

# THE PINES

## ASHTON



A COLLECTION OF FIVE BEAUTIFUL  
FAMILY HOMES IN A PRIVATE SETTING



## THE PINES

# INDIVIDUALLY CRAFTED FOR A PRETTY VILLAGE SETTING

**N**estled in the Northamptonshire countryside, mid-way between Northampton and Milton Keynes, you'll find the honey-coloured village of Ashton.

Passing through the village lanes, up by The Old Crown pub and beyond St Michaels & All Angels church, is like taking a step back in time. While still safe in the knowledge you have easy, nearby connections to major cities including Birmingham and London.

The Pines is a stunning development of three and four bedroom houses situated in a discreet, gated setting to the north of the village.

Created with the utmost attention to detail, each of the five homes has been individually designed in keeping with the local area, with modern interiors perfect for families.





Artist's impression of The Pines

# A PICTURE POSTCARD PLACE



The design and architecture of The Pines is consciously in keeping with the light stone or red brick colours and subtle textures of Ashton, a quintessential Northamptonshire village. Each home enjoys ample outdoor space, while the surrounding established trees and rambling, charming nature all contribute to this pretty setting.

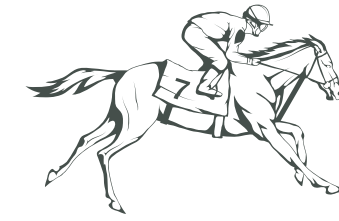
Beyond the village you'll find wide-open agricultural land, that eases into the leisure and shopping destinations of two very distinct places – historic Northampton and dynamic, contemporary Milton Keynes.

## OUT AND ABOUT

# GREAT PLACES & GREEN SPACES

### TOWESTER

Towester is a market town in the midst of a great revival following the redevelopment of the Moat Lane area and opening up of Water Meadows parklands. Enjoy plenty of great coffee and dining establishments. And if Formula One or horse racing are your thing, look no further. Silverstone and Towcester Racecourse are just around the corner.



Towcester Racecourse

### BUCKINGHAM

A small and vibrant market town with unspoilt architecture and a fascinating history, Buckingham is definitely worth getting to know. It is located on the Great Ouse and offers good dining, as well as numerous parks and green spaces.

### SALCEY FOREST

With its ancient wood banks and veteran oak trees, some of which are nearly 600 years old, Salcey Forest is an oasis of nature and history. There are plentiful trails and an adventure play area, plus wildlife habitats to discover.

### SYWELL COUNTRY PARK

Built in Edwardian times, this country park offers a range of outdoor activities including open water swimming and fishing on the 67-acre lake. Once you've fed the birds, searched for butterflies and completed the Reservoir Trail, why not enjoy some tea and cake in the café?

### MILTON KEYNES

Milton Keynes is a modern city that has lots to offer including excellent transport links and great access to sport and culture. It has several nationally-renowned attractions, including Milton Keynes Snozone, Xscape and Bletchley Park. Centre:MK has thousands of brands under one roof and is one of the UK's top shopping destinations.



Centre:MK Shopping Centre



Milton Keynes Snozone

### NORTHAMPTON

This county town sits on the beautiful River Nene and has an historic market square that is one of the largest in England. Visit Northampton to enjoy a great mix of contemporary shopping, sports and theatre experiences, as well as beautiful architecture and an impressive 170 parks.



Northampton Guildhall



Sywell Country Park

## OUT AND ABOUT

### OXFORD

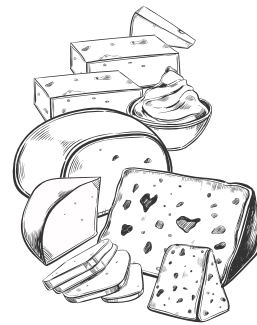
While it is best known for its golden spires and the achievements of its colleges, Oxford has a great deal more to offer. Why not visit the Ashmolean Museum for a journey through unique cultural items or Modern Art Oxford for contemporary art? Craft beer is also a specialty of the city and there are all sorts of fantastic eateries to indulge in.



Historic Oxford

### OLNEY

Historic, friendly, lively and inviting, Olney is a great market town with lots going on. Enjoy an afternoon browsing the local independent shops, then round off your day with a drink and bite to eat in one of Olney's welcoming pubs and restaurants.



Olney Farmers Market, Thursdays

### BRACKLEY

Another of Northamptonshire's great market towns, Brackley has a host of pubs, bars, sports clubs and local businesses to meet your every need. The Mercedes-AMG Petronas Formula One Team have made their home here, with a state-of-the-art technology centre covering 60,000 square metres.



Mercedes F1 Brackley

### CASTLE ASHBY GARDENS

Castle Ashby is the ancestral home of the 7th Marquess of Northampton. Visitors are welcome to its 35-acres of gardens 365 days a year. You can roam around several diverse styles including the romantic Italian Gardens, the Orangery, Fuchsia House, Butterfly & Secret Gardens and the impressive Arboretum. There is also a play area for younger visitors.



Bletchley Park, Buckinghamshire

### BLETCHLEY PARK

Once the top-secret home of the World War Two Codebreakers, Bletchley Park is now a vibrant heritage attraction in Milton Keynes. Discover where the codebreaking took place and the inspiring stories of the people involved. Also within the grounds is the National Museum of Computing, the home to the world's largest collection of working historic computers.

## OUT AND ABOUT

# FUN-PACKED LEISURE & INSPIRING RETAIL

### ROYAL & DERNGATE THEATRE

Royal & Derngate is the main venue for arts and entertainment in Northamptonshire and one of the major regional producing theatres in the country. Works from the acclaimed programme 'Made in Northampton' tour nationally and internationally.



Bicester Shopping Village

### MILTON KEYNES THEATRE

This theatre is a destination for the best West End and touring productions from across the UK. The varied programme includes drama, musicals, opera, comedy, dance and children's shows. Plus if you're hoping to make your career behind the scenes, make sure you check out the regular Technical Theatre skills workshops.



Royal & Derngate and Milton Keynes Theatres

### BICESTER VILLAGE

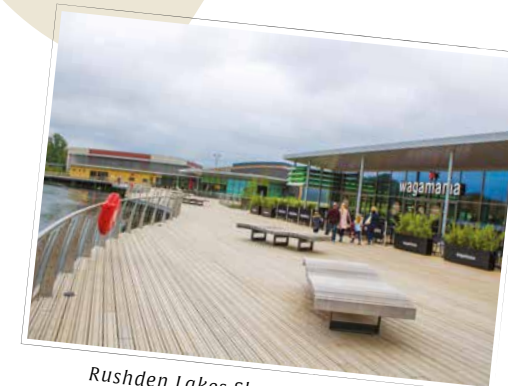
This incredible designer outlet experience boasts 150 designer brands at incredible prices. Start your day with All Saints and finish with Zadig&Voltaire. A day of designer shopping wouldn't be complete without a delicious bite to eat or glass of bubbles, so make your way to one of the many restaurants and bars the Village offers.

### CENTRE: MK

Open every day of the week, with restaurants open until 10pm, Centre: MK is one of the UK's top shopping destinations. You'll find thousands of brands as well as a lively calendar of events, including handmade and vintage fairs and fun for the kids.

### RUSHDEN LAKES SHOPPING CENTRE

This major shopping and leisure destination opened in 2017 and is Northamptonshire's premier location for shopping, eating and playing, with over 50 of the UK's favourite stores and a wide array of restaurants. Leisure activities include 360 Play, a state-of-the-art soft play facility, and Flipout, the ultimate trampolines and inflatables experience.



Rushden Lakes Shopping Centre

## OUT AND ABOUT

# SPORTS & GAMES

**N**orthamptonshire is a county that has professional teams across all three core sporting activities – football, rugby and cricket. There are also strong local sporting connections with hockey, swimming and netball. The Milton Keynes Lightning ice hockey team play in Britain's second-tier professional league, the National Ice Hockey League.

### **NORTHAMPTONSHIRE COUNTY CRICKET CLUB**

Northamptonshire County Cricket Club, also known as the Steelbacks, is one of 18 first-class clubs in the England and Wales cricket structure. Come and enjoy T20 games and 50-Over one day matches, as well as traditional 4-day county cricket.

### **SILVERSTONE**

Home to the British Grand Prix and a whole host of events celebrating motor sport, Silverstone is a must-go-to destination for petrol heads and Formula One fans. Why not book in for a track day to push your motor and driving skills to the max. Or enjoy the end of summer festival, a celebration of both music and motorsport.



Northampton County Cricket Club



Northampton Saints rugby match



Northampton Town FC

### **NORTHAMPTON TOWN FC**

Founded in 1897, the *Cobblers* (a reference to the town's historical shoe-making industry) traditionally plays in claret and white kits. The team plays in EFL League Two and has a healthy rivalry with both Peterborough United and Milton Keynes Dons, located just 30-minutes away.

### **COLLINGTREE PARK GOLF CLUB**

Whether you choose to become a member or play as a guest, you'll enjoy the magnificent and challenging 18-hole course at Collingtree Park Golf Club. This is a European Tour venue with a course ready to test any handicap. The club house is open to members and guests alike.

### **NORTHAMPTON SAINTS**

Northampton Saints play Premiership Rugby, England's top division of rugby union. The team formed in 1880 as Northampton St James, which gave them the nickname Saints. The Saints have won the English Premiership, the RFU Championship three times, the Anglo-Welsh Cup, the EDF Energy Trophy, the European Rugby Champions Cup, and are twice winners of the European Rugby Challenge Cup.

# CONNECTIONS



**T**welve miles from Milton Keynes, you have easy access to regular fast trains into both Birmingham New Street (under 1 hour) and London Euston (30 minutes). Northampton and Milton Keynes are both popular for commuters, due to their easy connections by train and by road.

If you prefer to explore nearby cities via car, Oxford to the south-west and Cambridge to the east are both approximately an hour away. While Areas of Outstanding Natural Beauty, the Cotswolds and the Chiltern Hills, plus many great local market towns, shopping and leisure destinations are a short distance away.

## CONNECTIONS



## CONNECTIONS



### BY CAR

- Stoke Bruerne – 5 mins
- Salcey Forest – 9 mins
- Collingtree Golf Course – 13 mins
- Towcester – 16 mins
- Northampton – 18 mins
- Royal & Derngate Theatre – 19 mins
- Olney – 20 mins
- Silverstone Circuit – 21 mins
- Sywell Country Park – 22 mins
- Buckingham – 22 mins
- Brackley – 29 mins



### BY BIKE

- The Old Crown Pub – 1 min
- Northampton Mens Own RFC – 3 mins
- Stoke Bruerne – 10 mins
- Salcey Forest – 13 mins
- Blisworth – 21 mins
- Collingtree Golf Course – 29 mins
- Towcester – 35 mins



### BY BUS

- Road – 6 mins
- Quinton – 13 mins
- Hanslope Salcey Forest – 15 mins
- Towcester – 16 mins
- Wootton – 17 mins
- Northampton – 27 mins
- Haversham – 29 mins
- Wolverton Train Station – 34 mins

## STATIONS BY CAR

- Wolverton – 17 mins
- Milton Keynes – 19 mins
- Northampton – 26 mins



### BY FOOT

- Ashton Primary School – 1 min
- St Michael's & All Angels Church – 2 mins
- The Old Crown Pub – 3 mins
- Northampton Mens Own RFC – 9 mins
- Spencer Bruerne Cricket Club – 21 mins
- The Cock at Road – 24 mins
- Road High Street – 26 mins

# SITE MAP



## GOLDFINCH | PLOTS 1&2

3 bedroom houses

Living room + Kitchen/Dining + Utility room

## FIRECREST | PLOT 3

4 bedroom house

Living room + Kitchen/Family/Dining + Study + Utility room

## JAY | PLOT 4

4 bedroom house

Living room + Kitchen/Family/Dining + Study + Utility room

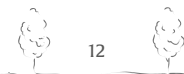
## WOODPECKER | PLOT 5

4 bedroom house

Living room + Kitchen/Family/Dining + Utility room

Site Plan Indicative – to be used for plot identification purposes only. See our Sales Advisor for more detailed information regarding site layout and landscaping.

'G' indicates Garages.





THE PINES

**GOLDFINCH**  
LARGE 3 BEDROOM HOUSE  
PLOTS 1&2

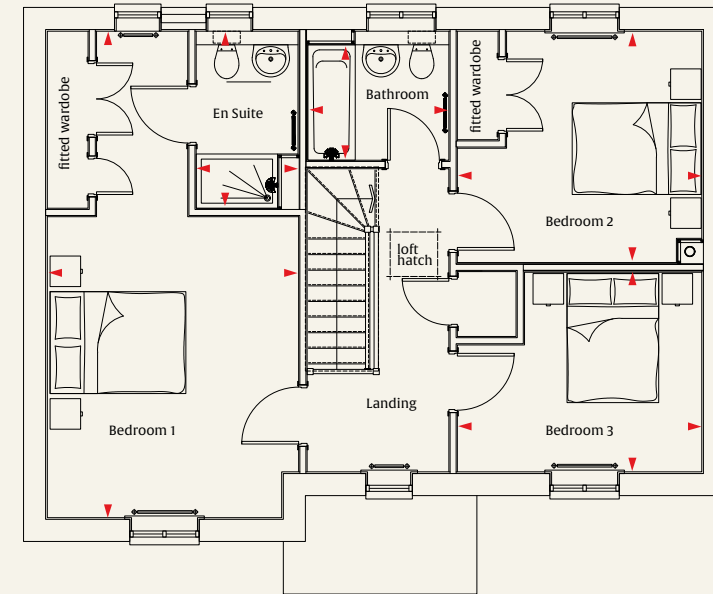


132.53 SQ M / 1,426 SQ FT

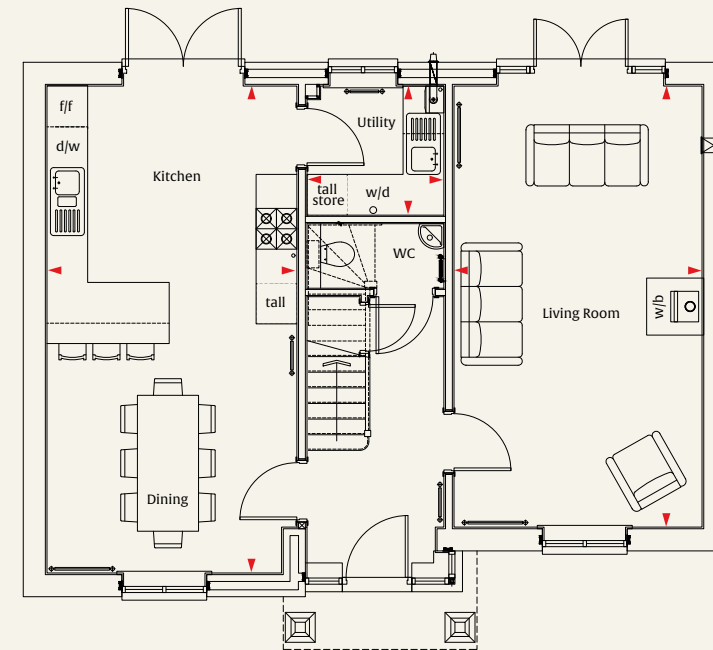
Living room	3.65m x 6.49m	12'0" x 21'4"	Bedroom 1	3.70m x 7.17m	12'2" x 23'6"
Kitchen/Dining	3.68m x 7.17m	12'1" x 23'6"	En-suite 1	1.50m x 2.61m	4'11" x 8'7"
Utility room	2.01m x 1.92m	6'7" x 6'4"	Bedroom 2	3.60m x 3.43m	11'10" x 11'3"
			Bedroom 3	3.60m x 2.94m	11'10" x 9'8"
			Bathroom	2.08m x 1.90m	6'10" x 6'3"

THE PINES

First floor



Ground floor



f/f – fridge freezer  
d/w – dishwasher  
w/b – wood-burner  
w/d – washer dryer

**THE PINES**

**FIRECREST**  
 LARGE 4 BEDROOM STONE HOUSE  
 PLOT 3

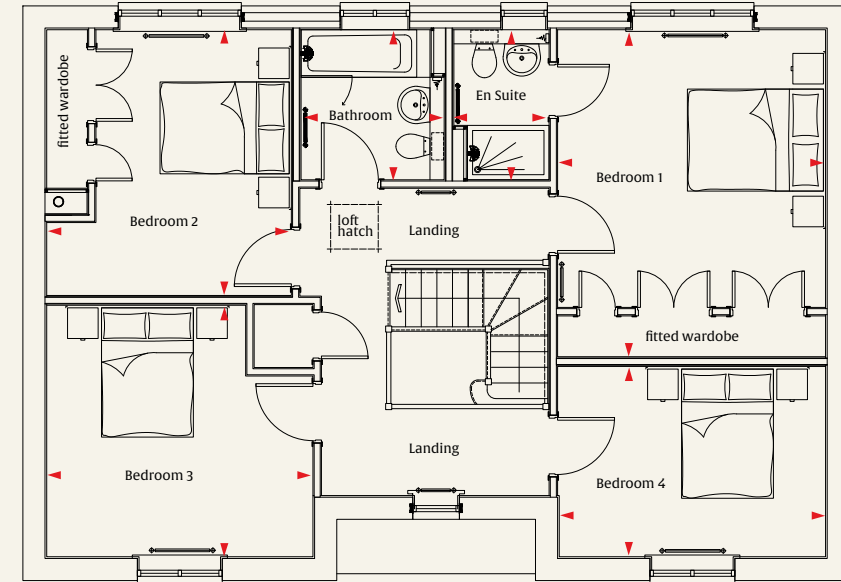


**172.96 SQ M / 1,861 SQ FT**

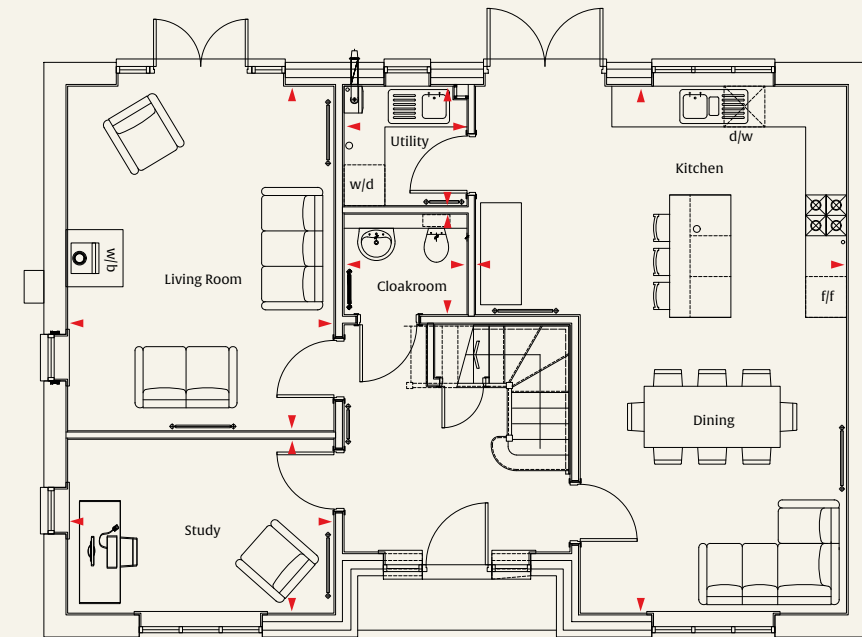
<b>Living room</b>	3.92m x 5.07m	12'10" x 16'8"	<b>Bedroom 1</b>	3.94m x 4.08m	12'11" x 13'5"
<b>Kitchen/Family/Dining</b>	5.46m x 7.75m	17'11" x 25'5"	<i>(Excluding Wardrobe)</i>		
<b>Study</b>	3.92m x 2.56m	12'10" x 8'5"	<b>En-suite 1</b>	1.40m x 2.20m	4'7" x 7'3"
<b>Utility room</b>	1.81m x 1.76m	5'11" x 5'9"	<b>Bedroom 2</b>	3.60m x 3.91m	11'10" x 12'10"
			<b>Bedroom 3</b>	3.93m x 3.70m	12'11" x 12'2"
			<b>Bedroom 4</b>	3.94m x 2.80m	12'11" x 9'2"
			<b>Bathroom</b>	2.13m x 2.21m	7'0" x 7'3"

**THE PINES**

First floor



Ground floor



f/f – fridge freezer  
 d/w – dishwasher  
 w/b – wood-burner  
 w/d – washer dryer

**THE PINES**

**JAY**  
**LARGE 4 BEDROOM STONE HOUSE**  
**PLOT 4**

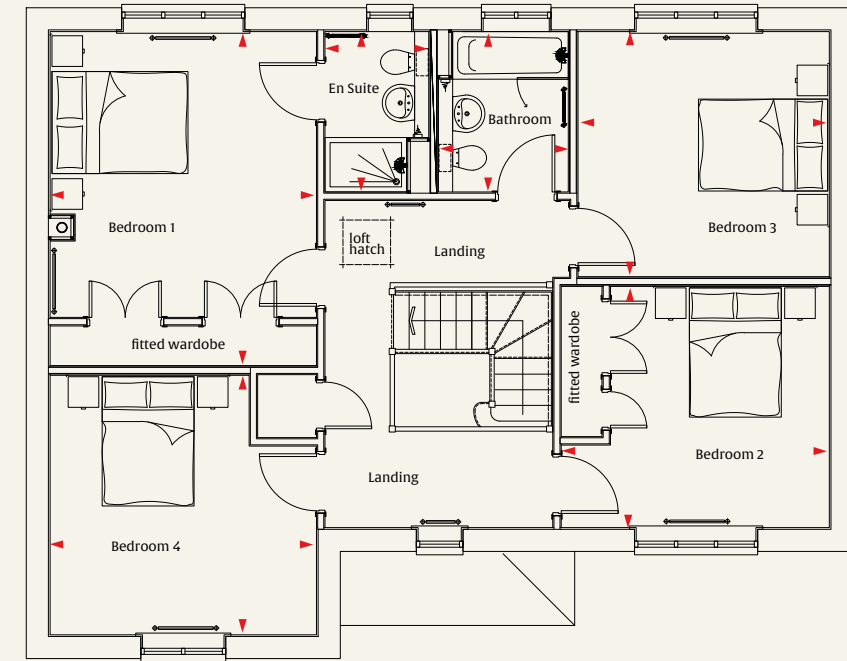


**181.32 SQ M / 1,951 SQ FT**

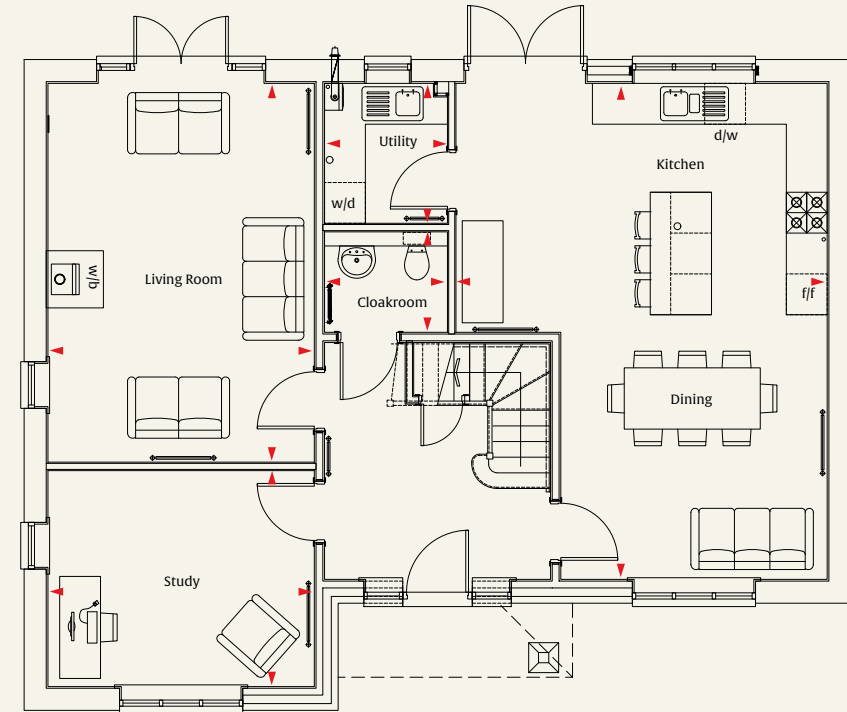
<b>Living room</b>	3.92m x 5.59m	12'10" x 18'4"	<b>Bedroom 1</b>	3.92m x 4.20m	12'10" x 13'10"
<b>Kitchen/Family/Dining</b>	5.46m x 7.29m	17'11" x 23'11"	<i>(Excluding Wardrobe)</i>		
<b>Study</b>	3.92m x 3.17m	12'10" x 10'5"	<b>En-suite 1</b>	1.53m x 2.36m	5'0" x 7'9"
<b>Utility room</b>	1.81m x 2.05m	5'11" x 6'9"	<b>Bedroom 2</b>	3.94m x 3.55m	12'11" x 11'8"
			<b>Bedroom 3</b>	3.69m x 3.60m	12'2" x 11'10"
			<b>Bedroom 4</b>	3.92m x 3.81m	12'10" x 12'6"
			<b>Bathroom</b>	1.91m x 2.36m	6'3" x 7'9"

**THE PINES**

**First floor**



**Ground floor**



f/f – fridge freezer  
 d/w – dishwasher  
 w/b – wood-burner  
 w/d – washer dryer

THE PINES

**WOODPECKER**  
LARGE 4 BEDROOM STONE HOUSE  
PLOT 5



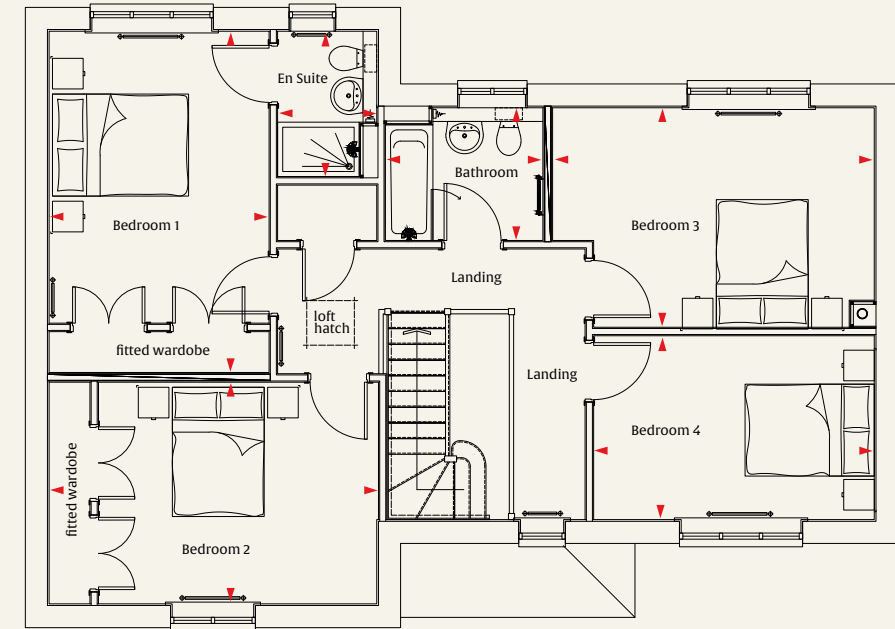
171.58 SQ M / 1,846 SQ FT

Living room	4.00m x 6.05m	13'2" x 19'10"	Bedroom 1	3.23m x 4.29m	10'7" x 14'1"
Kitchen/Family/Dining	4.82m x 8.42m	15'10" x 27'8"	(Excluding Wardrobe)		
Utility room	2.39m x 2.05m	7'10" x 6'9"	En-suite 1	1.46m x 2.14m	4'9" x 7'0"
			Bedroom 2	4.12m x 3.26m	13'6" x 10'8"
			(Excluding Wardrobe)		
			Bedroom 3	4.73m x 3.23m	15'6" x 10'7"
			Bedroom 4	4.13m x 2.70m	13'7" x 8'10"
			Bathroom	2.32m x 1.95m	7'7" x 6'5"

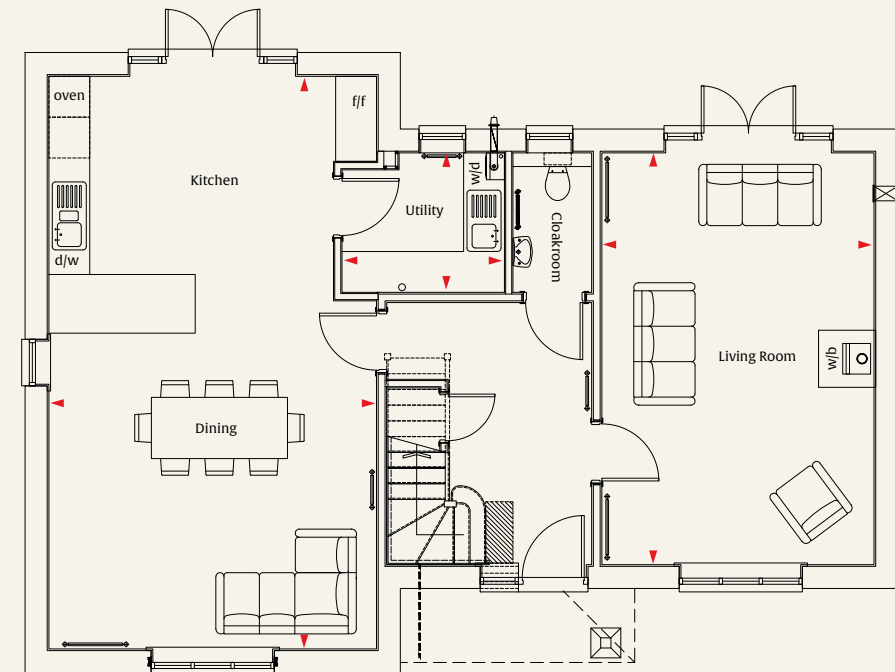


THE PINES

First floor



Ground floor



f/f – fridge freezer  
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# SPECIFICATION PLOTS 1 & 2

## 3 BEDROOM DETACHED HOUSES

### *EXTERNAL FEATURES*

- Cream sliding sash UPVC windows
- Single garage with electrically operated door
- Personnel door to garage
- 2 parking spaces in front of garage
- Rear garden with patio area and landscaping (including turf)
- French doors from kitchen / diner and from lounge to garden
- External lighting outside front and rear doors
- Electric vehicle charging point
- Door numerals provided

### *INTERNAL FEATURES*

- 9ft floor to ceiling heights on ground floor
- White painted doors with chrome ironmongery
- Chrome light switches and sockets
- Dual aspect to lounge
- 3 double bedrooms
- Ensuite to master bedroom
- Built in wardrobes to master and second bedroom
- Coving to selected rooms on ground floor
- Under stairs storage cupboard
- Wood-burning stove to lounge
- Downstairs WC
- Burglar alarm

### *KITCHEN / DINING AREA*

- Professionally designed kitchen with under pelmet lighting
- Choice of kitchen units and quartz worktops from selected range
- Choice of tiling from worktop to underside of units, or 100mm upstand with glass splashback to rear of hob
- Built-in appliances to include induction hob, stainless steel double oven, integrated stainless steel microwave, stainless steel extract hood, integrated dishwasher, integrated fridge/freezer
- Double doors leading to rear garden
- Recessed downlights to kitchen area

### *UTILITY ROOM*

- Choice of kitchen units and worktop (to match kitchen)
- Built-in washer dryer
- Recessed downlights

### *BATHROOMS*

- White ideal standard suites
- Built in thermostatic shower mixer
- Choice of ceramic wall tiles to tiled areas from Porcelanosa range
- Full height tiling to all shower areas
- Shower over bath in family bathroom with glass shower screen
- Ideal standard taps
- Recessed downlights to all bathrooms and WC
- Towel radiators

### *PLUMBING & ELECTRICS*

- Gas central heating – zoned heating control
- TV points to lounge and all bedrooms
- BT points to living room and all bedrooms
- Mains smoke detectors
- Minimum 1 USB point to kitchen, living room and beds 1 and 2
- Fibre broadband connection to property
- Carbon monoxide detectors

# SPECIFICATION PLOTS 3, 4 & 5 4 BEDROOM DETACHED STONE HOUSES

## *EXTERNAL FEATURES*

- Sage Green UPVC windows
- Double detached garage with electrically operated doors
- Personnel door to garage
- 2 parking spaces in front of garage
- Rear garden with patio area and landscaping (including turf)
- French doors from family / kitchen room and from lounge to garden
- External lighting outside front and rear doors
- Electric vehicle charging point
- Door numerals provided

## *INTERNAL FEATURES*

- 9ft floor to ceiling heights on ground floor
- White painted doors with chrome ironmongery
- Chrome light switches and sockets
- Large dual aspect family kitchen / dining area
- Dual aspect to lounge (plot 5 only)
- Separate study (plots 3 & 4 only)
- 4 double bedrooms
- Ensuite to master bedroom
- Built in wardrobes to master and second bedroom
- Coving to selected rooms on ground floor
- Under stairs storage cupboard
- Wood-burning stove to Lounge
- Downstairs WC
- Burglar alarm

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PAUL NEWMAN



## A MESSAGE FROM PAUL



*Integrity, experience, creativity, professionalism, market awareness and teamwork underpin our approach and enable us to achieve our vision with each new development. We are committed to our properties standing the test of time for generations of homeowners and guarantee no two of our developments are the same.*



PAUL NEWMAN

PAUL NEWMAN

Our overarching vision is to design and build outstanding homes that maximise the potential of great locations in established communities and exceed industry norms for design quality. Our founder Paul Newman explains what this involves in more detail.

### WHAT IS THE ETHOS BEHIND PAUL NEWMAN NEW HOMES?

Our main focus is offering an exceptional, non-standard product that meets the needs and desires of homeowners. We pay close attention to every design detail, not only surface level design that establishes the character of properties but functional design that makes homes both efficient and highly liveable. We've built over 1,000 homes since 2004 and I can genuinely say each development has been different, inspired by the unique character of its environment and community and always outstripping industry norms for design quality.

### WHAT ROLE DO YOU PLAY IN EACH DEVELOPMENT?

I am hands-on at every stage to ensure 100% design quality throughout. I like to think I have a good eye for detail and, perhaps unusually for a developer, I approach every project as if I were building for myself. This is not just a job or work for me, it is a passion. I care about the homes that have my name on them and believe unquestionable design quality and close collaboration with our partners is essential for customer satisfaction.

### HOW ARE YOUR HOMES DIFFERENT?

Wherever possible we will always exceed industry standards. The standard floor-to-ceiling height in a generic new home is 8ft, we will start with a minimum of 9ft. This creates extra light and enhances the feeling of space. We are also committed to using natural materials, creating designs that reflect the individuality of each surrounding, and work with the highest calibre of tradespeople who can deliver on our vision. The scale, detail and the quality of our builds are far superior to anything comparable in the marketplace.

### WHAT ARE YOU PROUDEST OF?

I'm very proud of the wide range of developments and high quality homes we've delivered. We understand the marketplace we operate in, exceed expectations and consistently receive positive feedback from very satisfied homeowners.

## OTHER DEVELOPMENTS BY PAUL NEWMAN NEW HOMES



Balholm



Kingshurst Gardens



Monkston Drive



Milton Meadow

## CONTACTS



T. 01908 674 141



T. 01908 690 216

Please note that items specified in literature and later in our Show Home may depict appliances, fittings and decorative finishes that do not form part of the standard specification; please ask for the specification for your chosen house. Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are not included unless specified in these details.





[THEPINESASHTON.CO.UK](http://THEPINESASHTON.CO.UK)

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Northamptonshire  
NN7 2JH