



STABLE
MEWS

An exclusive development of 26 stunning new family homes

*Stable Mews is located in the historic market town of Towcester
and surrounded by the beautiful Northamptonshire countryside*



Energy Efficiency

Energy Efficiency is at the heart of our new builds

Here at Talbot Homes as a Family run business, we are always looking at the most efficient ways to built our houses.

Of course we know the cost of living difficulties in the UK has added an extra layer of costs to each household. That's why at our Stable Mews development there has been extra focus on constructing the houses as energy efficient as possible.

This meant our technical team underwent a mechanical and electrical review of utilities to each property, the superstructure energy performance relating to flooring insulation, cavity insulation, roof and sloping roof insulation. This detail even went as far as reviewing the performance of the windows on each house type.

Add to this, the team reviewed the type of energy use for each house type. The cost of gas and electricity increasing household bills and how a better combination of new energy recovery products can be installed in the houses that could contribute to a manageable energy cost.

What the team have come up with has resulted in some really exciting figures and performance and "practical" use of energy in the house.



Disclaimer - Elmhurst energy and HIBEC are a 3rd party consultant providing independent advice, performance predictions are based on UK guidelines for SAP calculations. The estimated cost and savings show how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property. Talbot Homes, TH Towcester Grange and or Talbot Construction cannot be held accountable relating to owner usage of heating and energy use.



The Energy Performance Certificate (EPC's) for the development houses are all A or B rated, at an average energy rating of 92 out of 100. All feature an energy rating after inspection of VERY GOOD or GOOD.

AS A RESULT THE TEAM ARE EXTREMELY PROUD OF THE OVERALL ENERGY EFFICIENCY OF THIS DEVELOPMENT.

Our typical 5 bed houses are A or B rated and have a forecasted energy cost of between £538 and £631 per year.

Our 4 bed house EPC's are rated A or B with a rating of 88 to 91. The forecasted energy costs of our 4 bed models range between £498 to £622 per year.

Our 3 beds EPC are all A rated, with a rating of 95 - 97, nearly achieving the optimum efficiency of 100. The forecasted energy costs of our 3 bed models range between £196 per year to £218 per year.

Hybrid Model Mechanical and Electrical equipment install:



Solar Panels

Electricity produced from these panels can be re energised back into the household to provide potential cost neutral position on electricity use and cost. The houses have also been future proofed with further cabling which allows buyers to install "Solar Batteries" in the roof space. These batteries will allow you to store excess energy produced from the panels on your roof, reducing reliance on the National Grid. Battery storage can increase further savings from the energy stored from you panels.

The electricity from your roof panels will primarily be re-used within your house.

Air Source Water Cylinder

The hot water in each property is heated by way of an air source water cylinder, this cylinder is self efficient and provides power/heat for the water using the air externally. Air is extracted from the surroundings and

compressed creating heat. The heat is then transferred to the water tank.

Mains Gas - House heating

The houses are connected to the mains gas supply. This supply is connected to heat your main heating system. This being either the underfloor heating {not all house types} and radiators.

Mains Electric

The houses are also connected to mains electricity, however given the house has solar power recovery and an air source water cylinder. Your electrical use should be that of cost neutral is used correctly.

Thermally insulated flooring system

Each house has been installed with a thermally insulated flooring system called spantherm. Which provides extremely efficient insulation results in the properties floor. This system contributes to the thermal efficiency of the houses constructed.





SITE PLAN



D2	THE BERKELEY	5 bedroom	11, 13, 24, 25, 26
D1	THE DORCHESTER	5 bedroom	2, 5, 12
E	THE LANGHAM	5 bedroom	3, 4, 6, 7, 10, 14, 15, 16, 18
C1	THE CEDAR	4 bedroom	17, 21, 23
C	THE ROCHESTER	4 bedroom	8, 20
E1	THE SHERATON	4 bedroom	1
B	THE WILLOW	3 bedroom	19, 22
B1	THE BIRCH	3 bedroom	9



CGI images are illustrations of suggested finishes only

Specification



PART EXCHANGE AVAILABLE ON THIS DEVELOPMENT:

Subject to property checks and approval



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KITCHEN

- Individually designed Hacker concept slab style kitchens.
- Boasting impressive sized islands and utilities (house type dependant, please review floorplans)
- Sleek Light Carrera quartz worktops with upstand and splashback (this does not apply to the three bedroom homes)
- Laminate worktops and splashbacks to three bedroom homes house types B & B1
- Touch-control 5 zone induction hob and extractor hood to house types D1, D2 & E
- Touch control 4 zone induction hob and extractor hood to house types B, B1, C & C1
- Venting induction hob 4 zone to house type E1
- Bosch integrated single oven (x2 in 5 beds only)
- Integrated dishwasher
- Integrated fridge freezer
- Stylish handles
- Int Recycling Bin

UTILITIES

Utility rooms are in keeping with the kitchen design (where applicable/plot dependant)

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

BATHROOMS/ENSUITES & SHOWER ROOMS

- White contemporary sanitary ware
- Porcelanosa ceramic wall and floor tiles to all bathrooms, ensuites, shower rooms and WC
- Shaver Sockets
- Chrome Towel rails to all bathrooms, ensuites and shower rooms
- Closed Coupled WC with Soft Close Quick Release Seat
- Shower system to all bathrooms, ensuites and shower rooms

FLOORS/WALLS

- High quality wood effect flooring finish to hallway, kitchen WC/utility (plot dependant) and store cupboards. *UPGRADES AVAILABLE* (plot dependant)
- Apollo Plus in 'Shortbread' carpet to lounge, stairs, landing and all bedrooms as standard *UPGRADES AVAILABLE* (plot dependant)
- Porcelanosa floor tiling to all bathrooms and ensuites
- Walls decorated throughout in white
- Ceilings White emulsion paint
- Bathrooms Eggshell white
- Elegant skirting and architrave featured throughout, finished in Satin white

HEATING

- Thermostatically controlled gas central heating throughout
- Radiators and towel rails throughout
- Underfloor heating to the ground floor only (house type dependant)
- Built in Contemporary Electric Fire to living room to house types C, C1, D1 & D2 only

ELECTRIC & LIGHTING

- A combination of LED lighting throughout
- Pendant lighting features
- Multiple TV sockets In Living Room & Kitchen and some bedrooms
- Off 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 garage (plot dependant)



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HOME ENTERTAINMENT

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

WINDOWS AND DOORS

- Upvc windows
- High quality UPVC door
- Contemporary white internal doors with satin finish handles as standard *UPGRADES AVAILABLE* (plot dependant)
- French doors to kitchen and patio (plot dependant)
- Stylish entrance canopy

EXTERIOR FINISH

- Turfed or seeded lawns and landscaped front gardens
- Single and double timber framed attached and detached garages (plot dependant)
- Tarmac access roads and block paving to driveways
- Timber post and rail boundary fencing, close panel fences along with estate fencing to some frontages.

EXTERIOR WALL & ROOF DETAIL

- Timber frame construction with a facing stone or brick finish
- Exterior Walls of Brick (exact plot specification outlined individually)
- Roof detail (exact plot specification outlined individually)



External Specification

PLOT	TYPE	EXTERIOR WALLS	ROOF TILE
1	E1	Forterra Autumn Glow	Marley Ashmore - Brown
2	D1	Forterra Autumn Glow	Marley Ashmore - Brown
3	E	Forterra Oakthorpe Red	Marley Ashmore - Brown
4	E	Painted brick (White)	Cedral Thrutone Slate
5	D1	Forterra Autumn Glow	Cedral Thrutone Slate
6	E	Forterra Autumn Glow	Marley Ashmore - Brown
7	E	Forterra Oakthorpe Red	Marley Ashmore - Brown
8	C	Forterra Oakthorpe Red	Cedral Thrutone Slate
9	B1	Forterra Oakthorpe Red	Cedral Thrutone Slate
10	E	Forterra Oakthorpe Red	Cedral Thrutone Slate
11	D2	Forterra Oakthorpe Red	Cedral Thrutone Slate
12	D1	Forterra Autumn Glow	Cedral Thrutone Slate
13	D2	Forterra Autumn Glow	Cedral Thrutone Slate
14	E	Forterra Oakthorpe Red	Marley Ashmore - Brown
15	E	Forterra Autumn Glow	Marley Ashmore - Brown
16	E	Painted brick (White)	Cedral Thrutone Slate
17	C1	Forterra Oakthorpe Red	Marley Ashmore - Brown
18	E	Forterra Oakthorpe Red	Marley Ashmore - Brown
19	B	Painted brick (White)	Cedral Thrutone Slate
20	C	Forterra Autumn Glow	Cedral Thrutone Slate
21	C1	Forterra Autumn Glow	Marley Ashmore - Brown
22	B	Forterra Autumn Glow	Cedral Thrutone Slate
23	C1	White render	Marley Ashmore - Red
24	D2	Forterra Autumn Glow	Cedral Thrutone Slate
25	D2	Forterra Oakthorpe Red	Marley Ashmore - Brown
26	D2	Forterra Autumn Glow	Marley Ashmore - Brown

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.

D2

NUMBERS : 11, 13, 24, 25 & 26

THE Berkeley

FIVE BEDROOMS

The Berkeley is a elegant three storey house featuring traditional materials to harmonise with it's surroundings, while providing facilities to reflect the needs of the modern family.

The Ground Floor comprises an open plan Kitchen and Family Area with sliding doors to the rear Garden. A separate Living Room also allows access to the Garden, a Dining Room and Utility and W/C complete the Ground Floor accommodation. Across the two Upper Floors there are five Double Bedrooms, three Bathrooms and a walk in Wardrobe.

OUTSTANDING EPC RATING: B

PRICES FROM: £730,000

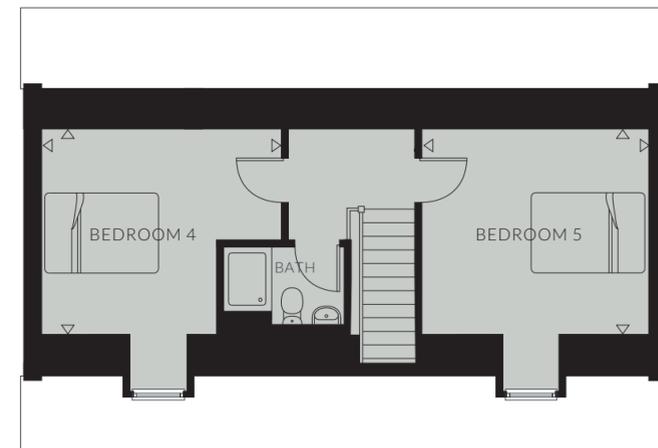


D2

THE Berkeley

FIVE BEDROOMS

CGI images are illustrations of suggested finishes only



SECOND FLOOR

Bedroom 4	3961 (max) x 3451	12' 10" (max) x 11' 2"
Bedroom 5	3738 x 3451	12' 1" x 11' 2"

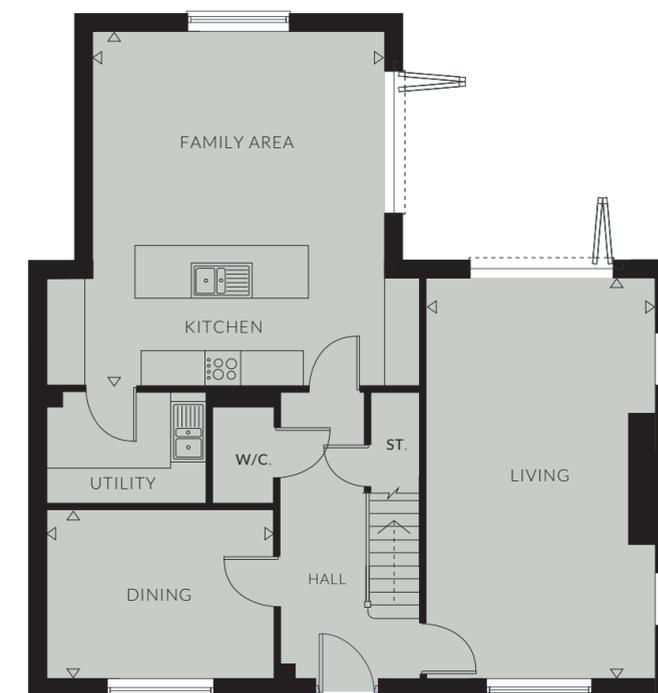
FIRST FLOOR

Bedroom 1*	3764 x 3674	12' 2" x 11' 11"
Bedroom 2	3751 x 3012	12' 2" x 10' 11"
Bedroom 3	3575 x 3012	12' 2" x 9' 9"

* plus walk in wardrobe

GROUND FLOOR

Living Room	6705 x 3742	21' 9" x 12' 2"
Kitchen/Family	5938 x 4768 (min)	19' 3" x 15' 5" (min)
Dining	3751 x 2833	12' 2" x 9' 2"
Utility	2642 x 1886	8' 7" x 6' 1"



D1

NUMBERS : 2, 5 & 12

THE Dorchester

FIVE BEDROOMS

The Dorchester is a stunning three storey house featuring traditional materials to harmonise with it's surroundings, while providing facilities to reflect the needs of the modern family.

The Ground Floor comprises an open plan Kitchen, Snug and Dining Area with two sets of sliding doors to the rear Garden. A separate Living Room and Utility Room complete the Ground Floor accommodation. Across the two Upper Floors there are five Double Bedrooms, three Bathrooms and a walk in Wardrobe.

OUTSTANDING EPC RATING: A

PRICES FROM: £699,000



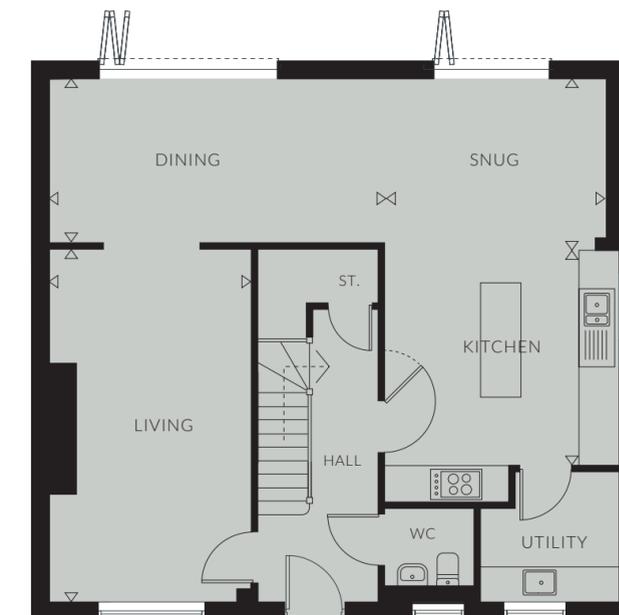
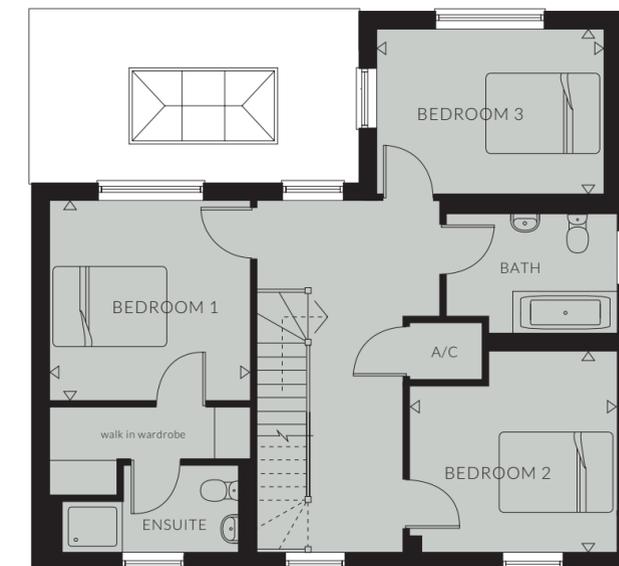
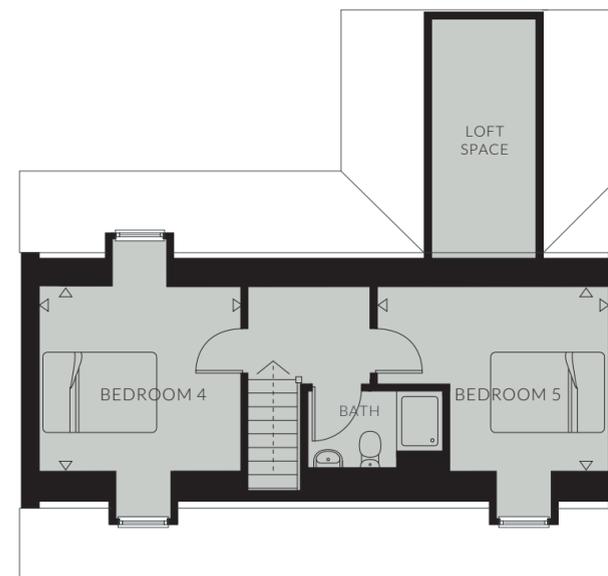
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D1

THE Dorchester

FIVE BEDROOMS

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SECOND FLOOR

Bedroom 4	3405 x 3130	11' 0" x 10' 2"
Bedroom 5	3500 (max) x 3130	11' 8" (max) x 10' 2"

FIRST FLOOR

Bedroom 1*	3380 x 3360	10' 11" x 10' 11"
Bedroom 2	3472 (max) x 3379 (max)	11' 3" (max) x 10' 11" (max)
Bedroom 3	3755 x 2832	12' 2" x 9' 2"

* plus walk in wardrobe

GROUND FLOOR

Living Room	5943 x 3354	19' 3" x 10' 10"
Kitchen	3898 x 3610	12' 7" x 11' 8"
Dining	5599 x 2535	18' 2" x 8' 3"
Snug	3668 x 2925	11' 11" x 9' 6"
Utility	2317 x 2205	7' 6" x 7' 2"





E

NUMBERS : 3, 4, 6, 7, 10, 14, 15, 16 & 18

THE Langham

FIVE BEDROOMS

The Langham is a beautiful three 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 an open plan Kitchen and Dining Room with doors to the rear Garden, a separate Living Room which also allows access to the Garden. Across the two Upper Floors there are five Double Bedrooms, three Bathrooms and a walk in Wardrobe.

OUTSTANDING EPC RATING: B

PRICES FROM: £644,000

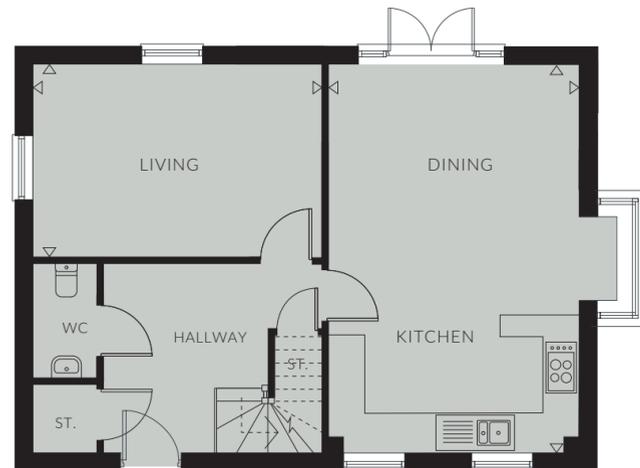
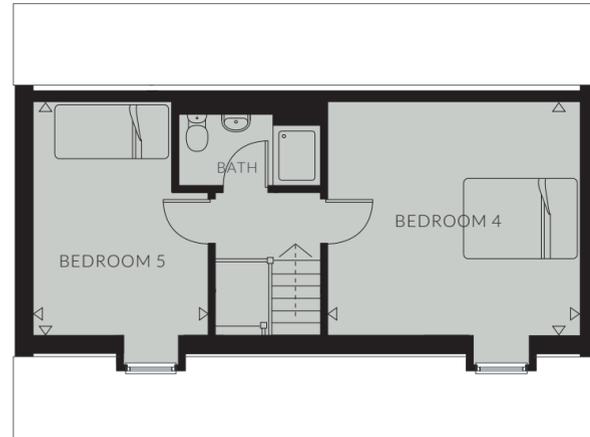


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E

THE Langham

FIVE BEDROOMS



SECOND FLOOR

Bedroom 4	4151 x 3930	13' 5" x 12' 9"
Bedroom 5	3930 (max) x 2913	12' 9" (max) x 9' 5"

FIRST FLOOR

Bedroom 1*	4359 x 3060	14' 2" x 9' 11"
Bedroom 2	4034 x 3212	13' 1" x 10' 5"
Bedroom 3	3150 x 2879	10' 3" x 9' 4"

* plus walk in wardrobe

GROUND FLOOR

Living Room	4772 x 3112	15' 6" x 10' 5"
Kitchen/Dining	6455 x 4142	20' 11" x 13' 5"



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C1

NUMBERS : 17, 21 & 23

THE Cedar

FOUR BEDROOMS

The Cedar is a beautiful four Bedroom 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 an open plan Kitchen, Snug and Dining Area with two sets of sliding doors to the rear Garden. A separate Living Room and Study complete the Ground Floor accommodation. On the Upper Floor there are four Double Bedrooms and two Bathrooms.

OUTSTANDING EPC RATING: B

PRICES FROM: £620,000



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C1

THE Cedar

FOUR BEDROOMS

FIRST FLOOR

Bedroom 1	3746 (max) x 3365 (max)	12' 2" (max) x 10' 11" (max)
Bedroom 2	3786 (max) x 3595 (max)	12' 3" (max) x 11' 8" (max)
Bedroom 3	3643 x 2832	11' 10" x 9' 2"
Bedroom 4	3407 x 2654	11' 1" x 8' 7"

GROUND FLOOR

Living Room	5892 x 3338	19' 1" x 10' 10"
Kitchen	3883 x 3481	12' 7" x 11' 7"
Dining	5609 x 2535	18' 2" x 8' 3"
Snug	3658 x 2925	11' 10" x 9' 6"
Study	2367 (min) x 2308	7' 8" (min) x 7' 6"

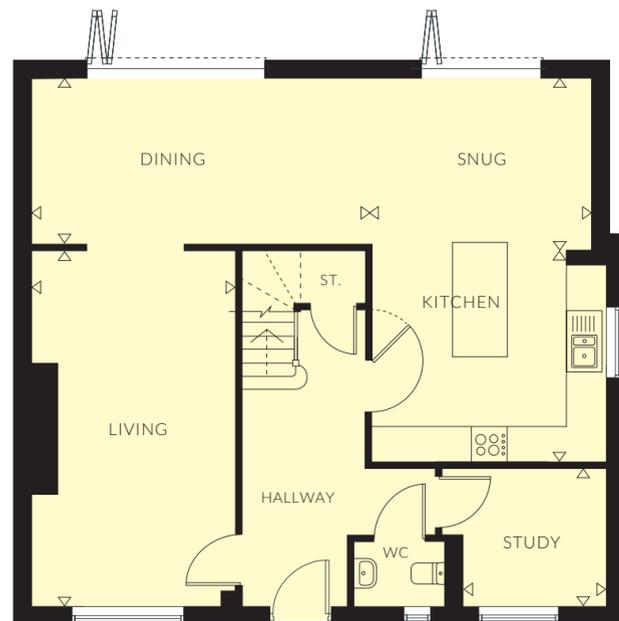


Image of a previous Talbot Homes development



NUMBERS : 8 & 20

THE Rochester

FOUR BEDROOMS

The Rochester is a stunning four Bedroom 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 an open plan Kitchen and Dining Area with doors to the rear Garden. A separate Living Room and Study complete the Ground Floor accommodation. On the Upper Floor there are four Double Bedrooms and two Bathrooms.

OUTSTANDING EPC RATING: B

PRICES FROM: £550,000



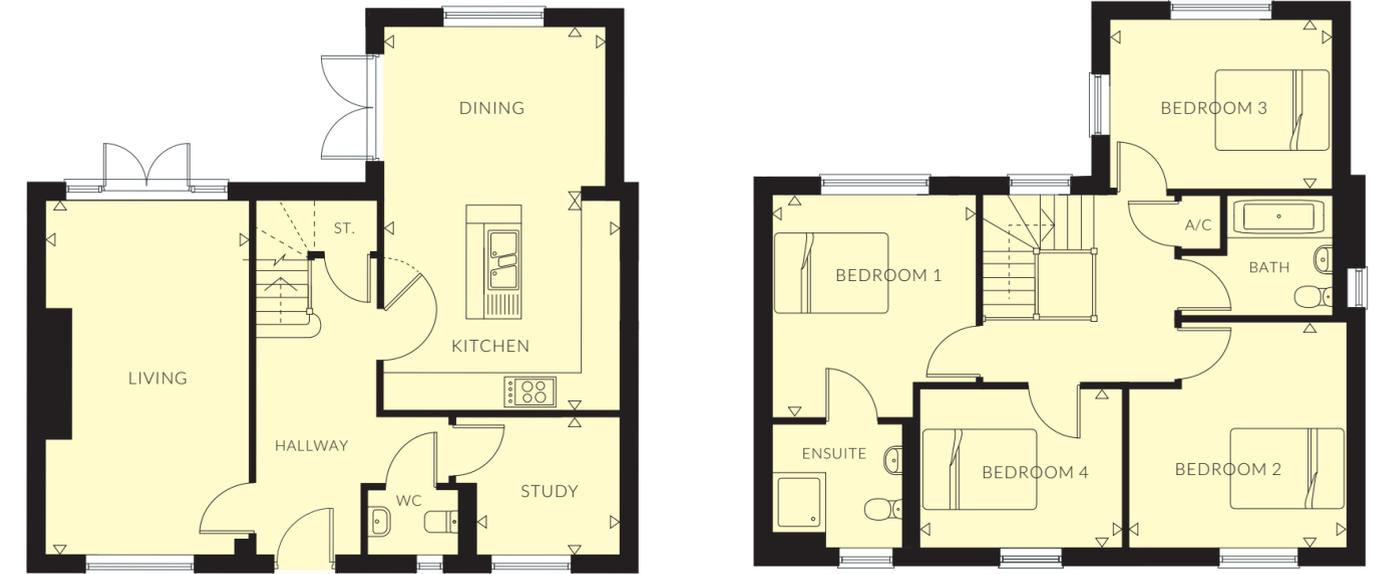
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C

THE Rochester

FOUR BEDROOMS

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FIRST FLOOR

Bedroom 1	3746 (max) x 3365 (max)	12' 2" (max) x 10' 11" (max)
Bedroom 2	3786 (max) x 3595 (max)	12' 3" (max) x 11' 8" (max)
Bedroom 3	3643 x 2832	11' 10" x 9' 2"
Bedroom 4	3407 x 2654	11' 1" x 8' 7"

GROUND FLOOR

Living Room	5893 x 3339	19' 1" x 10' 10"
Kitchen	3868 x 3455	12' 6" x 11' 2"
Dining Area	3643 x 2925	11' 10" x 9' 6"
Study	2366 (min) x 2300	7' 8" (min) x 7' 5"



E1 NUMBER : 1

THE Sheraton

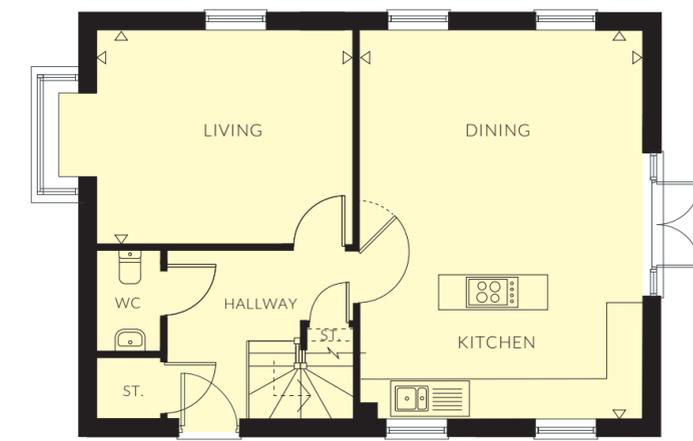
FOUR BEDROOMS

The Sheraton is a beautiful four bedroom 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 an open plan Kitchen and Dining Room with doors to the rear Garden, a separate Living Room with Bay window completes the Ground Floor accommodation. On the Upper Floor there are four Double Bedrooms and two Bathrooms.

OUTSTANDING EPC RATING: A

PRICES FROM: £520,000



FIRST FLOOR

Bedroom 1	3548 x 3211	11' 6" x 10' 5"
Bedroom 2	3536 x 3211	11' 6" x 10' 5"
Bedroom 3	4455 (max) x 2475 (min)	14' 5" (max) x 8' 0" (min)
Bedroom 4	3151 x 2364	10' 3" x 7' 8"

GROUND FLOOR

Living Room	4257 x 3555	13' 10" x 11' 6"
Kitchen/Dining	6455 x 4658	20' 11" x 15' 1"

B NUMBERS : 19 & 22

THE Willow

THREE BEDROOMS

The Willow is a beautiful three Bedroom 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 an open plan Kitchen, Dining and Sitting Areas with doors to the rear Garden and a separate Living Room completes the Ground Floor accommodation. On the Upper Floor there are three Double Bedrooms and two Bathrooms.

OUTSTANDING EPC RATING: A

PRICES FROM: £480,000



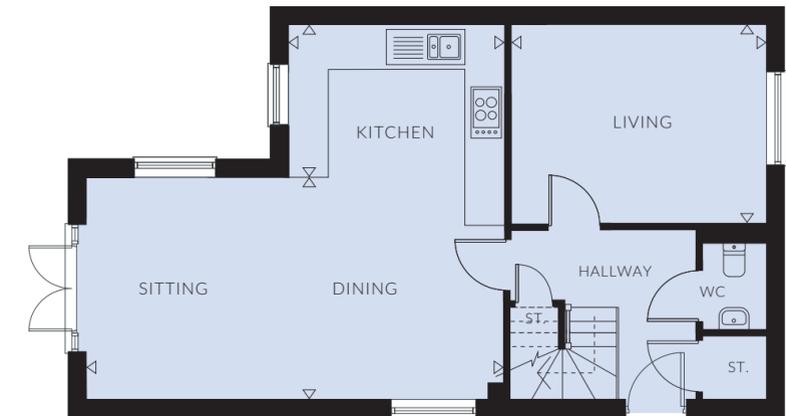
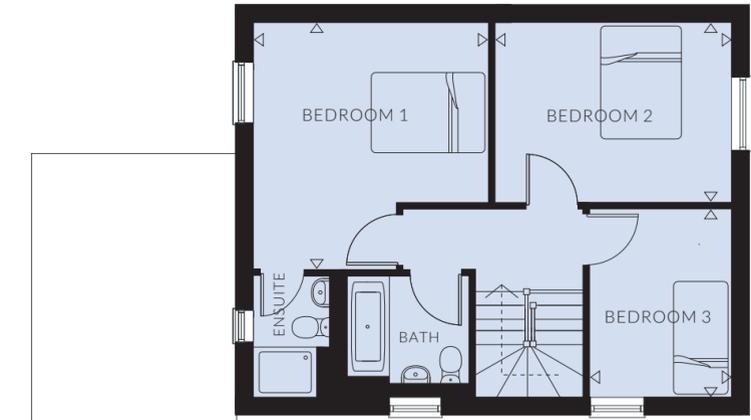
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B

THE Willow

THREE BEDROOMS

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FIRST FLOOR

Bedroom 1	4116 (max) x 3886 (max)	13' 4" (max) x 12' 7" (max)
Bedroom 2	3938 x 2985	12' 9" x 9' 8"
Bedroom 3	3152 x 2355	10' 3" x 7' 8"

GROUND FLOOR

Living Room	4238 x 3330	13' 9" x 10' 10"
Sitting/Dining	6899 x 3643	22' 4" x 11' 10"
Kitchen	3524 x 2587	11' 5" x 8' 5"





B1 NUMBER : 9

THE Birch

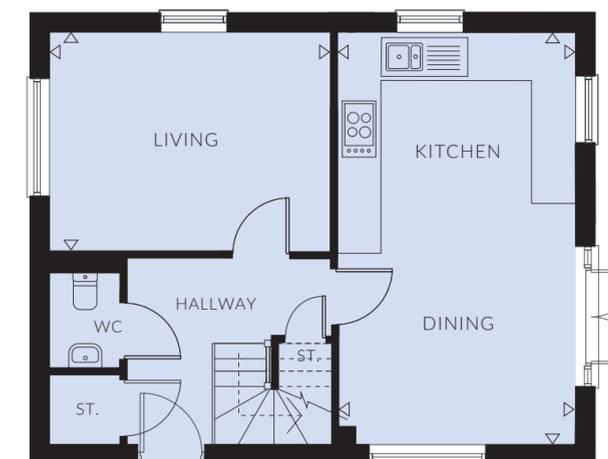
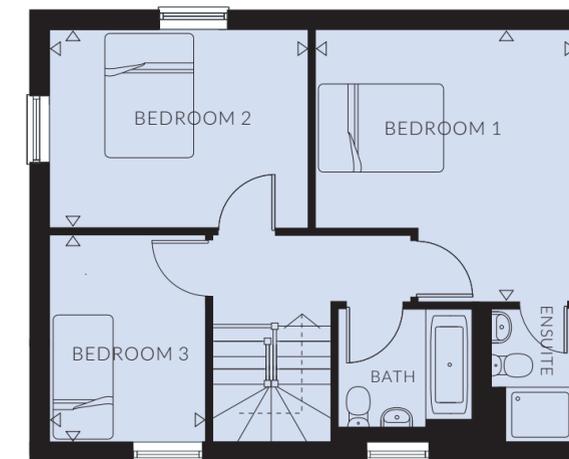
THREE BEDROOMS

The Birch is a traditionally built three bedroom house creating internal spaces and facilities to reflect the needs of the modern family.

The Ground Floor comprises an open plan Kitchen and Dining Room with doors to the rear Garden, a separate Living Room completes the Ground Floor accommodation. On the Upper Floor there are three Double Bedrooms and two Bathrooms.

OUTSTANDING EPC RATING: A

PRICES FROM: £430,000



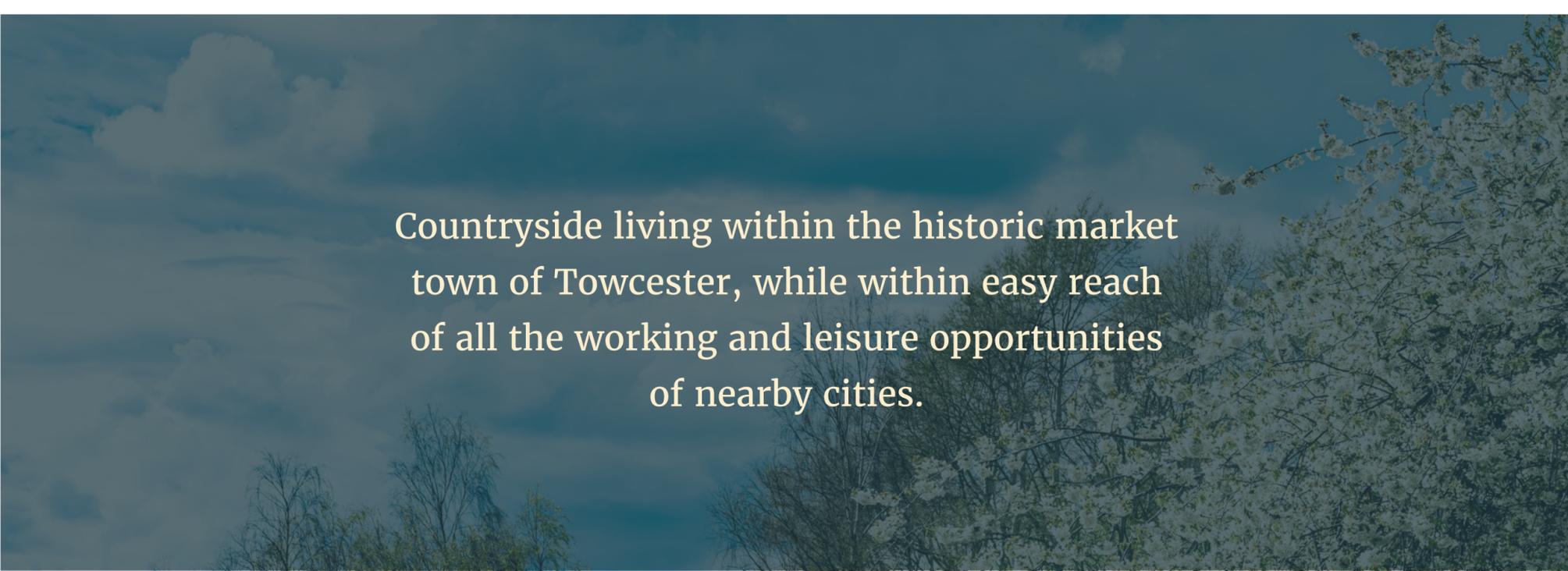
FIRST FLOOR

Bedroom 1	4116 (max) x 3886 (max)	13' 4" (max) x 12' 7" (max)
Bedroom 2	3938 x 2985	12' 9" x 9' 8"
Bedroom 3	3177 x 2355	10' 4" x 7' 8"

GROUND FLOOR

Living Room	4238 x 3330	13' 9" x 10' 10"
Kitchen/Dining	6230 x 3541	20' 2" x 11' 6"





Countryside living within the historic market town of Towcester, while within easy reach of all the working and leisure opportunities of nearby cities.



A sought after location

The historic market town of Towcester is in the County of Northamptonshire, surrounded by the beautiful countryside of the River Tove valley, ancient woods and 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.

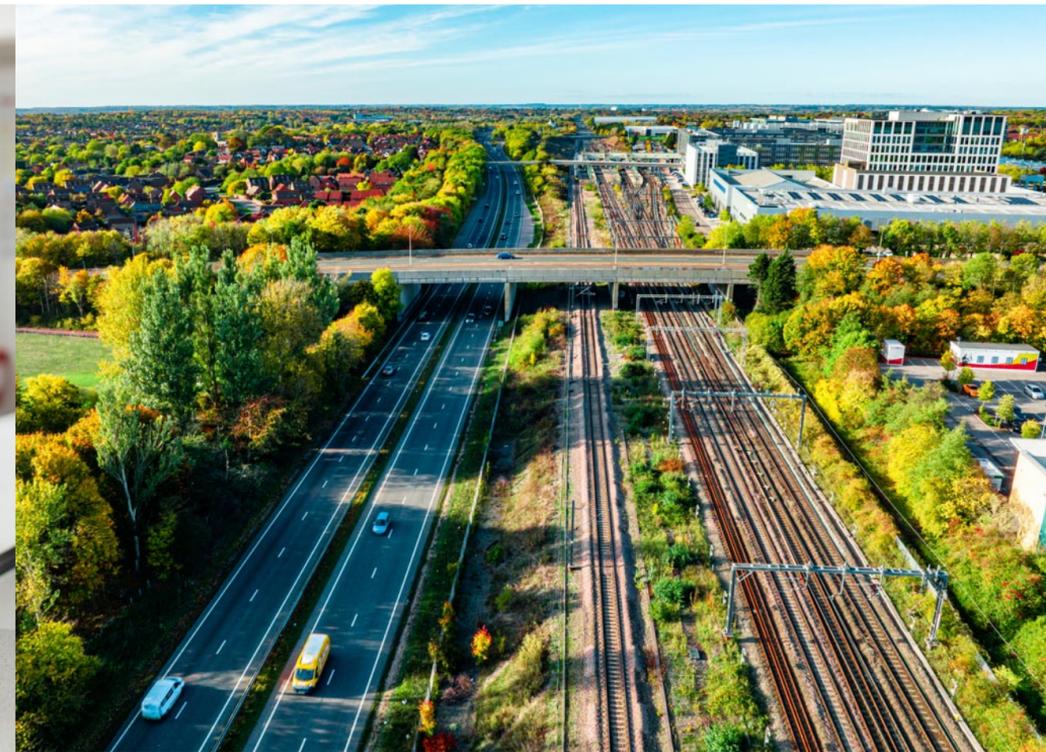
Towcester boasts easy access to the major sporting venue of the home of British F1, Silverstone race track - less than a 10 minute drive away. While those looking for a slightly slower pace, the Grand Union Canal at Stoke Bruene and the historic wood and parkland setting of the Whittlebury Park Golf 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 Sponne Academy for older students which boasts an 'Outstanding' Ofsted report. The Universities of Northampton and Buckingham are also within easy reach.



Towcester 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

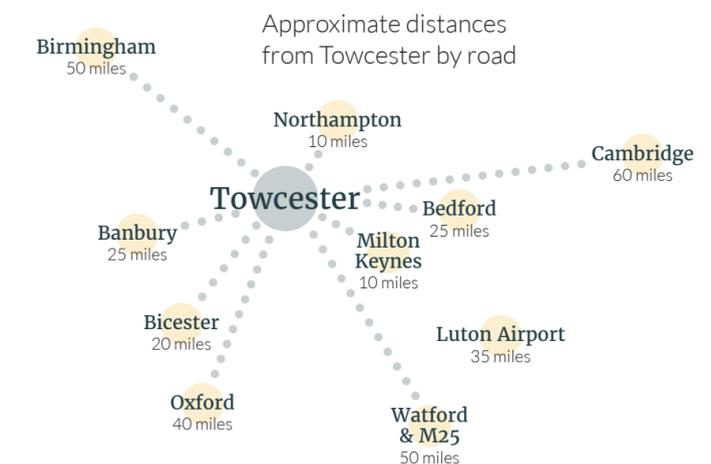


Travelling & Commuting

Towcester lies to the west of 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



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.



We subscribe and comply with the code

Contact

TALBOT HOMES

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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.