

# Collingtree Park

Northampton



**Linden**  
HOMES



# Collingtree Park

Northampton

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

## The buying process

1

### Reserve your home

A reservation fee will secure your home for a 28 day period.

2

### After you reserve

Instruct your solicitor and select a mortgage provider to ensure your mortgage offer is in place.

3

### Post reservation meeting

After you reserve we will book an appointment to take you through every detail of your home.

4

### Exchange of contracts

Your solicitor will check all the details of your purchase and will exchange contracts with us.

5

### Legal completion

The day you have been waiting for, you will now become the legal home owner once the full cost of the property has been received.

## Welcome to Collingtree Park

The first phase of our stunning development includes brand new two to five bedroom family homes and is enviably located in a highly sought after area, adjacent to the golf course.

Collingtree Park enjoys beautiful countryside views whilst also being less than 5 miles to the centre of Northampton, the perfect combination of urban life and peaceful countryside.





## A taste of local life

Collingtree is a beautiful Northamptonshire village surrounded by stunning countryside. The village has a real sense of community and the golf course is at the heart of the picturesque location.

### Location

Collingtree Park is located on the desirable south side of Northampton, which is a very sought-after location. 4 miles will take you directly to the centre of the town, while access to the M1 is less than 2 miles from the development. Collingtree Park's ideal location means that Milton Keynes and Daventry are less than 16 miles away, while Towcester is just 10 miles away. Northampton runs regular trains directly into London Euston taking around an hour. Alternatively, a drive to Milton Keynes will mean you can take a train that will get you into the City in less than 40 minutes. Heading north, the train takes about 1 hour 10 mins to Birmingham New Street and just under an hour to Birmingham International Airport.

### Entertainment and leisure

About one mile away from Collingtree Park is a Tesco Express for all essentials, while two miles away in Wootton you'll find a Waitrose, and a Tesco Extra store. Northampton town centre offers a great mix of national retailers, smaller independents and several designer boutiques, as well as weekly general markets and a monthly farmers market. The Grosvenor Shopping Centre has more than 60 stores and the town also offers well-known outlets at Nene Valley Retail Park.

You'll discover many things to do nearby to keep the whole family entertained, including stately homes, Michelin star restaurants and theatres. You can unwind at a spa or stay active with tennis, golf or cricket. The Hilton Health Club and Virgin Active both have great facilities, from a swimming pool and spa to a well-equipped gym. There is a pub and a restaurant in the village and many popular pubs and bars in the town of Northampton. At weekends, explore the countryside with many great walks close by and the Grand Union Canal is just a stone's throw away.

### Education

Collingtree Park will have its own Primary School as part of a future phase. Collingtree has a Church of England Primary School which is only half a mile away. It caters for pupils from reception to year six. For senior pupils there is Caroline Chisholm School two miles away at Wootton, or Northampton High School for girls is two and a half miles away. There are also several other local state and independent schools for children of all ages in the surrounding area.

# Development layout

Collingtree Park boasts a stunning range of 2 to 5 bedroom homes each with unique views and aspects. Discover your dream home in Northampton today.



● The Augusta  
5 bedroom home



● The Sunningdale  
5 bedroom home



● The Carnoustie  
5 bedroom home



● The Turnberry  
5 bedroom home



● The Birkdale  
4 bedroom home



● The Portrush  
4 bedroom home



● The Lytham  
4 bedroom home



● The Troon  
3 bedroom home



● The Muirfield  
3 bedroom home



● The Swinley  
2 bedroom bungalow

- Affordable housing
- Latimer Homes shared ownership
- bcp bin collection point
- leap landscaped equipped area of play
- v visitor parking space

Bovis Homes development





# The Augusta

5 bedroom home

## Ground floor

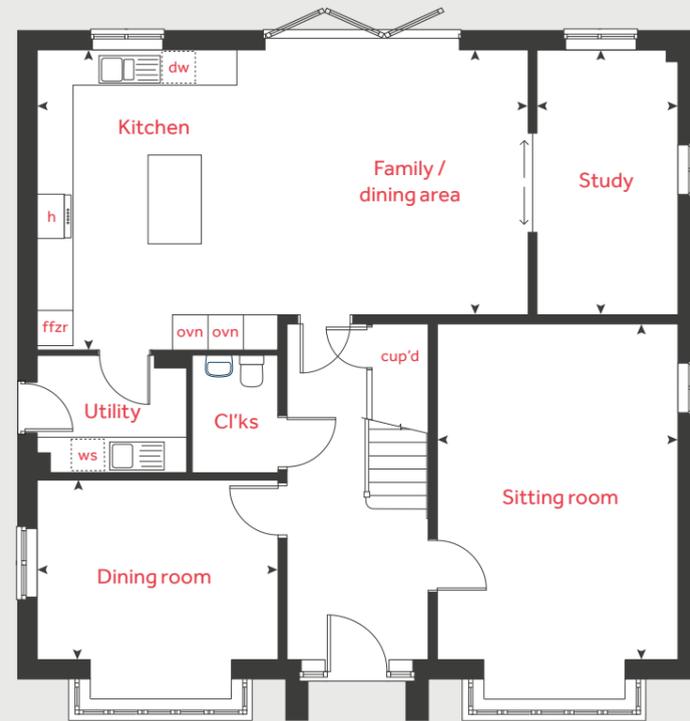
Kitchen / family / dining area	8.31m x 5.10m	27' 2" x 16' 7"
Sitting room	5.71m x 4.06m	18' 9" x 13' 4"
Dining room	4.07m x 3.07m	13' 4" x 10' 0"
Study	4.51m x 2.38m	14' 10" x 7' 10"

## First floor

Bedroom 1	5.50m x 4.09m	18' 1" x 13' 5"
Bedroom 2	4.37m x 2.97m	14' 4" x 9' 9"
Bedroom 3	4.13m x 3.16m	13' 7" x 10' 4"
Bedroom 4	3.23m x 2.56m	10' 7" x 8' 5"
Bedroom 5	3.20m x 2.54m	10' 6" x 8' 4"

h	hob	w	wardrobe
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	cyl	hot water cylinder
ws	washing machine space	< >	measuring points
dw	dishwasher		

Ground floor



First floor



Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



# The Sunningdale

5 bedroom home

## Ground floor

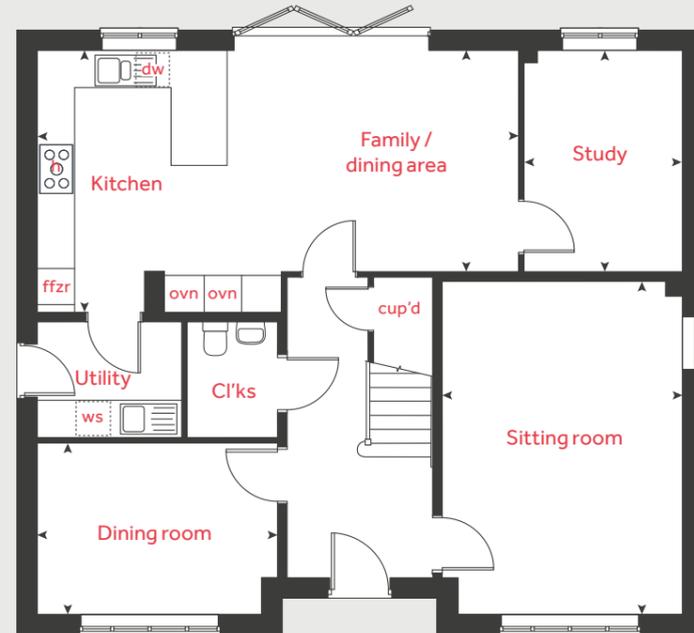
Kitchen / family / dining area	7.69m x 4.24m	25' 2" x 13' 9"
Sitting room	5.39m x 3.86m	17' 8" x 12' 8"
Dining room	3.91m x 2.81m	12' 8" x 9' 2"
Study	3.58m x 2.54m	11' 9" x 8' 4"

## First floor

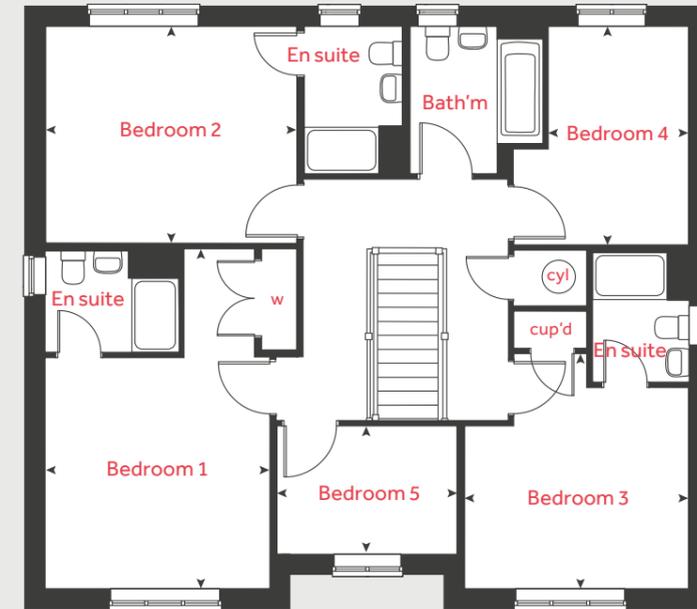
Bedroom 1	5.52m x 3.61m	18' 1" x 11' 10"
Bedroom 2	4.05m x 3.52m	13' 4" x 11' 7"
Bedroom 3	3.80m x 3.61m	12' 6" x 11' 10"
Bedroom 4	3.55m x 2.82m	11' 8" x 9' 3"
Bedroom 5	2.90m x 2.08m	9' 6" x 6' 10"

h	hob	w	wardrobe
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	cyl	hot water cylinder
ws	washing machine space	< >	measuring points
dw	dishwasher		

Ground floor



First floor



Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



# The Carnoustie

5 bedroom home

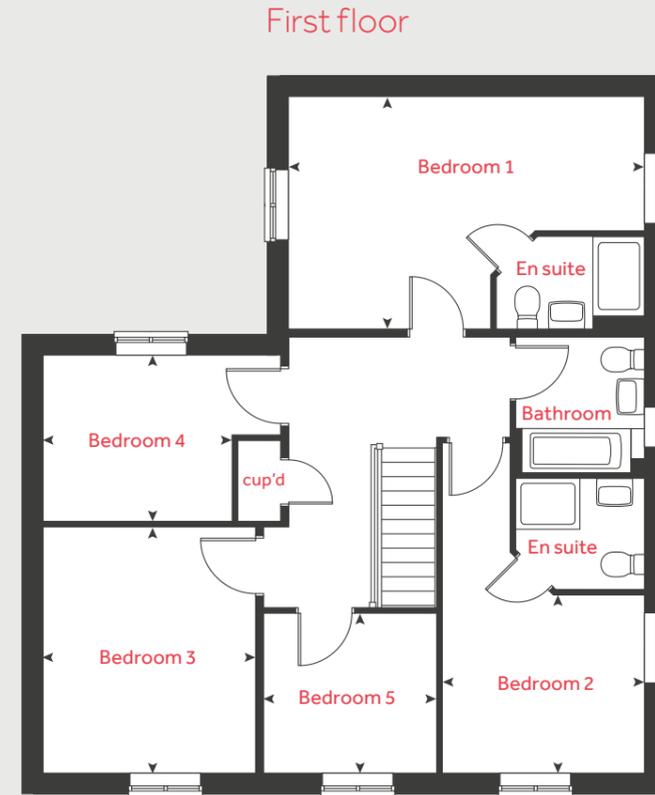
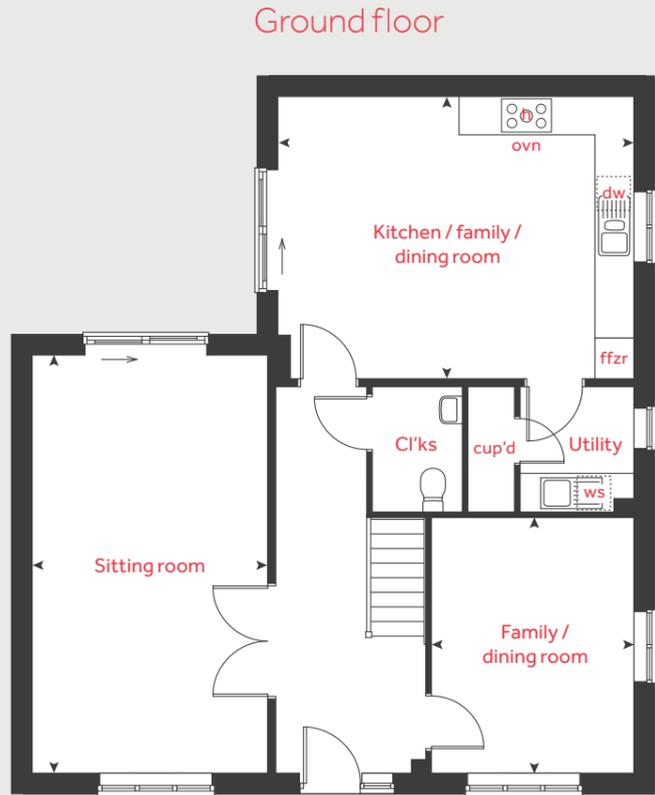
## Ground floor

Kitchen / family / dining room	5.52m x 4.40m	18' 1" x 14' 5"
Family / dining room	4.00m x 3.14m	13' 1" x 10' 3"
Sitting room	6.54m x 3.67m	21' 5" x 12' 0"

## First floor

Bedroom 1	5.52m x 3.64m	18' 1" x 11' 11"
Bedroom 2	3.14m x 2.78m	10' 4" x 9' 1"
Bedroom 3	3.85m x 3.31m	12' 7" x 10' 10"
Bedroom 4	2.94m x 2.60m	9' 7" x 8' 6"
Bedroom 5	2.70m x 2.50m	8' 10" x 8' 2"

h	hob	dw	dishwasher
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	< >	measuring points
ws	washing machine space		



Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

# The Turnberry

5 bedroom home

## Ground floor

Kitchen / dining / family area  
8.30m x 3.12m 27' 2" x 10' 2"

Sitting room  
4.83m x 3.71m 15' 10" x 12' 2"

Study  
2.40m x 2.34m 7' 10" x 7' 8"

## First floor

Bedroom 1  
5.90m x 3.45m 19' 4" x 11' 3"

Bedroom 4  
3.52m x 3.03m 11' 6" x 9' 11"

Bedroom 5  
3.42m x 2.68m 11' 2" x 8' 9"

## Second floor

Bedroom 2  
4.56m x 3.67m 14' 11" x 12' 0"

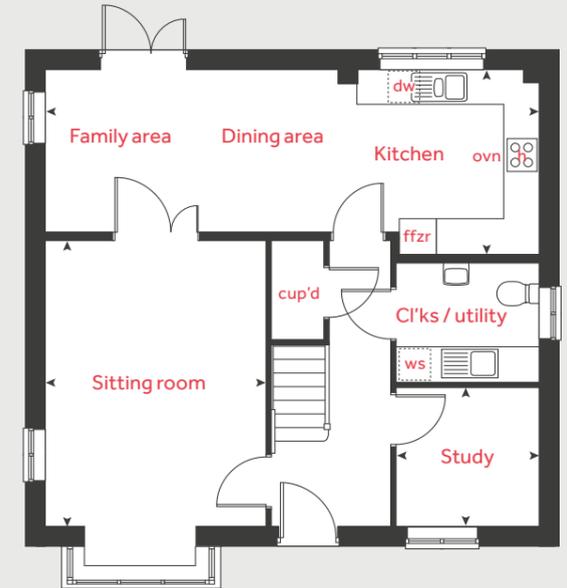
Bedroom 3  
4.57m x 3.46m 14' 11" x 11' 4"

h hob dw dishwasher  
ovn oven cup'd cupboard  
ffzr fridge freezer < > measuring points  
ws washing machine space

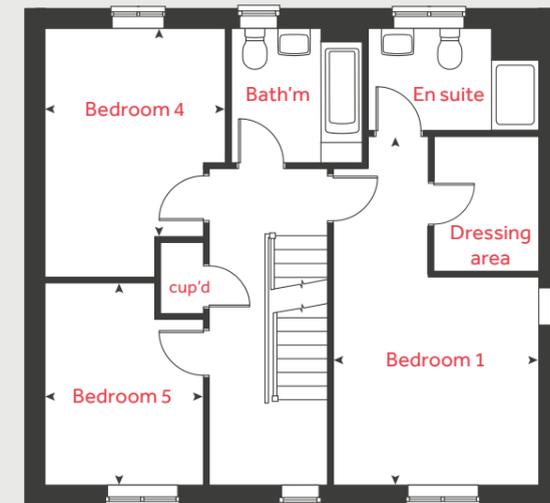
Second floor



Ground floor



First floor



Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



# The Birkdale

4 bedroom home

## Ground floor

Kitchen / family / dining area  
6.04m x 2.87m 19' 9" x 9' 4"

Sitting room  
4.20m x 3.39m 13' 9" x 11' 1"

## First floor

Bedroom 1  
3.93m x 2.86m 12' 10" x 9' 4"

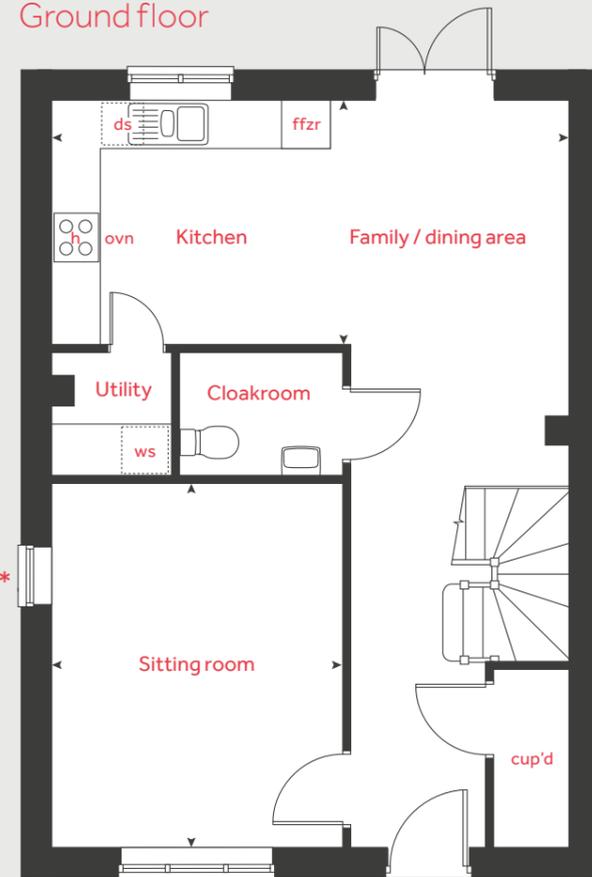
Bedroom 2  
3.20m x 2.75m 10' 5" x 9' 0"

Bedroom 3  
3.20m x 2.18m 10' 5" x 7' 1"

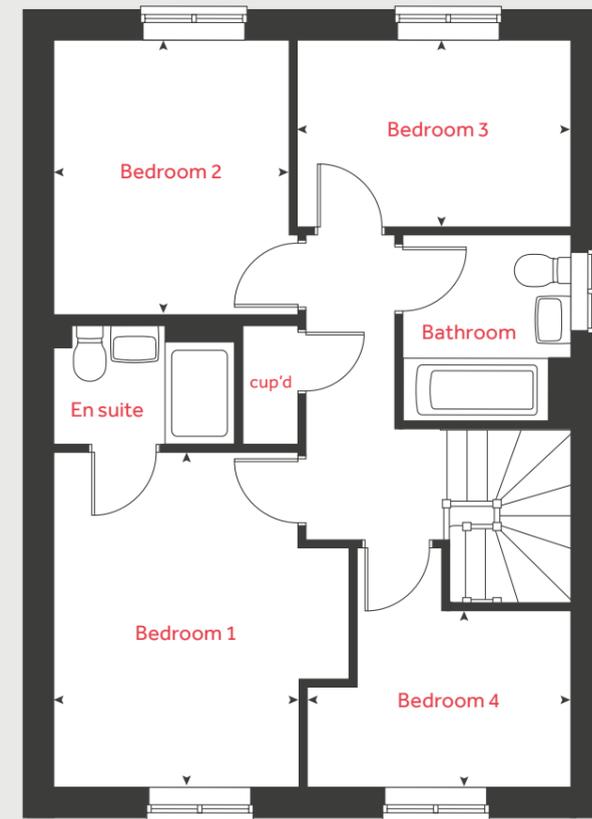
Bedroom 4  
3.08m x 2.08m 10' 1" x 6' 9"

<b>h</b>	hob	<b>ds</b>	dishwasher space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ffzr</b>	fridge freezer	◀ ▶	measuring points
<b>ws</b>	washing machine space		

Ground floor



First floor



\* Window applies to selected plots only. Please see sales consultant for further details.

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

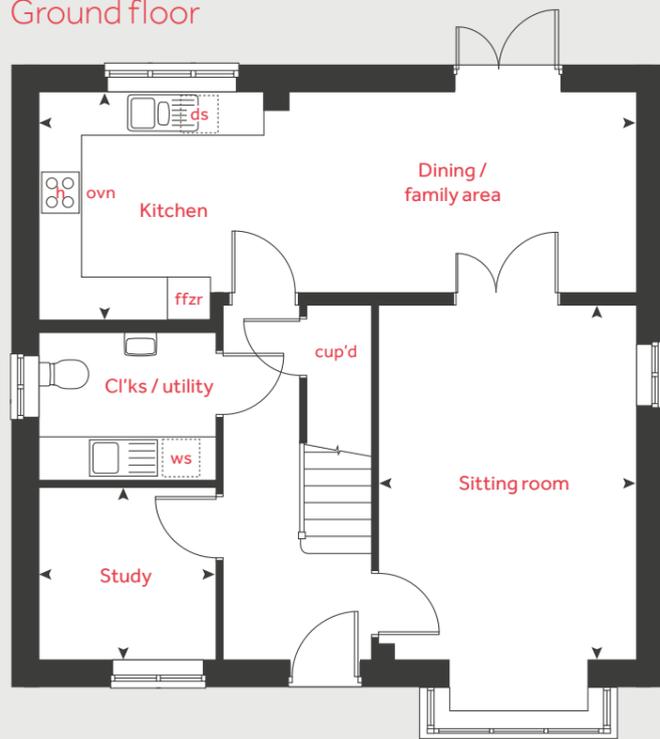




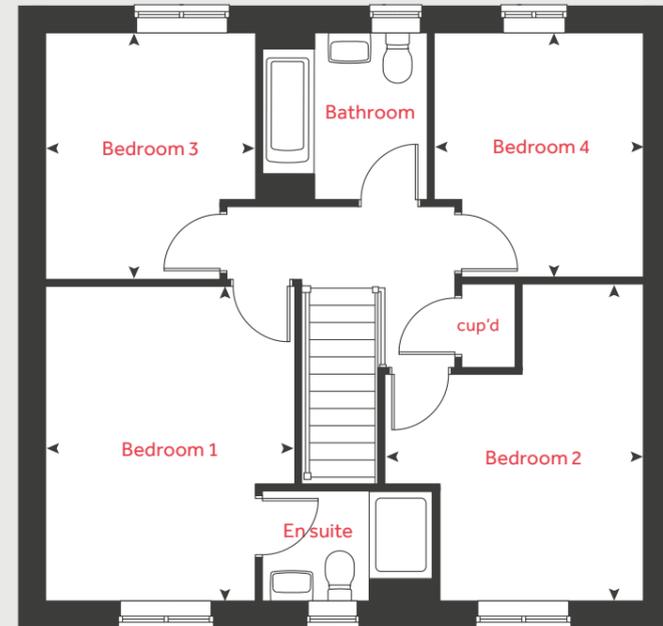
# The Lytham

4 bedroom home

Ground floor



First floor



## Ground floor

Kitchen / dining / family area	8.05m x 3.12m	26' 4" x 10' 2"
Sitting room	4.83m x 3.48m	15' 10" x 11' 5"
Study	2.40m x 2.35m	7' 10" x 7' 8"

## First floor

Bedroom 1	4.28m x 3.38m	14' 0" x 11' 1"
Bedroom 2	4.31m x 3.48m	14' 1" x 11' 5"
Bedroom 3	3.35m x 2.86m	10' 11" x 9' 4"
Bedroom 4	3.32m x 2.81m	10' 10" x 9' 2"

h	hob	ds	dishwasher space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points
ws	washing machine space		

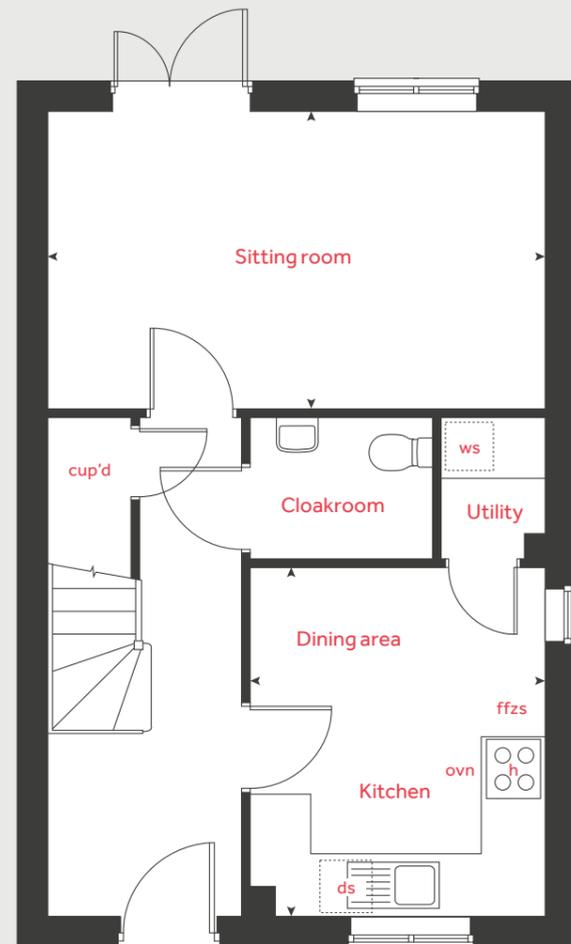
Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



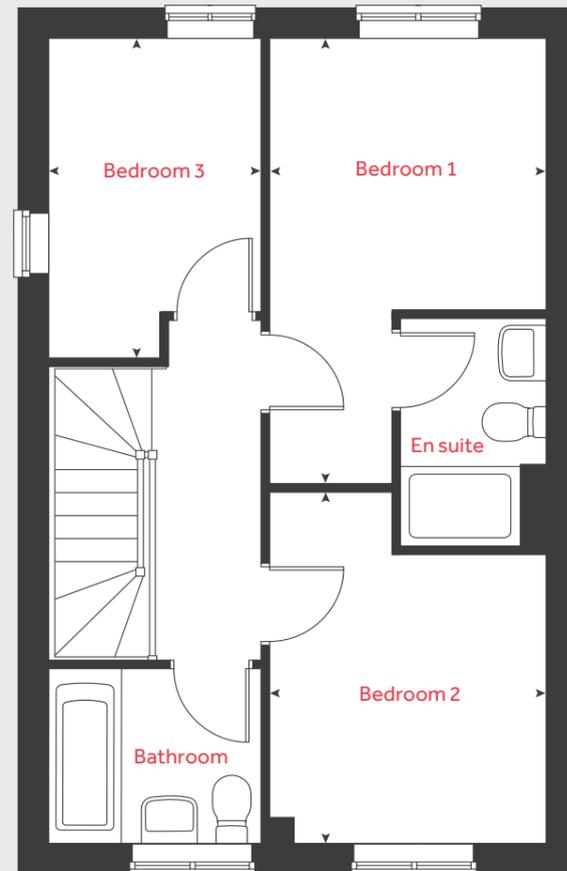
# The Troon

3 bedroom home

Ground floor



First floor



## Ground floor

Kitchen / dining area  
3.48m x 2.91m 11' 5" x 9' 6"

Sitting room  
4.93m x 2.94m 16' 2" x 9' 7"

## First floor

Bedroom 1  
4.48m x 2.75m 14' 8" x 9' 0"

Bedroom 2  
3.51m x 2.75m 11' 6" x 9' 0"

Bedroom 3  
3.19m x 2.09m 10' 5" x 6' 10"

<b>h</b>	hob	<b>ds</b>	dishwasher space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ffzs</b>	fridge freezer space	◀ ▶	measuring points
<b>ws</b>	washing machine space		

\* Window applies to selected plots only. Please see sales consultant for further details.

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



# The Muirfield

3 bedroom home

## Ground floor

Kitchen / dining area  
5.59m x 2.83m 18' 4" x 9' 3"

Sitting room  
5.59m x 3.33m 18' 4" x 10' 11"

## First floor

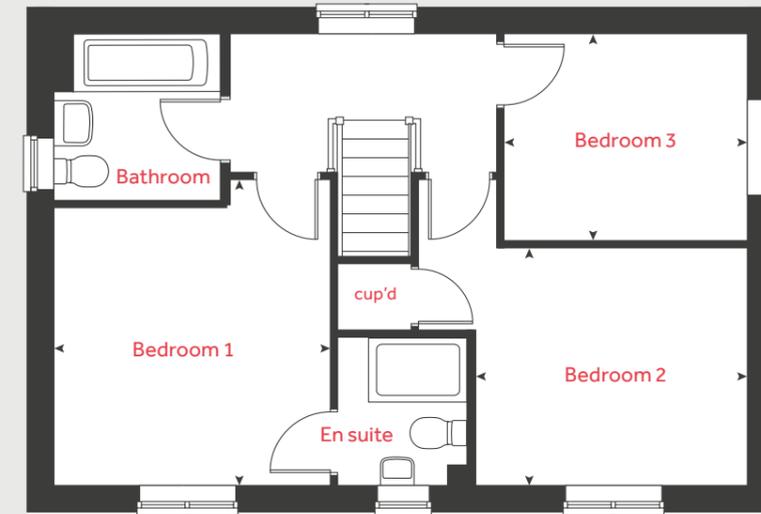
Bedroom 1  
3.78m x 3.39m 12' 4" x 11' 1"

Bedroom 2  
3.33m x 2.94m 10' 11" x 9' 7"

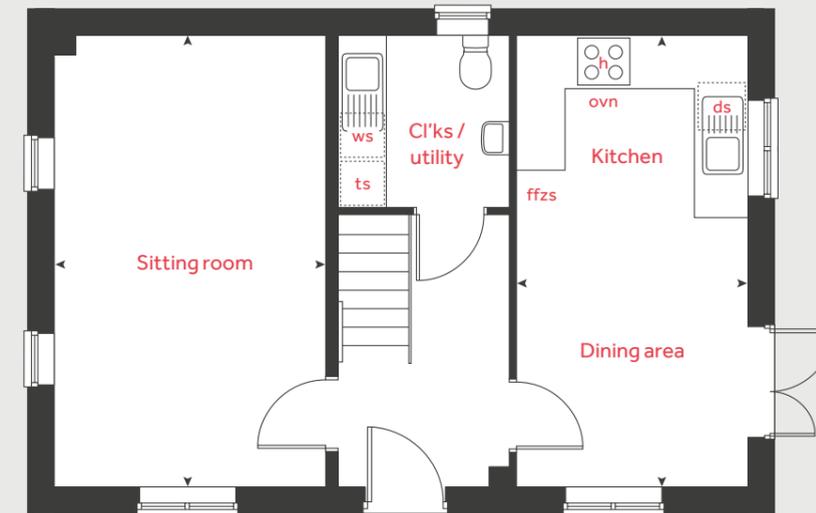
Bedroom 3  
2.99m x 2.56m 9' 9" x 8' 4"

h	hob	ds	dishwasher space
ovn	oven	ts	tumble dryer space
ffzs	fridge freezer space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

## First floor



## Ground floor



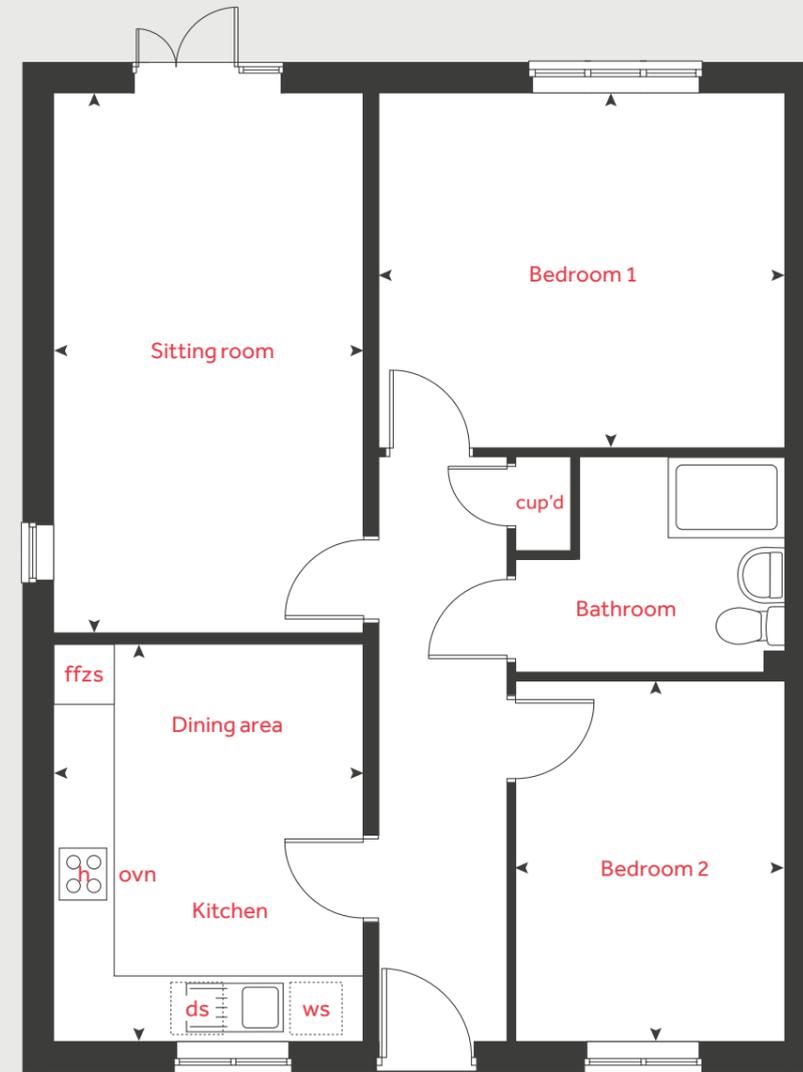
Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



# The Swinley

2 bedroom bungalow

Ground floor



## Ground floor

<b>Kitchen / dining area</b>	4.06m x 3.14m	13' 3" x 10' 3"
<b>Sitting room</b>	5.52m x 3.14	18' 1" x 10' 3"
<b>Bedroom 1</b>	4.13m x 3.62m	13' 6" x 11' 10"
<b>Bedroom 2</b>	3.68m x 2.73m	12' 0" x 8' 11"

<b>h</b>	hob	<b>ds</b>	dishwasher space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ffzs</b>	fridge freezer space	◀ ▶	measuring points
<b>ws</b>	washing machine space		

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



# Unique specification

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new luxury kitchen and modern bathroom.

Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building

regulations and only branded appliances are installed in your new home.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way.

	2 bedroom The Swinley	3 bedroom The Muirfield The Troon	4 bedroom The Lytham The Portrush The Birkdale	5 bedroom The Turnberry The Carnoustie The Sunningdale The Augusta
<b>Kitchen (4 and 5 bedroom homes) †</b>				
Symphony kitchen with laminate worktop*			■ ■ ■	■ ■ ■ ■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap			■ ■ ■	■ ■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■	■ ■ ■ ■
Appliances including: double oven, chimney hood, gas hob, integrated 50 / 50 fridge freezer			■ ■ ■	■ ■ ■ ■
Stainless steel splashback, drawer pack and cutlery tray, LED lighting, housing and door fronts for additional appliances			■ ■ ■	■ ■ ■ ■
Hob (60 cm) with built-in double under oven, with stainless steel splashback and stainless steel chimney hood			■ ■ ■	■ ■ ■ ■
Integrated 50/50 fridge-freezer			■ ■ ■	■ ■ ■ ■
Integrated dishwasher			■ ■ ■	■ ■ ■ ■
Space for washing machine with plumbing and electrics in kitchen or utility			■ ■ ■	■ ■ ■ ■
<b>Kitchen (1-3 bedroom homes)</b>				
Symphony kitchen with laminate worktop*	■	■ ■		
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■ ■		

■ Not applicable to this housetype  
 ■ Fitted as standard - included in the property  
 \* Subject to stage of construction  
 † 5 bedroom homes have Enhance upgrade package EK006A included. Please see separate Enhance brochure, or speak to a sales consultant, for further details.

	2 bedroom The Swinley	3 bedroom The Muirfield The Troon	4 bedroom The Lytham The Portrush The Birkdale	5 bedroom The Turnberry The Carnoustie The Sunningdale The Augusta
Hob (60cm) with built-in single under worktop oven, with stainless steel splashback and integrated silver hood	■	■ ■		
Fridge / freezer space	■	■ ■		
Space for dishwasher with plumbing and electrics	■	■ ■	■ ■ ■	
Space for washing machine with plumbing and electrics in kitchen or utility	■	■ ■		
<b>Bathrooms and en suite(s)</b>				
Ideal Standard contemporary sanitaryware	■	■ ■	■ ■ ■	■ ■ ■ ■
Ideal Standard close coupled WC to cloakroom	■	■ ■	■ ■ ■	■ ■ ■ ■
Ideal Standard low profile shower tray with glass enclosure			■ ■ ■	■ ■ ■ ■
Handheld hair wash attachment in bathroom	■	■ ■	■ ■ ■	■ ■ ■ ■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to stand alone shower cubicle)*	■	■ ■	■ ■ ■	■ ■ ■ ■
Radiator in bathroom / en suite	■	■ ■	■ ■ ■	■ ■ ■ ■
<b>Doors and Windows</b>				
Front door with multi-point security locking system and security chain	■	■ ■	■ ■ ■	■ ■ ■ ■

	2 bedroom The Swinley	3 bedroom The Muirfield The Troon	4 bedroom The Lytham The Portrush The Birkdale	5 bedroom The Turnberry The Carnoustie The Sunningdale The Augusta
<b>Doors and Windows</b>				
PVCu double glazing windows	■	■ ■	■ ■ ■	■ ■ ■ ■
Double glazed PVCu French doors	■	■ ■	■ ■ ■	■ ■ ■ ■
White ladder style internal doors with chrome lever handles	■	■ ■	■ ■ ■	■ ■ ■ ■
Paving outside French doors and path to garage personnel door (where applicable)	■	■ ■	■ ■ ■	■ ■ ■ ■
<b>General</b>				
White painted walls and white ceilings	■	■ ■	■ ■ ■	■ ■ ■ ■
Multi-media point in living room (CAT 6 cabling)	■	■ ■	■ ■ ■	■ ■ ■ ■
TV point to bedroom 1 and family room (where applicable)	■	■ ■	■ ■ ■	■ ■ ■ ■
Master telephone socket (plus to study where applicable)	■	■ ■	■ ■ ■	■ ■ ■ ■
Ideal combi-boiler with heating control and room thermostat(s)	■	■ ■	■ ■ ■	■ ■ ■ ■
Ideal system boiler and separate hot water cylinder, with heating control and room thermostat(s)			■	■ ■ ■ ■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■ ■	■ ■ ■	■ ■ ■ ■
Outside tap	■	■ ■	■ ■ ■	■ ■ ■ ■
Contemporary outside light to front door and wiring only to the rear door	■	■ ■	■ ■ ■	■ ■ ■ ■
Mains operated doorbell (push), satin chrome finish	■	■ ■	■ ■ ■	■ ■ ■ ■
Mains wired smoke detectors with battery back-up (1 per floor)	■	■ ■	■ ■ ■	■ ■ ■ ■
Battery powered carbon monoxide detector located next to boiler	■	■ ■	■ ■ ■	■ ■ ■ ■
Power and lighting to 'on plot' garage (where applicable)	■	■ ■	■ ■ ■	■ ■ ■ ■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■ ■	■ ■ ■	■ ■ ■ ■
Landscaped front gardens	■	■ ■	■ ■ ■	■ ■ ■ ■
NHBC Buildmark cover	■	■ ■	■ ■ ■	■ ■ ■ ■
First two years' customer service support from Linden Homes	■	■ ■	■ ■ ■	■ ■ ■ ■



The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.



## Beautiful spaces for you to **Enhance**

There's nothing more exciting than reserving your new Linden home.

With Enhance, there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available, it suits your needs and wants perfectly and so moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances make your home more your own with **Enhance**.

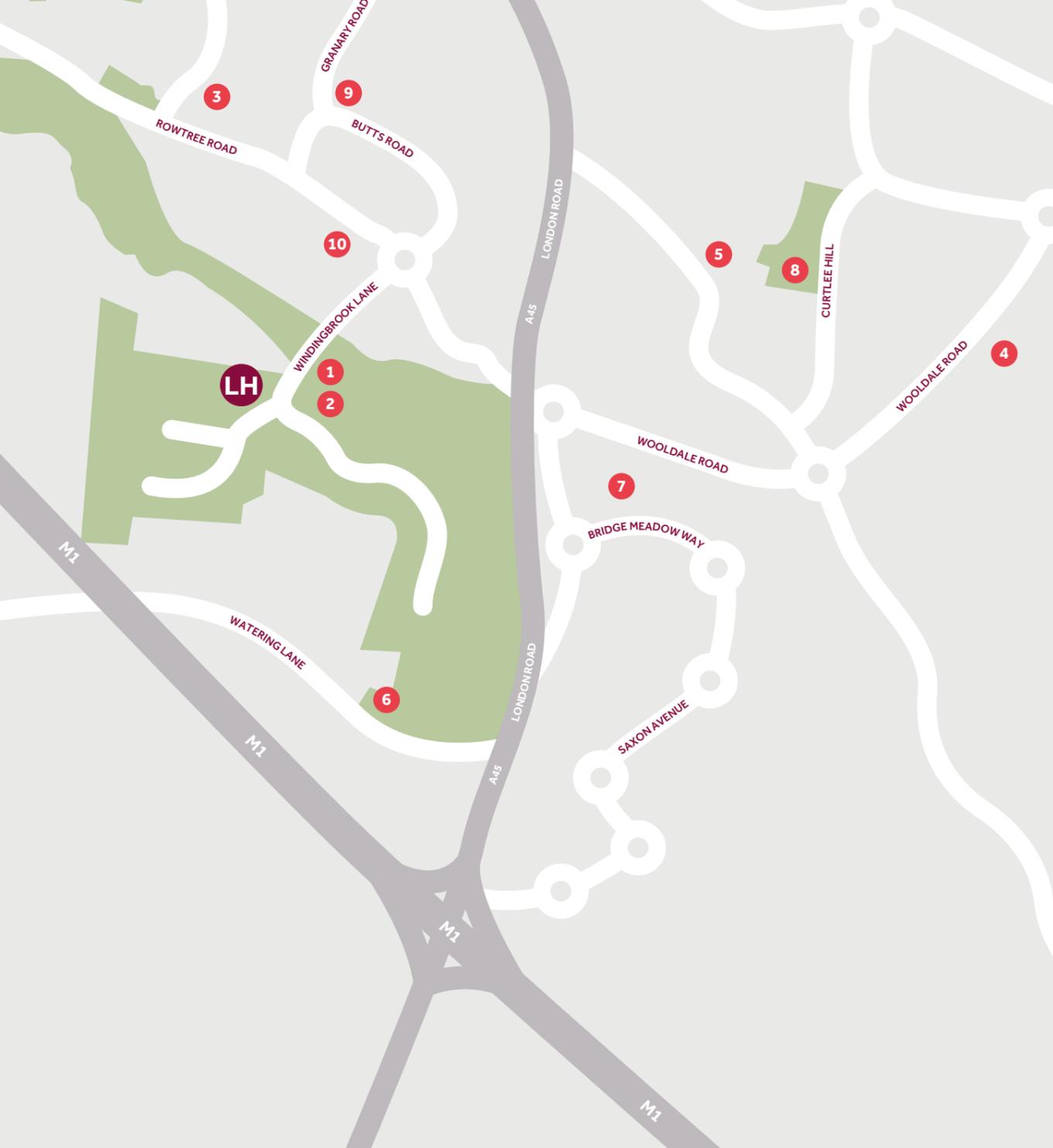
Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style,

it's your canvass to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home. The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide you with a full brochure and guidance.



# Collingtree Park

Windingbrook Lane, Collingtree,  
Northampton NN4 0PA

- 1 Collingtree Park Golf Club  
NN4 0XN
- 2 Virgin Active Gym  
NN4 0EB
- 3 East Hunsbury Primary School  
NN4 0QW
- 4 Caroline Chisolm School  
NN4 6TP
- 5 Wootton Primary School  
NN4 6HJ
- 6 Collingtree Cricket Club  
NN4 0NL
- 7 Wootton Valley Country Park  
NN4 0NP
- 8 Wootton Community and Sports Centre  
NN4 6ED
- 9 East Hunsbury Park  
NN4 0XU
- 10 Frosty Hollow Park  
NN4 0NY





When you have finished with this brochure please recycle it.

The streetscene shown on the front has been produced for illustrative purposes only. Please check the details of the homes you are interested in with the sales consultant.

Linden Homes Limited, West Midlands region  
Bromwich Court, Highway Point, Gorsey Lane, Coleshill, Warwickshire B46 1JU. Telephone: 01675 437 000

Produced by the Vistry Group Design Studio.  
120-CL1C DS05216 / 02.23

# Linden HOMES

## Collingtree Park Northampton

[lindenhomes.co.uk](http://lindenhomes.co.uk)

# Linden HOMES

# The buying process

**1 Reserve your home**  
A reservation fee will secure your home for a 28 day period.

**2 After you reserve**  
Instruct your solicitor and select a mortgage provider to ensure your mortgage offer is in place.

**3 Post reservation meeting**  
After you reserve we will book an appointment to take you through every detail of your home.

**4 Exchange of contracts**  
Your solicitor will check all the details of your purchase and will exchange contracts with us.

**5 Legal completion**  
The day you have been waiting for, you will now become the legal home owner once the full cost of the property has been received.

