

PEPYS LANE



An exclusive development of 3, individually designed luxury properties brought to you by developers Abel Gray Homes. Providing a rare opportunity to purchase a new home in the sought-after village of Slipton, including the redevelopment of the former Samuel Pepys Public House, which has been thoughtfully designed to offer modern living in a desirable village location.

SITE PLAN

Pepys Lane has been meticulously designed to offer modern living in a desirable village location.

Maximising on space, privacy and individuality, this exclusive development consists of just three 4 & 5 bedroom homes; all with good sized gardens, parking and garages.

Each home will be finished to the developers exacting standards. Offering a contemporary yet timeless high specification, making this a truly delightful development to reside in.



PLOT 1



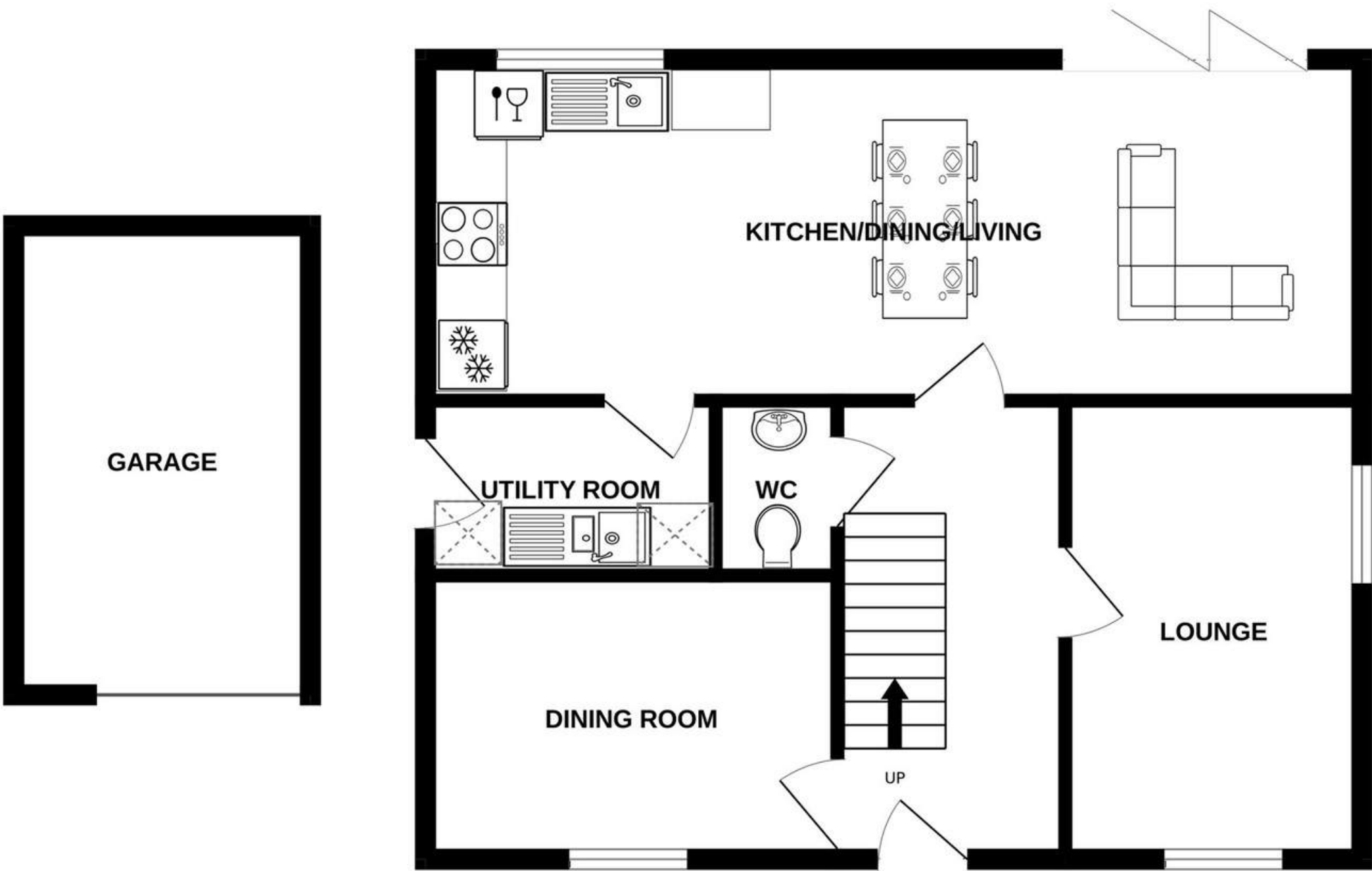


PLOT 1

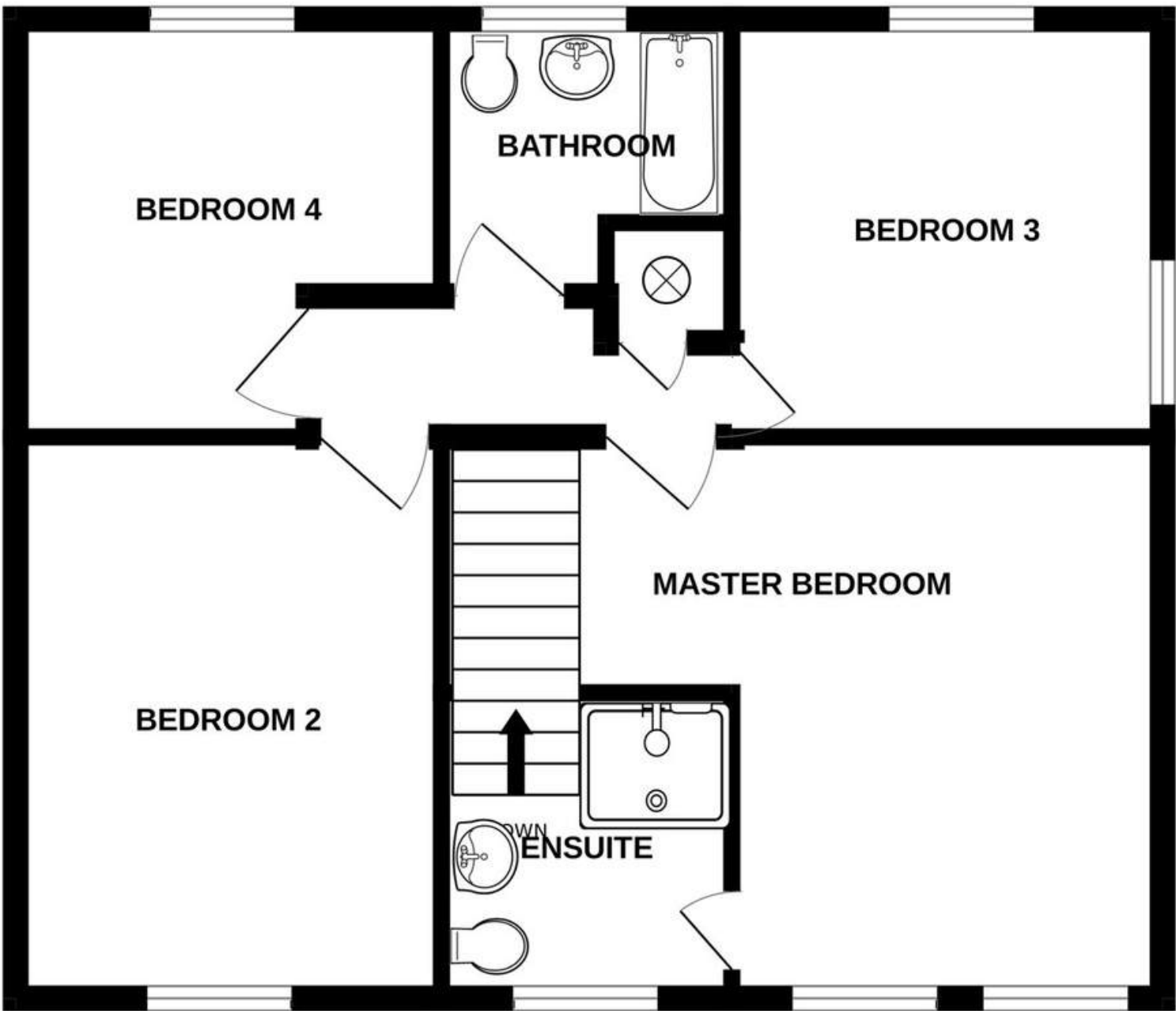
A brand new stone-built, detached home consisting of an open plan kitchen/dining room with bifold doors onto the rear garden and 2 further reception rooms, utility and WC. Upstairs, you will find 4 spacious bedrooms with en-suite to master, a family bathroom and airing cupboard.

**Total Area:
1449 SQFT.**

GROUND FLOOR



1ST FLOOR



PLOT 1

PLOT 2



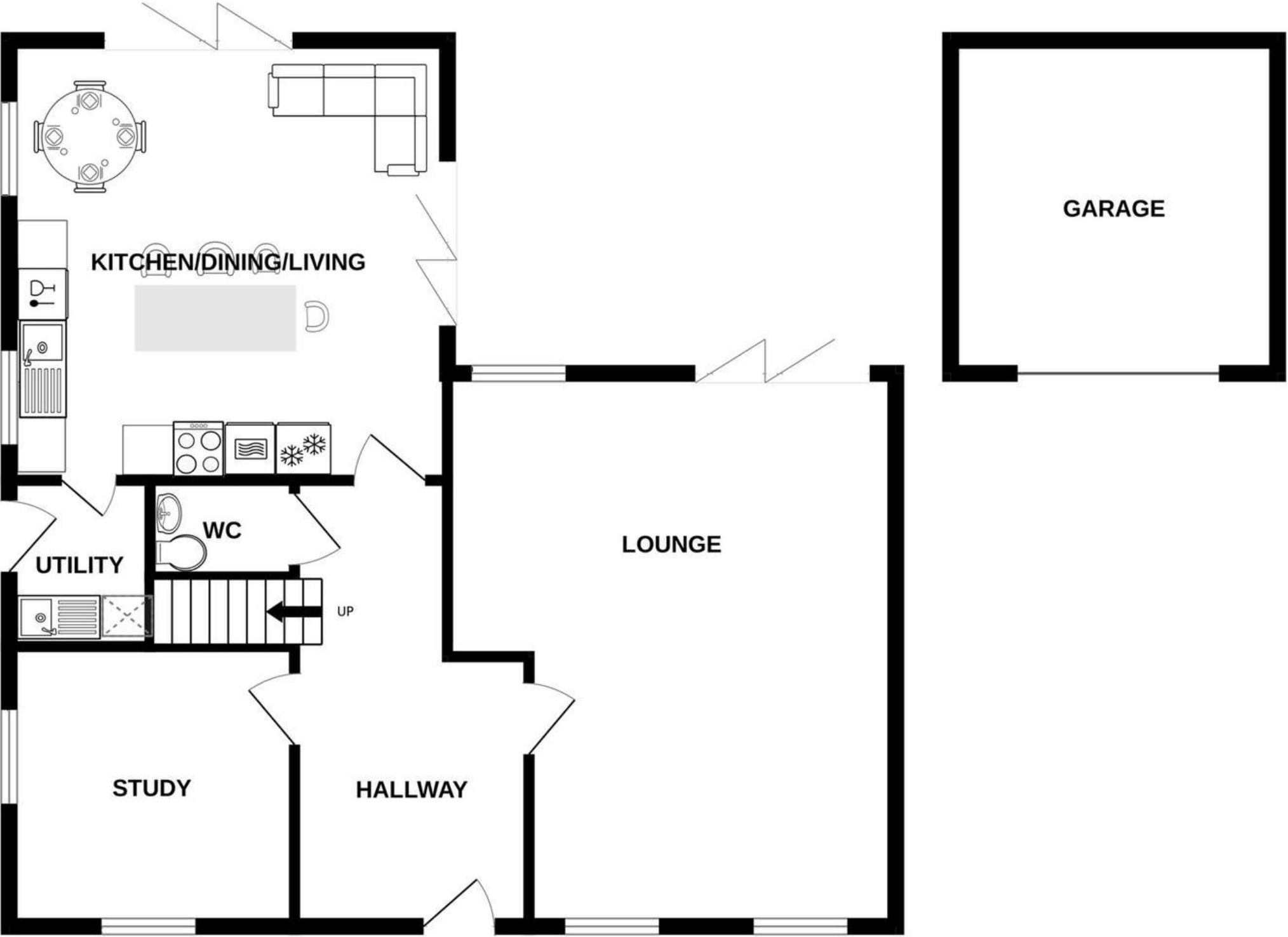
PLOT 2

The former pub provides a stunning 5-bedroom detached home with a double garage and private access to its very own orchard. The ground floor comprises a vast open plan kitchen/dining/living room, perfect for entertaining, with dual bifold doors onto the rear garden and access to the utility room. Separate living room, study and WC. Upstairs, you will find 5 fantastic bedrooms, two with en-suites and a Juliet balcony to the master, a family bathroom and a storage cupboard over the stairs.

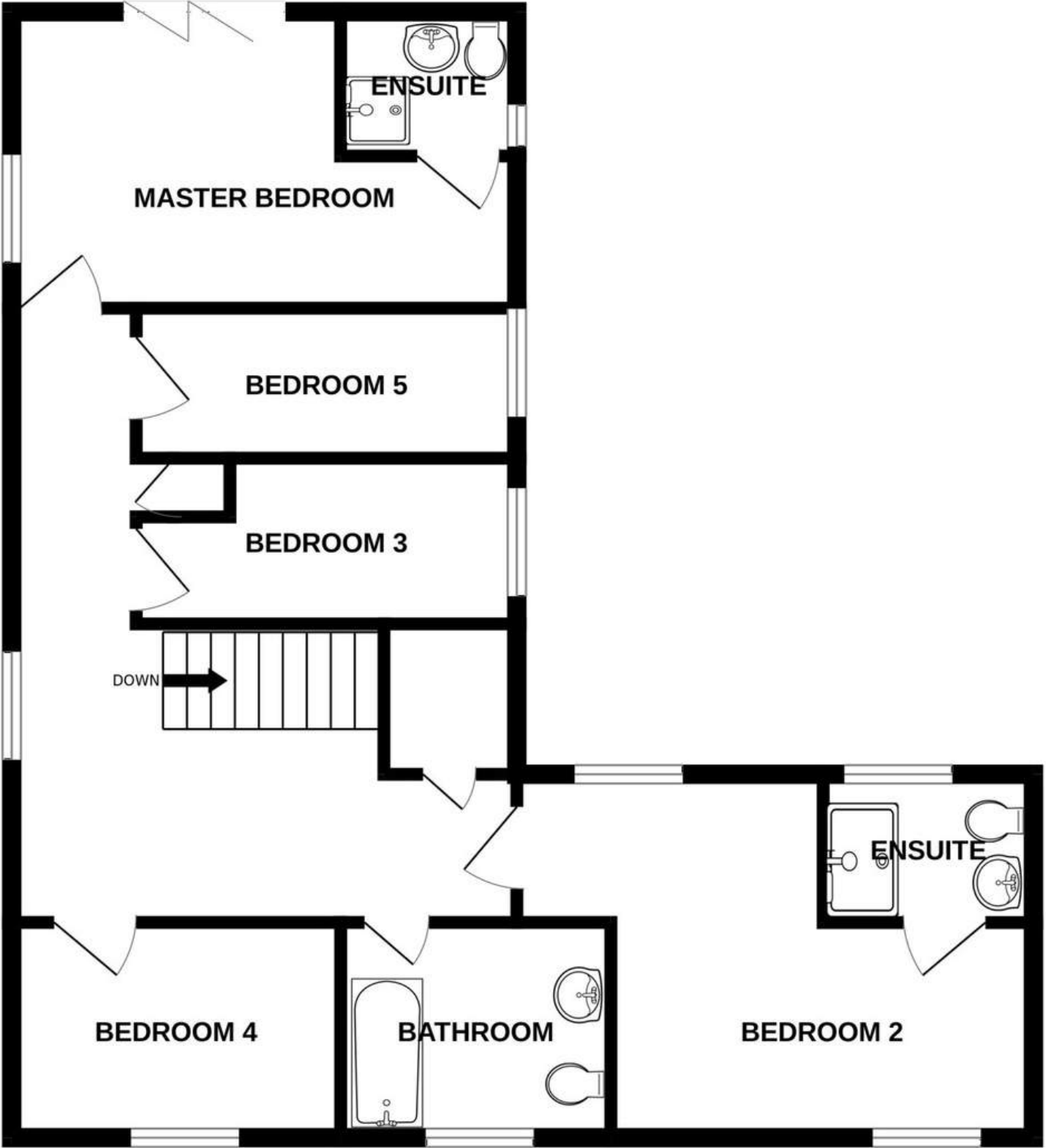


**Total Area:
2715 SQFT.**

GROUND FLOOR



1ST FLOOR



PLOT 2

PLOT 3



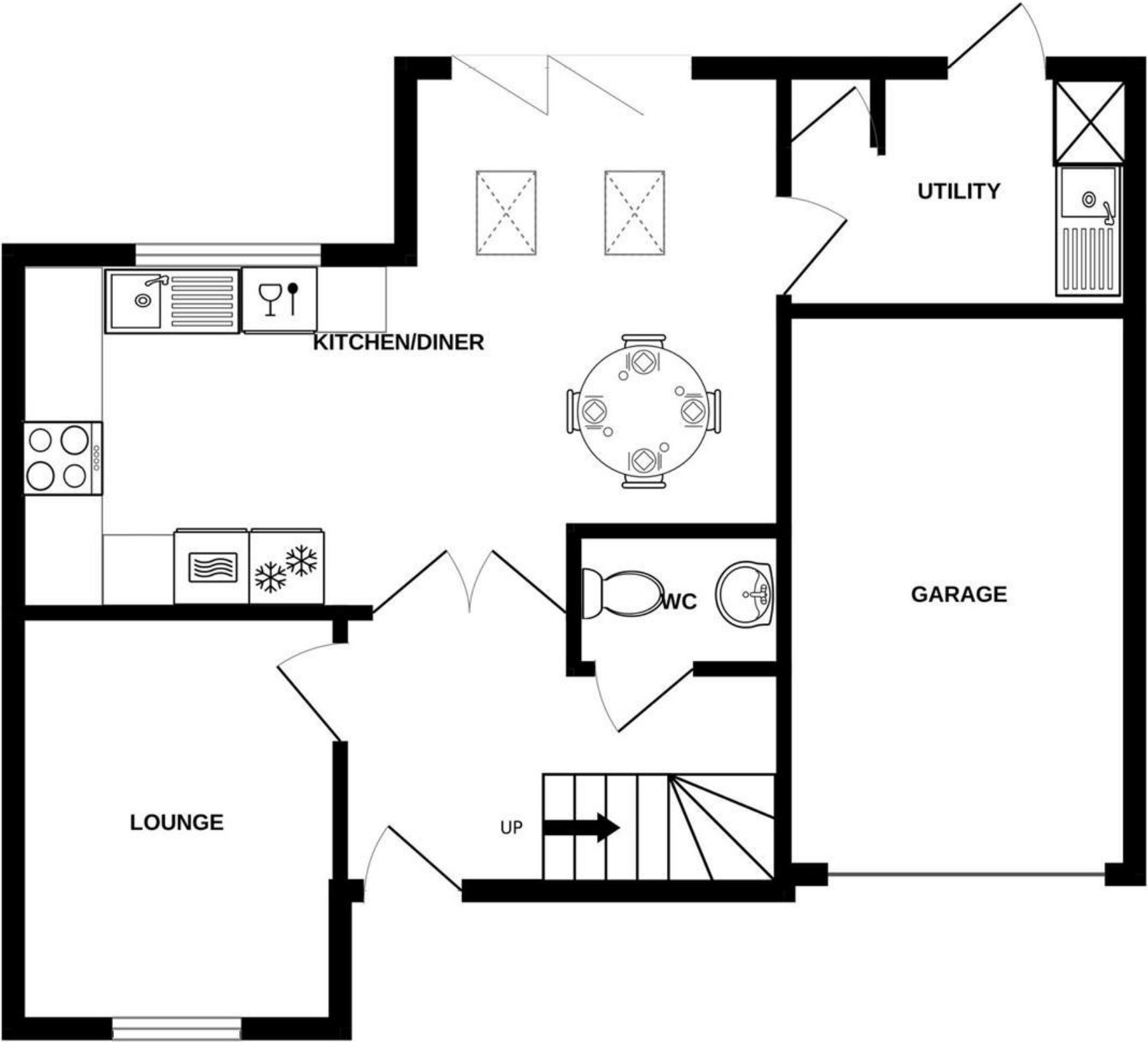


PLOT 3

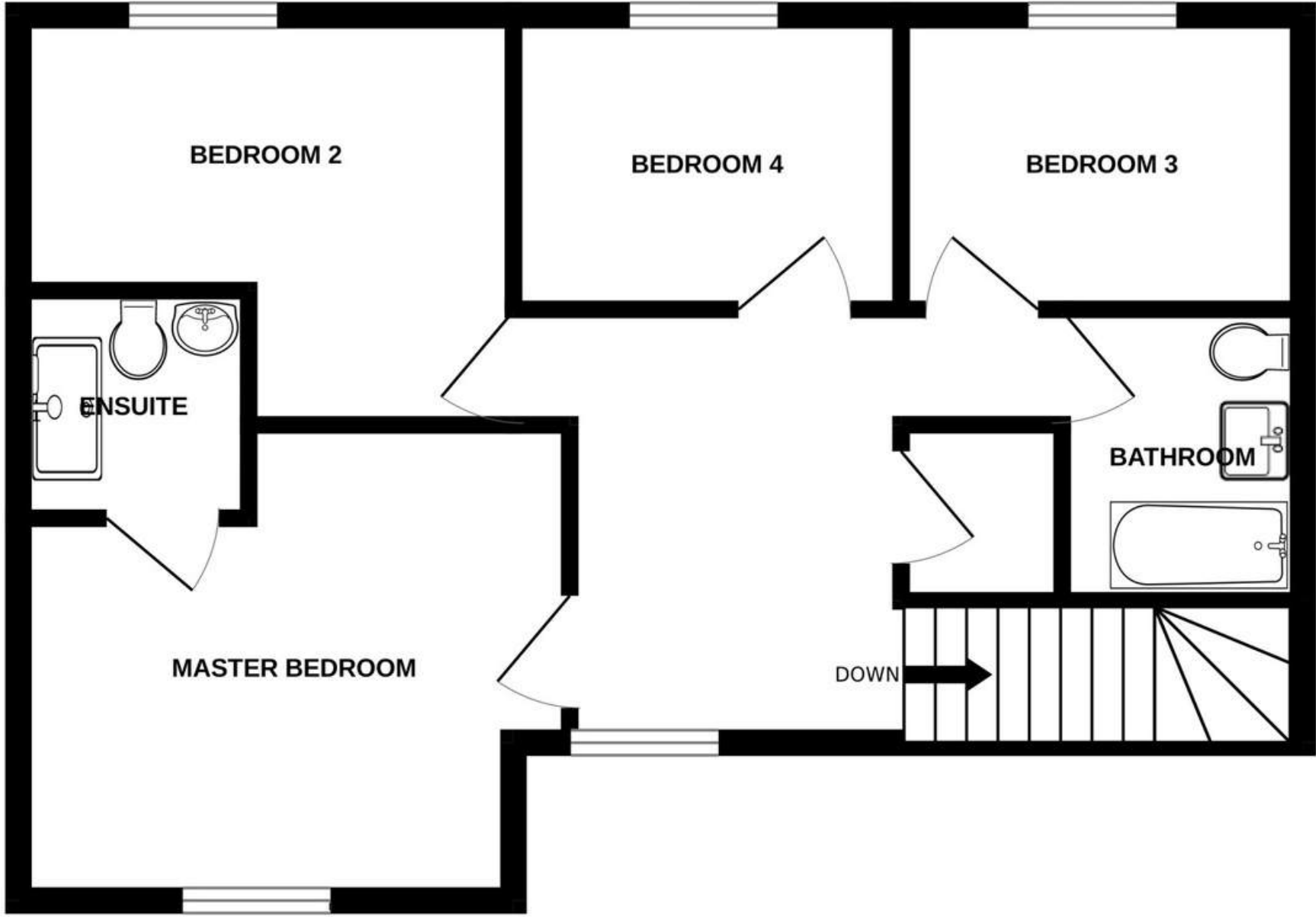
A brand new stone-built, detached home consisting of an open plan kitchen/dining/living room with bifold doors opening onto the rear garden and access to the utility room with a handy storage cupboard. The comfortable living room and WC are accessed from the hallway with stairs up to the first floor. Upstairs, you will find 4 double bedrooms with en-suite to master, family bathroom and airing cupboard.

**Total Area:
1475 SQFT.**

GROUND FLOOR



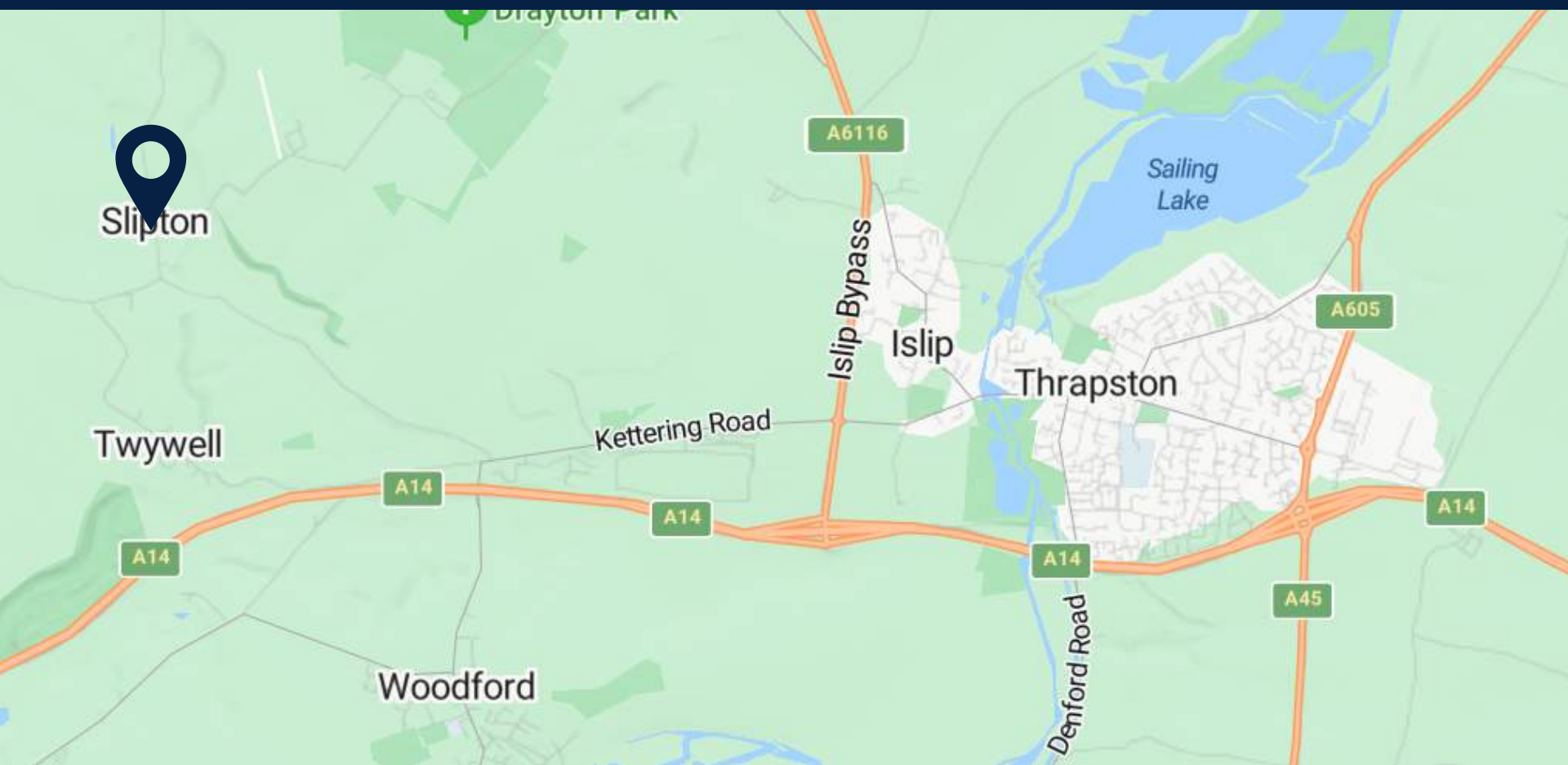
1ST FLOOR



PLOT 3

Location

Slipton is a peaceful, sought-after village set in the Northamptonshire countryside. There is a small but well-kept church known as St John The Baptist tucked off Main Street and a selection of beautiful walks to choose from. The nearby market town of Thrapston, just 3 miles away, offers a range of amenities, including shops, pubs, cafes, schooling and leisure facilities. With easy access to the A14 and the train station in Kettering, approximately a 20-minute drive, it gives access to London St Pancras in under an hour.



Pepys Lane

A14 - 2.6 Miles

Thrapston - 3.3 Miles

Kettering - 6.9 Miles

Rushden Lakes - 9.4 Miles

Property Specification

KITCHEN

- Equipped with high quality Invictus Herringbone flooring (and throughout, excluding carpeted areas – Living/sitting rooms), quartz worktops in both the kitchen and utility, including upstands/splashbacks.
- Soft close doors and dove tail drawers throughout.
- Butler sinks, NEFF appliances throughout, including the iconic slide and hide oven and combi microwave, dishwasher and ceramic Bora X-Pure hob.
- Quooker hot and filtered water tap.

BATHROOMS

- Bathrooms & en-suites will be half tiled to all wet walls and fully tiled to all shower areas.
- Villeroy and Boch Sanitary ware or alike, all with soft-close seats.

ELECTRICAL

- Recessed low energy lights to all ground floor rooms, pendant lights to bedroom and landing area with brushed chrome switches throughout.
- Double switch, brushed chrome socket outlets throughout.

HEATING AND PLUMBING

- Mitsubishi Heat Pumps to provide all hot water and heating
- Mains pressure 250 litre hot water cylinder with backup thermostatically controlled electrical immersion heater (300 litre cylinder to plot 2)
- Double column radiators to be used upstairs and throughout, including chrome pipe connectors (in areas where UH is not present).

JOINERY

- Staircase in softwood with square section balustrade with hardwood newel posts and handrail, all painted white.
- Regency Ogee (white) skirting throughout.

FINISHES

- Walls are finished in high quality white paint.
- All internal doors are oak veneered Suffolk doors, with brushed chrome door handles and hinges.
- All external walls are to be built with Cotswold stone (or alike).

EXTERNAL AREAS

- Driveways to be block paved.
- Rear patios to be laid as per the landscaping plan with grey riven concrete paving slabs (or alike).
- Rear gardens to be newly landscaped along with a high-quality landscaping plan consisting of over 700 new plants, shrubs, hedging and trees.



Selling Agent

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