



Find your way around

DARCIE PARK PHASE 3

CHELVESTON ROAD | RAUNDS



Get to know

DARCIE PARK PHASE 3

CHELVESTON ROAD | RAUNDS

An exciting development of 2, 3, 4 and 5-bedroom homes, situated in an attractive semi-rural location on the edge of the small Northamptonshire town of Raunds. Residents can enjoy beautiful open spaces at Darcie Park, whilst footpaths offer easy access into the surrounding countryside.

FOOTPATH / CYCLEWAY
LINK TO ADJACENT
DEVELOPMENT


EXISTING
RESIDENTIAL
DEVELOPMENT


FUTURE
DEVELOPMENT

5 BEDROOM HOMES

 **The Poplar B**
5 bedroom home
Plots: 18, 31 & 32

4 BEDROOM HOMES

 **The Bradenham**
4 bedroom home
Plots: 14, 15 & 16

 **The Hornbeam/
Hornbeam B**
4 bedroom home
Plots: 2, 3, 33, 124 & 137

 **The Holly**
4 bedroom home
Plot: 142


 **The Kentdale/
Kentdale B**
4 bedroom home
Plot: 1 & 28

 **The Juniper B**
4 bedroom home
Plots: 140 & 141

 **The Oak B**
4 bedroom home
Plot: 17

 **The Thornford**
4 bedroom home
Plot: 30

3 BEDROOM HOMES


 **The Ash B/Ash C**
3 bedroom home
Plots: 5, 13, 19, 125,
136 & 138

 **The Crofton-G/
Crofton-G B**
3 bedroom home
Plots: 9, 10, 22, 23,
25, 26 & 27

 **The Denford**
3 bedroom home
Plots: 4, 12, 20, 126-135
& 139

 **The Rosedale/
Rosedale B**
3 bedroom home
Plots: 8, 11, 21, 24, 29,
122 & 123

2 BEDROOM HOMES

 **The Appleford**
2 bedroom home
Plots: 6 & 7

BCP = Bin collection point
▶ = Integral garage

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. TWEM 49519 JULY 2018

DARCIE PARK

Chelveston Rd,
Raunds,
Wellingborough,
Northamptonshire,
NN9 6DA

CONTACT US ON

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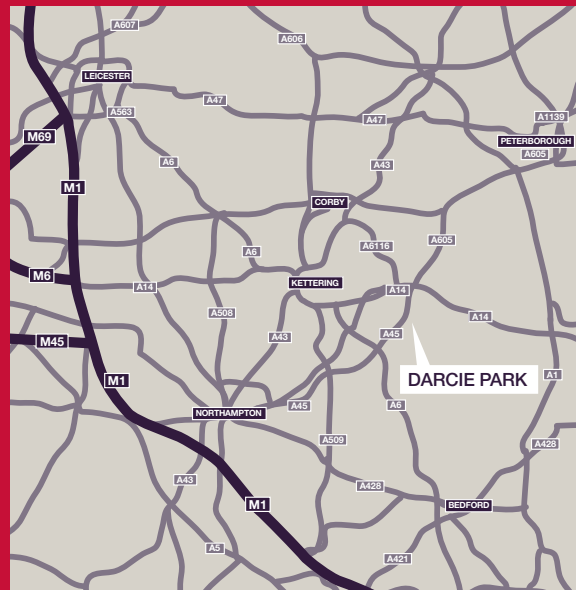
HOW TO FIND US:

From the South

- Leave the M1 at junction 15a, and take the A5123 heading towards Northampton.
- At the roundabout take the 3rd exit onto Danes Camp Way (A5076).
- Continue straight on, onto the A45 towards Wellingborough.
- Continue on the A45 until you reach the junction with the A6 close to Irthlingborough, and then take the 3rd exit at the roundabout onto the A6.
- At the following roundabout take the 1st exit onto Chelveston Road, continuing through the centre of Chelveston onto the B663, where the development can be found on the right hand side.

From the North

- Leave the A1 at the junction with the A1M near Peterborough, and take the A605 towards Northampton.
- Drive straight ahead, over 2 roundabouts, and then take the 1st exit at the next roundabout at Thrapston (at the junction with the A14) onto the A45.
- Continue on the A45, and then take the 1st exit at the roundabout towards Raunds (B663).
- Continue straight over the 1st roundabout, driving down London Road, and then continue straight over the next roundabout where the development can be found on the left hand side.



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THE POPLAR B

5 BEDROOM HOME



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THE POPLAR B

A 5 bedroom home characterised by generous accommodation across three floors. A large kitchen/diner spans the entire width of the property, while a separate lounge and study provide a retreat away from the hustle and bustle of family life. The first floor has a large en suite master bedroom, two double bedrooms and a family bathroom. Two additional double bedrooms and a shower room occupy the top floor.

TOTAL 1,595 sq. ft.

GROUND FLOOR



Lounge (min.)	4.11m x 3.75m	13'6" x 12'4"
Kitchen	3.94m x 3.12m	12'11" x 10'3"
Dining	3.90m x 2.86m	12'10" x 9'5"
Study	2.12m x 1.96m	7'0" x 6'5"

FIRST FLOOR



Bedroom 1	5.27m x 2.95m	17'3" x 9'8"
Bedroom 3	3.33m x 2.57m	10'11" x 8'5"
Bedroom 4 (max.)	3.69m x 2.57m	12'1" x 8'5"

FIRST FLOOR



Bedroom 2 (max. excl. dormer)	2.97m x 3.78m	9'8" x 12'5"
Bedroom 5 (max. excl. dormer)	3.75m x 3.78m	12'4" x 12'5"



Plots: 18, 31 & 32

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 49519 TWEM AUGUST 2018

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THE BRADENHAM

4 BEDROOM HOME



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THE BRADENHAM

A 4 bedroom detached house with integral garage which offers plenty of space for growing families. The entrance hallway leads to a living room and a kitchen/breakfast room which both open through French doors to the garden. There is also a cloakroom under the stairs and a separate formal dining room. An en suite master bedroom and three further bedrooms occupy the first floor, along with a family bathroom.

TOTAL 1,153 sq. ft.

GROUND FLOOR



Lounge	4.64m x 3.43m	15'3" x 11'3"
Kitchen/ Family (max.)	5.42m x 2.35m	17'10" x 7'9"
Dining	2.87m x 2.35m	9'5" x 7'9"

FIRST FLOOR



Bedroom 1 (max.)	4.43m x 4.02m	14'6" x 13'2"
Bedroom 2 (max.)	2.63m x 4.37m	8'8" x 14'4"
Bedroom 3 (max.)	3.58m x 2.67m	11'9" x 8'9"
Bedroom 4	3.32m x 2.40m	10'11" x 7'11"



Plots: 14, 15 & 16

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THE HORNBEAM/HORNBEAM B

4 BEDROOM HOME

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THE HORNBEAM/HORNBEAM B

Families looking for practical and generous living space will find all they need in this well proportioned 4 bedroom home. A spacious kitchen/diner leads through French doors to the garden, with a handy utility room for laundry. A separate lounge offers a peaceful retreat for relaxing. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

TOTAL 1,170 sq. ft. / 1,179 sq. ft.

GROUND FLOOR



*

Lounge	4.49m x 3.62m	14'9" x 11'11"
Kitchen/ Dining Area	5.71m x 3.38m	18'9" x 11'1"

*Some plots have bay windows that are square or splay bays.
Please speak to the sales executive for details.

FIRST FLOOR



Bedroom 1	3.61m x 3.27m	11'10" x 10'9"
Bedroom 2	3.53m x 2.81m	11'7" x 9'3"
Bedroom 3 (min.)	2.81m x 2.52m	9'3" x 8'3"
Bedroom 4	2.35m x 2.23m	7'9" x 7'4"



Plots: 2, 3, 33, 124 & 137

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THE HOLLY

4 BEDROOM HOME



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THE HOLLY

There's a wealth of space for flexible family living provided in the 4 bedroom Holly. Downstairs, a large living room leads through double doors to the dining room. There's also a breakfast kitchen with French doors to the private rear garden. Four double bedrooms occupy the first floor including two with en suite shower rooms. The Holly benefits from a single integral garage and two parking spaces on a driveway.

TOTAL 1,334 sq. ft.

GROUND FLOOR



Lounge (min.)	5.59m x 3.32m	18'4" x 10'11"
Kitchen	2.98m x 2.50m	9'10" x 8'3"
Family	2.98m x 2.60m	9'10" x 8'7"
Dining	2.98m x 2.96m	9'10" x 9'9"

*Some plots have bay windows that are square or splay bays.
Please speak to the sales executive for details.

FIRST FLOOR



Bedroom 1 (max.)	4.59m x 3.90m	15'1" x 12'10"
Bedroom 2 (max.)	4.16m x 3.66m	13'8" x 12'0"
Bedroom 3	3.33m x 2.57m	10'11" x 8'5"
Bedroom 4	3.13m x 2.71m	10'3" x 8'11"



Plot: 142

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THE KENTDALE/KENTDALE B

4 BEDROOM HOME

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THE KENTDALE/KENTDALE B

The Kentdale/Kentdale B is a 4 bedroom property which will appeal to growing families in search of extra space.

The central entrance hallway leads to a large dual aspect living room opening through French doors to the private garden, plus a spacious kitchen/dining room with a utility area. Under stairs storage and a guest cloakroom complete the ground floor layout.

Upstairs, the master bedroom has an en suite shower room, and there are also two further double bedrooms and a well proportioned fourth bedroom as well as a family bathroom.

TOTAL 1,222 sq. ft. / 1,246 sq. ft.

GROUND FLOOR



Lounge	6.02m × 3.45m	19'9" × 11'4"
Kitchen	3.58m × 2.80m	11'9" × 9'2"
Dining	3.22m × 2.77m	10'7" × 9'1"

*Some plots have bay windows that are square or splay bays.
Please speak to the sales executive for details.

FIRST FLOOR



Bedroom 1 (max.)	3.51m × 3.40m	11'7" × 11'2"
Bedroom 2	3.64m × 2.98m	11'11" × 9'10"
Bedroom 3 (max.)	3.05m × 2.95m	10'0" × 9'8"
Bedroom 4 (max.)	3.09m × 2.53m	10'2" × 8'4"



Plots: 1 & 28

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THE JUNIPER B

4 BEDROOM HOME



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THE JUNIPER B

A 4 bedroom home with an integral garage, offering plenty of space for growing families. A spacious kitchen/diner offers the perfect space for day to day living, and leads through to the light and airy lounge, which features a bay window. Upstairs, the landing leads to the en suite master bedroom, two further double bedrooms and a well proportioned fourth bedroom, plus a main bathroom.

TOTAL 1,247 sq. ft.

GROUND FLOOR



Lounge (max.)	4.80m x 3.18m	15'9" x 10'5"
Kitchen	2.98m x 2.50m	9'10" x 8'3"
Family/Dining	5.43m x 2.98m	17'10" x 9'10"

*Some plots have bay windows that are square or splay bays.
Please speak to the sales executive for details.

FIRST FLOOR



Bedroom 1 (max.)	4.30m x 3.03m	14'1" x 10'0"
Bedroom 2 (max.)	3.51m x 3.28m	11'6" x 10'9"
Bedroom 3	3.55m x 3.03m	11'8" x 10'0"
Bedroom 4	2.62m x 2.53m	8'7" x 8'4"



Plots: 140 & 141

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THE OAK B

4 BEDROOM HOME



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THE OAK B

This 4 bedroom home has been designed to offer extra space for growing families. A dual aspect living room and a spacious kitchen/family/breakfast room both open through French doors to the garden. Meanwhile a separate dining room is perfect for formal entertaining. The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.

TOTAL 1,539 sq. ft.

GROUND FLOOR



Lounge (min.)	4.56m x 4.49m	15'0" x 14'9"
Kitchen/Family	6.82m x 3.44m	22'5" x 11'3"
Dining room	3.41m x 3.05m	11'2" x 10'0"

*Some plots have bay windows that are square or splay bays.
Please speak to the sales executive for details.

FIRST FLOOR



Bedroom 1 (max.)	6.05m x 3.44m	19'10" x 11'3"
Bedroom 2 (min.)	4.56m x 3.08m	15'0" x 10'1"
Bedroom 3 (min.)	3.05m x 2.94m	10'0" x 9'8"
Bedroom 4 (max.)	3.48m x 2.68m	11'5" x 8'10"



Plot: 17

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THE THORNFORD

4 BEDROOM HOME



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THE THORNFORD

A traditional double fronted 4 bedroom home for those in search of extra space. The contemporary fitted kitchen leads through to a family/dining room, which opens out to the garden. The lounge also has French doors, perfect for summer entertaining. Meanwhile an additional room is suitable as a study or dining room. Upstairs, the landing leads to the en suite master bedroom, three further spacious double bedrooms and a main bathroom.

TOTAL 1,562 sq. ft.

GROUND FLOOR



Lounge	4.74m x 3.91m	15'7" x 12'10"
Kitchen	4.79m x 3.32m	15'9" x 10'11"
Family	3.91m x 3.26m	12'10" x 10'8"
Study/Dining	3.07m x 2.66m	10'1" x 8'9"

FIRST FLOOR



Bedroom 1	4.68m x 3.25m	15'4" x 10'8"
Bedroom 2 (max.)	4.00m x 3.32m	13'2" x 10'11"
Bedroom 3 (max.)	4.72m x 3.36m	15'6" x 11'0"
Bedroom 4 (max.)	3.81m x 2.53m	12'6" x 8'4"



Plot: 30

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THE ASH B/ASH C

3 BEDROOM HOME



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THE ASH B/ASH C

This 3 bedroom property would ideally suit a couple or young family. The entrance hallway leads to a generously sized kitchen/dining room, and a light and airy lounge with French doors out to the garden. Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and an additional bedroom which could alternatively be used as a study or nursery.

TOTAL 940 sq. ft. / 949 sq. ft.

GROUND FLOOR



Lounge	5.10m x 3.02m	16'9" x 9'11"
Kitchen/Dining	5.10m x 3.02m	16'9" x 9'11"

*Some plots have bay windows that are square or splay bays.
Please speak to the sales executive for details.

FIRST FLOOR



Bedroom 1	3.78m x 3.08m	12'5" x 10'1"
Bedroom 2	3.02m x 2.86m	9'11" x 9'5"
Bedroom 3	3.02m x 2.15m	9'11" x 7'1"



Plots: 5, 13, 19, 125, 136 & 138

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THE CROFTON-G/CROFTON-G B

3 BEDROOM HOME



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THE CROFTON-G/CROFTON-G B

This 3 bedroom townhouse has bags of versatility to appeal to growing families or professional couples. A light and airy lounge/diner forms the heart of the home, while the contemporary fitted kitchen/breakfast room is perfect for relaxed mealtimes. A spacious double bedroom, a further bedroom and a family bathroom are located on the first floor. Upstairs the second floor master suite features high galleried ceilings, an en suite shower room and dressing area.

TOTAL 1,149 sq. ft.

GROUND FLOOR



*

Lounge/Dining	4.78m x 3.70m	15' 8" x 12' 2"
Kitchen (max.)	3.43m x 3.03m	11' 3" x 10' 0"

*Some plots have bay windows that are square or splay bays. Please speak to the sales executive for details.

FIRST FLOOR



Bedroom 2	4.79m x 3.37m	15' 9" x 11' 1"
Bedroom 3	2.90m x 2.56m	9' 6" x 8' 5"

FIRST FLOOR



*

Bedroom 1 (max. excl. dormer)	5.15m x 3.66m	16' 11" x 12' 0"
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*Please note - Some plots have 2 dormer windows on the second floor. Please speak to a sales executive for more details.



Plots: 9, 10, 22, 23, 25, 26 & 27

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THE DENFORD

3 BEDROOM HOME



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THE DENFORD

The 3 bedroom Denford is a great starter home for individuals, couples or growing families. A lounge/dining room provides a spacious environment for relaxing, while the kitchen/breakfast room offers space for informal meal times. Upstairs, the master bedroom is found along with a second double bedroom, a main bathroom, and a well proportioned third bedroom, which could be used as a nursery or study.

TOTAL 808 sq. ft.

GROUND FLOOR



Lounge/Dining 4.68m x 3.20m 15'4" x 10'6"

Kitchen (max.) 3.43m x 3.04m 11'3" x 10'0"

FIRST FLOOR



Bedroom 1 (max.) 4.68m x 3.40m 15'4" x 11'2"

Bedroom 2 (max.) 3.20m x 2.59m 10'6" x 8'6"

Bedroom 3 (max.) 3.20m x 2.00m 10'6" x 6'7"



Plots: 4, 12, 20, 126-135 & 139

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THE ROSEDALE/ROSEDALE B

3 BEDROOM HOME



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THE ROSEDALE/ROSEDALE B

With 3 bedrooms and spacious living accommodation, the Rosedale has been designed to appeal to couples or young families. Both the spacious kitchen/dining room and the living room open out to the private rear garden, and there's also a handy guest cloakroom downstairs. The en suite master bedroom is found on the first floor, along with two further bedrooms and a main bathroom.

TOTAL 876 sq. ft. / 885 sq. ft.

GROUND FLOOR



Lounge	4.85m x 3.01m	15' 11" x 9' 11"
Kitchen/ Dining Area	4.85m x 3.19m	15' 11" x 10' 6"

*Some plots have bay windows that are square or splay bays.
Please speak to the sales executive for details.

FIRST FLOOR



Bedroom 1 (max.)	3.54m x 3.07m	11' 8" x 10' 1"
Bedroom 2 (max.)	3.54m x 2.37m	11' 8" x 7' 9"
Bedroom 3 (min.)	2.39m x 2.02m	7' 10" x 6' 7"



Plots: 8, 11, 21, 24, 29, 122 & 123

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THE APPLEFORD

2 BEDROOM HOME



Images include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

THE APPLEFORD

The Appleford is a 2 bedroom starter home offering convenient accommodation that's ideal for individuals or couples. At the heart of the home is a light and airy open plan kitchen/living/dining area which is perfect for entertaining and opens through French doors to garden. Upstairs, a well proportioned double bedroom spans the full width of the property. The landing also leads to a bathroom and second double bedroom.

TOTAL 602 sq. ft.

GROUND FLOOR



Lounge/Dining 3.98m x 2.95m 13' 1" x 9' 1"

Kitchen 2.74m x 2.11m 9' 0" x 6' 11"

FIRST FLOOR



Bedroom 1 3.98m x 2.41m 13' 1" x 7' 11"

Bedroom 2 (max.) 3.98m x 2.33m 13' 1" x 7' 8"



Plots: 6 & 7

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 49519 TWEM AUGUST 2018

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Find a development and book an online appointment at:

taylorwimpey.co.uk

**Taylor
Wimpey**

DARCIE PARK. A VERY SPECIAL PLACE TO BE

A warm welcome to Darcie Park.

An exciting development of 2, 3, 4 and 5-bedroom homes, situated in an attractive semi-rural location on the edge of the small Northamptonshire town of Raunds. Residents can enjoy beautiful open spaces at Darcie Park, whilst footpaths offer easy access into the surrounding countryside.

MAKE YOURSELF AT HOME

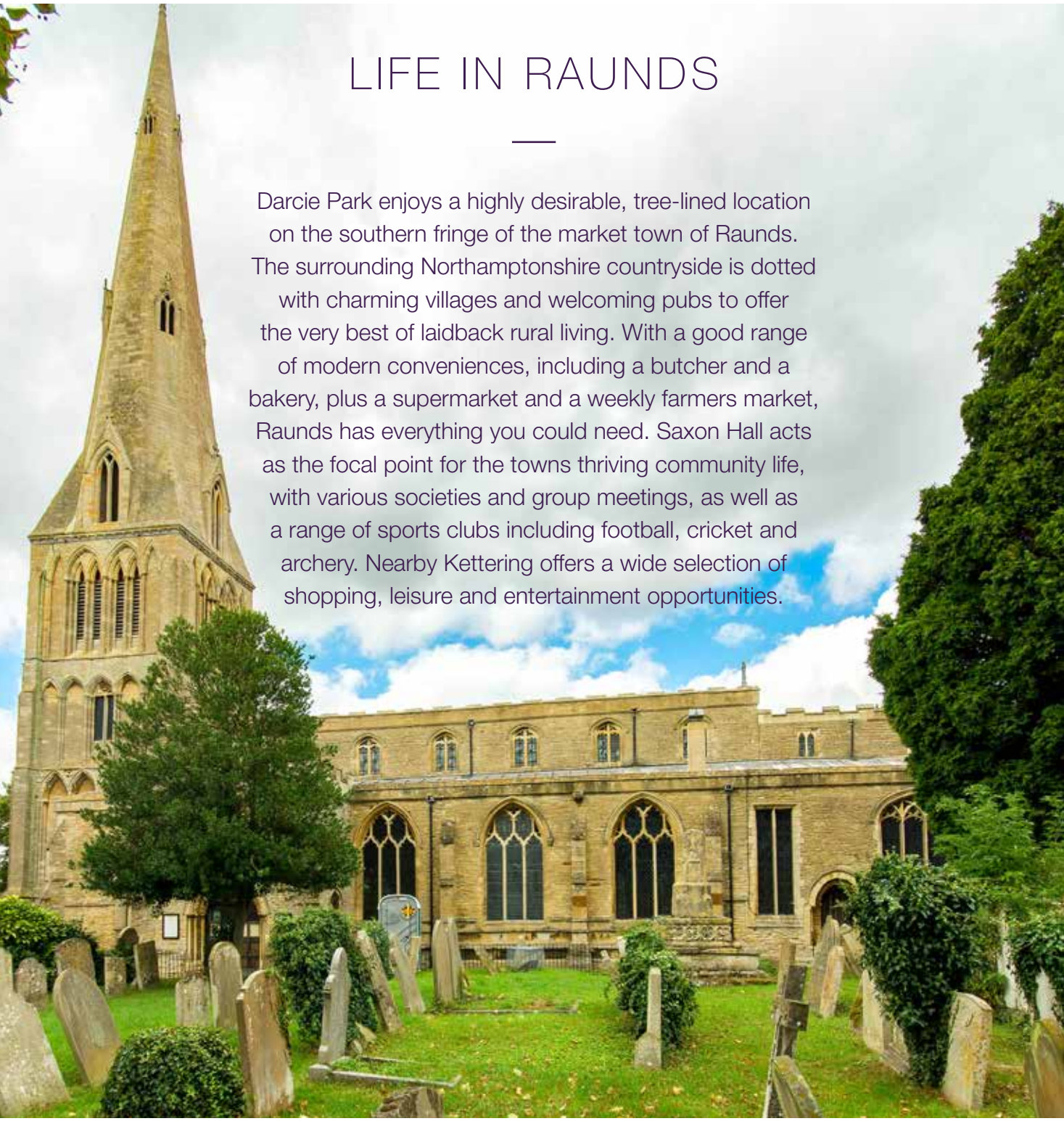
From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.





LIFE IN RAUNDS

Darcie Park enjoys a highly desirable, tree-lined location on the southern fringe of the market town of Raunds. The surrounding Northamptonshire countryside is dotted with charming villages and welcoming pubs to offer the very best of laidback rural living. With a good range of modern conveniences, including a butcher and a bakery, plus a supermarket and a weekly farmers market, Raunds has everything you could need. Saxon Hall acts as the focal point for the towns thriving community life, with various societies and group meetings, as well as a range of sports clubs including football, cricket and archery. Nearby Kettering offers a wide selection of shopping, leisure and entertainment opportunities.



Rural location on the southern fringe of the market town of Raunds



Raunds offers a good range of modern conveniences



Enjoy a range of outdoor activities at Stanwick Lakes

THE IDEAL PLACE TO BE

For commuters, the A45 is close by for quick links to the A14 and A6, and Kettering is just 12 miles from home. Raunds is also perfectly located for easy access to the county towns of Bedford and Northampton, and the city of Peterborough. Wellingborough railway station, just 10 miles away, provides regular direct services to London St Pancras International.



Maps shown are not to scale. Distances and directions are taken from [google.co.uk/maps](https://www.google.co.uk/maps)



Saxon Hall is the focal point of community life in Raunds



Enjoy laidback living in a picturesque village location



Make the most of summer days by the River Nene



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP
YOU BUY



Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP
YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...

