

Hinton Gardens

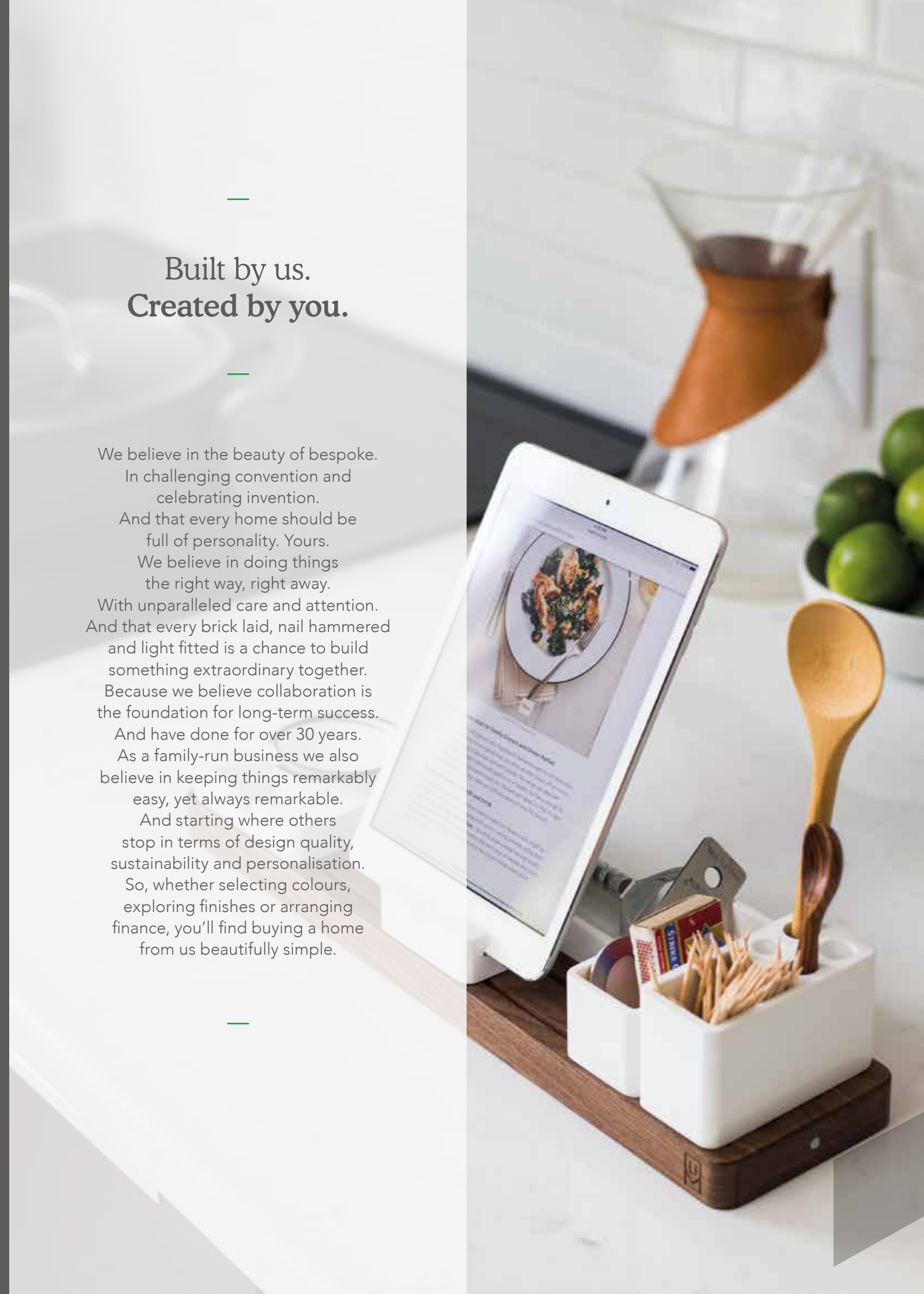
Woodford Halse, Northamptonshire



— When you buy from Lagan Homes
you're not simply buying bricks and
mortar. Nor a fancy new postcode.
You're buying a property that carries
your own personal design stamp.
Where everything from fittings and
flooring to lighting is crafted to your
unique tastes with unparalleled
— passion, care and expertise.

—
Built by us.
Created by you.
—

We believe in the beauty of bespoke.
In challenging convention and
celebrating invention.
And that every home should be
full of personality. Yours.
We believe in doing things
the right way, right away.
With unparalleled care and attention.
And that every brick laid, nail hammered
and light fitted is a chance to build
something extraordinary together.
Because we believe collaboration is
the foundation for long-term success.
And have done for over 30 years.
As a family-run business we also
believe in keeping things remarkably
easy, yet always remarkable.
And starting where others
stop in terms of design quality,
sustainability and personalisation.
So, whether selecting colours,
exploring finishes or arranging
finance, you'll find buying a home
from us beautifully simple.





Welcome to Hinton Gardens.

When it comes to sourcing the location of every new Lagan Homes development, we're unapologetically choosy. Are key transport networks readily available? Will the development help enhance the local area? Only when the answer is a resounding yes across the board will we ever put pen to paper and start making plans. With this in mind, we're delighted to have secured a prime location in Woodford Halse.

Surrounded by an unspoilt patchwork of rolling hills, our new Hinton Gardens development of 26 two, three and four-bedroom homes marks a sensitive addition to our growing portfolio. Everything about the site has been designed to take full advantage of its idyllic location, while being sympathetic to the existing area and local community.



Hinton Gardens

Woodford Halse, Northamptonshire

The charming village of Woodford Halse is located in the civil parish of Woodford-cum-Membris, which also includes the hamlet of West Farndon and village of Hinton. Conveniently positioned midway between the popular market towns of Banbury and Daventry, this beautiful rural retreat offers the best of both worlds by providing a country escape without forgoing the convenience of modern town life.

For such a quaint setting you'll find the village offers a surprising number of amenities, including a village hall, library, café, family butchers and a number of small restaurants. There's also that all-important cornerstone of village life, the traditional British pub, the honour of which belongs to the strikingly named Fleur De Lys. The Woodford Halse Social Club and the Sport's and Community Club are also popular destinations for many in the local community.

While for many the appeal of moving to the countryside is to escape the hustle and bustle of city life, as with every Lagan Homes location we've ensured you'll never feel cut off. The nearest main road is the A361, which connects both Banbury and Daventry, while junctions onto the

M1 and M40 are roughly 11 miles away. If looking to jump on a train, Banbury Railway Station is your nearest option where you'll find regular services running to London, Birmingham, Manchester and countless other destinations.

We understand that for many moving home having schools nearby is essential. Woodford Halse Church of England Primary Academy and Byfield School are both within a short drive, while a number of secondary schools and academies are available in Daventry and Banbury.

From boat races to village fairs you'll find there's often something happening right on the doorstep, however if you're looking to fill your downtime with a little more excitement you'll not have to venture far. The Heart of the Shires shopping village near Daventry offers a range of independent retailers, while slightly further afield you'll find the Bicester Village premium outlet. Motorsport fans will be delighted that the historic Silverstone race circuit is less than 30 minutes by car, while just 18 miles away in Northampton you'll find everything from live music and sport to the latest 3D blockbusters.

The House Types

Two-Bedroom Homes

Plot 8 ▸ Bushmills	Plot 11 ▸ Bushmills
Plot 9 ▸ Bushmills	Plot 27 ▸ Bangor Plus
Plot 10 ▸ Bushmills	Plot 28 ▸ Bangor Plus

Three-Bedroom Homes

Plot 2 ▸ Cavan	Plot 12 ▸ Cookstown
Plot 3 ▸ Cavan	Plot 24 ▸ Enfield
Plot 4 ▸ Cookstown	Plot 25 ▸ Enfield
Plot 5 ▸ Cavan	Plot 26 ▸ Enfield
Plot 6 ▸ Cavan	Plot 29 ▸ Ennis
Plot 7 ▸ Cavan	Plot 30 ▸ Ennis

Four-Bedroom Homes

Plot 1 ▸ Hollymount	Plot 34 ▸ Katesbridge
Plot 31 ▸ Gorey	Plot 35 ▸ Hollymount
Plot 32 ▸ Galway	Plot 36 ▸ Hollymount
Plot 33 ▸ Galway	Plot 37 ▸ Gorey



The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Lagan Homes reserves the right to change this layout subject to changes in planning.



Bushmills

A stylish two-bedroom terrace home, with a large open plan living and dining area with double doors out to the garden. Separate kitchen to the front of the property. Upstairs has two double bedrooms, the master having a double wardrobe with sliding doors. Large family bathroom with bath. Private parking for two cars.



Bushmills

2 bedroom home

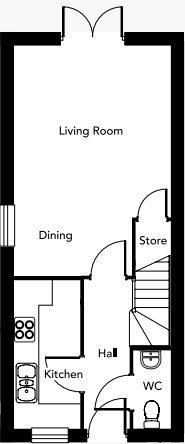
Plots 8, 9, 10 & 11

Ground Floor

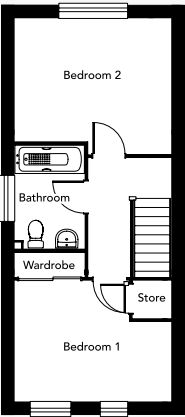
	Metric	Imperial
Living/Dining	3823 x 4190 max	12'5" x 13'7"
Kitchen	3605 x 1603	11'8" x 5'3"
WC		
Store		

First Floor

	Metric	Imperial
Bedroom 1	3823 x 2948	12'5" x 9'7"
Bedroom 2	3823 x 2990	12'5" x 9'8"
Bathroom		



Computer generated image shows a typical Bushmills housetype. Elevational treatments, handing, garage position where applicable and landscaping will vary. Please ask the sales advisor for details of specific plots.



The plans are not to scale. All dimensions are approximate and should not be used for carpet sizes and appliance spaces or furniture. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time.



Bangor Plus

An ideal two-bedroom semi-detached home with a spacious living and dining area with double doors out to the garden. Separate kitchen to the front of the property. The first floor has two double bedrooms. The master bedroom includes fitted wardrobes with sliding doors and an en suite with shower. Family bathroom with bath. Private parking for two cars.



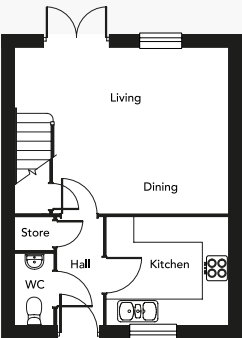
Bangor Plus

2 bedroom home

Plots 27 & 28

Ground Floor

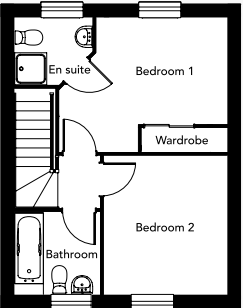
	Metric	Imperial
Living/Dining	5104 x 3962	16'7" x 13'0"
Kitchen	2899 x 2571	9'5" x 8'4"
WC		



Computer generated image shows a typical Bangor Plus housetype. Elevational treatments, handing, garage position where applicable and landscaping will vary. Please ask the sales advisor for details of specific plots.

First Floor

	Metric	Imperial
Bedroom 1	3131 x 3213	10'3" x 10'5"
En suite		
Bedroom 2	2952 x 3320	9'7" x 10'9"
Bathroom		



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Cavan

A spacious three-bedroom terraced home with a large living room which has double doors out to the garden. Open plan kitchen and dining room. Upstairs, the master bedroom has fitted wardrobes and an en suite with a large shower. Two further double bedrooms. Large family bathroom with bath. Private parking for two cars.

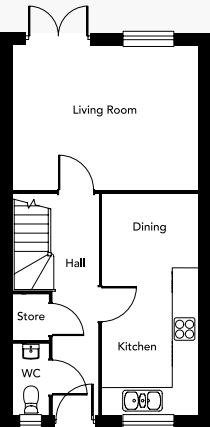


Cavan

3 bedroom home
Plot 2, 3, 5, 6 & 7

Ground Floor

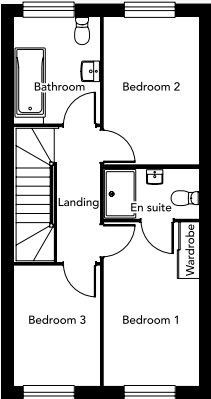
	Metric	Imperial
Living	4500 x 3505	14'8" x 11'5"
Kitchen/Dining	5362 x 2313	17'6" x 7'6"
WC		



Computer generated image shows a typical Cavan housetype. Elevational treatments, handing, garage position where applicable and landscaping will vary. Please ask the sales advisor for details of specific plots.

First Floor

	Metric	Imperial
Bedroom 1	3999 x 2312	13'1" x 7'6"
En suite		
Bedroom 2	3585 x 2312	11'8" x 7'6"
Bedroom 3	2920 x 2075	9'6" x 6'8"
Bathroom		



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Ennis

A delightful three-bedroom semi-detached home with spacious living room which has double doors out to the garden. Open plan kitchen and dining area. Upstairs the master bedroom includes built in wardrobes with sliding doors and an en suite with shower. Two further bedrooms the third bedroom with storage. Large family bathroom with bath. Private parking for two cars.



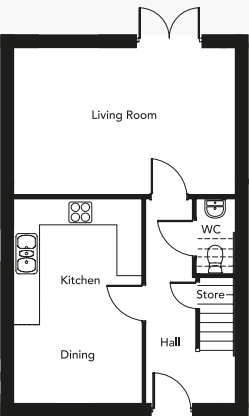
Ennis

3 bedroom home

Plots 29 & 30

Ground Floor

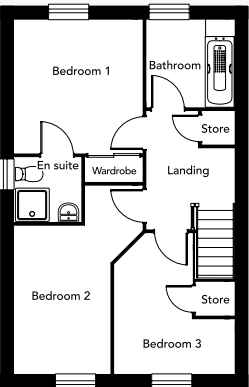
	Metric	Imperial
Living	5285 x 3487	17'3" x 11'4"
Kitchen/Dining	4869 x 3049	16'0" x 10'0"
WC		



Computer generated image shows a typical Ennis housetype. Elevational treatments, handing, garage position where applicable and landscaping will vary. Please ask the sales advisor for details of specific plots.

First Floor

	Metric	Imperial
Bedroom 1	3200 x 3070	10'5" x 10'1"
En suite		
Bedroom 2	3547 x 2295	11'6" x 7'5"
Bedroom 3	3547 x 2877	11'6" x 9'4"
Bathroom		



The plans are not to scale. All dimensions are approximate and should not be used for carpet sizes and appliance spaces or furniture. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time.



Cookstown

A beautiful three-bedroom detached home with spacious living room. Open plan kitchen and dining room with double doors out to the garden. Upstairs the master bedroom has fitted wardrobes and en suite with shower. Two further double bedrooms. Large family bathroom with bath. Private parking for two cars.



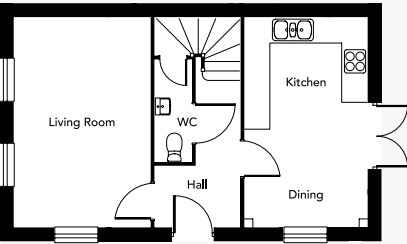
Cookstown

3 bedroom home

Plots 4 & 12

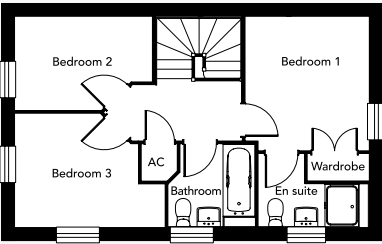
Ground Floor

	Metric	Imperial
Living	4940 x 3209	16'2" x 10'5"
Kitchen/Dining	4940 x 2888	16'2" x 9'5"
WC		



First Floor

	Metric	Imperial
Bedroom 1	3125 x 2888	10'3" x 9'5"
En suite		
Bedroom 2	3209 x 2176	10'5" x 7'1"
Bedroom 3	3511 x 2652	11'5" x 8'7"
Bathroom		



Computer generated image shows a typical Cookstown housetype. Elevational treatments, handing, garage position where applicable and landscaping will vary. Please ask the sales advisor for details of specific plots.

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Enfield

A large detached three-bedroom home with an open plan kitchen and dining area which has double doors out to the garden. Spacious separate living room. Upstairs, the master bedroom has a large built-in wardrobe and sizeable en suite with shower. Generous family bathroom with bath. Two further double bedrooms. Garage and private parking for two cars.



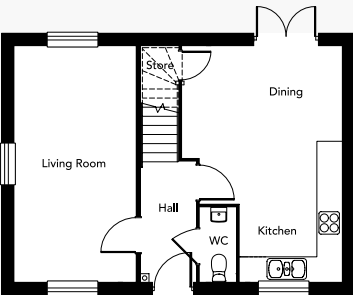
Enfield

3 bedroom home

Plots 24, 25 & 26

Ground Floor

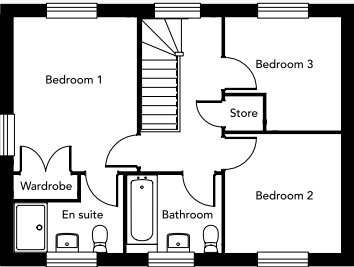
	Metric	Imperial
Living	5746 x 2947	18'9" x 9'7"
Kitchen/Dining WC	5746 x 3889 max	18'9" x 12'8"



Computer generated image shows a typical Enfield housetype. Elevational treatments, handing, garage position where applicable and landscaping will vary. Please ask the sales advisor for details of specific plots.

First Floor

	Metric	Imperial
Bedroom 1	3746 x 2994	12'3" x 9'8"
En suite		
Bedroom 2	2885 x 2817	9'5" x 9'2"
Bedroom 3	2816 x 2748	9'2" x 9'0"
Bathroom		



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Galway

An attractive four-bedroom semi-detached home with spacious living room with double doors out to the garden. Open plan kitchen and dining area. First floor has two double bedrooms and one single. The second bedroom includes an en suite with shower. Large family bathroom with bath. The second floor is dedicated to the master bedroom which includes a dormer window, fitted wardrobes and an en suite with shower. Garage and private parking for two cars.



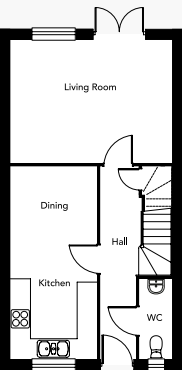
Galway

4 bedroom home

Plots 32 & 33

Ground Floor

	Metric	Imperial
Living	4847 x 3689	15'9" x 12'1"
Kitchen/Dining	5770 x 2592	18'9" x 8'5"
WC		

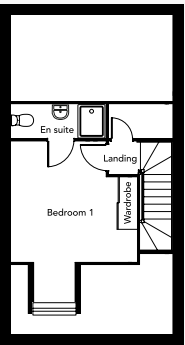
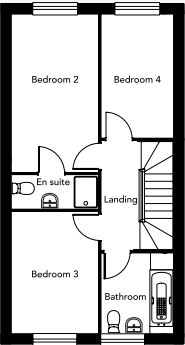


First Floor

	Metric	Imperial
Bedroom 2	4721 x 2592	15'5" x 8'5"
En suite		
Bedroom 3	3635 x 2592	11'9" x 8'5"
Bedroom 4	3689 x 2142	12'1" x 7'0"
Bathroom		

Second Floor

	Metric	Imperial
Bedroom 1	3773 x 3602	12'4" x 11'8"
En suite		



Computer generated image shows a typical Galway housetype. Elevational treatments, handing, garage position where applicable and landscaping will vary. Please ask the sales advisor for details of specific plots.

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Katesbridge

A generous four-bedroom detached home with spacious downstairs living room comprising of an open plan large kitchen and dining room with double doors out to the garden. Impressive separate living area. The first floor has four large bedrooms. The master bedroom has a large fitted wardrobe and en suite with shower. Large family bathroom with bath. Garage and private parking for two cars.



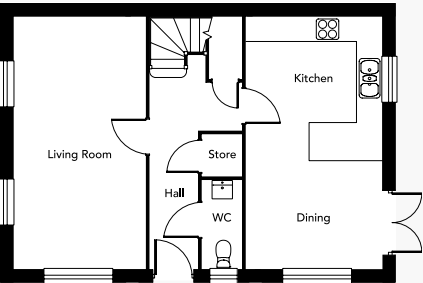
Katesbridge

4 bedroom home

Plot 34

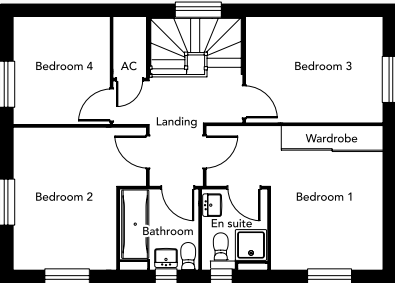
Ground Floor

	Metric	Imperial
Living	6165 x 3219	20'2" x 10'6"
Kitchen/Dining WC	6165 x 3320	20'2" x 10'9"



First Floor

	Metric	Imperial
Bedroom 1 En suite	3492 x 4287 max	11'5" x 14'1"
Bedroom 2	3450 x 2488	11'3" x 8'2"
Bedroom 3	3320 x 2560	10'9" x 8'4"
Bedroom 4	2602 x 2330	8'5" x 7'6"



Computer generated image shows a typical Katesbridge housetype. Elevational treatments, handing, garage position where applicable and landscaping will vary. Please ask the sales advisor for details of specific plots.

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Gorey

An impressive four-bedroom detached home with a spacious open plan kitchen and dining area with access to the garden. Separate spacious living room with double doors out to the garden. Downstairs study that overlooks the rear garden. Upstairs, the master bedroom has a large built in wardrobe opposite a large en suite with shower. Two further double bedrooms and one single bedroom. Large family bathroom with bath. Garage and private parking for two cars.



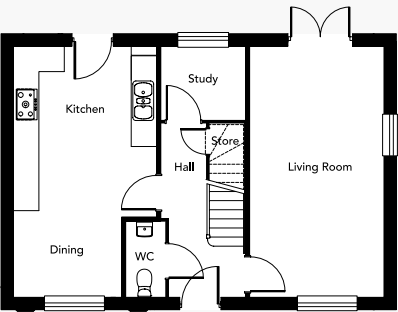
Gorey

4 bedroom home

Plots 31 & 37

Ground Floor

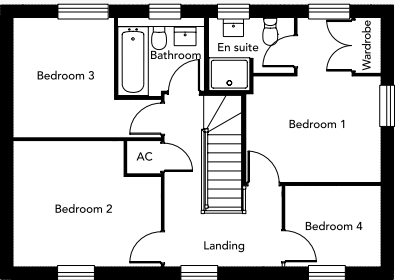
	Metric	Imperial
Living	6103 x 3242	20'0" x 10'6"
Kitchen/Dining	6103 x 3461	20'0" x 11'4"
Study	2026 x 1972	6'6" x 6'5"
WC		



Computer generated image shows a typical Gorey housetype. Elevational treatments, handing, garage position where applicable and landscaping will vary. Please ask the sales advisor for details of specific plots.

First Floor

	Metric	Imperial
Bedroom 1	2479 x 2582	8'1" x 8'5"
En suite		
Bedroom 2	3612 x 3066	11'9" x 10'1"
Bedroom 3	2924 x 2460	9'6" x 8'1"
Bedroom 4	2327 x 1965	7'6" x 6'4"
Bathroom		



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Hollymount

A versatile detached four-bedroom home, providing adaptable living space. Large kitchen with dining area which has double doors out to the garden. Separate spacious living room with a large bay window. Upstairs the first floor has two large bedrooms. The master includes a dressing room with built in wardrobes leading to a generously-proportioned en suite with shower. The second floor boasts two further double bedrooms. Large family bathroom with bath. Garage and private parking for two cars.



Hollymount

4 bedroom home

Plots 1, 35 & 36

Ground Floor

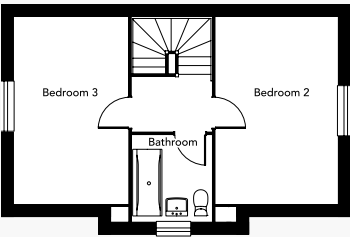
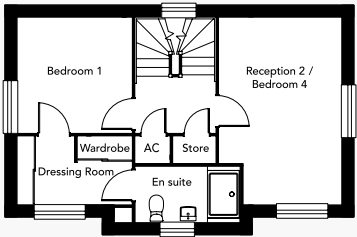
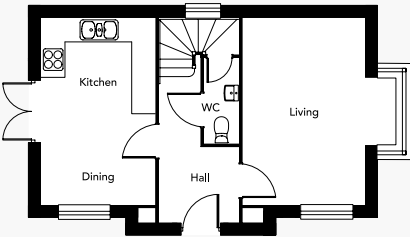
	Metric	Imperial
Living	4734 x 3091	15'5" x 10'1"
Kitchen/Dining WC	4734 x 2888	15'5" x 9'5"

First Floor

	Metric	Imperial
Bedroom 1	2910 x 2888	9'5" x 9'5"
Dressing	2888 x 1711	9'5" x 5'6"
En suite		
Bedroom 4	4734 x 3091	15'5" x 10'1"

Second Floor

	Metric	Imperial
Bedroom 2	4734 x 3091	15'5" x 10'1"
Bedroom 3	4734 x 2888	15'5" x 9'5"
Bathroom		



Computer generated image shows a typical Hollymount housetype. Elevational treatments, handing, garage position where applicable and landscaping will vary. Please ask the sales advisor for details of specific plots.

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*Choices are dependent on stage of construction, please ask the sales adviser for details. This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with the sales advisor at point of purchase. We reserve the right to change or substitute alternative items of the same quality. Specification is correct at the time of printing. Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions.

Hinton Gardens Specifications

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Why choose Lagan Homes

Lagan Homes has been building outstanding homes for over 30 years. In that time, it has provided thousands of people with homes they love and that suit their lifestyle. They are desirable homes because of their designs and how they are made to enhance how one lives.

Customer Care

Our Customer Care Department is always on hand to provide a prompt and courteous after sales service. This includes a 24-hour, 365-day a year emergency call out service where we aim to respond to customers as quickly as possible and can arrange an emergency visit where appropriate.

Environmental

Our new homes are energy efficient with high levels of insulation thereby reducing heat loss and your fuel bills. They achieve energy efficiency ratings far in excess of the average.

Safety & Security

Double glazing, window locks*, 3-point locking system to main doors, smoke, heat and carbon monoxide detectors throughout giving home owners peace of mind. (*window locks - excluding emergency escape windows).

New Home Warranty

A 10-year Buildmark warranty will be available for all homes at Hinton Gardens from NHBC which is responsible for setting the standards of the house-building industry.

Two Year Warranty

Every new Lagan Home comes with a two year customer care warranty subject to NHBC guidelines.

Your New Home

Owners have the satisfaction of knowing that Hinton Gardens represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Owners will also benefit from a full turnkey finish. Please see our detailed specification.

Built by us.
Created by you.

LaganHomes®

Optional Extras

We recognise that each of our purchasers may have unique requirements, so in addition to our generous standard specification, we also offer a range of optional extras to enhance your new home. Tailor your home to your own unique requirements* with our range of bespoke upgrades and additions, which can then be included during the construction process to ensure that your home is just the way you want it on the day you move in.

*Optional extras will depend upon the stage of build but can include:

Kitchen unit, worktop
and lighting upgrades

Kitchen appliance upgrades

Bathroom upgrades and extra tiling

Fitted carpets, floor tiling
and wooden flooring

Extra electrical, lighting and BT points

Hard landscaping

*Please ask the sales advisor
for full details and pricing.

Customer Charter

We appreciate that buying a home is one of the most important financial decisions you will make. Therefore, we aim to provide you with a quality new home, make the buying process as simple as possible and provide you with good customer service at all times.

Our Customer Charter sets out the help we will provide to you throughout the moving process and after you have moved in. We will:

1. Ensure that all our marketing and advertising is clear and truthful, and use clear and fair terms and conditions in our sale contract.
2. Ensure that all our marketing and advertising complies with the Consumer Protection Regulations.
3. Provide you with detailed information about the home you are buying and guidance regarding the choices and optional extras available to you.
4. Explain a checklist of detailed information regarding the specification of your home, together with details of the surrounding development.
5. Explain the terms of your reservation.
6. Explain the steps involved in buying a new home, moving in, maintaining your new home, together with details of warranties and guarantees and our after sales service.
7. Provide you with information for running-in and maintaining your new home together with instructions for your appliances and applicable warranties and guarantees for your home. We will also give you a copy of your meter readings for you to check when you get your first utility bills.
8. Provide you with regular updates on the construction progress of your home and when it will be ready. An exact moving-in date will be given when our formal 10 working days Notice to Complete is issued.
9. Invite you to visit your new home before you move in so we can demonstrate to you how everything works including:
 - ▀ How to operate the heating and water systems
 - ▀ How to use your kitchen appliances
 - ▀ The location of stopcock, fuse box and meter
10. For the first 2 years, cover you in conjunction with NHBC, against physical damage to your home resulting from a failure to meet NHBC construction standards. We will explain what is covered, what to do if you have an emergency, and who to contact.
11. Provide you with a full 10-year warranty against serious construction defects. There are limitations to the cover and these are fully explained in the NHBC Buildmark Cover document, which you will receive from your solicitor.
12. Ensure you receive Health and Safety advice when visiting a development, and when you have moved in.
13. Arrange for our site manager to visit you after you have moved in to make sure you have settled in, and answer any questions you may have. He will also arrange a second visit around 4 weeks after you have moved in, again to address any issues which may have arisen. After these 2 visits we would ask that you report any further concerns to our Customer Care Department.
14. Provide a prompt and courteous after sales service. To enable us to respond within the timescales shown below, our after-sales service procedure is:
 - ▀ For non-emergency service requests, you should contact our Customer Care Department by email or telephone. We aim to respond as soon as we can, normally within 5 working days.
 - ▀ In the unlikely event of an emergency, we provide a 24-hour, 365-day service for a full 2 years. We aim to respond as soon as possible, usually within 2 hours, and arrange for an emergency visit where appropriate.
 - ▀ Where spare parts or materials are required this may affect our response times, but we try to solve all problems within 28 days.
 - ▀ Under the terms of the NHBC Buildmark, defects will be dealt with, but you remain responsible for wear and tear, decorating and routine maintenance.
15. Give you access to our Formal Complaints Procedure if we fail to meet your reasonable expectations within a reasonable timescale. In the unlikely event that we are still unable to agree matters, we will utilise the NHBC third party dispute resolution service.



Hinton Gardens
Grants Hill Way
Woodford Halse
Daventry
NN11 3FJ

Head Office
Finance House
Beaumont Road
Banbury
OX16 1RH

T: 01295 201050 lagan-homes.com