KING EDWARD GARDENS

A Development of 35 Homes – All Private

Arts & Crafts inspired 1 & 2 bedroom apartments,
2 & 3 bedroom bungalows and 2, 3 & 4 bedroom houses

WELCOME

Arts & Crafts inspired private homes

Set within the Northamptonshire village of Ringstead, King Edward Gardens is a collection of distinctive private homes, offering a choice of one and two bedroom apartments, two and three bedroom bungalows and two, three and four bedroom houses.

The homes at King Edward Gardens have been carefully designed and will be created for a variety of lifestyles, from first-time buyers and growing families to those looking to downsize.

Every material, finish and fitting has been personally selected by Paul Newman, with the same care and attention to detail as if he were creating the perfect home for himself.

Paul Newman New Homes is an independent, bespoke developer that takes pride in creating high-quality homes that complement their surroundings and reflect the needs of the local community.

Ringstead is surrounded by open countryside, picturesque villages and nearby market towns. King Edward Gardens offers the best of rural living while remaining well-connected, with excellent transport links and convenient access to London, Birmingham and Cambridge.

THE CHARM OF NORTHAMPTONSHIRE ON YOUR DOORSTEP

At King Edward Gardens, there's always something different to enjoy. A weekend might begin with an early round of golf, followed by lunch, a little shopping, or a walk through the open countryside of Stanwick Lakes.

With several golf courses within easy reach and Rushden Lakes nearby, there's plenty of choice for an unhurried day close to home. Prefer to shop local? Nene Court in Wellingborough is home to independent cafés and businesses, perfect for browsing, meeting for coffee or simply unwinding.

Fancy a change of scene? Spend an afternoon wandering in nearby Oundle's Georgian streets, or make the most of the history on your doorstep. Boughton House and the Elizabethan splendour of Kirby Hall are both close enough for a spontaneous visit, while Lyveden Hall, a National Trust favourite, offers an unfinished Elizabethan lodge set among peaceful gardens and a historic moat.

From countryside walks and sport to shopping and centuries of heritage, life at King Edward Gardens keeps everything you love within easy reach.



From Ringstead by car	Travel time
Stanwick Lakes	5 mins
Rushden Lakes Shopping Centre	7 mins
Thrapston	10 mins
Oundle	20 mins
Broughton House	20 mins
Kirby Hall	25 mins
Wellingborough Golf Club	25 mins
Barnwell Country Park	25 mins
Drayton Manor	25 mins
Lyveden Hall	25 mins

Stanwick Lakes

IN TUNE WITH THE LANDSCAPE

Start your mornings with peaceful walks along quiet country lanes, then spend the afternoon lingering over a coffee or enjoying a drink at the village pub.

With the River Nene close by, there are plenty of opportunities for fishing, boating, paddleboarding and leisurely walks beside the water. Whether it's an hour on the riverbank or a longer wander, it's easy to find a slower pace.

When you feel like venturing further afield, there's plenty for the whole family. Wicksteed Park has rides, seasonal events and its historic railway, and even hosts a weekly parkrun.

Ringstead can be as relaxed or as active as you choose.

(Fishing, boating and paddleboarding will require a license)























CONNECTIONS FROM KING EDWARD GARDENS

Ringstead feels tucked away, but it is well connected to the villages, towns and cities beyond.

Kettering and Wellingborough are both around 20 minutes away by car, putting a broad choice of shopping and leisure within easy reach. Northampton, Peterborough, Milton Keynes and Cambridge are all in commutable distance.

Local stations have direct rail services to London. From Wellingborough station, trains reach London St. Pancras in around 44 minutes, while services from Kettering take around 47 minutes.



Walking	
Ringstead CofE School	3 mins
Ringstead store	4 mins
Ringstead Social Club	4 mins
The Axe & Compass, Ringstead	8 mins
Kinewell Lake	9 mins

All travel times are from Google Maps.
All train routes are from Wellingborough station.



Cycling	
Kinewell Lake	2 mins
Denford	4 mins
The Watermill Tearoom, Woodford	5 mins
Stanwick Lakes	9 mins
Great Addington	10 mins
Raunds	10 mins
Kings Arms, Thrapston	14 mins
Nene Valley Greenway	16 mins



Train	
Bedford	12 mins
Corby	16 mins
London Luton airport	31 mins
London St. Pancras	44 mins
Leicester	47 mins



Car	
Wellingborough station	18 mins
Kettering	20 mins
Huntingdon racecourse	22 mins
Market Harborough	33 mins
Silverstone circuit	42 mins
Cambridge	46 mins
Milton Keynes	47 mins
Birmingham	1 hr 11 mins



Airports by car	
Birmingham airport	1 hr
East Midlands airport	1 hr 6 mins
London Stansted airport	1 hr 7 mins
London Luton airport	1 hr 8 mins

KING EDWARD GARDENS

King Edward Gardens is a collection of houses, apartments and bungalows inspired by the Arts & Crafts tradition.

Inside, light-filled rooms and practical layouts are designed for modern life, with quality finishes and rooms that flow naturally from one to the next.

Our homes are energy efficient and all will have an EPC rating of either A or a very high B. All properties will benefit from an electric car charger and solar panels.

Whichever home you choose, each is built with the care and attention to detail that defines Paul Newman New Homes.

Key	Plot No.
1 bed apartment	7, 9, 11
2 bed apartment	6, 8, 10
2 bed semi detached house	4, 5, 12, 13, 25, 26
3 bed semi and detached house	2, 3, 14, 15, 16, 17, 21, 23, 24, 27, 29, 33, 34
4 bed detached house	1, 18, 22, 28, 30, 31, 32
2 bed bungalow	20, 35
3 bed bungalow	19



1 BED APARTMENTS (PLOTS 7, 9 & 11)
2 BED APARTMENTS (PLOTS 6*, 8 & 10)

1 BEDROOM APARTMENT

Room	Metres	Feet/Inches
Living/Kitchen/Dining	6.88 x 3.71	22'7" x 12'2'
Bathroom	2.16 x 1.95	7'1" x 6'5"
Bedroom 1	3.36 x 3.61	11'0" x 11'10"
Total internal area	**53.6 m²**	**577 sqft**

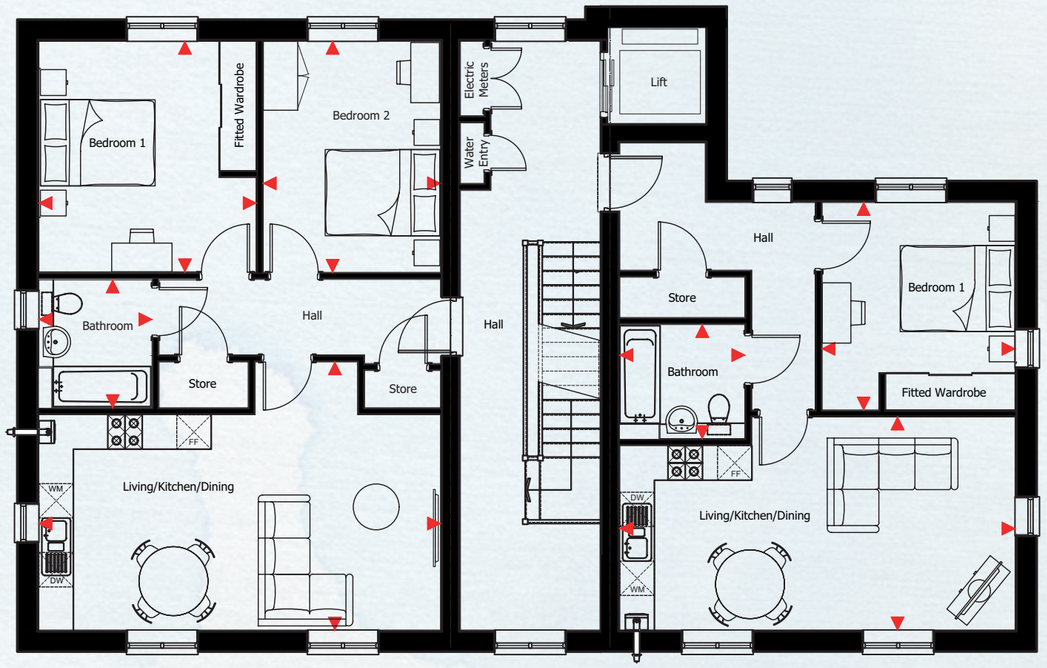
2 BEDROOM APARTMENT

Room	Metres	Feet/Inches
Living/Kitchen/Dining	7.0 x 4.67	23'0" x 15'4"
Bathroom	1.95 x 2.21	6'5" x 7'3"
Bedroom 1	3.78 x 4.02	12'5" x 13'2"
Bedroom 2	3.09 x 4.02	10'2" x 13'2"
Total internal area	**72.6 m²**	**782 sqft**



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GROUND, FIRST AND SECOND FLOORS



2 BEDROOM APARTMENT

1 BEDROOM APARTMENT

*Please ask the Sales Advisor to see the 2 bedroom accessible apartment.

Kitchen layout is indicative and maybe subject to change.

Key

FF	Fridge freezer
WM	Washing machine
DW	Dishwasher

HOUSE TYPE A (PLOTS 18 & 31 WITH DOUBLE GARAGE)

DETACHED 4 BEDROOM HOUSE

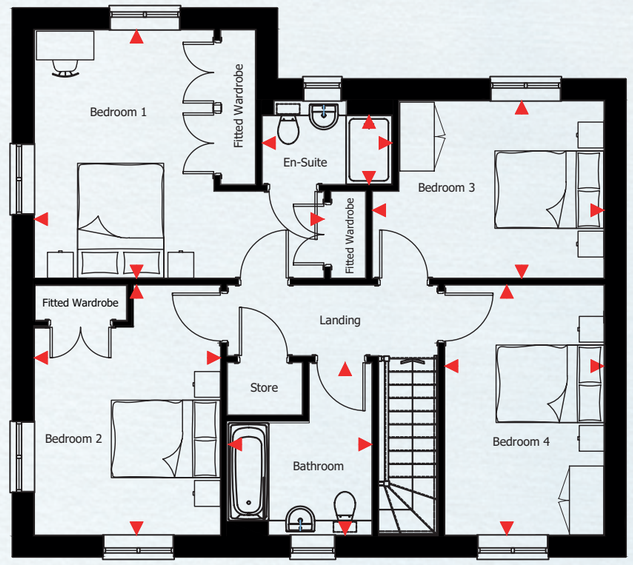
Room	Metres	Feet/Inches
Living Room	3.54 x 5.10	11'7" x 16'9"
Family/Dining	4.60 x 4.30	15'1" x 14'1"
Kitchen	3.82 x 3.06	12'6" x 10'1"
Utility	2.11 x 3.06	6'11" x 10'1"
Study	2.74 x 2.25	9'0" x 7'5"
WC	1.52 x 1.95	5'0" x 6'5"
Bedroom 1	5.04 x 4.32	16'7'' x 14'2"
En-suite	2.26 x 1.20	7'5" x 3'11"
Bedroom 2	3.24 x 4.35	10'8" x 14'3"
Bedroom 3	4.03 x 3.08	13'3" x 10'2"
Bedroom 4	2.77 x 4.35	9'1" x 14'3"
Bathroom	2.48 x 2.98	8'2' x 9'9"
Total internal area	**164.6 m²**	**1,772 sqft**

Higher ceiling height on ground floor.

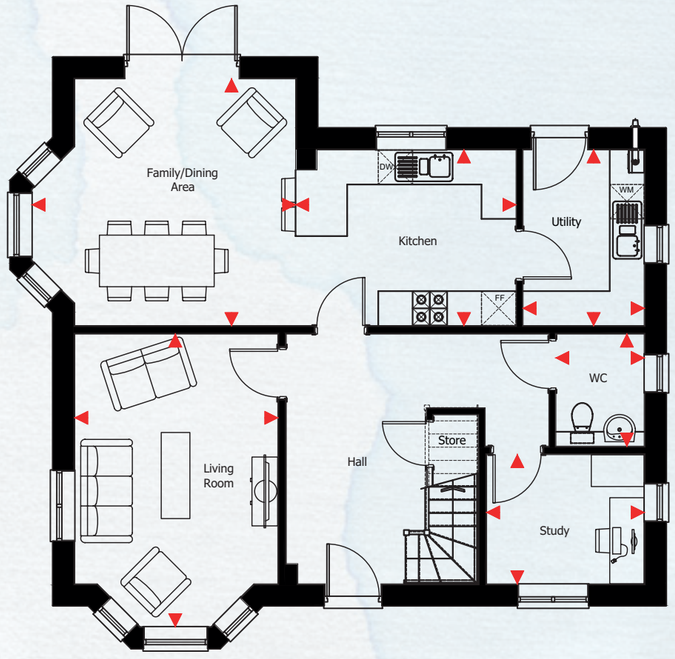


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FIRST FLOOR



GROUND FLOOR



Kitchen layout is indicative and maybe subject to change.

Key

FF	Fridge freezer
WM	Washing machine
DW	Dishwasher

HOUSE TYPE B (PLOT 19 WITH SINGLE GARAGE)

DETACHED 3 BEDROOM BUNGALOW

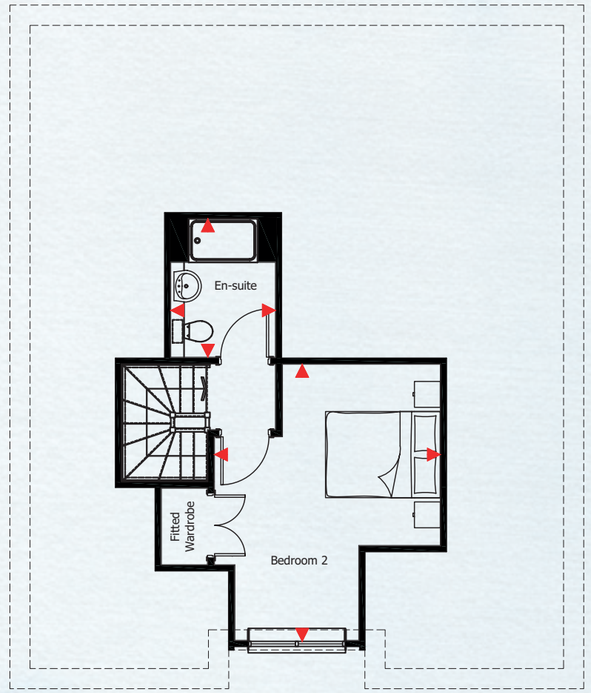
Room	Metres	Feet/Inches
Living Room	3.78 x 4.68	12'5" x 15'5"
Kitchen/Dining	9.25 x 3.60	30'4" x 11'10"
Bedroom 1	3.71 x 3.72	12'2'' x 12'2"
Bedroom 2	4.18 x 4.63	13'7" x 15'2"
En-suite	1.82 x 2.41	6'0" x 7'11"
Bedroom 3	3.79 x 2.60	12'5" x 8'6"
Bathroom	3.69 x 2.68	12'1" x 8'9"
Total internal area	**128.3 m²**	**1,381 sqft**

Higher ceiling height on ground floor.

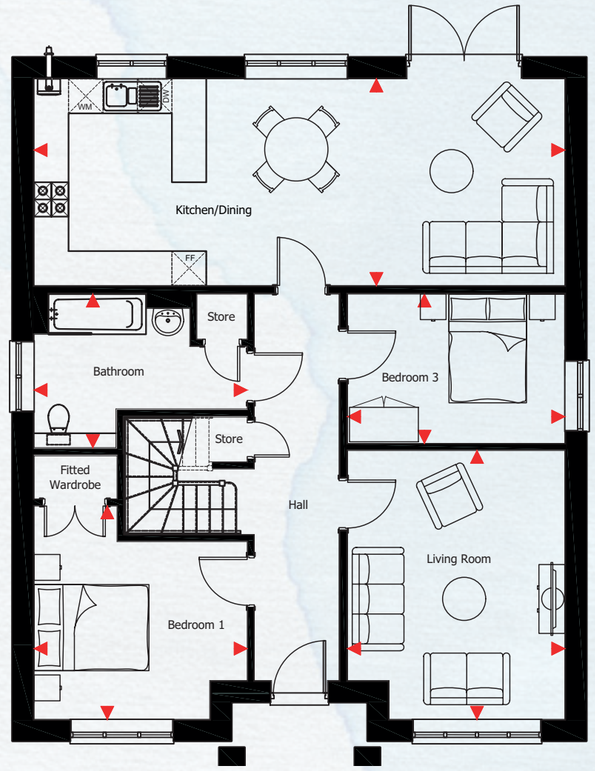


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FIRST FLOOR



GROUND FLOOR



Kitchen layout is indicative and maybe subject to change.

Key

FF	Fridge freezer
WM	Washing machine
DW	Dishwasher

HOUSE TYPE E (PLOT 20 & 35 WITH SINGLE GARAGE)

DETACHED 2 BEDROOM BUNGALOW
(ACCESSIBLE UNIT)

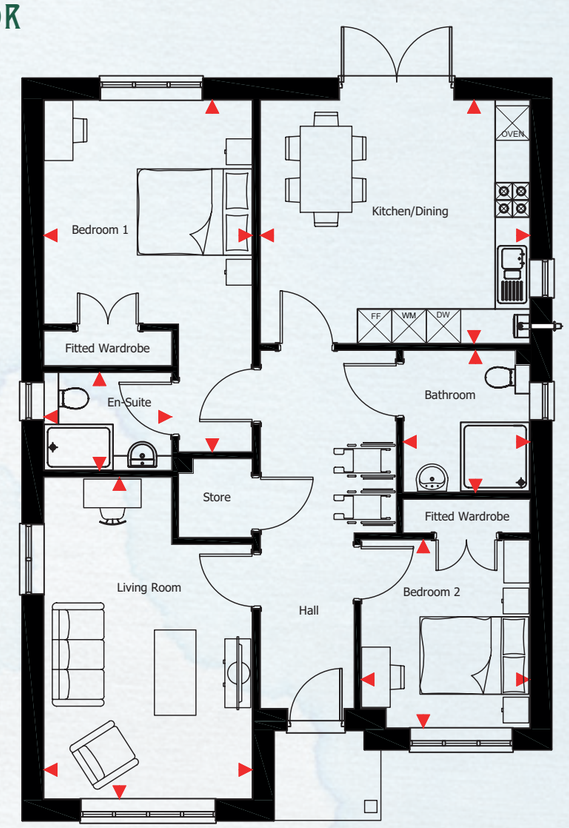
Room	Metres	Feet/Inches
Living Room	3.62 x 5.60	11'11" x 18'5"
Kitchen/Dining.	4.69 x 4.24	15'5" x 13'11"
Bedroom 1	3.62 x 6.12	11'11" x 20'1"
En-suite	2.22 x 1.70	7'3" x 5'7"
Bedroom 2	2.94 x 3.27	9'8" x 10'9"
Bathroom	2.18 x 2.43	7'2" x 8'0"
Total internal area	**97.2 m²**	**1,047 sqft**

Higher ceiling height on ground floor.



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GROUND FLOOR



Kitchen layout is indicative and maybe subject to change.

Key

FF	Fridge freezer
WM	Washing machine
DW	Dishwasher

HOUSE TYPE F
(PLOTS 21, 29, 33 & 34 WITH SINGLE GARAGE)

DETACHED 3 BEDROOM HOUSE

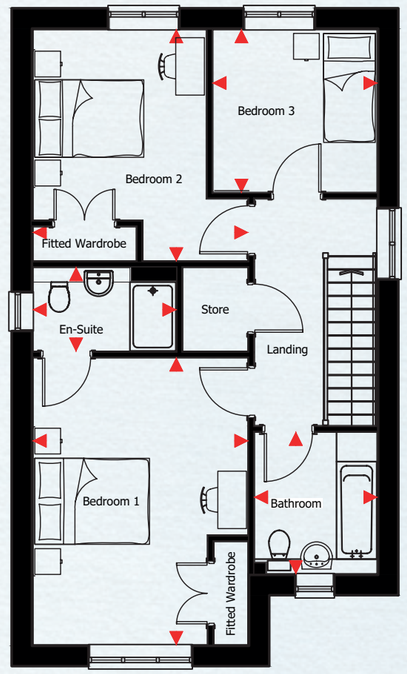
Room	Metres	Feet/Inches
Living Room	3.73 x 5.15	12'3" x 16'11"
Kitchen/Dining	5.98 x 4.71	19'8" x 15'5"
Utility	2.14 x 2.07	7'0" x 6'9"
WC	1.45 x 2.05	4'9" x 6'9"
Bedroom 1	3.73 x 4.99	12'3" x 16'5"
En-suite	2.48 x 1.45	8'2" x 4'9"
Bedroom 2	3.73 x 4.02	12'3" x 13'2"
Bedroom 3	2.85 x 2.83	9'4" x 9'3"
Bathroom	2.11 x 2.44	6'11" x 8'0"
Total internal area	**126.5 m²**	**1,362 sqft**

Higher ceiling height on ground floor.

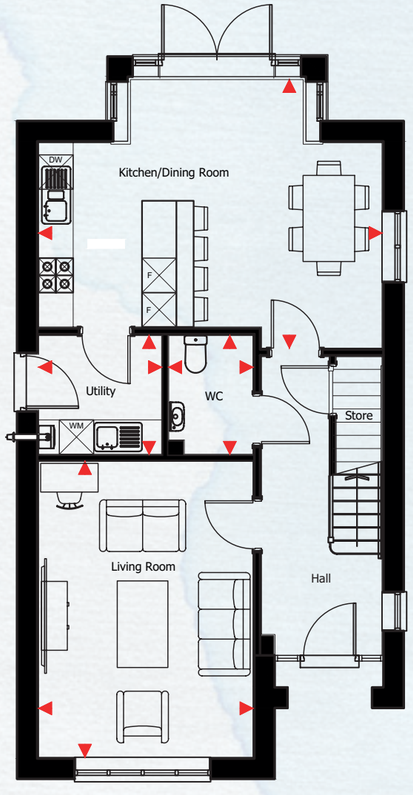


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FIRST FLOOR



GROUND FLOOR



Kitchen layout is indicative and maybe subject to change.

Key

F	Fridge
F	Freezer
WM	Washing machine
DW	Dishwasher

HOUSE TYPE G
(PLOTS 25 & 26)

TERRACE 2 BEDROOM HOUSE

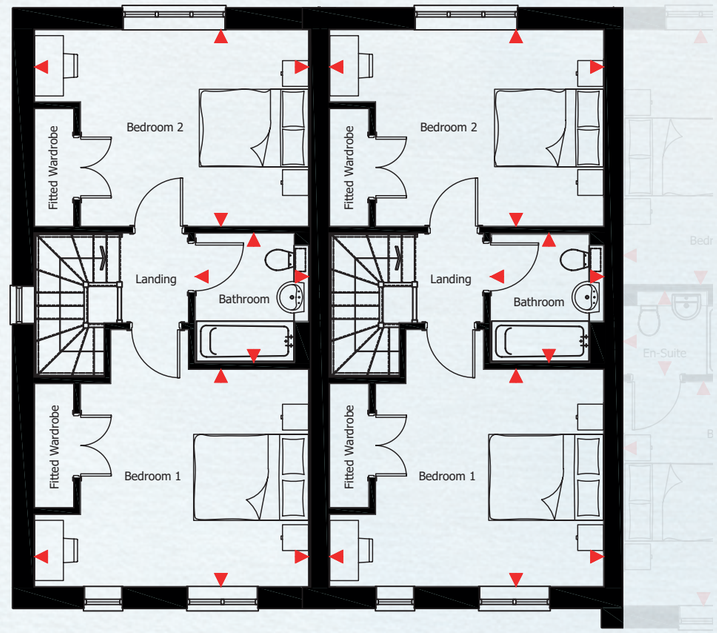
Room	Metres	Feet/Inches
Living Room	3.86 x 6.15	12'8" x 20'2"
Kitchen/Dining	4.77 x 3.40	15'8" x 11'2"
WC	1.50 x 1.87	4'11" x 6'1"
Bedroom 1	4.77 x 3.78	15'8" x 12'5"
Bedroom 2	4.77 x 3.42	15'8" x 11'3"
Bathroom	1.95 x 2.21	6'5" x 7'3"
Total internal area	**93.9 m²**	**1,011 sqft**

Higher ceiling height on ground floor.

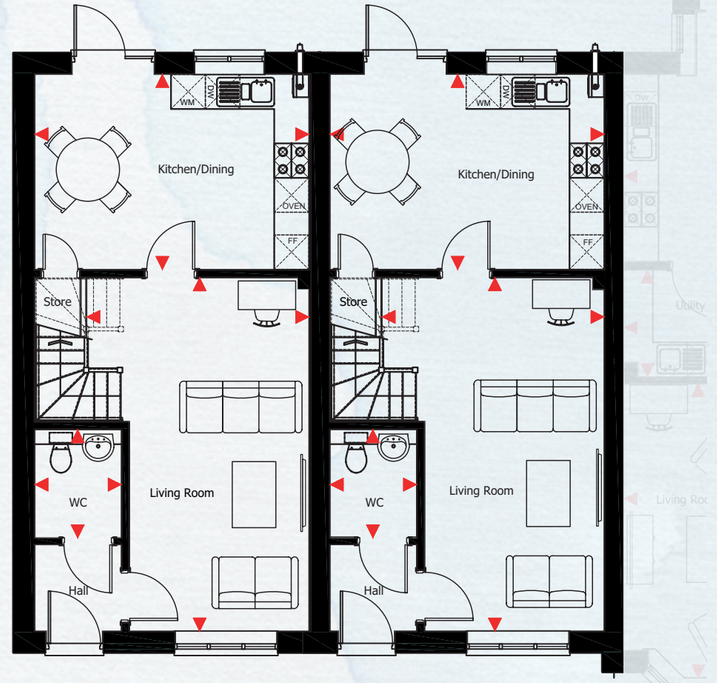


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FIRST FLOOR



GROUND FLOOR



Kitchen layout is indicative and maybe subject to change.

Key

FF	Fridge freezer
WM	Washing machine
DW	Dishwasher

HOUSE TYPE H (PLOT 27)

END TERRACE 3 BEDROOM HOUSE

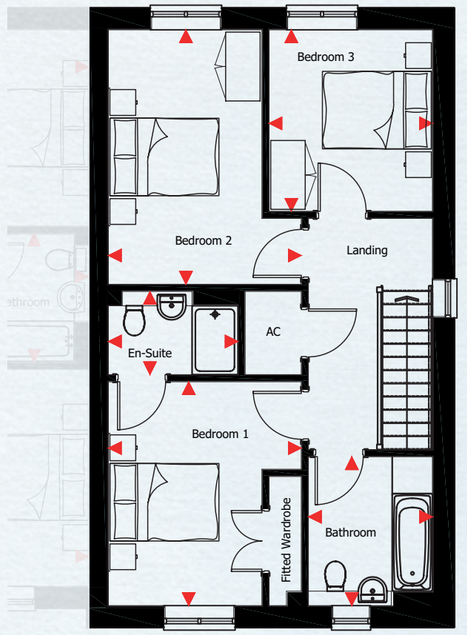
Room	Metres	Feet/Inches
Living Room	3.40 x 5.12	11'2" x 16'10"
Kitchen/Dining	5.65 x 4.89	18'6" x 16'1"
Utility	1.80 x 1.86	5'11" x 6'1"
WC	1.46 x 1.84	4'9" x 6'0"
Bedroom 1	3.36 x 3.90	11'0" x 12'10"
En-suite	2.26 x 1.45	7'5" x 4'9"
Bedroom 2	3.36 x 4.43	11'0" x 14'7"
Bedroom 3	2.85 x 3.16	9'4" x 10'5"
Bathroom	2.14 x 2.58	7'0" x 8'5"
Total internal area	**117.7 m²**	**1,267 sqft**

Higher ceiling height on ground floor.

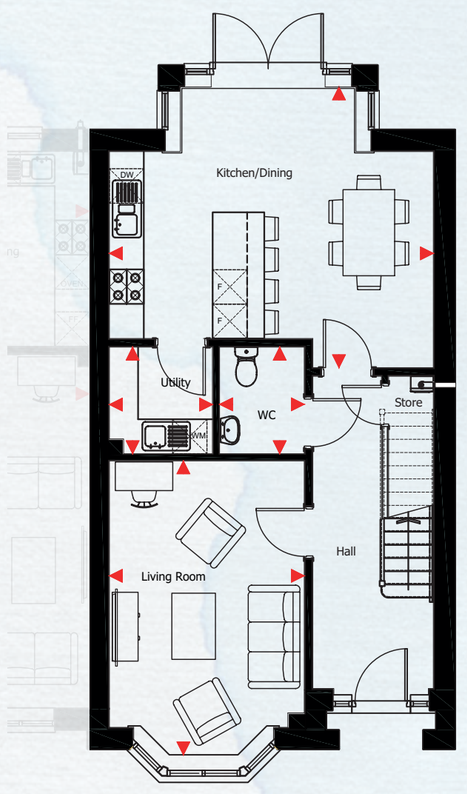


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FIRST FLOOR



GROUND FLOOR



Kitchen layout is indicative and maybe subject to change.

Key

F	Freezer
F	Fridge
WM	Washing machine
DW	Dishwasher
AC	Airing cupboard

HOUSE TYPE H
(PLOTS 16, 23 & 24)

SEMI-DETACHED 3 BEDROOM HOUSE

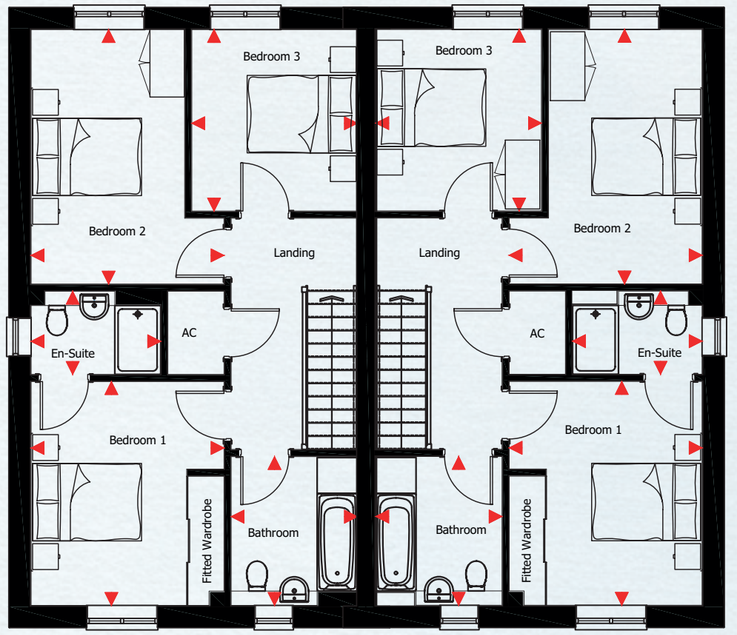
Room	Metres	Feet/Inches
Living Room	3.40 x 5.11	11'2" x 16'9"
Kitchen/Dining	5.69 x 4.89	18'8" x 16'1"
Utility	1.80 x 1.86	5'11" x 6'1"
WC	1.46 x 1.84	4'9'' x 6'0"
Bedroom 1	3.36 x 3.90	11'0" x 12'10"
En-suite	2.26 x 1.45	7'5" x 4'9"
Bedroom 2	3.36 x 4.43	11'0" x 14'7"
Bedroom 3	2.89 x 3.16	9'6" x 10'5"
Bathroom	2.18 x 2.58	7'2" x 8'5"
Total internal area	**118 m²**	**1,270 sqft**

Higher ceiling height on ground floor.

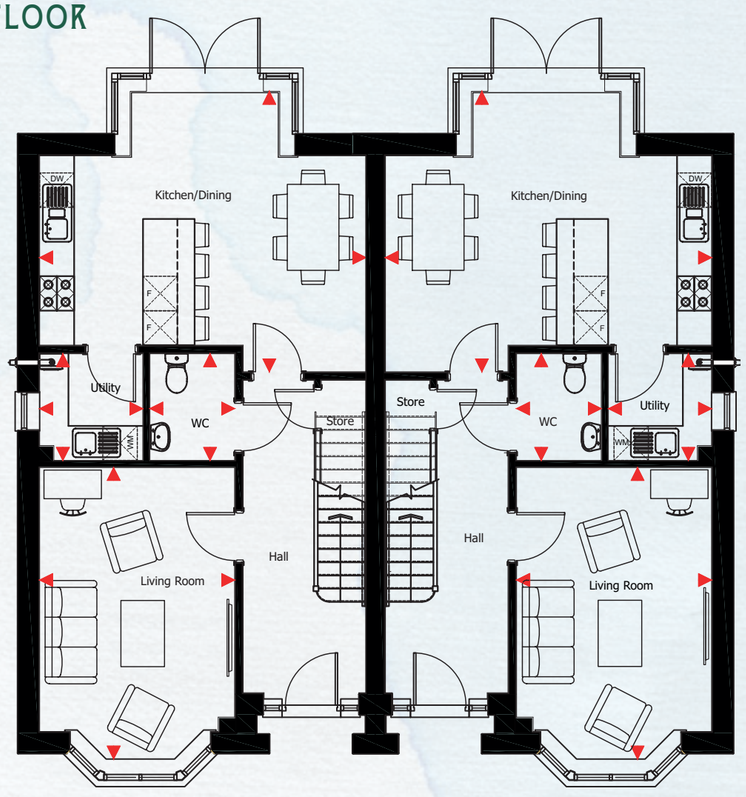


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FIRST FLOOR



GROUND FLOOR



Kitchen layout is indicative and maybe subject to change.

Key

F	Freezer
F	Fridge
WM	Washing machine
DW	Dishwasher
AC	Airing cupboard

HOUSE TYPE H+ (PLOT 17)

SEMI-DETACHED 3 BEDROOM HOUSE

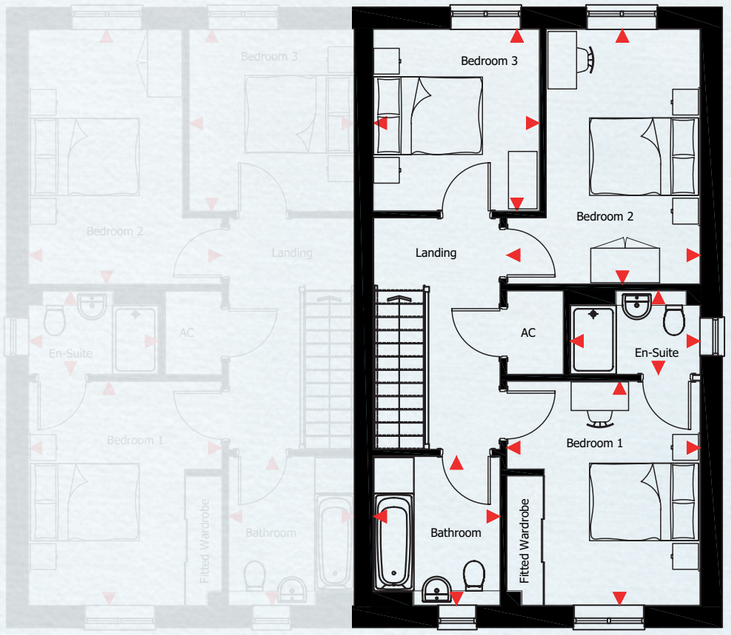
Room	Metres	Feet/Inches
Living Room	3.92 x 5.11	12'10" x 16'9"
Kitchen/Dining	6.21 x 4.89	20'4" x 16'1"
Utility	1.80 x 1.86	5'11" x 6'1"
WC	1.46 x 1.84	4'9'' x 6'0"
Bedroom 1	3.36 x 3.90	11'0" x 12'10"
En-suite	2.26 x 1.45	7'5" x 4'9"
Bedroom 2	3.36 x 4.43	11'0" x 14'7"
Bedroom 3	2.89 x 3.16	9'6" x 10'5"
Bathroom	2.18 x 2.58	7'2" x 8'5"
Total internal area	**119.7 m²**	**1,288 sqft**

Higher ceiling height on ground floor.

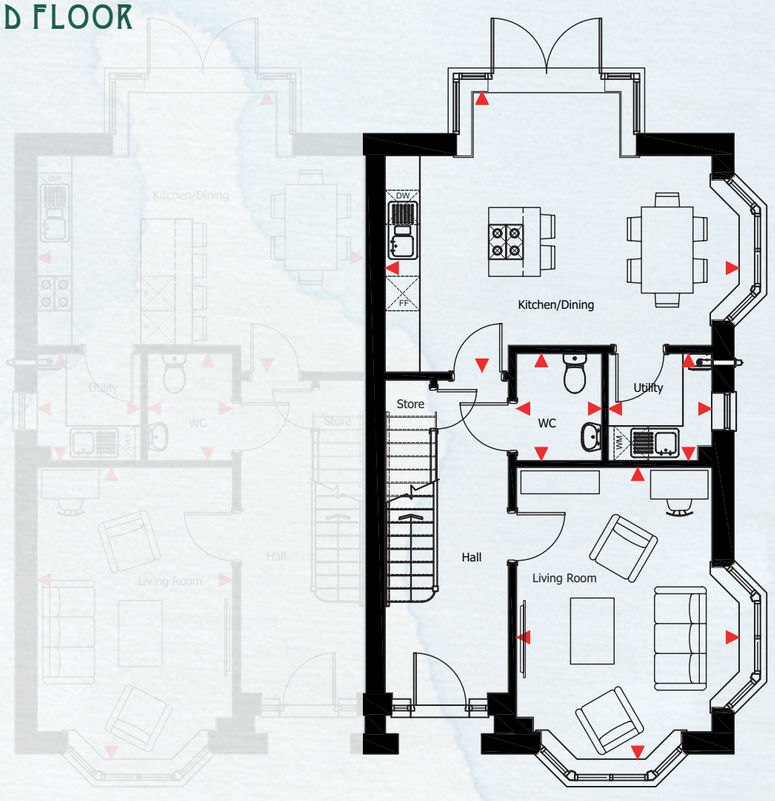


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FIRST FLOOR



GROUND FLOOR



Kitchen layout is indicative and maybe subject to change.

Key

FF	Fridge freezer
WM	Washing machine
DW	Dishwasher
AC	Airing cupboard

HOUSE TYPE J (PLOTS 22 & 28 WITH SINGLE GARAGE)

DETACHED 4 BEDROOM HOUSE

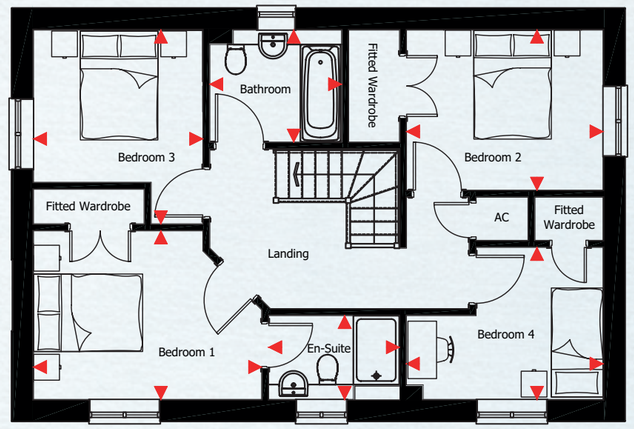
Room	Metres	Feet/Inches
Living Room	6.43 x 4.15	21'1" x 13'7"
Kitchen/Dining	6.43 x 4.52	21'1" x 14'10"
Utility	1.93 x 2.85	6'4" x 9'4"
WC	1.79 x 1.80	5'10" x 5'11"
Bedroom 1	2.93 x 3.97	9'8" x 13'1"
En-suite	1.46 x 2.27	4'9" x 7'6"
Bedroom 2	2.79 x 3.42	9'2" x 11'3"
Bedroom 3	3.38 x 2.95	11'1" x 9'8"
Bedroom 4	2.65 x 3.42	8'8" x 11'3"
Bathroom	1.93 x 2.26	6'4" x 7'5"
Total internal area	**131.8 m²**	**1,418 sqft**

Higher ceiling height on ground floor.

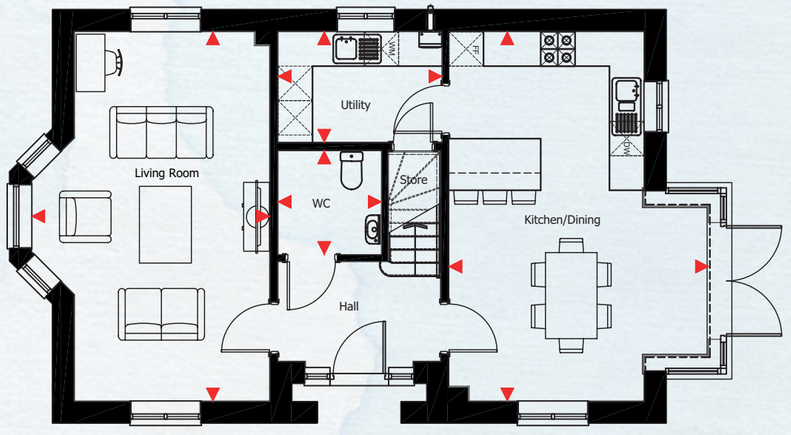


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FIRST FLOOR



GROUND FLOOR



Kitchen layout is indicative and maybe subject to change.

Key

FF	Fridge freezer
WM	Washing machine
DW	Dishwasher
AC	Airing cupboard

HOUSE TYPE J+ (PLOT 1 WITH SINGLE GARAGE)

DETACHED 4 BEDROOM HOUSE

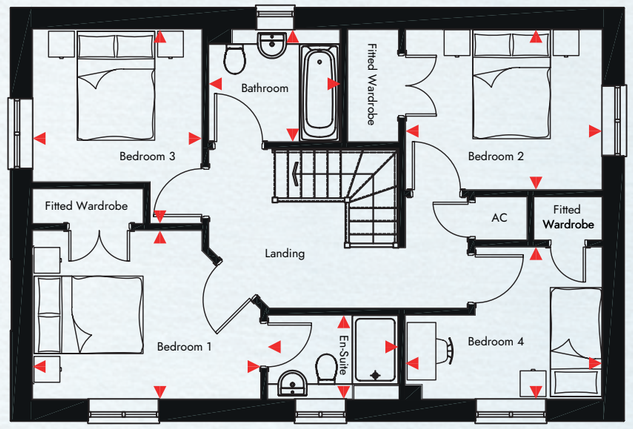
Room	Metres	Feet/Inches
Living Room	6.43 x 4.14	21'1" x 13'7"
Kitchen/Dining	7.56 x 3.40	24'10" x 11'2"
Utility	1.93 x 2.85	6'4" x 9'4"
WC	1.78 x 1.79	5'10" x 5'10"
Bedroom 1	2.93 x 3.97	9'8" x 13'1"
En-suite	1.46 x 2.27	4'9" x 7'6"
Bedroom 2	2.79 x 3.42	9'2" x 11'3"
Bedroom 3	3.38 x 2.95	11'1" x 9'8"
Bedroom 4	2.65 x 3.42	8'8" x 11'3"
Bathroom	1.95 x 2.29	6'5" x 7'6"
Total internal area	**131.8 m²**	**1,418 sqft**

Higher ceiling height on ground floor.

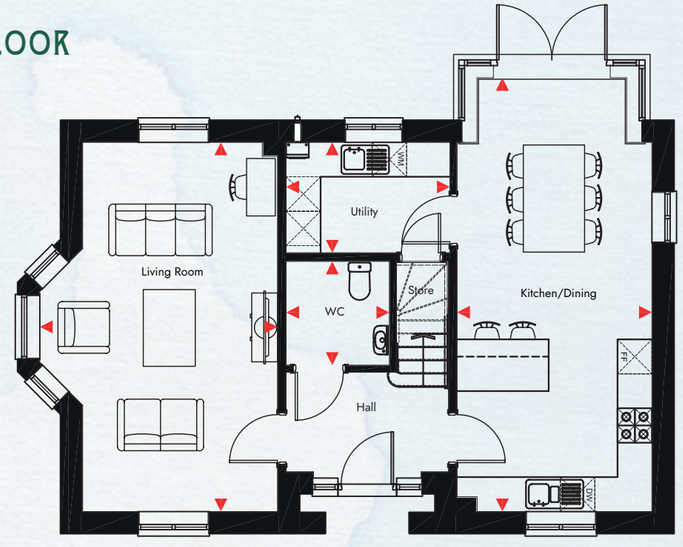


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FIRST FLOOR



GROUND FLOOR



Kitchen layout is indicative and maybe subject to change.

Key

FF	Fridge freezer
WM	Washing machine
DW	Dishwasher
AC	Airing cupboard

HOUSE TYPE K (PLOTS 30 & 32 WITH SINGLE GARAGE)

DETACHED 4 BEDROOM HOUSE

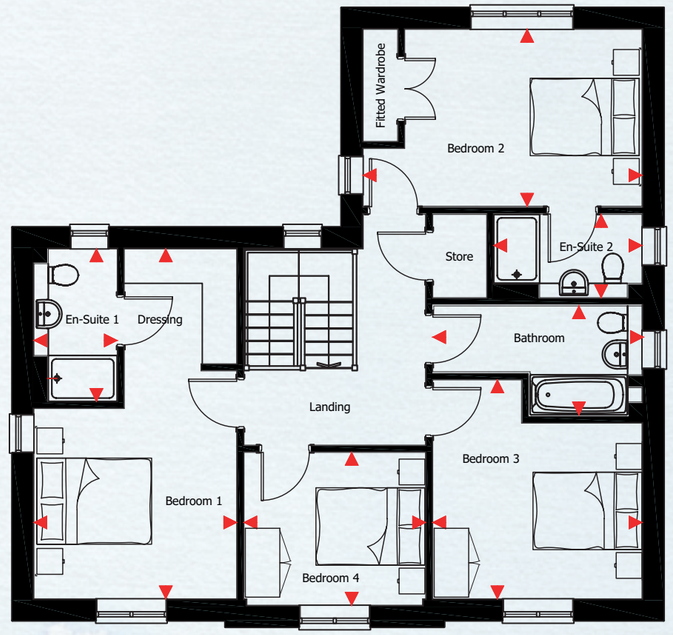
Room	Metres	Feet/Inches
Living Room	3.51 x 6.10	11'6" x 20'0"
Kitchen/Dining	4.86 x 4.90	15'11" x 16'1"
Utility	1.91 x 2.10	6'3" x 6'11"
Study	3.62 x 2.67	11'11" x 8'9"
WC	1.57 x 2.06	5'2" x 6'9"
Bedroom 1/Dressing	3.53 x 6.10	11'7" x 20'0"
En-suite 1	1.45 x 2.66	4'9" x 8'9"
Bedroom 2	4.86 x 3.08	15'11" x 10'1"
En-suite 2	2.58 x 1.45	8'6" x 4'9"
Bedroom 3	3.65 x 3.81	12'0" x 12'6"
Bedroom 4	3.17 x 2.66	10'5" x 8'9"
Bathroom	3.63 x 1.90	11'11" x 6'3"
Total internal area	**164.1 m²**	**1,767 sqft**

Higher ceiling height on ground floor.

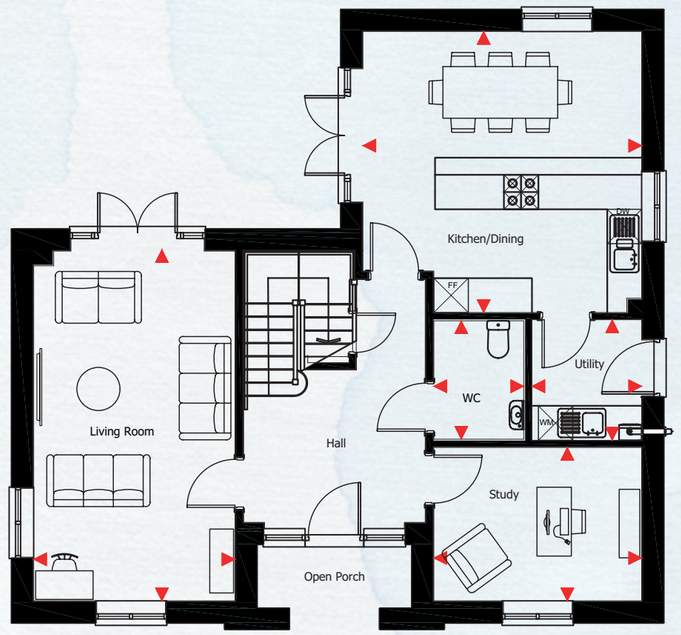


AI generated image

FIRST FLOOR



GROUND FLOOR



Kitchen layout is indicative and maybe subject to change.

Key

FF	Fridge freezer
WM	Washing machine
DW	Dishwasher

HOUSE TYPE O
(PLOTS 2, 3*, 14* & 15)

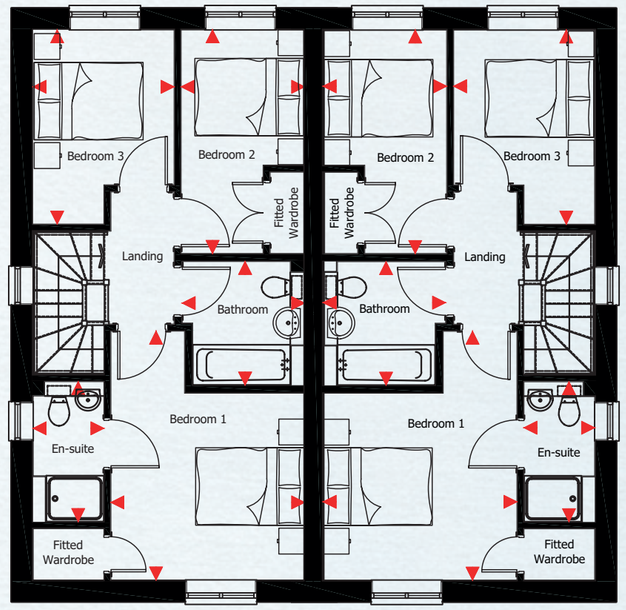
SEMI-DETACHED 3 BEDROOM HOUSE

Room	Metres	Feet/Inches
Living Room	3.08 x 6.08	10'1" x 19'11"
Kitchen/Dining	4.73 x 3.36	15'6" x 11'0"
WC	1.50 x 1.87	4'11" x 6'1"
Bedroom 1	3.37 x 4.33	11'1" x 14'3"
En-suite	1.23 x 2.36	4'0" x 7'9"
Bedroom 2	2.15 x 3.89	7'1" x 12'9"
Bedroom 3	2.45 x 3.38	8'1" x 11'1"
Bathroom	2.13 x 2.15	7'0" x 7'1"
Total internal area	**92.1 m²**	**991 sqft**

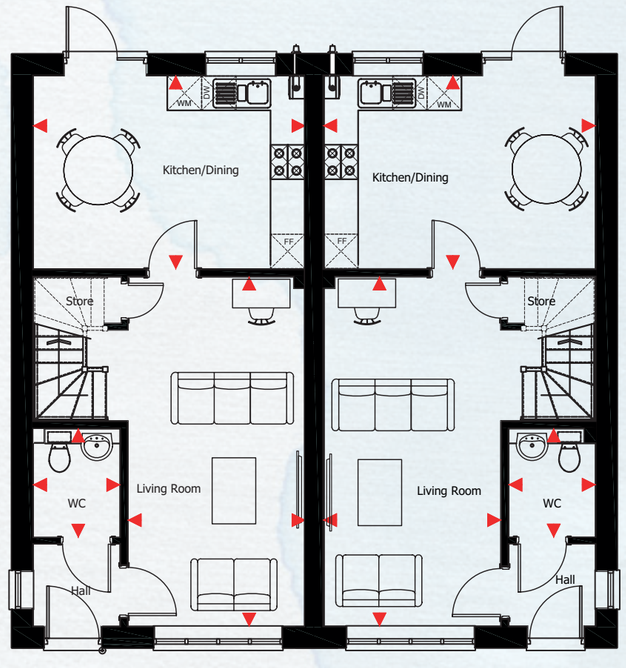


AI generated image

FIRST FLOOR



GROUND FLOOR



*No window to entrance hallway.

Kitchen layout is indicative and maybe subject to change.

Key

FF	Fridge freezer
WM	Washing machine
DW	Dishwasher

HOUSE TYPE P
(PLOTS 4*, 5, 12 & 13*)

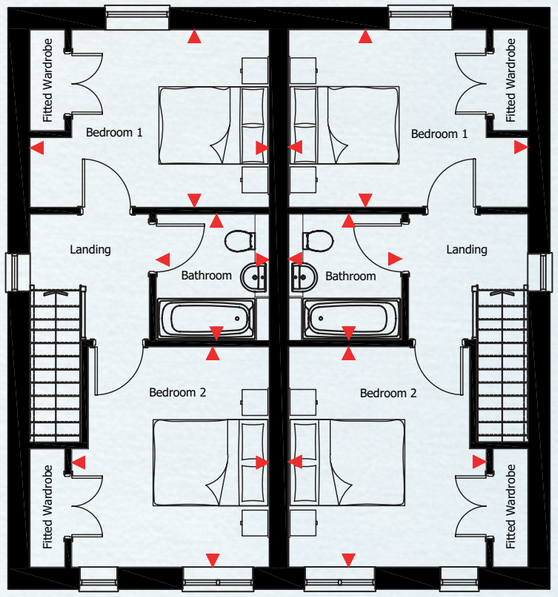
SEMI-DETACHED 2 BEDROOM HOUSE

Room	Metres	Feet/Inches
Living Room	3.13 x 4.37	10'3" x 14'4"
Kitchen/Dining	4.17 x 3.14	13'8" x 10'4"
WC	1.80 x 1.56	5'11" x 5'1"
Bedroom 1	4.17 x 3.09	13'8" x 10'2"
Bedroom 2	3.44 x 3.83	11'4" x 12'7"
Bathroom	1.95 x 2.15	6'5" x 7'1"
Total internal area	**79.4 m²**	**854 sqft**

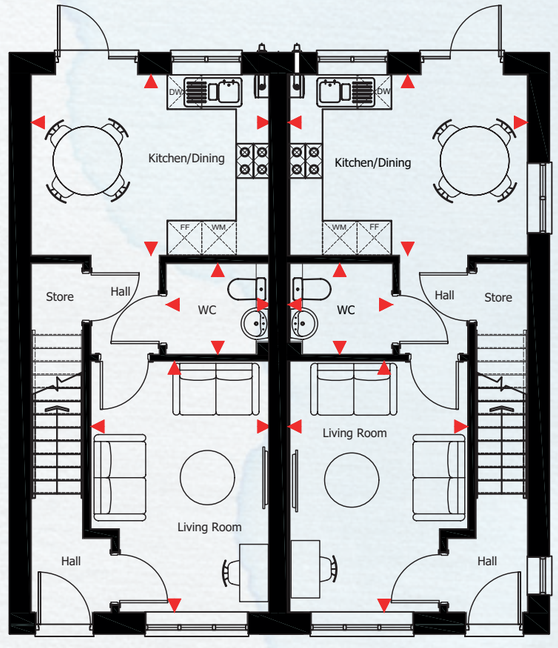


AI generated image

FIRST FLOOR



GROUND FLOOR



*No window to entrance hallway.

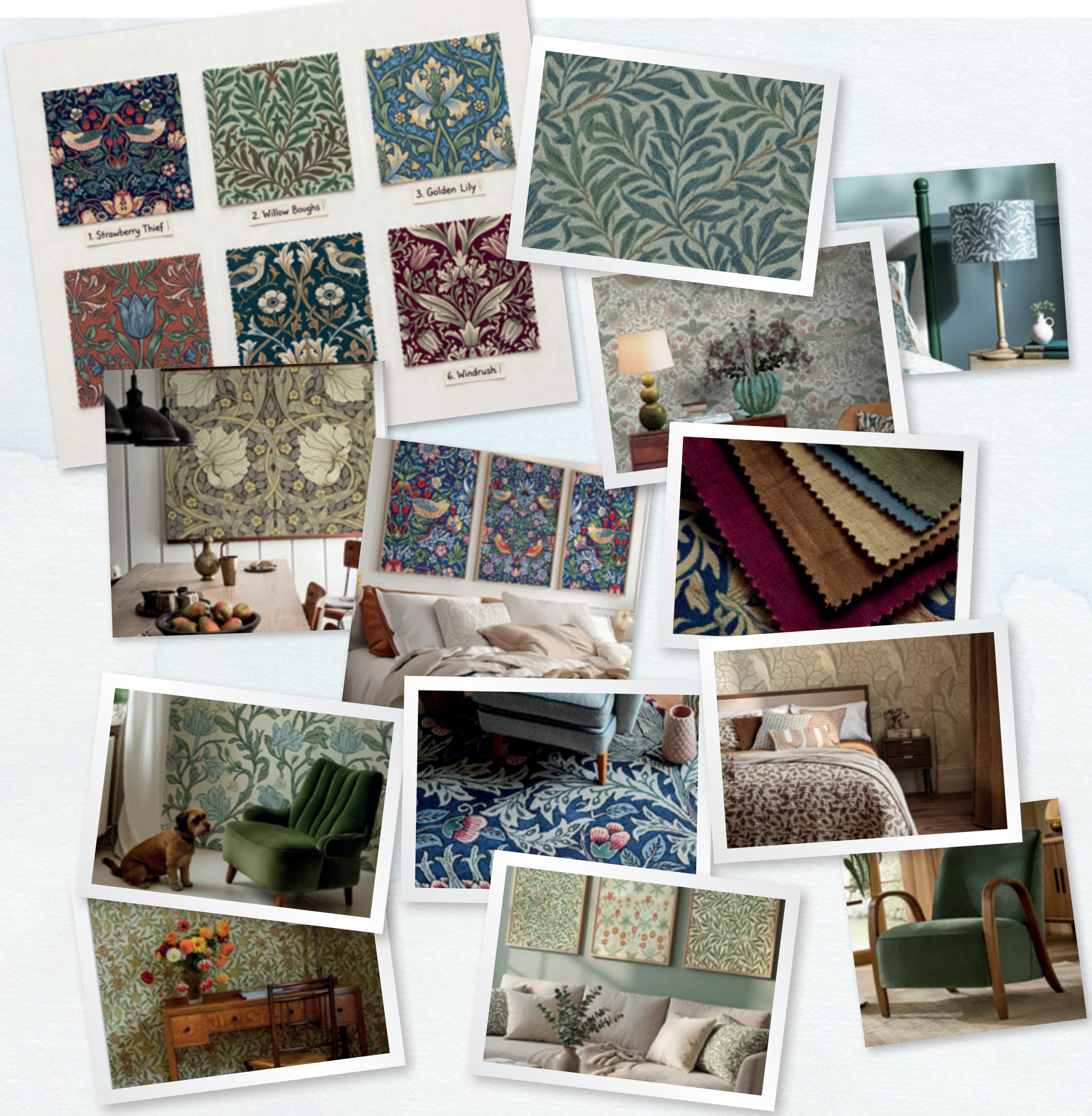
Kitchen layout is indicative and maybe subject to change.

Key

FF	Fridge freezer
WM	Washing machine
DW	Dishwasher



Similar Styled property



THE STORY OF THE ARTS & CRAFTS MOVEMENT

The Arts & Crafts Movement was founded on a simple belief: that good homes begin with natural materials and skilled workmanship. Its architecture reached its height in the Edwardian era, the age of King Edward VII, and it is this heritage that shapes the character of King Edward Gardens.

Well-judged proportions and crafted details give each home its own individuality, while helping the development feel rooted in its village setting.

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SPECIFICATION

			Windows		External		Eco		Internal		Kitchen			En-suite	Storage			Garages/parking				Other
Plot No.	House type	Description	White uPVC windows	Green uPVC windows	Landscaped rear garden	Cycle storage in rear garden	Solar panels	EV car charger	9ft high ceilings	Coving to selected areas of property	Quartz worktops as standard	Built in appliances inc. hob, hood, oven, fridge freezer, washer / dryer & dishwasher	Utility room	Ensuite bathroom to master bedroom	Understairs storage (plots 20 & 35 ground floor storage)	Built In wardrobes to master bedroom	Built In wardrobes to second bedroom	Double garage with electric garage door	Single garage with electric garage door	2 x parking spaces	1 x parking space	Lift to 1st & 2nd floor
1	Type J	4 Bed detached house	■		■	■	■	■	■	■		■	■	■	■	■	■		■			
2	Type O	3 Bed semi-detached house	■		■	■	■	■				■		■	■	■	■			■		
3	Type O	3 Bed semi-detached house	■		■	■	■	■				■		■	■	■	■			■		
4	Type P	2 Bed semi-detached house	■		■	■	■	■				■			■	■	■			■		
5	Type P	2 Bed semi-detached house	■		■	■	■	■				■			■	■	■			■		
6	Apartment	2 Bed apartment – GF	■		■*1	■	■	■				■				■				■		■
7	Apartment	1 Bed apartment – GF	■		■*1	■	■	■				■*2				■					■	■
8	Apartment	2 Bed apartment – FF	■		■*1	■	■	■				■				■				■		■
9	Apartment	1 Bed apartment – FF	■		■*1	■	■	■				■*2				■					■	■
10	Apartment	2 Bed apartment – SF	■		■*1	■	■	■				■				■				■		■
11	Apartment	1 Bed apartment – SF	■		■*1	■	■	■				■*2				■					■	■
12	Type P	2 Bed semi-detached house	■		■	■	■	■				■			■	■	■			■		
13	Type P	2 Bed semi-detached house	■		■	■	■	■				■			■	■	■			■		
14	Type O	3 Bed semi-detached house	■		■	■	■	■				■		■	■	■	■			■		
15	Type O	3 Bed semi-detached house	■		■	■	■	■				■		■	■	■	■			■		
16	Type H	3 Bed semi-detached house	■		■	■	■	■	■	■		■	■	■	■	■				■		
17	Type H	3 Bed semi-detached house	■		■	■	■	■	■	■		■	■	■	■	■				■		
18	Type A	4 Bed detached house	■		■		■	■	■	■	■	■	■	■	■	■	■	■				

All houses will benefit from a downstairs cloakroom, a choice of kitchen and tiling from our selected range (subject to build stage), white painted doors with chrome ironmongery, chrome light switches and plugs, recessed downlighters to kitchen area and bathrooms, gas central heating with zoned heating control, burglar alarm, outside taps and fibre connection to all properties. As a gift from Paul Newman New Homes, every house will have a scented rose plant and fruit tree planted.

■*1 - Shared landscaped area

■*2 - No dishwasher

SPECIFICATION
CONTINUED

			Windows		External		Eco		Internal		Kitchen			En-suite	Storage			Garages/parking				Other
Plot No.	House type	Description	White uPVC windows	Green uPVC windows	Landscaped rear garden	Cycle storage in rear garden	Solar panels	EV car charger	9ft high ceilings	Coving to selected areas of property	Quartz worktops as standard	Built in appliances inc. hob, hood, oven, fridge freezer, washer / dryer & dishwasher	Utility room	Ensuite bathroom to master bedroom	Understairs storage (plots 20 & 35 ground floor storage)	Built In wardrobes to master bedroom	Built In wardrobes to second bedroom	Double garage with electric garage door	Single garage with electric garage door	2 x parking spaces	1 x parking space	Lift to 1st & 2nd floor
19	Type B	3 Bed detached bungalow		■	■		■	■	■	■		■		■	■	■	■		■			
20	Type E	2 Bed detached bungalow		■	■		■	■	■	■		■		■	■	■	■		■			
21	Type F	3 Bed detached house	■		■		■	■	■	■		■	■	■	■	■	■		■			
22	Type J	4 Bed detached house	■		■	■	■	■	■	■		■	■	■	■	■	■		■			
23	Type H	3 Bed semi-detached house	■		■	■	■	■	■	■		■	■	■	■	■				■		
24	Type H	3 Bed semi-detached house	■		■	■	■	■	■	■		■	■	■	■	■				■		
25	Type G	2 Bed end of terrace house	■		■	■	■	■	■	■		■			■	■	■			■		
26	Type G	2 Bed end of terrace house	■		■	■	■	■	■	■		■			■	■	■			■		
27	Type H	3 Bed end of terrace house	■		■	■	■	■	■	■		■	■	·	■	■				■		
28	Type J	4 Bed detached house	■		■	■	■	■	■	■		■	■	■	■	■	■		■			
29	Type F	3 Bed detached house	■		■		■	■	■	■		■	■	■	■	■	■		■			
30	Type K	4 Bed detached house	■		■	■	■	■	■	■	■	■	■	■	■	■	■		■			
31	Type A	4 Bed detached house	■		■		■	■	■	■	■	■	■	■	■	■	■	■				
32	Type K	4 Bed detached house	■		■	■	■	■	■	■	■	■	■	■	■	■	■		■			
33	Type F	3 Bed detached house	■		■		■	■	■	■		■	■	■	■	■	■		■			
34	Type F	3 Bed detached house	■		■		■	■	■	■		■	■	■	■	■	■		■			
35	Type E	2 Bed detached bungalow		■	■		■	■	■	■		■		■	■	■	■		■			

All houses will benefit from a downstairs cloakroom, a choice of kitchen and tiling from our selected range (subject to build stage), white painted doors with chrome ironmongery, chrome light switches and plugs, recessed downlighters to kitchen area and bathrooms, gas central heating with zoned heating control, burglar alarm, outside taps and fibre connection to all properties. As a gift from Paul Newman New Homes, every house will have a scented rose plant and fruit tree planted.

■*1 - Shared landscaped area

■*2 - No dishwasher

A WORD FROM OUR DEVELOPER

PAUL NEWMAN

Our developments are bespoke to each and every location





King Charles III, with Paul Newman at the opening of our site at Upton, Northampton which was designed in conjunction with the Princes Trust.

Paul Newman began his career in Dublin, making a name for himself building high-quality new houses and apartments during the city's development boom of the 1990s. He later moved to the UK, where he has established a track record for creating distinctive, market-leading, award-winning new homes across the south east of England.

In today's housing market design has become less important. It's true we need substantially more homes as the population increases, and build numbers have been inadequate over the last fifty years.

Design is important to us, and our aim at Paul Newman New Homes is to create desirable homes; somewhere where you can escape and can feel cosy and very comfortable. The homes at King Edward Gardens include elevations and design details from the Edwardian period. The well thought out layout and feeling of space is helped by higher floor to ceiling height on the ground floor of many of the properties.

I believe in offering a quality product, and I choose all building materials and fittings, as if I was building for myself. Our homes are energy efficient and all will have an EPC rating of either A or a very high B. All properties will benefit from an electric car charger and solar panels.

Do have a look at what we have previously built, as I believe our homes stand the test of time.



WOODBERRY, OXLEY PARK TESTIMONIALS



"Paul Newman New Homes have made the process so easy and we absolutely love this house. The standard and quality of the build is so high – people always comment on how nice it is when they visit. We feel so lucky that we're here.

When you look at the rest of the market, I don't think you would ever get the amount of space we've got – or the quality and the standard of what the house's build and finishes. Or find people so easy to buy with; they're a really good developer with nice people."

"What we love most about this house the most is flexibility and longevity. We can make it work for us right now, but we can absolutely see ourselves five years down the line, with a family. For example, we have a study for now that we could make a nursery in the future."

"We moved in two years ago and we absolutely love it. I almost can't see myself living somewhere else. After we moved in, I felt like I could live in this house for the rest of my life. It doesn't feel like the stereotypical new build, it's a really nice house with its own identity."



"As first-time buyers, Paul Newman New Homes were so nice and easy to work to with. The process was really low pressure and they made sure that the home we ended up with was the right one for us."

FORESTERS, NEW BRADWELL TESTIMONIALS



"When we viewed the property, we were impressed by the finishes straight away. They really stood out to us. I looked at other new-builds and I just wasn't as impressed with the finishing. The finishing in my home stood out so much, I knew I could trust the developer. For example, I really liked the tiling in the bathroom. I loved the finish in the kitchen as well."

"The moving in process was like white glove service, including the guides that detailed everything for me. There's always someone available to help at Paul Newman, even for the small things. I needed some help fitting a washing machine for example, and Richard was around sorting it straight away. After you've moved in, they're still there to help you."

"My house is really energy efficient, which brings the overall cost of the house down. The smart meter makes sure the house powers down in the day and only warms up when I need it, so I don't worry about my energy bills at all because the house maintains heat so well and is cool in the summer. I've also been able to buy an electric car because of the EV charging point that came with the house. And the solar panels help too."

DESIGNED BY ARCHITECTS, BUILT BY EXPERTS

Developments built by Paul Newman New Homes blend seamlessly with their surroundings and are finished to an exceptional standard.

Whether you choose a house or an apartment, you'll enjoy a bright, stylish home with modern features as standard. Thoughtfully designed layouts ensure both function and character, while high standards of security, safety, and energy efficiency provide peace of mind.

Built to last and backed by a 10-year structural warranty, our homes are designed for today and built for tomorrow – evolving with you.

Sharman Quinney

To find out more contact Sharman Quinney:

+44 (0)1832 735 589 | sharmanquinney.co.uk

PAUL NEWMAN NEW HOMES

paulnewmannewhomes.co.uk

Recent developments by Paul Newman New Homes



Ladbroke Grove, Milton Keynes



Balholm, Medbourne

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PAUL NEWMAN
NEW HOMES