







Oak Tree Avenue is an exclusive collection of eight, beautiful, 3,4 and 5 bedroom detached homes, set in the renowned village of Silverstone, Northamptonshire.

#### LOCATION

Discreetly set back, Oak Tree Avenue is a private cluster of eight, 3,4 and 5 bedroom homes. A quaint, desirable position with some homes set against a backdrop of fields to the rear of the development.

Since the late 1940's Silverstone has been best

known for hosting the infamous Grand Prix, making it a very exciting place to reside. Silverstone has its own family-run village shop that offers an array of locally-sourced produce. There is also the historic White Horse, a 17th Century coaching inn that offers local ales and a chance to meet your fellow villagers.

Silverstone village itself has many leisurely pursuits for all ages, from golf and archery, to a book club and amateur dramatics.

#### THE DORCHESTER Plot 6 - The Dorchester

Plot 6 is situated within a large corner plot and benefits from a large family garden, complemented with mature trees. The striking ironstone frontage property and contemporary windows, creates a pleasing front elevation for this stylish family home. Along with a double hardwood framed detached carport, this family home boasts space. Upon entering there is a generously sized living room to your left and from the hallway you are led into an impressive



kitchen and dining area, benefiting from its own utility room. This five bedroom property leads upstairs to the first floor where you will find a spacious landing area, large family bathroom, two double bedrooms and a master bedroom with its own ensuite and walk-in wardrobe. The second floor has a further two large double bedrooms complete with their own shower room.

#### A DISTINCTIVE SPECIFICATION

Each home on the development boasts attention to detail, blending traditional exterior elevation with contemporary interiors to create an attractive street scene. The interiors combine a

selection of the finest materials, finishes and brands which create the Talbot Homes Specification.

Full specification can be found on attached brochure.

#### HOMES FOR LIFE INDOORS AND OUT

Exceptional modern living, blended with the appeal of the local area, Talbot Homes have created a beautiful home that offers a spacious layout to suit all lifestyles, with the exacting quality you would expect, ideally suiting the demands of contemporary living.

They take the time to work closely with the architectural design team to produce a home that is both aesthetically pleasing and functional.

#### TIMING

Available to view.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL