



## Hampton Woods

Waterhouse Way  
Peterborough  
Cambridgeshire  
PE7 8RN

T: 01733 304 309

E: [Hamptonwoods.emid@persimmonhomes.com](mailto:Hamptonwoods.emid@persimmonhomes.com)

[persimmonhomes.com/hampton-woods](https://persimmonhomes.com/hampton-woods)

## Head Office

Persimmon Homes East Midlands  
Persimmon House  
19 Commerce Road  
Peterborough Business Park  
Lynch Wood, Peterborough  
PE2 6LR

T: 01733 397 200

E: [emid.sales@persimmonhomes.com](mailto:emid.sales@persimmonhomes.com)

[persimmonhomes.com](https://persimmonhomes.com)



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**Persimmon**

Together, we make your home



# Hampton Woods

Hampton • Peterborough



**Persimmon**  
Together, we make your home

# Together, we make your 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.

“With over 50 years of building excellence, find out more about us on page 4”



## 5 stars!

We’re proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It’s a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Hampton Woods

# Find out more

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Who we are

# A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

## Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

## Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 36](#)



## Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

**14,868**

homes  
sold in  
2022

**200+**

locations  
across  
the UK

**5000+**

employees  
make it all  
happen

**700+**

apprentices  
taken on  
each year

**£505.6m**

invested in  
local communities  
in 2022



# “Building sustainable homes and community hubs”

## Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.



## Real Living Wage

We're proud to be accredited to the Real Living Wage. We value our employees and want to pay them fairly for the good work they do.

**Like to know more? Just scan the QR code below.**



## Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit [persimmonhomes.com/community-champions](https://persimmonhomes.com/community-champions) to see if you could apply to support your local community.



## Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.



## 10-year warranty

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.



## Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

**Finishing Touches**  
 We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.  
**Read more on page 38**





With you all the way

# Your journey with us

From finding your perfect new home to moving in, we're here to help every step of the way.

1. .....→ 2. .....→ 3.

## Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

## Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

## Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4. .....→ 5. .....→ 6.

## Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

## Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

## Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7. .....→ 8. .....→ 9.

## Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

## Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

## After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



## Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART  
EXCHANGE**

### 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**

### 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.



**EARLY  
BIRD**

### Early Bird

If you've found a plot that's perfect for you, the Early Bird Scheme could be just what you need to secure your dream home.





- Choice of 1, 2, 3, 4, and 5-bedroom homes
- Excellent edge of city location
- Schools and shops within walking distance
- Green spaces and countryside nearby



**Scan me!**

For availability and pricing on our beautiful new homes at Hampton Woods.



Hampton • Peterborough

# Hampton woods

Our latest development Hampton Woods brings a choice of 1, 2, 3, 4 and 5-bedroom properties to Hampton, a thriving and well-equipped area less than 3 miles south of the city centre.

## Everything within reach

Hampton Woods is especially well-situated for local amenities. There's an Aldi just 2 minutes away, while 0.5 miles away is the Serpentine Green shopping centre with a range of popular brands, eateries, a gym and a Tesco Extra Superstore. For more to explore, you can head into Peterborough to visit the vast Queensgate Shopping Centre, numerous cafés and restaurants, and vibrant nightlife and entertainment. The development is just off London Road, a quick and direct route into the heart of Peterborough with its many shops and attractions, while the Fletton Parkway and A1 provide good commuter links to the wider region.

## Education for all

You won't need to travel far for fantastic education – Hampton College Primary, Hampton Gardens Secondary School and Hampton College are all less than a 10-minute walk from the development and collectively cater for pupils from 4-18. Other local schools include Hampton Vale Primary Academy and Hampton Hargate Primary School, while University Centre Peterborough is 6 miles away.

## Close to nature

There are plenty of peaceful green spaces to enjoy nearby. The development is set between Hampton Community Park and the larger Crown Lakes Country Park, both of which make a great place for peaceful waterside walks. Ferry Meadows in Nene Park is one of the largest country parks in the region and perfect for a fun day out with the family, while for those who like staying active, Peterborough WakePark is just 1 mile away.

## EXPLORE

Start exploring...

A1 J17  
**3 miles**

Peterborough Train Station  
**4 miles**

Cambridge  
**38.2 miles**

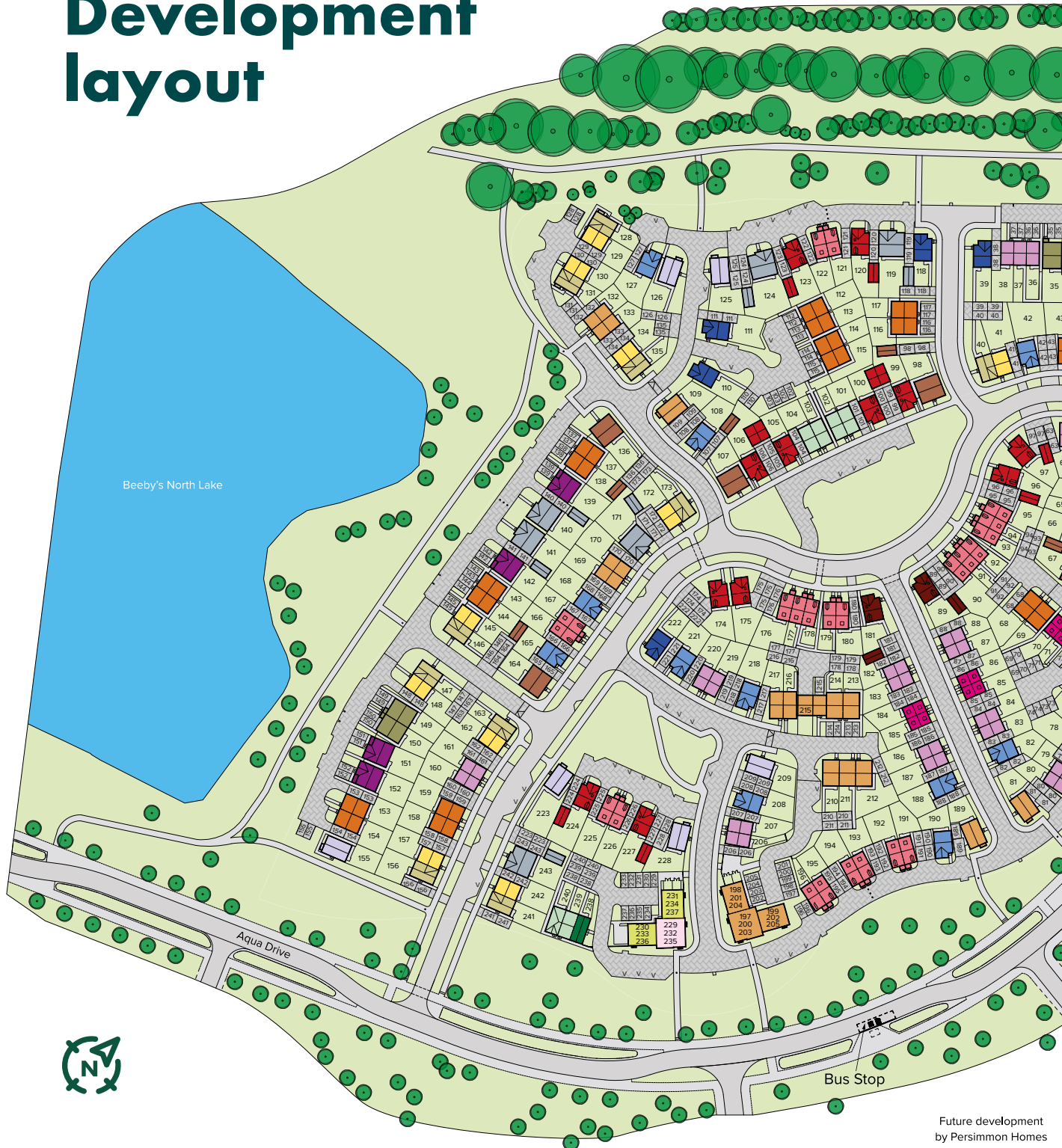
Leicester  
**41.6 miles**



## Hampton Woods

Existing development  
by Persimmon Homes

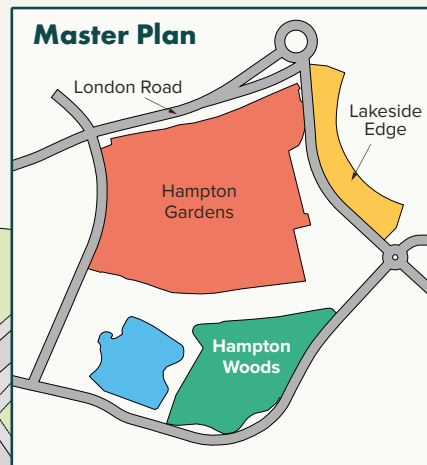
# Development layout



Future development  
by Persimmon Homes

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.





## Our homes

### 1 bedroom

 The Ashridge

### 2 bedroom

 The Argyll Apartments

 The Kniver Apartments

 The Alnmouth

### 3 bedroom

 The Danbury

 The Deepdale

 The Ashdown

 The Ashdown Corner

 The Galloway

### 3 bedroom

 The Epping

 The Saunton

 The Barnwood Bay

 The Sherwood

 The Sherwood Corner

 The Glenmore

### 4 bedroom

 The Greenwood

 The Greenwood Corner

 The Rivington

 The Brampton Corner

### 5 bedroom

 The Kielder

 Affordable Homes





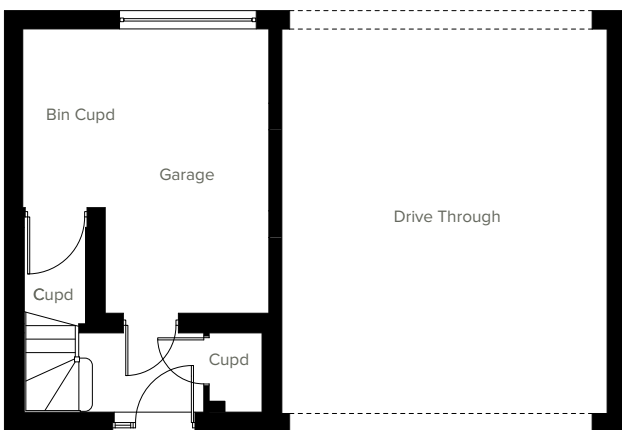


# The Ashridge

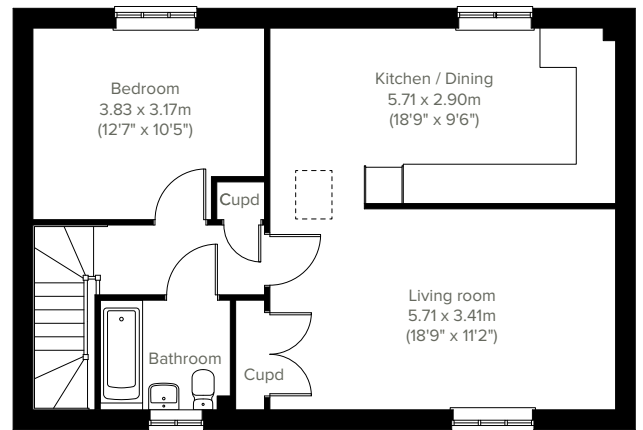
1 bedroom home



The Ashridge is a thoughtfully-designed one-bedroom home with a bright living room, open plan kitchen/ dining room, spacious bedroom, garage and plenty of storage space. Perfect for first-time buyers and young professionals.



**GROUND FLOOR**



**1ST FLOOR**

There are two versions of the following housetype, please speak to a sales advisor for more information.

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2 bedroom apartments

# The Argyll & Kniver



Perfectly-proportioned, the Argyll & Kniver Apartments have a stylish open plan kitchen/living/dining room with French doors leading onto the balcony or outside (plot specific), two bedrooms, a good-sized bathroom, handy storage and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



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2 bedroom apartments

# The Argyll & Kniver



FIRST FLOOR



SECOND FLOOR

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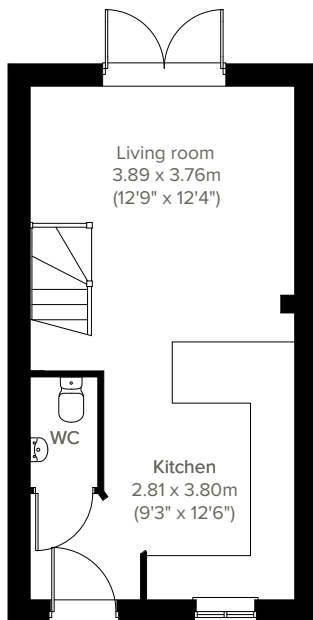


2 bedroom home

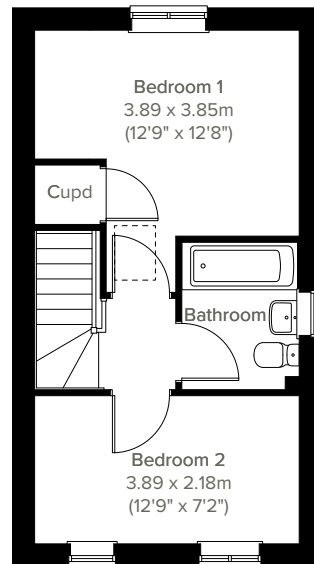
# The Alnmouth



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/living room with French doors leading into the garden. It also features two double bedrooms, a good-sized family bathroom, handy storage cupboard, downstairs WC and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



## GROUND FLOOR



## 1ST FLOOR

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16

EPC: B





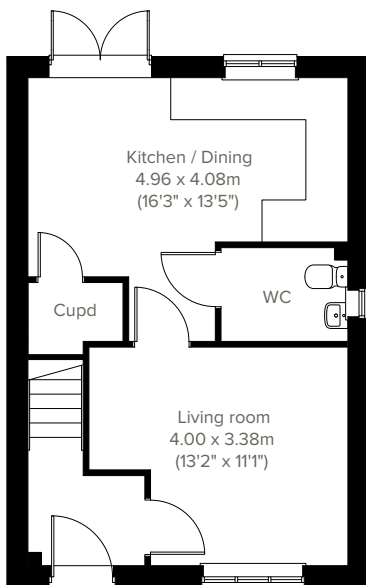


3 bedroom home

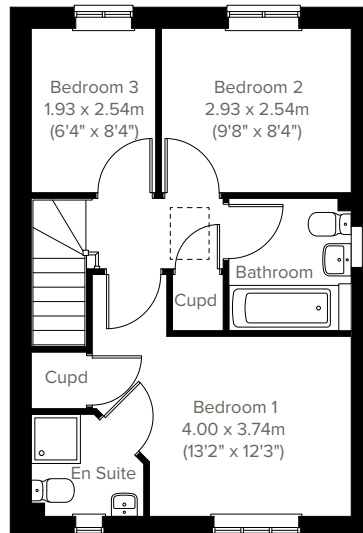
# The Danbury



Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



**GROUND FLOOR**



**1ST FLOOR**

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18

EPC: B

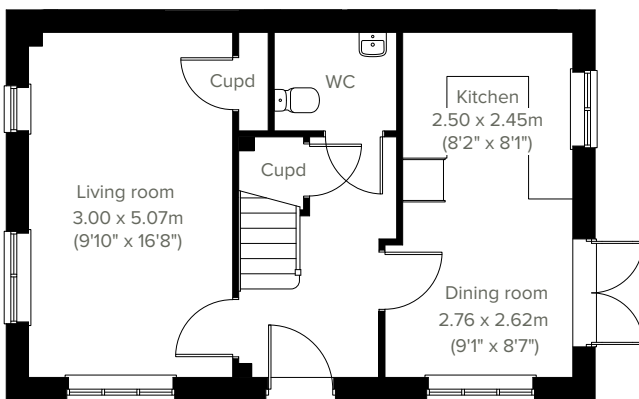


# The Deepdale

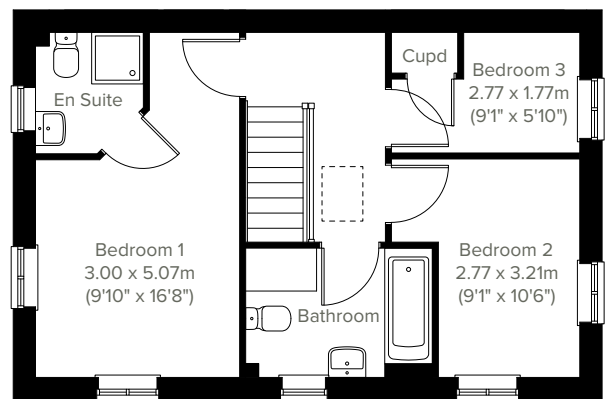
3 bedroom home



A superb family home, the Deepdale features a stunning open plan kitchen/dining room with French doors leading into the garden and an equally impressive living room. A downstairs WC and storage cupboards 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.



**GROUND FLOOR**



**1ST FLOOR**

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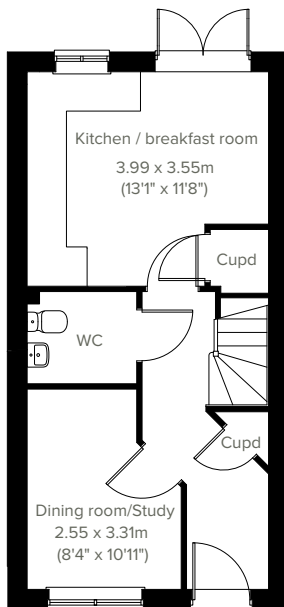


3 bedroom home

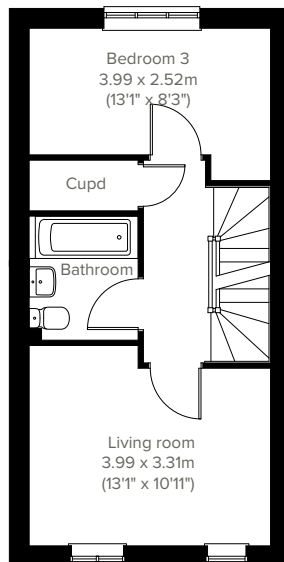
# The Ashdown



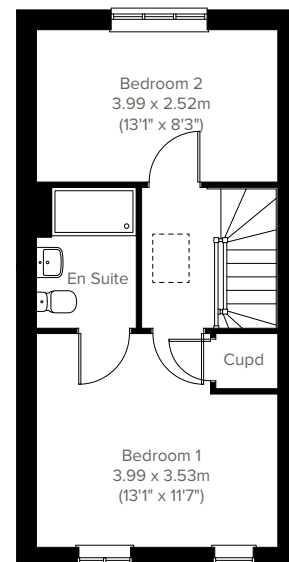
Perfect for the way we live today, the three-bedroom Ashdown has a modern open plan kitchen/ breakfast room, with French doors opening into the garden and a handy separate study. The first floor is home to the living room, bedroom three and the family bathroom. On the second floor there are two nicely-proportioned bedrooms - one with en suite - and a handy storage cupboard.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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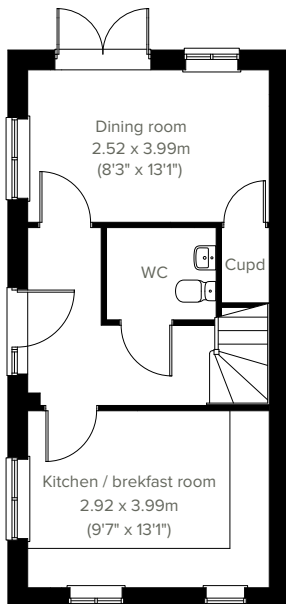


3 bedroom home

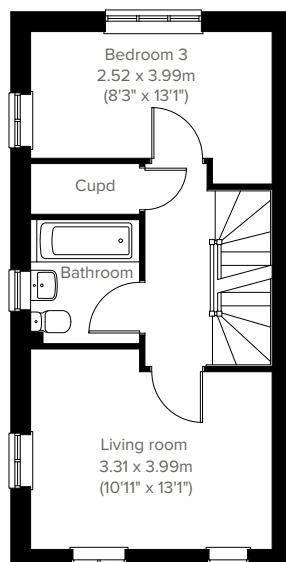
# The Ashdown Corner



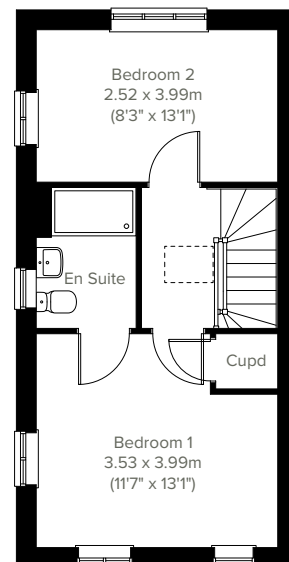
Ideal for the way we live today, the Ashdown Corner has a spacious kitchen and a separate dining room with garden access. It's practical too with a downstairs WC and a handy storage cupboard. Bedroom three, a bathroom and the living room are situated on the first floor. On the second floor there are two further bedrooms - bedroom one has an en suite, and further storage.



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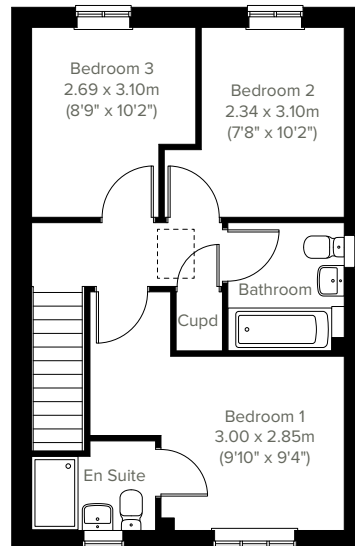
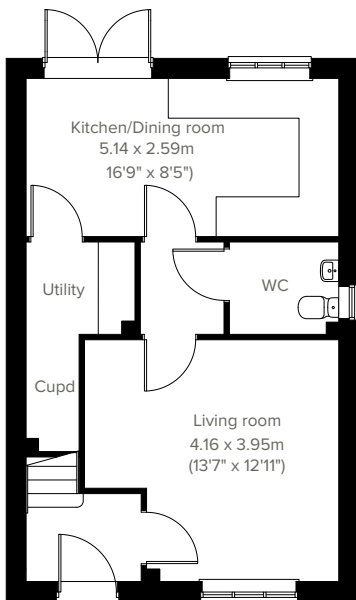


3 bedroom home

# The Galloway



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



## GROUND FLOOR

## 1ST FLOOR

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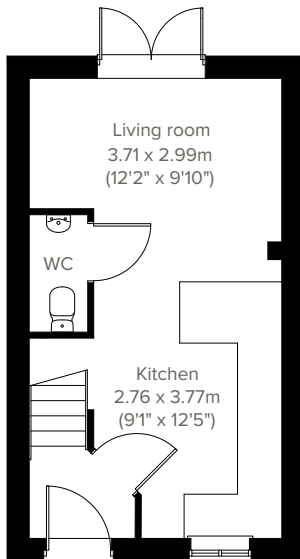


# The Epping

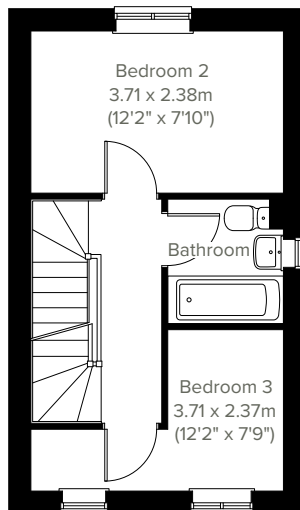
3 bedroom home



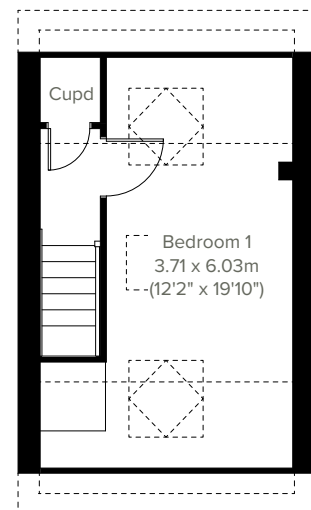
The popular Epping is a three-bedroom home featuring a bright and modern open plan kitchen/dining/living room with French doors leading into the garden. On the first floor you'll find two good-sized bedrooms and a family bathroom. The second floor comprises bedroom one and a handy storage cupboard meaning it ticks all the boxes for practical living too.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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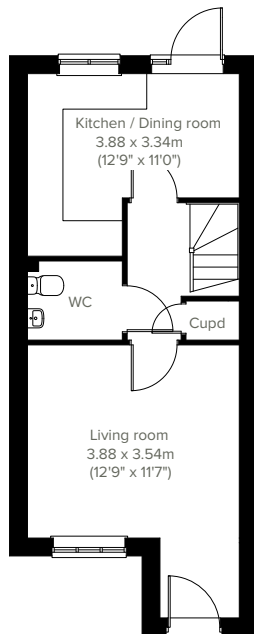


3 bedroom home

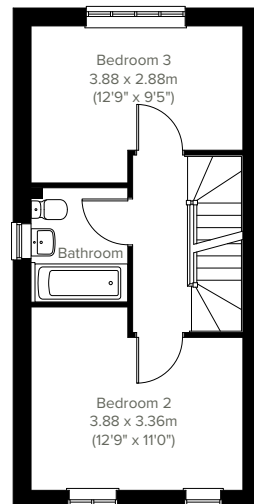
# The Saunton



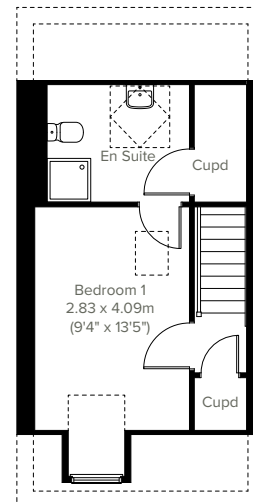
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, three storage cupboards and off-road parking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



**GROUND FLOOR**



**1ST FLOOR**



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**24**

**EPC: B**

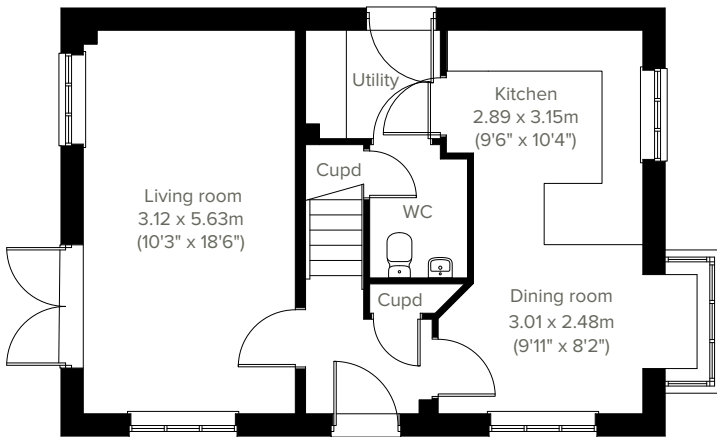


# The Barnwood Bay

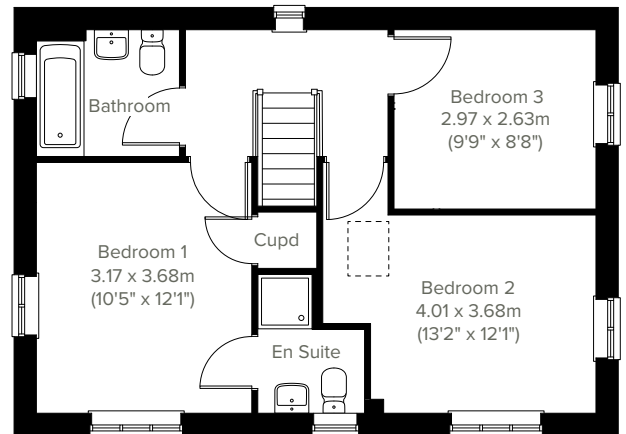
3 bedroom home



A beautifully-proportioned three-bedroom detached home, the Barnwood Bay has everything you need for modern living. Downstairs there's a dual aspect kitchen/dining room, a spacious living room with French doors leading into the garden, a utility room and a WC. The first floor is home to all bedrooms - bedrooms one including an en suite - and the family bathroom.



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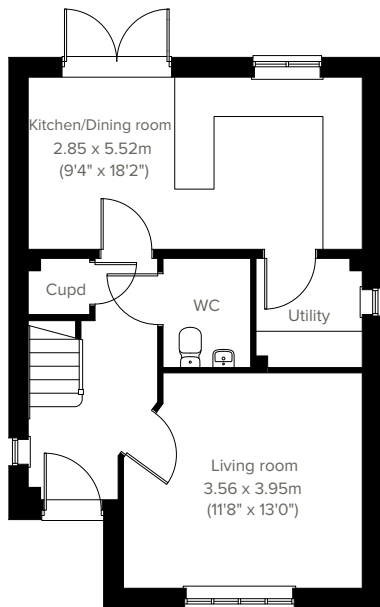


3 bedroom home

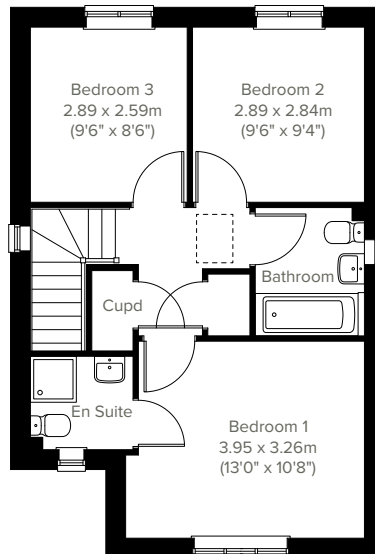
# The Sherwood



This popular three-bedroom home features 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.



## GROUND FLOOR



## 1ST FLOOR

There are two versions of the following housetype, please speak to a sales advisor for more information.

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26

EPC: B



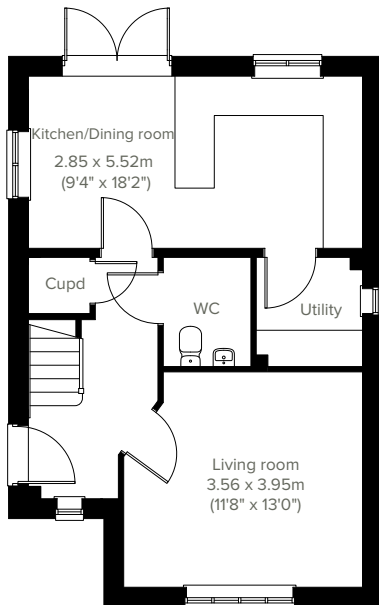


3 bedroom home

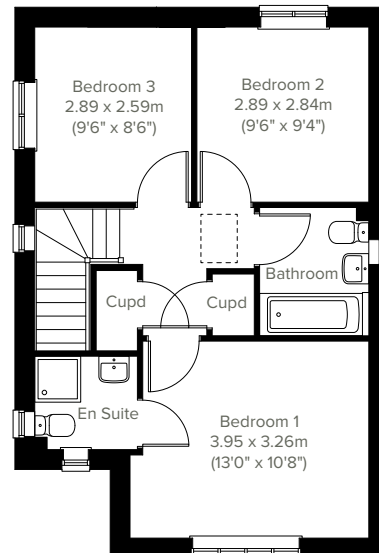
# The Sherwood Corner



The Sherwood Corner is a modern three-bedroom home ideal for family life. This home features 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.



**GROUND FLOOR**



**1ST FLOOR**

We also have a semi-detached version of this house-type.

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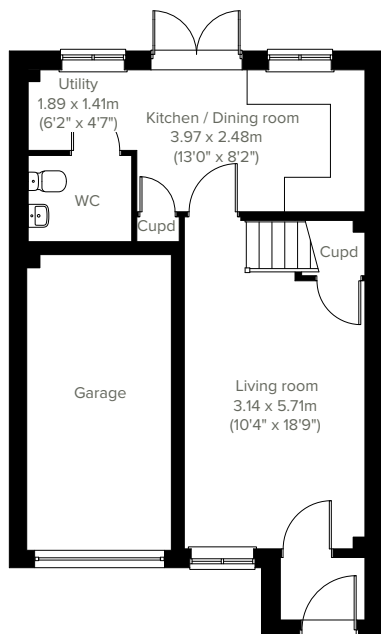


3 bedroom home

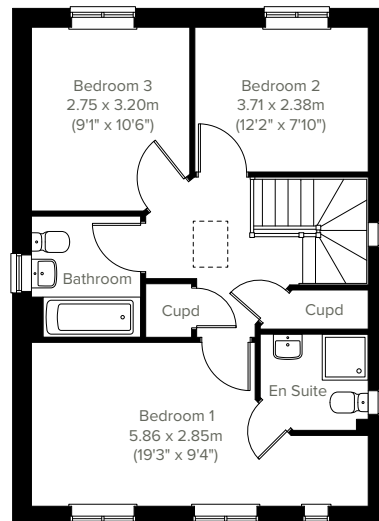
# The Glenmore



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



**GROUND FLOOR**



**1ST FLOOR**

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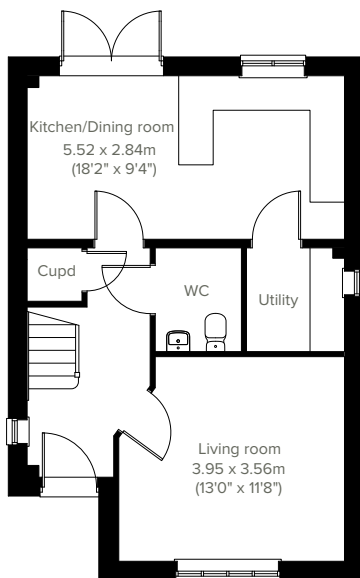


4 bedroom home

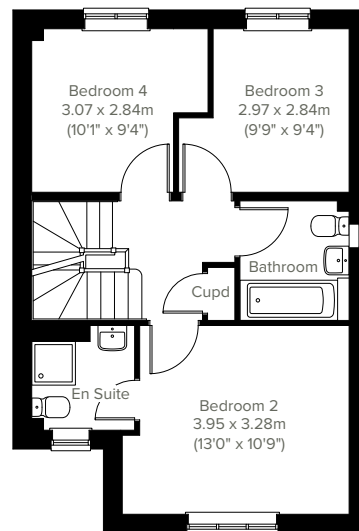
# The Greenwood



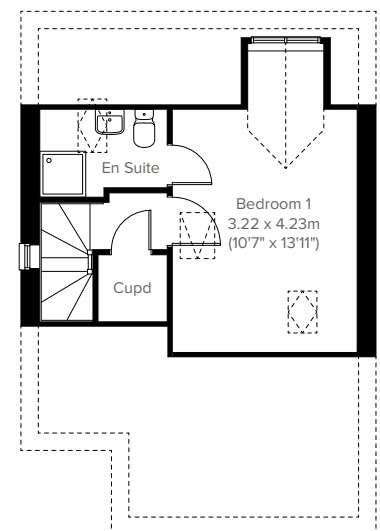
Enjoy the best of modern living in this popular four-bedroom home. The Greenwood's bright front-aspect living room, spacious kitchen/dining room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. The first floor consists of three bedrooms - bedroom two with an en suite and a family bathroom. On the second floor, bedroom one has an en suite and further storage.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

There are three versions of the following housetype, please speak to a sales advisor for more information.

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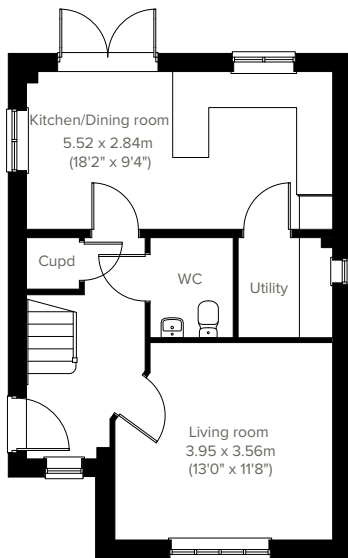


4 bedroom home

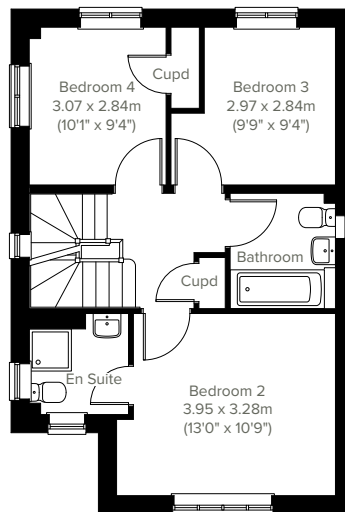
# The Greenwood Corner



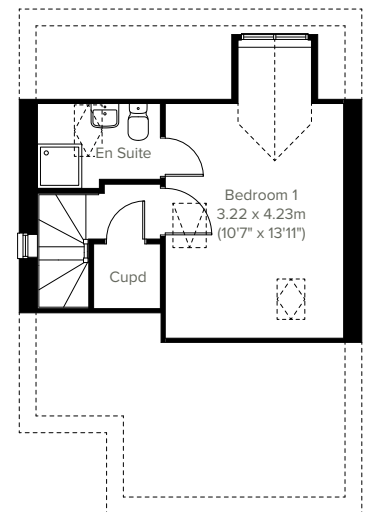
Enjoy the best of modern living in this popular four-bedroom home. The Greenwood Corner's bright front-aspect living room, spacious kitchen/dining room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. The first floor consists of three bedrooms - bedroom two with an en suite and a family bathroom. On the second floor, bedroom one has an en suite and further storage.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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30

EPC: B

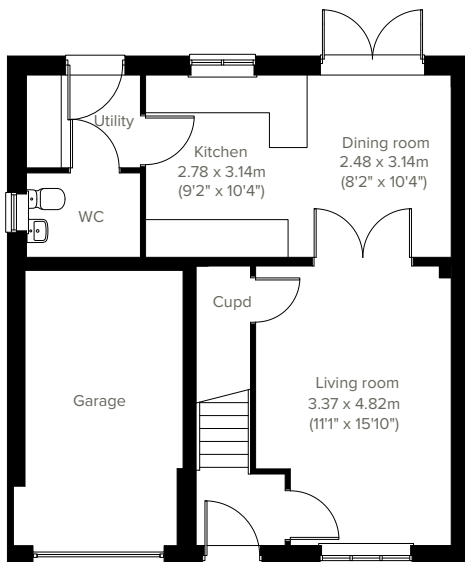


# The Rivington

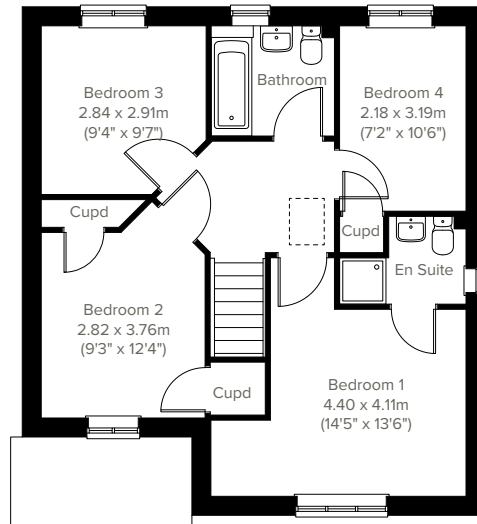
4 bedroom home



An attractive family home, the Rivington is designed for modern living. It's a four-bedroom detached home with an integral garage, a front-aspect living room and a spacious open plan kitchen/dining room with French doors leading out into the garden - ideal for family life and entertaining friends. Bedroom one has an en suite with the roomy landing leading on to three further bedrooms, storage cupboards and the main family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

There are three versions of the following housetype, please speak to a sales advisor for more information.

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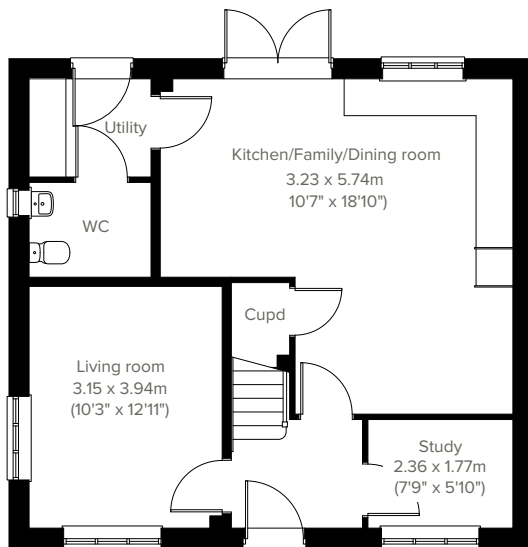


4 bedroom home

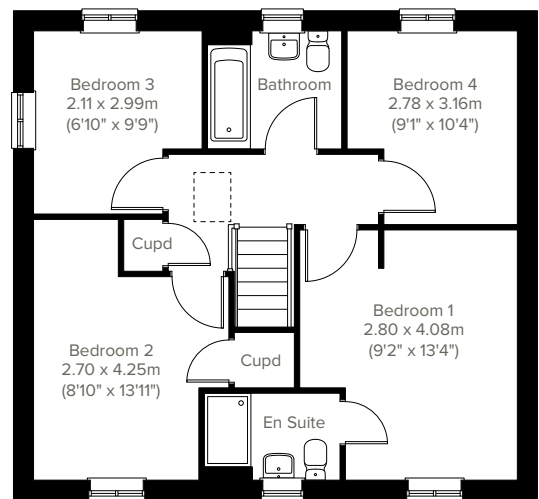
# The Brampton Corner



A beautifully-designed four-bedroom detached home, the Brampton Corner has everything you need for modern living. Downstairs there's a front-aspect living room, a spacious kitchen/dining/family room with French doors leading into the rear garden, and a separate study. The first floor is home to a generous bedroom one with an en suite plus plenty of storage cupboards and the family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

There are three versions of the following housetype, one including a bay window. Please speak to a sales advisor for more information.

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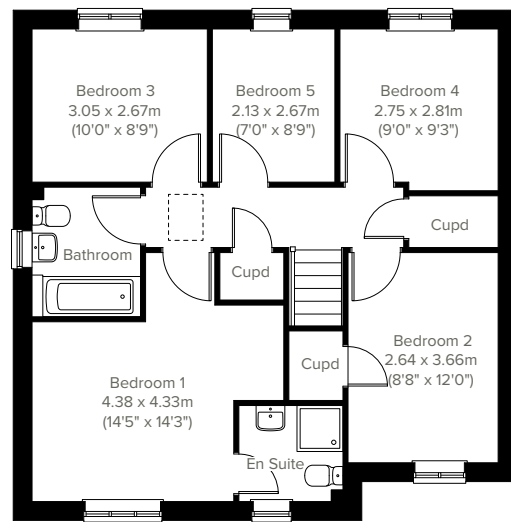
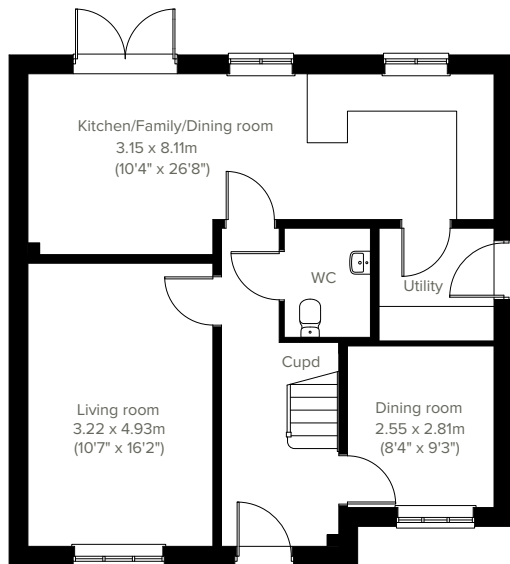


5 bedroom home

# The Kielder



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



There are three versions of the following housetype, please speak to a sales advisor for more information.

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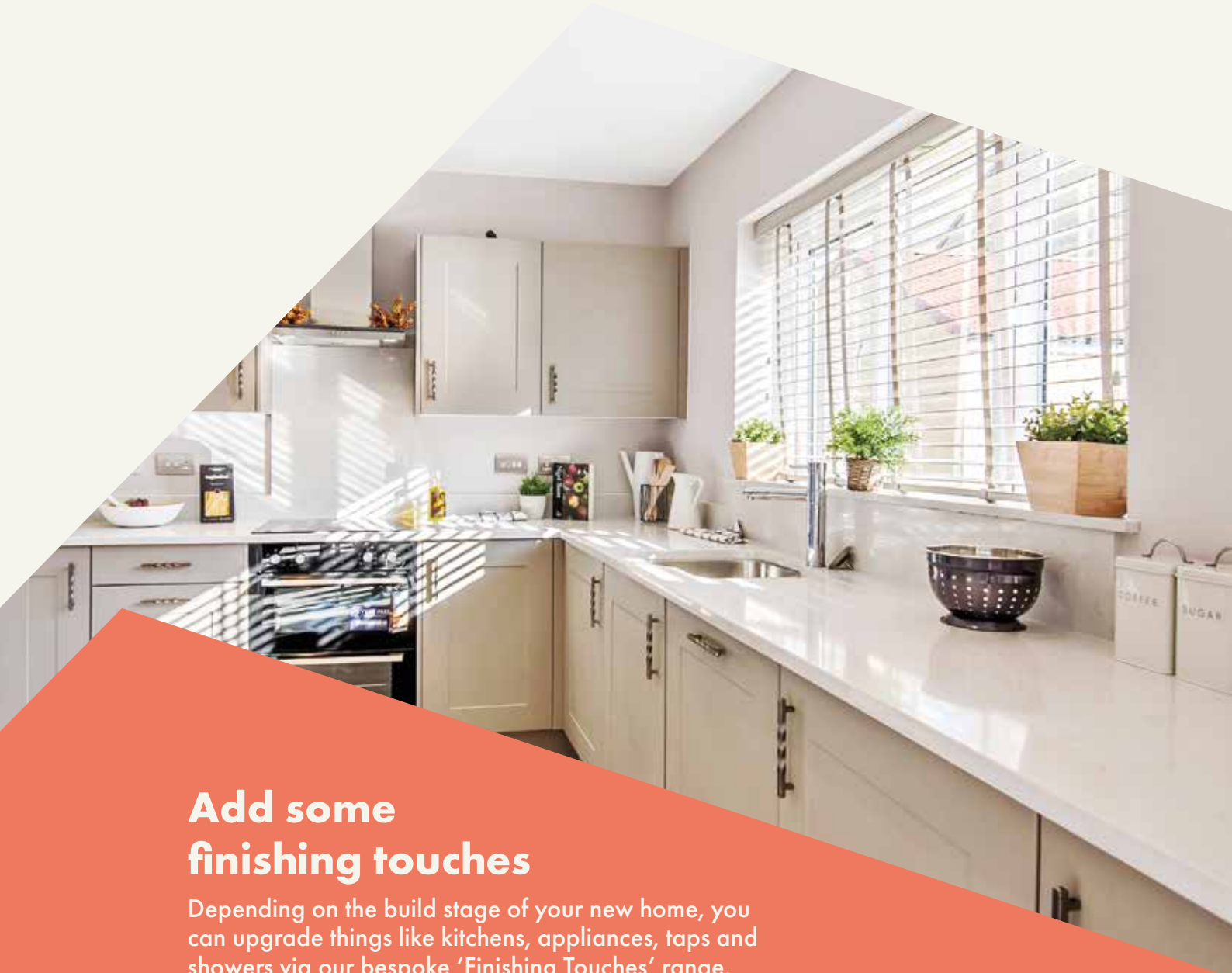
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Hampton Woods

# Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



## Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



## 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 E-glass windows in PVCu frames.

### Doors

GRP-skinned external doors with PVCu frames.  
 French doors to garden or balcony  
 (where applicable).

### Electrics

Doorbell and external light to front.



## 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, with thermostatically-controlled valves to bedrooms.

### 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

Media plate incorporating TV and telecommunication outlets to living room.



## Kitchen

### General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage) with soft closure to all doors and drawers.

### Plumbing

Plumbing and electrics to washing machine and dishwasher spaces (where applicable)

### Appliances

Single electric oven, gas hob, chimney style cooker hood all in stainless steel and glass splash-back.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

Extractor fan to bathroom and en suite (where applicable).

### Shower

Mira showers with chrome fittings to en suite. Where there is no en suite, Mira thermostatic shower with wall mounted shower head, complete with shower screen.

### Tiling

Half height tiling to sanitary-ware walls in bathroom and en suite.

### Splash-backs

1-course splash-back to WC basin /  
 3-course splash-back to bath / fully tiled shower.

### General

En suite to bedroom(s) 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, car ports or parking space.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden, plus gate.







Energy efficiency built in

# Sustainability

**Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.**

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and out impact on the planet.

## Energy efficiency built in:

- ✓ **EPC rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**  
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**  
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO<sub>2</sub> per house built.

## Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

# Finishing Touches to make it yours

Our goal is to make your house feel like your home before you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

## You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."





## Share & win!

Share your love for your new Persimmon home and you could win a £100 Next voucher. For inspiration, check out past winners' homes on our Instagram page @persimmon\_homes

**#lovemypersimmonhome**

## The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

[persimmonhomes.com/finishingtouches](https://persimmonhomes.com/finishingtouches)

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



All about community

## Proud to be building communities

When creating Hampton Woods, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Hampton Woods has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport and recreation facilities, as well as initiatives to generate biodiversity.



**“We’ve actively enhanced biodiversity at Hampton Woods”**



**HOUSING**

218 private homes and  
25 affordable homes.

**NEW FOOTPATH LINK**

We are providing a new footpath and  
cycleway links to Stanground Lode and  
the wider Hampton settlement.

**COMMUNITY SPACES**

We are providing central open space plus fully  
equipped play area (Located in Stanground Lode).  
As well as strategic open space surrounding the  
development.







# FibreNest™



Your home, better connected  
for a brighter future



## Ultrafast 500Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited  
full-fibre broadband to your home, at great prices.



## Choose the best package for you

We know every household is different, that's why we've put together six amazing  
packages to suit everyone's needs. From surfing the net on the sofa to binge-  
watching the latest box set, streaming music with friends to ruling the galaxy in  
the latest must-have game - we've got the service for you.



Scan me!  
For packages & pricing.



0333 234 2220



support@fibrenewest.com

### Get connected today!

To sign up you will need your Unique Customer Reference.  
Please ask your sales advisor for this:

C:

D:

P: