



THE RIDGEWAY

Northampton



COUNTRYSIDE
Homes

Welcome to THE RIDGEWAY

Our stylish development of brand-new homes is located on the outskirts of the desirable village of Harpole, west of Northampton. The Ridgeway offers a contemporary collection of one, two, three and four-bedroom homes.





THE PERFECT LOCATION

The western side of Northampton, puts you in the perfect location for work, rest and play with superb commuter links and easy access to amenities, entertainment and the great outdoors.

The Ridgeway is located west of Northampton, on the outskirts of Harpole. This village is located less than 2 miles from the development putting The Ridgeway less than 5 miles from Northampton town centre, while access to the M1 is less than 4 miles away.

The Ridgeway's ideal location means that Towcester and Daventry are just 10 miles away, while Milton Keynes is 25 miles away. Northampton runs regular trains directly into London Euston taking around an hour. Alternatively, a drive to Milton Keynes will mean you can take a train that will get you into the City in less than 40 minutes. Heading north, the train takes about 1 hour 10 mins to Birmingham New Street and just under an hour to Birmingham International Airport.

For essentials, a Tesco Express is just 2 miles away, while less than 3 miles away you'll find a Sainsburys and other large supermarkets. Northampton town centre offers a great mix of national retailers, smaller independents, and several designer boutiques, as well as weekly general markets and a monthly farmers market. The Grosvenor Shopping Centre has more than 60 stores and the town also offers

well-known outlets at Nene Valley Retail Park. You'll discover many things to do nearby to keep the whole family entertained, including stately homes, Michelin star restaurants and theatres. You can unwind at a spa or stay active with tennis, golf or cricket. The Hilton Health Club and Virgin Active both have great facilities, from a swimming pool and spa to a well-equipped gym. There are many pubs and restaurants close to the development and many popular pubs and bars in the town of Northampton. The rural location of the development, means that the Northamptonshire countryside is right on your doorstep.

Northampton provides a great selection of schools and nurseries, and many are within a short distance of the development. With provision of settings from reception to sixth form the area provides a rich mix of state and independent schools for children of all ages in the surrounding area.



DEVELOPMENT LAYOUT

The Ridgeway boasts a stunning range of one, two, three and four bedroom homes each with unique views and aspects. Discover your dream home today.



THE VALENCIA
4 bedroom home



THE MADRID
4 bedroom home



THE BARCELONA
4 bedroom home



THE SEVILLE
4 bedroom home



THE PALMA
4 bedroom home



THE TURIN
3 bedroom home



THE VERONA
3 bedroom home



THE MILAN
3 bedroom home



THE MARSEILLES
2 bedroom home



THE BORDEAUX
2 bedroom bungalow



THE LISBON
1 bedroom maisonette



ATHENS HOUSE
2 bedroom apartments



FLORINA HOUSE
2 bedroom apartments



RHODES HOUSE
2 bedroom apartments



SANTORINI HOUSE
2 bedroom apartments

The site plan shown on this page has been produced for home identification purposes only and is not to scale.

The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Pre-sold homes

1 bedroom homes

2 bedroom homes

3 bedroom homes

4 bedroom homes

ps pumping station
ss substation
v visitor space



THE VALENCIA

4 bedroom home

137 sq.m
1,481 sq.ft



GROUND FLOOR	metres	feet / inches	FIRST FLOOR	metres	feet / inches
Kitchen / dining area	5.79 x 3.45	19' 0" x 11' 4"	Bedroom 1	5.66 x 3.17	18' 7" x 10' 5"
Sitting room	5.66 x 3.13	18' 7" x 10' 3"	Bedroom 2	4.66 x 3.43	15' 3" x 11' 3"
Dining room	3.34 x 3.09	11' 0" x 10' 2"	Bedroom 3	3.13 x 2.94	10' 3" x 9' 8"
			Bedroom 4	2.94 x 2.55	9' 8" x 8' 4"

* Window applicable to plots 705 & 716 only.
Please see sales consultant for further details.

← →	measuring points	ffzr	fridge freezer
ws	washing machine space	ds	dishwasher space
h	hob	cup'd	cupboard
ovn	oven		

The Valencia | 467 | The Ridgeway The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

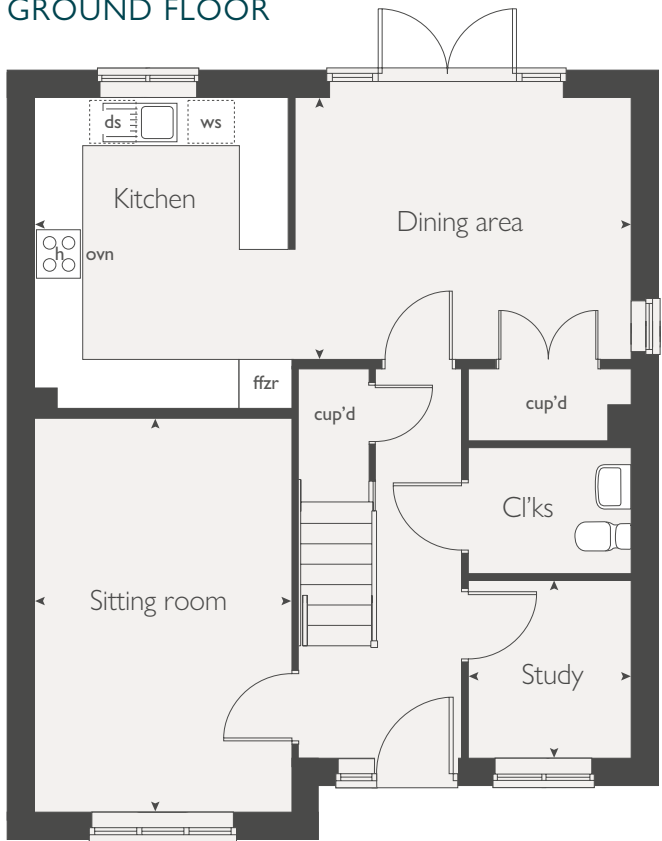


THE MADRID

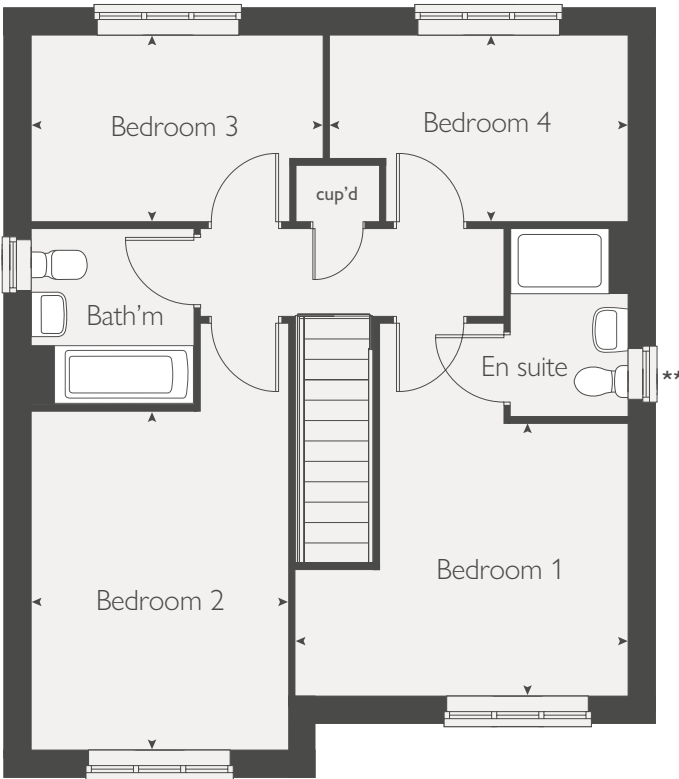
4 bedroom home

120 sq.m
1,297 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	metres	feet / inches	FIRST FLOOR	metres	feet / inches
Kitchen / dining area	7.24 x 3.17	23' 9" x 10' 4"	Bedroom 1	4.08 x 3.30	13' 4" x 10' 10"
Sitting room	4.79 x 3.07	15' 9" x 10' 1"	Bedroom 2	4.09 x 3.07	13' 5" x 10' 1"
Study	2.13 x 1.95	7' 0" x 6' 5"	Bedroom 3	3.54 x 2.25	11' 7" x 7' 5"
			Bedroom 4	3.95 x 2.21	12' 11" x 7' 3"

* Window applicable to plots 745, 748 and 751 only.
Please see sales consultant for further details.

** Window omitted to plot 601 only.
Please see sales consultant for further details.

←	→	measuring points	ffzr	fridge freezer
ws		washing machine space	ds	dishwasher space
h		hob	cup'd	cupboard
ovn		oven		

The Madrid | 461 | The Ridgeway The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

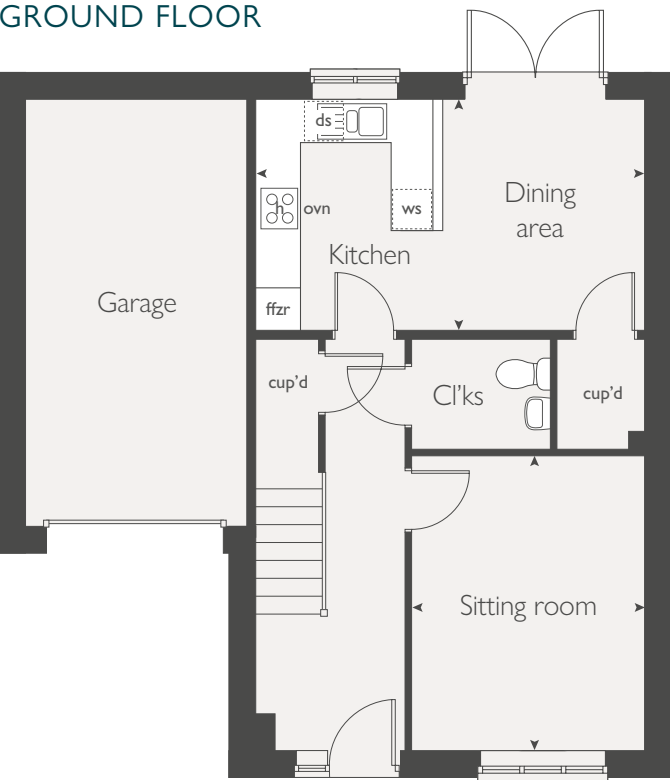


THE BARCELONA

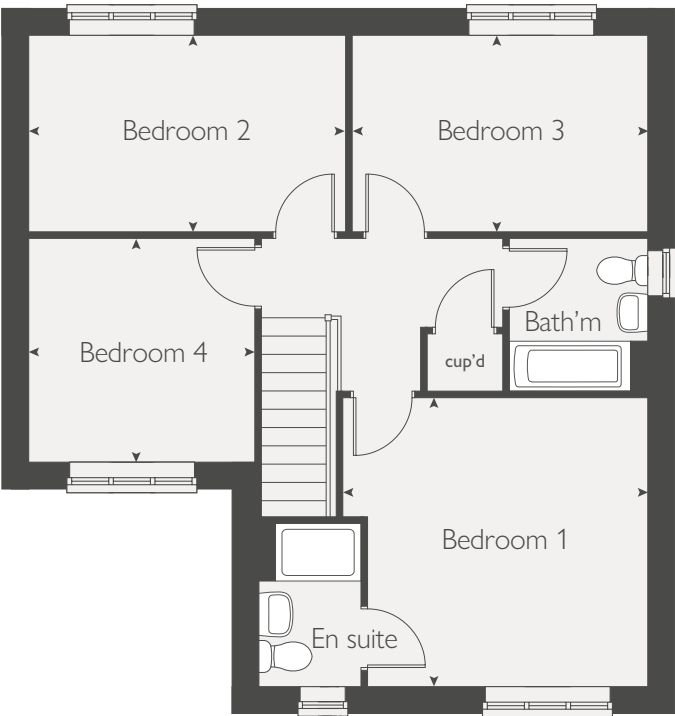
4 bedroom home

119 sq.m
1,284 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	metres	feet / inches	FIRST FLOOR	metres	feet / inches
Kitchen / dining area	5.44 x 3.24	17' 10" x 10' 8"	Bedroom 1	4.30 x 4.06	14' 1" x 13' 4"
Sitting room	4.15 x 3.27	13' 7" x 10' 9"	Bedroom 2	4.44 x 2.76	14' 7" x 9' 1"
			Bedroom 3	4.17 x 2.76	13' 8" x 9' 1"
			Bedroom 4	3.17 x 3.15	10' 5" x 10' 4"

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measuring points

ws

washing machine space

h

hob

ovn

oven

ffzr

fridge freezer

ds

dishwasher space

cup'd

cupboard

w

wardrobe

The Barcelona | 473 | The Ridgeway The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

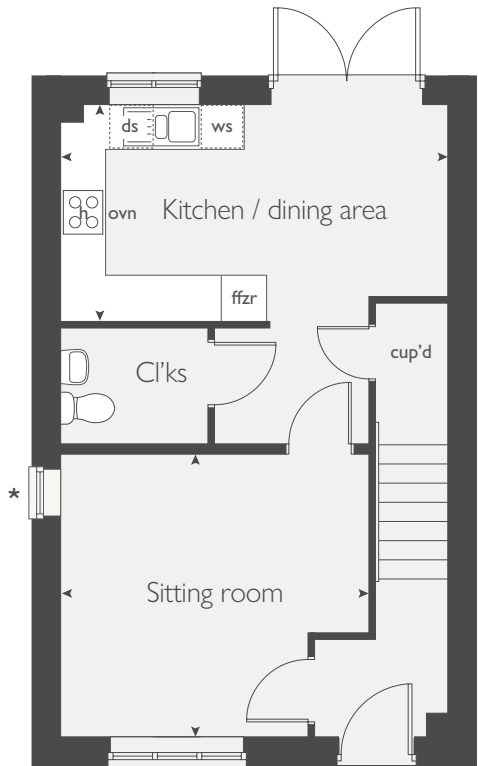


THE SEVILLE

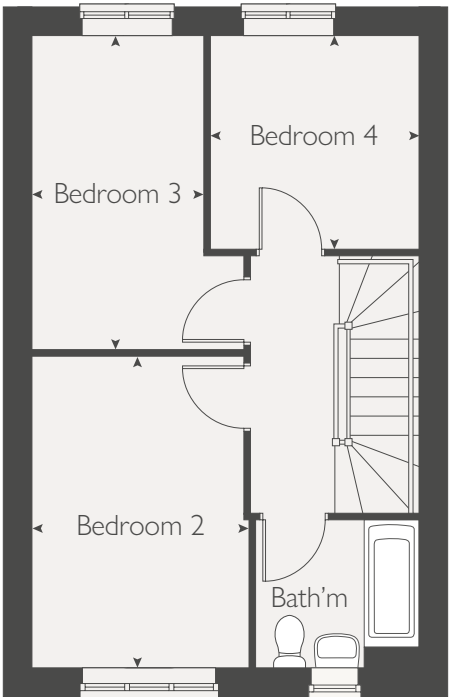
4 bedroom home

112 sq.m
1,209 sq.ft

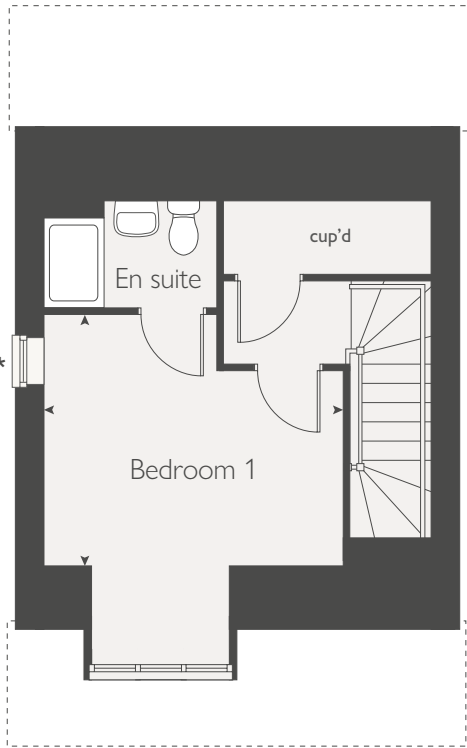
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR	metres	feet / inches	FIRST FLOOR	metres	feet / inches	SECOND FLOOR	metres	feet / inches
Kitchen / dining area	5.06 x 2.87	16' 7" x 9' 5"	Bedroom 2	4.12 x 2.88	13' 6" x 9' 5"	Bedroom 1	3.97 x 3.35	13' 0" x 11' 0"
Sitting room	4.08 x 3.74	13' 4" x 12' 3"	Bedroom 3	4.16 x 2.28	13' 8" x 7' 6"			
			Bedroom 4	2.82 x 2.75	9' 3" x 9' 0"			

* Window applicable to plots 612 and 622 only. Please see sales consultant for further details.

** Window applicable to plots 611, 612, 613 and 622 only. Please see sales consultant for further details.

The Seville | 464 | The Ridgeway The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

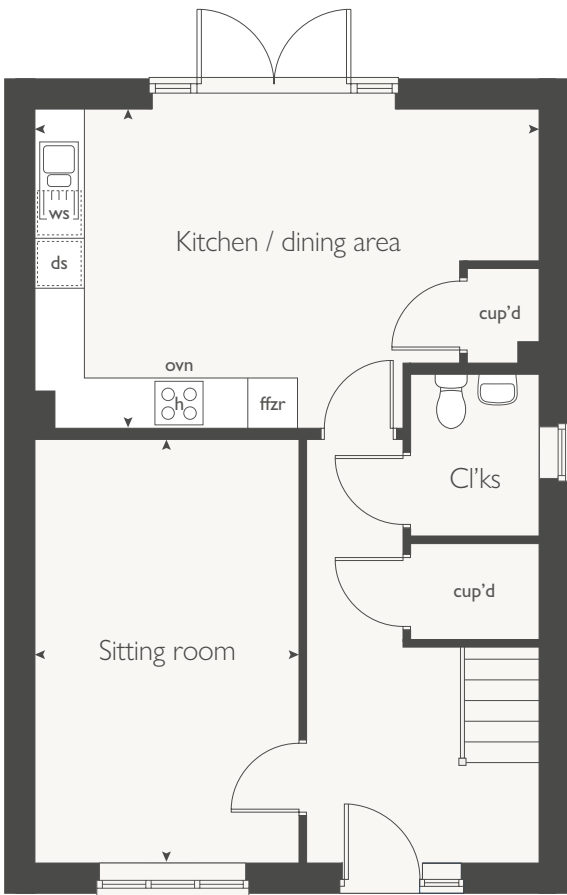


THE PALMA

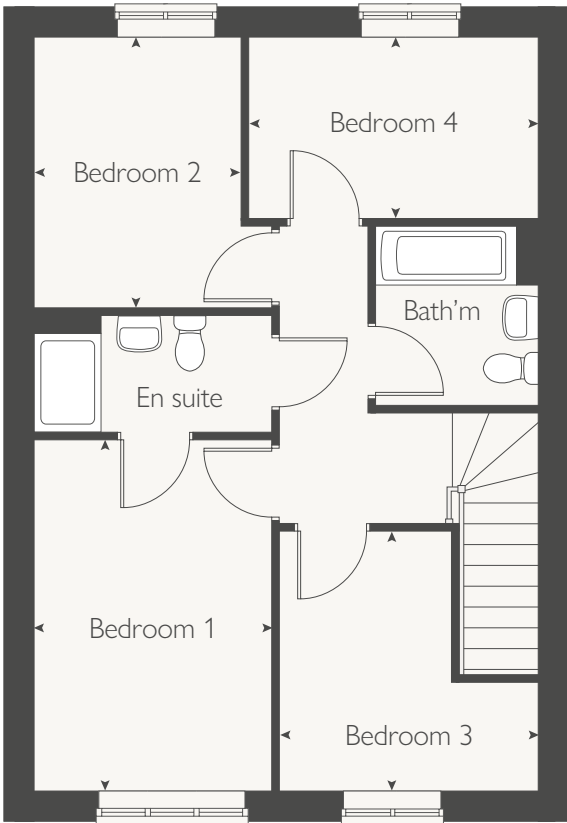
4 bedroom home

109 sq.m
1,178 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	6.05 x 3.82	19' 10" x 12' 7"
Sitting room	5.08 x 3.17	16' 8" x 10' 5"

FIRST FLOOR	metres	feet / inches
Bedroom 1	4.22 x 2.84	13' 10" x 9' 4"
Bedroom 2	3.24 x 2.48	10' 8" x 8' 2"
Bedroom 3	3.48 x 2.17	11' 5" x 7' 1"
Bedroom 4	3.12 x 3.11	10' 3" x 10' 3"

★ Window applicable to plots 623, 718 and 726 only.
Please see sales consultant for further details.

◀ ▶	measuring points	ffzr	fridge freezer
ws	washing machine space	ds	dishwasher space
h		cup'd	cupboard
ovn	oven		

The Palma | 451 | The Ridgeway The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

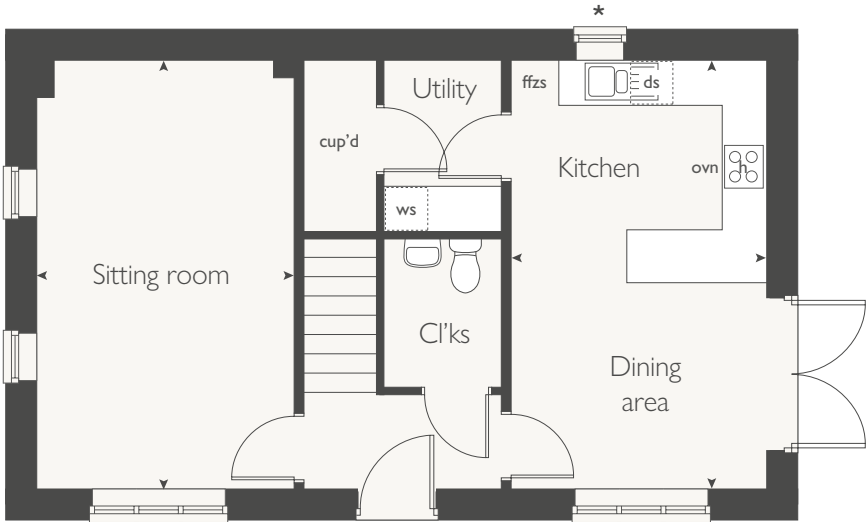


THE TURIN

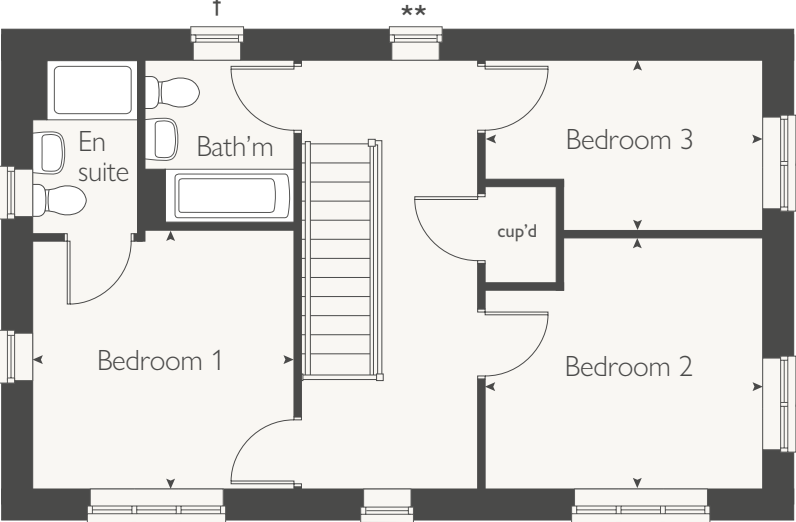
3 bedroom home

108 sq.m
1,172 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	metres	feet / inches	FIRST FLOOR	metres	feet / inches
Kitchen / dining area	5.66 x 3.36	18' 7" x 11' 0"	Bedroom 1	3.44 x 3.43	11' 4" x 11' 3"
Sitting room	5.66 x 3.40	18' 7" x 11' 2"	Bedroom 2	3.67 x 3.33	12' 0" x 10' 11"
			Bedroom 3	3.67 x 2.25	12' 0" x 7' 4"

* Window applicable to plots 560, 610, 614, 628, 661, 729, 733 and 815 only.
Please see sales consultant for further details.

** Window omitted to plots 602 & 632 only.
Please see sales consultant for further details.

† Window omitted to plot 602 only.
Please see sales consultant for further details.

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measuring points

ws

h

ovn

washing machine space

hob

oven

ffzs

ds

cup'd

fridge freezer space

dishwasher space

cupboard

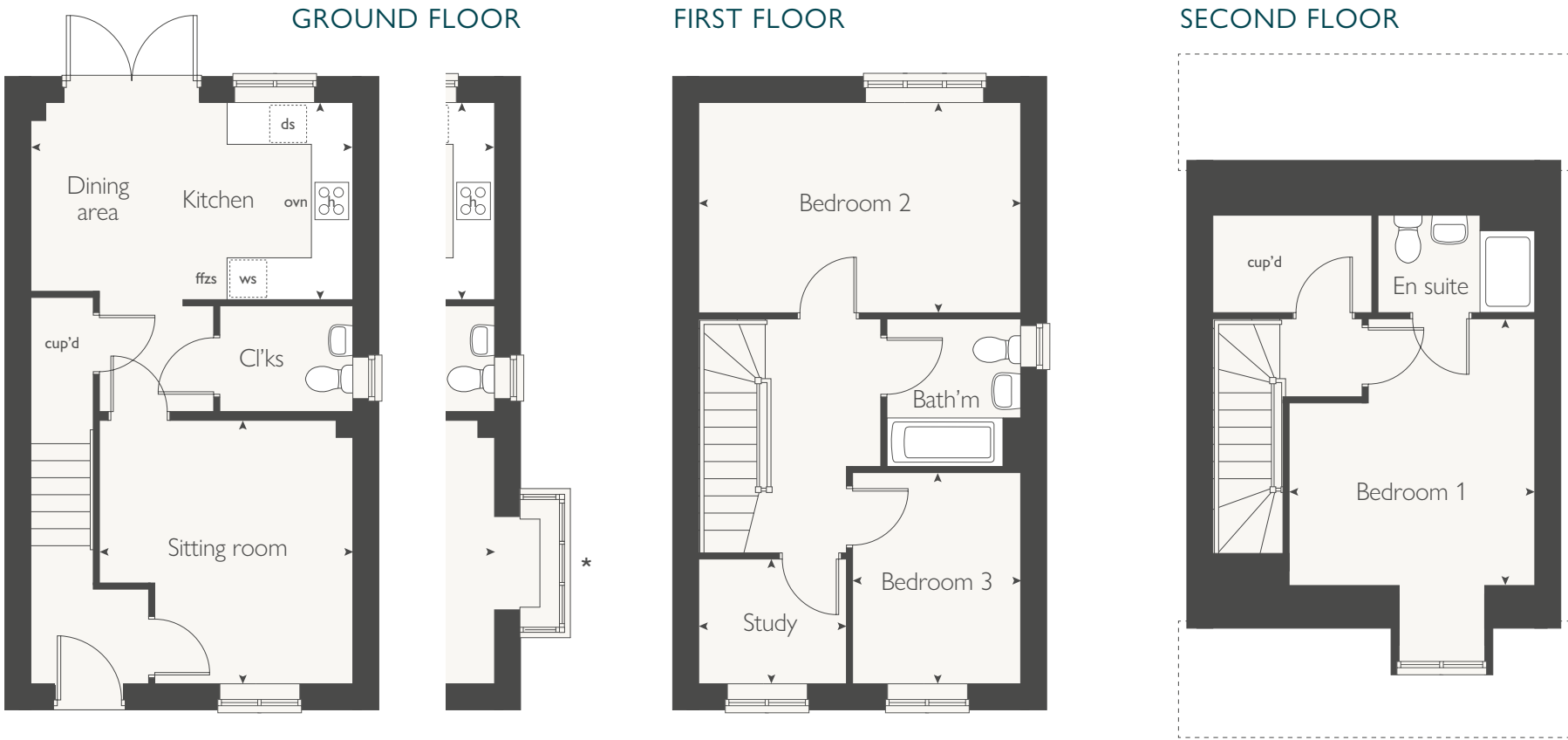
The Turin | 354 | The Ridgeway The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.



THE VERONA

3 bedroom home

106 sq.m
1,149 sq.ft



GROUND FLOOR	metres	feet / inches	FIRST FLOOR	metres	feet / inches	SECOND FLOOR	metres	feet / inches
Kitchen / dining area	4.69 x 2.87	15' 4" x 9' 4"	Bedroom 2	4.69 x 3.06	15' 4" x 10' 0"	Bedroom 1	3.90 x 3.59	12' 9" x 11' 9"
Sitting room	3.85 x 3.70	12' 8" x 12' 2"	Bedroom 3	3.09 x 2.46	10' 2" x 8' 1"			
			Study	2.19 x 1.83	7' 2" x 6' 0"			

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measuring points

ffzs

fridge freezer space

ws

washing machine space

ds

dishwasher space

h

hob

cup'd

cupboard

ovn

oven

* Bay window applicable to plot 720 only. Please see sales consultant for further details.

The Verona | 356 | The Ridgeway The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

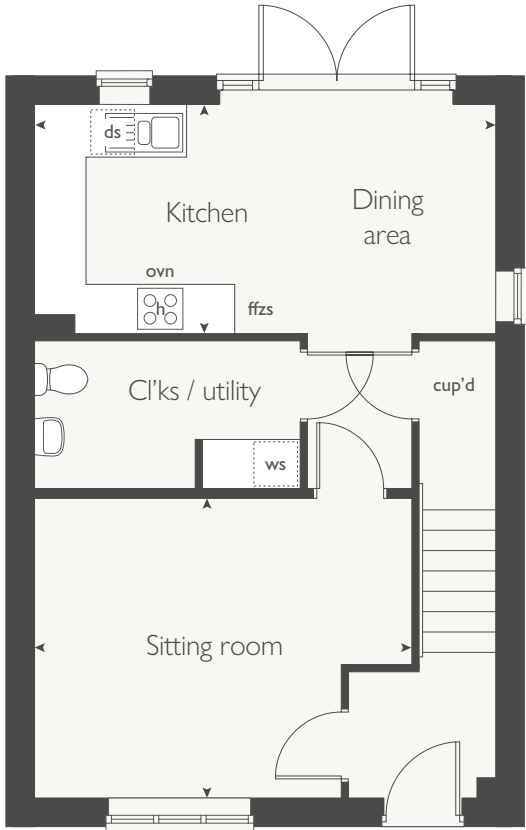


THE MILAN

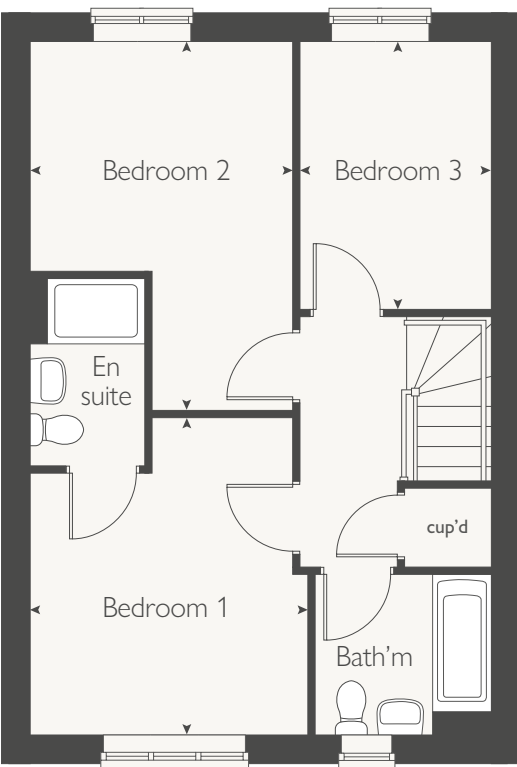
3 bedroom home

95 sq.m
1,029 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	metres	feet / inches	FIRST FLOOR	metres	feet / inches
Kitchen / dining area	5.59 x 2.78	18' 4" x 9' 2"	Bedroom 1	3.88 x 3.40	12' 9" x 11' 1"
Sitting room	4.60 x 3.66	15' 1" x 12' 0"	Bedroom 2	4.50 x 3.22	14' 9" x 10' 7"
			Bedroom 3	3.26 x 2.33	10' 8" x 7' 8"

* Window applicable to plots 631 and 764 only. Please see sales consultant for further details.

The Milan | 351 | The Ridgeway The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

<	>	measuring points	ffzs	fridge freezer space
ws		washing machine space	ds	dishwasher space
h		hob	cup'd	cupboard
ovn		oven		

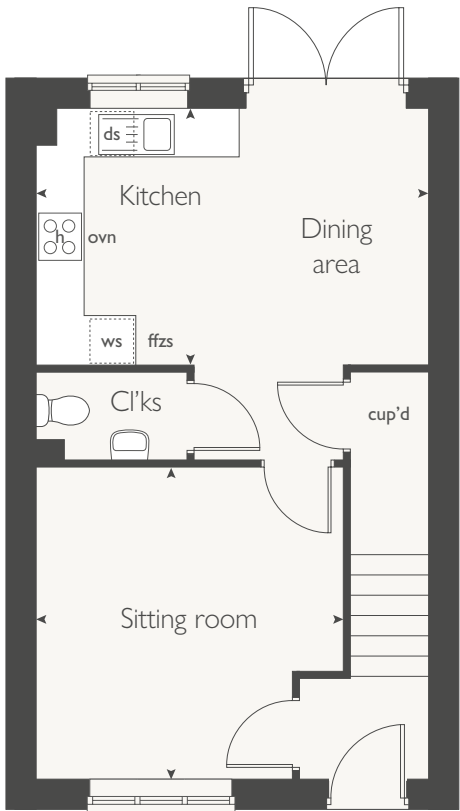


THE MARSEILLES

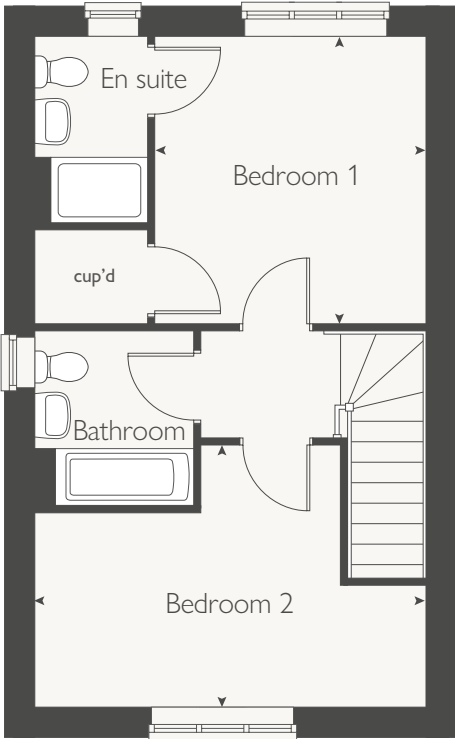
2 bedroom home

79 sq.m
856 sq.ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	metres	feet / inches	FIRST FLOOR	metres	feet / inches
Kitchen / dining area	4.76 x 3.15	15' 7" x 10' 4"	Bedroom 1	3.54 x 3.32	11' 7" x 10' 11"
Sitting room	3.84 x 3.77	12' 7" x 12' 5"	Bedroom 2	4.76 x 3.22	15' 7" x 10' 7"

←	measuring points	ffzs	fridge freezer space
ws	washing machine space	ds	dishwasher space
h	hob	cup'd	cupboard
ovn	oven		

The Marseilles | 241 | The Ridgeway The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.



THE BORDEAUX

2 bedroom bungalow

74 sq.m
797 sq.ft

GROUND FLOOR



GROUND FLOOR	metres	feet / inches
Kitchen	3.60 x 3.00	11' 10" x 9' 10"
Sitting / dining area	4.56 x 3.21	15' 0" x 10' 6"
Bedroom 1	4.90 x 3.48	16' 0" x 11' 5"
Bedroom 2	3.48 x 2.59	11' 5" x 8' 5"

←	measuring points	ffzs	fridge freezer space
ws	washing machine space	ds	dishwasher space
h	hob	cup'd	cupboard
ovn	oven		

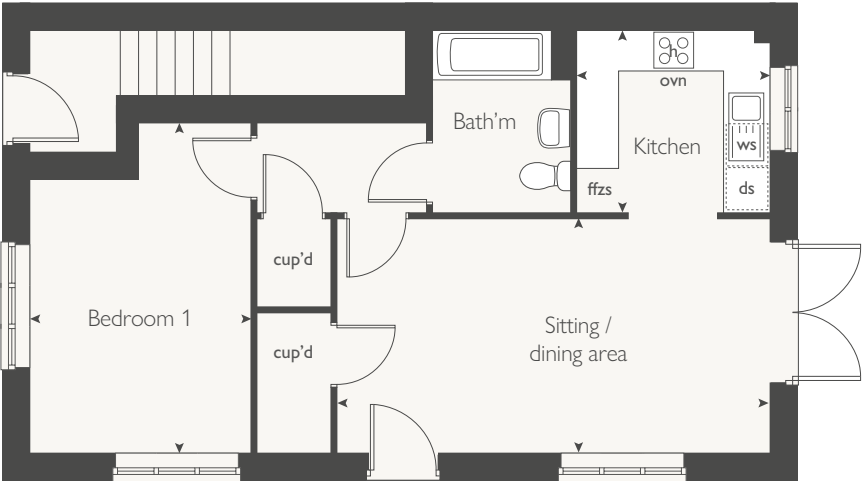
The Bordeaux | 234 | The Ridgeway The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.



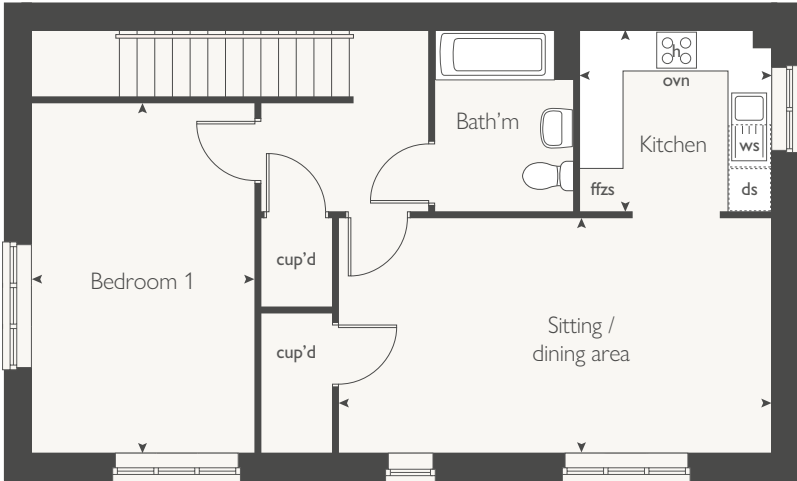
THE LISBON

1 bedroom maisonette

GROUND FLOOR 54 sq.m 585 sq.ft



FIRST FLOOR 69 sq.m 745 sq.ft



GROUND FLOOR	Plots 693, 776, 782, 795 & 810	
	metres	feet / inches
Kitchen	2.72 x 2.56	8' 11" x 8' 5"
Sitting / dining area	6.09 x 3.28	20' 0" x 10' 9"
Bedroom 1	4.70 x 3.11	15' 5" x 10' 2"

FIRST FLOOR	Plots 694, 777, 783, 796 & 811	
	metres	feet / inches
Kitchen	2.72 x 2.56	8' 11" x 8' 5"
Sitting / dining area	6.13 x 3.32	20' 1" x 10' 11"
Bedroom 1	4.93 x 3.16	16' 2" x 10' 4"

<	measuring points	ds	dishwasher space
ws	washing machine space	cup'd	cupboard
h	hob	ldr	larder
ovn	oven	ts	tumble dryer space
ffzs	fridge freezer space		

The Lisbon | MAIS | The Ridgeway The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.



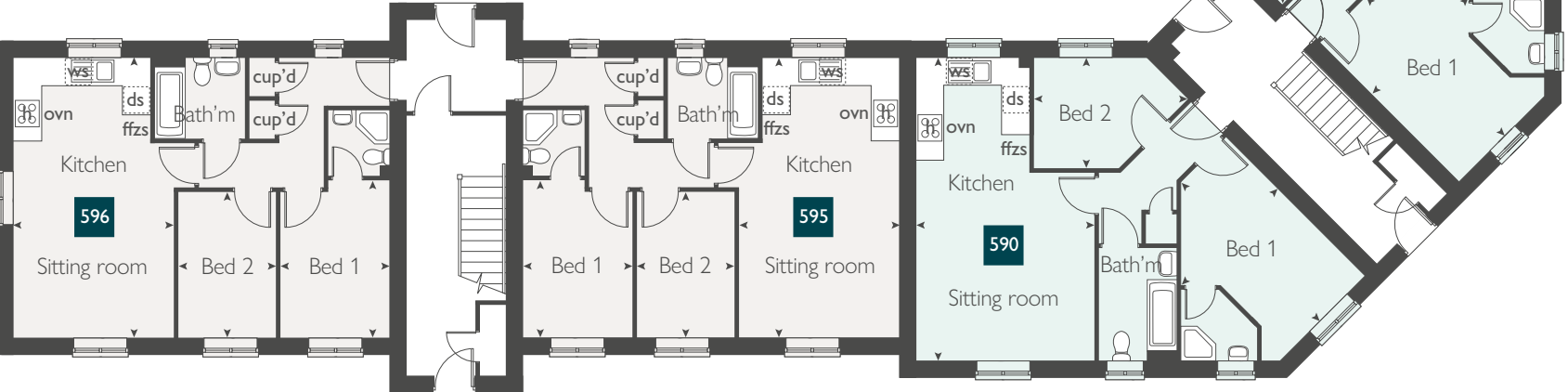
ATHENS HOUSE

2 bedroom apartments

FIRST AND SECOND FLOORS



GROUND FLOOR



APARTMENTS 595, 596, 597, 598, 599 & 600			
61 sq.m 664 sq. ft	metres	feet / inches	
Kitchen / sitting / dining area	6.56 x 3.75	21' 6" x 12' 4"	
Bedroom 1	3.70 x 2.60	12' 2" x 8' 6"	
Bedroom 2	3.43 x 2.33	11' 3" x 7' 7"	

APARTMENTS 589, 590, 591, 592, 593 & 594			
59 sq.m 636 sq. ft	metres	feet / inches	
Kitchen / sitting / dining area	7.09 x 4.16	23' 3" x 13' 8"	
Bedroom 1	4.60 x 3.21	15' 1" x 10' 6"	
Bedroom 2	3.64 x 2.60	10' 6" x 8' 6"	

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

Athens House | The Ridgeway |

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FLORINA HOUSE

2 bedroom apartments

GROUND FLOOR



FIRST AND SECOND FLOORS



APARTMENTS 568, 570, 571, 573, 574 & 576			
59 sq.m	636 sq. ft	metres	feet / inches
Kitchen / sitting / dining area			
Bedroom 1			
Bedroom 2			

APARTMENTS 569, 572 & 575			
59 sq.m	636 sq. ft	metres	feet / inches
Kitchen / sitting / dining area			
Bedroom 1			
Bedroom 2			

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

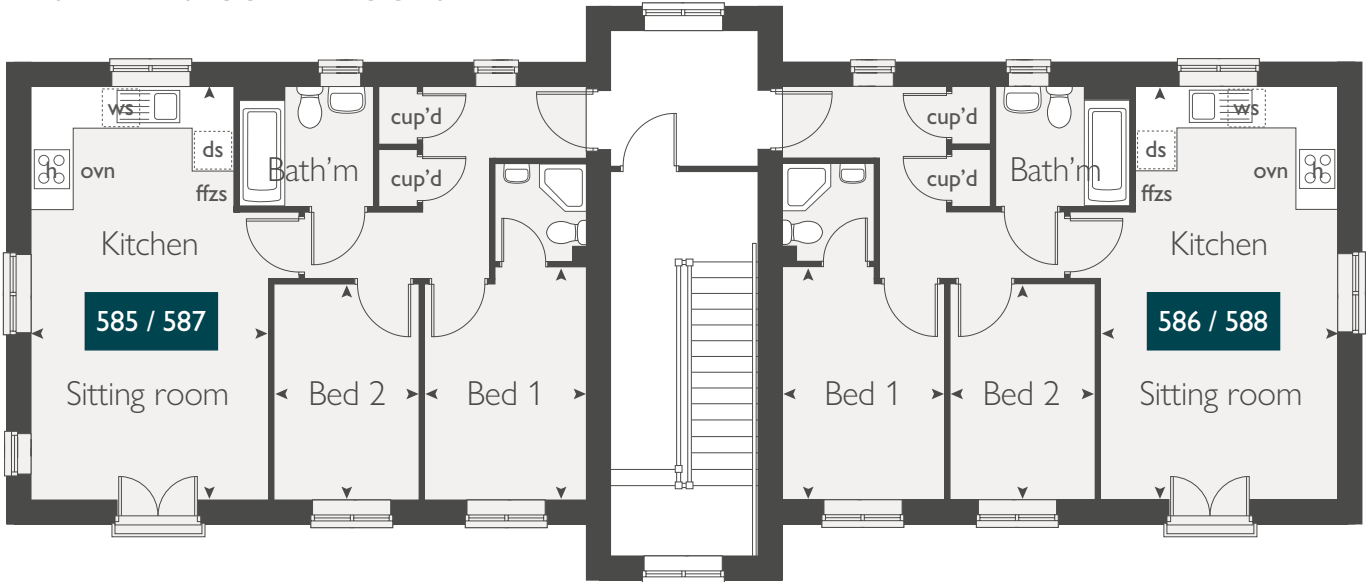
Florina House | The Ridgeway |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

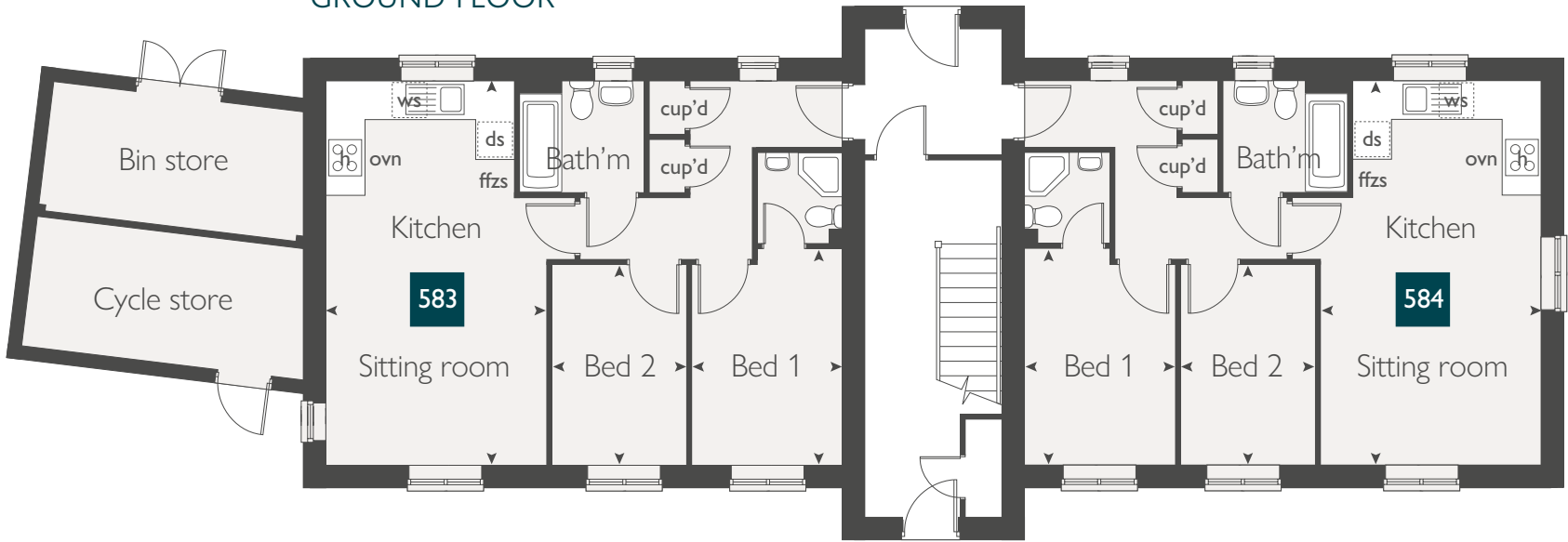
RHODES HOUSE

2 bedroom apartments

FIRST AND SECOND FLOORS



GROUND FLOOR



APARTMENTS 583, 584, 585, 586, 587 & 588

	59 sq.m	636 sq. ft	metres	feet / inches
Kitchen / sitting / dining area			6.56 x 3.75	21' 6" x 12' 4"
Bedroom 1			3.70 x 2.60	12' 2" x 8' 6"
Bedroom 2			3.43 x 2.33	11' 3" x 7' 7"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

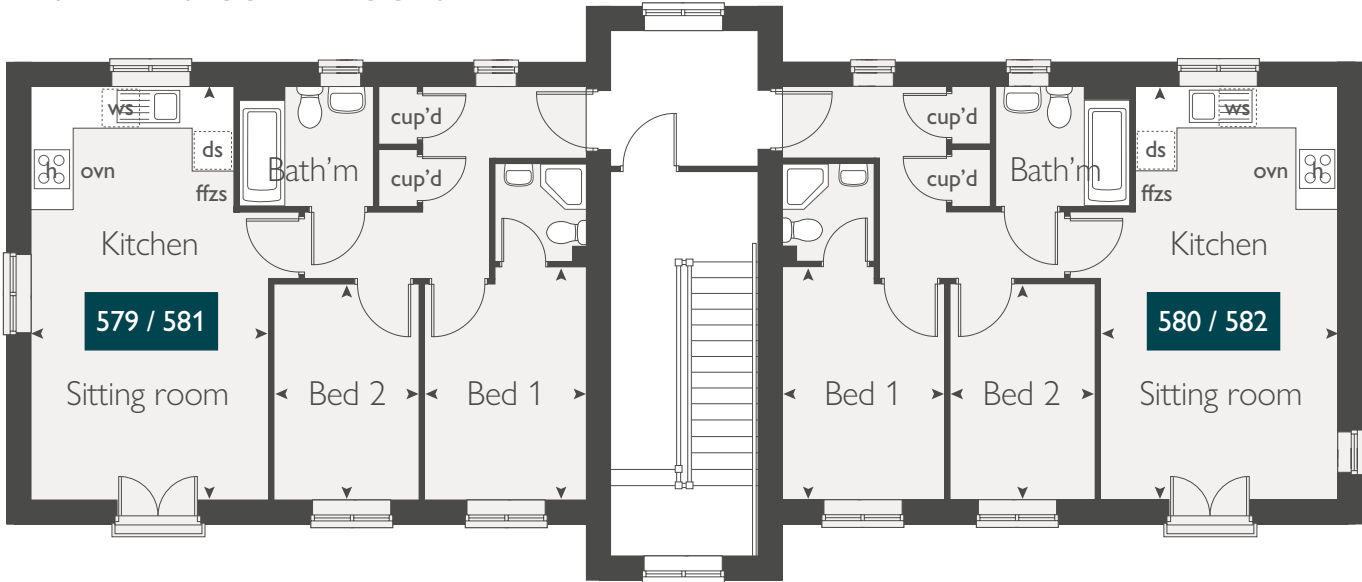
Rhodes House | The Ridgeway |

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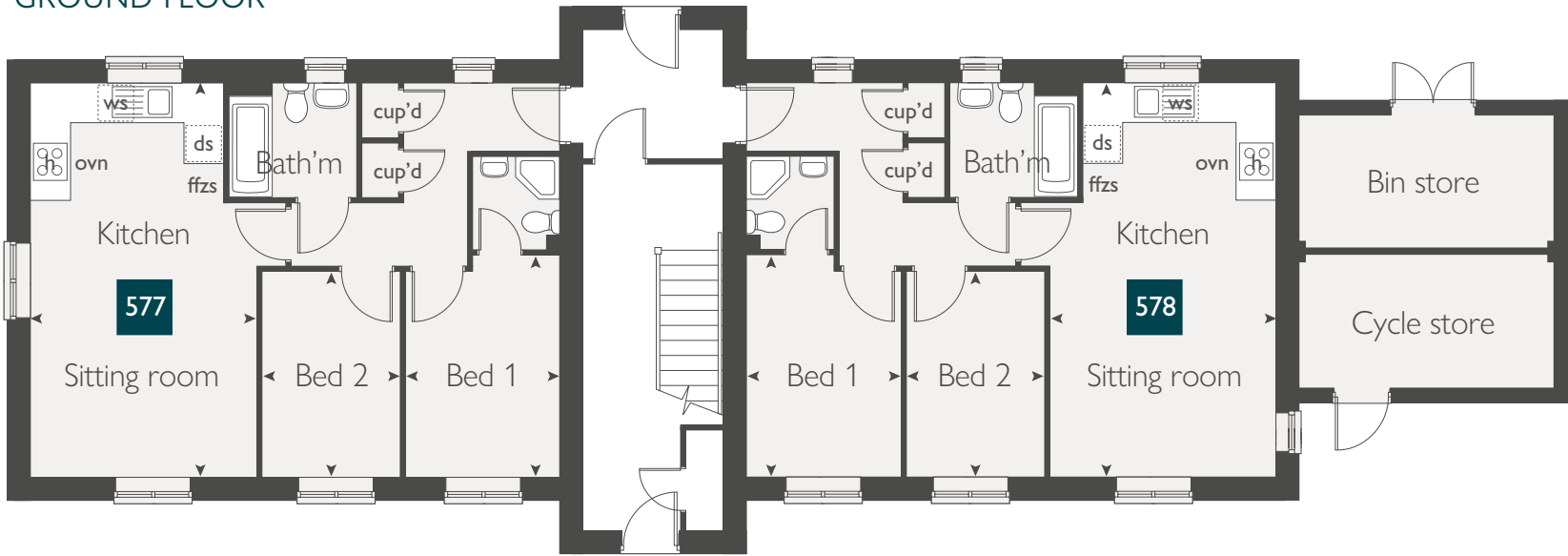
SANTORINI HOUSE

2 bedroom apartments

FIRST AND SECOND FLOORS



GROUND FLOOR



APARTMENTS 577, 578, 579, 580, 581 & 582

	metres	feet / inches
Kitchen / sitting / dining area	6.56 x 3.75	21' 6" x 12' 4"
Bedroom 1	3.70 x 2.60	12' 2" x 8' 6"
Bedroom 2	3.43 x 2.33	11' 3" x 7' 7"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

Santorini House | The Ridgeway |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

MAKE YOUR NEW HOME TRULY YOURS WITH UPGRADES AND EXTRAS FROM OUR EXCLUSIVE PERSONALISE RANGE

Bring Your Dream Home to Life with Personalise

At The Ridgeway, your new home already comes with a unique and thoughtfully designed specification - but with our **exclusive Personalise** range, you can go even further.

This is your opportunity to add those special touches that make a house feel like home. Whether it's a sleek, contemporary kitchen with upgraded premium worktops and the latest appliances, or a bathroom finished with elegant ceramics, Personalise gives you the freedom to shape every detail.

From kitchen cupboards and lighting to built-in wardrobes and flooring, you'll find a wide range of beautiful options to suit your style. Choose from plush carpets, stylish Karndean flooring, or timeless ceramic tiles - each one helping to create a space that reflects you.

Every choice you make brings your vision closer to reality. And with the guidance of our friendly sales consultants, you'll have expert support every step of the way.

Pick up a Personalise brochure from your sales consultant today to find an extensive list of items available. Such as:

- Quartz kitchen worktops
- Premium appliance packages
- Flooring
- Built-in wardrobes
- Upgraded tiling in main bathroom and en suite

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide you with a full brochure and guidance.



A COMMUNITY TO BE PROUD OF

At **Countryside Homes**, we're passionate about creating communities where everyone can find somewhere to call home. Our approach goes beyond simply building houses - we focus on building thriving, welcoming neighbourhoods that bring people together.

A key part of this vision is our mixed tenure model. Our communities offer a diverse mix of ownership options to ensure that everyone, has the opportunity to call somewhere home. Whether you're a first-time buyer, a growing family, someone looking to downsize, looking for a private rental home or seeking affordable housing, our developments provide a range of homes to suit different lifestyles and budgets.

We believe that great places to live are built on more than just bricks and mortar - they're built on a sense of belonging. That's why our mixed tenure developments are thoughtfully designed to welcome people from all walks of life. By offering a blend of private sale, shared ownership, and affordable homes, we create inclusive spaces where everyone feels at home and valued.

Our commitment to community goes further than the homes themselves. Every Countryside Homes development is carefully planned with green spaces, play areas, and local amenities that encourage connection and support wellbeing. We design homes with quality craftsmanship, modern layouts, and sustainable features that make everyday living comfortable and future-proof.

At Countryside Homes, we're not just building for today - we're creating places where people can grow, connect, and feel proud to call home. Our goal is to foster vibrant, resilient communities where everyone is proud to call it their home!



TIMBER FRAME HOMES - BUILT FOR YOUR LIFE

At **Countryside Homes**, we believe your new home should be more than just bricks and mortar - it should be a place where life flows effortlessly. That's why we're building more homes using timber frame construction, a modern method that brings real benefits to you and your family.

Timber frame homes are built faster, which means you could be moving into your dream home sooner than you think. And because timber is a natural insulator, your home stays warmer in winter and cooler in summer - helping you save on energy bills while staying comfortable all year round.

We use responsibly sourced timber from certified sustainable forests, so you can feel good knowing your home is kinder to the planet. In fact, timber stores carbon, making it one of the most environmentally friendly building materials available.

Every timber panel is precision-engineered in a factory-controlled environment, ensuring a consistently high-quality finish with fewer defects. That means less disruption, less waste, and more confidence that your home is built to last.

Choosing a timber frame home isn't just a smart decision - it's a step toward a better, more sustainable future. It's a home that works for your lifestyle, your values, and your peace of mind.



A COMMUNITY TO BE PROUD OF

We believe that a truly special home extends beyond its walls - it's shaped by the community and environment that surround it. At The Ridgeway, we're proud to do more than build beautiful homes; we invest in the future of the area and the people who live here. Working closely with the local council, contributions are tailored to meet the unique needs of the growing community, ensuring every commitment makes a meaningful difference. From enhancing green spaces to supporting local services, The Ridgeway is the latest development as part of Vistry's work within the Norwood Farm Sustainable Urban Expansion. As part of this we have contributed over **£7 million** into local initiatives that nurture both community spirit and environmental wellbeing.

Because when you move into a Countryside home, you're not just moving into a home - you're joining a community and becoming part of something truly lasting at **The Ridgeway**.

Our homes are Greener by Design! From solar panels, high class insulation and EV charging points, our homes have everything you need to save on your energy bills.

COMMUNITY CONTRIBUTIONS INCLUDE:

IMPROVED PUBLIC TRANSPORT FACILITIES	PUBLIC OPEN SPACES	NEW COMMUNITY FACILITIES	CYCLE ROUTES
			
PRIMARY AND SECONDARY EDUCATION	CHILDREN'S PLAY AREAS	HEALTHCARE FACILITIES	HIGHWAY AND ROAD IMPROVEMENT
			

GREEN INITIATIVES FOUND AT THE RIDGEWAY:

HEDGEHOG HIGHWAYS	WASTE WATER HEAT RECOVERY SYSTEMS	ELECTRIC VEHICLE CHARGING POINTS	NEW TREES PLANTED
			
PV SOLAR PANELS	BAT / BIRD BOXES	A+ RATED DOUBLE-GLAZED WINDOWS	TIMBER FRAME CARBON REDUCTION
			





SCAN FOR DIRECTIONS



THE RIDGEWAY

Northampton

Sandy Lane
Harpole,
Northampton
NN7 4EB

01604 806905

Every care has been taken in the preparation of this brochure. Countryside Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes.

Vistry South Central Midlands region

Ingenuity House, Bickenhill Lane, Birmingham B37 7HQ Telephone: 01675 437000

Produced by the Vistry Design Studio.

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COUNTRYSIDE
Homes