

# AND LUXURY LIFESTYLE AT WOODLANDS 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.

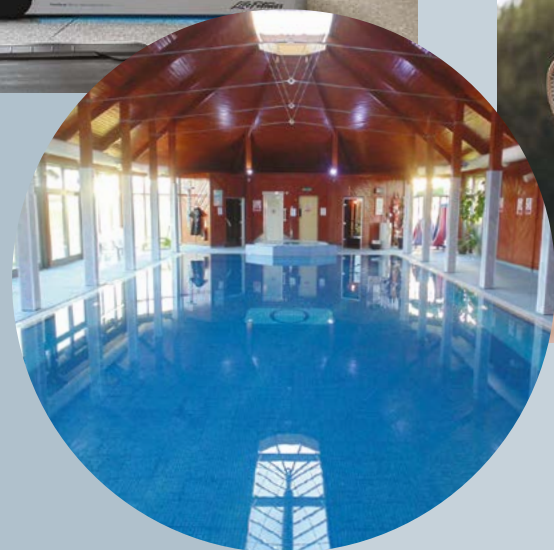


### Play

**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

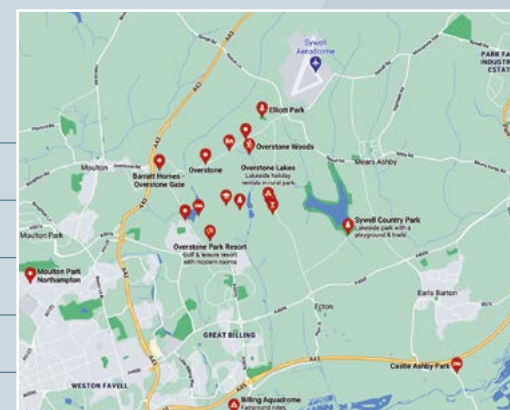
Although Overstone Park instantly evokes that away-from-it-all feeling, it's amazingly accessible – just a ten-minute drive from Northampton town centre and less than hour by rail from London Euston and Birmingham New Street.

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 lmax 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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Overstone Park  
Billing Lane, Overstone, Northampton NN6 0AS  
Email [luxurylodges@overstonepark.com](mailto:luxurylodges@overstonepark.com)

[www.overstonepark.com/woodlands](http://www.overstonepark.com/woodlands)



# WOODLANDS VIEW AT OVERSTONE PARK



An exclusive collection of four luxury lodges in a woodland resort where you can live, relax and play to your heart's content.



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



Woodlands View is a premium terraced development of four brand new 3-bedroom lodges with scenic views overlooking the woodland area.

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.



The Glebe

The Fotheringhay

The Newlands

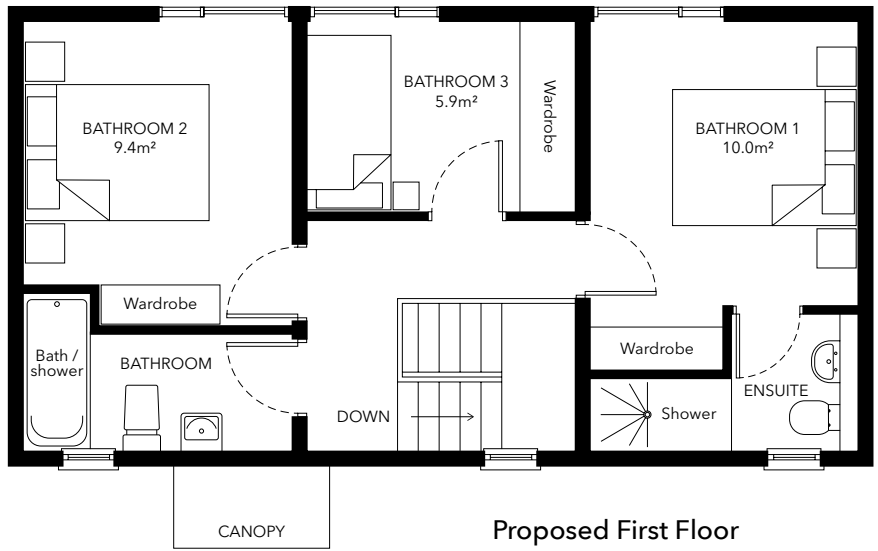
The Latimer



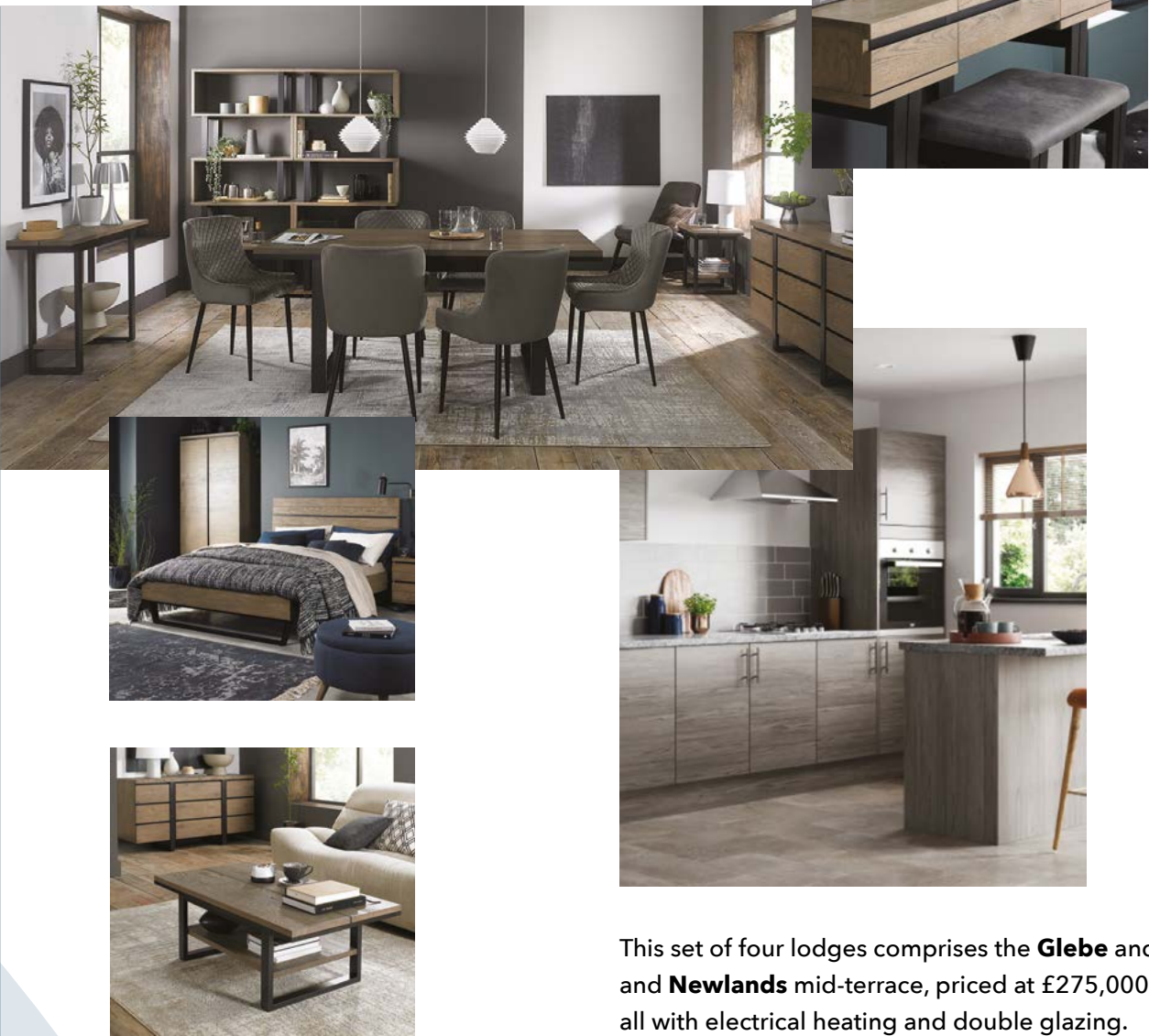
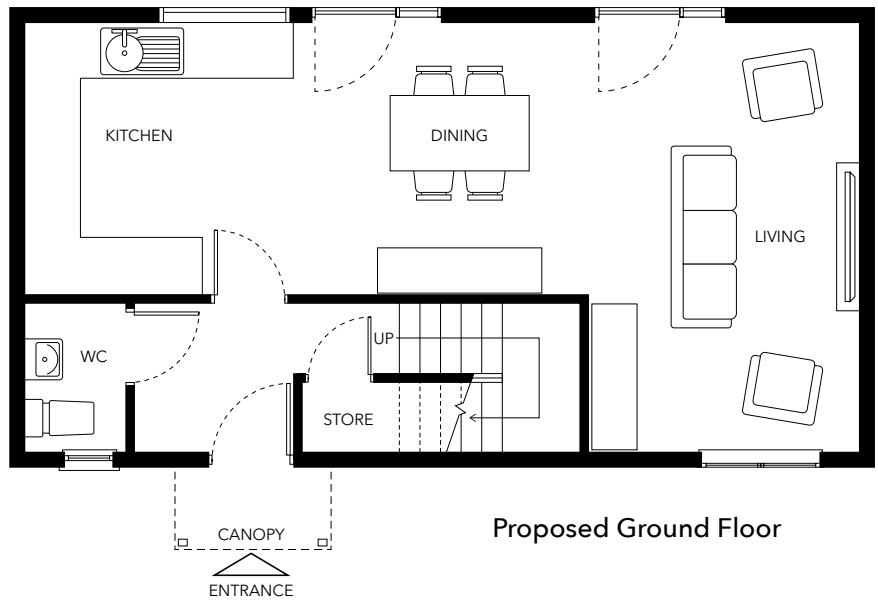
## Complete freedom

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



Total internal floor area = 86.8m<sup>2</sup> (934 ft<sup>2</sup>)



## Choose your woodland 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 and 1 single with high ceilings, ensuite and family bathroom. Large floor to ceiling windows with stunning views of a peaceful woodland area.

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

**Kitchen** with contemporary units, durable worktops, built-in washing machine, dishwasher, fridge freezer, microwave and electric hob.

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

**Exterior** with allocated parking place, privacy hedges and fencing, outdoor lighting and large patio area for alfresco dining.

This set of four lodges comprises the **Glebe** and **Latimer** end-of-terrace, and the **Fotheringhay** and **Newlands** mid-terrace, priced at £275,000 for mid-terrace and £280,000 for end-of-terrace, all with electrical heating and double glazing.



The Latimer

The Newlands

The Fotheringhay

The Glebe