

MEADOW VIEW GARDENS

LONG BUCKBY

ASTRUM HOMES

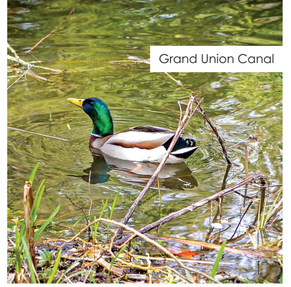
Long Buckby offers a diverse range of shops, including an artisan bakery, delicatessen, two small supermarkets, a designer dress boutique, pharmacy, butchers, and gift shops. Moreover, various services are available, such as restaurants, takeaways, hairdressers, a gym, well regarded and active rugby and football clubs, scouting, and other youth and community organisations.

Furthermore, Long Buckby boasts essential amenities, including a medical practice, two dentists, a library, and three pubs. Additionally, the village is home to three churches. Local schooling options include the highly respected Guilsborough Academy for which Long Buckby is within catchment, as well as Lawrence Sheriff and Rugby High Grammar Schools.

Grand Union Canal



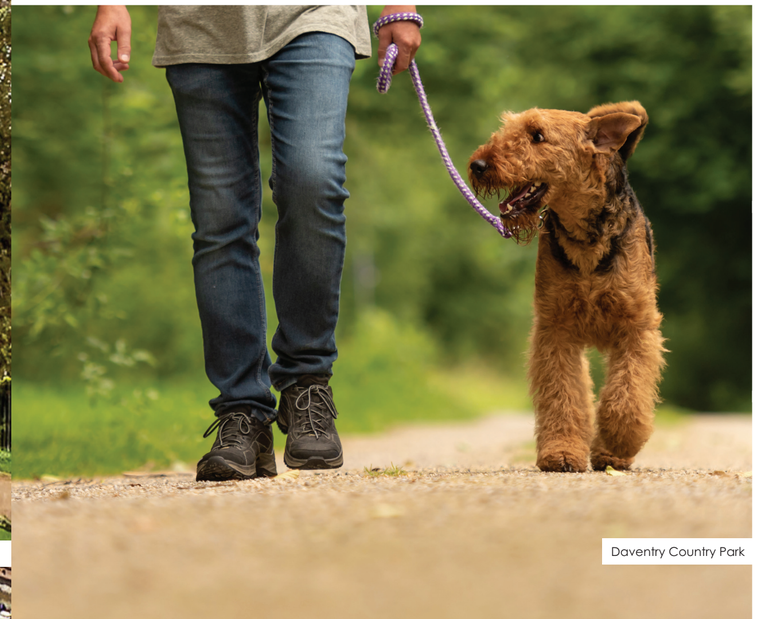
Long Buckby



Grand Union Canal



Long Buckby Station



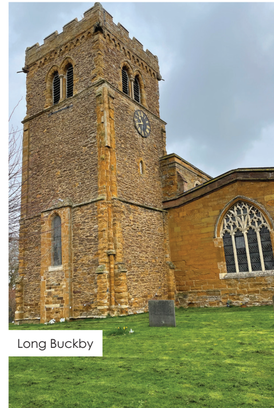
Daventry Country Park



Long Buckby Castle



Long Buckby Wharf



Long Buckby



Meadow View Gardens

An exclusive select development of individually designed homes, privately positioned on the edge of the popular village of Long Buckby with easy access to the extensive village amenities and main line train station.

The properties are built to exacting standards with great thought given to both external and internal design and the materials used.

Each home includes an individually designed kitchen with integrated appliances and quartz work surfaces. Heating is air source with radiators to ground and first floors. Internal fittings include oak faced internal doors, choice of quality floor coverings (subject to stage of build) and quality bathroom fittings and tiling.

ABOUT US

Astrum Homes is an experienced local house builder that aims to deliver high-quality residences with exceptional design and construction in prime locations. Our focus is on prime residential areas in safe and secluded locations. We specialise in spacious family homes that perfectly complement and enhance each location.

With many years of experience in residential development, the Astrum team ensures that every aspect of house building, from site selection and planning to design, construction, and after-sales service, meets the highest standards. The in-house team of designers creates unique houses with distinctive features that reflect the signature style of Astrum Homes.

In addition to our beautiful exteriors, we offer a comprehensive interior design service. Homebuyers have the opportunity to work with our team to personalise their homes, unlocking their full potential and catering to their specific needs. This includes creating beautifully landscaped gardens and incorporating energy-efficient contemporary interiors. Year after year, this winning formula proves successful for our homebuyers.

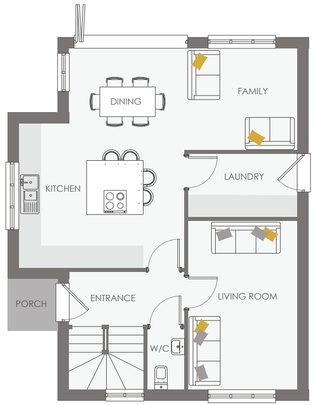
Meadow View Gardens is a meticulously crafted development featuring a collection of uniquely designed homes, strategically situated on the outskirts of the sought-after village of Long Buckby. With convenient access to a wide range of village amenities and the mainline train station, residents will enjoy the perfect blend of peaceful surroundings and urban connectivity.



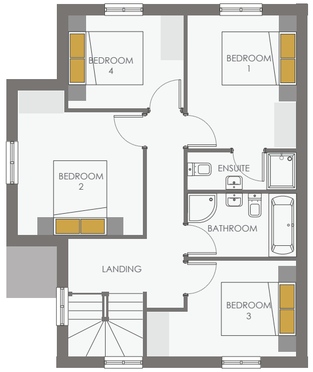
The Ashton 1 3 4 14

This illustration is of plot one and four, plot three and 14 are a mirrored layout.

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

GROUND FLOOR	WIDTH (W/H)	WIDTH (W/H)
Living Room	2.8m x 4.3m	9'2.24" x 14'1.29"
Family/Kitchen /Diner	7.4m x 5.8m	24'1.34" x 19'0.35"
Laundry	3m x 1.9m	9'10.11" x 6'2.80"
FIRST FLOOR	**WIDTH (W/H)**	**WIDTH (W/H)**
Master Bed	2.8m x 3.5m	9'2.24" x 11'5.80"
Ensuite	2.8m x 1.0m	9'2.24" x 3'3.37"
Bedroom 2	3.3m x 3.1m	10'9.92" x 10'2.05"
Bedroom 3	3.9m x 2.5m	12'9.11" x 8'2.43"
Bedroom 4	3.0m x 2.5m	9'10.11" x 8'2.43"
Bathroom	2.8m x 1.7m	9'10.11" x 5'6.93"



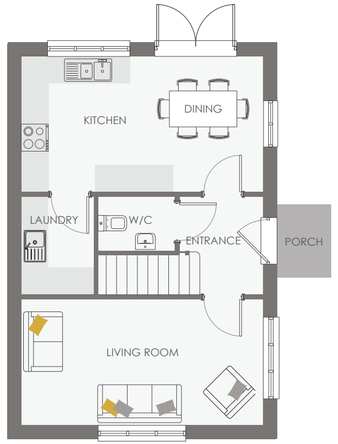




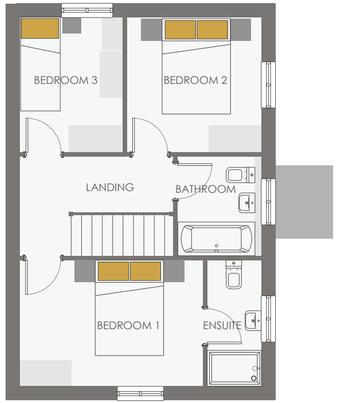
The Kennet 6 13

This illustration is of plot six, plot 13 is a mirrored layout.

GROUND FLOOR



FIRST FLOOR

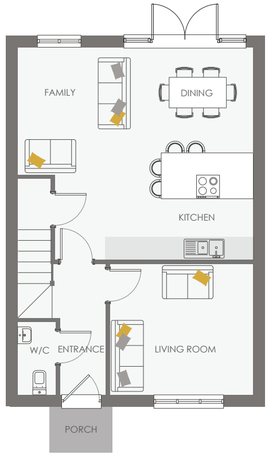


DIMENSIONS

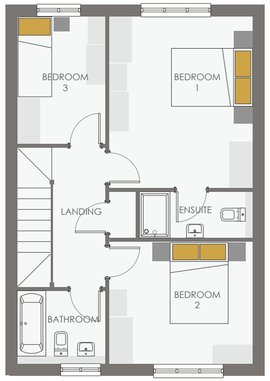
GROUND FLOOR	WIDTH (W/H)	WIDTH (W/H)
Living Room	5.2m x 2.7m	17'0.72" x 8'10.30"
Kitchen/Diner	5.2m x 2.9m	17'0.72" x 9'6.7"
Laundry	1.6m x 2.2m	5'2.99" x 7'2.61"
FIRST FLOOR	**WIDTH (W/H)**	**WIDTH (W/H)**
Master Bed	4m x 2.7m	13'1.48" x 8'10.30"
Ensuite	1.2m x 2.7m	3'11.24" x 8'10.30"
Bedroom 2	2.9m x 3.0m	9'6.17" x 9'10.11"
Bedroom 3	2.3m x 3.0m	7'6.55" x 9'10.11"
Bathroom	1.8m x 2.2m	5'10.87" x 7'2.61"

The Baybridge 2 5

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

GROUND FLOOR	WIDTH (W/H)	WIDTH (W/H)
Living Room	3.6m x 3.4m	11'9.73" x 11'1.86"
Family/Kitchen /Diner	6.0m x 5.5m	19'8.22" x 18'0.54"
FIRST FLOOR	**WIDTH (W/H)**	**WIDTH (W/H)**
Master Bed	3.7m x 4.4m	12'1.67" x 14'5.23"
Ensuite	2.9m x 1.2m	9'6.17" x 3'11.24"
Bedroom 2	3.7m x 3.1m	12'1.67" x 10'2.05"
Bedroom 3	2.3m x 3.3m	7'6.55" x 10'9.92"
Bathroom	2.3m x 1.9m	7'6.55" x 6'2.80"





The Clyde 15 16

This illustration is of plot 15, plot 16 is a mirrored layout.



DIMENSIONS

GROUND FLOOR	WIDTH (W/H)	WIDTH (W/H)
Living Room	2.8m x 4.3m	16'8.79" x 9'10.11"
Family/Kitchen /Diner	7.4m x 5.1m	24'3.34" x 16'8.79"
Laundry	3.0m x 1.6m	9'10.11" x 5'2.99"
FIRST FLOOR	**WIDTH (W/H)**	**WIDTH (W/H)**
Master Bed	3.1m x 3.2m	10'2.05" x 10'5.98"
Ensuite	1.1m x 3.2m	3'7.31" x 10'5.98"
Bedroom 2	2.5m x 3.0m	8'2.43" x 9'10.11"
Bedroom 3	2.5m x 3.0m	8'2.43" x 9'10.11"
Bedroom 4	3.0m x 2.7m	9'10.11" x 8'10.30"
Bathroom	1.9m x 1.9m	6'10.11" x 6'10.11"

Specification

The properties within Meadow View Gardens have been constructed to meet the highest standards, with meticulous attention given to both the external and internal design elements.

The utmost care has been taken in selecting quality materials that exude quality and durability, ensuring that these homes stand the test of time.

Each home at Meadow View Gardens boasts a thoughtfully designed kitchen, individually tailored to meet the needs of discerning homeowners. Featuring integrated appliances and exquisite quartz work surfaces, these kitchens are not only functional but also exude a sense of luxury and sophistication.

The air source heating system, coupled with radiators on the ground and first floors, guarantees a comfortable living environment throughout the year.

Step inside these homes, and you will be greeted by warmth and elegance to include oak-faced internal doors. The opportunity to personalize your living space is presented through the option to select high-quality floor coverings, allowing you to customize your home to reflect your unique style and taste (subject to the stage of build).

The bathrooms are appointed with superior fittings and tasteful tiling, further enhancing the overall sense of luxury and refinement.

The landscaping at Meadow View Gardens has been thoughtfully designed to create a superior outdoor environment.



KITCHEN

Bosch integrated appliances – to include oven, hob and extractor, dishwasher and fridge freezer.

Choice of a fitted contemporary or traditional kitchen.



HEATING

Heating – Air Source Heat Pump, radiators to ground and first floor.



ELECTRICS

LED down lights to selected areas.

Chrome sockets to kitchen, PVC sockets and switches to remainder.



SUSTAINABLE LIVING

Air Source Heat Pump, double glazed windows, electric vehicle charging, highly efficient cavity insulation included.



BATHROOM AND EN-SUITES

A selection of Porcelanosa wall and floor tiles throughout.

Full height tiling to shower enclosures, backsplash tiling to wet areas.

Chrome thermostatic towel radiators.

Chrome taps and shower.



INTERNAL FINISHES

Oak faced internal doors with stainless steel hinges.

Stainless steel ironmongery.

White painted ceilings with a choice of two wall colours – Dulux Trade range.

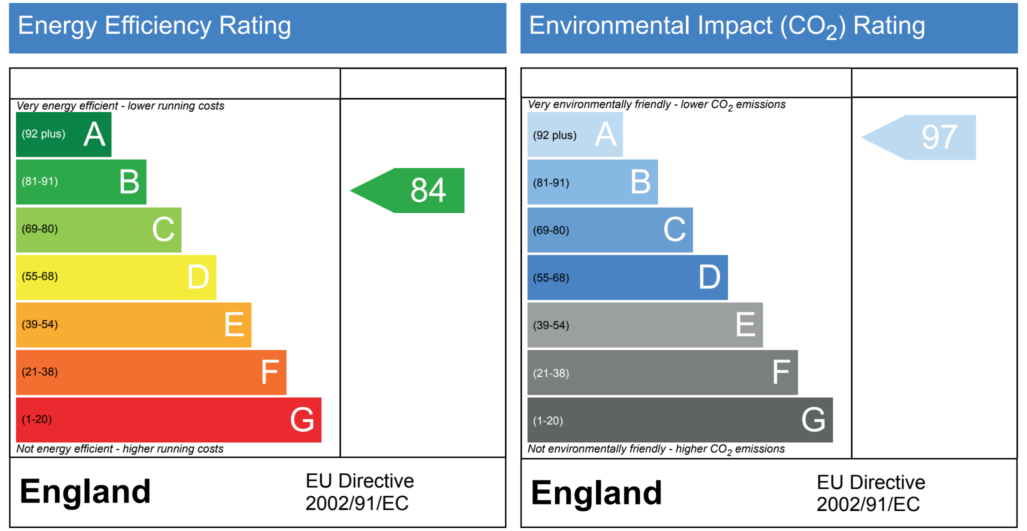
Painted white skirting and architraves.

Palio by Karndean throughout ground floor.





We aim for all our homes to achieve an A or B rating for energy performance.
The predicted rating for this development is shown below.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Please note: Astrum Homes reserve the right to change any of the specification on a like for like basis. Please contact the selling agent for the most up to date plans. The pictures shown throughout the brochure are of previous homes and for guidance only, the finishes and fittings are like those proposed for Meadow View Gardens, Long Buckby.

All dimensions have been extracted from the architects drawings and are a guide only.

We are registered and comply with the Consumer Code for New Homes.

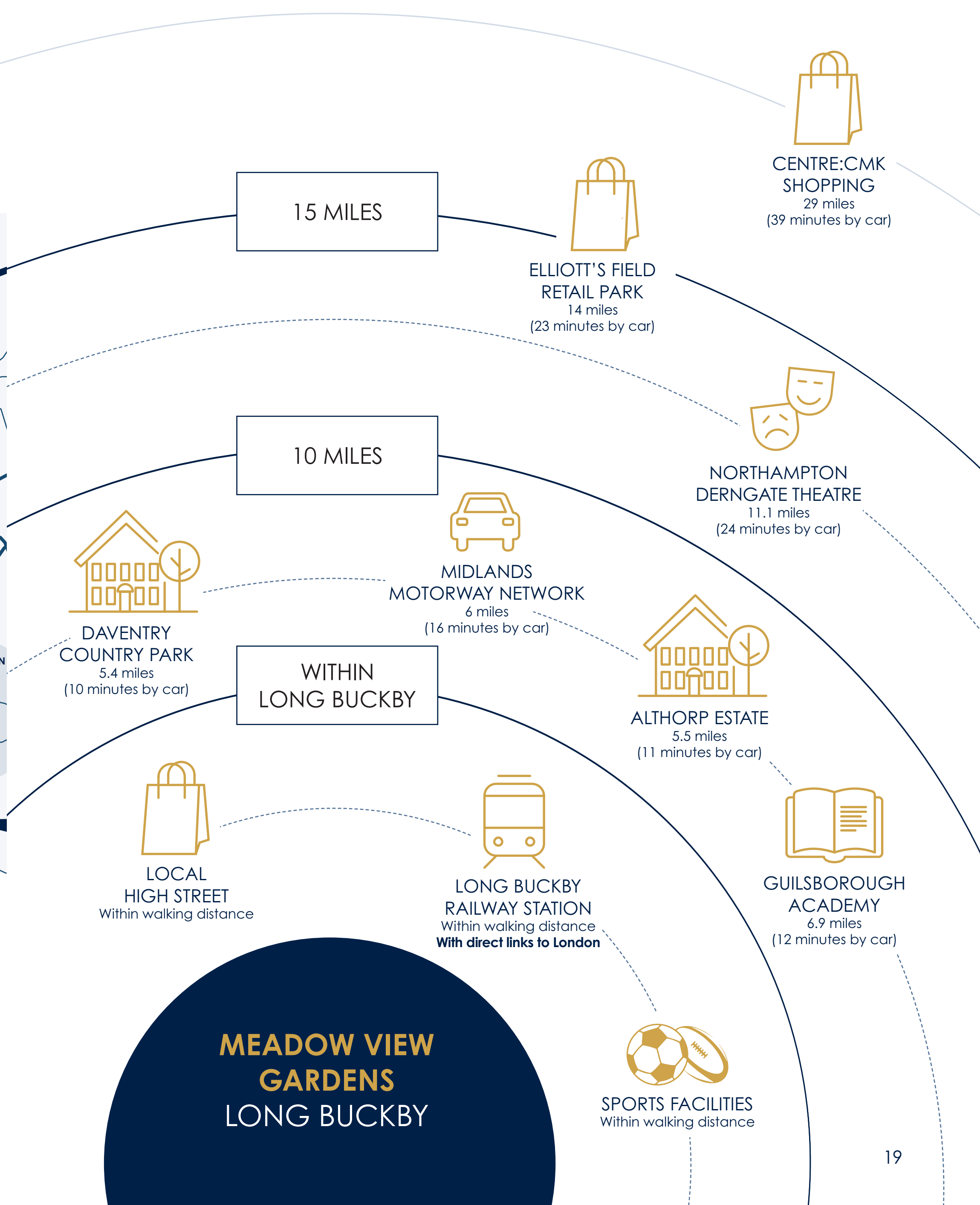
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ASTRUM HOMES **MEADOW VIEW GARDENS – LONG BUCKBY**

Perfectly placed





ASTRUM HOMES

FOR MORE INFORMATION CALL US ON 01908 850 678

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