



There's no place like home

Putting customers first

Building homes is what Amplius does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.





Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

Home is for making memories
Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

Home is where your family grows
From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

Home is a warm place
Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

Homes built to last
There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.



Cobblers Court Desborough

Nestled in the heart of Northamptonshire, the historic town of Desborough offers a blend of rich history and a welcoming, modern community. With roots dating back to Roman times, Desborough retains its charm with beautiful green spaces and a friendly atmosphere. Known for its rural location, Desborough is the perfect place to call home.

Education

Desborough provides excellent educational options, with several primary schools and secondary schools rated as outstanding by Ofsted in the local area. With nearby Kettering just a short journey away, further education options are also within easy reach.

Food and Drink

The town boasts a variety of traditional pubs, cafes, and restaurants, with local favourites offering everything from hearty pub meals to artisan coffee. Desborough's weekly market is perfect for picking up fresh local produce, adding to its appeal for food lovers.

Commuting

Desborough's location offers excellent transport links. The nearby A14 provides easy access to both the M1 and M6 motorways, making commuting to Leicester, Northampton, and beyond a breeze. Kettering railway station is a short drive away, connecting you to London in under an hour.

Things to do

For outdoor enthusiasts, Desborough is surrounded by scenic walking and cycling routes, including the Brampton Valley Way. The town also boasts a strong sense of community, with regular local events and festivals. For sports fans, nearby Kettering offers football, rugby, and leisure facilities.

Cobblers Court in Desborough is the perfect place to call home, offering a balance of tranquil living with easy access to modern amenities, making it an ideal choice for families and professionals alike.



Cobblers Court Desborough

Development Plan



Facilities

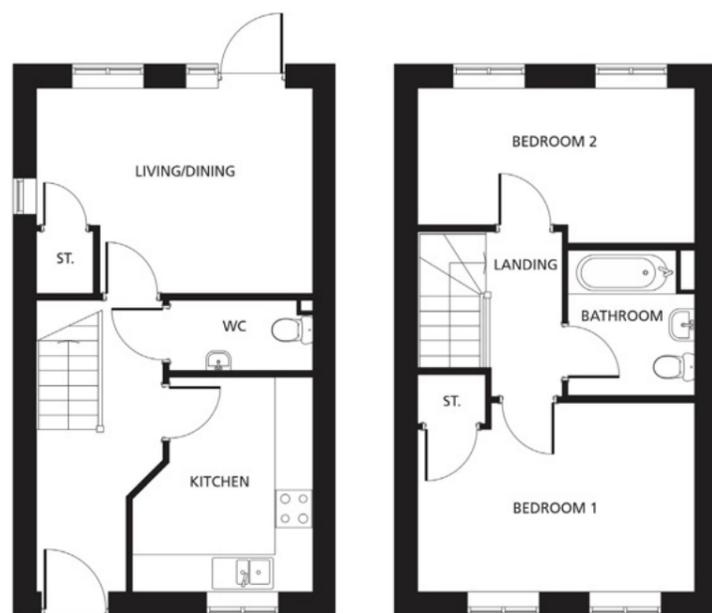
-  Bin collection point

Selected plots available through shared ownership and rent to buy.

This development layout plan depicts the intended layout and development mix at the time of publication. However, those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process.



Pointe



Ground Floor

First Floor

Kitchen

2.90m x 3.46m
9'5" x 11'4"

Lounge/Dining

4.44m x 3.30m
14'6" x 10'8"

Bedroom 1

4.44m x 3.07m
14'6" x 10'0"

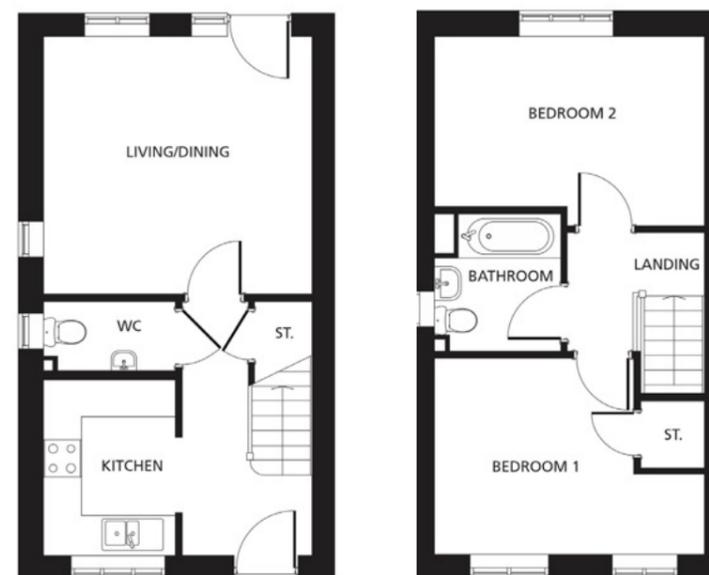
Bedroom 2

4.44m x 2.49m
14'6" x 8'2"

All dimensions are maximum sizes

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Wellington



Ground Floor

First Floor

Kitchen

2.15m x 2.85m
7'0" x 9'4"

Lounge/Dining

4.27m x 4.12m
14'0" x 13'5"

Bedroom 1

4.32m x 3.15m
14'2" x 10'3"

Bedroom 2

4.32m x 3.06m
14'2" x 10'0"

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Brogue



Ground Floor

First Floor

Kitchen/Dining

5.22m x 3.38m
17'1" x 11'1"

Living

5.22m x 3.11m
17'1" x 10'2"

Bedroom 1

5.22m x 2.69m
17'1" x 8'10"

Bedroom 2

2.74m x 3.12m
8'10" x 10'2"

Bedroom 3

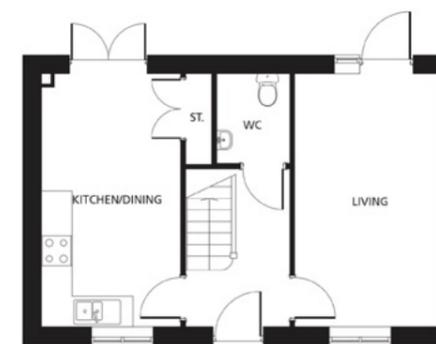
3.00m x 3.06m
9'8" x 10'0"

All dimensions are maximum sizes

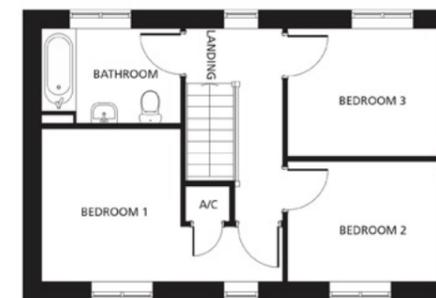
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Chelsea

Ground Floor



First Floor



Kitchen/Dining

5.19m x 3.49m
17'0" x 11'5"

Living

5.19m x 2.95m
17'0" x 9'8"

Bedroom 1

3.14m x 4.93m
10'3" x 16'2"

Bedroom 2

2.47m x 3.11m
8'1" x 10'2"

Bedroom 3

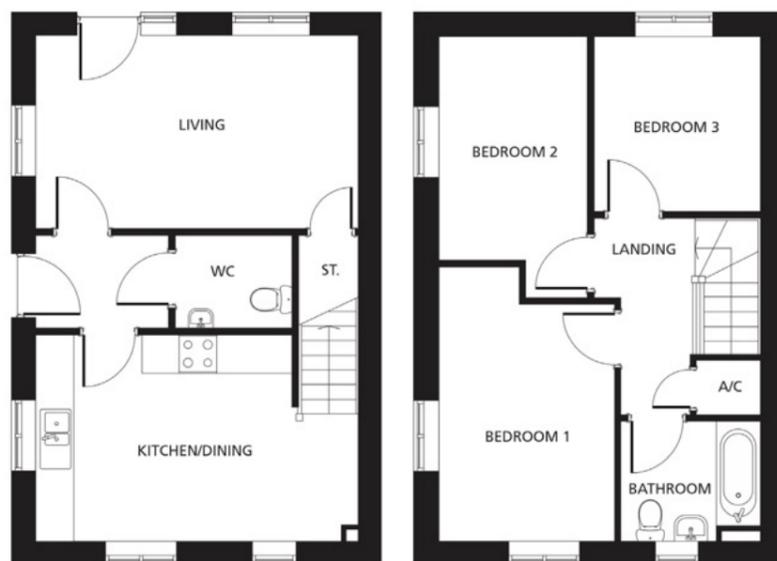
2.64m x 3.11m
8'7" x 10'2"

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Derby



Ground Floor

First Floor

Kitchen/Dining

5.22m x 3.36m
17'1" x 11'0"

Living

5.22m x 3.14m
17'1" x 10'3"

Bedroom 1

2.86m x 4.45m
9'4" x 14'6"

Bedroom 2

2.43m x 4.24m
7'10" x 13'9"

Bedroom 3

2.72m x 2.86m
8'9" x 9'4"

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Gibson



Ground Floor

First Floor

Kitchen/Dining

5.46m x 3.57m
17'9" x 11'7"

Living

5.46m x 3.14m
17'9" x 10'3"

Bedroom 1

3.00m x 4.08m
9'8" x 13'4"

Bedroom 2

3.00m x 4.24m
9'8" x 13'10"

Bedroom 3

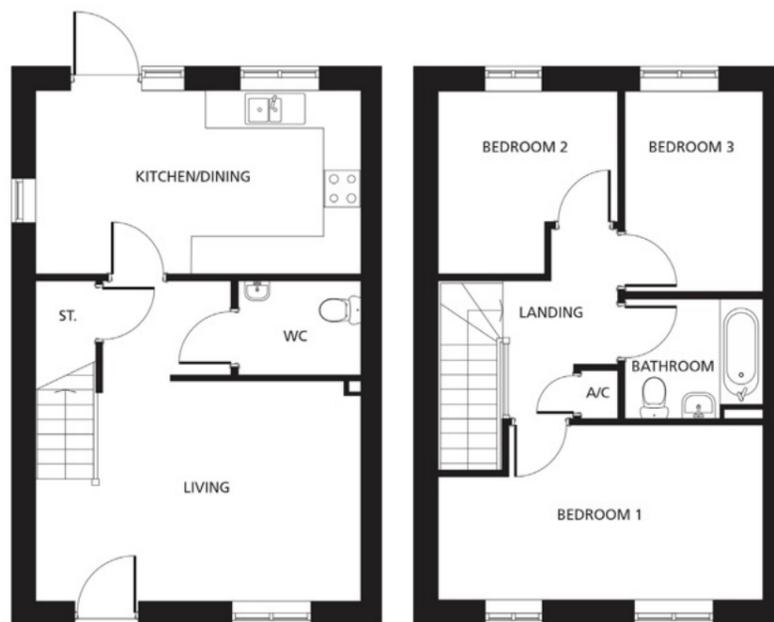
2.72m x 2.86m
8'10" x 9'4"

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Oxford



Ground Floor

First Floor

Kitchen/Dining

5.22m x 2.96m
17'1" x 9'7"

Living

5.22m x 3.35m
17'1" x 10'10"

Bedroom 1

5.22m x 2.82m
17'1" x 9'3"

Bedroom 2

2.90m x 2.96m
9'5" x 9'7"

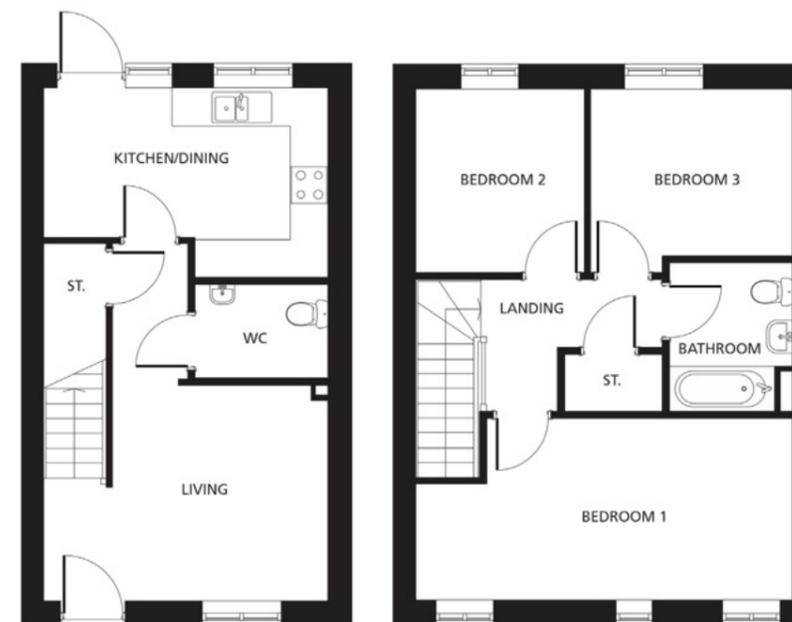
Bedroom 3

2.25m x 3.24m
7'4" x 10'6"

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Silhouette



Ground Floor

First Floor

Kitchen/Dining

4.55m x 3.04m
14'9" x 9'10"

Living

4.55m x 3.45m
14'9" x 11'3"

Bedroom 1

6.04m x 2.92m
19'8" x 9'6"

Bedroom 2

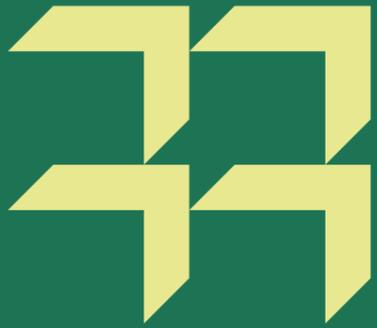
2.72m x 2.96m
8'9" x 9'7"

Bedroom 3

3.25m x 2.96m
10'7" x 9'7"

All dimensions are maximum sizes

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Our commitment to you

Before you move

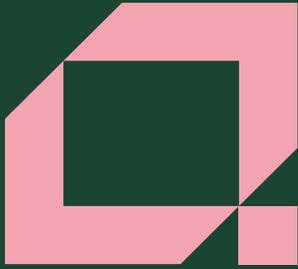
- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.

We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact: 0345 601 9095 or newhomessales@amplus.co.uk





For sales enquiries

Amplius, K2, Timbold Drive, Kents Hill,
Milton Keynes MK7 6BZ

 0345 601 9095

 newhomessales@amplius.co.uk

 amplius.co.uk

Further information relating to Amplius can be accessed via our
website: amplius.co.uk

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