

# COTTERSTOCK MEADOWS

OUNDLE, PE8 5HA

2 & 3 BEDROOM  
NEW HOMES

Welcome to  
**Cotterstock  
Meadows,**  
located in the  
historic town  
of Oundle.



A COLLECTION OF 2 & 3 BEDROOM HOMES

# Cotterstock Meadows is a stylish new development located in Oundle.

The town of Oundle offers a wide range of amenities, supermarket, pubs and monthly Farmer's Market.

Cotterstock Meadows is located just off the A605.

Also within easy reach is the A1(M) Junction 17 giving you access to Peterborough and Northampton, head south and you'll reach the A14 at Thrapston and Corby to the east.

A regular bus service also operates connecting you with the surrounding

towns and villages. Oundle offers excellent education from nursery through to secondary school. The town also offers a wide range of sporting activities from golf or leisure walks in Barnwell Country Park.

If you are looking to settle in a quality town location with excellent transport links surrounded by beautiful scenery then Cotterstock Meadows is for you!



Thrapston



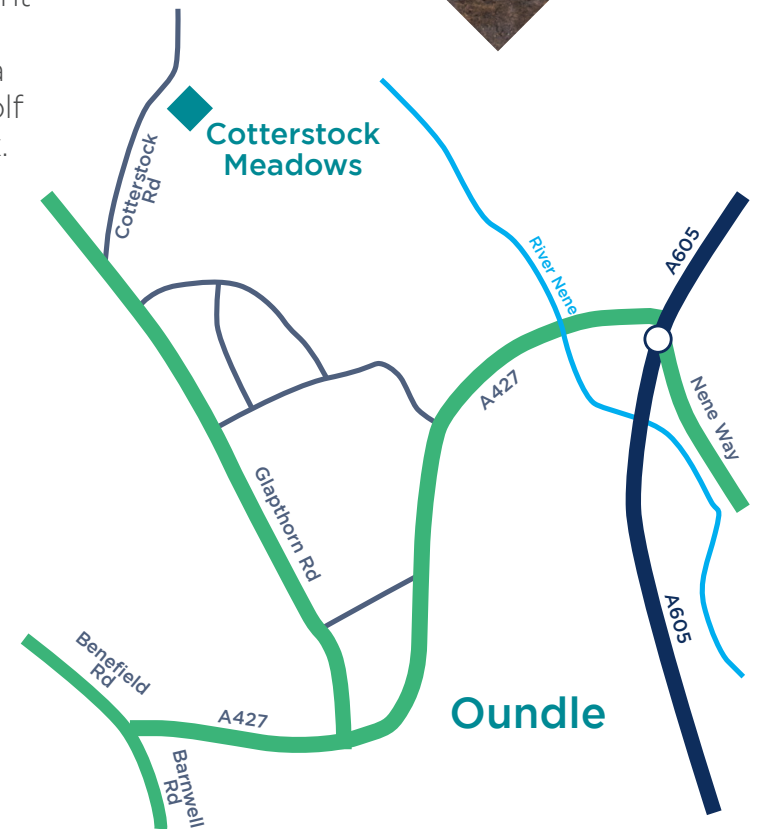
Corby



Peterborough



Northampton




# Cotterstock Meadows

## Site Layout

 **The Beech**  
3 Bed Semi-Detached  
8, 9

 **The Hazel**  
3 Bed Semi-Detached  
10

 **The Holly**  
2 Bed Semi-Detached  
49, 50, 51, 52







Computer generated image shown.

## The Beech

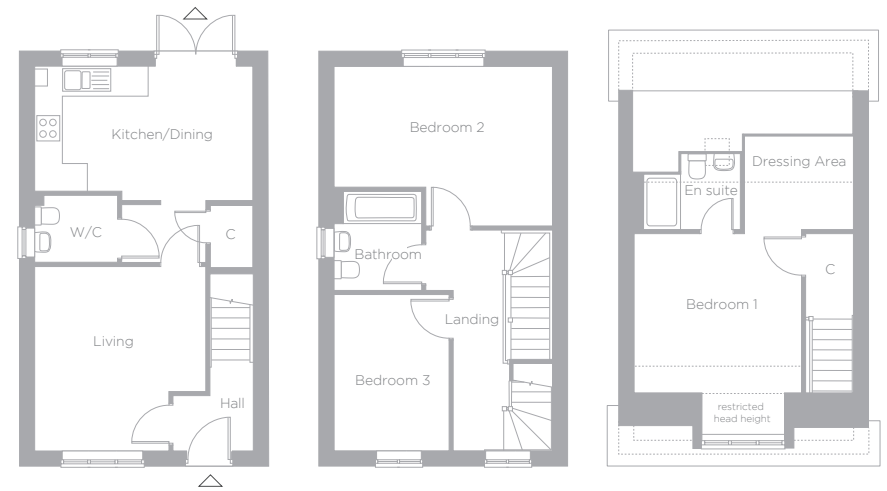
3 Bed Semi-Detached home

The Beech is a modern three bed semi-detached home comprising, kitchen/dining area with access via French doors to the rear garden and spacious living area.

On the first floor you will find two bedrooms and family bathroom, the master bedroom is located on the second floor with its own en suite and dressing area.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
4.74m x 2.91m 15'7" x 9'7"

Living  
4.00m x 3.72m 13'1" x 12'2"

### FIRST FLOOR

Bedroom 2  
4.74m x 2.50m 15'7" x 8'2"

Bedroom 3  
3.39m x 2.49m 11'2" x 8'2"

### SECOND FLOOR

Bedroom 1  
3.62m x 3.02m 11'8" x 9'9"

△ External access    C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at [www.platformhomeownership.com](http://www.platformhomeownership.com) for further details.



Computer generated image shown.

## The Hazel

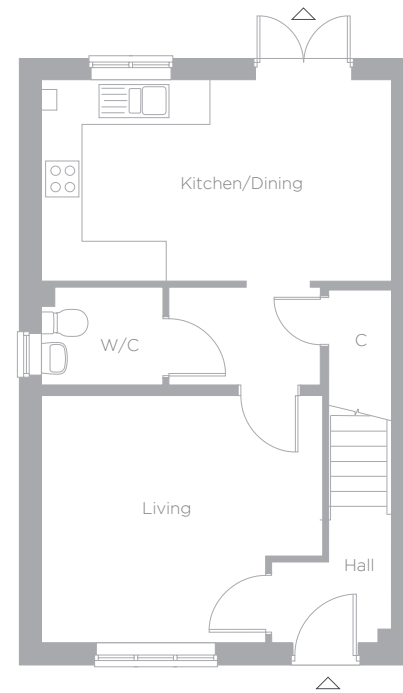
3 Bed Semi-Detached home

The Hazel is a modern three bed semi-detached home comprising of a well appointed kitchen/dining with access via French doors to the rear garden and spacious front aspect living area.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

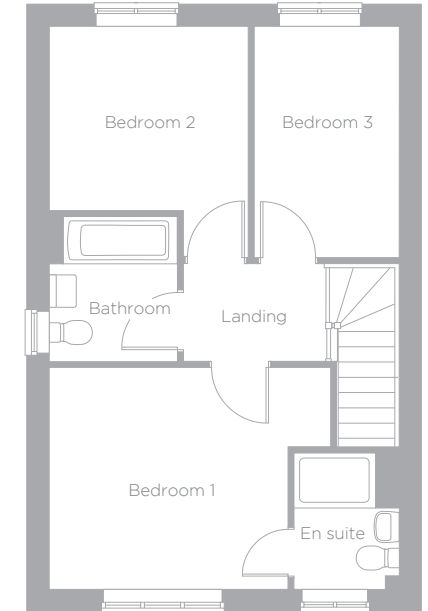
### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining	5.19m x 2.99m	17'0" x 9'10"
Living	4.17m x 3.66m	13'8" x 12'0"



### FIRST FLOOR

Bedroom 1	3.54m x 3.29m	11'7" x 10'9"
Bedroom 2	2.95m x 2.73m	9'8" x 8'11"
Bedroom 3	3.48m x 2.15m	11'5" x 7'1"

△ External access    C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at [www.platformhomeownership.com](http://www.platformhomeownership.com) for further details.





Computer generated image shown.

## The Holly

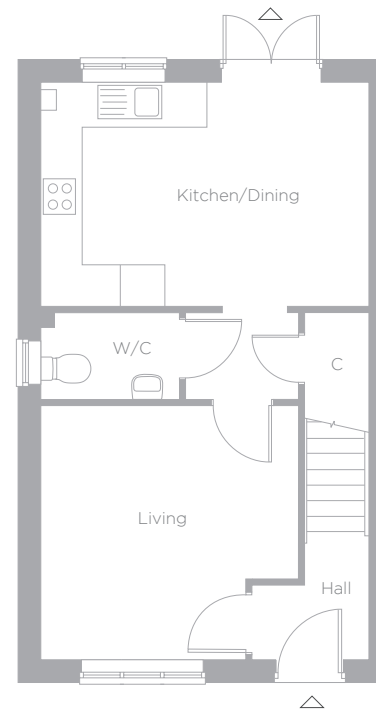
2 Bed Semi-Detached home

The Holly is a modern two bed semi-detached home comprising of a well appointed kitchen/dining with access via French doors to the rear garden and spacious front aspect living area.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

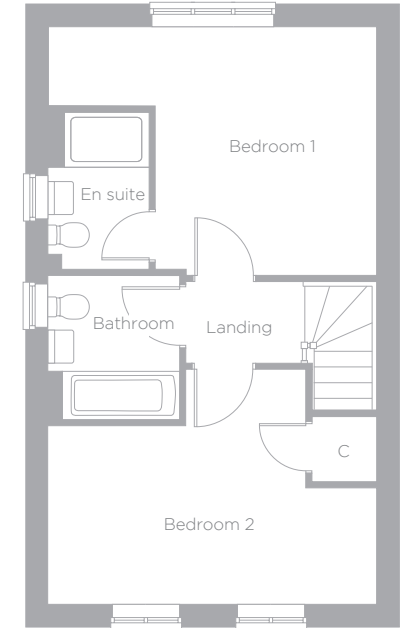
### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining	4.74m x 3.25m	15'7" x 10'8"
Living	3.72m x 3.67m	12'2" x 12'0"



### FIRST FLOOR

Bedroom 1	3.60m x 3.20m	11'10" x 10'6"
Bedroom 2	4.74m x 3.39m	15'7" x 11'2"

△ External access    C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at [www.platformhomeownership.com](http://www.platformhomeownership.com) for further details.

# Cotterstock Meadows, Oundle

North Northamptonshire, PE8 5HA.



House prices for all plots available

Plot	House Type	Postal Address	Handover	100% Price	Share Value	Monthly Rent	Service Charge
8	<b>The Beech</b> 3 Bed Semi-Detached	10 Primrose Drive, Oundle, North Northamptonshire PE8 4FF	Dec 2023	£360,000			
9	<b>The Beech</b> 3 Bed Semi-Detached	12 Primrose Drive, Oundle, North Northamptonshire PE8 4FF	Dec 2023	£360,000			
10	<b>The Hazel</b> 3 Bed Semi-Detached	14 Primrose Drive, Oundle, North Northamptonshire PE8 4FF	Dec 2023	£325,000			
49	<b>The Holly</b> 2 Bed Semi-Detached	11 Primrose Drive, Oundle, North Northamptonshire PE8 4FF	Dec 2023	£298,500			
50	<b>The Holly</b> 2 Bed Semi-Detached	9 Primrose Drive, Oundle, North Northamptonshire PE8 4FF	Dec 2023	£298,500			
51	<b>The Holly</b> 2 Bed Semi-Detached	7 Primrose Drive, Oundle, North Northamptonshire PE8 4FF	Dec 2023	£298,500			
52	<b>The Holly</b> 2 Bed Semi-Detached	5 Primrose Drive, Oundle, North Northamptonshire PE8 4FF	Dec 2023	£298,500			

For more information contact:  
[Sales@Platformhg.com](mailto:Sales@Platformhg.com)  
[Platformhomeownership.com](https://Platformhomeownership.com)  
0333 200 7304

Please note:  
Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.  
Purchasers are advised to consult with your sales co ordinator.





platform ●●●●  
**home**  
OWNERSHIP

For more information contact:  
[Sales@Platformhg.com](mailto:Sales@Platformhg.com)  
[Platformhomeownership.com](http://Platformhomeownership.com)  
0333 200 7304



Oundle, Northamptonshire, PE8 5HA.