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OAK TREE AVENUE

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SILVERSTONE

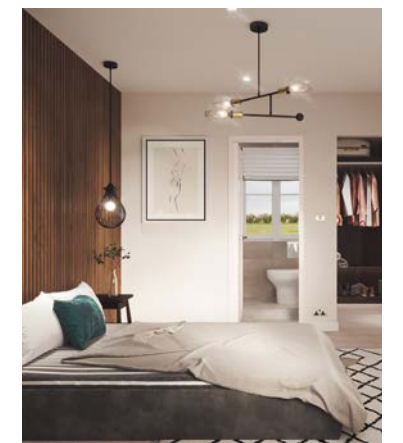
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TALBOT HOMES 



# Welcome Home

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.





## *An enviable address*

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.

## *Plenty going on*

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.





# Location

Oak Tree Avenue is well connected, sitting just off the A43 that links Silverstone to the market town of Towcester, four miles away.

Junction 15A of the M1 is nine miles away and Northampton is 13 miles away. The A43 also leads to Junction 10 of the M40 which is 15 miles away.

Trains run from Milton Keynes to London Euston with a train journey time of about an hour.



# Schools

There's a thriving pre-school group, Silverstone Pre School - rated 'Good' by Ofsted - and the academy run Silverstone CE Primary School - catering for pupils aged from 4 to 11 years.

For senior pupils the new Silverstone University Technical College is a centre of excellence for 14-19 year olds, specialising in the fields of high performance engineering and business with events management. Sponne School, Towcester, is also for boys and girls aged 11 to 18 and has an Ofsted rating of 'outstanding' and is registered as a specialist science and music academy.

Private schools: Winchester House is an outstanding nursery, pre-prep and prep school based in Brackley, around 7 miles from Silverstone.





## *A distinctive specification*

Each home boasts attention to detail, blending traditional exterior elevations with contemporary interiors to create an attractive street scene.

Our interiors are met with a selection of the finest materials, finishes and brands which create the Talbot Homes Trademark Specification and evidence our commitment to producing beautiful homes.





## *Homes for life indoors and out*

Exceptional modern living, blended with the appeal of the local area, Talbot Homes have created homes that offer spacious layouts to suit all lifestyles, with the exacting quality you would expect, ideally suiting the demands of contemporary living.

We take the time to work closely with the architectural design team to produce homes that are both aesthetically pleasing and functional.





## Signature interiors

The Oak Tree Avenue collection presents kitchens that are individually distinct yet all showcase the finest materials and stylish finishes. Carefully considered to be light and airy, spacious and perfectly balanced for entertaining family and friends, they speak for themselves.

In keeping with the natural flow, the chosen textures and tones of the Porcelanosa ceramic wall and floor tiles compliment carefully chosen sanitary ware used throughout the bathrooms.

If one of our beautiful plots is purchased early on in the build process, we offer the chance to personalise your new home with a choice of upgrades.





# 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.



# Specification

## KITCHEN

- Individually designed shaker style or slab style kitchens boasting impressive sized islands.
- Sleek quartz or solid wood worktops with upstand to all five bedroom homes and stylish laminate to all four and three bedroom homes.
- Contemporary toughened glass splashback to the hob area
- AEG or similar touch-control 5 or 4 zone induction hob and extractor hood
- AEG or similar integrated double ovens in 4 and 5 bed homes and single oven to 3 bed homes
- Integrated dishwasher and fridge freezer
- AEG or similar Free standing wine cooler to all islands in the five bedroom homes
- Integrated warm white under counter lighting
- Granite Composite Sink to five bed homes and contemporary inset sink to the 3&4 bed homes
- Stylish tap and handles to each home
- Int Recycling Bin

## FLOORS/WALLS

- High quality wood effect flooring finish to hallway, kitchen W/C and store cupboards
- Dublin Heather Pearl carpet to lounge, stairs, landing and all bedrooms
- Porcelanosa floor tiling to all bathrooms and Shower Rooms
- 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
- Soft timber staircase with hard wood hand rail and newel post capping

## HEATING

- Thermostatically controlled gas central heating throughout
- Radiators and towel rails throughout the property

## 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
- 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 carport

## UTILITIES (5 BED ONLY)

- Utility rooms are in keeping with the kitchen design
- Broom cupboard (housing boiler)
- Washing machine and tumble dryer space provided (supply and plumbing of these items are not included)

## WARDROBES (5 BED ONLY)

- Walk in wardrobes to all master bedrooms in the five bedroom homes only

## HOME ENTERTAINMENT

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

## BATHROOMS/ENSUITES & SHOWER ROOMS

- White contemporary sanitary ware
- Porcelanosa ceramic wall and floor tiles to all bathrooms, ensuites, shower rooms and W/C
- Shaver Sockets
- Matt Black or 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
- Contemporary style bath with panelled finish and bath screen

## WINDOWS & DOORS

- Upvc windows
- Utility door to 5 beds houses
- 2 panelled (Todd doors) white internal doors with satin finish handles
- Patio French doors to kitchen and to lounge
- Black Hardwood timber front door
- Stylish entrance canopy

## SECURITY

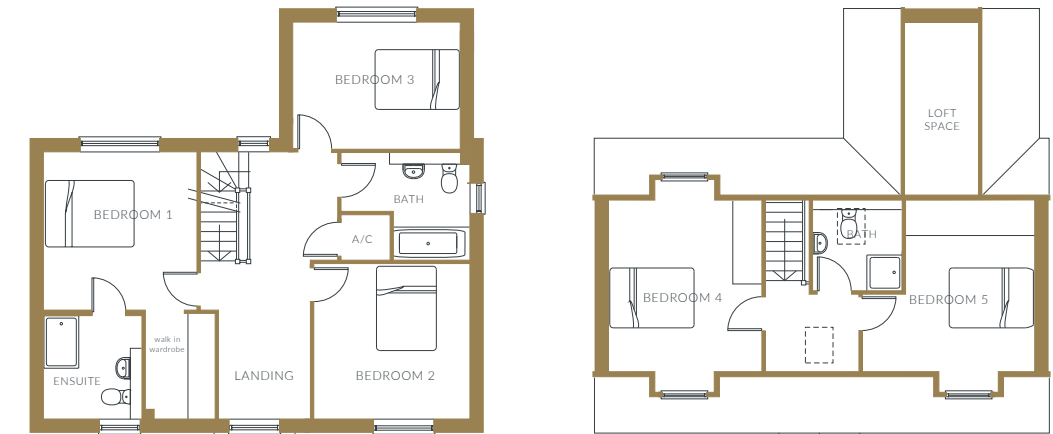
- Finished with block paved driveways and paved entrance path
- Paved pathways to the rear
- Turfed or seeded lawns and landscaped front gardens
- Single and double timber framed attached and detached carports (plot dependant)
- Tarmacked private access road
- Timber post and rail boundary fencing, close panel fences along with estate fencing to some frontages.

## EXTERIOR WALLS & ROOFS DETAIL

- Traditional block and brick construction
- Exterior walls of local ironstone, Kansas facing brick and render (render 3 bed properties only)
- Roof is of grey fibre cement slate tile - 3 and 4 bed properties
- Roof is of Russell roof tile (or similar) peat brown natural bute range -5 bed properties

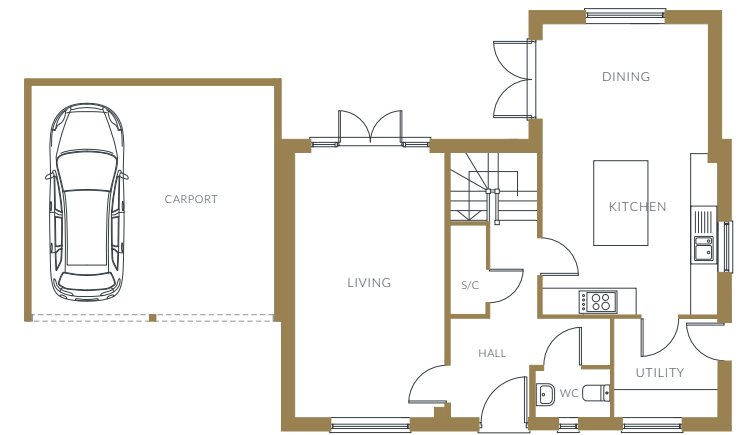
**Disclaimer** - Whilst Talbot Homes endeavour to provide all the listed specification above, we reserve the right to change and/or alter specifications which is a result of long lead times and or material supply chain delays, which might cause delay in construction. Talbot Homes will replace altered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





FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

**PLOT 1**  
£750,000

The striking ironstone frontage is complemented by the contemporary windows, creating a pleasing front elevation for this stylish family home. Plot 1 is situated on a large corner plot and enjoys beautiful garden views across the countryside. Along with a double hardwood framed 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.

**SECOND FLOOR**

Bedroom 4	3.83m x 3.46m	12' 7" x 11' 4"
Bedroom 5	3.92m x 3.83m	12' 10" x 12' 7"

**FIRST FLOOR**

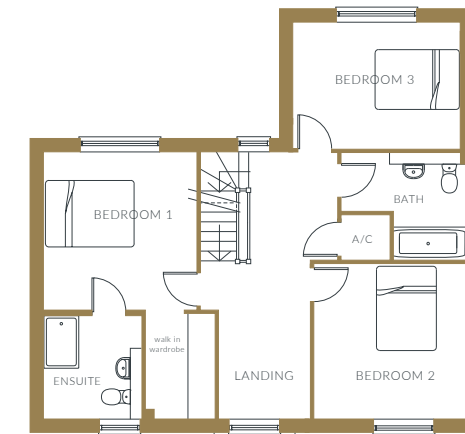
Bedroom 1	3.56m x 3.46m	11' 8" x 11' 4"
Dressing area	2.40m x 1.59m	7' 10" x 5' 2"
Bedroom 2	3.55m x 3.52m	11' 8" x 11' 7"
Bedroom 3	3.78m x 2.87m	12' 5" x 9' 5"
Landing	2.40m x 2.09m	7' 10" x 6' 10"

**GROUND FLOOR**

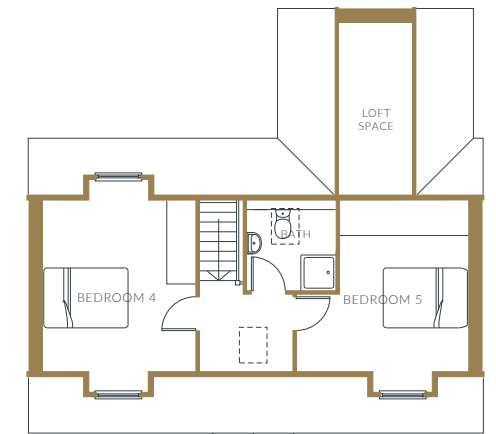
Living Room	6.03m x 3.41m	19' 9" x 11' 2"
Kitchen/Dining	6.63m x 4.03m	21' 9" x 13' 2"
Utility	2.35m x 2.25m	7' 9" x 7' 5"

Total 1,852 SQ FT

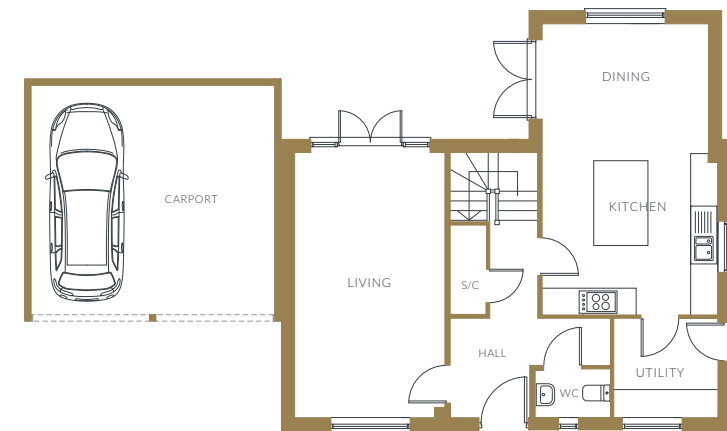
# The Dorchester



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

**PLOT 2**  
£750,000

The striking ironstone frontage of Plot 2 enjoys the delightful garden views of the countryside from an impressive kitchen/family/dining room, complete with its own utility. Set within a large corner plot with a good sized family garden, teamed with its contemporary windows and stylish entrance canopy, it is a well-positioned home benefiting from a double hardwood framed carport. Upon entering the large hallway, you have a generously sized living room to your left. 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.

**SECOND FLOOR**

Bedroom 4	3.83m x 3.46m	12' 7" x 11' 4"
Bedroom 5	3.92m x 3.83m	12' 10" x 12' 7"

**FIRST FLOOR**

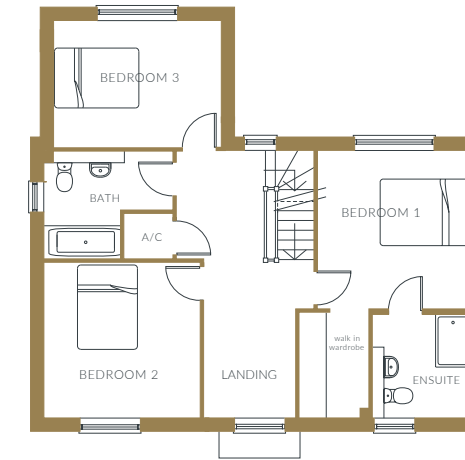
Bedroom 1	3.56m x 3.46m	11' 8" x 11' 4"
Dressing area	2.40m x 1.59m	7' 10" x 5' 2"
Bedroom 2	3.55m x 3.52m	11' 8" x 11' 7"
Bedroom 3	3.78m x 2.87m	12' 5" x 9' 5"
Landing	2.40m x 2.09m	7' 10" x 6' 10"

**GROUND FLOOR**

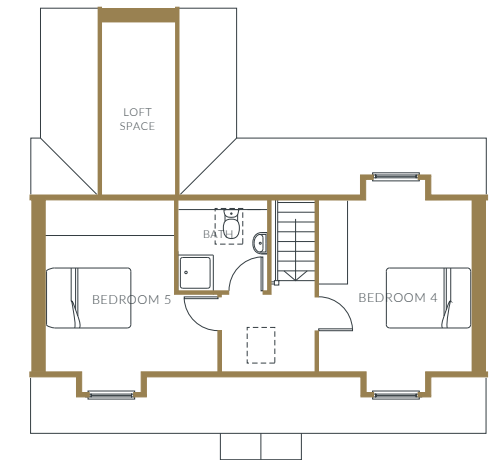
Living Room	6.03m x 3.41m	19' 9" x 11' 2"
Kitchen/Dining	6.63m x 4.03m	21' 9" x 13' 2"
Utility	2.35m x 2.25m	7' 9" x 7' 5"

Total 1,852 SQ FT

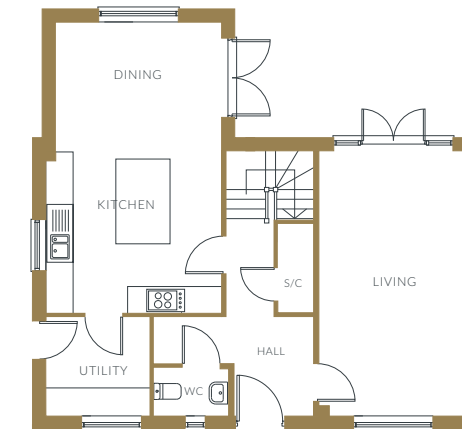
# The Dorchester



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

**PLOT 3**  
£750,000

The striking ironstone frontage is complemented by the contemporary windows, creating a pleasing front elevation for this stylish family home. Plot 3 is set within a large corner plot with a large family garden and enjoys delightful garden views of the countryside from an impressive kitchen/family/dining room, complete with its own utility. With its stylish entrance canopy, it is a well-positioned home benefiting from a double hardwood framed detached carport. Upon entering, you have a generously sized living room to your right. 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.

**SECOND FLOOR**

Bedroom 4	3.83m x 3.46m	12' 7" x 11' 4"
Bedroom 5	3.92m x 3.83m	12' 10" x 12' 7"

**FIRST FLOOR**

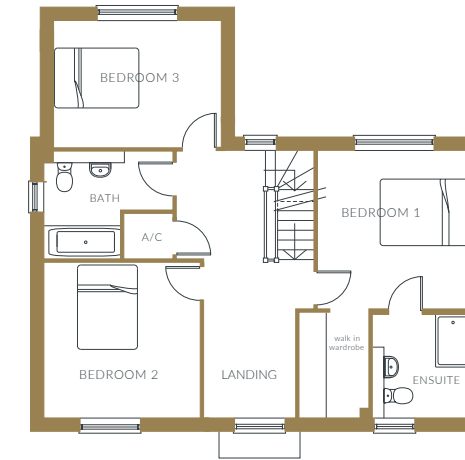
Bedroom 1	3.56m x 3.46m	11' 8" x 11' 4"
Dressing area	2.40m x 1.59m	7' 10" x 5' 2"
Bedroom 2	3.55m x 3.52m	11' 8" x 11' 7"
Bedroom 3	3.78m x 2.87m	12' 5" x 9' 5"
Landing	2.40m x 2.09m	7' 10" x 6' 10"

**GROUND FLOOR**

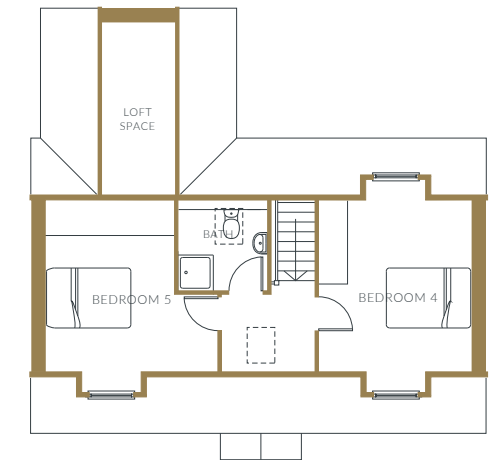
Living Room	6.03m x 3.41m	19' 9" x 11' 2"
Kitchen/Dining	6.63m x 4.03m	21' 9" x 13' 2"
Utility	2.35m x 2.25m	7' 9" x 7' 5"

Total 1,852 SQ FT

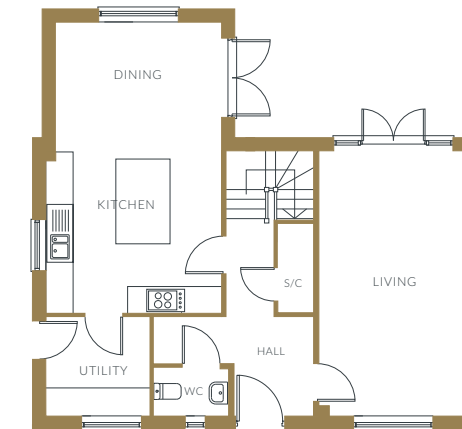
# The Dorchester



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

**PLOT 4**  
£750,000

The striking ironstone frontage is set within a good sized plot and complemented by the contemporary windows, creating a pleasing front elevation for this stylish family home, along with a large garden to the rear. Passing through the timber framed porch, you have a generously sized living room to your right. From the large 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. This home also benefits from a double hardwood framed detached carport.

**SECOND FLOOR**

Bedroom 4	3.83m x 3.46m	12' 7" x 11' 4"
Bedroom 5	3.92m x 3.83m	12' 10" x 12' 7"

**FIRST FLOOR**

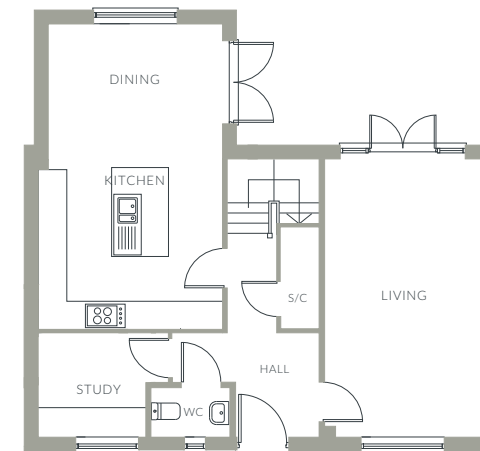
Bedroom 1	3.56m x 3.46m	11' 8" x 11' 4"
Dressing area	2.40m x 1.59m	7' 10" x 5' 2"
Bedroom 2	3.55m x 3.52m	11' 8" x 11' 7"
Bedroom 3	3.78m x 2.87m	12' 5" x 9' 5"
Landing	2.40m x 2.09m	7' 10" x 6' 10"

**GROUND FLOOR**

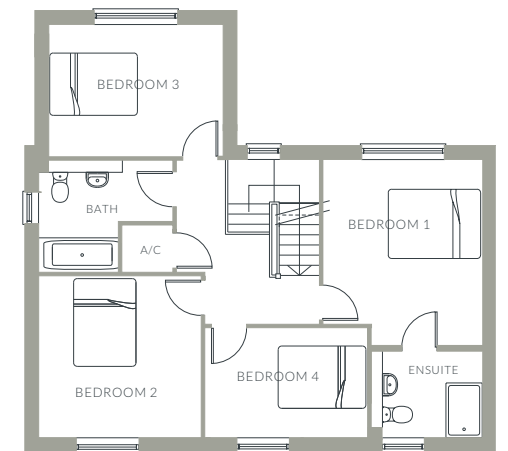
Living Room	6.03m x 3.41m	19' 9" x 11' 2"
Kitchen/Dining	6.63m x 4.03m	21' 9" x 13' 2"
Utility	2.35m x 2.25m	7' 9" x 7' 5"

Total 1,852 SQ FT

# The Dorchester



GROUND FLOOR



FIRST FLOOR

**PLOT 5**  
£595,000

Plot 5 is set within a good sized plot and sits in a lovely position within this development. The kansas brick frontage property is complemented by the contemporary windows, creating a pleasing front elevation for this stylish family home. Passing through the timber framed porch, you enter into a large hallway with your living room to the right and study to your left, you are then led through to an impressive kitchen and dining area. This four bedroom property leads upstairs to the first floor where you will find a large family bathroom, three double bedrooms and a master bedroom with its own ensuite. This home comes with a double hardwood framed detached carport.

FIRST FLOOR

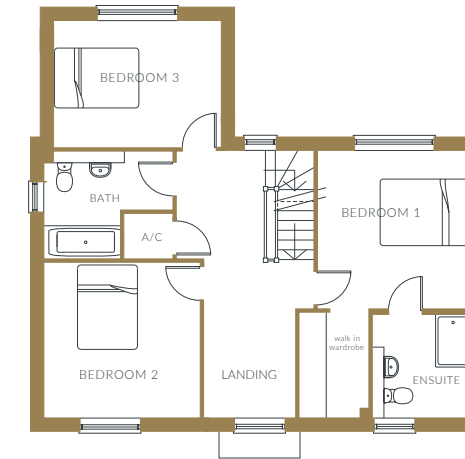
Bedroom 1	4.06m x 3.47m	13' 4" x 11' 4"
Bedroom 2	3.55m x 3.53m	11' 8" x 11' 7"
Bedroom 3	3.78m x 2.87m	12' 5" x 9' 5"
Bedroom 4	3.54m x 2.40m	11' 7" x 7' 10"

GROUND FLOOR

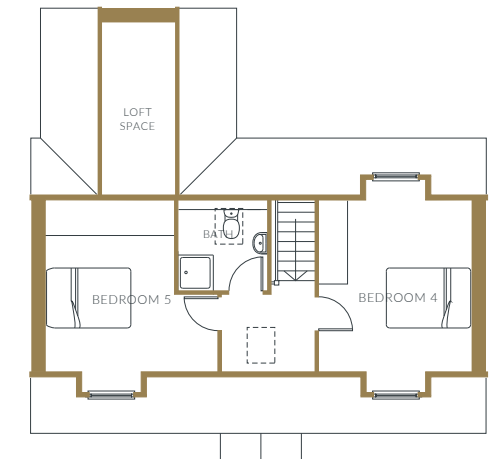
Living Room	6.03m x 3.42m	19' 4" x 11' 3"
Kitchen/Dining	6.63m x 4.00m	21' 9" x 13' 1"
Study	2.84m x 2.25m	9' 4" x 7' 6"

Total 1,480 SQ FT

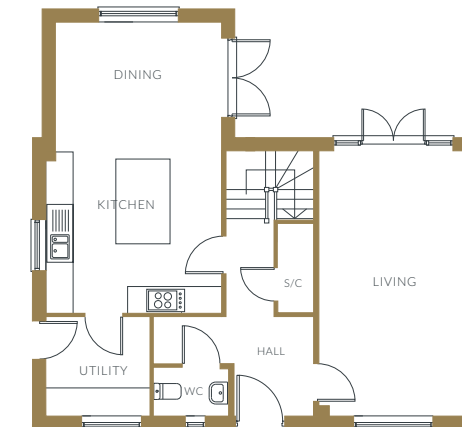
# The Rochester



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

**PLOT 6**  
£750,000

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.

**SECOND FLOOR**

Bedroom 4	3.83m x 3.46m	12' 7" x 11' 4"
Bedroom 5	3.92m x 3.83m	12' 10" x 12' 7"

**FIRST FLOOR**

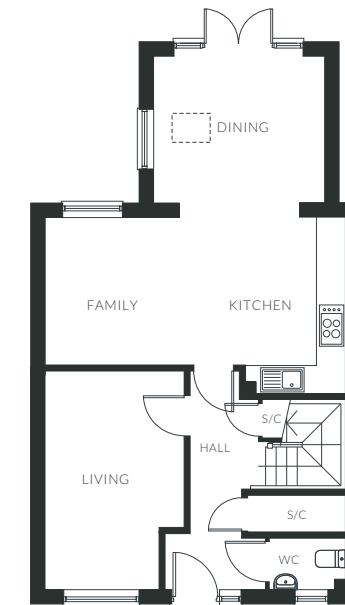
Bedroom 1	3.56m x 3.46m	11' 8" x 11' 4"
Dressing area	2.40m x 1.59m	7' 10" x 5' 2"
Bedroom 2	3.55m x 3.52m	11' 8" x 11' 7"
Bedroom 3	3.78m x 2.87m	12' 5" x 9' 5"
Landing	2.40m x 2.09m	7' 10" x 6' 10"

**GROUND FLOOR**

Living Room	6.03m x 3.41m	19' 9" x 11' 2"
Kitchen/Dining	6.63m x 4.03m	21' 9" x 13' 2"
Utility	2.35m x 2.25m	7' 9" x 7' 5"

Total 1,852 SQ FT

# The Dorchester



GROUND FLOOR



FIRST FLOOR

**PLOT 7**  
£470,000

Plot 7 sits in a lovely position within a good sized plot. Externally the Kansas brick frontage property is complemented by the contemporary windows, creating a pleasing front elevation for this stylish family home. Passing through the timber framed porch, you enter into a hallway with your living room to the left, you are then led through to an impressive kitchen and dining area. This three bedroom property leads upstairs to the first floor where you will find a large family bathroom, a master bedroom with its own ensuite, one double and one single bedroom. This home comes with a single hardwood framed detached carport.

FIRST FLOOR

Bedroom 1	4.42m x 3.00m	14' 6" x 9' 11"
Bedroom 2	3.31m x 3.00m	10' 10" x 9' 11"
Bedroom 3	3.75m x 2.48m	12' 4" x 7' 2"

GROUND FLOOR

Living Room	4.59m x 2.91m	15' 1" x 9' 2"
Kitchen/Family	6.26m x 3.70m	20' 7" x 12' 2"
Dining Room	3.55m x 3.06m	11' 8" x 10' 0"

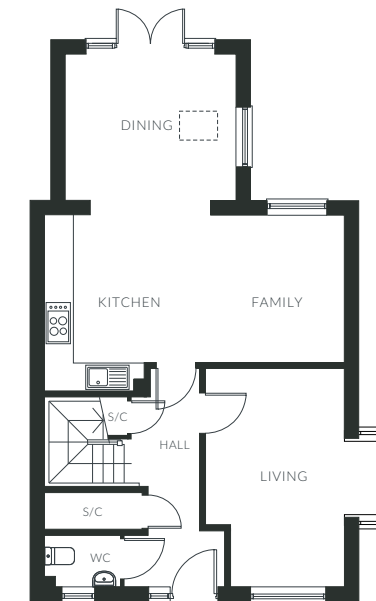
Total 1,100 SQ FT

# The Willow

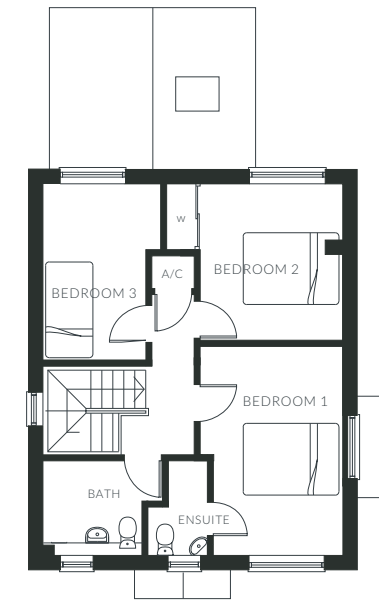




# The Willow



GROUND FLOOR



FIRST FLOOR

## PLOT 8 £470,000

Plot 8 sits in a lovely position within a large plot with mature trees. Externally the Kansas brick frontage property is complemented by the contemporary windows, creating a pleasing front elevation for this stylish family home. Passing through the timber framed porch, you enter into a hallway with your living room to the right, you are then led through to an impressive kitchen and dining area. This three bedroom property leads upstairs to the first floor where you will find a large family bathroom, a master bedroom with its own ensuite, one double and one single bedroom. This home comes with a single hardwood framed detached carport.

### FIRST FLOOR

Bedroom 1	4.42m x 3.00m	14' 6" x 9' 11"
Bedroom 2	3.31m x 3.00m	10' 10" x 9' 11"
Bedroom 3	3.75m x 2.48m	12' 4" x 7' 2"

### GROUND FLOOR

Living Room	4.59m x 2.91m	15' 1" x 9' 2"
Kitchen/Family	6.26m x 3.70m	20' 7" x 12' 2"
Dining Room	3.55m x 3.06m	11' 8" x 10' 0"

Total 1,100 SQ FT



## Contact us

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enquiries@talbothomes.co.uk

## Visit us

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