



# Hoarestone **LOCK**

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SEVENTEEN CHARACTERFUL NEW HOMES  
IN BUGBROOKE, NORTHAMPTONSHIRE



**BOWBRIDGE**  
HOMES



# WELCOME TO BUGBROOKE

## A historic community at England's heart

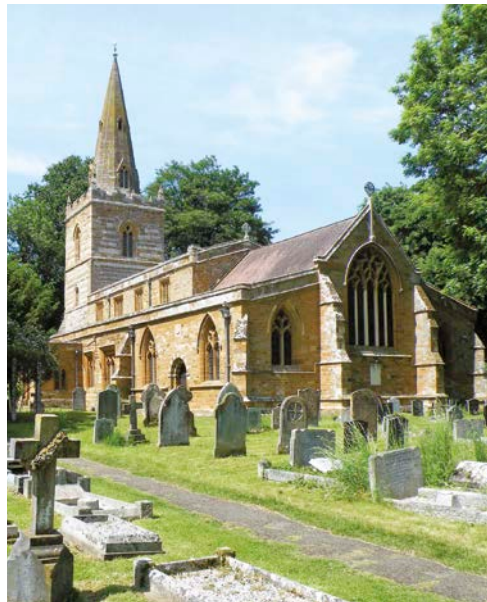
**THE MELLOW** ironstone buildings of historic Bugbrooke give this attractive village a characterful warmth. The village has a real sense of community, and sits in a semi-rural area just seven miles from Northampton. **Hoarestone Lock** is an exclusive new development in a quiet location on the edge of the village. The brick and honey-coloured stone used in the development reflects the mix of the village itself.

Hoarestone Brook meanders through the village, and flows under the Grand Union Canal, which offers the opportunity to walk or cycle the towpath and to discover the nearby waterside pubs.

As well as The Wharf, Bugbrooke has two other pubs and a good range of amenities including a medical centre, convenience store, local shops and a community centre. There are several active sports clubs, some of which are part of regional leagues.

The village caters for children up to and including secondary age in its pre-school, primary school and Campion Secondary School.

Northampton's Cultural Quarter includes the Royal & Derngate Theatre, Northampton Museum and Art Gallery and 78 Derngate, the only house by Charles Rennie Mackintosh in England. The market square dates from 1235 and there are varied weekday markets from Tuesday to Saturday.



St Michael's Church dates from the 13th Century.

Computer generated image shows (from left) Birkdale Cottage, Ferndown Cottage, Turnberry House and Sunningdale House.

The tranquillity of the Grand Union Canal's towpath walks makes it great for escaping on foot or by bike.





# Hoarestone Lock

## SITE LAYOUT

- 5 St Andrew's House**  
4 bedrooms, 2 ensuite, double garage
- 9 Birkdale Cottage**  
3 bedrooms, family bathroom, single garage
- 10 Ferndown Cottage**  
3 bedrooms, family bathroom, single garage
- 11 Turnberry House**  
4 bedrooms, 2 ensuite, double garage
- 12 Sunningdale House**  
4 bedrooms, 1 ensuite, single garage
- 13 Moortown House**  
4 bedrooms, 2 ensuite, double garage
- 14 Frilford House**  
4 bedrooms, 1 ensuite, double garage
- 15 Ashridge Cottage**  
3 bedrooms, family bathroom, single garage
- 16 Muirfield Cottage**  
3 bedrooms, family bathroom, single garage
- 17 Broadstone House**  
4 bedrooms, 1 ensuite, double garage

1-4 and 6-8 are Affordable Homes, sold separately



All properties have at least two parking spaces, which may include a garage. Surrounding features are indicative only.

## BOWBRIDGE HOMES

Building a better environment for the future

**Bowbridge Homes** only creates homes that we can be proud of ourselves. We build homes the way that we think they should be built and that people aspire to live in. You can be assured that each of our homes has been thoughtfully designed with a keen eye on the details that improve everyday life.

At **Hoarestone Lock** we have brought together traditional external designs and a palette of materials that blend seamlessly with the historic architectural heritage of Bugbrooke village, and internal layouts that are flexible and perfectly suited to the needs of the modern family.

Our aim is to ensure that you will be absolutely delighted with your new home – right from the moment you cross the threshold.



**CUSTOMER CARE** is at the very heart of your purchase with us. We know that buying a new home can be stressful, which is why our dedicated sales team will be with you throughout the journey. This doesn't end when we give you the keys to your beautiful new home: we provide a comprehensive handover and introduction to your new home and an ongoing Customer Care service that ensures peace of mind once you have settled in.

Each of our homes comes with a 10 year LABC New Homes Warranty and we also 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](http://www.consumercode.co.uk)



**BOWBRIDGE**  
HOMES

**CONSUMER**  
**CODE FOR**  
**HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

**warranty**  
**LABC**





# St. Andrew's HOUSE • PLOT 5

## INTERIOR DIMENSIONS

### GROUND FLOOR

Living room	5185 x 4130	17' 0" x 13' 6"
Kitchen/ Dining room	5815 x 5480	19' 1" x 18' 0"
Study	2625 x 2255	8' 7" x 7' 5"
Utility room	3500 x 2175	11' 6" x 7' 2"

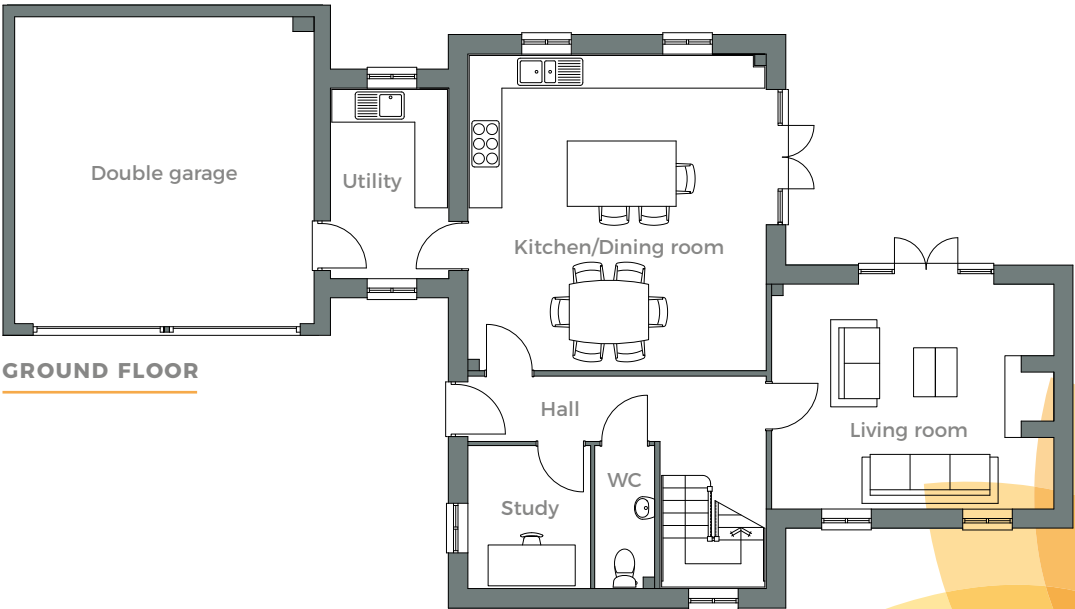
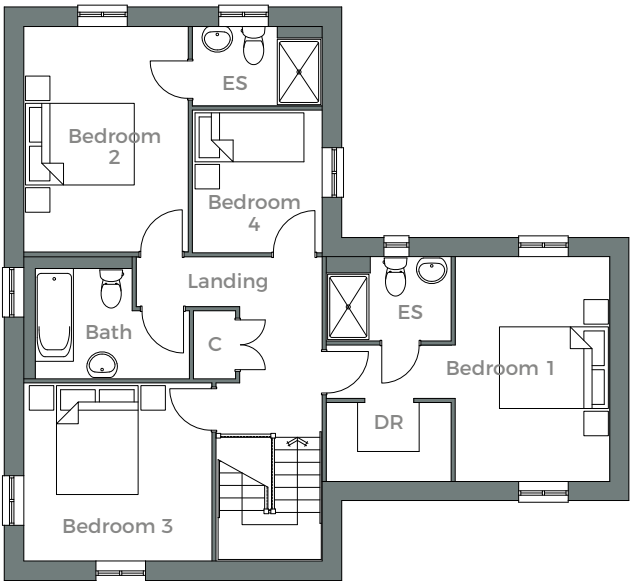
### FIRST FLOOR

Bedroom 1	5210 x 4130	17' 1" x 13' 6"
Bedroom 2	4140 x 3020	13' 7" x 9' 11"
Bedroom 3	3455 x 3270	11' 4" x 10' 9"
Bedroom 4	2620 x 2385	8' 7" x 7' 10"
Bathroom	3040 x 2240	10' 0" x 7' 4"

- C Cupboard
- ES Ensuite
- DR Dressing room
- WC Toilet

All measurements are approximate and are maximum dimensions.

### FIRST FLOOR







Birkdale  
COTTAGE • PLOT 9

Ferndown  
COTTAGE • PLOT 10

INTERIOR DIMENSIONS

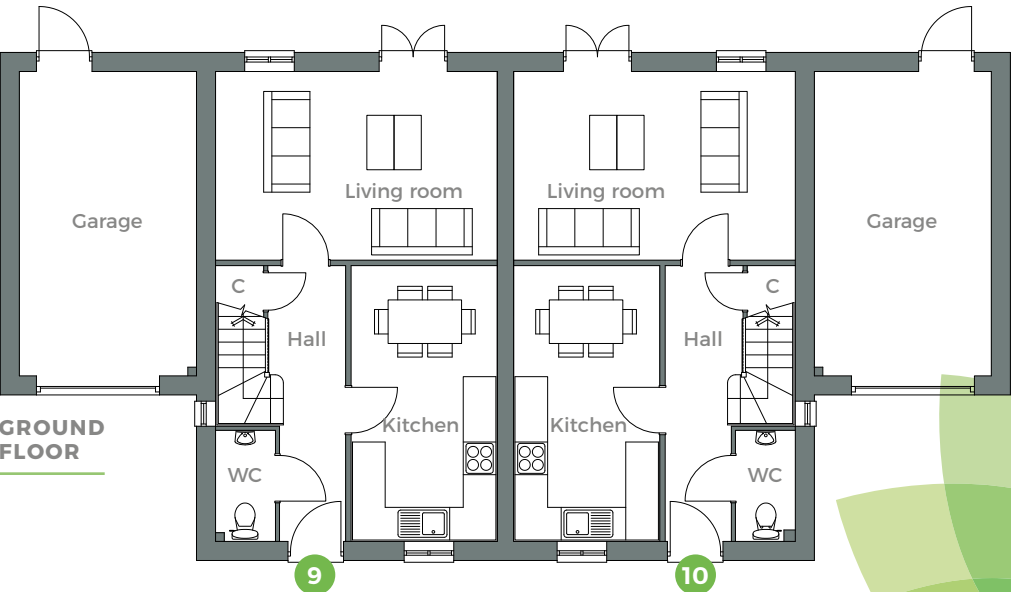
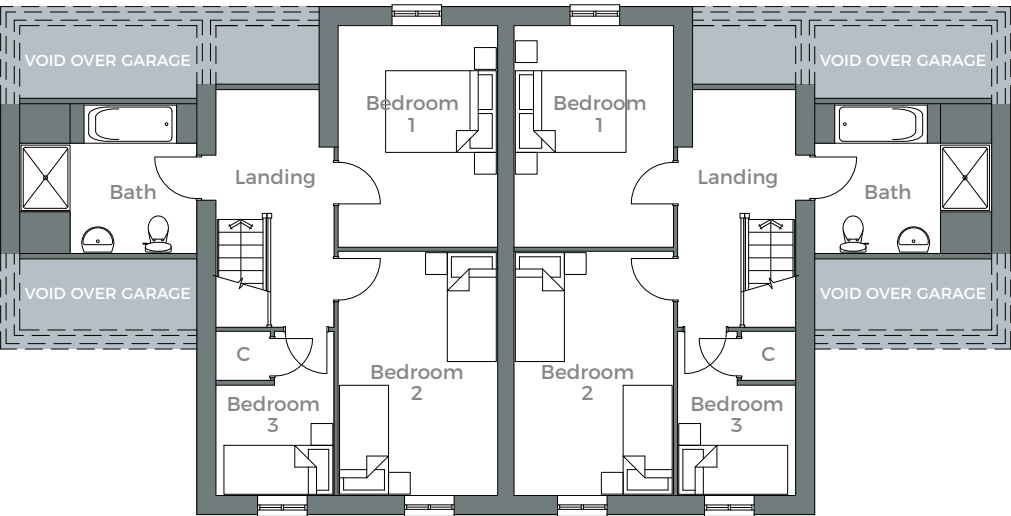
GROUND FLOOR

Living room	5175 x 3465	17' 0" x 11' 4"
Kitchen/ Dining room	5065 x 2685	16' 7" x 8' 10"

FIRST FLOOR

Bedroom 1	4070 x 2930	13' 2" x 9' 7"
Bedroom 2	4485 x 2930	14' 8" x 9' 7"
Bedroom 3	2170 x 2025	7' 1" x 6' 8"
Bathroom	3255 x 2750	10' 8" x 9' 0"

FIRST FLOOR



C Cupboard  
WC Toilet

All measurements are approximate and are maximum dimensions.



Turnberry  
HOUSE • PLOT 11

Moortown  
HOUSE • PLOT 13

INTERIOR DIMENSIONS

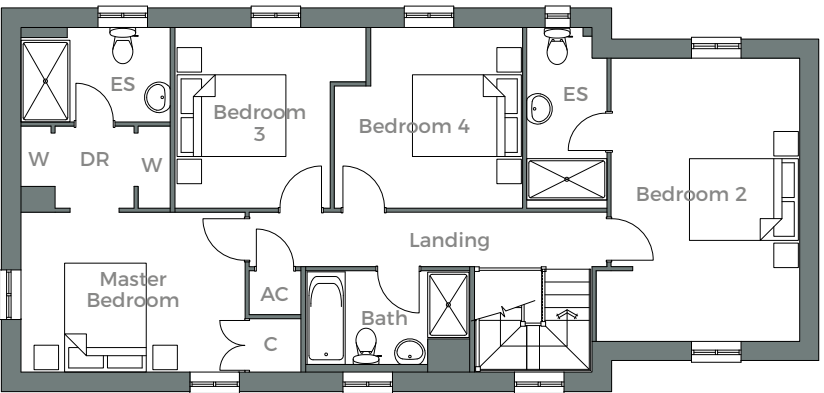
GROUND FLOOR

Living room	6330 x 6105	20' 9" x 20' 0"
Kitchen/ Dining room	8100 x 3670	26' 7" x 12' 0"
Utility room	2465 x 2010	8' 1" x 6' 7"

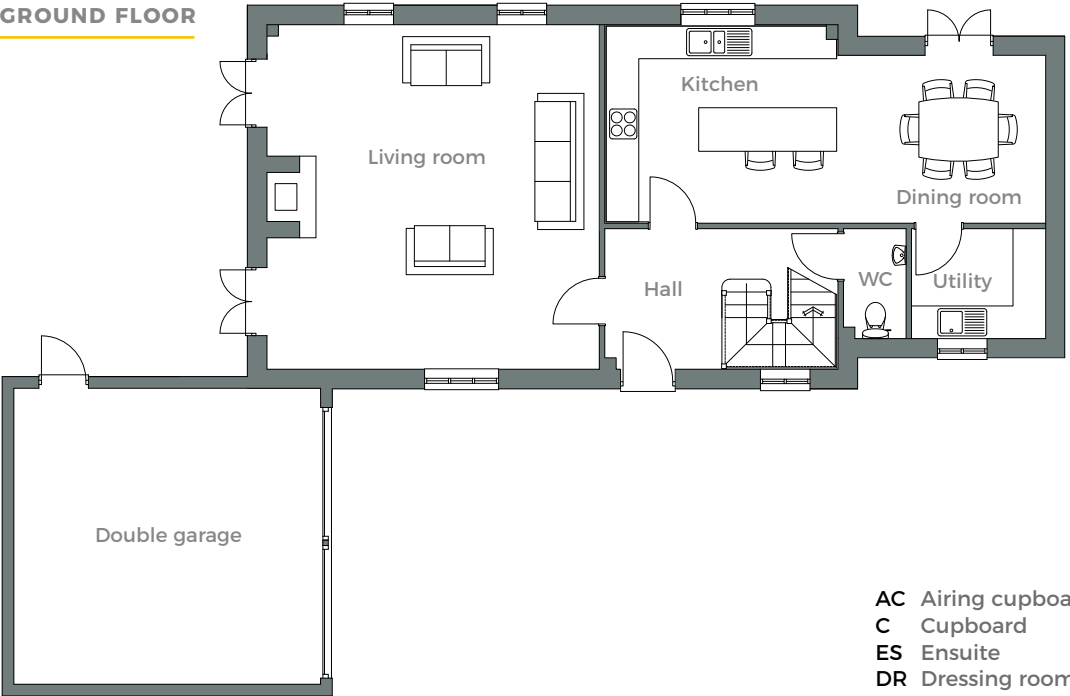
FIRST FLOOR

Bedroom 1	5140 x 2935	16' 10" x 9' 7"
Bedroom 2	5200 x 3320	17' 1" x 10' 11"
Bedroom 3	3505 x 3320	11' 6" x 10' 11"
Bedroom 4	3460 x 3320	11' 4" x 10' 11"
Bathroom	3010 x 1860	9' 10" x 6' 1"

FIRST FLOOR



GROUND FLOOR



- AC Airing cupboard
- C Cupboard
- ES Ensuite
- DR Dressing room
- W Wardrobe
- WC Toilet

Plans and main image show Turnberry House; Moortown house is identical in layout but is a mirror image. All measurements are approximate and are maximum dimensions.

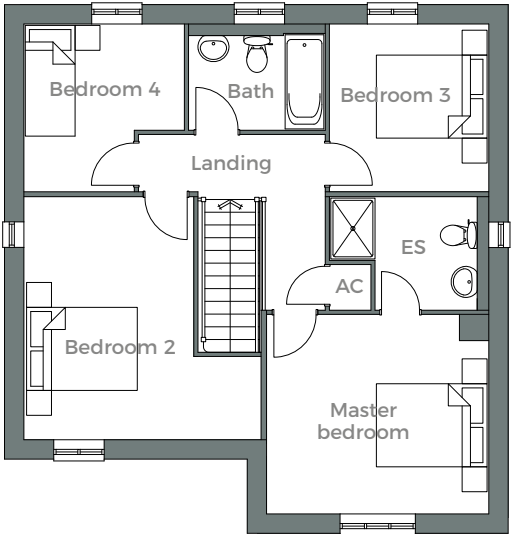






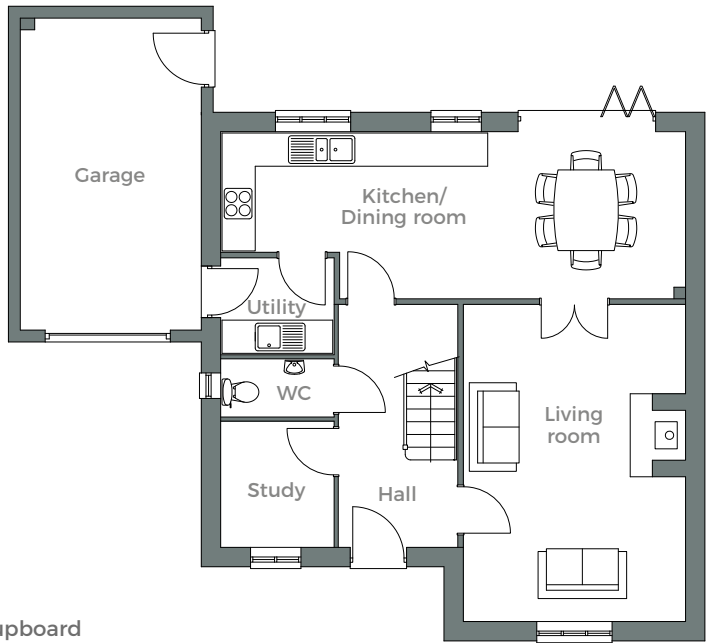
Sunningdale  
HOUSE • PLOT 12 • SINGLE GARAGE

Frilford  
HOUSE • PLOT 14 • DOUBLE GARAGE



FIRST FLOOR

GROUND FLOOR



INTERIOR DIMENSIONS

GROUND FLOOR

Living room	5730 x 4015	18' 9" x 13' 2"
Kitchen/Dining room	8400 x 3020	27' 7" x 9' 11"
Utility room	2050 x 1750	6' 9" x 5' 9"
Study	2280 x 2050	7' 6" x 6' 9"

FIRST FLOOR

Bedroom 1	4015 x 3605	13' 2" x 11' 10"
Bedroom 2	4285 x 4390	14' 1" x 14' 5"
Bedroom 3	2880 x 3030	9' 5" x 9' 11"
Bedroom 4	3030 x 2900	9' 11" x 9' 6"
Bathroom	2470 x 1920	8' 1" x 6' 3"

AC Airing cupboard  
ES Ensuite  
WC Toilet

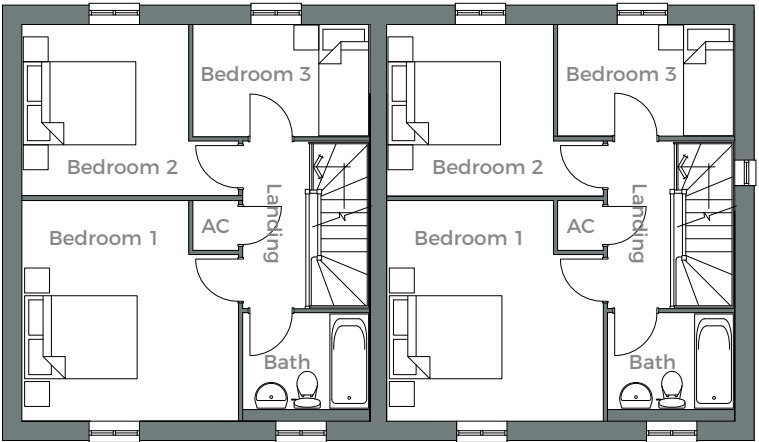
Plans and main image show Sunningdale House; Frilford House has a double garage. All measurements are approximate and are maximum dimensions.





Ashridge  
COTTAGE • PLOT 15

Muirfield  
COTTAGE • PLOT 16



FIRST FLOOR

INTERIOR DIMENSIONS

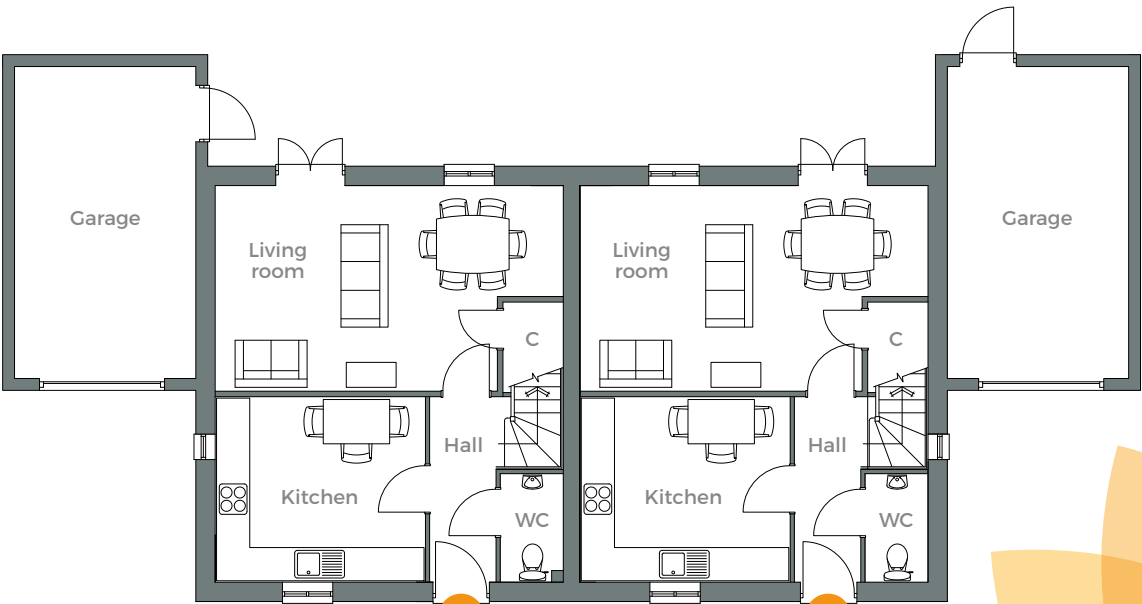
GROUND FLOOR

Living/ Dining room	6290 x 3175	20' 8" x 10' 5"
Kitchen	3800 x 3350	12' 6" x 11' 0"

FIRST FLOOR

Bedroom 1	3985 x 3915	13' 1" x 12' 10"
Bedroom 2	3915 x 3090	12' 10" x 10' 2"
Bedroom 3	3200 x 2030	10' 6" x 6' 8"
Bathroom	2300 x 1960	7' 6" x 6' 5"

AC Airing cupboard  
C Cupboard  
WC Toilet



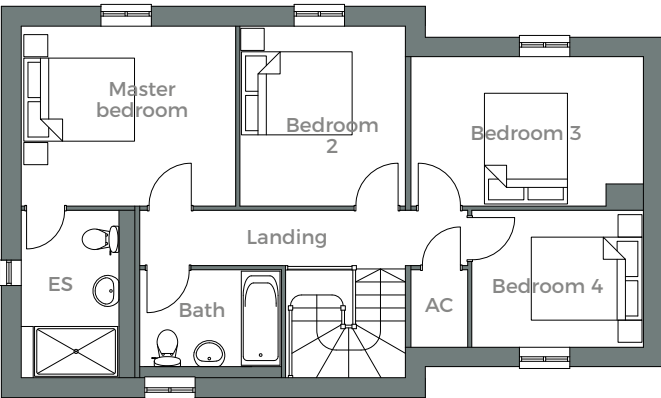
GROUND FLOOR

All measurements are approximate and are maximum dimensions. Muirfield Cottage (Plot 16) is shown above on the left; Ashridge Cottage (Plot 15), is shown on the right.



# Broadstone HOUSE • PLOT 17

FIRST FLOOR



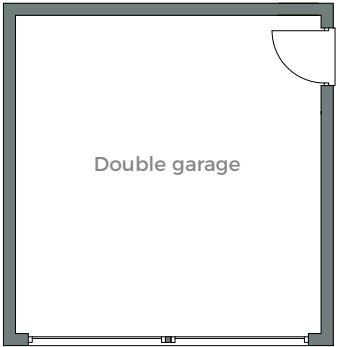
INTERIOR DIMENSIONS

GROUND FLOOR

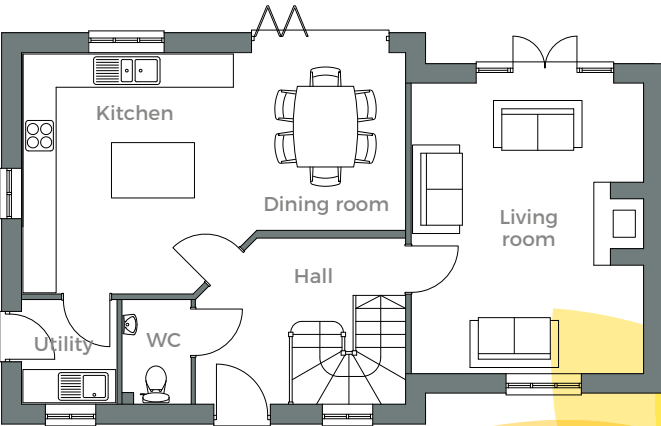
Living room	5250 x 4200	17' 3" x 13' 9"
Kitchen/Dining room	6940 x 4360	22' 9" x 14' 4"
Utility	1890 x 1725	6' 2" x 5' 10"

FIRST FLOOR

Bedroom 1	3875 x 3250	12' 8" x 10' 8"
Bedroom 2	3250 x 2990	10' 8" x 9' 10"
Bedroom 3	4200 x 2700	13' 9" x 8' 10"
Bedroom 4	3100 x 2475	10' 2" x 8' 1"
Bathroom	2560 x 1950	8' 5" x 6' 5"



GROUND FLOOR



AC Airing cupboard  
ES Ensuite  
WC Toilet

All measurements are maximum dimensions.



SPECIFICATIONS What's included when you buy with us

KITCHENS

Contemporary choice of fitted units and worktops \*\*  
Fully integrated appliances, AEG or similar, to include:  
Single electric oven to 3 bedroom homes  
Double electric oven to 4 bedroom homes  
Gas Hob  
Stainless steel cooker hood  
Fully integrated fridge / freezer and dishwasher  
Moduleo flooring \*\*

UTILITY where applicable

Plumbing and electrics for a washing machine and tumble dryer  
Moduleo flooring \*\*

BATHROOMS, EN-SUITES & CLOAKROOM

Stylish Roca sanitaryware with designer chrome taps  
Dual flush concealed wcs \*  
Drench head shower heads \*  
Shower over bath with glazed shower screen \*  
Large format tiling to specified wall areas \*\*  
Moduleo flooring \*\*  
Chrome heated towel rail

MEDIA & ELECTRICAL

TV points fitted in the living room and master bedroom  
Media plate fitted in the living room  
Low energy lighting throughout, with recessed LED downlights in kitchen and bathrooms  
Ample power points in each property  
USB plug sockets fitted in the kitchen and master bedroom

WINDOWS & DOORS

High quality front doors and timber double glazed windows with energy efficient, low emissivity glass  
Windows and doors painted in a mix of heritage colours and with 10 year manufacturer's guarantee  
Bi-fold doors (selected plots only)

HEATING & HOT WATER

High efficiency gas central heating system with dual thermostat for greater control

INTERNAL FINISHES

Contemporary, painted internal doors with brushed stainless steel ironmongery  
Stylish staircase with oak handrail  
Fitted wardrobes in master bedroom

EXTERNAL FINISHES

Natural ironstone construction\* with natural slate roof  
Landscaped and turfed front gardens; turfed rear gardens with patio area  
External tap, power point and lighting  
Driveways in Tegula paving  
Pre-wiring for electric car charging point

SAFETY & SECURITY

Burglar alarm  
Mains supply smoke alarms  
Multipoint locking system to external doors

PEACE OF MIND

10 year LABC New Homes Warranty  
We subscribe to the Consumer Code for Homebuilders

\* Where applicable  
\*\* Choice available dependent on stage of build



**Please Note** These particulars have been prepared for prospective purchasers, for guidance only. They are not part of an offer or contract. Some descriptions are inevitably subjective, and information is given in good faith, but it should not be relied upon as statements or representations of fact. All measurements must be treated as approximate. Computer generated images are indicative only and may not represent exactly the final appearance of the scheme. The developer reserves the right to alter and amend the information given in this brochure if necessary. Building sites can be dangerous. The agents are happy to meet prospective purchasers on site to discuss requirements with them. However, when visiting, please take sensible precautions and do not allow children to wander round the site unaccompanied.  
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LOCATION Finding Hoarestone Lock



HOARESTONE LOCK

off Peace Hill  
Bugbrooke  
Northamptonshire **NN7 3RD**

CONNECTIONS

M1 Junction 16	3 miles	8 min
Northampton station & centre	7 miles	20 min
Milton Keynes station & centre	18 miles	30 min
Birmingham International airport	43 miles	60 min
East Midlands airport	50 miles	52 min
Silverstone circuit	11 miles	15 min
Towcester	6 miles	11 min
London Euston	TIME FROM NORTHAMPTON	55 min
Birmingham New Street	TIME FROM NORTHAMPTON	61 min



Viewings at HOARESTONE LOCK

If you have any questions or would like to visit the site, please contact Carter Jonas, our sole Selling Agents.

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