



**BISHOP'S
GRANGE**
HIGHAM FERRERS

A fine new development of 2, 3, 4 & 5 bedroom homes
within easy reach of the historic town centre


Linden
HOMES



The perfect move

Bishop's Grange is well located off Gardenfield and Wharf Road, in the small Northamptonshire market town of Higham Ferrers. Here, award-winning Linden Homes' superb new development is conveniently situated close to local amenities, open countryside and the region's major towns.

Each one of these fine new 2, 3, 4 and 5 bedroom homes look good on the outside, while inside you'll find the very latest designer kitchens and bathrooms, spacious energy efficient accommodation and high quality fittings throughout.



Computer generated image.



St. Mary's Church, Higham Ferrers.

A great opportunity

Just a short walk from the town centre, yet with some of the county's finest countryside nearby, Bishop's Grange is the perfect location to enjoy life to the full. Here you'll benefit from a friendly local community, good shops and leisure facilities and be within easy reach of an excellent range of schools. Add to this great road and rail links, and London a commutable distance away, and you have the perfect place to set up home.



Originally the location for a Roman settlement, followed by the Saxons, the town probably derives its name from Higham, a high hamlet or hill dwelling, and Ferrers from William de Ferrers, a 13th century Lord of the Manor. Gaining its Charter in 1251, it was the oldest borough in the county prior to the 1973 boundary changes. Higham Ferrers was once the site of a castle, but although little remains of this today, the town retains much medieval architecture, including a beautiful main street of stone built houses and a traditional market square. St Mary's Church,

with its magnificent spire, is a splendid feature of the town, and the historic Bede House and Chantry Chapel are nearby.

Today, an interesting mix of shops, pubs and restaurants are situated in the town centre and a Farmers' Market, held on the last Saturday of each month, adds to the wonderful array of produce on offer. Other amenities include a fine range of parks and open spaces, a library, schools, doctors and dentists, while the local community supports many clubs, societies and activities covering a host of interests.

With some of the county's finest countryside nearby, Bishop's Grange is the perfect location to enjoy life to the full



The centre of Rushden is just a mile and a half from Bishop's Grange and offers further amenities, shops and supermarkets, including Waitrose. It also has a swimming pool and leisure centre, while a £50m plan for a retail and leisure park near Rushden Lakes has recently been approved. For even greater opportunities for shopping, leisure and entertainment, Wellingborough is only 6 miles away, while the county towns of Northampton and Bedford are both around 15 miles from Higham Ferrers.

Lying on the edge of the Nene Valley and close to the Cambridgeshire and Bedfordshire

borders, living at Bishop's Grange means you're well placed for enjoying wonderful countryside and a host of rural activities. Within easy reach there are idyllic walks, heritage sites, country parks, nature reserves and picturesque villages. Boating and angling are popular on the River Nene and on the numerous lakes and reservoirs nearby, while a couple of miles away, Stanwick Lakes is a popular 750 acre countryside attraction and nature reserve offering year round activities for all the family.



The Ashwell

2 bedroom home



Computer generated image.

GROUND FLOOR
Living Room
 3965 x 3575mm 13'0" x 11'8"
Kitchen*/Dining Room
 3575 x 2755mm 11'8" x 9'0"

FIRST FLOOR
Bedroom 1*
 2910 x 2755mm 9'6" x 9'0"
Bedroom 2
 3575 x 2490mm 11'8" x 8'2"

629 sq ft

*Denotes irregularly shaped room, refer to floor plans for details.
 *Please ask to see separate kitchen layouts.

The Grafham & The Keysoe

2 bedroom homes

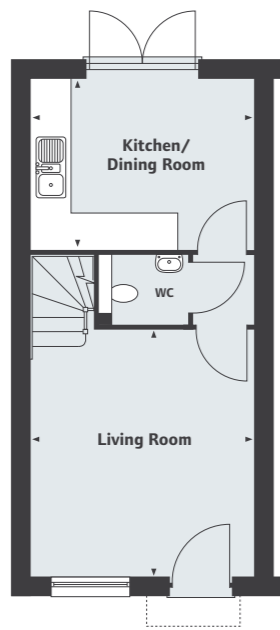


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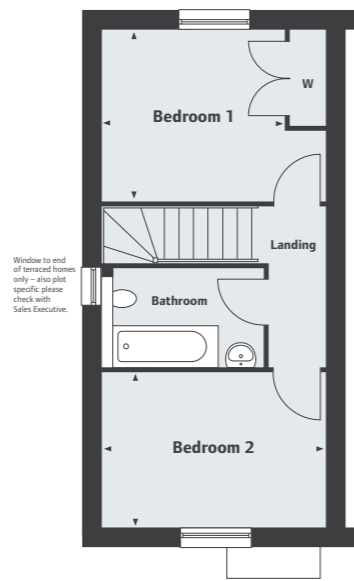
The Grafham
GROUND FLOOR
Living Room/Kitchen**
 5671 x 3522mm 18'7" x 11'7"
Bedroom 1
 3207 x 3440mm 10'6" x 11'3"
Bedroom 2
 3138 x 2370mm 10'4" x 7'9"
 616 sq ft

The Keysoe
FIRST FLOOR
Living/Dining Room
 3934 x 3851mm 12'11" x 12'8"
Kitchen
 3497 x 3319mm 11'6" x 10'11"
Bedroom 1
 3400 x 3319mm 11'2" x 10'11"
Bedroom 2
 3768 x 2297mm 12'4" x 7'6"
 647 sq ft

*Denotes irregularly shaped room, refer to floor plans for details.
 **Please ask to see separate kitchen layouts.



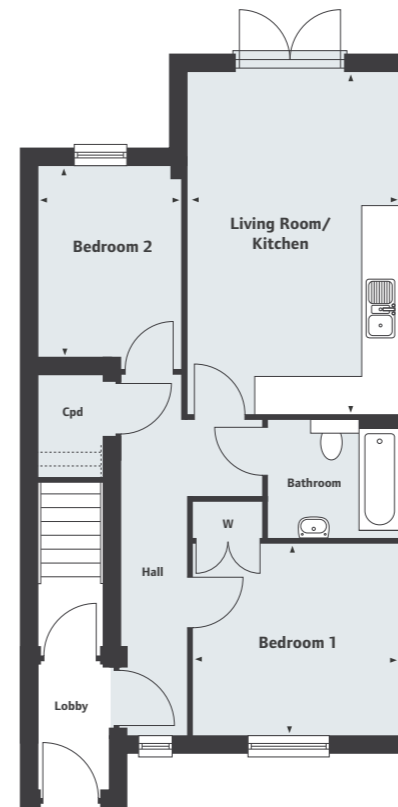
GROUND FLOOR



FIRST FLOOR

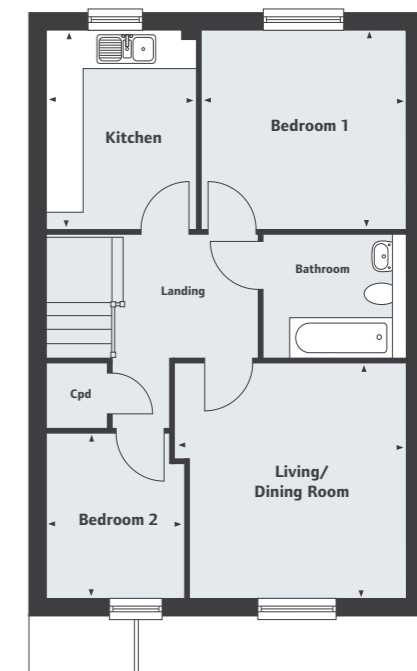
Window to end of terrace homes only - also plot specific please check with Sales Executive.

The Grafham



GROUND FLOOR

The Keysoe



FIRST FLOOR

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Please ask your Sales Executive for specific details.

The Shelton

3 bedroom home



Computer generated image.

GROUND FLOOR
Living Room*
 3965 x 3560mm 13'0" x 11'8"
Kitchen*/Dining Room
 4560 x 2820mm 14'11" x 9'3"

FIRST FLOOR
Bedroom 1
 2830 x 2830mm 9'3" x 9'3"
Bedroom 2
 3020 x 2670mm 9'10" x 8'9"
Bedroom 3
 3020 x 1805mm 9'10" x 5'11"

799 sq ft

*Denotes irregularly shaped room, refer to floor plans for details.
 *Please ask to see separate kitchen layouts.

The Aldwinckle

3 bedroom home



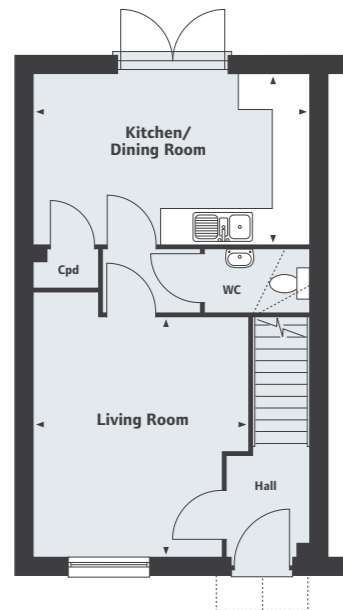
Computer generated image.

GROUND FLOOR
Living Room*
 5120 x 3095mm 16'9" x 10'1"
Kitchen*/Dining Room*
 5120 x 2890mm 16'9" x 9'5"

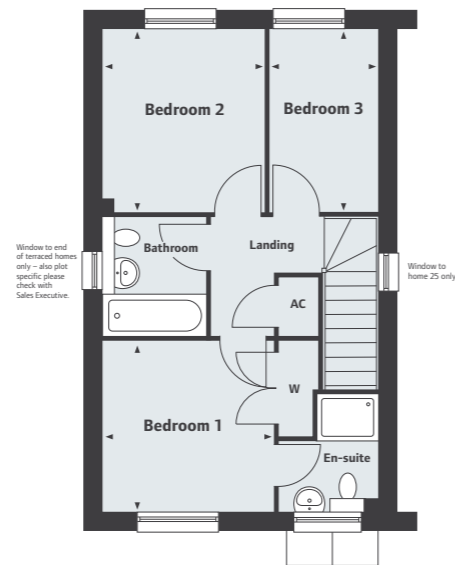
FIRST FLOOR
Bedroom 1*
 3020 x 2525mm 9'10" x 8'3"
Bedroom 2*
 5170 x 2850mm 16'11" x 9'4"
Bedroom 3
 3095 x 2190mm 10'1" x 7'2"

926 sq ft

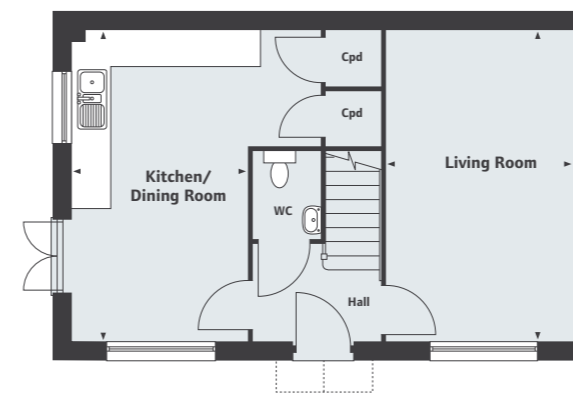
*Denotes irregularly shaped room, refer to floor plans for details.
 *Please ask to see separate kitchen layouts.



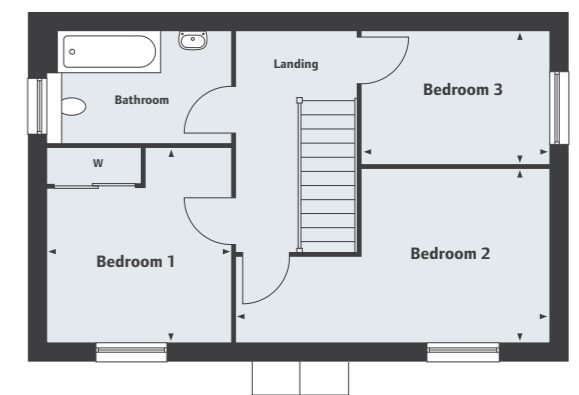
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

The Greetham

3 bedroom home



Computer generated image.

GROUND FLOOR
Kitchen/Living/Dining Area**
 6686 x 3727mm 21'11" x 12'3"

FIRST FLOOR
Bedroom 1
 3704 x 3057mm 12'2" x 10'0"
Upper Living Room*
 3727 x 3219mm 12'3" x 10'7"

SECOND FLOOR
Bedroom 2*
 4246 x 3727mm 13'11" x 12'3"
Bedroom 3
 3183 x 1660mm 10'5" x 5'5"

982 sq ft

*Denotes irregularly shaped room, refer to floor plans for details.
 **Please ask to see separate kitchen layouts.

The Winslow

3 bedroom home



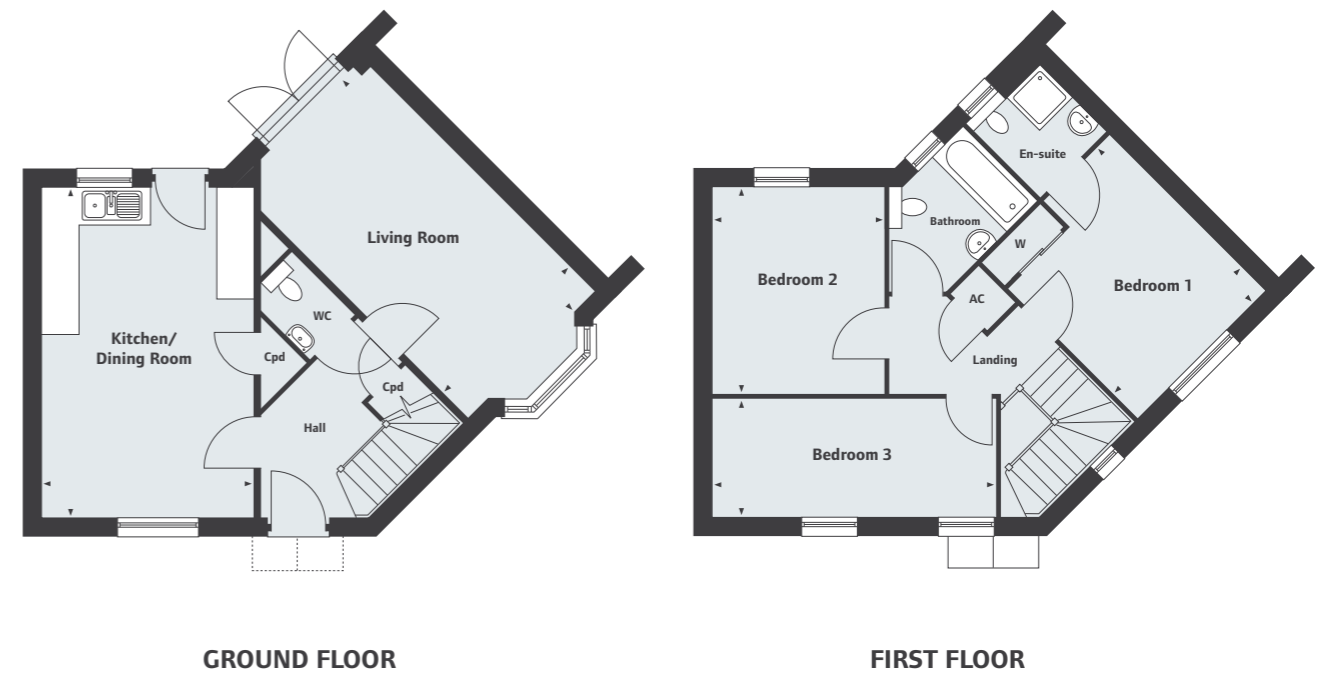
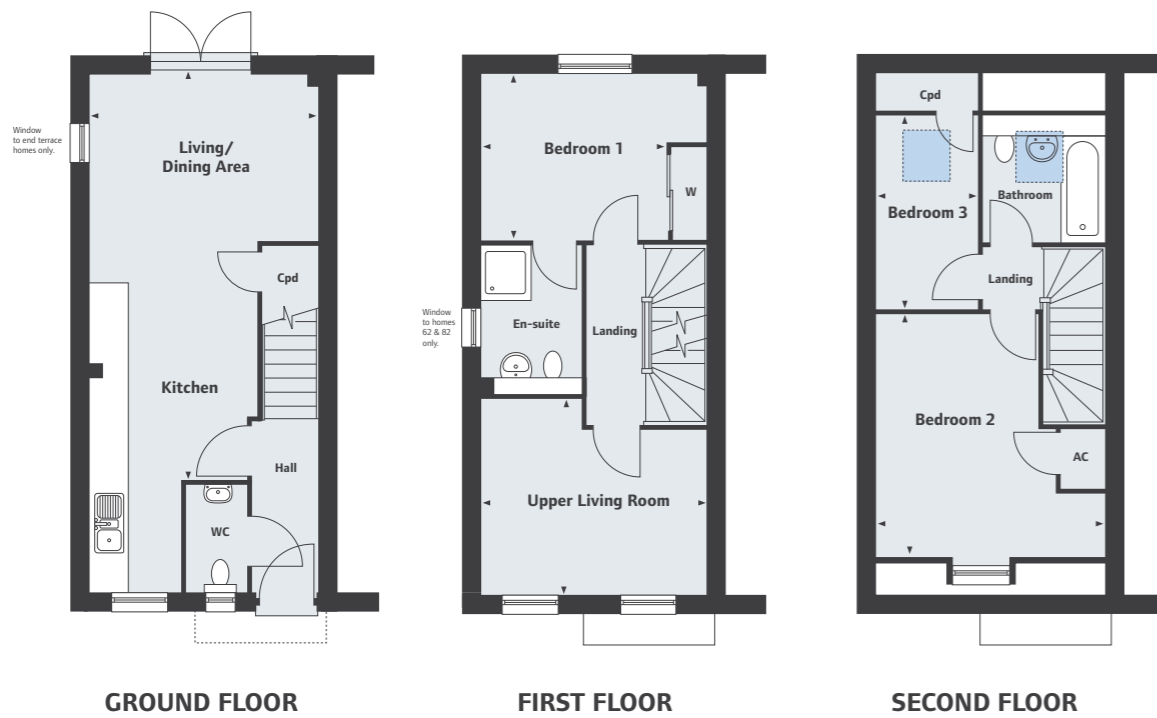
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GROUND FLOOR
Living Room*
 5415 x 2930mm 17'9" x 9'7"
Kitchen*/Dining Room
 5415 x 3475mm 17'9" x 11'4"

FIRST FLOOR
Bedroom 1*
 3610 x 2990mm 11'10" x 9'9"
Bedroom 2
 3410 x 2845mm 11'2" x 9'4"
Bedroom 3
 4650 x 1920mm 15'3" x 6'3"

1002 sq ft

*Denotes irregularly shaped room, refer to floor plans for details.
 **Please ask to see separate kitchen layouts.



The Colsterworth

4 bedroom home



Computer generated image.

GROUND FLOOR
Living Room*
 4820 x 3385mm 15'9" x 11'1"
Kitchen*/Family Area*
 5600 x 3495mm 18'4" x 11'5"

FIRST FLOOR
Bedroom 1*
 4800 x 2715mm 15'9" x 8'10"
Bedroom 2*
 4375 x 2665mm 14'4" x 8'8"
Bedroom 3*
 3540 x 2800mm 11'7" x 9'2"
Bedroom 4
 2940 x 2520mm 9'7" x 8'3"

1260 sq ft

* Denotes irregularly shaped room, refer to floor plans for details.
 * Please ask to see separate kitchen layouts.

The Deeping

4 bedroom home



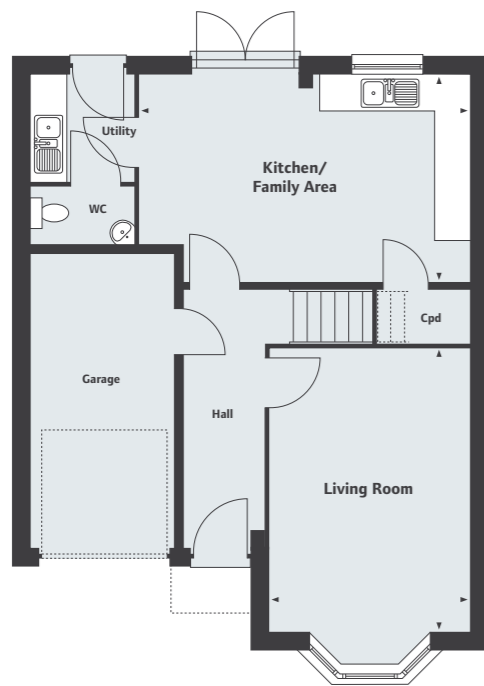
Computer generated images.

GROUND FLOOR
Living Room*
 5490 x 3525mm 18'0" x 11'6"
Kitchen**
 5020 x 4445mm 16'5" x 14'7"
Dining Room*
 4630 x 3270mm 15'2" x 10'8"

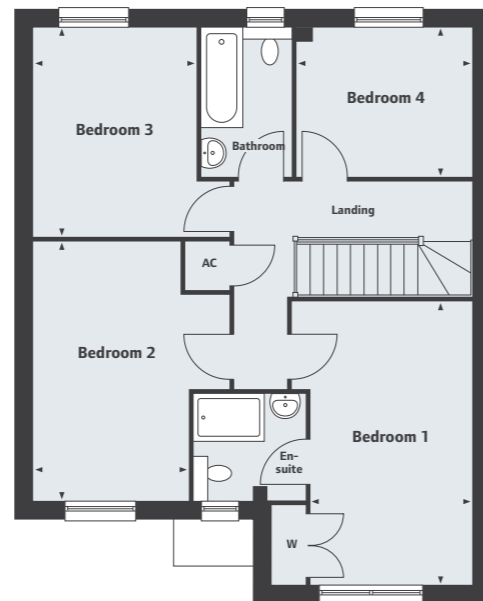
FIRST FLOOR
Bedroom 1*
 3805 x 3685mm 12'5" x 12'1"
Bedroom 2
 3270 x 2705mm 10'8" x 8'10"
Bedroom 3*
 3585 x 2690mm 11'9" x 8'9"
Bedroom 4
 2720 x 2465mm 8'11" x 8'1"

1364 sq ft

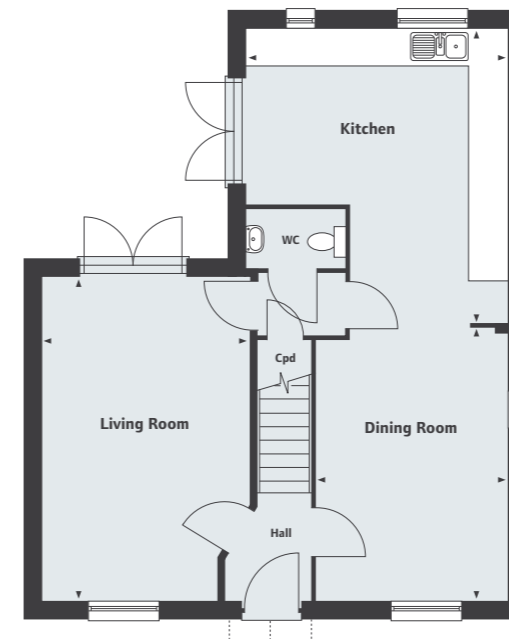
* Denotes irregularly shaped room, refer to floor plans for details.
 ** Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

The Sharnbrook

4 bedroom home



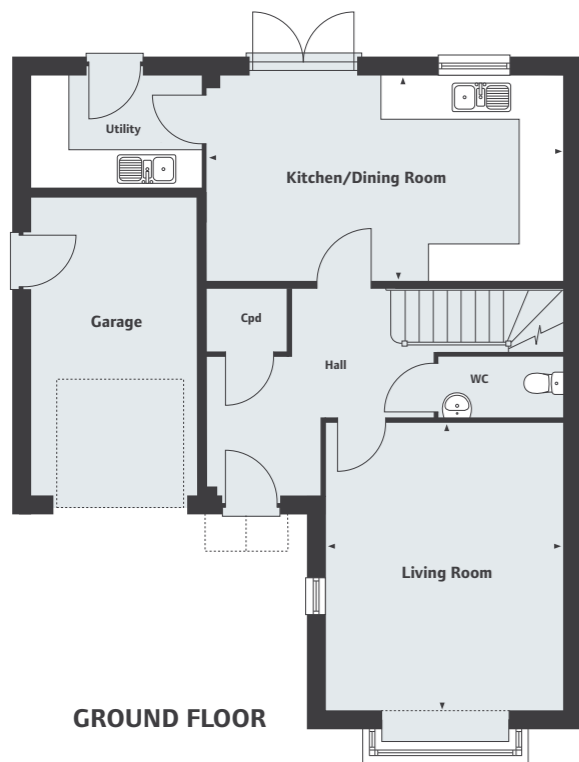
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GROUND FLOOR
Living Room*
 4808 x 3962mm 15'9" x 13'0"
Kitchen*/Dining Room
 5983 x 3460mm 19'8" x 11'4"

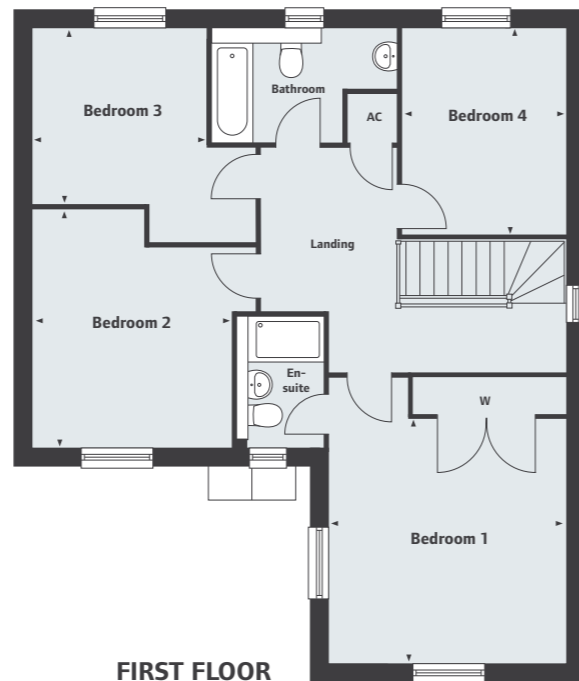
FIRST FLOOR
Bedroom 1
 4078 x 3962mm 13'5" x 13'0"
Bedroom 2*
 4910 x 3992mm 16'1" x 13'0"
Bedroom 3*
 2918 x 2901mm 9'7" x 9'6"
Bedroom 4
 3760 x 3428mm 12'4" x 11'3"

1518 sq ft

*Denotes irregularly shaped room, refer to floor plans for details.
 *Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR

The Casterton

4 bedroom home



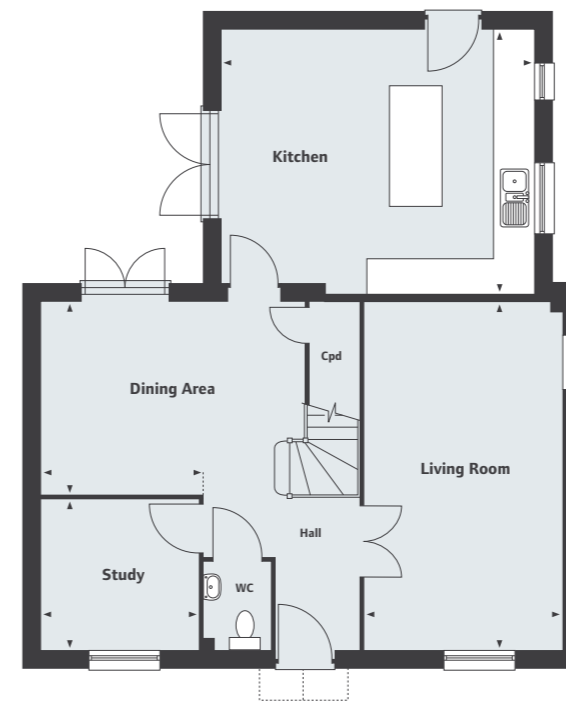
Computer generated images.

GROUND FLOOR
Living Room
 5865 x 3340mm 19'2" x 10'11"
Kitchen*
 5300 x 4460mm 17'4" x 14'7"
Dining Area
 3265 x 2715mm 10'8" x 8'10"
Study
 2630 x 2515mm 8'7" x 8'3"

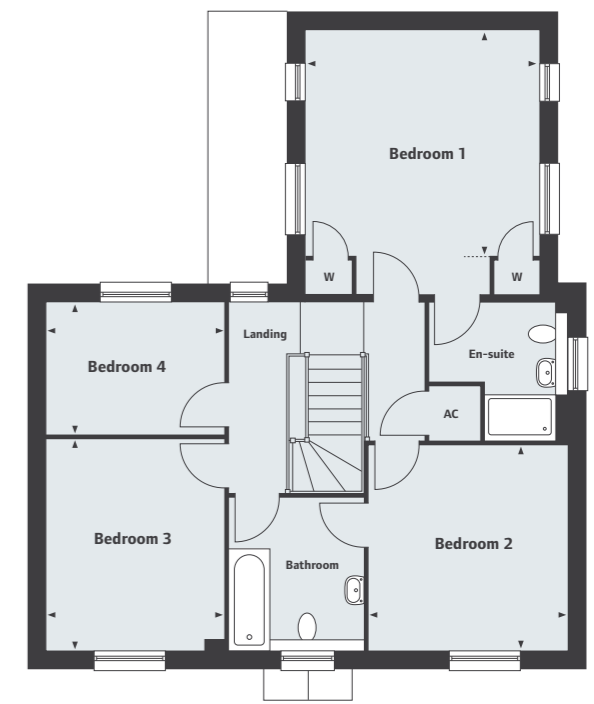
FIRST FLOOR
Bedroom 1*
 3960 x 3870mm 12'11" x 12'8"
Bedroom 2
 3455 x 3340mm 11'4" x 10'11"
Bedroom 3
 3555 x 2985mm 11'8" x 9'9"
Bedroom 4
 2985 x 2225mm 9'9" x 7'3"

1591 sq ft

*Denotes irregularly shaped room, refer to floor plans for details.
 *Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR

The Glinton

4 bedroom home



Computer generated image.

GROUND FLOOR

Living Room

6765 x 3325mm 22'2" x 10'10"

Dining Room

4520 x 3515mm 14'9" x 11'6"

Kitchen*/Breakfast Room

5025 x 4290mm 16'5" x 14'0"

FIRST FLOOR

Bedroom 1*

5085 x 2995mm 16'8" x 9'9"

Bedroom 2

4565 x 3580mm 14'11" x 11'9"

Bedroom 3

3465 x 3345mm 11'4" x 10'11"

Bedroom 4

3345 x 3215mm 10'11" x 10'6"

1846 sq ft

*Denotes irregularly shaped room, refer to floor plans for details.

*Please ask to see separate kitchen layouts.

The Burghley

5 bedroom home



Computer generated image.

GROUND FLOOR

Living Room

6765 x 3325mm 22'2" x 10'10"

Dining Room

4520 x 3515mm 14'9" x 11'6"

Kitchen*/Breakfast Room

5025 x 4290mm 16'5" x 14'0"

FIRST FLOOR

Bedroom 1*

4900 x 3737mm 16'1" x 12'3"

Bedroom 2*

3660 x 3345mm 12'0" x 11'0"

Bedroom 3

3813 x 3308mm 12'6" x 10'10"

Bedroom 4

3643 x 2872mm 12'0" x 9'5"

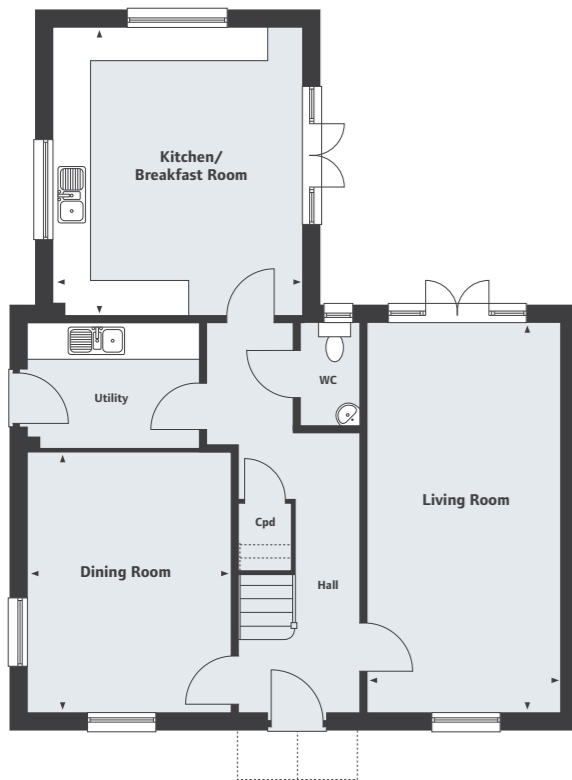
Bedroom 5

2585 x 2395mm 8'6" x 7'10"

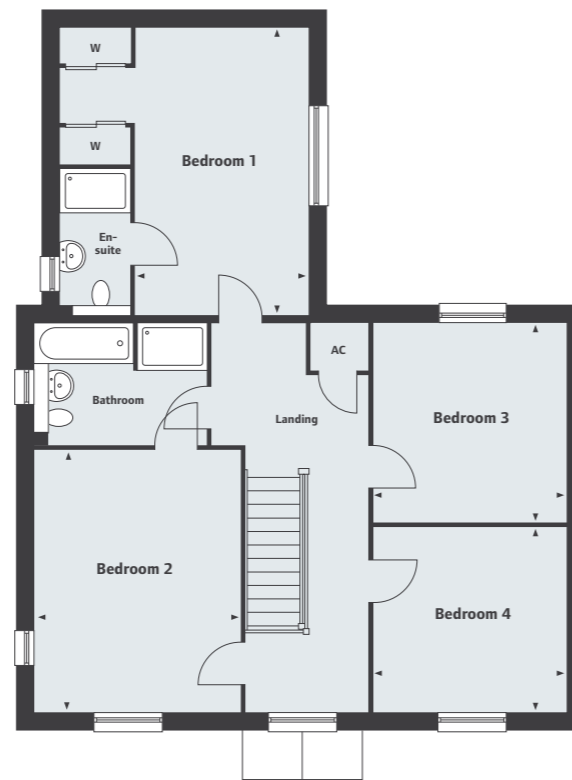
1846 sq ft

*Denotes irregularly shaped room, refer to floor plans for details.

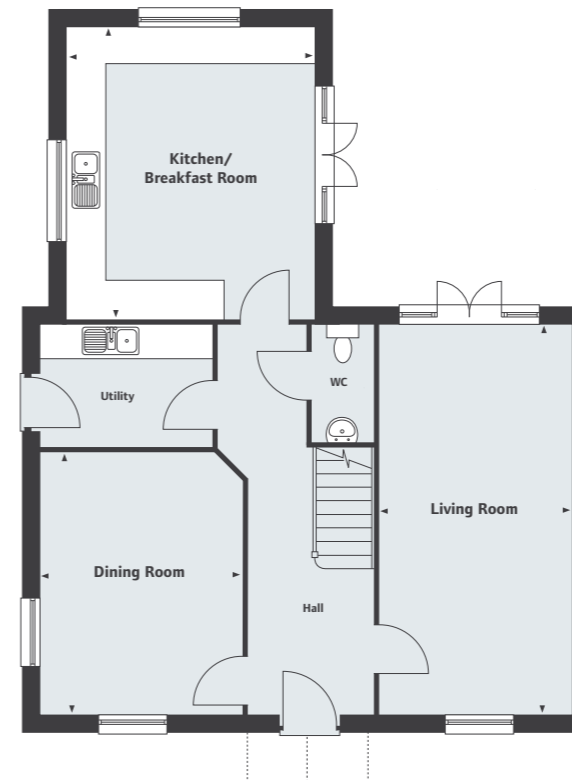
*Please ask to see separate kitchen layouts.



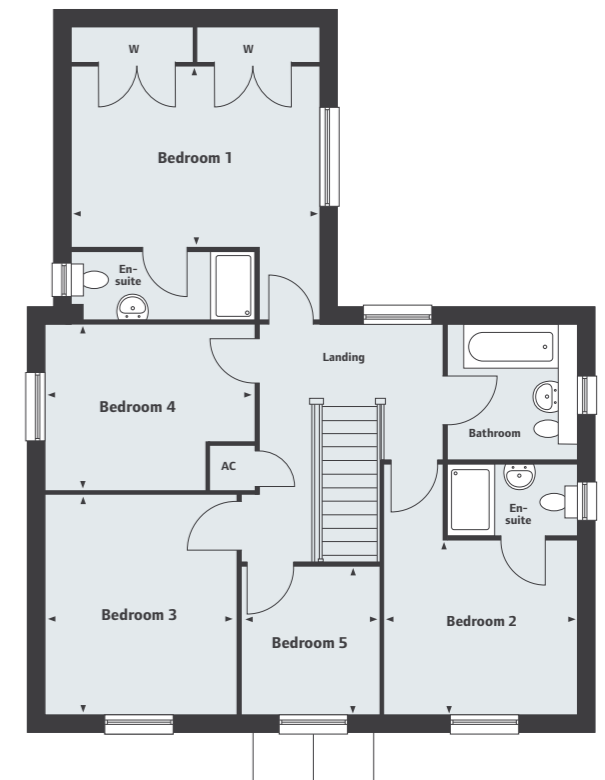
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

Specification

Contemporary kitchens and bathrooms, high quality fittings, energy efficiency and the latest wiring for home entertainment and connectivity are just some of the ways you'll experience the benefits of a brand new Linden home.



Kitchens/utility rooms

- Choice of kitchen units with soft close hinges in either classic or contemporary designs
- Classic design features include 724mm wall units, chimney style hood and stainless steel splashback
- Contemporary design features include 561mm wall units, integrated cooker hood and glass splashback
- Choice of laminate worktops with matching upstand*
- Stainless steel single oven and 4 burner gas hob (2 and 3 bedroom homes)
- Stainless steel double oven and 4 burner gas hob (4 and 5 bedroom homes)
- Fully integrated dishwasher
- Space for freestanding fridge freezer
- Space for freestanding washing machine/tumble dryer (for homes with utility room)
- 4 spot twin chrome bar lighting to kitchen
- 1.5 bowl stainless steel sink and taps in kitchen and single bowl stainless steel sink and taps in utility (where applicable)

Bathrooms, en-suites and cloakrooms

- Contemporary white sanitary ware by Ideal Standard
- Concealed cisterns to WC's in en-suite (where applicable) and bathroom
- Soft close seats and covers to all WC's
- Double ended bath to main bathroom
- Wall mounted thermostatic bath & shower mixer with low level handset
- Low profile shower tray with silver framed clear glass doors to en-suite (where applicable)
- Chrome towel radiator to bathroom
- Choice of ceramic wall tiling* (please refer to the Sales Executive for details)
- Splashback tiling to basin in cloakroom*
- Shaver socket to be provided in main bathroom or master bedroom en-suite (where applicable)

Internal features/decoration

- Gas central heating with A rated energy efficient boiler and thermostatically controlled radiators
- All homes generously provided with power, BT and TV points (as design)

- Media plate to living room
- Internal walls finished in Almond White matt emulsion
- Smooth ceilings finished in White matt emulsion
- All woodwork finished in Brilliant White Gloss (excluding handrails to stairs – lacquered matt finish)
- Oak effect internal doors with satin chrome door furniture
- Electric spur to living room for future installation of an electric focal point fire
- Mains powered smoke alarms with battery back up and carbon monoxide detector

External features

- UPVC energy efficient windows on easy clean hinges and with a multi point locking system
- UPVC French doors with energy efficient glazing and multi point locking system
- GRP entrance and rear doors with multi point locking system and ironmongery in a silver finish
- UPVC fascias and soffits
- Globe style lantern in black with dusk to dawn operation to front of property
- Buff riven paved patios and paths (refer to external works layout)
- Turf and planting scheme to front garden (refer to landscaping drawing)
- For individual fencing/boundary finishes please refer to the landscaping layout
- Power and lighting to garages (where within the curtilage of the property)

Peace of mind

- Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

Linden Homes subscribes to the Consumer Code of Conduct. Please refer to the Sales Executive for details.

Specification may be amended at any time without notice. Please check specific plot details with the Sales Executive prior to commitment, particularly on items which are more important to you.

*Choice where stage of construction permits.



National Strength, Locally Delivered

Renowned for our award-winning homes and a reputation for quality, we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.



THE BIGGER PICTURE

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that complement and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes, including those that are traditionally built. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket, not to mention future generations.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.

CUSTOMER EXPERIENCE

Right from the moment you register your interest in a new Linden home, we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first-class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.

FOUNDATIONS FOR SUCCESS

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Forth Road Bridge in Scotland.

NEW HOMES MORTGAGE HELPLINE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. This is the leading new homes mortgage specialist in the UK, and can provide advice and help on all the financial aspects of buying a new home.

For more information visit nhmh.co.uk or call **01206 715 415**

RECOGNISED FOR QUALITY

Linden Homes won these awards in 2014.



What House Awards 2014
Sustainable Developer of the Year: Gold



New Energy & Cleantech Awards 2014
Developer of the Year



NHBC Pride in the Job Quality Awards 2014
Awarded to seven regional developments



South West LABC Building Excellence Awards 2014
Winner: Best high volume new building development - Royal Barham House, Truro



LABC Building Excellence Awards 2014 Grand Finals
Highly commended: Best high volume new building development - Royal Barham House, Truro



The Ideal Home Show Blue Ribbon Awards 2014
Housebuilder of the Year

How to find us

Bishop's Grange, Gardenfield, Higham Ferrers NN10 8LP.

Living at Bishop's Grange, you'll also benefit from excellent transport links, with easy access to Wellingborough and Northampton via the A45, Kettering and Bedford via the A6 and Milton Keynes via the A509. Wellingborough train station is 6 miles away, providing easy access to London St Pancras International with a fastest journey time of 45 minutes*. For air travel, Birmingham, East Midlands, Luton and Stansted airports are all easily reached.

From the A6

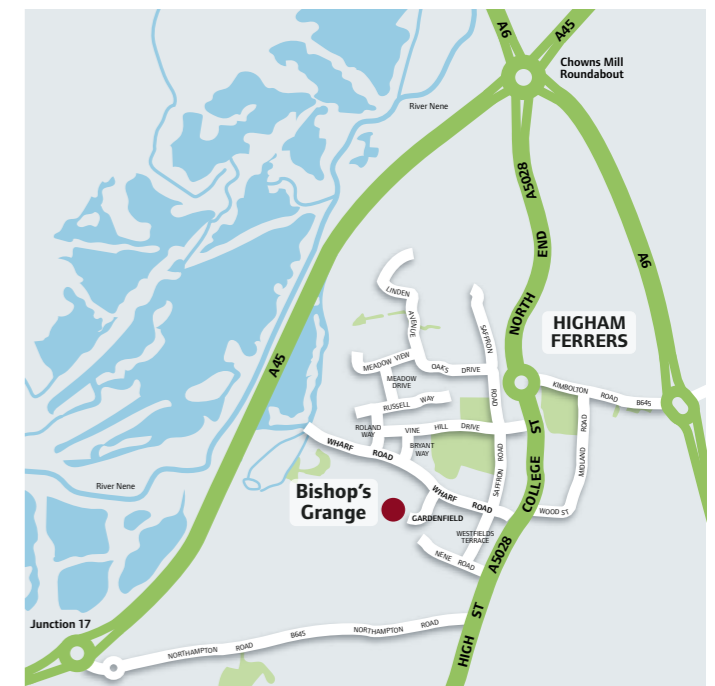
Leave the A6 at the roundabout, taking the 1st exit when driving north, or the 3rd exit when driving south, onto the B645 Kimbolton Road, signposted Higham Ferrers. At the next roundabout take the 1st exit onto the A5028 College Street and after 0.3 miles turn right onto Wharf Road. Continue forward at the 1st junction and then take the 2nd turning left into Gardenfield where you will find Bishop's Grange at the end of the road.

From the A45 (Junction 17)

Leave the A45 at junction 17 roundabout and take the B645 Northampton Road, signposted Higham Ferrers. At the next roundabout take the 1st exit continuing on the B645 - Northampton Road. After 0.8 miles turn left at the T-junction onto the A5028, signposted Higham Ferrers and then take the 2nd turning left onto Wharf Road. Continue forward at the 1st junction and then take the 2nd turning left into Gardenfield where you will find Bishop's Grange at the end of the road.

From the A45 (Chowns Mill Roundabout)

Leave the A45 at the Chowns Mill Roundabout and take the A5028, signposted Higham Ferrers. Stay on this road for 1 mile and then turn right onto Wharf Road. Continue forward at the 1st junction and then take the 2nd turning left into Gardenfield where you will find Bishop's Grange at the end of the road.



*Source: National Rail Enquiries.

0844 644 8600
lindenhomes.co.uk

Linden Homes Midlands,
Ashurst, Southgate Park,
Bakewell Road, Orton Southgate,
Peterborough PE2 6YS

