

# Overstone Leys

## Northampton








# 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.









# Home is where love resides

In the countryside of Northamptonshire, Overstone is a charming and historic village that perfectly blends rural tranquillity with modern convenience. It's a place where life feels peaceful, the views are beautiful and the sense of history is ever-present. With its unique blend of history, countryside charm and great connectivity, Overstone is a haven that feels miles away from the hustle and bustle, yet close to everything you need.

## Connected countryside

Overstone village offers all the calm of country living while staying well connected to nearby towns. Just four miles from Northampton and conveniently located near the A43, it's easy to reach Kettering, Wellingborough and beyond. Whether you need the bustle of a market town or the convenience of a city, everything is within easy reach. At the same time, the village itself is surrounded by open green spaces and countryside, making it an ideal retreat for those who want the best of both worlds.

## Rich in history and heritage

Overstone has a fascinating history that dates back to medieval times. Its heart is the beautiful St Nicholas Church, built in 1807 and remodelled in 1903. Crafted from Kingsthorpe stone, this stunning building replaced an earlier 13th-century church, which once stood deeper within Overstone Park.

## Explore the great outdoors

Surrounded by greenery and scenic countryside, Overstone is perfect for outdoor enthusiasts. From long country walks to leisurely bike rides, it's easy to make the most of the fresh air and beautiful surroundings.



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Development Plan



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.

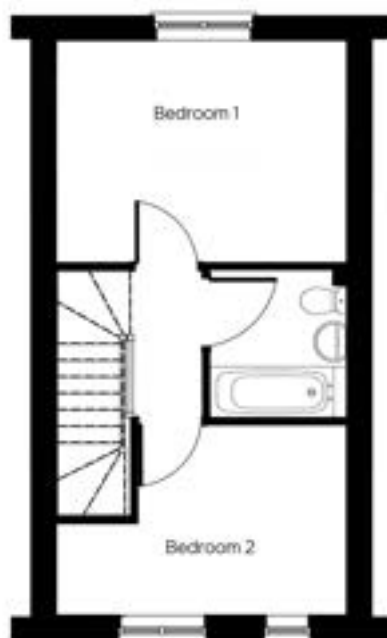




# The Oak



Ground Floor



First Floor

## Kitchen/Dining/ Living

4.10m x 6.54m

13'5" x 21'5"

## Bedroom 1

4.10m x 3.08m

13'5" x 10'1"

## Bedroom 2

4.10m x 2.65m

13'5" x 8'7"

**All dimensions are  
maximum sizes**

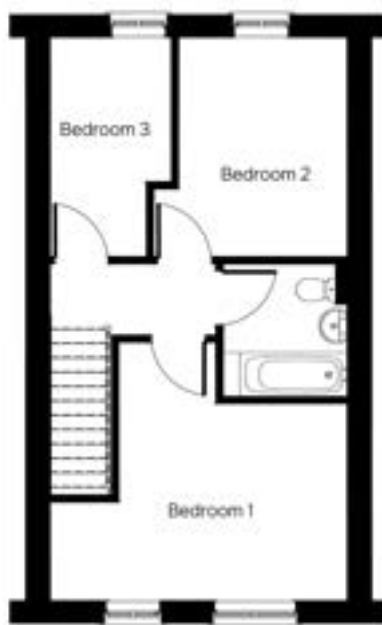
Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



# The Chestnut



Ground Floor



First Floor

## Living/Dining

4.75m x 3.90m  
15'6" x 12'8"

## Kitchen

3.42m x 2.61m  
11'2" x 8'6"

## Bedroom 1

4.10m x 4.75m  
13'5" x 15'6"

## Bedroom 2

3.50m x 2.71m  
11'5" x 8'9"

## Bedroom 3

3.50m x 1.97m  
11'5" x 6'5"

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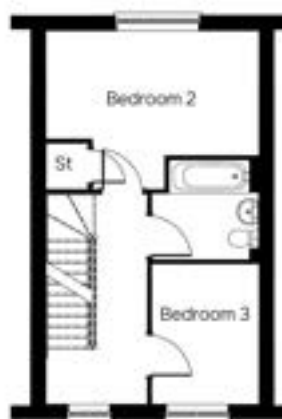




# The Sycamore



Ground Floor



First Floor



Third Floor

## Living/Dining

4.56m x 3.40m  
14'9" x 11'2"

## Kitchen

3.02m x 2.53m  
9'9" x 8'3"

## Bedroom 1

4.04m x 3.45m  
13'3" x 11'3"

## Bedroom 2

4.56m x 2.66m  
14'9" x 8'7"

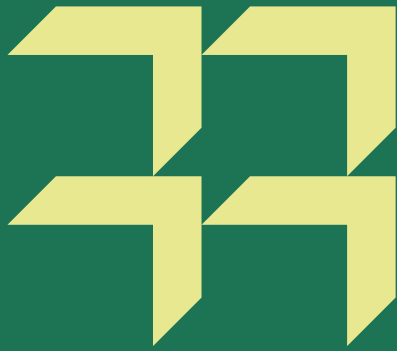
## Bedroom 3

2.99m x 2.30m  
9'8" x 7'5"

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# Our commitment to you

## Before you move

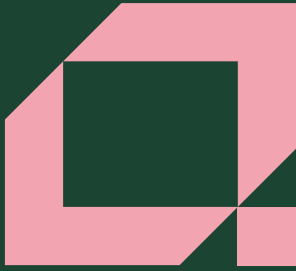
- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set 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: 03330 152414 or [sales.gu@amplius.co.uk](mailto:sales.gu@amplius.co.uk)**





#### **For sales enquiries**

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