

BOUGHTON VIEW

Geddington

ASPECTS
Homes

EVERY ASPECT CONSIDERED





OUR STORY

Homes built to last.

When you choose an Aspects home, you're choosing three decades of experience - experience that shapes every decision, from the way your rooms are laid out to the finishing details you'll notice and appreciate for years to come.

We embrace new ideas and innovation, but we never compromise on the standards that matter most to you.

Every home we build is designed for the way you actually live. Carefully planned interiors that make daily life just work. Craftsmanship in every detail, so your home feels as good in ten years' time as it does on the day you move in.

Every aspect considered.

LOCATION

Due for completion Autumn/Winter 2027

BOUGHTON VIEW

THE OLD NURSERY, GRAFTON ROAD, GEDDINGTON NN14 1FA

Boughton View is a bespoke development of seven thoughtfully designed homes overlooking the picturesque parkland of the Boughton Estate in the village of Geddington, Northamptonshire.

It offers a mix of two beautifully designed bungalows and five four-bedroom houses, creating a small & well balanced community that blends modern living with the character of the surrounding area, while providing convenient access to nearby amenities.

All homes will be finished to the highest specification, with landscaped front gardens and garaging, southerly rear gardens, seamless contemporary living spaces and elements of traditional design throughout.

Geddington is a historic village set within the beautiful Northamptonshire countryside, with a range of local facilities and amenities close at hand. The village is conveniently positioned for access to nearby market towns and major road networks, including Kettering, Market Harborough, Corby and the A14, providing excellent connections to the wider region.

RESERVE THIS AUTUMN
incentives available

SITE PLAN



The properties form a thoughtfully planned development of seven new homes, set within the village of Geddington and overlooking the beautiful parkland of the Boughton Estate. The development has been carefully designed to create a small and cohesive community, comprising two bungalows and five four-bedroom houses, each responding sensitively to its surroundings.

Each plot has been carefully planned to make the best use of space, providing generous garden areas, private outdoor spaces and practical, well-proportioned layouts. The varied mix of house and bungalow designs creates visual interest across the development, while maintaining a strong sense of privacy and individuality for each home.

This combination of well-considered design, high-quality specification and an exceptional setting makes Boughton View an attractive choice for a range of buyers. The homes have been designed to seamlessly blend contemporary living spaces with traditional architectural elements, creating comfortable and distinctive homes that complement the character of Geddington and their position overlooking the Boughton Estate.

WREN LODGE

£650,000

Plot 1

This detached 4 bedroom bungalow features an open-plan kitchen and dining area opening into a family room, alongside is a separate living room with French doors opening onto the garden. There are four well-proportioned bedrooms, with bedroom one offering an en-suite shower room. A family bathroom completes the accommodation. Externally, the property benefits from driveway parking, gardens and a single garage to the front. 1431 sqft



Ground Floor

Approximate Dimensions

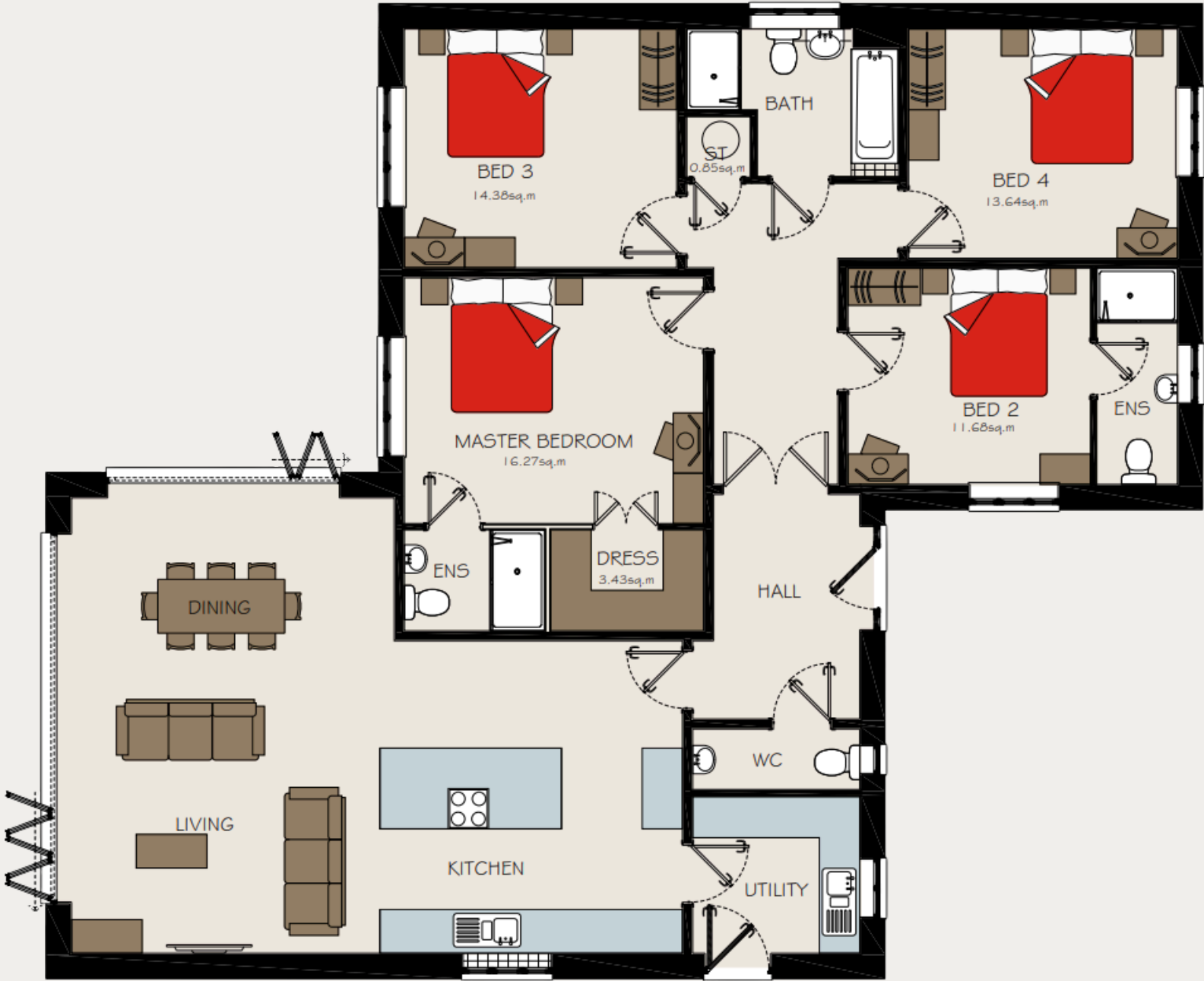
Room	Metres	Room	Metres
Hallway	2.4 x 1.9	Bedroom 1	5.1 x 4.2
Family Room	3.0 x 3.6	En-Suite	3.0 x 1.5
Kitchen / Diner	6.4 x 3.8	Bedroom 2	3.8 x 3.1
Living Room	4.8 x 3.6	Bedroom 3	3.2 x 3.6
Bathroom	2.5 x 2.1	Bedroom 4	2.1 x 3.3

Dove Croft

£750,000

Plot 2

This detached 4 bedroom bungalow features an open-plan kitchen and dining area opening into a family room, along with a cloakroom. There are four well-proportioned bedrooms, with bedroom one offering a dressing room and en-suite shower room, while bedroom two also benefits from an en-suite. A family bathroom completes the accommodation. Externally, the property benefits from driveway parking, gardens and a single garage to the front. 1725 sqft
**additional land accessed to rear available for sale*



Ground Floor

Approximate Dimensions

Room	Metres	Room	Metres
Family Room	6.7 x 4.8	En-Suite	2.0 x 1.5
Kitchen / Diner	4.6 x 4.2	Dressing Room	2.2 x 1.5
Utility	2.4 x 2.3	Bedroom 2	3.6 x 3.2
WC	2.4 x 0.9	En-Suite	3.2 x 1.2
Bathroom	3.1 x 2.1	Bedroom 3	4.0 x 3.4
Bedroom 1	4.4 x 3.6	Bedroom 4	4.0 x 3.5

KINGFISHER HOUSE £775,000

Plot 3

This detached 4 bedroom house offers a welcoming hallway, WC, living room, & study on the ground floor, along with a generous open-plan kitchen & dining area & a separate utility room. Upstairs, there are four bedrooms, including en-suites to bedrooms 1 and 2 & a family bathroom. Externally, the property benefits from gardens, driveway parking, & a garage. 1935 sqft



Ground & First Floor

Approximate Dimensions

Room	Metres	Room	Metres
Living Room	5.2 x 5.3	Bedroom 1	5.2 x 4.7
Kitchen / Diner	8.3 x 4.1	Ensuite	1.4 x 2.0
Utility	2.4 x 1.9	Bedroom 2	3.9 x 4.2
Study	2.7 x 1.9	Ensuite	1.2 x 2.2
WC	1.0 x 1.5	Bedroom 3	5.1 x 2.8
Bathroom	1.9 x 2.0	Bedroom 4	4.0 x 2.6

SKYLARK HOUSE

£700,000

Plots 4, 5 & 6
4 is reverse*

These spacious detached 4 bedroom homes are thoughtfully laid out across two floors. The ground floor includes a welcoming entrance hall, WC, comfortable living room and study, alongside a generous open-plan kitchen and dining space with a separate utility room. Upstairs, you'll find four bedrooms, including a master bedroom with en-suite, as well as a family bathroom. Outside, the property has private gardens, driveway parking and a garage. 1712 sq ft



Ground & First Floor

Approximate Dimensions

Room	Metres	Room	Metres
Living Room	4.2 x 4.2	Bedroom 1	4.2 x 3.5
Kitchen / Diner	7.8 x 5.6	Ensuite	1.2 x 2.5
Utility	2.0 x 1.9	Bedroom 2	4.2 x 2.5
Study	2.8 x 2.4	Bedroom 3	4.2 x 3.2
Bathroom	2.9 x 2.2	Bedroom 4	3.5 x 3.1

PARTRIDGE HOUSE

£700,000

Plots 4, 5 & 6
4 is reverse*

These spacious detached 4 bedroom homes are thoughtfully laid out across two floors. The ground floor includes a welcoming entrance hall, WC, comfortable living room and study, alongside a generous open-plan kitchen and dining space with a separate utility room. Upstairs, you'll find four bedrooms, including a master bedroom with en-suite, as well as a family bathroom. Outside, the property has private gardens, driveway parking and a garage. 1712 sq ft



Ground & First Floor

Approximate Dimensions

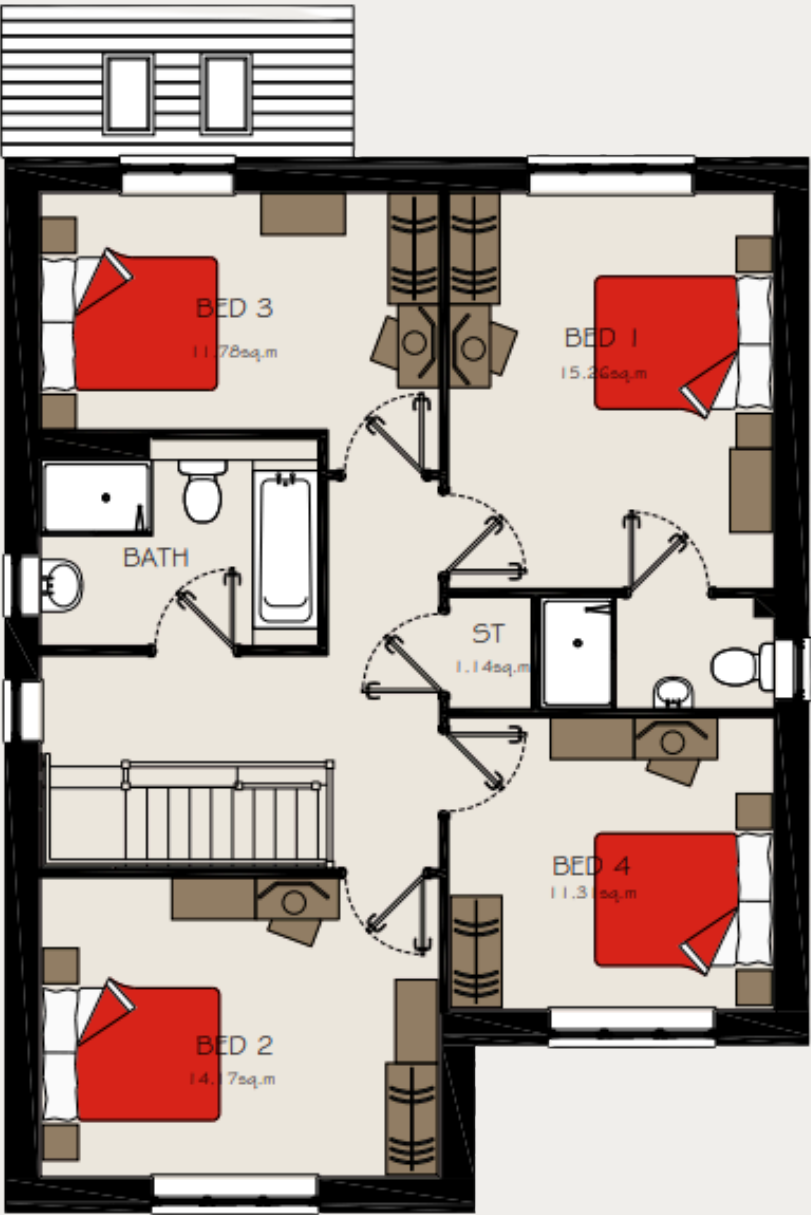
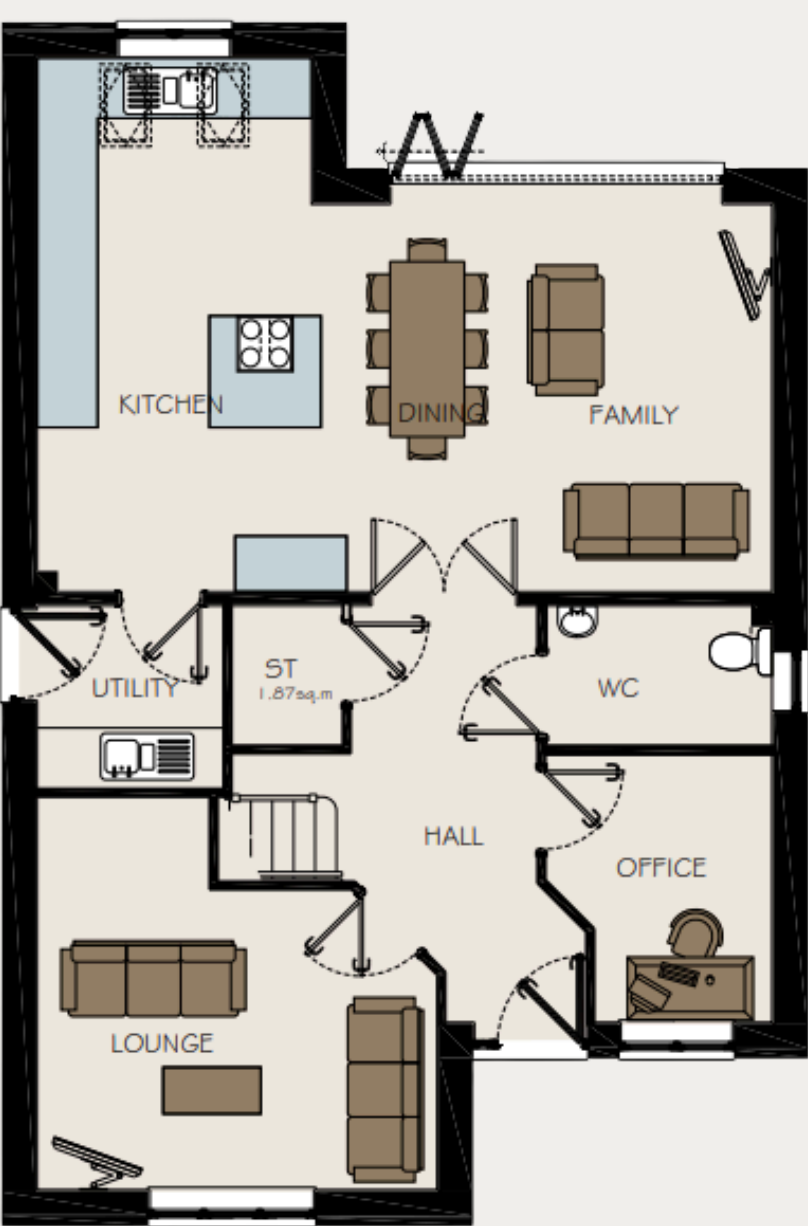
Room	Metres	Room	Metres
Living Room	4.2 x 4.2	Bedroom 1	4.2 x 3.5
Kitchen / Diner	7.8 x 5.6	Ensuite	1.2 x 2.5
Utility	2.0 x 1.9	Bedroom 2	4.2 x 2.5
Study	2.8 x 2.4	Bedroom 3	4.2 x 3.2
Bathroom	2.9 x 2.2	Bedroom 4	3.5 x 3.1

Osprey House

£700,000

Plots 4, 5 & 6
4 is reverse*

These spacious detached 4 bedroom homes are thoughtfully laid out across two floors. The ground floor includes a welcoming entrance hall, WC, comfortable living room and study, alongside a generous open-plan kitchen and dining space with a separate utility room. Upstairs, you'll find four bedrooms, including a master bedroom with en-suite, as well as a family bathroom. Outside, the property has private gardens, driveway parking and a garage. 1712 sq ft



Ground & First Floor

Approximate Dimensions

Room	Metres	Room	Metres
Living Room	4.2 x 4.2	Bedroom 1	4.2 x 3.5
Kitchen / Diner	7.8 x 5.6	Ensuite	1.2 x 2.5
Utility	2.0 x 1.9	Bedroom 2	4.2 x 2.5
Study	2.8 x 2.4	Bedroom 3	4.2 x 3.2
Bathroom	2.9 x 2.2	Bedroom 4	3.5 x 3.1

CHAFFINCH HOUSE

£795,000

Plot 7

This detached 4 bedroom house offers a welcoming hallway, WC, living room, & study on the ground floor, along with a generous open-plan kitchen & dining area & a separate utility room. Upstairs, there are four bedrooms, including a master with en-suite, & a family bathroom. Externally, the property benefits from gardens, driveway parking, & a garage. 1935 sq ft



Ground & First Floor

Approximate Dimensions

Room	Metres	Room	Metres
Living Room	5.2 x 5.3	Bedroom 1	5.2 x 4.7
Kitchen / Diner	8.3 x 4.1	Ensuite	2.0 x 1.4
Utility	2.4 x 1.9	Bedroom 2	4.2 x 3.1
Study	2.7 x 1.9	Ensuite	2.2 x 1.2
WC	1.0 x 1.5	Bedroom 3	5.1 x 2.8
Bathroom	2.0 x 1.9	Bedroom 4	4.0 x 2.6



THE SPECIFICATION

At Aspects Homes, we use only the highest-quality appliances, fittings and materials, ensuring every detail meets our exacting standards. Each element is carefully selected to respect the traditional character and heritage of the local area, while being seamlessly combined with contemporary, stylish design.

Bespoke Customisations - for those who reserve early, we also offer the opportunity to personalise your new home through our bespoke service. Depending on the stage of construction, you may be able to make selected changes to the layout, finishes and specification, allowing you to create a home that feels truly yours from the outset. Bespoke works are subject to an additional design and administration fee, plus the cost of any works or materials involved.

Kitchen

- High quality fitted units*
- Silestone Quartz work surfaces*
- Appliances by Bosch:
 - Induction hob & extractor
 - Integrated double oven
 - Integrated fridge freezer
 - Integrated dishwasher

Bathrooms, En-Suites & WC

- High quality white sanitary ware throughout
- Chrome fittings throughout
- LVT or porcelain tiling to floors & specified wall areas*
- Bath to bathroom (shower cubicles on request*)
- Double head showers to bathroom & en-suite where applicable

Utility

- LVT or porcelain floor tiles*
- Silestone Quartz work surfaces & upstands where applicable*
- Plumbing & electrics for a washing machine & tumble dryer – integrated available at request*

Media & Electrical

- TV points to lounge, living area, bedrooms 1 & 2
- Telephone point
- Recessed LED downlights*
- Pendant lighting*
- White sockets & switches*

Heating & Hot Water

- Air Source central heating system
- Fully programmable underfloor heating
- Thermostatically controlled radiators upstairs (two storey homes only)

Windows & Doors

- High-quality composite double glazed windows & doors
- French or glass sliding patio doors to the garden
- Single garage with electric sectional doors

Tiling/Flooring

- LVT or porcelain floor tiles*
- Feature sink splash back to W/C
- Porcelain half wall tiles to bathroom and en-suite with wet area full feature wall*

Internal joinery

- Oak internal doors with charcoal hardware

Security

- Security alarms
- Smoke alarms
- Carbon Monoxide detectors
- Window locks to non-escape windows
- Multi-point locking system to all external doors

External

- Landscaped & turfed front gardens
- Paved patio & pathways
- Block paving to driveways & parking areas
- 6ft close board fencing with side access gate to garden
- Automatic external front & rear PIR lighting
- Lighting & power to garage
- Electric car charging point

Quality Assured

- 10-year Warranty provided by ICW
- We subscribe to the Consumer Code for Homebuilders



QUALITY ASSURED

We are a registered housebuilder with Premier Guarantee, NHBC LABC and ICW 10-year warranty providers & subscribe to the Consumer Code for Homebuilders. You can therefore rest assured that every home has been built to the highest standards
For more information please visit www.consumercode.co.uk

The Small Print

- All measurements must be treated as approximate & for general guidance only.
- Please note that furniture, including wardrobes, is not supplied by the developer as standard & any representation of furniture & kitchen layout on the plans is indicative only.
- Photographs & computer generated images are used for illustrative purposes only & are used to convey the style of an Aspects Homes property. These may not represent the exact final appearance of the scheme.
- Elevations & individual features such as windows, doors, building materials, & soft landscaping may vary.
- The Site Plan is intended for illustrative purposes only, construction & landscaping details can change during the development course. Trees & planting shown are indicative & actual numbers & positions may vary.
- Exact property boundaries may vary from the Site Plan.
- Customers may alter the specification of * items if homes are purchased off plan / within the time limit set by the developer, **dependant** of stage of build – please get in contact for further information on personalising your specification.
- The developer reserves the right to alter & amend the information given in the brochure at any time during the construction process.

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