



CENTRAL POINT AT MONKSMOOR PARK

DAVENTRY • NORTHAMPTONSHIRE

The final phase of the popular Monksmoor Park development in Daventry.

3 & 4 BEDROOM HOMES





WELCOME TO LIFE AT MONKSMOOR PARK

With so much on offer there's something for everyone in Daventry.

On your doorstep

Central Point enjoys its own character and style, with easy access to the wider facilities at Monksmoor Park. With a village green, local shops and nature trails throughout, and the Grand Union Canal nearby, there's lots to get involved with on your doorstep.

- 1 Monksmoor Children's Park
- 2 Tesco Express
- 3 The Queen of Hearts, Daventry
- 4 Monksfield Surgery
- 5 Ashby Fields Dental Surgery
- 6 Daventry Country Park Visitor Centre and Café
- 7 Daventry Community Centre

Education

Featuring a new primary school, your new home at Central Point is well positioned for access to a wide choice of schools – from nursery right up to secondary education.

- 8 Busy Bees in Daventry
- 9 Dolphin Nursery and Out of School Club
- 10 Falconers Hill Infant School
- 11 Ashby Fields Primary School
- 12 Monksmoor Park CE Primary School
- 13 Falconers Hill Academy
- 14 The Parker E-ACT Academy
- 15 Daventry Hill School

Travel

With easy access to the A45, A5 and A25 and nearby Long Buckby train station just five miles away, Central Point is well connected with towns and cities across Warwickshire, Northamptonshire and Oxfordshire. London can also be reached from Rugby or Northampton train stations within an hour.

- Rugby train station – 21 minutes drive
- Coventry – 32 minutes drive
- Warwick – 40 minutes drive
- Rugby to London Euston – 50 minutes
- Long Buckby to Birmingham – 55 minutes
- Birmingham Airport – 44 minutes by car





CENTRAL POINT AT MONKSMOOR PARK

Monksmoor Park, Welton Lane,
Daventry, Northamptonshire,
NN11 2JD

For all enquiries please call

01327 272 680

crestnicholson.com/localcentre

CONNECTED AND CONVENIENT LIVING

Central Point is a beautiful collection of contemporary 3 & 4 bedroom homes in the popular Monksmoor Park development.

Benefiting from The Garden City Movement, Central Point is well placed to enjoy a green and sustainable place to live, encouraging health, wellbeing and community, while being well-connected to modern, everyday amenities.

As part of Monksmoor Park, your new home at Central Point has a selection of amenities on its doorstep, including schools, shops, play areas and allotments – and of course, lots of green spaces. At Monksmoor Park you'll also find a new primary school, village green and nature trails, along with a selection of local shops. The next stage of the development will see residents benefit from sports pitches, public art and health facilities – all close to your home.

If you enjoy sightseeing, walking and cycling, the award-winning 140 acre

Daventry Country Park and Grand Union Canal are nearby, giving you ample green space to explore.

Just a two mile walk brings you to the centre of Daventry, where on Tuesdays and Thursdays you can take advantage of the local market. On the first Saturday of the month, you can sample an array of local produce at the bustling farmers market. There are also larger supermarkets in town, including a Waitrose and a Tesco. New retailers are also set to be attracted to the area, as Daventry is soon to benefit from a £50 million makeover, aimed at transforming the town to bring brand new shops and leisure facilities. Daventry combines the old and the new, with a wealth of local history and 74 listed buildings in the town.

Being positioned so centrally means that there are many towns and cities within easy reach to visit from your home at Central Point. Coventry is just 20 miles away, while Northampton is just 14 miles to the east – or if you'd like to go a bit further, access to the M1 is just a 15-20 minute drive away and Oxford is approximately an hour away by car. Central London is accessibly by train from close by Rugby and Northampton train stations, or you can take a slightly longer connection from Long Buckby station, which will have you in London Euston in 78 minutes, and Birmingham New Street in 55. If you'd like to travel further afield, Birmingham Airport is just 44 minutes away by car.





CREST
NICHOLSON

CENTRAL POINT AT MONKSMOOR PARK

DEVELOPMENT PLAN

An attractive collection of 3 & 4 bedroom homes
set within the popular Monksmoor Park in Daventry.

3 & 4 BEDROOM HOMES







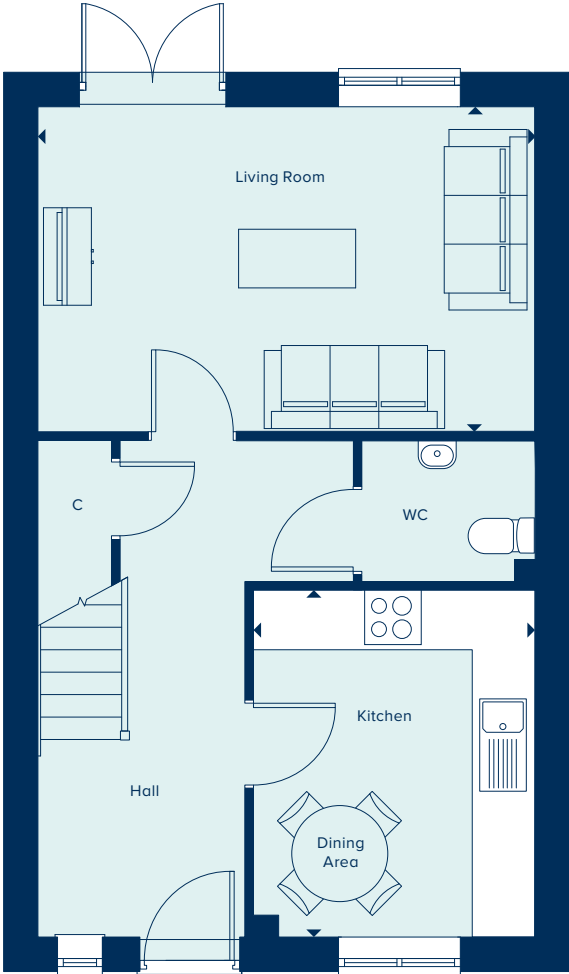
THE EVESHAM
3 Bedroom Home

crestnicholson.com

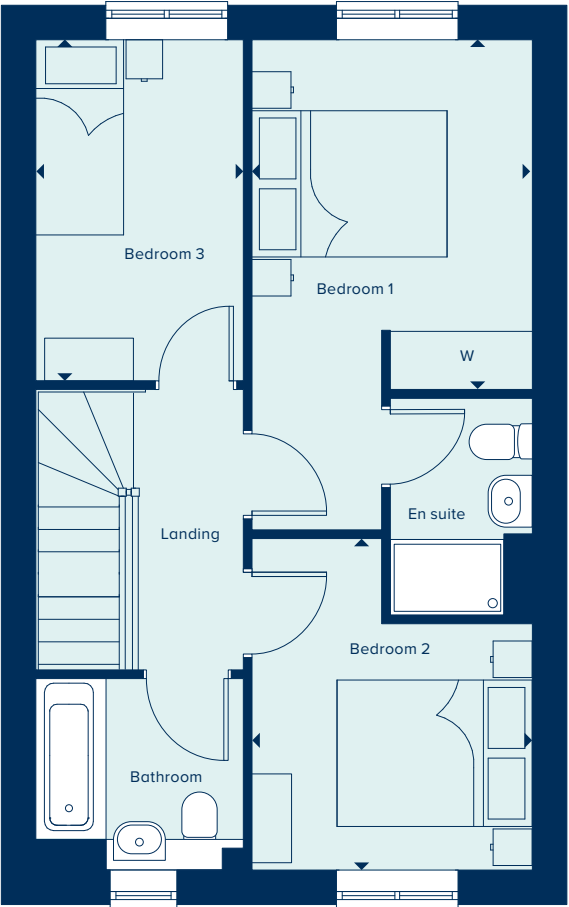
THE EVESHAM

The Evesham is a three-bedroom home which includes a versatile open-plan kitchen-dining area which is ideal for entertaining, in addition to a separate light and airy living room. The master bedroom benefits from an en suite bathroom. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME



GROUND FLOOR		
KITCHEN / DINING AREA		
3.54m x 2.89m	11'7" x 9'6"	
LIVING ROOM		
5.09m x 3.31m	16'8" x 10'10"	



FIRST FLOOR		
BEDROOM 1		
3.58m x 2.85m	11'9" x 9'4"	
BEDROOM 2		
3.39m x 2.85m	11'1" x 9'4"	
BEDROOM 3		
3.52m x 2.15m	11'6" x 7'0"	

C Cupboard W Wardrobe

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THE DORKING

The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large master bedroom and guest bedroom have en suite bathrooms and two further bedrooms share a bathroom.

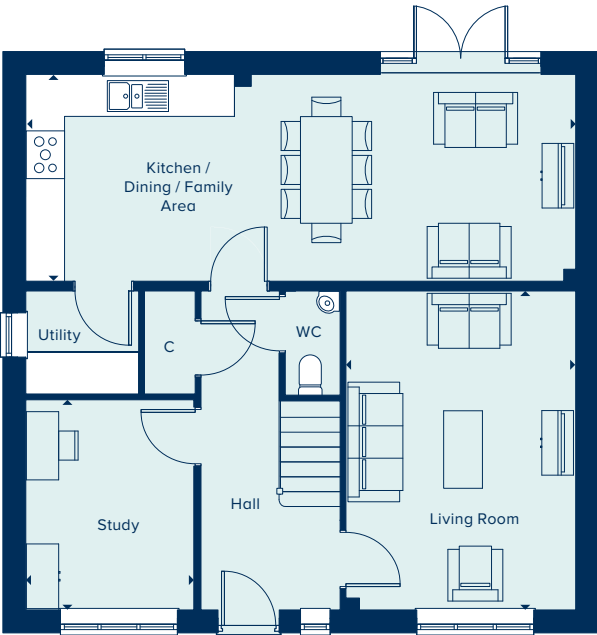
4 BEDROOM HOME



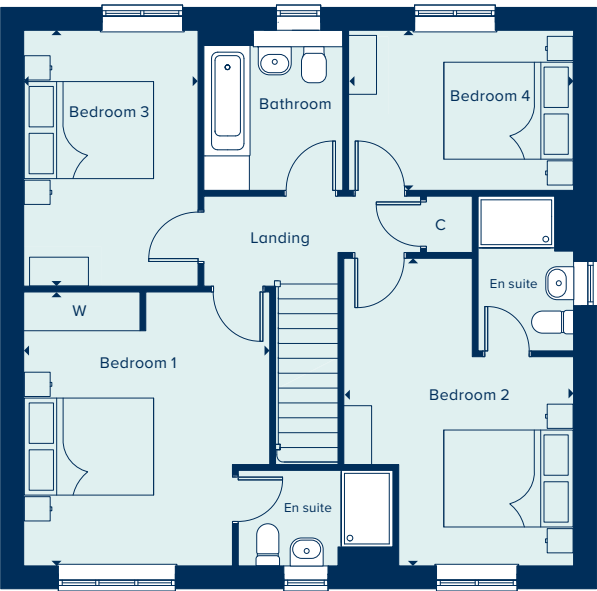
THE DORKING
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
8.50m x 3.20m	27'10" x 10'6"	
LIVING ROOM		
4.93m x 3.55m	16'2" x 11'8"	
STUDY		
3.25m x 2.60m	10'8" x 8'6"	



FIRST FLOOR		
BEDROOM 1		
4.23m x 3.76m	13'11" x 12'4"	
BEDROOM 2		
4.75m x 3.60m	15'7" x 10'8"	
BEDROOM 3		
3.95m x 2.69m	13'0" x 8'10"	
BEDROOM 4		
3.48m x 2.47m	11'5" x 8'1"	



C Cupboard W Wardrobe ● Specification

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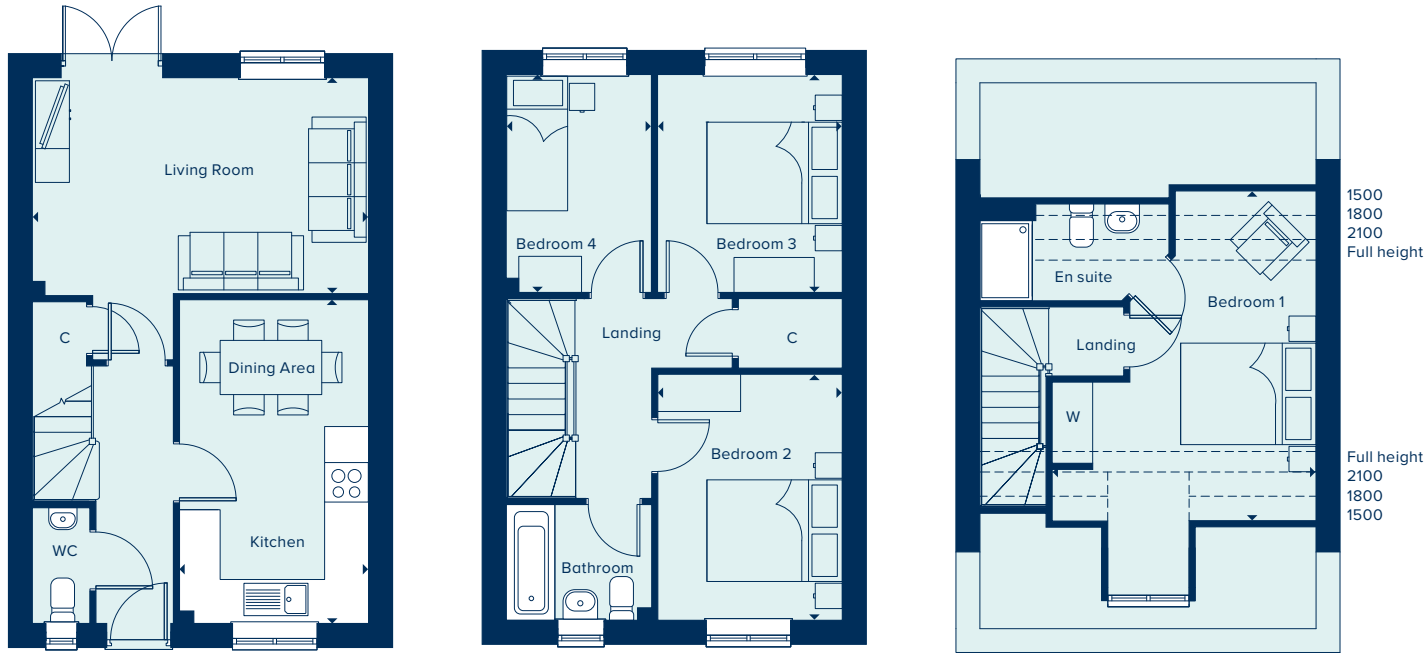
THE FILEY
4 Bedroom Home

crestnicholson.com

THE FILEY

Generously sized bedrooms make The Filey a popular choice with families. With full length windows and a Juliet balcony to the third bedroom, and the entire second floor hosting the master bedroom suite, this house can easily accommodate a family of seven. For a smaller family, the fourth bedroom would make a suitable home office. The house also benefits from a downstairs cloakroom, ample storage and generous quantities of natural light.

4 BEDROOM HOME



GROUND FLOOR

LIVING ROOM	
4.97m x 3.19m	16'3" x 10'5"
KITCHEN / DINING AREA	
4.78m x 2.79m	15'8" x 9'2"

FIRST FLOOR

BEDROOM 2	
3.64m x 2.73m	11'11" x 8'11"
BEDROOM 3	
3.22m x 2.73m	10'6" x 8'11"
BEDROOM 4	
3.22m x 2.15m	10'6" x 7'0"

SECOND FLOOR

BEDROOM 1	
4.87m x 3.85m	15'11" x 12'7"

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THE HEXHAM
4 Bedroom Home

crestnicholson.com

THE HEXHAM

A four-bedroom property spread over three floors, The Hexham is the ideal family home. The top floor hosts the master bedroom and en suite. The three bedrooms on the first floor share two further bathrooms, and this is in addition to a convenient ground floor cloakroom. With each of the bedrooms being generously sized, there is an opportunity for a home office in the fourth. Downstairs, a kitchen diner and separate living area can accommodate the various demands of family life.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA		
4.80m x 2.80m	15'9" x 9'2"	
LIVING ROOM		
4.97m x 3.16m	16'3" x 10'4"	

FIRST FLOOR

BEDROOM 2		
4.97m x 3.16m	16'3" x 10'4"	
BEDROOM 3		
4.97m x 3.16m	16'3" x 10'4"	

SECOND FLOOR

BEDROOM 1		
4.97m x 3.16m	16'3" x 10'4"	
BEDROOM 4		
3.31m x 2.82m	10'10" x 9'3"	

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THE KESWICK

Set over two-storeys, The Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden through full height patio doors. The ground floor study with its bay window also benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large master bedroom has the benefit of an en suite bathroom and three further bedrooms share a family bathroom.

4 BEDROOM HOME



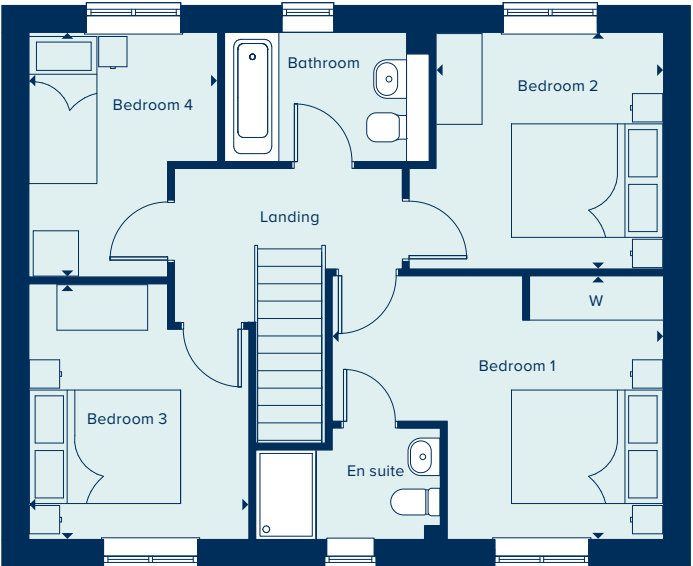
THE KESWICK
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING AREA		
6.71m x 3.03m	21'11" x 9'11"	
LIVING ROOM		
4.81m x 3.35m	15'9" x 11'0"	
STUDY		
3.40m x 2.42m	11'1" x 8'1"	



FIRST FLOOR		
BEDROOM 1		
4.35m x 3.48m	14'3" x 11'5"	
BEDROOM 2		
3.13m x 3.01m	10'3" x 9'10"	
BEDROOM 3		
3.38m x 2.91m	11'1" x 9'6"	
BEDROOM 4		
3.23m x 2.49m	10'7" x 8'2"	



C Cupboard W Wardrobe ● Specification

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THE ROMSEY

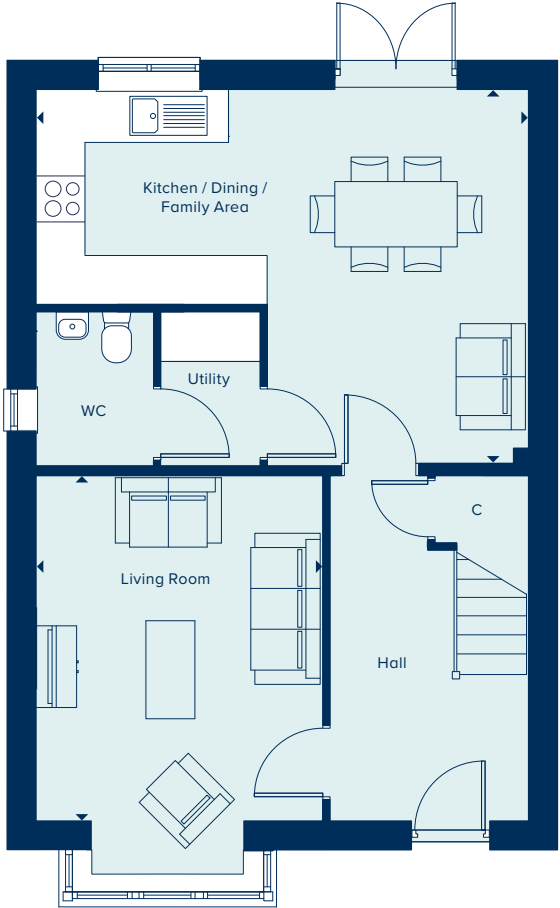
With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME

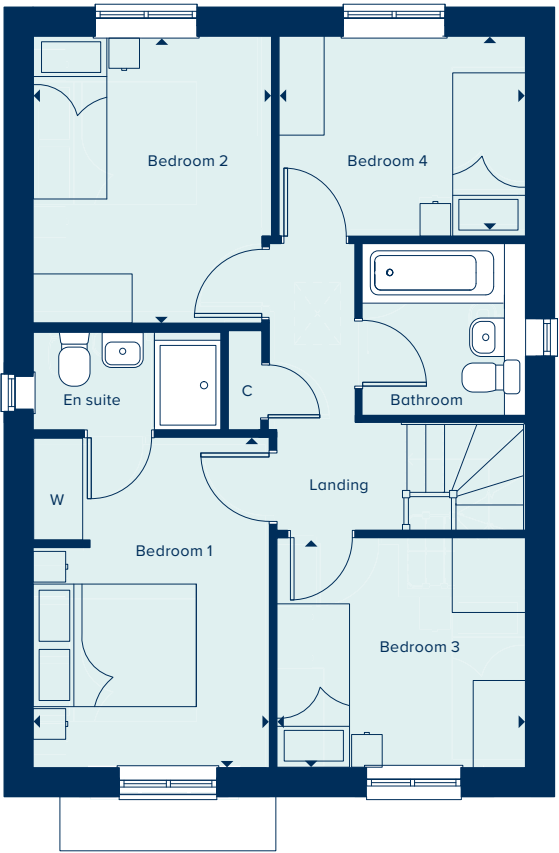


THE ROMSEY
4 Bedroom Home

crestnicholson.com



GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
6.03m x 4.58m	19'8" x 15'0"	
LIVING ROOM		
4.22m x 3.51m	13'10" x 11'6"	



FIRST FLOOR		
BEDROOM 1		
3.96m x 2.90m	13'0" x 9'6"	
BEDROOM 2		
3.38m x 2.80m	11'1" x 9'2"	
BEDROOM 3		
3.08m x 2.74m	10'1" x 9'0"	
BEDROOM 4		
3.13m x 2.38m	10'3" x 7'9"	

C Cupboard W Wardrobe ● Specification

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THE WINKFIELD

Arranged over two-storeys, The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large master bedroom featuring an en suite bathroom.

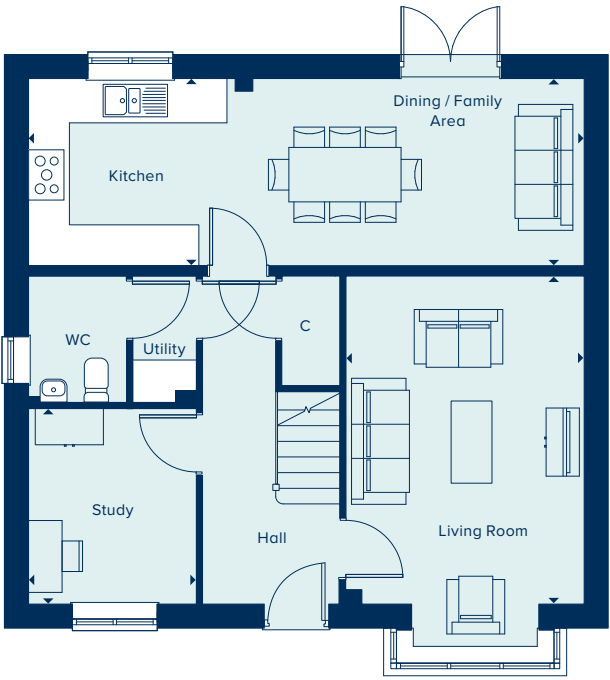
4 BEDROOM HOME



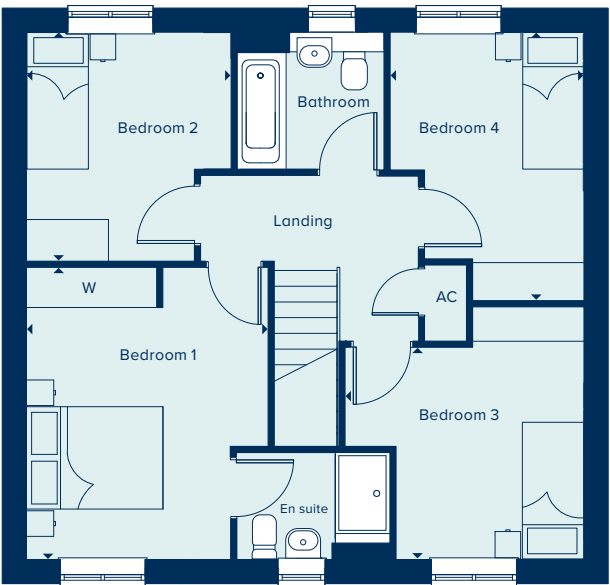
THE WINKFIELD
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
8.17m x 2.75m	26'9" x 9'0"	
LIVING ROOM		
4.82m x 3.50m	15'10" x 11'6"	
STUDY		
2.83m x 2.46m	9'3" x 8'1"	

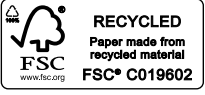


FIRST FLOOR		
BEDROOM 1		
4.27m x 3.54m	14'0" x 11'7"	
BEDROOM 2		
3.35m x 2.99m	11'0" x 9'10"	
BEDROOM 3		
3.50m x 3.10m	11'6" x 10'2"	
BEDROOM 4		
3.93m x 2.84m	12'11" x 9'4"	



AC Airing Cupboard C Cupboard W Wardrobe ● Specification

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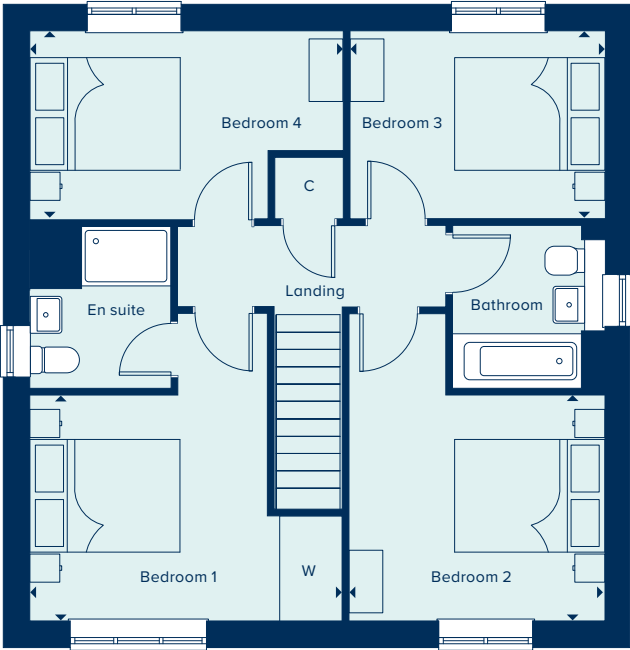
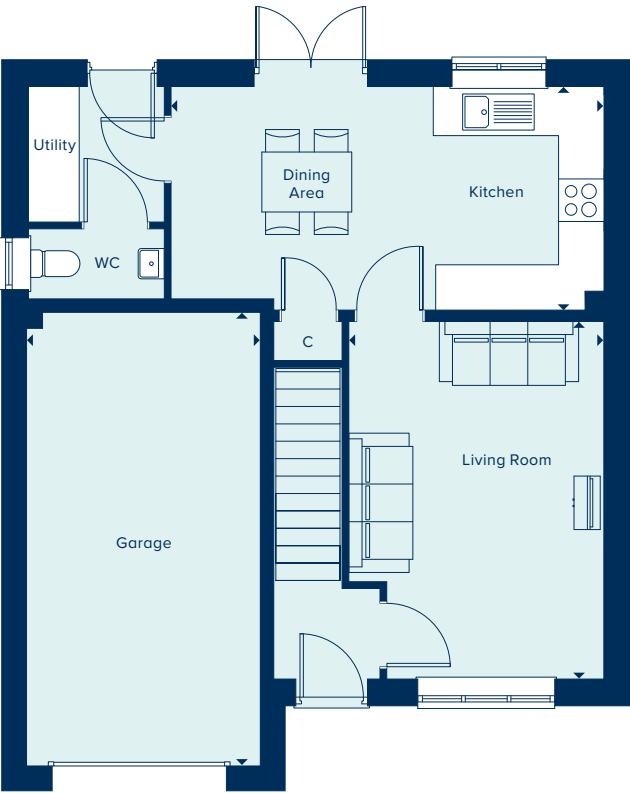
THE YORK
4 Bedroom Home

crestnicholson.com

THE YORK

The York has four bedrooms, each of which is generously sized and includes two bathrooms, one of which creates a master bedroom suite. An integral garage provides convenience, as does a utility room, downstairs wc outside tap and ample storage, while design attributes such as the triple panel windows which benefit both the living area and the main bedroom create a warm and welcoming atmosphere.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

5.72m x 2.95m 18'9" x 9'8"

LIVING ROOM

4.72m x 3.37m 15'6" x 11'0"

GARAGE

5.99m x 3.09m 19'8" x 10'1"

FIRST FLOOR

BEDROOM 1

4.14m x 3.00m 13'7" x 9'10"

BEDROOM 2

3.37m x 3.00m 11'0" x 9'10"

BEDROOM 3

3.36m x 2.50m 11'0" x 8'2"

BEDROOM 4

4.15m x 2.50m 13'7" x 8'2"

C Cupboard W Wardrobe ● Specification

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SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
KITCHEN			
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•
Electric single built-in oven in stainless steel	•		
Electric built-under 1 ½ oven in stainless steel		•	
Electric built-in double oven in stainless steel			•
4 ring gas hob in stainless steel	•	•	
5 ring gas hob in stainless steel			•
Stainless steel splashback behind hob	•	•	•
Integrated extractor hood	•		
Stainless steel chimney extractor hood		•	•
Energy efficient integrated fridge/freezer	•	•	•
Energy efficient integrated dishwasher		•*	•
Energy efficient integrated washing machine	•	•**	
Single bowl sink and drainer in stainless steel	•	•	
1.5 bowl sink and drainer in stainless steel			•
Single lever chrome mixer tap	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM			
Contemporary white sanitaryware	•	•	•
Chrome mixer taps and shower fittings	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•		
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•
Tiled splashback to basin in cloakroom	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
ELECTRICAL		•	•
Low energy LED 4-light spotlight bar to kitchen	•		
Low energy LED downlighters in white to kitchen		•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•
Low energy lighting in all other areas	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•
DECORATION			
White emulsion to all rooms and ceilings	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•
JOINERY AND DOORS			
Front door with multipoint locking system and chrome ironmongery	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•
White internal doors with chrome ironmongery	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•
HEATING			
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•
EXTERNAL FINISHES			
Front gardens to be landscaped	•	•	•
Rear gardens topsoiled and rotovated	•	•	•
External low energy security light fitted by front door	•	•	•
External tap	•	•	•
SECURITY AND PEACE OF MIND			
Smoke, heat and carbon monoxide detectors	•	•	•
Two years warranty and aftercare	•	•	•
Complete NHBC ten year warranty	•	•	•

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CENTRAL POINT AT MONKSMOOR PARK

Monksmoor Park, Welton Lane,
Daventry, Northamptonshire,
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For all enquiries please call

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central-point-at-monksmoor-park](https://crestnicholson.com/developments/northamptonshire/central-point-at-monksmoor-park)**



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