



# Sheppards Farm

WOOD BURCOTE

*An exclusive development of four stunning new family homes*

*Wood Burcote is located on the edge of the historic market town of Towcester  
and surrounded by beautiful countryside*









*Sheppards Farm is set in the picturesque hamlet of Wood Burcote, near Towcester, Northamptonshire*







COUNTRYSIDE LIVING WITHIN  
WALKING DISTANCE OF THE HISTORIC  
MARKET TOWN OF TOWCESTER





*Sheppards Farm is located within walking distance of Towcester, the properties are nestled on the edge of open countryside and back onto the Woodland Trust managed Burcote Wood. Criss crossed by paths, mature trees and carpeted with bluebells in spring it's the perfect place to unwind right on your doorstep.*







## A SOUGHT AFTER LOCATION

Wood Burcote is a hamlet in the County of Northamptonshire, surrounded by the beautiful countryside of the River Tove valley, ancient woods and on the edge of the historic market town of Towcester.

Set midway between Milton Keynes and Northampton, the area benefits from all the working and leisure opportunities of the two Cities, while still being able to live in the middle of outstanding natural countryside.

*Milton Keynes was recently voted one of the best London commuter towns.*





## LIVING LOCAL

There's something for everyone in and around Towcester including local parks and walks, a great choice of bars and restaurants, and regular farmers, antique and bric-a-brac markets.

Towcester boasts easy access to the major sporting venues of Towcester Racecourse, and the home of British F1, Silverstone race track - both less than a 10 minute drive away. While those looking for a slightly slower pace, the Grand Union Canal at Stoke Bruene and the historic wood and parkland setting of the Whittlebury Park Golf course, are also within easy reach.







*Towcester is the oldest town in the county, once known as the Roman town of Lactoduruman, lying at the junction of Watling Street, the old Roman road from Dover to Chester.*

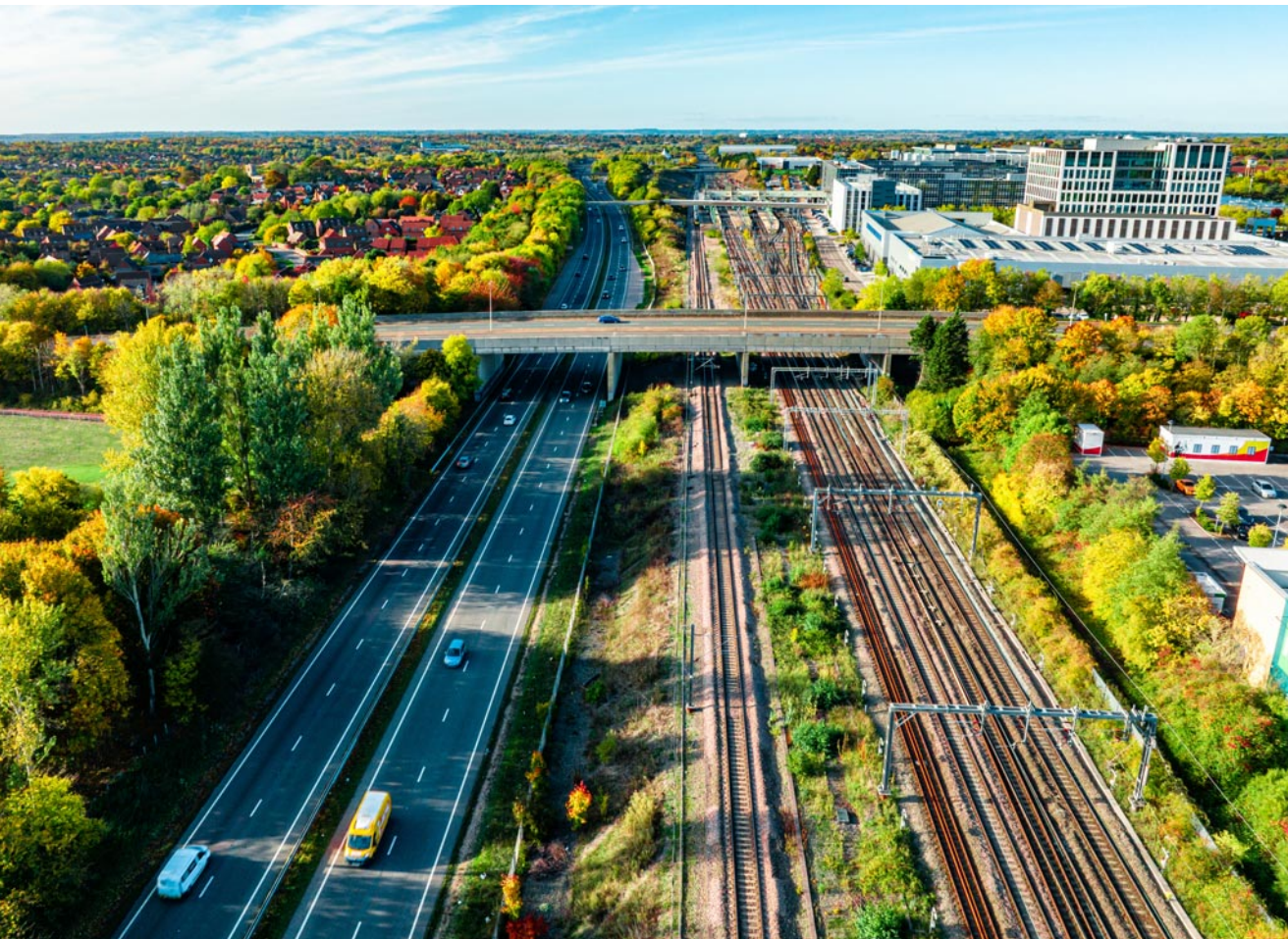


## EDUCATION

Families are well catered for in the area with a range of well-regarded schools, including the renowned Winchester House Preparatory School and Stowe School – one of most prestigious educational institutions in the UK – both around a 20 minute drive. Local schooling is also well served and includes Towcester CofE and Nicholas Hawksmoor Primary and the Spone Academy for older students which boasts an 'Outstanding' Ofsted report. The Universities of Northampton and Buckingham are also within easy reach.







*Wood Burcote to London Euston –  
door to door in under an hour*

*Based on 20 minute drive to MK Station and 32 minute train to London Euston*

## TRAVELLING & COMMUTING

Wood Burcote is just a mile from Towcester and the A5, providing links to Milton Keynes in 20 minutes and Northampton in 25 minutes via the nearby A43, while also providing a connection to Oxford to the south in under an hour. The M1 is around 15 minutes away for journeys to London and further afield.

The town is superbly connected for rail commuters, with the mainline station at Milton Keynes offering services to London Euston in around 32 minutes and Birmingham in around 50 minutes. For travel further afield, Luton Airport is around a 35 mile drive and Birmingham International Airport around 50 miles away.

*All times and distances are approximate and should be checked*





# LAVENDER HOUSE

## NO. 1 SHEPPARDS FARM

Sitting in a plot of approximately half an acre  
The Lavender is an majestic two storey house  
utilising traditional materials to reflect it's  
surroundings, while it's layout creates open  
spaces and facilities to reflect the needs of  
modern living. The Ground Floor features a  
vast open plan Kitchen, Dining Room and  
Snug with doors and views to an extensive  
rear Garden. A separate Lounge, Utility  
Rooms and Study complete the space. To the  
Upper Floor there are five Double Bedrooms,  
four Bathrooms and walk in Wardrobes.

*CGI images are illustrations of suggested finishes only*









# LAVENDER HOUSE

NO. 1 SHEPPARDS FARM



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**FIRST FLOOR**

Bedroom 1**	6035 x 3203	19' 7" x 10' 5"
Bedroom 2	6004 (max) x 3335 (max)	19' 6" (max) x 10' 10" (max)
Bedroom 3	4542 x 3339	14' 9" x 10' 10"
Bedroom 4*	6035 (max) x 3089 (min)	19' 7" (max) x 10' 0" (min)
Bedroom 5	5023 x 4164	16' 3" x 13' 6"

\*\* plus dressing area & walk in wardrobe  
\* plus walk in wardrobe

**GROUND FLOOR**

Lounge	5023 x 4125	16' 3" x 13' 4"
Kitchen/Din/Snug	12038 x 5462 (max)	39' 0" x 17' 8" (max)
Study	3860 x 3335	12' 6" x 10' 10"
Utility*	5250 (max) x 2397 (max)	17' 0" (max) x 7' 9" (max)

\* plus plant room



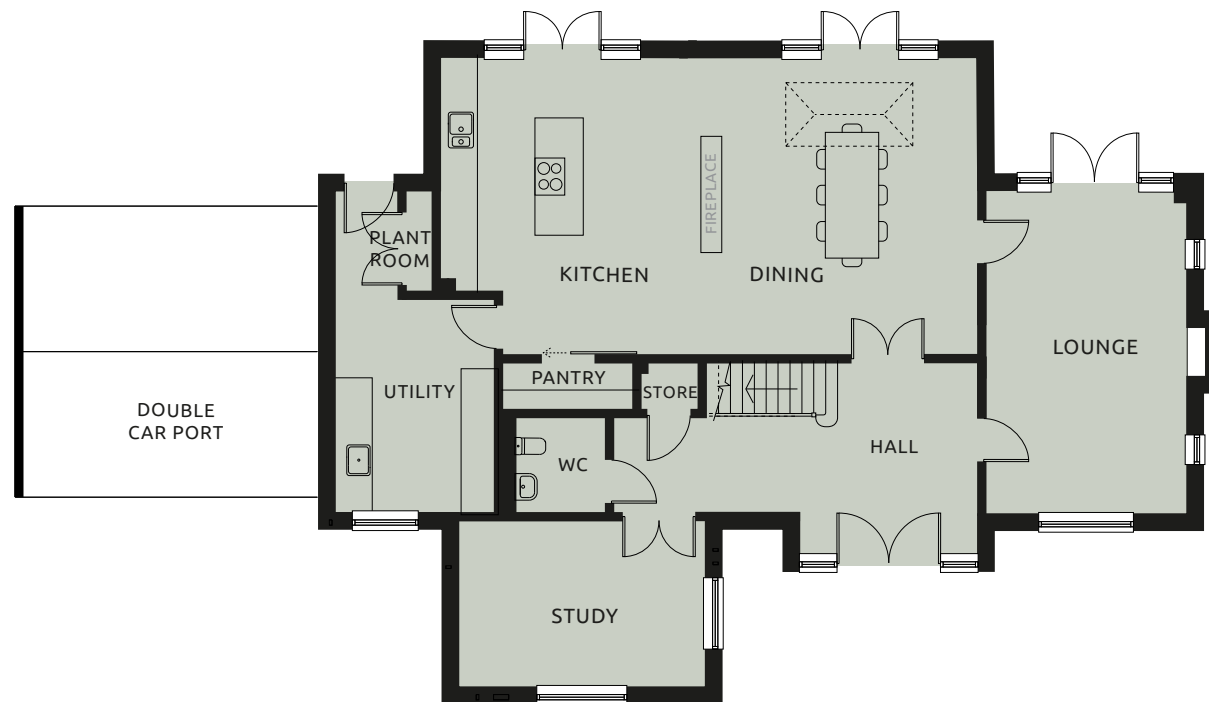
# THYME HOUSE

NO. 2 SHEPPARDS FARM

The Thyme is a magnificent two storey house featuring traditional materials to harmonise with it's surroundings, while creating internal open spaces and facilities to reflect the needs of the modern family. The Ground Floor comprises a feature open plan Kitchen and Dining Room with doors to the rear Garden, a separate Lounge and Study, as well as Utility Rooms. On the Upper Floor there are five Double Bedrooms, four Bathrooms and a walk in Wardrobe.







GROUND FLOOR

Lounge	6035 x 3788	19' 7" x 12' 3"
Kitchen/Dining	10085 (max) x 5563 (max)	32' 8" (max) x 18' 0" (max)
Study	4573 x 3112	14' 10" x 10' 1"
Utility*	4023 (min) x 2980	13' 0" (min) x 9' 8"

\* plus plant room

FIRST FLOOR

Bedroom 1*	4460 x 3302 (min)	14' 5" x 10' 8" (min)
Bedroom 2	5162 (max) x 3348 (max)	16' 9" (max) x 10' 10" (max)
Bedroom 3	4573 x 3170	14' 10" x 10' 3"
Bedroom 4	4245 (max) x 2594 (min)	13' 9" (max) x 8' 5" (min)
Bedroom 5	4517 x 3826	14' 8" x 12' 5"

\* plus walk in wardrobe







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*Every care has been taken to ensure that the details in this brochure present an accurate picture of the development. Where illustrations have been used these indicate completed homes, purchasers are advised to check with the sales office regarding specific plots. The landscaping shown on the site layout is indicative of a matured development and is subject to Local Authority approval. Measurements shown are indicative and should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales representative for accurate details of kitchen layout. The contents of this brochure do not form any part of any contract and the vendor reserves the right to re-plan any part of the development.*



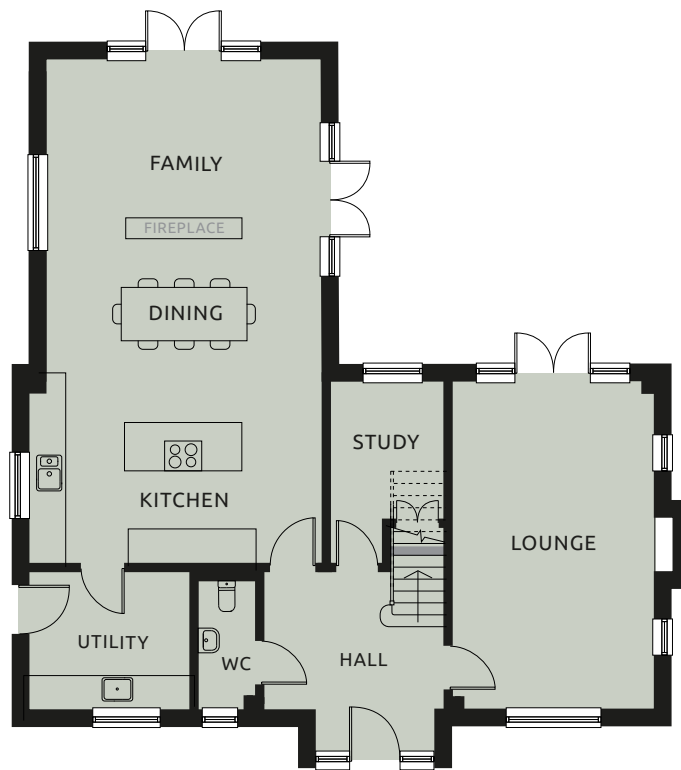
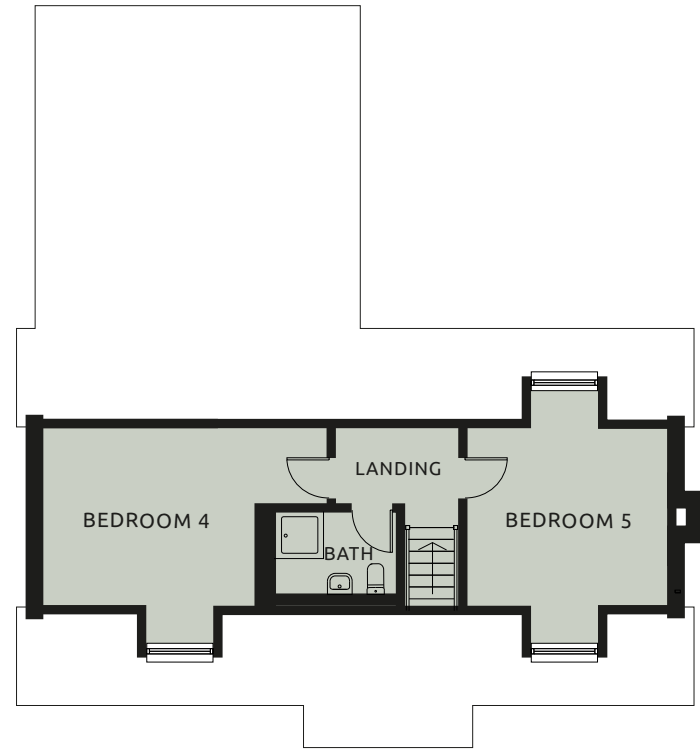
# JASMINE HOUSE

NO. 3 SHEPPARDS FARM

The Jasmine is a beautiful traditionally built three storey home perfect for the modern or extended family. The Ground Floor features an open plan Kitchen, Dining Room and Family area with doors and views to the rear garden. A separate Lounge, Utility Room and Study complete the ground floor living area. To the First Floor there are three Double Bedrooms, three Bathrooms and a walk in Wardrobe. To the Upper Floor there are a further two Double Bedrooms and a Bathroom.







SECOND FLOOR

Bedroom 4	4049 x 3344	13' 2" x 10' 10"
Bedroom 5	3837 x 3344	12' 5" x 10' 10"

FIRST FLOOR

Bedroom 1*	5135 x 3930	16' 8" x 12' 9"
Bedroom 2	4611 x 3837	14' 11" x 12' 5"
Bedroom 3	5307 x 2898	17' 2" x 9' 5"

\* plus walk in wardrobe

GROUND FLOOR

Lounge	6147 x 3798	19' 11" x 12' 4"
Kitchen/Dining	9475 x 5473 (max)	30' 9" x 17' 9" (max)
Study	2627 x 2203	8' 6" x 7' 2"
Utility	3035 x 2597	9' 10" x 8' 5"



# PRIMROSE HOUSE

NO. 4 SHEPPARDS FARM

The Primrose is an elegant two storey house built to exacting standards to create gorgeous internal open spaces perfect for the modern family. The Ground Floor comprises an open plan Kitchen and Dining Room with doors to the rear garden, a separate Lounge, Study and Utility Room. On the Upper Floor there are four Double Bedrooms, three Bathrooms and a walk in Wardrobe.

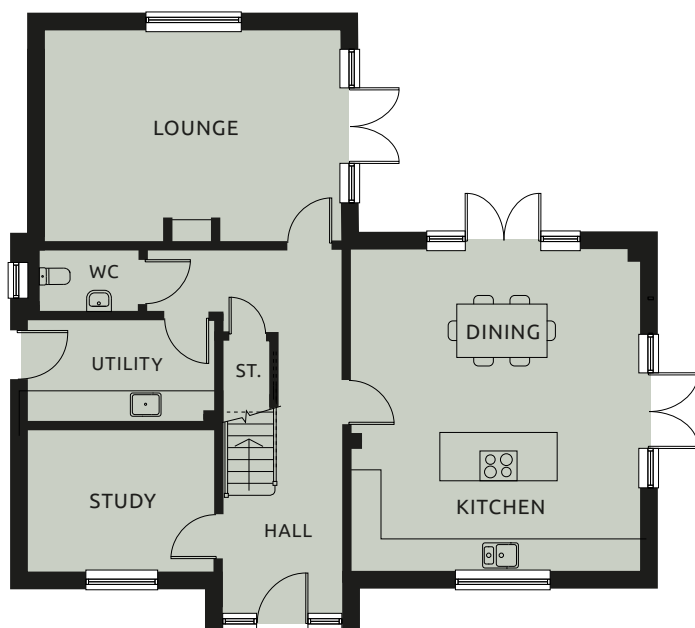




uggested finishes only



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GROUND FLOOR

Lounge	5585 x 4012	18' 1" x 13' 0"
Kitchen/Dining	6035 x 5475	19' 7" x 17' 9"
Study	3563 x 2704	11' 7" x 8' 9"
Utility	3563 x 1970	11' 7" x 6' 5"



FIRST FLOOR

Bedroom 1	4465 (max) x 4060 (max)	13' 2" (max) x 13' 2" (max)
Bedroom 2	4014 (min) x 2965 (max)	13' 0" (min) x 9' 8" (max)
Bedroom 3	5532 (max) x 2986 (max)	17' 11" (max) x 9' 8" (max)
Bedroom 4	3619 x 3004	11' 9" x 9' 9"







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BURCOTE ROAD

  
*Sheppard's Farm*  
SITE PLAN



COMPLETED 2 BARN  
DEVELOPMENT BY  
TALBOT HOMES

BESSIES LANE

BESSES LANE

1

LAVENDER HOUSE

2

THYME HOUSE

4

PRIMROSE  
HOUSE

3

JASMINE HOUSE

WOODED PARKLAND





# SPECIFICATION

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## KITCHEN

*Individually designed Hacker, shaker style boasting impressive sized islands.*

- Sleek light Carrera quartz worktops to all plots and splash back (*plots 1&2 only*)
- Wooden top laminate breakfast bar to islands and pantries
- Cashmere coloured units
- BOSCH touch-control 4 zone induction hob to include integrated extractor to island
- 2 BOSCH integrated single ovens
- Integrated BOSCH dishwasher
- 2 Integrated BOSCH fridge freezers
- Recessed circular LED under counter lighting
- Stylish tap and handles to each home
- Integral Recycling Bin

## UTILITIES

*Utility rooms are in keeping with the kitchen design with a matched laminate worktop.*

- Washing machine and tumble dryer space provided (*supply and install of these items are not included*)

## BATHROOMS/ENSUITES & SHOWER ROOMS

- White contemporary sanitary ware
- Porcelanosa ceramic wall and floor tiles to all bathrooms, ensuites, and W/C
- Shaver Sockets
- Chrome Towel rails to all bathrooms and ensuites
- Back to wall WC with Soft Close Quick Release Seat

## FLOORS/WALLS

- New high quality Porcelanosa ceramic floor tiles to the hallway, kitchen, utility and pantry
- Dublin Heather Pearl carpet to lounge, study, landing and all bedrooms
- Carpet runner and rods
- Porcelanosa floor and wall tiling to all bathrooms and ensuites
- Walls decorated throughout in the colour of Farrow and Ball Ammonite (*alternative mix*)
- Ceilings White emulsion paint
- Bathrooms Eggshell white
- Elegant skirting and architrave featured throughout, finished in Satin white

## WARDROBES

- A feature walk in wardrobe to the master bedrooms
- Fitted wardrobes to some bedrooms (*plot dependant*)

## ELECTRIC & LIGHTING

- Under Counter lighting beneath kitchen wall units
- A combination of LED lighting throughout
- Pendant lighting features
- Multiple TV sockets in Living Room & Kitchen
- A combination of chrome and white electrical sockets and light switches throughout
- External lighting featured for each individual property – front of house lighting, sensor lighting to garages, rear lighting to French doors
- Electric car charging point to each carport

## HOME ENTERTAINMENT

- Media installation to provide for – terrestrial TV, Sky TV and telephone/internet data points



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## HEATING

- Thermostatically controlled gas central heating throughout
- Underfloor heating
- 1st and 2nd floor radiators throughout, towel rails to bathrooms
- Log Burners to living room

## WINDOWS AND DOORS

- Windows painted in Pebble Grey
- Utility door in Pebble Grey
- Oak internal doors with satin finish handles
- Anthracite bifold doors to kitchen
- Hardwood timber front door in Pebble Grey
- Roof Lantern finished in anthracite grey (plot dependant - where applicable)

## EXTERIOR AND ROOF DETAIL

- External tap
- Finished with Ducklington gravel driveways and paved entrance path
- Paved pathways to the rear
- Landscaped front and rear gardens
- Double or single timber framed detached carports
- Tarmacked private access road
- Timber post and rail boundary fencing, close panel fences and black estate fencing
- Grey slate effect and Peat Brown roof tiles
- Silver Pearl render (plot dependant - where applicable)
- Siberian Larch cladding (plot dependant - where applicable)



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Disclaimer - whilst Talbot Homes endeavour to provide all the listed specification above, we reserve the right to change and/or alter specifications which is a result of long lead times and or material supply chain delays, which might cause delay in construction. Talbot Homes will replace altered specification with an equivalent alternative to a changed specification.



# BEAUTIFULLY CRAFTED HOMES

We are a family run, privately-owned property development company who concentrate exclusively in the construction of sustainable, high-quality bespoke residential homes. Each home is built with consideration and attentiveness.

We are passionately creative about design, quality and customer care. We pride ourselves in having the experience to put together the latest interior styles with modern and luxury living.

Talbot Homes is committed to delivering outstanding customer service right from the start. Buying a home is a journey so we want to make it exciting for you and be with you every step of the way, from construction to moving in.

Regardless of whether we are developing starter homes or luxury properties we ensure our homes are built to the highest possible standard, from the moment architects draw up plans, through design and construction to the handover of keys, we deliver with quality in mind.









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