



# STONECUTTERS



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## EASY LIVING AND SPACE TO GROW

Stonecutters is a new development of two, three and four bedroom homes set on the edge of the village of Roade. This unique development incorporates a mix of house types including 1930s style villas, traditional semi-detached cottages and detached family homes.

Stonecutters is within a 10 minute walk of the high street (½ mile) with its post office, newsagents, pharmacy, service station, supermarket and homeware shop. There's also a regular farmers market and fruit and vegetable market in the garden of the village pub.

Situated on the A508 approximately two miles from junction 15 of the M1, Stonecutters is ideally located for commuters, just five miles south of Northampton and 12 miles north of Milton Keynes.



## EASY FOR EVERYDAY LIFE

The village is served by two nursery schools, the Roade Primary School and, for secondary education, the Elizabeth Woodville School. The Parks Medical Practice caters for the community's health, whilst the main hospital is located in Northampton. The village also has two churches to attend to local pastoral needs.

Whilst everyday groceries can be purchased locally, Towcester hosts a co-operative enterprise selling high quality, homemade goods and Northampton's Market square, one of the biggest and oldest markets in England, features an array of fresh fruit, vegetables and cut flowers.

There is also an assortment of well-known, stylish, high street shops at the Grosvenor Centre and Market Walk in Northampton, or further afield, thecentre:mk and intu Milton Keynes shopping centres in Milton Keynes are a shopaholic's dream.



## AN EASY COMMUTE

Roadle village is served by a number of bus routes between Northampton and Milton Keynes.

The nearest railway station is Northampton (just over five miles away) and from here you can travel into London Euston in around 60 minutes. Frequent services are also available to Watford, Milton Keynes Central, Birmingham International and Birmingham New Street.

The M1 motorway also provides access to Birmingham Airport (via the M6), Luton Airport and London Heathrow (via M25).

## EASY TO ENTERTAIN

When it comes to entertaining, there is a selection of welcoming canal side pubs with cosy interiors for the winter and beautiful gardens to enjoy in the summer sunshine. A number of pubs in the area offer local real ale and home cooked fayre, and there are also restaurants offering a delightful range of fresh cuisine.



For a little more hustle and bustle, nearby towns include Northampton and Milton Keynes. With a wide range of eateries and restaurants to suit any budget, and a number of pubs and bars, they are perfect for anyone and any evening.

If you enjoy sports or recreational facilities you'll be spoilt for choice with a tennis and bowls club in the village, and The Willison Sports Centre which has been a hub of sport in the community since it opened in 1994.

There are leisure centres and health and fitness clubs in both Northampton and Milton Keynes with many activities to get involved in. There is also the fantastic Xscape Milton Keynes where you can enjoy skiing, snowboarding and sledging or even learn to skydive or rock climb. For those who enjoy more natural surroundings there are also many equestrian and outdoor activities, and several water sports centres, such as the Nene Whitewater Centre, which provides an artificial white water course for canoes, kayaks and rafts.

Those wishing to pursue more cultural excursions can explore the numerous stately homes and gardens including Althorp House, Boughton House (often referred to as the English Versailles), Coton Manor Gardens and Bletchley Park, amongst others.

Other great attractions such as Milton Keynes Theatre and Museum, the National Bowl for open-air concerts, Gulliver's Land theme park, the famous Towcester Racecourse and Silverstone Circuit mean there is something to suit everyone.



## GENERAL SPECIFICATION

### Kitchen

- Stylish and modern fitted wall and base units
- Choice of kitchen unit door fronts\*
- Choice of worktops and upstands\*
- Stainless steel oven
- Stainless steel hob
- Stainless steel splashback behind hob
- Stainless steel sink with chrome mixer taps
- Stainless steel extractor canopy
- Integrated fridge/freezer
- Energy-efficient appliances

### Bathroom

- Contemporary white sanitary ware
- Chrome fittings
- Choice of wall tiles\*

### Plumbing

- Gas-fired central heating with thermostatically controlled radiators

### Doors & Windows

- High performance double glazed windows
- Secure by design front door with chrome furniture

### Heating & Water

- Gas-fired with thermostatically controlled radiators

### Electrical

- Digital TV/FM points in living room and bedroom one
- BT points in living room and bedroom one
- Mains wired smoke detectors
- Carbon monoxide detector

### General

- 10 year NHBC warranty

\*Some individual choices are available subject to the stage of construction. Speak to our Sales Consultant for details.



Images shown are from other Orbit Homes developments

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## ENERGY-EFFICIENT HOMES FOR MODERN LIVING

All homes have been designed with energy-efficiency in mind and constructed to satisfy the latest Building Regulations.

With modern central heating systems and water-efficient fittings, your home will be more energy-efficient than older homes, helping you to reduce your energy bills and reduce the impact on the environment.

## ORBIT HOMES

As the sales and development arm of the Orbit Group, Orbit Homes is committed to building beautiful homes designed with our customers in mind.

Our developments range from small schemes of two or three homes in rural villages through to sites of hundreds of homes in towns and cities, from greenfield sites to urban regeneration projects. We build a variety of homes from one bedroom apartments through to large family homes and Independent Living homes for the over 55s. Our developments include a mix of tenures from Outright Sale, Shared Ownership and Shared Equity to help us to find a home that suits you.

With extensive experience and a long history in the housing sector, you are in safe hands with us. Our experienced Sales Consultants will support you through your purchase and are dedicated to providing excellent customer service.



### Safety on site

We want you to be safe on site and enjoy your visit, so the following has been issued to comply with Health and Safety Legislation. Please use the designated car park and visit our Marketing Suite first. An Orbit Homes employee must always accompany you anywhere on the development outside of the show home area. Please supervise any children with you (children are not allowed in construction areas). Hard hats and appropriate footwear should be worn at all times. There is no access to areas where scaffolding is erected and please ensure you are clearly visible to all construction vehicles in all areas.

### Surrounding area

Our site plan shows general information of the surrounding area, details of which are beyond the control of Orbit Homes. For more up-to-date information, please contact the relevant local planning authority.

### Site plan

This was drawn up before construction began. Boundaries and layouts can change during development, so please check details with the Sales Consultant at reservation. The deed plan will be sent directly to your solicitors and should be inspected by you when you visit.

### Elevations

Building materials and elevations may vary from plot to plot and surrounding areas may differ from that shown. Computer generated images (CGIs) depict typical house types, but please check all details in relation to your plot with the Sales Consultant at the time of reservation.

### Dimensions

Floor plans show approximate dimensions for each room, typical of its type. Specific plot dimensions may vary, because each one is built individually and the precise internal finishes may not always be the same.

### Specification

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Sales Consultant at the time of reservation. Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. When reserving, please ask the Sales Consultant to clarify which items are included as standard. In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.

### Directions and maps

Stonecutters, Stratford Road, Roade, Northampton NN7 2NJ

From junction 15 of the M1, take the A508 towards Stony Stratford, Old Stratford and Roade. Continue along the A508 London Road until you reach the roundabout. Take the second exit A508 towards Old Stratford and Grafton Regis, over the railway bridge and continue until you see the petrol station on your left hand side. The Stonecutters entrance is on your left hand side, about 75 metres beyond the petrol station.

### Head office

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Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or containing any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in April 2015.

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