



# Sheppard's Farm

WOOD BURCOTE

*Wood Burcote is located on the edge of the historic market town of Towcester  
and surrounded by beautiful countryside*









# *Sheppard's Farm*

*An elegant restoration of an existing  
farmhouse into two beautiful homes,  
set in the picturesque hamlet of  
Wood Burcote, near Towcester,  
Northamptonshire*





## *A sought after location*

Wood Burcote is a hamlet in the county of Northamptonshire, surrounded by the beautiful countryside of the River Tove valley, ancient woods and on the edge of the historic market town of Towcester.

Set midway between Milton Keynes and Northampton, the area benefits from all the working and leisure opportunities of the two cities, while been able to live in the middle of outstanding natural countryside.





*Towcester is the oldest town in the county, once known as the Roman town of Lactoduruman, lying at the junction of Watling Street, the old Roman road from Dover to Chester.*







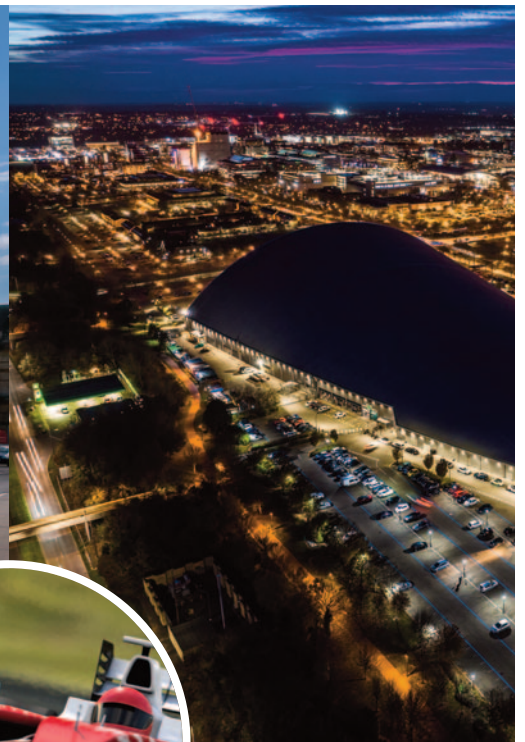
## *Living local*

There's something for everyone in and around Towcester including local parks and walks, a great choice of bars and restaurants, and regular farmers, antique and bric-a-brac markets.

Towcester boasts easy access to the major sporting venues of Towcester Racecourse, and the home of British F1, Silverstone race track - both less than a 10 minute drive away. While those looking for a slightly slower pace, the Grand Union Canal at Stoke Bruene and the historic wood and parkland setting of the Whittlebury Park Golf course, are also within easy reach.







*Towards the end of the 12th Century the Normans built a motte and bailey castle, evidence of which can still be seen today at 'Bury Mount'.*



# Education

Families are well catered for in the area with a range of well-regarded schools, including Towcester CofE and Nicholas Hawksmoor Primary Schools. For older students, Sponne Academy is a highly regarded secondary school, catering for 11 to 18 year-olds and boasts an 'Outstanding' Ofsted report. For those in higher education, the University of Buckingham is around a 20 minute drive away, while the University of Northampton is around 30 minutes.







## Travelling around

Wood Burcote is just a mile from Towcester and the A5, providing links to Milton Keynes in 20 minutes and Northampton in 25 minutes via the nearby A43, while also providing a connection to Oxford to the south in under an hour. The M1 is around 15 minutes away for journeys to London and further afield.

The town is well connected for rail commuters, with the nearest mainline station at Northampton offering services to Birmingham and London, both taking about an hour. For travel further afield, Luton Airport is around a 35 mile drive and Birmingham International Airport around 50 miles away.

*All times and distances are approximate and should be checked*

Average travel times by car shown in minutes



MILTON KEYNES	20 mins
NORTHAMPTON	25 mins
BUCKINGHAM	25 mins
DAVENTRY	25 mins
BANBURY	35 mins
BICESTER	35 mins
OXFORD	50 mins
BEDFORD	50 mins
WARWICK	55 mins
LEAMINGTON SPA	55 mins



# *Beautifully* CRAFTED HOMES

We are a family run, privately-owned property development company who concentrate exclusively in the construction of sustainable, high-quality bespoke residential homes. Each home is built with consideration and attentiveness.

We are passionately creative about design, quality and customer care. We pride ourselves in having the experience to put together the latest interior styles with modern and luxury living.

Talbot Homes is committed to delivering outstanding customer service right from the start. Buying a home is a journey so we want to make it exciting for you and be with you every step of the way, from construction to moving in.

Regardless of whether we are developing starter homes or luxury properties we ensure our homes are built to the highest possible standard, from the moment architects draw up plans, through design and construction to the handover of keys, we deliver with quality in mind.







# Specification



## KITCHEN

*Individually designed smooth slab style boasting impressive sized islands.*

- Sleek light Carrera quartz worktops, upstand and hob splash back
- Aqua Marine and Basil Silk Grey Oak coloured units
- BOSCH touch-control 5 zone induction hob
- BOSCH hood (Bluebell House only)
- BOSCH integrated single ovens x2
- Integrated dishwasher
- Integrated fridge freezer
- Free standing wine cooler to island (Bluebell House) and integrated to kitchen (Meadow House)
- Recessed circular LED under counter lighting
- White Purquartz Sink
- Stylish tap and handles to each home
- Int Recycling Bin

## UTILITIES

*Utility rooms are in keeping with the kitchen design.*

Washing machine and tumble dryer space provided (supply and install of these items are not included)

## FLOORS/WALLS

- New high quality ceramic floor tiles to the kitchen and utility and boot rooms, restored stone flag flooring to the hallway and restored flooring to the dining room and study (Bluebell house)
- Restored stone flag flooring to the utility and ceramic tiled flooring to the kitchen and dining room (Meadow House)
- Dublin Heather Pearl carpet to lounge, stairs, landing and all bedrooms
- Herringbone carpet runner and rods (Bluebell House only)
- Porcelanosa floor and wall tiling to all bathrooms and ensuites
- Walls decorated throughout in the colour of Farrow and Ball Ammonite (alternative mix)
- Dining room to Bluebell House decorated in the colour of Farrow and Ball De Nimes (alternative mix)
- Ceilings White emulsion paint
- Bathrooms Eggshell white
- Elegant skirting and architrave featured throughout, finished in Satin white

## WARDROBES

- A feature walk in wardrobe to the master bedroom (Bluebell House only)
- Fitted wardrobes to some bedrooms

## BATHROOMS/ENSUITES & SHOWER ROOMS

- White contemporary sanitary ware
- Porcelanosa ceramic wall and floor tiles to all bathrooms, ensuites, and W/C
- Shaver Sockets
- Chrome Towel rails to all bathrooms and ensuites
- Back to wall WC with Soft Close Quick Release Seat

## ELECTRIC & LIGHTING

- Under Counter lighting beneath kitchen wall units
- A combination of LED lighting throughout
- Pendant lighting features
- Multiple TV sockets in Living Room & Kitchen
- Off white electrical sockets and light switches throughout
- External lighting featured for each individual property – front of house lighting, sensor lighting to garages, rear lighting to French doors
- External electric socket to patio area
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## HEATING

- Thermostatically controlled gas central heating throughout
- Radiators and towel rails throughout the property
- Log Burners to living room

## SECURITY

- Finished with Ducklington gravel driveways and paved entrance path
- Paved pathways to the rear
- Landscaped front and rear gardens
- Double timber framed detached carports
- Tarmacked private access road (Bluebell House only), shared access driveway (Meadow House only)
- Timber post and rail boundary fencing, close panel fences
- Private electric entrance gate (Bluebell House only)

## HOME ENTERTAINMENT

- Media installation to provide for – terrestrial TV, Sky TV and telephone/internet data points

## WINDOWS AND DOORS

- Windows painted in Chartwell Green
- Utility door in Chartwell Green
- Oak Stable type internal doors with satin finish handles
- Patio French doors to kitchen and living room
- Anthracite bifold doors to kitchen (Bluebell House only)
- Hardwood timber front door in Chartwell Green
- Sky lights finished in white (Meadow House only)

## EXTERIOR AND ROOF DETAIL

- External tap
- Restored slate roof tiles

*Disclaimer – whilst Talbot Homes endeavour to provide all the listed specification above, we reserve the right to change and/or alter specifications which is a result of long lead times and or material supply chain delays, which might cause delay in construction. Talbot Homes will replace altered specification with an equivalent alternative to a changed specification.*











  
*Sheppard's Farm*  
SITE PLAN



# Bluebell house

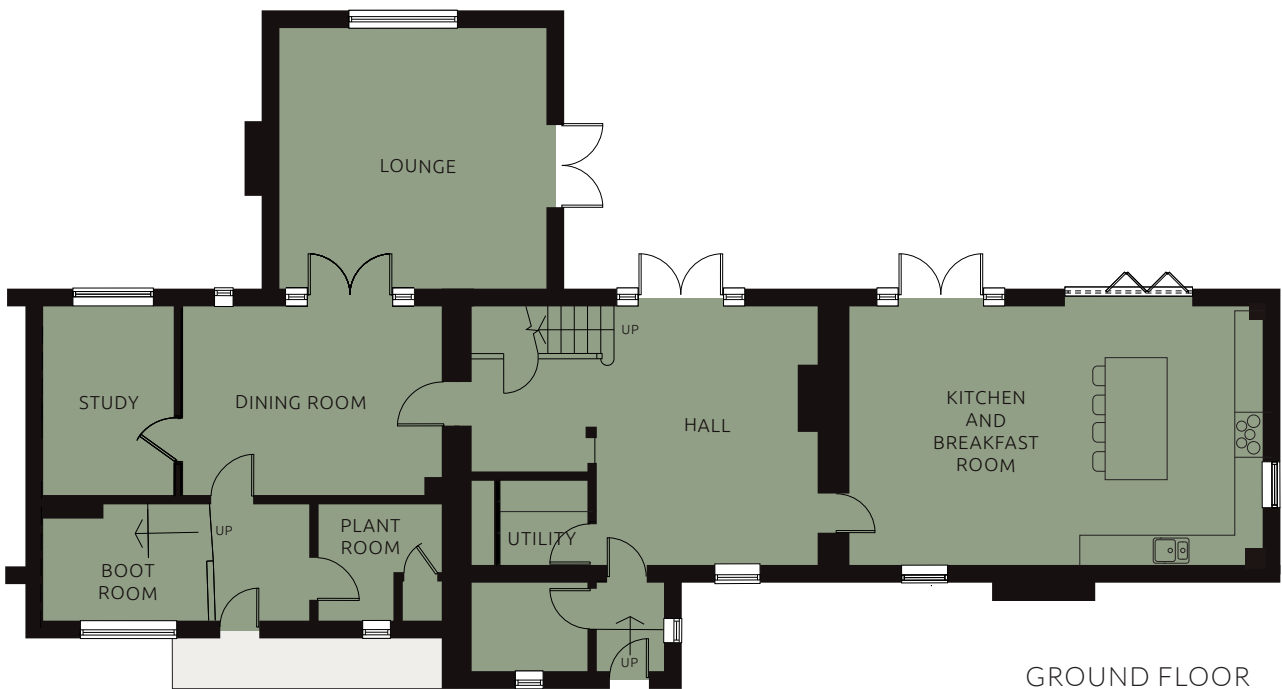
Bluebell House is an elegant two storey restoration of the northern wing of the existing farmhouse. To the Ground Floor it comprises a separate Lounge, Dining Room and vast open plan Kitchen, as well as Utility Rooms and a Study. It also boasts a feature open plan Reception Area with doors to the Rear Garden. On the Upper Floor there are four Double Bedrooms, three Bathrooms and a Dressing Room.







FIRST FLOOR



GROUND FLOOR

GROUND FLOOR

Lounge	5005 x 4805	16' 5" x 15' 9"
Kitchen & Breakfast Room	7765 x 4684	25' 6" x 15' 5"
Dining Room	4970 x 3514	16' 4" x 11' 6"
Study	3469 x 2444	11' 5" x 8' 0"
Entrance Hall	4586 (max) x 4036 (min)	15' 1" (max) x 13' 3" (min)

FIRST FLOOR

Bedroom 1	7619 x 3794	25' 0" x 12' 5"
Dressing Room	3719 x 2696	12' 3" x 8' 10"
Bedroom 2	3430 (max) x 3293 (max)	11' 3" (max) x 10' 10" (max)
Bedroom 3	3833 x 3401 (max)	12' 7" x 11' 2" (max)
Bedroom 4	4614 (max) x 3826 (max)	15' 2" (max) x 12' 7" (max)



# Meadow house

Meadow House is a sensitive restoration of the southern wing of the existing farmhouse. To the Ground Floor it comprises a Lounge and vast open plan Kitchen/Breakfast Room, Utility Room, three double Bedrooms and two Bathrooms. To the Upper Floor there is a further self contained double Bedroom and En-Suite Bathroom.





FIRST FLOOR



GROUND FLOOR

GROUND FLOOR

Lounge	6164 x 4785	20' 3" x 15' 9"
Kitchen	5353 x 4734	17' 7" x 15' 7"
Breakfast Area	4743 x 3328	15' 7" x 10' 11"
Bedroom 1	4170 x 2749	13' 8" x 9' 0"
Bedroom 2	4818 x 3646	15' 10" x 12' 0"
Bedroom 3	4806 x 3687	15' 9" x 12' 1"

FIRST FLOOR

Bedroom 4	4742 x 4059	15' 7" x 13' 4"
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*Contact*

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