



COTTERSTOCK MEADOWS

Oundle, PE8 5HA
2 & 3 Bedroom New Homes



Typical street scene



WELCOME TO COTTERSTOCK MEADOWS, 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



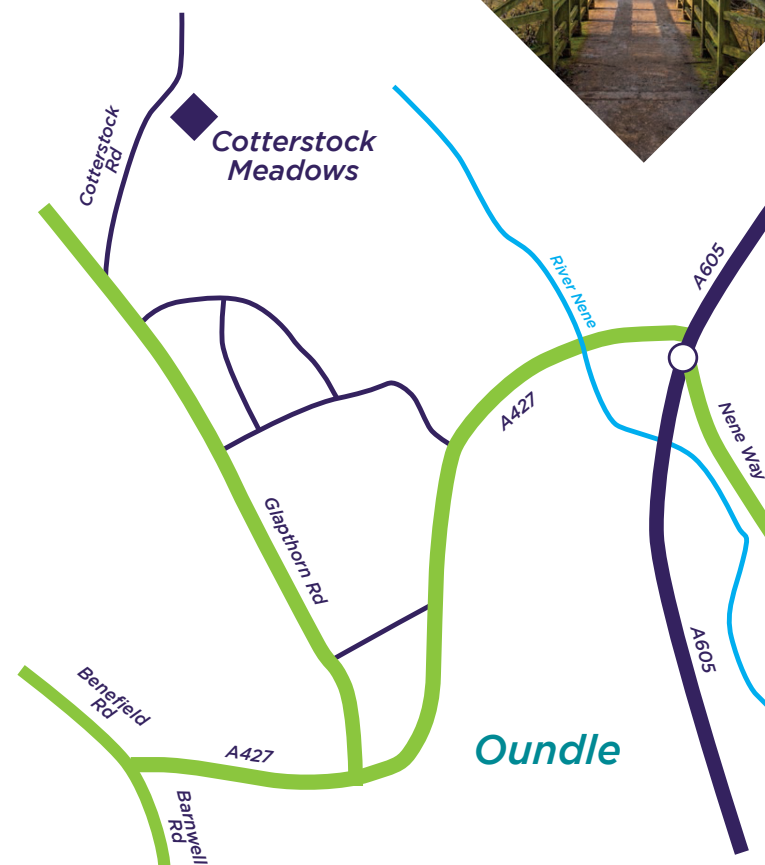
Corby



Peterborough



Northampton



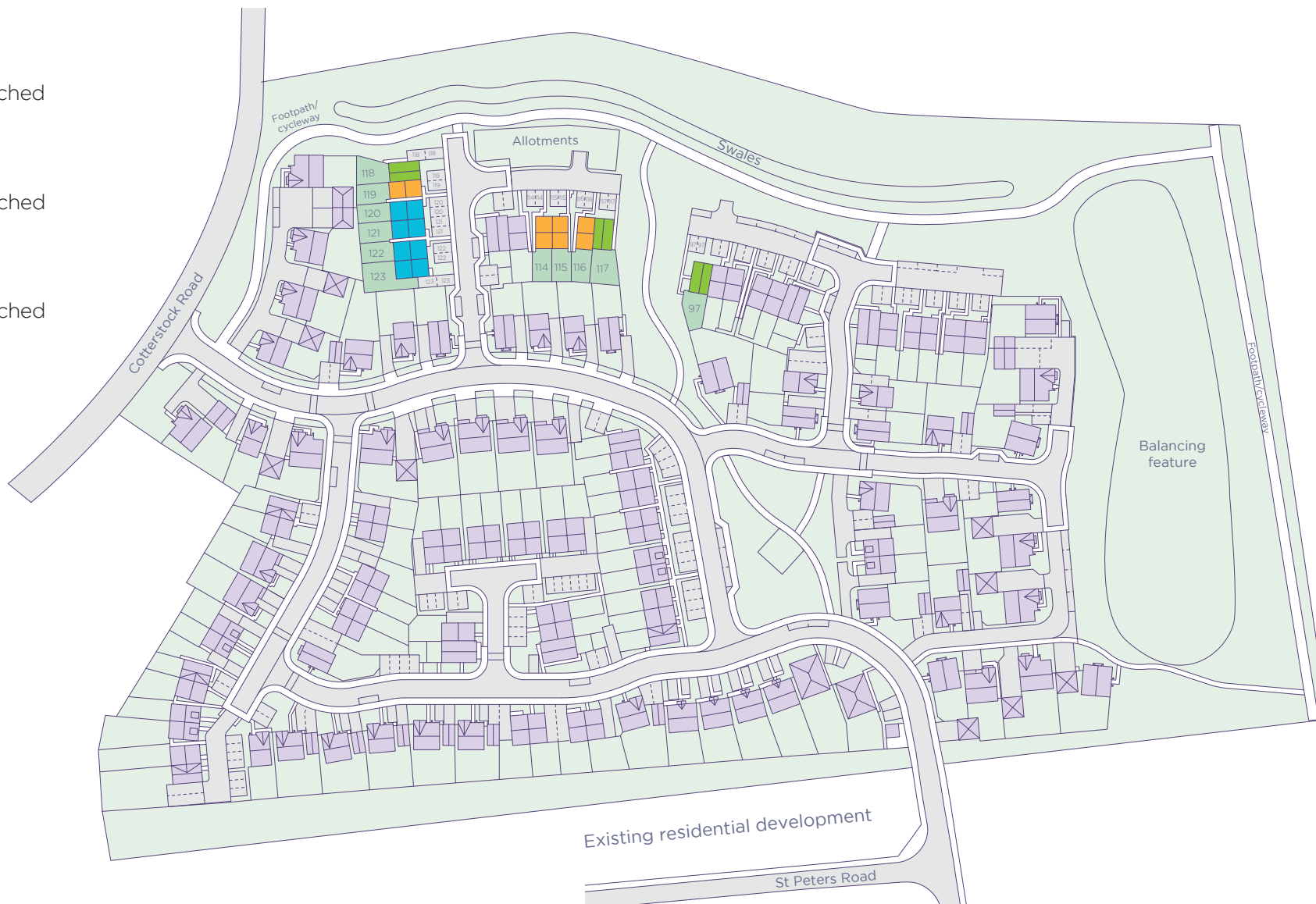
Please note: Car journey times shown are an average based on normal driving conditions.

COTTERSTOCK MEADOWS SITE PLAN

The Pine
2 Bed Semi-Detached
114, 115, 116, 119

The Maple
3 Bed Semi-Detached
97, 117, 118

The Oak
3 Bed Semi-Detached
120, 121, 122, 123



Please note: The site plan can change as the build progresses.



Computer generated image of plots 98 & 99 in a terrace block.

THE PINE

2 Bedroom
Semi-Detached home

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

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

SPECIFICATIONS

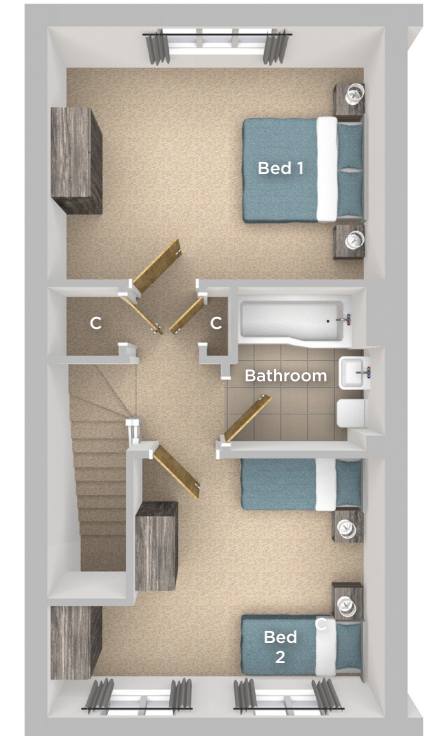
- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen
3.80m x 2.32m 12'5" x 7'7"

Living/Dining
5.26m x 4.43m 17'3" x 14'6"



FIRST FLOOR

Bedroom 1
4.43m x 3.36m 14'6" x 11'0"

Bedroom 2
4.43m x 3.43m 14'6" x 11'3"

Bathroom
2.19m x 2.05m 7'2" x 6'9"

TOTAL FLOOR AREA
80.78m² - 869.54 sq.ft

△ 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 for further details.



Computer generated image.

THE MAPLE

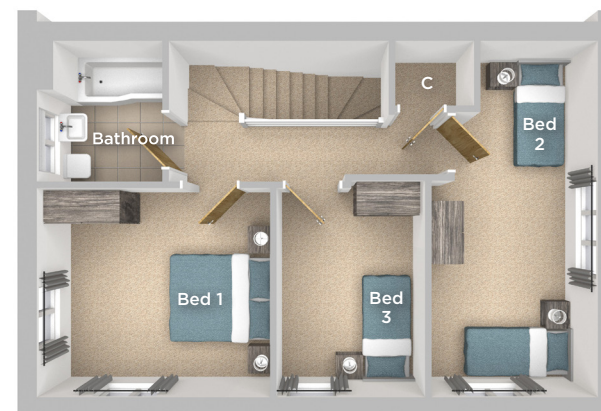
3 Bedroom
Semi-Detached home

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

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
5.49m x 3.87m 18'0" x 12'8"

Living
5.49m x 3.10m 18'0" x 10'2"

TOTAL FLOOR AREA

94.72m² - 1019.54 sq.ft

FIRST FLOOR

Bedroom 1
3.62m x 3.26m 11'10" x 10'8"

Bedroom 2
5.49m x 2.59m 18'0" x 8'6"

Bedroom 3
3.38m x 2.33m 11'1" x 7'8"

Bathroom
2.16m x 1.95m 7'1" x 6'5"

△ External access C Cupboard/Storage

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Computer generated image.

THE OAK

3 Bedroom
Semi-Detached home

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

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

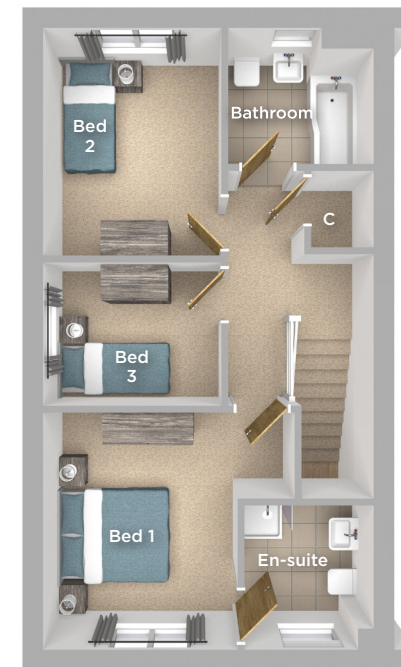
SPECIFICATIONS

- ◆ 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	3.19m x 2.99m	10'5" x 9'10"
Living/Dining	5.10m x 4.53m	16'9" x 14'10"



FIRST FLOOR

Bedroom 1	4.89m x 2.84m	16'1" x 9'4"
Bedroom 2	4.94m x 2.85m	16'2" x 9'4"
Bedroom 3	3.73m x 2.19m	12'3" x 7'2"
Bathroom	2.19m x 1.95m	7'2" x 6'5"

TOTAL FLOOR AREA
95.40m² - 1026.88 sq.ft

△ External access C Cupboard/Storage

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> COTTERSTOCK MEADOWS, OUNDLE

North Northamptonshire, PE8 5HA

House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	40% Share Value	Monthly Rent	Service Charge
97	The Maple 3 Bed Semi-Detached House (double fronted)	15 Daisy Close, Oundle, North Northamptonshire PE8 4FS.	Dec 2024				
114	The Pine 2 Bed Semi-Detached House	10 Sorrel Close, Oundle, North Northamptonshire PE8 4FP.	Oct 2025				
115	The Pine 2 Bed Semi-Detached House	12 Sorrel Close, Oundle, North Northamptonshire PE8 4FP.	Oct 2025				
116	The Pine 2 Bed Semi-Detached	14 Sorrel Close, Oundle, North Northamptonshire PE8 4FP.	Oct 2025				
117	The Maple 3 Bed Semi-Detached House (double fronted)	16 Sorrel Close, Oundle, North Northamptonshire PE8 4FP.	Oct 2025				
118	The Maple 3 Bed Semi-Detached House	13 Sorrel Close, Oundle, North Northamptonshire PE8 4FP.	Nov 2025				
119	The Pine 2 Bed Semi-Detached House	11 Sorrel Close, Oundle, North Northamptonshire PE8 4FP.	Nov 2025				
120	The Oak 3 Bed Semi-Detached House	9 Sorrel Close, Oundle, North Northamptonshire PE8 4FP.	Nov 2025				
121	The Oak 3 Bed Semi-Detached House	7 Sorrel Close, Oundle, North Northamptonshire PE8 4FP.	Nov 2025				
122	The Oak 3 Bed Semi-Detached House	5 Sorrel Close, Oundle, North Northamptonshire PE8 4FP.	Nov 2025				
123	The Oak 3 Bed Semi-Detached House	3 Sorrel Close, Oundle, North Northamptonshire PE8 4FP.	Nov 2025				

For more information contact:
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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.





**BUILDING HOMES FOR
A BETTER FUTURE**

For more information contact:

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