

# AND LUXURY LIFESTYLE AT FAIRWAY VIEW



## The complete relax and play getaway

A home in Overstone Park entitles you to a world of ways to relax and recharge. Best of all, you can enjoy them all without moving away from the resort's peaceful, green seclusion.

### Relax

**Immerse yourself** in a range of spa treatments in which to rejuvenate and be pampered.

**Relieve** the stresses of the day in our sauna and steam room.

**Wine, dine** and entertain in style in our clubhouse bars and restaurant.

**Take in** the fresh air along scenic nature walks around the pet-friendly grounds.



### Play

**Improve** your golf handicap – we warmly welcome new residents to enjoy our picturesque 18 hole championship course.

**Get feeling fit** – instant membership for 4 to the fully equipped, air-conditioned gym.

**Indulge** in activities – stay on top of your game with access to our tennis court, 17 metre swimming pool, and an air conditioned studio with a range of classes to suit all abilities and goals.



## Peace of mind

You have the peace of mind of a 999 year lease; and landscape maintenance and water rates are taken care of within the service charge.

### So easy to escape to

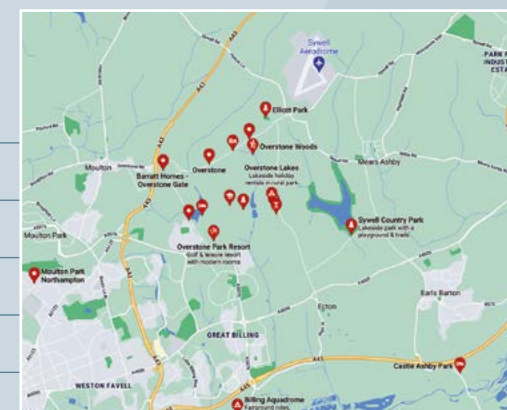
Although Overstone Park instantly evokes that away-from-it-all feeling, it's amazingly accessible – just a ten-minute drive from Northampton town centre and less than hour by rail from London Euston and Birmingham New Street.

By car you're only 10 minutes away from Junction 15 on the M1, 70 miles from London.



## Great days and evenings out beckon from:

<b>Rushden Lakes Retail Park</b> with restaurants and Imax cinema	10 minutes
<b>Althorp Estate</b>	15 minutes
<b>Castle Ashby</b>	10 minutes
<b>Rockingham Castle</b>	20 minutes
<b>Silverstone</b>	30 minutes
<b>Bicester Village</b>	30 minutes



**This limited number of lodges are the first on offer here this century...**  
so take advantage of this rare opportunity without delay!

## Luxury Lodges for sales

Call us now on **01604 800288** to enquire

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# FAIRWAY VIEW AT OVERSTONE PARK



An exclusive collection of four luxury lodges in a green, away-from-it-all resort where you can live, relax and play to your heart's content.

# WELCOME TO A BEAUTIFULLY PLACED RARE AND LUXURY LIFESTYLE AT FAIRWAY VIEW

Fairway View is a premium terraced development of four luxury 2 bedroom lodges with balcony views overlooking the golf course.

Here you'll discover more than a beautifully fitted home designed for easy, inspired living. You are also stepping into a whole new, enviable way of life.

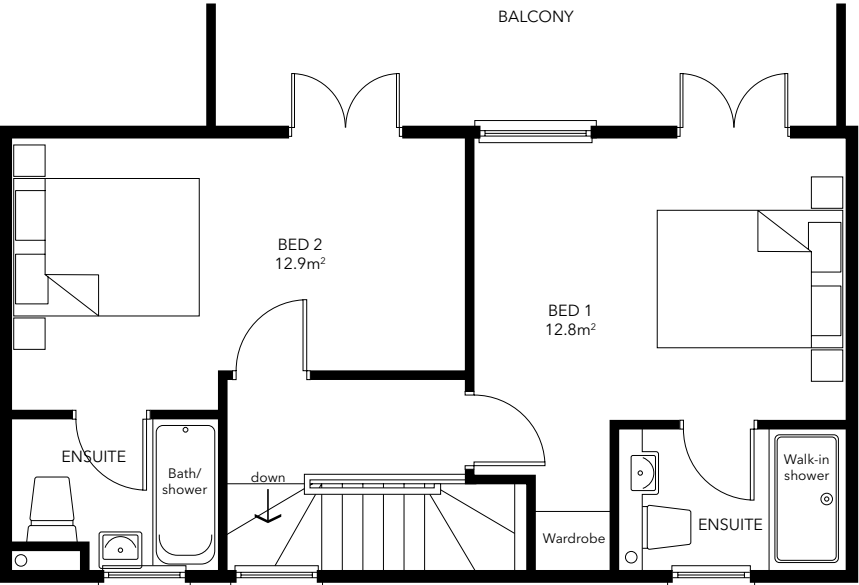


### Complete freedom

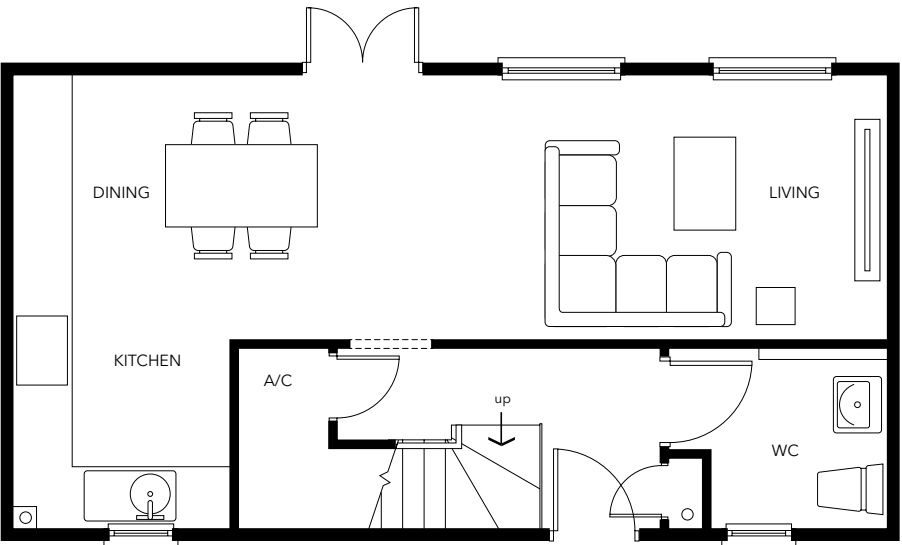
Your home-away-from-home is tucked into the heart of Overstone Park, a secluded resort where you're completely free to enjoy the championship golf course, gym, swimming pool and sauna, spa treatment, clubhouse bars and restaurant – all set in 193 green and wooded acres of Northamptonshire countryside.



Typical Plans\*



First Floor



Ground Floor

Total Internal Floor Area = 82.2m<sup>2</sup> (885ft<sup>2</sup>)  
Balcony Area = 13m<sup>2</sup> (140ft<sup>2</sup>)

\*For illustration purposes only



This set of four lodges comprises the **Arbury** and **Naseby** end-of-terrace, and the **Whistlefields** and **Islip** mid-terrace, all priced at £240,000, all with electrical heating and double glazing.



### Choose your Fairway View retreat

These Scandinavian style timber-clad lodges command a panorama of the tree encircled golf course. Generous in size yet surprisingly affordable, they exude absolute quality in every thoughtfully designed, specified and fitted aspect. Not just ready to move into, but ready to delight you – all year round.

The host of features is simply breathtaking, including:

**Bedrooms** – 2 double bedrooms with fitted wardrobes, each with ensuite bathroom with high ceiling exposed beams and French doors onto a glass balcony with stunning views of the golf course.

**Ground Floor** with open-plan kitchen, dining and lounge and French doors opening into garden courtyard, bathroom and shower, and glass balustrade staircase with under-storage.

**Kitchen** with Shaker style units, solid wood worktops, built-in washing machine, dishwasher, fridge freezer, microwave and electric hob.

**Bathrooms** with high end sanitaryware and cabinets, underfloor heating and floor to ceiling porcelain tiling.

**Exterior** with allocated parking places, privacy hedges and fencing, outdoor lighting and composite decking glass balcony.