

**STAMP DUTY PAID AND £7500 DEPOSIT CONTRIBUTION
PLOT 25 ONLY**



The Berkeley, Stable Mews, Chepstow Close, Towcester

**Prices From
£730,000**



The Berkeley is a stunning 5 bedroom home on an exclusive development of 26 new family homes.

[The Berkeley](#)

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 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

**WE HAVE CRACKED THE COST OF LIVING
FOR HOME ENERGY COSTS: B RATED**

Every day rising energy costs can be a distant memory when buying one of our houses at Towcester Grange. With a combination of gas central heating, heating only underfloor heating or radiators, this is combined with air source water cylinders naturally heated by air power, solar panels used to supplement the electrical energy use in the house.

Our Homes are Crafted with Care. Delivering bespoke housing for over 11 years, our homes are built with attention to detail and family at its heart.

Passionately creative about design, quality and customer care, we pride ourselves in putting together the latest interior styles with modern, luxury living and sustainability home ownership in mind.

Fenway Homes developments are part of the Consumer Code For New Homes CCNH

Full Contact details for viewings and further information can be found on the brochure.

Disclaimer: Every care has been taken to ensure that the details in this listing and 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 listing / brochure do not form any part of any contract and the vendor reserves the right to re-plan any part of the development.

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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CV32 5QN

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		90	90
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive 2002/91/EC



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL



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 | 4bedroom | 1 |
| B | THE WILLOW | 3 bedroom | 19, 22 |
| B1 | THE BIRCH | 3 bedroom | 9 |

PLEASE NOTE:
Amenity/Garden sizes shown are approximate only and purchasers are advised to check with the sales office regarding specific plots.