

COLLINGTREE PARK

PHASE 2

Northampton



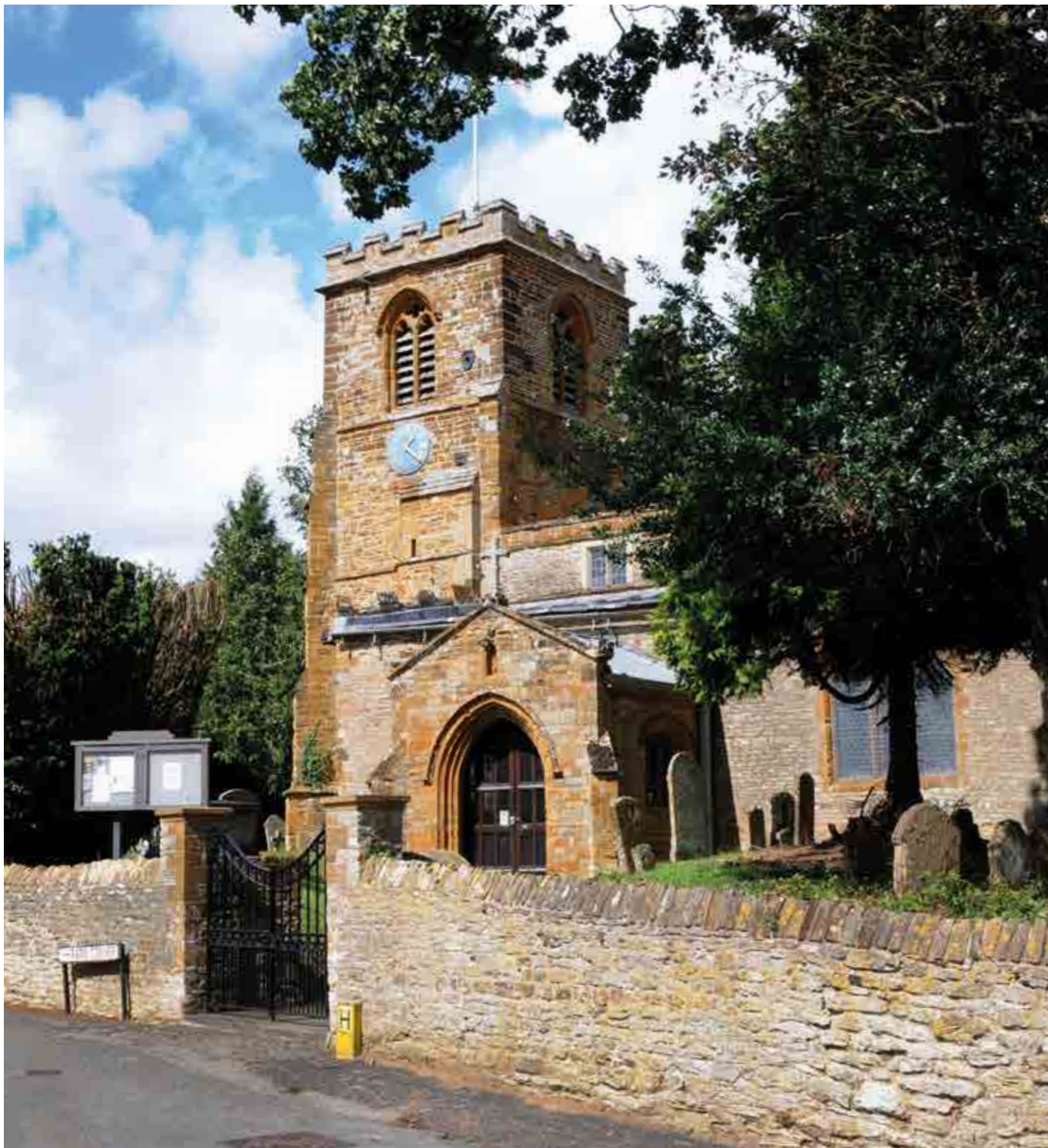


Welcome to
COLLINGTREE PARK

The next phase of our stunning development includes brand new 2, 3, 4, 5, 6 and 7-bedroom family homes 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.





THE PERFECT LOCATION

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.

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.

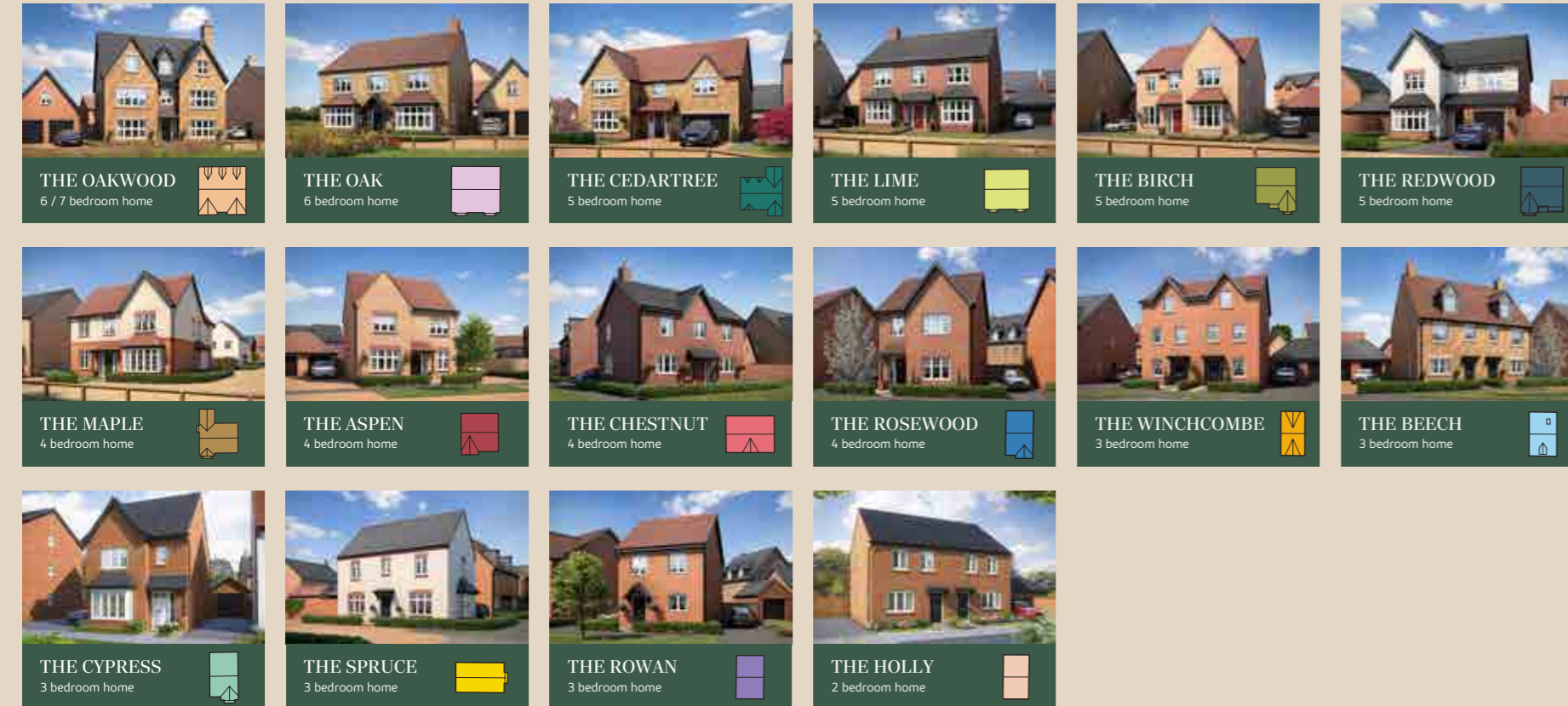
About one mile away from Collingtree Park is a Tesco Express for all essentials, while two miles away in Wootton you'll find a Waitrose, and a Tesco Extra store. Northampton town centre offers a great mix of national retailers, smaller independents and several designer boutiques, as well as weekly general 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.

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 boasts a stunning range of two, three, four, five, six and seven bedroom homes each with unique views and aspects. Discover your dream home today.



Pre-sold homes
 Shared ownership - Latimer Homes
 ss substation

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 OAKWOOD

6 / 7 bedroom home

Main house: 335 sq.m 3612 sq.ft

Guest annexe: 38 sq.m 403 sq.ft

GROUND FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining / family	10.81 x 3.99	35' 6" x 13' 1"
Sitting room	6.80 x 4.06	22' 4" x 13' 4"
Dining room / study	4.06 x 3.82	13' 4" x 12' 5"

FIRST FLOOR



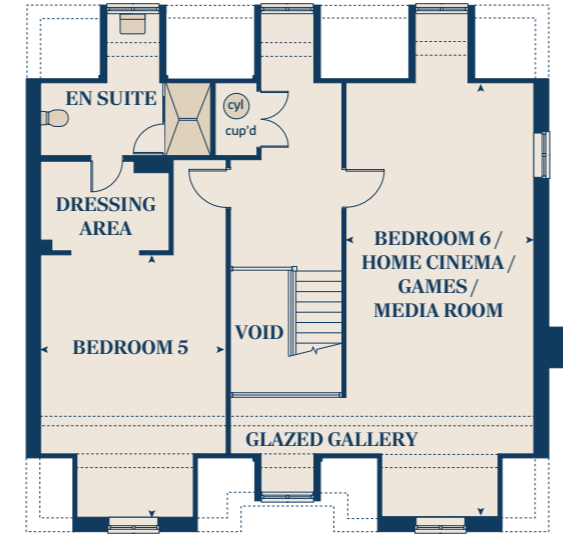
FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	5.03 x 4.06	16' 6" x 13' 4"
Bedroom 2	4.17 x 4.06	13' 6" x 13' 4"
Bedroom 3	4.07 x 3.23	13' 3" x 10' 7"
Bedroom 4	4.35 x 3.23	14' 4" x 8' 2"

SECOND FLOOR	METRES	FEET/INCHES
Bedroom 5	5.74 x 4.06	16' 11" x 10' 3"
Bedroom 6 / home cinema / games / media room	9.52 x 4.12	25' 3" x 13' 9"

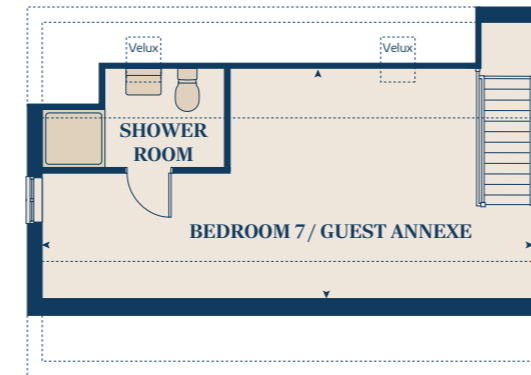
GARAGE FIRST FLOOR

GARAGE FIRST FLOOR	METRES	FEET/INCHES
Bedroom 7 / guest annexe	7.74 x 4.25	25' 3" x 13' 9"

SECOND FLOOR



GUEST ANNEXE (ABOVE GARAGE)



◀ ▶	measuring points	f	integrated fridge
h	hob	fzr	integrated freezer
ovn	oven	cyl	hot water cylinder
ws	washing machine space	ds	dishwasher space
ts	tumble dryer space	cup'd	cupboard
w	wine cooler		

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



THE OAK

6 bedroom home

Main house: 227 sq.m 2448 sq.ft

Guest annexe: 38 sq.m 403 sq.ft

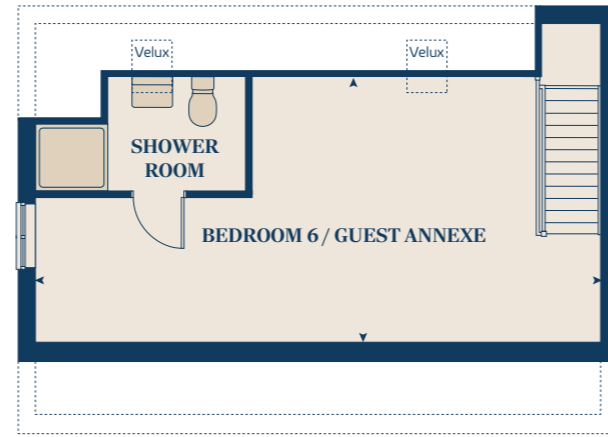
GROUND FLOOR



FIRST FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR

	METRES	FEET/INCHES
Kitchen / family / dining	8.29 x 5.09	27' 2" x 16' 8"
Sitting room	5.70 x 4.06	18' 9" x 13' 4"
Dining room	4.06 x 3.05	13' 4" x 10' 0"
Study	4.50 x 2.39	14' 9" x 7' 10"

FIRST FLOOR

	METRES	FEET/INCHES
Bedroom 1	7.04 x 4.09	23' 0" x 13' 5"
Bedroom 2	4.37 x 3.40	14' 4" x 11' 2"
Bedroom 3	4.13 x 3.15	13' 7" x 10' 4"
Bedroom 4	3.19 x 2.32	10' 6" x 7' 7"
Bedroom 5	3.19 x 2.34	10' 6" x 7' 8"

GARAGE FIRST FLOOR

	METRES	FEET/INCHES
Bedroom 6 / guest annexe	7.74 x 4.25	25' 3" x 13' 9"

< >	measuring points	ffzr	fridge freezer
ws	washing machine space	ldr	larder
h		dw	dishwasher
ovn	oven	tds	tumble dryer space
cyl	hot water cylinder	cup'd	cupboard

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

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



THE CEDARTREE

5 bedroom home

247 sq.m
2660 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen	4.19 x 3.97	13' 9" x 13' 0"
Sitting room	5.82 x 4.03	19' 1" x 13' 3"
Dining / family room	6.88 x 5.73	22' 7" x 18' 9"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	5.05 x 4.62	16' 7" x 15' 2"
Bedroom 2	4.25 x 4.03	13' 11" x 13' 3"
Bedroom 3	4.73 x 3.55	15' 6" x 11' 8"
Bedroom 4	4.40 x 3.00	14' 5" x 9' 10"
Bedroom 5	3.72 x 2.90	12' 3" x 9' 6"

< >	measuring points	ffzr	fridge freezer
wm	washing machine	ldr	larder
h		hob	dishwasher
ovn		oven	cup'd
cyl	hot water cylinder		cupboard

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

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



THE LIME

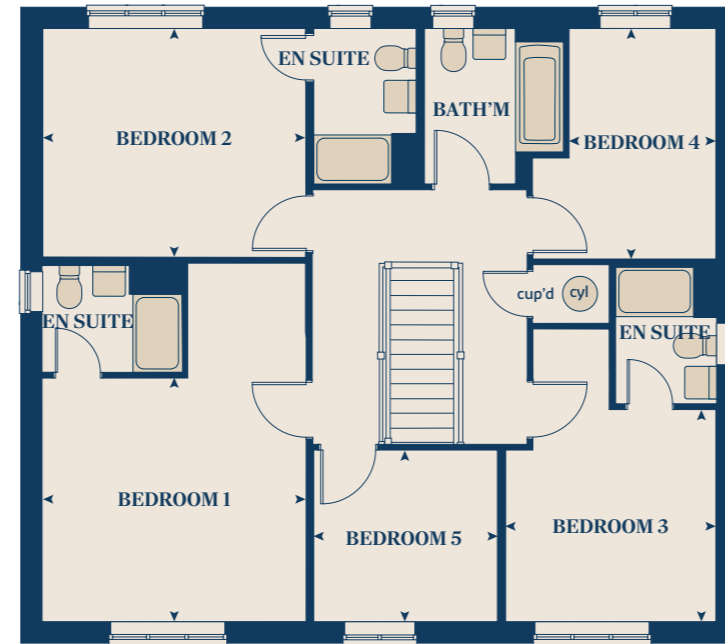
5 bedroom home

191 sq.m 2063 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / family / dining	7.69 x 3.58	25' 2" x 11' 9"
Sitting room	5.39 x 3.86	17' 8" x 12' 8"
Dining room	3.86 x 3.23	12' 8" x 9' 1"
Study	3.58 x 2.54	11' 9" x 8' 4"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.05 x 3.75	13' 4" x 12' 4"
Bedroom 2	4.05 x 3.52	13' 4" x 11' 7"
Bedroom 3	3.26 x 3.23	10' 9" x 10' 7"
Bedroom 4	3.54 x 2.25	11' 8" x 7' 5"
Bedroom 5	2.86 x 2.64	9' 5" x 8' 8"

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

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

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



THE BIRCH

5 bedroom home

167 sq.m
1803 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen	4.54 x 3.33	14' 11" x 10' 11"
Family / dining area	5.79 x 3.52	19' 0" x 11' 7"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study / dining room	3.41 x 3.00	11' 3" x 9' 10"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.61 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.91	12' 10" x 9' 7"
Bedroom 3	3.06 x 2.75	10' 1" x 9' 0"
Bedroom 4	3.31 x 2.69	10' 10" x 9' 3"
Bedroom 5	2.83 x 2.69	9' 3" x 8' 10"

← →	measuring points	ffzr	fridge freezer
ws	washing machine space	ldr	larder
h	hob	dw	dishwasher
ovn	oven	tds	tumble dryer space
cyl	hot water cylinder	cup'd	cupboard

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

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

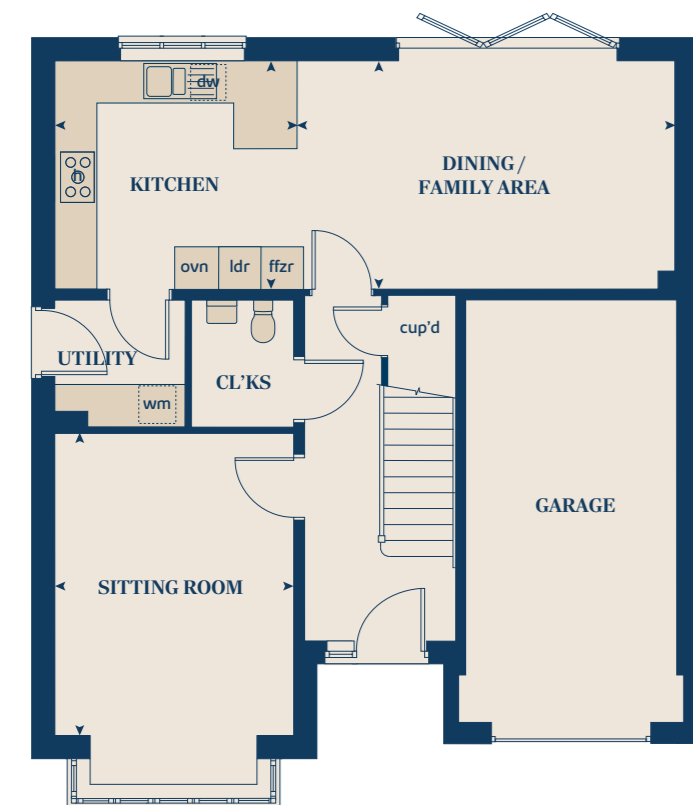


THE REDWOOD

5 bedroom home

140 sq.m
1508 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / family / dining	3.46 x 3.24	11' 3" x 10' 8"
Sitting room	5.35 x 3.24	17' 5" x 10' 8"
Dining room	4.28 x 3.39	14' 1" x 11' 1"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.11 x 3.39	13' 6" x 11' 1"
Bedroom 2	5.31 x 2.89	17' 5" x 9' 6"
Bedroom 3	3.35 x 2.90	11' 0" x 9' 6"
Bedroom 4	3.03 x 2.93	9' 11" x 9' 7"
Bedroom 5	2.93 x 2.19	9' 7" x 7' 2"

< >	measuring points	ffzr	fridge freezer
wm	washing machine	ldr	larder
h		hob	dishwasher
ovn		oven	cup'd
cyl	hot water cylinder		

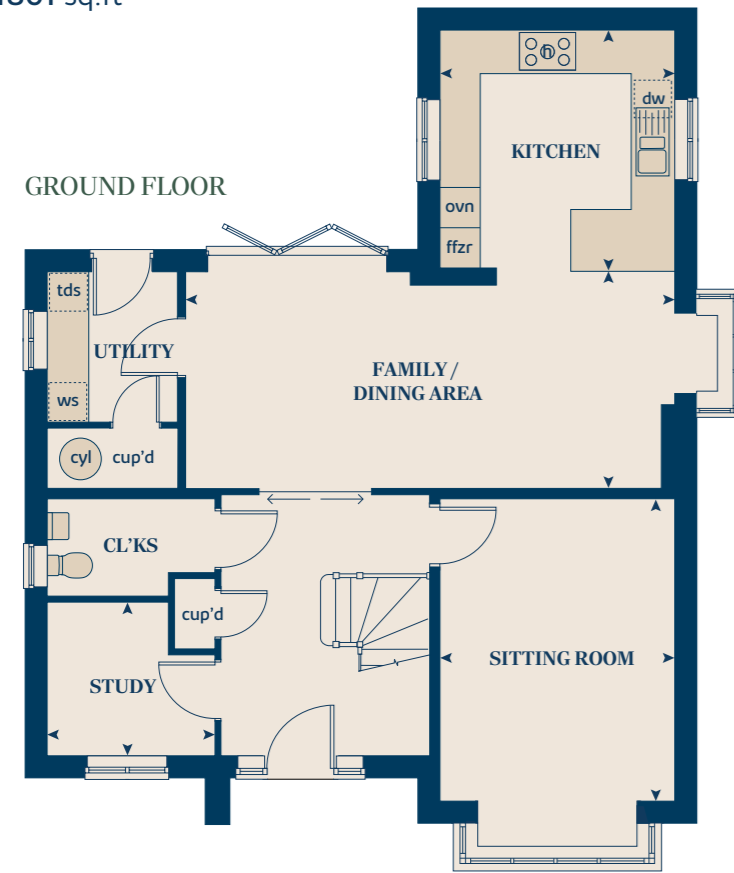
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. 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.



THE MAPLE

4 bedroom home

167 sq.m 1801 sq.ft



GROUND FLOOR	METRES	FEET/INCHES
Kitchen	3.75 x 3.50	12' 3" x 11' 6"
Family / dining area	7.28 x 3.08	23' 11" x 10' 10"
Sitting room	4.50 x 3.50	14' 9" x 11' 6"
Study	2.50 x 2.29	8' 3" x 7' 6"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.60 x 3.50	11' 10" x 11' 6"
Bedroom 2	3.64 x 3.56	11' 11" 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"

< >	measuring points	ffzr	fridge freezer
ws	washing machine space	dw	dishwasher
h		hob	tumble dryer space
ovn		oven	cup'd
cyl	hot water cylinder	cup'd	cupboard

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



THE ASPEN

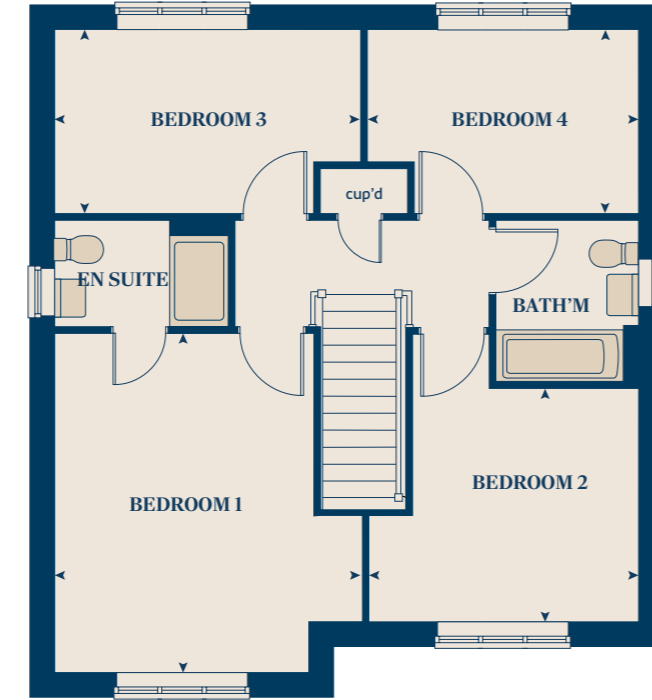
4 bedroom home

127 sq.m
1370 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 1"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.02 x 2.01	6' 8" x 6' 7"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.52 x 3.45	14' 10" x 11' 3"
Bedroom 2	3.10 x 3.01	10' 2" x 9' 8"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

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

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

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



THE CHESTNUT

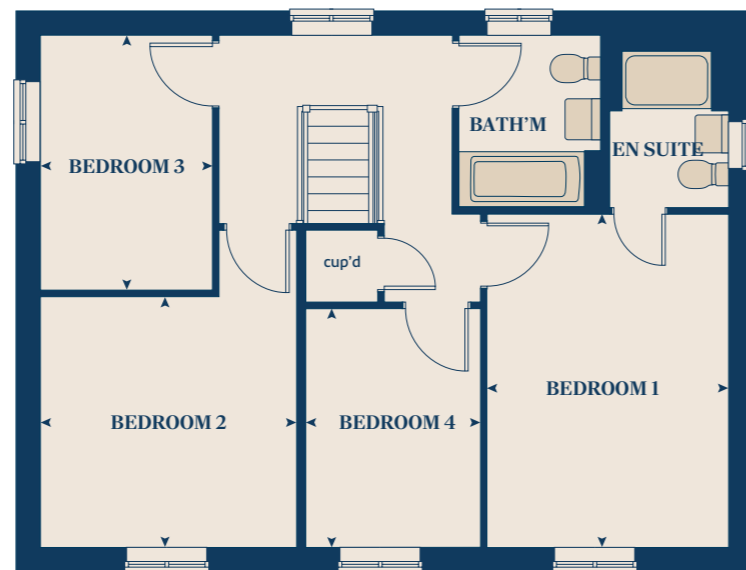
4 bedroom home

127 sq.m 1368 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen	3.89 x 3.04	12' 7" x 10' 0"
Dining / family area	4.60 x 2.83	15' 1" x 9' 3"
Sitting room	4.97 x 3.40	16' 4" x 11' 2"
Study	3.40 x 1.81	11' 2" x 5' 11"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.47 x 3.24	14' 8" x 10' 8"
Bedroom 2	3.43 x 3.36	11' 3" x 11' 1"
Bedroom 3	3.42 x 2.31	11' 3" x 7' 7"
Bedroom 4	3.20 x 2.35	10' 6" x 7' 9"

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

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



THE ROSEWOOD

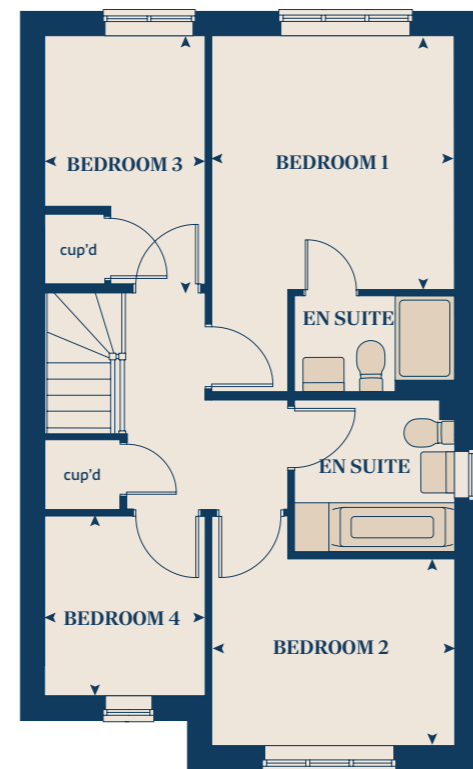
4 bedroom home

104 sq.m
1120 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	5.52 x 3.57	18' 2" x 11' 9"
Sitting room	4.40 x 3.40	15' 1" x 11' 1"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.59 x 3.27	11' 10" x 10' 9"
Bedroom 2	3.27 x 2.62	10' 9" x 8' 7"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"
Bedroom 4	2.55 x 2.16	8' 5" x 7' 1"

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

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

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

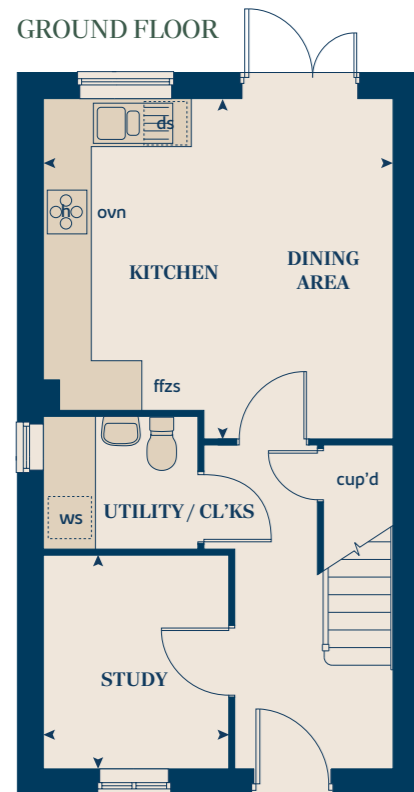


THE WINCHCOMBE

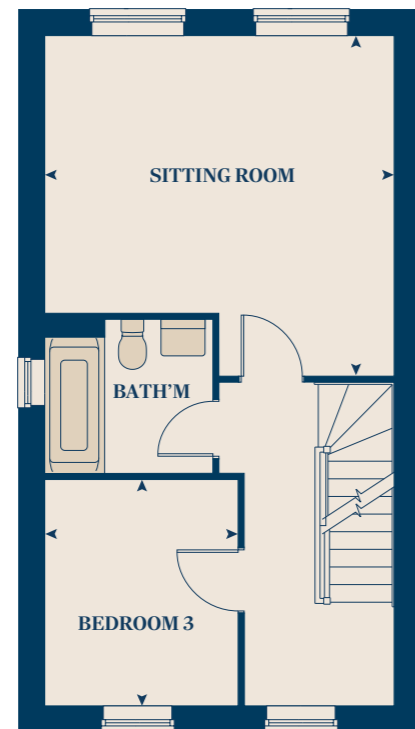
3 bedroom home

110 sq.m
1184 sq.ft

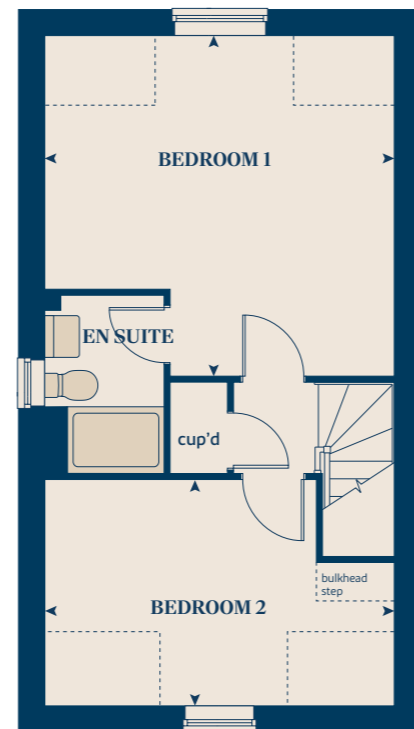
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR	METRES	FEET/INCHES	FIRST FLOOR	METRES	FEET/INCHES	SECOND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	4.36 x 4.23	14' 4" x 13' 11"	Sitting room	4.36 x 4.23	14' 4" x 13' 11"	Bedroom 1	4.36 x 4.23	14' 4" x 13' 11"
Study	2.66 x 2.33	8' 9" x 7' 8"	Bedroom 3	2.81 x 2.40	9' 3" x 7' 11"	Bedroom 2	4.36 x 2.81	14' 4" x 9' 3"

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

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



THE BEECH

3 bedroom home

110 sq.m
1191 sq.ft



FLOOR	ROOM	METRES	FEET/INCHES
GROUND FLOOR	Kitchen / dining room	5.08 x 2.71	16' 8" x 8' 8"
	Sitting room	4.06 x 3.99	13' 4" x 13' 1"
FIRST FLOOR	Bedroom 2	5.08 x 2.62	16' 8" x 8' 7"
	Bedroom 3	3.39 x 2.84	11' 2" x 9' 4"
	Bedroom 1	3.96 x 3.44	13' 0" x 11' 2"

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

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

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



THE CYPRESS

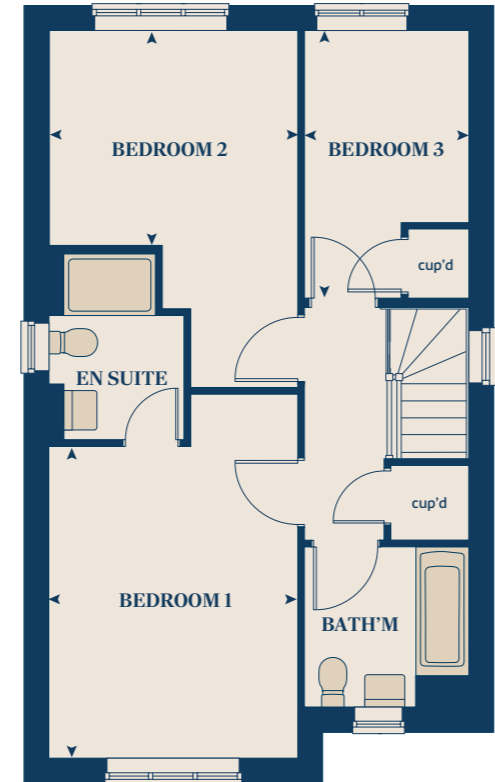
3 bedroom home

104 sq.m
1120 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	5.52 x 3.13	18' 2" x 10' 3"
Sitting room	4.40 x 3.40	14' 6" x 11' 2"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.10 x 3.27	13' 6" x 10' 9"
Bedroom 2	3.28 x 2.82	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

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

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

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

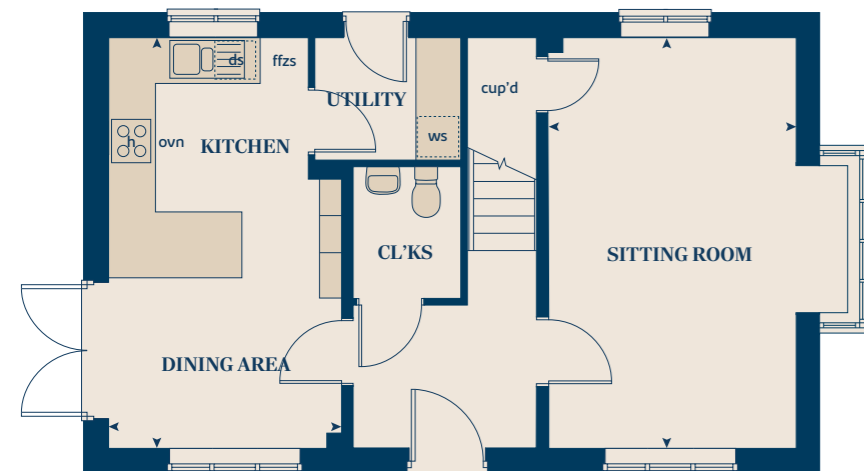


THE SPRUCE

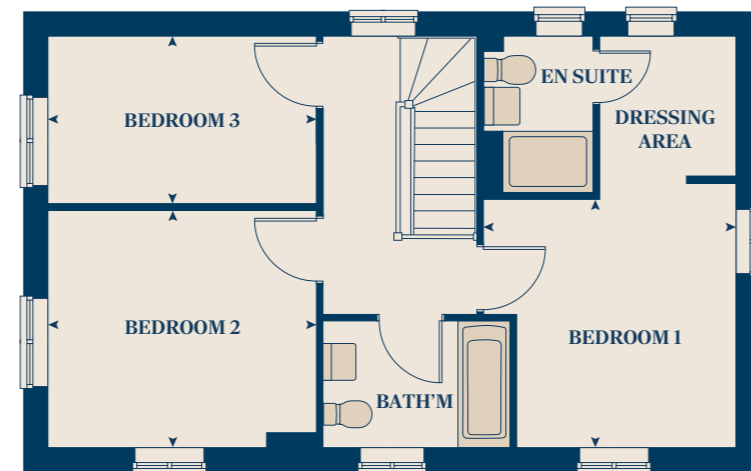
3 bedroom home

103 sq.m 1113 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	5.51 x 3.14	18' 1" x 10' 4"
Sitting room	5.52 x 3.31	18' 1" x 10' 11"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.35 x 3.33	10' 9" x 10' 9"
Bedroom 2	3.59 x 3.26	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

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

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

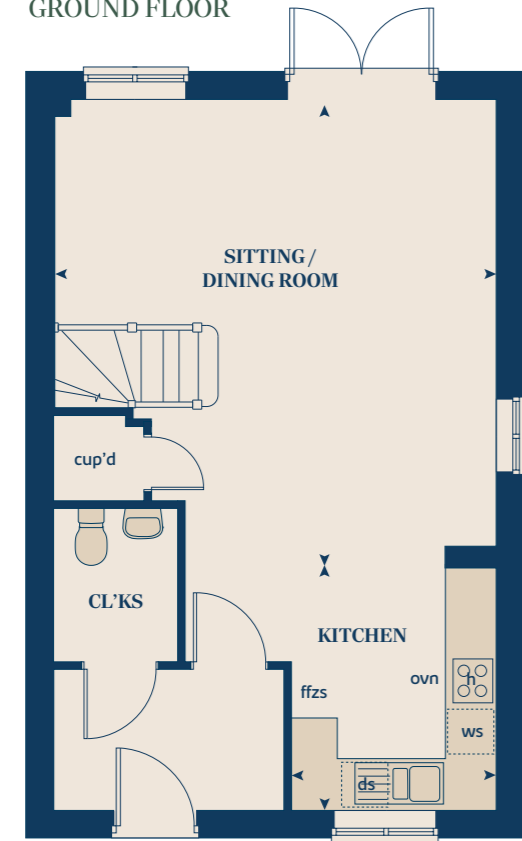


THE ROWAN

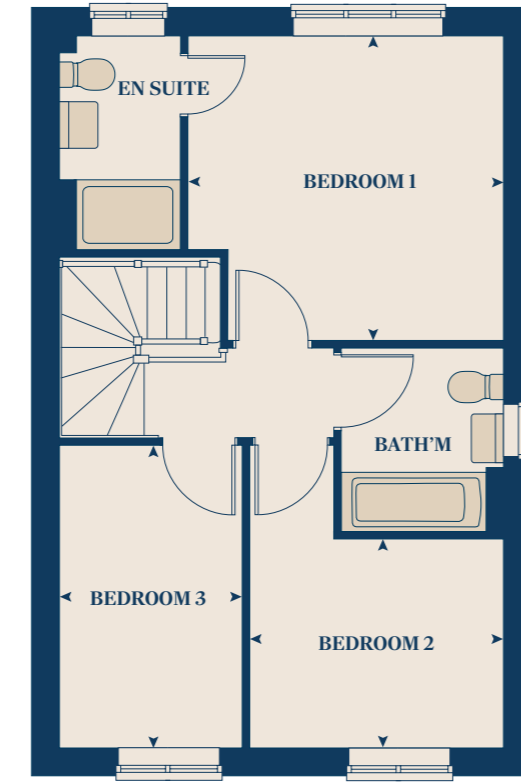
3 bedroom home

86 sq.m 932 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.49 x 5.19	18' 0" x 17' 0"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.68 x 3.57	12' 1" x 11' 9"
Bedroom 2	2.97 x 2.44	9' 9" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 7' 0"

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

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

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

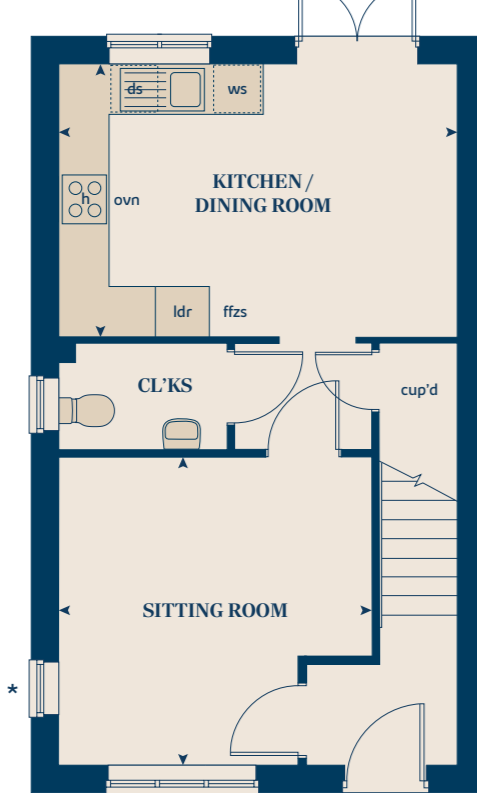


THE HOLLY

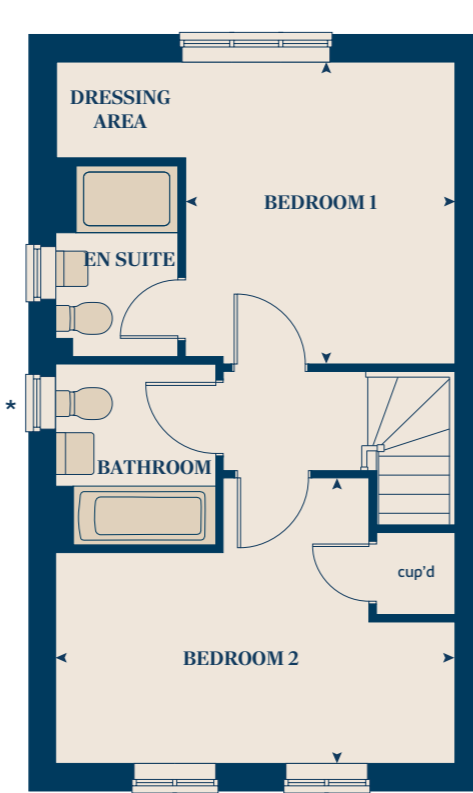
2 bedroom home

79 sq.m
851 sq.ft

GROUND FLOOR



FIRST FLOOR



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"

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

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

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



MAKE YOUR NEW HOME TRULY YOURS WITH UPGRADES AND EXTRAS FROM OUR EXCLUSIVE **SELECT** RANGE

Bring Your Dream Home to Life with Select

At Collingtree Park, your new home already comes with a unique and thoughtfully designed specification - but with our **exclusive Select** range, you can go even further.

This is your opportunity to add those special touches that make a house feel like home. Whether it's a sleek, contemporary kitchen with upgraded premium worktops and the latest appliances, or a bathroom finished with elegant ceramics, Select gives you the freedom to shape every detail.

From kitchen cupboards and lighting to built-in wardrobes and flooring, you'll find a wide range of beautiful options to suit your style. Choose from plush carpets, stylish Karndean flooring, or timeless ceramic tiles—each one helping to create a space that reflects you.

Every choice you make brings your vision closer to reality. And with the guidance of our friendly sales consultants, you'll have expert support every step of the way.

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 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 COMMUNITY TO BE PROUD OF











We believe that a truly special home extends beyond its walls - it's shaped by the community and environment that surround it. At **Collingtree Park**, we're proud to do more than build beautiful homes; we invest in the future of the area and the people who live here. Working closely with the local council, contributions are tailored to meet the unique needs of the growing community, ensuring every commitment makes a meaningful difference. From enhancing green spaces to supporting local services, we've contributed towards over **£12 million** into local initiatives that nurture both community spirit and environmental wellbeing. Because when you move into a Bovis home, you're not just moving into a home - you're joining a community and becoming part of something truly lasting at **Collingtree Park**.

Our homes are **Greener by Design!** From solar panels, high class insulation and EV charging points, our homes have everything you need to save on your energy bills.

COMMUNITY CONTRIBUTIONS INCLUDE:

IMPROVED PUBLIC TRANSPORT FACILITIES 	PUBLIC OPEN SPACES 	NEW COMMUNITY FACILITIES 	CYCLE ROUTES 
PRIMARY AND SECONDARY EDUCATION 	CHILDREN'S PLAY AREAS 	SPORTS AND LEISURE FACILITIES 	HIGHWAY AND ROAD IMPROVEMENT 

GREEN INITIATIVES FOUND AT COLLINGTREE PARK:

HEDGEHOG HIGHWAYS 	WASTE WATER HEAT RECOVERY SYSTEMS 	VEHICLE CHARGING POINTS 	TREES PLANTED 
PV SOLAR PANELS 	BAT BOXES 	BIRD BOXES 	A+ RATED DOUBLE-GLAZED WINDOWS 



PURCHASE ASSISTANCE SCHEMES

No matter where you are on your home-buying journey - taking your first step, moving up the ladder, or looking to rightsize - we've got a range of fantastic purchase assistance schemes designed to make your move smoother and more achievable.

SMOOTH MOVE

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!



HOME EXCHANGE

With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.



KEY WORKER

Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.



ARMED FORCES

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.



DEPOSIT UNLOCK

With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Bovis Home with just a 5% deposit up to the value of £750,000!



SCAN FOR DIRECTIONS



COLLINGTREE PARK

Windingbrook Lane
Collingtree,
Northampton
NN4 0PA

01604 556 021

Every care has been taken in the preparation of this brochure. Bovis Homes 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.

Vistry South Central Midlands region

Ingenuity House, Bickenhill Lane, Birmingham B37 7HQ. Telephone: 01675 437 000

Produced by the Vistry Group Design Studio.

When you have finished with this brochure please recycle it.

DS14868 / 03.26


Bovis Homes
Est. 1885