



# POTTERS PURY



ASTRUM HOMES

# FROM THE GROUND UP...

DESIGNING A HOUSE IS AN EXCITING JOURNEY, AND HAVING A STARTING POINT IS ESSENTIAL. IT'S THE FOUNDATION UPON WHICH YOU CAN BUILD AND REFINE YOUR VISION FOR YOUR DREAM HOME. THIS SHOW CASE IS JUST SOME INSPIRATION.



At **Astrum Homes** we focus on prime residential areas within safe and secluded locations in the Home Counties. We aim to deliver high quality dwellings, in terms of both design and build, and to the highest standards of specification and finish.

The Astrum team have many years' experience in residential development. This experience is directly employed in ensuring that all aspects of house building, including site selection, planning, design, specification, construction, and after-sales are second to none.

As a privately owned, premium developer we can take the time to really focus on your home move journey and as we are self-build specialists we can guide you through the whole process, from concept to completion.

Our in-house team of designers can help to blend your ideas with our expertise and experience, to create an amazing, bespoke home, that is just right for you. This comprehensive service will unlock the full potential of your new home and ensure it meets your requirements (and desires).



YOU CAN CREATE A BESPOKE HOME THAT EXACTLY MEETS THE REQUIREMENTS OF YOU AND YOUR FAMILY.

# WHY BUILD?

THERE IS HUGE INTEREST AND INCREASING DEMAND FROM PEOPLE WISHING TO BUILD THEIR OWN HOME IN THE UK.



## BESPOKE DESIGN

You can create a bespoke home that exactly meets the requirements of you and your family.

Whether you want your home to look a certain way, or want to incorporate certain design choices, you can build your home the way you want to. You can specify the design style, specification and finishes to complete your home without compromise.

## ACCESSIBILITY

We are able to cater for those with impaired movement, failing eyesight or reduced hearing. For those people who have a disability, creating a tailor made home could dramatically improve their quality of life and ensure any future proofing is taken care of.

## SUSTAINABILITY

Building your own home can provide some incredible environmental benefits, as well as reducing energy costs substantially. We can advise on sustainable construction, not only to the fabric of the building, but incorporating renewable energy options too.

Our construction philosophy means that we always focus on making your home as highly insulated and airtight as possible, however by taking advantage of our extensive experience with air source heat pumps, underfloor heating or solar energy you could reduce your carbon footprint even more.

We are also able to offer a 'net zero' home package providing home automation, and intelligent systems which will minimise energy consumption.

FROM THE INITIAL IDEA TO THE FINAL STAGE, WE'RE HERE TO HELP THROUGHOUT THE ENTIRE PROCESS.

## PERFECT PLANNING

Our expert in-house designers will not only ensure that your requirements are met, but that your design is energy efficient, cost effective and suitable for planning approval.

Navigating the local authority planning system can be complex but we can deal with the whole process, including technical calculations, and energy performance assessments.

## FROM CONCEPT TO COMPLETION

Whilst building your own home is exciting, it can also be stressful. To make things easier we can assist with the process from concept to completion.

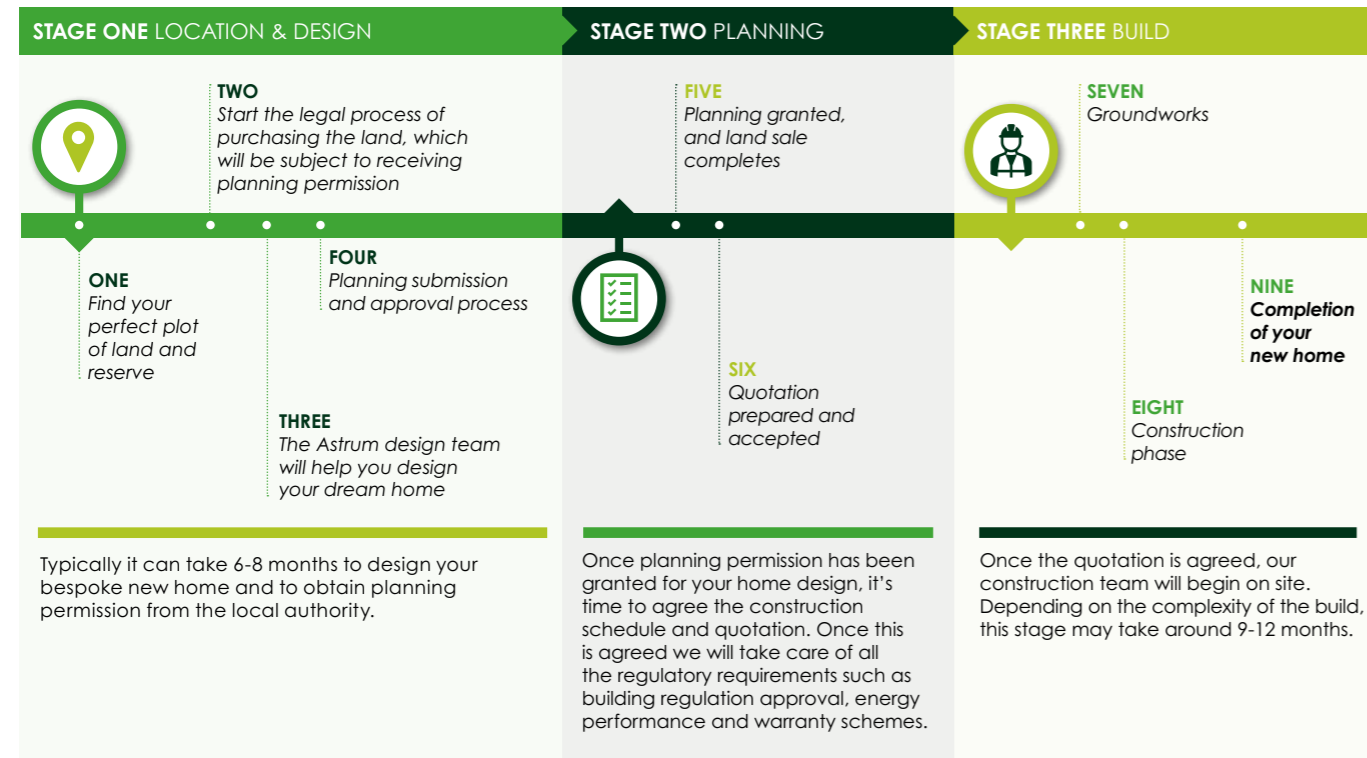
Once your planning approval is granted, our experienced project managers take over and leave you to focus on the pleasurable bits – picking your kitchens, bathrooms and energy saving technologies!





# TIMELINE

BUILDING A HOUSE CAN BE A LONG AND COMPLEX PROCESS, BUT IT CAN ALSO BE AN INCREDIBLY REWARDING EXPERIENCE.





# CASE STUDY

## SALLY BAILEY (WILSTEAD) TESTIMONIAL

“

*Our journey started back in 2021 and as soon as we met Astrum, we knew they were a company we could rely and work with. Through them we met a fantastic architect who translated our thoughts and scribbles into our forever home and helped us manage the whole planning process. Throughout the build she was there with help and advice on everything, however big or small.*



*The onsite team were meticulous and friendly, never minding us just popping in to see what was going on. Regular meetings with the project manager meant we were always kept up to date and any queries were dealt with quickly. The clear programme of works*

*and budget updates meant we always felt in control of what was going on.*

*We wanted to make our home as future proof as possible by including green technology where possible. Astrum were able to give us sound advice and deliver, not only what we asked for but also the basis to build on this in the future. The quality of the finish and focus on detail has given us a home that has surpassed our expectations.*

*The whole team were a pleasure to work with, and I can honestly say there was part of me that didn't want the build to end. Thank you Astrum.*

”

# SITE PLAN POTTERS PURY

CHARMING POTTERS PURY, AT THE NORTHANTS/BUCKS BORDER, FEATURES A VILLAGE STORE, TWO PUBS, A CHURCH, AND A VILLAGE HALL. THESE STUNNING PLOTS ARE ON THE PERIPHERY OF THE VILLAGE AND SURROUNDED BY BEAUTIFUL COUNTRYSIDE VIEWS.

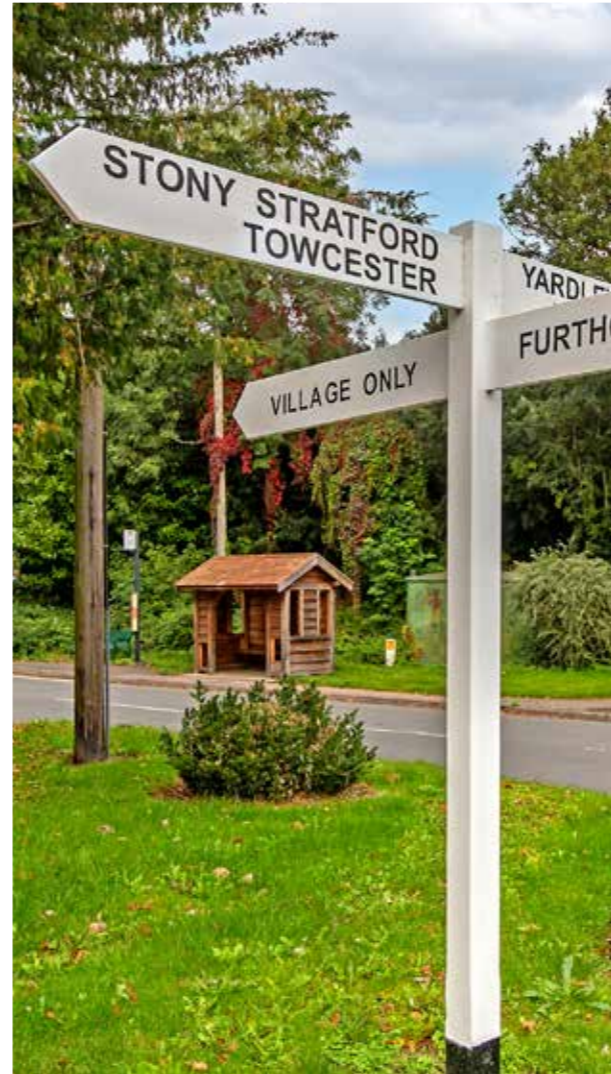
Our Potterspury development is set back from the A5, giving excellent commuting links to both North and South.

M1 junctions 14 and 15 are both in easy reach, as well as the market towns of Stony Stratford (2 miles) and Towcester (5 miles) with a wide range of specialist shops, pubs and restaurants.

Slightly further afield, Central Milton Keynes shopping centre and railway station are just 6.5 miles away with the quickest trains to London Euston taking only 30 minutes.



\*Indicative layout only



# YOUR CHOICES EXTERNAL

PRESERVING WEST NORTHAMPTONSHIRE'S HISTORIC VILLAGES, LIKE POTTERSPURY, DEMANDS CAREFUL INTEGRATION OF NEW DEVELOPMENTS, EMPHASIZING LOCAL MATERIALS AND VERNACULAR ARCHITECTURE.

## EXTERNAL MATERIALS

Small residential developments should have a very limited variety of materials and colours employed to help with blending in of old and new. To consider the immediate surrounding buildings, we suggest materials chosen should include:



**Stonework** – a traditional method of laying dressed rubble in courses of varying depths with narrow flush mortar joints.



**Brickwork** – A distinctive red stock brick, an appropriate colour and texture to marry in with the natural stonework, laid with the same mortar.



**Roofing** – Natural slate and clay plain tiles are prevalent in the District



**External joinery** – Applied colours to external joinery and walls should be selected to harmonize with the external materials. White is generally preferred for door and window frames although not essential. External doors to be solid planked or panelled doors, with the potential for fanlights above. Windows to be divided up into a series of vertically proportioned casements or fixed panes.

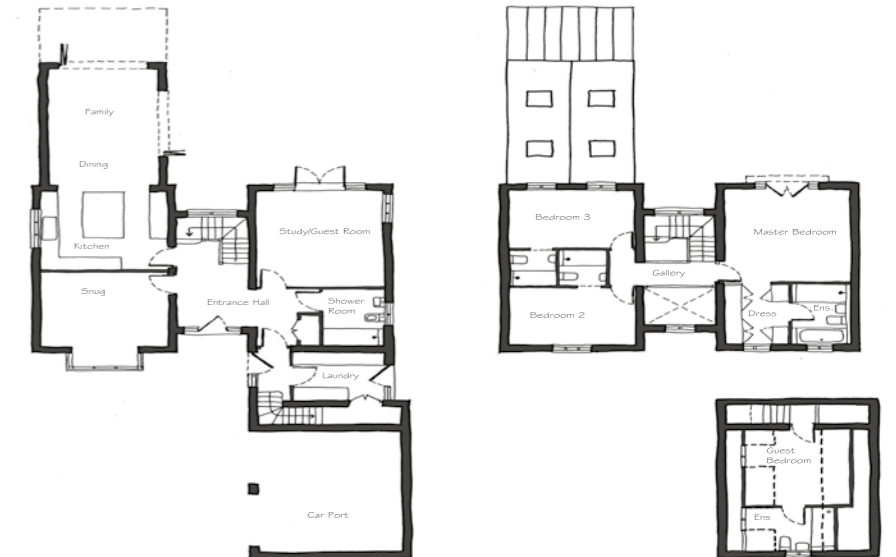


4 bedroom detached property, 2440sqft with double car port set within the Forest of Marston Vale. A large open plan kitchen/ dining/ family area, with a separate snug and sitting room, each double bedroom benefits from its own en-suite.

Land Value: **£300,000**

Build Cost: **£590,000**

Property Value: **£975,000**





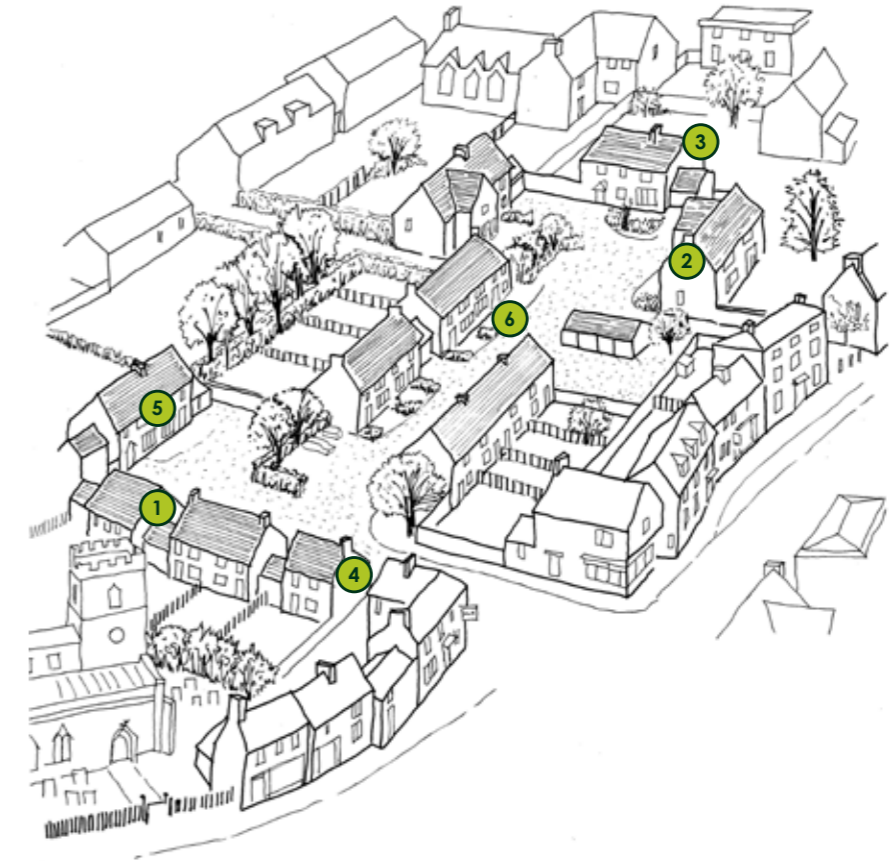
A 4 bedroom detached cottage style property, 1850sqft with double garage. An open plan kitchen/ dining/ family area, with a separate home office and sitting room. 3 large double bedrooms, two with ensembles, and a single bedroom/ nursery.

**Land Value** £300,000

**Build Cost** £370,000

**Property Value** £700,000





1. Eaves heights close to those of adjacent buildings.
2. Gable widths no more than 7.5m, generally no more than a room deep, to keep the ridge lines at an appropriate height.
3. Wings designed to accommodate the required floor area rather than deeper plan units.
4. Steeply pitched roof and featured chimney stack. Chimney stacks usually rectangular in proportion with the roof ridge line.

5. Window and door treatment and proportions in line with older housing – windows decreasing in width to upper floor levels.
6. Building close to pavement edge.

*The above is a guide only, taking the West Northants Design Guide into consideration. Exact materials to be chosen during the accompanying planning application.*

# YOUR CHOICES INTERNAL

AT ASTRUM HOMES, WE BELIEVE IN DELIVERING HIGH QUALITY DWELLINGS IN PRIME LOCATIONS, AND TO THE HIGHEST STANDARDS OF SPECIFICATION AND FINISH.

Where we are able to engage with our homeowners early in the process, we hope to work with you to create a personalised scheme for your home, to unlock the full potential and suit your needs and desires.



## KITCHEN AND LAUNDRY ROOMS

Astrum Homes provides a variety of kitchen and laundry room options, including a selection of worktops, colours and features to choose from.



### Vivo Gola

Effortlessly stylish and practical, the Vivo Gola handleless range creates a modern space that fits practically around you and your lifestyle.

Available in Matt or Gloss finish.



### Lucente

Practicality and style come together to create our seamlessly beautiful Lucente kitchen. Our matt and gloss finishes are equally at home in any modern or traditional setting.

Available in Matt or Gloss finish.



### Grafton

Grafton is a contemporary take on the classic shaker. With a smooth paint finish, this sophisticated range is available in a versatile palette of colours.

## BATHROOMS

Astrum Homes also offers an incredible selection for your bathroom, encompassing a complete range of sanitaryware, accessories, and tiles to create a bathroom that truly suits your needs.



## FLOORING

Astrum Homes offers a range of luxury vinyl choices for any room, using highly realistic designs that look just like the natural materials they are inspired by but without any of the practical downsides. Comfortable underfoot, easy to clean and hardwearing enough to cope with the busiest of Astrum Homes.

We also provide a wonderful choice of neutral, grey and silver contemporary carpets. These luxurious carpets are long lasting, yet soft underfoot.

## PAINT COLOURS

Choose the perfect colour for your Astrum Home. We are able to offer the full Dulux Trade colour range.





FOR MORE INFORMATION CALL US ON 01908 850 678

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[astrumhomes.co.uk](http://astrumhomes.co.uk)

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