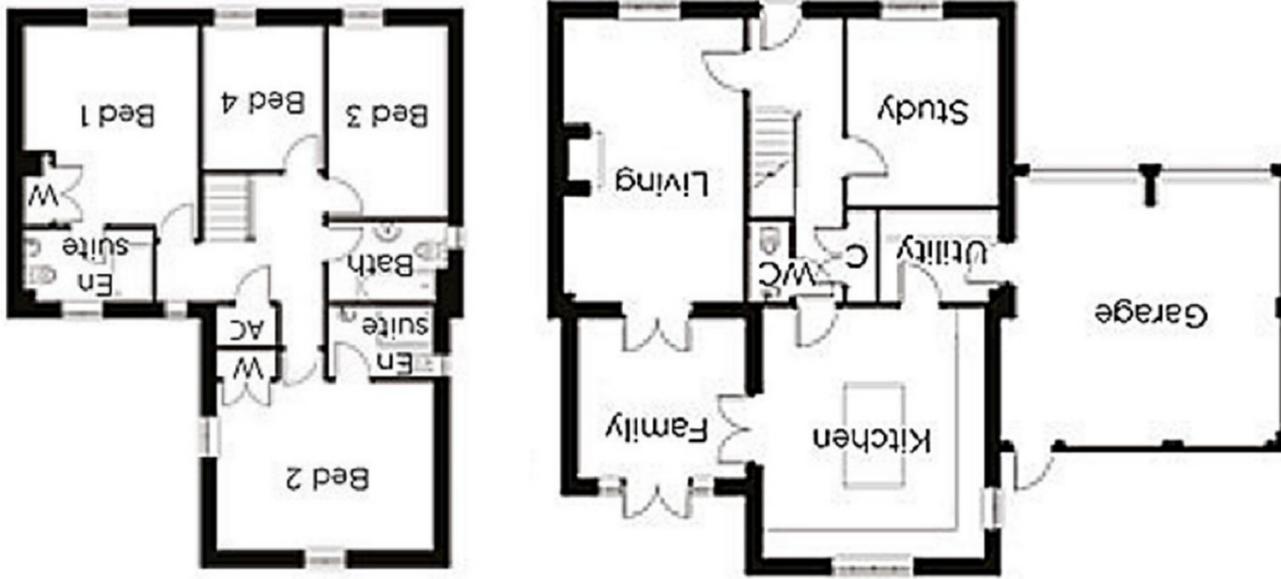


Referral Fees are paid to Macintyers by the following:-

- If you refer your business to Spratt Endicott or Gilroy Steel Solicitors, a referral fee of £75 is paid upon completion.
- If we refer your business to Higham Critchley Barrows or Microbie Adams Mortgage Advisors a referral fee, averaging £150, received in respect of a mortgage generated is paid to Macintyers Ltd.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

IMPORTANT NOTICE:
 Macintyers have prepared these particulars in good faith as a general guide and they do not constitute or form any part of an offer or any contract. No person within Macintyers has any authority to make or give representation or warranty on any property. All fixtures and fittings, carpets, curtains/blinds, kitchen equipment and furniture, whether fitted or not, are deemed removable by the seller unless specifically mentioned within these particulars. It must not be inferred that an item shown in a photograph is included in the sale. We have not tested the services, appliances and any fittings and the Buyer is advised to undertake their own tests or get verification from their solicitor, prior to committing to the purchase. Sizes, areas, distances and floorplans included in these particulars are not to scale and are meant as a guide only to the general layout. Accordingly they should not be relied on for flooring and furnishings.



Plot 14,
 Bradbery Grove, Syresham
 Northants NN13 5HL

Plot 14 Bradbery Grove Syresham Northants

- Francis Jackson Homes
- 1891 Square Feet TBC
- 4 Bedrooms
- 3 Bathrooms
- Open Plan Kitchen
- Dining Family Room
- Lounge with Woodburner
- Double Garage
- Study
- Predicted Energy Assessment Rating B

Plots Freehold

Plot 14 is a large, individual four bedroom home being built by Francis Jackson Homes with countryside views to the rear. The internal area is 1891 square feet and accommodation includes a large kitchen dining room, family room, study, bathroom and two en suites. Outside is a private rear garden, double garage and driveway parking. Build completion April 2020.



Local Authority: South Northants County Council 01327 322322
Council Tax Band: This property is currently in band TBA
Services connected: Mains electricity, water and drainage are connected. Heating is air source heat pump, underfloor to ground floor and radiators to first floor.

Viewings by prior appointment through Macintyers 01280 701001



Syresham lies just North of the A43 between Brackley (5 miles) and Silverstone, allowing easy access to the M1 and M40. Nearest train stations to London are Banbury and Milton Keynes. There is a pub, a sub post office, primary school, church and chapel, Sports & Social Club (football field and cricket pitch) and several local societies. Local events include its well attended annual Scarecrow Festival. The village



ABOUT BRADBERY GROVE

An exciting development of three, four and five bedroom homes in the popular South Northamptonshire village of Syresham. Syresham lies just North of the A43 between Brackley (5 miles) and Silverstone, which allows easy access to both the M1 and M40. Nearest stations for trains to London are Banbury and Milton Keynes. Syresham has a village pub, the Kings Head, a sub post office, primary school, church and chapel. It has a thriving social life, with a Sports and Social Club (football field and cricket pitch) and several local societies. The village has a great sense of community, events include its annual Scarecrow Festival which takes place in June and is always well attended. Syresham has won the award for best small Northamptonshire village several times and as recently as 2017.

ABOUT FRANCIS JACKSON HOMES

Francis Jackson Homes is a family owned housebuilding company specialising in well built homes across the South Midlands and has established a reputation as one of the very best housebuilders in the region with attention to detail and quality of finish second to none. Their aim is to offer customers as much choice and input into their new home where possible, subject to the stage of construction. This flexibility is rarely available when buying a new home and sets them apart from other housebuilders. They are committed not only to building the best quality homes but also ensuring after sales service is of the highest quality. They are proud to have many of their purchasers return to buy a second and in a few cases a third home from them over the years, which is a great endorsement of the quality of their homes. Francis Jackson Homes are delighted to have recently won a number of prestigious national building awards including the Sunday Times Build Quality Award and the LABC Warranty Developer of the Year.

SPECIFICATION

- Francis Jackson Homes pride themselves in an exceptionally high quality standard finish and specification. All items listed below are included in their standard specification:
- *Symphony kitchen units with granite or quartz worktops and upstand
 - * Laminate worktop with splash back with splashback tiling to the utility room
 - * Integrated Neff kitchen appliances
 - * Sanitary ware from either Ideal Standard, Scottini or Concept
 - * Porcelanosa ceramic wall and floor tiles to WC, kitchen, utility, bathrooms and en-suites
 - * Choice of wall paint colours for early reservations
 - * Heated chrome towel rails to bathrooms and e-suites
 - * Coving to living room, dining room, study, hall, stairs and landing
 - * Underfloor heating to ground floor and radiator to first floor
 - * Air source heat pump heating system
 - * Woodburner in living room
 - * Alarm to house and garage
 - * Outside tap and electric point
 - * Turf to front and rear gardens

RESERVATIONS

On reservation, a fee of £1000.00 will need to be paid to Francis Jackson Homes, £500 of which is non-refundable.

IMAGES

Please note some images may be computer generated images and others could be from previous developments.

ANTI MONEY LAUNDERING REGULATIONS

At offer agreed stage Macintyers will need to confirm the buyer's ID and will require full names, dates of birth and address details to complete this process prior to a sales memo being issued.

HIGH SPEED RAIL 2 (HS2)

For details on the proposed route of HS2 through North Bucks and South Northants please visit: www.gov.uk/government/publications/hs2-revised-line-of-route-maps

