



# Western Gate

Northampton

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# The buying process

**1 Reserve your home**  
A reservation fee will secure your home for a 28 day period.

**2 After you reserve**  
Instruct your solicitor and select a mortgage provider to ensure your mortgage offer is in place.

**3 Post reservation meeting**  
After you reserve we will book an appointment to take you through every detail of your home.

**4 Exchange of contracts**  
Your solicitor will check all the details of your purchase and will exchange contracts with us.

**5 Legal completion**  
The day you have been waiting for, you will now become the legal home owner once the full cost of the property has been received.



## Welcome to Western Gate

Our stylish development of brand-new homes is located on the outskirts of the desirable village of Harpole, west of Northampton. Western Gate offers a contemporary collection of 2, 3, 4 and 5 bedroom homes.





## A taste of local life

Western Gate is a unique development of brand new homes offering contemporary living in a vibrant village environment with rural views. It is also within easy reach of Bicester, Oxford, London and Birmingham.

### A taste of local life

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.

### A trip to the shops

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. 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.

### Location

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

Western Gate'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.

### Education

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.

# The Western Gate collection

Western Gate boasts a stunning range of 2 to 5 bedroom homes each with unique views and aspects. Discover your dream home in Northampton today.



**The Ripley**  
5 bedroom home



**The Birkdale**  
4 bedroom home



**The Goodridge**  
4 bedroom home



**The Aslin**  
4 bedroom home



**The Emmett**  
3 bedroom home



**The Mountford**  
3 bedroom home



**The Wyatt SE**  
3 bedroom home



**The Harcourt SE**  
2 bedroom home



**The Holdenby**  
2 bedroom home



**The Hollowell**  
2 bedroom apartment

**Pre-sold homes**

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

- v visitor space
- bcp bin collection point
- leap local equipped area of play



# The Ripley

5 bedroom home

**Floor area**  
136 sq m 1470 sq ft

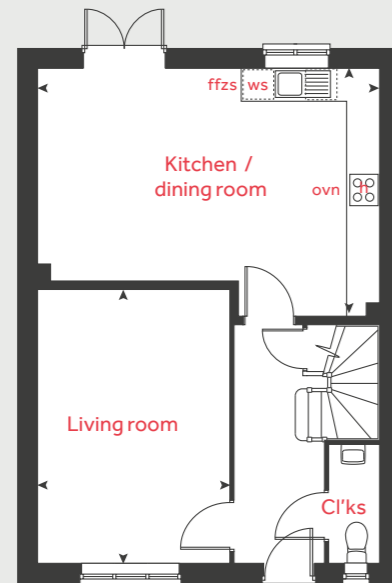
**Ground floor**  
Kitchen / dining area  
6.04m x 4.37m 19' 9" x 14' 4"  
Living room  
4.83m x 3.39m 15' 10" x 11' 1"

**First floor**  
Bedroom 2  
3.93m x 2.86m 12' 10" x 9' 4"  
Bedroom 3  
3.20m x 2.86m 10' 5" x 9' 4"  
Bedroom 4  
3.09m x 2.15m 10' 1" x 7' 0"  
Bedroom 5  
3.09m x 2.08m 10' 1" x 6' 9"

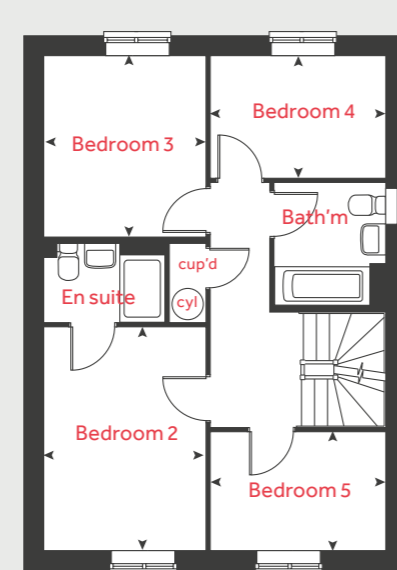
**Second floor**  
Bedroom 1  
4.98m x 4.50m 16' 4" x 14' 9"

<b>h</b>	hob	<b>ds</b>	dishwasher space
<b>ovn</b>	oven	<b>cyl</b>	hot water cylinder
<b>ffzs</b>	fridge freezer space	<b>cup'd</b>	cupboard
<b>ws</b>	washing machine space	◀ ▶	measuring points

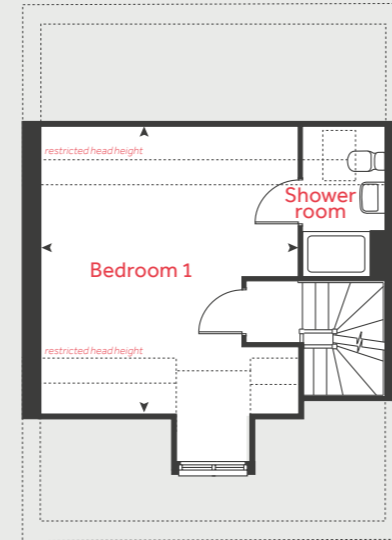
Ground floor



First floor



Second floor



Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so 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. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



# The Birkdale

4 bedroom home

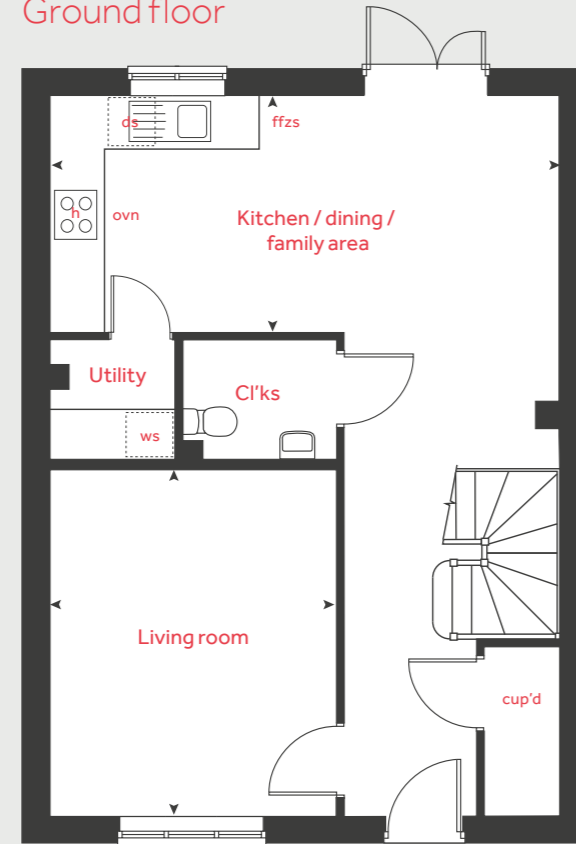
**Floor area**  
105 sq m 1136 sq ft

**Ground floor**  
Kitchen / dining / family area  
6.04m x 2.87m 19' 9" x 9' 4"  
Living room  
4.20m x 3.39m 13' 9" x 11' 1"

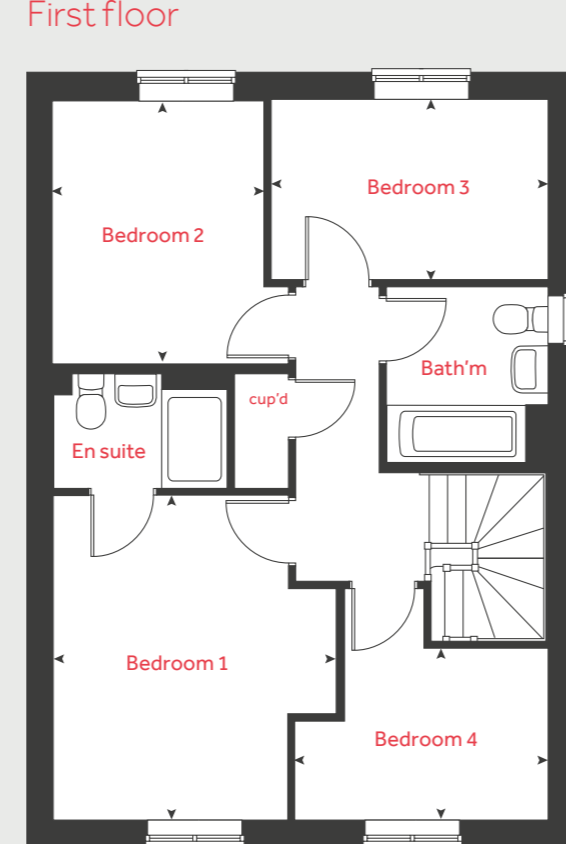
**First floor**  
Bedroom 1  
3.93m x 3.44m 12' 10" x 11' 3"  
Bedroom 2  
3.20m x 2.75m 10' 5" x 9' 0"  
Bedroom 3  
3.20m x 2.18m 10' 5" x 7' 1"  
Bedroom 4  
3.08m x 2.08m 10' 1" x 6' 8"

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

Ground floor



First floor



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# The Aslin

4 bedroom home

**Floor area**  
103 sqm 1112 sqft

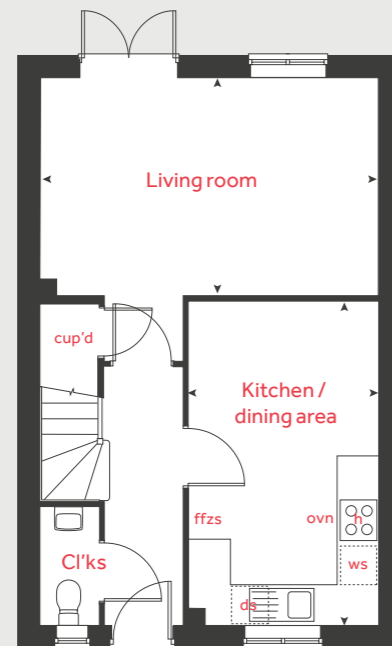
**Ground floor**  
Kitchen / dining area  
4.75m x 2.80m 15' 7" x 9' 2"  
Living room  
4.98m x 3.21m 16' 4" x 10' 6"

**First floor**  
Bedroom 2  
4.20m x 2.52m 13' 9" x 8' 3"  
Bedroom 3  
3.77m x 2.77m 12' 4" x 9' 1"  
Bedroom 4  
3.19m x 2.37m 10' 5" x 7' 9"

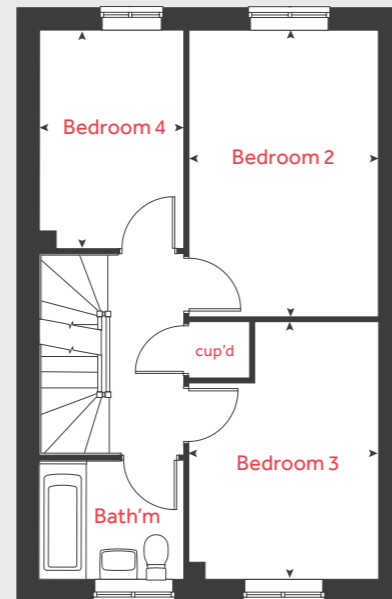
**Second floor**  
Bedroom 1  
4.47m x 3.88m 14' 7" x 12' 8"

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

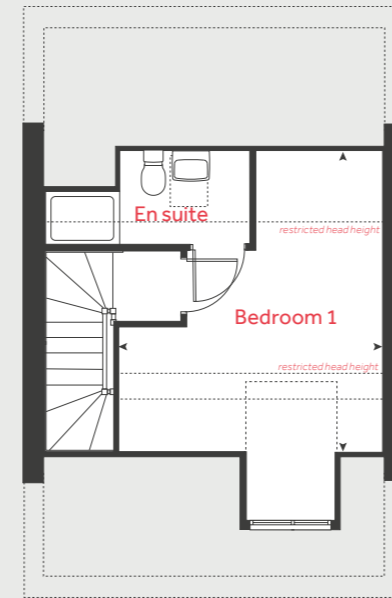
Ground floor



First floor



Second floor



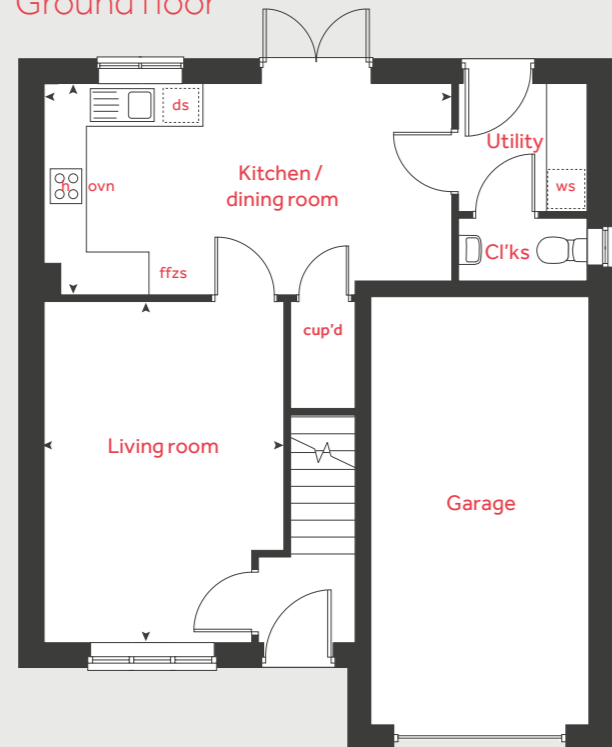
Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



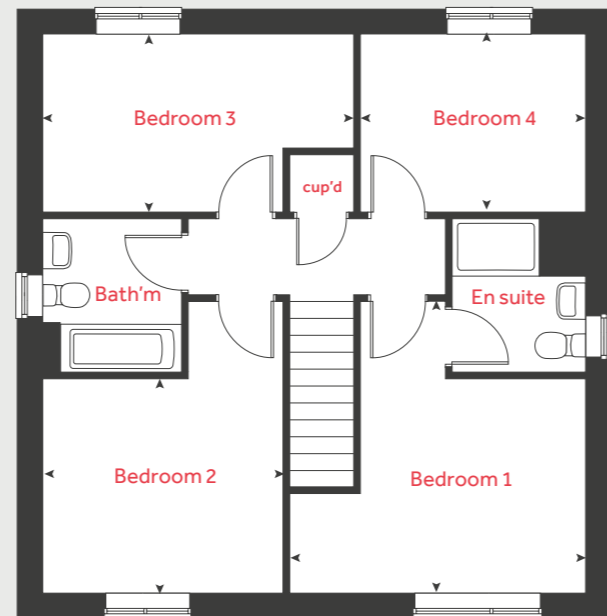
# The Goodridge

4 bedroom home

Ground floor



First floor



**Floor area**  
103 sqm 1112 sq ft

**Ground floor**  
Kitchen / dining room  
5.71m x 2.97m 18' 8" x 9' 7"  
Living room  
4.74m x 3.46m 15' 6" x 11' 4"

**First floor**  
Bedroom 1  
4.10m x 4.06m 13' 4" x 13' 3"  
Bedroom 2  
3.46m x 2.98m 11' 4" x 9' 9"  
Bedroom 3  
4.36m x 2.50m 14' 4" x 8' 2"  
Bedroom 4  
3.17m x 2.50m 10' 4" x 8' 2"

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

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# The Mountford

3 bedroom home

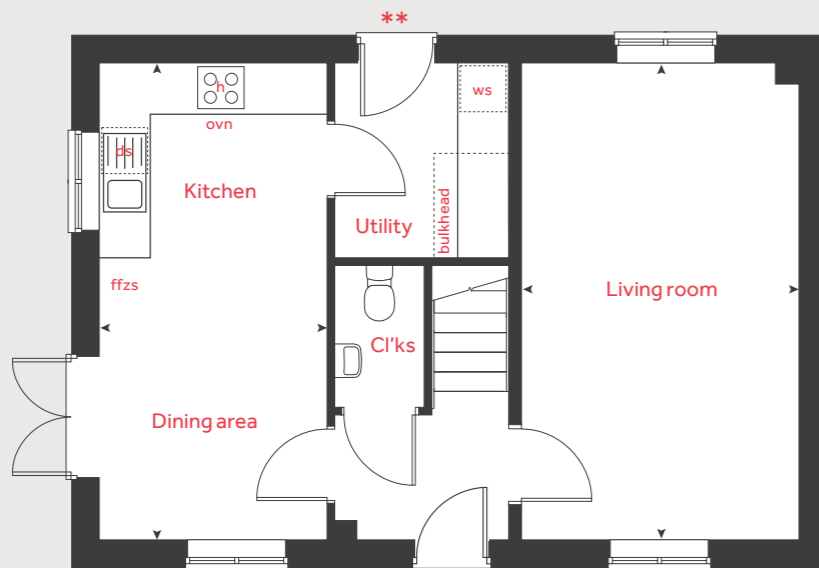
**Floor area**  
90 sq m 970 sq ft

**Ground floor**  
Kitchen / dining area  
5.59m x 2.70m 18' 4" x 8' 10"  
Living room  
5.59m x 3.11m 18' 4" x 10' 2"

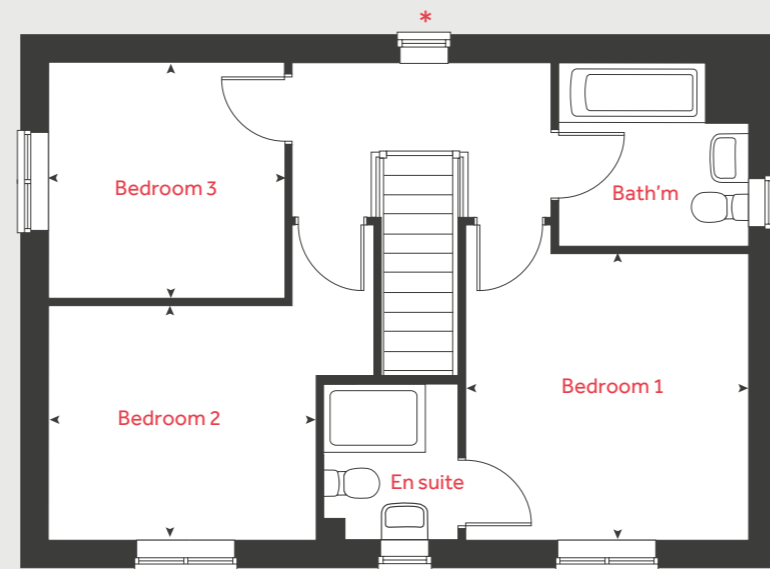
**First floor**  
Bedroom 1  
3.35m x 3.17m 10' 11" x 10' 4"  
Bedroom 2  
3.13m x 2.74m 10' 3" x 7' 8"  
Bedroom 3  
2.76m x 2.75m 9' 0" x 8' 2"

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

## Ground floor



## First floor



\* Window omitted to plot 395 only. Please see sales consultant for further details.

\*\* Door omitted to plots 42, 159 and 395 only. Please see sales consultant for further details.

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# The Emmett

3 bedroom home

**Floor area**  
71 sq m 769 sq ft

**Ground floor**

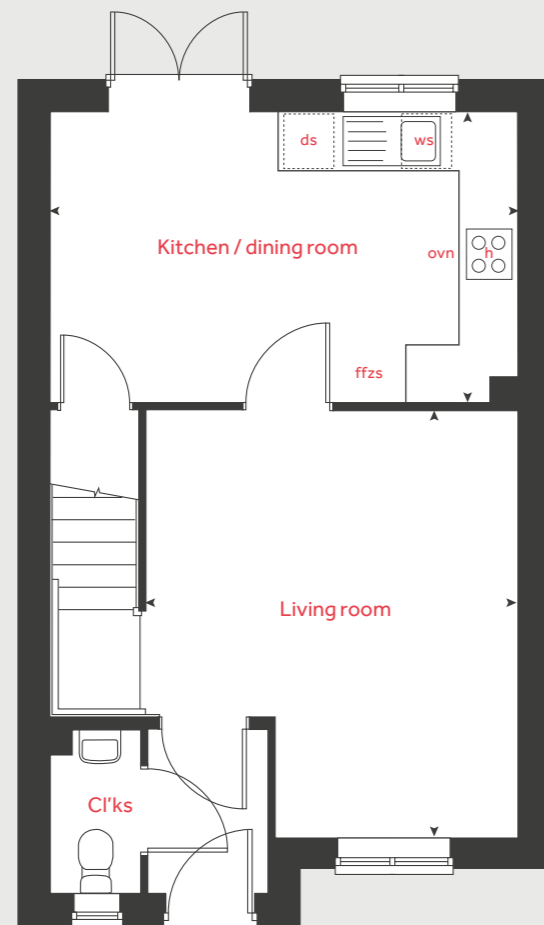
**Kitchen / dining room**  
4.75m x 2.96m 15' 7" x 9' 8"  
**Living room**  
4.34m x 3.77m 14' 2" x 12' 4"

**First floor**

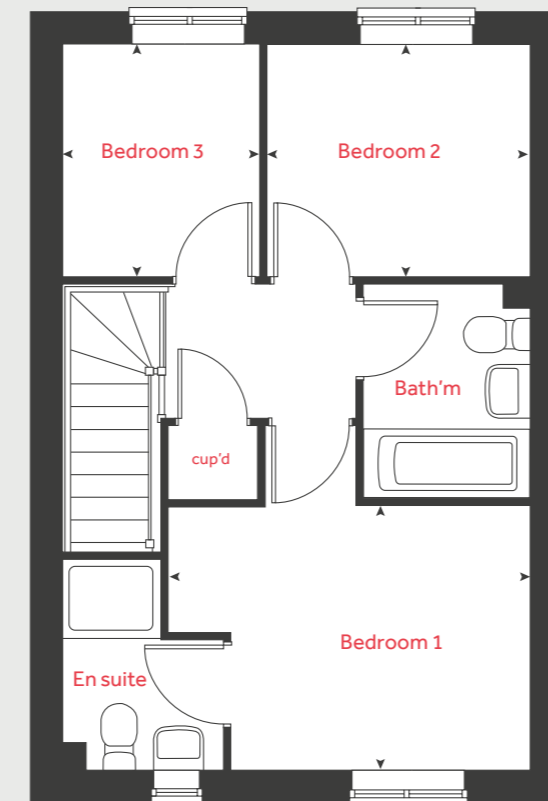
**Bedroom 1**  
3.67m x 2.68m 12' 0" x 8' 9"  
**Bedroom 2**  
2.67m x 2.35m 8' 9" x 7' 8"  
**Bedroom 3**  
2.35m x 1.99m 7' 8" x 6' 6"

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

Ground floor



First floor



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# The Wyatt SE

3 bedroom home

**Floor area**  
80 sq m 866 sq ft

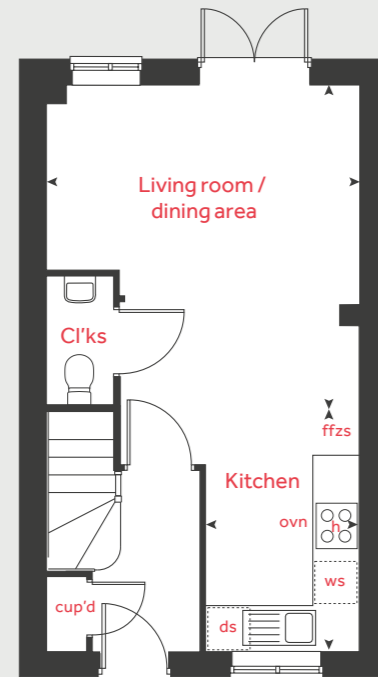
**Ground floor**  
Kitchen  
3.15m x 2.00m 10' 3" x 6' 7"  
Living room / dining area  
4.23m x 4.08m 13' 8" x 13' 5"

**First floor**  
Bedroom 2  
4.08m x 2.58m 13' 5" x 8' 4"  
Bedroom 3  
2.65m x 1.93m 8' 8" x 6' 3"

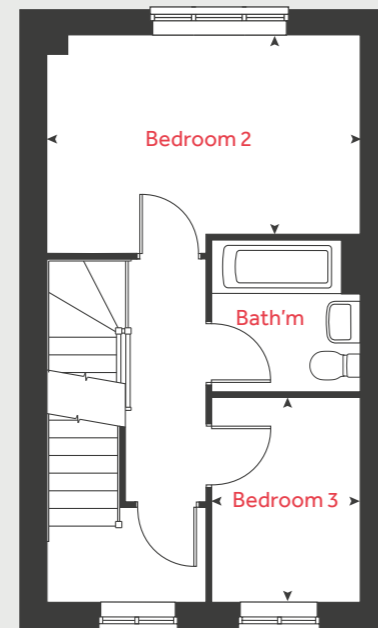
**Second floor**  
Bedroom 1  
3.46m x 2.99m 11' 4" x 9' 9"

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

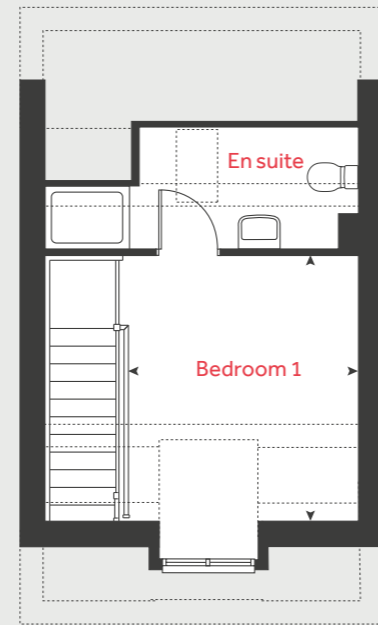
Ground floor



First floor



Second floor



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# The Harcourt SE

2 bedroom home

## Floor area

60 sq m 649 sq ft

## Ground floor

Kitchen  
3.15m x 2.01m 10' 3" x 6' 5"

Living room / dining area  
4.23m x 4.08m 13' 8" x 13' 5"

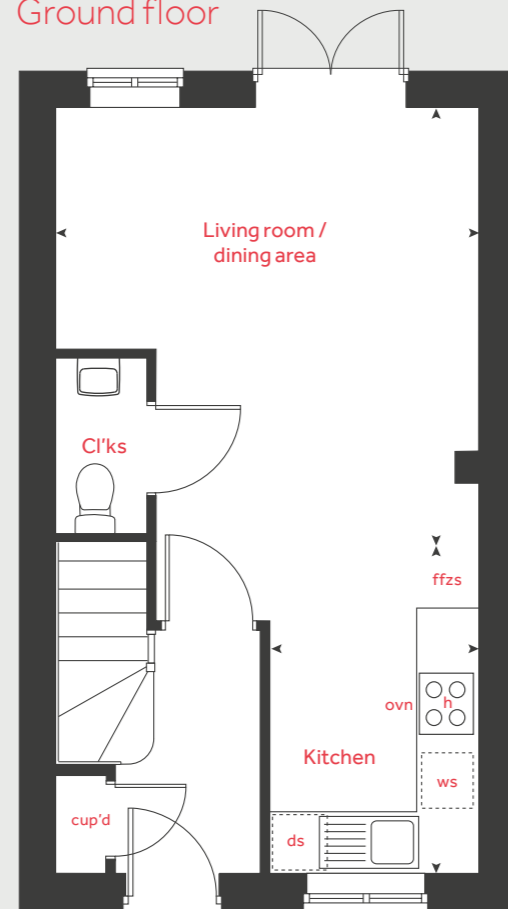
## First floor

Bedroom 1  
4.08m x 2.83m 13' 4" x 9' 3"

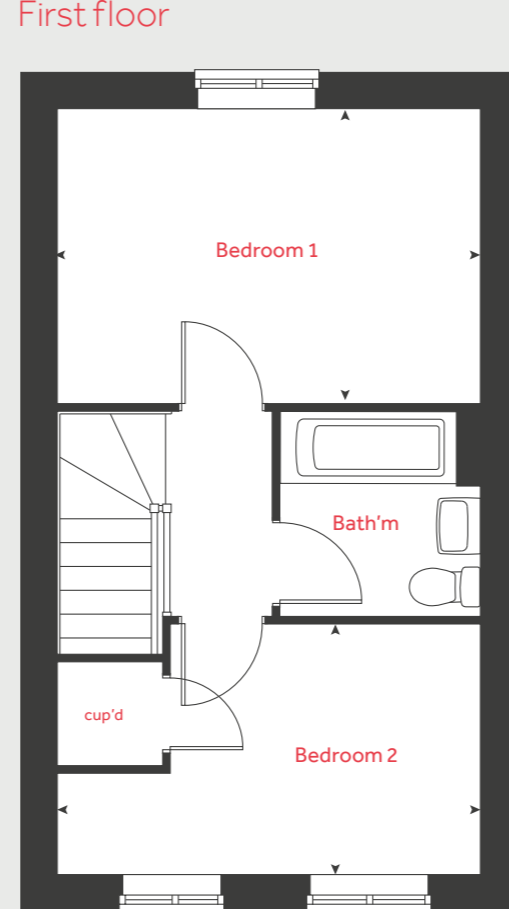
Bedroom 2  
4.08m x 2.40m 13' 4" x 7' 10"

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

Ground floor



First floor



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# The Hollowell

2 bedroom apartment

**Floor area**  
59 sq m 636 sq ft

**Apartment A**

Kitchen / dining / living area  
6.64m 3.69m 21' 7" x 12' 1"

Bedroom 1  
3.52m x 2.75m 11' 5" x 9' 0"

Bedroom 2  
3.56m x 2.25m 11' 6" x 7' 3"

**Apartment B**

Kitchen / dining / living area  
6.56m 3.67m 21' 5" x 12' 0"

Bedroom 1  
3.66m x 2.80m 12' 0" x 9' 1"

Bedroom 2  
3.66m x 2.44m 12' 0" x 8' 0"

<b>h</b>	hob	<b>ds</b>	dishwasher space
<b>ovn</b>	oven	<b>cyl</b>	hot water cylinder
<b>ffzs</b>	fridge freezer space	<b>cup'd</b>	cupboard
<b>ws</b>	washing machine space	◀ ▶	measuring points

Ground, first and second floor



1 Juliet balconies apply to the second floor only. Please see sales consultant for further details.

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# The Holdenby

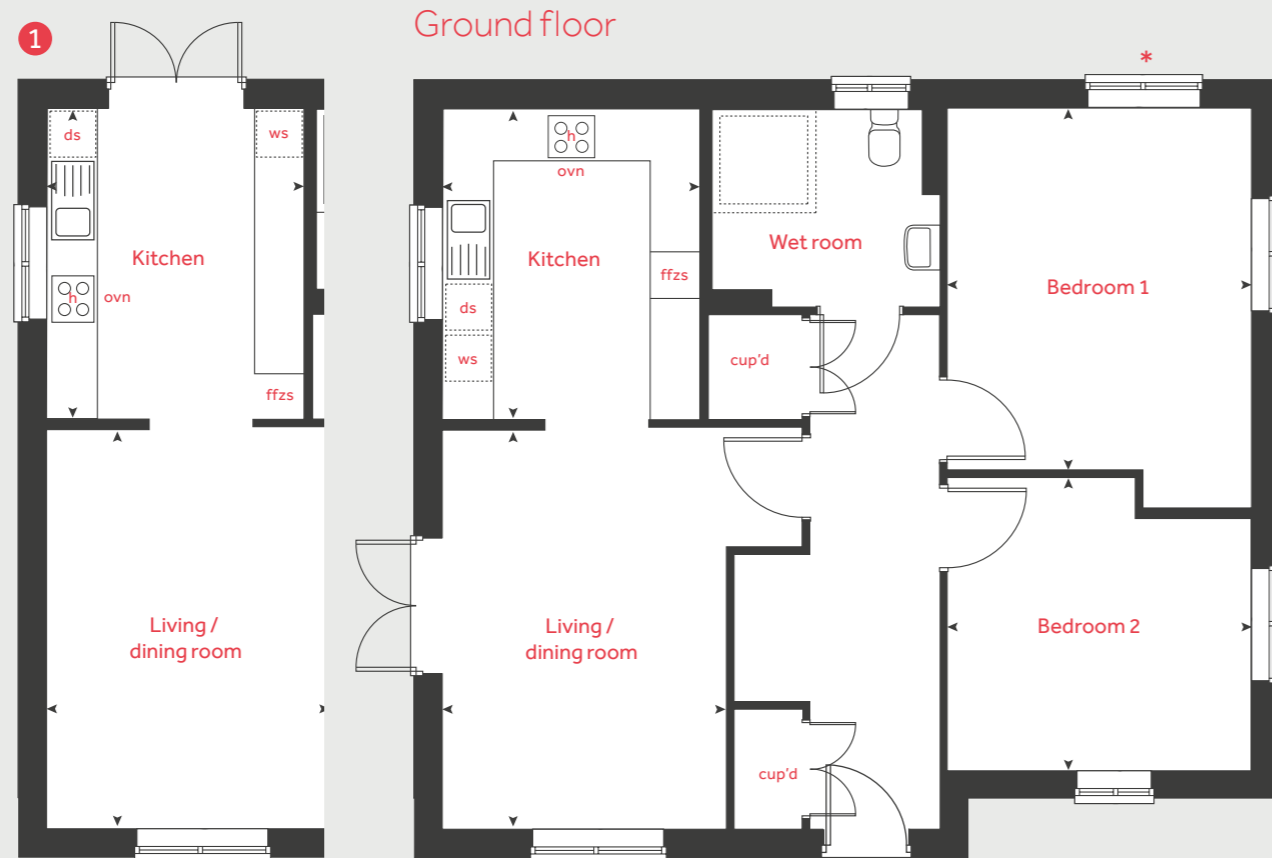
2 bedroom bungalow

**Floor area**  
75 sq m 812 sqft

**Ground floor**

**Kitchen**  
3.60m x 2.98m 11' 9" x 9' 9"  
**Living / dining area**  
4.61m x 3.28m 15' 1" x 10' 9"  
**Bedroom 1**  
4.18m x 3.51m 13' 8" x 11' 6"  
**Bedroom 2**  
3.51m x 3.39m 11' 6" x 11' 1"

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



\* Window applies to plot 387 only. Please see sales consultant for further details.  
1 Alternative layout applies to plot 387 only. Please see sales consultant for further details.

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## Beautiful spaces for you to **Enhance**

There's nothing more exciting than reserving your new Linden home.

With Enhance, there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available, it suits your needs and wants perfectly and so moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances make your home more your own with **Enhance**.

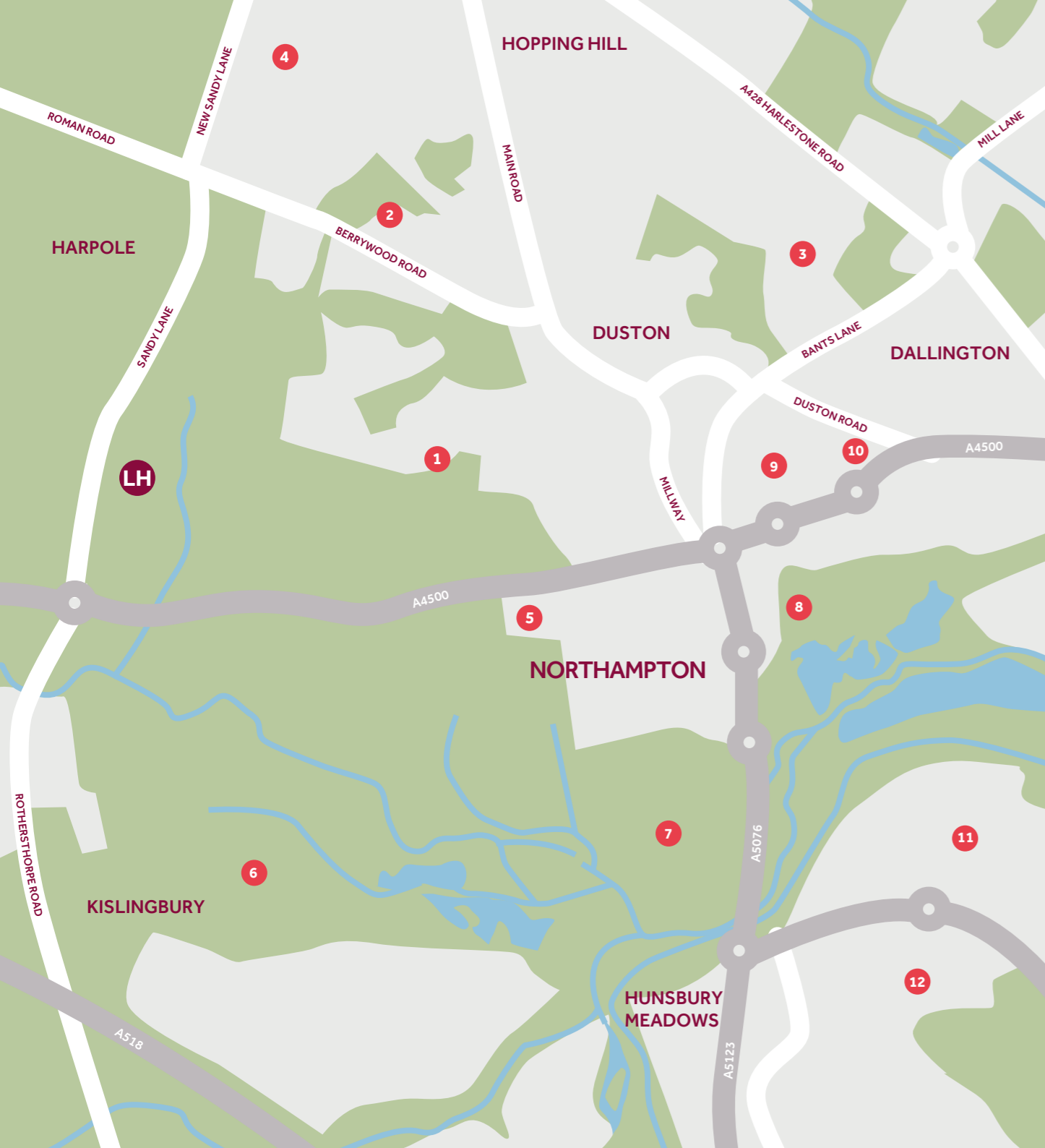
Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style,

it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home. The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.

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.



# Western Gate

Sandy Lane, Harpole,  
Northampton NN7 4AP

- 1 St Luke's Ceva Primary School  
NN5 4UL
- 2 The Duston School  
NN5 6XA
- 3 Malvern Grove Post Office  
NN5 6AY
- 4 TESCO Express  
NN5 6YR
- 5 Quinton House School  
NN5 4UX
- 6 Pineham Park - Activity Trail  
NN4 9BX
- 7 Upton Country Park  
NN5 4EQ
- 8 Northampton Town FC  
NN5 5QA
- 9 Westgate Industrial Estate  
NN5 5DL
- 10 ALDI Supermarket  
NN5 5DF
- 11 Briar Hill Primary School  
NN4 8SW
- 12 Whitefields Surgery  
NN4 9UW





When you have finished with this brochure please recycle it.

The streetscene shown on the front has been produced for illustrative purposes only.  
Please check the details of the homes you are interested in with the sales consultant.

**Linden Homes Limited, West Midlands region**

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**Linden**  
**HOMES**