



BURCOTE PARK


WOOD BURCOTE NN12





Live. As nature intended.





A place of beauty, steeped in history.

Image taken on location at Burcote Park



## *The beauty of* **Burcote Park**

*is simple – it's situated in such a striking part of the country.*

Surrounded by the Northamptonshire countryside, Wood Burcote lies just outside the historic Roman market town of Towcester – a vibrant place flourishing with independent shops, boutiques, tearooms, pubs and restaurants.

Leisurely explore the gorgeous natural landscapes or dip into the town's rich history, with many of the homes and businesses that line Watling Street being Grade II listed. Immerse yourself in the strong community spirit where old happily mixes with new.

Outstanding local schools serve the area and Waitrose, Aldi, Co-op and Tesco cater for all your day-to-day amenities, just a mile and a half away from your new home.

If you fancy nipping out of town, Milton Keynes is 10 miles south and Northampton 8 miles to the north, and you could be in the capital in under an hour, with direct trains to London Euston just a short drive away.





*And what if your nature is inclined towards more sporting pursuits?*

What if you crave the sound of a supercar engine as well as the wind in the trees? Or your heart pounds to the thud of hooves past the post, as well as the swell of birdsong?

Then this is indeed your natural habitat, with both Silverstone – the world-famous racing circuit and home of British Grand Prix – and Towcester Racecourse right on your doorstep.

*The best of both worlds. And you can make it your world.*





# Go green, live better.

Recent research from the University of Exeter shows that people who move to greener areas enjoy significant and long-lasting improvements in their well-being.

Senses stirred, inspired, exploring wildlife – it's hardly surprising that embracing nature makes a person happier, but research also links living near green spaces with increased physical fitness.

Green spaces are better for the kids too, with plenty of space to run around, imagine and explore.





# RESET

It's amazing how nature resets the balance. Even a short stroll in the open air can make you feel less stressed, energised, even happier.

*Imagine waking up to that mindset every day.*

Welcome to Burcote Park, Wood Burcote – and to our final phase of 77 desirable homes nestling harmoniously in acres of beautiful Edwardian parkland, where every morning you'll be surrounded by picturesque open spaces and groves of 30ft-high oak, birch, ash and maple.

The external features and finishes of these homes have been designed and chosen to complement the stunning parkland that surrounds them.

Instead of the endless hum of traffic and being surrounded by dull, lifeless concrete, isn't it time you started to really live, as nature intended?





# BURCOTE PARK

WOOD BURCOTE

### House Finishes

- Ibstock Leicester Weathered Red
- Leicester Red Stock
- Natural Buff Stone
- Natural Ironstone
- Ibstock Leicester Autumn Multi
- Ibstock Marlborough Stock



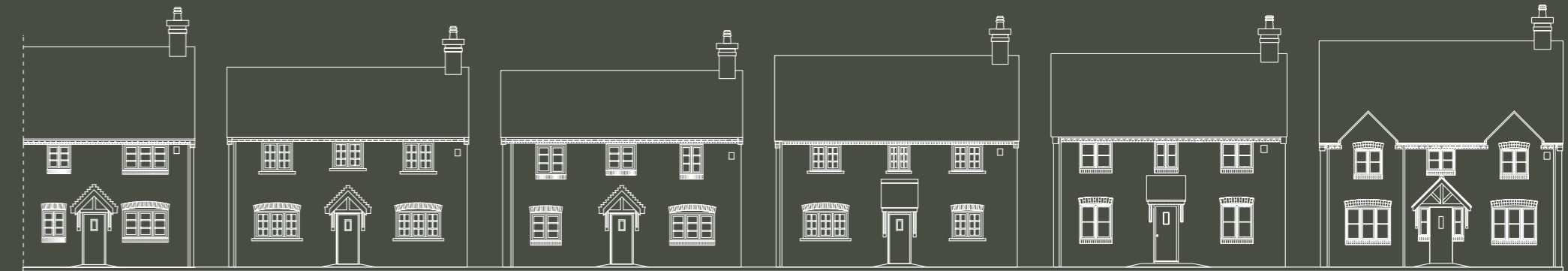
**CONSUMER CODE FOR HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

This plan is indicative and is intended for guidance only. It does not form part of any contract or agreement, nor does it show complete ownership boundaries, easements or wayleaves. For specific details, please liaise directly with our site sales consultant.

## The choice is yours...

The 77 spacious 3, 4 and 5-bedroom homes in this final phase are expertly crafted to nestle seamlessly into the stunning natural surroundings of Wood Burcote. Stone cills and timber lintels, beautiful heather roof tiles and stone or brick topped with gorgeous natural slate are paired with an exceptional use of interior space. All that's left is for you to decide. So, which one is going to be yours?



### HOLLY

3 BEDROOM HOME

PLOT No. 121, 122, 124, 125, 134, 135, 173, 174

### CYPRESS

3 BEDROOM HOME

PLOT No. 133, 140, 157, 176, 195

### ROWAN

3 BEDROOM HOME

PLOT No. 143, 158, 159, 163, 165, 171, 172, 181, 187

### MAPLE

4 BEDROOM HOME

PLOT No. 123, 126, 131, 132, 138, 139, 142, 144, 145, 150, 152, 155, 162, 169, 188

### CEDAR

4 BEDROOM HOME

PLOT No. 141, 146, 153, 156, 164, 170, 175, 178, 179, 189, 190, 197

### BAY LIFESTYLE

3 BEDROOM HOME

PLOT No. 180, 191, 193, 194



### BAY

4 BEDROOM HOME

PLOT No. 128, 130, 136, 137, 147, 148, 149, 151, 154, 160, 161, 166, 168, 177

### SEQUOIA

5 BEDROOM HOME

PLOT No. 127, 129, 167, 186, 192, 196

### MULBERRY

5 BED DETACHED

PLOT No. 182

### OAK

5 BED DETACHED

PLOT No. 183, 184, 185

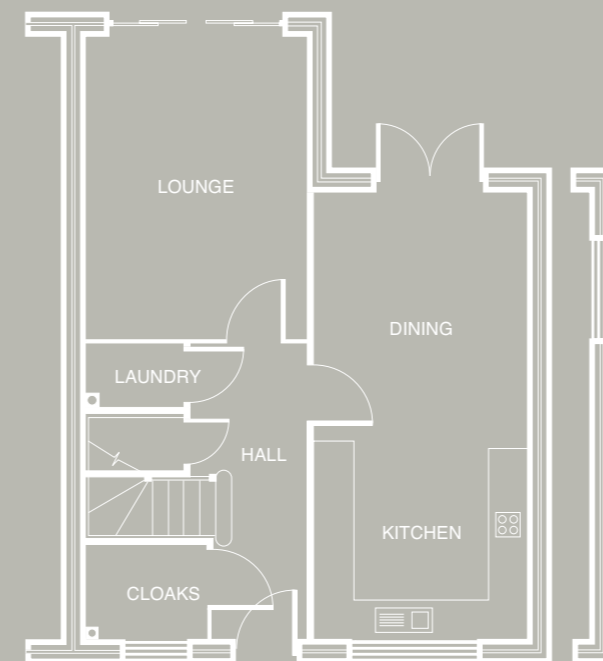




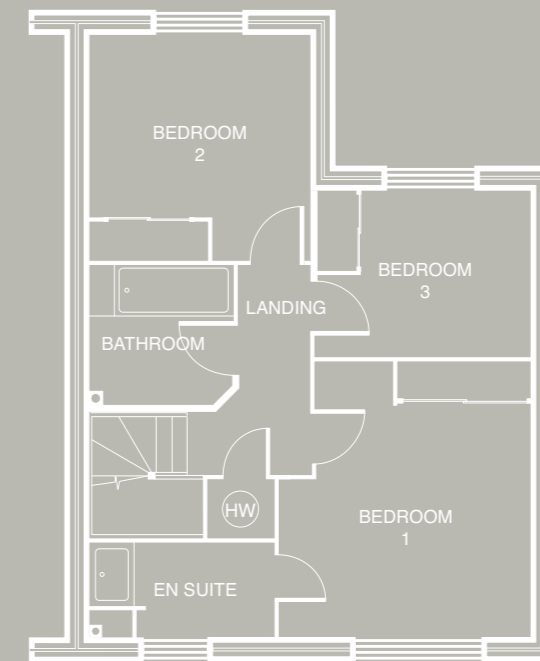
Elevations and finishes may vary from plot to plot. Please see Sales Consultant for further details.

*Ground floor plan*

LOUNGE	14'3" X 10'4"	4.34 X 3.16M
KITCHEN/DINING	21'1" X 9'11"	6.44 X 3.00M
CLOAKS	5'8" X 4'6"	1.73 X 1.38M
LAUNDRY	4'7" X 2'11"*	1.40 X 0.90M*



WINDOW Plots 121 only



*First floor plan*

BEDROOM 1	13'0"* X 11'9"*	3.98* X 3.58M*
EN SUITE	8'8"* X 4'5"	2.64* X 1.36M
BEDROOM 2	10'7"* X 10'5"	3.22* X 3.18M
BEDROOM 3	10'0" X 7'10"	3.06 X 2.38M
BATHROOM	6'7"* X 6'9"*	2.01* X 2.05M*

NOTE: Sloping soffits to first floor. All wardrobes are optional and positions shown are for information only. \*Maximum dimension. \*\*Please see Sales Consultant for further information on our floor plans and CGI's.

# Holly

3 BEDROOM HOME

Plot No. 121, 122, 124, 125, 134, 135, 173, 174

It's clear from the first glance that the Holly has been designed for the dynamics of family life, by an architect who understands the fine balance between time together and personal space.







Elevations and finishes may vary from plot to plot. Please see Sales Consultant for further details.

# Cypress

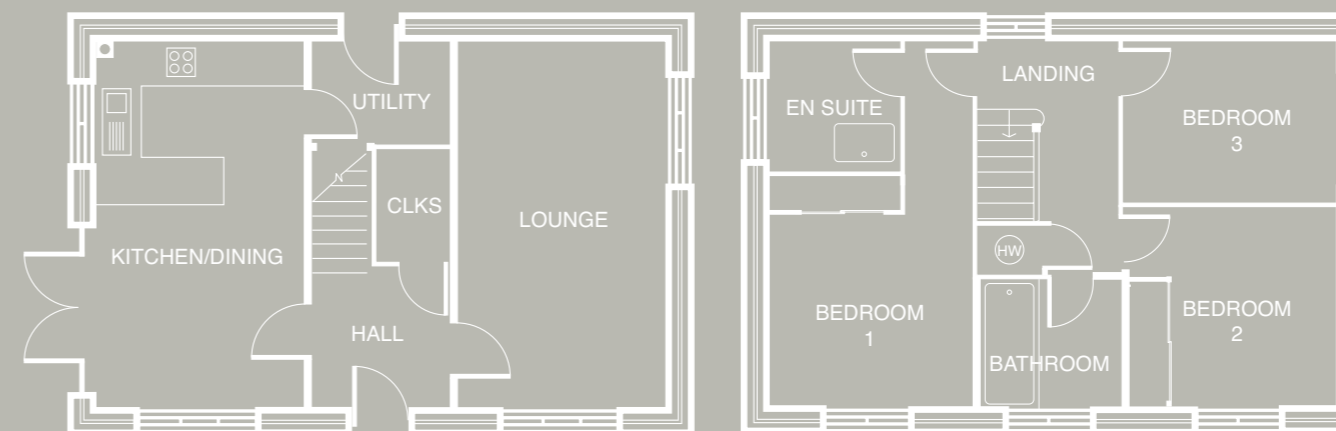
3 BEDROOM HOME

Plot No. 133, 140, 157, 176, 195

This is an excellent home of quality and character, built with pride to offer a solid foundation for family life. The Cypress's design captures the essence of traditional house building.

## Ground floor plan

LOUNGE	18'11" X 10'9"*	5.77 X 3.29M*
KITCHEN/DINING	18'11" X 10'11"	5.77 X 3.33M
CLOAKS	5'7" X 3'8"	1.71 X 1.12M
UTILITY	5'1" X 3'8"	1.57 X 1.12M



## First floor plan

BEDROOM 1	13'9" X 10'11"*	4.25 X 3.32M*
EN SUITE	10'11" X 6'7"*	3.32 X 2.05M*
BEDROOM 2	10'9" X 9'5"	3.28 X 2.87M
BEDROOM 3	10'9" X 9'2"	3.28 X 2.81M
BATHROOM	7'3" X 5'11"*	2.23 X 1.80M*

NOTE: Sloping soffits to first floor. All wardrobes are optional and positions shown are for information only. \*Maximum dimension. \*\*Please see Sales Consultant for further information on our floor plans and CGI's.





Elevations and finishes may vary from plot to plot. Please see Sales Consultant for further details.



# Rowan

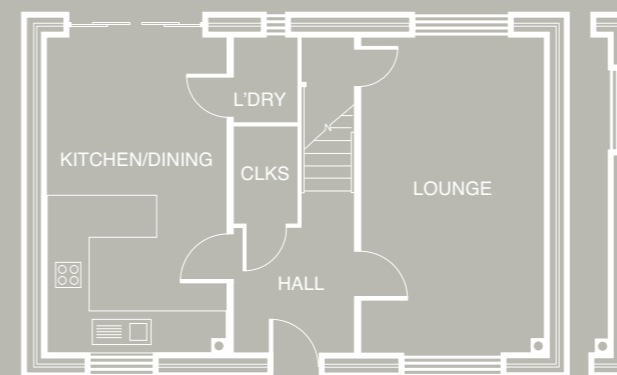
3 BEDROOM HOME

Plot No. 143, 158, 159, 163, 165, 171, 172, 181, 187

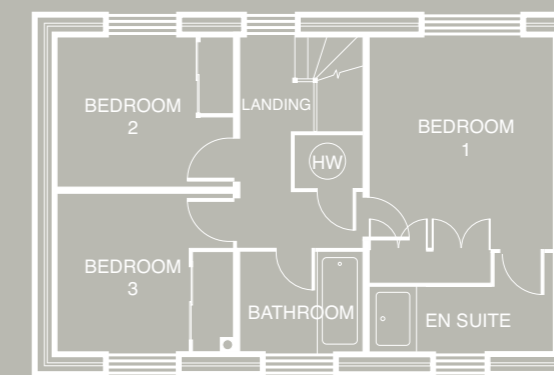
Quality doesn't have to be complicated. Sometimes, the simplest things have an undeniable elegance and charm, as you'll discover in the spacious Rowan.

## Ground floor plan

LOUNGE	18'11" X 10'9"	5.76 X 3.29M
KITCHEN/DINING	18'11" X 10'11"	5.76 X 3.33M
CLOAKS	5'7" X 3'8"	1.70 X 1.12M
LAUNDRY	5'1" X 3'8"	1.56 X 1.12M



CORNER VARIATION Plot 171 only



## First floor plan

BEDROOM 1	14'8"* X 10'11"*	4.45* X 3.32M*
EN SUITE	10'11" X 5'11"*	3.32 X 1.80M*
BEDROOM 2	10'9"* X 9'2"	3.28* X 2.81M
BEDROOM 3	10'9" X 9'5"	3.28 X 2.86M
BATHROOM	7'3" X 5'11"*	2.22 X 1.80M*

NOTE: Sloping soffits to first floor. All wardrobes are optional and positions shown are for information only. \*Maximum dimension. \*\*Please see Sales Consultant for further information on our floor plans and CGI's.





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# Maple

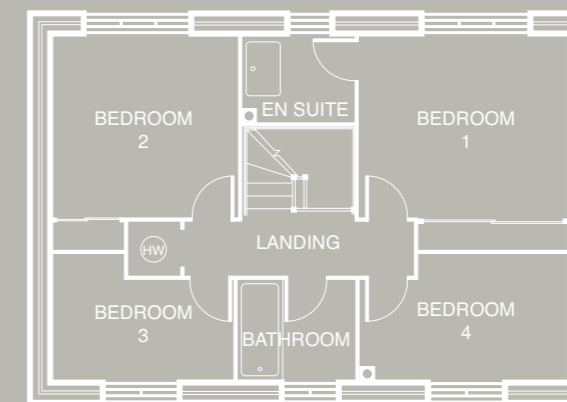
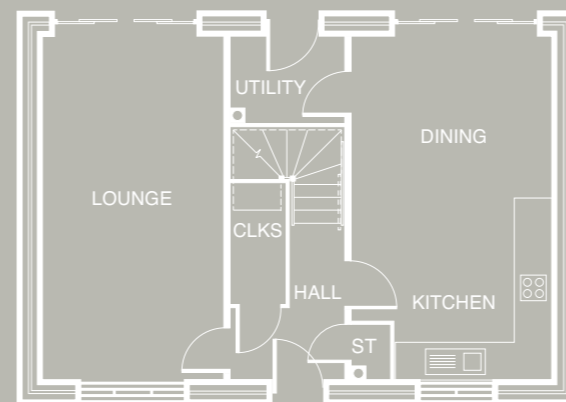
4 BEDROOM HOME

Plot No. 123, 126, 131, 132, 138, 139, 142, 144, 145, 150, 152, 155, 162, 169, 188

A substantial family home that is as dependable as it is solid, with the elegant design making the most of the space available to provide ample room for today's family lifestyle, the Maple makes living so much simpler.

## Ground floor plan

LOUNGE	20'0" X 10'10"	6.10 X 3.29M
KITCHEN/DINING	20'0" X 11'9"*	6.10 X 3.58M*
CLOAKS	6'11" X 3'1"	2.10 X 0.94M
UTILITY	6'5" X 5'2"	1.96 X 1.59M



## First floor plan

BEDROOM 1	12'7" X 11'11"*	3.84 X 3.64M*
EN SUITE	6'5" X 5'2"*	1.97 X 1.59M*
BEDROOM 2	12'7" X 11'0"	3.84 X 3.35M
BEDROOM 3	10'8" X 7'2"*	3.26 X 2.18M*
BEDROOM 4	12'0" X 7'1"*	3.65 X 2.17M*
BATHROOM	6'9" X 5'8"	2.06 X 1.73M

NOTE: Sloping soffits to first floor. All wardrobes are optional and positions shown are for information only. \*Maximum dimension. \*\*Please see Sales Consultant for further information on our floor plans and CGI's.





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# Cedar

4 BEDROOM HOME

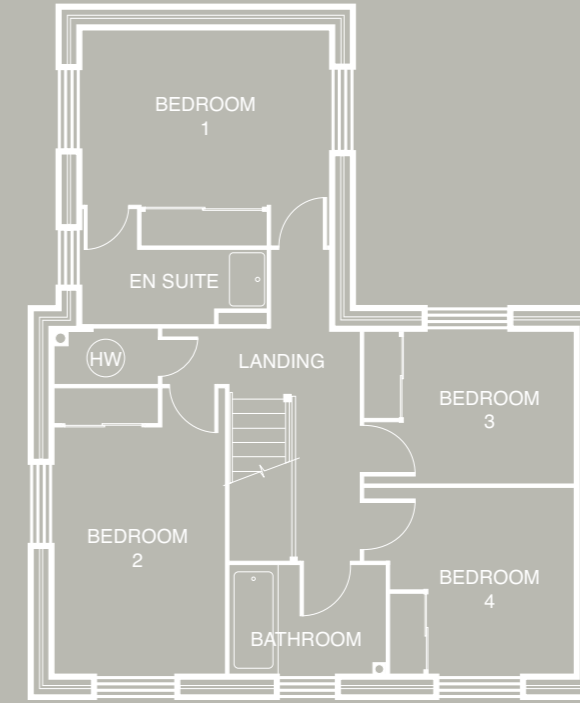
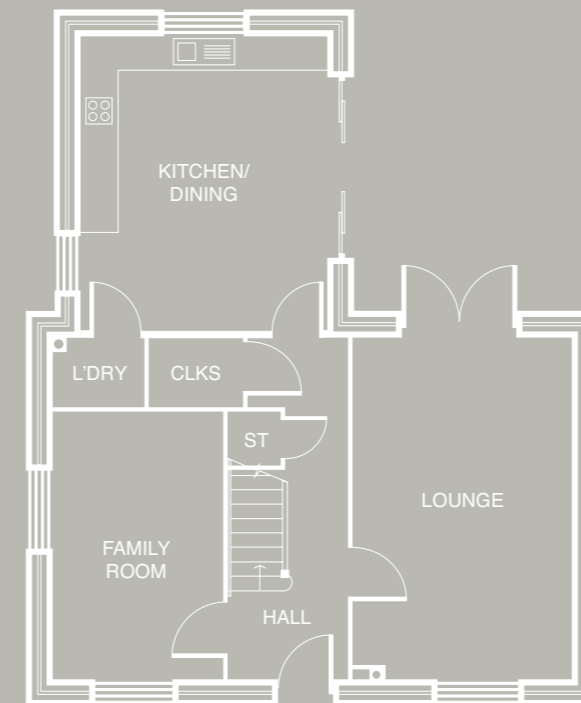
Plot No. 141, 146, 153, 156, 164, 170, 175, 178, 179, 189, 190, 197

Quality doesn't have to be complicated. Sometimes, the simplest things have an undeniable elegance and charm, as you'll discover with the beautifully laid out Cedar.

Simple lines make the most of the space, while inspired designs let the life and light flow freely through the heart of the home.

## Ground floor plan

LOUNGE	17'10" X 11'5"	5.42 X 3.48M
KITCHEN/DINING	15'0" X 13'0"	4.57 X 3.96M
FAMILY ROOM	13'10" X 8'11"	4.23 X 2.72M
CLOAKS	4'9" X 3'7"	1.46 X 1.11M
LAUNDRY	4'10" X 3'7"	1.48 X 1.11M



## First floor plan

BEDROOM 1	13'0" X 11'2"*	3.96 X 3.41M*
EN SUITE	9'6"* X 5'9"*	2.91* X 1.75M*
BEDROOM 2	14'10"* X 8'11"	4.51* X 2.72M
BEDROOM 3	11'0" X 7'9"	3.35 X 2.36M
BEDROOM 4	11'0"* X 9'9"	3.35* X 2.97M
BATHROOM	7'10" X 5'9"	2.39 X 1.76M

NOTE: Sloping soffits to first floor. All wardrobes are optional and positions shown are for information only. \*Maximum dimension. \*\*Please see Sales Consultant for further information on our floor plans and CGI's.





Elevations and finishes may vary from plot to plot. Please see Sales Consultant for further details.



# Bay Lifestyle

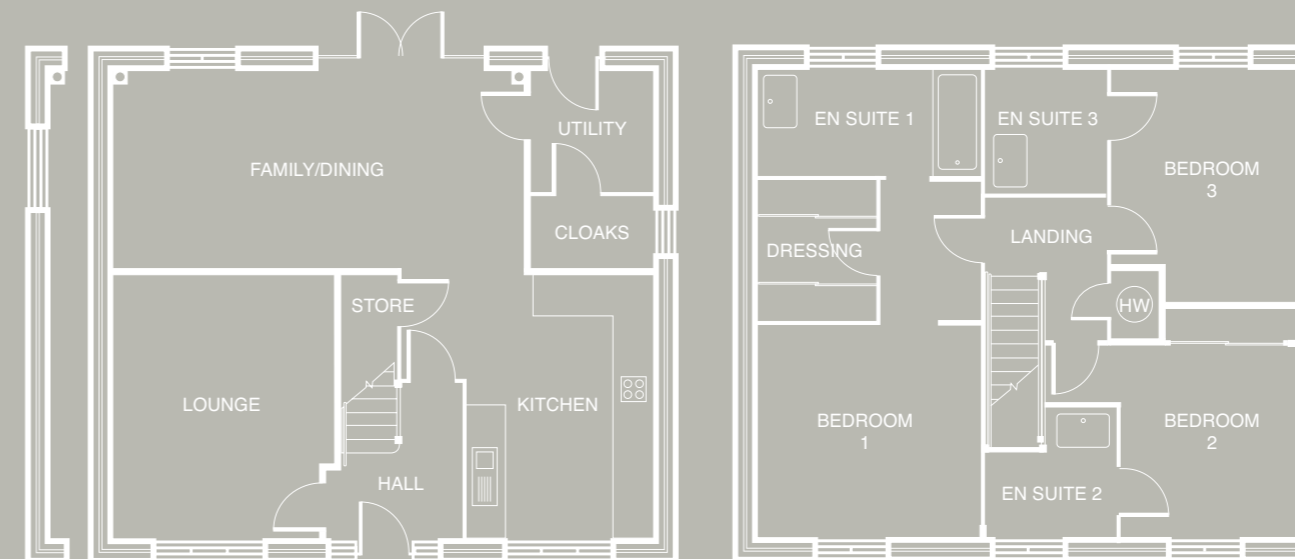
3 BEDROOM HOME

Plot No. 180, 191, 193, 194

Why try to fit your life into a standard home when you can choose a home that fits your life? The Bay Lifestyle may boast traditional double-fronted style on the outside, but inside its light-filled, modern, open-plan spaces are perfectly in tune with 21st-century luxury living ideals.

## Ground floor plan

LOUNGE	12'1" X 14'7"	3.70 X 4.49M
KITCHEN	10'4" X 13'9"	3.17 X 4.24M
FAMILY/DINING	22'6" X 11'1"	6.89 X 3.37M
CLOAKS	6'9" X 4'0"	2.09 X 1.22M
UTILITY	6'9" X 6'8"	2.09 X 2.07M



CORNER VARIATION Plot 194

## First floor plan

BEDROOM 1	12'3" X 11'9"	3.74 X 3.62M
EN SUITE 1	12'3" X 6'2"	3.74 X 1.88M
DRESSING	6'7" X 7'4"	2.05 X 2.27M
BEDROOM 2	9'8" X 12'9"	2.98 X 3.94M
EN SUITE 2	7'2" X 7'4"	2.18 X 2.27M
BEDROOM 3	10'4" X 12'9"	3.16 X 3.92M
EN SUITE 3	6'7" X 7'2"	2.00 X 2.19M

NOTE: Sloping soffits to first floor. All wardrobes are optional and positions shown are for information only. \*Maximum dimension. \*\*Please see Sales Consultant for further information on our floor plans and CGI's.





Elevations and finishes may vary from plot to plot. Please see Sales Consultant for further details.



BURCOTE PARK  
WOOD BURCOTE

# Bay

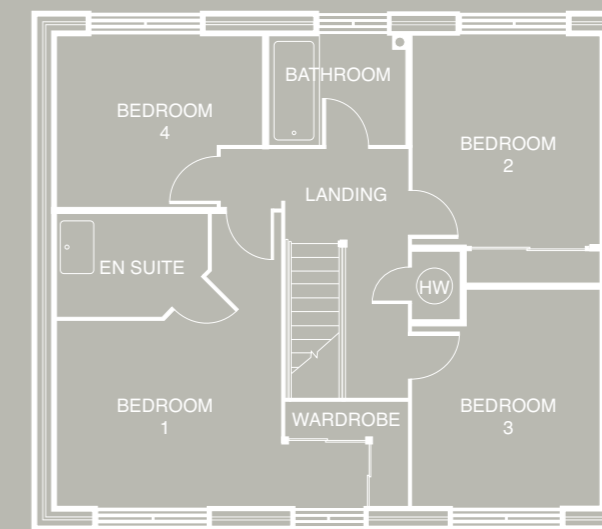
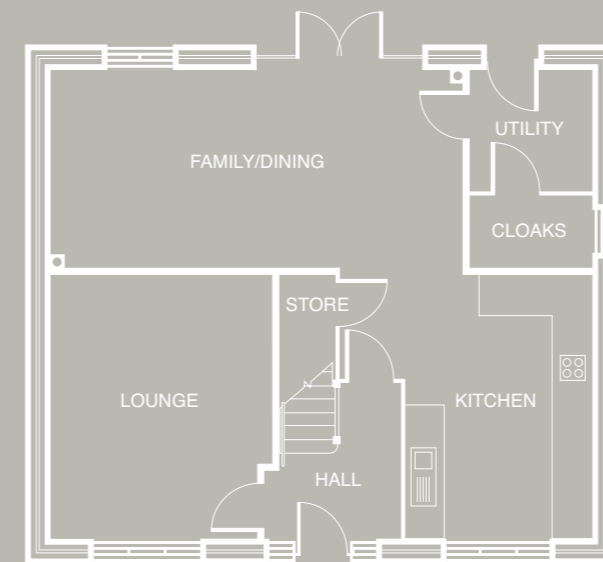
4 BEDROOM HOME

Plot No. 128, 130, 136, 137,  
147, 148, 149, 151, 154, 160, 161,  
166, 168, 177

Generously proportioned and superbly designed, the Bay has the perfect balance of shared rooms and personal space that is essential as your family gets older and more independent.

## Ground floor plan

LOUNGE	14'6" X 12'0"	4.43 X 3.65M*
KITCHEN	14'6" X 10'4"	4.43 X 3.15M
FAMILY/DINING	22'5" X 10'11"	6.84 X 3.33M
CLOAKS	6'8" X 3'11"	2.04 X 1.20M
UTILITY	6'9" X 6'8"	2.05 X 2.04M



## First floor plan

BEDROOM 1	16'2"* X 12'2"	4.92* X 5.81M*
EN SUITE	7'3" X 5'5"	2.20 X 1.65M
BEDROOM 2	13'7"* X 10'4"*	4.13* X 3.14M*
BEDROOM 3	12'1"* X 10'4"*	3.69* X 3.14M*
BEDROOM 4	12'2"* X 9'6"	3.71* X 2.89M
BATHROOM	7'7" X 6'1"	2.31 X 1.86M

NOTE: Sloping soffits to first floor. All wardrobes are optional and positions shown are for information only. \*Maximum dimension. \*\*Please see Sales Consultant for further information on our floor plans and CGI's.







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# Sequoia

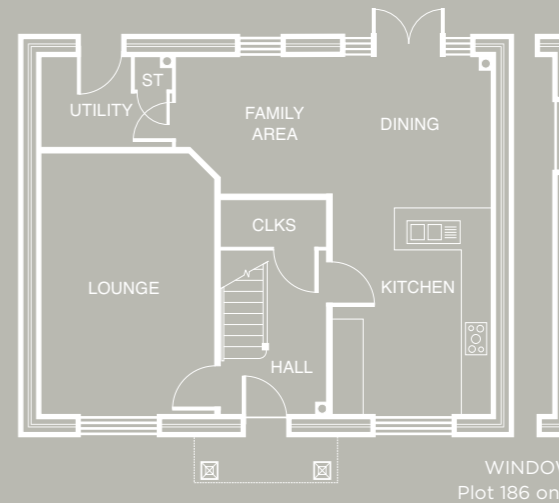
5 BEDROOM HOME

Plot No. 127, 129, 167, 186, 192, 196

Beautifully balanced design means that despite its substantial five-bedroom size, the Sequoia retains a sense of proportion and aesthetic integrity. Once inside, you'll discover a home that enhances the living experience for you, your family and all who visit.

## Ground floor plan

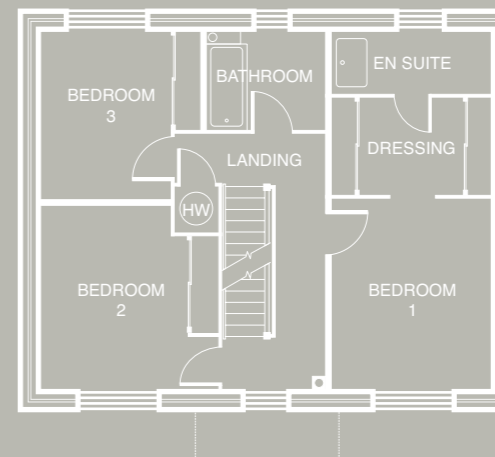
LOUNGE	17'1" X 11'5"*	5.20 X 3.48M*
FAMILY/DINING	20'7" X 8'10"*	6.28* X 2.70M*
KITCHEN	14'1" X 10'5"	4.38 X 3.18M
UTILITY	8'8" X 5'11"*	2.65* X 1.81M*
CLOAKS	6'10" X 3'0"	2.06 X 0.93M



WINDOW  
Plot 186 only

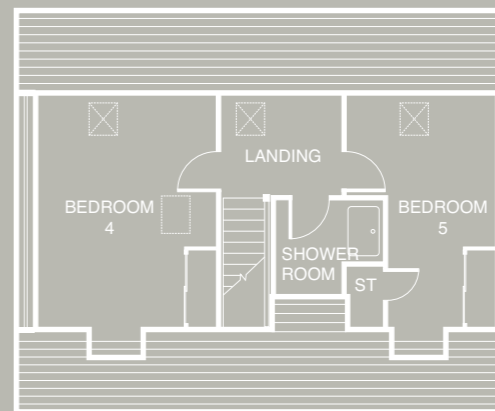
## First floor plan

BEDROOM 1	12'6" X 10'9"	3.83 X 3.28M
EN SUITE	10'9" X 4'0"*	3.28 X 1.22M*
DRESSING	10'9" X 6'3"	3.28 X 1.90M
BEDROOM 2	12'0" X 11'7"*	3.67* X 3.55M*
BEDROOM 3	11'0" X 10'6"*	3.35 X 3.22M*
BATHROOM	7'8" X 6'4"	2.34 X 1.93M



## Second floor plan

BEDROOM 4	14'7" X 11'8"	4.46 X 3.56M
BEDROOM 5	14'7" X 9'9"*	4.46 X 2.98M*
SHOWER	6'10" X 6'1"*	2.09* X 1.86M*



NOTE: Sloping soffits to first floor. All wardrobes are optional and positions shown are for information only. \*Maximum dimension. \*\*Please see Sales Consultant for further information on our floor plans and CGI's.







# Mulberry

5 BEDROOM HOME

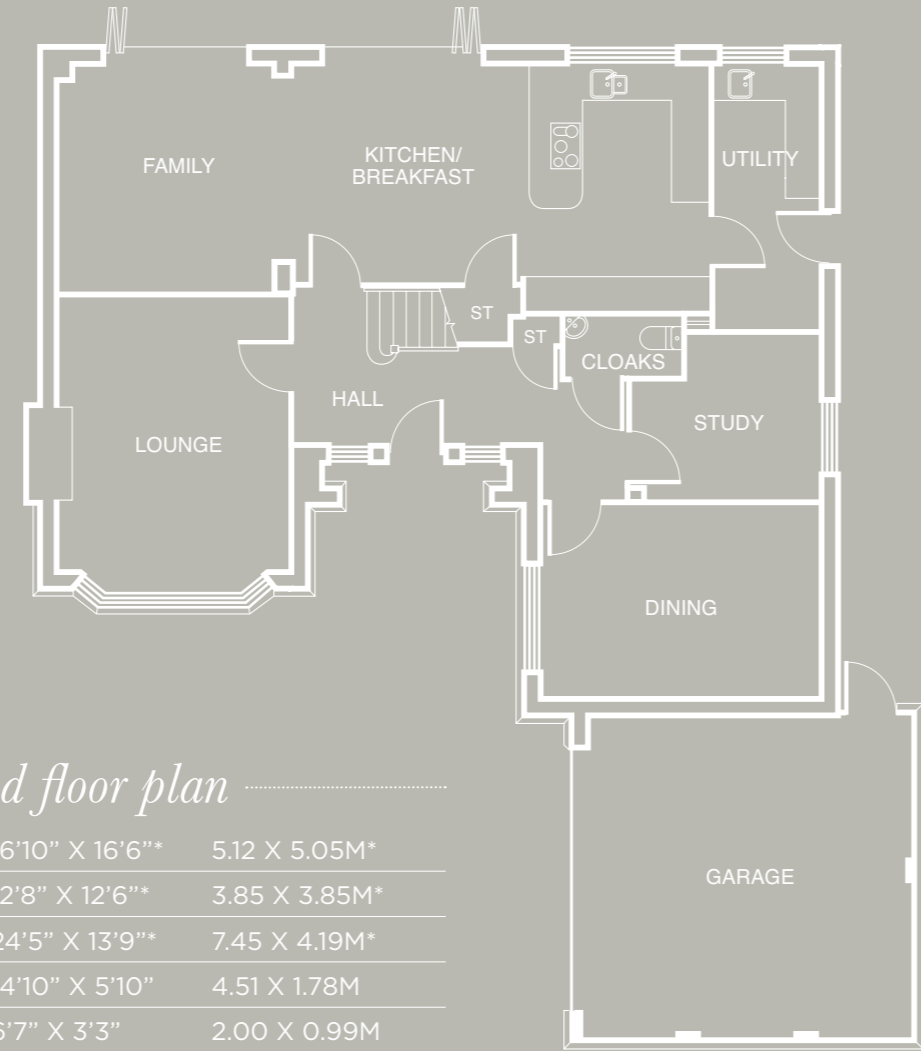
Plot No. 182

The Mulberry is a handsome home of remarkable refinement that incorporates a host of distinguished design features, putting it in a class of its own for quality and charm. A splendid home of substance, with an unrivalled sense of character and style.



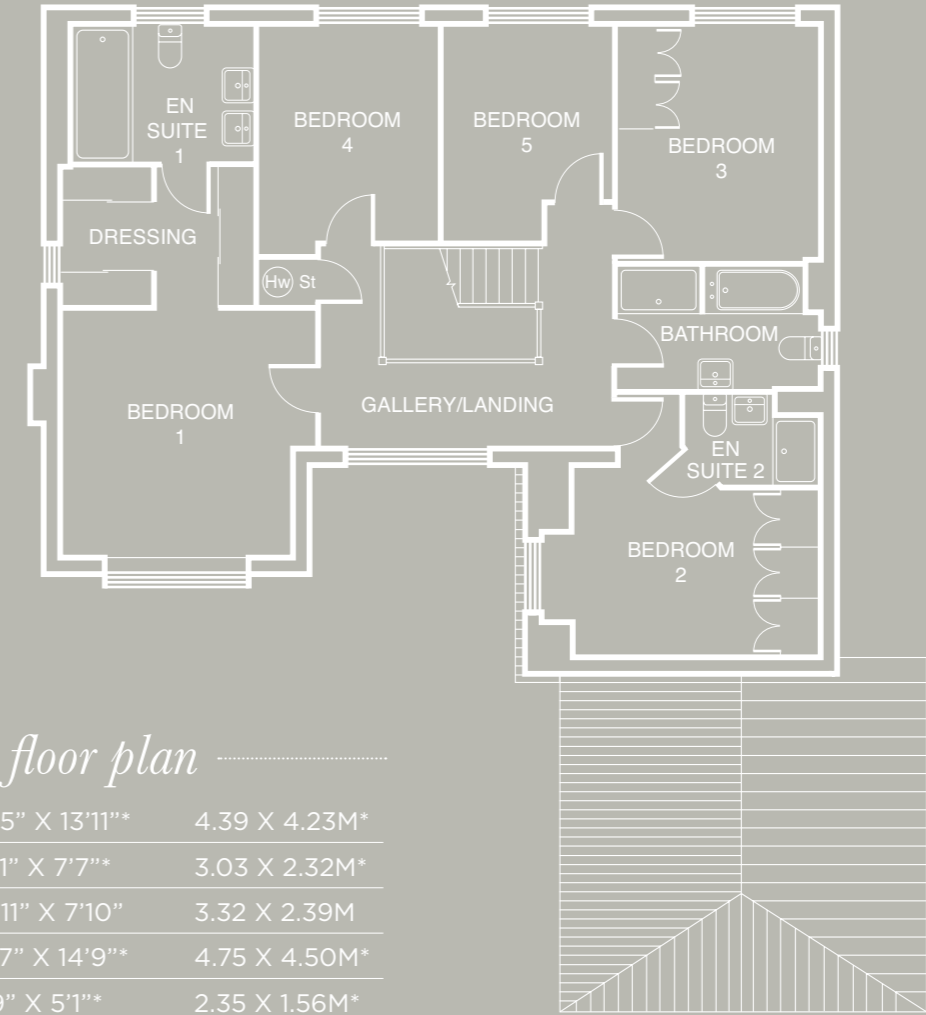
Elevations and finishes may vary from plot to plot. Please see Sales Consultant for further details.





*Ground floor plan*

LOUNGE	16'10" X 16'6"*	5.12 X 5.05M*
FAMILY	12'8" X 12'6"*	3.85 X 3.85M*
KITCHEN/BREAKFAST	24'5" X 13'9"*	7.45 X 4.19M*
UTILITY	14'10" X 5'10"	4.51 X 1.78M
CLOAKS	6'7" X 3'3"	2.00 X 0.99M
STUDY	10'6" X 9'3"*	3.20 X 2.83M*
DINING	15'7" X 10'8"	4.75 X 3.26M
GARAGE	19'0" X 18'1"*	5.80 X 5.52M*



*First floor plan*

BEDROOM 1	14'5" X 13'11"*	4.39 X 4.23M*
EN SUITE 1	9'11" X 7'7"*	3.03 X 2.32M*
DRESSING	10'11" X 7'10"	3.32 X 2.39M
BEDROOM 2	15'7" X 14'9"*	4.75 X 4.50M*
EN SUITE 2	7'9" X 5'1"*	2.35 X 1.56M*
BEDROOM 3	13'3" X 11'5"	4.03 X 3.48M
BEDROOM 4	12'10" X 10'1"*	3.91 X 3.09M*
BEDROOM 5	12'2" X 9'6"*	3.71 X 2.90M*
BATHROOM	11'5" X 6'11"*	3.48 X 2.10M*

NOTE: Sloping soffits to first floor. \*Maximum dimension. \*\*Please see Sales Consultant for further information on our floor plans and CGI's.







# Oak

5 BEDROOM HOME

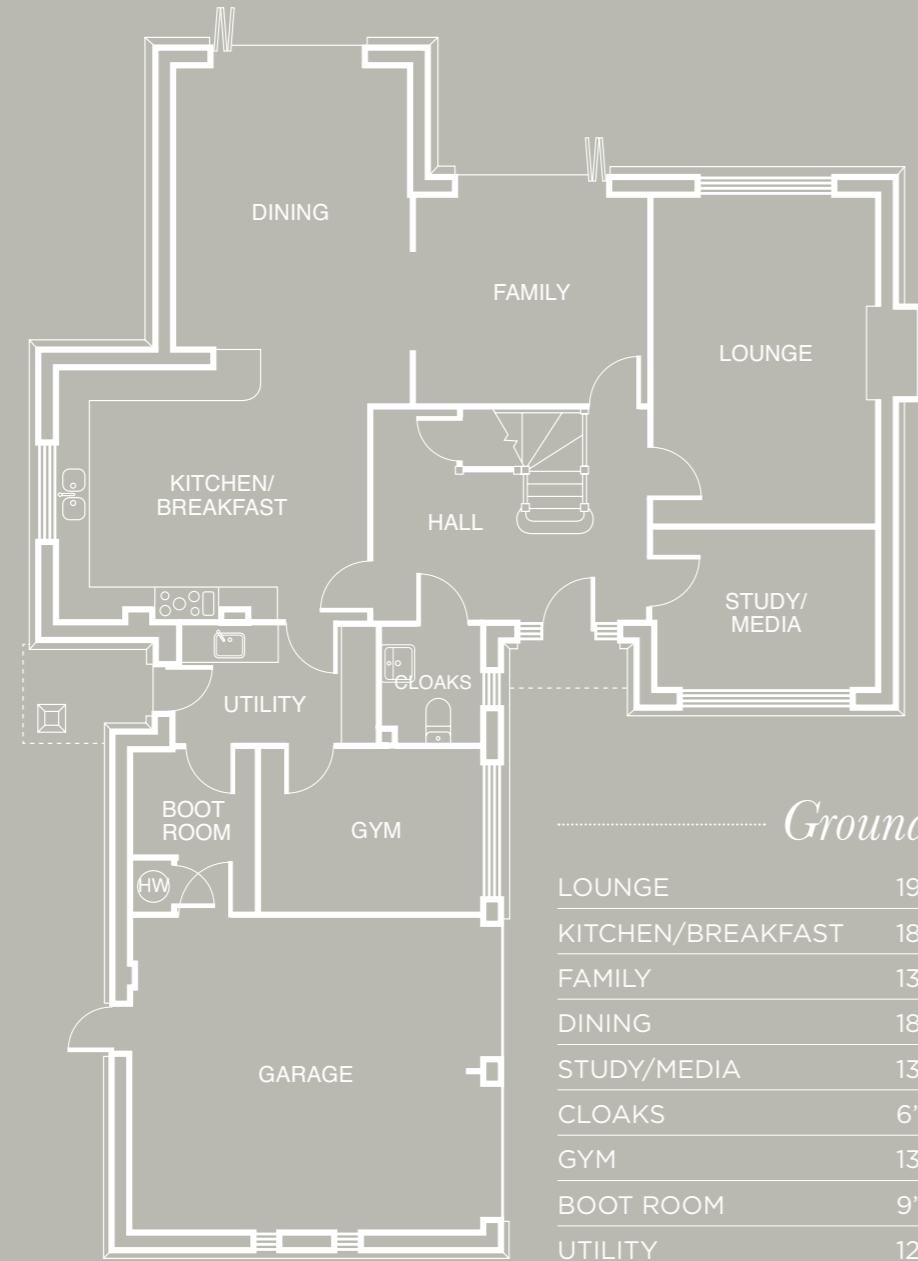
Plot No. 183, 184, 185

The Oak is every inch the country manor, from the decorative graduated chimney, to the stone cills surrounding the windows. A substantial home which is the epitome of modern executive living at its best.



Elevations and finishes may vary from plot to plot. Please see Sales Consultant for further details.





*Ground floor plan*

LOUNGE	19'7" X 13'5"*	5.97 X 4.08M*
KITCHEN/BREAKFAST	18'7" X 15'3"*	5.67 X 4.64M*
FAMILY	13'8" X 12'6"	4.17 X 3.81M
DINING	18'1" X 14'1"*	5.51 X 4.30M*
STUDY/MEDIA	13'5" X 9'7"	4.08 X 2.91M
CLOAKS	6'11" X 5'11"	2.10 X 1.81M
GYM	13'9" X 9'7"	4.18 X 2.93M
BOOT ROOM	9'7" X 7'6"*	2.93 X 2.29M*
UTILITY	12'6" X 6'11"*	3.84 X 2.10M*
GARAGE	22'1" X 18'10"*	6.74 X 5.74M*



*First floor plan*

BEDROOM 1	13'6" X 13'0"*	4.08 X 3.97M*
EN SUITE 1	12'8" X 10'0"*	3.85 X 3.04M*
DRESSING	13'0" X 7'9"	3.97 X 2.36M
BEDROOM 2	17'9" X 14'1"*	5.42 X 4.30M*
EN SUITE 2	9'1" X 7'0"	2.77 X 2.12M
BEDROOM 3	16'6" X 13'3"*	5.04 X 4.04M*
EN SUITE 3	7'11" X 5'1"*	2.41 X 1.54M*
BEDROOM 4	14'1" X 12'8"*	4.29 X 3.85M*
BEDROOM 5	13'4" X 12'10"*	4.10 X 3.90M*
BATHROOM	12'8" X 7'7"*	3.85 X 2.30M*

NOTE: Sloping soffits to first floor. \*Maximum dimension. \*\*Please see Sales Consultant for further information on our floor plans and CGI's.





# My Redrow – My Home, My Way

*Find it, personalise it, make it  
yours the easy way, online  
with My Redrow.*



Every inch of our homes has been carefully designed to include traditional features in harmony with high-spec interiors. And at Burcote Park, these specifications are further complemented by the beautiful scenery around the historic Roman market town of Towcester. From families to first-time buyers and rightsizers, we accommodate all lifestyles in fine style.

Open-plan living spaces form the heart of every home, making our designs perfect for family life. Bringing the outside in, large patio doors allow natural light and air to flood inside. All our bathrooms offer luxurious standards and have an array of designer tiles to choose from for a truly personal touch. Creating your dream kitchen is just as easy, as every one comes with a bespoke blend of finishes and worktops.

The difference is in the detail. Every room, in every home, is packed with plenty of special touches and period features designed to impress, from high ceilings and taller doors to deep skirting boards and large architraves.

We want to make it as simple as possible for you to personalise and buy your dream home, so we've created My Redrow. By joining up, you can easily find our available properties in any location, choose your favourite, book an appointment, handle the legal details, select your décor and even order all those extra-special finishing touches online. **Your dream home is just a click away, at [myredrow.redrow.co.uk](http://myredrow.redrow.co.uk)**







**BURCOTE PARK**  
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