

OVERSTONE GATE

OVERSTONE FARM, OVERSTONE, NORTHAMPTON, NORTHAMPTONSHIRE NN6 0AB



A COLLECTION OF 2, 3 AND 4 BEDROOM HOMES



AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars^ by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.



THE CONSUMER CODE

The Consumer Code for Home Builders (“the Code”), which came into effect in April 2010, applies to all home builders registered with the UK’s main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>



BARRATT AT OVERSTONE GATE - PHASE 1

OVERSTONE FARM, OVERSTONE, NORTHAMPTON, NORTHAMPTONSHIRE NN6 0AB

-  **The Richmond**
2 bedroom home
-  **The Maidstone**
3 bedroom home
-  **The Derwent**
3 bedroom home
-  **The Ennerdale**
3 bedroom home
-  **The Norbury**
3 bedroom home
-  **The Ripon**
4 bedroom home
-  **The Woodcote**
4 bedroom home
-  **The Hesketh**
4 bedroom home
-  **The Radleigh**
4 bedroom home
-  **The Alnmouth**
4 bedroom home
-  **Affordable Housing**
-  **Show Homes**
-  **Marketing Suite**
-  **Bin Store**
-  **Visitors Parking Space**



barratthomes.co.uk



Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Barratt at Overstone Gate is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. SP423780

BARRATT AT OVERSTONE GATE - PHASE 2

STRATFORD DRIVE, OVERSTONE, NORTHAMPTONSHIRE, NN6 0RW

- **Kenley**
2 bedroom home
- **The Norbury**
3 bedroom home
- **Denby**
3 bedroom home
- **Maidstone**
3 bedroom home
- **Lutterworth**
3 bedroom home
- **Moresby**
3 bedroom home
- **Chester**
4 bedroom home
- **The Woodcroft**
4 bedroom home
- **The Hesketh**
4 bedroom home
- **The Radleigh**
4 bedroom home
- **The Alnmouth**
4 bedroom home
- **Affordable Housing Rented**
- **Affordable Housing Shared Ownership**
- BS **Bin Store** CS **Cycle Store**
- V **Visitors' Parking Space**
- BCP **Bin Collection Point**
- S/S **Sub Station**



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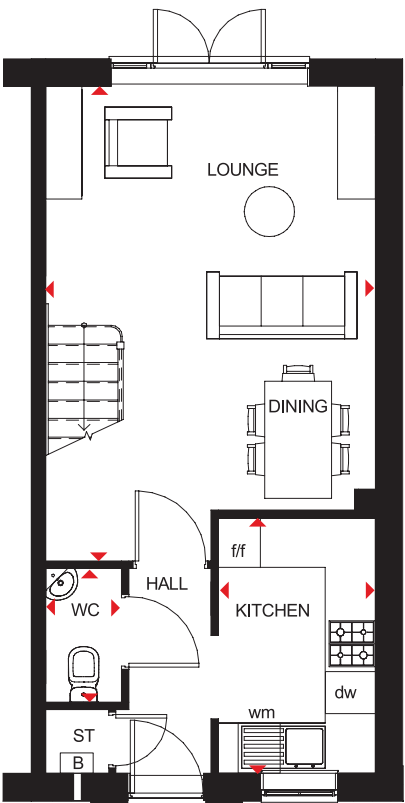
BDW001557/AUG22

RICHMOND

2 BEDROOM TERRACED HOME



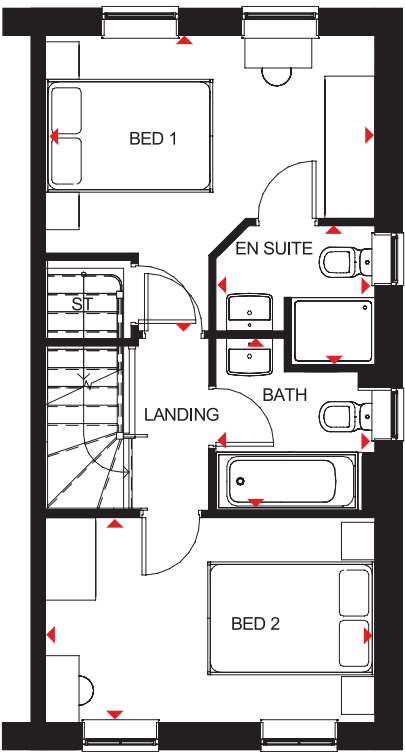
- Natural light floods through oversized windows in this two bedroom terraced home
- A spacious open-plan lounge and dining area and a fully fitted kitchen create a great place for modern living
- On the first floor are two double bedrooms, the main bedroom with en suite, and a family bathroom



Ground Floor

Lounge/Dining	5681 x 3943mm	18'8" x 12'11"
Kitchen	3063 x 1880mm	10'1" x 6'2"
WC	1600 x 904mm	5'3" x 3'0"

(Approximate dimensions)



First Floor

Bedroom 1	3534 x 3943mm	11'7" x 12'11"
En Suite	1660 x 1901mm	5'5" x 6'3"
Bedroom 2	3943 x 2452mm	12'11" x 8'1"
Bathroom	2059 x 1901mm	6'9" x 6'3"

(Approximate dimensions)

* Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

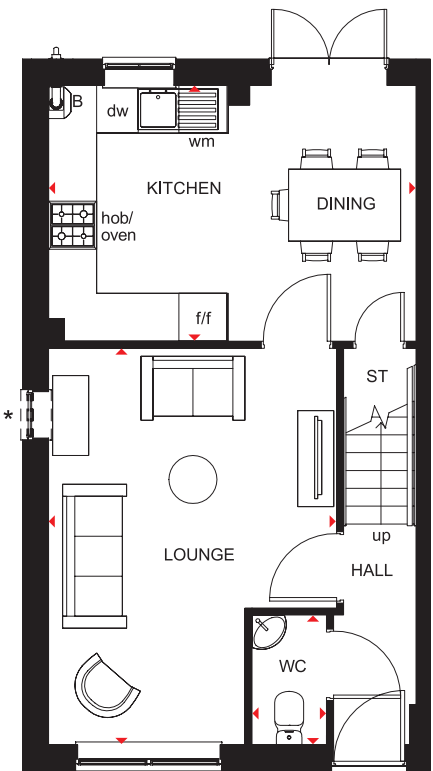
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

MAIDSTONE

3 BEDROOM TERRACED HOME



- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and family bathroom

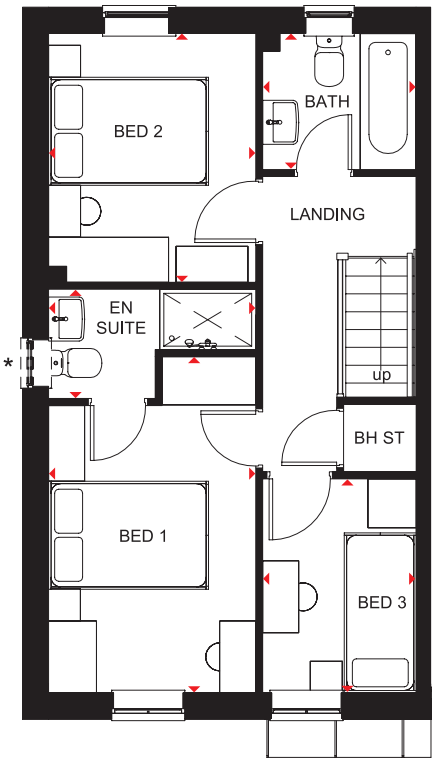


Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

(Approximate dimensions)

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

(Approximate dimensions)

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

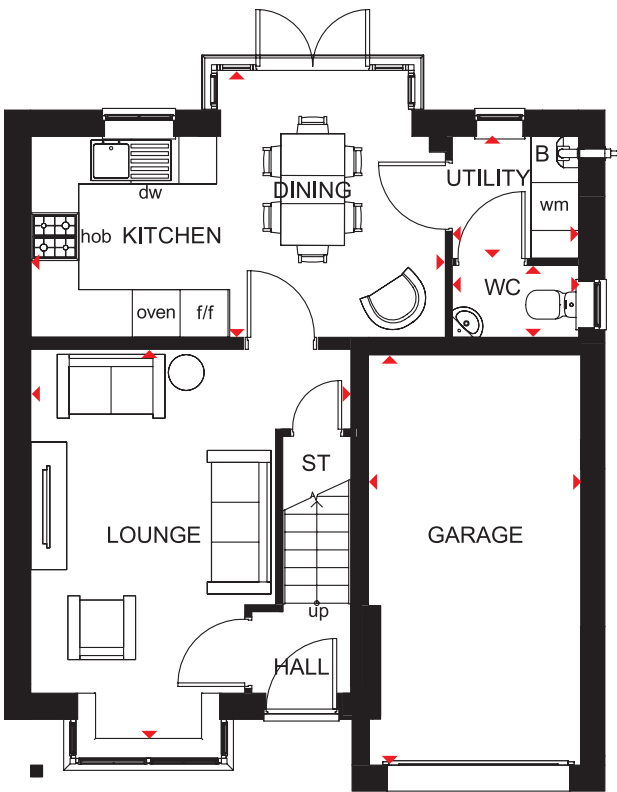
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

DERWENT

3 BEDROOM DETACHED HOME



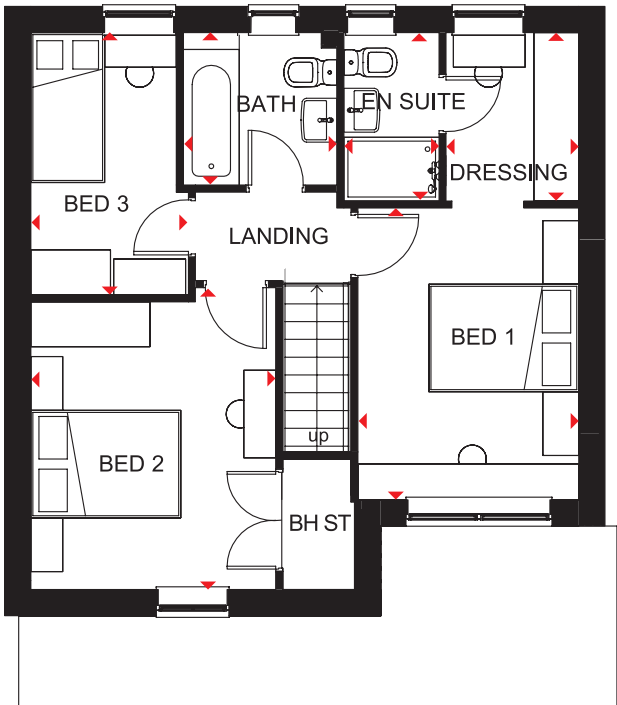
- A three bedroom home with open-plan kitchen and dining area with full-height glazed bay leading to the rear garden
- Lounge and utility room are also located on the ground floor
- On the first floor is the main bedroom with dressing area and en suite shower room, a further double bedroom, a single bedroom and family bathroom
- This home also comes with an integral garage



Ground Floor

Lounge	4903 x 4015mm	16'1" x 13'2"
Kitchen/Dining	5201 x 3349mm	17'1" x 11'0"
Utility	1585 x 1533mm	5'2" x 5'0"
WC	1585 x 903mm	5'2" x 3'0"
Garage	5142 x 2663mm	16'10" x 8'9"

(Approximate dimensions)



First Floor

Bedroom 1	3660 x 2770mm	12'0" x 9'1"
En Suite	2113 x 1193mm	6'11" x 3'11"
Dressing Area	2113 x 1666mm	6'11" x 5'6"
Bedroom 2	3787 x 3072mm	12'5" x 10'1"
Bedroom 3	3289 x 1977mm	10'9" x 6'6"
Bathroom	1925 x 1913mm	6'4" x 6'3"

(Approximate dimensions)

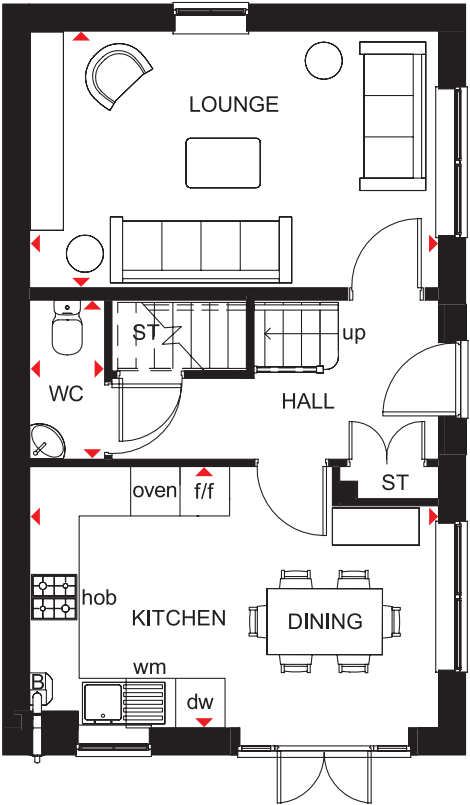
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	BH ST	Bulkhead Store		
	wm	Washing machine space	dw	Dishwasher space		

ENNERDALE

3 BEDROOM DETACHED HOME



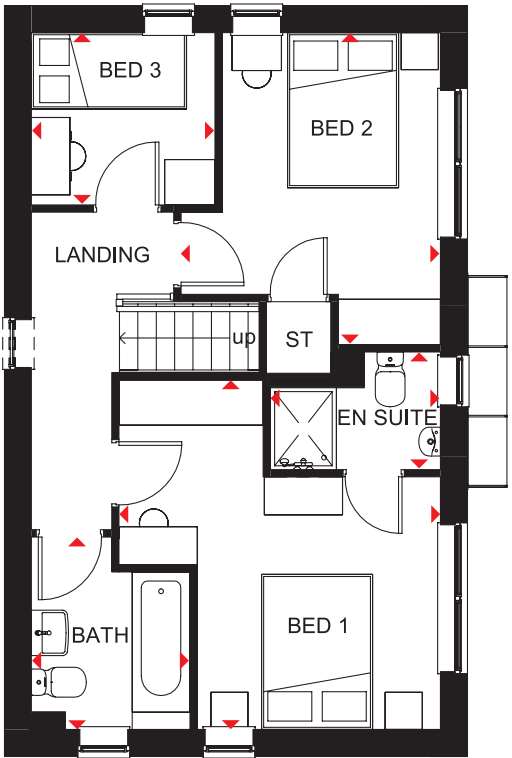
- Light flows into this attractive three bedroom detached home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

(Approximate dimensions)



First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

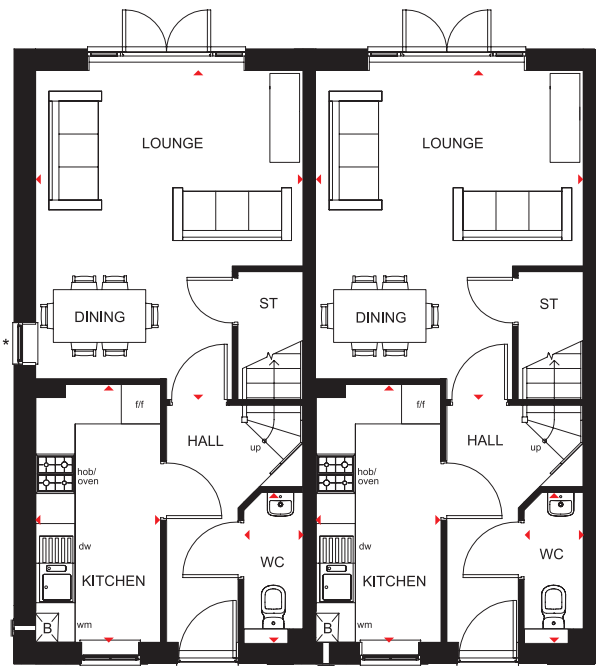
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

NORBURY

3 BEDROOM TERRACED HOME



- Bright and spacious family home, designed over three floors
- Open-plan lounge with dining area leading to the rear garden through French doors
- Front-aspect, stylish fitted kitchen
- Two double bedrooms and a family bathroom on the first floor
- Large main bedroom with en suite and dressing area takes up the entire top floor



Ground Floor

Lounge/Dining	4056 x 4991mm	13'4" x 16'4"
Kitchen	3910 x 1900mm	12'10" x 6'3"
WC	897 x 2272mm	2'11" x 7'5"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

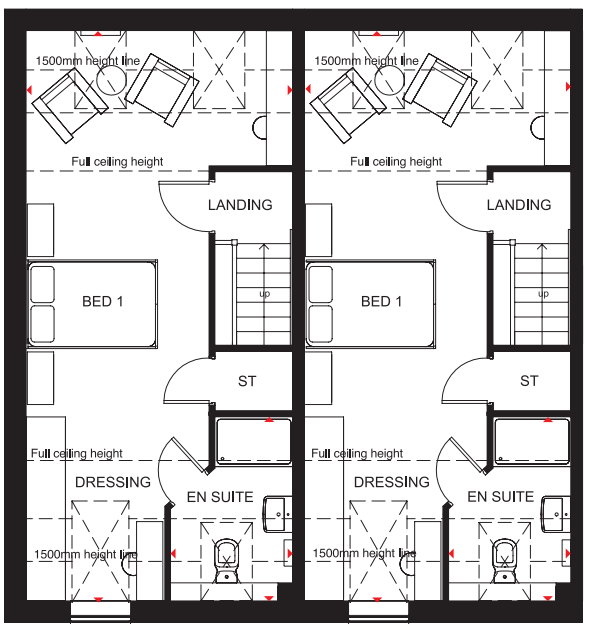


First Floor

Bedroom 2	2965 x 4056mm	9'9" x 13'4"
Bedroom 3	3386 x 4056mm	11'1" x 13'4"
Bathroom	2146 x 1698mm	7'0" x 5'7"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



Second Floor

Bedroom 1/ Dressing Area	4056 x 8673mm	13'4" x 28'5"
En Suite	1858 x 2799mm	6'1" x 9'2"

[Approximate dimensions]

KEY

B	Boiler
ST	Store
wm	Washing machine space

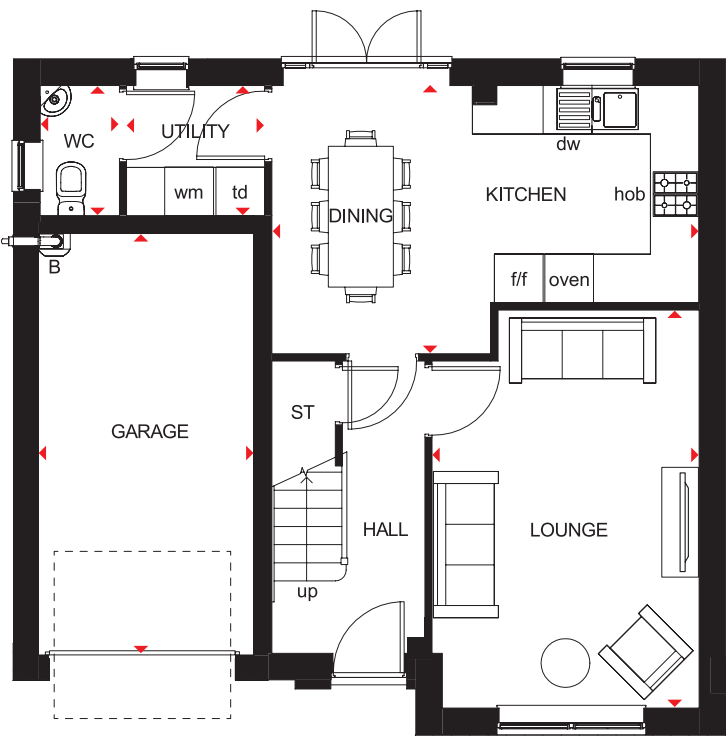
f/f	Fridge/freezer space
dw	Dishwasher space
◀▶	Dimension location

RIPON

4 BEDROOM DETACHED HOME



- Bright and spacious four bedroom family home with oversized windows allowing light to flow through
- As well as a generous lounge, the open-plan kitchen with dining area provides room for all the family to enjoy. There is also a separate utility
- Upstairs are four double bedrooms, main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	4898 x 3287mm	16'1" x 10'9"
Kitchen/Dining	5259 x 3151mm	17'3" x 10'4"
Utility	1700 x 1602mm	5'7" x 5'3"
WC	976 x 1602mm	3'2" x 5'3"
Garage	5189 x 2657mm	17'0" x 8'9"

(Approximate dimensions)



First Floor

Bedroom 1	4196 x 4068mm	13'9" x 13'4"
En Suite	2011 x 1661mm	6'7" x 5'5"
Bedroom 2	3174 x 3504mm	10'5" x 11'6"
Bedroom 3	2764 x 3774mm	9'1" x 12'5"
Bedroom 4	2888 x 3123mm	9'6" x 10'3"
Bathroom	2046 x 1899mm	6'9" x 6'3"

(Approximate dimensions)

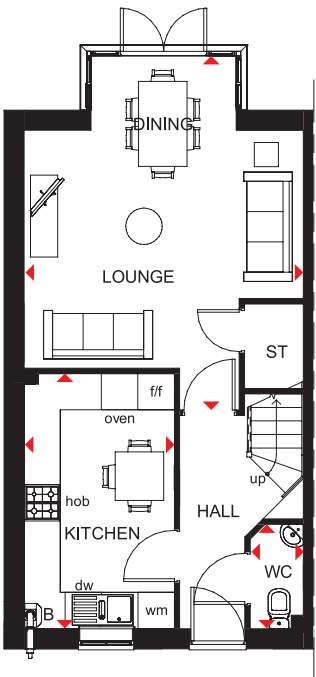
KEY	B	Boiler	f/f	Fridge/freezer space	◀ ▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

WOODCOTE

4 BEDROOM TERRACED HOME



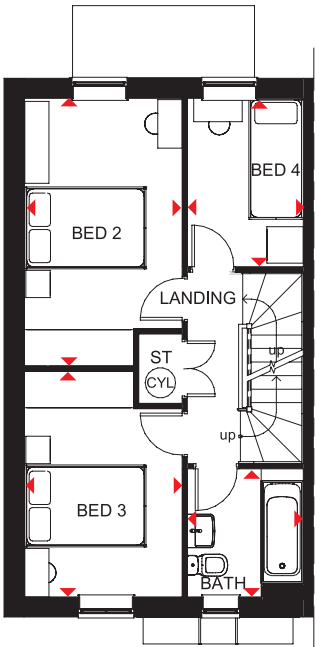
- Spacious home, perfectly designed over three floors for modern living
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Two double bedrooms, a single bedroom and bathroom are on the first floor
- Exceptionally spacious main bedroom with en suite and dressing area takes up the entire second floor



Ground Floor

Lounge/Dining	5845 x 4608mm	19'2" x 15'1"
Kitchen	4211 x 2481mm	13'10" x 8'2"
WC	1726 x 878mm	5'8" x 2'11"

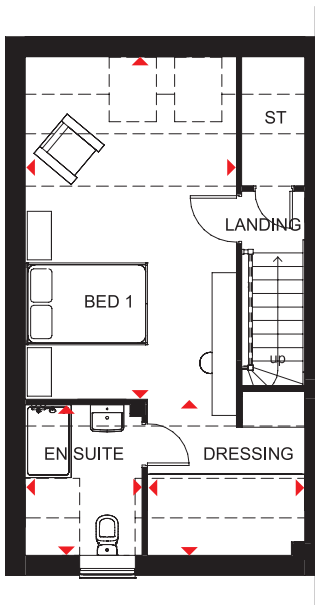
(Approximate dimensions)



First Floor

Bedroom 2	4414 x 2608mm	14'6" x 8'7"
Bedroom 3	3722 x 2608mm	12'3" x 8'7"
Bedroom 4	2779 x 1912mm	9'1" x 6'3"
Bathroom	2112 x 1912mm	6'11" x 6'3"

(Approximate dimensions)



Second Floor

Bedroom 1	5650 x 3482mm	18'6" x 11'5"
En Suite	1926 x 2486mm	6'4" x 8'2"
Dressing Area	2594 x 2574mm	8'6" x 8'5"

(Approximate dimensions)

*Overall floor dimension includes lower ceiling areas.

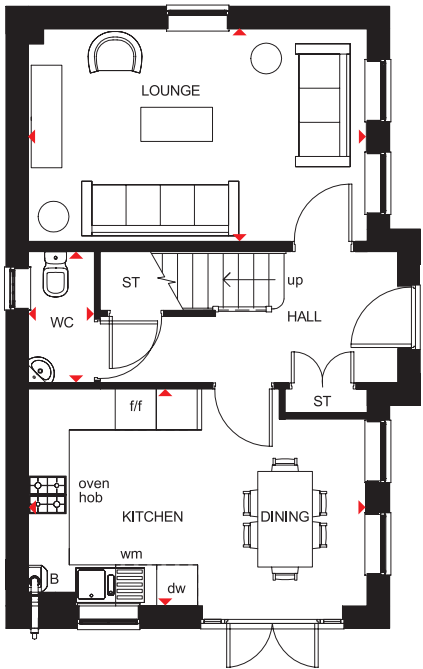
KEY	B	Boiler	wm	Washing machine space	◀ ▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

HESKETH

4 BEDROOM DETACHED HOME



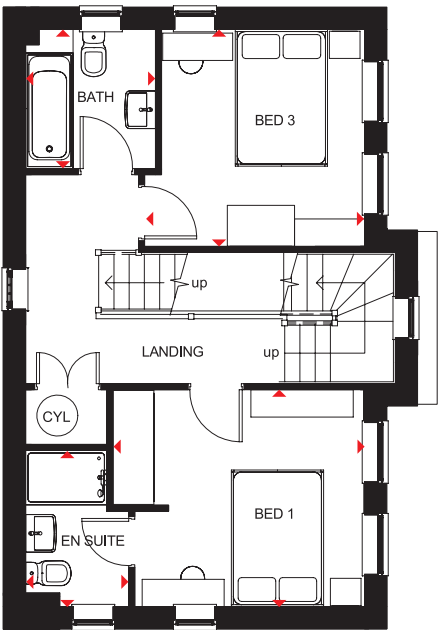
- A spacious family home designed over three floors
- Bright, open-plan fitted kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two double bedrooms, the main bedroom with en suite, and the family bathroom
- Two further double bedrooms and a shower room are on the second floor



Ground Floor

Lounge	4963 x 3113mm	16'3" x 10'3"
Kitchen/Dining	4963 x 3175mm	16'3" x 10'5"
WC	1923 x 925mm	6'4" x 3'0"

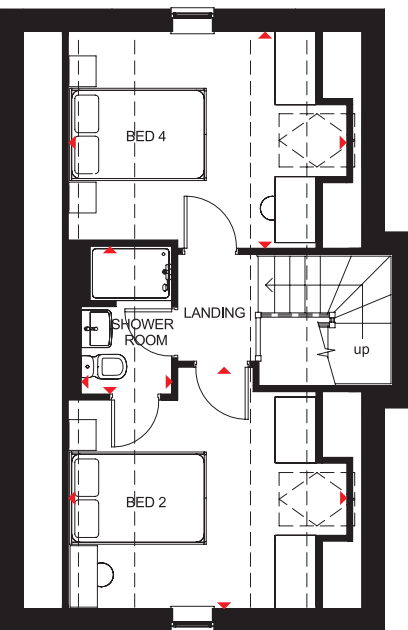
[Approximate dimensions]
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3684 x 3175mm	12'1" x 10'5"
En suite	2287 x 1511mm	7'6" x 4'11"
Bedroom 3	3220 x 3175mm	10'7" x 10'5"
Bathroom	2038 x 1903mm	6'8" x 6'3"

[Approximate dimensions]
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



Second Floor

Bedroom 2	4076 x 3532mm*	13'4" x 11'7"*
Bedroom 4	4076 x 3175mm*	13'4" x 10'5"*
Shower Room	2168 x 1323mm	7'1" x 4'4"

[Approximate dimensions]
* Overall floor dimension includes lower ceiling areas.

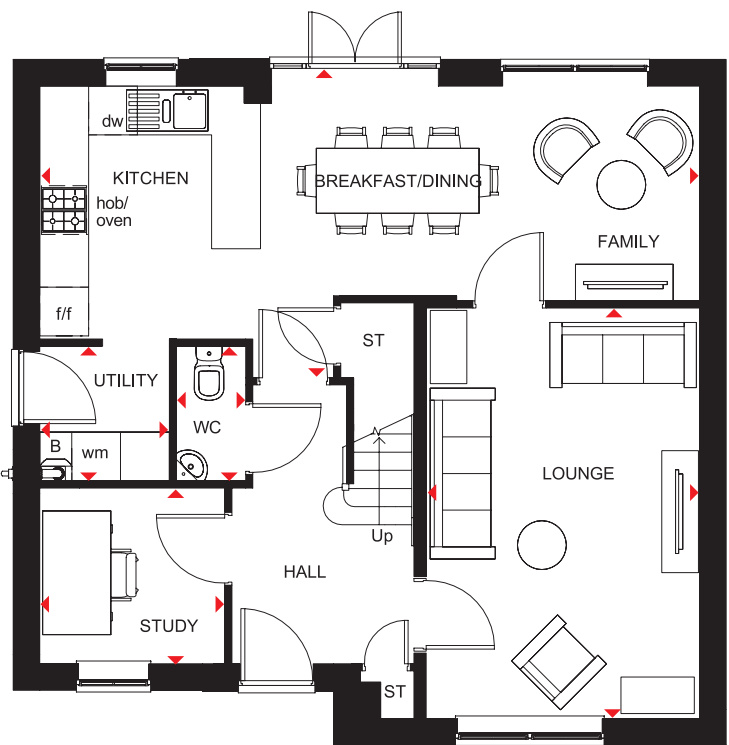
KEY	B	Boiler	wm	Washing machine space	◀ ▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

RADLEIGH

4 BEDROOM DETACHED HOME



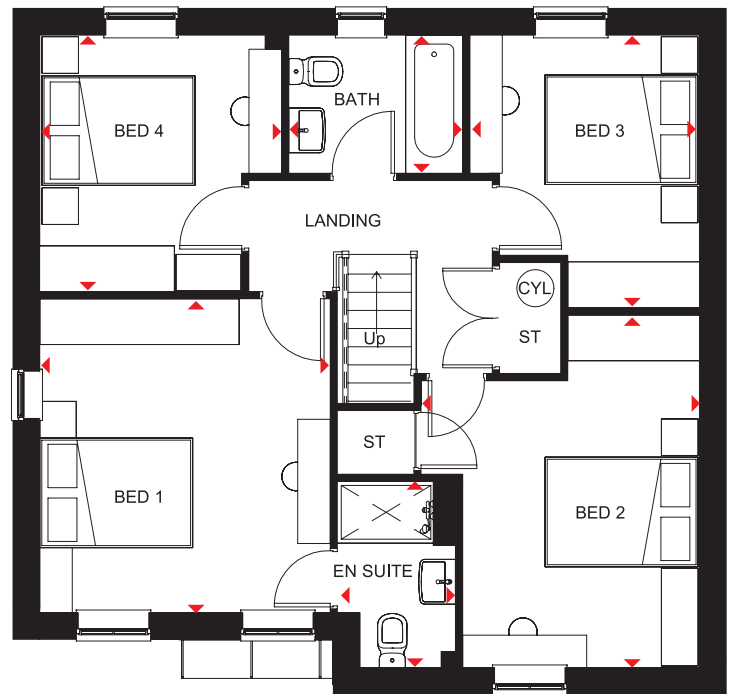
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

(Approximate dimensions)

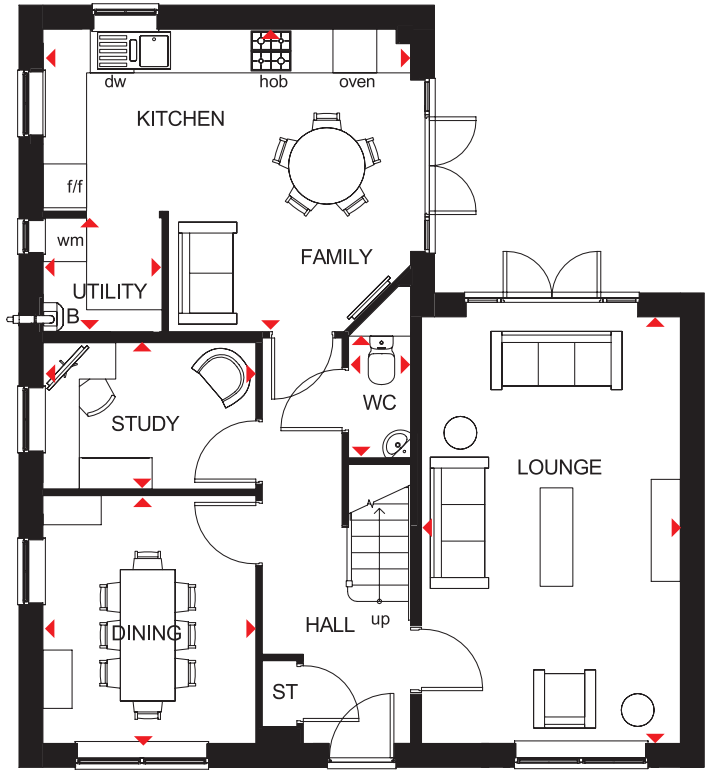
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

ALNMOUTH

4 BEDROOM DETACHED HOME



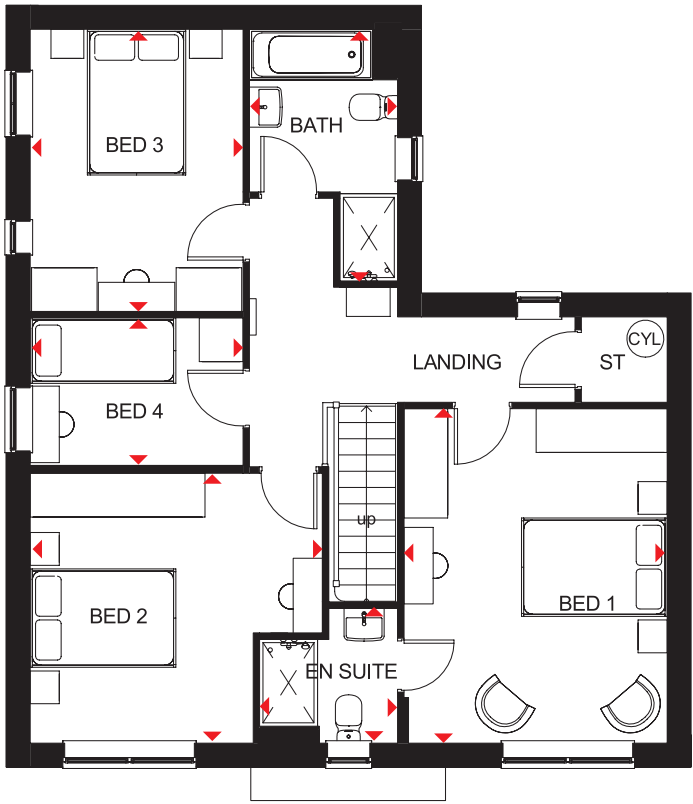
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room and study are also on the ground floor
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	6442 x 3552mm	21'2" x 11'8"
Dining Room	3991 x 2922mm	13'1" x 9'7"
Kitchen/Family	4150 x 5045mm	13'7" x 16'7"
Study	2010 x 2922mm	6'7" x 9'7"
Utility	1562 x 1613mm	5'1" x 5'4"
WC	1668 x 852mm	5'6" x 2'10"

(Approximate dimensions)



First Floor

Bedroom 1	4591 x 3614mm	15'1" x 11'10"
En Suite	1851 x 1895mm	6'1" x 6'3"
Bedroom 2	3704 x 4012mm	12'2" x 13'2"
Bedroom 3	3873 x 2923mm	12'8" x 9'7"
Bedroom 4	2026 x 2923mm	6'8" x 9'7"
Bathroom	2034 x 3454mm	6'8" x 11'4"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure that the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



5 GREAT REASONS TO BUY WITH BARRATT

1. 5 Stars for Customer Satisfaction

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312*** per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Overstone Gate is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. *We are the only major national housebuilder to be awarded this key industry award 11 years in a row. *Terms, conditions and exclusions apply. See our website or speak to one of our Sales Advisers for details. **Refers to the Barratt Developments PLC Group brands. ***Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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