



BURCOTE PARK

WOOD BURCOTE NN12





Live. As nature intended.



A place of beauty, steeped in history.

Image taken on location at Burcote Park

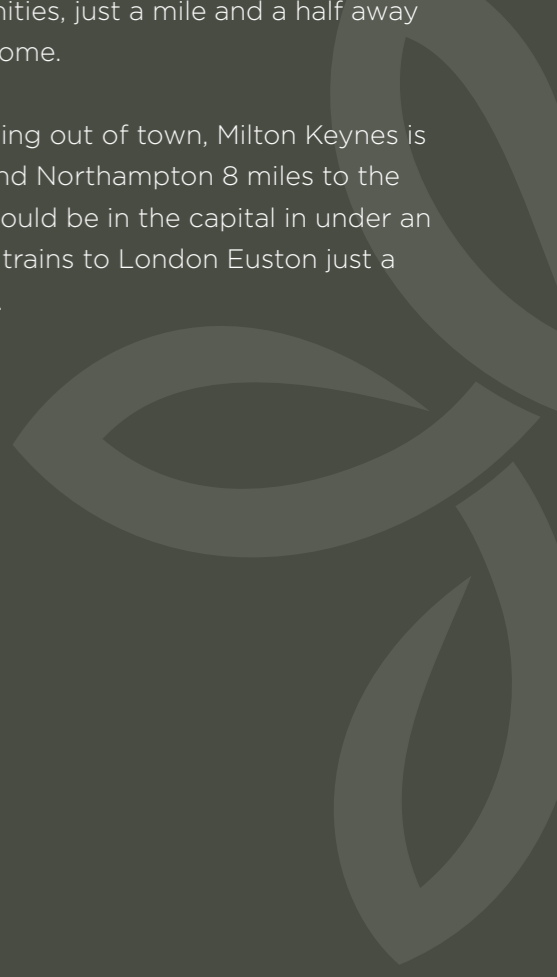
The beauty of Burcote Park is simple – it's situated in such a striking part of the country.

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.



Image taken on location at Burcote Park

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 Ash Gardens of Burcote Park,
Wood Burcote - where 89 new homes nestle
harmoniously in 59 acres of beautiful Edwardian
parkland, where every morning you will be
surrounded by picturesque open spaces and
groves of 30ft high oak, birch, ash and maple.

The external features and finishes of the 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?



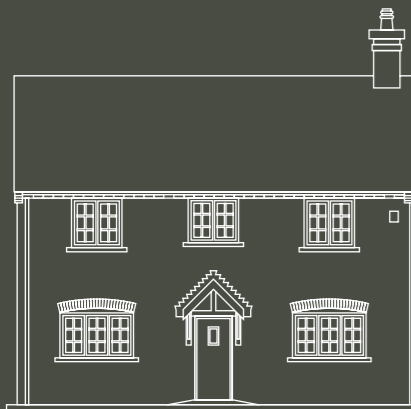
ASH GARDENS
BURCOTE PARK, WOOD BURCOTE

The choice is yours...

Our spacious 3, 4 and 5 bedroom homes 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?



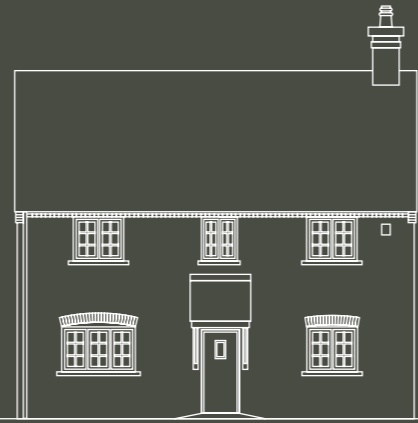
HOLLY
3 BEDROOM HOME | 1044 SQ FT
PLOT No; 9, 10, 20, 21, 39, 40, 42, 43, 58, 59, 64, 65, 67, 68, 75, 76



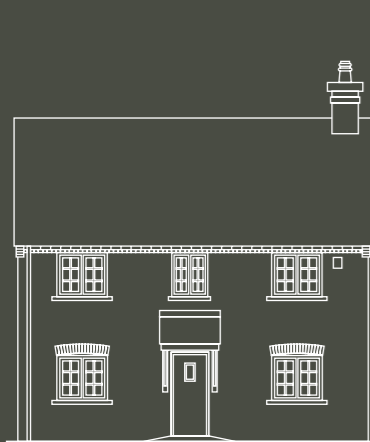
CYPRESS
3 BEDROOM HOME | 1137 SQ FT
PLOT No; 4, 13, 35, 38, 44, 47, 56, 79



ROWAN
3 BEDROOM HOME | 1137 SQ FT
PLOT No; 3, 7, 11, 16, 33, 36, 37, 60, 70, 72, 74, 77, 78, 85



MAPLE
4 BEDROOM HOME | 1217 SQ FT
PLOT No; 1, 14, 17, 22, 24, 45, 46, 50, 55, 57, 66, 73, 80, 82, 86



CEDAR
4 BEDROOM HOME | 1382 SQ FT
PLOT No; 5, 8, 19, 27, 29, 31, 34, 48, 49, 53, 61, 63, 81, 83



BAY
4 BEDROOM HOME | 1555 SQ FT
PLOT No; 6, 12, 18, 26, 28, 30, 41, 51, 54, 69, 71, 84, 87



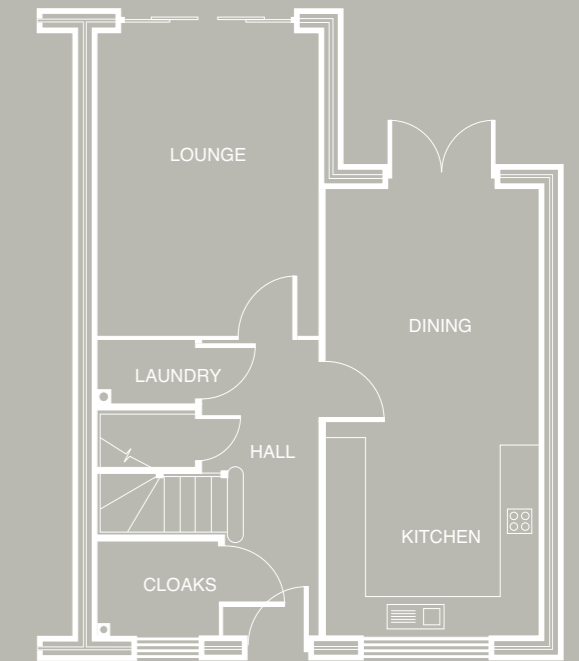
SEQUOIA
5 BEDROOM HOME | 1843 SQ FT
PLOT No; 2, 15, 23, 25, 32, 52, 62, 88, 89



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, such as the position of the gas governor and water booster, please liaise directly with our site sales consultant.



Holly



GROUND FLOOR

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*



FIRST FLOOR

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 refer to the Specification page of this brochure for further information on our floor plans and CGI's.



ASH GARDENS
BURCOTE PARK, WOOD BURCOTE

Holly

3 BEDROOM HOME | 1044 SQ FT

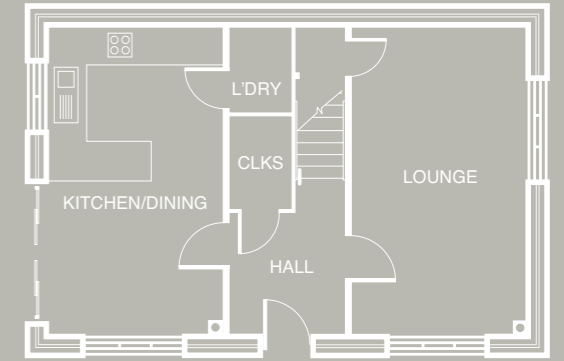
Available in Leicester Weathered Red Brick, Arden Red Brick, Natural Buff Stone & Natural Ironstone

Plot No. 9, 10, 20, 21, 39, 40, 42, 43, 58, 59, 64, 65, 67, 68, 75, 76

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.

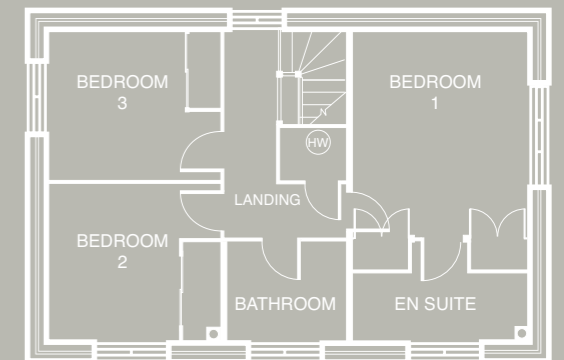


Cypress



GROUND FLOOR

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
LAUNDRY	5'1" X 3'8"	1.57 X 1.12M



FIRST FLOOR

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*

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Cypress

3 BEDROOM HOME | 1137 SQ FT

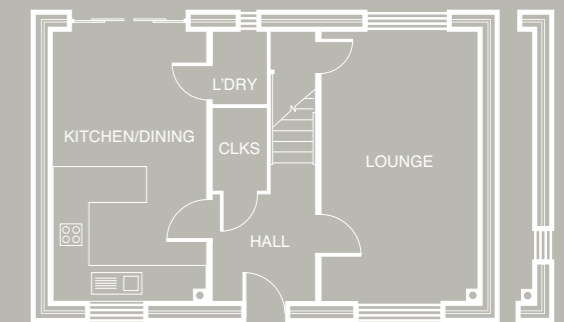
Available in Leicester Weathered Red Brick, Arden Red Brick, Natural Buff Stone & Natural Ironstone

Plot No. 4, 13, 35, 38, 44, 47, 56, 79

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.



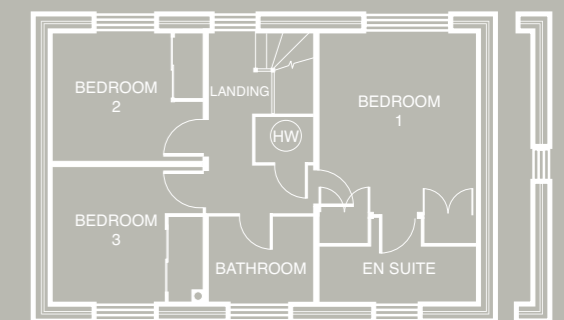
Rowan



CORNER VARIATION Plots 16 & 36 only

GROUND FLOOR

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



FIRST FLOOR

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 refer to the Specification page of this brochure for further information on our floor plans and CGI's.



ASH GARDENS
BURCOTE PARK, WOOD BURCOTE

Rowan

3 BEDROOM HOME | 1137 SQ FT

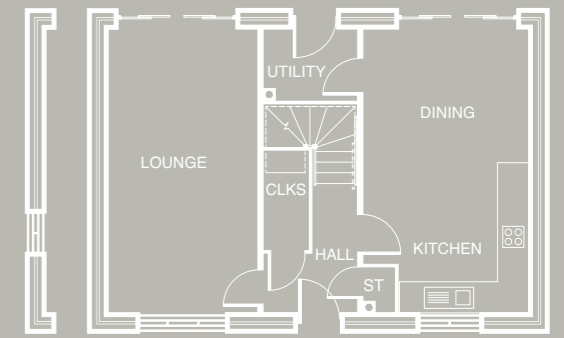
Available in Leicester Weathered Red Brick, Arden Red Brick, Natural Buff Stone & Natural Ironstone

Plot No. 3, 7, 11, 16, 33, 36, 37, 60, 70, 72, 74, 77, 78, 85

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.



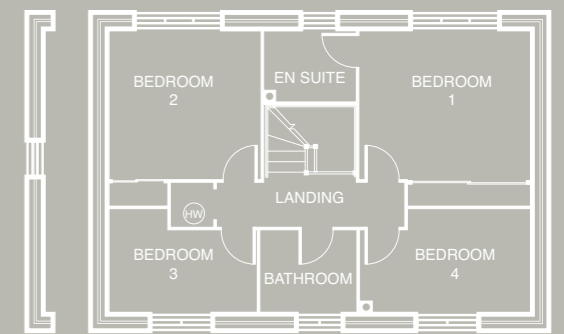
Maple



CORNER VARIATION Plot 66 only

GROUND FLOOR

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

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 refer to the Specification page of this brochure for further information on our floor plans and CGI's.



ASH GARDENS
BURCOTE PARK, WOOD BURCOTE

Maple

4 BEDROOM HOME | 1217 SQ FT

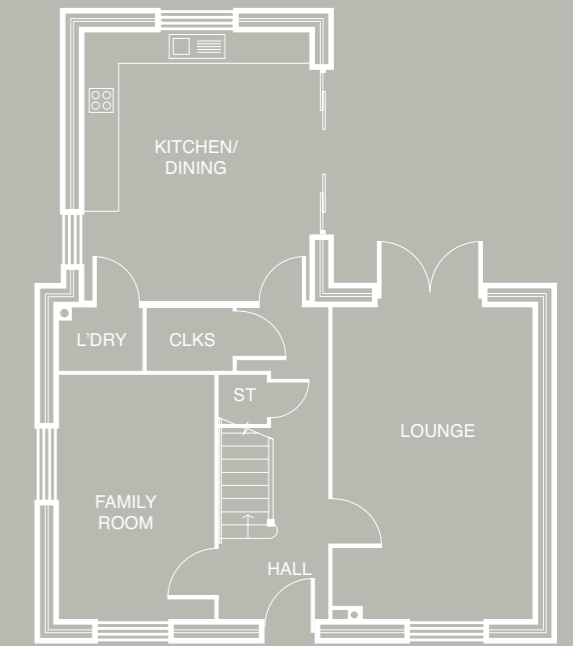
Available in Leicester Weathered Red Brick, Arden Red Brick & Natural Buff Stone

Plot No. 1, 14, 17, 22, 24, 45, 46, 50, 55, 57, 66, 73, 80, 82, 86

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.

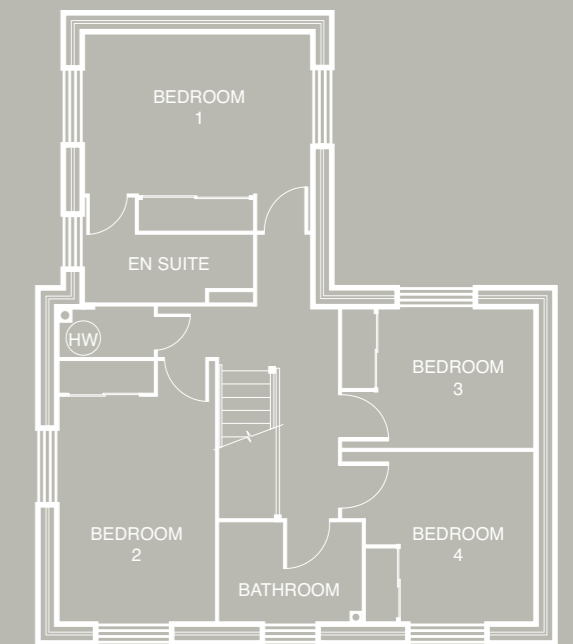


Cedar



GROUND FLOOR

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

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

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ASH GARDENS
BURCOTE PARK, WOOD BURCOTE

Cedar

4 BEDROOM HOME | 1382 SQ FT

Available in Leicester Weathered Red Brick, Arden Red Brick, Natural Buff Stone & Natural Ironstone

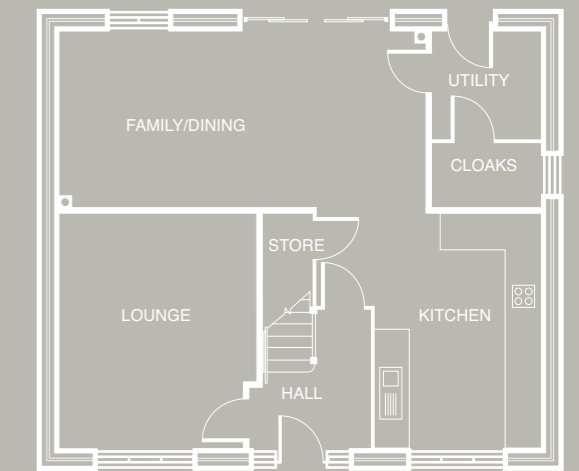
Plot No. 5, 8, 19, 27, 29, 31, 34, 48, 49, 53, 61, 63, 81, 83

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.

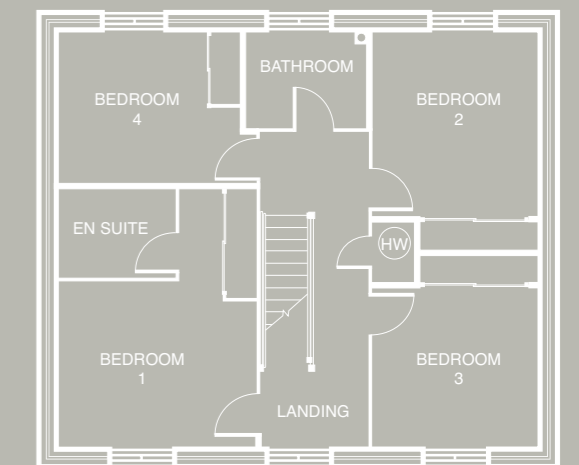


Bay



GROUND FLOOR

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

BEDROOM 1	16'2" X 12'2"	4.92 X 3.71M
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 refer to the Specification page of this brochure for further information on our floor plans and CGI's.



ASH GARDENS
BURCOTE PARK, WOOD BURCOTE

Bay

4 BEDROOM HOME | 1555 SQ FT

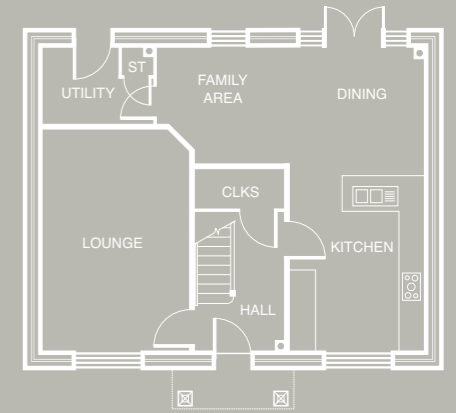
Available in Leicester Weathered Red Brick, Arden Red Brick, Natural Buff Stone & Natural Ironstone

Plot No. 6, 12, 18, 26, 28, 30, 41, 51, 54, 69, 71, 84, 87

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.

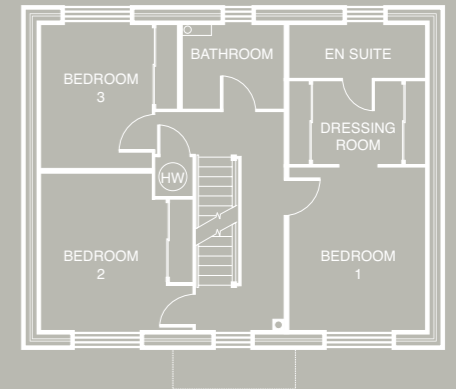


Sequoia



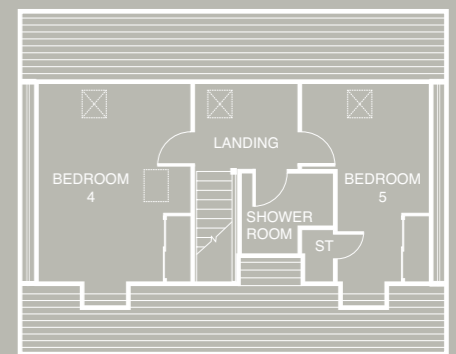
GROUND FLOOR

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



FIRST FLOOR

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 ROOM	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

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*

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ASH GARDENS
BURCOTE PARK, WOOD BURCOTE

Sequoia

5 BEDROOM HOME | 1843 SQ FT

Available in Leicester Weathered Red Brick, Arden Red Brick, Natural Buff Stone & Natural Ironstone

Plot No. 2, 15, 23, 25, 32, 52, 62, 88, 89

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.

SPECIFICATION ^

Interior Features

WALLS – Dulux Almond White emulsion paint finish.

INTERNAL DOORS – ‘Cambridge’ style, 2-panel moulded doors. Door to be finished in satin white paint.

INTERNAL DOOR FURNITURE – Chrome effect door furniture. Chrome floor mounted door stops to be fitted where required.

ARCHITRAVE – ‘Torus’ profile, white satin paint finish.

SKIRTING BOARDS – ‘Torus’ profile, white satin paint finish.

STAIRCASE – Newels and balustrades painted in satin white, with hardwood ash handrail and newel caps.

CEILINGS – Flat finish with Dulux White emulsion paint decoration.

CENTRAL HEATING – Full gas central heating with energy efficient wall mounted boiler. Mains pressure domestic hot water provided to all houses.

RADIATORS – Myson round top radiators.

PHONE POINT – To lounge/study (if applicable).

TV POINTS – To lounge/bed 1.

ELECTRICAL SOCKETS/SWITCH PLATES

– White electrical switch and socket plates together with pendant and batten lighting points.

SMOKE DETECTORS – Fitted as standard to every property. These are connected to the mains electricity supply and have provision for a battery back-up in the event of a power cut.

Kitchen & Utility Features

WALL UNIT LIGHTS – LED downlighters provided where shown on kitchen layout (lights to the underside of kitchen wall units).

UPSTAND – 100mm high matching upstand above worktops, with stainless steel or black glass splashback behind hob.

SINKS

KITCHEN – Stainless steel 1½ bowl (double bowl in houses over 1600 sq ft), with chrome mixer tap.

UTILITY ROOM – Stainless steel single bowl, with chrome mixer tap (if applicable).

APPLIANCES IN STAINLESS STEEL FINISH

60cm gas hob.

Integrated double oven.

Extractor hood.

Fridge freezer (2 in houses over 1600 sq ft).

90cm gas hob and hood (in houses over 1600 sq ft).

DESIGNER KITCHEN UNITS & WORKTOPS

Please see Sales Consultant for further details.

Bathroom & Cloakroom Features

SANITARYWARE – All white.

BATH – This elegant and sleek bath is the ultimate in bathtub design, 700mm wide by 1700mm long.

BATH PANEL – Unilux bath panel.

BATHROOM BASIN – Basin with 1 tap hole, semi pedestal.

EN SUITE BASIN – Basin with 1 tap hole, semi pedestal.

WC – Concept close coupled back-to-wall pan with Arc dual flush cistern.

CLOAKROOM BASIN – Basin with chrome tap or corner basin (please refer to drawing to confirm basin design).

SHOWER

SHOWER SCREEN – Door in polished chrome effect finish. Please refer to drawings to confirm whether pivot or bifold style door is to be fitted.

SHOWER OVER BATH – Only to be provided above the bath where there is no separate shower enclosure within bathroom.

BRASSWARE

BASIN – Monoblock tap with single lever control.

BATH – Single lever bath filler.

WALL TILES

TO BATHROOM, CLOAKROOM & EN SUITE – Areas as indicated on drawings. See Sales Consultant or refer to ‘My Redrow’ for further details.

MIRRORS – Mirror to be fitted above the bathroom and en suite washbasins where possible.

SHAVER SOCKET – Socket located in the en suite and bathroom.

TOWEL WARMER – Towel warmer in chrome effect finish to bathroom and en suite.

Exterior Features

FASCIAS & SOFFIT – 15mm PVCu fascia and vented soffit board in white profile where shown on drawings.

RAINWATER SYSTEM – The rainwater gutters and downpipes finish to be black.

WINDOWS – Sealed double glazed PVCu windows.

EXTERNAL DOORS

FRONT – GRP pre-finished door with patterned glass. Style of door as indicated on house plan, finished in a solid colour externally and white finish internally. The external paint finishes are in our Heritage colours which are Camouflage Beige, Desert Sand, Green Mist Willow, Tideway Blue and Braemar. Door complete with lever handle furniture, sleeve letterplate, viewer and door chain in black finish externally and chrome lever handle furniture internally. Please see Sales Consultant for details.

REAR – Steel door with patterned glass, finished internally and externally in white, complete with black lever handle furniture to the external face and chrome lever handle furniture internally.

SLIDING PATIO DOORS OR FRENCH DOORS – See Sales Consultant for details.

SECURITY – Multi point locking system to front and rear doors of house.

EXTERNAL LIGHTS – Outside light provided; see drawings for details.

HOUSE NUMERAL – House number to the front of the property on a numeral plaque matching the colour of the front door.

DOORBELL – Chrome effect.

GARAGE

GARAGE DOOR – Steel up and over with window panels to top, door finish to be painted to match front door colour where applicable.

PAVING – Buff riven faced flags as indicated on drawing.

DRIVEWAY – Tarmac drive (unless indicated otherwise on finishing schedule).

EXTERNAL FENCING/GATES

SIDES AND REAR – 1.8m high fencing.

GATE – 1.8m high timber gate.

LANDSCAPING

FRONT – Turf to front garden. Refer to layout for landscaping details.

REAR – Topsoil in accord with NHBC requirements.

OUTSIDE TAP

*Subject to change. Refer to ‘My Redrow’ for full ranges available.



Join My Redrow at redrow.co.uk

My Redrow – My Home, My Way.

Buying your new Redrow home has just become much easier with My Redrow.

From searching for your favourite properties to selecting your finishing touches*, My Redrow helps you every step of the way.

- Save your favourite developments or properties and see ‘What’s Included’.
- Be the first to hear about relevant new homes as they become available.
- Book your viewing and call back appointments online with our real-time calendar and much more.

* ‘Explore Finishing Touches’ feature only available on selected developments and properties

**Customers should note that CGI’s are examples of their respective house type. All dimensions indicated are approximate and for illustrative purposes only. All wardrobes are subject to site specification, please see sales consultant for further details. Homes may be a ‘handed’ (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specifications prior to making reservation.

OPTIONAL CUSTOMER UPGRADES

SELECTION OF UPGRADES SHOWN BELOW, PLEASE REFER TO 'MY REDROW' FOR FULL LIST OF OPTIONS AVAILABLE.

Interior Features

DOORS

NEWARK INTERNAL DOOR - Woodgrain texture finished in satin white with lock latches and hinge.

WARDROBES - Hinged and sliding Hammonds wardrobes to all bedrooms (where possible). Refer to Sales Consultant to confirm if both systems are available and colour choices.

CO-ORDINATING FREE STANDING BEDROOM FURNITURE - Range by Hammonds, please refer to 'My Redrow' for selections.

PHONE POINT - Additional points. In white, polished or brushed chrome.

TV POINT - Additional points. In white, polished or brushed chrome.

ELECTRICAL SOCKETS/SWITCH PLATES - Low profile polished or brushed chrome effect finish electrical accessories.

FIREPLACES & ELECTRIC FIRES

FIREPLACES MANUFACTURED BY THE GOODING GROUP - Please refer to 'My Redrow' for current selections available.

FLOOR MOUNTED SURROUNDS

FLOOR MOUNTED SURROUND ELECTRIC FIRE - Electric chrome surround finish with remote control. Wall mounted surrounds are only available with the electric fire.

CARPETS - See 'My Redrow' for ranges.

DOWNLIGHTERS - To kitchen/dining/family/utility/bathroom/en suite and cloaks in brushed or polished chrome finish; refer to drawings for possible locations.

ADDITIONAL FEATURES - Media plate, USB sockets, fused spur, music system. See 'My Redrow' for further details.

Bathroom & Cloakroom Features

WALL TILES - 1/2 + full height tiling to bathroom and en suite. Refer to 'My Redrow' for selections.

SANITARYWARE - Range by Ideal Standard. Refer to 'My Redrow' for full range available.

SHOWER - Thermostatic shower valve.

SHAVER SOCKET - Polished or brushed chrome.

FLOOR FINISHES - To bathroom, cloakroom & en suite. A selection of ceramic floor tiles and Amtico flooring available. Please see Sales Consultant for further details.

BATHROOM ACCESSORIES

CHROME TOILET ROLL HOLDERS

MODULAR BATHROOM FURNITURE

Kitchen & Utility Features

KITCHEN STYLES - Additional selection of traditional and contemporary styles available, see 'My Redrow' for further details.

WORK SURFACES - Granite or silestone in a range of finishes.

UPSTANDS - Granite or silestone in a range of finishes.

FLOOR TILES - A selection of ceramic floor tiles and Amtico flooring available. Please see Sales Consultant for further details.

ECO WASTE BIN - Fitted into suitable base unit where possible.

COLD WATER FILTER TAP OR 3-IN-1 STEAMING HOT TOP

WASTE DISPOSAL UNIT

APPLIANCES

SIEMENS - Gas hob, induction hob, fridge freezer, single oven and microwave, integrated dishwasher, cooker hood.

SMEG - Integrated single oven and microwave, ceramic hob, induction hob, touch control ceramic hob, integrated dishwasher.

SMEG - Freestanding tumble dryer, freestanding washing machine, freestanding washer/dryer.

Exterior Features

EXTERNAL REAR DOORS - GRP door. Door in white paint finish externally and white finish internally, complete with black japanned lever handle furniture to the external face and chrome level handle furniture internally.

EXTERNAL LIGHTS - Bulk head light fitting adjacent to rear door.

GARAGE

REMOTE CONTROL - NB Power must be provided to Garage for this option to be available; please see Sales Consultant for further details.

POWER & LIGHT

BURGLAR ALARM - Wireless alarm system with PIRs, located as shown on drawings.

EXTERNAL POWER POINT - Refer to drawing for location.

Garden Features

REAR

TURF

ADDITIONAL FEATURES - Water butt, additional patio area.

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