



MEADOW VIEW

STANION

ASPECTS HOMES

A BETTER ASPECT OF HOME BUILDING

Welcome from Aspects Homes

At Aspects Homes we are incredibly proud of the homes we build and strive for excellence in all aspects of our developments.

Aspects Homes is a family run housebuilder of over 20 years, with traditional values and a passion for creating the perfect homes. We pride ourselves on developing individual, high quality homes to an exceptional standard, in the most desirable, hand-picked locations across the Midlands, based on our expert knowledge of the area.

Every Aspects home is personal to us, as well as to our customers. We specialise in small-scale projects of impeccable quality, selecting every scheme individually, ensuring every Aspects Homes development is different. Using carefully sourced materials, expert craftsmanship and the latest build methods to ensure the highest quality of build and individuality of each property, we create homes that suit the local area as well as the needs of purchasers. The designer homes that we build not only look beautiful, but have superior build quality and stunning features throughout.

Our exclusive developments are stylish and distinctive, with a range of thoughtfully designed homes combining modern living with traditional design, encompassing practical living spaces, contemporary design and the highest specification. We pride ourselves on our attention to detail and the unique characteristics of our properties. We offer a choice of specifications to ensure a property tailored to meet your personal requirements, creating your perfect, lifetime home. Forging long lasting relationships with our customers is key to our success and we are committed to our home buyers, providing the utmost level of service and ongoing customer care, throughout your journey.

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TRANQUIL VILLAGE LIVING AT ITS FINEST

The village of Stanion is a tranquil setting, in the beautiful rolling Northamptonshire countryside, with picturesque views and fantastic transport links. Enjoy the best of countryside living, while having the benefit of local amenities within close proximity

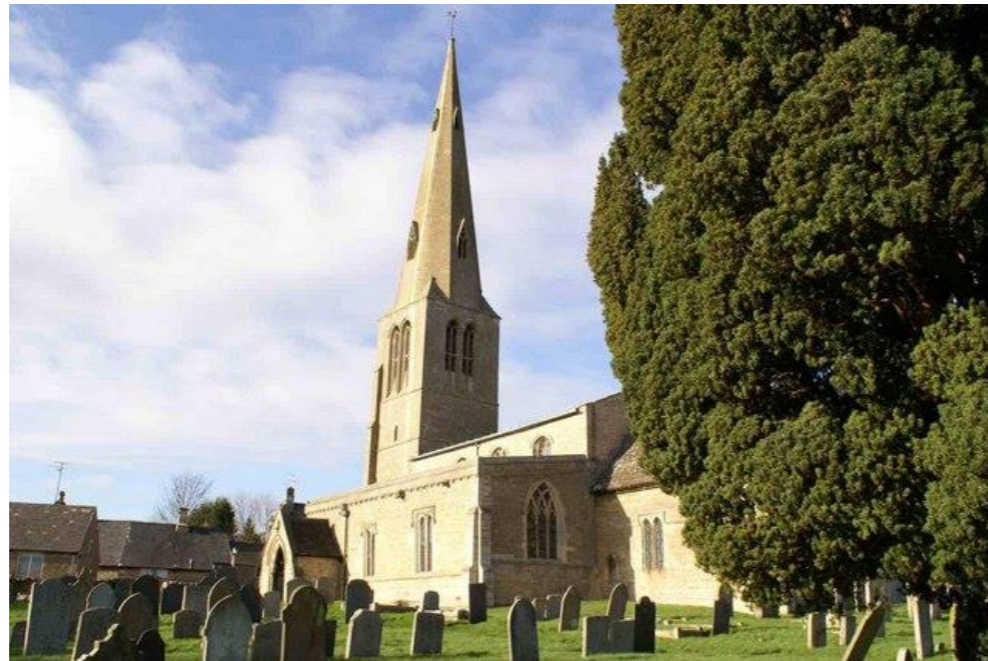
Meadow View is a collection of individually designed properties, privately positioned on the edge of the village of Stanion, with unrestricted countryside views.

This small development of eleven luxury detached homes includes detached three bedroom bungalows and houses, all with substantial landscaped gardens and garaging.

Every home is designed with the local area in mind, featuring Northamptonshire stone and oak detailing, incorporating traditional design with modern living.

Approximate distances from Meadow View

- Corby - 2 miles
- Kettering - 7 miles
- Wellingborough - 15 miles
- Market Harborough - 15 miles
- Northampton - 25 miles
- Leicester - 28 miles
- Milton Keynes - 39 miles
- Cambridge - 45 miles
- Birmingham - 60 miles
- London - 102 miles
- Nottingham Airport - 48 miles
- East Mids Airport - 52 miles
- Birmingham Airport - 54 miles
- Corby Train Station - 7 miles
- Kettering Train Station - 7 miles



The village of Stanion boasts a cosy local pub, the fantastic Church of St Peter and a Village Hall at the heart of the community, which hosts numerous local events and weekly activities, as well as village bowls and football clubs.

Local schools are exceptional, with the well-regarded Stanion C of E Aided Primary School in the village (OFSTED-rated 'Good') and Sharnbrook Academy ('Good') and Wrenn Academy ('Good') less than 10 miles away. Independent schools in the area include Spratton Hall School, Kimbolton School, Wellingborough School and Oakham School, all within 30 miles.

This peaceful village is not far from local amenities, being only 2 miles outside Corby, 7 miles from Kettering, 15 miles from Market Harborough and 25 miles from Northampton.

From all of these locations you can catch a train to London (Euston or St Pancras International), in under an hour.

Major road links including the A6, A43, A14, M1 and M6 are within easy reach, allowing quick access to central business areas.



THE SITE PLAN

Open lawned area, planting and generously spaced homes greet you as you enter Meadow View, a stylish collection of just 11 unique luxury homes. Each one is individually designed with traditional detailing such as Northamptonshire stone elevations, cottage style front doors and lead dormer windows. With generous landscaped gardens and unobstructed countryside views, Meadow View is a serene, peaceful, private development.

- Plot 1: The Dartmoor
- Plot 2: The Dartmoor
- Plot 3: The Donnington
- Plot 4: The Donnington
- Plot 5: The Donnington
- Plot 6: The Donnington
- Plot 7: The Donnington
- Plot 8: The Dartmoor



THE DARTMOOR

Plots 1, 3 and 8: A detached three-bedroom bungalow with single garage

The Dartmoor house type is a rare find. A detached luxury bungalow of over 1,000 square foot, with a detached garage, private block paved driveway and generous landscaped gardens to the front and rear. Set in secluded spots on the development and surrounded by beautiful Northamptonshire countryside, these contemporary homes tick all the boxes with traditional features including Northamptonshire stone detailing and cottage style front door.

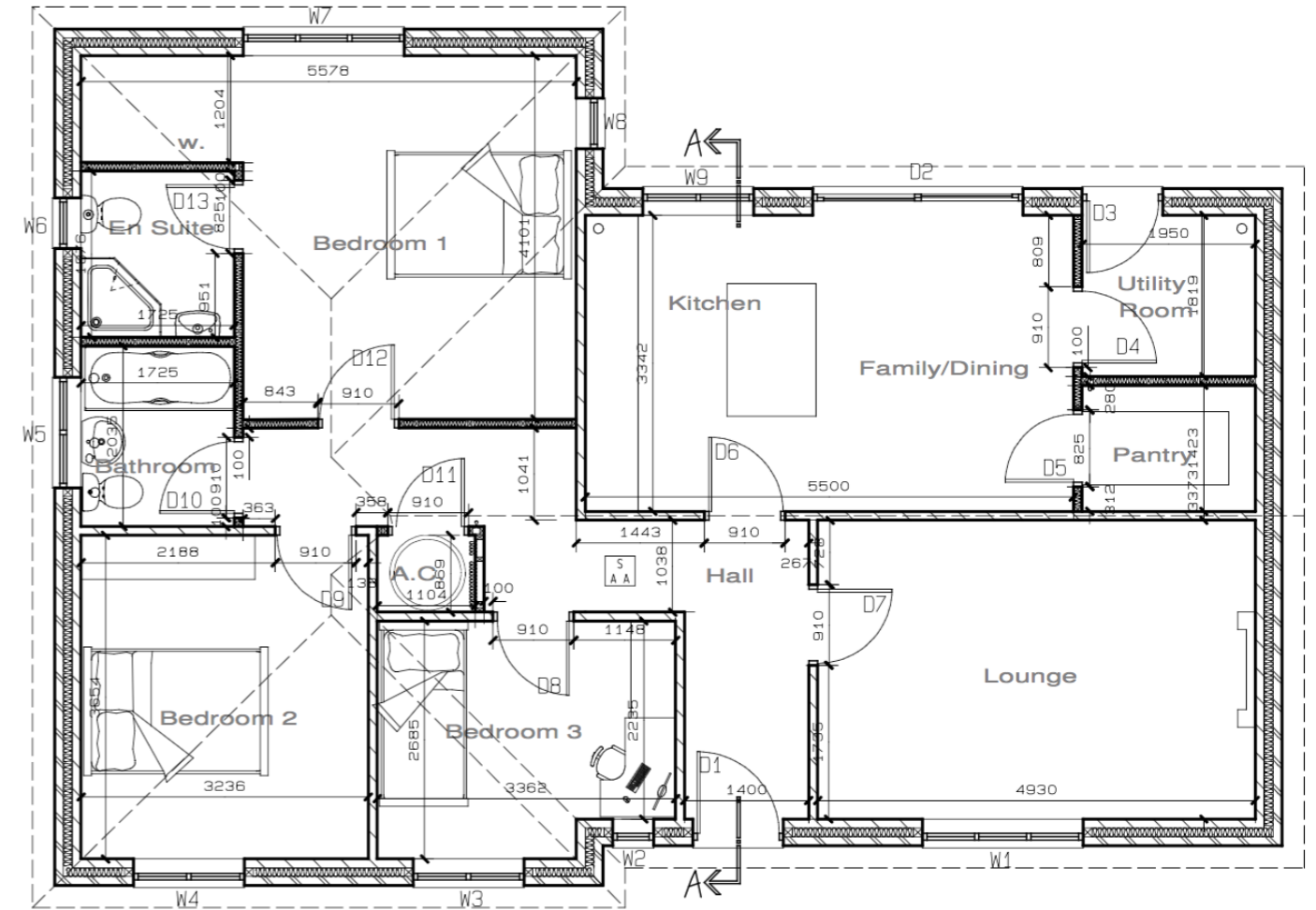
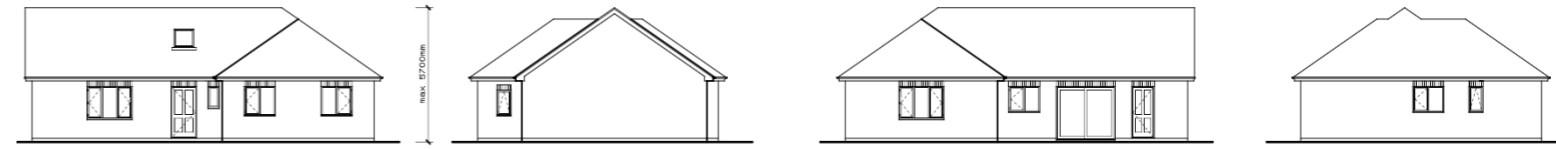
A spacious hallway welcomes you as you step into the property. This space leads you through to the stunning open plan kitchen / dining / family area with utility and pantry off, which is filled with light thanks to the generous sized floor to ceiling sliding glass doors, extending out onto the patio area and extensive, private south westerly facing garden. The large kitchen island with its

high-end integrated appliances and hand selected quartz worktop is the centerpiece of this large room, creating the perfect focal point and entertaining space. Also leading off the hallway, is the attractive lounge to the front of the property. This well-proportioned room with good sized windows, creates a light, airy space to unwind and relax.

The ground floor also offers the superb master bedroom with good size wardrobe area, as well as a stylish tiled en-suite bathroom with a chrome heated towel rail and high-end fittings. There are a further two decent size bedrooms, W/C and a generous tiled family bathroom, with vanity unit and chrome heated towel rail.

The Dartmoor has zoned underfloor heating throughout, external PIR lighting and a hardwired security system.

Floor plan



Ground floor approximate dimensions

Room	Meters
Lounge	3.3 x 4.8
Kitchen / diner	5.4 x 3.3
Bathroom	1.7 x 2.0
En-suite	1.7 x 1.8
Bedroom 1	4.0 x 5.4
Bedroom 2	3.1 x 3.5
Bedroom 3	3.2 x 2.6



THE DONNINGTON

Plots 3, 4, 5, 6 and 7: A detached three-bedroom dormer style home with single garage

The Donnington encompasses modern open plan living to create the perfect entertaining space within a well proportioned, individual home. Set on large plots with detached garage, private block paved driveway and over 1,380 square foot of living space, The Donnington has spectacular countryside views to the rear, as well as generous landscaped gardens to the front and rear. Traditional external features include Northamptonshire stone detailing, lead dormer windows and cottage style front door.

As you step inside this beautiful home, you are greeted by a light-filled hallway, leading to a stunning open plan kitchen / diner / living area. The kitchen is the focal point of this huge room, perfect for casual and formal dining with its large island, hand selected quartz worktops and high-end appliances, creating the perfect heart of the home.

Large glass sliding doors to the rear allow you to open up this space onto the patio area and sunny landscaped gardens.

Also off the hallway is a large separate lounge to the front of the house, creating a wonderful private space to relax.

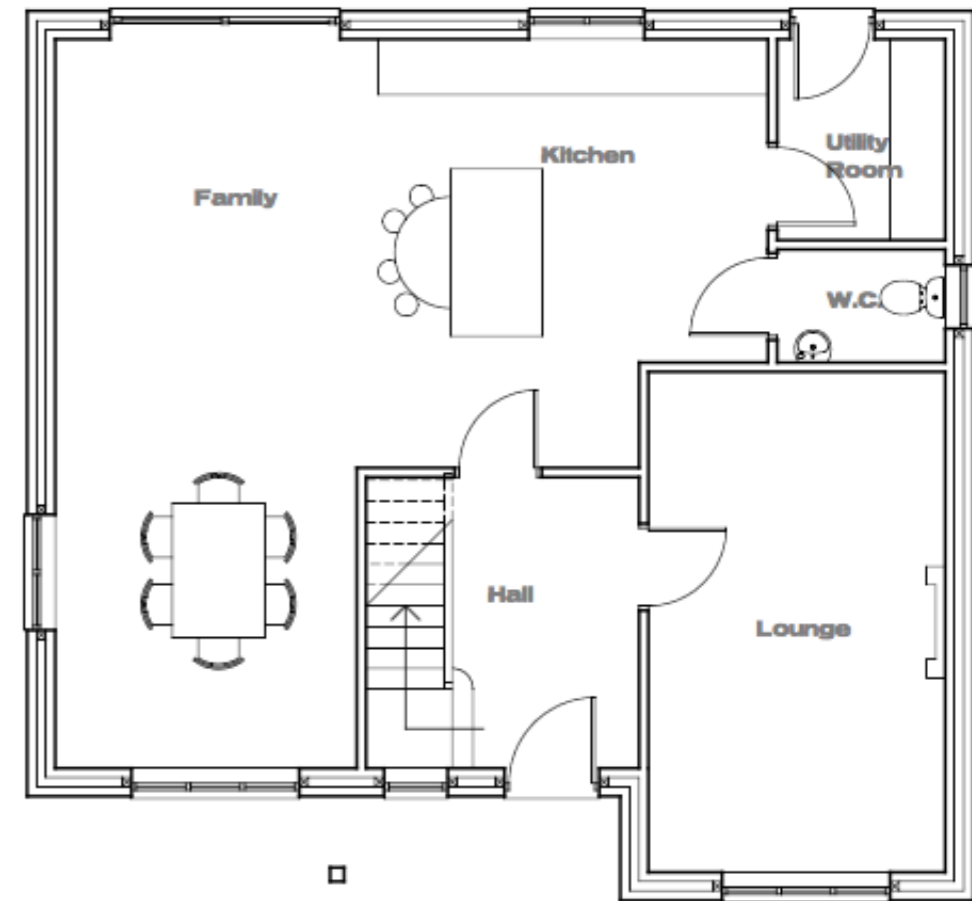
To the first floor there is a wonderful master bedroom, with feature ceilings, stunning views and modern tiled en-suite, including a large shower, chrome heated towel rail and high-end fittings. There are a further two generous size bedrooms, spacious tiled family bathroom, with separate bath and shower, vanity unit and chrome heated towel rail.

The Donnington has zoned underfloor heating to the ground floor, external PIR lighting and a hard wired security system.

Ground floor plan

Ground floor approximate dimensions

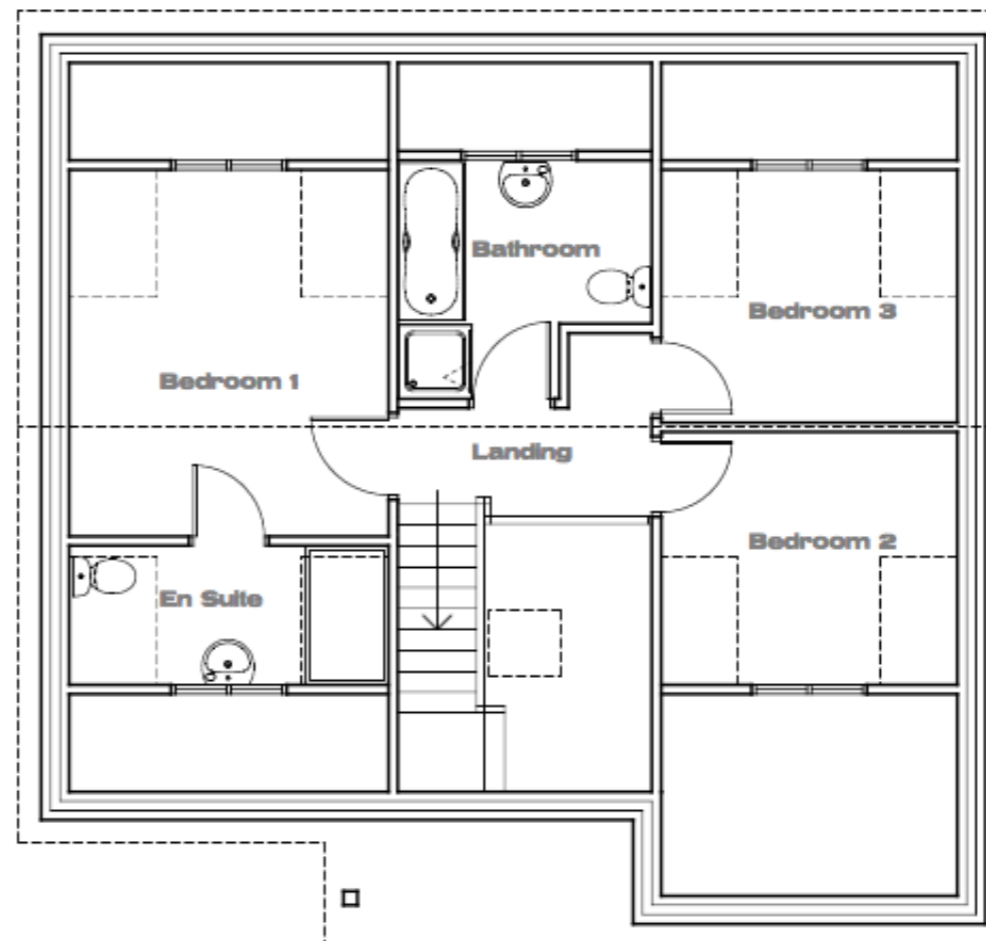
Room	Meters
Lounge	3.2 x 5.3
Kitchen / diner	7.5 x 8.4
W/C	1.2 x 1.8
Utility	1.8 x 2.1
Hall	2.8 x 3.1

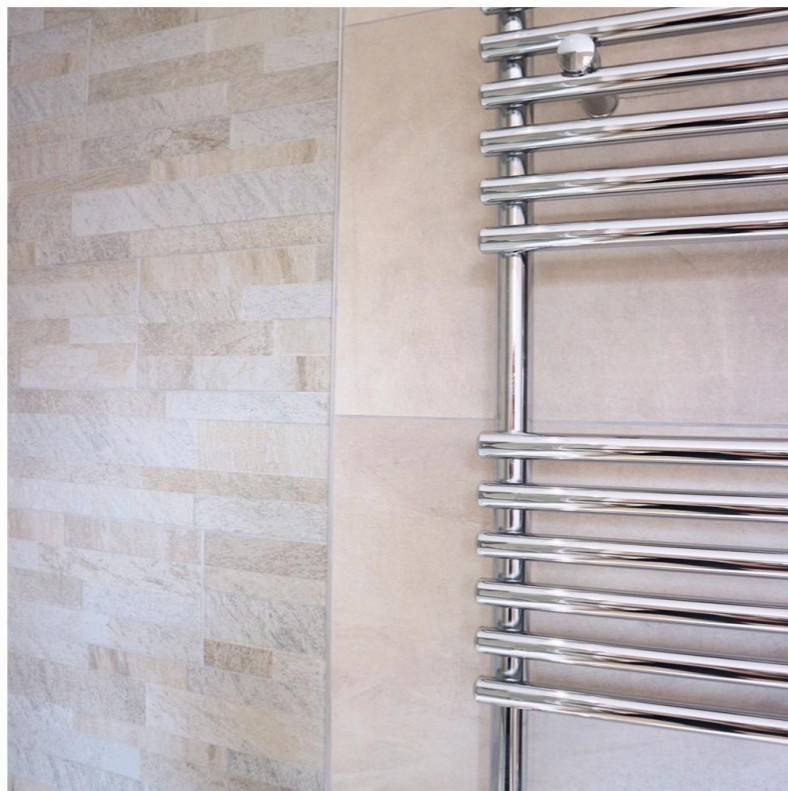


First floor plan

First floor approximate dimensions

Room	Meters
Bathroom	3.9 x 2.8
En-suite	3.2 x 2.6
Bedroom 1	3.2 x 4.0
Bedroom 2	3.2 x 2.6
Bedroom 3	3.2 x 2.8





THE SPECIFICATION

As standard at Aspects Homes we specify top-of-the-range appliances, fittings and materials and won't settle for anything but the best. All are chosen taking account to traditional features and heritage of the local area – incorporated into our homes with a modern, stylish twist.

To help you make your new house a home, we offer you the opportunity to personalise your specification. With a wide choice of kitchen furniture, tiling, work surfaces and decoration, to name a few*

Kitchen

- High quality fitted units*
- Silestone quartz work surfaces and upstand*
- Appliances by AEG:
 - Induction hob and extractor
 - Integrated double oven
 - Integrated fridge freezer
 - Integrated dishwasher
- Kitchen island with quartz bar overhang*

Utility

- Porcelain floor tiles*
- Silestone quartz work surfaces and upstands*
- Plumbing and electrics for a washing machine and tumble dryer – integrated available at request*

Bathrooms, en-suites and cloakroom

- Instinct white sanitary ware throughout
- Vanity units to master bathrooms and cloakrooms where applicable
- Hansgrohe chrome fittings throughout
- Porcelain tiling to floors and specified wall areas*
- Bath to bathroom
- Double head showers to bathroom and en-suite where applicable

Heating and hot water

- Air Source central heating system
- Fully programmable underfloor heating to the ground floor
- Thermostatically controlled radiators upstairs (two storey homes only)

Media and electrical

- TV points to lounge, living area, master bedroom and bedroom 2*
- Telephone points
- Recessed LED downlights to kitchen, utility, hallway, landing and bathrooms*
- Pendant lighting to lounge, landing and bedrooms*
- Chrome sockets and switches to kitchen area*

Windows and doors

- High-quality composite double glazed windows and doors
- Glass sliding doors linking the kitchen/family room to the garden
- Single garage with electric sectional doors

Flooring

- Porcelain floor tiles to cloakroom, bathroom and en-suite*
- Feature sink splash back to W/C
- Porcelain half wall tiles to bathroom and en-suite with wet area full feature wall*
- Porcelain floor tiles to kitchen / dining / family area*

Internal joinery

- Solid oak internal doors with brushed stainless steel ironmongery
- Stylish staircases with white balustrading, oak handrails and oak newels

Security

- Security alarms
- Smoke alarms
- Carbon Monoxide detectors
- Window locks to non-escape windows
- Multi-point locking system to all external doors

External

- Landscaped and turfed front gardens with rear gardens laid to lawn
- Patio and paths
- Block paving to driveways and parking areas)
- 6ft close board fencing with side access gate to garden
- Automatic external front and rear PIR lighting
- Outside tap
- Lighting and power to garage

Quality Assured

- 10-year Warranty provided by Premier Guarantee
- We subscribe to the Consumer Code for Homebuilders

* Choice available dependent on the stage of build



QUALITY ASSURED

We are a registered housebuilder with Premier Guarantee, LABC and NHBC 10-year warranty providers and 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

THE SMALL PRINT

- All measurements must be treated as approximate and for general guidance only
- Please note that furniture, including wardrobes, is not supplied by the developer as standard and any representation of furniture and kitchen layout on the plans is indicative only
- Photographs and computer generated images are used for illustrative purposes only and are used to convey the style of an Aspects Homes property. These may not represent the exact final appearance of the scheme
- Elevations and individual features such as windows, doors, building materials, and soft landscaping may vary
- The Site Plan is intended for illustrative purposes only, construction and landscaping details can change during the development course. Trees and planting shown are indicative and actual numbers and positions may vary
- Exact property boundaries may vary from the Site Plan
- Customers may alter the specification of * items if homes are purchased off plan / within the time limit set by the developer, dependant of stage of build – please get in contact for further information on personalising your specification
- The developer reserves the right to alter and amend the information given in the brochure at any time during the construction process



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For more information or to arrange an appointment to view Meadow View,
please call our sales team on: 08452 636687 or email becky@aspects-gb.com