



SAXON VIEW
EARLS BARTON



A stunning development of 14 executive family homes built to a high specification by Georgian House Developments. Saxon View is an exciting and unique site of 8 individual house styles.

Situated on the edge of the desirable village location of Earls Barton, Saxon View is surrounded by countryside, with impressive views across the Nene Valley and Grendon Lakes. The village itself has access to a wide variety of shopping and leisure facilities at a local level, together with a nursery and primary school. The larger towns of Northampton and Wellingborough are only a short drive away, with rail links to London St. Pancras & Euston in under an hour.

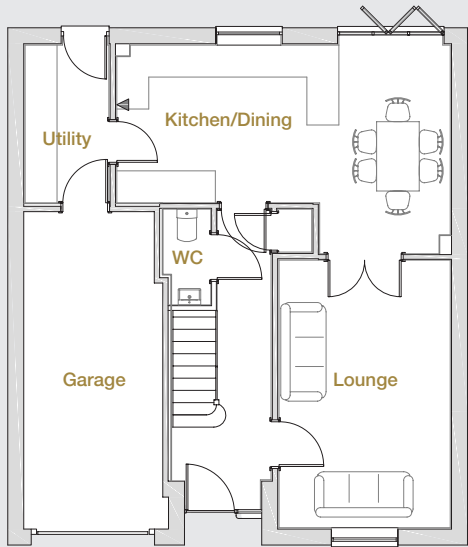


THE DENTON

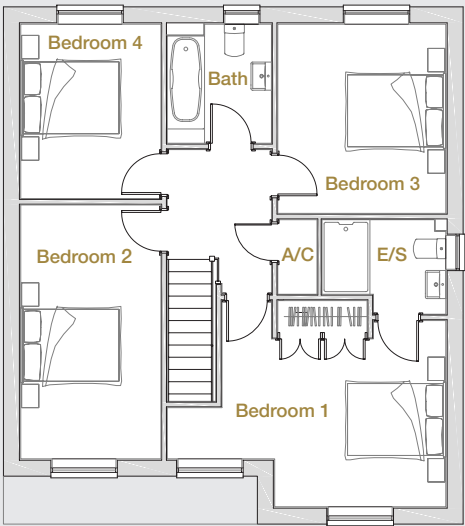
PLOT 5



GROUND FLOOR



FIRST FLOOR



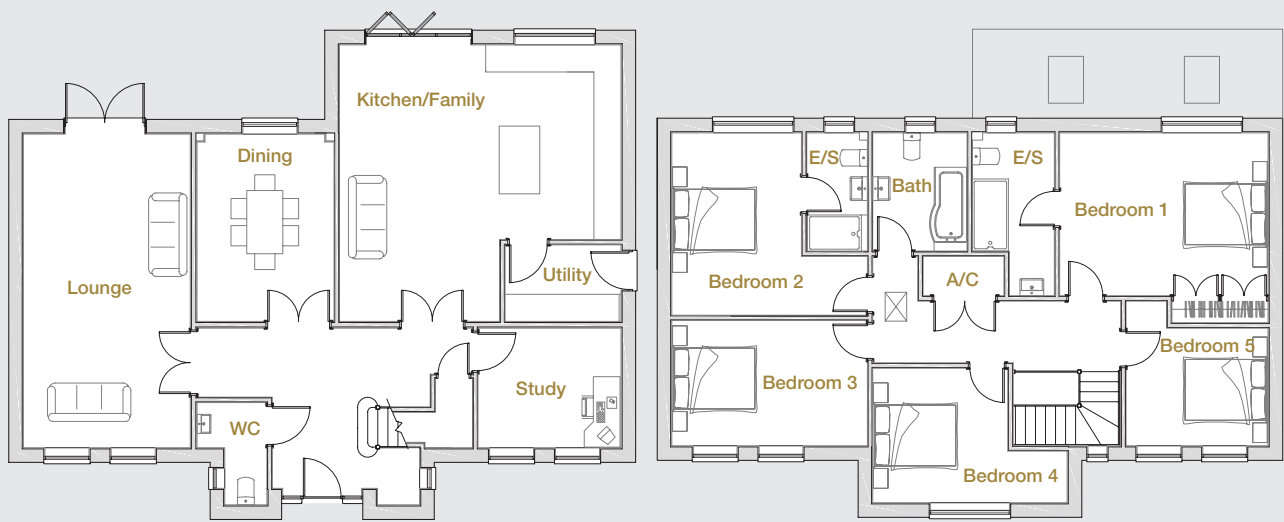
ROOM	METRIC		IMPERIAL	
Kitchen/Dining	6200mm	x 5150mm	20'04"	x 16'11"
Lounge	3710mm	x 5447mm	12'02"	x 17'11"
Study	2470mm	x 2816mm	8'01"	x 9'03"
Bedroom 1	3887mm	x 4154mm	12'09"	x 13'08"
Bedroom 2	3887mm	x 3255mm	12'09"	x 10'08"
Bedroom 3	3918mm	x 2816mm	12'10"	x 9'03"
Bedroom 4	2725mm	x 3307mm	8'11"	x 10'10"

THE WELTON



GROUND FLOOR

FIRST FLOOR



ROOM

METRIC

IMPERIAL

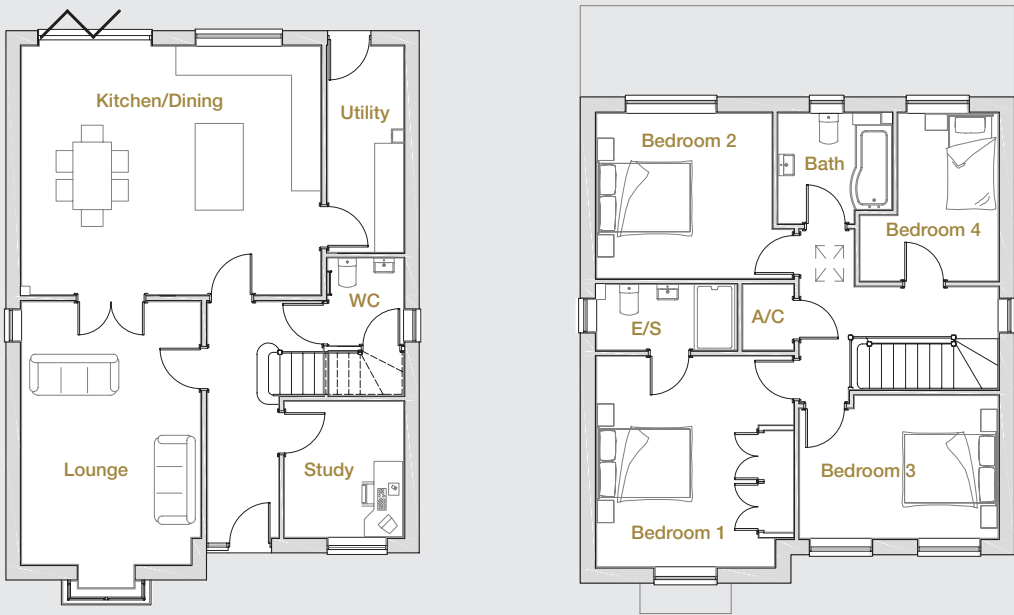
Lounge	3700mm	x	6950mm	12'02"	x	22'10"
Dining	3038mm	x	4150mm	10'00"	x	13'08"
Kitchen/Family	6243mm	x	6127mm	20'06"	x	20'01"
Study	3171mm	x	2650mm	10'05"	x	8'08"
Bedroom 1	4631mm	x	4219mm	15'02"	x	13'10"
Bedroom 2	4346mm	x	4050mm	14'03"	x	13'04"
Bedroom 3	4346mm	x	2781mm	14'03"	x	9'02"
Bedroom 4	4320mm	x	2988mm	14'02"	x	9'10"
Bedroom 5	3156mm	x	3212mm	10'04"	x	10'07"

THE WILBY



GROUND FLOOR

FIRST FLOOR



ROOM

METRIC

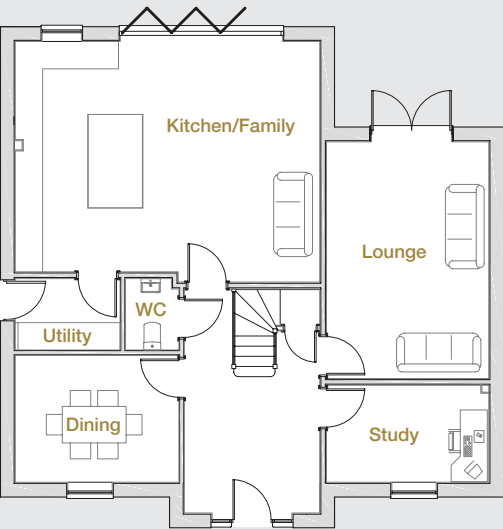
IMPERIAL

Kitchen/Dining	6200mm	x	5150mm	20'04"	x	16'11"
Lounge	3710mm	x	5447mm	12'02"	x	17'11"
Study	2470mm	x	2816mm	8'01"	x	9'03"
Bedroom 1	3887mm	x	4154mm	12'09"	x	13'08"
Bedroom 2	3887mm	x	3255mm	12'09"	x	10'08"
Bedroom 3	3918mm	x	2816mm	12'10"	x	9'03"
Bedroom 4	2725mm	x	3307mm	8'11"	x	10'10"

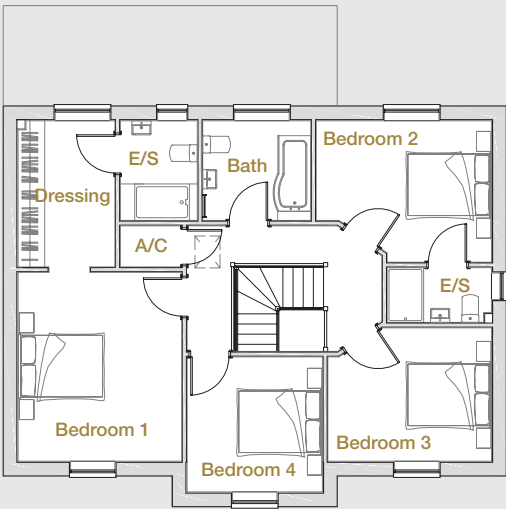
THE ROADE



GROUND FLOOR



FIRST FLOOR

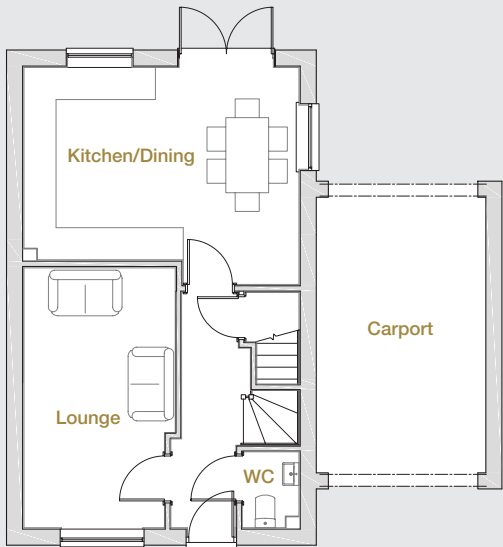


ROOM	METRIC		IMPERIAL	
Kitchen/Family	6680mm	x 5278mm	21'11"	x 17'04"
Dining	3591mm	x 2781mm	11'09"	x 9'02"
Lounge	3560mm	x 5190mm	11'08"	x 17'00"
Study	3560mm	x 2125mm	11'08"	x 7'00"
Bedroom 1	3591mm	x 4141mm	11'09"	x 13'07"
Bedroom 2	3847mm	x 3102mm	12'08"	x 10'02"
Bedroom 3	3591mm	x 2925mm	11'09"	x 9'07"
Bedroom 4	2970mm	x 2963mm	9'06"	x 9'03"

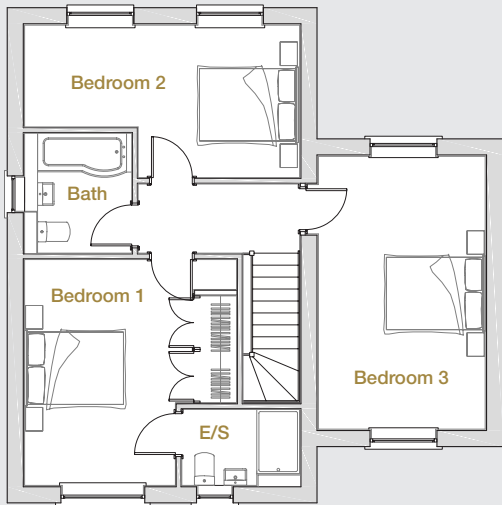
THE ASHBY



GROUND FLOOR



FIRST FLOOR

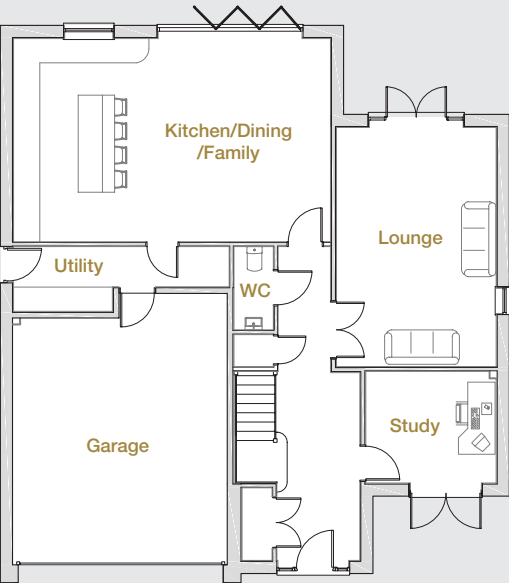


ROOM	METRIC		IMPERIAL	
Kitchen/Dining	5131mm	x 4050mm	16'10"	x 13'04"
Lounge	2825mm	x 4850mm	9'03"	x 15'11"
Bedroom 1	3958mm	x 4215mm	13'00"	x 13'10"
Bedroom 2	5134mm	x 2846mm	16'10"	x 9'04"
Bedroom 3	3114mm	x 5092mm	10'03"	x 16'09"

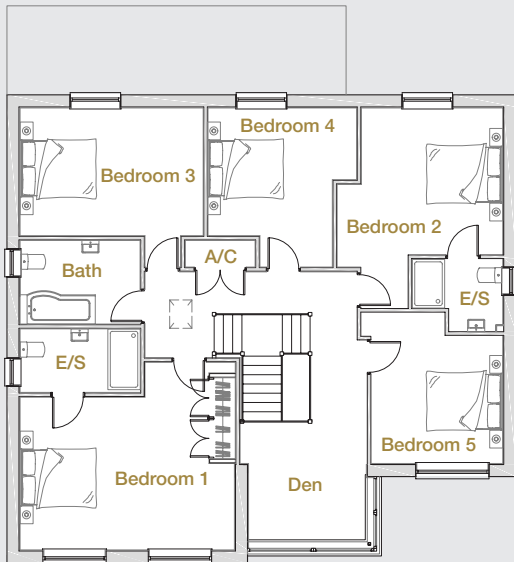
THE BRAFIELD



GROUND FLOOR



FIRST FLOOR



ROOM

METRIC

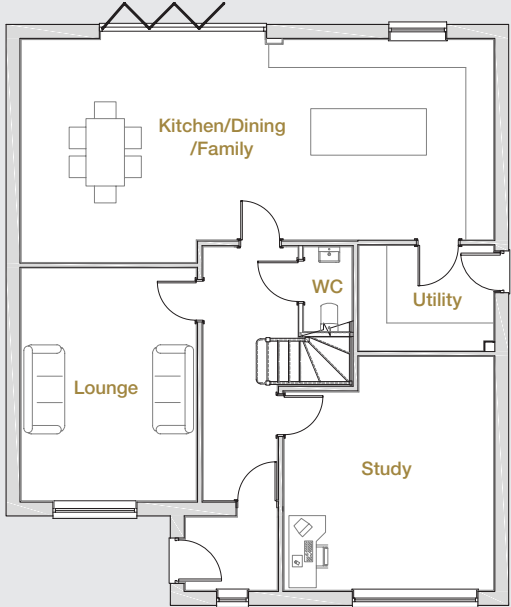
IMPERIAL

Kitchen/Dining/Family	7840mm	x	5026mm	25'09"	x	16'06"
Lounge	3950mm	x	5911mm	13'00"	x	19'05"
Study	3224mm	x	2760mm	10'07"	x	9'01"
Bedroom 1	5303mm	x	4640mm	17'05"	x	15'03"
Bedroom 2	4096mm	x	4959mm	13'05"	x	16'03"
Bedroom 3	4530mm	x	3933mm	14'10"	x	12'11"
Bedroom 4	3676mm	x	3933mm	12'01"	x	12'11"
Bedroom 5	3511mm	x	3742mm	11'06"	x	12'03"

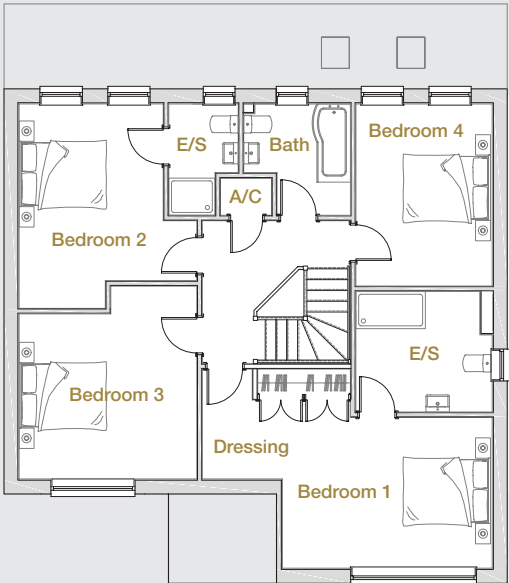
THE HORTON



GROUND FLOOR



FIRST FLOOR



ROOM

METRIC

IMPERIAL

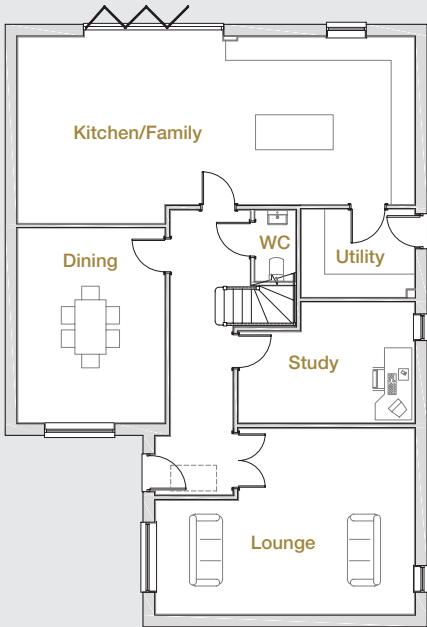
Kitchen/Dining/Family	10210mm	x	4796mm	33'06"	x	15'09"
Lounge	3783mm	x	5010mm	12'05"	x	16'05"
Study	4527mm	x	5031mm	14'10"	x	16'06"
Bedroom 1	6256mm	x	4296mm	20'06"	x	14'01"
Bedroom 2	3835mm	x	4410mm	12'07"	x	14'06"
Bedroom 3	3835mm	x	4161mm	12'07"	x	13'08"
Bedroom 4	2941mm	x	3927mm	9'08"	x	12'11"

THE BRAMPTON

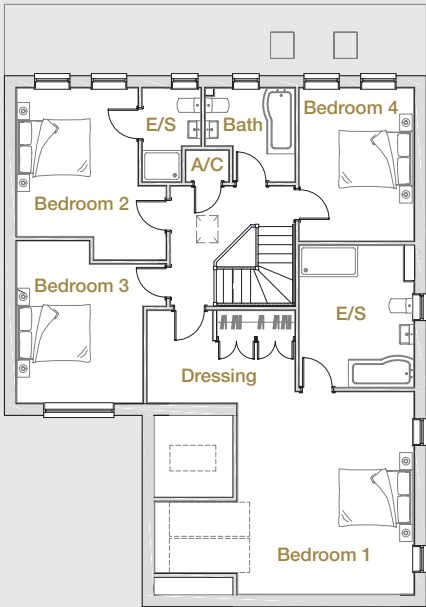
SPECIFICATION



GROUND FLOOR



FIRST FLOOR



ROOM

METRIC

IMPERIAL

Kitchen/Family	10210mm	x	4796mm	33'06"	x	15'09"
Dining	3783mm	x	5010mm	12'05"	x	16'05"
Study	4527mm	x	3106mm	14'10"	x	10'02"
Lounge	6662mm	x	4775mm	21'10"	x	15'08"
Bedroom 1	6856mm	x	7296mm	22'06"	x	23'11"
Bedroom 2	3835mm	x	4410mm	12'07"	x	14'06"
Bedroom 3	3835mm	x	4161mm	12'07"	x	13'08"
Bedroom 4	2941mm	x	3927mm	9'08"	x	12'11"

EXTERNAL

- Block paved driveways
- Natural sandstone paths and patio area
- Grey external/white internal PVCU windows
- Front entrance doors by Hormann
- Front garden landscaped in accordance with approved plans
- Feather edged close boarded fences and gates
- Garage – remote electric sectional garage door and steel personnel door on detached garages

INTERNAL

- Gas fired central heating and hot water, with under floor heating to ground floor, radiators to first floor
- Plaster skimmed ceilings (white) and walls (soft white)
- Oak veneer doors
- Polished chrome ironmongery – lever on rose handles
- Chamfered and grooved skirtings and architraves, painted in soft white
- Bathrooms:-
 - White sanitary ware by Vitra
 - Vanity basins by Vitra to bathrooms and en-suites
 - Glass screen and thermostatic shower over bath to main bathroom
 - Thermostatic showers to shower cubicles
 - Polished chrome brassware by VADO
 - Heated towel rails in polished chrome
 - Wall tiling to bath and shower rooms from a selected range by Porcelanosa; tiled half height with full tiling to shower and bath areas

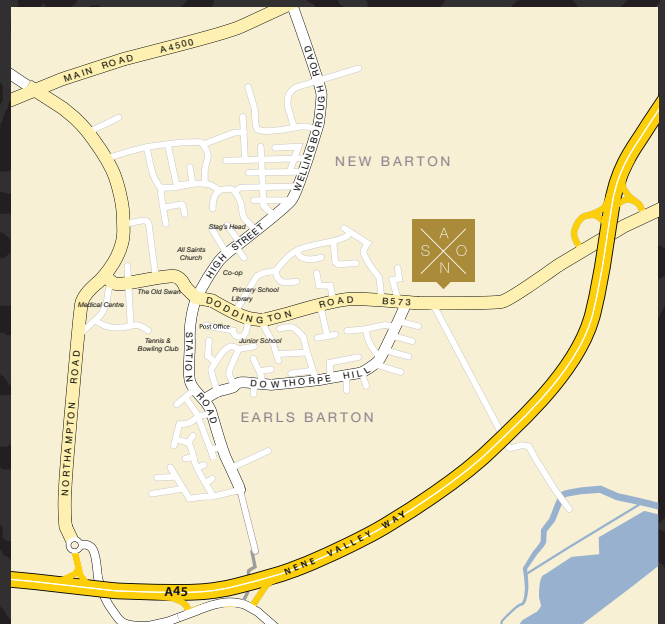
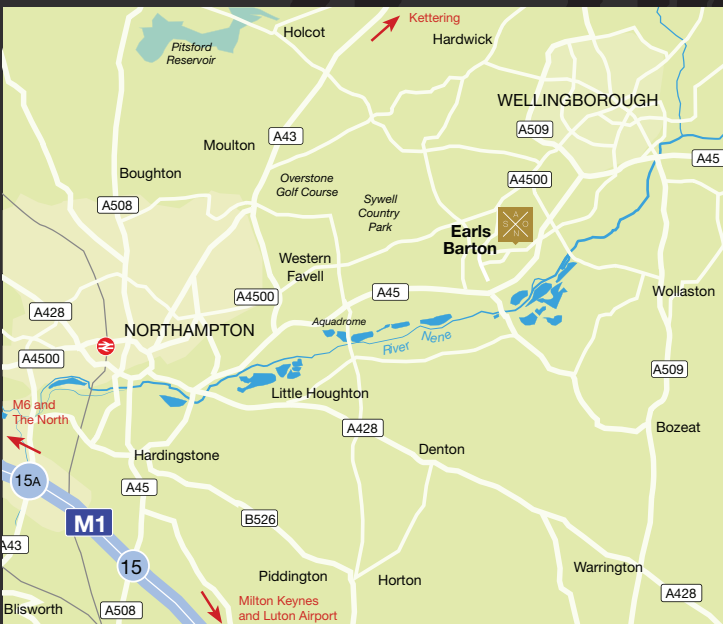
- Wardrobes from a selected range to master bedroom
- Staircase; stop chamfered newels stained light oak with glass infill balustrading
- T.V. points to all bedrooms and kitchen, including CAT 6 pre-wiring to enable HD anywhere
- Security alarm, including garage sensor
- Kitchen:-
 - Choice from a selected range of door fascia's and matching carcasses
 - Stainless steel electric oven(s)
 - Built in combi microwave
 - Gas on glass 5 burner hob
 - Stainless steel extractor hood
 - Integrated dishwasher
 - Integrated fridge/freezer
 - Stainless steel bowl and half under-mount sink c/w mixer taps
 - Granite work surfaces to kitchen (laminare to utility)
- LED down lights to bathrooms, en-suites and kitchens
- Karndean flooring from the Knight Tile range fitted to kitchen, dining, utility, W.C. and bath/shower rooms

Please note: choices of finishes and or upgrades are dependent on the stage of construction at the time of reservation/exchange of contracts.

The specification may be subject to changes from time to time and can be tailored to individual requirements dependant on stage of build. Please contact us for more information.

All external and internal images in this brochure are CGI's (computer generated images).





To arrange a viewing or for sales enquiries please contact Connells:
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Office: 6 Wood Hill, Northampton, Northamptonshire NN1 2DA

Every care has been taken with the preparation of these property particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check and confirm the information for you. The seller reserves the right to employ or use alternative or substitute materials in carrying out of the works and to vary the works in such a manner as it reasonably thinks fit or to deviate as the circumstances may require from the planning permission or building regulation approval (subject always to obtaining any further requisite approval from the local authority). Measurements have been taken from the architect's plans. Nothing concerning the type of construction, the condition of the structure or its surroundings is to be implied from computer generated images shown as these are indicative of how a mature site may appear. Styling details may be subject to variation during the course of construction. All properties are offered subject to being unsold. Development names are for marketing purposes only and may not be adopted by the local authority.