



Weavers  
Grange

# A new community within the village of Bozeat

Welcome to



**An exclusive collection of 40 new build homes and  
exciting community facilities.**

Situated on the northwest edge of Bozeat, a charming village in North Northamptonshire, Weavers Grange offers modern homes with the ideal blend of semi-rural living and excellent access to amenities and transport links into Wellingborough, Milton Keynes and Northampton.

Each Brampton Valley Home is constructed to superior standards that set us apart from other housebuilders. We work with you every step of the way to ensure that your home is exactly as you imagine, with all the modern conveniences of our Gold specification such as fully integrated kitchens, contemporary bathrooms with Porcelanosa tiling and flooring throughout – ready for you to move in and personalise to your own tastes.

Choose a Brampton Valley Home.  
Choose Weavers Grange.







# A vibrant new community within a characterful village, rich in history



## Nearby Amenities

Bozeat has a lengthy history, with Roman, Saxon and Norman origins discovered here. The village is home to a delightful church, the Church of St Mary, which is Grade I listed and was built in the 12th century, with the tower rebuilt in the 1880s. The village was also a thriving centre for weaving in the 15th century, later progressing to lace making, shoe making and milling – in fact, the development at Weavers Grange is built on the site of a former mill.

The historic stone-built pub, the Red Lion, sits alongside a small village green and faces onto the handy village store, which stocks all the daily essentials. Further local amenities include a well-regarded Indian takeaway restaurant, a doctors' surgery, Post Office, a pet groomer and a boutique spa.

## Prime Area For Education

The village of Bozeat has a well-regarded primary school, rated 'Good' by Ofsted, and there are many excellent educational establishments within a short drive for all ages. There are additional recommended primary schools in the neighbouring villages of Grendon and Wollaston, the latter also with a popular preschool.

For secondary education, there are senior schools in both Wellingborough and Wollaston, and within the highly regarded market town of Olney, 10 minutes to the south. In the independent sector, there are strong coeducational options such as Bosworth and Wellingborough School, with more extensive options in Bedford and Northampton, including the popular Northampton High School for girls.

## Attractions Aplenty

There's plenty to see and do in the local area, from visiting National Trust properties and stately homes, to enjoying adventurous days out as a family. Catch all the high-octane drama of motor racing at Santa Pod Raceway, watch a different kind of horsepower at Aston Le Walls equestrian venue, discover the Grand Union Canal via narrowboat or try fishing, sailing and watersports on Grafham Water. Rushden Lakes shopping centre is just 10 miles away and offers designer names and high-street favourites.

Nearby Milton Keynes (25 minutes) offers an extensive variety of entertainment from shopping centres, theatres, and music venues, to restaurants, cinemas, and the UK's largest indoor real snow slope, Xscape.

Northamptonshire is bordered by eight different counties, so there's so much more to see just by venturing a little further afield.

## Rural Living

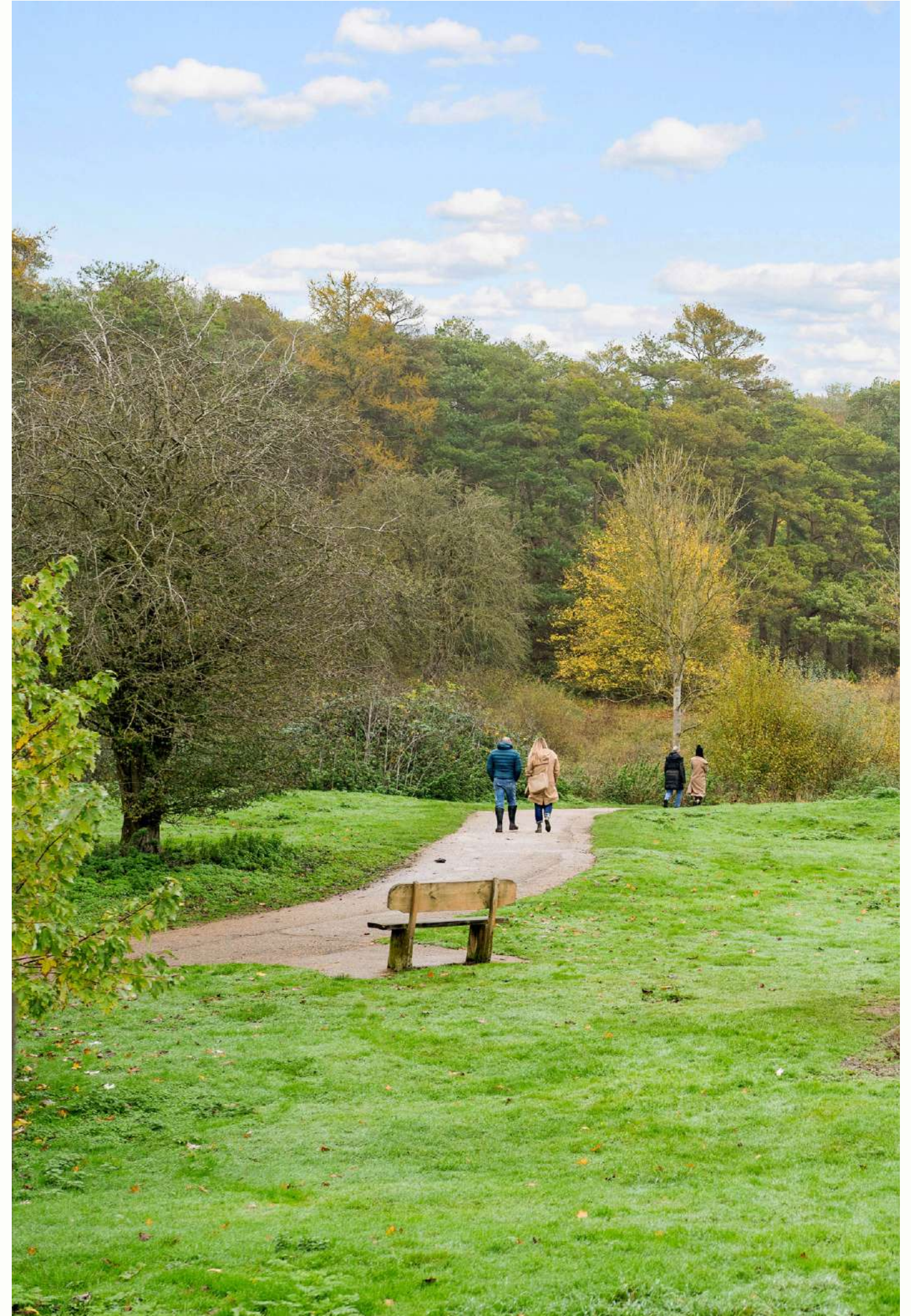
The area is criss-crossed by rights of way and there are a number of footpaths and bridleways around the village, linking Bozeat to surrounding villages. Country parks are plentiful: Summer Leys Nature Reserve (five minutes from Weavers Grange) offers a series of lakes walking trails and is an important habitat for wading birds; Irchester Country Park (10 minutes) offers 200 acres of woodland to explore, with paths, adventure courses and play areas for children. Several equestrian properties can be found in the local area, providing riding lessons, livery and competition venues. Explore the beauty of Castle Ashby gardens, just three miles west: the landscaped parkland envelops the ancestral home of the 7th Marquess of Northampton, including an arboretum and nature trail, Italian gardens and beautiful, colourful borders.



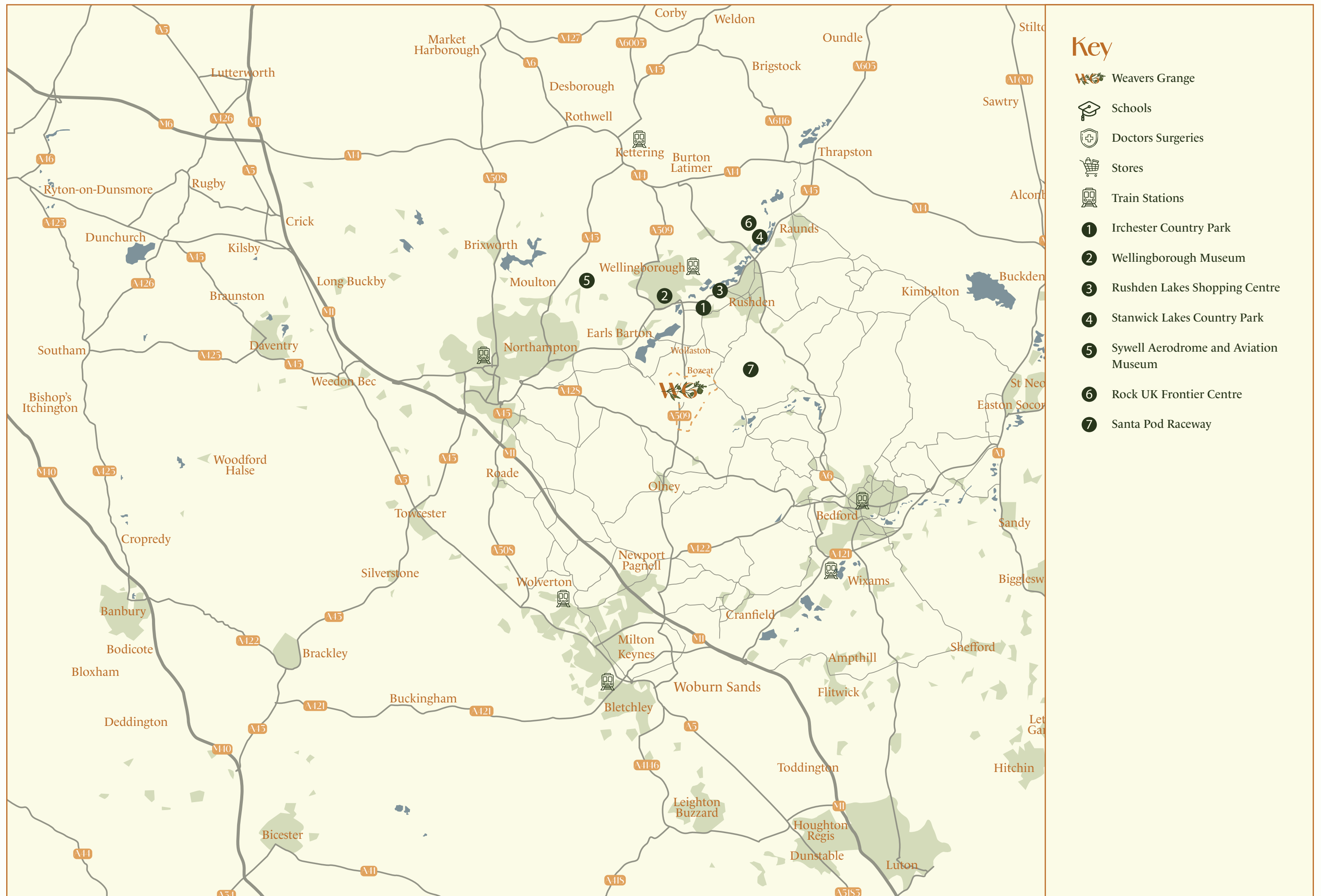
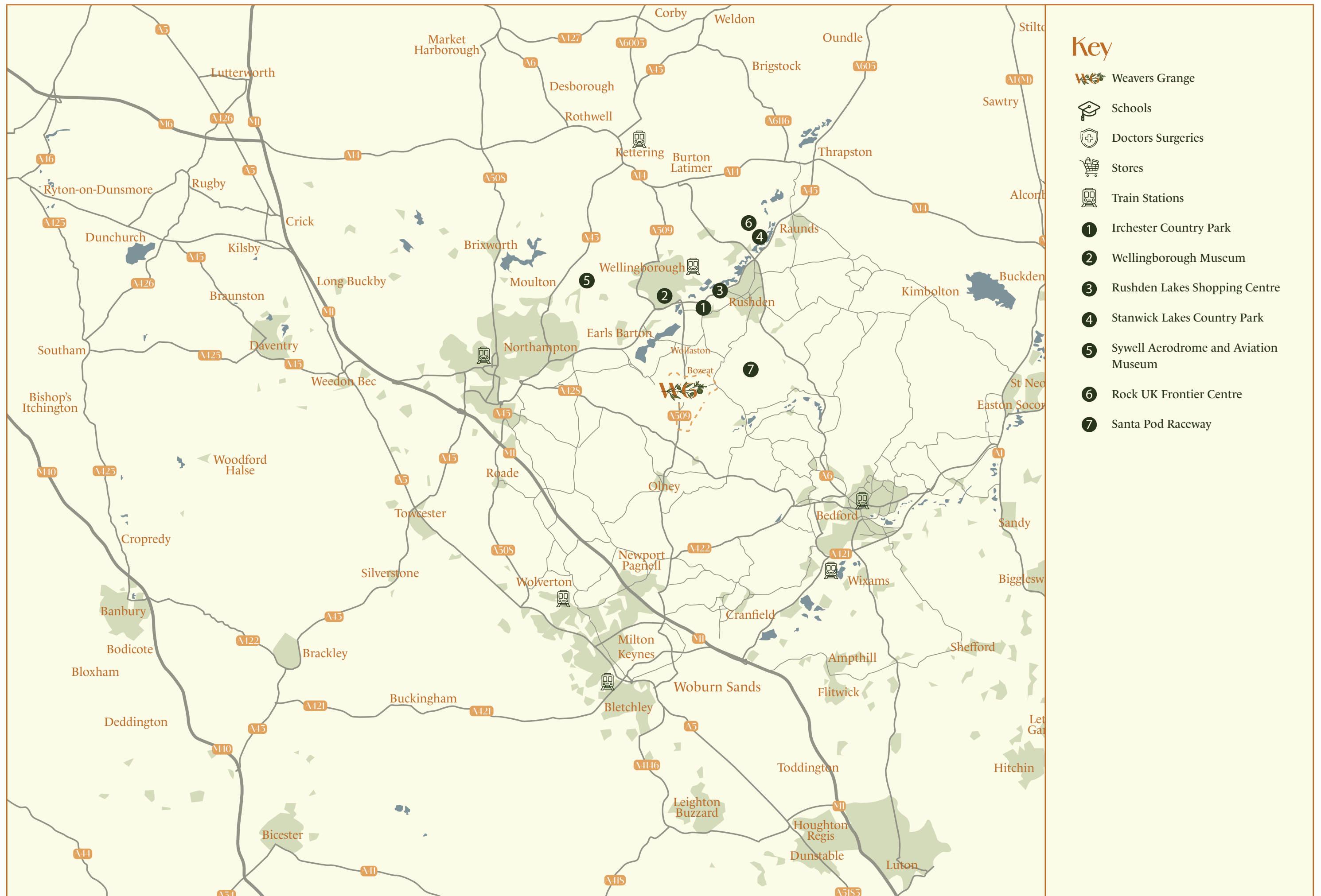


## Transport And Connections

The county town of Northampton is just 10 miles away, offering a wide range of facilities and a station with a link to London Euston in about an hour. Road links are also excellent: the A509 bypass was built in the late 1980s, passing the west of Bozeat and providing easy access to Milton Keynes and the M1. London Luton airport offers a range of European flights and is under an hour away.









## A premium collection of 40 elegant homes in a Northamptonshire village



Weavers Grange is a new build development of 40 two-, three- and four-bedroom properties, brought to this growing neighbourhood by Brampton Valley Homes. Each one of these spectacular new homes will be built to our rigorous standards and designed to our Gold specification, delivering affordable homes to be proud of.

We are thrilled to announce the introduction of a community village hall and play area, which we hope will become a local hub for years to come.

Please note the included internal images are from a previous Brampton Valley Homes development and are intended to be indicative of style and quality of finish only.



# The Abbot

Plots 13, 25

743 sq ft

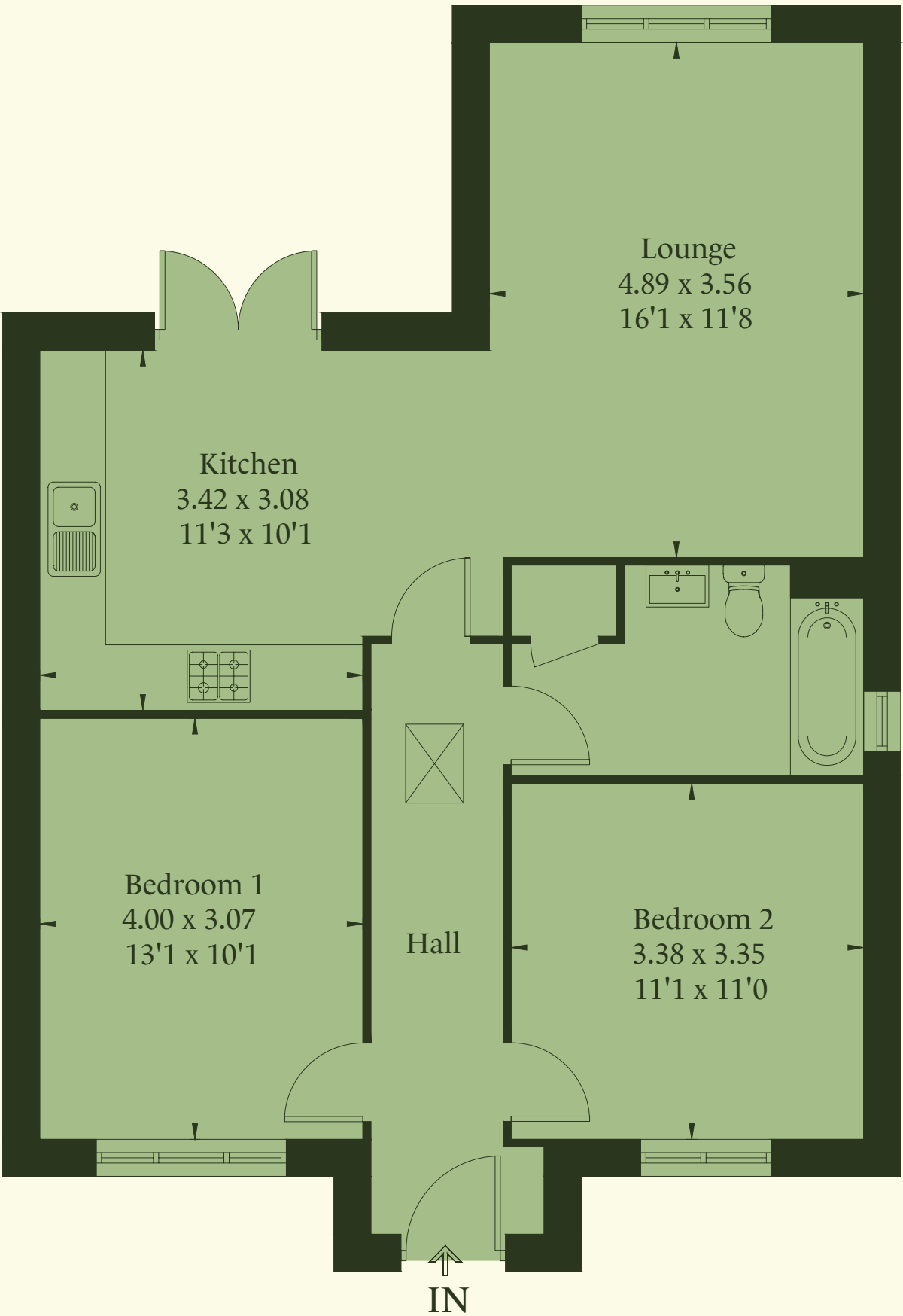
1

2

1




Kitchen	3.42m x 3.08m	11'3 x 10'1
Lounge	4.89m x 3.56m	16'1 x 11'8
Bedroom 1	4.00m x 3.07m	13'1 x 10'1
Bedroom 2	3.38m x 3.35m	11'1 x 11'0
TOTAL	69 sq m	743 sq ft





Ground Floor





# The Armstrong

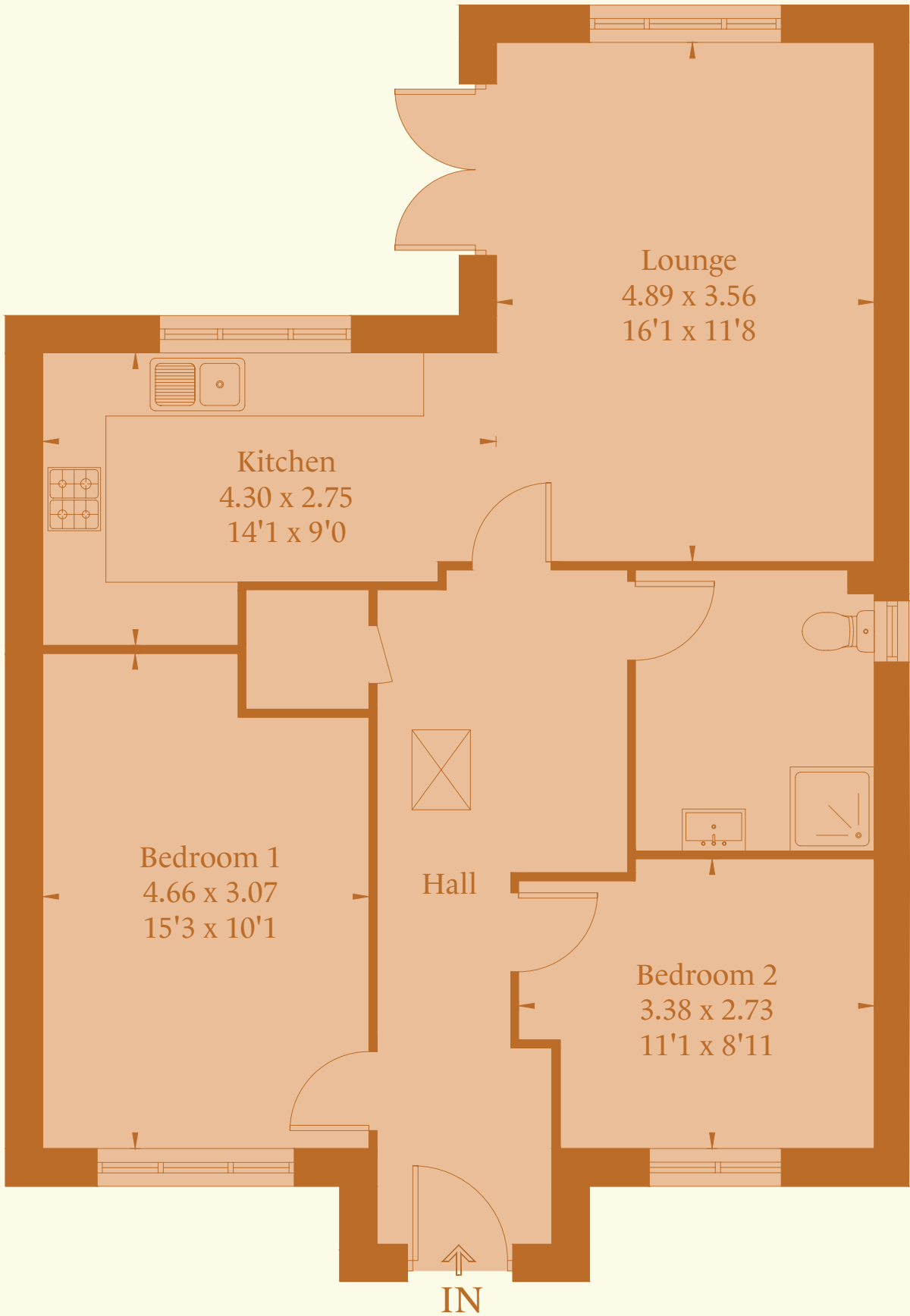
 Plots 14, 19

 743 sq ft

 1

 2

 1



Ground Floor

Kitchen	4.30m x 2.75m	14'1 x 9'0
Lounge	4.89m x 3.56m	16'1 x 11'8
Bedroom 1	4.66m x 3.07m	15'3 x 10'1
Bedroom 2	3.38m x 2.73m	11'1 x 8'11
<b>TOTAL</b>	<b>69 sq m</b>	<b>743 sq ft</b>

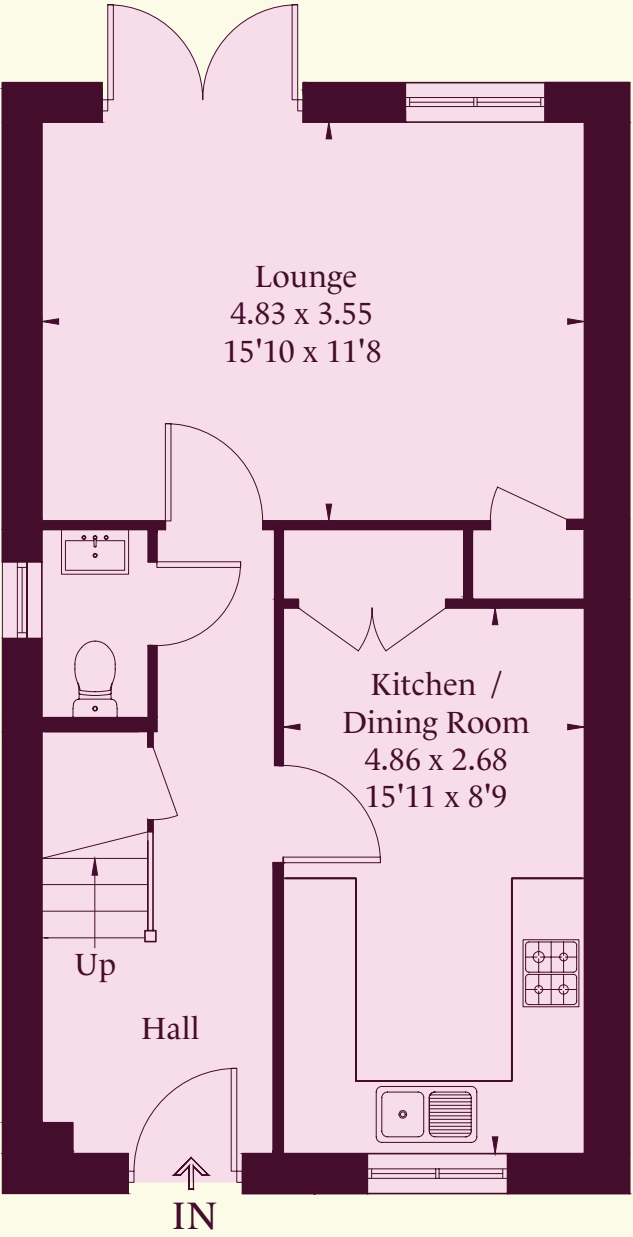


# The Cartwright

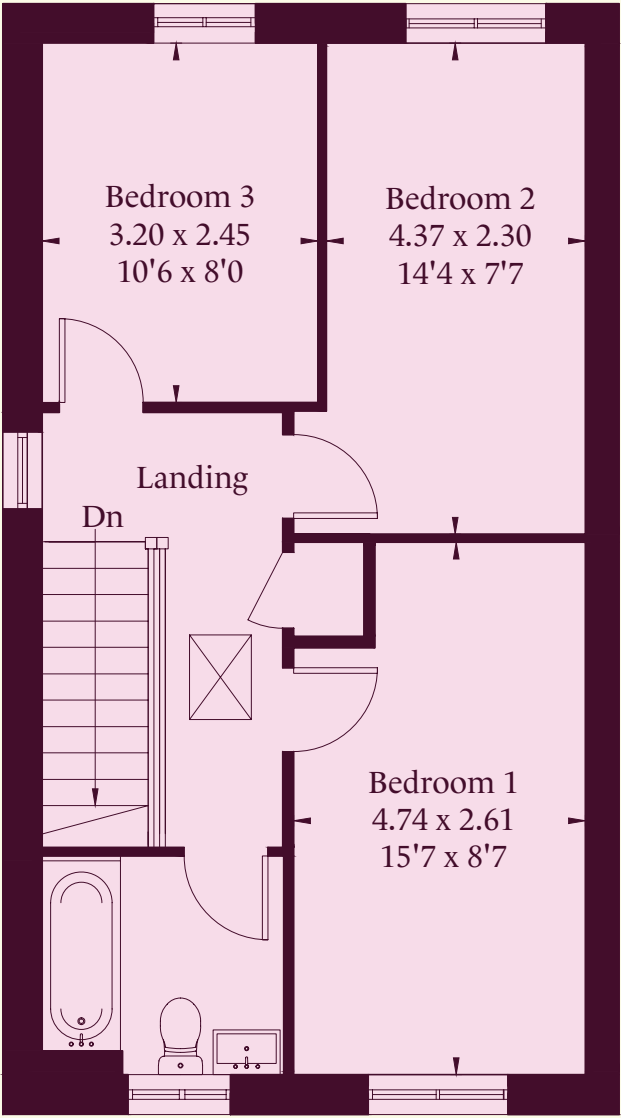
 Plots 16, 17, 23, 24, 27, 29, 33    936 sq ft    1    3    1



Kitchen / Dining Room	4.86m x 2.68m	15'11 x 8'9
Lounge	4.83m x 3.55m	15'10 x 11'8
Bedroom 1	4.74m x 2.61m	15'7 x 8'7
Bedroom 2	4.37m x 2.30m	14'4 x 7'7
Bedroom 3	3.20m x 2.45m	10'6 x 8'0
<b>TOTAL</b>	<b>87 sq m</b>	<b>936 sq ft</b>



Ground Floor

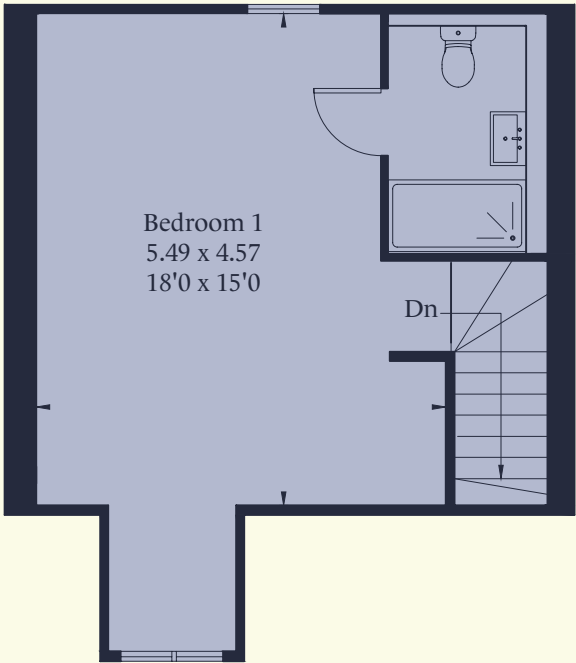


First Floor

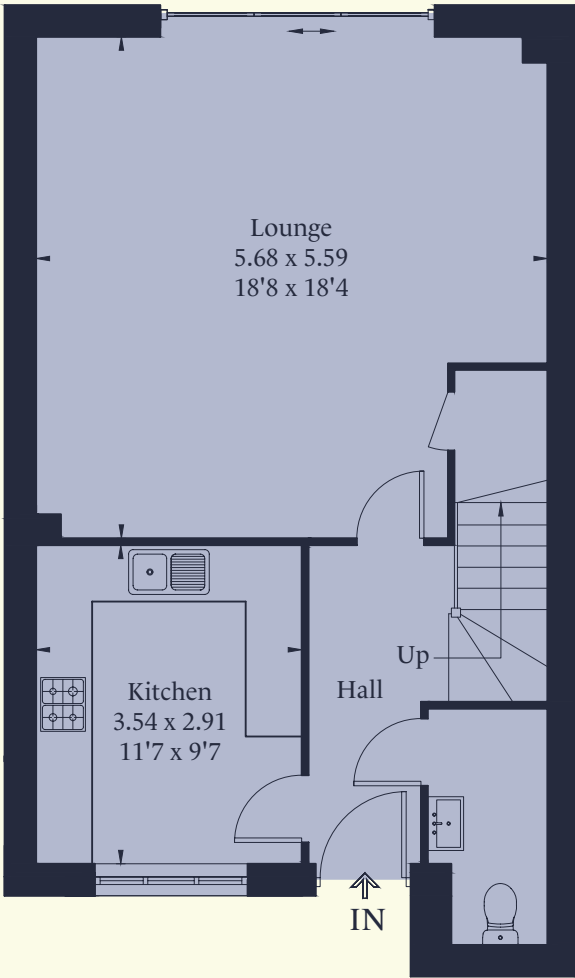


# The Drummond

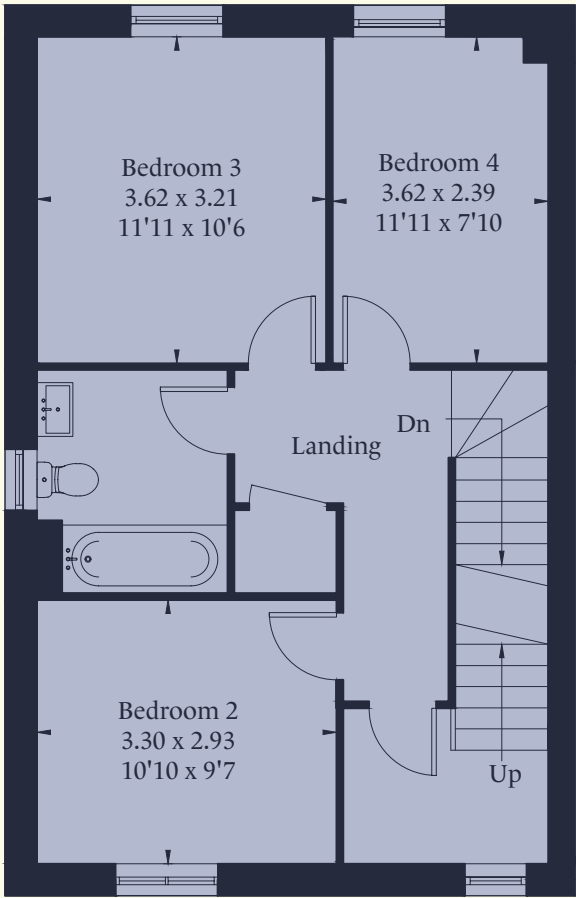
Plots 6, 7, 8, 9   1512 sq ft   1   4   2   Single



Second Floor



Ground Floor



First Floor

Kitchen	3.54m x 2.91m	11'7 x 9'7
Lounge	5.68m x 5.59m	18'8 x 18'4
Bedroom 1	5.49m x 4.57m	18'0 x 15'0
Bedroom 2	3.30m x 2.93m	10'10 x 9'7
Bedroom 3	3.62m x 3.21m	11'11 x 10'6
Bedroom 4	3.62m x 2.39m	11'11 x 7'10
<b>TOTAL</b>	<b>140.5 sq m</b>	<b>1512 sq ft</b>



# The Emberton

 Plot 1

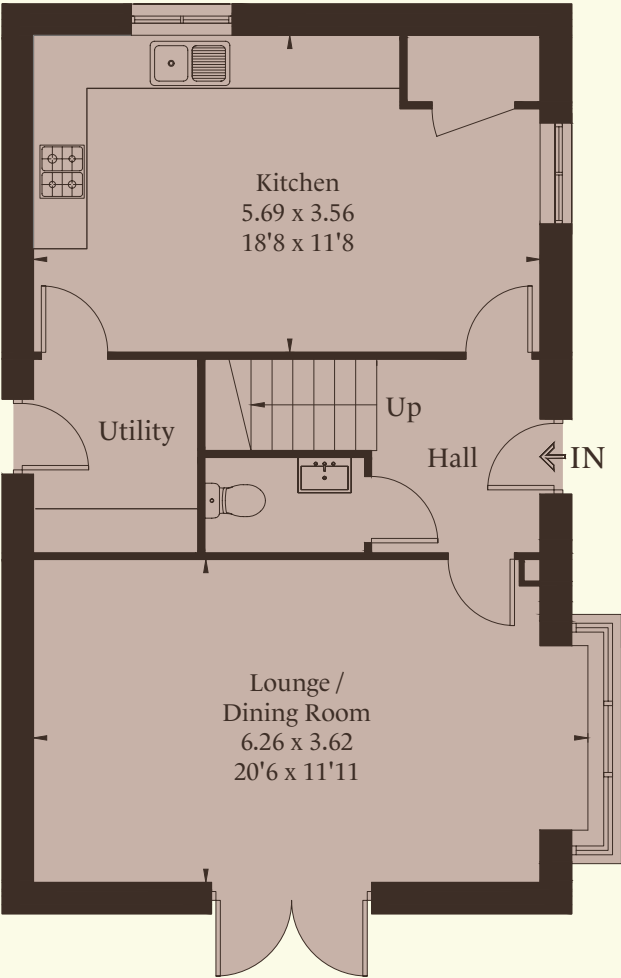
 1162 sq ft

 1

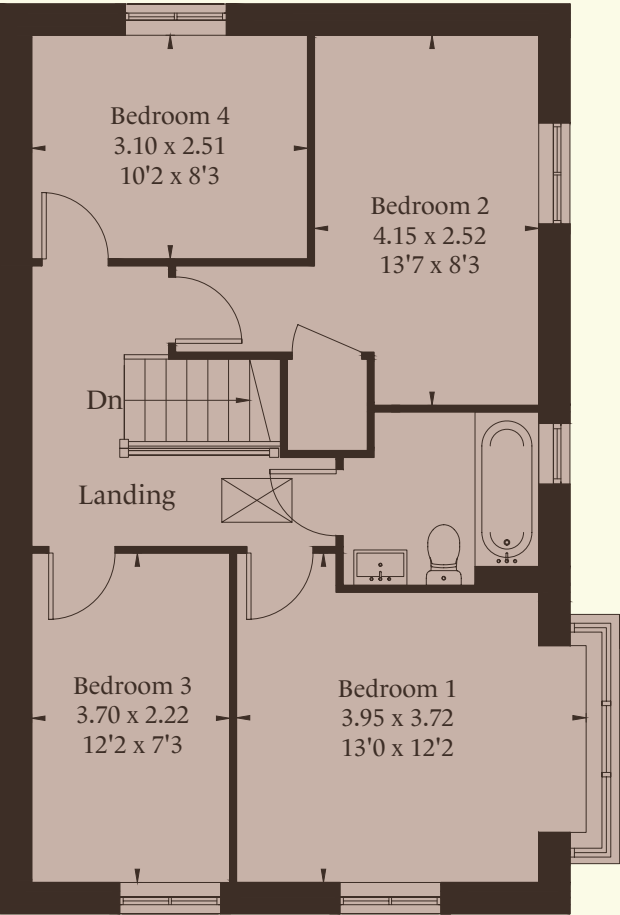
 4

 1

 Single



Ground Floor



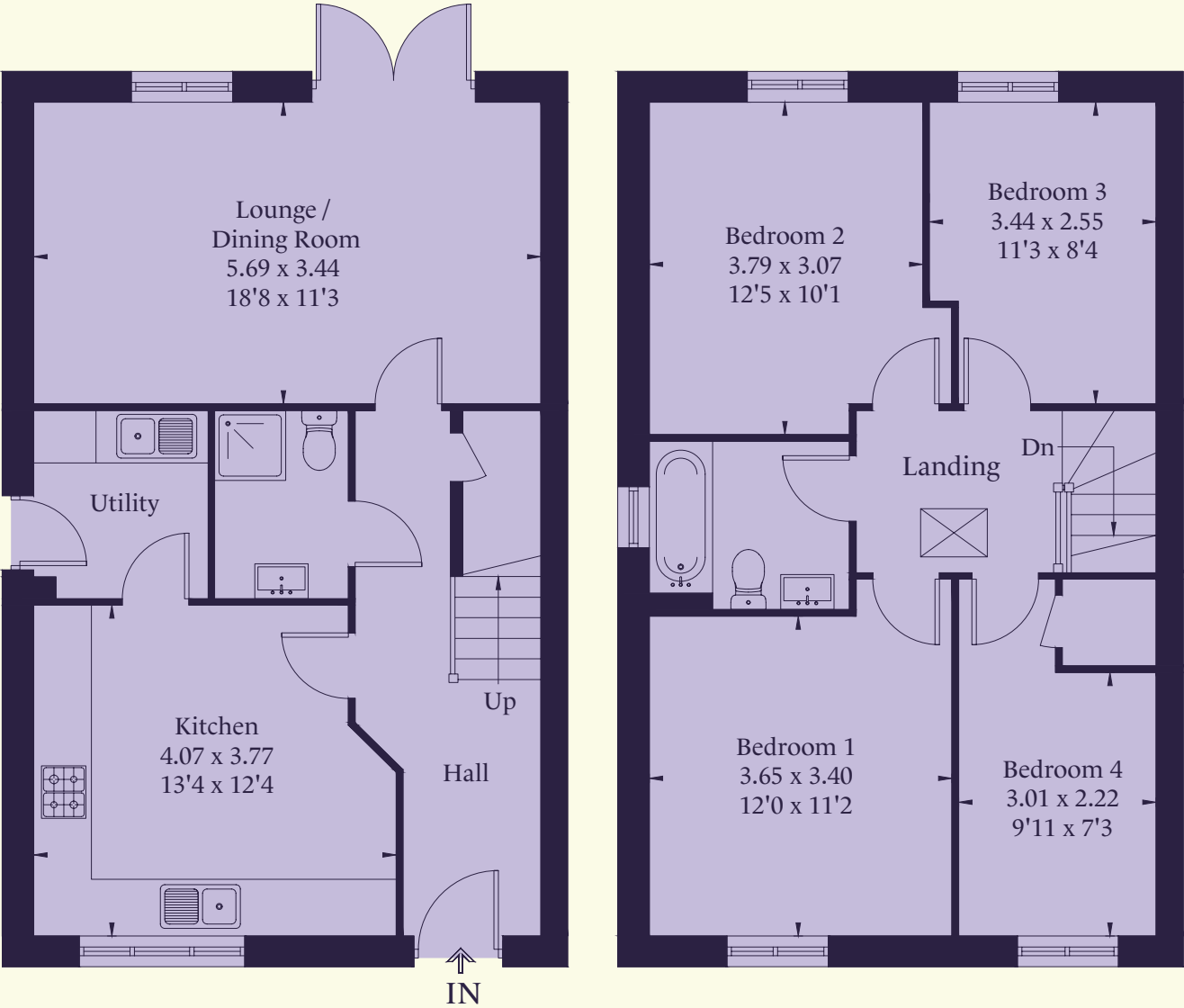
First Floor

Kitchen	5.69m x 3.56m	18'8 x 11'8
Lounge / Dining Room	6.26m x 3.62m	20'6 x 11'11
Bedroom 1	3.95m x 3.72m	13'0 x 12'2
Bedroom 2	4.15m x 2.52m	13'7 x 8'3
Bedroom 3	3.70m x 2.22m	12'2 x 7'3
Bedroom 4	3.10m x 2.51m	10'2 x 8'3
<b>TOTAL</b>	<b>108 sq m</b>	<b>1162 sq ft</b>



# The Greenwich

 Plots 26, 28, 34  1141 sq ft  1  4  2  Single



Ground Floor

First Floor



Kitchen	4.07m x 3.77m	13'4 x 12'4
Lounge / Dining Room	5.69m x 3.44m	18'8 x 11'3
Bedroom 1	3.65m x 3.40m	12'0 x 11'2
Bedroom 2	3.79m x 3.07m	12'5 x 10'1
Bedroom 3	3.44m x 2.55m	11'3 x 8'4
Bedroom 4	3.01m x 2.22m	9'11 x 7'3
<b>TOTAL</b>	<b>106 sq m</b>	<b>1141 sq ft</b>

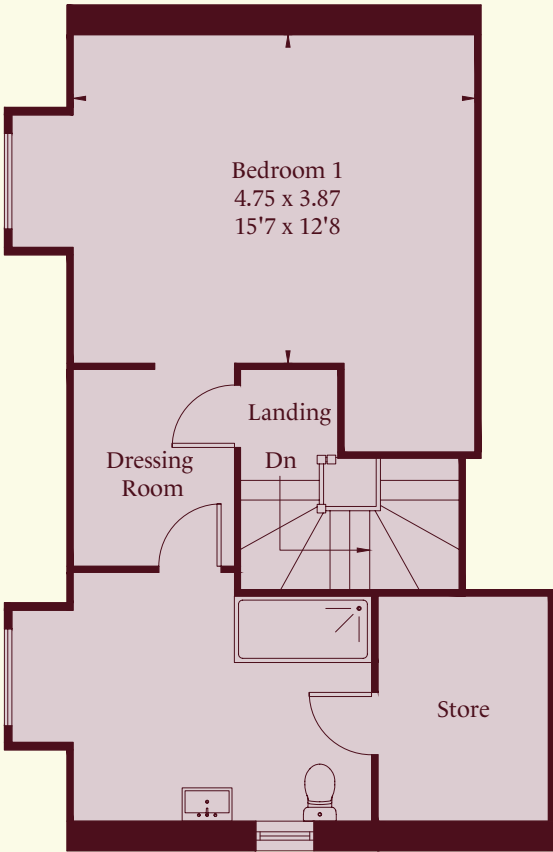


# The Heddle

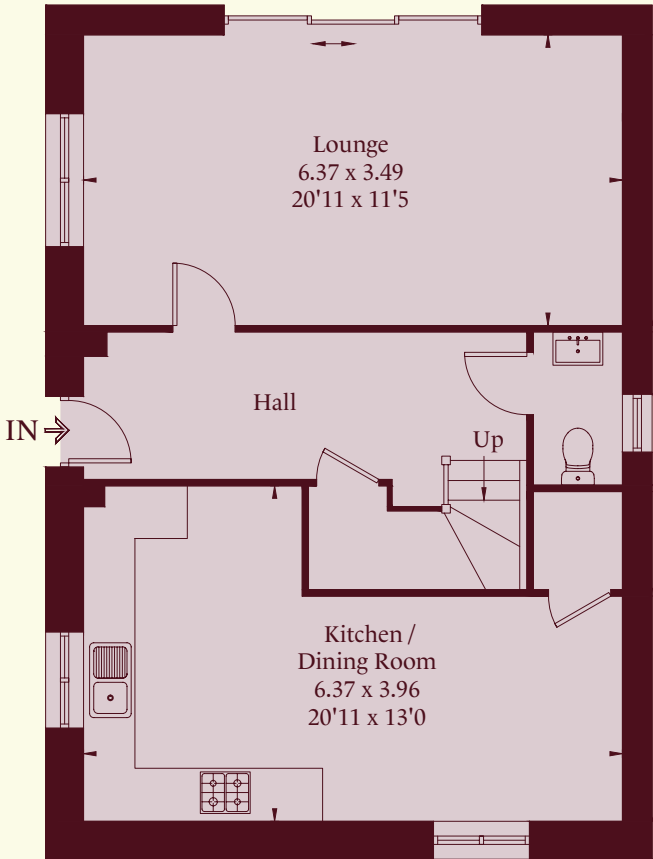
Plots 20, 21   1864 sq ft   1   4   3   Single



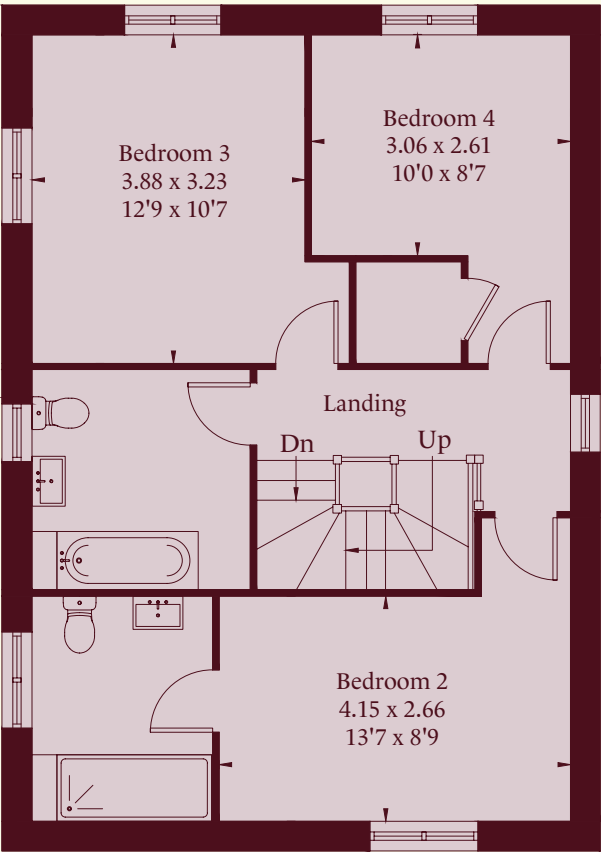
Kitchen / Dining Room	6.37m x 3.96m	20'11 x 13'0
Lounge	6.37m x 3.49m	20'11 x 11'5
Bedroom 1	4.75m x 3.87m	15'7 x 12'8
Bedroom 2	4.15m x 2.66m	13'7 x 8'9
Bedroom 3	3.88m x 3.23m	12'9 x 10'7
Bedroom 4	3.06m x 2.61m	10'0 x 8'7
<b>TOTAL</b>	<b>173.2 sq m</b>	<b>1864 sq ft</b>



Second Floor



Ground Floor

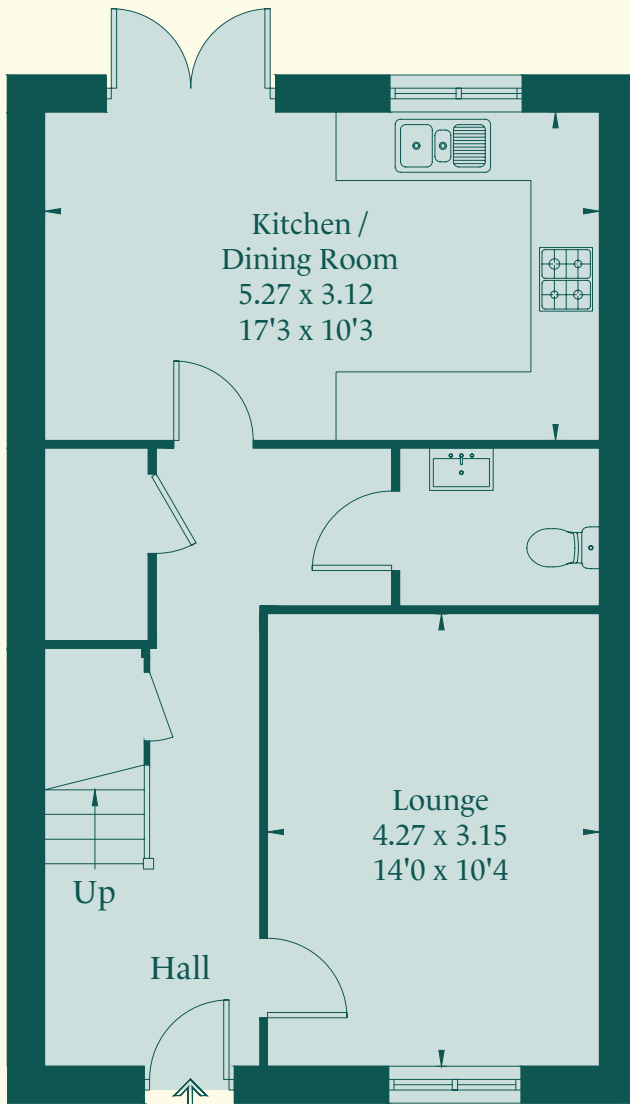


First Floor

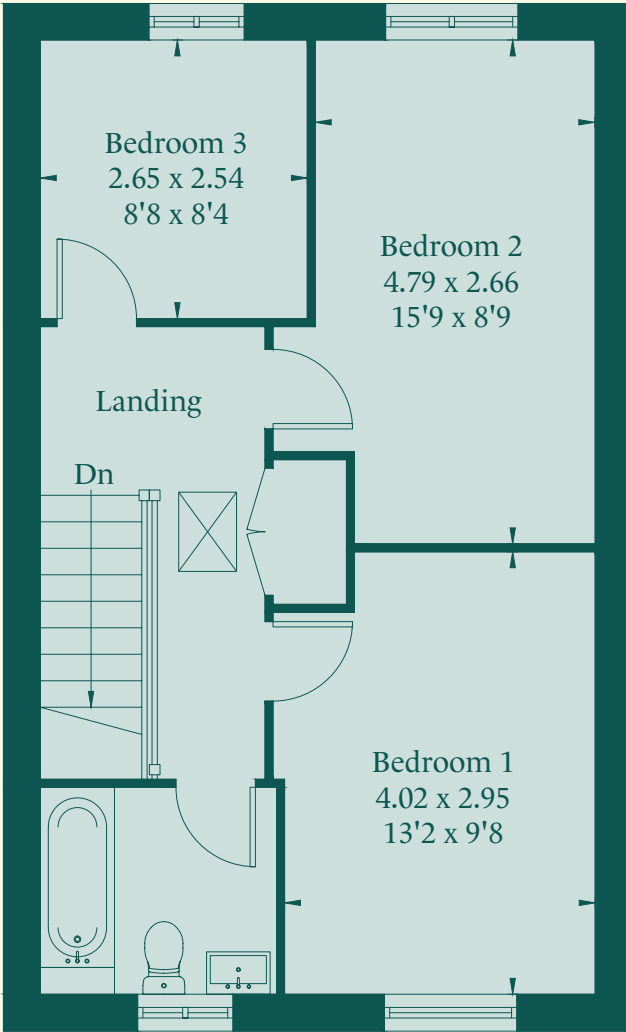


# The Ivory

Plots 10, 11, 12, 30, 31, 32   1162 sq ft   1 sofa   3 beds   1 bath



Ground Floor



First Floor



Kitchen / Dining Room	5.27m x 3.12m	17'3 x 10'3
Lounge	4.27m x 3.15m	14'0 x 10'4
Bedroom 1	4.02m x 2.95m	13'2 x 9'8
Bedroom 2	4.79m x 2.66m	15'9 x 8'9
Bedroom 3	2.65m x 2.54m	8'8 x 8'4
<b>TOTAL</b>	<b>93 sq m</b>	<b>1001 sq ft</b>

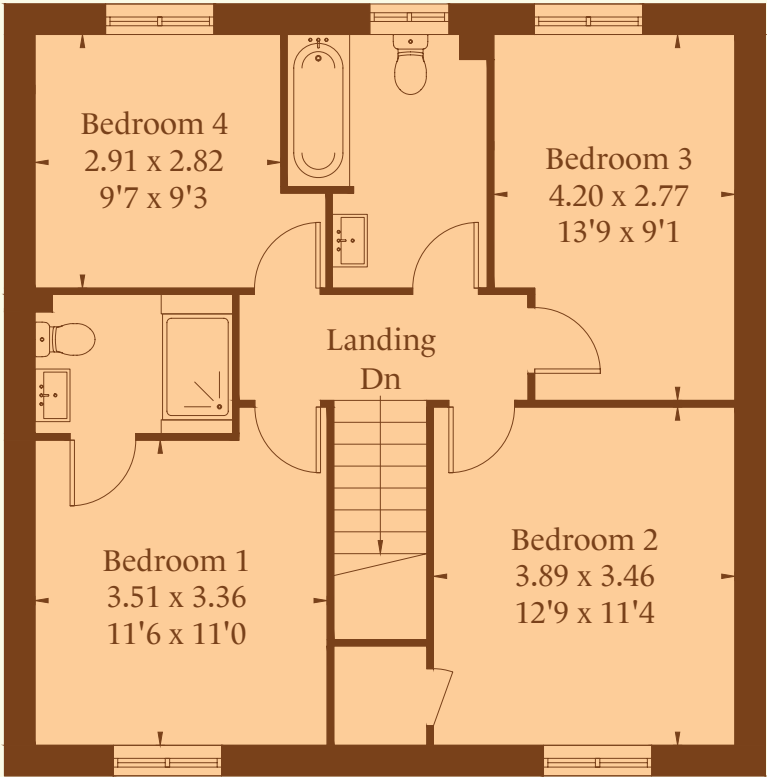


# The Jewson

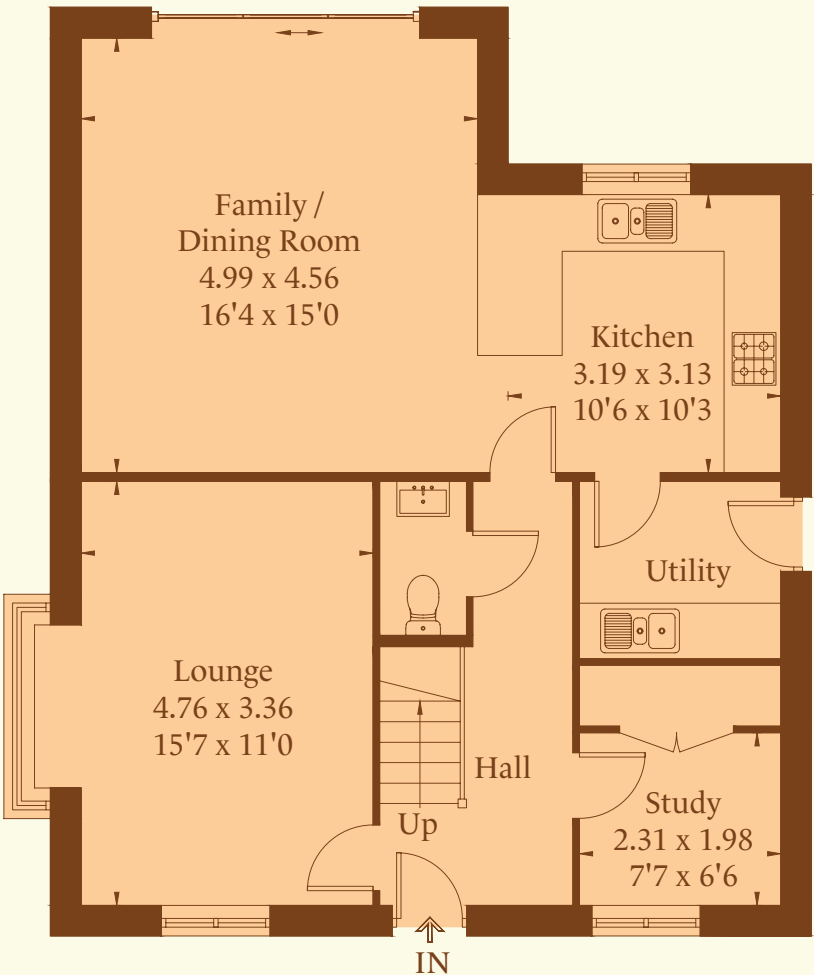
 Plots 3, 15, 18, 22    1495 sq ft    2    4    2    Single



Kitchen	3.19m x 3.13m	10'6 x 10'3
Family / Dining Room	4.99m x 4.56m	16'4 x 15'0
Lounge	4.76m x 3.36m	15'7m x 11'0m
Study	2.31m x 1.98m	7'7 x 6'6
Bedroom 1	3.51m x 3.36m	11'6 x 11'0
Bedroom 2	3.89m x 3.46m	12'9 x 11'4
Bedroom 3	4.20m x 2.77m	13'9 x 9'1
Bedroom 4	2.91m x 2.82m	9'7 x 9'3
<b>TOTAL</b>	<b>139 sq m</b>	<b>1495 sq ft</b>



First Floor



Ground Floor



# The Kenworthy

 Plot 2

 1309 sq ft

 1

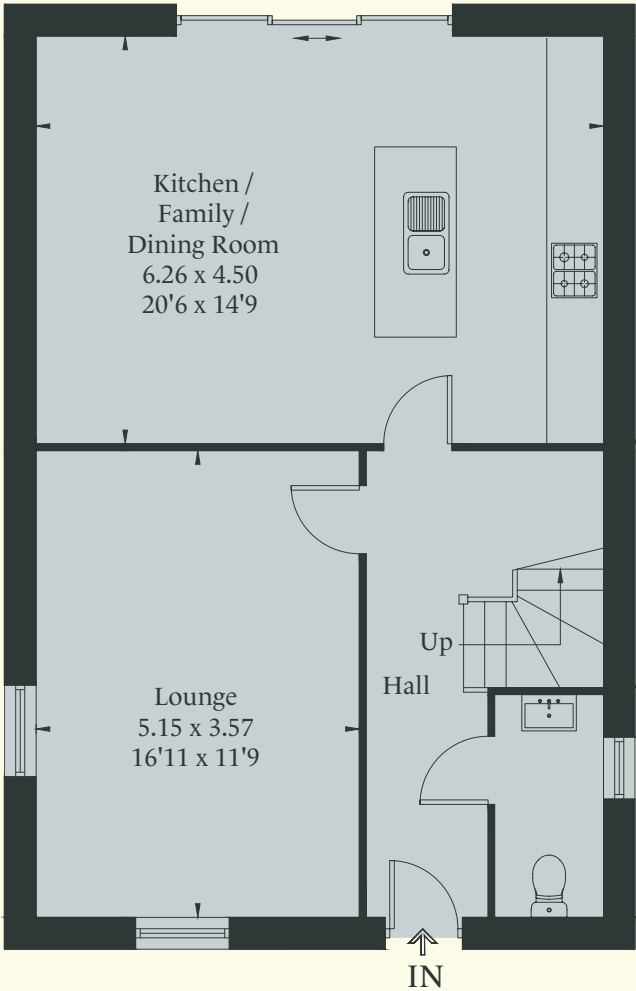
 3

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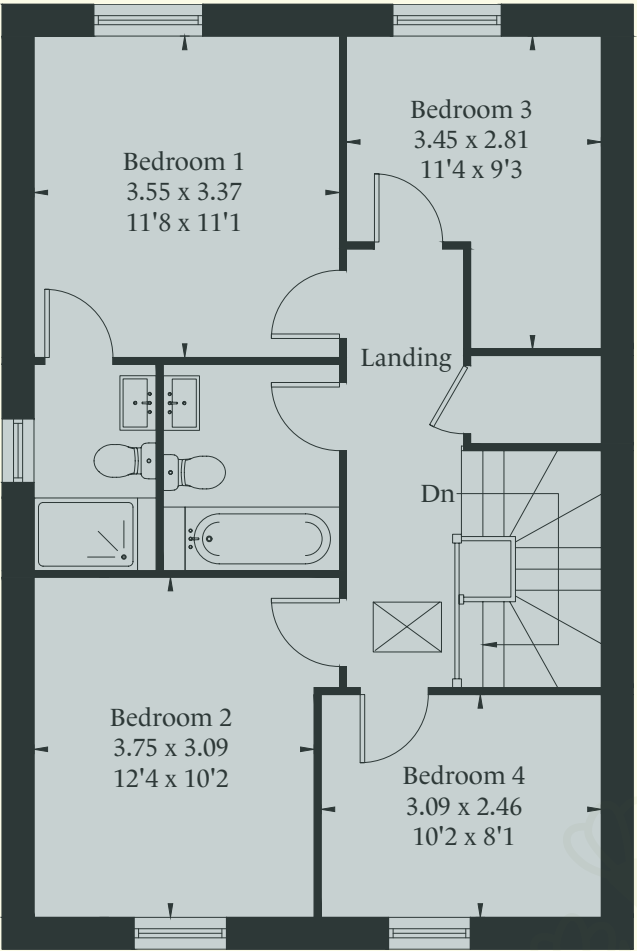
 Single



Kitchen / Family/ Dining Room	6.26m x 4.50m	20'6 x 14'9
Lounge	5.15m x 3.57m	16'11 x 11'9
Bedroom 1	3.55m x 3.37m	11'8 x 11'1
Bedroom 2	3.75m x 3.09m	12'4 x 10'2
Bedroom 3	3.45m x 2.81m	11'4 x 9'3
Bedroom 4	3.09m x 2.46m	10'2m x 8'1m
TOTAL	121.6 sq m	1309 sq ft



Ground Floor



First Floor







# Homes of distinction



## Building Excellence

Established in 2016, Brampton Valley Homes is a specialist builder of small rural developments in outstanding locations with great links to cities.

Making kitchens and bathrooms the focal point, we're dedicated to delivering your unique living space to uncompromising standards of design and build. We do things differently with a high-quality specification that can be noticed the moment you walk through the door, together with a choice of finishing touches.

We take pride in our work and to showcase this, a bespoke logo stone is installed pride of place in | every home we design and build.

## Customer Journey

Excellent customer service is important to us, and we aim to make the customer journey as enjoyable as possible, from the moment you enquire to aftersales and beyond. To get a better impression of our service, please see feedback from our customers on our website.

Of course, our commitment to building quality homes doesn't end the moment your house is built. Our customer care department is on hand from the moment you move in to deal with any aftersales queries. Home demonstrations explain how the property was constructed, how appliances and systems work and important points to note about living in a newly built property.



## Warranty

In addition, your home is protected by a two-year developer warranty as well as a 10-year NHBC warranty offering you peace of mind.



# Weavers Grange

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