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Wimpey

*Find your way around*

# SEAGRAVE PARK

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BARTON SEAGRAVE | NORTHAMPTON

# Get to know SEAGRAVE PARK

BARTON SEAGRAVE | NORTHAMPTON

Here you'll find a stunning collection of two, three, four and five bedroom homes, situated in the picturesque village of Barton Seagrave.

## 5 bedroom homes

-  **The Garrton**  
5 bedroom home  
Plots: 37, 111, 116 & 117



## 4 bedroom homes

-  **The Langdale**  
4 bedroom home  
Plots: 2, 83, 110, 118, 158 & 162
-  **The Shelford**  
4 bedroom home  
Plots: 1, 31, 36, 47, 58, 84, 85, 112, 115, 120, 121, 124, 131, 142, 153, 159 & 161
-  **The Kentdale**  
4 bedroom home  
Plots: 29, 45, 48, 57, 89, 98, 130 & 143
-  **The Eskdale**  
4 bedroom home  
Plots: 132, 156 & 163
-  **The Midford**  
4 bedroom home  
Plots: 6, 9-11, 22, 23, 34, 35, 38, 46, 49, 86-88, 90, 93, 129, 135, 152, 154, 155 & 160

## 3 bedroom homes

-  **The Colton**  
3 bedroom home  
Plots: 3, 4, 7, 8, 32, 33, 39, 40, 50, 51, 78, 79, 81, 82, 91, 92, 99-104, 113, 114, 122, 123, 125, 126, 133, 134, 165 & 166
-  **The Tildale**  
3 bedroom home  
Plots: 5, 16, 19, 30, 59, 80, 109, 119, 146, 157, 164 & 167
-  **The Gosford**  
3 bedroom home  
Plots: 12-15, 27, 28, 94, 95, 105-108, 127, 128, 144 & 145
-  **3 bedroom home\***  
Plots: 52, 53, 60-69, 136, 137, 147 & 148

## 2 bedroom homes

-  **The Canford**  
2 bedroom home  
Plots: 17, 18, 20, 21, 24-26, 41-44, 96 & 97
-  **2 bedroom home\***  
Plots: 54-56, 70-73, 138-141 & 149-151

## 1 bedroom homes

-  **1 bedroom homes\***  
Plots: 74, 75, 76 & 77



\*ah/r = Affordable Rental homes  
\*ah/so = Affordable Shared ownership  
BCP = Bin collection point  
LEAP = Local Equipped Area of Play

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. 62756\_TWEM / September 2020.

# Taylor Wimpey

SEAGRAVE PARK  
Barton Road,  
Barton Seagrave,  
Northampton  
NN15 6RT

CONTACT US ON

01536 211 157

SATNAV

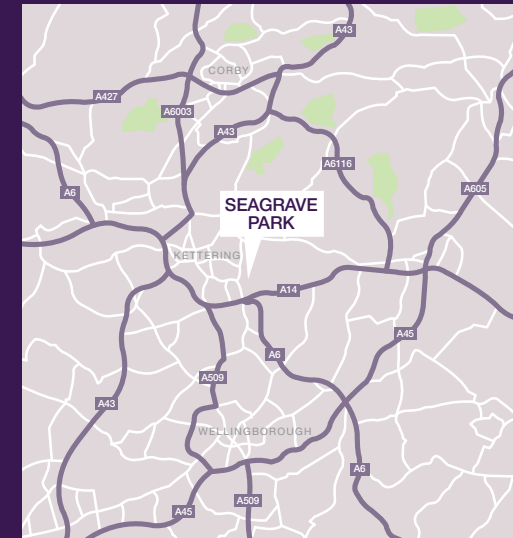
NN15 6RT

FROM A14:

- Exit the A14 a junction 10 towards Kettering/Bedford
- At the roundabout take the exit on to Barton Road/A6003
- Continue down Barton Road for 0.8 miles
- The development will be on your right

FROM KETTERING:

- Leave Kettering on London Road/A6003
- Continue straight on the roundabout to stay on London Road
- At the next roundabout take the first exit onto Barton Road
- Continue on Barton Road for 1.9 miles and the development will be on your left



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🐦 @TaylorWimpey  
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Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from [google.co.uk/maps](http://google.co.uk/maps). Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. 62756\_TWEM / September 2020.

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# THE GARRTON

*5 bedroom home*



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# THE GARRTON

*Ideal for family living is the three-storey, five-bedroom Garrton. Downstairs, the hall leads to the living room, study and bathroom. Towards the rear is the kitchen/dining room spanning the width of the property with two French doors opening onto the garden. Off the first floor landing, the en suite main bedroom with dressing room, two more bedrooms and family bathroom. The second floor consists of two further bedrooms and shower room.*

**TOTAL 1,803 sq. ft.**

*Ground floor*



<b>Lounge</b>	3.34m x 4.74m	11' 0" x 15' 7"
<b>Kitchen/Dining (max.)</b>	8.34m x 3.46m	27' 4" x 11' 4"
<b>Study</b>	2.74m x 2.31m	9' 0" x 7' 7"

*First floor*



<b>Bedroom 1</b>	3.34m x 3.98m	11' x 13' 1"
<b>Bedroom 4</b>	2.75m x 3.62m	9' 0" x 11' 11"
<b>Bedroom 5</b>	2.54m x 2.98m	8' 4" x 9' 9"

*Second floor*



<b>Bedroom 2 (excl. dormer)</b>	3.36m x 4.39m	11' 1" x 14' 5"
<b>Bedroom 3 (excl. dormer)</b>	2.57m x 3.65m	8' 5" x 12' 0"

 **Plots:** 37, 111, 116 & 117

\* 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. The kitchen layout and furniture positions are for indicative purposes only. 62756\_TWEM / September 2020

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# THE LANGDALE

*4 bedroom home*

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# THE LANGDALE

The four bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and spacious kitchen/breakfast/family room both open through French doors to the garden. A separate dining room, useful guest cloakroom and a storage cupboard complete the ground floor layout. The en suite main bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.

**TOTAL 1,507 sq. ft.**

*Ground floor*



<b>Lounge</b>	4.56m x 4.52m	15' 0" x 14' 10"
<b>Kitchen/Family</b>	6.82m x 3.44m	22' 5" x 11' 3"
<b>Dining</b>	3.41m x 3.05m	11' 2" x 10' 0"

*First floor*



<b>Bedroom 1 (max.)</b>	6.07m x 3.44m	19' 11" x 11' 3"
<b>Bedroom 2 (min.)</b>	4.56m x 3.08m	15' 0" x 10' 1"
<b>Bedroom 3 (min.)</b>	3.05m x 2.94m	10' 0" x 9' 8"
<b>Bedroom 4 (min.)</b>	3.48m x 2.68m	11' 5" x 8' 10"

 **Plots:** 2, 83, 110, 118, 158 & 162

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# THE SHELFORD

*4 bedroom home*

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# THE SHELFORD

*The Shelford is a traditional four bedroom family home, offering plenty of space for daily life. The hallway leads to a spacious kitchen/dining room with French doors to the garden, while a living room and separate study are found at the front of the property, as well as a guest cloakroom. An en suite main bedroom and three further double bedrooms are found upstairs, along with a family bathroom.*

**TOTAL 1,360 sq. ft.**

*Ground floor*



<b>Lounge</b>	4.74m x 3.88m	15' 7" x 12' 9"
<b>Kitchen/Dining (max.)</b>	8.10m x 3.24m	26' 7" x 10' 8"
<b>Study</b>	2.61m x 2.10m	8' 7" x 6' 11"

*First floor*



<b>Bedroom 1 (max.)</b>	3.88m x 3.76m	12' 9" x 12' 4"
<b>Bedroom 2 (max.)</b>	4.22m x 3.07m	13' 10" x 10' 1"
<b>Bedroom 3 (max.)</b>	3.43m x 3.09m	11' 3" x 10' 2"
<b>Bedroom 4 (max.)</b>	3.89m x 2.75m	12' 9" x 9' 0"

 **Plots:** 1, 31, 36, 47, 58, 84, 85, 112, 115, 120, 121, 124, 131, 142, 153, 159 & 161

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# THE KENTDALE

*4 bedroom home*

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# THE KENTDALE

*The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance. Upstairs, an en suite main bedroom can be found alongside two further double bedrooms, a fourth bedroom and a family bathroom.*

**TOTAL 1,205 sq. ft.**

*Ground floor*



<b>Lounge</b>	6.02m × 3.45m	19' 9" × 11' 4"
<b>Kitchen</b>	3.58m × 2.86m	11' 9" × 9' 5"
<b>Dining</b>	3.16m × 2.77m	10' 4" × 9' 1"

*First floor*



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

 **Plots:** 29, 45, 48, 57, 89, 98, 130 & 143

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## THE ESKDALE

*4 bedroom home*

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# THE ESKDALE

*There's a wealth of space to cater for family lifestyles in the four bedroom Eskdale. Downstairs, a large kitchen/dining room with utility area provides access to outside, while a spacious living room has French doors out to the garden. A guest cloakroom and storage closet complete the ground floor. Upstairs are three double bedrooms, including the main with en suite facilities, plus an additional bedroom and main bathroom.*

**TOTAL 1,205 sq. ft.**

*Ground floor*



<b>Lounge</b>	6.02m × 3.45m	19' 9" × 11' 4"
<b>Kitchen/Dining (max.)</b>	3.58m × 6.02m	11' 9" × 19' 9"

*First floor*



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

 **Plots:** 132, 156 & 163

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# THE MIDFORD

*4 bedroom home*

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# THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. The en suite main bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

**TOTAL 1,153 sq. ft.**

*Ground floor*



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

*First floor*



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

 **Plots:** 6, 9-11, 22, 23, 34, 35, 38, 46, 49, 86-88, 90, 93, 129, 135, 152, 154, 155 & 160

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# THE COLTON

*3 bedroom home*



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# THE COLTON

The Colton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/breakfast room leads through to a living/dining room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor main suite, featuring high galleried ceilings and en suite shower room.

TOTAL 1,134 sq. ft.

Ground floor



<b>Lounge/Dining (max.)</b>	4.78m x 3.69m	15' 8" x 12' 2"
<b>Kitchen (max.)</b>	2.72m x 3.43m	8' 11" x 11' 3"

First floor




<b>Bedroom 2 (max.)</b>	4.78m x 3.07m	15' 8" x 10' 1"
<b>Bedroom 3</b>	2.55m x 2.93m	8' 5" x 9' 8"

Second floor



<b>Bedroom 1 (excl. dormer)</b>	5.07m x 3.74m	16' 8" x 12' 4"
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 **Plots:** 3, 4, 7, 8, 32, 33, 39, 40, 50, 51, 78, 79, 81, 82, 91, 92, 99-104, 113, 114, 122, 123, 125, 126, 133, 134, 165 & 166

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# THE TILDALE

*3 bedroom home*

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# THE TILDALE

With an appealing L-shaped layout, the three bedroom Tildale has plenty of space for families. The kitchen/dining room and living room both lead through French doors to the garden, while a guest cloakroom and under stairs storage closet provide handy storage. Upstairs, the landing leads to the en suite main bedroom, a further double bedroom, a bathroom, and a third bedroom which could alternatively be used as a study or nursery.

**TOTAL 1,108 sq. ft.**

*Ground floor*



<b>Lounge</b>	5.36m x 3.60m	17' 7" x 11' 10"
<b>Kitchen/Dining</b>	4.74m x 3.60m	15' 7" x 11' 10"

*First floor*



<b>Bedroom 1 (min.)</b>	3.60m x 3.41m	11' 10" x 11' 2"
<b>Bedroom 2 (min.)</b>	3.60m x 2.63m	11' 10" x 8' 8"
<b>Bedroom 3</b>	2.64m x 2.25m	8' 8" x 7' 5"

 **Plots:** 5, 16, 19, 30, 59, 80, 109, 119, 146, 157, 164 & 167

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# THE GOSFORD

*3 bedroom home*



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# THE GOSFORD

*The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite main bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.*

**TOTAL 852 sq. ft.**

*Ground floor*



<b>Lounge (max.)</b>	3.69m x 4.26m	12' 1" x 14' 0"
<b>Kitchen/Dining</b>	4.72m x 2.87m	15' 6" x 9' 5"

*First floor*



<b>Bedroom 1 (min.)</b>	2.96m x 2.83m	9' 9" x 9' 4"
<b>Bedroom 2</b>	2.63m x 3.30m	8' 8" x 10' 10"
<b>Bedroom 3 (max.)</b>	2.00m x 3.55m	6' 7" x 11' 8"

 **Plots:** 12-15, 27, 28, 94, 95, 105-108, 127, 128, 144 & 145

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## THE CANFORD

*2 bedroom home*



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# THE CANFORD

*The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a master bedroom alongside a main bathroom and guest bedroom with generous storage space.*

**TOTAL 676 sq. ft.**

*Ground floor*



<b>Lounge/Dining (max.)</b>	3.98m x 4.73m	13' 1" x 15' 6"
<b>Kitchen</b>	1.85m x 3.02m	6' 1" x 9' 11"

*First floor*



<b>Bedroom 1</b>	3.08m x 3.98m	10' 1" x 13' 1"
<b>Bedroom 2 (max.)</b>	3.98m x 2.56m	13' 1" x 8' 5"

 **Plots:** 17, 18, 20, 21, 24-26, 41-44, 96 & 97

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# A WARM WELCOME TO SEAGRAVE PARK

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*Here you'll find a stunning collection of two, three, four and  
five bedroom homes, situated in the picturesque village  
of Barton Seagrave.*



## 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.*



*Image subject to optional upgrades at additional cost*

# ENJOY VILLAGE LIFE

*If you're looking for a peaceful village life within close proximity of a bustling city, then Seagrave Park is the place for you.*

*The development is situated south east of Kettering in the picturesque village of Barton Seagrave, which was first recorded as a settlement in William the Conqueror's Domesday Book of 1086.*


*From the moment you step through the front door of a new home at Seagrave Park, you'll be faced with bright, spacious rooms with all the latest fixtures and fittings.*

*All you have to do is sit back, relax and enjoy your home.*



 Wicksteed Park, Kettering



 Kettering Railway Station



 Wicksteed Park, Kettering

# THE IDEAL LOCATION

*Situated in Barton Seagrave, Seagrave Park is located in the heart of the picturesque village nestled between Wicksteed Park and open countryside.*

*With Kettering town centre less than two miles away, the development also has an extensive selection of shopping and entertainment.*

*Conveniently located near the A14, the development offers direct access to Cambridge and Kettering railway station is less than three miles away, which has direct services to London St Pancras in just an hour.*



 Wicksteed Park, Kettering



 Wicksteed Park, Kettering



 Kettering Shopping Park



## 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



Backed by HM Government

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](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.

# FROM LOOKING ROUND TO MOVING IN...

