

St. Margaret's View







A LUXURIOUS MODERN HOME IN A PICTURESQUE VILLAGE LOCATION

**DISCOVER A DELIGHTFUL MIX OF HOMES
SURROUNDED BY BEAUTIFUL OPEN COUNTRYSIDE**

St. Margaret's View, Crick, is a stunning new development offering something for everyone with a beautiful selection of three, four and five bedroom homes, ideal for families and couples alike. Whether you are looking for your first home or moving up the ladder, St. Margaret's View has a range of homes to suit you and your family.

The homes at St. Margaret's View reflect the traditional architecture of the local area, whilst providing high quality and energy-efficient modern living. Whichever home you choose, you'll have the peace of mind of knowing that your new home has been planned and built with care by a leading housebuilder.





LOCAL AREA

LIVING THE TOWN AND COUNTRY LIFE

Living at St. Margaret's View, you will have the best of both worlds overlooking open countryside whilst in close proximity to Rugby, Northampton and Daventry. At the heart of the village you will find a medical practice, post office and store, three public houses and a Co-op all conveniently located within walking distance.

The village is also set on the Grand Union Canal and has its own marina just a short distance away, offering a pleasant location for a peaceful stroll along the canal side. If you enjoy a spot of afternoon tea and a relaxed shopping experience, then the Heart of the Shires shopping village is just a short drive away and offers a wide range of individual shops set around a Victorian courtyard.





OUT AND ABOUT

DAYS OUT FOR EVERYONE TO ENJOY

Whether you're looking to explore the countryside, brush up on local history or watch some sport, you're sure to find things to do in and around Crick to suit all the family. For sports enthusiasts and those looking for outdoor pursuits, there is a women's running network, Crick Golf Society, cycling club and a cricket ground as well as a local football team.

There are also plenty of activities for the younger members of your family. The local village hall also offers a range of activities including indoor bowls and a tennis court as well as being the home of Crick Drama Group for both adults and juniors.

There are also many attractions to see out and about, all within easy reach of Crick including, Coton Manor Gardens, Manor Farm shop and tea rooms, Althorp House and Stanford Hall, all within a 10-minute drive of Crick. Slightly further afield, but still within easy reach, are Daventry Country Park, The Rugby School Museum and Haddonstone Show Garden.





LOCAL AMENITIES

ALL THE ESSENTIALS ARE ON HAND

Alongside the local amenities that Crick offers, the flourishing nearby town of Rugby offers a wider range of high street and local independent retailers for all of your shopping needs. Autumn 2015 will see the launch of a brand new contemporary shopping park just over two miles away with flagship stores M&S and Debenhams.

Family-friendly leisure opportunities are plentiful in and around St. Margaret's View. The Queen's Diamond Jubilee Centre is just a few miles from Crick and offers a host of activities including swimming for adults and juniors as well as various fitness classes and climbing.

Crick is also home to the well-regarded Crick Primary School with Braithwaites Day Nursery located next door and Crick Pre-school located within the village hall. Guilsborough School and Warwickshire College are also a short drive away offering further and higher education.

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DEVELOPMENT LAYOUT



IMPORTANT INFORMATION: Images and site layout are intended for illustrative purposes only and should be treated as general guidance only. Site layout including parking arrangements, affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any revisions to planning consents including layout plans will be available. Individual features such as windows, brick, other materials and colours may vary from those shown. Please ask our Sales Adviser for details of the treatments specified for individual plots. Images, site layouts, landscaping and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. St Margaret's View is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

Five Great Reasons to Buy Barratt



1 5 Stars for Customer Satisfaction

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.



2 Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.



3 Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row, our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4 Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5 Our energy-efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312*** per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.

Refers to the Barratt Developments Plc Group brands.*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt, we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process, we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand. Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Home Builder" by the independent Home Builders Federation. Across the country, 29,000 homebuyers took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.

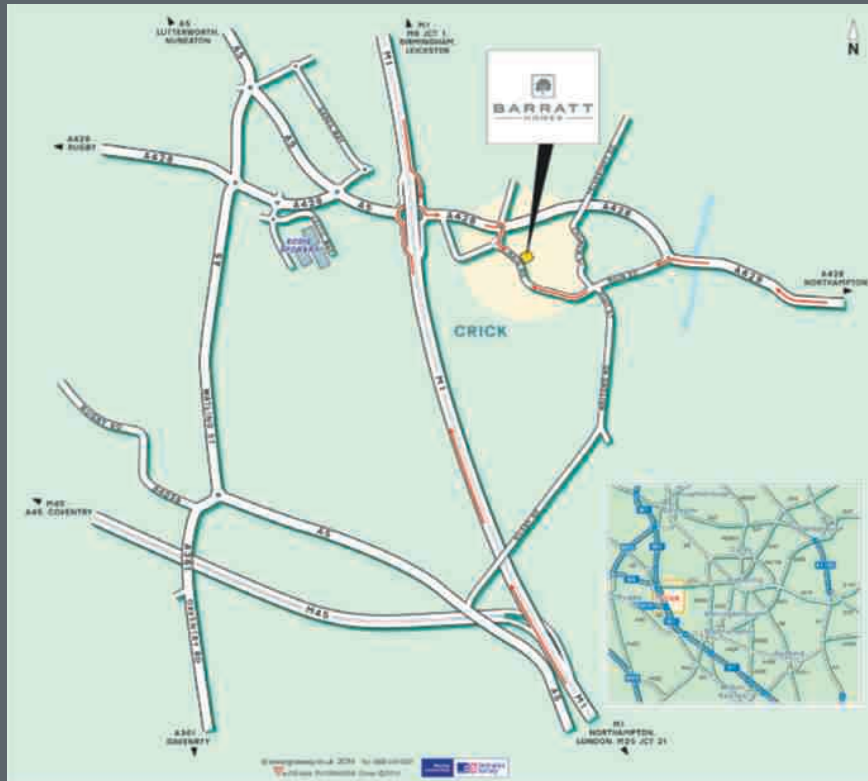
■ ■ The whole move was perfect from day one. We've had absolute peace of mind with the property. With a new build you get brand new appliances, as well as a new boiler and central heating. With Barratt's NHBC 10 year warranty and a two year fixtures and fittings warranty you're left with nothing to worry about, which is a real luxury compared to living in a second hand home. ■ ■

■ ■ We both have very high expectations when it comes to customer care and we can honestly say that we were impressed. The Sales Advisers were extremely helpful and friendly and we built a great relationship with everyone on the team. ■ ■

■ ■ The Help to Buy scheme was really beneficial to us – without it we wouldn't have been able to upgrade to a larger property. Our new home suits our needs perfectly because it has more space to raise a child, and the local area is ideal for family living with a lovely park just down the road for our son to play in. ■ ■



St. Margaret's View, Main Road, Crick, Northampton NN6 7SL



IMPORTANT NOTICE:

These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and do not accurately depict individual plots. Photography depicts typical Barratt developments. NB: These dimensions are accurate to within +50mm. They are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Kitchen designs are indicative only, and are subject to change. Travel times and distances are approximate.

barratthomes.co.uk
or call **01604 419621**