



THE PADDOCKS

STAVERTON

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.

ASPECTS HOMES

A BETTER ASPECT OF HOME BUILDING

TRANQUIL VILLAGE LIVING AT ITS FINEST

Staverton is a charming village in the beautiful Northamptonshire countryside, with picturesque views, stunning walks and fantastic transport links. Enjoy the finest in countryside living, while having benefit of a wealth of amenities within close-proximity

The paddocks is a diverse selection of individually designed homes, privately positioned on the edge of the picturesque village of Staverton, with delightful countryside views.

This exclusive development of nine luxury detached homes includes 3, 4 and 5-bedroom bungalows and houses, all finished to the highest specification, with substantial landscaped gardens and generous garaging.

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

Approximate distances from The Paddocks

Daventry - 3 miles
Rugby - 12 miles
Leamington Spa - 15 miles
Northampton - 16 miles
Stratford - 29 miles
Leicester - 36 miles
Oxford - 44 miles
London - 79 miles
Birmingham Airport - 31 miles
East Midlands Airport - 46 miles
Heathrow Airport - 79 miles
Rugby Station - 12 miles
Northampton Station - 14 miles



Staverton, Northamptonshire

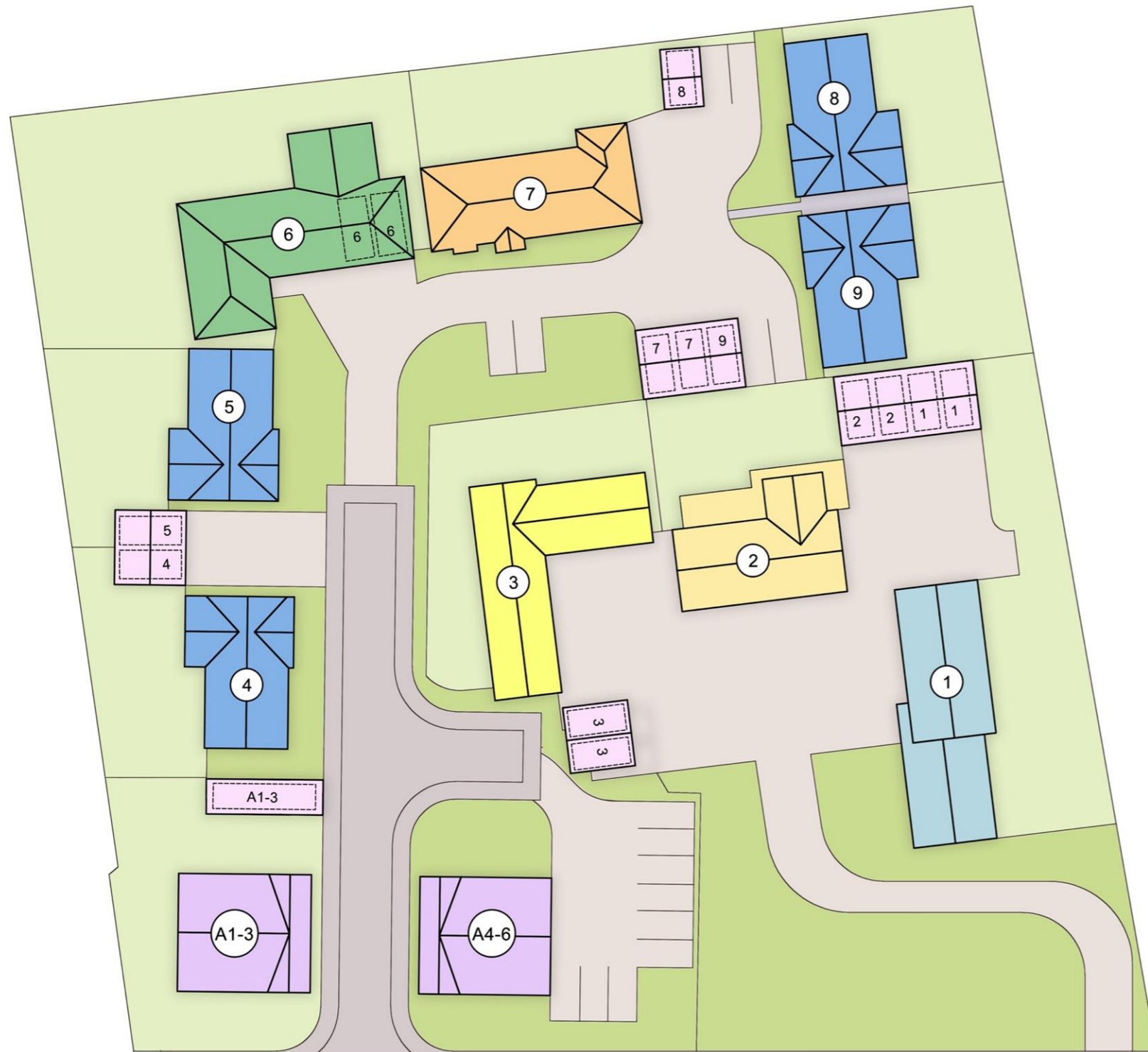
The idyllic village of Staverton looks over the valley of the River Leam and boasts a strong sense of community, with a cosy stone built local pub, historic Manor House, the fantastic Church of St Mary the Virgin and a Village Hall at the heart of village life, hosting numerous local events, dances and activities, as well as fitness classes and regular Women's Institute gatherings.

Local schools are exceptional, with the well-regarded Staverton CE Primary School a short walk away (OFSTED-rated 'Good') and Champion School ('Good') less than 12 miles away. Independent schools in the area include Spratton Hall, Bilton Grange, Rugby School, Stowe School and Uppingham School, all within 45 miles.

This peaceful village is close to an abundance of local amenities, being on the doorstep of Daventry town centre, 15 miles from Leamington Spa, 29 miles from historic Stratford upon Avon, 36 miles from Leicester and 44 miles from Oxford.

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

Major road links including the A5, A45, M1, M6, M40, M45 and A46 are within easy reach, allowing quick access to central business areas and transport links.



THE SITE PLAN

- Plot 1: The Stables
- Plot 2: The Farmhouse
- Plot 3: Tithe Barn
- Plot 4: The Winchester
- Plot 5: The Winchester
- Plot 6: The Chesterfield
- Plot 7: The Dovecliffe
- Plot 8: The Winchester
- Plot 9: The Winchester

Bespoke craftsmanship, charming traditionally designed architectural features and elegantly landscaped front gardens welcome you to The Paddocks, a stylish collection of just nine distinctive homes, on the edge of the much sought after village of Staverton. Each home is sympathetically designed with the local area in mind, reflecting the character of the local surroundings and incorporating a range of the finest materials, thoughtfully in keeping with this quaint villages local vernacular.





THE STABLES

Plot 1: A four-bedroom luxury detached bungalow, with large detached double garage and private driveway parking

The Stables is truly one of a kind, an executive detached bungalow of over 1,535 square feet, set on a superbly sized plot with landscaped front and rear gardens, large double garage and countryside views to the rear. The layout of this luxurious bungalow showcases open plan living at its finest, with generously proportioned living areas and bespoke feature kitchen creating the perfect entertaining space within a spacious, welcoming home.

You enter this individually designed property through a stunning oak porch into a well-proportioned kitchen/diner with utility off. The bespoke British Grand Union Designs handmade oak and tulipwood kitchen is the focal point of this spectacular room, its large feature island creating the perfect heart of the home, with French doors leading out to the sun terrace and landscaped garden beyond.

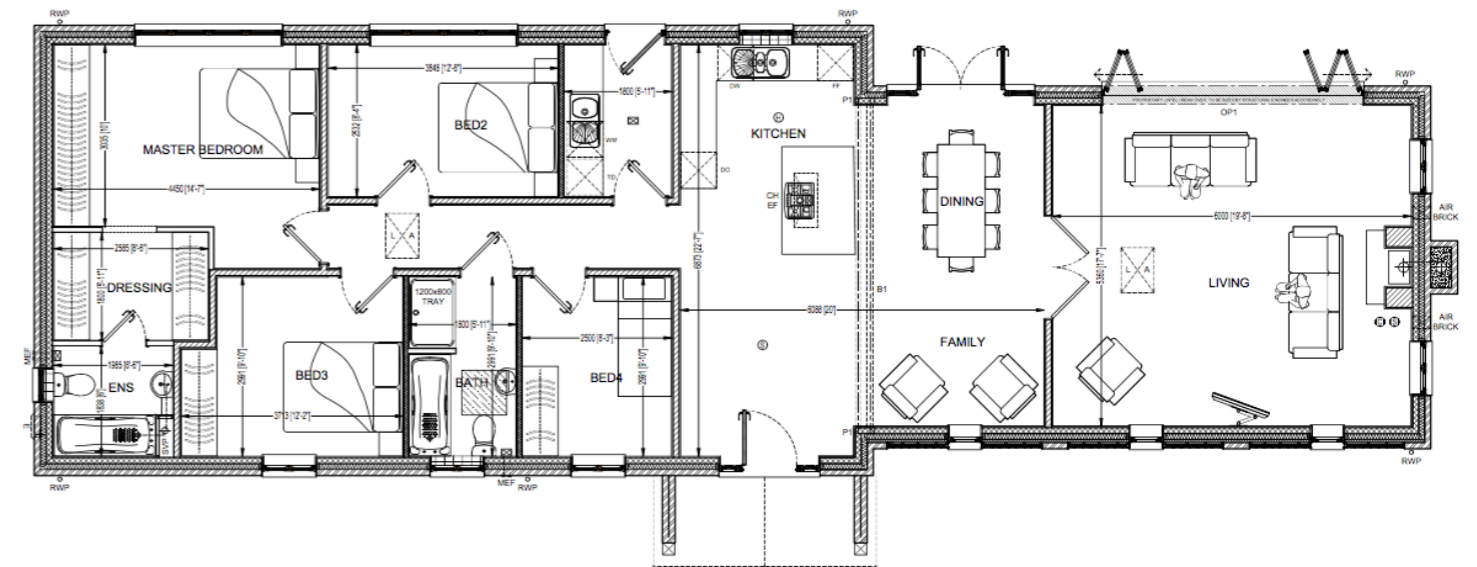
Through double doors from the kitchen /

diner you enter the vast living room, with cast iron log burner and striking vaulted ceilings. Floor to ceiling windows fill this fantastic space with light and huge bi-fold doors to the rear allow you to open the room onto the patio area and gardens, ideal for indoor / outdoor summer living.

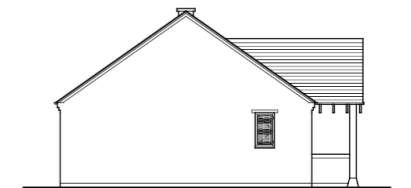
Looking out to the rear of the property is the wonderful master suite, with dressing room, luxury en-suite and a large window providing ample light. There are three further impressively sized bedrooms and a well-appointed, fully tiled family bathroom, with separate bath and shower.

The Stables' impressive specification includes Quartz worktops, AEG appliances, oak internal doors, air source underfloor heating, LED downlights, brushed chrome sockets, external PIR lighting, heated chrome towel rails, porcelain tiled flooring and a hard-wired security alarm.

Floor Plan



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION

Ground floor approximate dimensions

Room	Meters
Kitchen / Diner / Family	6.1 x 6.7
Lounge	6.0 x 5.4
Bedroom 1	4.5 x 3.7
Dressing Room	2.6 x 1.8
Bedroom 2	3.9 x 2.6
Bedroom 3	3.0 x 3.2
Bedroom 4	2.5 x 3.0



THE FARMHOUSE

Plot 2: A five-bedroom farmhouse style executive home, with large detached double garage and private driveway parking

The Farmhouse is a prominent, stone fronted detached property, incorporating traditional design and open plan living over 2,508 square feet, to create the perfect family home within a substantial, executive property, the focal point of this private development.

You enter this exceptional home through the generous entrance hall with attractive oak staircase and cloakroom off, double doors from the hallway opening into a magnificent living room with two pairs of French doors leading out to the rear garden and a feature cast iron log burner. The open plan living/dining kitchen is wonderfully spacious, approximately 34ft in length, including a luxury fitted kitchen with bespoke, handmade oak and tulip wood British Grand Union Designs units, with a feature central island, Quartz worktops and AEG appliances. The central space is designated as a dining area, which is

open plan to a sitting area with rear window overlooking the garden and bi-fold doors leading out to the sun terrace and garden beyond.

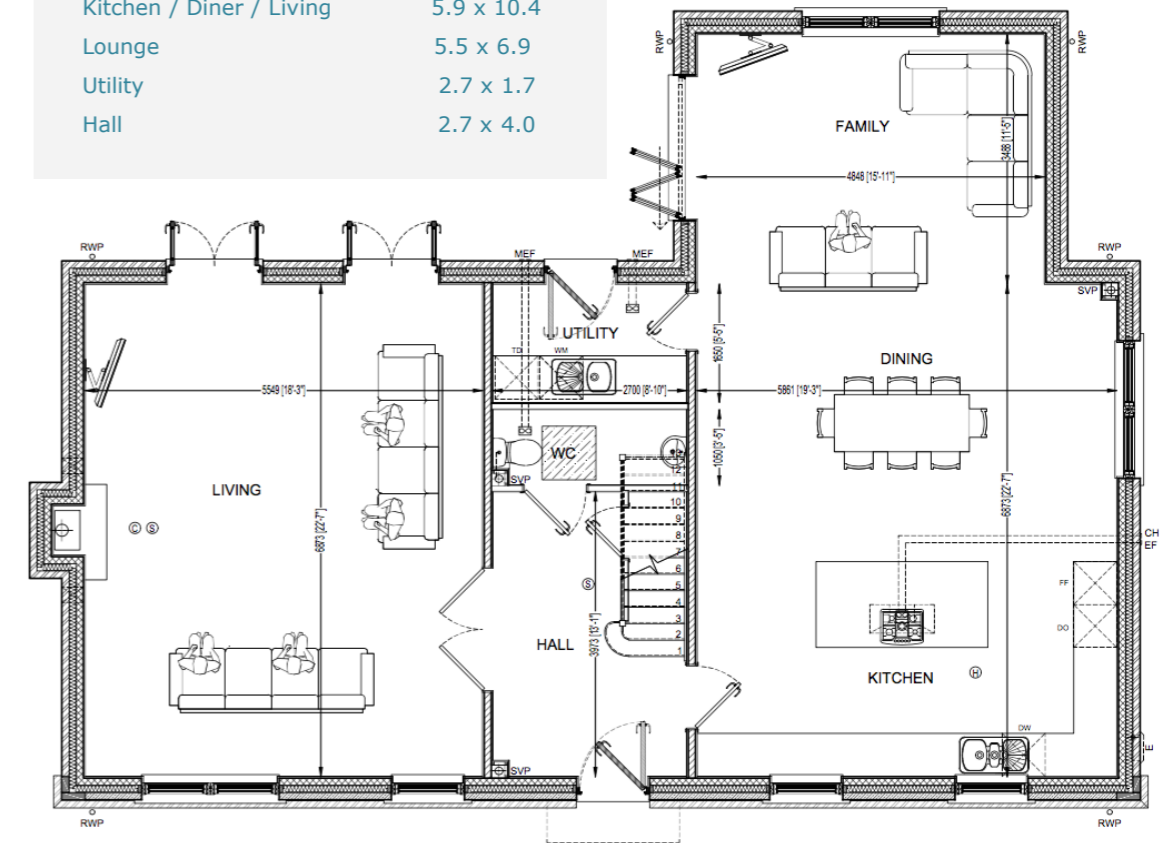
On the upper floor off a central landing is the large master suite with dressing room and sizeable, fully tiled en-suite, guest bedroom also with en-suite, two further bedrooms, bedroom five/study and a superbly appointed family bathroom, with Duravit sanitary ware and Hansgrohe fittings.

The Farmhouse includes a fantastic specification, with air source heating, with underfloor heating to the ground floor, LED downlights, brushed chrome sockets, external PIR lighting, oak internal doors, heated chrome towel rails, porcelain tiled flooring and a hard-wired security alarm.

Ground Floor Plan

Ground floor approximate dimensions

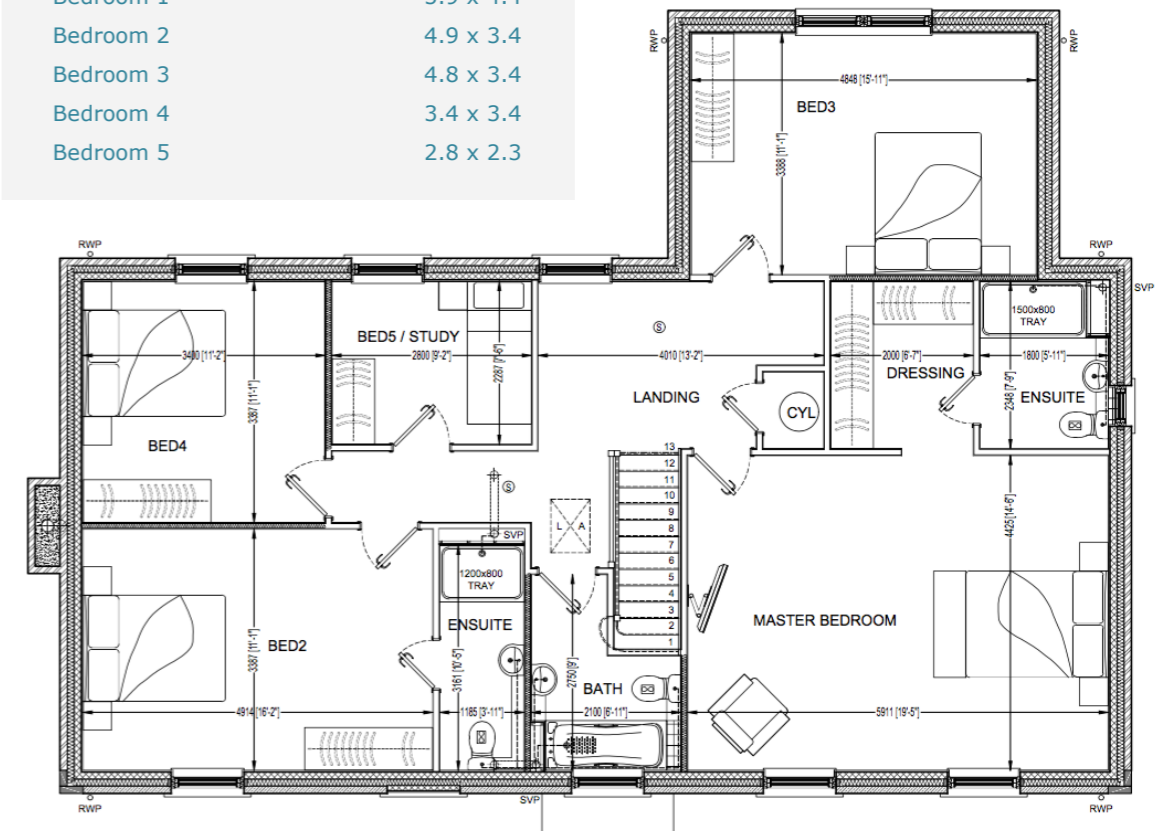
Room	Meters
Kitchen / Diner / Living	5.9 x 10.4
Lounge	5.5 x 6.9
Utility	2.7 x 1.7
Hall	2.7 x 4.0



First floor plan

First floor approximate dimensions

Room	Meters
Bathroom	2.1 x 2.8
Bedroom 1	5.9 x 4.4
Bedroom 2	4.9 x 3.4
Bedroom 3	4.8 x 3.4
Bedroom 4	3.4 x 3.4
Bedroom 5	2.8 x 2.3





TITHE BARN

Plot 3: A detached dormer bungalow style home, with large detached double garage and private driveway parking

A striking, highly individual dormer bungalow style property with 1,819 square foot of living space, with floor to ceiling windows and traditional features. This unique home is perfect for families and couples alike, with a well thought out open plan layout, generously proportioned living space and fantastic galleried landing.

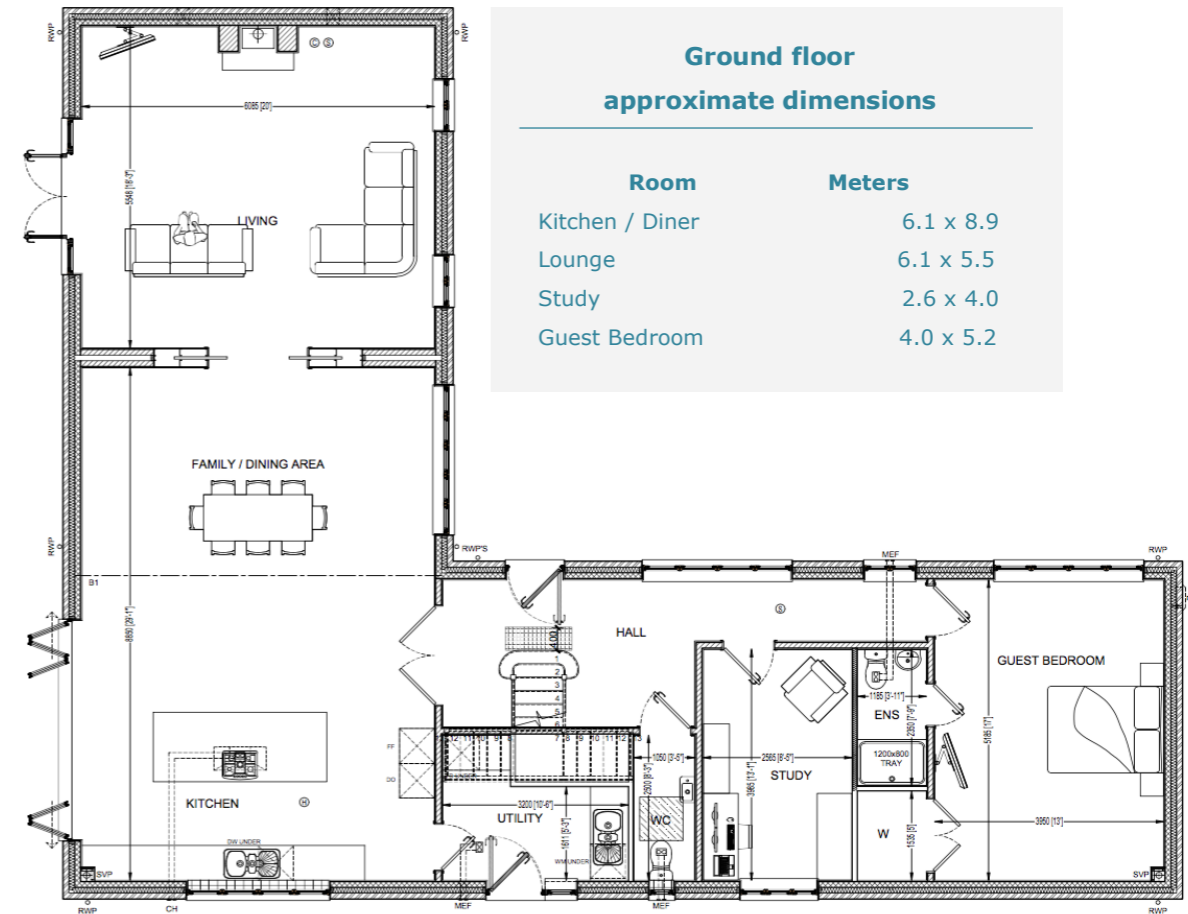
The ground floor accommodation is wonderfully spacious, benefitting from underfloor heating and is approached via an impressive reception hall with an oak staircase rising to the galleried landing with full height ceiling. The spectacular open plan kitchen diner is undoubtedly the focal point of the home, with pocket doors offering the option of opening to include the lounge, with its stunning vaulted ceiling. Bi-fold doors open from the superb, bespoke Grand Union Designs handmade oak and tulipwood kitchen onto the South Westerly facing patio

and garden beyond, with an additional set of French doors leading out from the lounge, which incorporates a feature cast iron log burner.

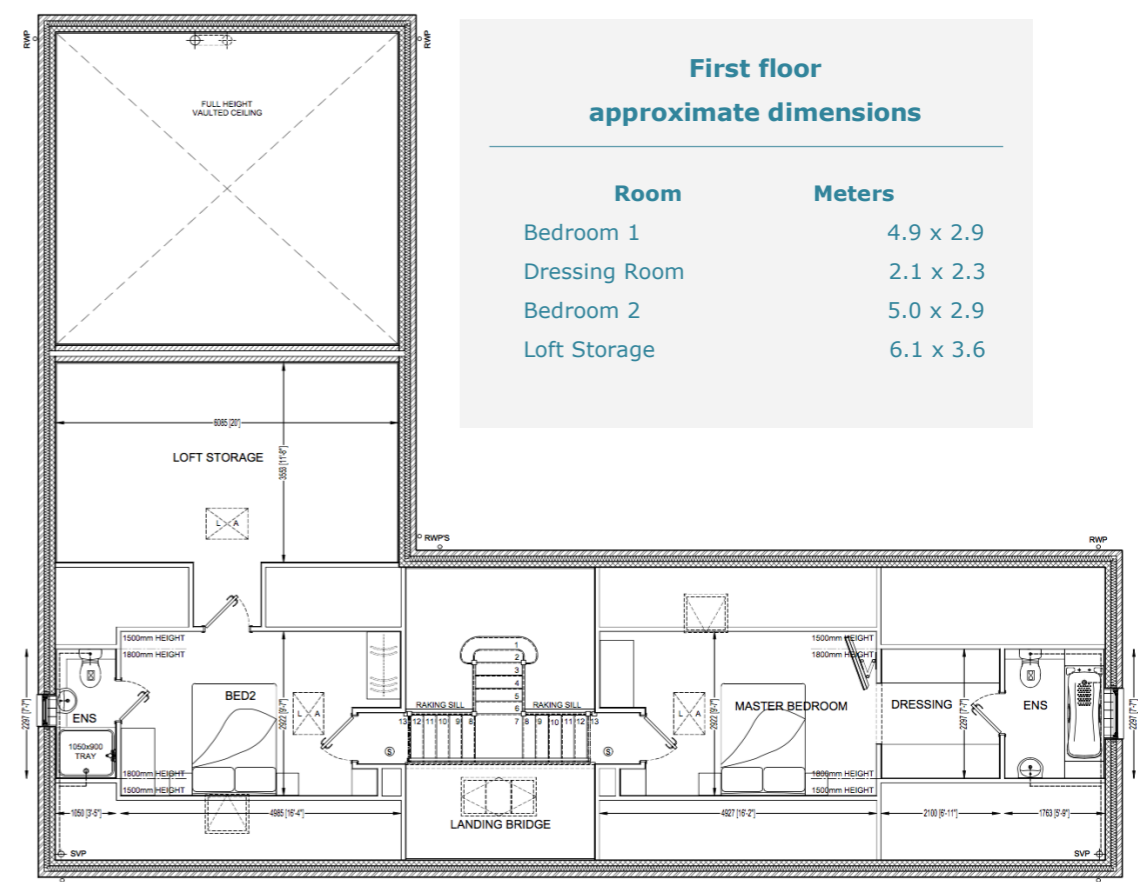
Through a 'glass corridor' of floor to ceiling windows form the hallway, you reach the spacious ground floor guest bedroom, with generous en-suite and wardrobe space. On the upper floor off the central landing is the master suite with dressing room and luxury fully tiled en-suite, with bath and double head shower over, together with a further good sized bedroom with en-suite shower room and ample loft storage.

The impressive specification includes Quartz worktops, AEG appliances, oak internal doors, air source underfloor heating, LED downlights, brushed chrome sockets, external PIR lighting, heated chrome towel rails, porcelain tiled flooring and a hard-wired security alarm.

Ground floor plan



First floor plan





THE WINCHESTER

Plots 4, 5, 8 and 9: A three-bedroom detached bungalow, with a detached single garage and private driveway parking

The Winchester is a rare find, a luxurious detached bungalow of over 1,080 square feet, with a detached garage, private block paved driveway and generous gardens. This traditional home ticks all the boxes, with good sized bedrooms and generously sized living space.

A spacious hallway welcomes you as you step into The Winchester, leading through to the stunning open plan kitchen/dining area with utility and pantry off. This large room is filled with light thanks to floor to ceiling sliding glass doors, extending out to the patio area and garden beyond. The kitchen, with feature island, Neff integrated appliances and hand selected Quartz worktop is the centerpiece of this fantastic space, creating the perfect area to entertain.

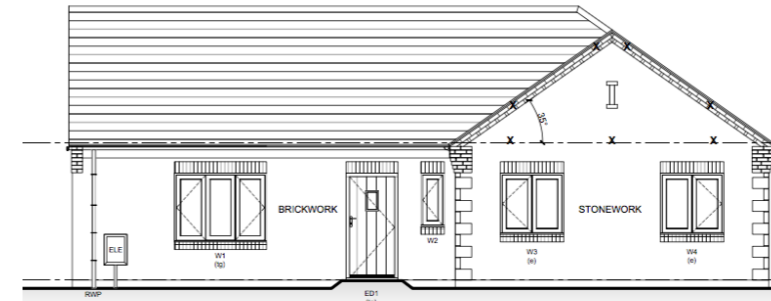
Also leading off the hallway, is the attractive lounge to the front of the

property. This well-proportioned room with large windows creates a light, airy space to unwind and relax.

The ground floor also offers the superb master bedroom with a stylish tiled en-suite bathroom, with a chrome heated towel rail, Duravit sanitary ware and Hansgrohe fittings. There are a further two decent size bedrooms and a well-appointed, porcelain tiled family bathroom, with vanity unit and chrome heated towel rail.

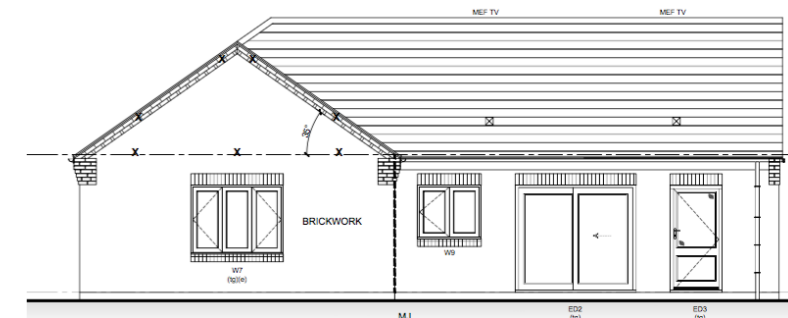
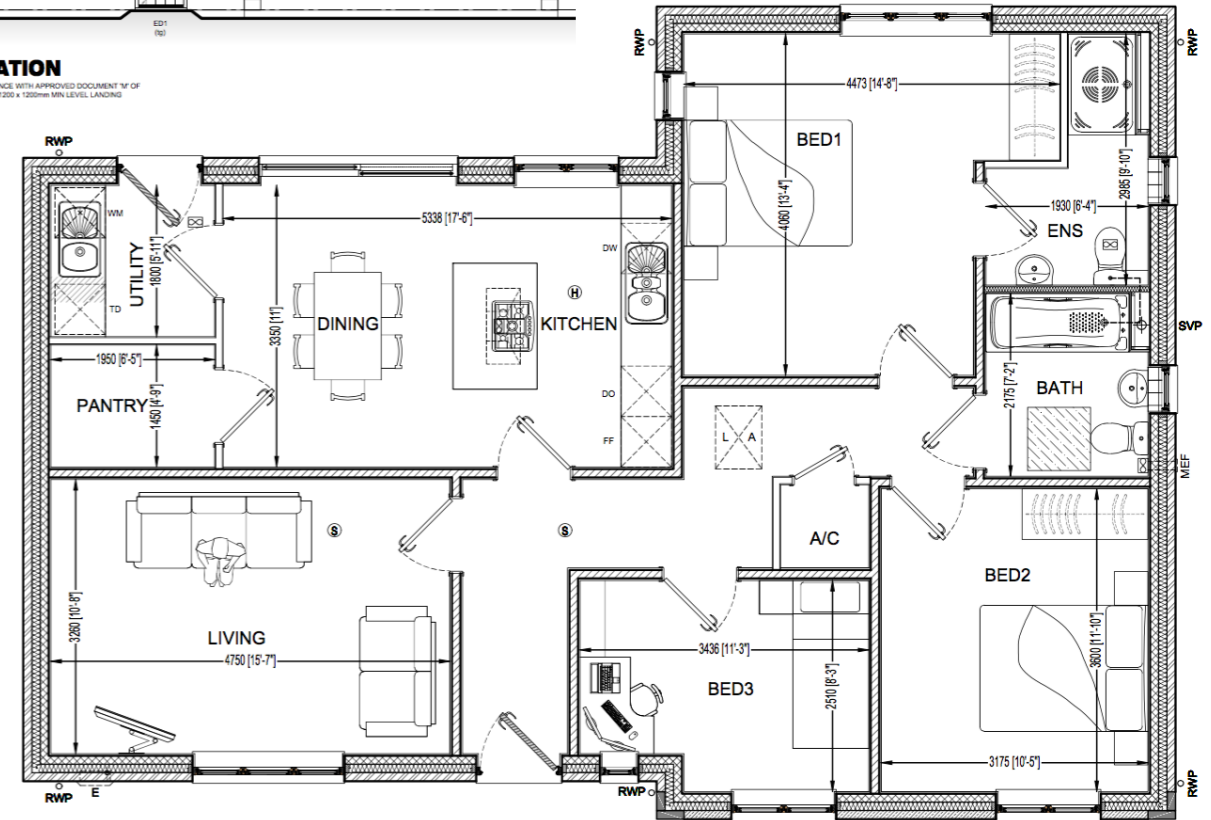
The Winchester specification includes air source zoned underfloor heating, LED downlights, brushed chrome sockets, external PIR lighting, oak internal doors, heated chrome towel rails, porcelain tiled flooring and a hard-wired security alarm.

Floor plan



FRONT ELEVATION

LEVEL THREE (G.O.) E.D.1 IN ACCORDANCE WITH APPROVED DOCUMENT M OF THE BUILDING REGULATIONS PROVIDE 1200 x 1200mm MIN LEVEL LANDING



REAR ELEVATION

Approximate Dimensions

Room	Meters
Kitchen / Diner	5.3 x 3.4
Lounge	4.8 x 3.3
Bedroom 1	4.5 x 4.1
Bedroom 2	3.2 x 3.6
Bedroom 3	3.4 x 2.5



THE CHESTERFIELD

Plot 6: A luxury four-bedroom detached bungalow with views to the rear, with an integral double garage and private driveway parking

The Chesterfield is an impressive detached bungalow of 1,450 square feet, set on a superb corner plot with a substantial garden and countryside views to the rear. The well thought out layout showcases open plan living at its finest, creating a spacious, welcoming home.

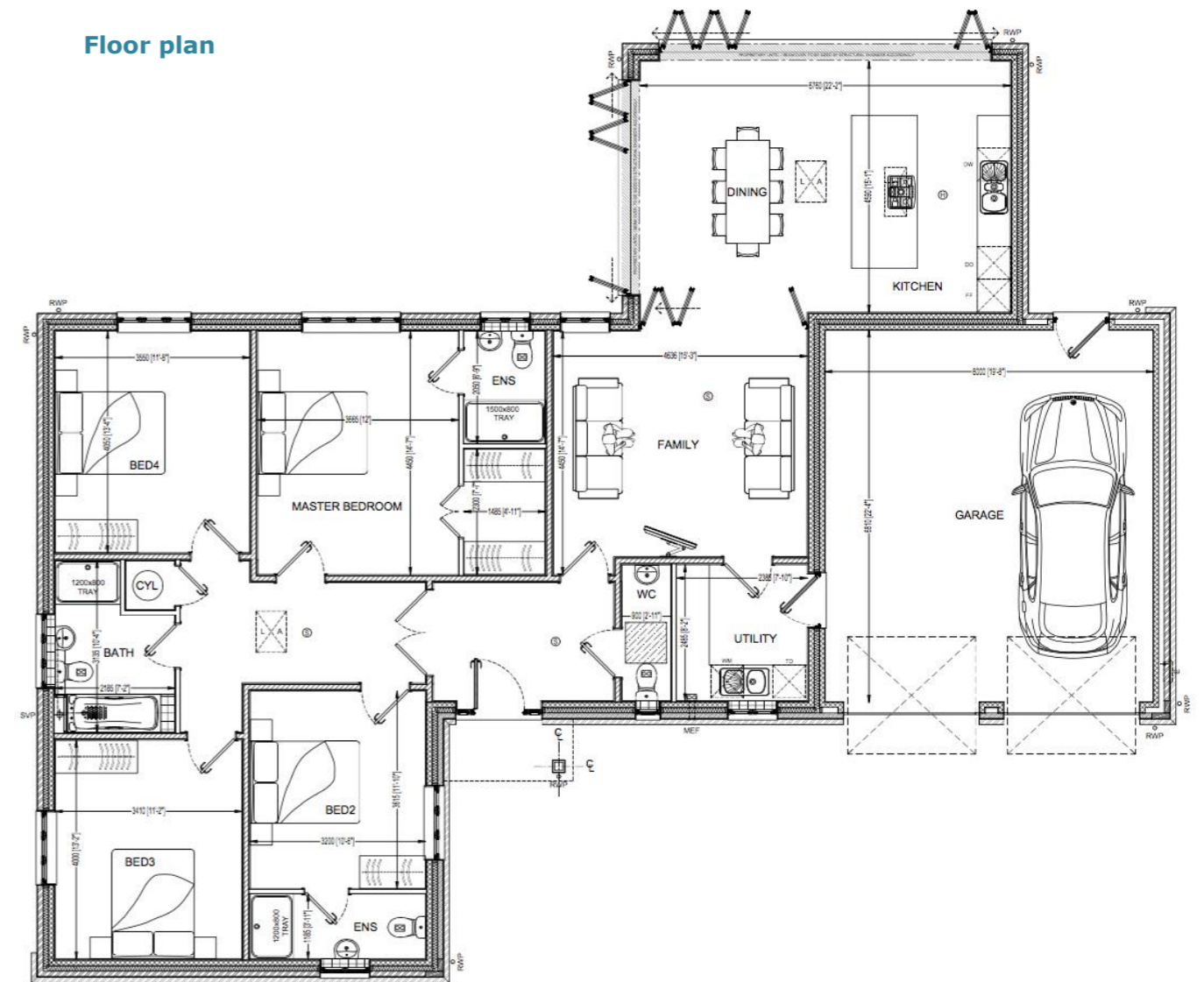
You enter this fantastic home through a generous entrance hall, with cloakroom off, also leading through to the spacious living room and stunning kitchen/dining area. This outstanding space is framed by huge floor to ceiling glass bi-fold doors, creating an idyllic indoor / outdoor living environment, overlooking the gardens and countryside beyond.

The well equipped kitchen is the heart of the home, with huge island, high-quality units, hand selected Quartz worktops, feature ceiling extractor and

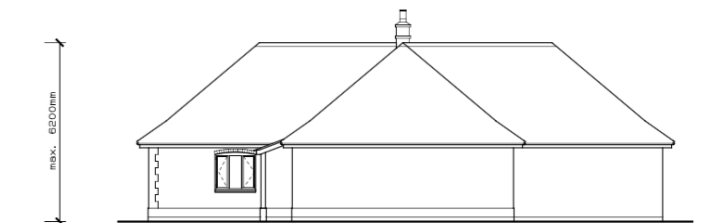
integrated Neff appliances. Double doors from the hallway separate the bedroom space from the living area of the property, creating privacy and comfort. The wonderful master suite is off the spacious inner hallway, with fully tiled en-suite, ample wardrobe space and garden view. Also off the inner hallway is the guest bedroom with en-suite, two further good sized bedrooms and a superbly appointed family bathroom, with separate bath and shower, Duravit sanitary ware and Hansgrohe fittings.

The notable specification includes air source zoned underfloor heating, LED downlights, brushed chrome sockets, external PIR lighting, oak internal doors, heated chrome towel rails, porcelain tiled flooring and a hard-wired security alarm.

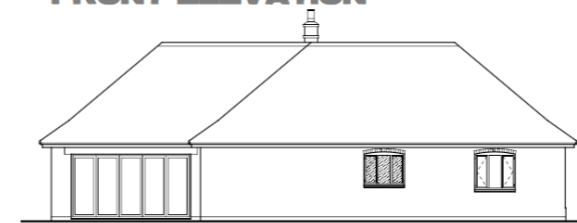
Floor plan



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

Approximate Dimensions

Room	Meters
Kitchen / Diner	6.8 x 4.6
Lounge	4.6 x 4.5
Bedroom 1	3.7 x 4.5
Bedroom 2	3.2 x 3.6
Bedroom 3	3.4 x 4.0
Bedroom 4	3.6 x 4.1



THE DOVECLIFFE

Plot 7: A superb four-bedroom detached bungalow with views to the rear, with a large detached double garage and private driveway parking

The Dovecliffe is spectacular, one of a kind detached bungalow of 1,250 square feet. Set in a prominent position to the rear of the development with large double garage, block paved driveway, landscaped gardens and scenic countryside views.

You enter this impressive property through an oak porch, welcomed into the home through a spacious hallway leading to the substantial open plan kitchen/diner/family area, with utility off. This spectacular space is perfect for both family life and entertaining, with ample kitchen units and large feature island with lowered ceiling over, the focal point of the home. Bi-fold doors to the rear open onto the sunny patio area and landscaped garden, creating a fantastic indoor / outdoor living environment, overlooking the countryside beyond. A good size snug to the rear allows for a separate space to relax and unwind, French doors

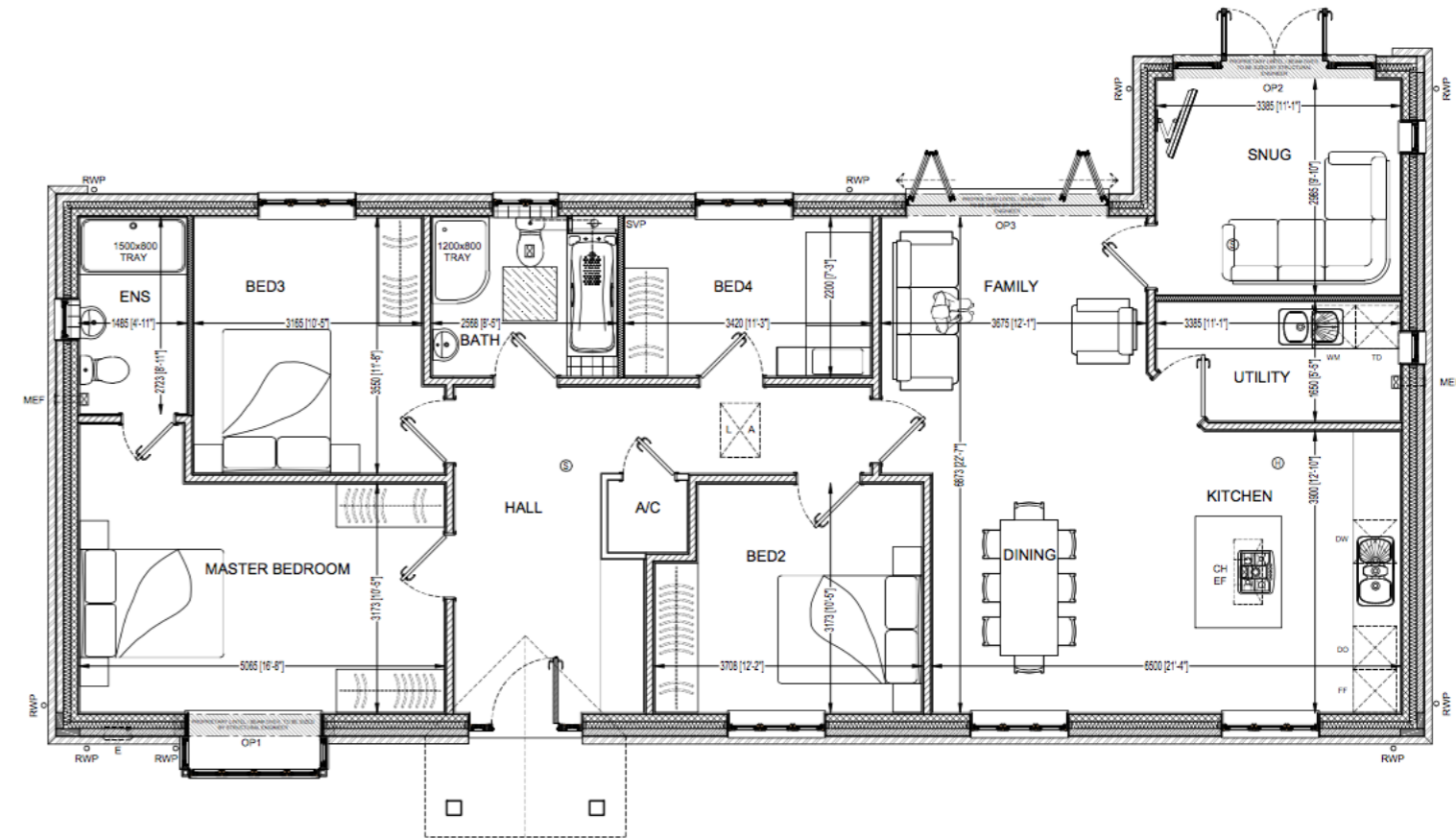
flooding the room with light.

From the central hallway, you enter the generously sized master bedroom to the front of the property, with well-appointed en-suite including a large shower and chrome heated towel rail. There is a striking bay window to the master suite, filling the room with light.

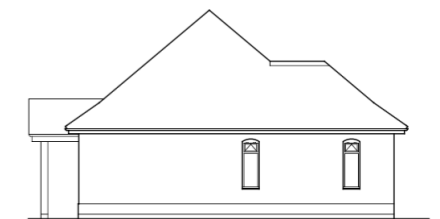
There are a further three well-proportioned bedrooms and a superbly appointed, fully tiled family bathroom that has a separate bath and shower, chrome heated towel rail, Duravit sanitary ware and Hansgrohe fittings.

The Dovecliffe specification includes air source underfloor heating, LED downlights, brushed chrome sockets, external PIR lighting, oak internal doors, porcelain tiled flooring and a hard-wired security alarm.

Floor plan



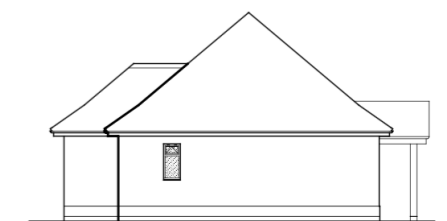
FRONT ELEVATION



SIDE ELEVATION



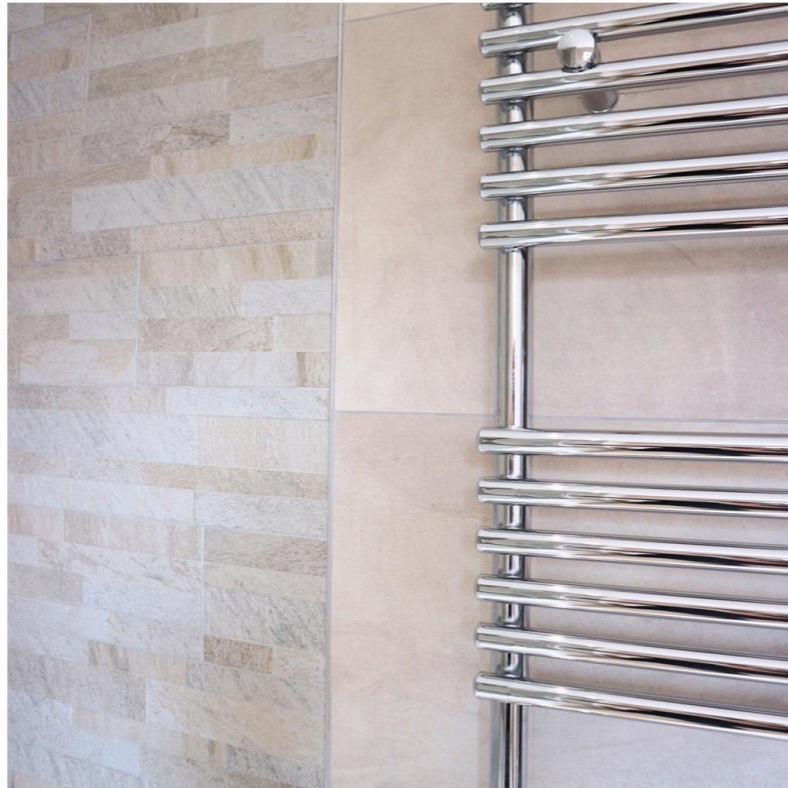
REAR ELEVATION



SIDE / REAR ELEVATION

Approximate Dimensions

Room	Meters
Kitchen / Diner / Family	6.5 x 6.9
Snug	3.4 x 3.0
Bedroom 1	5.1 x 3.2
Bedroom 2	3.7 x 3.2
Bedroom 3	3.2 x 3.6
Bedroom 4	3.4 x 2.2



THE SPECIFICATION

At Aspects Homes we hand select our specification, comprising only top of the range appliances, fittings and materials as standard 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 elegance.

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 and Utility

- Porcelain tiled flooring
- Fitted units by Tivoli with Neff appliances* (plots 4, 5, 6, 7, 8 and 9)
- Bespoke, handmade fitted units by Grand Union Designs with AEG appliances* (plots 1, 2 and 3)
- Hand selected Quartz work surfaces with upstands
- 1.5 bowl under mounted sink
- Selected appliances by Neff / AEG
 - Induction hob and extractor fan
 - Integrated double fan oven
 - Warming drawer (plots 1, 2 and 3)
 - Integrated fridge freezer
 - Integrated dishwasher
 - Space for washing machine / dryer
 - Brushed chrome sockets

Bathrooms, en-suites and cloakroom

- Duravit white sanitary ware
- Hansgrohe chrome bathroom fittings
- Heated chrome towel rail to bathroom and en-suite(s)
- Porcelain tiling to floors*
- Porcelain tiling to specified wall areas*
- Bath to bathroom with shower over
- Twin head showers to bathroom and en-suite(s)

Heating and hot water

- Air Source heating system
- Zoned underfloor heating to ground floor

Media and electrical

- TV points to lounge, dining area and 3 x bedrooms*
- Telephone points
- Recessed LED downlights to kitchen, hallway, landing and bathrooms*
- Pendant lighting to lounge and bedrooms*
- Electric car charging point to garage
- Brushed chrome sockets / points throughout (plots 1, 2 and 3)

Windows and doors

- High-quality composite / uPVC double glazed windows and doors, including French and bi-fold doors

Flooring

- Porcelain tiled flooring to hallway, cloakroom, kitchen / dining* (where applicable)
- Porcelain tiles to bathrooms and en-suite(s)*
- Range of carpets available

Internal finish

- White internal wall decoration – light grey paint option available*
- White, gloss finish internal woodwork

Internal joinery

- Oak internal doors with brushed stainless steel ironmongery
- Oak staircases
- Log burner (plots 1, 2 and 3)

Security

- Hard wired security alarm
- 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
- Patio and garden path
- Block paving to driveways
- 6ft close board fencing with side access gate to garden
- Post and rail fencing to rear boundary (plots 1, 6, 7, 8 and 9)
- Automatic external front and rear PIR lighting
- Outside tap

Quality Assured

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

*** Specification choices available dependent on the stage of build, at the discretion of the developer**



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 and fencing 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



ASPECTS HOMES

A BETTER ASPECT OF HOME BUILDING

Mere Farm Business Complex, Red House Lane, Hannington,
Northamptonshire, NN6 9FP

Tel: 08452 636687 www.aspects-gb.com

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