

# WESTHILL

KETTERING

A STUNNING COLLECTION OF  
1, 2, 3 & 4 BEDROOM HOMES



**TILIA**  
HOMES

## Welcome to Westhill

Westhill is a new community of varied townscapes set West of Kettering, just 1.3 miles from the town centre. With excellent shopping, travel connections, varied education and open countryside, Westhill has something for everyone.

This is the final phase of the popular Westhill community.



Kettering Wicksteed Park aerial view

## Education

From Hall Meadow Primary to Tresham College for young adults, students have an excellent choice of local education in Kettering, and all within a 3-mile radius.

### Hall Meadow Primary School

Collaborating closely with parents, Hall Meadow prides itself on educating the child in a healthy, friendly environment. With sporting facilities and support, children are happy to flourish.

### Bishop Stopford School

Only 1.6 miles from Westhill, Bishop Stopford School has an outstanding reputation for secondary education. It provides high-quality education for every student to reach their potential.

### Tresham College

This vibrant and modern college is firmly planted in the 21st century with its impressive campus. It offers a huge range of full and part-time courses as well as a dedicated sixth form academy providing academic excellence.



Although the schools listed above are nearby, we cannot guarantee admission.



## Connections

Good transport links to nearby towns, cities and further afield.



Destinations by car

5  
min

Town Centre  
1.3 miles

19  
min

Corby  
10 miles

27  
min

Northampton  
16.2 miles



Destinations by train  
Kettering Station

7  
min

Wellingborough

23  
min

Leicester

56  
min

London St Pancras



## Your nearest transport links



Kettering  
Station



A14



Luton  
Airport

### Up to 2 Miles

- 01. Cultural Quarter
- 02. Kettering Golf Club
- 03. Kettering Station
- 04. Kettering General Hospital

### Up to 5 Miles

- 05. Wicksteed Park
- 06. Tesco Extra Superstore
- 07. Kettering Retail Park
- 08. Rothwell

### Up to 10 Miles

- 09. Boughton House
- 10. Wellingborough
- 11. Sywell Aviation Museum
- 12. West Lodge Rural Centre
- 13. Corby International Pool

### Up to 25 Miles

- 14. Northampton
- 15. M1
- 16. Rushden Lakes Shopping Centre
- 17. Grafham Water





# The benefits of buying new

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.



## Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Schemes

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



## Personalise your home

You can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



## Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

Be the first to live in the property. It's brand new – and all yours!

\*Available only at specified stages of build.

# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



## Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



# Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to [tiliahomes.co.uk](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. June 2023.



# WESTHILL

## KETTERING

This charming collection of 91 new build homes in Kettering, Northamptonshire, brings a range of spacious and stylish homes to first-time buyers, downsizers and growing families alike.



### 1 & 2 Bedroom Maisonettes

- The Eden
- The Sian

### 2 Bedroom Bungalow

- The Bradley

### 2 Bedroom Homes

- The Hinton
- The Rosedene

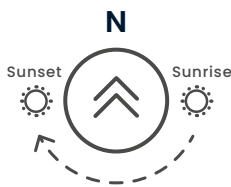
### 3 Bedroom Homes

- The Alderley
- The Bembridge
- The Derwent
- The Dunstable
- The Melford

### 4 Bedroom Homes

- The Alfriston

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Site plan is not to scale. Please speak to a Sales Executive for more details. March 2024.



— Affordable Homes



# 1 & 2 bedroom Maisonette

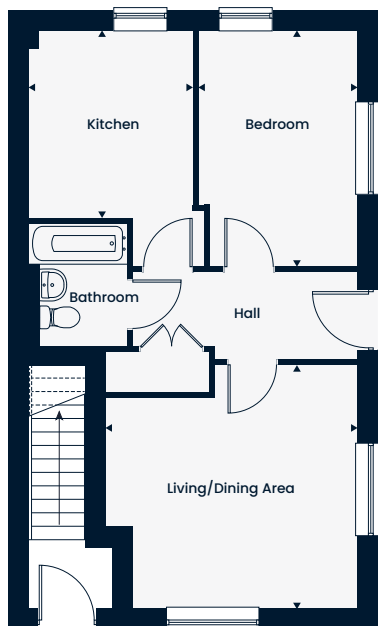


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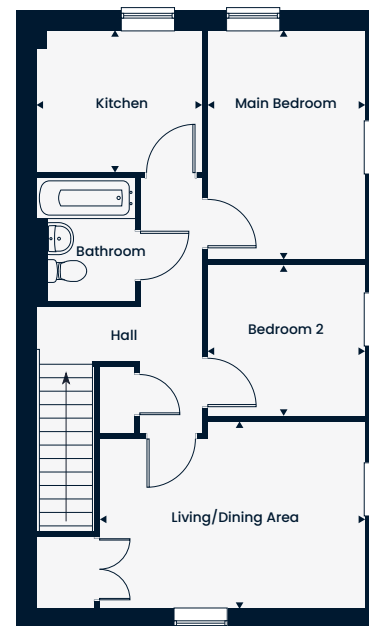
## 1 & 2 bedroom Maisonette

A lovely maisonette with two homes in one unit – the ground floor features a 1 bedroom home and the first floor a 2 bedroom home. Both offer an open-plan living/dining area, separate kitchen and family bathroom.



**The Eden**  
**Plots 443, 451 & 459**

Kitchen	4.06m x 2.82m   13'4" x 9'3"
Living/Dining Area	4.30m x 4.17m   14'1" x 13'8"
Bedroom	4.05m x 2.70m   13'3" x 8'10"
<b>Total Area</b>	<b>530 sq. ft.</b>



**The Sian**  
**Plots 444, 452 & 460**

Kitchen	2.82m x 2.44m   9'3" x 8'
Living/Dining Area	4.55m x 3.21m   14'11" x 10'6"
Main Bedroom	3.93m x 2.70m   12'10" x 8'10"
Bedroom 2	2.70m x 2.57m   8'10" x 8'5"
<b>Total Area</b>	<b>600 sq. ft.</b>

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# The Bradley

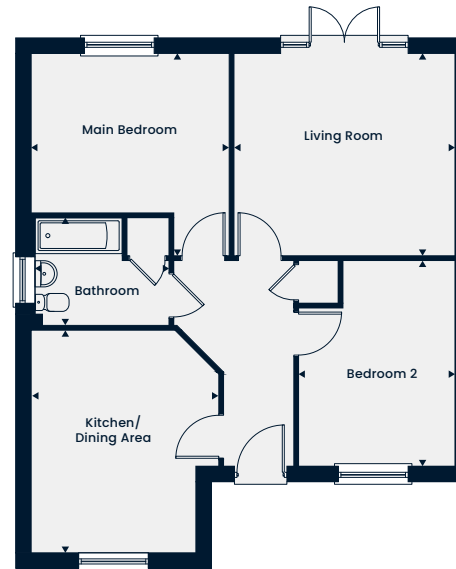
## 2 Bedroom Home



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A charming two bedroom bungalow featuring a modern kitchen/dining area, a separate living room and two good-sized bedrooms with easy access to the family bathroom.



### Ground Floor

Kitchen/Dining Area	4.30m x 3.63m   14'2" x 11'11"
Living Room	4.28m x 3.92m   14'0" x 12'10"
Main Bedroom	3.83m x 3.08m   12'7" x 10'1"
Bedroom 2	3.98m x 3.02m   13'10" x 9'11"
Bathroom	2.61m x 2.10m   8'6" x 6'10"



# The Hinton

## 2 Bedroom Home



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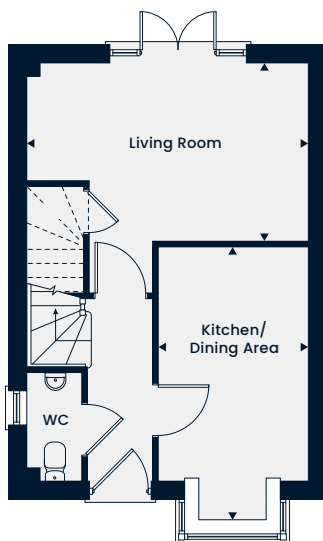


# The Hinton

## 2 Bedroom Home

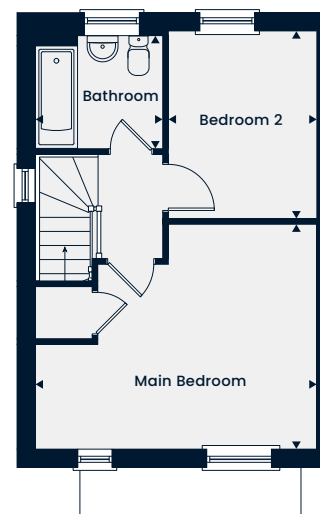
Total Area 691 sq. ft.

A well-proportioned two bedroom home featuring a kitchen/dining area with a bay window allowing for plenty of natural light, and a separate living room to the ground floor. The first floor consists of the main bedroom, a second bedroom and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.52m x 2.48m   14'10" x 8'1"
Living Room	4.61m x 2.93m   15'1" x 9'7"



### First Floor

Main Bedroom	4.61m x 3.70m   15'1" x 12'1"
Bedroom 2	3.08m x 2.43m   10'1" x 7'11"
Bathroom	2.08m x 1.92m   6'9" x 6'3"

WC – Cloakroom

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# The Rosedene

## 2 Bedroom Home



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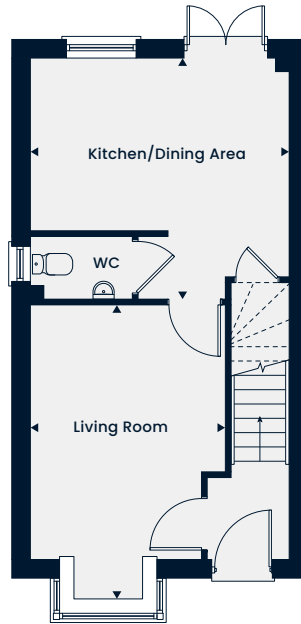


# The Rosedene

## 2 Bedroom Home

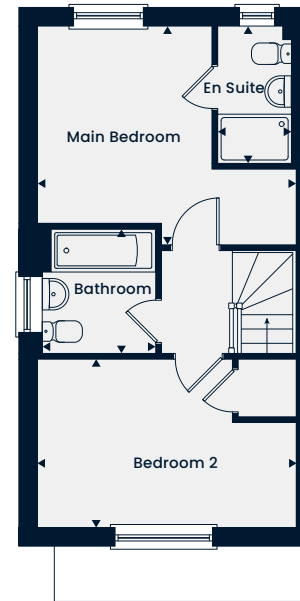
Total Area 735 sq. ft.

A delightful two bedroom home featuring an open-plan kitchen/dining area with double doors leading out to the garden and a separate living room. Upstairs features the main bedroom with an en suite, a further bedroom and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.16m x 3.89m   13'7" x 12'9"
Living Room	4.79m x 3.13m   15'8" x 10'3"



### First Floor

Main Bedroom	4.16m x 3.53m   13'7" x 11'7"
En Suite	2.21m x 1.20m   7'3" x 3'11"
Bedroom 2	4.16m x 2.71m   13'7" x 8'10"
Bathroom	2.02m x 1.90m   6'7" x 6'2"

WC – Cloakroom

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# The Bembridge

3 Bedroom Home



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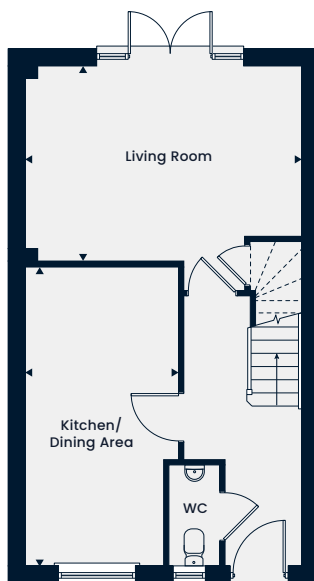


# The Bembridge

## 3 Bedroom Home

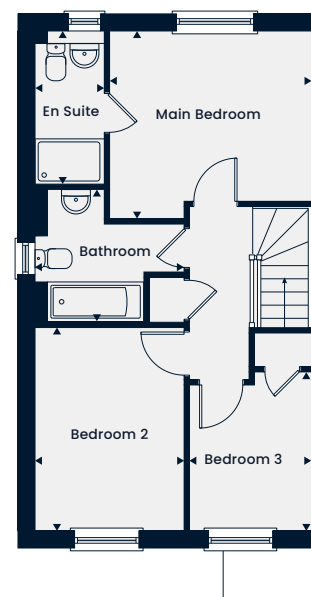
Total Area 915 sq. ft.

The Bembridge is a delightful three bedroom home featuring a spacious living room, with double doors leading out to the garden and a large open-plan kitchen/dining area. Upstairs, there is a main bedroom with an en suite, two further good-sized bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.26m x 2.68m   17'3" x 8'9"
Living Room	4.83m x 3.43m   15'10" x 11'3"



### First Floor

Main Bedroom	3.54m x 3.29m   11'7" x 10'9"
En Suite	2.68m x 1.20m   8'9" x 3'11"
Bedroom 2	3.57m x 2.61m   11'8" x 8'7"
Bedroom 3	2.78m x 2.13m   9'1" x 7'0"
Bathroom	2.61m x 2.34m   8'7" x 7'8"

WC – Cloakroom

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# The Derwent

3 Bedroom Home



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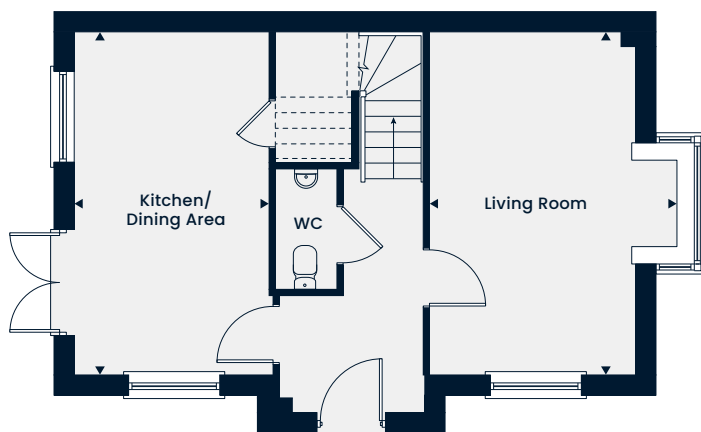


# The Derwent

## 3 Bedroom Home

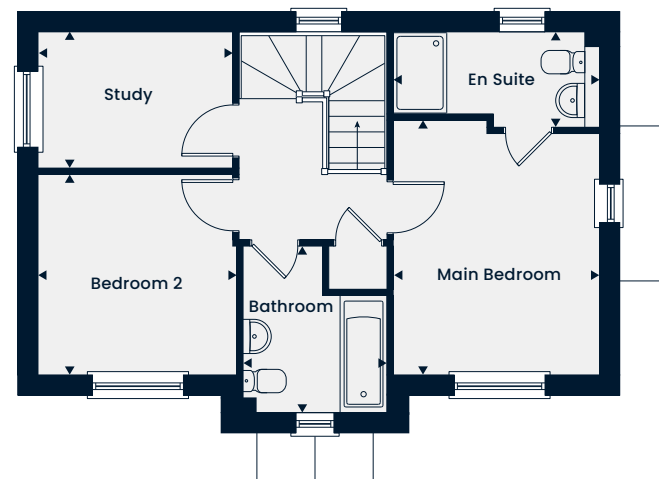
Total Area 946 sq. ft.

A delightful three bedroom home featuring a living room with a bay window allowing for plenty of natural light and a separate kitchen/dining area with double doors leading out to the garden. Upstairs, you'll find the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.07m x 2.88m   16'7" x 9'5"
Living Room	5.07m x 3.73m   16'7" x 12'3"



### First Floor

Main Bedroom	3.78m x 3.05m   12'5" x 10'0"
En Suite	3.05m x 1.40m   10'0" x 4'7"
Bedroom 2	2.97m x 2.94m   9'9" x 9'8"
Bedroom 3	2.88m x 2.01m   9'5" x 6'7"
Bathroom	2.46m x 2.15m   8'0" x 7'0"

WC – Cloakroom

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# The Dunstable

## 3 Bedroom Home



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# The Dunstable

## 3 Bedroom Home

Total Area 947 sq. ft.

A delightful three bedroom home that benefits from a spacious living area and an open-plan kitchen/dining area with double doors leading out to the garden. On the first floor is the main bedroom with an en suite and two further bedrooms with easy access to the family bathroom.



### Ground Floor

Kitchen/Dining Area	5.18m x 2.78m   17'0" x 9'1"
Living Area	5.18m x 4.93m   17'0" x 16'2"



### First Floor

Main Bedroom	3.89m x 3.22m   12'9" x 10'6"
En Suite	2.41m x 1.46m   7'10" x 4'9"
Bedroom 2	2.98m x 2.90m   9'9" x 9'6"
Bedroom 3	4.17m x 2.11m   13'8" x 6'11"
Bathroom	2.62m x 1.85m   8'7" x 6'0"

WC – Cloakroom

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# The Melford

## 3 Bedroom Home



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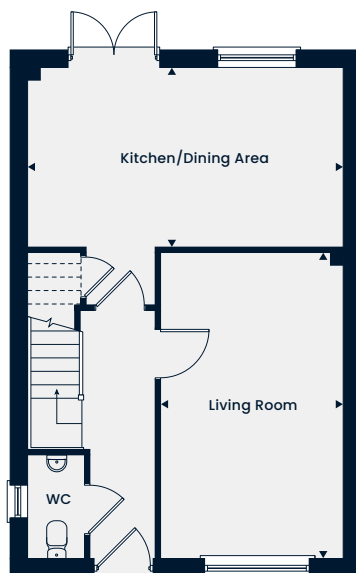


# The Melford

## 3 Bedroom Home

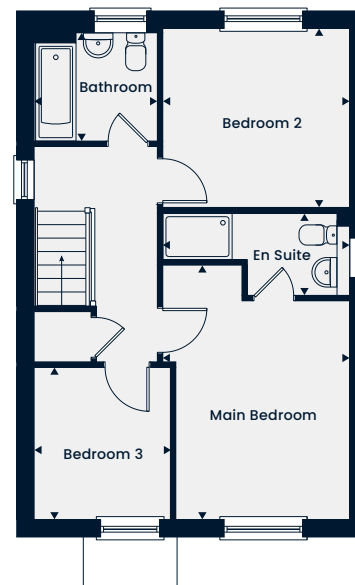
Total Area 984 sq. ft.

A well-proportioned three bedroom home featuring a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room. Upstairs, is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.41m x 3.07m   17'8" x 10'0"
Living Room	5.27m x 3.13m   17'3" x 10'3"



### First Floor

Main Bedroom	4.37m x 3.21m   14'4" x 10'6"
En Suite	3.21m x 1.42m   10'6" x 4'8"
Bedroom 2	3.21m x 3.07m   10'6" x 10'0"
Bedroom 3	2.61m x 2.33m   8'6" x 7'7"
Bathroom	2.10m x 1.87m   6'10" x 6'1"

WC – Cloakroom

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# The Alderley

## 3 Bedroom Home



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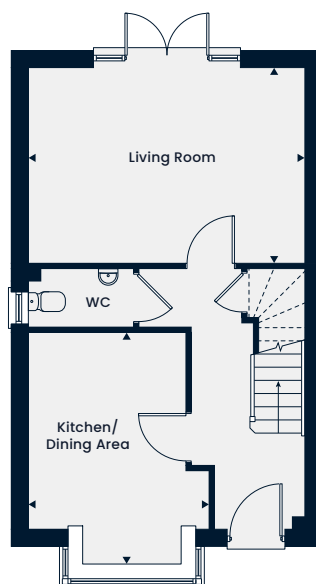


# The Alderley

## 3 Bedroom Home

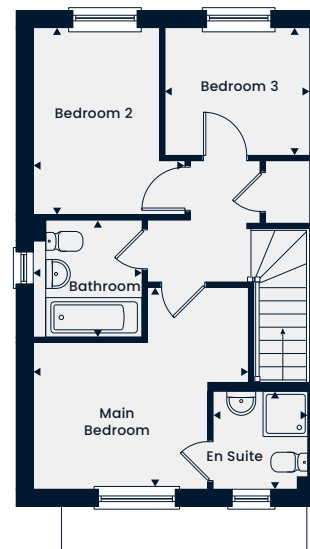
Total Area 858 sq. ft.

The Alderley is a lovely three bedroom home. The ground floor features a living room and a spacious kitchen/dining area with a bay window. A cloakroom and handy storage cupboard complete the ground floor. Upstairs, there is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.14m x 3.17m   13'7" x 10'5"
Living Room	4.84m x 3.43m   15'10" x 11'3"



### First Floor

Main Bedroom	3.78m x 3.54m   12'5" x 12'4"
En Suite	1.71m x 1.68m   5'7" x 5'6"
Bedroom 2	3.35m x 2.65m   11'0" x 8'8"
Bedroom 3	2.53m x 2.23m   8'3" x 7'3"
Bathroom	2.07m x 1.90m   6'9" x 6'2"

WC – Cloakroom

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# The Alfriston

4 Bedroom Home



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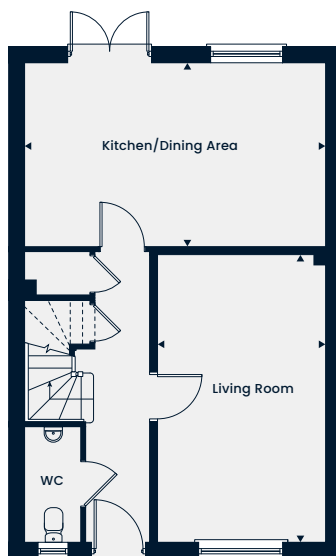


# The Alfriston

## 4 Bedroom Home

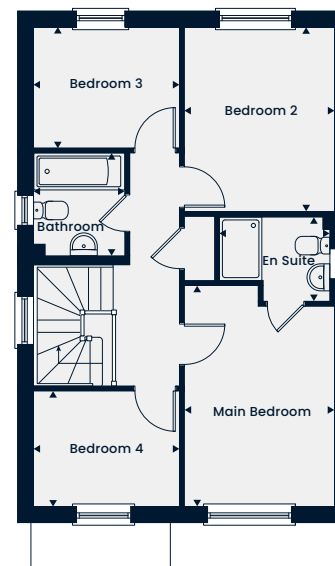
Total Area 1,093 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is the main bedroom featuring an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.63m x 3.45m   18'5" x 11'4"
Living Room	5.41m x 3.15m   17'9" x 10'4"



### First Floor

Main Bedroom	4.15m x 2.81m   13'7" x 9'2"
En Suite	2.09m x 1.59m   6'10" x 5'2"
Bedroom 2	3.46m x 2.81m   11'4" x 9'2"
Bedroom 3	2.73m x 2.26m   8'11" x 7'5"
Bedroom 4	2.73m x 2.16m   8'11" x 7'1"
Bathroom	1.95m x 1.70m   6'5" x 5'7"

WC – Cloakroom

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# TILIA HOMES

## YOUR NEW HOME SPECIFICATION



For more information visit: [tiliahomes.co.uk](http://tiliahomes.co.uk)



# Specifications

Kitchen	2 & 3 bedrooms	4 bedrooms	5 bedrooms
Choice of kitchen units with soft-close drawers and doors*	✓	✓	✓
Choice of worktops 40mm with matching upstand to kitchen and utility room	✓	✓	✓
Stainless steel single bowl sink with mixer tap to kitchen	✓		
Stainless steel one and a half bowl sink with mixer tap to kitchen		✓	✓
Integrated fridge freezer			✓
Integrated dishwasher			✓
Integrated washing machine			✓
Stainless steel four-ring gas hob	✓	✓	
Stainless steel five-ring gas hob			✓
Under counter single oven	✓		
Built-in double oven		✓	✓

Electrical			
TV points to living room, main bedroom, kitchen/dining area and/or kitchen**	✓	✓	✓
BT telephone points to: living room, main bedroom, study/family area	✓	✓	✓
Chrome downlights to bathrooms and en suites	✓	✓	✓
Chrome downlights to kitchen/utility			✓

Bathroom & En Suite			
Choice of wall tiles*	✓	✓	✓
White sanitaryware	✓	✓	✓
Chrome heated towel rails in bathrooms and en suites	✓	✓	✓

Internal Features			
All ceilings and walls finished in white emulsion	✓	✓	✓
All woodwork finished in white gloss	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓	✓
Gas-fired central heating, Ideal condensing boiler with hot water cylinder†		✓	✓
Gas-fired Ideal combi-boiler	✓		
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓	✓

External Features			
Double-glazed uPVC windows and double doors	✓	✓	✓
Chrome-effect door furniture to front door	✓	✓	✓
Front gardens to be finished in accordance with the landscape schedule	✓	✓	✓
Outside light location adjacent to the front door and wiring only to rear door	✓	✓	✓
Rear gardens to be tidied, rotovated and graded	✓	✓	✓
Garages – up and over doors. Sockets and ceiling lights provided to garages within curtilage only	✓	✓	✓

10-year NHBC warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. \*Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. \*\*Please note TV points are provided – purchaser to arrange own connection including aerial. †Alfriston and Arlington have a gas-fired combi-boiler. Photography is indicative only. May 2022.



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