



The 
Green
Towcester

Welcome to

**The
Green**
Towcester



Easy living

for all the **family.**

In the leafy fringes of the small town of Towcester, The Green's position hints at a good quality of life nestled in the heart of the beautiful South Northants countryside - hard to believe the A43 and A5 are less than half a mile away and you're just 7 ½ miles from the M1, Junction 15A.

Shopping and culture are easy to reach, as you're 11 miles from Northampton and 16 from Milton Keynes. Both offer direct rail links to London, with journey times averaging an hour from Northampton and as little as 30 minutes from Milton Keynes.

Bury Mount

Towcester Town Hall





At Lovell we believe your home should be more than about the right place at the right price. It should also reflect your personality and tastes.

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

S INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



Minchinhampton, The Chelford showhome interior



It's what makes
our homes unique





TOWCESTER

RACECOURSE

Life at The Green

At The Green, you'll be part of a whole new community, with new faces moving in to enjoy life in a healthy environment. Yes, the Green is bordered by farmland, with picturesque walks along the Silverstone Brook, but there's no shortage of amenities and excitement.

The Green is positioned near to the Towcester Centre for Leisure, with a café, Fitness and Health Suites, a Swimming Pool with Flumes and a Leisure Pool with Waves. Fancy a flutter? You're two and a half miles from Towcester National Hunt Racecourse. For motor enthusiasts, the world famous Silverstone racing circuit - home of the British Grand Prix - is a mere five miles away.

Or for a relaxing round of golf, you'll find yourself with just a four mile drive to Whittlebury Park Golf Course.

The town of Towcester is home to major supermarkets, along with a host of independent shops. Milton Keynes offers great shopping at The CentreMK and boasts an indoor ski slope, too.

Within a couple of miles, there are multiple Primary Schools and nurseries. Sponne School, a community comprehensive Music and Science Academy, is only half a mile away.

The Green. A great place to raise a family, and have fun while you're doing it!

For further information on catchments, please contact the relevant school directly.



Towcester Racecourse



River Tove



Springfields



Eden Valley showhome interior



Eden Valley showhome interior

Lovell Life

Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated

properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Surround yourself with the comfort that comes from carefully considered contemporary design, combined with rigorous build quality. Lovell homes are always designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.







Development Layout

- Garston**
2 bedroom home
- Ringwood**
3 bedroom home
- Linkwood**
3 bedroom home
- Springwood**
3 bedroom home
- Springwood Variation**
3 bedroom home
- Fanceford**
4 bedroom home
- Fanceford Corner**
4 bedroom home
- Lemsford**
4 bedroom home
- Hapsford**
4 bedroom home
- Affordable housing***

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.

*Affordable housing will include homes for rent and for shared ownership.



CGI shows plots 40-41.
CGIs are indicative, external finishes and features may vary.

Ref: H689

Garston

2 bedroom house

Plots 10, 40, 41, 64 & 65

Ground floor

Kitchen

3540mm x 1800mm (max)
11'7" x 5'10" (max)

Living/Dining Room

4160mm x 3990mm (max)
13'7" x 13'1" (max)

Cloaks

1915mm x 940mm (max)
6'3" x 3'1" (max)

First floor

Bedroom 1

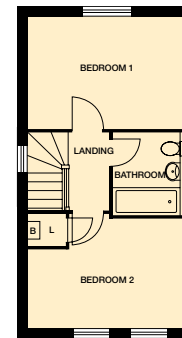
3990mm x 2815mm
13'1" x 9'2"

Bedroom 2

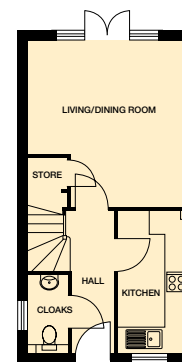
3990mm x 2720mm (max)
13'1" x 8'11" (max)

Bathroom

2050mm x 1880mm (max)
6'8" x 6'2" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



CGI shows plots 42-43.
CGIs are indicative, external finishes and features may vary.

Ref: H830

Ringwood

3 bedroom house

Plots 2, 4, 5, 8, 9, 13, 42, 43, 44, 45, 62, 63, 66, 67, 76, 77, 78, 79, 80, 81, 82 and 87

Ground floor

Kitchen

3910mm x 2315mm (max)
12'9" x 7'7" (max)

Living/Dining Room

4550mm x 4240mm (max)
14'11" x 13'10" (max)

Cloaks

1715mm x 940mm (max)
5'7" x 3'1" (max)

First floor

Bedroom 1 (exc. wardrobe)

3910mm x 2465mm
12'9" x 8'1"

En-suite

2550mm x 1420mm (max)
8'4" x 4'7" (max)

Bedroom 2

2705mm x 2465mm
8'10" x 8'1"

Bedroom 3

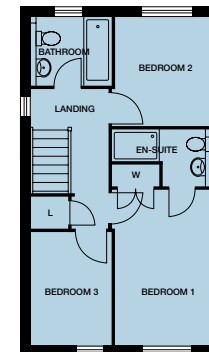
2840mm x 1975mm
9'3" x 6'5"

Bathroom

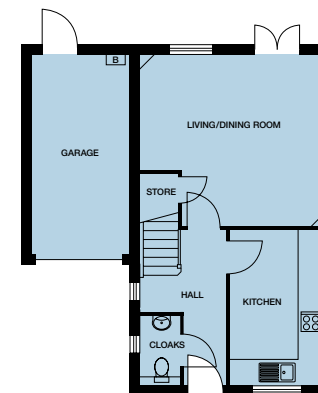
1975mm x 1680mm (max)
6'5" x 5'6" (max)

No landing window to plots 2, 4, 5, 9, 43, 63, 66, 76, 79, 80 and 81

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



First floor



Ground floor

Please note: Boiler located in Linen cupboard to plots 8, 13, 67, 77 and 78



CGI shows plot 7.
CGIs are indicative, external finishes and features may vary.

Ref: H1021

Linkwood

3 bedroom house

Plots 7, 28, 46, 51, 52, 56, 60, 61, 70 and 71

Ground floor

Kitchen/Dining Room

5675mm x 2940mm (max)
18'7" x 9'7" (max)

Living Room (inc. bay)

5490mm x 3530mm (max)
18'0" x 11'6" (max)

Cloaks

1880mm x 940mm (max)
6'2" x 3'1" (max)

First floor

Bedroom 1 (exc. wardrobe)

3465mm x 3440mm
11'4" x 11'3"

En-suite

2515mm x 1380mm (max)
8'3" x 4'6" (max)

Bedroom 2

3365mm x 2995mm (max)
11'0" x 9'9" (max)

Bedroom 3

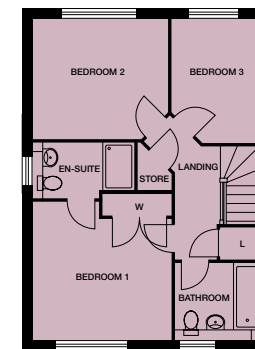
3075mm x 2200mm (max)
10'1" x 7'2" (max)

Bathroom

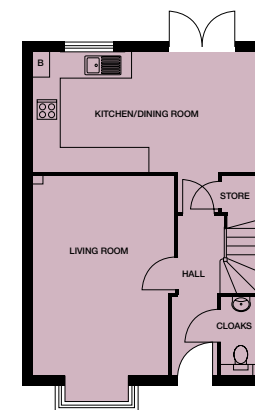
2100mm x 1880mm (max)
6'10" x 6'2" (max)

No en-suite window to plots 28, 51, 52 and 61
No landing window to plots 51, 56, 60, 70 and 71

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



First floor



Ground floor



CGI shows plot 27.
CGIs are indicative, external finishes and features may vary.

Ref: H1064

Springwood

3 bedroom house

Plots 3, 11, 14, 27 and 83

Ground floor

Kitchen/Dining Room

5675mm x 3190mm (max)
18'7" x 10'5" (max)

Living Room (inc. bay)

5675mm x 4575mm (max)
18'7" x 15'0" (max)

Cloaks

1740mm x 1025mm (max)
5'8" x 3'4" (max)

First floor

Bedroom 1

4025mm x 3190mm (max)
13'2" x 10'5" (max)

En-suite

2565mm x 1540mm (max)
8'5" x 5'0" (max)

Bedroom 2

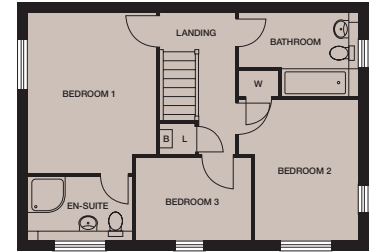
3500mm x 2565mm (max)
11'5" x 8'5" (max)

Bedroom 3

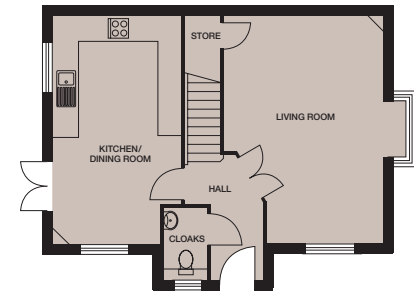
2910mm x 2040mm
9'6" x 6'8"

Bathroom

2940mm x 2065mm (max)
9'7" x 6'9" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



Springwood Variation

3 bedroom house
Plot 6

Ground floor

Kitchen/Dining Room
5675mm x 3190mm (max)
18'7" x 10'5" (max)

Living Room (inc. bay)
5675mm x 4575mm (max)
18'7" x 15'0" (max)

Cloaks
1740mm x 1025mm (max)
5'8" x 3'4" (max)

First floor

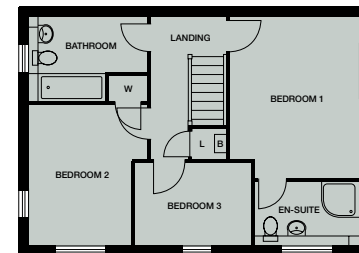
Bedroom 1
4025mm x 3190mm (max)
13'2" x 10'5" (max)

En-suite
2565mm x 1540mm (max)
8'5" x 5'0" (max)

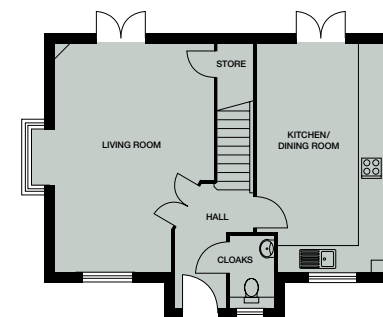
Bedroom 2
3500mm x 2565mm (max)
11'5" x 8'5" (max)

Bedroom 3
2910mm x 2040mm
9'6" x 6'8"

Bathroom
2940mm x 2065mm (max)
9'7" x 6'9" (max)



First floor



Ground floor

CGI shows plot 6.
CGIs are indicative, external finishes and features may vary.

Ref: H1064

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



CGI shows plot 15.
CGIs are indicative, external finishes and features may vary.

Ref: H1272

Fanceford

4 bedroom house

Plot 15

Ground floor

Kitchen

3825mm x 3625mm (max)
12'6" x 11'10" (max)

Dining Room

4065mm x 2380mm
13'4" x 7'9"

Living Room (inc. bay)

5265mm x 3930mm (max)
17'3" x 12'10" (max)

Utility

1710mm x 1705mm (max)
5'7" x 5'7" (max)

Cloaks

1705mm x 1690mm (max)
5'7" x 5'6" (max)

First floor

Bedroom 1 (inc. wardrobe)

4125mm x 2990mm (max)
13'6" x 9'9" (max)

En-suite

2340mm x 1890mm (max)
7'8" x 6'2" (max)

Bedroom 2

4085mm x 2815mm
13'4" x 9'2"

Bedroom 3

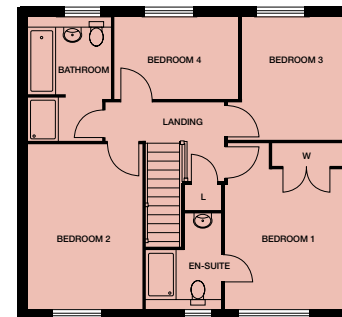
3015mm x 2540mm
9'10" x 8'4"

Bedroom 4

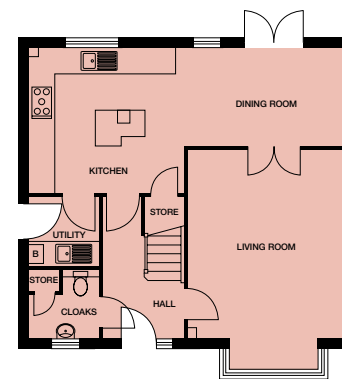
3120mm x 1990mm
10'2" x 6'6"

Bathroom

3050mm x 2040mm (max)
10'0" x 6'8" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



CGI shows plot 54.
CGIs are indicative, external finishes and features may vary.

Ref: H1280

Fanceford Corner

4 bedroom house

Plots 18, 23, 26, 30, 48, 53, 54, 68, 72, 73 and 85

Ground floor

Kitchen

3825mm x 3625mm (max)
12'6" x 11'10" (max)

Dining Room

4065mm x 2380mm
13'4" x 7'9"

Living Room (inc. bays)

5265mm x 4490mm (max)
17'3" x 14'8" (max)

Utility

1710mm x 1705mm (max)
5'7" x 5'7" (max)

Cloaks

1705mm x 1690mm (max)
5'7" x 5'6" (max)

First floor

Bedroom 1 (inc. wardrobe)

4125mm x 2990mm (max)
13'6" x 9'9" (max)

En-suite

2340mm x 1890mm (max)
7'8" x 6'2" (max)

Bedroom 2

4085mm x 2815mm
13'4" x 9'2"

Bedroom 3

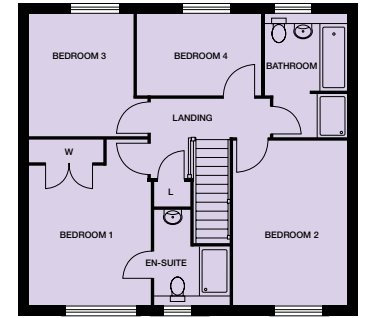
3015mm x 2540mm
9'10" x 8'4"

Bedroom 4

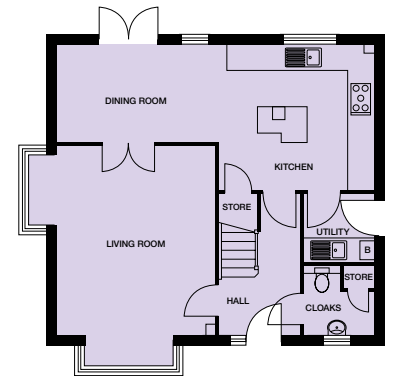
3120mm x 1990mm
10'2" x 6'6"

Bathroom

3050mm x 2040mm (max)
10'0" x 6'8" (max)



First floor



Ground floor

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



CGI shows plot 47.
CGIs are indicative, external finishes and features may vary.

Ref: H1148

Lemsford

4 bedroom house

Plots 12, 16, 17, 19, 20, 21, 24, 25, 29, 47, 49, 50, 55, 57, 58, 59, 69, 75, 84 and 86

Ground floor

Kitchen

3050mm x 2615mm (max)
10'0" x 8'6" (max)

Dining Room

3315mm x 2740mm
10'10" x 8'11"

Living Room (inc. bay)

6075mm x 3330mm (max)
19'11" x 10'11" (max)

Utility

1820mm x 1205mm (max)
5'11" x 3'11" (max)

Cloaks

1990mm x 1040mm (max)
6'6" x 3'4" (max)

First floor

Bedroom 1 (inc. wardrobe)

3975mm x 2975mm
13'0" x 9'9"

En-suite

2265mm x 1425mm (max)
7'5" x 4'8" (max)

Bedroom 2

3315mm x 2975mm
10'10" x 9'9"

Bedroom 3

2700mm x 2385mm (max)
8'10" x 7'9" (max)

Bedroom 4

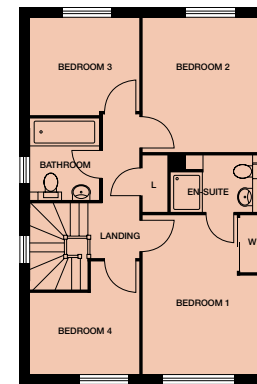
2700mm x 1990mm
8'10" x 6'6"

Bathroom

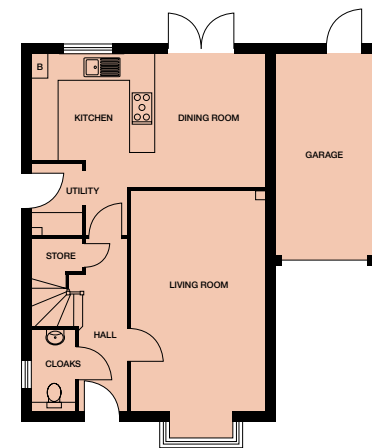
2050mm x 1680mm (max)
6'8" x 5'6" (max)

No en-suite window to plot 25

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



First floor



Ground floor



CGI shows plot 1.
CGIs are indicative, external finishes and features may vary.

Ref: H1503

Hapsford

4 bedroom house

Plots 1, 22 and 74

Ground floor

Kitchen/Dining Room

5225mm x 4090mm (max)
17'1" x 13'5" (max)

Living Room

6425mm x 3115mm (max)
21'0" x 10'2" (max)

Utility

2545mm x 2525mm (max)
8'4" x 8'3" (max)

Cloaks

1730mm x 880mm (max)
5'8" x 2'10" (max)

First floor

Bedroom 1 (inc. wardrobes)

5170mm x 2810mm
16'11" x 9'2"

En-suite 1

2810mm x 1180mm (max)
9'2" x 3'10" (max)

Bedroom 2 (inc. wardrobe)

5130mm x 2865mm
16'9" x 9'4"

En-suite 2

3215mm x 1180mm (max)
10'6" x 3'10" (max)

Bedroom 3

4090mm x 3015mm
13'5" x 9'10"

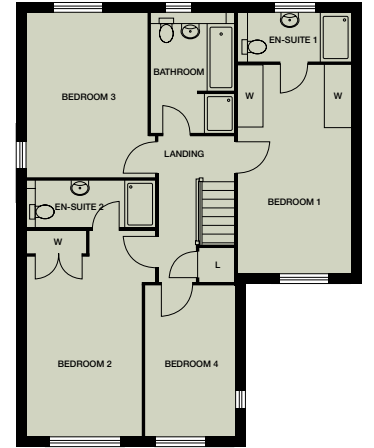
Bedroom 4

3765mm x 2250mm
12'4" x 7'4"

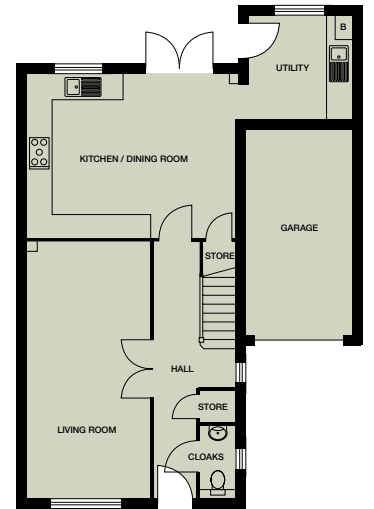
Bathroom

2970mm x 2100mm (max)
9'8" x 6'10" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.



First floor



Ground floor



Repton Grange showhome interior



Eden Valley showhome interior

A quality finish

All housetypes include:

- 10 year NHBC Warranty
- 2 year Emergency cover
- IG high performance low maintenance steel front door
- Chrome internal ironmongery
- Chrome doorbell
- Mains operated smoke detectors to all floors
- PVC-u double glazed windows and French doors (where specified on plans)
- 2 panel white internal doors
- Vinyl flooring to bathroom, en-suite (where applicable), cloakroom and kitchen area*
- White skimmed ceilings throughout
- Magnolia emulsion walls (white to kitchen, bathroom, cloakroom and en-suite)
- White Kohler sanitaryware
- Porcelenosa wall tiles**
- Worktop and upstands
- Kitchen cupboard soft closers
- Under kitchen cupboard pelmet lighting (to 4 bedroom homes only)
- Stainless steel splashback to hob
- Plumbing for washing machine
- White electric sockets and switches
- External tap
- Natural coloured textured paving slabs to paths and patios
- Front and rear external lights
- Landscaped and turfed front gardens

*Please ask for details of flooring choices available

**Choice of tiles, subject to build stage.



Repton Grange showhome interior



	Garston	Ringwood	Linkwood	Springwood	Springwood Variation	Fanceford	Fanceford Corner	Lemsford	Hapsford
Kitchen									
Astracast single bowl sink	■								
Astracast bowl and half sink		■	■	■	■	■	■	■	■
Bosch gas 4 ring hob	■	■	■	■	■				
Bosch gas 5 ring hob						■	■	■	■
Bosch brushed steel single electric oven	■	■	■	■	■				
Bosch brushed steel double electric oven						■	■	■	■
Brushed steel chimney cooker hood	■	■	■	■	■	■	■	■	■
Space for fridge freezer	■								
Bosch integrated fridge freezer		■	■	■	■	■	■	■	■
Space for washer/dryer	■								
Bosch integrated washing machine						□	□	□	□
Bosch integrated dishwasher		□	□	□	□	■	■	■	■
Bathroom									
Kohler single panel curved glass shower screen	■								
Mira React shower	■								
Mira shower tray and enclosure						■	■		■
Mira Agile SS EV-Eco thermostatic mixer shower						■	■		■
Full wall tiling behind bath and 3 courses to side and WHB	■								
3 course tiling around bath and half height to sanitary walls		■	■	■	■	■	■	■	■
Fully tiled shower cubicle						■	■		■
En-suite									
Mira shower tray and enclosure		■	■	■	■	■	■	■	■
Mira Agile SS EV-Eco thermostatic mixer shower		■	■	■	■	■	■	■	■
Fully tiled shower cubicle and splashback tiling to wash hand basin		■	■	■	■	■	■	■	■
Electrical									
TV sockets to living room and bedroom 1	■	■	■	■	■				
TV sockets to living room, kitchen and all bedrooms						■	■	■	■
BT sockets to living room and bedroom 1	■	■	■	■	■				
BT sockets to living room, kitchen and all bedrooms						■	■	■	■
Electric fire and surround	□	□	□	□	□	■	■	■	■

□ Available as part of our Inspirations Range. Please ask for details and prices.

How to purchase

Buying a new Lovell home couldn't be easier. Follow our step-by-step purchasing guide and you'll be home in no time!





Choose and reserve

Once you've chosen your new Lovell home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

Keeping things moving

Once you've reserved your new home, there are two things to do:

- Tell your solicitor and give our Sales Executive their contact details so we can forward the contract documents.
- If you need a mortgage, act now. You may obtain one yourself or we can put you in touch with an independent financial advisor to help you.

Our Sales Executive will then make an appointment for you to come in and choose the fixtures and fittings for your new home from our Inspirations range (subject to build stage).

Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase. Your solicitor will ask you to pay your deposit, which is sent to Lovell's legal team along with the contract you've signed. To make your move as stress-free as possible, your solicitor should ensure that the sale of your existing home - if you have one - proceeds alongside the purchase of your new one. And remember, our Sales Executives are always on hand to answer your questions.

You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our Sales Executive will notify your solicitor, who will ask you to request the mortgage funds from your lender and pay the remainder of the asking price. This money is forwarded to our solicitors, who complete the deed transferring the property to your name.

Remember that our on-site sales team will work closely with you all the way. Your mortgage repayments usually start one month after completion.

Moving in

Our Sales Executive will hand you the keys to your new home as soon as financial completion takes place. You will sign a handover certificate and key receipt form. The meters will already have been read on the day of your legal completion.

The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide – and for detailed information on individual plots, ask our sales staff, who will be pleased to help you.

The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements.

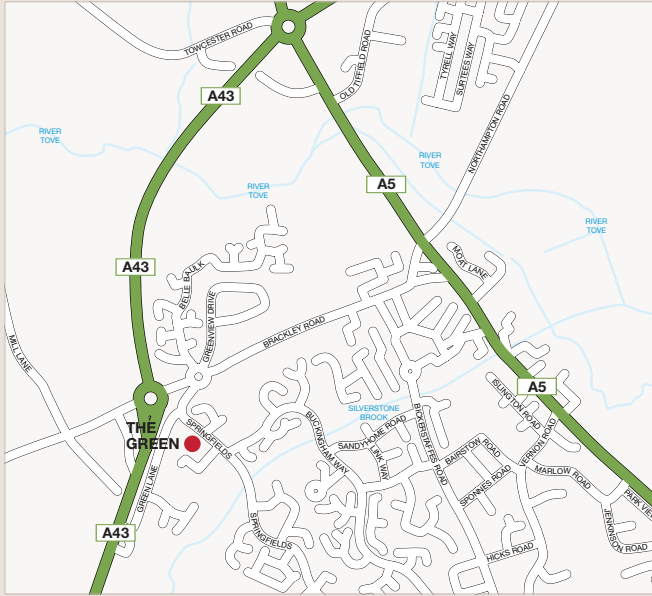
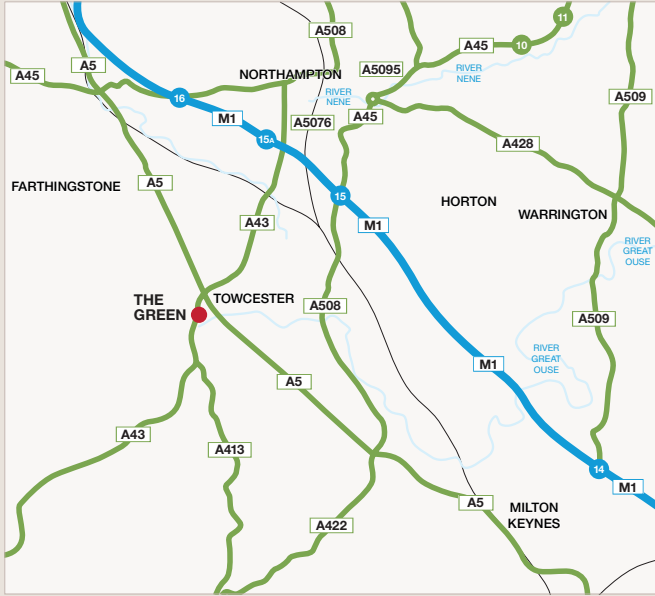
We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and windows may vary.

Specification details are for guide purposes only and are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard.

Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print. The Green is a marketing name and may not form part of the final postal address.

This brochure is a purchasing guide and its content is for illustration only and does not form a contract, part of a contract or a warranty.



From Milton Keynes

Take the A5 north, following signs for Towcester. After passing Towcester Racecourse (located on your right) continue for a further mile and a half, then turn left at the traffic lights onto Brackley Road. After half a mile, take the first exit at the roundabout onto Springfields. The Green will be situated straight ahead, at the junction with Green Lane.

From the M1

Exit at Junction 15a, and join the A43 (signposted Oxford, Towcester). Continue for five and a half miles, then at the roundabout take the second exit (signposted Silverstone, Brackley) After a further mile, take the first exit at the next roundabout towards Towcester racecourse, then immediately take the fourth exit at the following roundabout onto Springfields. The Green will be situated straight ahead, at the junction with Green Lane.

Cover photo shows Water Meadows

The Green

Green Lane, Off Springfields, Towcester NN12 6AE **T:** 01327 272 475



@lovell_uk



/lovellhomes

Search 'Lovell Homes'

lovellnewhomes.co.uk



LOVELL
HOMES

A MORGAN SINDALL GROUP COMPANY