



GRANGE FARM
WELLINGBOROUGH



LAYING FOUNDATIONS FOR THE FUTURE

Discover Grange Farm, a beautiful collection of new build homes situated where Northamptonshire's rural charm meets contemporary living.

Nestled within the evolving Stanton Cross community on the edge of Wellingborough, Grange Farm sits within the historic grounds of Irthlingborough Grange Farm, reflecting the area's agricultural past while embracing modern design and sustainability.

From the moment you step into one of our homes, you will notice something different. Each property is built to an exceptional specification, featuring rooftop photovoltaic solar panels with a hybrid inverter ready for a home battery, air source heat pumps, underfloor heating, high levels of insulation, a smart EV charger and full-fibre broadband to keep you connected for work, study and leisure.

This advanced design doesn't just enhance comfort, it helps keep day-to-day running costs down. By maximising energy efficiency and making the most of solar power, your home works smarter so you can spend less on heating and electricity while staying warm and cosy all year round.

All of this supports our commitment to sustainability. With an impressive EPC 'A' rating, your new home is not only stylish and comfortable, but also environmentally responsible, helping you reduce your carbon footprint.

Every home has been thoughtfully designed to be wheelchair adaptable, fully compliant with M4(2) building regulations*, creating spaces that are inclusive, adaptable and easy to navigate for all stages of life.

In complying with Nationally Described Space Standards, our homes provide plenty of room both indoors and outdoors, with light-filled living spaces, ample storage and generous private gardens so whatever stage of life you're at, your Grace Home has never felt so good.

* With the exception of the Brixworth



THE IDEAL BALANCE OF TOWN & COUNTRY

Well positioned on the edge of Wellingborough, this considered location offers a slower pace of life without compromising on connectivity.



Approximate driving distances from Grange Farm, Stanton Cross

- Wellingborough town centre – 2 miles
- Rushden Lakes – 4 miles
- Stanwick Lakes – 6 miles
- Kettering – 9 miles
- Northampton – 13 miles
- Milton Keynes – 21 miles
- Cambridge – 45 miles
- London – 70 miles

Direct train journey times from Wellingborough Station

- London St Pancras – 55 minutes
- Bedford – 13 minutes
- Luton – 28 minutes
- Leicester – 40 minutes
- Nottingham – 62 minutes

Stanton Cross has been designed to create a welcoming, sustainable neighbourhood where homes, green spaces and amenities sit comfortably together. As the community continues to grow, residents will benefit from a range of local facilities including shops, leisure opportunities, healthcare services and schools, all linked by attractive walking and cycling routes.

At its heart lies a beautiful 143-acre country park, providing a natural spot of calm for morning walks, weekend adventures and time outdoors with family and friends.

Wellingborough's historic market town centre is just a short drive away and offers a lively mix of high-street names, independent shops, cafés and restaurants, alongside its traditional market selling fresh local produce. For something a little different, Nene Court Shopping Village provides a charming collection of independent boutiques and eateries in a relaxed courtyard setting.

A little further afield, Rushden Lakes offers a popular destination for shopping, dining and entertainment. Set around tranquil waters, it combines a wide choice of shops with restaurants, a cinema and family attractions, all surrounded by lakeside walks and access to the Nene Wetlands.

Families are well served when it comes to education. A new school, Stanton Cross Primary School has already been delivered as part of the Stanton Cross development, with further provision planned as the community grows. Secondary education forms part of the wider Stanton Cross masterplan, alongside a choice of established secondary and sixth-form options in Wellingborough and the surrounding area. Further and higher education opportunities are also close at hand, including courses and apprenticeships at Tresham College.

There are also a number of independent schools nearby, including Wellingborough School, Kimbolton School and Oundle School whose good reputations speak for themselves.



Surrounded by open landscapes, the area offers endless opportunities to explore. Stanwick Lakes, the River Nene and the rolling Northamptonshire countryside create an ideal backdrop for walking, cycling, and enjoying the outdoors.

Commuting from Grange Farm is refreshingly straightforward. Excellent road connections via the A45, A509 and A6 provide easy access to Northampton, Bedford and Milton Keynes, while the A14, M1 and A1(M) connect you to the wider motorway network. Wellingborough railway station is close by, offering fast and regular services into London and other popular destinations.

With its green open spaces, a sense of community and excellent connections, Grange Farm offers a peaceful setting that's still close to everything you need.



A MORE SUSTAINABLE FUTURE

At Grace Homes, we are committed to creating sustainable homes that not only provide comfort and style but also contribute to a greener future.

Our developments offer a range of impressive features that prioritise energy efficiency and environmental responsibility, ensuring a truly modern and sustainable living experience.

We are proud to offer sustainable homes that combine luxurious living with environmental consciousness.

By choosing our development, you join a community committed to reducing carbon emissions, minimising energy consumption, and embracing a greener way of life whilst reducing your bills at the same time. Experience the future of housing with us and make a positive impact on the world.



BUILDING COMMUNITIES

Ensuring our new developments connect to existing communities and have a positive local impact



EPC 'A-RATED'

The best rating possible, exceeding current building regulations and delivering exceptional energy efficiency, with certified low energy use and reduced carbon emissions



AIR SOURCE HEAT PUMP

A low energy, high efficiency heat and hot water system that works in tandem with your underfloor heating to deliver comfort and sustainability



PHOTOVOLTAIC PANELS

Fitted as standard and scaled to suit the size of your home, designed to supplement your renewable energy supply



RENEWABLE ELECTRICITY

All of your power requirements provided from renewable energy supply



UNDERFLOOR HEATING

Controllable efficient warmth allowing you to optimise your living space



SMART EV CHARGER

Ready to power your existing vehicle or help you switch to a greener electric vehicle



WATER SAVING

State of the art taps and shower fittings that conserve water without compromising on functionality



FIBRE BROADBAND

Ultra fast connectivity for your leisure and home working needs



BIODIVERSITY & OPEN SPACE

Developments designed to deliver amazing open spaces, enhance bio-diversity, create wildlife areas and provide for sustainable drainage





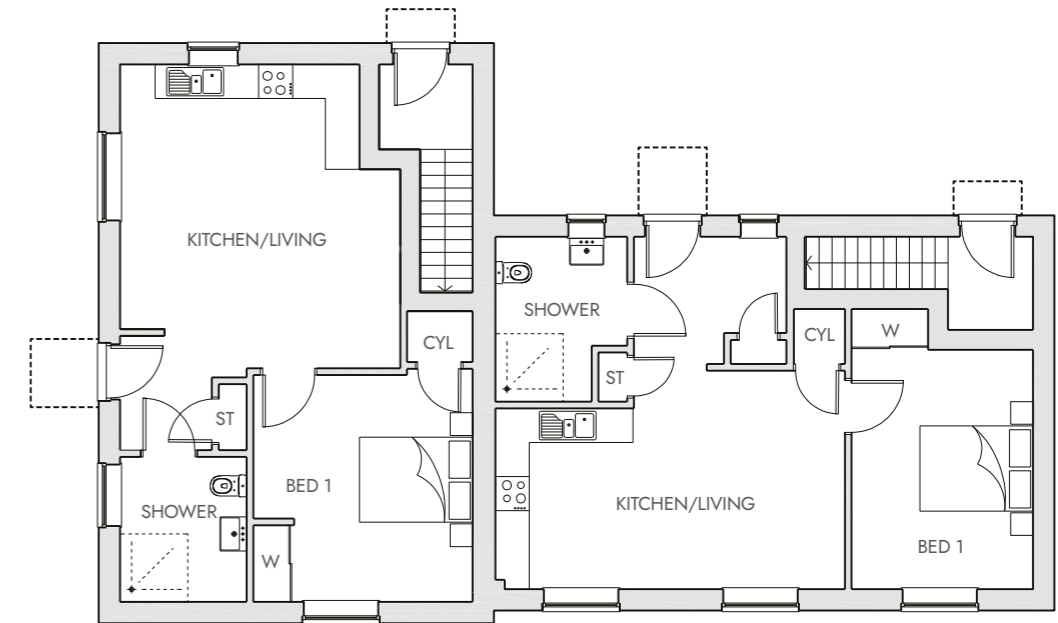
PITSFORD & BRIXWORTH

One-bedroom ground and first floor maisonettes with parking for one car

Cosy, thoughtfully designed and ideal for modern living, these one-bedroom maisonettes offer an excellent choice for couples, professionals, first-time buyers, downsizers or investors without compromising on comfort or quality.

The Pitsford has been designed with accessibility in mind and is fully wheelchair adaptable, offering ease of movement throughout.

The Brixworth enjoys the added benefit of a dedicated study, providing flexible space ideal for home working, hobbies or additional storage. Both types can be adapted to a range of lifestyles.



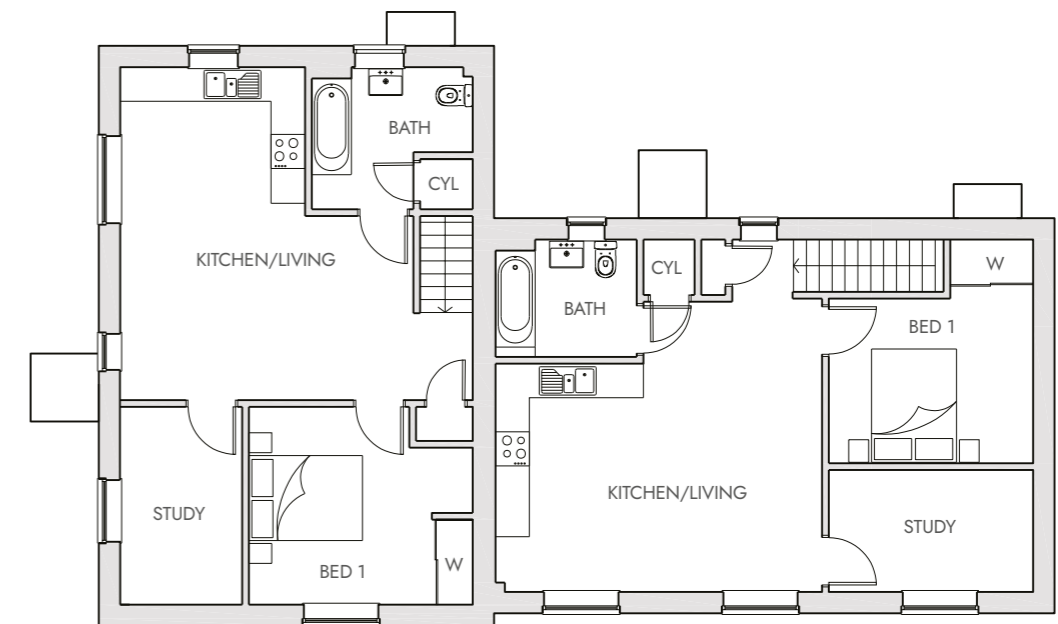
PITSFORD

Plot 12: Ground floor

Room	Metres	Feet
Kitchen/Living	4.94 x 5.36	16'2" x 17'7"
Bed 1	3.87 x 4.11	12'8" x 13'6"
Shower Room	2.23 x 2.56	7'4" x 8'5"

Plot 14: Ground floor

Room	Metres	Feet
Kitchen/Living	6.16 x 3.85	20'3" x 12'8"
Bed 1	3.20 x 4.22	10'6" x 13'10"
Shower Room	2.33 x 2.91	7'8" x 9'7"



BRIXWORTH

Plot 13: First floor

Room	Metres	Feet
Kitchen/Living	5.17 x 5.87	17'0" x 19'3"
Bed 1	3.95 x 3.49	13'0" x 11'5"
Study	2.15 x 3.49	7'1" x 11'5"
Bathroom	2.84 x 2.51	9'4" x 8'3"

Plot 15: First floor

Room	Metres	Feet
Kitchen/Living	5.76 x 5.17	18'11" x 17'0"
Bed 1	3.60 x 3.13	11'10" x 10'3"
Study	3.60 x 2.15	11'10" x 7'1"
Bathroom	2.49 x 2.07	8'2" x 6'9"



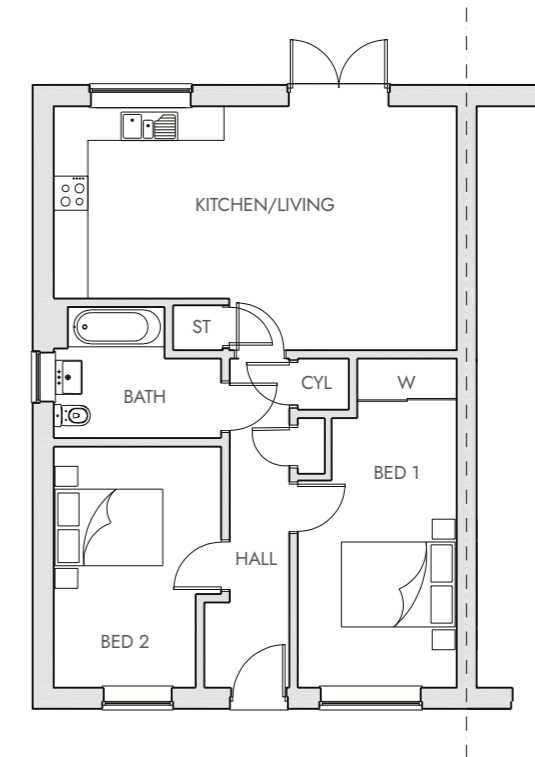


EXTON

A semi-detached two-bedroom bungalow with parking for two cars

Ideal for downsizing without compromising on quality, the cosy Exton offers comfort and sustainability all on one level. The spacious kitchen-living area opens onto the patio, perfect for al fresco dining while the primary bedroom features ample space and fitted wardrobes. A second double bedroom offers versatility, and a well-appointed bathroom completes the layout.

This thoughtfully designed home prioritises comfort and craftsmanship while boasting an 'A' Rated Energy Performance Certificate, combining underfloor heating, photovoltaic solar panels, and an EV charger together with parking for two cars.



Ground floor

Room	Metres	Feet
Kitchen/Living	7.10 x 4.30	23'4" x 14'1"
Bed 1	2.80 x 5.05	9'2" x 16'7"
Bed 2	2.95 x 4.25	9'8" x 13'11"
Bathroom	2.95 x 2.31	9'8" x 7'7"





MORCOTT

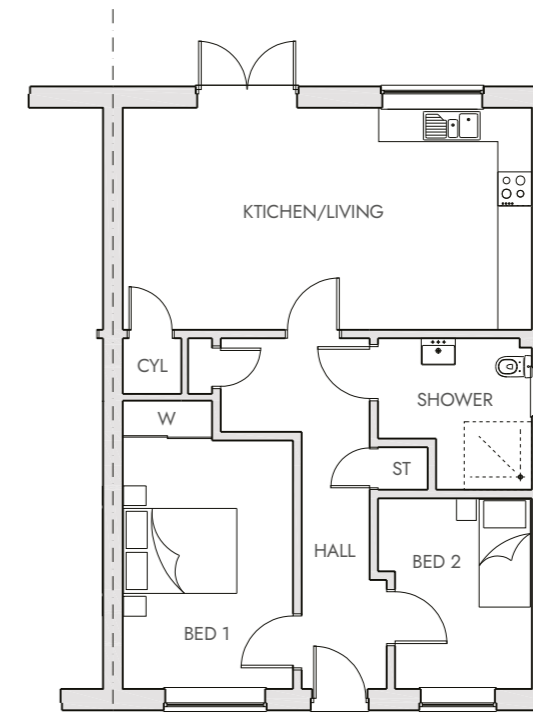
A semi-detached two-bedroom bungalow with parking for two cars

Cosy and compact, the Morcott is the perfect solution for anybody looking to downsize without compromising on quality. The separate kitchen and living area opens onto a patio, creating a wonderful outdoor dining space.

The primary bedroom has fitted wardrobes while the second bedroom offers versatility, ideal for guests or a separate study. The well-appointed stylish shower room completes the layout. These thoughtful design elements ensure a comfortable and convenient living experience, making this bungalow the perfect choice for those seeking both comfort and quality.

The home also benefits from an 'A' Rated Energy Performance Certificate, along with an EV charging point and photovoltaic solar panels, delivering a sustainable and energy-efficient lifestyle.

Designed with accessibility in mind, the Morcott offers a versatile and welcoming layout that supports adaptable living.



Ground floor

Room	Metres	Feet
Kitchen/Living	7.21 x 3.92	23'8" x 12'10"
Bed 1	3.00 x 4.39	9'10" x 14'5"
Bed 2	2.71 x 3.36	8'11" x 11'0"
Bathroom	2.71 x 2.67	8'11" x 8'9"





KIMCOTE

A two-bedroom semi-detached home with parking for two cars

Each of these charming homes provides thoughtfully designed living spaces. Whether you're embarking on your first home journey or embracing the simplicity of downsizing, the Kimcote offers the ideal setting for your next chapter.

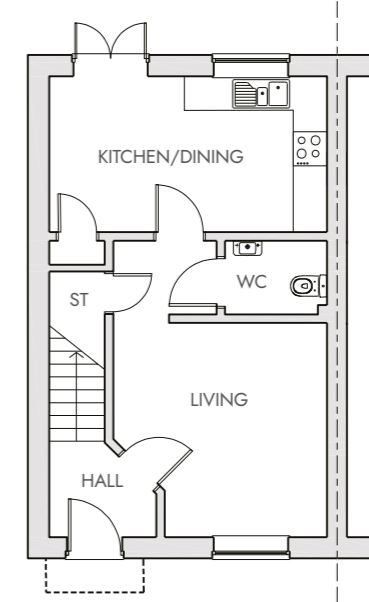
Enter the hallway and into the cosy living room, the addition of underfloor heating to the ground floor, makes for cosy winter nights. The house flows naturally through to the kitchen-dining room with French doors opening out into the patio area.

Upstairs, there are two spacious double bedrooms, and a well-appointed bathroom benefiting from a bath and separate shower. The primary bedroom comes complete with fitted wardrobes, ensuring you have plenty of storage space.

This home proudly boasts an 'A' Rated Energy Performance Certificate and features an EV charger and photovoltaic solar panels for sustainable and energy-efficient living.

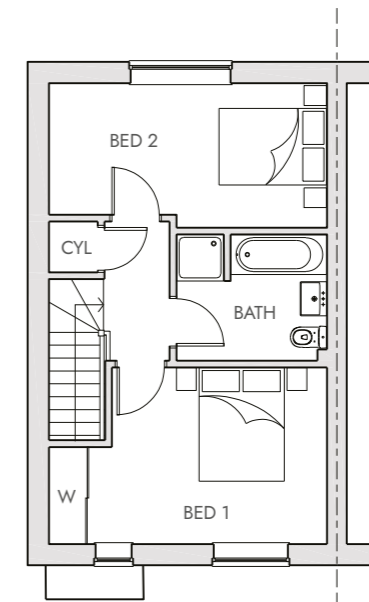
Plots 16 to 19 are available through the Local Homes scheme. For more information, please refer to page 36.

The CGI is of plots 28 & 29 and the floor plans are of plot 29.
Similar homes are available on plots 16, 17, 18, 19, 22, 23, 52 & 53
Plots 17, 19, 23, 28 & 53 are handed



Ground floor

Room	Metres	Feet
Living	3.77 x 3.78	12'4" x 12'5"
Kitchen/Dining	4.90 x 2.75	16'1" x 9'0"
WC	1.80 x 1.30	5'11" x 4'3"



First floor

Room	Metres	Feet
Bed 1	4.20 x 3.12	13'9" x 10'3"
Bed 2	4.90 x 2.55	16'1" x 8'4"
Bathroom	2.65 x 2.20	8'8" x 7'3"





HOLCOT

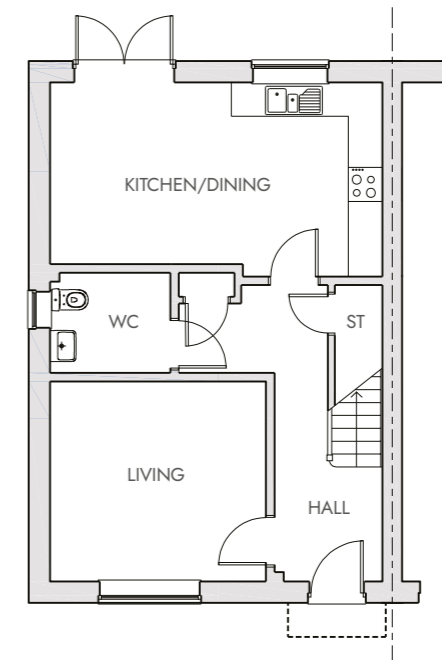
A three-bedroom home with parking for two cars -
Available detached and semi-detached with and without a single garage

This thoughtfully designed home boasts an 'A' Rated Energy Performance Certificate and includes underfloor heating, photovoltaic solar panels, and a smart EV Charger.

The cosy living room is off the hallway while the spacious kitchen-dining room to the rear has French doors opening out into the patio area.

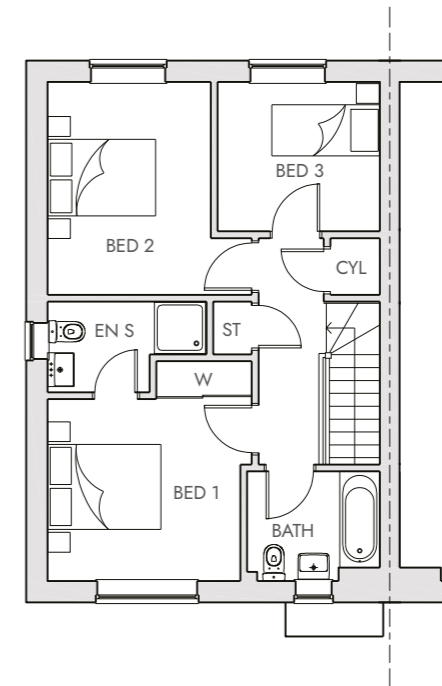
Upstairs, the primary bedroom has fitted wardrobes and an en-suite shower room. There is also a family bathroom and two further bedrooms with views of the garden.

This home has driveway parking for two cars. Plot 9 is a detached home with an attached single garage. Plots 37 & 38 are semi-detached and have a single detached garage.



Ground floor

Room	Metres	Feet
Living	3.81 x 3.53	12'6" x 11'7"
Kitchen/Dining	5.86 x 3.43	19'3" x 11'3"
WC	2.12 x 1.77	6'11" x 5'10"



First floor

Room	Metres	Feet
Bed 1	3.40 x 3.21	11'2" x 10'6"
En suite	2.80 x 1.60	9'2" x 5'3"
Bed 2	2.88 x 3.76	9'5" x 12'4"
Bed 3	2.86 x 2.64	9'5" x 8'8"
Bathroom	2.34 x 1.94	7'8" x 6'4"





ARBURY

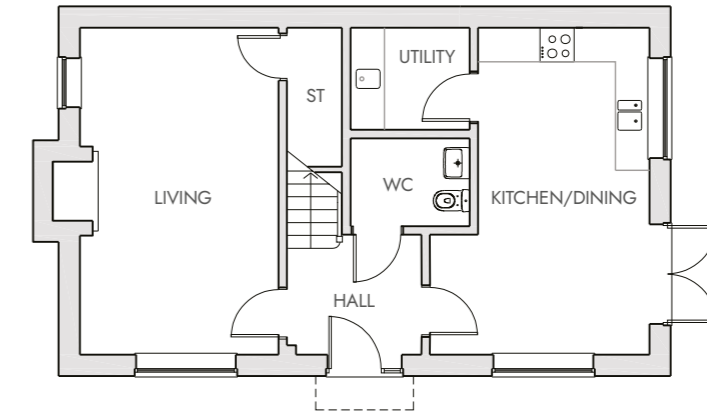
A detached three-bedroom home with a single garage

This thoughtfully designed home combines style and comfort with state-of-the-art features including an air source heat pump, photovoltaic solar panels and a smart EV charger ensuring sustainability is cleverly integrated into daily living.

The contemporary kitchen-dining room sits at the heart of the home and opens out to the rear garden providing a light-filled area perfect for everyday living and entertaining.

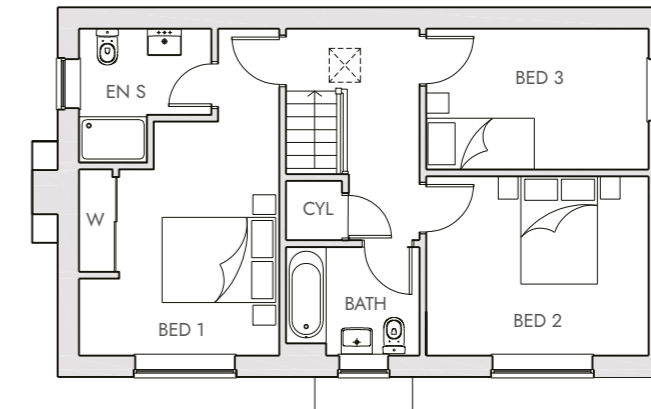
Upstairs there is a generously sized primary bedroom featuring an en-suite shower room and fitted wardrobes. Two further bedrooms and a family bathroom complete the accommodation.

This home comes with a single garage and a driveway with parking for two cars.



Ground floor

Room	Metres	Feet
Living	3.50 x 5.77	11'6" x 18'11"
Kitchen/Dining	3.87 x 5.77	12'8" x 18'11"
Utility	2.10 x 1.80	6'11" x 5'11"
WC	2.10 x 1.55	6'11" x 5'1"



First floor

Room	Metres	Feet
Bed 1	3.53 x 4.13	11'7" x 13'7"
En suite	2.33 x 2.36	7'8" x 7'9"
Bed 2	3.92 x 3.16	12'10" x 10'4"
Bed 3	3.92 x 2.48	12'10" x 8'2"
Bathroom	2.35 x 1.92	7'9" x 6'4"





COTTERSTOCK

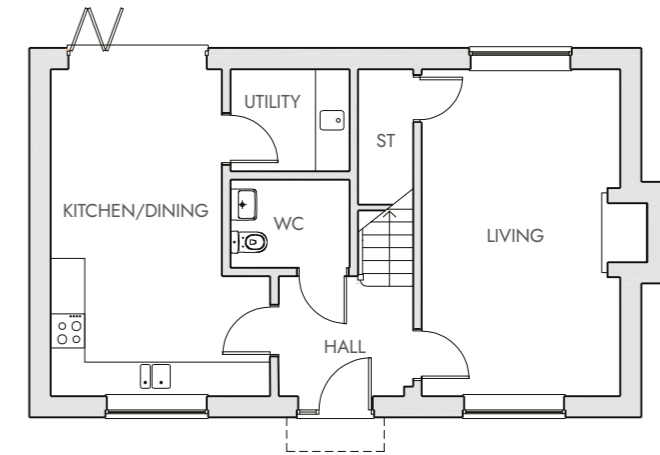
A detached three-bedroom home with a single garage

This attractive detached home blends contemporary design with comfortable living and features a range of state-of-the-art technologies, including an air source heat pump, photovoltaic solar panels and a smart EV charger, ensuring sustainability is seamlessly integrated into everyday life.

At the heart of the home is a stylish kitchen-dining area, with folding sliding doors that open onto the rear garden. A dedicated utility room and ample storage combine practicality and style while the spacious dual aspect living room provides a welcoming retreat, complete with a working fireplace.

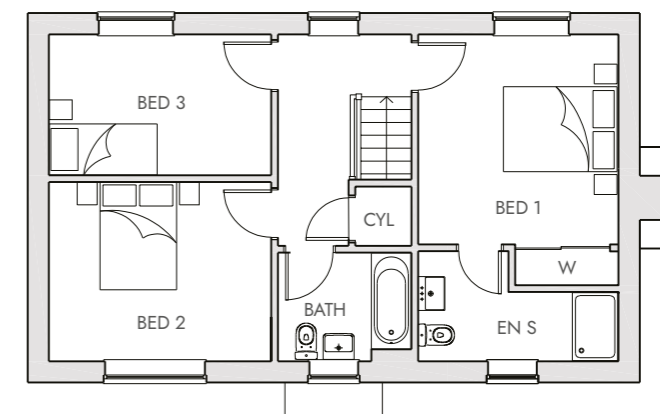
Upstairs, the generously sized primary bedroom benefits from fitted wardrobes and a modern en-suite shower room. Two further well-proportioned bedrooms are served by a contemporary family bathroom.

Outside, the property includes a single garage and a driveway with parking for two cars.



Ground floor

Room	Metres	Feet
Living	3.50 x 5.77	11'6" x 18'11"
Kitchen/Dining	3.87 x 5.77	12'8" x 18'11"
Utility	2.10 x 1.80	6'11" x 5'11"
WC	2.10 x 1.55	6'11" x 5'1"



First floor

Room	Metres	Feet
Bed 1	3.53 x 3.71	11'7" x 12'2"
En suite	3.53 x 1.94	11'7" x 6'4"
Bed 2	3.92 x 3.16	12'10" x 10'4"
Bed 3	3.92 x 2.48	12'10" x 8'2"
Bathroom	2.35 x 1.92	7'9" x 6'4"





HAMBLETON

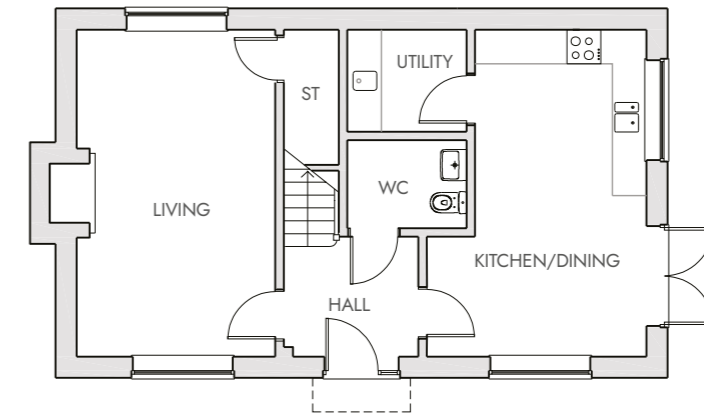
A detached three-bedroom home with a single garage

Boasting an 'A' Rated Energy Performance Certificate, this well-planned home offers refined living spaces combined with modern features, perfect for those seeking a comfortable and stylish property. This home blends contemporary design with comfortable living and features a range of state-of-the-art technologies, including an air source heat pump, photovoltaic solar panels and a smart EV charger, ensuring sustainability is seamlessly integrated into everyday life.

At the heart of the home is a stylish kitchen-dining area, enhanced by French doors opening onto the rear garden, creating a bright and sociable space. A handy utility room and generous storage add practicality, while the spacious living room provides a welcoming retreat, complete with a working fireplace.

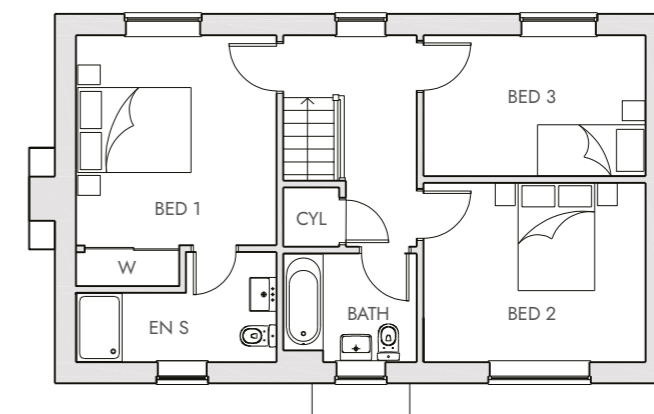
Upstairs, the generously sized primary bedroom benefits from fitted wardrobes and a modern en-suite shower room. Two further well-proportioned bedrooms are served by a contemporary family bathroom.

Outside, the home has a single garage and a driveway with parking for two cars.



Ground floor

Room	Metres	Feet
Living	3.50 x 5.77	11'6" x 18'11"
Kitchen/Dining	3.87 x 5.77	12'8" x 18'11"
Utility	2.10 x 1.80	6'11" x 5'11"
WC	2.10 x 1.55	6'11" x 5'1"



First floor

Room	Metres	Feet
Bed 1	3.53 x 3.71	11'7" x 12'2"
En suite	3.53 x 1.94	11'7" x 6'4"
Bed 2	3.92 x 3.16	12'10" x 10'4"
Bed 3	3.92 x 2.48	12'10" x 8'2"
Bathroom	2.35 x 1.92	7'9" x 6'4"





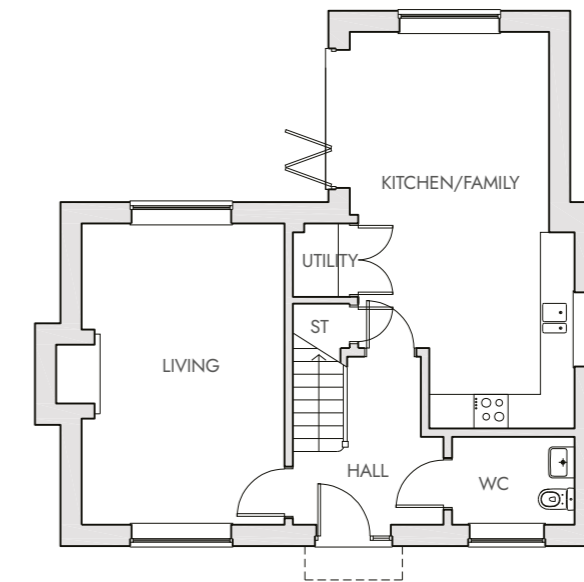
BENEFIELD

A detached three-bedroom home with a single garage

A carefully designed three-bedroom home offering a delightful combination of comfort and sustainability, boasting an impressive 'A' Rated Energy Performance Certificate. The front door opens to a bright and spacious hallway leading to the dual aspect living room, which is enhanced by a working fireplace, creating a warm and inviting atmosphere. The generous kitchen-family room features folding sliding doors which open onto a delightful patio area. There is also a convenient utility area that discreetly conceals appliances.

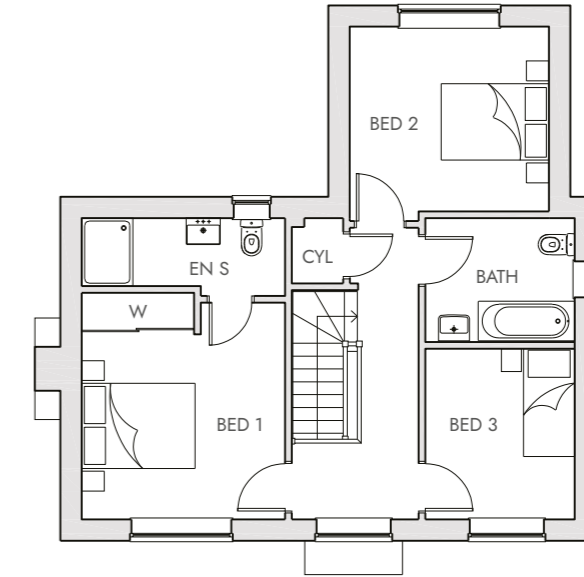
Upstairs, the primary bedroom includes fitted wardrobes and an en-suite shower room. Two further bedrooms and a family bathroom complete the layout.

This energy efficient home is equipped with photovoltaic solar panels and a smart EV charger outside, while the driveway leading to the single garage provides parking for two cars. Plot 26 has no garage but comes with parking for three cars.



Ground floor

Room	Metres	Feet
Living	3.57 x 5.32	11'9" x 17'5"
Kitchen/Family	3.82 x 6.99	12'6" x 22'11"
WC	2.16 x 1.55	7'1" x 5'1"



First floor

Room	Metres	Feet
Bed 1	3.59 x 3.83	11'9" x 12'7"
En suite	3.59 x 1.37	11'9" x 4'6"
Bed 2	3.52 x 3.26	11'7" x 10'8"
Bed 3	2.63 x 3.01	8'8" x 9'11"
Bathroom	2.63 x 2.19	8'8" x 7'2"





WINWICK

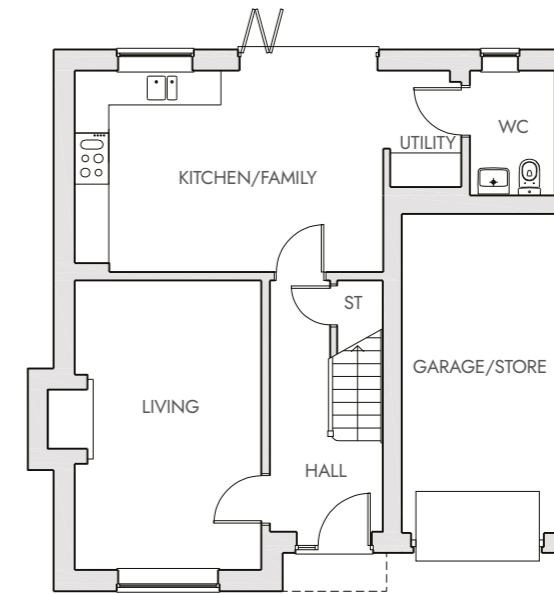
A detached three/four-bedroom with integral single garage/store

This luxurious four-bedroom home offers a delightful combination of comfort and sustainability, boasting an impressive 'A' Rated Energy Performance Certificate. A bright welcoming hallway leads into the living room, complete with a working fireplace.

The generous kitchen-family room features folding sliding doors opening onto a delightful patio area and a convenient utility area adds practicality to everyday living.

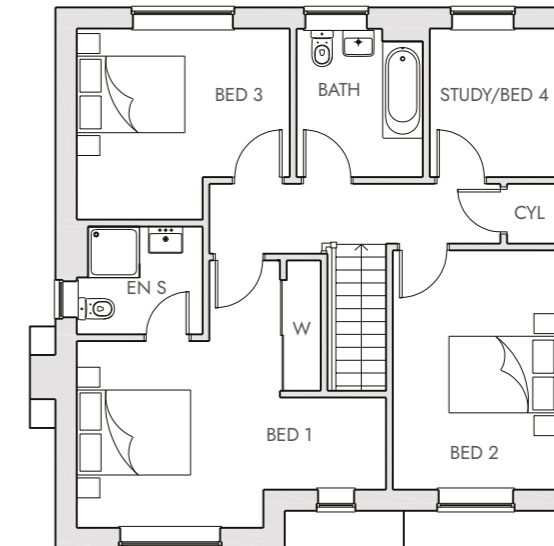
Upstairs, the primary bedroom includes fitted wardrobes and an en-suite shower room. A contemporary bathroom and two further double bedrooms together with a fourth bedroom offering a convenient and functional space for working from home.

This energy efficient home is equipped with photovoltaic solar panels and a smart EV charger outside, while the driveway leading to the single integral garage/store provides parking for two cars.



Ground floor

Room	Metres	Feet
Living	3.29 x 5.10	10'10" x 16'9"
Kitchen/Family	5.44 x 3.55	17'10" x 11'8"
Utility	1.26 x 2.05	4'2" x 6'9"
WC	1.50 x 2.20	4'11" x 7'3"



First floor

Room	Metres	Feet
Bed 1	5.45 x 4.72	17'11" x 15'6"
En suite	2.22 x 1.90	7'3" x 6'3"
Bed 2	2.90 x 4.22	9'6" x 13'10"
Bed 3	3.76 x 3.37	12'4" x 11'1"
Study/ Bed 4	2.25 x 2.62	7'5" x 8'7"
Bathroom	2.23 x 2.62	7'4" x 8'7"





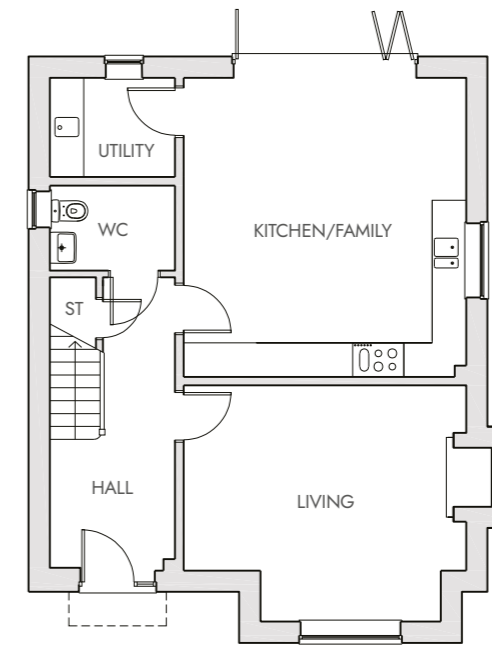
BRAMPTON

A detached four-bedroom home with a single garage

This beautiful home boasts a warm and inviting living room featuring a charming fireplace adding warmth and character. The heart of the home is the expansive kitchen-family room, with folding sliding doors connecting indoor and outdoor living spaces. A practical utility room provides additional convenience.

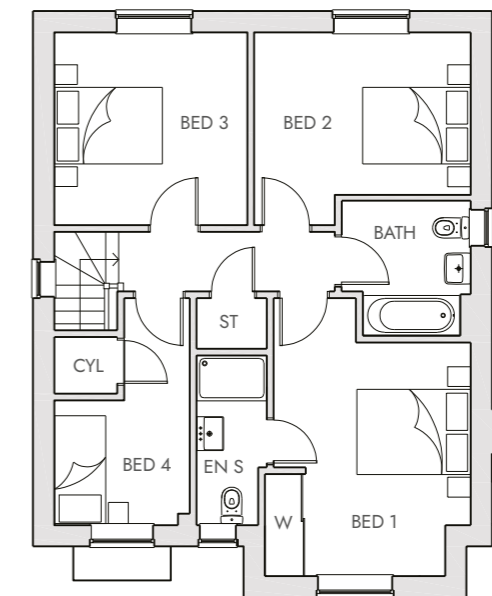
Upstairs you will enjoy the primary bedroom, complete with a thoughtfully finished en-suite shower room. Two additional double bedrooms offer ample space, with the fourth offering a convenient and functional space for working from home. A well-appointed family bathroom completes the upstairs layout.

The environmentally conscious design includes a smart EV charger, air source heat pump and photovoltaic solar panels delivering an impressive 'A' Rated Energy Performance Certificate. Outside you'll find a single garage and driveway parking for three cars (two for plot 54).



Ground floor

Room	Metres	Feet
Living	4.98 x 4.14	16'4" x 13'7"
Kitchen/Family	4.98 x 5.28	16'4" x 17'4"
Utility	2.21 x 1.75	7'3" x 5'9"
WC	2.21 x 1.50	7'3" x 4'11"



First floor

Room	Metres	Feet
Bed 1	3.47 x 4.12	11'5" x 13'6"
En suite	1.24 x 2.99	4'1" x 9'10"
Bed 2	3.82 x 3.40	12'6" x 11'2"
Bed 3	3.40 x 3.40	11'2" x 11'2"
Bed 4	2.39 x 2.20	7'10" x 7'3"
Bathroom	2.28 x 2.38	7'6" x 7'10"





BURGHLEY

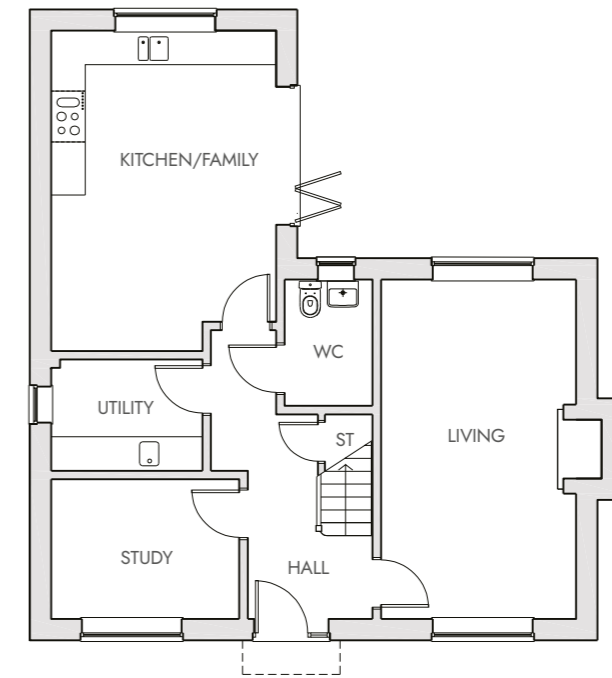
A detached four-bedroom home with a double garage

This stunning, energy efficient home is filled with natural light. The kitchen-family room creates a bright open space for everyday living, with folding sliding doors connecting indoor and outdoor areas. The dual aspect living room, complete with a working fireplace, adds a cosy, inviting atmosphere, while the study provides a versatile space, ideal for working from home.

Retreat to the tastefully designed primary bedroom, featuring an en-suite shower room and fitted wardrobes for ample storage. Three additional bedrooms and a family bathroom complete the first floor.

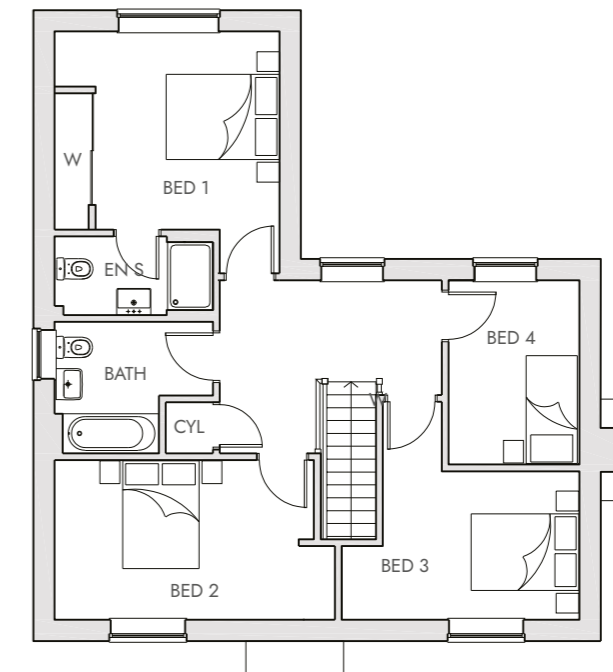
Boasting an impressive 'A' Rated Energy Performance Certificate, this home is equipped with an air source heat pump, photovoltaic solar panels and a smart EV charger.

Outside, a detached double garage and driveway parking for three cars (four for plots 34, 39 & 44). Plot 21 features a single garage with driveway parking for two cars.



Ground floor

Room	Metres	Feet
Living	3.44 x 5.99	11'3" x 19'8"
Kitchen/Family	3.97 x 5.65	13'0" x 18'6"
Utility	2.67 x 1.96	8'9" x 6'5"
Study	3.32 x 2.47	10'11" x 8'1"
WC	1.55 x 2.23	5'1" x 7'4"



First floor

Room	Metres	Feet
Bed 1	3.97 x 3.50	13'0" x 11'6"
En suite	2.79 x 1.39	9'2" x 4'7"
Bed 2	4.94 x 2.82	16'2" x 9'3"
Bed 3	4.19 x 2.62	13'9" x 8'7"
Bed 4	2.31 x 3.25	7'7" x 10'8"
Bathroom	2.79 x 2.32	9'2" x 7'7"





KEYSTON

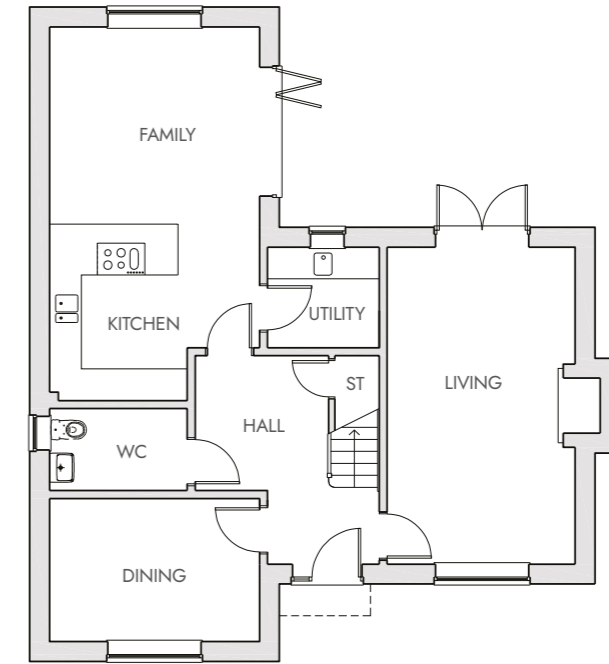
A detached four-bedroom home with a double garage

This home is spacious and filled with light. The double aspect living room with working fireplace greets you on one side of the hallway and on the other is the dining room which also has the potential to be a study or playroom. The generous kitchen-family room to the rear of the home has folding sliding doors that open onto the spacious patio and a handy utility room for added convenience.

On the first floor, all the rooms centre around the large landing. The primary bedroom has fitted wardrobes and an en-suite shower room. Three further double bedrooms and a family bathroom with a separate shower complete the layout.

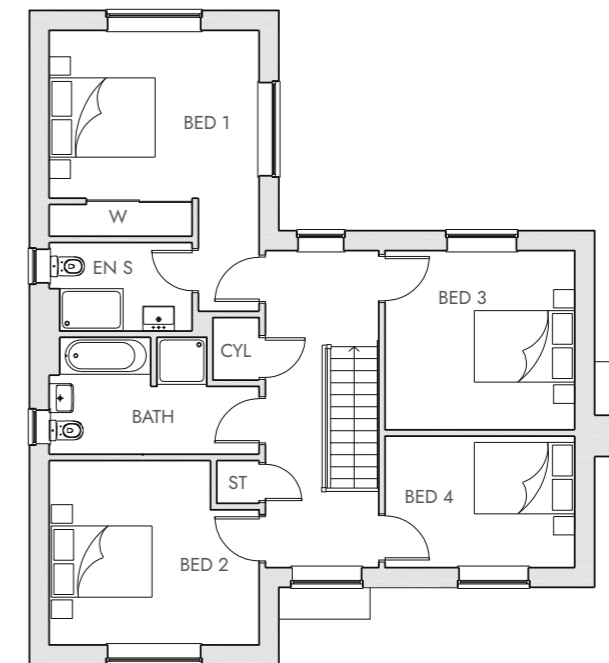
This energy efficient home boasts an 'A' Rated Energy Performance Certificate and is equipped with an air source heat pump, photovoltaic solar panels and a smart EV charger.

There is a detached double garage and ample driveway parking for four cars (three for plot 33).



Ground floor

Room	Metres	Feet
Living	3.55 x 5.99	11'8" x 19'8"
Kitchen/Family	3.97 x 7.06	13'0" x 23'2"
Utility	2.11 x 1.90	6'11" x 6'3"
Dining	3.97 x 2.70	13'0" x 8'10"
WC	2.60 x 1.55	8'6" x 5'1"



First floor

Room	Metres	Feet
Bed 1	3.97 x 5.31	13'0" x 17'5"
En suite	2.70 x 1.67	8'10" x 5'6"
Bed 2	3.97 x 3.48	13'0" x 11'5"
Bed 3	3.58 x 3.39	11'9" x 11'1"
Bed 4	3.58 x 2.49	11'9" x 8'2"
Bathroom	3.97 x 2.21	13'0" x 7'3"

The CGI and floor plans are of plot 31.
 Similar homes are available on plots 20, 33, 45 & 48.
 Plots 33, 45 & 48 are handed.





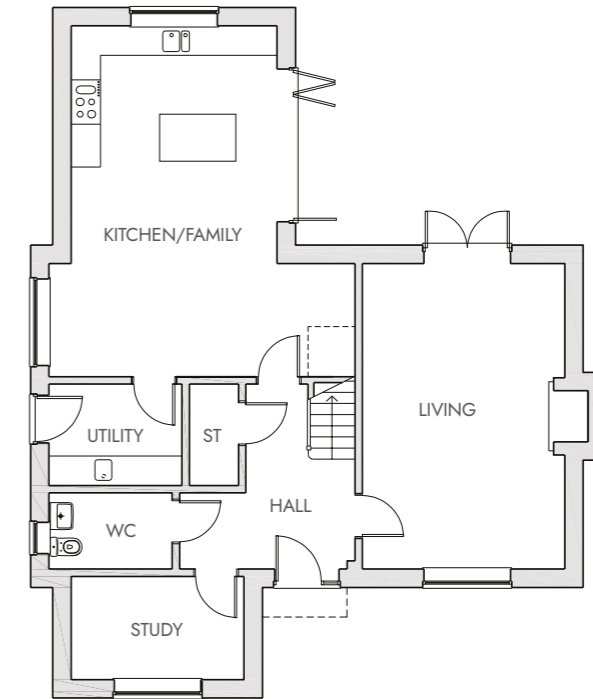
ALDWINCLE

A detached four-bedroom home with a double garage

Boasting an 'A' Rated Energy Performance Certificate, this substantial home offers thoughtfully arranged living spaces combined with modern features, designed to meet the needs of families seeking both comfort and functionality. The generous hallway creates a light and airy welcome leading to the centre of the home, an impressive open plan kitchen-family room featuring a central island and folding sliding doors that lead into the garden. The spacious dual aspect living room is enhanced by a working fireplace and with the addition of underfloor heating to the ground floor, makes for cosy winter nights. The separate study adds extra flexibility for any home working needs.

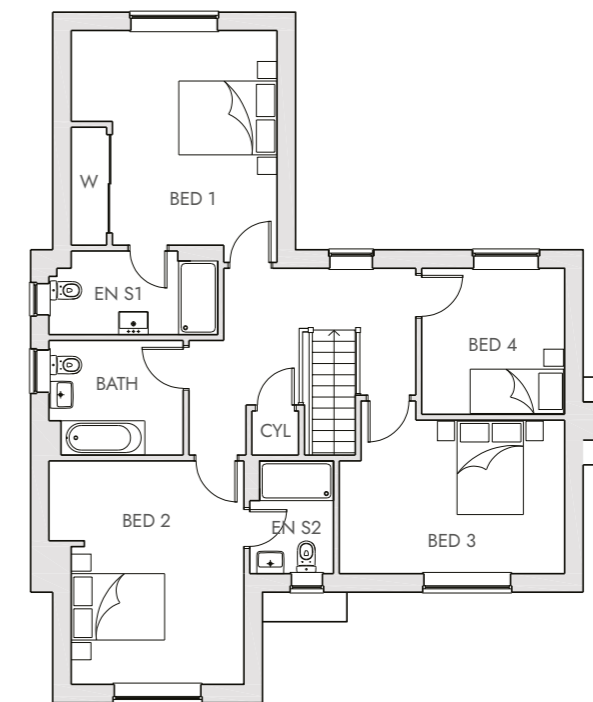
Upstairs the spacious landing leads to two stylish en-suite bedrooms, the primary bedroom benefiting from fitted wardrobes. There are two further bedrooms and a family bathroom.

Outside, the home is equipped with photovoltaic solar panels and a smart EV charger while the driveway leading to the double garage provides parking for four cars (three for plots 47 & 51).



Ground floor

Room	Metres	Feet
Living	4.12 x 6.22	13'6" x 20'5"
Kitchen/Family	6.23 x 7.14	20'5" x 23'5"
Utility	2.70 x 2.06	8'10" x 6'9"
Study	3.52 x 2.07	11'7" x 6'9"
WC	2.51 x 1.55	8'3" x 5'1"



First floor

Room	Metres	Feet
Bed 1	4.19 x 4.37	13'9" x 14'4"
En suite 1	3.43 x 1.70	11'3" x 5'7"
Bed 2	3.97 x 4.54	13'0" x 14'11"
En suite 2	1.70 x 2.29	5'7" x 7'6"
Bed 3	4.59 x 3.12	15'1" x 10'3"
Bed 4	2.91 x 2.97	9'7" x 9'9"
Bathroom	2.73 x 2.33	8'11" x 7'8"





THE SPECIFICATION

You can trust Grace Homes to get the details right. Every home comes with carefully chosen appliances, fittings, and materials are chosen with an eye to the architectural heritage of the area with a contemporary twist.



Kitchen

- Premium laminate work surfaces and upstands to maisonettes and semi-detached homes*
- Quartz work surfaces and upstand to all detached homes*
- Ceramic floor tiles*
- Appliances by Bosch & AEG
 - Integrated multi-function oven (double oven to four-bedroom homes)
 - Integrated fridge freezer
 - Integrated dishwasher
 - Induction hob
 - Integrated washer-dryer in the Holcot

Utility (where applicable)

- Quartz work surfaces and upstand*
- Ceramic floor tiles*
- Plumbing and electrics for washing machine and tumble dryer

Bathrooms, en-suites and cloakroom

- Vanity units to all primary en-suites
- Ideal Standard basins, baths and WCs
- Hansgrohe brassware throughout
- Ceramic tiling to floors and specified wall areas*

Media and electrical

- Smart TV/ HD distribution to each TV point
- Low energy lighting throughout with recessed LED downlights in kitchen and bathroom
- Photovoltaic solar panels with a hybrid inverter which is ready to connect a home battery

Heating and hot water

- Ultra-quiet Mitsubishi Ecodan air source heat pump providing highly efficient and low emissions heating and hot water
- Fully programmable underfloor heating on the ground floor*
- Thermostatically controlled radiators to the first floor
- Working fireplace with an oak mantle to all detached homes with the exception of the detached Holcot, ideal for a multi-fuel or wood-burning stove

Windows and doors

- Composite front door featuring high thermal and security performance
- High performing UPVC windows
- Aluminium folding-sliding and French doors (where shown)

Internal joinery & wardrobes

- Contemporary internal doors with brushed stainless-steel ironmongery
- Stylish staircase with oak handrail
- Fitted wardrobes to all primary bedrooms

Security

- NSI Gold certified security alarms
- Window locks to non-escape windows
- External doors and windows have a multi-point locking system

Garage

- Retractable up and over doors left ready for automation

Outside

- Landscaped and turfed front gardens with rear gardens laid to lawn
- Patio and paths in natural stone
- Outside tap (excluding maisonettes)
- Smart EV charger
- Parking areas feature tegular paving or similar finish

Peace of mind

- 10-year Premier Guarantee New Homes Warranty
- We subscribe to the Consumer Code for Homebuilders

* Choice available dependent on stage of build





A STEP ON THE LADDER

We know that a brand-new home can feel beyond the reach of some buyers, which is why we're delighted to offer four of the Kimcote properties at Grange Farm as part of our Local Homes initiative.

These two-bedroom properties – built to the same exacting standards as the other homes on the development – will be available to buy at 30% less than market value. Eligibility for this offer is determined by local council criteria, which may prioritise key workers (as defined by the council), individuals on lower incomes, and those with an existing connection to the local area.

We love to give back to the community wherever possible, and we're particularly excited to be offering local people the chance to move into their very own, beautiful Grace Homes property.

Please call us on 01536 740019 to find out more about the eligibility criteria for our Local Homes and for information about how to apply.

* Specifications for Local Homes may vary

AN AWARD-WINNING HOUSE BUILDER

We are delighted to have been recognised for our industry-leading craftsmanship, excellence and expertise over the years.

- Highly Commended in the Outstanding Housebuilder category: National Federation of Builders (NFB) Construction Awards of Excellence 2025
- Winner: Sustainable Home Builder of the Year 2024, SME Midlands Enterprise Awards 2024
- Winner: Customer Service Excellence Award 2024, SME Midlands Enterprise Awards 2024
- Finalists: Residential Developer of the Year, National Building & Construction Awards 2024
- Finalists: Restoration Project of the Year, National Building & Construction Awards 2024
- Finalists: Sustainability Award, National Building & Construction Awards 2024
- Winner: Housebuilder of the Year, Construction Awards of Excellence 2023
- Winner: Best Medium Volume New Housing Development, LABC's Building Excellence Awards 2023



HOW TO FIND US



Specification Changes

We reserve the right to make changes to the specification during the course of the construction process. To ensure that you have the most up-to-date specification for a specific home please call us on 01536 740019 or check at the point of reservation.

Site Plan

The site plan is intended for illustrative purposes only. Construction and landscaping details can change during the course of the development. Trees and planting shown are indicative and actual numbers and positions may vary. The site plan does not form any part of a warranty or contract.

Images

The photographs used in this brochure are intended to reasonably convey the lifestyle offered by a Grace Homes property. Whilst they give a good indication of the look and feel of a completed property, they do not directly represent any particular home.

CGIS and Floorplans

Elevations and individual features such as windows, building materials and soft landscaping may vary. Please note floor plans are not strictly to scale, and all dimensions are indicative only. These dimensions should not be used for appliance, furniture or carpet measurements. Working drawings will be shared at the point of reservation and all dimensions will be accurate to within 100mm of these.

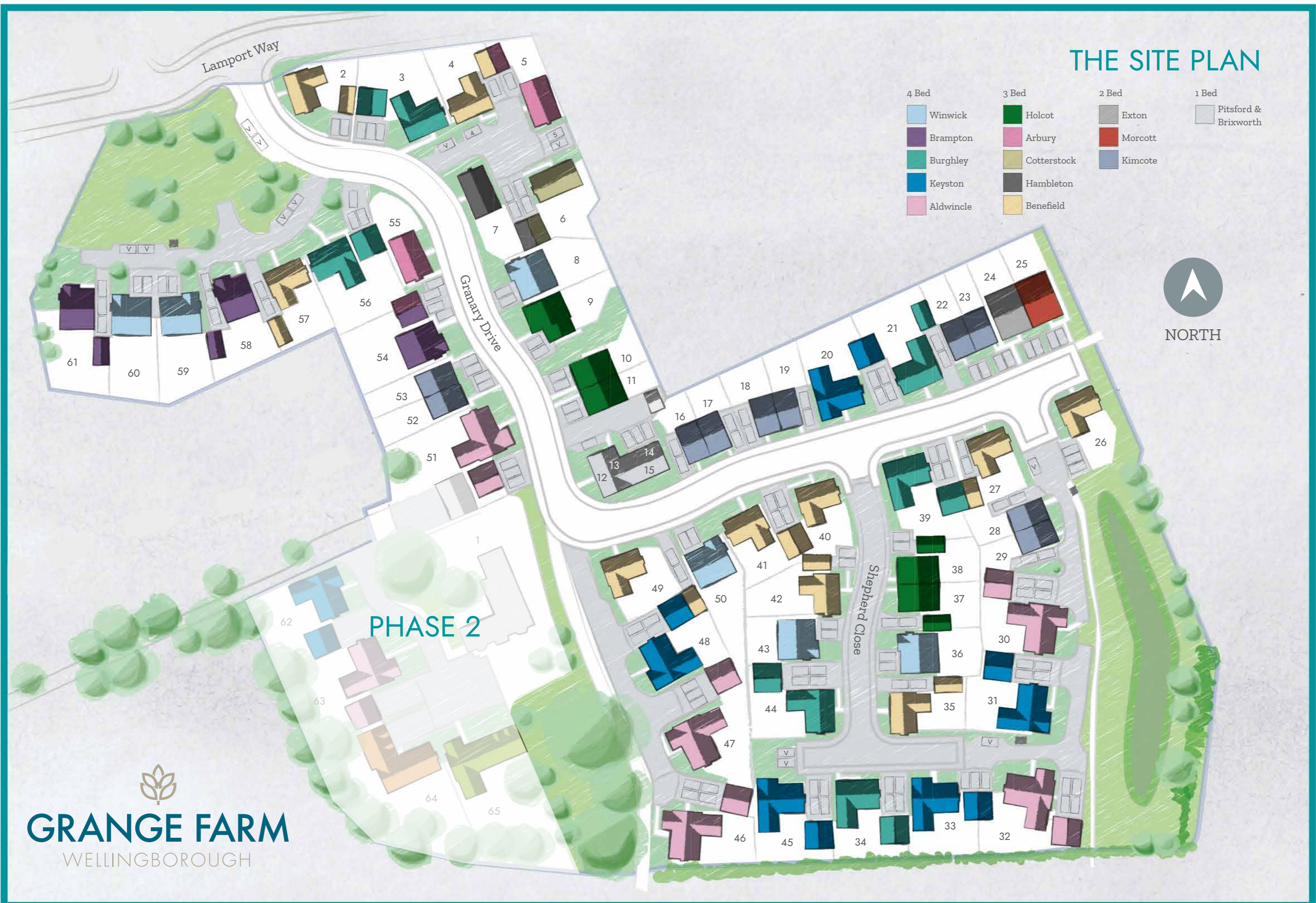


THE SITE PLAN

4 Bed		3 Bed		2 Bed		1 Bed	
	Winwick		Holcot		Exton		Pitsford & Brixworth
	Brampton		Arbury		Morcott		
	Burghley		Cotterstock		Kimcote		
	Keyston		Hambleton				
	Aldwinckle		Benefield				



NORTH



PHASE 2

GRACE HOMES

TIMELESS DESIGN. EXCEPTIONAL QUALITY.

For more information or to arrange an appointment to view Grange Farm, please contact our sales team on:
01536 740019 | sales@gracehomes.co.uk | gracehomes.co.uk