contemporary 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.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

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

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



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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.

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MOVST DS10027 / 04.24





# The Hazel

3 bedroom home

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# The Hazel

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.97	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

### First floor

Bedroom 1	3.52 x 3.29	11' 7" x 9' 8"
Bedroom 2	2.95 x 2.72	9' 8" x 8' 11"
Bedroom 3	3.47 x 2.14	11' 5" x 7' 1"

### The Hazel | X305 v1 MOVST |

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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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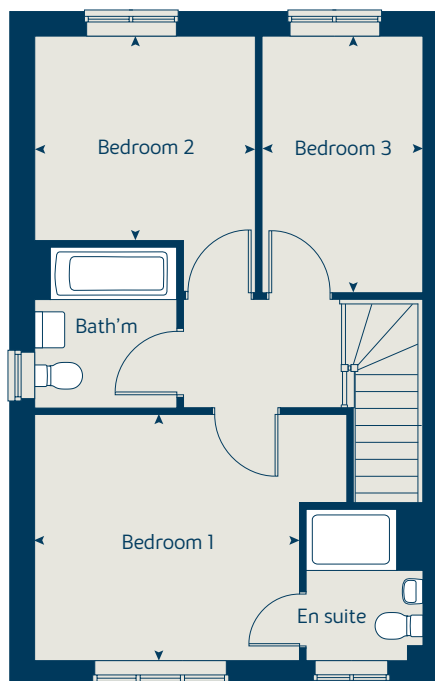
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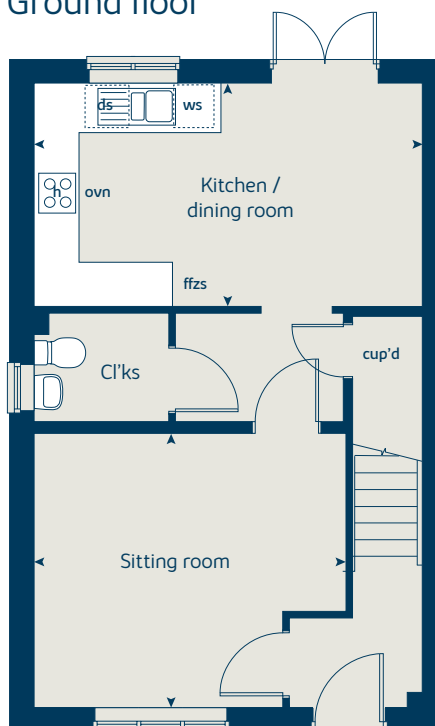
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### First floor



### Ground floor





# The Magnolia

3 bedroom home

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# The Magnolia

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.35	15' 7" x 11' 0"
Sitting room	3.70 x 3.70	12' 2" x 12' 2"

### First floor

Bedroom 1	3.05 x 2.54	10' 0" x 8' 4"
Bedroom 2	2.98 x 2.54	9' 10" x 8' 4"
Bedroom 3	2.79 x 2.08	9' 2" x 6' 10"

### The Magnolia | X327 v1, v2 MOVST |

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\* Window applies to plots 404, 405 and 406 only. Please see sales consultant for further details.

\*\* Window applies to plots 399, 404, 405 and 406 only. Please see sales consultant for further details.

① Alternative front elevation applies to plots 400, 401, 404, 405, 406, 431, 432, 460, 461, 471, 472, 492, 493, 494, 495, 496, 497, 529, 530, 566, 567, 570, 571, 572, 573, 578, 579, 580, 622, 623, 624 and 851 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

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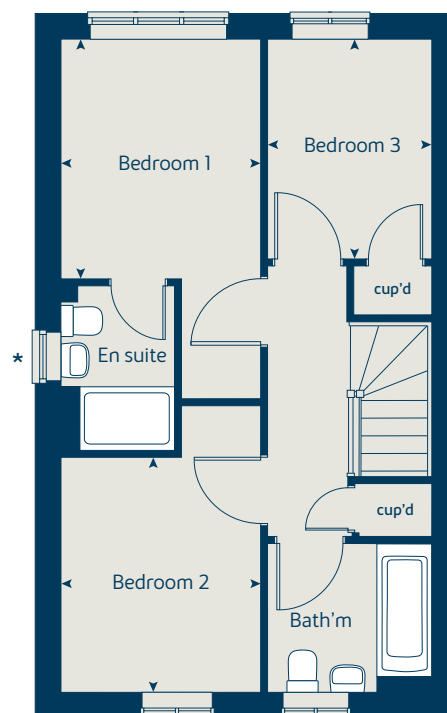
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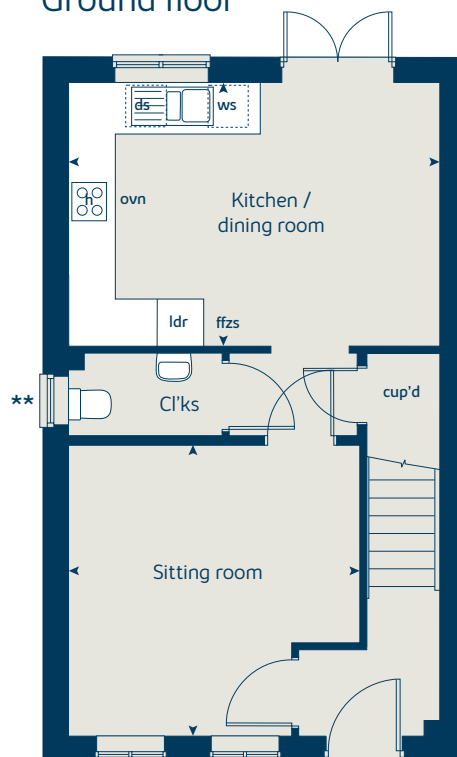
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### First floor



### Ground floor





# The Spruce II

3 bedroom home

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# The Spruce II

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.54	18' 1" x 11' 8"
Sitting room	5.52 x 3.32	18' 1" x 10' 10"

First floor	metres	feet / inches
Bedroom 1	4.22 x 3.34	13' 10" x 11' 0"
Bedroom 2	3.59 x 3.17	11' 10" x 10' 5"
Bedroom 3	3.62 x 2.24	11' 11" x 7' 4"

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

### The Spruce II | Overstone |

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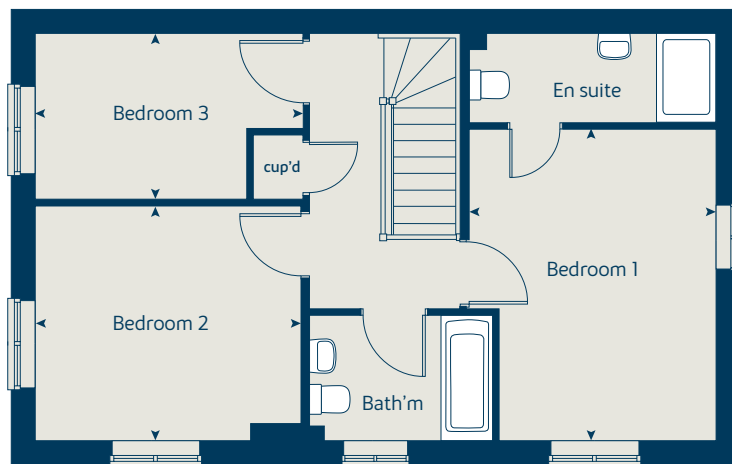
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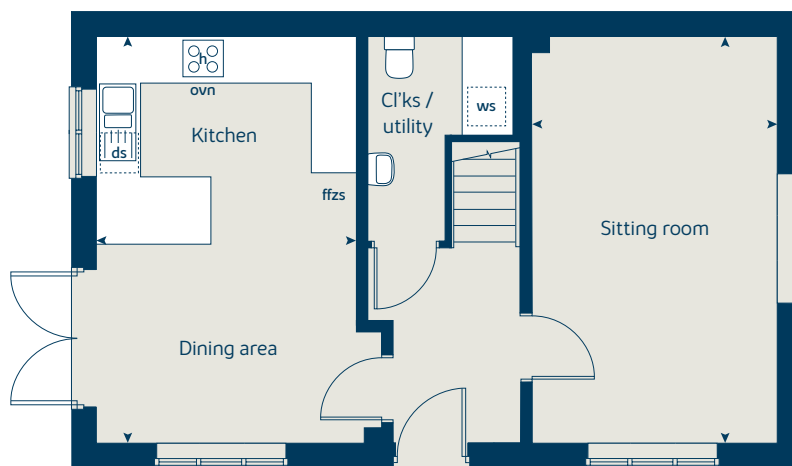
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### First floor



### Ground floor





# The Chestnut

4 bedroom home

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# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.97 x 3.04	13' 0" x 9' 11"
Dining / family area	4.59 x 2.90	15' 0" x 9' 6"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.80	11' 1" x 5' 11"

### First floor

Bedroom 1	4.46 x 3.23	14' 8" x 10' 7"
Bedroom 2	3.42 x 3.35	11' 3" x 11' 0"
Bedroom 3	3.41 x 2.29	11' 2" x 7' 6"
Bedroom 4	3.19 x 2.33	10' 6" x 7' 8"

### The Chestnut v8 | X413 MOVST |

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\* Windows apply to plot 440 only.  
Please see sales consultant for further details.

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

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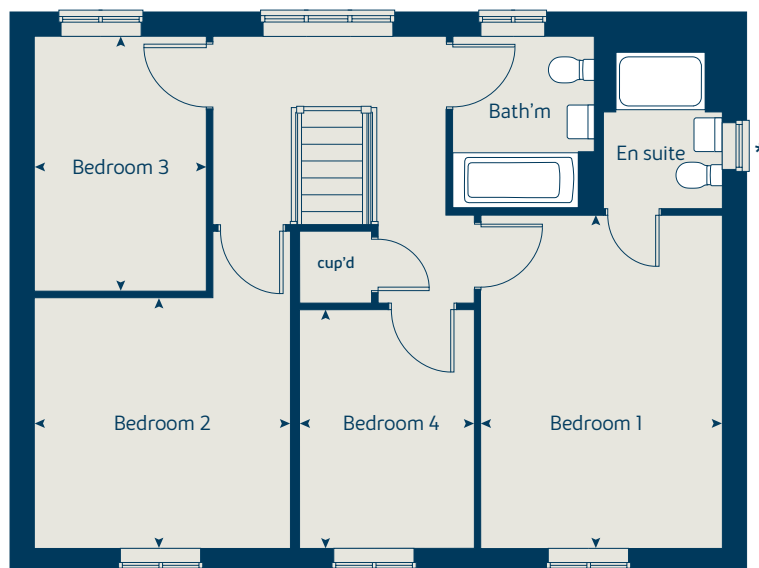
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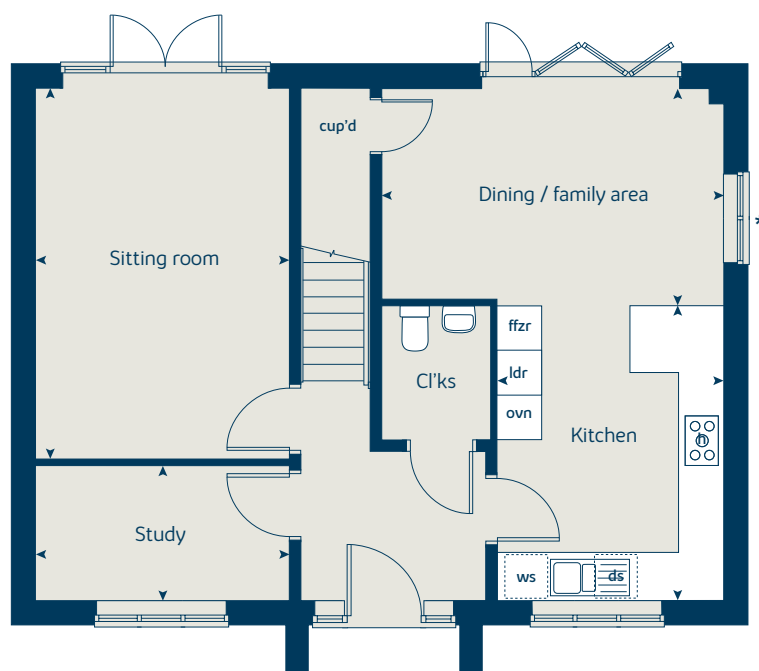
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### First floor



### Ground floor





# The Chestnut II

4 bedroom home

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# The Chestnut II

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.59 x 3.59	15' 1" x 11' 9"
Dining / family area	3.28 x 3.04	10' 9" x 10' 0"
Sitting room	4.96 x 3.40	16' 3" x 11' 1"
Study	3.40 x 1.80	11' 1" x 5' 11"

### First floor

Bedroom 1	4.46 x 3.23	14' 8" x 10' 7"
Bedroom 2	3.46 x 3.36	11' 4" x 11' 0"
Bedroom 3	3.41 x 2.29	11' 2" x 7' 6"
Bedroom 4	3.19 x 2.33	10' 6" x 7' 8"

### The Chestnut II | X413 v1, v4 MOVST |

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① Alternative layout applies to plots 441, 533, 535, 550 and 584 only. Please see sales consultant for further details.

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

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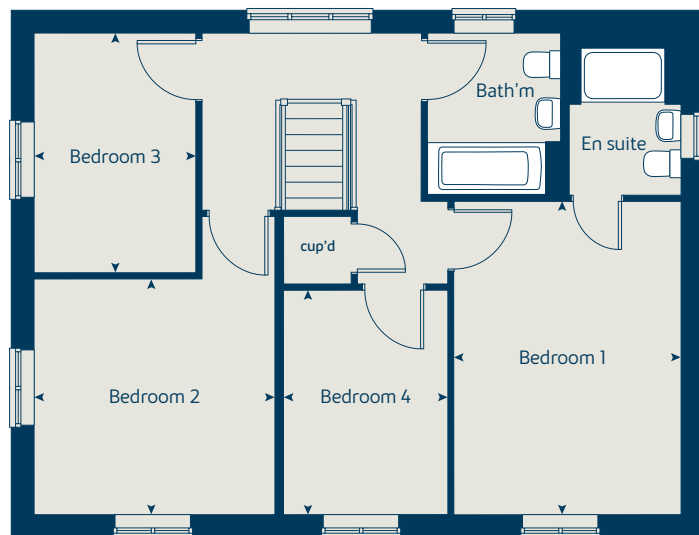
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### First floor



### Ground floor





# The Juniper

4 bedroom home

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# The Juniper

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.51	23' 7" x 11' 6"
Sitting room	4.55 x 3.04	14' 7" x 10' 0"
Study	2.34 x 1.85	7' 8" x 6' 0"

### First floor

Bedroom 1	3.52 x 3.05	11' 7" x 10' 0"
Bedroom 2	3.64 x 2.84	11' 11" x 9' 3"
Bedroom 3	3.50 x 2.38	11' 6" x 7' 9"
Bedroom 4	3.59 x 2.38	11' 9" x 7' 9"

### The Juniper | X412 v1 MOVST |

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\* Window applies to plot 538 only.  
Please see sales consultant for further details.

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

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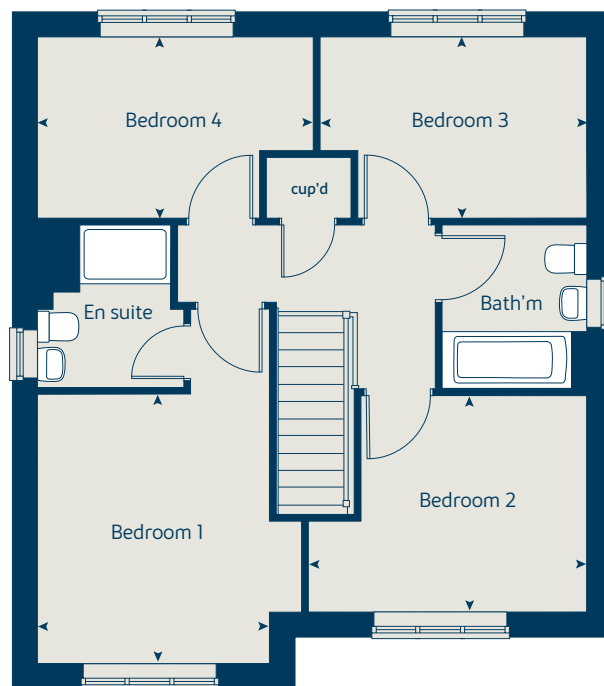
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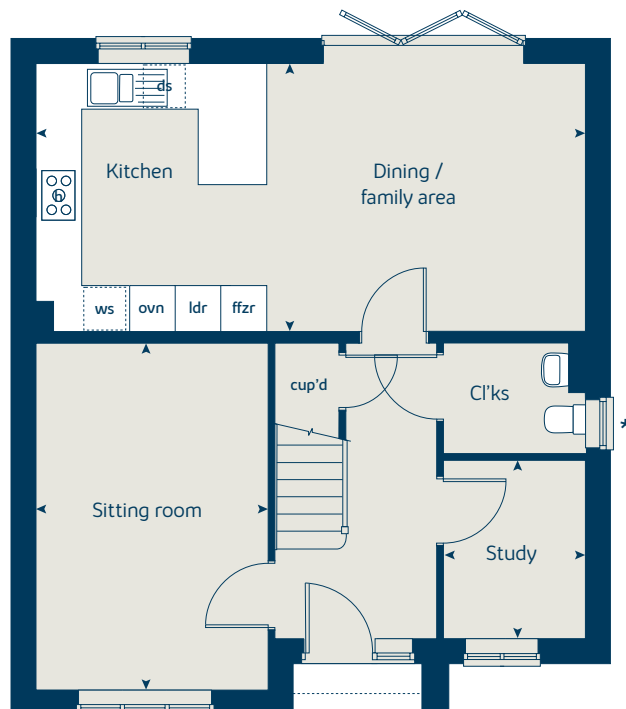
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### First floor



### Ground floor





# The Aspen

4 bedroom home

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# The Aspen

## 4 bedroom home

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	2.01 x 2.01	6' 7" x 6' 7"

### First floor

Bedroom 1	4.50 x 3.80	14' 9" x 12' 6"
Bedroom 2	3.86 x 3.09	12' 8" x 10' 2"
Bedroom 3	4.06 x 2.41	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

### The Aspen | X414 (IF) v1, v2 MOVST |

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\* Window applies to plots 389, 434, 439 and 553 only. Please see sales consultant for further details.

① Alternative front elevation layout applies to plot 352 only. Please see sales consultant for further details.

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

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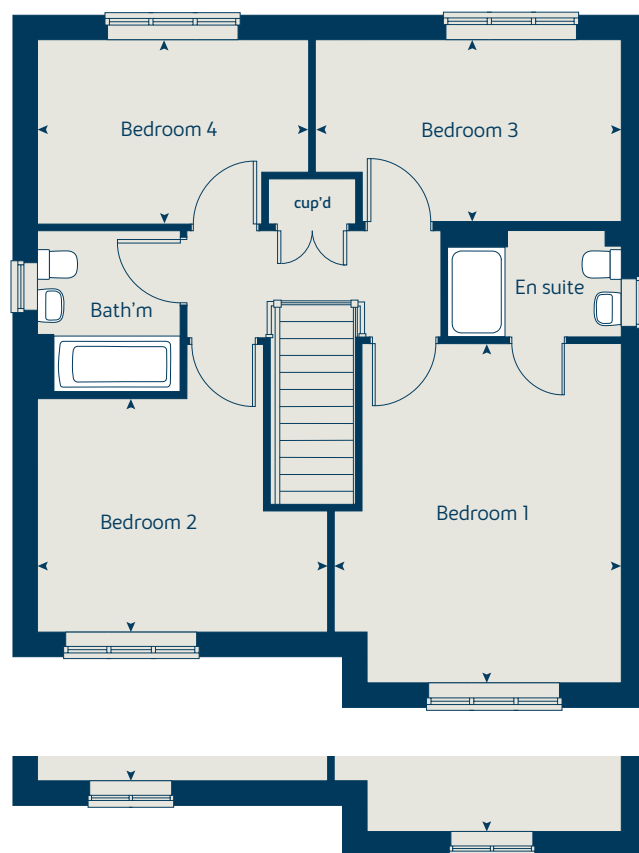
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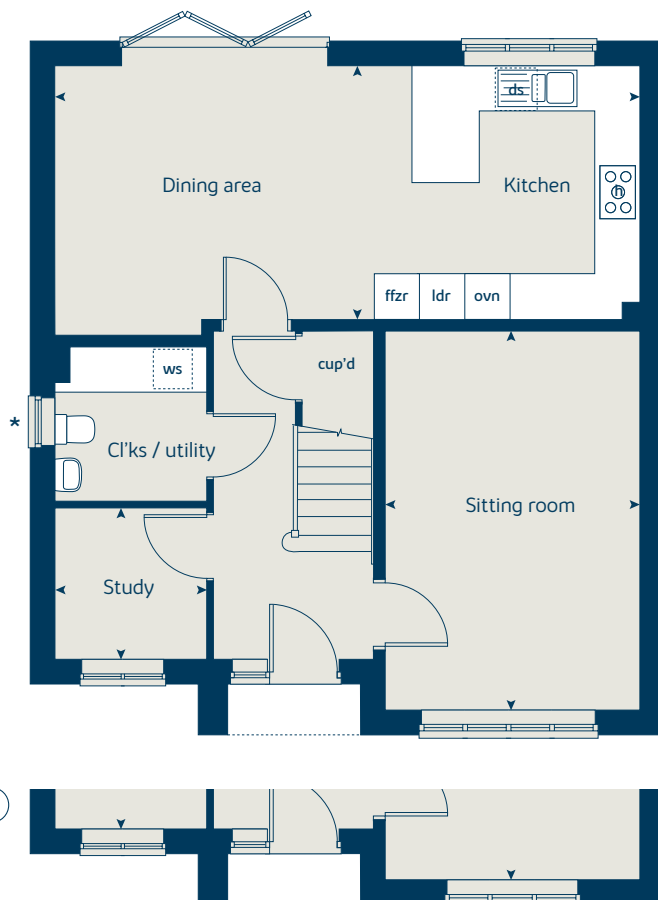
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### First floor



### Ground floor





# The Cypress

3 bedroom home

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# The Cypress

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.39 x 3.40	14' 5" x 11' 1"

### First floor

Bedroom 1	4.09 x 3.27	13' 5" x 10' 9"
Bedroom 2	3.65 x 3.26	12' 0" x 10' 8"
Bedroom 3	3.52 x 2.15	11' 7" x 7' 1"

### The Cypress | X308 (IF) v1 MOVST |

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.

\* Window fixed shut.  
Please see sales consultant for further details.

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

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.

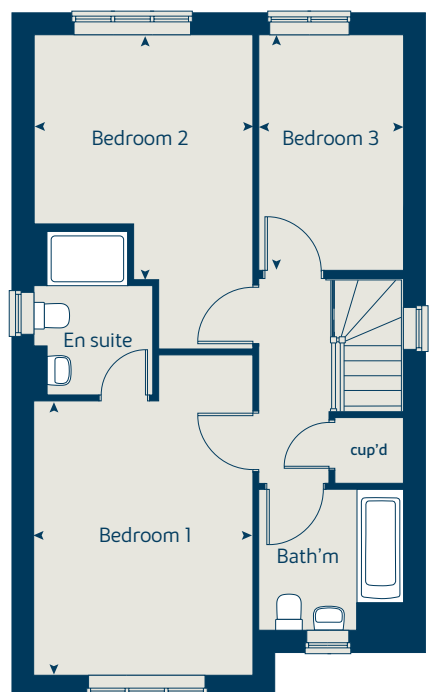
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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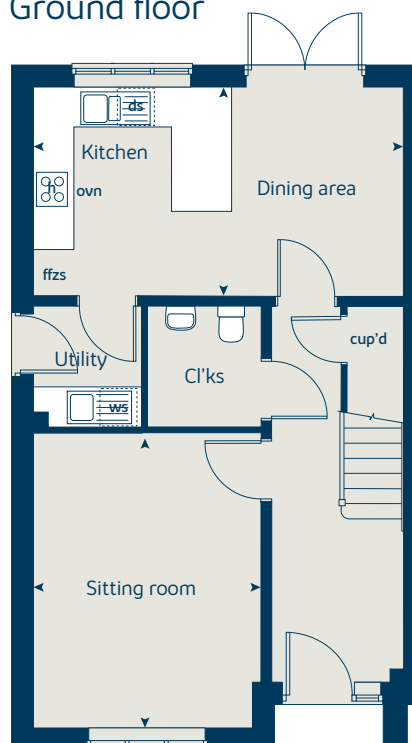
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MOVST DS03984 / 02.23

## First floor



## Ground floor



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# The Cypress II

3 bedroom home

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

**Bovis  
Homes** 



# The Cypress II

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.39 x 3.40	14' 5" x 11' 1"

### First floor

Bedroom 1	4.09 x 3.27	13' 5" x 10' 9"
Bedroom 2	3.65 x 3.26	12' 0" x 10' 8"
Bedroom 3	3.52 x 2.15	11' 7" x 7' 1"

### The Cypress II | X308 v2, v3, v4 MOVST |

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\* Window applies to plots 354, 358, 377, 381, 383 and 387 only. Please see sales consultant for further details.

\*\* Window applies to plots 354, 358, 377, 381, 383, 387, 396, 397, 451, 452, 536, 537, 551, 552, 607, 608, 687, 688, 691 and 692 only. Please see sales consultant for further details.

① Window layout applies to plots 396, 397, 451, 452, 479, 480, 536, 537, 551, 552, 607, 608, 687, 688, 691 and 692 only. Please see sales consultant for further details.

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

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.

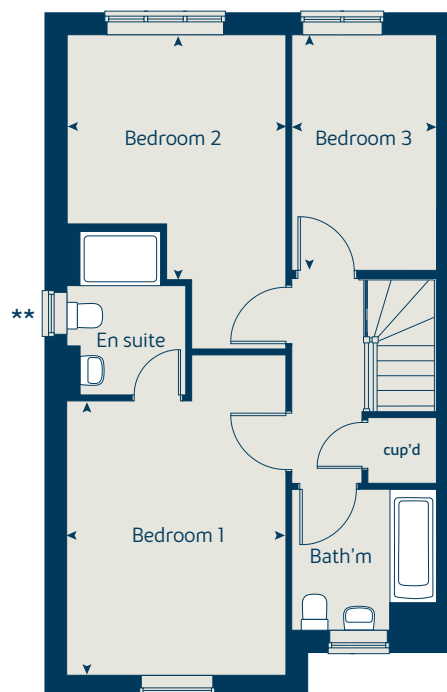
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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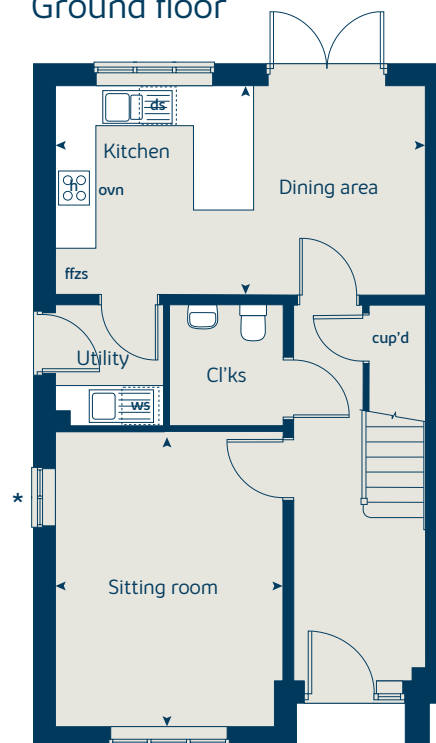
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## First floor



## Ground floor



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# The Maple

4 bedroom home

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

**Bovis  
Homes** 



# The Maple

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.50 x 3.24	11' 6" x 10' 8"
Family / dining area	7.28 x 3.23	23' 11" x 10' 7"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.49 x 2.29	8' 2" x 7' 6"

### First floor

Bedroom 1	3.60 x 3.50	11' 10" x 11' 5"
Bedroom 2	3.63 x 3.50	11' 11" x 11' 6"
Bedroom 3	4.17 x 2.89	13' 8" x 9' 5"
Bedroom 4	2.95 x 2.89	9' 8" x 9' 5"

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

### The Maple | X416 Overstone |

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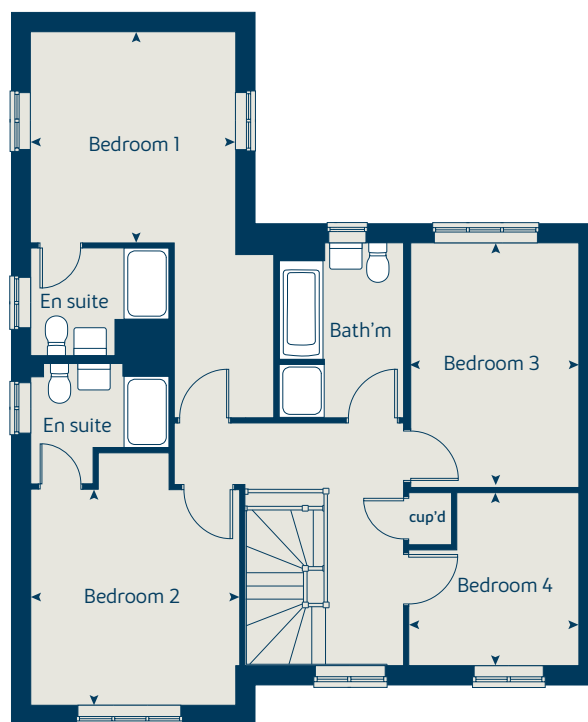
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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### First floor



### Ground floor

