

THE SHAPE OF MODERN LIVING



**BOWDEN FIELDS**



LITTLE BOWDEN  
MARKET HARBOROUGH



**Balfour Beatty**  
HOMES



We are delighted to present our latest development, Bowden Fields, in Little Bowden, Market Harborough. Located on the eastern fringe of this historic market town, these beautiful new 3, 4 and 5 bedroom homes enjoy easy access to all the town's amenities, along with excellent road and rail links, making this a wonderful place to call home.

## ACTIVITIES ♦ AMENITIES

The historic town of Market Harborough is situated on the River Welland, on the Leicestershire Northamptonshire border, in an area which was once part of Rockingham Forest. Today, this thriving town has a fantastic selection of amenities for modern family living, including a wide range of sports and leisure facilities. The town has two Football Clubs, along with its own Hockey, Cricket, Rugby and Athletics Clubs. For golfers, Market Harborough Golf Club to the south of the town offers a delightful 18-hole course which spreads over into the Northamptonshire countryside. Harborough Leisure Centre, just off Northampton Road, features a swimming pool, gym, sports hall and creche. The award winning Welland Park in the heart of the town offers plenty of green open space to enjoy, along with beautiful rose gardens, floodlit tennis courts, a well-equipped playground, an outdoor gym and a skate park.



## EDUCATION

Bowden Fields is perfectly placed for families, with a great choice of schools in the town. The Ofsted 'Good' rated Little Bowden Primary School is just a third of a mile (approximately 6 minutes' walk) away. Market Harborough Church of England Primary Academy and St Joseph's Catholic Voluntary Academy also cater for primary school pupils, both with 'Good' Ofsted ratings. The Welland Park Academy and the Robert Smyth Academy, also Ofsted 'Good' rated, provide secondary education in the town, along with the independent Brook House College. There is also a wide choice of Pre-Schools and Day Nurseries available for families with younger children.

## WORK ♦ TRANSPORT

Bowden Fields is ideally situated for easy access to Market Harborough railway station, less than a mile (approximately 18 minutes' walk) from the development and offering a regular service into London St Pancras station in 70 minutes. From here you can also travel north to Leicester (12 minutes), Nottingham (42 minutes) and Sheffield (1 hour 20 minutes). Access to the road network is excellent, with the nearby A6 providing a direct route to Leicester (17 miles north) and Kettering (13 miles south). The A14, M1 and M6 are also all within easy reach. For travelling further afield, Birmingham International Airport is less than an hour's drive away.



## SHOPPING ♦ DINING

For everyday needs, Waitrose, Sainsbury's, Lidl and Aldi Supermarkets are all easily accessible from Bowden Fields. There is also a Tesco Metro and a Co-op in the town centre, along with many high street chains and independent shops. Throughout the town's many little side streets and quaint courtyards you'll find an array of cafes, restaurants, pubs and bars just waiting to be discovered.

Harborough Indoor Market continues the centuries old tradition of market trading in the heart of the town, with over 60 independent stalls and an antiques market on Sundays. The historical Symington's building in Adam and Eve Street, once a corsetry factory, is home to the town's Museum, Library and Council Offices, along with a cafe and several retail outlets.

Please note: All journey times are approximate, taken from [trainline.com](http://trainline.com) and [maps.google.com](http://maps.google.com)

Computer generated image shows an example of a typical street scene at the development, for illustrative purposes only. Elevational treatments, landscaping and parking/garage positions may vary.







# SITE PLAN



SH Sherborne 3 bedroom home

AP Appleby 3 bedroom home

SO Somerton 4 bedroom home

BO Boughton 4 bedroom home

WE Wentworth 4 bedroom home

WA Walden 4 bedroom home

BA Bamburgh 4 bedroom home

OS Osterley 5 bedroom home

CH Chatsworth 5 bedroom home

HA Affordable Housing - HA

MH Marketing Hub

S Show Home

The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Landscaping is indicative and may vary.





## SHERBORNE



### 3 bedroom detached

The Sherborne is an expertly designed three bedroom detached family home with garage.

The entrance hall provides access to a spacious lounge with French doors leading into the garden and a stunning kitchen/dining/family room, with store cupboard and WC. Upstairs you will find bedroom one with fitted wardrobe and en-suite shower room, a further large double bedroom, a single bedroom and a family bathroom.



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HOMES

## GROUND FLOOR



### Ground floor plan

Lounge  
3.20 x 5.75m / 10'6" x 18'10"

Kitchen / Dining / Family  
4.22 max x 5.75m /  
13'10" max x 18'10"

WC  
0.96 x 1.70m / 3'2" x 5'7"

## FIRST FLOOR



### First floor plan

Bedroom 1  
3.65 max x 4.69m max /  
12'0" max x 15'5" max  
(excluding wardrobe)

En-suite  
2.16 x 1.70m / 7'1" x 5'7"

Bedroom 2  
3.25 x 4.70m max /  
10'8" x 15'5" max

Bedroom 3  
2.64 x 2.80m / 8'8" x 9'2"

Bathroom  
2.00 x 2.20m / 6'7" x 7'3"

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A P P L E B Y



### 3 bedroom detached

The Appleby is a delightful three bedroom detached family home with garage.

The entrance hall provides access to a spacious lounge with feature bay window and a stunning kitchen/dining/family room with French doors leading into the garden. Upstairs, you will find bedroom one with fitted wardrobe and en-suite shower room, a further large double bedroom, a single bedroom and a family bathroom.



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## GROUND FLOOR



### Ground floor plan

#### Lounge

3.20 min x 5.75m / 10'6" min x 18'10"

#### Kitchen / Dining / Family

4.22 max x 5.75m / 13'10" max x 18'10"

#### WC

0.96 x 1.70m / 3'2" x 5'7"

## FIRST FLOOR



### First floor plan

#### Bedroom 1

3.65 max x 4.69m max / 12'0" max x 15'5" max  
(excluding wardrobe)

#### En-suite

2.16 x 1.70m / 7'1" x 5'7"

#### Bedroom 2

3.25 x 4.70m max / 10'8" x 15'5" max

#### Bedroom 3

2.64 x 2.8m / 8'8" x 9'2"

#### Bathroom

2.00 x 2.20m / 6'7" x 7'3"

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S O M E R T O N



## 4 bedroom detached

The Somerton is a thoughtfully laid out 4 bedroom detached home with single garage.

Through the entrance hall you will find access to the living area with french doors opening into the rear garden, a cloakroom and an open plan kitchen/dining area leading to the garden. Upstairs has four spacious double bedrooms and a family bathroom, bedroom one is complete with fitted wardrobe and en-suite shower room.



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## GROUND FLOOR



### Ground floor plan

#### Lounge

3.50m min x 6.76m /  
11'6" min x 22'2"

#### Kitchen / Dining

3.90m min x 6.76m /  
12'10" min x 22'2"

Laundry Cupboard  
0.68m x 1.72m / 2'3" x 5'8"

#### WC

1.25m x 1.41m / 4'1" x 4'8"

\*Note: Plots 4, 22, 28 and 29 have no bay window to lounge

## FIRST FLOOR



### First floor plan

#### Bedroom 1

4.91m max x 3.50m max /  
16'1" max x 11'6" max

#### Ensuite

2.48m max x 1.85m max /  
8'2" max x 6'1" max

#### Bedroom 2

3.81m x 3.17m / 12'6" x 10'5"

#### Bedroom 3

3.54m x 3.50m / 11'7" x 11'6"

#### Bedroom 4

3.25m max x 3.17m max /  
10'8" max x 10'5" max

#### Bathroom

2.41m x 1.70m / 7'11" x 5'7"

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## BOUGHTON



### 4 bedroom detached

The Boughton is a stylish detached four bedroom family home with garage.

The entrance hall, with WC and built-in storage, provides access to the lounge, study and a stunning and spacious kitchen/dining/family room with feature bay and French doors that lead into the garden. There is also a utility room. Upstairs, the accommodation includes bedroom one with fitted wardrobes and en-suite, two further double bedrooms, one with en-suite, a single bedroom and a family bathroom.



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## GROUND FLOOR



### Ground floor plan

Lounge  
3.27m x 4.73m / 10'9" x 15'6"

Kitchen / Dining / Family  
8.22m max x 5.28m max /  
26'12" max x 17'4" max

Study  
2.67m x 2.82m / 8'9" x 9'3"

Utility  
1.73m x 1.70m / 5'8" x 5'7"

WC  
0.85m x 1.70m / 2'9" x 5'7"

## FIRST FLOOR



### First floor plan

Bedroom 1  
3.33m max x 5.80m max /  
10'11" max x 19'0" max

En-suite 1  
2.13m x 2.26m / 7'0" x 7'5"

Bedroom 2  
4.33m max x 2.88m max /  
14'2" max x 9'5" max

En-suite 2  
2.64m x 1.31m / 8'8" x 4'4"

Bedroom 3  
2.64m max x 3.21m / 8'8" max x 10'6"

Bedroom 4  
3.79m max x 2.98m max /  
12'6" max x 9'10" max

Bathroom  
2.11m x 1.90m / 6'11" x 6'3"

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## B A M B U R G H



### 4 bedroom detached

The Bamburgh is a beautifully proportioned four bedroom detached home with garage.

Through the entrance hall, which includes built-in storage and a WC, you will find an open-plan kitchen/dining room with Bi-fold doors leading into the garden, with family area plus a separate dual aspect lounge with feature bay and French doors leading into the garden. Upstairs, bedroom one includes fitted wardrobes and an en-suite. There are two further double bedrooms, one with en-suite, a single bedroom and a family bathroom.



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## GROUND FLOOR



### Ground floor plan

Lounge

3.50 x 6.60m max / 11'6" x 21'8" max

Kitchen / Dining / Family

4.85 max x 9.91m / 15'11" max x 32'6"

Utility

1.99 x 1.31m / 6'6" x 4'4"

WC

1.99 x 1.05m / 6'6" x 3'5"



## FIRST FLOOR



### First floor plan

Bedroom 1

4.85 x 4.53m max / 15'11" x 14'10" max

En-suite 1

2.81 x 1.70m / 9'3" x 5'7"

Bedroom 2

3.55 x 3.61m / 11'8" x 11'10"

En-suite 2

2.16 x 1.50m / 7'1" x 4'11"

Bedroom 3

4.32 max x 3.61m max / 14'2" max x 11'10" max

Bedroom 4

2.40 x 3.00m / 7'10" x 9'10"

Bathroom

3.29 x 2.07m / 10'10" x 6'9"

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## W A L D E N



### 4 bedroom detached

The Walden is an impressive four bedroom detached family home with integral garage.

Through the entrance hall, complete with large storage cupboard, you will reach a large lounge and spacious open-plan kitchen/dining room with a feature glazed bay with French doors leading into the garden. A utility room and downstairs WC are both accessed off the kitchen/diner. Upstairs, you will find bedroom one with a fitted wardrobe and en-suite, a further two double bedrooms and one single, along with a family bathroom.



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## GROUND FLOOR



### Ground floor plan

#### Lounge

3.27 x 5.21m / 10'9" x 17'1"

#### Kitchen / Dining

5.36 x 4.45m max / 17'7" x 14'7" max

#### Utility

2.13 x 1.95m / 6'12" x 6'5"

#### WC

0.85 x 1.95m / 2'9" x 6'5"

#### Garage

3.00 x 6.00m / 9'10" x 19'8"

## FIRST FLOOR



### First floor plan

#### Bedroom 1

3.65 max x 4.60m / 13'0" max x 15'1"  
(excluding wardrobe)

#### En-suite

2.10 x 1.51m / 6'8" x 4'11"

#### Bedroom 2

3.07 x 5.29m / 10'1" x 17'4"

#### Bedroom 3

3.04 max x 3.87m max / 10'0" max x 12'8" max

#### Bedroom 4

3.07 x 2.73m / 10'1" x 8'11"

#### Bathroom

2.22 x 1.70m / 7'3" x 5'7"

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## WENTWORTH



### 4 bedroom detached

The Wentworth is a superb 4 bedroom detached home with double garage.

The entrance hall with WC and built in storage, provides access to the lounge, study and open plan kitchen/dining/family area with bi-fold doors leading into the garden. There is also a utility room leading from the kitchen. Upstairs you will find bedroom one with en-suite shower room and separate dressing room, three further double bedrooms, with 'Jack and Jill' en-suite and a family bathroom.



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## GROUND FLOOR



### Ground floor plan

Lounge

3.68 x 5.00m / 12'1" x 16'5"

Kitchen / Dining / Family

9.35 x 4.21m max / 30'8" x 13'10" max

Study

3.40 x 2.96m max / 11'2" x 9'9" max

Utility

1.93 x 1.77m / 6'4" x 5'10"

WC

1.40 x 1.77m / 4'7" x 5'10"

## FIRST FLOOR



### First floor plan

Bedroom 1

3.73 x 5.21m max / 12'3" x 17'1" max

Dressing Room

2.05 x 1.49m / 6'9" x 4'11"

(including wardrobes)

En-suite 1

2.70 x 1.70m / 8'10" x 5'7"

Bedroom 2

3.36 x 3.31m / 11'0" x 10'10"

Jack and Jill En-suite

2.54 x 1.40m / 8'4" x 4'7"

Bedroom 3

3.38 x 3.88m / 11'1" x 12'9"

Bedroom 4

3.67 x 3.49m / 12'0" x 11'5"

Bathroom

2.09 x 2.00m / 6'10" x 6'7"

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## O S T E R L E Y



### 5 bedroom detached

The Osterley is a stunning two and a half storey five bedroom detached family home with double garage.

Downstairs, you will find an entrance hall with WC and spacious built-in storage cupboard, a separate lounge and a study/snug with feature bay window. The bright and spacious kitchen/dining/family room has feature roof lights and stunning Bi-fold doors leading into the garden. There is also a utility room.

Bedroom one, complete with dressing area and en-suite including bath, shower and double basin is on the first floor, along with a guest bedroom, a further double bedroom and a family bathroom.

The second floor offers two double bedrooms, one with fitted wardrobe, and a shower room.



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## GROUND FLOOR



**Ground floor plan**

Lounge

3.68 x 4.43m / 12'1" x 14'6"

Kitchen / Dining / Family

9.35 x 5.00m max / 30'8" x 16'5" max

Study

3.40 x 2.96m max / 11'2" x 9'9" max

Utility

1.93 x 1.77m / 6'4" x 5'10"

WC

1.40 x 1.77m / 4'7" x 5'10"

## FIRST FLOOR



**First floor plan**

Bedroom 1 (inc. Dressing Area)

3.73 x 5.45m / 12'3" x 17'11"

En-suite 1

3.55 x 2.00m / 11'8" x 6'7"

Bedroom 4

3.38 x 4.14m max / 11'1" x 13'7" max

En-suite 2

2.21 x 2.00m / 7'3" x 6'7"

Bedroom 5

3.36 x 3.98m max / 11'0" x 13'1" max



**Second floor plan**

## SECOND FLOOR



Bedroom 2

4.41 x 5.61m min / 14'6" x 18'5" min

Bedroom 3

3.73 x 3.33m min / 12'3" x 10'11" min

Shower Room

2.21 x 2.16m / 7'3" x 7'1"

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## CHATSWORTH



### 5 bedroom detached

The Chatsworth is a welcoming L-shaped five bedroom detached home with integral double garage.

The entrance hall, with WC and built-in storage, provides access to the double aspect lounge with French doors into the garden. From the entrance hall, double doors provide access to the stunning kitchen/dining/family room. At the heart of the home, this spacious living area has Bi-fold doors into the garden, further double doors through to the lounge and provides access to the utility room and walk in store room. Upstairs, the accommodation includes a fabulous bedroom one with fitted wardrobes to the dressing area and en-suite bathroom including a freestanding bath and a shower, four further double bedrooms, one with en-suite and fitted wardrobe, a study and a family bathroom.



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## GROUND FLOOR



### Ground floor plan

Lounge
3.54 x 6.65m / 11'7" x 21'10"
Kitchen / Family
4.28 x 6.65m / 14'1" x 21'10"
Dining
3.29 x 3.67m / 10'10" x 12'0"
Utility
1.80 x 1.60m / 5'11" x 5'3"
Store Cupboard
2.09 x 1.60m / 6'10" x 5'3"
WC
1.40 x 1.60m / 4'7" x 5'3"
Garage
5.49 x 5.45m / 18'0" x 17'11"

## FIRST FLOOR



### First floor plan

Bedroom 1 (inc. Dressing Area)
5.47 x 7.21m max / 17'11" x 23'8" max
En-suite 1
2.62 x 2.88m / 8'7" x 9'5"
Bedroom 2
3.52 x 4.36m / 11'7" x 14'4"
En-suite 2
1.43 x 2.20m / 4'8" x 7'3"
Bedroom 3
3.60 max x 3.74m max / 11'10" max x 12'3" max
Bedroom 4
3.60 x 2.82m / 11'10" x 9'3"
Bedroom 5
3.95 max x 2.70m max / 12'12" max x 8'10" max
Study
2.83 x 1.70m / 9'3" x 5'7"
Bathroom
2.00 x 2.20m / 6'7" x 7'3"

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## SPECIFICATION

Balfour Beatty Homes has carefully selected high quality materials. The specification at Bowden Fields incorporates unique contemporary design, energy efficiency and flexible living space, which all add up to the perfect family home.

### EXTERNAL FINISHES

- ◆ Low maintenance white UPVC double glazed windows
- ◆ French doors and Bi-folds to some housetypes\*
- ◆ Low maintenance fibre-colour front doors

### KITCHENS

- ◆ Contemporary choice of fitted kitchen units and worktops with matching up-stands\*
- ◆ Stainless steel sink with modern mixer tap
- ◆ Extractor hood
- ◆ Integrated appliances included to all housetypes\*

### BATHROOMS, EN-SUITES AND CLOAKROOMS

- ◆ Stylish sanitary ware with chrome finish taps
- ◆ Chrome heated towel rail to bathrooms and en-suites

- ◆ Shaver point to all bathrooms and en-suites
- ◆ Shower enclosure and tray where applicable\*
- ◆ Choice of quality wall tiles - subject to build stage\*

### FITTED WARDROBES

- ◆ Wardrobe to bedroom 1 in all housetypes
- ◆ Additional wardrobe to bedroom 2 in the Chatsworth and Osterley housetypes only

### FINISHES

- ◆ Four panel white doors throughout
- ◆ Paint to walls and ceilings matt emulsion
- ◆ Paint to woodwork white satin
- ◆ Stairs white painted timber with oak handrail

### ELECTRICAL

- ◆ Ample power points, TV and telephone points are provided throughout each property - please consult our sales advisor for individual housetype detail\*
- ◆ Recessed lighting to kitchen, bathroom, en-suite and cloakroom
- ◆ Door bell
- ◆ External lighting
- ◆ Extractor fans to all bathrooms and en-suites
- ◆ Smoke alarms
- ◆ Intruder alarm to Bamburgh, Wentworth, Chatsworth and Osterley housetypes only

### PLUMBING AND HEATING

- ◆ Gas central heating

### EXTERNAL

- ◆ Landscaping to front gardens
- ◆ 1.8 metre high timber close boarded fencing to rear gardens - unless otherwise stated plot specific\*
- ◆ Outside tap
- ◆ Tarmacadam driveways
- ◆ Patio areas to rear gardens



\* Please ask the sales advisor for plot specific details

This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with the sales advisor at point of purchase. We reserve the right to change or substitute alternative items of the same quality. Choices are from our pre-selected range dependent upon stage of construction.

Computer generated image shows an example of a typical interior at the development, for illustrative purposes only. Interior layout, fixtures, fittings, specification and decoration may vary.



## BALFOUR BEATTY HOMES AND CUSTOMER CARE

Buying a new home is an important and exciting decision for you and your family. Our experienced team will look after even the smallest of details to ensure you can relax and enjoy the experience.

Our quality homes are supported by the highest standard of service. We are here to help you, not only through the journey of purchasing your new home but also providing peace of mind once you have moved in.

Our homes come with:

- ◆ A dedicated customer care team
- ◆ A comprehensive introduction to your new home
- ◆ Dedicated customer care email service
- ◆ 10 years NHBC Buildmark Warranty

We pride ourselves in adhering to the Consumer Code for Home Builders.



[www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)

## WHY BALFOUR BEATTY?

Your new Balfour Beatty home is an investment in quality design and expert engineering.

As the UK's largest infrastructure company, we design, build and maintain the structures that underpin our daily lives. For 100 years, we have created extraordinary buildings and essential services from hospitals, schools, homes and student accommodation to airports, railways, roads and power stations.

We are responsible for some of the UK's most prestigious projects, including the 2012 Olympic Aquatic Centre, London's new Crossrail system and Birmingham's state-of-the-art Queen Elizabeth hospital.

At Balfour Beatty Homes we create high quality homes designed for the way you want to live.

Balfour Beatty Homes is a trading name of Balfour Beatty Investments Limited. Registered office: 350 Regents Place, Euston Road, London NW1 3AX Registered in England and Wales under Company No. 2423465. An agent of Balfour Beatty Group Limited registered in England and Wales under Company No. 101073 with its registered office at 5 Churchill Place, Canary Wharf, London E14 5HU

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## GET IN TOUCH

### The Development:

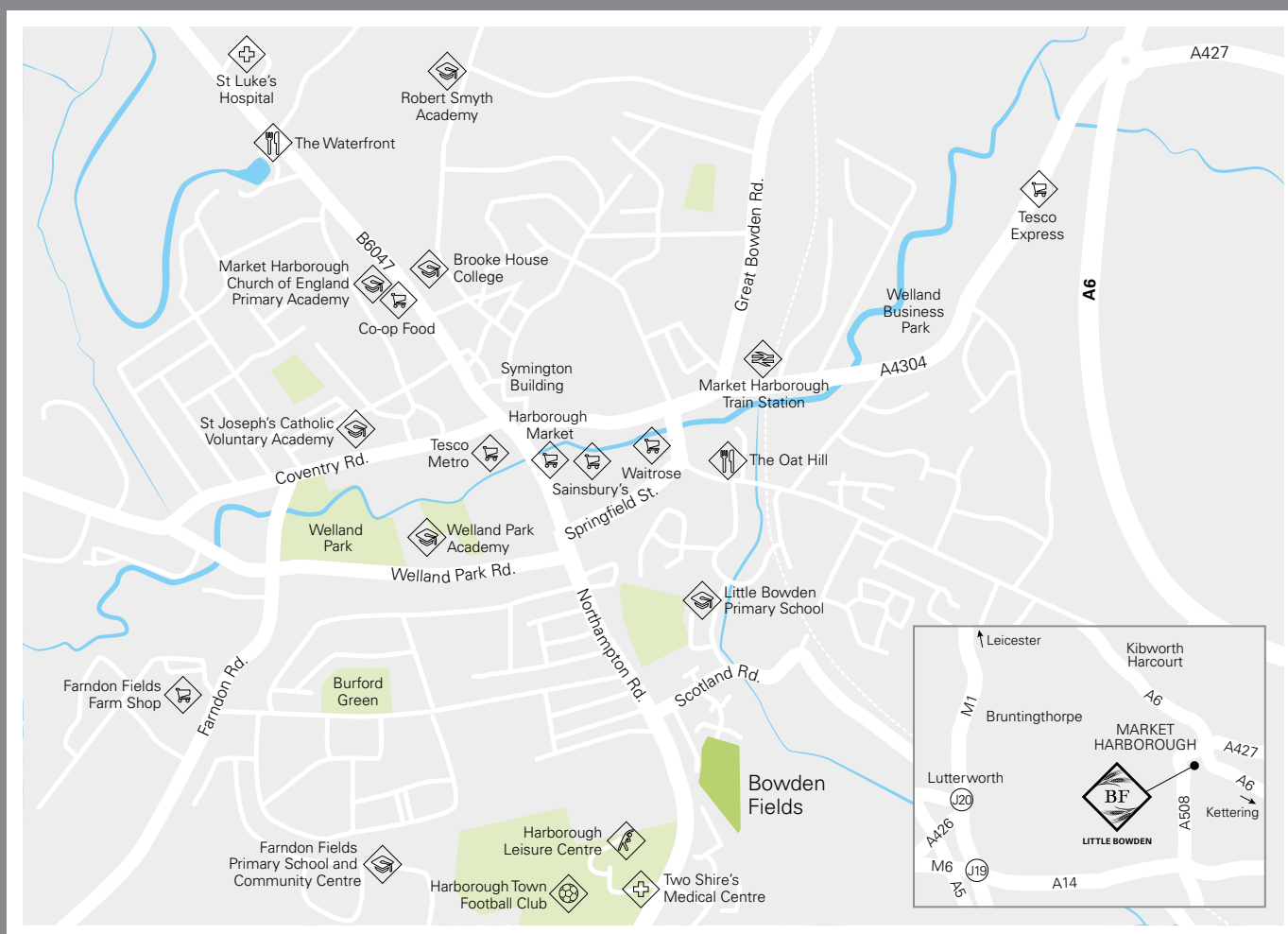
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