

Western Gate - Phase 2

Northampton



Linden
HOMES



Western Gate - Phase 2

Northampton

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Linden
HOMES

Linden HOMES

Linden Homes build award-winning homes across the country in prime locations, striving to create sustainable new developments.

We work with local people to create communities and we're passionate about building the right homes for our customers.

Welcome to Western Gate

Our stylish development of brand-new homes is located on the outskirts of the desirable village of Harpole, west of Northampton. Western Gate offers a contemporary collection of 2, 3, 4 and 5 bedroom homes.





A taste of local life

Western Gate is a unique development of brand new homes offering contemporary living in a vibrant village environment with rural views. It is also within easy reach of Bicester, Oxford, London and Birmingham.

A taste of local life

The western side of Northampton, puts you in the perfect location for work, rest and play with superb commuter links and easy access to amenities, entertainment and the great outdoors.

A trip to the shops

For essentials, a Tesco Express is just 2 miles away, while less than 3 miles away you'll find a Sainsburys and other large supermarkets. 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. There are many pubs and restaurants close to the development and many popular pubs and bars in the town of Northampton. The rural location of the development, means that the Northamptonshire countryside is right on your doorstep.

Location

Western Gate is located west of Northampton, on the outskirts of Harpole. This village is located less than 2 miles from the development putting Western Gate less than 5 miles from Northampton town centre, while access to the M1 is less than 4 miles away.

Western Gate's ideal location means that Towcester and Daventry are just 10 miles away, while Milton Keynes is 25 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.

Education

Northampton provides a great selection of schools and nurseries, and many are within a short distance of the development. With provision of settings from reception to sixth form the area provides a rich mix of state and independent schools for children of all ages in the surrounding area.

The Western Gate collection

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



● The Yewtree
5 bedroom home



● The Carnoustie
5 bedroom home



● The Ripley
5 bedroom home



● The Knightley
4 bedroom home



● The Lytham
4 bedroom home



● The Grainger
4 bedroom home



● The Birkdale
4 bedroom home



● The Goodridge
4 bedroom home



● The Aslin
4 bedroom home



● The Portrush
4 bedroom home



● The Mountford
3 bedroom home



● The Emmett
3 bedroom home



● The Harcourt
2 bedroom home



● The Holdenby
2 bedroom bungalow

Pre-sold homes

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

-
- leap** local equipped area of play
 - bcp** bin collection point
 - ss** substation
 - v** visitor space
-



leap



Public open space

Balancing feature

Public open space

Sandy Lane

▼ To A43

▼ To show homes and sales centre

Existing Bovis / Linden Homes development

The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

The Yewtree

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.71 x 3.16	12' 2" x 10' 5"
Family / dining area	4.73 x 3.16	15' 7" x 10' 5"
Sitting room	4.69 x 3.17	15' 5" x 10' 5"
Study	3.17 x 1.76	10' 5" x 5' 9"

First floor

Bedroom 1	4.18 x 3.73	13' 8" x 12' 3"
Bedroom 3	4.20 x 3.22	13' 9" x 10' 7"
Bedroom 5	2.91 x 2.27	9' 7" x 7' 5"

Second floor

Bedroom 2	4.45 x 3.22	14' 8" x 10' 7"
Bedroom 4	3.73 x 2.57	12' 3" x 8' 5"

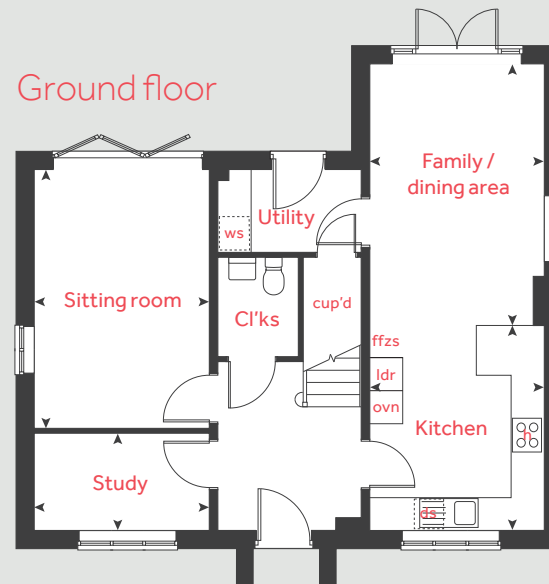
ovn	oven	ldr	larder
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points
ffzs	fridge freezer space		

The Yewtree | X519 vt Western Gate Phase 2 |

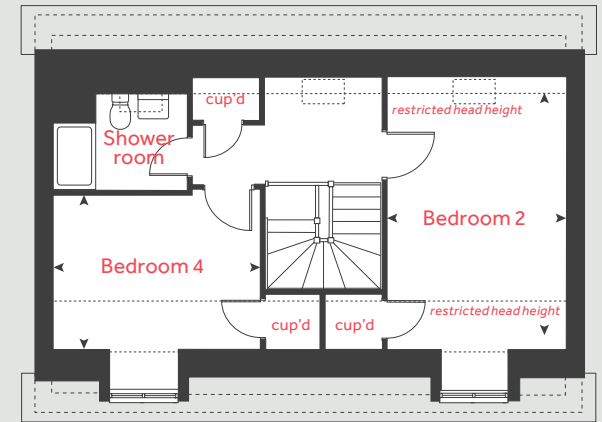
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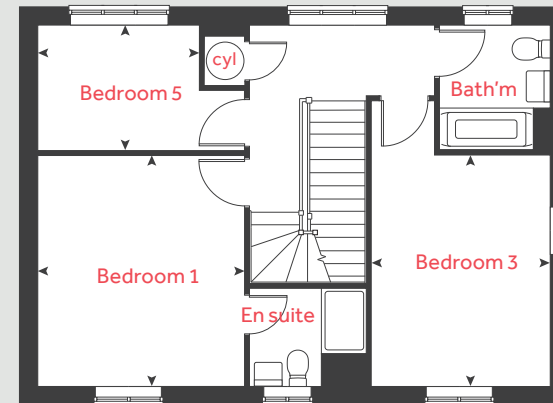
Ground floor



Second floor



First floor



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Floor area: 170 sq.m | 1,832 sq.ft



The Carnoustie

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family / dining room	5.52 x 4.40	18' 2" x 14' 5"
Family / dining room	4.00 x 3.14	13' 1" x 10' 4"
Sitting room	6.54 x 3.67	21' 5" x 12' 1"

First floor	metres	feet / inches
Bedroom 1	5.52 x 3.64	18' 2" x 11' 11"
Bedroom 2	3.10 x 2.78	10' 2" x 9' 2"
Bedroom 3	3.85 x 3.32	12' 8" x 10' 1"
Bedroom 4	3.72 x 2.60	12' 3" x 8' 6"
Bedroom 5	2.71 x 2.53	8' 11" x 8' 4"

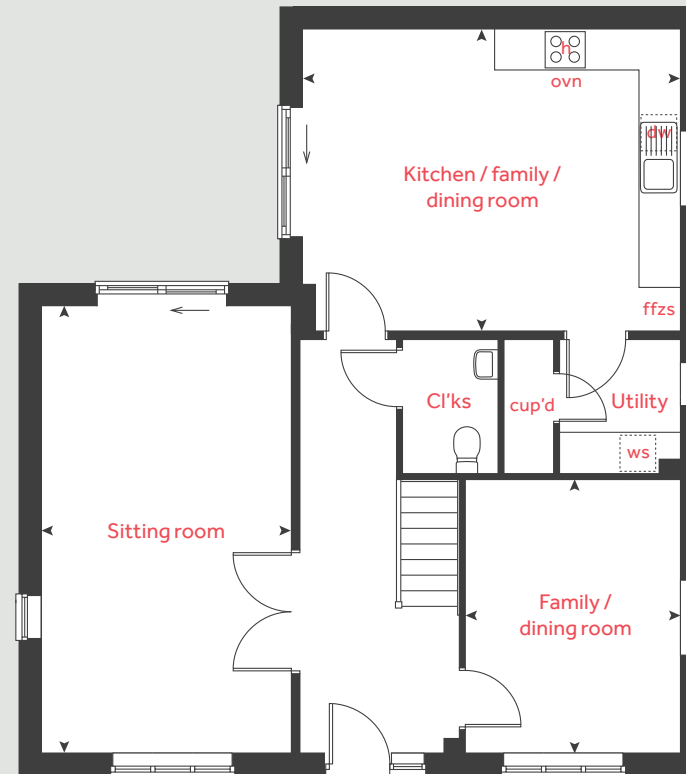
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

The Carnoustie | CCAR00 Western Gate Phase 2 |

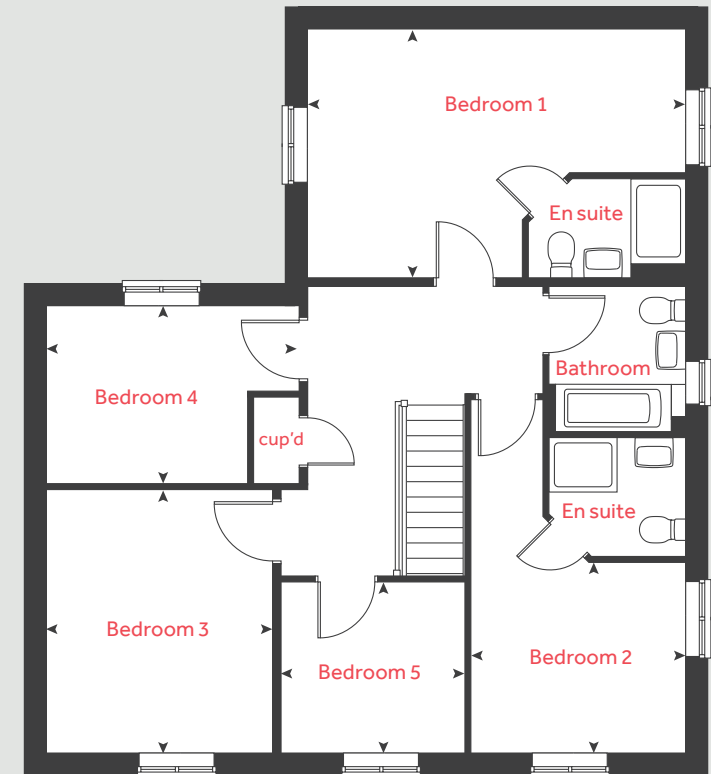
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Ground floor



First floor



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Floor area: 167 sq.m | 1,798 sq.ft



The Ripley

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	6.04 x 4.38	19' 9" x 14' 5"
Living room	4.86 x 3.40	16' 0" x 11' 2"

First floor

Bedroom 2	3.94 x 2.85	12' 11" x 9' 4"
Bedroom 3	3.22 x 2.85	10' 7" x 9' 4"
Bedroom 4	3.06 x 2.16	10' 1" x 7' 1"
Bedroom 5	3.06 x 2.08	10' 1" x 6' 10"

Second floor

Bedroom 1	4.97 x 4.50	16' 4" x 14' 10"
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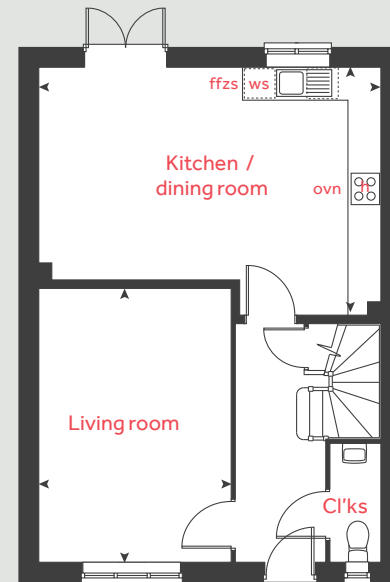
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

The Ripley | Western Gate |

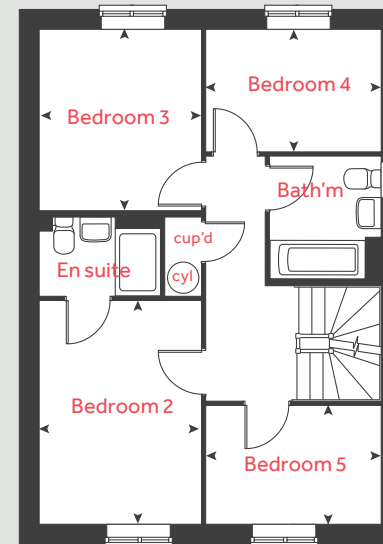
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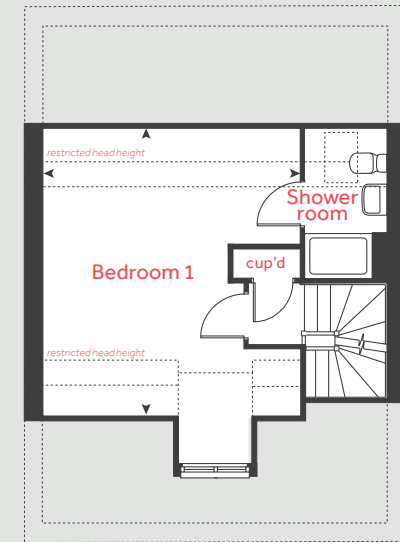
Ground floor



First floor



Second floor



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Floor area: 137 sq.m | 1,478 sq.ft



The Knightley

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.25 x 3.20	17' 3" x 10' 6"
Living room	5.36 x 3.22	17' 7" x 10' 7"
Family room	3.93 x 3.21	12' 11" x 10' 7"

First floor	metres	feet / inches
Bedroom 1	3.20 x 2.98	10' 6" x 9' 10"
Bedroom 2	3.58 x 3.21	11' 9" x 10' 7"
Bedroom 3	3.17 x 3.01	10' 5" x 9' 11"
Bedroom 4	3.52 x 2.15	11' 7" x 7' 1"

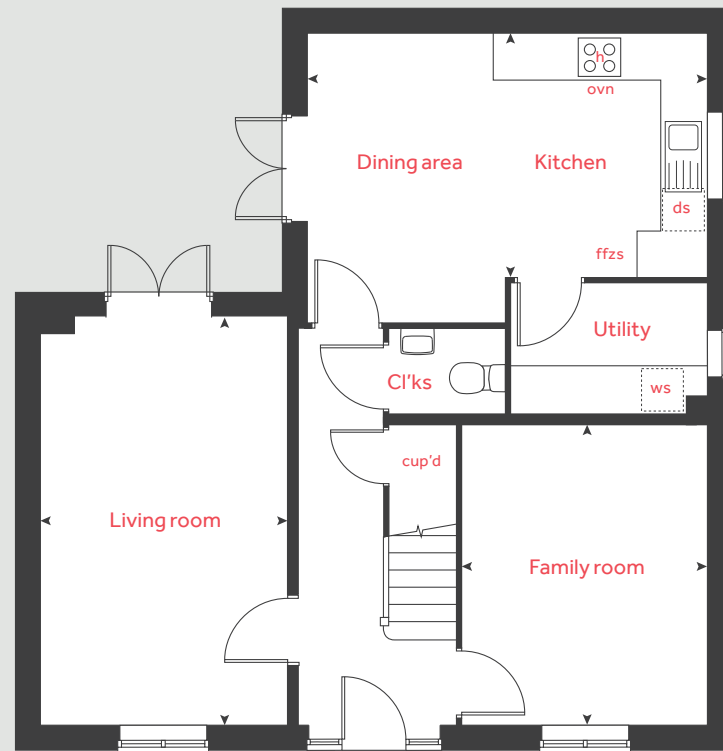
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

The Knightley | Western Gate |

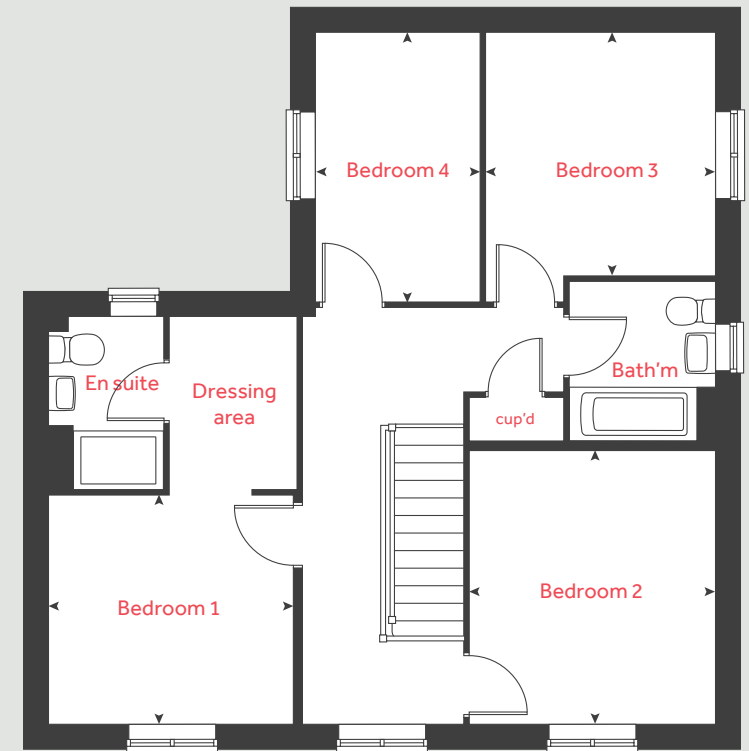
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Ground floor



First floor



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Floor area: 132 sq.m | 1,429 sq.ft



The Lytham

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	8.06 x 2.74	26' 6" x 9' 0"
Sitting room	4.83 x 3.48	15' 10" x 11' 5"
Study	2.40 x 2.35	7' 11" x 7' 9"

First floor	metres	feet / inches
Bedroom 1	4.28 x 2.86	14' 1" x 9' 5"
Bedroom 2	4.31 x 2.73	14' 2" x 9' 0"
Bedroom 3	3.35 x 2.86	11' 0" x 9' 5"
Bedroom 4	3.32 x 2.81	10' 11" x 9' 3"

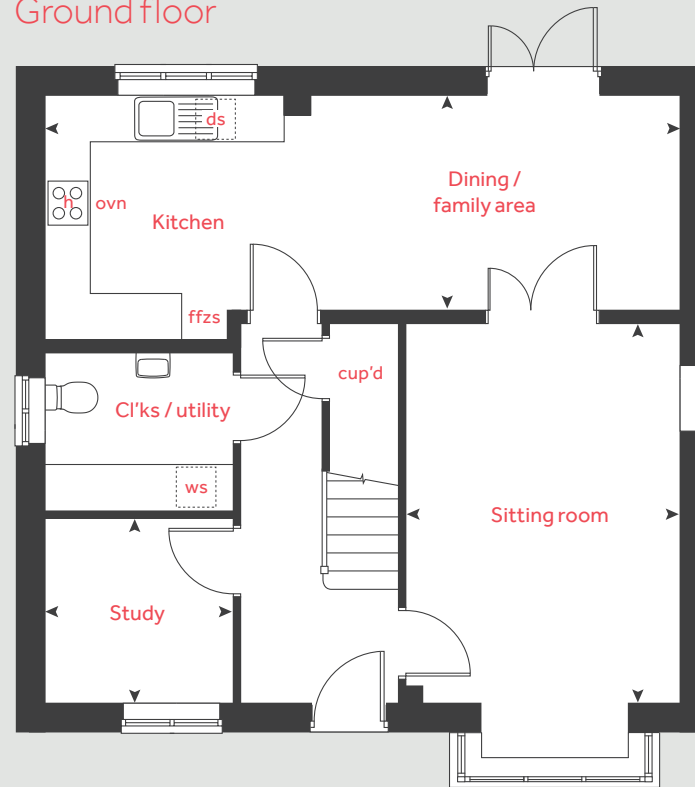
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

The Lytham | LN402 Western Gate Phase 2 |

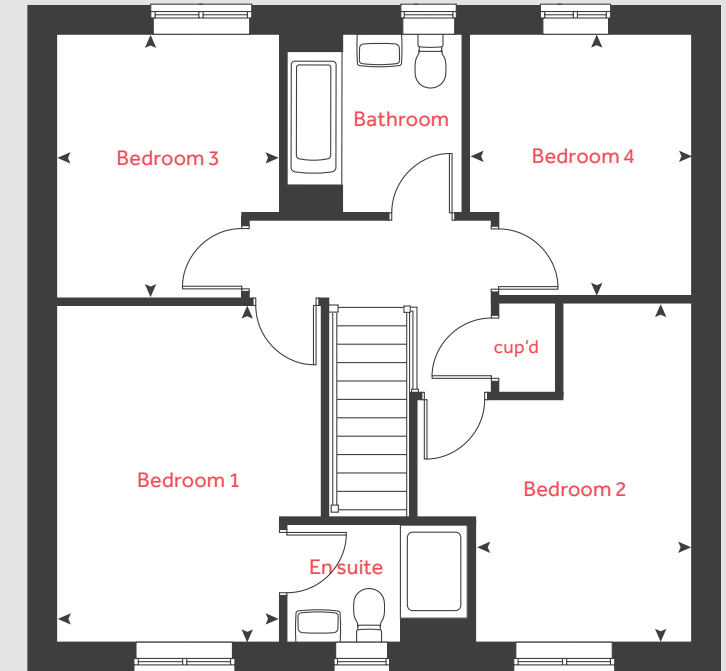
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Ground floor



First floor



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Floor area: 125 sq.m | 1,354 sq.ft



The Grainger

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.85 x 3.62	19' 1" x 11' 11"
Living room	4.39 x 3.90	14' 5" x 12' 10"

First floor	metres	feet / inches
Bedroom 1	4.01 x 3.90	13' 2" x 12' 10"
Bedroom 2	3.58 x 3.08	11' 9" x 10' 2"
Bedroom 3	3.13 x 2.96	10' 3" x 9' 9"
Bedroom 4	3.79 x 3.11	12' 6" x 10' 3"

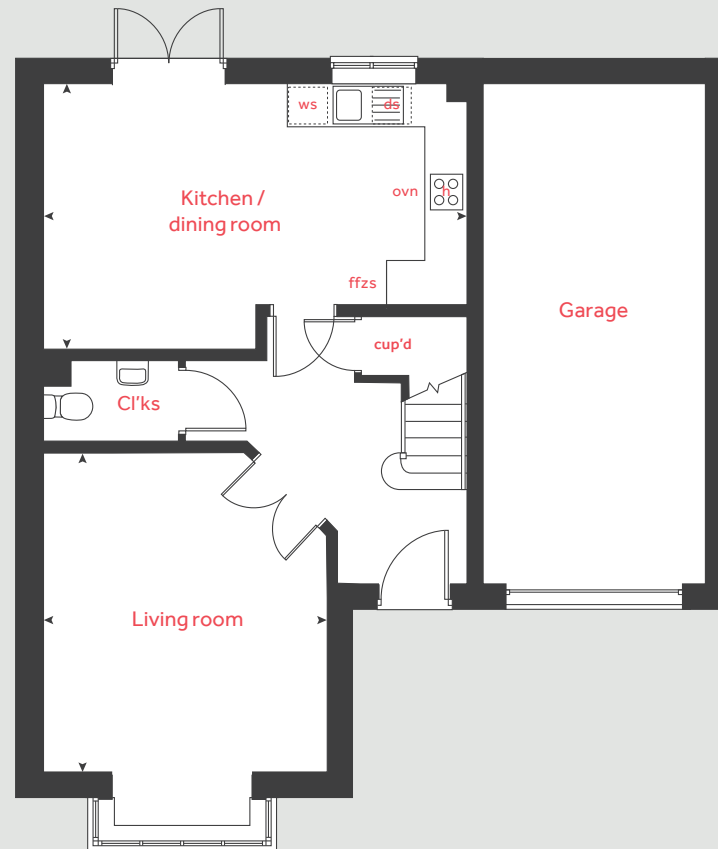
h	hob	ts	tumble dryer space
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	< >	measuring points

The Grainger | Western Gate |

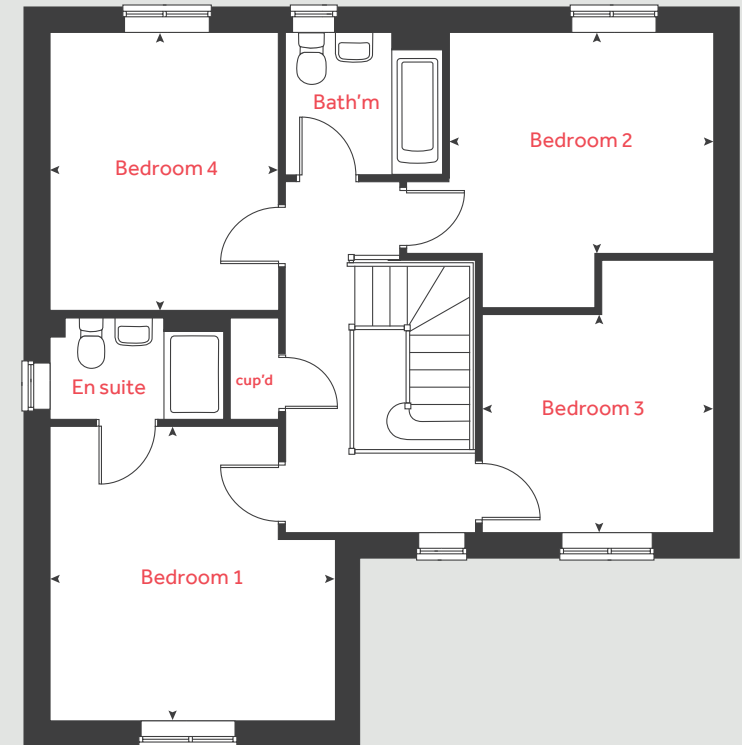
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Ground floor



First floor



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Floor area: 123 sq.m | 1,328 sq.ft



The Birkdale

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / family / dining area	6.04 x 2.87	19' 10" x 9' 4"
Living room	4.10 x 3.39	13' 6" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.93 x 2.86	12' 11" x 9' 5"
Bedroom 2	3.20 x 2.75	10' 6" x 9' 0"
Bedroom 3	3.20 x 2.18	10' 6" x 7' 2"
Bedroom 4	3.08 x 2.08	10' 1" x 6' 10"

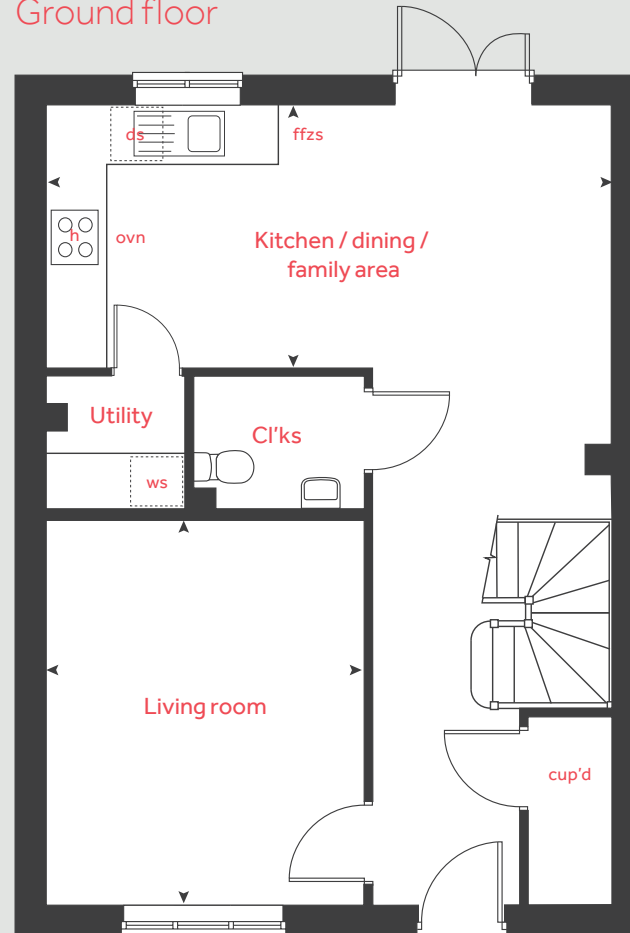
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

The Birkdale | LN301 Western Gate Phase 2 |

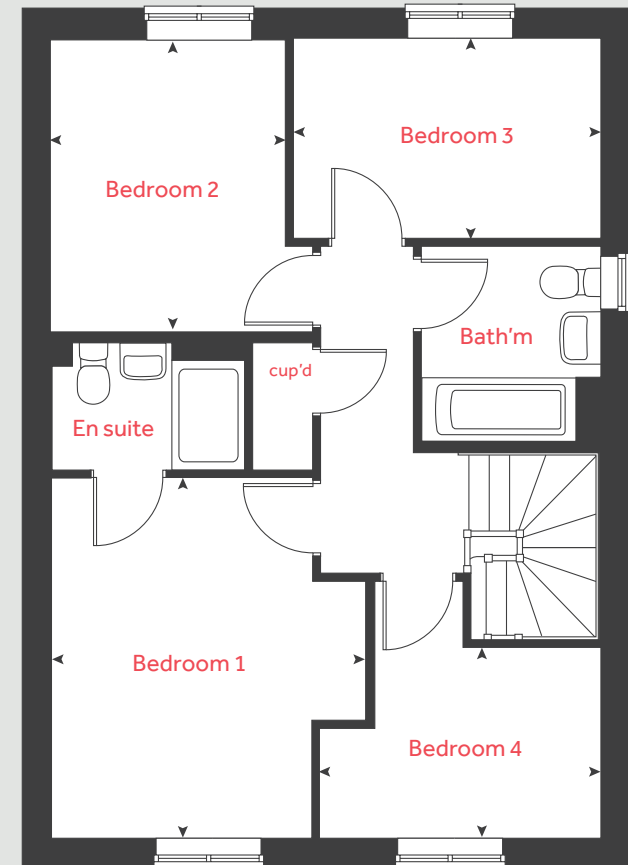
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Ground floor



First floor



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Floor area: 105 sq.m | 1,134 sq.ft



The Goodridge

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.72 x 2.97	18' 9" x 9' 9"
Living room	4.74 x 3.46	15' 7" x 11' 4"

First floor	metres	feet / inches
Bedroom 1	4.10 x 4.06	13' 4" x 13' 3"
Bedroom 2	3.46 x 2.98	11' 4" x 9' 9"
Bedroom 3	4.35 x 2.50	14' 3" x 8' 3"
Bedroom 4	3.17 x 2.50	10' 4" x 8' 2"

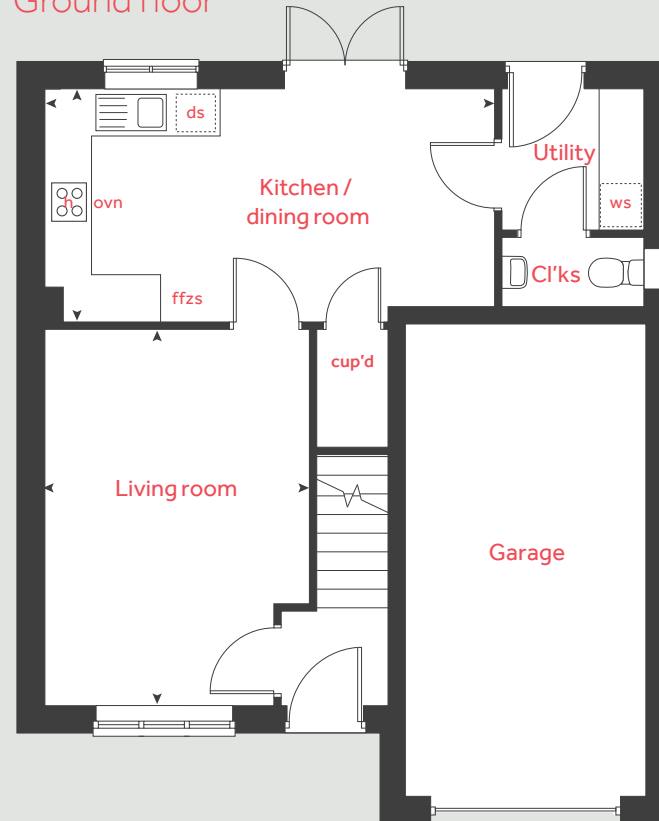
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

The Goodridge | Western Gate |

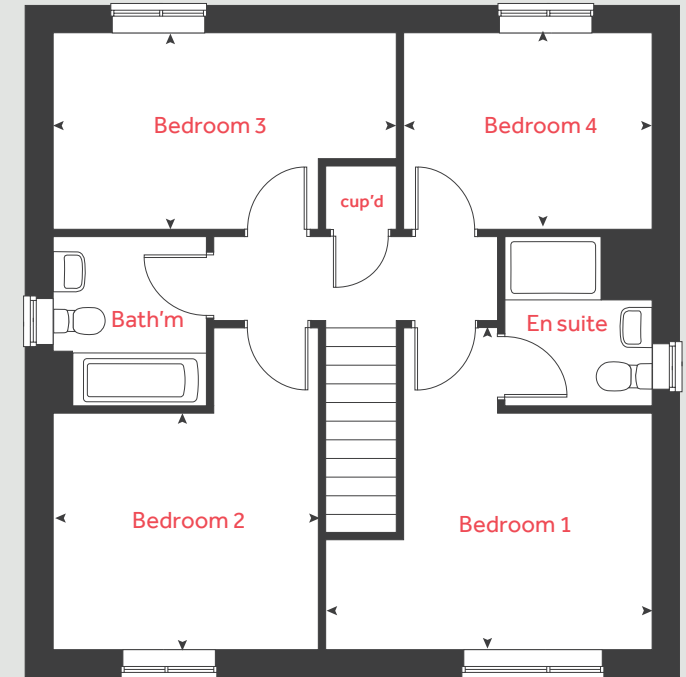
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Ground floor



First floor



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Please note selected plots are timber frame built, internal sizes differ slightly. Please speak to sales consultant for details.

Floor area: 104 sq.m | 1,121 sq.ft



The Aslin

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.76 x 2.81	15' 7" x 9' 3"
Living room	4.98 x 3.20	16' 4" x 10' 6"

First floor	metres	feet / inches
Bedroom 2	4.19 x 2.76	13' 9" x 9' 1"
Bedroom 3	3.77 x 2.77	12' 4" x 9' 1"
Bedroom 4	3.19 x 2.12	10' 6" x 7' 0"

Second floor	metres	feet / inches
Bedroom 1	4.47 x 3.91	14' 8" x 12' 10"

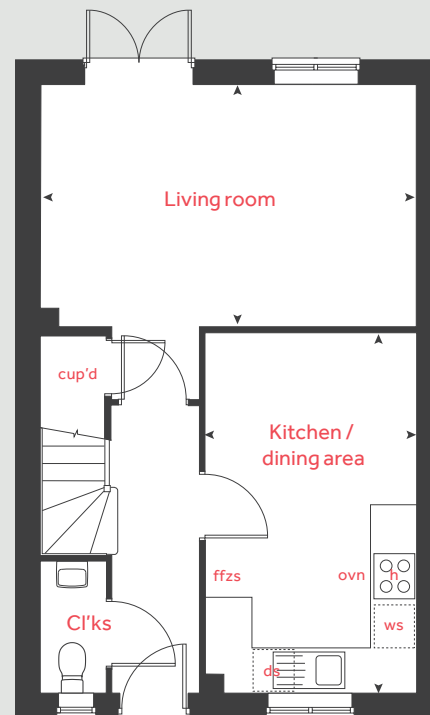
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space		measuring points
ds	dishwasher space	< >	

The Aslin | Part L Western Gate Phase 2 |

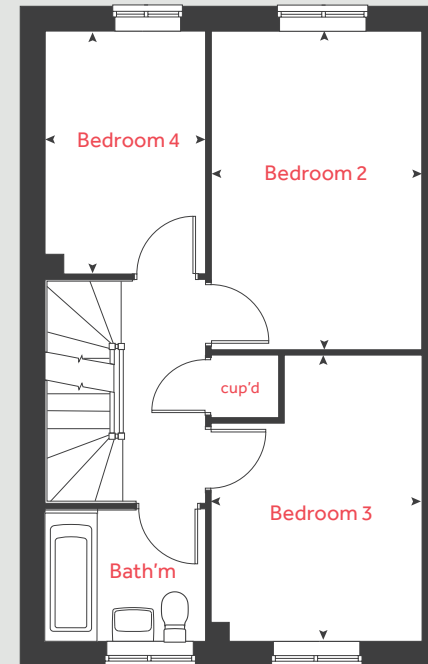
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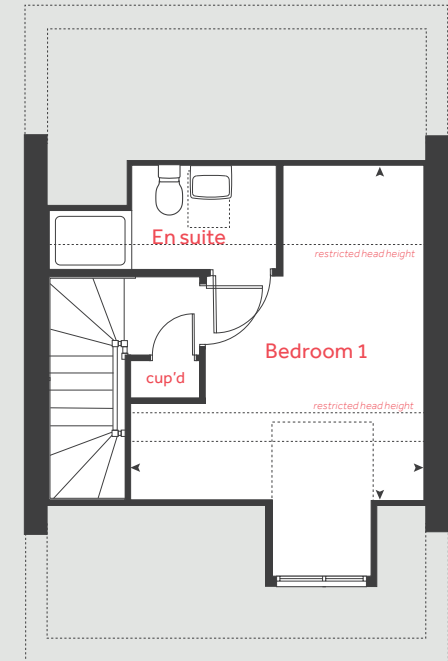
Ground floor



First floor



Second floor



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Floor area: 103 sq.m | 1,117 sq.ft



The Portrush

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.39 x 2.60	11' 1" x 8' 6"
Sitting / dining area	5.53 x 4.39	18' 2" x 14' 5"

First floor

Bedroom 2	4.68 x 3.17	15' 4" x 10' 5"
Bedroom 3	3.77 x 3.17	12' 5" x 10' 5"
Bedroom 4	3.53 x 2.28	11' 7" x 7' 6"

Second floor

Bedroom 1	4.95 x 4.43	16' 3" x 14' 7"
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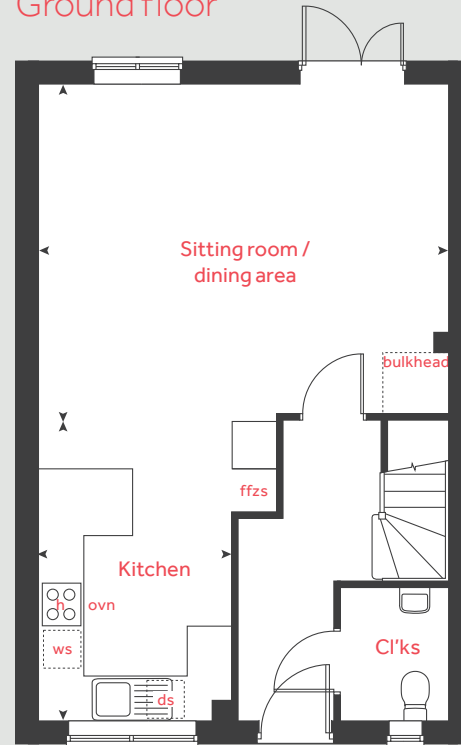
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

The Portrush | LN404 Western Gate Phase 2 |

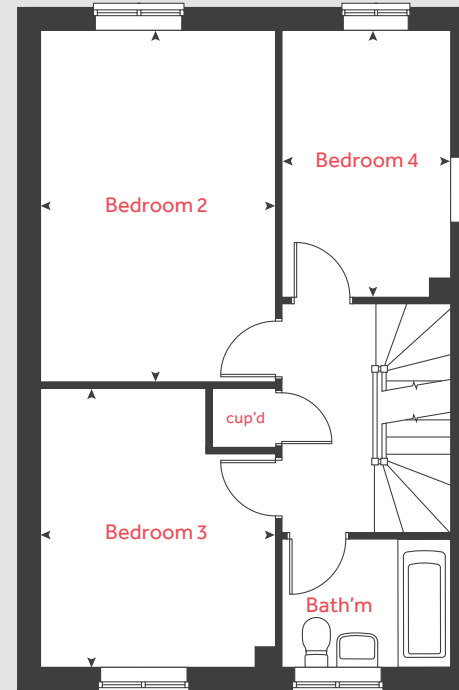
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and 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. Please speak to our sales consultant for specific plot details.

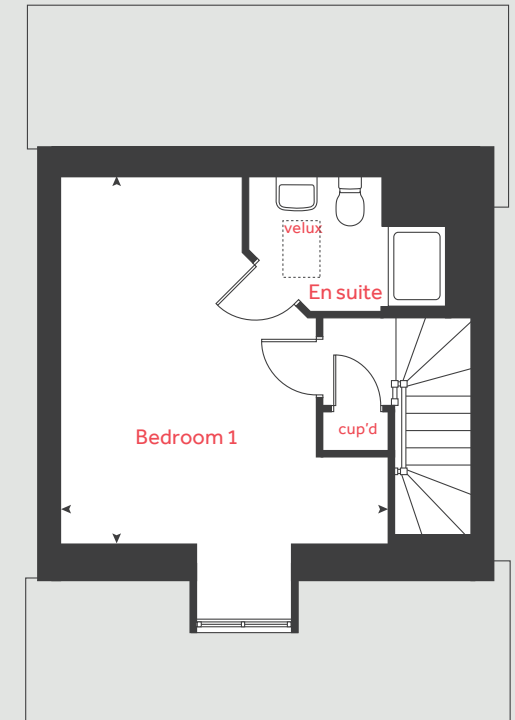
Ground floor



First floor



Second floor



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Please note selected plots are timber frame built, internal sizes differ slightly. Please speak to sales consultant for details.

Floor area: 94 sq.m | 1,012 sq.ft



The Mountford

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.28	18' 4" x 7' 6"
Living room	5.59 x 3.12	18' 4" x 10' 3"

First floor	metres	feet / inches
Bedroom 1	3.34 x 3.17	11' 0" x 10' 5"
Bedroom 2	3.17 x 2.73	10' 5" x 8' 11"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

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

The Mountford | CMOU001 Western Gate Phase 2 |

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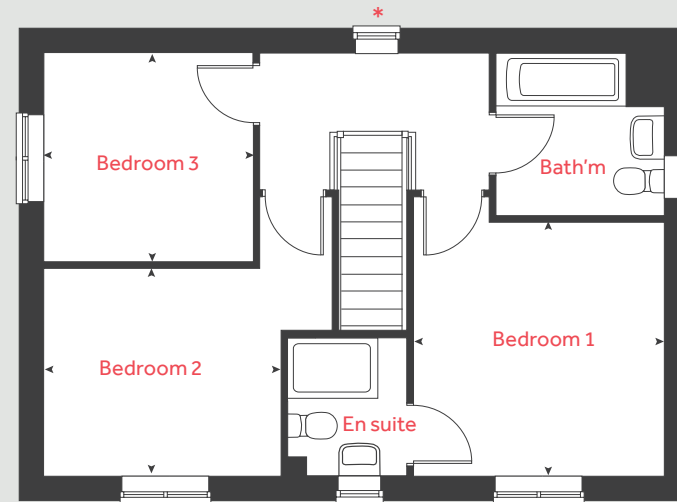
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* Window omitted to selected plots only. Please see sales consultant for further details.

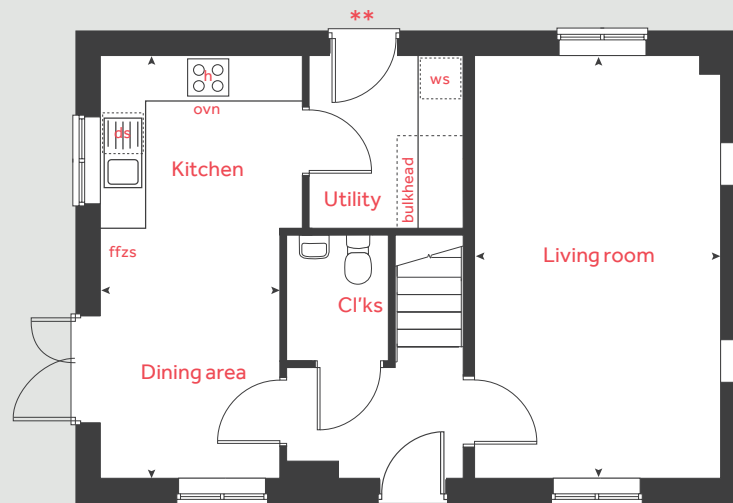
** Door omitted to selected plots only. Please see sales consultant for further details.

Version 1

First floor

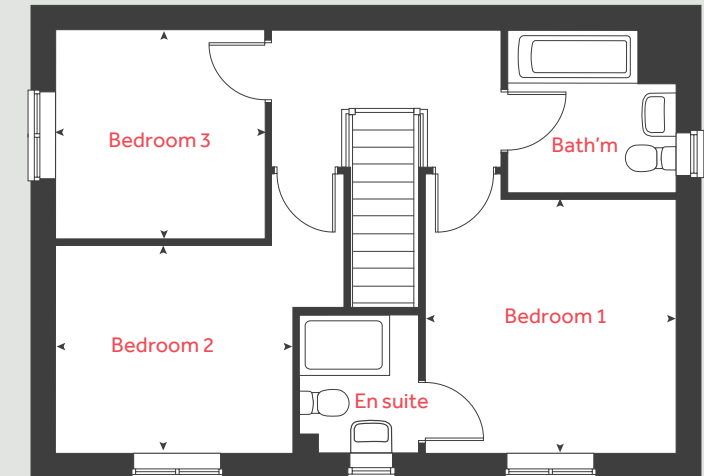


Ground floor

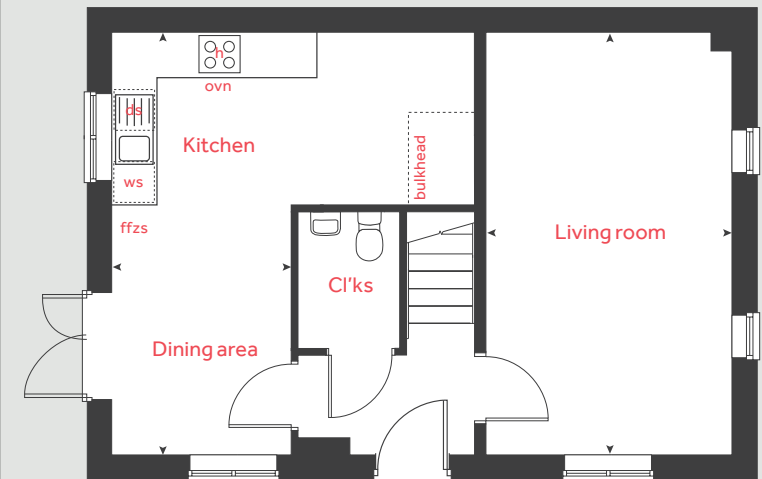


Version 2

First floor



Ground floor



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Please note selected plots are timber frame built, internal sizes differ slightly. Please speak to sales consultant for details.

Floor area: 90 sq.m | 976 sq.ft



The Emmett

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.96	15' 7" x 9' 9"
Living room	4.33 x 3.76	14' 3" x 12' 4"

First floor	metres	feet / inches
Bedroom 1	3.66 x 2.66	12' 0" x 8' 7"
Bedroom 2	2.66 x 2.36	8' 7" x 7' 9"
Bedroom 3	2.36 x 2.00	7' 9" x 6' 7"

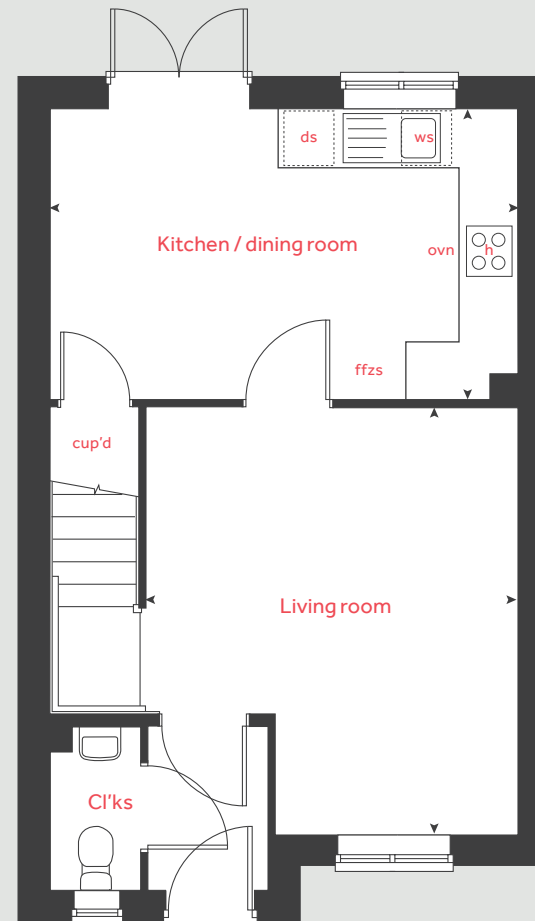
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

The Emmett | Part L Western Gate Phase 2 |

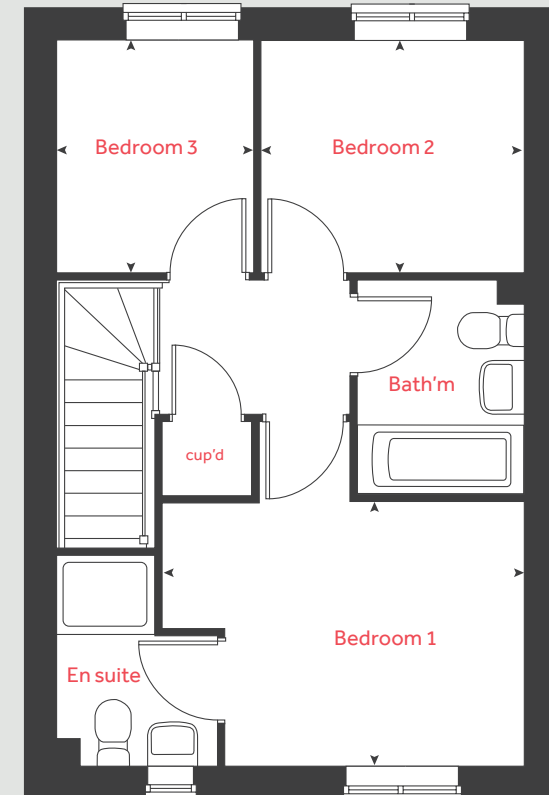
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Ground floor



First floor



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Floor area: 71 sq.m | 770 sq.ft



The Harcourt

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.57 x 1.98	14' 9" x 6' 6"
Living room	4.08 x 2.76	13' 5" x 9' 1"

First floor	metres	feet / inches
Bedroom 1	4.08 x 2.85	13' 5" x 9' 4"
Bedroom 2	4.08 x 2.40	13' 5" x 7' 11"

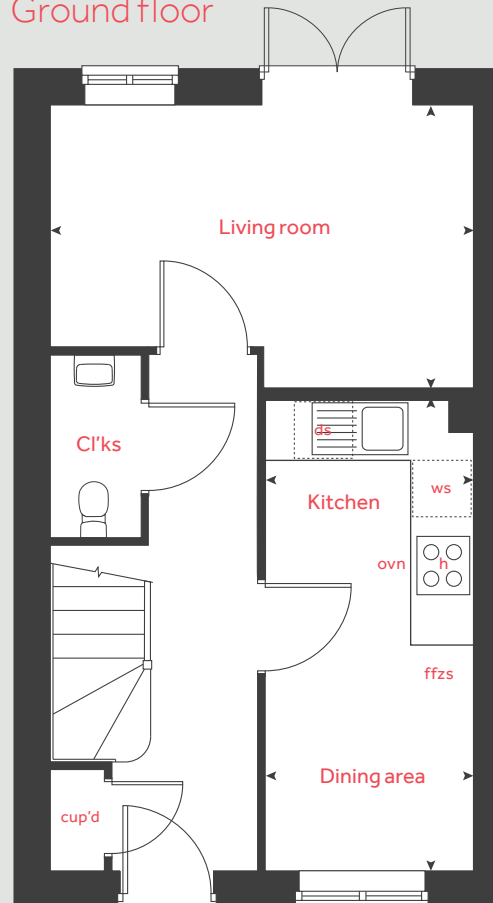
h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

The Harcourt | Western Gate Phase 2 |

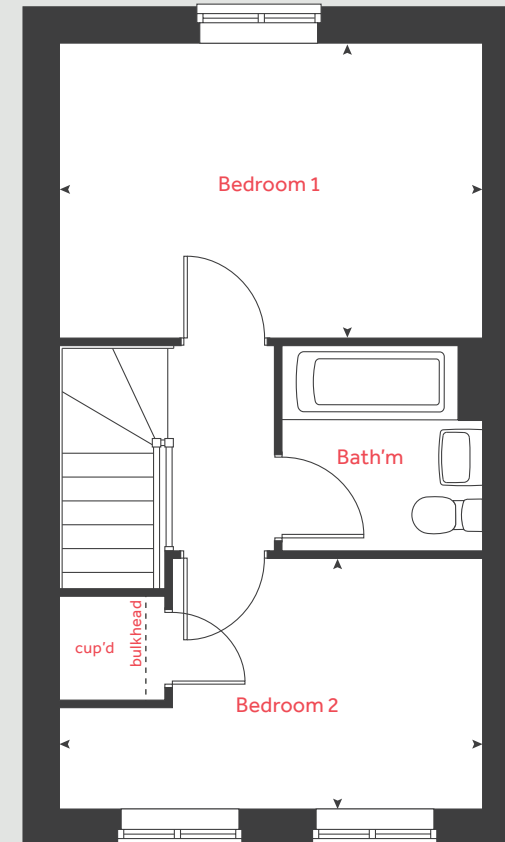
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Ground floor



First floor



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Floor area: 60 sq.m | 650 sq.ft



The Holdenby

2 bedroom bungalow

Ground floor

Kitchen
3.60m x 3.03m 11' 10" x 10' 0"

Living / dining room
4.66m x 3.30m 15' 4" x 10' 10"

Bedroom 1
4.63m x 3.50m 15' 2" x 11' 6"

Bedroom 2
3.50m x 2.95m 11' 6" x 9' 8"

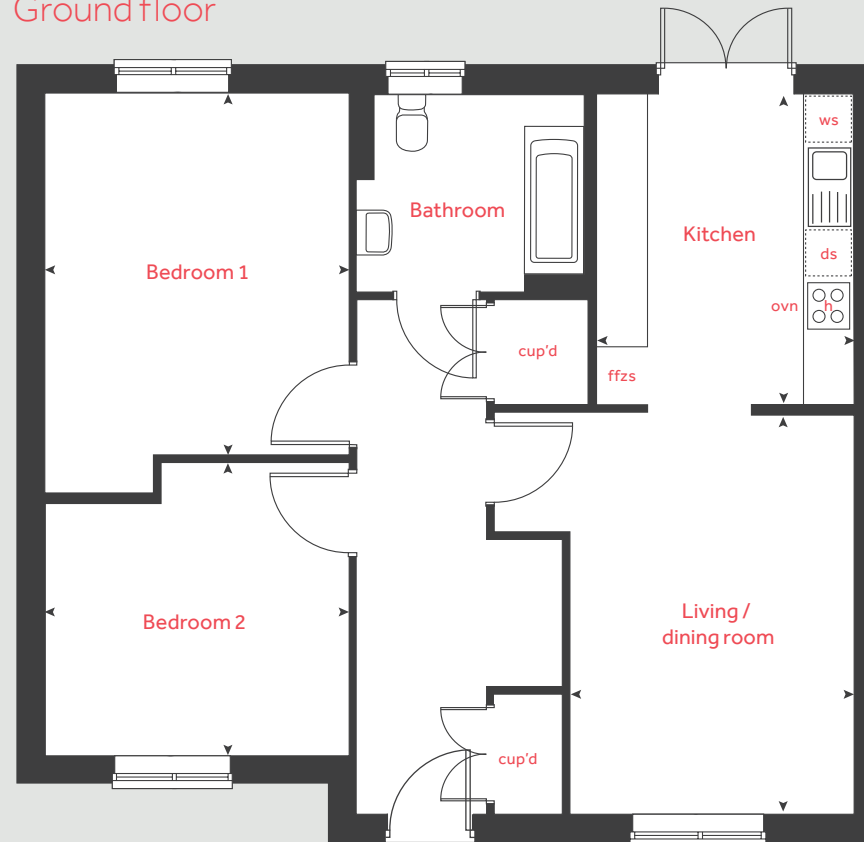
h	hob	ds	dishwasher space
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

The Holdenby | Western Gate Phase 2 |

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Ground floor



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Floor area: 75 sq.m | 815 sq.ft





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 canvas to make your own and allow your personality to shine.

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**.

A home designed with you in mind



We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.

Scan me
for directions



Western Gate
Sandy Lane, Harpole,
Northampton
NN74AP





Every care has been taken in the preparation of this brochure. Linden Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development.

Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes.

Vistry South Central Midlands region

Ingenuity House, 3rd Floor, Bickenhill Lane, Marston Green, Birmingham B37 7HQ. Telephone: 01675 437 000

Produced by the Vistry Design Studio.

CNORW DS16501 / 05.26

Linden
HOMES



Western Gate Northampton

Specification - Phase 2

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HOMES

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.

Kitchen

	2 bedroom The Holdenby The Harcourt		3 bedroom The Emmett The Mountford		4 bedroom The Aslin The Birkdale The Goodridge The Porttush The Lytham The Grainger The Knightley				5 bedroom The Ripley The Yewtree The Carnoustie		
Symphony range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl)with chrome mixer tap	■	■	■	■	■	■	■	■	■	■	■
Indesit hob (60cm) with built-in single oven, with stainless steel splashback and integrated silver hood	■	■	■	■							
Indesit hob (60 cm) with built-in single oven, with stainless steel splashback and 60cm stainless steel chimney hood					■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility or kitchen	■	■	■	■	■	■	■	■	■	■	■

Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo Arc sanitaryware suite	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom		■	■	■	■	■	■	■	■	■	■

Ideal Standard low profile shower tray with glass enclosure in en suite			■	■	■	■	■	■	■	■	■
Shower over the bath	■	■									
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■	■	■
Radiator in bathroom / en suite	■	■	■	■	■	■	■	■	■	■	■

Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■	■	■	
Double glazed bi-fold doors										■	■
White ladder style internal doors with chrome lever	■	■	■	■	■	■	■	■	■	■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■	■	■

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

Vistry South Central Midlands region

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