

Oundle Walk

Oundle | Northamptonshire



CHARLES CHURCH



The name on the finest homes

What is the indefinable quality about a Charles Church home that makes it so special, and makes so many aspire to owning one?

When Charles and Susanna Church laid the foundations of their first home in 1965, they were doing more than building a desirable residence. They were turning their vision of the perfect home into a benchmark for quality and a legacy for future generations to appreciate.

Over four decades later, their principles remain the cornerstone of every home we build and it is the firm emphasis of the Group to combine quality with aesthetically pleasing designs and traditional building techniques.

This philosophy has led us to enjoy an unrivalled reputation for over forty years. We pride ourselves not only on providing excellent examples of traditional construction and craftsmanship but also on the elegance and character of our homes which are designed to harmonise with their natural surroundings.

We fully use the interior space of our homes combining every modern and efficient convenience within classic, timeless and elegant exteriors.

We recognise the importance of providing our customers with the opportunity to add character to their home through a wide choice of colour schemes, making certain that quality, service and value are inherent in all we undertake.

We also have a clear and practical approach to sustainability and fully support the Government's Code for Sustainable Homes. The national code standards are an important factor in the way we build and design both our developments and our homes.

Our exacting standards and attention to detail at every stage of the construction process play an integral part in achieving a totally unmistakable quality and sense of style. This unique combination of principles ensures that our homes and developments continue to win an ever increasing number of prestigious consumer, industry and media awards.

The ultimate winner however, is the buyer of a Charles Church home.

Our star rating.

We've been awarded a five star rating by the Home Builders Federation in their 2024 survey.





Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, plus a ten-year insurance-backed warranty.

1

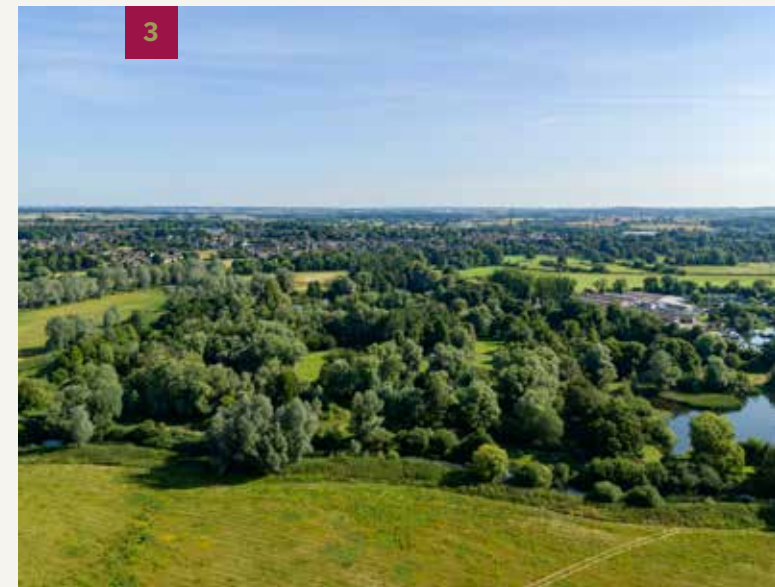


1. Take a walk round Oundle
2. Prestigious Oundle School
3. Enjoy the beauty of Barnwell Country Park
4. Go shopping in Rushden
5. Catch a train to London from Corby Station

2



3



4



Welcome to Oundle Walk

Ideal for first-time buyers, families, investors and those looking for a new home close to Peterborough – our Oundle Walk development includes three, four and five-bedroom houses.

Full of history, Oundle is settled in the northern part of Northamptonshire with the River Nene to the east. Known for its picturesque Georgian streetscapes and impressive limestone buildings, life in this beautiful town provides you with a vibrant, warm community atmosphere.

For everyday amenities the town has it all, and an additional on-your-doorstep highlight is the wealth of independent shops and eateries that you can find on the popular high street.

Always in reach



The A605 runs alongside the east of the town, and connects you to the A1 and Peterborough. For travel by rail, Corby train station is a 20-minute drive away and offers journeys to London St Pancras in an hour and a half. And when you want to explore abroad, both Birmingham and Luton Airport are under an hour and a half away by car.

5



When you're looking for a larger range of amenities, Peterborough, Rushden and Kettering are less than half an hour's drive away. And for city-sized culture and shopping, the stunning and world-renowned university city of Cambridge is less than an hour away by car.

To match Oundle's rich history, the north of Northamptonshire has a wide collection of beautiful landmarks. Southwick Hall is under 10 minutes away by car, and a little further away, in the summertime, Elton Hall welcomes visitors with its show-stopping gardens and architecture.

Approximate travel distance by car to:



Peterborough:	13 miles
Northampton:	29 miles
Leicester:	36 miles
Cambridge:	42 miles
Coventry:	55 miles

Oundle Walk

Site plan



CHARLES CHURCH

Our homes



● The Danbury



● The Danbury
Corner



● The Sherwood



● The Delamare



● The Charnwood
Corner Bay



● The Saunton



● The Greenwood



● The Burnham



● The Whiteleaf



● The Whiteleaf
Corner Bay



● The Kielder



● The Marston

The Danbury



The Danbury



Perfect for the way we live today, the Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. The Danbury also offers plenty of storage space. Appealing to families, first-time buyers and young professionals.

 x3 Bedrooms

 x1 Bathroom

 x1 En-suite

 x2 parking spaces

 EV charging point

 **B [00]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen	2.74 x 2.54
Dining room	2.21 x 3.08
Living room	4.01 x 3.38



First floor

	Metres
Bedroom 1	4.01 x 2.78
Bedroom 2	2.94 x 2.54
Bedroom 3/Study	1.92 x 2.54

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.


The Danbury Corner



The Danbury Corner


The Danbury Corner has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. The Danbury also offers plenty of storage space. Appealing to families, first-time buyers and young professionals.


 x3 Bedrooms

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The Sherwood



The Sherwood

The Sherwood opens its doors to family life, with the balance of an open-plan kitchen/dining room, a separate living room and a downstairs WC. That means a balance of family time and quiet time for you all to make the most of. Three bedrooms and two bathrooms mean calm mornings getting ready for school and work, and Bi-fold doors to the garden mean a lovely place to start and end the day.



x3 Bedrooms



x1 Bathroom



x1 En-suite



x2 parking spaces



EV charging point



B [00] Energy Efficiency Rating



Ground floor

	Metres
Kitchen	3.10 x 2.85
Dining room	2.42 x 2.85
Living room	3.95 x 3.56



First floor

	Metres
Bedroom 1	3.95 x 3.26
Bedroom 2	2.84 x 2.90
Bedroom 3	2.59 x 2.89





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The Delamare



The Delamare

The extremely popular Delamare is a three-bedroom family home with a bright and modern open-plan kitchen/dining room with Bi-fold doors leading into the garden. The integral garage, downstairs WC, three handy storage cupboards and an en suite to bedroom one mean it ticks all the boxes for practical family living.

-  x3 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  x2 parking spaces
-  EV charging point
-  **B [00]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining	2.47 x 5.73
Living room	3.13 x 4.74



First floor

	Metres
Bedroom 1	5.73 x 2.75
Bedroom 2	2.21 x 3.36
Bedroom 3	3.43 x 2.18

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The Charnwood Corner Bay



The Charnwood Corner Bay



If you want another view on life from your family home, a corner plot delivers just that. The Charnwood Corner Bay doesn't stop there, it also delivers on excellent family living space, with three bedrooms, a downstairs WC, two bathrooms, a kitchen/breakfast room and a living room with Bi-fold doors to make sure that your garden is a great space to enjoy too.

 x3 Bedrooms

 x1 Bathroom

 x1 En-suite

 x2 parking spaces

 EV charging point

 **B [00]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Breakfast room	5.51 x 2.84
Living room	3.11 x 5.62



First floor

	Metres
Bedroom 1	3.08 x 3.16
Bedroom 2	2.88 x 3.13
Bedroom 3	2.65 x 2.25

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The Sauntton



The Saunton

An attractive versatile three-storey home, the Saunton features an open-plan kitchen/dining room, a living room, and three bedrooms. The top-floor bedroom includes an en suite, while the other two bedrooms are well-proportioned and could also fulfil any home office needs. With ample storage space, an enclosed porch, downstairs WC, and off-road parking, it's both practical and stylish.



x3 Bedrooms



x1 Bathroom



x1 En-suite



x2 parking spaces



EV charging point



B [00] Energy Efficiency Rating



Ground floor

	Metres
Kitchen	2.19 x 3.34
Dining	1.70 x 2.28
Living room	3.88 x 3.54



First floor

	Metres
Bedroom 2	3.88 x 3.36
Bedroom 3	3.88 x 2.88



Second floor

	Metres
Bedroom 1	2.83 x 4.09

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The Greenwood



The Greenwood

Sometimes you don't just need more space, but more private space to call your own. The Greenwood achieves that for you with two lovely en suite bedrooms - one of them has the whole of the second floor to itself – to choose from. This is a great layout for a growing family, with plenty of space for family time on the ground floor and a downstairs WC.


 x4 Bedrooms

 x1 Bathroom

 x2 En-suite

 x2 parking spaces

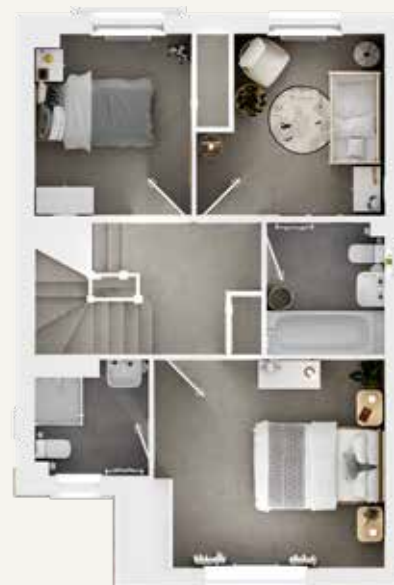
 EV charging point

 **B [00]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen	2.89 x 2.87
Dining Room	2.64 x 2.87
Living room	3.95 x 3.56



First floor

	Metres
Bedroom 2	3.95 x 3.28
Bedroom 3	2.97 x 2.87
Bedroom 4	2.47 x 2.87



Second floor

	Metres
Bedroom 1	3.22 x 4.23

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The Burnham



The Burnham

The Burnham is a superb detached home with an integral garage, and a good-sized living room with double doors leading into a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with a downstairs WC and three storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



x4 Bedrooms



x1 Bathroom



x1 En-suite



Single garage
and x2 parking spaces



EV charging point



B [00] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen	3.12 x 3.27
Dining room	2.83 x 2.17
Living room	3.33 x 4.92



First floor

	Metres
Bedroom 1	4.40 x 4.42
Bedroom 2	3.11 x 3.07
Bedroom 3	2.67 x 2.94
Bedroom 4	2.61 x 3.14

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The Whiteleaf



The Whiteleaf

This lovely new home wraps up contemporary living in a traditional design. It's double-fronted and hand has a separate living room, dining room and utility, leaving the kitchen/ breakfast room to deliver the modern open-plan twist that we all love. The Whiteleaf is a home for all seasons – a cosy living room for the winter and Bi-fold doors from the kitchen to the garden for the summer.

 x4 Bedrooms

 x1 Bathroom

 x1 En-suite

 x2 parking spaces

 EV charging point

 **B [00]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Breakfast room	5.98 x 3.19
Dining room	3.00 x 2.96
Living room	3.35 x 3.96



First floor

	Metres
Bedroom 1	2.74 x 3.83
Bedroom 2	2.82 x 2.96
Bedroom 3	2.25 x 2.99
Bedroom 4	2.98 x 2.29

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The Whiteleaf Corner Bay



📍 The Whiteleaf Corner Bay



The Whiteleaf Corner Bay is a four-bedroom detached home. The light and airy kitchen/family/dining room enjoys an open aspect through Bi-fold doors to the rear garden. There's a bright front-aspect living room, a dining room, a downstairs WC and handy utility room. Upstairs there are four bedrooms, with bedroom one benefiting from an en suite.

-  x4 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  x2 parking spaces
-  EV charging point
-  **B [00]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Breakfast room	5.98 x 3.19
Dining room	3.00 x 2.96
Living room	3.35 x 3.96



First floor

	Metres
Bedroom 1	2.74 x 3.83
Bedroom 2	2.82 x 2.96
Bedroom 3	2.25 x 2.99
Bedroom 4	2.98 x 2.29

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The Kielder



The Kielder

Flexibility and room to grow are probably on your wish list if you're looking for a family home. The Kielder could well be the answer. This new home offers multi-tasking living space that can easily adapt to your lifestyle. It offers five bedrooms, a downstairs WC and two bathrooms to meet a growing family's needs. This is a family home that can be just what you want it to be.

 x5 Bedrooms

 x1 Bathroom

 x1 En-suite

 x2 parking spaces

 EV charging point

 **B [00]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen	3.77 x 2.54
Family room	4.34 x 3.15
Living room	3.22 x 4.93
Dining room	2.55 x 2.81



First floor

	Metres
Bedroom 1	4.38 x 4.33
Bedroom 2	2.61 x 3.66
Bedroom 3	3.05 x 2.67
Bedroom 4	2.75 x 2.81
Bedroom 5	2.13 x 2.66

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The Marston



The Marston

The light and airy kitchen/dining room enjoys an open aspect through Bi-fold doors to the rear garden. There's a bright front-aspect living room, a downstairs WC, a storage cupboard and an adjoining integral garage. Upstairs, there are five good-sized bedrooms with the spacious bedroom one benefiting from an en-suite, plus a modern fitted family bathroom.


 x5 Bedrooms

 x1 Bathroom

 x1 En-suite

 Single garage and x2 parking spaces

 EV charging point

 **B [00]** Energy Efficiency Rating



Ground floor

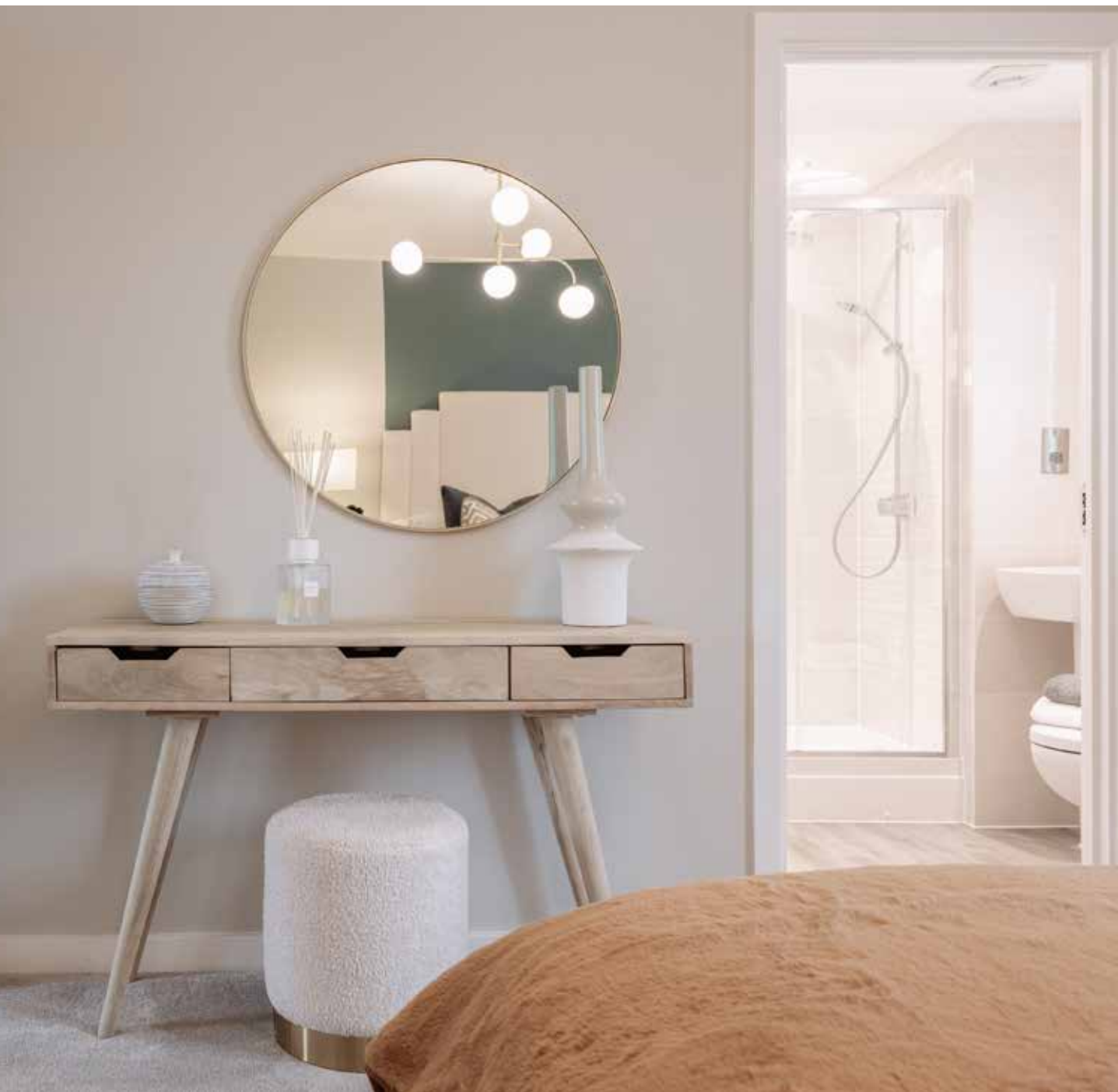
	Metres
Kitchen	2.47 x 3.08
Dining	4.16 x 3.08
Living room	3.29 x 4.54



First floor

	Metres
Bedroom 1	3.29 x 4.18
Bedroom 2	3.11 x 3.02
Bedroom 3	2.79 x 3.50
Bedroom 4	2.89 x 2.93
Bedroom 5	2.37 x 1.91

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Enhance your new home

Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

> The choice is all yours.

Your choices from the **Select Options** range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also **Select Options** for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

> Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.



Specification

GENERAL

- Electrical media plate to living room
- White sockets and light switches throughout
- Chrome downlighters to kitchen, utility, WC, bathroom and en-suite(s)
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- White five panel internal doors
- Ironmongery by Ian Firth Raven
- Gas central heating
- UPVC double glazed lockable windows
- CAT 6 Cable to study
- External lights and power sockets
- Bi-Fold doors*
- Half height tiling to sanitaryware walls
- Power + light to garage
- Prefinished oak polished handrails
- Doorbell to be provided
- 8ft Ceilings to ground floor

Kitchen

- Choice of kitchen units/worktop with matching splashback (subject to build stage)
- Worktop upstand to kitchen and utility
- AGA Rangemaster Elements Igneous Granite sink
- Soft close door and drawers
- Stainless steel conventional oven
- AEG integrated appliances

Bathrooms and en-suites

- Soft close toilet seat
- Contemporary style sanitaryware by Ideal
- Choice of wall tiling (dependent on build stage)
- Chrome towel radiators in main bathroom and en-suite(s)
- Shower over bathroom + full height tiling with chrome trim

Exterior

- Outside tap
- EV Charging point 7KWh Mode 3
- Lockable windows
- Security chain to front door
- Smoke detectors to hall and landing
- Power and light to garage
- 1.8-metre high fence
- Upgraded patio area

Warranty

- 10 year new homes warranty

*There are some plot specific details, please discuss it with your sales advisor.





*Unmistakable
quality and style*

Oundle Walk

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