



# Hanbury Gardens

CHURCH LANGTON





As one of the five villages collectively known as 'The Langtons' and nestling comfortably in the rolling South Leicestershire countryside which stretches from the Welland Valley to nearby Langton Caudle, Church Langton sits proudly amid its neighbours.

As its name suggests Church Langton is home to a fine church, St. Peters, which dates back to the 13th century. Revd William Hanbury's arrival in 1753, hugely impacted the village, and through his work ethic, generosity, vision, and contributions to society, founded the Hanbury Charity. To raise funds, it was he who orchestrated the use of St. Peters as the venue for the first ever performance of Handel's 'Messiah' in an English parish church.

Church Langton in the present day, has a well-supported community

hall funded by the Hanbury Charity, a preschool/kindergarten and 'The Langton Arms' a public house and restaurant with an excellent reputation, which help meet the social needs of this vibrant community.

The village has its own established primary school, rated 'Good' by OFSTED, which has strong and successful links with local state secondary schools, many of which are similarly rated. Those seeking private education establishments however, will find highly-regarded examples within easy reach; notably in Uppingham, Oakham and Leicester Grammar School.

The Langtons are reached via nearby Melton Road, the B6047, which connects the two market towns of Melton Mowbray with its weekly farmers' market (19 miles), and delightful Market Harborough

(4 miles) which offers a good range of well-known and independent shops, as well as a market, a theatre, a medical centre, a hospital and restaurants and bars to suit all tastes.

Regular trains run North and South from Market Harborough station with travelling times to London St. Pancras of under 55 minutes, making the area an excellent location for those wishing to travel regularly to the capital for leisure or work purposes. Leicester and Peterborough are easily accessible via the A47 and the A14 while the M1 and the M6 motorways provide ready access to London and Birmingham.

A true reflection of 'England's green and pleasant land' Church Langton is, for potential home buyers, one of the most sought after villages in the region.





KIBWORTH GOLF CLUB



LANGTONS CRICKET CLUB



NEARBY MARKET HARBOROUGH



SAINT PETER'S CHURCH



RUTLAND WATER



THE RED LION GREAT BOWDEN



CHURCH LANGTON PRIMARY SCHOOL



FLY FISHING AT THE EYEBROOK RESERVOIR



TO MARKET HARBOROUGH



THE OLD RECTORY, CHURCH LANGTON



THE NEVILL ARMS, MEDBOURNE



LANGTON CAUDLE





Market Harborough	4.5
Uppingham	12
Corby	13
Leicester	14
Northampton	23
Nottingham	41
London	90

■ Distances from Church Langton in miles (approx)

### Location

Church Langton is situated on the B6047 road close to the market town of Market Harborough.

The properties can be found entering the village of Church Langton via Church Causeway.

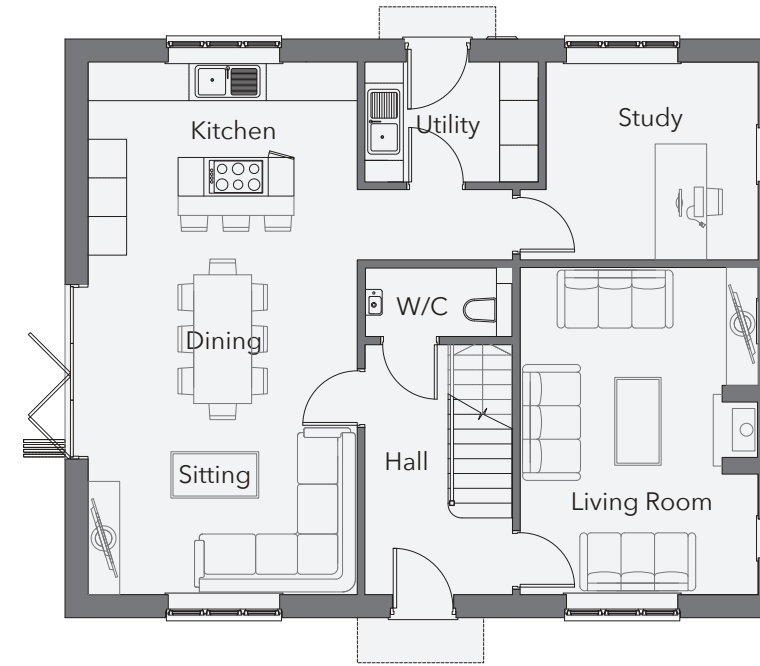
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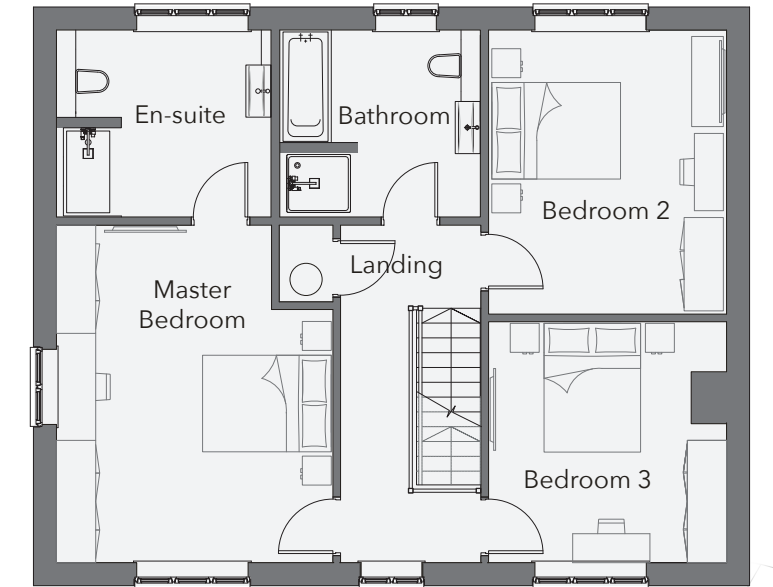


# PLOT 1

Hanbury Gardens  
CHURCH LANGTON



Kitchen/Dining/Sitting	4.2 x 8.4
Utility	2.7 x 1.9
Living Room	3.8 x 5.1
Study	3.4 x 3.1
W/C	2.3 x 1.0
Garage	3.1 x 7.0



Master Bedroom	4.4 x 5.3
En-suite	3.4 x 3.0
Bedroom 2	3.8 x 4.5
Bedroom 3	3.8 x 3.8
Family Bathroom	3.2 x 3.0

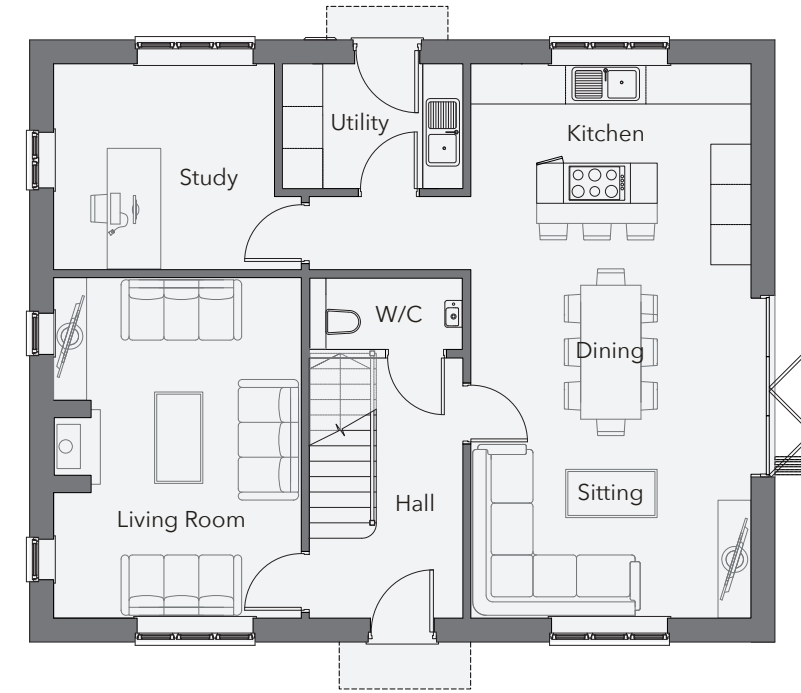




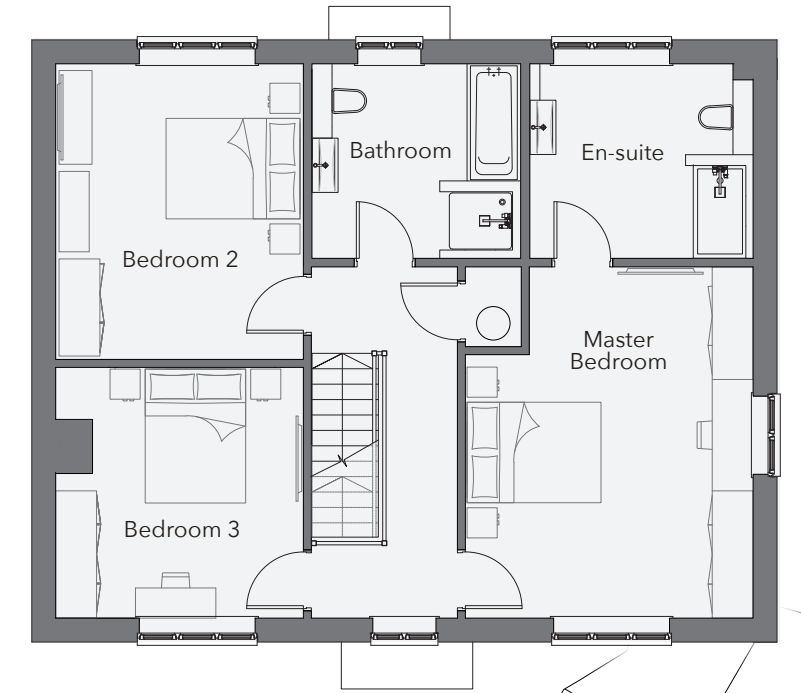


# PLOT 9

Hanbury Gardens  
CHURCH LANGTON



Kitchen/Dining/Sitting	4.2 x 8.4
Utility	2.7 x 1.9
Living Room	3.8 x 5.1
Study	3.4 x 3.1
W/C	2.3 x 1.0
Garage	3.1 x 7.0



Master Bedroom	4.4 x 5.3
Master En-suite	3.4 x 3.0
Bedroom 2	3.8 x 4.5
Bedroom 3	3.8 x 3.8
Family Bathroom	3.2 x 3.0

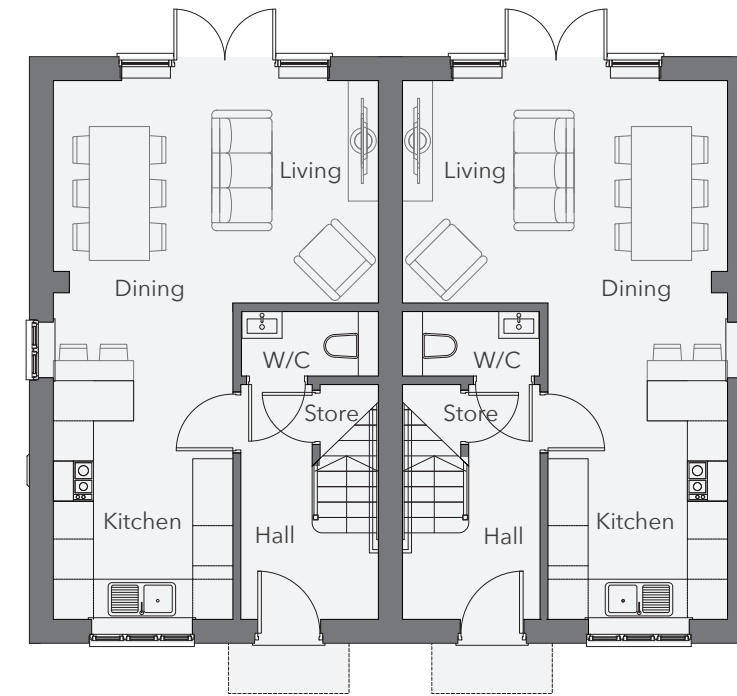




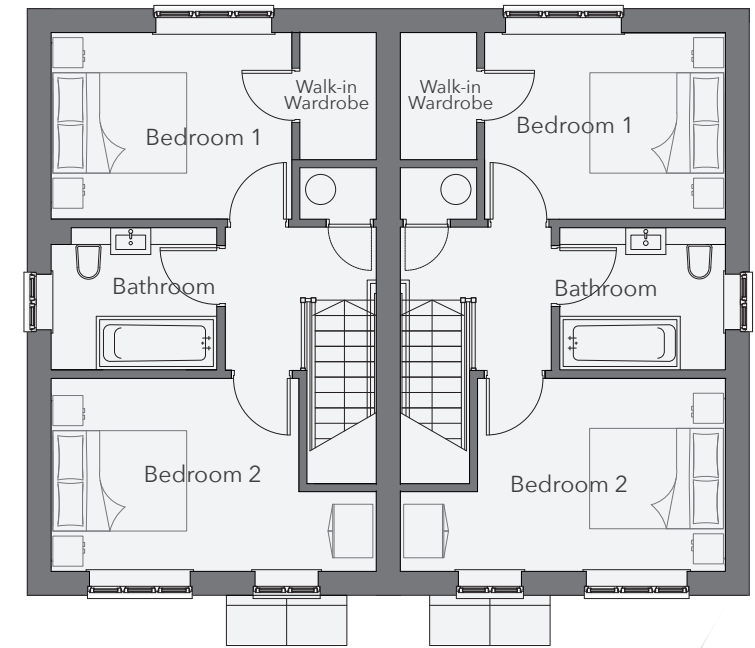


# PLOT 10 & 11

Hanbury Gardens  
CHURCH LANGTON



Kitchen 2.7 x 4.8  
Living/Dining 4.9 x 3.4  
W/C 2.1 x 1.0



Master Bedroom 3.7 x 2.8  
Walk-in Wardrobe 1.2 x 2.0  
Bedroom 2 4.9 x 2.9  
Family Bathroom 2.5 x 2.2





## PLOT 1 & 9 SPECIFICATION

### EXTERNAL CONSTRUCTION:

Main structure to be a highly insulated timber frame system  
Wall materials to be brick  
Roof materials to be slate  
Timber sealed double glazed windows and doors  
Aluminium bi-fold doors to Kitchen/Dining/Sitting Area  
Boundaries in either post & rail, closed timber fencing and/or park railings  
Terrace finished in York style slabs  
Turf laid to the garden  
Traditional block paving to the driveway  
Oak framed garage with electric door  
Garage roof materials to be Rosemary tiles

### INTERNAL FINISHES:

Tiles to the ground floor by Artisans of Devizes  
Carpets to the Living Room, Stairs, Landing & Bedrooms  
Oak newels, handrails and spindles to staircase  
Designer Oak or painted doors with satin stainless or black door furniture  
Contemporary fireplace with oak beam mantle and wood-burner  
Fitted wardrobes to the Master Bedroom  
Decoration to include a Little Greene colour palette to the walls  
White emulsion to the ceilings, and a satin finish to the skirting and architraves  
Garage walls to be white with grey painted floor

### KITCHEN & UTILITY:

Bespoke designer Kitchen and Utility by Alexander Lewis  
Konigstone worktops  
Miele appliances  
Quooker tap  
Integrated waste bins  
Miele laundry machines to the Utility Room

### BATHROOMS:

Designer sanitary and brassware  
Recessed shelving to showers  
Tiles by Artisans of Devizes  
Dual fuel towel rails  
Wall hung toilets with soft close seats  
Vanity units featuring power sockets

### ELECTRICAL & LIGHTING:

Fibre broadband to the premises  
Electric vehicle car charging point  
A combination of LED down lights, pendants and wall lights to the ground floor  
Pendant lighting to the Bedrooms  
LED down lights to the bathrooms with additional wall lights to Master Ensuite, Family Bathroom and W/C  
Satin stainless designer sockets and switches  
External lighting to front doors and terrace areas  
Alarm system  
Wireless access points for Wi-Fi  
Automated garage doors

### HEATING & PLUMBING:

Air source heat pump to provide all heating and hot water  
Under floor heating throughout the property. Each zone controlled by a wall mounted thermostat  
Pressurised hot water cylinder  
Towel rails on a separate circuit for operation during the summer months  
Wood-burner to the Living Room  
Outside tap

### WARRANTY:

A 10 year ICW warranty will be issued on completion



## PLOT 10 & 11 SPECIFICATION

### EXTERNAL CONSTRUCTION:

Main structure to be a highly insulated timber frame system  
Wall materials to be brick  
Roof materials to be slate  
Timber sealed double glazed windows and doors  
French doors to Kitchen/Dining/Living Area  
Boundaries in closed timber fencing  
Terrace finished in York style slabs  
Turf laid to the garden  
Traditional block paving to the driveway

### INTERNAL FINISHES:

Tiles to the ground floor by Artisans of Devizes  
Carpets to the Living Room, Stairs, Landing & Bedrooms  
Oak newels, handrails and spindles to staircase  
Designer Oak or painted doors with satin stainless or black door furniture  
Decoration to include a Little Greene colour palette to the walls  
White emulsion to the ceilings, and a satin finish to the skirting and architraves

### KITCHEN:

Bespoke designer Kitchen by Alexander Lewis  
Konigstone worktops  
Miele appliances  
Quooker tap  
Integrated waste bins  
Miele Washer/Dryer laundry machine

### BATHROOMS:

Designer sanitary and brassware  
Recessed shelving  
Tiles by Artisans of Devizes  
Dual fuel towel rails  
Wall hung toilets with soft close seats  
Vanity units featuring power sockets

### ELECTRICAL & LIGHTING:

Fibre broadband to the premises  
Electric vehicle car charging point  
A combination of LED down lights, and pendants to the ground floor  
Pendant lighting to the bedrooms  
LED down lights to the bathrooms  
Satin stainless designer sockets and switches  
External lighting to front doors and terrace areas  
Alarm system  
Wireless access points for Wi-Fi

### HEATING & PLUMBING:

Air source heat pump to provide all heating and hot water  
Under floor heating throughout the property. Each zone controlled by a wall mounted thermostat  
Pressurised hot water cylinder  
Towel rails on a separate circuit for operation during the summer months  
Outside tap

### WARRANTY:

A 10 year ICW warranty will be issued on completion

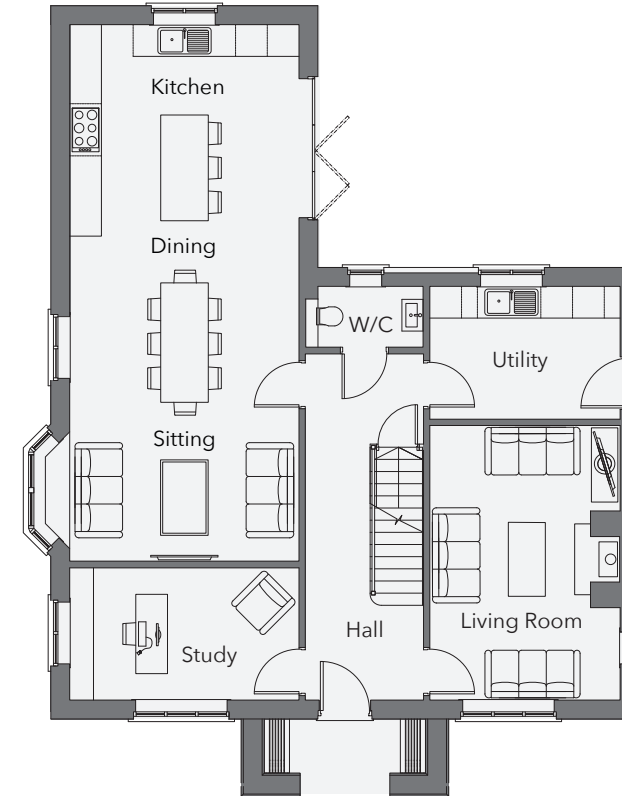




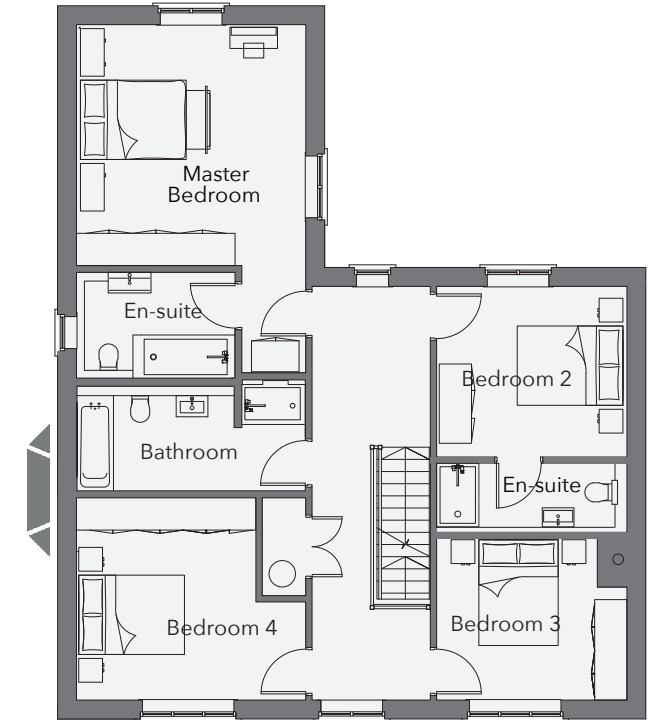


# PLOT 12

Hanbury Gardens  
CHURCH LANGTON



Kitchen/Dining/Sitting	4.4 x 10.2
Utility	3.7 x 2.6
Living Room	3.7 x 5.2
Study	4.4 x 2.6
W/C	2.3 x 1.2
Garage	6.2 x 7.0



Master Bedroom	4.4 x 4.6
Master En-suite	3.1 x 2.1
Bedroom 2	3.7 x 3.3
Bedroom 2 En-suite	3.7 x 1.2
Bedroom 3	3.7 x 3.1
Bedroom 4	4.4 x 3.9
Family Bathroom	4.4 x 2.1

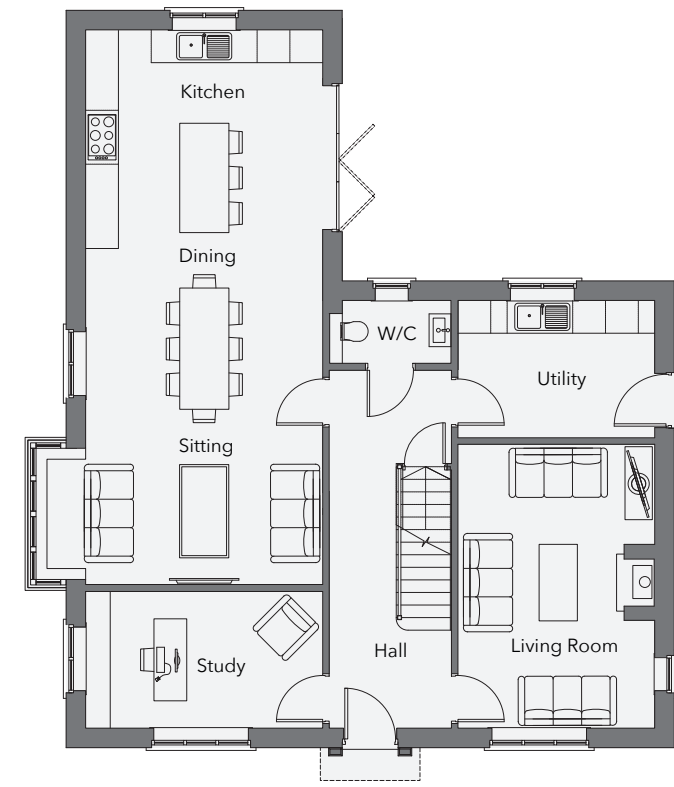




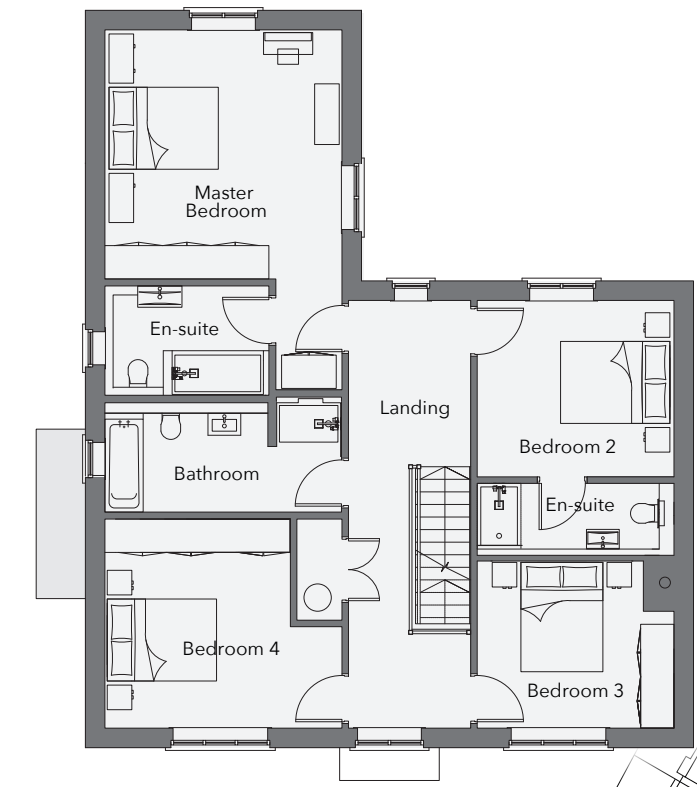


# PLOT 15

Hanbury Gardens



Kitchen/Dining/Sitting	4.4 x 10.2
Utility	3.7 x 2.6
Living Room	3.7 x 5.2
Study	4.4 x 2.6
W/C	2.3 x 1.2
Garage	6.2 x 7.0



Master Bedroom	4.4 x 4.6
Master En-suite	3.1 x 2.1
Bedroom 2	3.7 x 3.3
Bedroom 2 En-suite	3.7 x 1.3
Bedroom 3	3.7 x 3.1
Bedroom 4	4.4 x 3.9
Family Bathroom	4.4 x 2.1

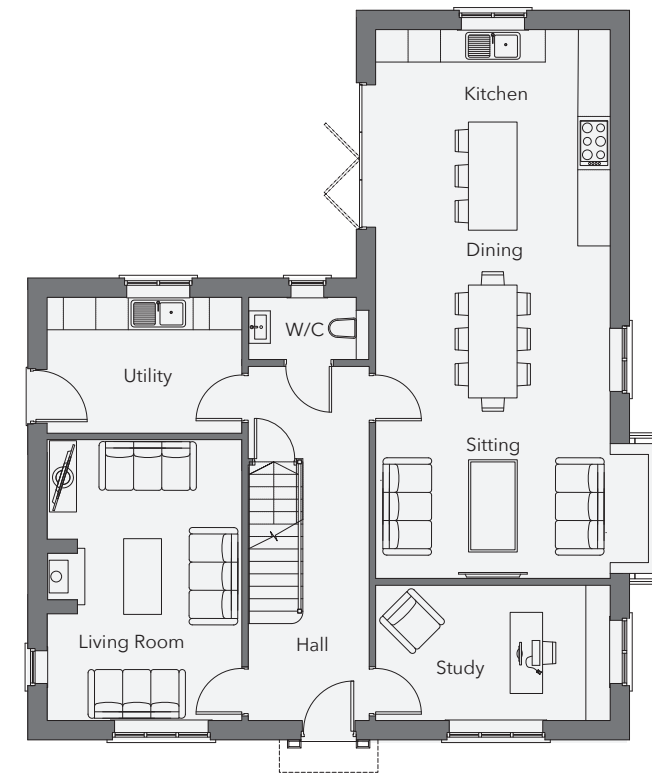




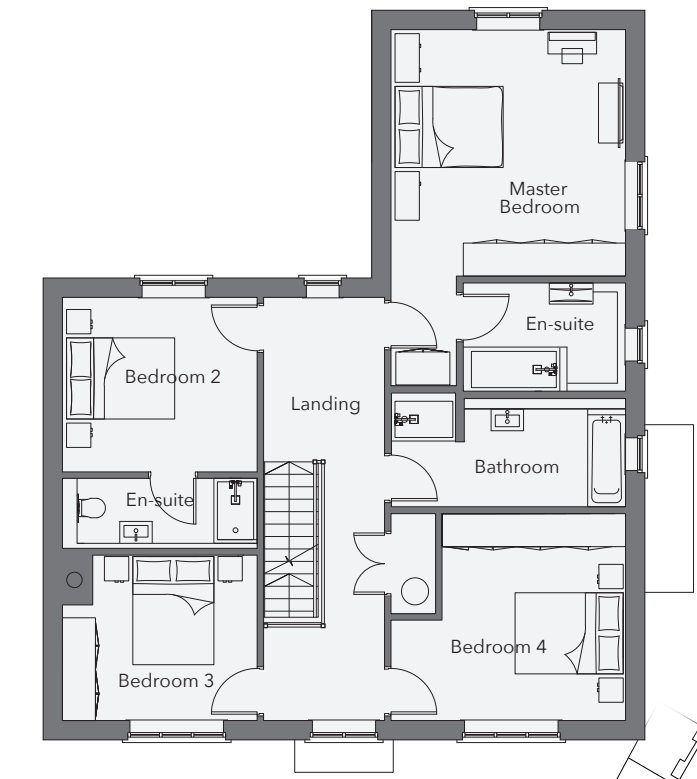


# PLOT 16

Hanbury Gardens  
CHURCH LANGTON



Kitchen/Dining/Sitting	4.4 x 10.2
Utility	3.7 x 2.6
Living Room	3.7 x 5.2
Study	4.4 x 2.6
W/C	2.3 x 1.2
Garage	6.2 x 7.0



Master Bedroom	4.4 x 4.6
Master En-suite	3.1 x 2.1
Bedroom 2	3.7 x 3.3
Bedroom 2 En-suite	3.7 x 1.3
Bedroom 3	3.7 x 3.1
Bedroom 4	4.4 x 3.9
Family Bathroom	4.4 x 2.1





## PLOT 12, 15 & 16 SPECIFICATION

### EXTERNAL CONSTRUCTION:

Main structure to be a highly insulated timber frame system  
Wall materials to be brick (Plot 12 painted brick)  
Roof materials to be slate (Plot 12 Rosemary tiles)  
Timber sealed double glazed windows and doors  
Aluminium bi-fold doors to Kitchen/Dining/Sitting Area  
Boundaries in post & rail and closed timber fencing  
Terrace finished in York style slabs  
Turf laid to the garden  
Traditional block paving to the driveway  
Oak framed garage with electric door  
Garage roof materials to be Rosemary tiles

### INTERNAL FINISHES:

Tiles to the ground floor by Artisans of Devizes or Engineered Oak  
Carpets to the Living Room & Bedrooms  
Engineered Oak or carpet to Landing  
Oak newels, handrails and spindles to staircase  
Designer Oak or painted doors with satin stainless or black door furniture  
Stone fire surround with wood-burner  
Fitted wardrobes to the Master Bedroom and Bedroom 2  
Decoration to include a Little Greene colour palette to the walls  
White emulsion to the ceilings, and a satin finish to the skirting and architraves  
Garage walls to be white with grey painted floor

### KITCHEN & UTILITY:

Bespoke designer Kitchen and Utility by Alexander Lewis  
Konigstone worktops  
Range Oven  
Miele appliances  
Quooker tap  
Integrated waste bins  
Miele laundry machines to the Utility Room

### BATHROOMS:

Designer sanitary and brassware  
Recessed shelving to showers  
Tiles by Artisans of Devizes  
Dual fuel towel rails  
Wall hung toilets with soft close seats  
Vanity units featuring power sockets

### ELECTRICAL & LIGHTING:

Fibre broadband to the premises  
Electric vehicle car charging point  
A combination of LED down lights, pendants and wall lights to the ground floor  
Pendant lighting to the bedrooms  
LED down lights to the Bathrooms with additional wall lights to Master Ensuite, Family Bathroom and W/C  
Satin stainless designer sockets and switches  
External lighting to front doors and terrace areas  
Alarm system  
Wireless access points for Wi-Fi  
Automated garage doors

### HEATING & PLUMBING:

Air source heat pump to provide all heating and hot water  
Under floor heating throughout the property. Each zone controlled by a wall mounted thermostat  
Pressurised hot water cylinder  
Towel rails on a separate circuit for operation during the summer months  
Wood-burner to Living Room  
Outside tap

### WARRANTY:

A 10 year ICW Warranty will be issued on completion



## PLOT 13, 14 & 17 SPECIFICATION

### EXTERNAL CONSTRUCTION:

Main structure to be a highly insulated timber frame system  
Wall materials to be brick (Plot 13 painted)  
Roof materials to be slate  
Timber sealed double glazed windows and doors  
Aluminium bi-fold doors to Kitchen/Dining/Sitting  
Boundaries in closed timber, estate railings and/or post & rail fencing  
Terrace finished in York style slabs  
Turf laid to the garden  
Traditional block paving to the driveway  
Oak framed garage with electric doors to Plots 13 & 17  
Integral garage with electric doors to Plot 14  
Garage roof materials to be slate

### INTERNAL FINISHES:

Tiles to the ground floor by Artisans of Devizes or Engineered Oak  
Carpets to the Living Room & Bedrooms  
Engineered Oak or carpet to Landing  
Oak staircase with carpet runner  
Designer Oak or painted doors with satin stainless or black door furniture  
Stone fire surround with wood-burner  
Fitted dressing room/wardrobes to the Master Bedroom and second bedroom  
Decoration to include a Little Greene colour palette to the walls  
White emulsion to the ceilings, and a satin finish to the skirting and architraves  
Garage walls to be white with grey painted floor

### KITCHEN & UTILITY:

Bespoke designer Kitchen and Utility by Alexander Lewis  
Konigstone worktops  
Range Oven  
Miele appliances  
Quooker tap  
Integrated waste bins  
Miele laundry machines to the Utility Room

### BATHROOMS:

Designer sanitary and brassware  
Recessed shelving to showers  
Tiles by Artisans of Devizes  
Dual fuel towel rails  
Wall hung toilets with soft close seats  
Vanity units featuring power sockets

### ELECTRICAL & LIGHTING:

Fibre broadband to the premises  
Electric vehicle car charging point  
A combination of LED down lights, pendants and wall lights to the ground floor  
Pendant lighting to the bedrooms  
LED down lights to the Bathrooms with additional wall lights to Master Ensuite, Family Bathroom and W/C  
Satin stainless designer sockets and switches  
External lighting to front doors and terrace areas  
Alarm system  
Wireless access points for Wi-Fi  
Automated garage doors  
Electric gates to Plots 13 & 17

### HEATING & PLUMBING:

Air source heat pump to provide all heating and hot water  
Under floor heating throughout the property. Each zone controlled by a wall mounted thermostat  
Pressurised hot water cylinder  
Towel rails on a separate circuit for operation during the summer months  
Wood-burner to the Living Room  
Outside tap

### WARRANTY:

A 10 year ICW warranty will be issued on completion

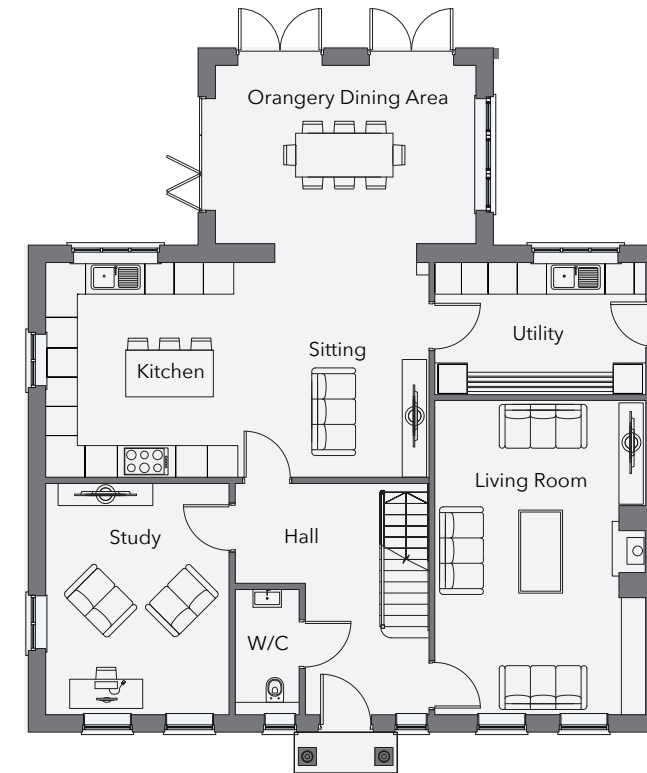




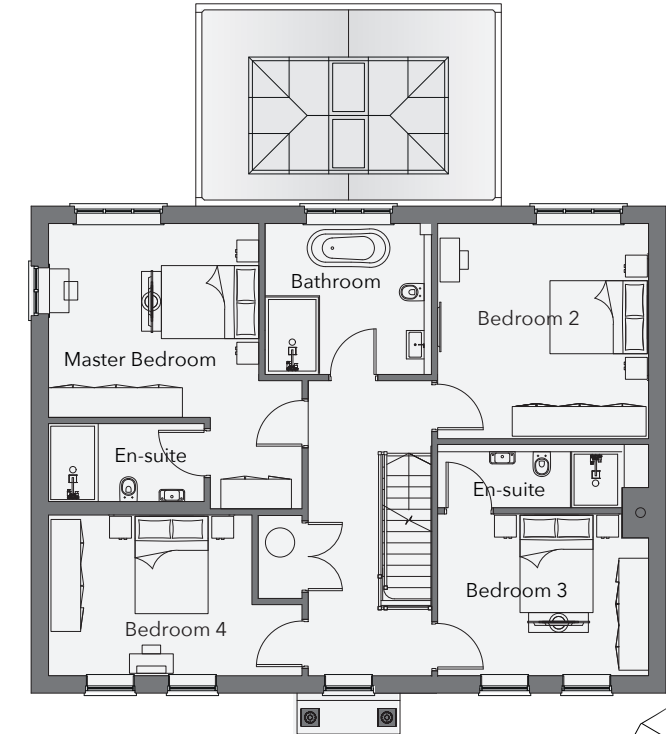


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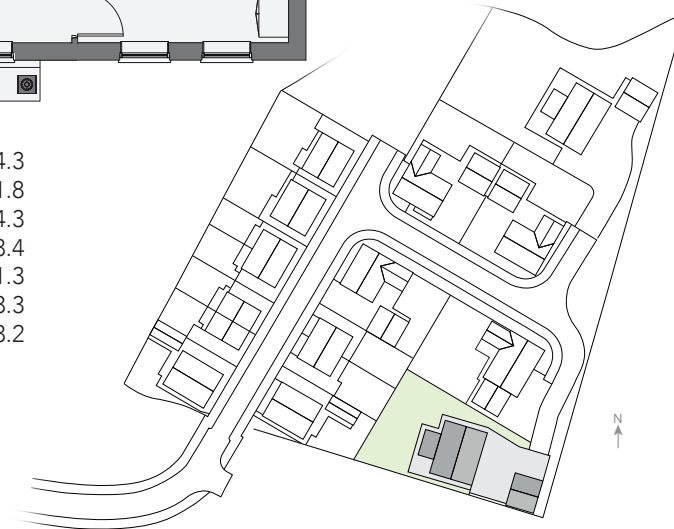
Hanbury Gardens  
CHURCH LANGTON



Kitchen/Sitting	7.9 x 4.5
Orangerie Dining Area	5.4 x 3.7
Utility	4.4 x 2.7
Living Room	4.4 x 6.5
Study	3.8 x 4.8
W/C	1.3 x 2.6
Garage	6.2 x 7.0



Master Bedroom	4.0 x 4.3
Master En-suite	3.2 x 1.8
Bedroom 2	4.4 x 4.3
Bedroom 3	4.4 x 3.4
Bedroom 3 En-suite	3.7 x 1.3
Bedroom 4	5.3 x 3.3
Family Bathroom	3.4 x 3.2

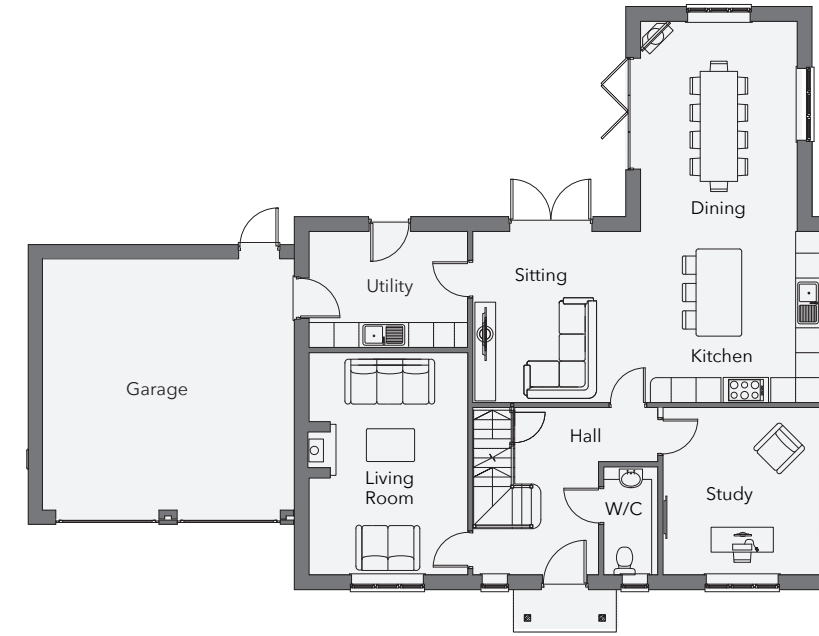




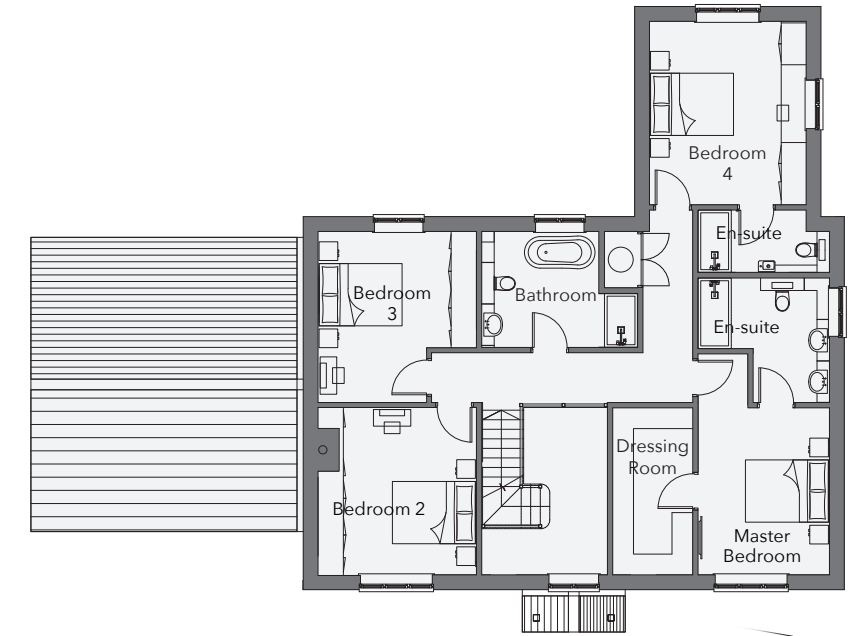


# PLOT 14

Hanbury Gardens  
CHURCH LANGTON



Kitchen/Sitting	8.6 x 4.2
Dining	3.9 x 5.1
Utility	3.9 x 2.8
Living Room	3.9 x 5.4
Study	3.9 x 4.1
W/C	1.4 x 2.6
Garage	6.1 x 6.4



Master Bedroom	3.2 x 4.1
Master Dressing Room	2.0 x 4.1
Master En-suite	3.2 x 3.1
Bedroom 2	3.9 x 4.1
Bedroom 3	3.9 x 4.2
Bedroom 4	3.9 x 4.5
Bedroom 4 En-suite	3.2 x 1.6
Family Bathroom	3.7 x 2.9

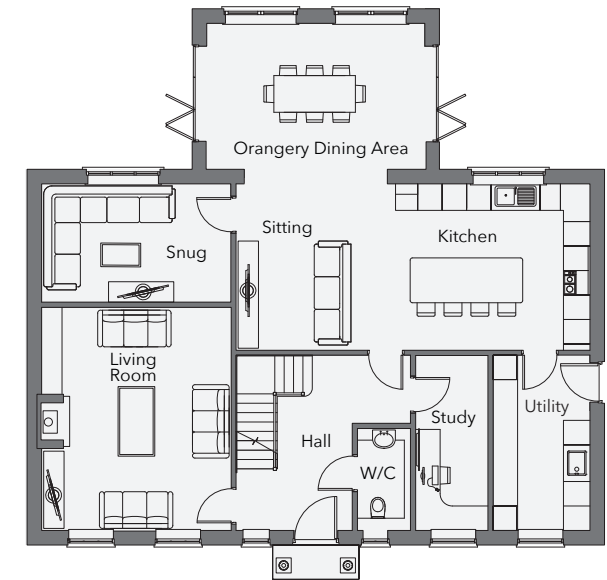




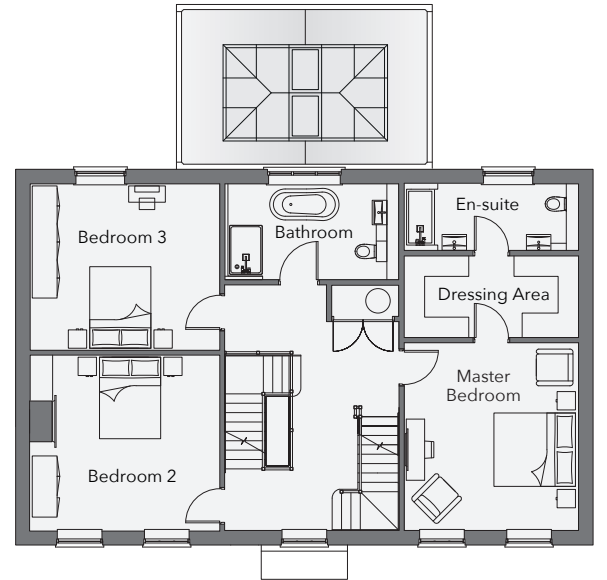


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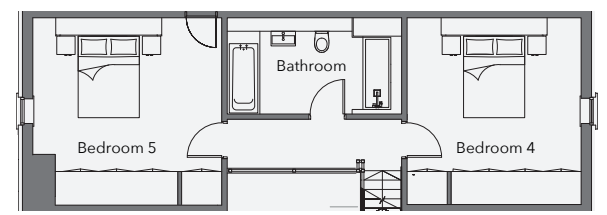
Hanbury Gardens  
CHURCH LANGTON



Kitchen/Sitting	8.7 x 4.1
Orangery Dining Area	5.4 x 3.6
Utility	2.4 x 4.3
Living Room	4.7 x 5.5
Snug	4.7 x 2.9
Study	1.8 x 4.3
W/C	1.3 x 2.5
Garage	6.2 x 7.0



Master Bedroom	4.3 x 4.6
Master Dressing Area	4.3 x 2.1
Master En-suite	4.3 x 1.7
Bedroom 2	4.7 x 4.3
Bedroom 3	4.7 x 4.1
Family Bathroom	4.3 x 2.4



Bedroom 4	4.6 x 4.3
Bedroom 5	4.6 x 4.6
Second Floor Bathroom	4.3 x 2.4





# Langton Homes

Langton Homes are committed to building homes that are not only beautiful to look at, but are also a joy to live in. Our appreciation of smart, stylish design and attention to the smallest detail have earned us a number of prestigious local and national awards.

Founded as a family-owned business in 1997, the team of highly dedicated directors continue to bring passion and vision into every development. Combining strong family values, with a wealth of experience across the property spectrum, Langton Homes sets its own benchmark for best practice within the construction industry.

From start to finish the team will make sure you are well and truly settled, and will help make your new Langton Home feel like home.





# Notes

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CHURCH LANGTON



NB: These particulars and general remarks have been prepared with careful attention to detail but are for guidance purposes only. While the information is believed to be correct at the time of going to press, our policy of continual improvements and other factors may result in changes to the site plan, floor plans or specification at any stage during the construction process. It is the purchaser's responsibility to verify the current position regarding plans and specifications with Langton Homes at all stages of the purchase.





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CHURCH LANGTON



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