



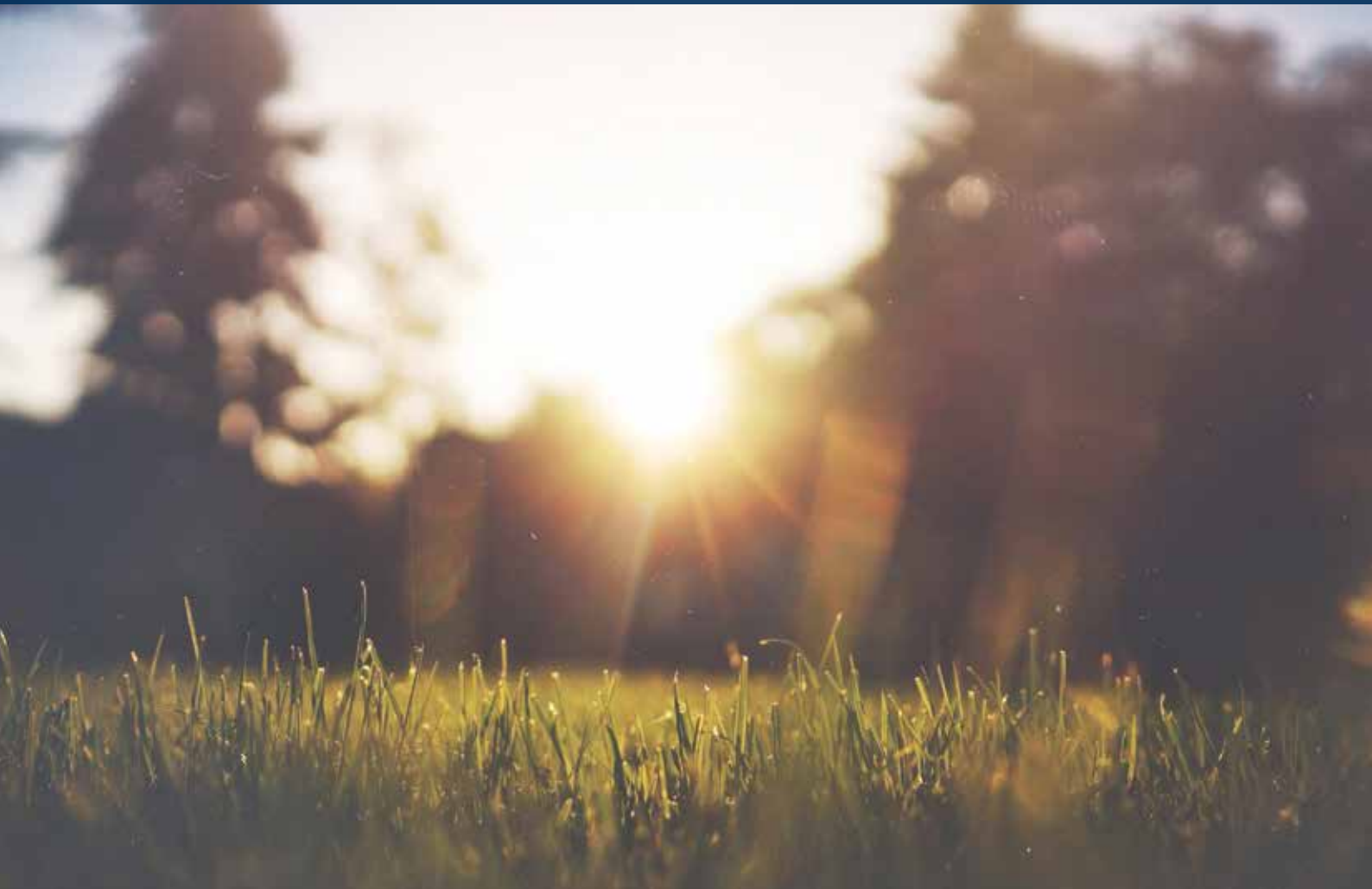
CREST
NICHOLSON

UNION PLACE AT MONKSMOOR PARK

DAVENTRY • NORTHAMPTONSHIRE

The next phase of the popular Monksmoor Park development in Daventry.

2, 3 & 4 BEDROOM HOMES





WELCOME TO LIFE AT MONKSMOOR PARK

With so much on offer there's something for everyone in Daventry.

On your doorstep

Union Place enjoys its own character and style, with easy access to the wider facilities at Monkmoor Park. With a village green, local shops and nature trails throughout, and the Grand Union Canal nearby, there's lots to get involved with on your doorstep.

- 1 Monkmoor Children's Park
- 2 Tesco Express
- 3 The Queen of Hearts, Daventry
- 4 Monksfield Surgery
- 5 Ashby Fields Dental Surgery
- 6 Daventry Country Park Visitor Centre and Café
- 7 Daventry Community Centre







Education

Featuring a new primary school, your new home at Union Place is well positioned for access to a wide choice of schools – from nursery right up to secondary education.

- 8 Busy Bees in Daventry
- 9 Dolphin Nursery and Out of School Club
- 10 Falconers Hill Infant School
- 11 Ashby Fields Primary School
- 12 Monkmoor Park CE Primary School
- 13 Falconers Hill Academy
- 14 The Parker E-ACT Academy
- 15 Daventry Hill School

Travel

With easy access to the A45, A5 and A25 and nearby Long Buckby train station just five miles away, Union Place is well connected with towns and cities across Warwickshire, Northamptonshire and Oxfordshire. London can also be reached from Rugby or Northampton train stations within an hour.

-  Rugby train station – 21 minutes drive
-  Coventry – 32 minutes drive
-  Warwick – 40 minutes drive
-  Rugby to London Euston – 50 minutes
-  Long Buckby to Birmingham – 55 minutes
-  Birmingham Airport – 44 minutes by car





UNION PLACE AT MONKSMOOR PARK

Monksmoor Park, Welton Lane,
Daventry, Northamptonshire,
NN11 2JD
For all enquiries please call

01327 272 805

www.crestnicholson.com/developments/northamptonshire/union-place-at-monksmoor-park

CONNECTED AND CONVENIENT LIVING

Union Place is a beautiful collection of contemporary 2, 3 & 4 bedroom homes in the popular Monksmoor Park development.

Benefiting from The Garden City Movement, Union Place is well placed to enjoy a green and sustainable place to live, encouraging health, wellbeing and community, while being well-connected to modern, everyday amenities.

As part of Monksmoor Park, your new home at Union Place has a selection of amenities on its doorstep, including schools, shops, play areas and allotments – and of course, lots of green spaces. At Monksmoor Park you'll also find a new primary school, village green and nature trails, along with a selection of local shops. The next stage of the development will see residents benefit from sports pitches, public art and health facilities – all close to your home.

If you enjoy sightseeing, walking and cycling, the award-winning 140 acre

Daventry Country Park and Grand Union Canal are nearby, giving you ample green space to explore.

Just a two mile walk brings you to the centre of Daventry, where on Tuesdays and Thursdays you can take advantage of the local market. On the first Saturday of the month, you can sample an array of local produce at the bustling farmers market. There are also larger supermarkets in town, including a Waitrose and a Tesco. New retailers are also set to be attracted to the area, as Daventry is soon to benefit from a £50 million makeover, aimed at transforming the town to bring brand new shops and leisure facilities. Daventry combines the old and the new, with a wealth of local history and 74 listed buildings in the town.

Being positioned so centrally means that there are many towns and cities within easy reach to visit from your home at Union Place. Coventry is just 20 miles away, while Northampton is just 14 miles to the east – or if you'd like to go a bit further, access to the M1 is just a 15-20 minute drive away and Oxford is approximately an hour away by car. Central London is accessibly by train from close by Rugby and Northampton train stations, or you can take a slightly longer connection from Long Buckby station, which will have you in London Euston in 78 minutes, and Birmingham New Street in 55. If you'd like to travel further afield, Birmingham Airport is just 44 minutes away by car.





**CREST
NICHOLSON**

UNION PLACE AT MONKSMOOR PARK

DEVELOPMENT PLAN

An attractive collection of 2, 3 & 4 bedroom homes set within the popular Monksmoor Park in Daventry.

2, 3 & 4 BEDROOM HOMES



2 BEDROOM HOMES

- The Ashtead
- The Cromer

3 BEDROOM HOMES

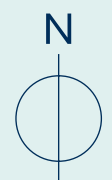
- The Chesham
- The Evesham
- The Hatfield
- The Seaton

4 BEDROOM HOMES

- The Filey
- The Oxford
- The Romsey
- The Winkfield

Affordable homes

ss Sub Station
v Visitors Parking





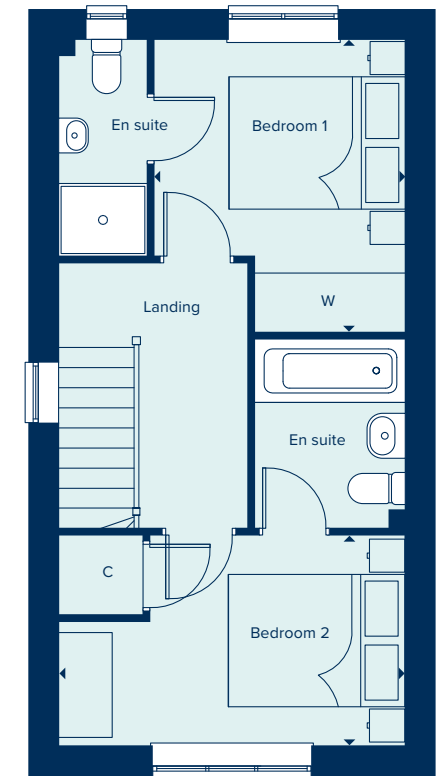
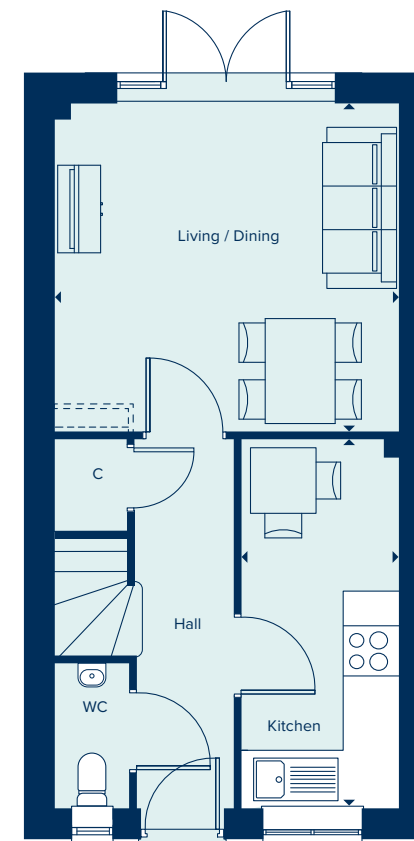
THE ASHTEAD
2 Bedroom Home

crestnicholson.com

THE ASHTEAD

The Ashtead is a two-storey terraced house in a traditional layout. Its appeal over period properties, however, is the fact that this is a two bedroomed property with both a main bathroom and a second en suite bathroom. Downstairs, a combined living and dining room provides an entertainment space - which benefits from ample natural, light supplied through full height French doors. This is in addition to a separate kitchen and cloakroom.

2 BEDROOM HOME



GROUND FLOOR

LIVING / DINING

3.94m x 3.75m 12'11" x 12'3"

KITCHEN

4.22m x 1.81m 13'10" x 5'11"

FIRST FLOOR

BEDROOM 1

3.33m x 2.86m 10'11" x 9'4"

BEDROOM 2

3.94m x 2.39m 12'11" x 7'10"

C Cupboard W Wardrobe

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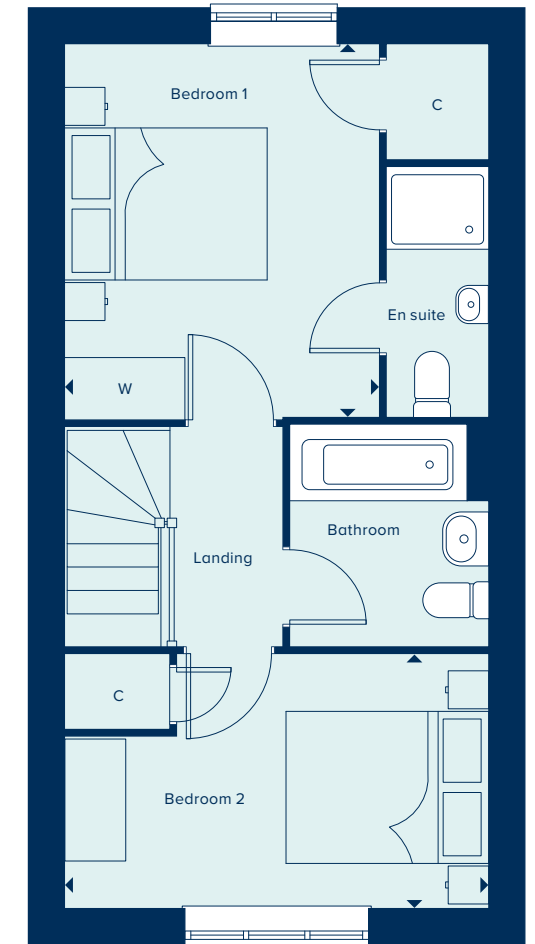
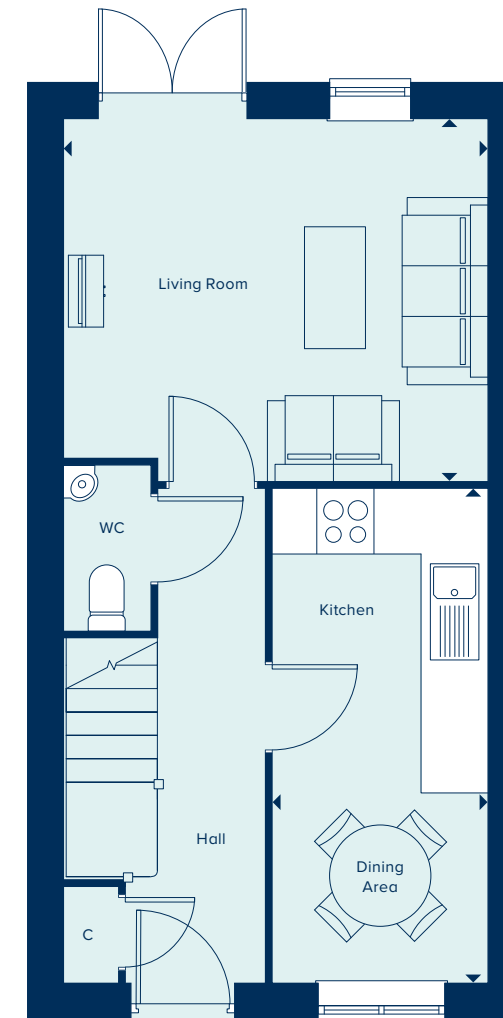
THE CROMER
2 Bedroom Home

crestnicholson.com

THE CROMER

An exceptionally spacious two-bedroom property, The Cromer is designed for comfort and convenience. The ground floor includes a spacious living area with French doors providing direct access to the garden, a downstairs WC and storage cupboard. The Cromer also has the benefit of both a main bathroom and an en suite.

2 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.85m x 2.11m 15'11" x 6'11"

LIVING ROOM

4.17m x 3.56m 13'8" x 11'8"

FIRST FLOOR

BEDROOM 1

3.68m x 3.08m 12'1" x 10'1"

BEDROOM 2

4.17m x 2.49m 13'8" x 8'2"

C Cupboard W Wardrobe

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THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



THE CHESHAM

3 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING AREA

5.58m x 2.94m 18'4" x 9'8"

LIVING ROOM

5.58m x 2.88m 18'4" x 9'5"



FIRST FLOOR

BEDROOM 1

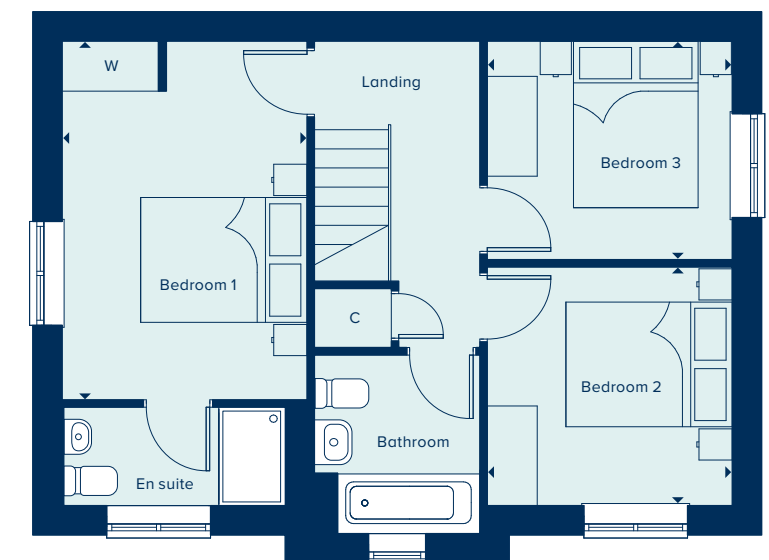
4.31m x 2.94m 14'1" x 9'8"

BEDROOM 2

2.94m x 2.88m 9'8" x 9'5"

BEDROOM 3

2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe

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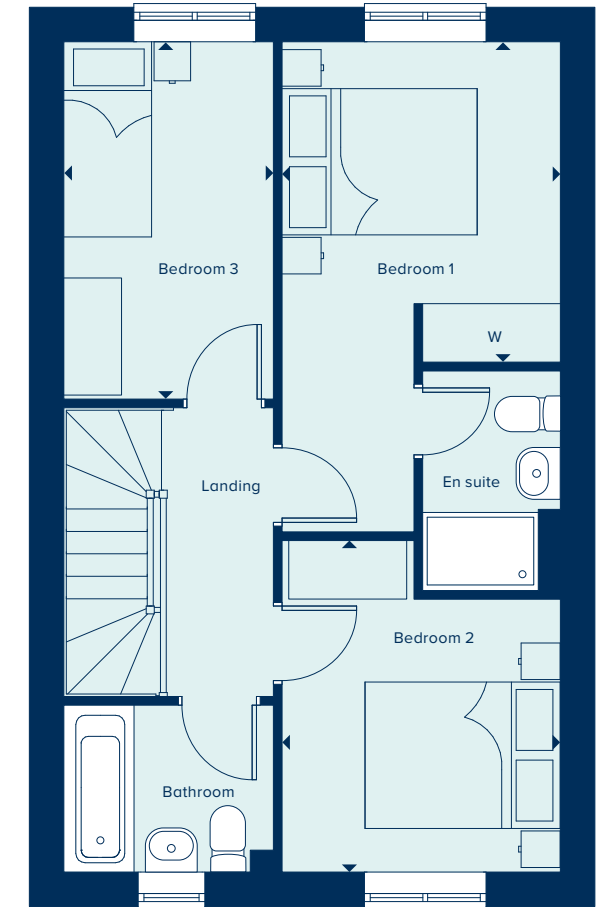
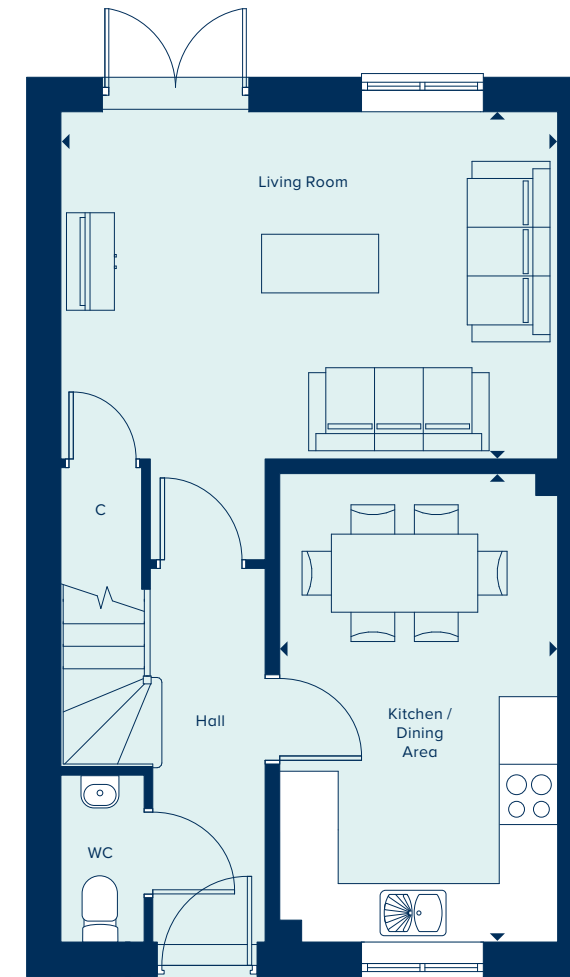
THE EVESHAM
3 Bedroom Home

crestnicholson.com

THE EVESHAM

The Evesham is a three-bedroom home which includes a versatile open-plan kitchen-dining area which is ideal for entertaining, in addition to a separate light and airy living room. The main bedroom benefits from an en suite bathroom. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.82m x 2.89m 15'10" x 9'6"

LIVING AREA

5.09m x 3.59m 16'8" x 11'9"

FIRST FLOOR

BEDROOM 1

3.28m x 2.85m 10'9" x 9'4"

BEDROOM 2

3.39m x 2.85m 11'1" x 9'4"

BEDROOM 3

3.66m x 2.15m 12'0" x 7'0"

C Cupboard W Wardrobe

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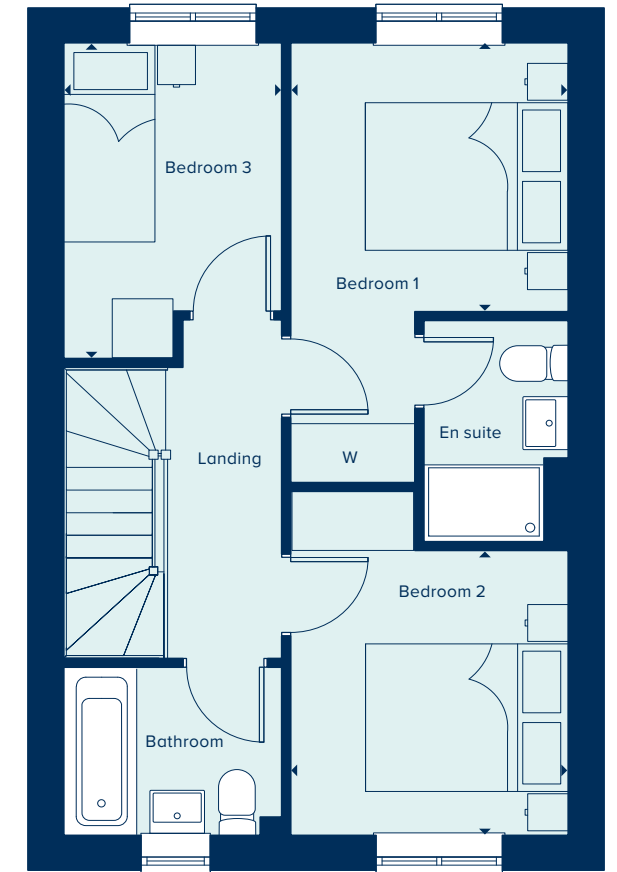
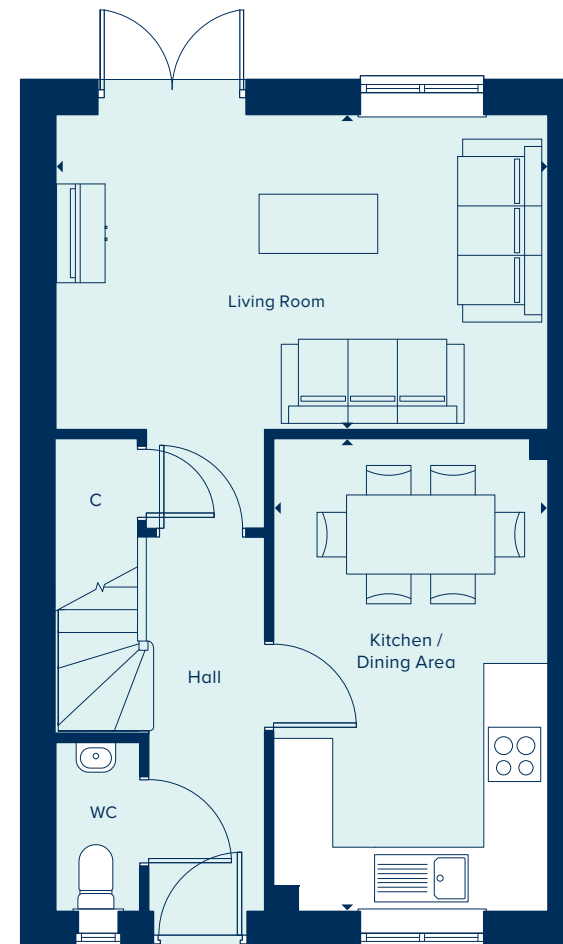
THE HATFIELD
3 Bedroom Home

crestnicholson.com

THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

LIVING ROOM

4.97m x 3.18m 16'4" x 10'5"

FIRST FLOOR

BEDROOM 1

2.73m x 2.73m 9'0" x 9'0"

BEDROOM 2

2.89m x 2.73m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

C Cupboard W Wardrobe

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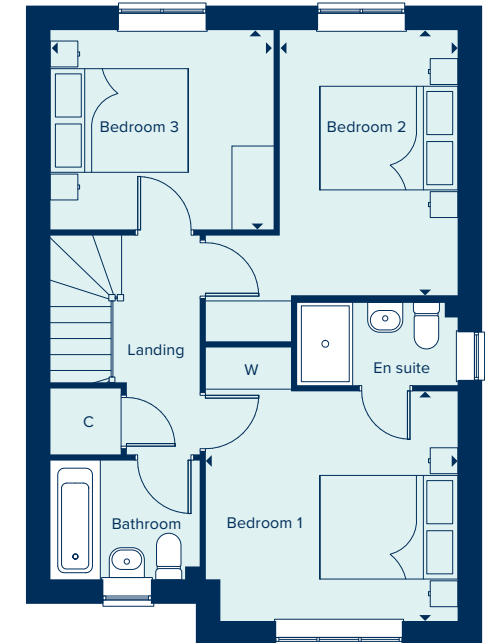
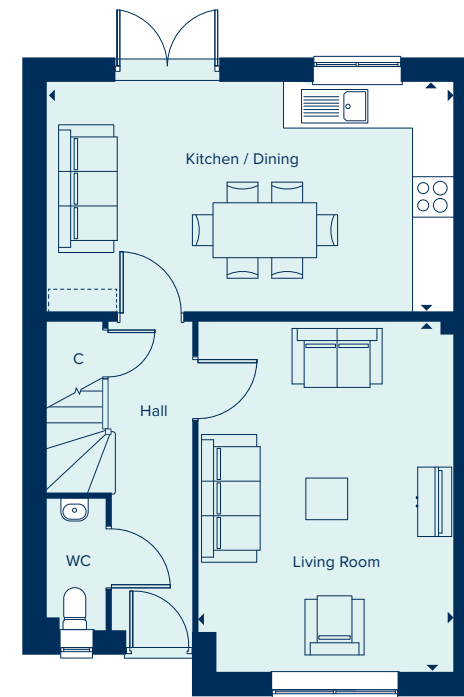
THE SEATON
3 Bedroom Home

crestnicholson.com

THE SEATON

One of the appealing factors of The Seaton is its open plan kitchen-diner which provides direct access to the garden offering views and natural light. Another is the generous bedroom 1, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING

5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.67m 16'7" x 12'11"

FIRST FLOOR

BEDROOM 1

3.62m x 3.31m 11'11" x 10'10"

BEDROOM 2

2.56m x 3.81m 8'5" x 12'6"

BEDROOM 3

3.21m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe --- Bulkhead

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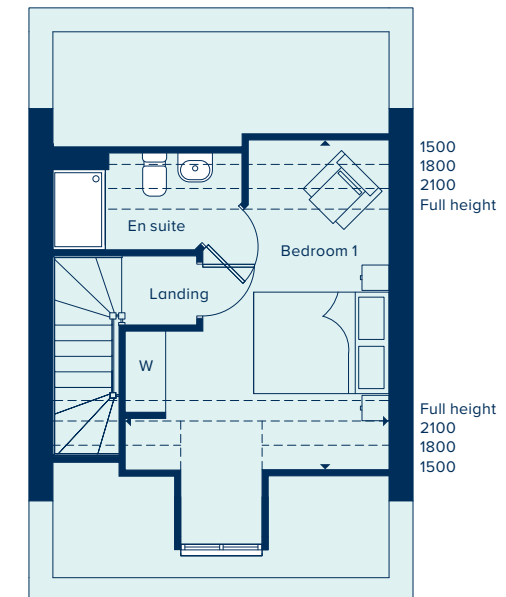
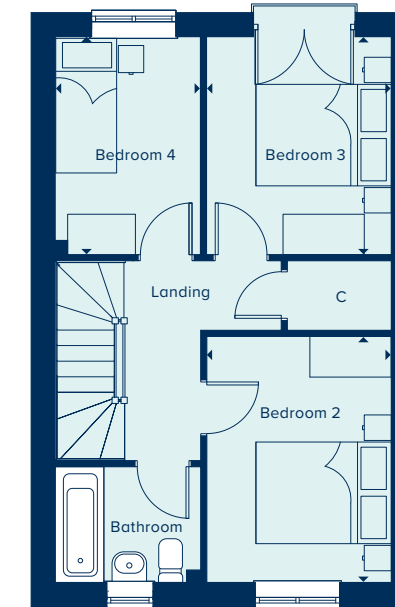
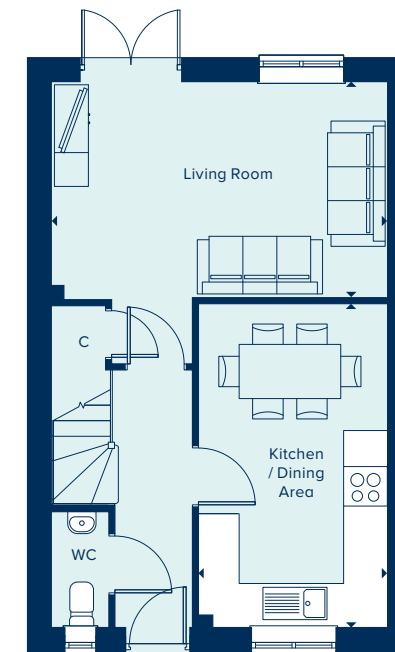
THE FILEY
4 Bedroom Home

crestnicholson.com

THE FILEY

Generously sized bedrooms make The Filey a popular choice with families. With full length windows and a Juliet balcony to the third bedroom, and the entire second floor hosting the main bedroom suite, this house can easily accommodate a family of seven. For a smaller family, the fourth bedroom would make a suitable home office. The house also benefits from a downstairs cloakroom, ample storage and generous quantities of natural light.

4 BEDROOM HOME



GROUND FLOOR

LIVING ROOM
4.97m x 3.19m 16'3" x 10'5"

KITCHEN / DINING AREA
4.78m x 2.79m 15'8" x 9'2"

FIRST FLOOR

BEDROOM 2
3.64m x 2.73m 11'11" x 8'11"

BEDROOM 3
3.22m x 2.73m 10'6" x 8'11"

BEDROOM 4
3.22m x 2.15m 10'6" x 7'0"

SECOND FLOOR

BEDROOM 1
4.87m x 3.85m 15'11" x 12'7"

C Cupboard W Wardrobe ● Specification

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THE OXFORD
4 Bedroom Home

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THE OXFORD

The Oxford is the ultimate family home, offering four bedrooms together with flexible living spaces. In the popular town house style, its kitchen diner and separate living room are situated on first floor where they benefit from elevated views, while the garage and a bedroom (or perhaps a home office, or games room) are on the ground floor. Three bedrooms – one of which has en suite facilities – and a family bathroom occupy the top of the house. An integral garage is included on the ground floor.

4 BEDROOM HOME



GROUND FLOOR

BEDROOM 2	3.06m x 2.46m	10'0" x 8'1"
GARAGE	6.00m x 3.00m	19'8" x 9'10"

FIRST FLOOR

KITCHEN / DINING / FAMILY ROOM	5.32m x 3.97m	17'5" x 13'0"
LIVING ROOM	5.32m x 4.00m	17'5" x 13'1"

SECOND FLOOR

BEDROOM 1	4.05m x 2.59m	13'3" x 8'5"
BEDROOM 3	3.27m x 2.76m	10'9" x 9'0"
BEDROOM 4	2.76m x 1.96m	9'0" x 6'5"

C Cupboard W Wardrobe --- Bulkhead ● Specification

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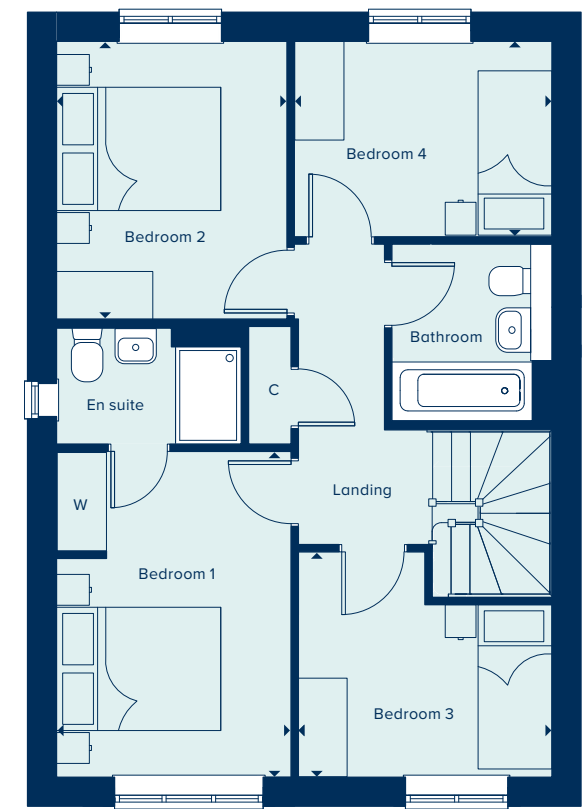
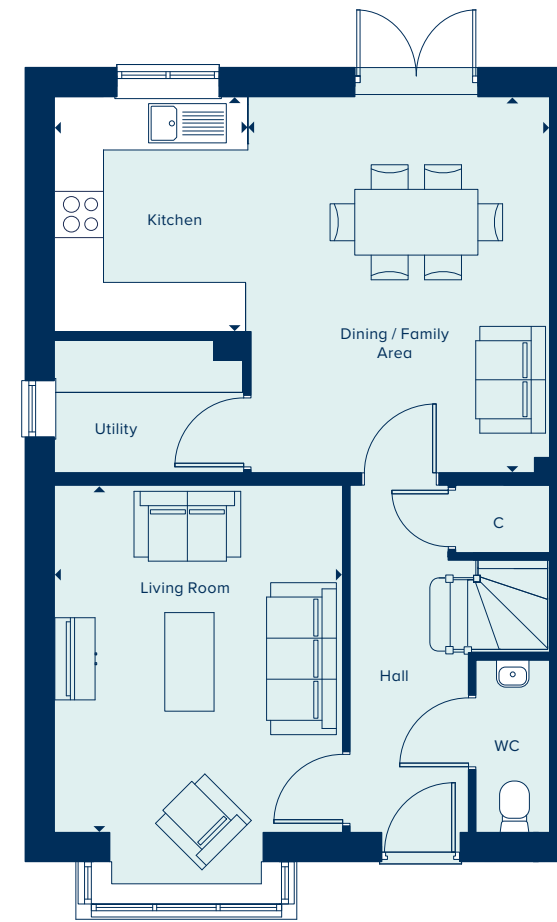
THE ROMSEY
4 Bedroom Home

crestnicholson.com

THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



GROUND FLOOR

DINING / FAMILY AREA

4.58m x 3.63m 15'0" x 11'11"

KITCHEN

2.86m x 2.39m 9'4" x 7'10"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"

FIRST FLOOR

BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.05m x 2.80m 10'0" x 9'2"

BEDROOM 4

3.13m x 2.38m 10'3" x 7'9"

C Cupboard W Wardrobe ● Specification

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THE WINKFIELD

Arranged over two-storeys, The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large master bedroom featuring an en suite.

4 BEDROOM HOME



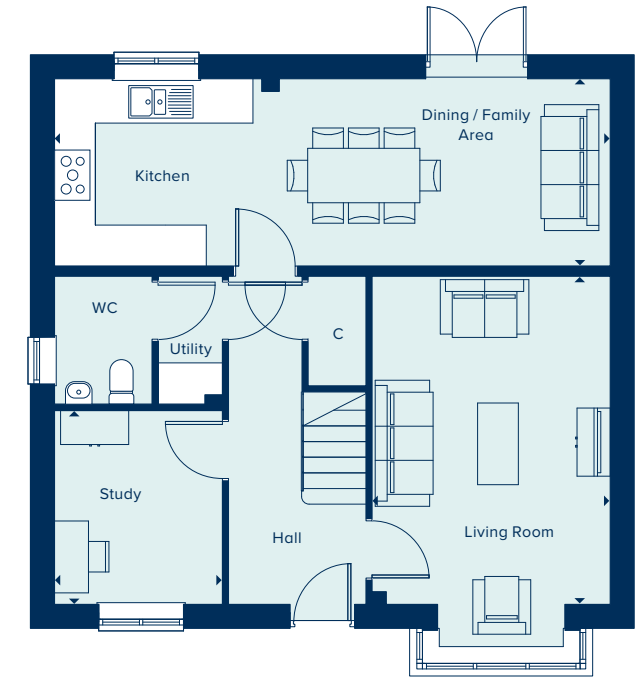
THE WINKFIELD

4 Bedroom Home

crestnicholson.com

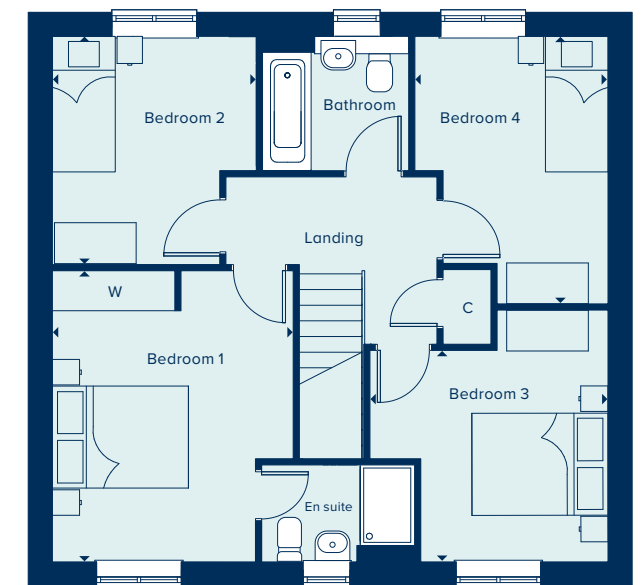
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA	
8.16m x 2.75m	26'9" x 9'0"
LIVING ROOM	
4.82m x 3.50m	15'10" x 11'6"
STUDY	
2.83m x 2.46m	9'3" x 8'1"



FIRST FLOOR

BEDROOM 1	
4.27m x 3.54m	14'0" x 11'7"
BEDROOM 2	
3.35m x 2.99m	11'0" x 9'10"
BEDROOM 3	
3.50m x 3.10m	11'6" x 10'2"
BEDROOM 4	
3.93m x 2.84m	12'11" x 9'4"



C Cupboard W Wardrobe • Specification

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
KITCHEN			
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•
Electric single built-in oven in stainless steel	•		
Electric built-under 1 ½ oven in stainless steel		•	
Electric built-in double oven in stainless steel			•
4 ring gas hob in stainless steel	•	•	
5 ring gas hob in stainless steel			•
Stainless steel splashback behind hob	•	•	•
Stainless steel chimney extractor hood		•	•
Integrated extractor hood	•		
Energy efficient integrated fridge/freezer	•	•	•
Energy efficient integrated dishwasher		•*	•
Energy efficient integrated washing machine	•	•**	
Single bowl sink and drainer in stainless steel	•	•	
1.5 bowl sink and drainer in stainless steel			•
Single lever chrome mixer tap	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM			
Contemporary white sanitaryware	•	•	•
Chrome mixer taps and shower fittings	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•		
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•
Tiled splashback to basin in cloakroom	•	•	•
Energy efficient batten light in cloakroom	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



ELECTRICAL

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
Low energy LED downlighters in white to kitchen		•	•
LED 4-light spotlight bar in kitchen	•		
Downlighters to bathroom & en suite	•	•	•
Low energy lighting in all other areas	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•

DECORATION

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
White emulsion to all rooms and ceilings	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•

JOINERY AND DOORS

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
Front door with multipoint locking system and chrome ironmongery	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•
White internal doors with chrome ironmongery	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•

HEATING

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•

EXTERNAL FINISHES

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
Front gardens to be landscaped	•	•	•
Rear gardens topsoiled and rotovated	•	•	•
External low energy security light fitted by front door	•	•	•
External tap	•	•	•

SECURITY AND PEACE OF MIND

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
Smoke, heat and carbon monoxide detectors	•	•	•
Two years warranty and aftercare	•	•	•
Complete NHBC ten year warranty	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011013/July 2023





**CREST
NICHOLSON**

UNION PLACE AT MONKSMOOR PARK

Monksmoor Park, Welton Lane,
Daventry, Northamptonshire,
NN11 2JD

For all enquiries please call

01327 272 805

**[crestnicholson.com/developments/
northamptonshire/union-place-at-monksmoor-park](http://crestnicholson.com/developments/northamptonshire/union-place-at-monksmoor-park)**



House Type Illustration

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Development Map/Site Plan

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