



MEWS COURT

Butchers Lane, Pattishall, Northamptonshire

Carter Jonas

MEWS COURT BUTCHERS LANE PATTISHALL NORTHAMPTONSHIRE NN12 8ND

- 16 miles Milton Keynes
- 8.3 miles Northampton
- 4.2 miles Towcester

THE DEVELOPERS AND DEVELOPMENT

Georgian House Developments Ltd are a locally based family company who have built an enviable reputation for the quality of build and attention to detail.

Considerable thought has been given to the style and layout of Mews Court and depending upon the stage of construction, purchasers will have the opportunity to have a personal input into design and finishes

The properties will benefit from a 10 year Buildzone warranty.

LOCATION

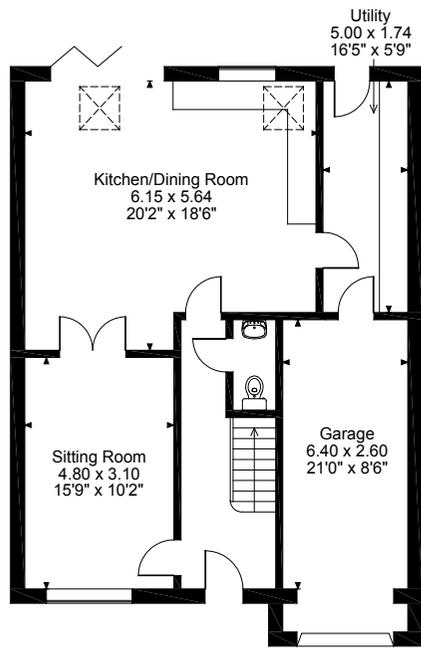
Pattishall is situated amidst undulating countryside and has a thriving local community with a village school, which feeds into the well regarded Bugbrooke and Sponne Schools.

Within the village there is a church, public house, restaurant and village hall. A wider range of amenities can be found nearby in the attractive town of Towcester, where there is a selection of shops, supermarkets, bars and restaurants. Further to the south Milton Keynes offers an excellent range of shopping facilities.

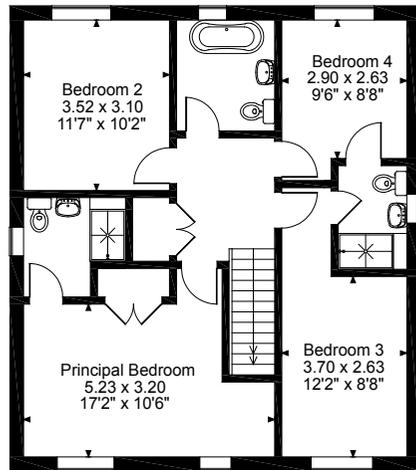
Communication links are good to both north and south via the A5 and A43 and mainline rail services can be found in Northampton and Milton Keynes to London Euston

AN EXCLUSIVE DEVELOPMENT OF ONLY FIVE HIGH QUALITY DETACHED VILLAGE HOMES, BUILT TO A HIGH SPECIFICATION BY GEORGIAN HOUSE DEVELOPMENTS LTD

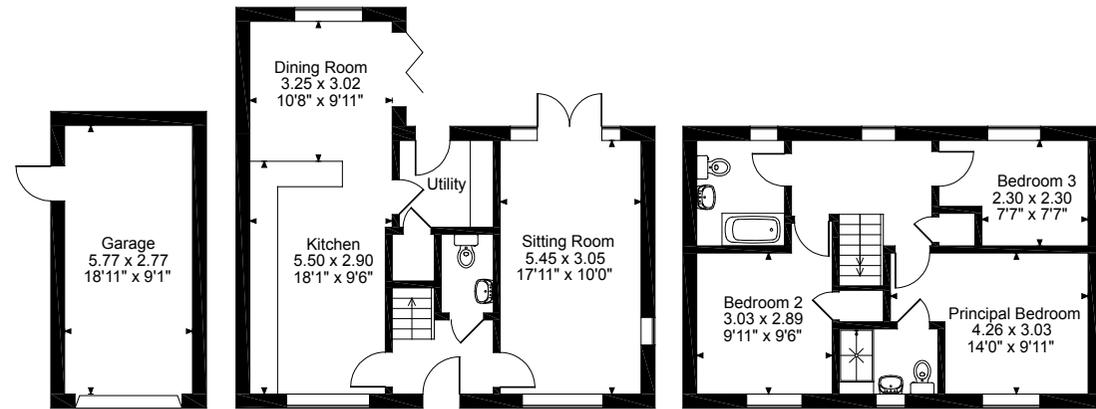




Ground Floor

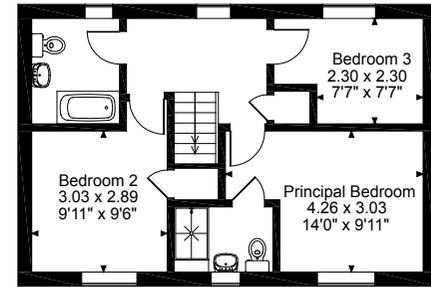


First Floor



Garage

Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

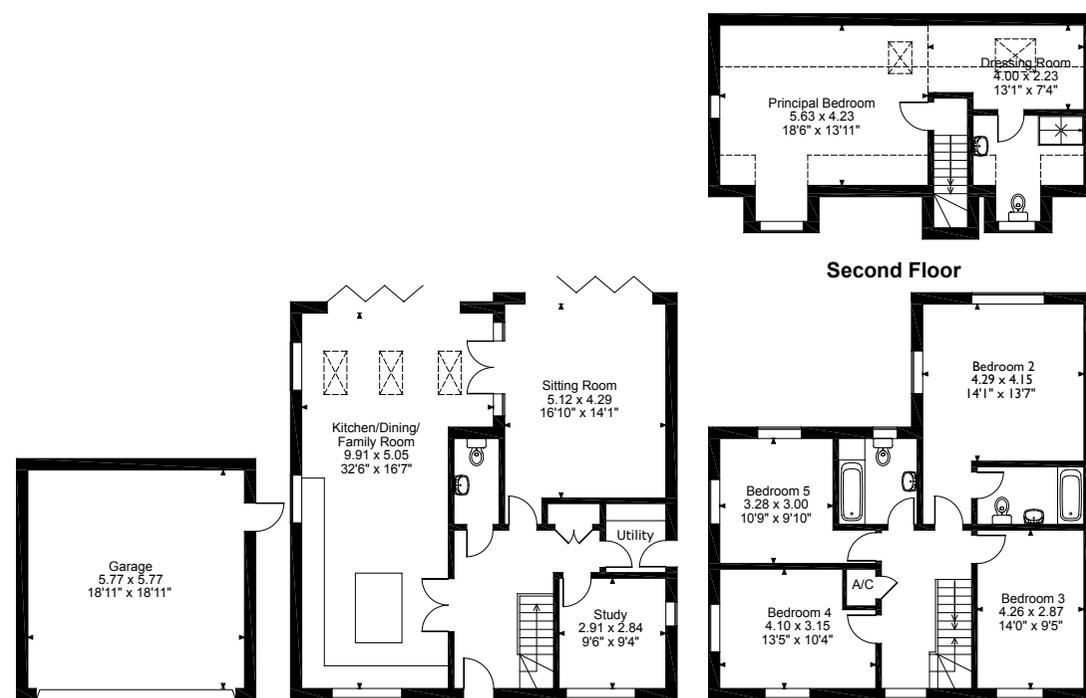
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Ground Floor

First Floor

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Garage

Ground Floor

First Floor

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BRIEF SPECIFICATION

External

- Block paved driveways
- Natural Sandstone paths & patio area
- uPVC windows. External colour Agate Grey, white internal
- Feather edged close boarded fences & gates
- Garage - remote controlled electric garage door
- Car charging point

Internal

- Air source heat pump fuelled central heating & hot water, with underfloor heating to ground floor, radiators to first floor
- Plaster skimmed ceilings & walls soft white
- Oak veneer doors
- Polished chrome ironmongery, lever on Rose handles
- MDF painted chamfered & grooved moulded skirting & architrave
- Bathrooms:
 - White sanitaryware, S20 Vitra or similar
 - Vanity basins to bathrooms & en suites
 - Glass screen & thermostatic shower over Bath to main bathroom
 - Thermostatic showers to shower cubicles & over Bath
 - Polished chrome brassware.
 - Heated towel rails; in polished chrome.
 - Half height wall tiling to bath & shower rooms (fully tiled over baths & in shower) from a selected range by Porcelanosa
- Sliding glass wardrobes from a selected range to principal bedroom with shelf & hanging rail
- Staircase; Oak with glass infill balustrading
- T.V. points to all bedrooms & kitchen, including CAT 6 pre-wiring
- Security alarm, including garage sensor
- Kitchen:
 - Choice from a selected range of door fascia's & matching carcasses
 - Stainless steel electric oven
 - Built in combi microwave
 - Glass induction hob
 - Stainless steel extractor hood
 - Integrated dishwasher.
 - Integrated fridge / freezer or fridge & freezer
 - Stainless steel bowl & half undermount sink c/w mixer taps
 - Granite work / quartz, surfaces to kitchen from a selected range. (Laminate to utility)
 - Stainless steel sink & drainer to utility, with mixer tap and connections for washing machine
 - Spaces for washing machine and tumble drier c.w. power & plumbing provision
 - LED down lights to bathrooms, en-suites & kitchen
 - Amtico flooring from SPACIA range fitted to kitchen, utility, W.C. & bath / shower rooms

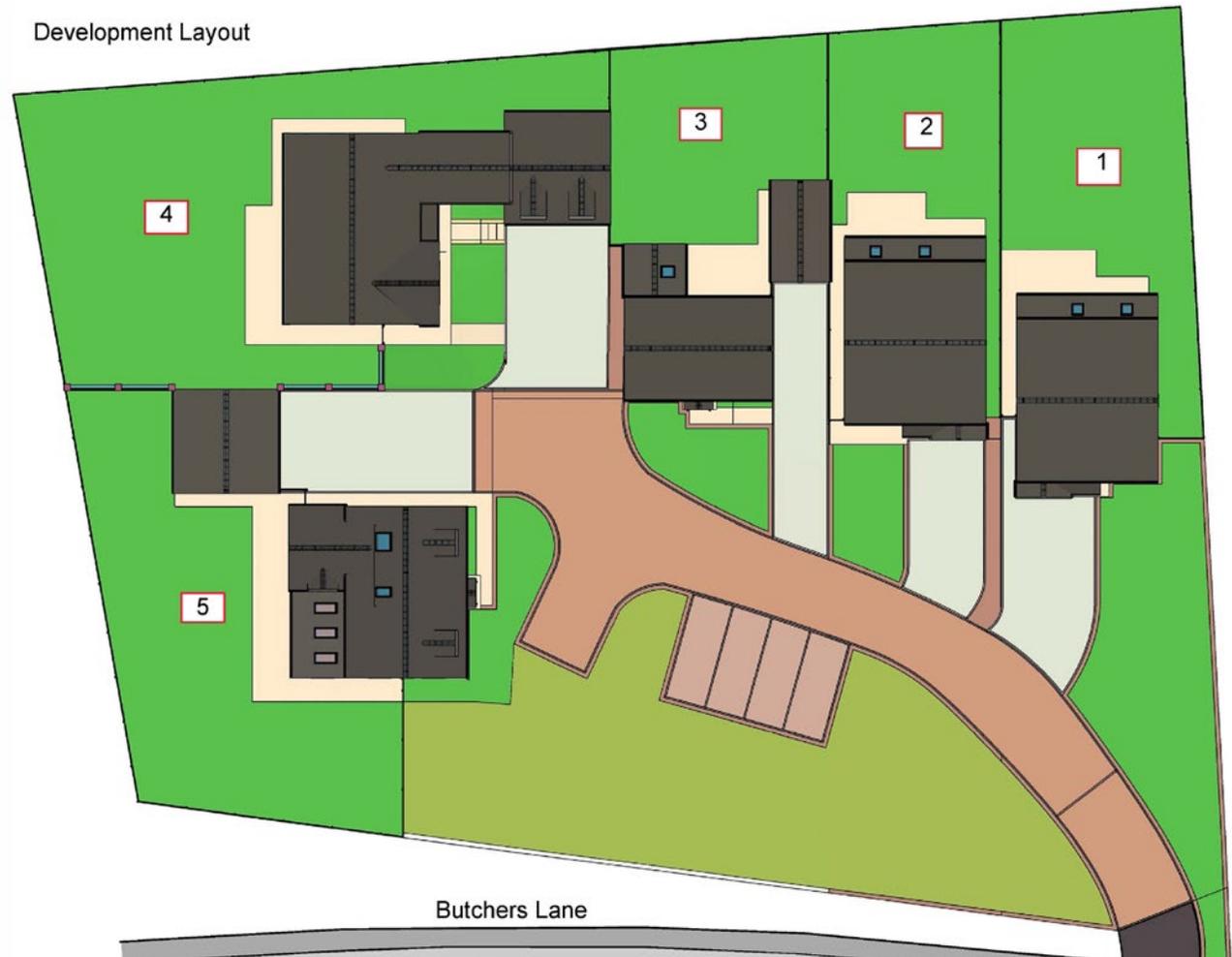
Tenure: Freehold

Services: Mains electricity, water and drainage are connected

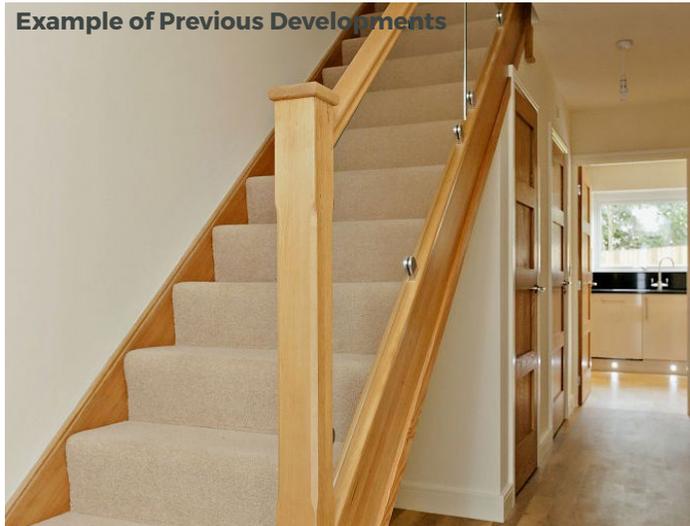
Local Authority: West Northants District Council, Towcester, Northamptonshire

Note: Please note the external illustrations are CGI images

Development Layout



Example of Previous Developments



Example of Previous Developments





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