



Overstone Gate

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Persimmon

Together, we make your home



Overstone Gate

Northamptonshire



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.



Overstone Gate

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 32](#)

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 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 28**





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.

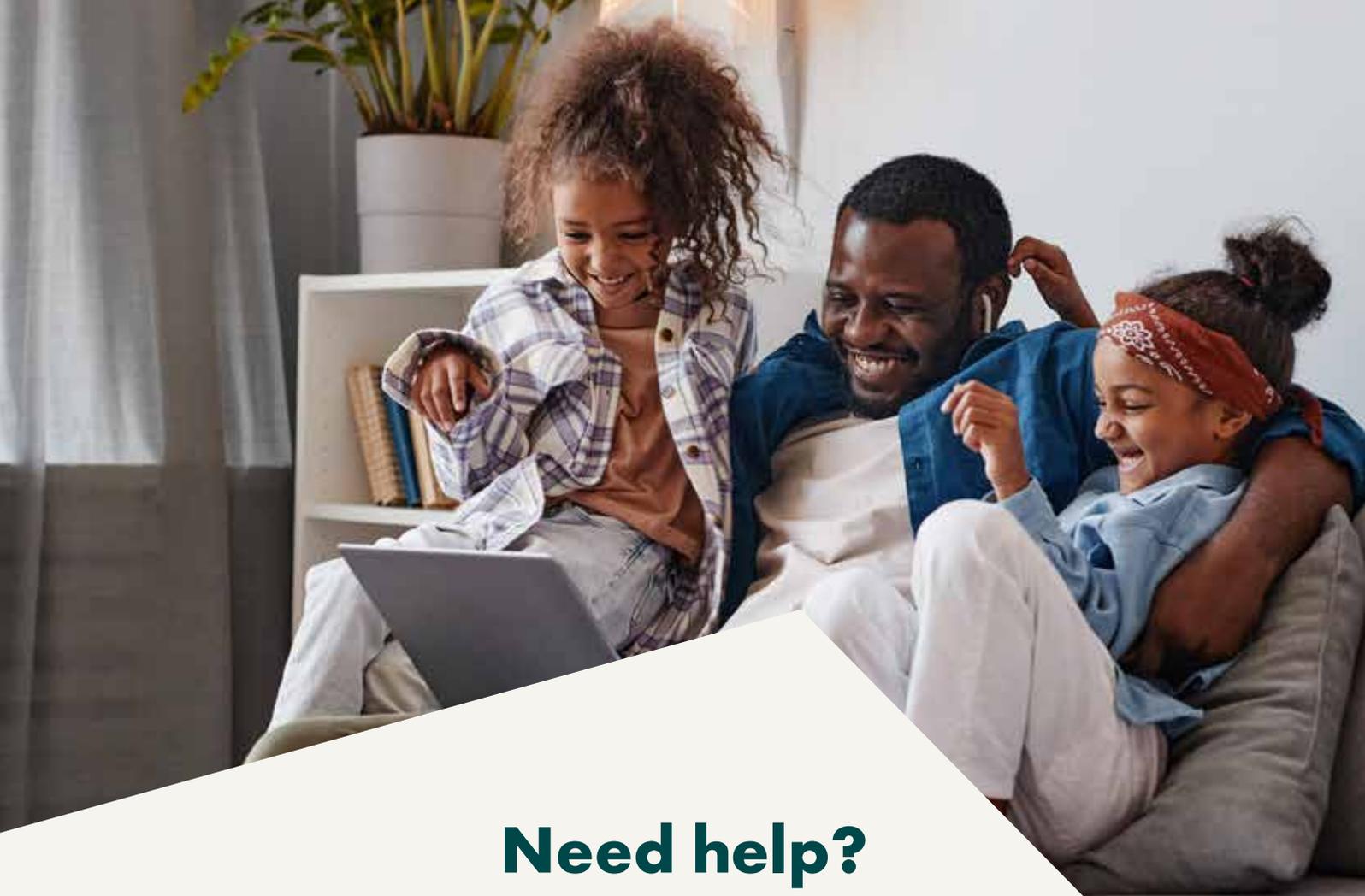
Handover

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**



**HOME
CHANGE**



**EARLY
BIRD**



Deposit Unlock



Bank of Mum and Dad



Deposit Boost



**Armed Forces/Key
Workers Discount**



- Choice of 2, 3, 4 and 5-bedroom homes
- Easy commuter links to neighbouring towns and cities
- Close to stunning countryside
- Good range of local amenities



Scan me!

For availability and pricing on our beautiful new homes at Overstone Gate.



Northamptonshire

Overstone Gate

Settled in the Northamptonshire Countryside, our new development will offer a fantastic range of two, three, four and five-bedroom homes.

Designed with community in mind

Living at Overstone Gate you'll benefit from an ideal balance of countryside surroundings with amenities close by. The development is set in between the villages of Overstone, Sywell and Moulton, the latter of which offers a range of amenities including a Co-op supermarket, a newly opened Aldi, a community centre and a choice of pubs. A 10-minute drive will take you to the Riverside Retail Park with its range of popular brands, while Northampton is home to a great selection of shops, bars and restaurants.

Explore the area

There's plenty to do in the local area. Overstone Park Resort is just an 11-minute drive away and offers luxury gym and pool facilities, as well as an 18-hole golf course. Moulton Sports Centre benefits from a swimming pool, sports halls and

itches, a fitness suite, and a state-of-the-art golf simulator to practice your game all year round. A few miles away, Beckworth Emporium is a lovely garden centre to visit, while to the north Brixworth Country Park is a great location for picturesque lakeside walks and cycling.

Easily within reach

Despite its semi-rural location, Overstone offers great commuter links. Railway links are incredibly convenient with regular trains from the nearby Northampton Station to London Euston throughout the day, taking just an hour. If you're travelling by road, there's great access to the A43, A45 and the M1. By car you can reach the centres of Northampton, Kettering, or Wellingborough in just 15 minutes.

With all that's on offer, make your move to Overstone Gate today.

Start exploring...

Pitsford Reservoir
3.3 miles

Sywell Country Park
4.9 miles

Overstone Hall
5.3 miles

Althorp Estate
10.2 miles



Persimmon at Overstone Gate

Our homes

2 bedroom

 **The Alnmouth**

3 bedroom

 **The Danbury**

 **The Sherwood**

 **The Charnwood**

 **The Barnwood**

 **The Saunton**

 **The Ashdown**

 **The Ashdown Corner**

4 bedroom

 **The Kielder**

 **The Rivington**

 **The Knebworth**

 **The Whinfall**

 **The Brampton**

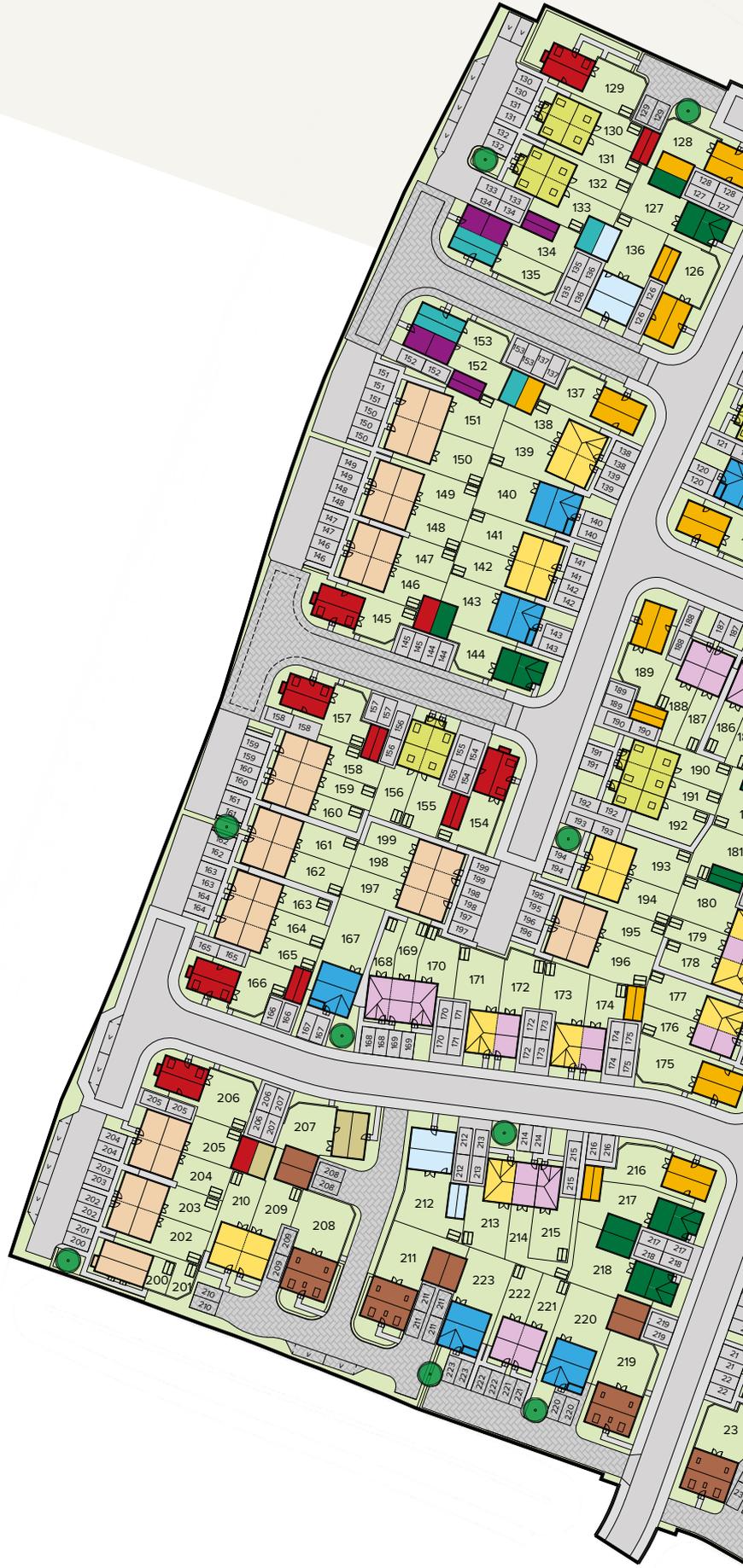
 **The Blakesley Corner**

5 bedroom

 **The Wychwood**

 **The Brightstone**

 **Affordable Housing**



Development by others

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.



Show Home & Sales Office

Development by others

Temporary
Parking



Sales Office

Show Home

Play Area



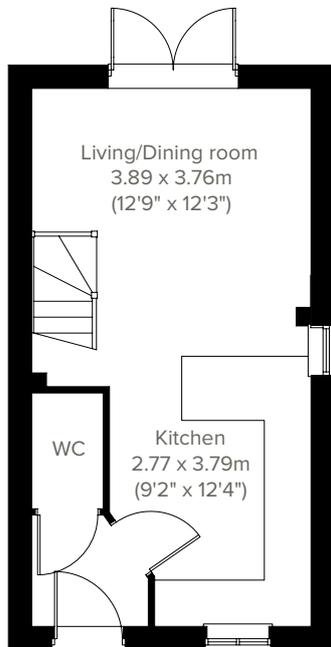


2 bedroom home

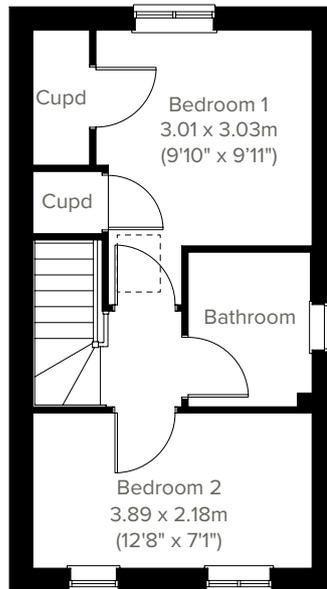
The Alnmouth



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/dining/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom 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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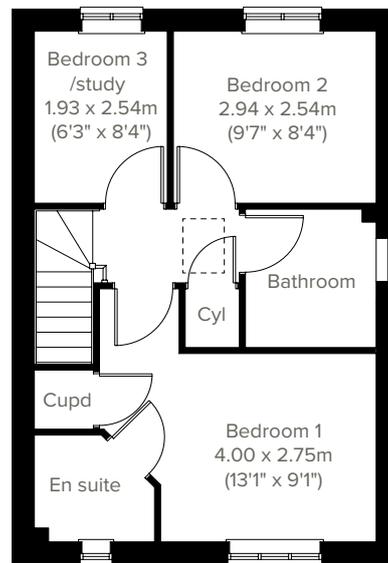
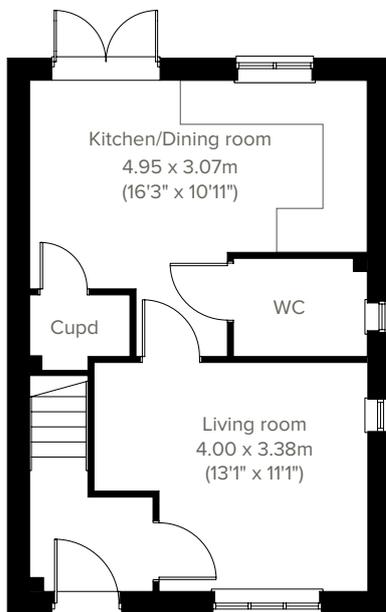


3 bedroom home

The Danbury



Perfect for the way we live today, the two-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 benefits from an en suite - and there's a modern bathroom. Appealing to families, first-time buyers and young professionals.



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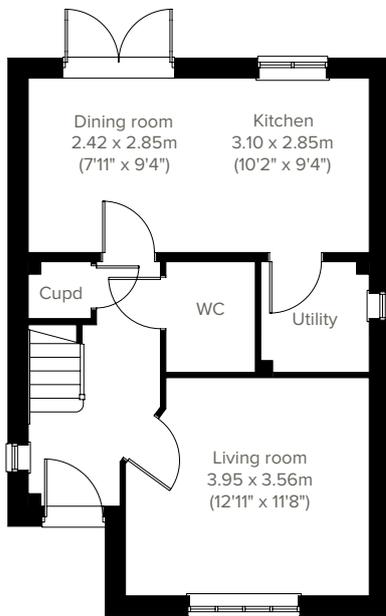


3 bedroom home

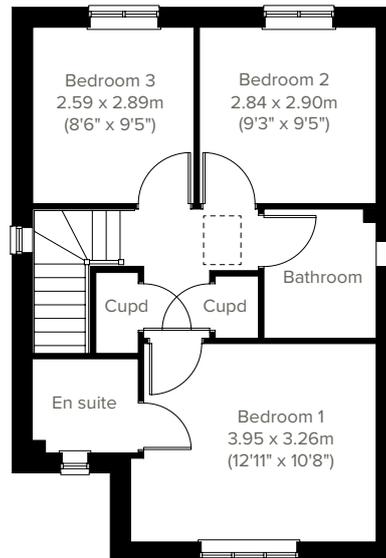
The Sherwood



The Sherwood is a modern home ideal for family life. This 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.



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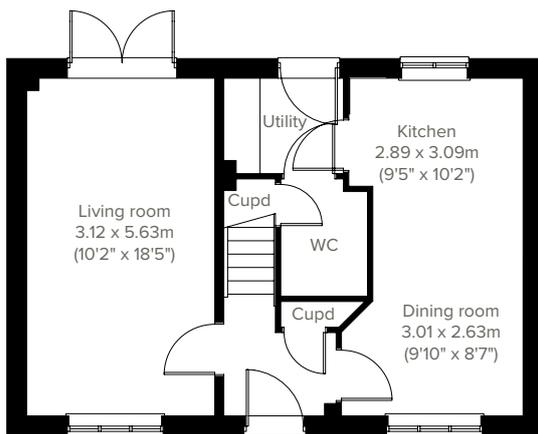


3 bedroom home

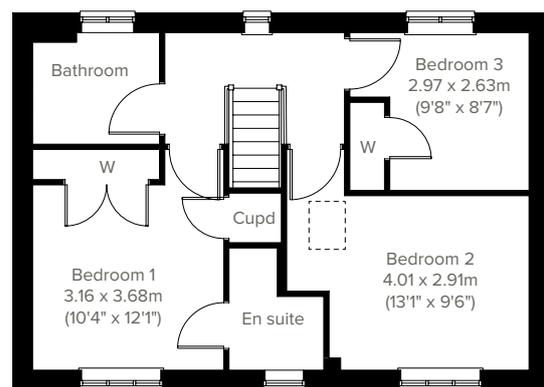
The Charnwood



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and utility room. The Charnwood features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite, and a good-sized family bathroom.



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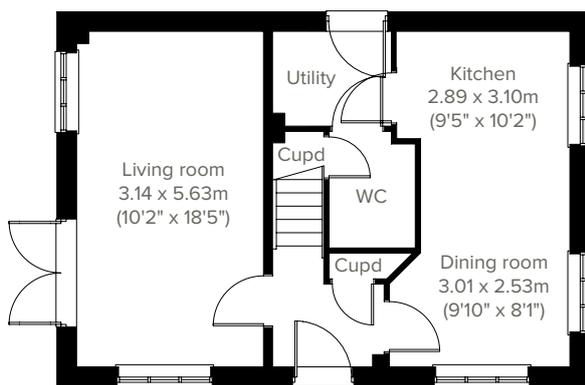


3 bedroom home

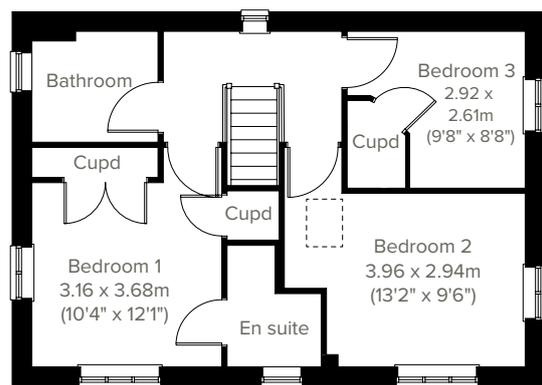
The Barnwood



A thoughtfully-designed three-bedroom family home with much to offer, the Barnwood has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. The inner hallway, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom.



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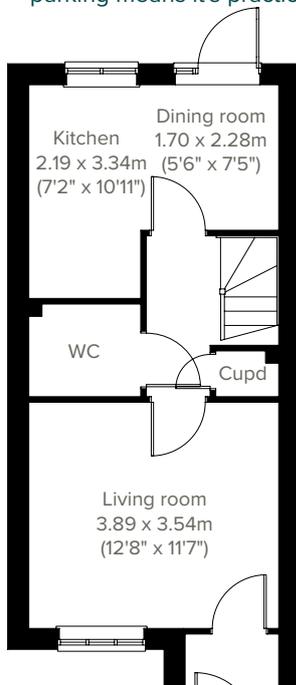


The Saunton

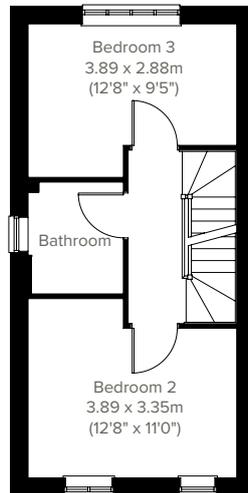
3 bedroom home



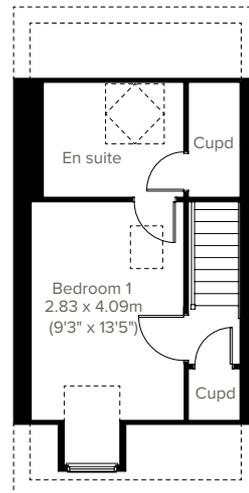
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, three storage cupboards and off-road parking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



GROUND FLOOR



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2ND FLOOR

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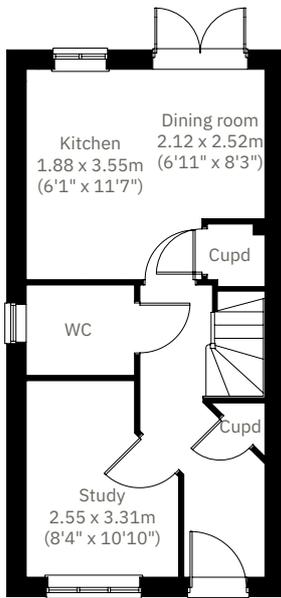


3 bedroom home

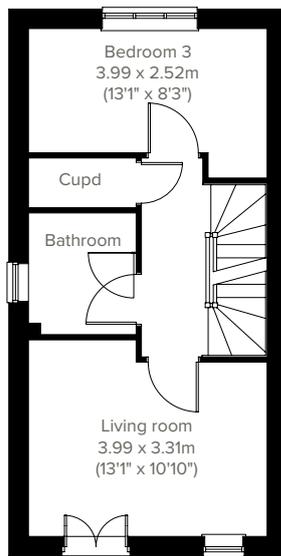
The Ashdown



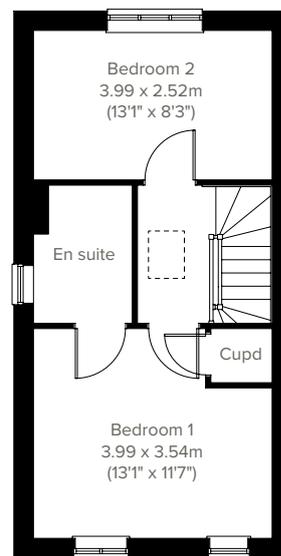
Perfect for the way we live today, the three-bedroom Ashdown has a modern open plan kitchen/dining room, with French doors opening into the garden and a handy separate study. The first floor is home to the living room, bedroom three and the family bathroom. On the second floor there are two nicely-proportioned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



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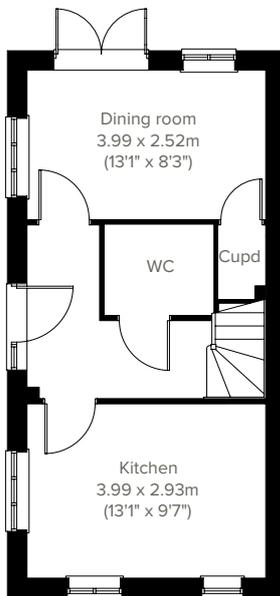


3 bedroom home

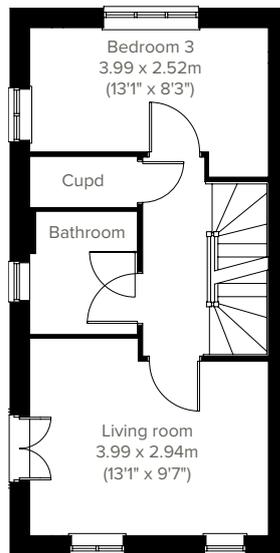
Ashdown Corner



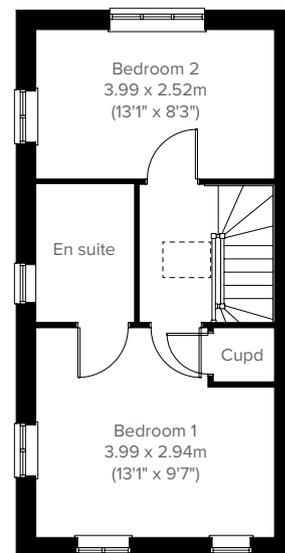
Ideal for the way we live today, the Ashdown Corner has a spacious kitchen and a separate dining room with garden access. It's practical too with a downstairs WC and a handy storage cupboard. Bedroom three, a bathroom and the living room are situated on the first floor. On the second floor there are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



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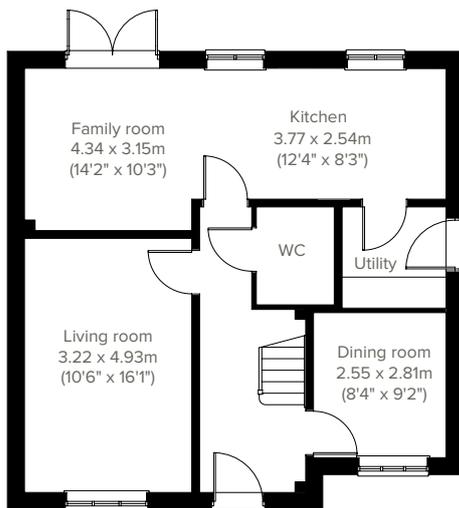


4 bedroom home

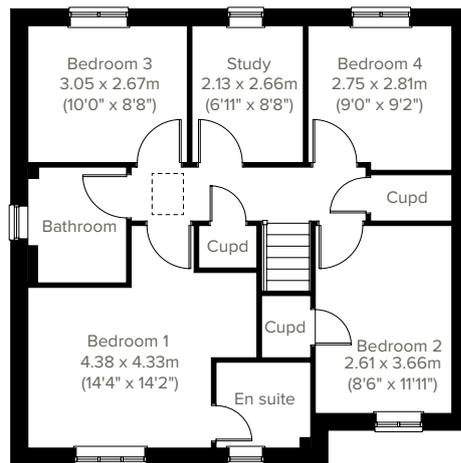
The Kielder



The Kielder is a superb detached home with a good-sized living room, and a bright open plan kitchen/ family room with double doors leading onto the garden - 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, a study and the main family bathroom.



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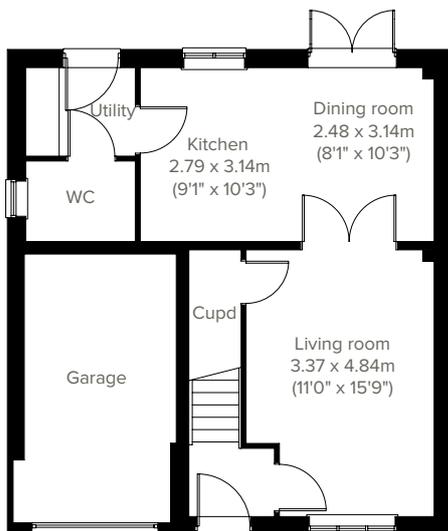


The Rivington

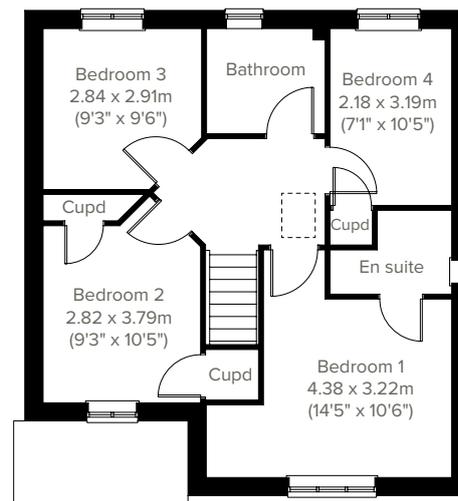
4 bedroom home



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.



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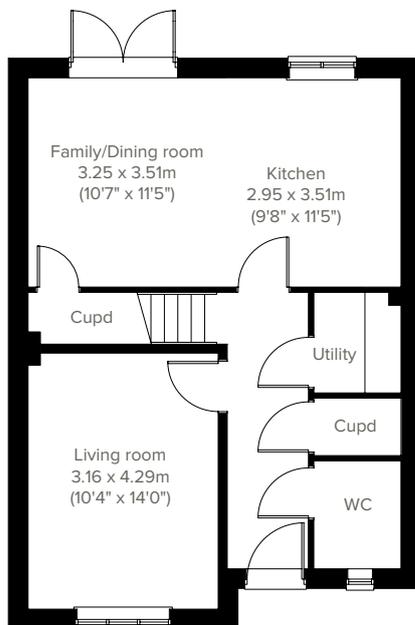


4 bedroom home

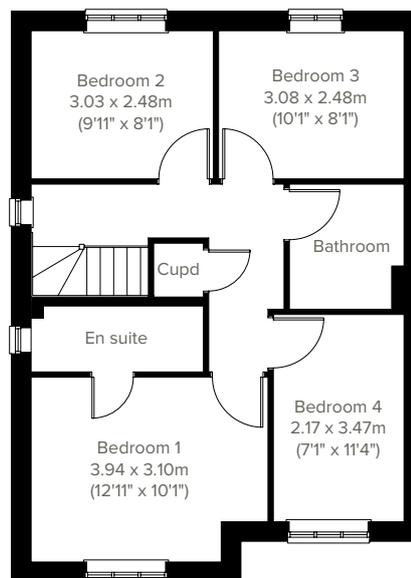
The Knebworth



Designed with modern family life in mind, the Knebworth is a four-bedroom home featuring an open plan kitchen/dining/family room with French doors leading into the garden, a handy utility room and a front-aspect living room, plus under-stairs storage and a WC. The first floor has four good-sized bedrooms - bedroom one with an en suite - and the main family bathroom.



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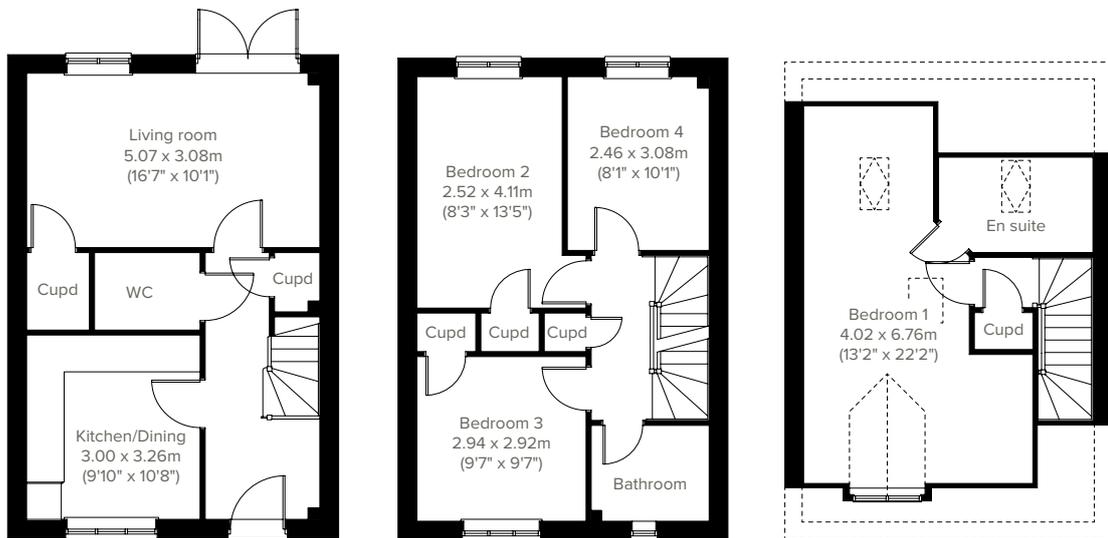


4 bedroom home

The Whinfell



Perfect for the way we live today, the four-bedroom, 2.5-storey Whinfell has a modern kitchen and a spacious living/dining room with French doors leading into the garden, making it a home that's ideal for entertaining. The first floor benefits from three nicely-proportioned bedrooms and a family-sized bathroom. The second floor's bedroom one benefits from an en suite and further storage.



GROUND FLOOR

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2ND FLOOR

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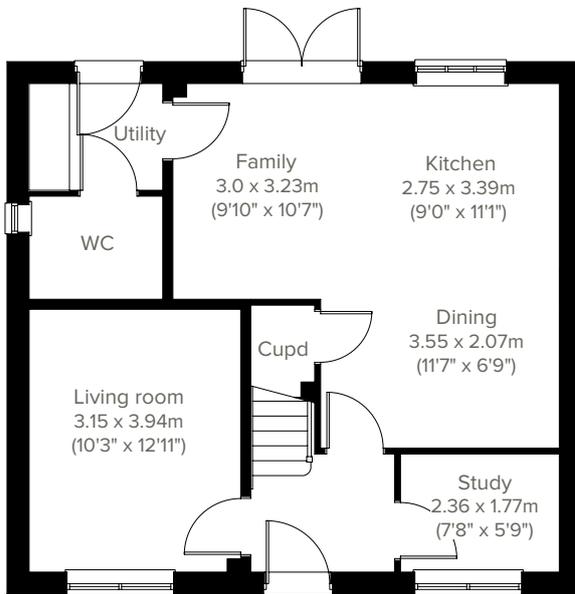


4 bedroom home

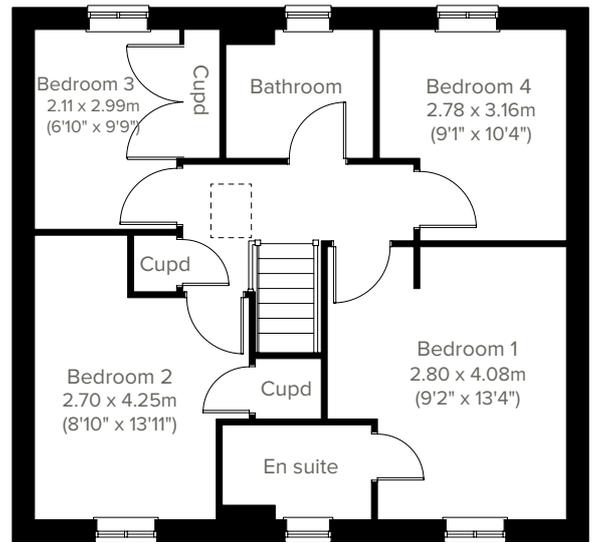
The Brampton



A beautifully-designed four-bedroom detached home, the Brampton 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 en suite plus plenty of storage cupboards and the family bathroom.



GROUND FLOOR



1ST FLOOR

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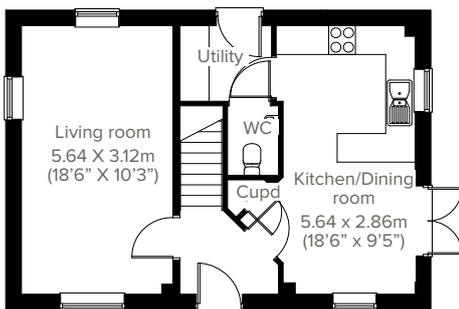


The Blakesley Corner

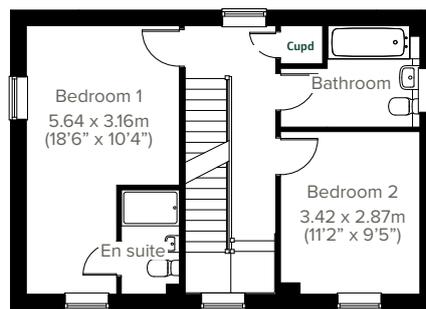
4 bedroom home



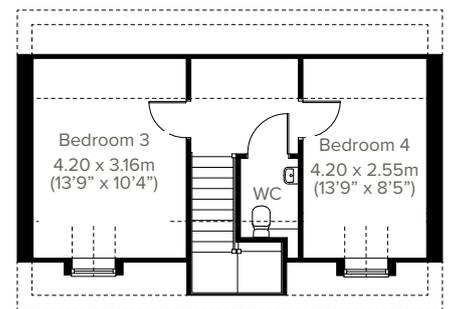
The thoughtfully-designed Blakesley Corner is a superb home with a good-sized living room and a bright open plan kitchen/dining room with French doors leading into the garden - perfect for family life and entertaining. It's practical too, with a utility with outside access, downstairs WC and storage cupboard. To the first floor the large bedroom one has an en suite, with the spacious landing leading on to bedroom two and the main family bathroom. Bedrooms three and four plus a WC can be found on the second floor.



GROUND FLOOR



1ST FLOOR



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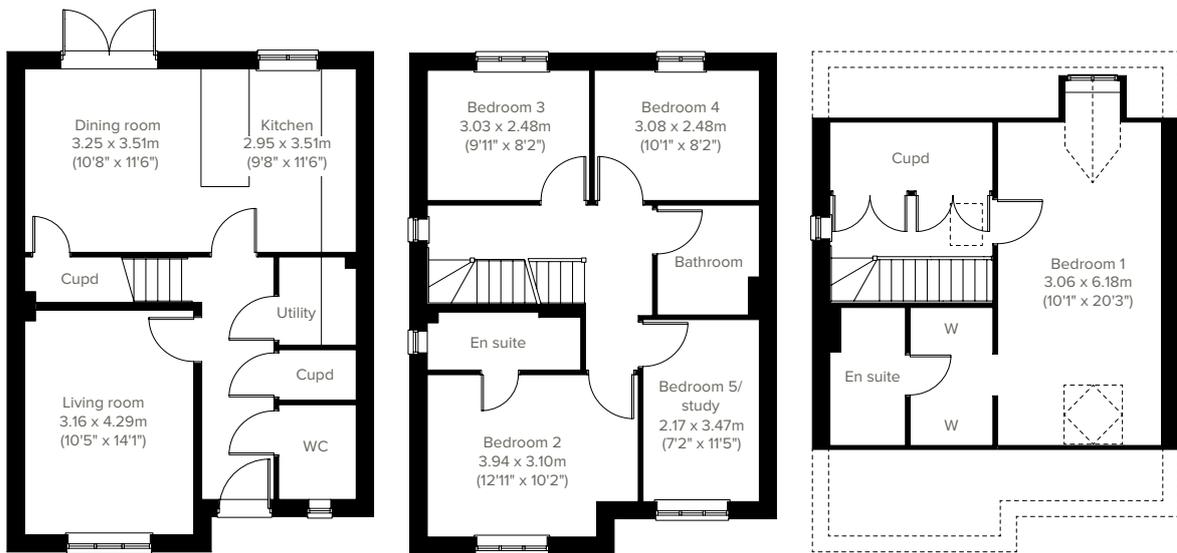


5 bedroom home

The Wychwood



The Wychwood is a modern three-storey home ideal for family life. This five-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 four good-sized bedrooms, one with an en suite, and the main family bathroom, while on the top floor there's an impressive bedroom one with en suite, walk in wardrobe and further storage cupboard.



GROUND FLOOR

1ST FLOOR

2ND FLOOR

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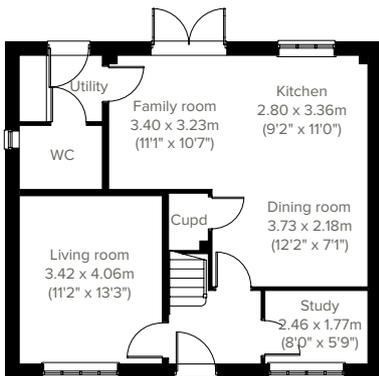


5 bedroom home

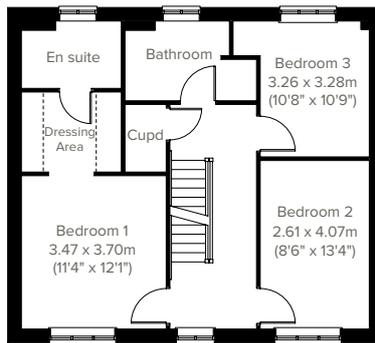
The Brightstone



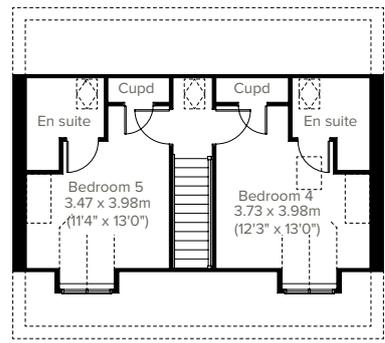
A stunning detached home with an impressive open plan kitchen/dining/family room, the Brightstone has five bedrooms and is perfectly designed for modern family living. Its other features include a bright family living room and separate study. The first floor bedroom one is spacious with a large en suite and dressing area. This floor is home to a further two bedrooms and a family bathroom. The second floor is home to two more bedrooms, both with their own en suites and handy storage cupboard.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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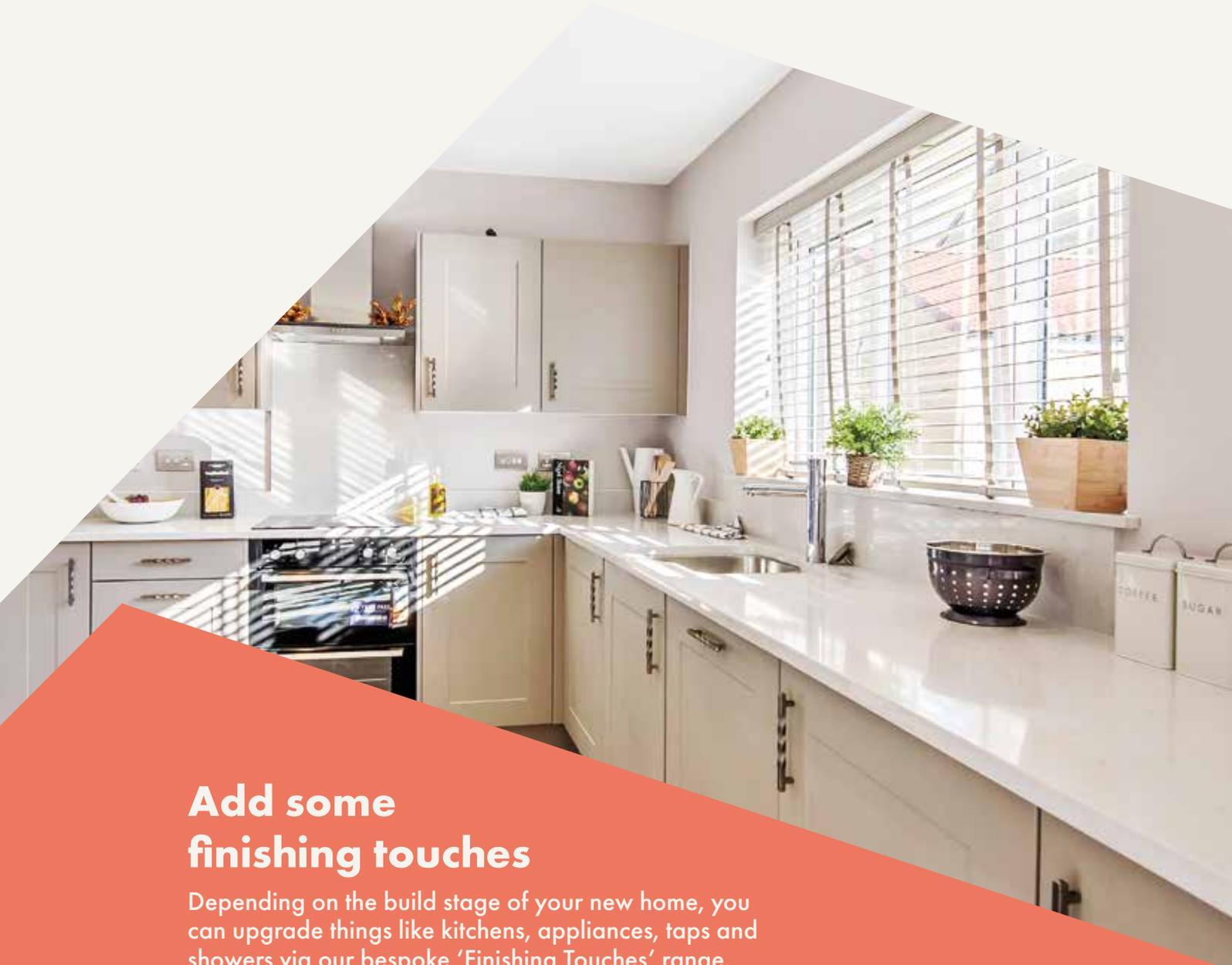
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Overstone Gate

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

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

5-panel vertical 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.

Boiler housing - where boiler is positioned in kitchen

Plumbing

Plumbing for washing machine.

Appliances

Single electric stainless steel oven, gas hob in stainless steel and integrated cooker hood and 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.
 Light and power to 'on plot' garages only

Garden

Front lawn turfed or landscaped (where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.





Eco Range homes

New build homes are changing, and together, we're embracing the future. Recent updates to the Government's Part L building regulations mean from June 2023 our new Persimmon Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

This means... **a saving of up to £6,730*** over the lifetime of a 25 year mortgage.



31% reduction in carbon emissions

Solar panels help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

EV charging is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

Enhanced loft insulation is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

Waste water heat recovery ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

More thermally-efficient walls mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our panelised offsite-manufactured timber frame technology uses a unique, sustainable panel system which adds to the thermal efficiency of your home. *NB: not all homes will be built using timber frame technology.

Energy-efficient boilers use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

A more thermally-efficient ground floor will mean you'll benefit from the additional insulation we're incorporating in the floor construction.



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 our 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 CO₂ 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.



Share & win!

Share your love for your new Persimmon home and you could win a £100 Next voucher. There is one up for grabs every month. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome



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."



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@fibrenew.com

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Please ask your sales advisor for this:

C:

D:

P: