

THE HAMPTONS

Newcastle-under-Lyme · Staffordshire



Persimmon
Together, we make a home.

TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon defect cover
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



HOME CHANGE

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



OUR STAR RATING

We’ve been awarded a four star rating by the Home Builders Federation in their 2021 survey.



OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out a comprehensive 24-point check on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.



The Hamptons

Newcastle-under-Lyme · Staffordshire



The Hamptons at a glance:

- 👉 Beautiful range of 3 & 4-bedroom homes
- 👉 Amenities and leisure on your doorstep
- 👉 Convenient access to the M6 and Manchester
- 👉 Choice of well-regarded schools nearby

THE HAMPTONS - A GREAT PLACE TO CALL HOME

The Hamptons is located in the charming market town of Newcastle-under-Lyme in Staffordshire. Its range of new three and four bedroom homes is perfect for young professionals, growing families and those looking to downsize.

There's a good choice of local independent shops and supermarkets, as well as a newsagent and Post Office on your doorstep. Freeport Talke Shopping Centre is less than a five-minute drive away, boasting a selection of big-name brands to choose from.

Living at The Hamptons means you'll have convenient access to numerous parks, water gardens and sports facilities. Just 3.1 miles away from the development, the renovated sports centre offers a selection of facilities and activities. You'll also be close to Apedale Country Park, with its 184 hectares of varied landscape and woodlands to explore.

If you're a keen golfer, the nearby Alsager Golf and Country Club has a bowling green, an 18-hole course and clubhouse.

For those who like exploring the great outdoors, The Hamptons is close to a wealth of long-distance walking and cycling routes, including the South Cheshire Way and Cheshire Ring Canal Walk.

Choice of schools nearby...

Residents of The Hamptons have several schooling options available, including the nearby St. Chad's C of E Primary School just 4.6 away. Crackley Bank Primary School is also close by at just 4.5 miles from the development.

The Hamptons is proud to offer a wide variety of homes to suit all budgets and circumstances. And with its fantastic selection of local amenities and points of interest, it is the perfect place for you to call home.

JUMP IN THE CAR AND START EXPLORING:

- Stoke-on-Trent | 6 miles
- Stafford | 20 miles
- Manchester | 40 miles
- Nottingham | 60 miles



SITE PLAN

THE HAMPTONS





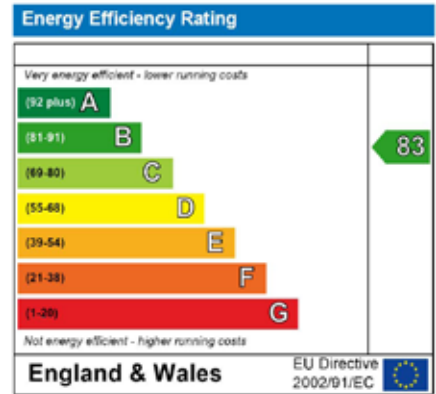
KEY

- The Barton (3)
 - The Buttermere (3)
 - The Windermere (3)
 - The Lockwood (3)
 - The Hornsea (4)
 - The Kendal (4)
 - The Earlswood (4)
 - The Coniston (4)
 - The Belmont (4)
 - Affordable Housing
 - ✱ Bin Collection Points
- (3) indicates number of bedrooms

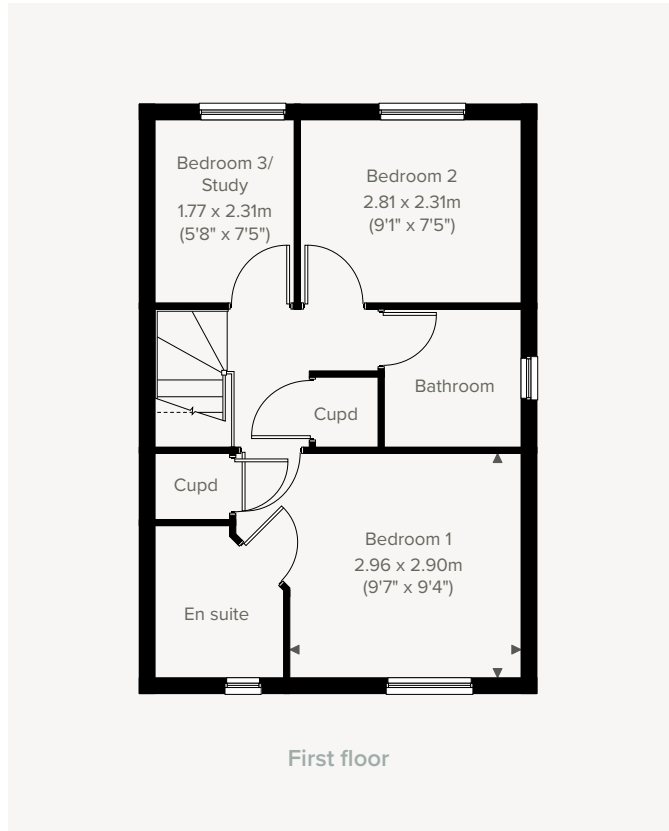
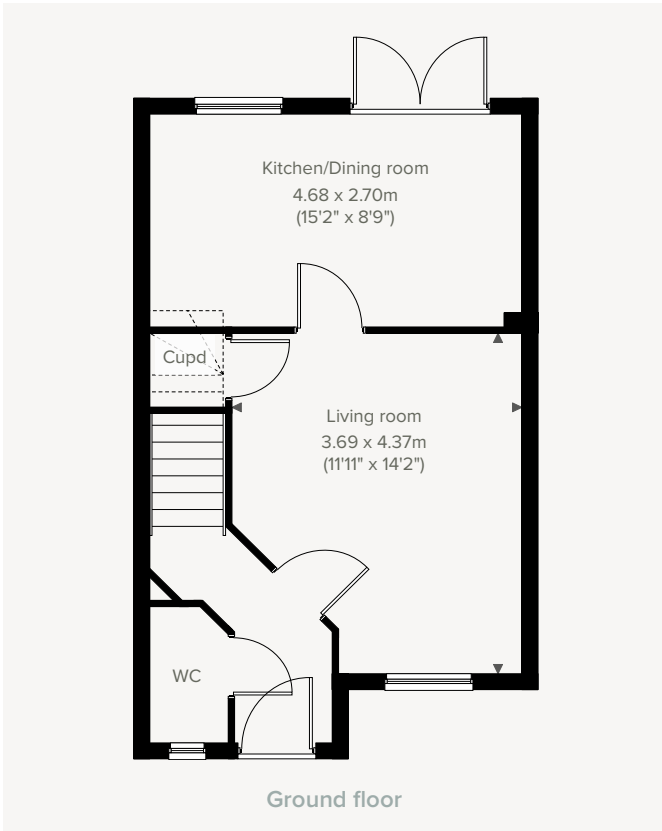
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.



BARTON
3 bedroom home



The popular Barton is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.

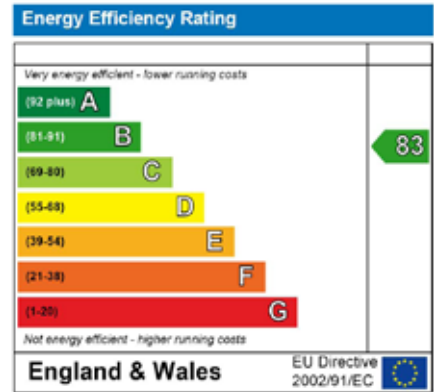


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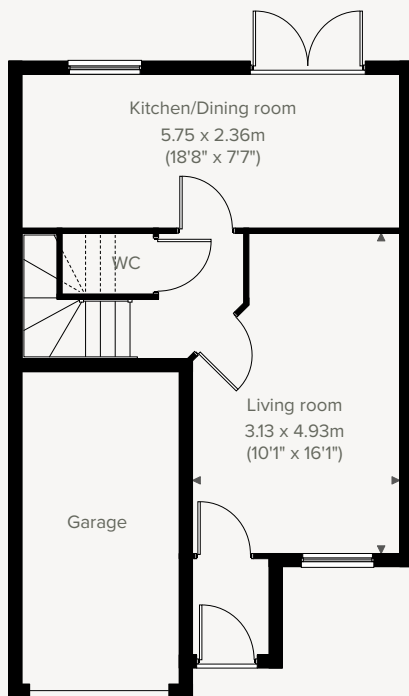


BUTTERMERE

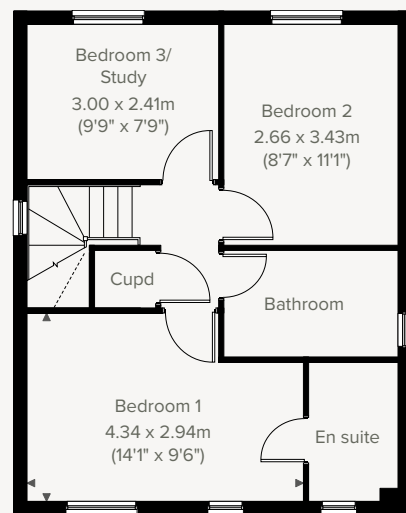
3 bedroom home



A thoughtfully-designed three-bedroom home with much to offer, The Buttermere is popular with families. The bright and modern open plan kitchen/dining room with French doors leading into the garden is ideal for entertaining and family meals. The front porch, inner hallway and downstairs WC takes care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



Ground floor



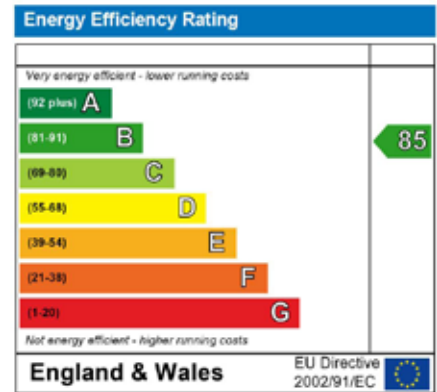
First floor

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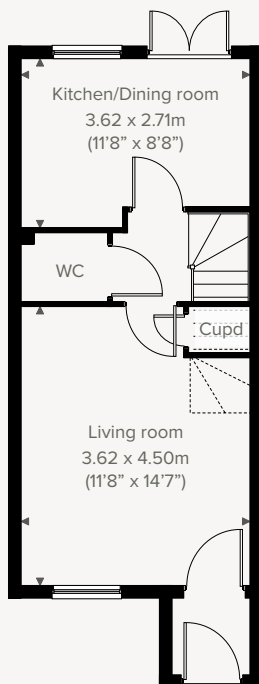


WINDERMERE

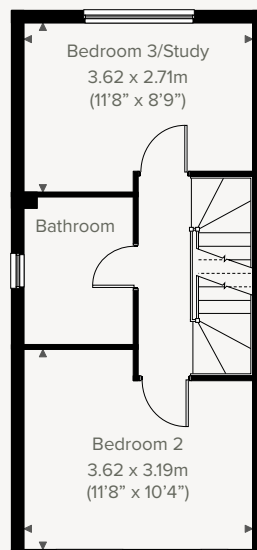
3 bedroom home



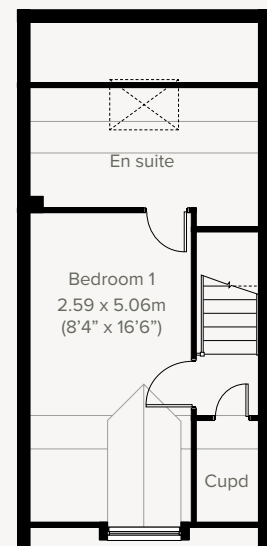
An attractive three-storey, three-bedroom home, the Windermere has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking means it's practical as well as stylish.



Ground floor



First floor

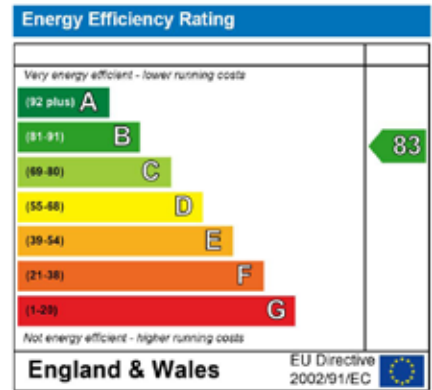


Second floor

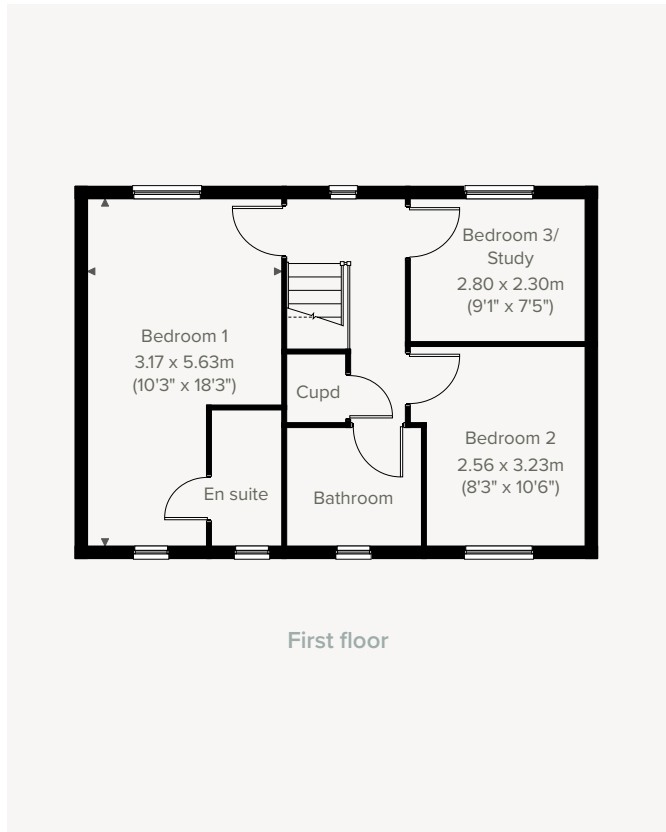
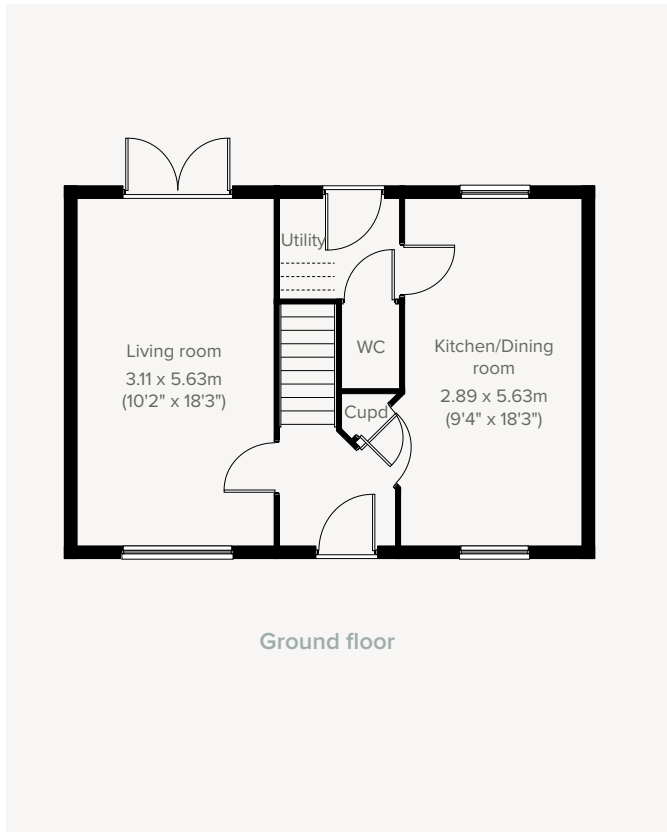
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LOCKWOOD
3 bedroom home



A superb family home, The Lockwood features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.

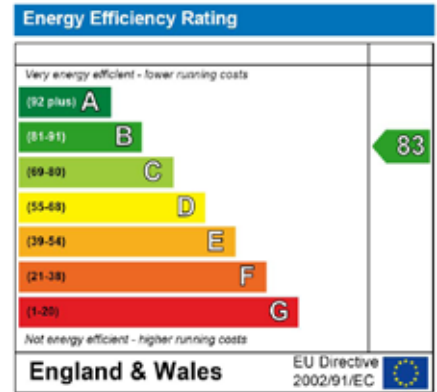


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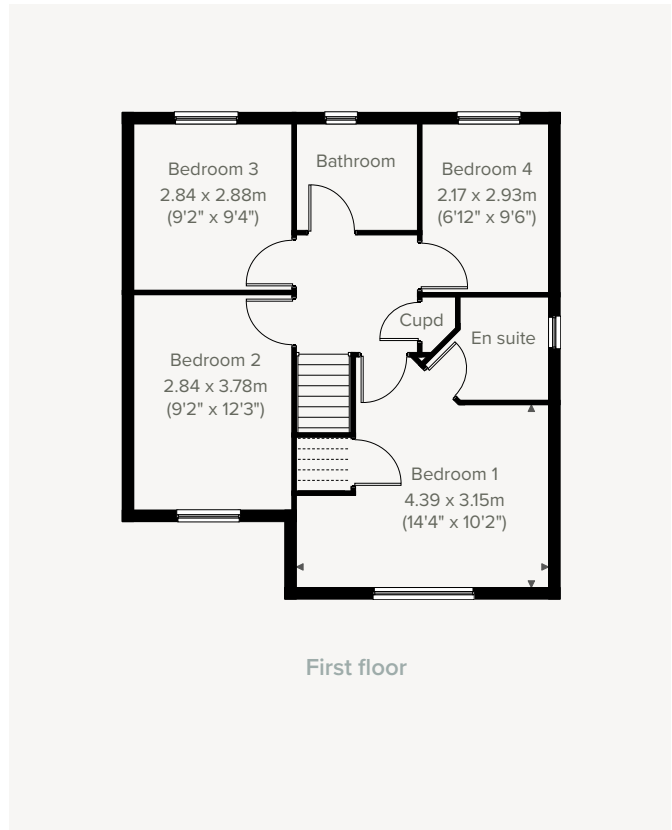
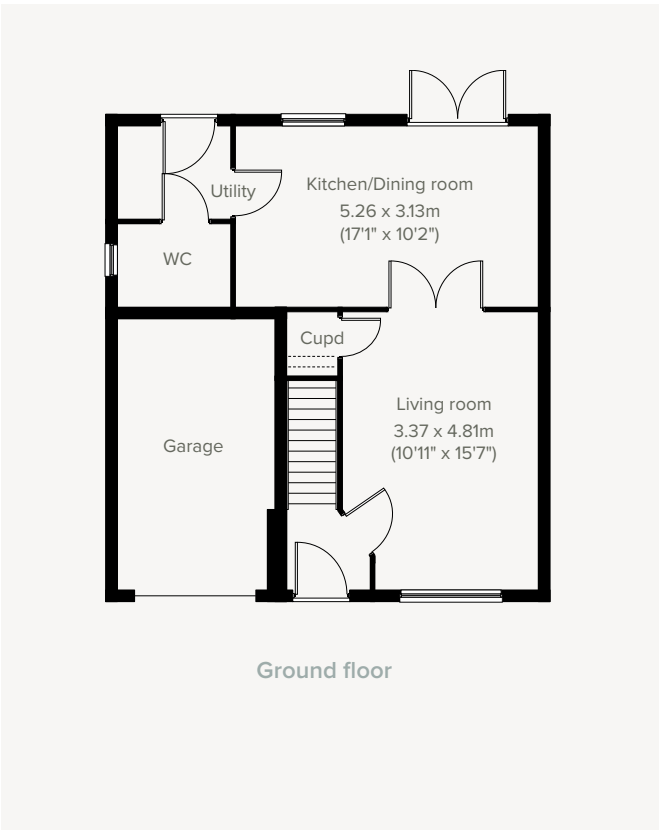


HORNSEA

4 bedroom home



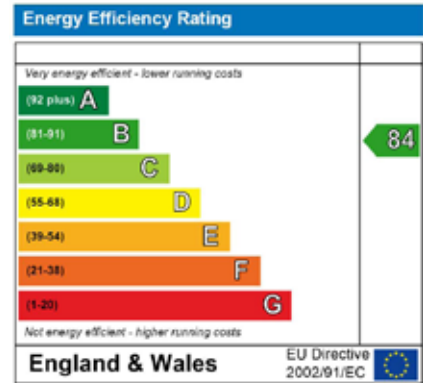
The Hornsea is a superb detached home with an integral garage, a good-sized living room with double doors leading into a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too with a utility, downstairs WC and two storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



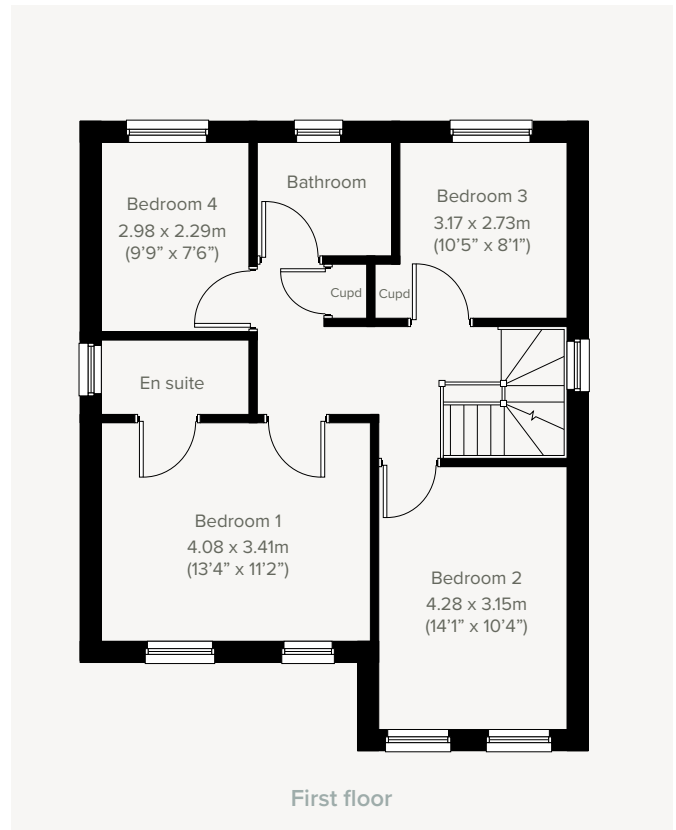
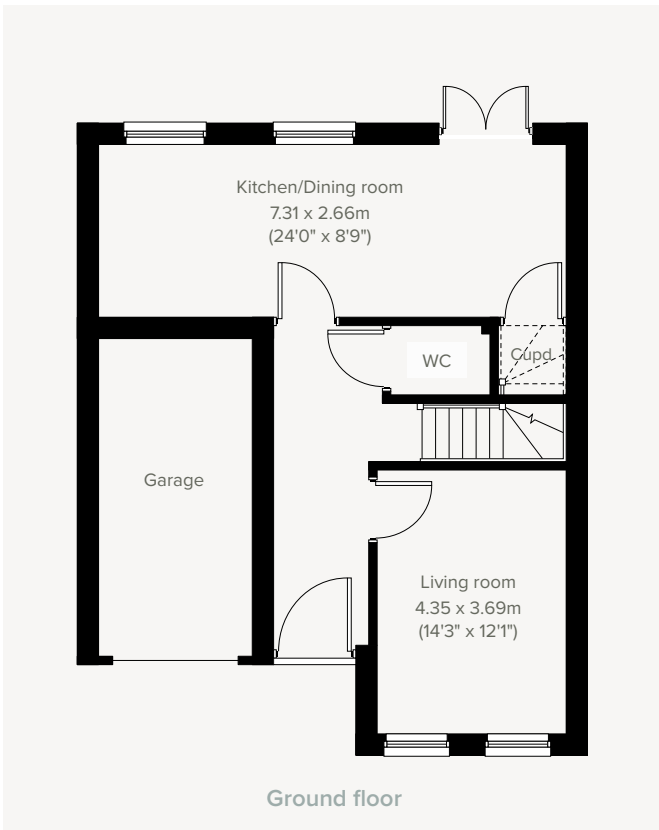
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KENDAL
4 bedroom home



The Kendal is a contemporary four-bedroom detached home offering open plan living. The light and airy kitchen/dining room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a downstairs WC, storage cupboard and an adjoining integral garage. Upstairs there are four good-sized bedrooms with a spacious bedroom one benefiting from an en-suite, plus a modern-fitted family bathroom.

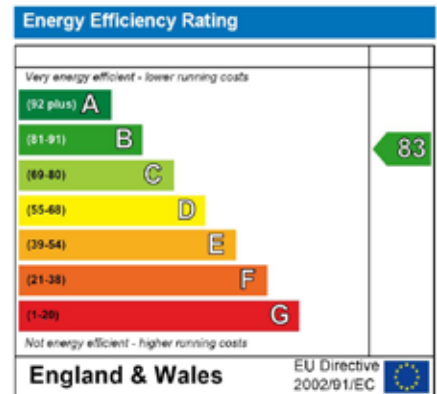


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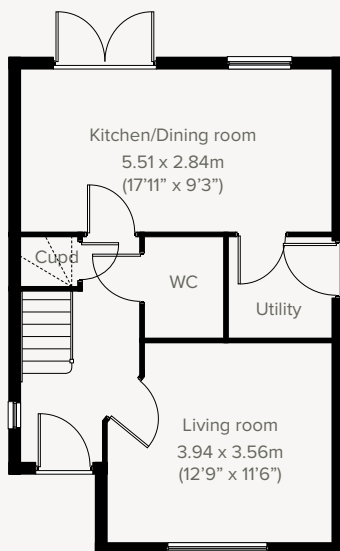


EARLSWOOD

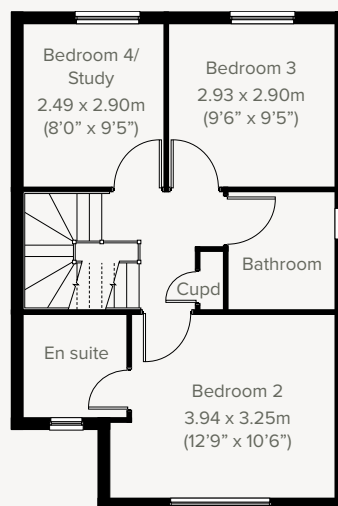
4 bedroom home



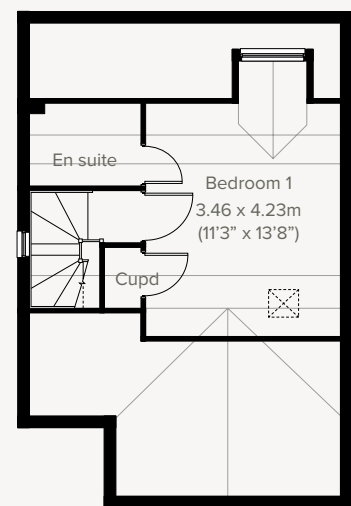
This modern three-storey home is ideal for family life. The Earlswood is a four-bedroom home featuring an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom, and on the top floor there's an impressive bedroom one with en suite.



Ground floor



First floor

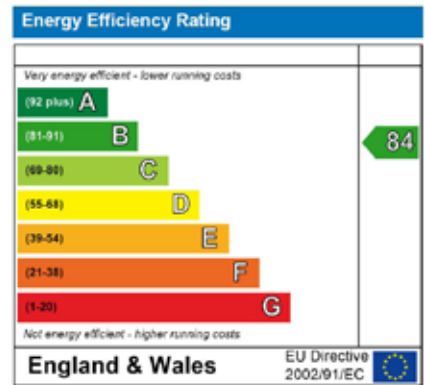


Second floor

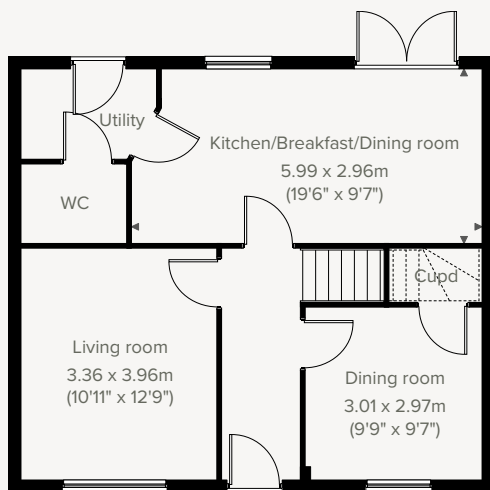
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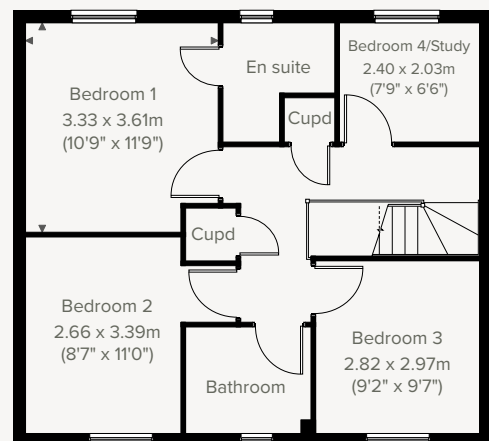
CONISTON
4 bedroom home



A popular family home, The Coniston ticks all the boxes. The modern and stylish open plan kitchen/breakfast/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



Ground floor

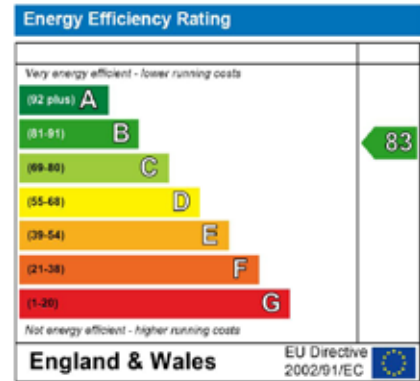


First floor

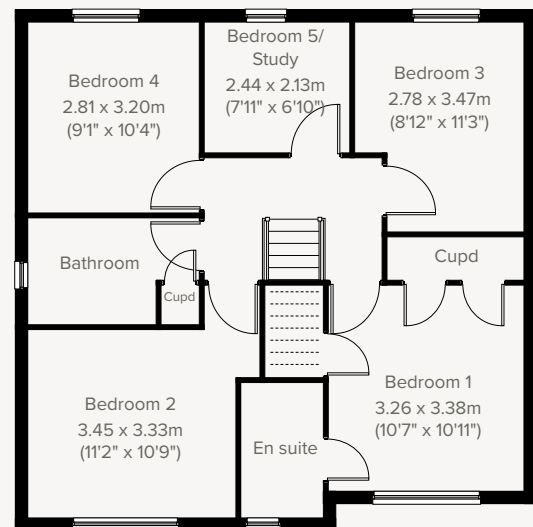
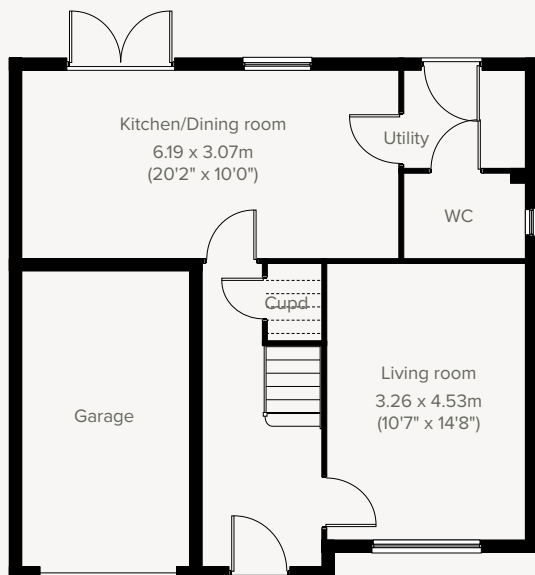
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BELMONT
5 bedroom home



Ideal for family life, The Belmont is a beautiful five-bedroom detached home. The open plan kitchen/dining room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with an integral single garage, downstairs WC and en suite to the bedroom one.



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SPECIFICATIONS



External

Walls	Traditional cavity walls (Inner: timber frame or block Outer: Style suited to planned architecture)
Roof	Tile or slate-effect with PVCu rainwater goods
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)



Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with white hinges
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically controlled valves)
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms
General	TV point and phone extension point in living room (where living room is at rear of property) phone point in entrance hall



Kitchen

General	Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel single bowl sink with pillar taps to kitchen only
Appliances	Plumbing for washing machine
Appliances	Single electric oven and gas hob four-burner in stainless steel, and integrated cooker hood



Bathroom

Suites	White bathroom suites with chrome-finished fittings
Extractor fans	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings. Hand showers over bath (only where there's no en suite)
Tiling	Half height tiling to sanitaryware walls
Splash-backs	En suite splashback to basin and full height to shower enclosure. Three-course splashback to bath area or separate cubicle
En suite	En suite to bedroom one (where applicable)



Security

Locks	Three-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke detectors wired to the mains with battery back-up



Garage & Gardens

Garage	Garage with single roller shutter or up-and-over white door; or car ports or parking space
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate

The Hamptons

For prices, opening times and availability contact:

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Issue: September 2021 Ref: 450-368

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Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Persimmon Homes or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property.



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