



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 Oak View of Burcote Park, Wood Burcote – where 31 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?



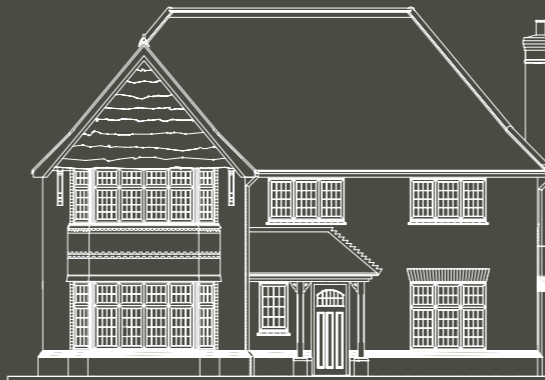
OAK VIEW
BURCOTE PARK, WOOD BURCOTE

The choice is yours...

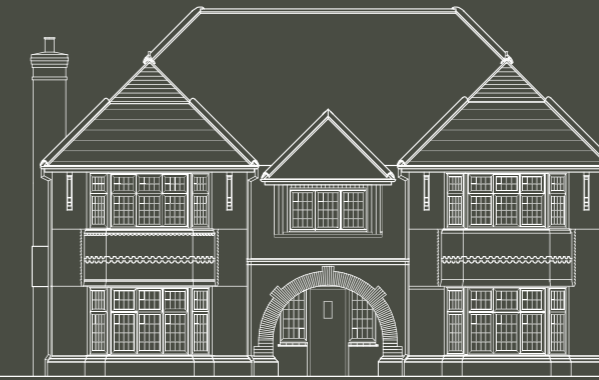
Our exclusive 4 and 5 bedroom luxury country homes are expertly designed to reflect the magnificent setting they nestle within. Stunning hanging feature tiles and classic Tudor boarding, stone door headers and beautiful windowsills, leaded light or Georgian bar windows, every feature is crafted in harmony with an exceptional use of interior space. All that's left is for you to decide. So, which one is going to be yours?



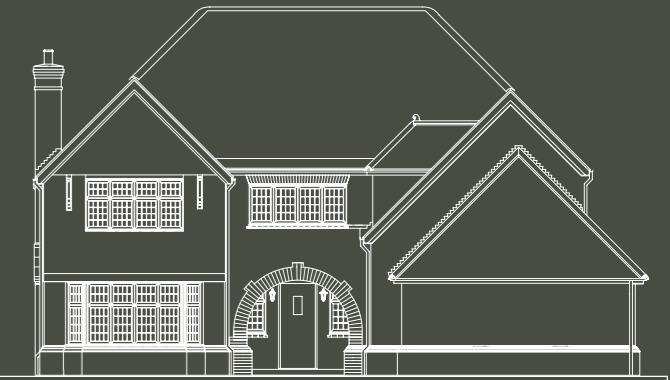
This plan is indicative and is intended for guidance only. It does not form part of any contract or agreement, nor does it show complete ownership boundaries, easements or wayleaves. For specific details, please liaise directly with our site sales consultant.



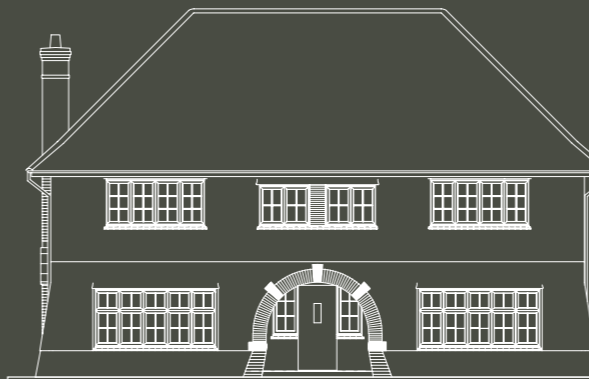
MAGNOLIA
4 BED DETACHED | 1808 SQ FT
PLOT No. 93, 96, 98, 106, 107



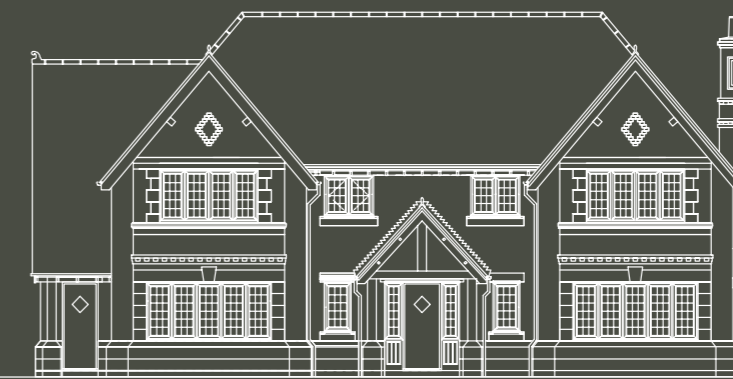
ASPEN
5 BED DETACHED | 2306 SQ FT
PLOT No. 91, 105, 108, 110, 114, 118, 119



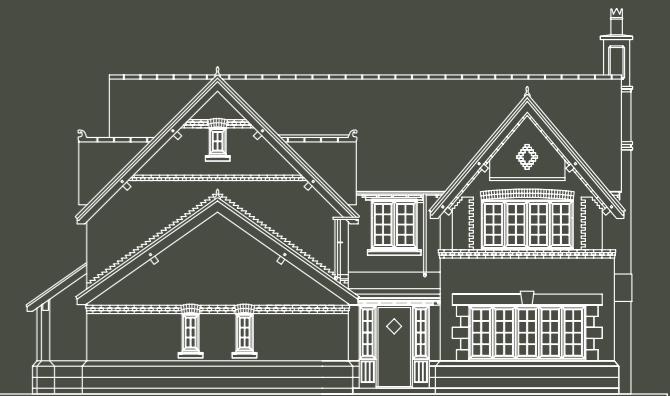
MULBERRY
5 BED DETACHED | 2537 SQ FT
PLOT No. 94, 103, 104, 109, 112, 117



ASH
5 BED DETACHED | 2764 SQ FT
PLOT No. 100, 101, 111, 113, 115



BEECH
5 BED DETACHED | 3238 SQ FT
PLOT No. 95, 97, 116



OAK
5 BED DETACHED | 3384 SQ FT
PLOT No. 90, 92, 99, 102, 120



Magnolia

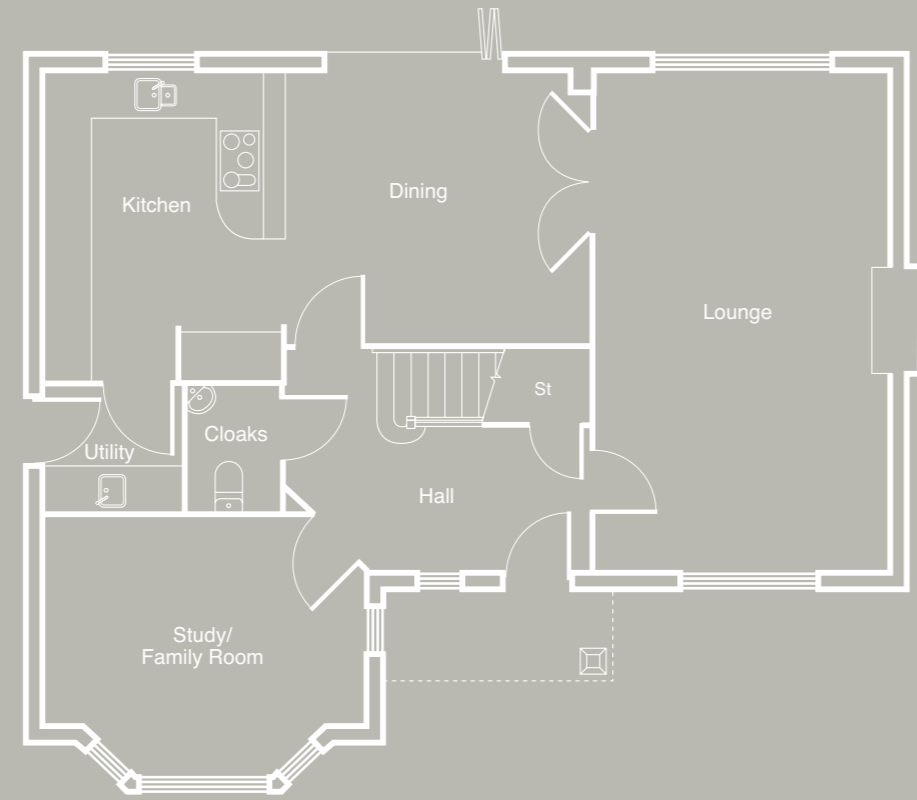
4 BEDROOM HOME | 1808 SQ FT

Plot No. 93, 96, 98, 106, 107

An extensive executive home of real substance. The Magnolia creates an impression that lasts, from the traditional bay windows and waney edge boarding to the stunning portico-covered entrance.



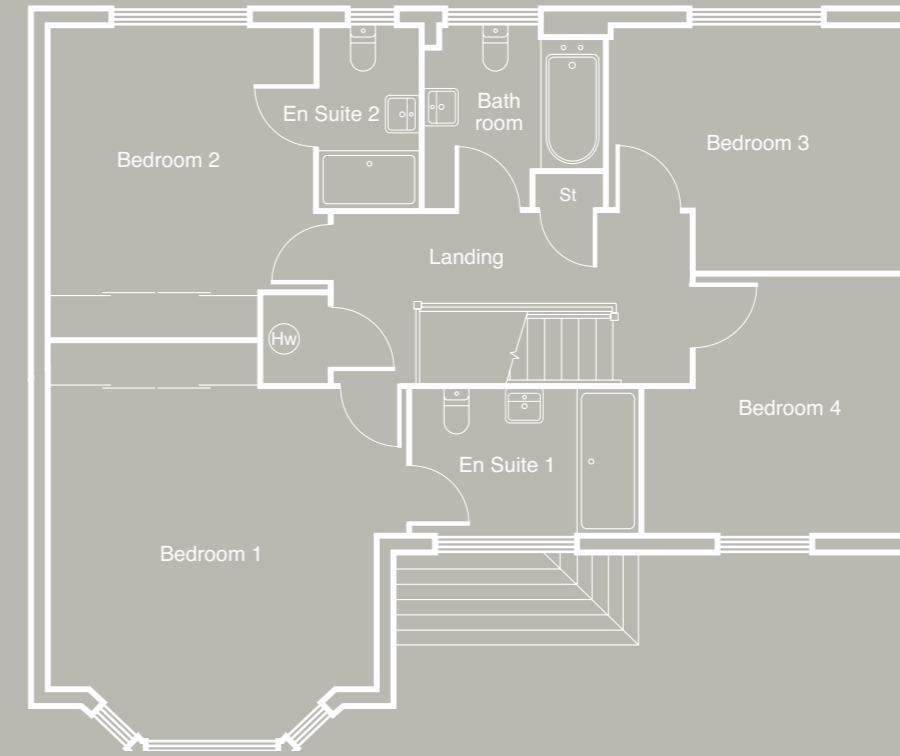
Elevations and finishes may vary from plot to plot. Please see Sales Consultant for further details.



Ground floor plan

LOUNGE	21'6" X 12'6"	6.56 X 3.81M
KITCHEN	13'5" X 9'6"	4.11 X 2.89M*
DINING	14'2" X 11'7"	4.32 X 3.54M
CLOAKS	5'4" X 4'1"	1.62 X 1.24M*
UTILITY	5'11" X 5'4"	1.80 X 1.62M
STUDY/FAMILY	13'9" X 10'4"	4.19 X 3.16M*

NOTE: Sloping soffits to first floor. *Maximum dimension. **Please refer to the Specification page of this brochure for further information on our floor plans and CGI's.



First floor plan

BEDROOM 1	15'0" X 14'8"	4.58 X 4.47M*
EN SUITE 1	9'8" X 5'11"	2.95 X 1.81M
BEDROOM 2	14'11" X 11'4"	4.54 X 3.45M*
EN SUITE 2	7'8" X 4'4"	2.33 X 1.31M*
BEDROOM 3	12'6" X 10'4"	3.81 X 3.15M*
BEDROOM 4	11'1" X 10'11"	3.39 X 3.32M*
BATHROOM	7'8" X 7'5"	2.33 X 2.27M*

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Aspen

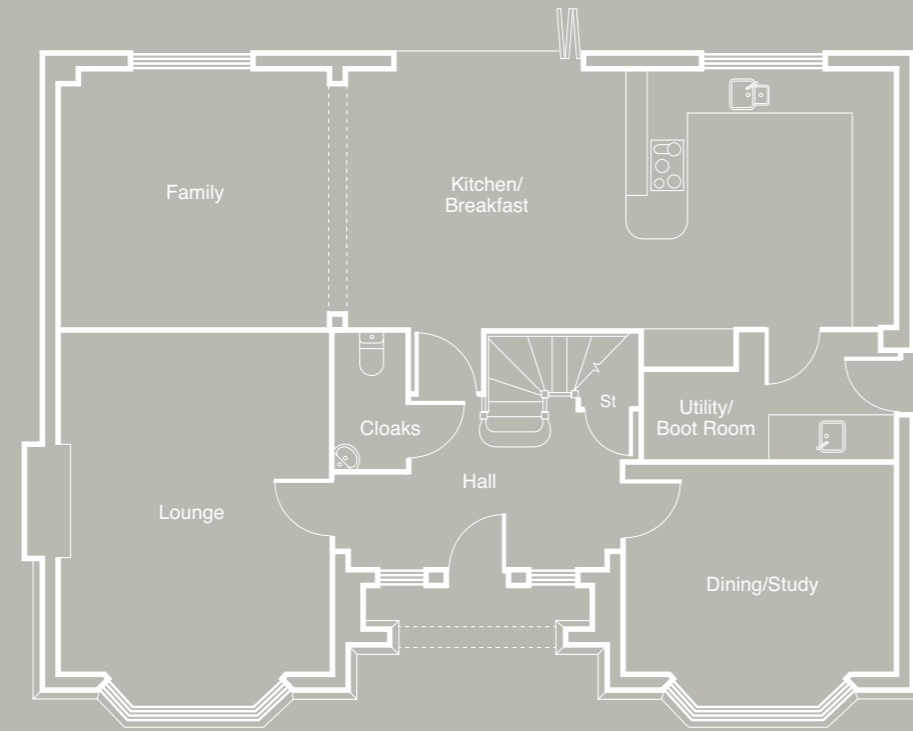
5 BEDROOM HOME | 2306 SQ FT

Plot No. 91, 105, 108, 110, 114, 118, 119

From its magnificent feature bay windows to its luxurious interior touches, the Aspen provides space and exclusive features to ensure you and your family enjoy first-class style and comfort every day.



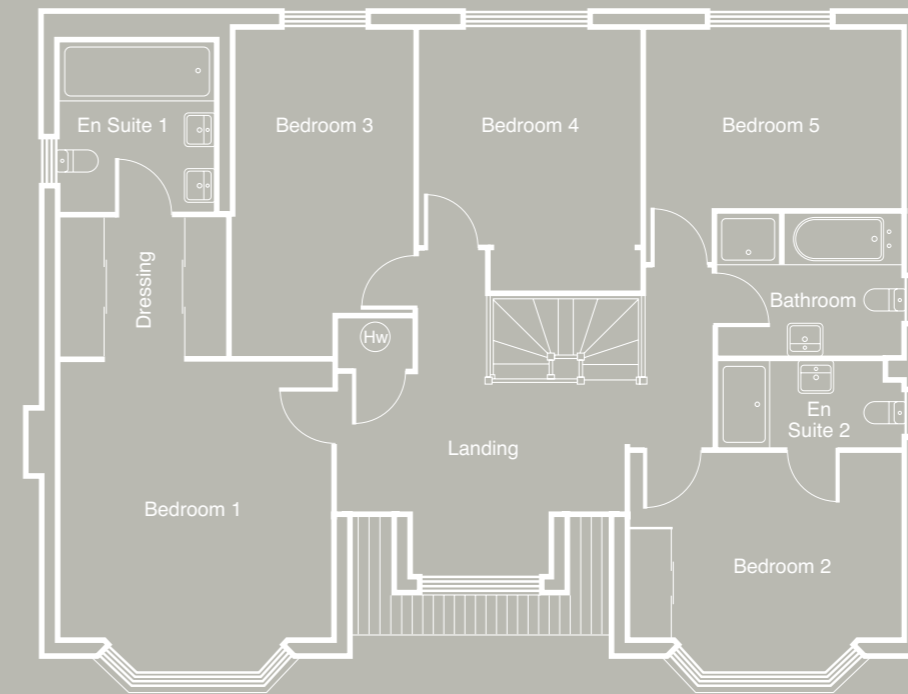
Elevations and finishes may vary from plot to plot. Please see Sales Consultant for further details.



Ground floor plan

LOUNGE	17'11" X 13'0"	5.47 X 3.97M*
FAMILY	13'0" X 12'4"	3.97 X 3.76M*
KITCHEN/BREAKFAST	27'8" X 12'4"	8.44 X 3.76M*
DINING/STUDY	13'0" X 11'8"	3.97 X 3.56M*
UTILITY/BOOT ROOM	12'2" X 6'0"	3.70 X 1.83M*
CLOAKS	6'6" X 3'3"	1.98 X 1.00M

NOTE: Sloping soffits to first floor. *Maximum dimension. **Please refer to the Specification page of this brochure for further information on our floor plans and CGI's.



First floor plan

BEDROOM 1	14'10" X 13'0"	4.51 X 3.97M*
EN SUITE 1	8'3" X 7'6"	2.51 X 2.29M
DRESSING	8'0" X 6'9"	2.43 X 2.06M
BEDROOM 2	13'0" X 10'5"	3.97 X 3.17M*
EN SUITE 2	8'10" X 3'11"	2.70 X 1.19M*
BEDROOM 3	15'9" X 8'9"	4.79 X 2.67M*
BEDROOM 4	12'7" X 10'8"	3.83 X 3.26M*
BEDROOM 5	12'4" X 8'6"	3.76 X 2.59M*
BATHROOM	8'10" X 7'1"	2.70 X 2.15M*

NOTE: Sloping soffits to first floor. *Maximum dimension. **Please refer to the Specification page of this brochure for further information on our floor plans and CGI's.





Mulberry

5 BEDROOM HOME | 2537 SQ FT

Plot No. 94, 103, 104, 109, 112, 117

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.



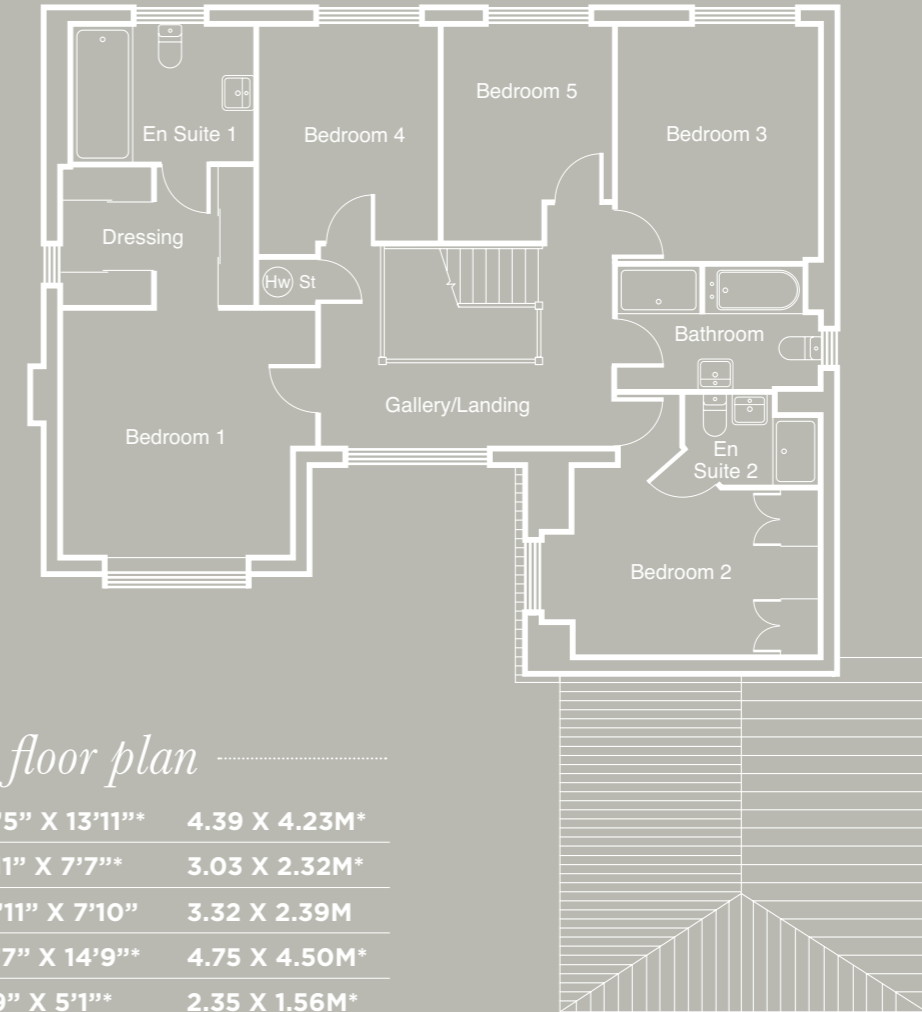
Elevations and finishes may vary from plot to plot. Please see Sales Consultant for further details.



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*

NOTE: Sloping soffits to first floor. *Maximum dimension. **Please refer to the Specification page of this brochure for further information on our floor plans and CGI's.



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





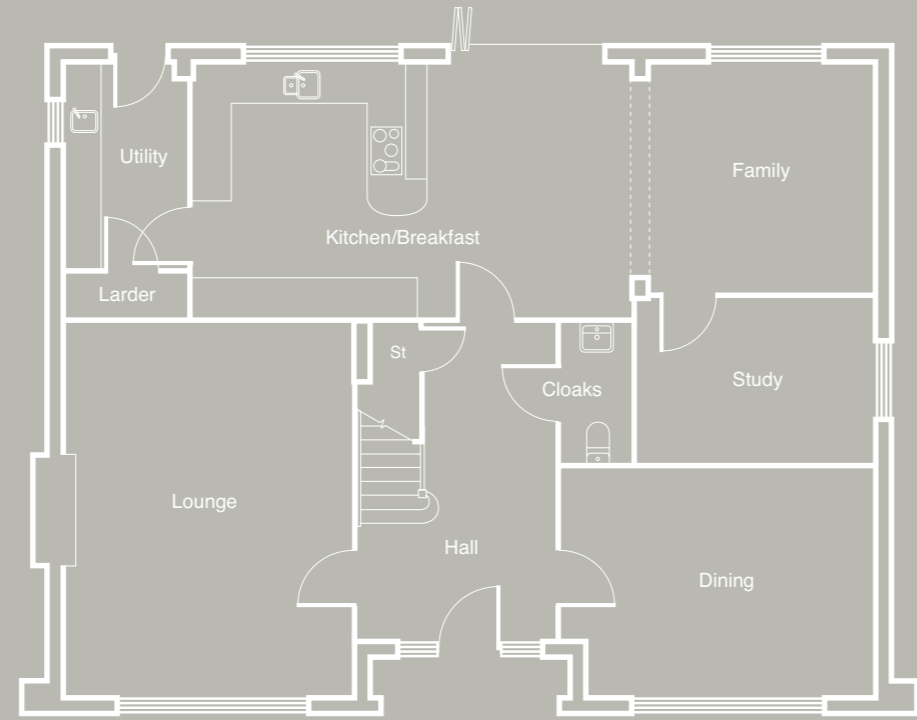
Ash

5 BEDROOM HOME | 2764 SQ FT

Plot No. 100, 101, 111, 113, 115

A masterpiece of modern architecture that captures the charm and character of the Ash, combined with the best of modern interior design to create an elegant home of spacious proportions for your family.

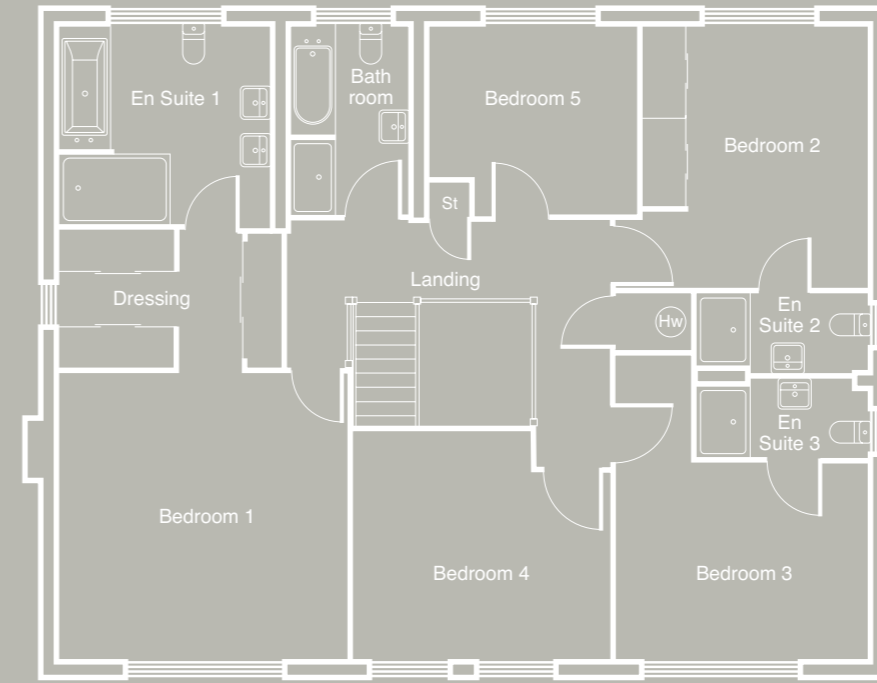




Ground floor plan

LOUNGE	19'4" X 14'10" **	5.89 X 4.53M*
KITCHEN/BREAKFAST	22'10" X 13'1" **	6.69 X 4.00M*
FAMILY	12'7" X 11'10"	3.84 X 3.60M
DINING	16'2" X 11'10" **	4.94 X 3.60M*
STUDY	12'2" X 8'6"	3.72 X 2.60M
UTILITY	10'8" X 6'3"	3.25 X 1.90M
CLOAKS	7'3" X 3'8"	2.20 X 1.13M
LARDER	6'3" X 2'2"	1.90 X 0.66M

NOTE: Sloping soffits to first floor. *Maximum dimension. **Please refer to the Specification page of this brochure for further information on our floor plans and CGI's.



First floor plan

BEDROOM 1	15'1" X 14'10"	4.59 X 4.51M
EN SUITE 1	11'2" X 10'5" **	3.41 X 3.17M*
DRESSING	11'7" X 7'1" **	3.54 X 2.16M*
BEDROOM 2	13'7" X 11'8"	4.15 X 3.55M
EN SUITE 2	8'10" X 4'1" **	2.70 X 1.25M*
BEDROOM 3	13'1" X 10'2"	3.99 X 3.10M
EN SUITE 3	8'10" X 4'1" **	2.70 X 1.25M*
BEDROOM 4	13'4" X 11'10" **	4.07 X 3.60M*
BEDROOM 5	11'2" X 9'9" **	3.41 X 2.98M*
BATHROOM	9'9" X 6'7" **	2.98 X 2.01M*

NOTE: Sloping soffits to first floor. *Maximum dimension. **Please refer to the Specification page of this brochure for further information on our floor plans and CGI's.





Beech

5 BEDROOM HOME | 3238 SQ FT

Plot No. 95, 97, 116

The Beech features a level of architectural detail that is rarely found in modern homes, with every element elegantly enhanced, from the chimney stack to the portico roof. Classic yet contemporary, imposing yet inviting. This is a home of quality and character.



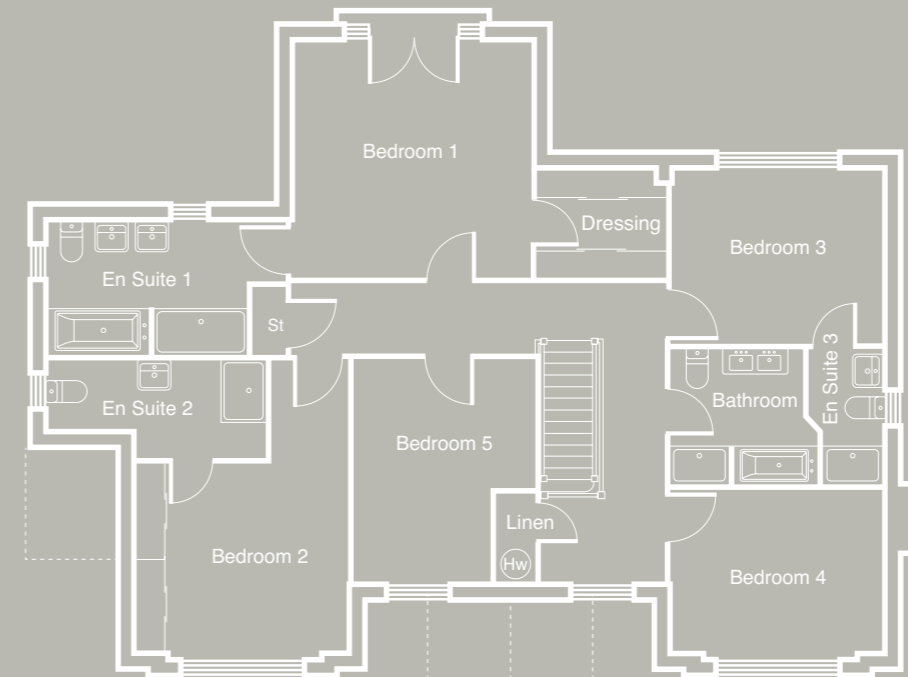
Elevations and finishes may vary from plot to plot. Please see Sales Consultant for further details.



Ground floor plan

LOUNGE	18'10" X 14'1"*	5.75 X 4.30M*
KITCHEN/BREAKFAST/FAMILY	25'8" X 25'8"*	7.83 X 7.83M*
DINING	14'1" X 12'8"	4.30 X 3.87M
STUDY/MEDIA	14'1" X 11'4"*	4.30 X 3.46M*
CLOAKS	8'2" X 5'0"	2.48 X 1.53M
BOOT ROOM	13'5" X 6'3"*	4.08 X 1.90M*

NOTE: Sloping soffits to first floor. *Maximum dimension. **Please refer to the Specification page of this brochure for further information on our floor plans and CGI's.



First floor plan

BEDROOM 1	16'0" X 15'0"	4.87 X 4.58M
EN SUITE 1	15'11" X 8'7"*	4.86 X 2.61M*
DRESSING	8'7" X 7'0"*	2.61 X 2.14M*
BEDROOM 2	18'7" X 14'1"*	5.66 X 4.30M*
EN SUITE 2	14'7" X 6'4"*	4.45 X 1.93M*
BEDROOM 3	14'1" X 11'2"*	4.30 X 3.40M*
EN SUITE 3	8'8" X 5'0"*	2.64 X 1.53M*
BEDROOM 4	14'1" X 10'4"	4.30 X 3.15M
BEDROOM 5	14'2" X 12'1"*	4.31 X 3.68M*
BATHROOM	9'9" X 8'8"*	2.98 X 2.64M*

NOTE: Sloping soffits to first floor. *Maximum dimension. **Please refer to the Specification page of this brochure for further information on our floor plans and CGI's.





OAK VIEW
BURCOTE PARK, WOOD BURCOTE

Oak

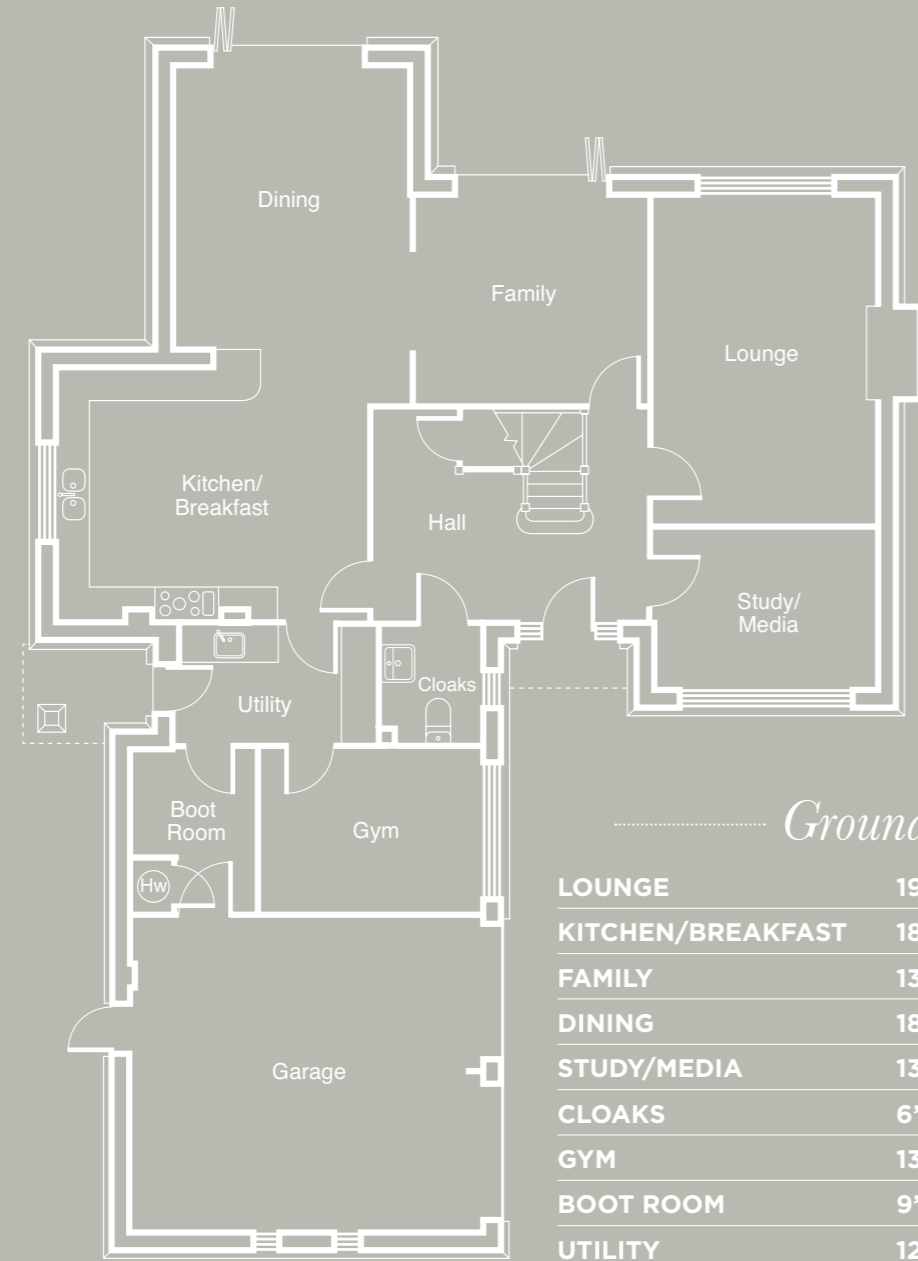
5 BEDROOM HOME | 3384 SQ FT

Plot No. 90, 92, 99, 102, 120

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*

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



SPECIFICATION[^]

Interior Features

WALLS – Dulux Almond White emulsion paint finish.

INTERNAL DOORS – Hardwood panel door pre-finished to match staircase.

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

ARCHITRAVE – ‘Torus’ profile with Ovolo high level corner blocks, white satin paint finish.

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

STAIRCASE – Newel posts, balustrades and bottom two treads in white oak.

CEILINGS – Flat finish with Dulux White emulsion paint decoration, together with coving to all rooms excluding wet rooms and vaulted bedroom ceilings.

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

RADIATORS – Myson round top radiators – to first floor.

FIRES – Please see Sales Consultant for further details.

PHONE POINT – To lounge and study (where applicable).

TV POINTS – Please see Sales Consultant for positions.

ELECTRICAL SOCKETS/SWITCH PLATES – Chrome seamless design.

WARDROBES – Hinged or sliding wardrobes (dependant on design) to bedrooms 1 and 2. Please see Sales Consultant to confirm colour choices and if both are available.

INTRUDER ALARM – Wireless alarm system with individual door and room sensors, located as shown on drawings.

Kitchen & Utility Features

DESIGNER KITCHEN UNITS – Please see Sales Consultant or My Redrow for further details.

WORKTOPS – A selection of Silestone finishes including matching 100mm upstand and splash back behind hob in stainless steel or black gloss.

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

DOWNLIGHTS – To areas indicated on the drawings.

KITCHEN SINK – Stainless steel 1½ under-mounted bowl with chrome mixer tap.

UTILITY ROOM SINK – Stainless steel under-mounted single bowl, with chrome mixer tap (where applicable).

APPLIANCES IN STAINLESS STEEL FINISH

– 90cm gas or induction hob.

– 2 integrated single ovens.

– Coffee machine.

– Extractor hood.

– Integrated dishwasher.

– Integrated freezer.

– Integrated fridge.

– Integrated microwave.

– Integrated wine cooler.

FLOORING – A range of Porcelanosa ceramic tiles or Amtico Spacia to kitchen, utility and laundry areas (as indicated on drawings). Please see Sales Consultant or My Redrow for further details.

[^]Subject to change. Refer to ‘My Redrow’ for full ranges available.

Bathroom & Cloakroom Features

SANITARYWARE

Villeroy & Boch designer white sanitaryware throughout.

BATH – 700mm x 1000mm with matching bath panel.

BATHROOM, ENSUITE & CLOAKROOM BASINS – Basin or corner design. Please refer to drawings for type.

W/C – Close coupled pan with matching close-soft seat and cover.

BASIN CABINET – Villeroy & Boch storage unit – Bathroom only.

DOWNLIGHTS – To areas indicated on the drawings.

FLOOR & WALL TILES – A range of Porcelanosa ceramic tiles or Amtico Spacia to bathroom, cloakroom and en suite. Areas as indicated on drawings.

MIRRORS – Mirrored cabinet with lights and shaver socket to be fitted to w/c washbasins where possible.

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

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 – Chrome monoblock Vado tap with single lever control.

BATH – Vado deck-mounted hot and cold taps.

**Customers should note that CGIs are examples of their respective housetype. 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 ‘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.

Exterior Features

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

RAINWATER SYSTEM – Black gutters and downpipes.

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 oak colour externally and white finish internally. 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 – GRP 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.

BI-FOLD DOORS OR FRENCH DOORS – See Sales Consultant for details.

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

EXTERNAL LIGHTS – See drawings for details and location.

HOUSE NUMERAL – House number to the front of the property on a plaque.

DOORBELL – Chrome effect.

EXTERNAL TAP – See drawings for location.

GARAGE

REMOTE CONTROL DOOR

GARAGE DOOR – GRP ‘Honey Beech’ colour up and over with window panels on top.

POWER SOCKET AND LIGHT TO GARAGE

PAVING – Slabs to area indicated on drawings. Please see Sales Consultant for finish details.

DRIVEWAY – Block paved drive.

EXTERNAL FENCING/GATES – 1.8m high close board fence to boundaries with 1.8m high close board side entrance gate.

LANDSCAPING

FRONT – Turf. Refer to layout for landscaping details.

REAR – Turf.



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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.

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

- 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.

OPTIONAL CUSTOMER UPGRADES

Selection of upgrades shown below.
Please refer to My Redrow for full list of options available.

Interior Features

WARDROBES – Hinged or sliding (dependant on design) to bedrooms 3, 4 and 5 (where applicable). Please see Sales Consultant to confirm colour choices and if both are available.

CO-ORDINATING FREE STANDING BEDROOM FURNITURE – Range by Gooding group. Please refer to My Redrow for selections.

PHONE POINT – Additional points. In polished or brushed chrome.

TV POINT – Additional points. In polished or brushed chrome.

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

FIRES AND FIRE SURROUNDS

FLOORING – A range of Porcelanosa ceramic tiles, Amtico spacia and carpets. Please see My Redrow for ranges and locations.

ADDITIONAL FEATURES

- Media plate.
- USB sockets.

Bathroom & Cloakroom Features

WALL TILES – Full height tiling to bathroom, en suite and cloakroom. Please see Sales Consultant for further details.

BATHROOM FURNITURE – Villeroy & Boch storage unit, please refer to My Redrow for availability.

Kitchen & Utility Features

SPLASHBACK TO HOB AND KITCHEN WINDOWSILL – Available in a choice of Silestone (where applicable).

ECO WASTE BIN

HOT WATER TAP

WASTE DISPOSAL BIN

Exterior Features

EXTERNAL POWER POINT

TV AERIAL

Garden Features

COMPOST BIN

WATER BUTT

A better way to live.

My Redrow — My Home, My Way

*Supporting you through your
new home search and purchase.
Do it the easy way, online with
My Redrow.*

It's the online way to save your favourite developments, house styles and even plots, manage your appointments and style your new home from an exquisite range of choices and options.

Searching for your new home:

- Save your favourite house styles and be the first to hear about relevant new homes as they become available.
- Take a closer look at the high specification included as standard in all Redrow homes and the choices and optional extras available.
- Manage your showhome viewings and telephone appointments using our real-time calendar.

Ready to reserve?

- Not sure of the next steps? See our handy tips and checklist.
- Contact one of our recommended New Build Mortgage Specialists to advise you about the best financial solution for you.
- Find a recommended legal expert – ones we know and trust to help your home purchase run smoothly.

And once you've reserved your home:

- Style and personalise your new home online, all from the comfort of your own home, any time of day or night.
- Confirm your style and colour choices* and pay for optional extras* securely online by credit or debit card.
- Use our handy interactive checklists to keep up to date with your legal and financial milestones as you move towards Exchange of Contracts.
- Check the build stage progress of your new home.
- Find your important home purchase details all in one place.

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



Image taken on location at Burcote Park



OAK VIEW

BURCOTE PARK, WOOD BURCOTE

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In Partnership with

