

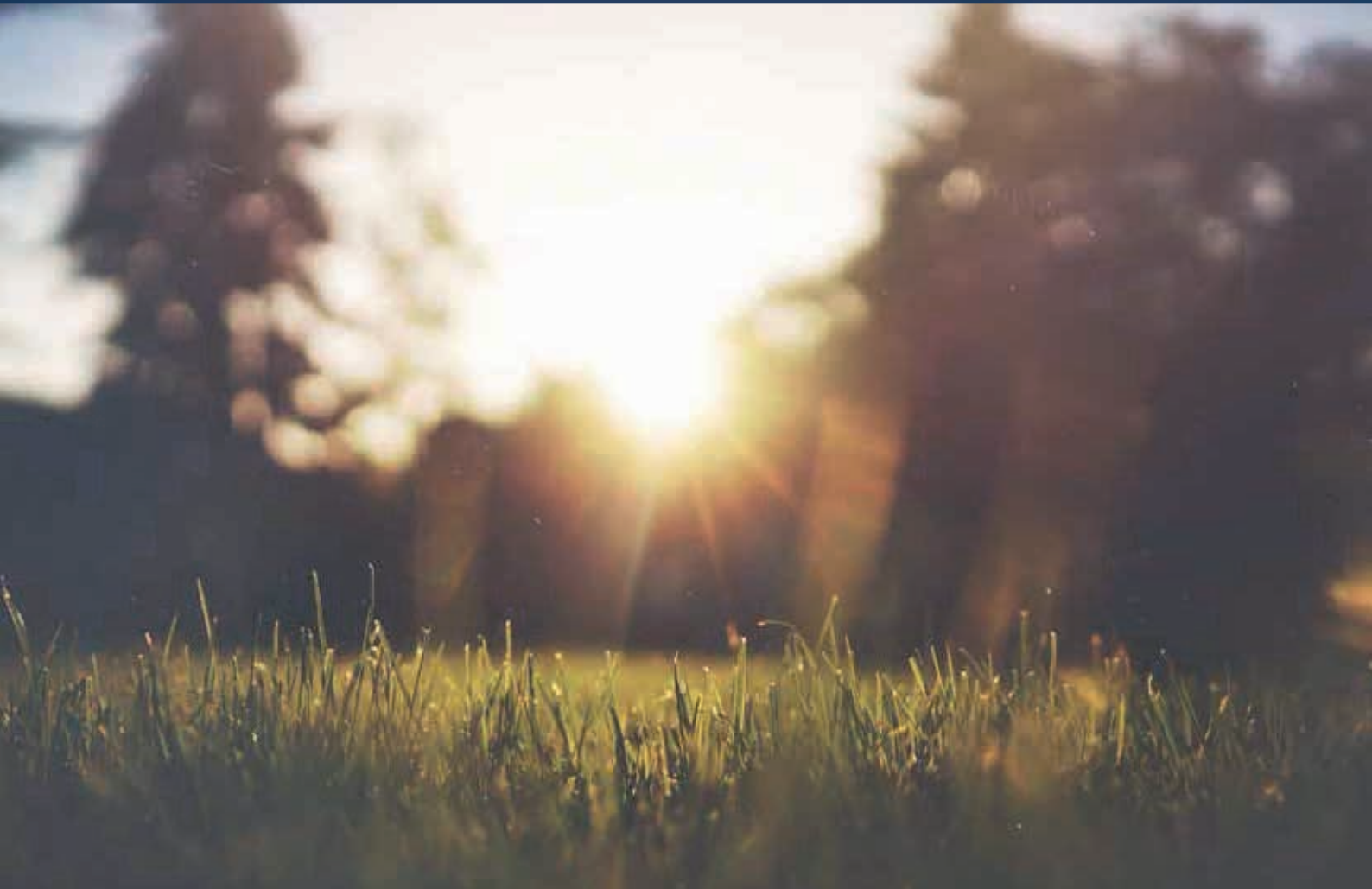


# CREST NICHOLSON AT MALABAR

DAVENTRY • NORTHAMPTONSHIRE

Located on the western edge of Daventry, Malabar is a community providing a sought-after balance of urban and rural lifestyles.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN DAVENTRY

Malabar offers a rural location but also benefits from a range of nearby amenities and road links

On your doorstep

Daventry town centre is about a mile from the development where you will find all the facilities you'd expect from a good-sized town. Here you will find a wide selection of independent and national chain shops and all the bars, restaurants and cafés you could ever need.

- 1 Daventry Town Football Club
- 2 Staverton Park Hotel & Golf Club
- 3 The Arc Cinema
- 4 Waitrose & Partners
- 5 The Countryman
- 6 Born & Bread Bakery
- 7 Danetre Medical Practice
- 8 Daventry Leisure Centre
- 9 Borough Hill
- 10 Tesco Superstore

Education

There is a choice of primary and secondary schools nearby with a 'Good' Ofsted rating. Northampton College has a campus at Daventry with a wide range of courses available to young people, adults and local businesses.

- 11 Staverton Church of England Primary
- 12 Newnham Primary School
- 13 Badby School
- 14 Kiddi Caru Day Nursery & Preschool
- 15 Busy Bees in Daventry
- 16 DSLV E-ACT Academy
- 17 The Parker E-ACT Academy
- 18 Northampton College, Daventry Campus

Travel

Malabar is in a fantastic location for major roads in the area including the A45, A5 and M1. Nearby train stations offer regular services to major cities such as London, Birmingham and Manchester. The closest international airport is Birmingham Airport.

-  Rugby – 20 minutes
- Northampton – 30 minutes
- Milton Keynes – 40 minutes
-  Rugby to London Euston – 50 minutes
- Long Buckby to Birmingham New Street – 55 minutes
-  Birmingham Airport – 45 minutes
- London Luton Airport – 55 minutes



Daventry Town Centre



Daventry Reservoir



Borough Hill



## CREST NICHOLSON AT MALABAR

Off the A425, Daventry,  
Northamptonshire, NN11 4NN

For all enquiries please call

**01327 530 027**

[crestnicholson.com/malabar](https://crestnicholson.com/malabar)



elevates.braced.trees

### A BALANCE OF RURAL AND URBAN LIVING

**Crest Nicholson at Malabar is a collection of 2, 3, 4 & 5 bedroom homes located on the western edge of Daventry.**

Perched on the edge of the rolling fields of beautiful Northamptonshire you will find the exciting new development of Crest Nicholson at Malabar. This is an idyllic setting where you will feel a part of country life but you are just minutes from the town of Daventry. In fact, the centre of town is only a mile or less than five minutes by car.

Daventry is a charming, historic town full of things to see and do. The local area has something for everyone, whether you're looking for an exciting day out or a relaxing shopping experience.

If you want to get out into nature, then Daventry Country Park is perfect. Set within 160 acres of woodland and meadows, it offers plenty of outdoor activities to enjoy such as walking trails, fishing lake and adventure playgrounds. At the centre of the country park is Daventry

Reservoir which offers canoeing lessons, giving visitors the chance to learn a new skill while exploring this beautiful spot.

Outdoor lovers will also appreciate the lovely Borough Hill Country Park, perched high over the eastern edge of the town. At over 200 metres above sea level, it offers some great views over the town and surrounding areas.

For some retail therapy, why not wander around the shops in Market Square or take a stroll along Sheaf Street, where you'll find independent boutiques selling unique items from jewellery to homeware. You can also enjoy lunch at one of the many cafés in the square or dine alfresco style on a warm summer's day with delicious food from one of the street food stalls located nearby.

A street market takes place on the picturesque Daventry High Street every Tuesday and Friday selling fresh, locally-sourced produce at competitive prices.

For a great day out in the car, Althorp Estate is perfect. Just 20 minutes away, this stunning estate, covering 13000 acres, is home to the Spencer family and offers guided tours of the house itself as well as the gardens and grounds. Visitors can also explore exhibitions about Diana, Princess of Wales who lived at Althorp for much of her life.

With so much to see and do, Malabar makes an ideal destination for anyone looking for their dream home.



Daventry Country Park



Union Place at Monksmoor Park





**CREST**  
NICHOLSON

**CREST NICHOLSON AT MALABAR**

# DEVELOPMENT PLAN

A collection of 2, 3, 4 & 5 bedroom homes set on the western edge of Daventry, Northamptonshire.

**PLOTS 1 - 125**

2, 3, 4 & 5 BEDROOM HOMES





1 BEDROOM HOMES

- \* Affordable Rent

2 BEDROOM HOMES

- The Calthorpe
- \* Affordable Rent
- Shared Ownership

3 BEDROOM HOMES

- The Leigh
- The Redgrave
- The Chelmsford
- Shared Ownership

4 BEDROOM HOMES

- The Filey
- The Oxford
- The Hexham
- The Richmond
- The Dartford

5 BEDROOM HOMES

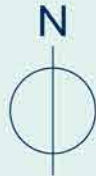
- The Windsor
- Mix of 1 & 2 Bed Shared Ownership

SS Sub Station



FUTURE HOUSING

FUTURE HOUSING







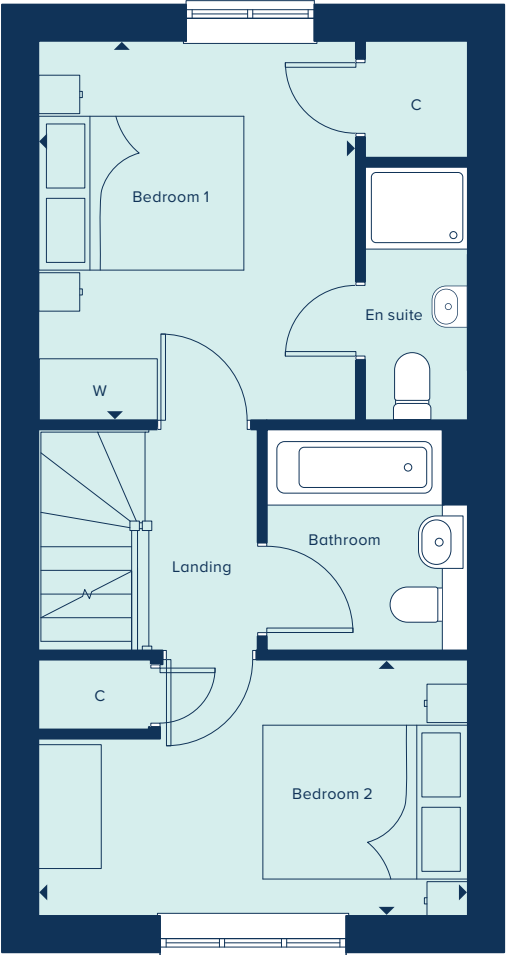
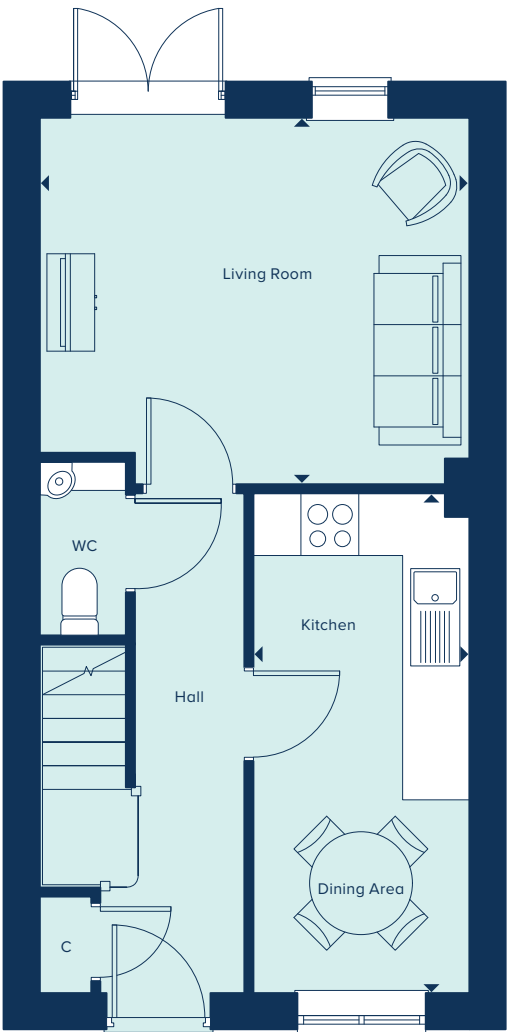
THE CALTHORPE  
2 Bedroom Home

crestnicholson.com

THE CALTHORPE

The Calthorpe is an exceptionally spacious two bedroom home designed for comfort and convenience. The ground floor includes an open plan fitted kitchen and dining area and a separate spacious living room. Upstairs, benefits from having an en suite shower room to the main bedroom plus a second double bedroom and bathroom.

2 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.86m x 2.10m      15'11" x 6'10"

LIVING ROOM

4.18m x 3.56m      13'8" x 11'8"

FIRST FLOOR

BEDROOM 1

3.69m x 3.09m      12'1" x 10'1"

BEDROOM 2

4.18m x 2.49m      13'8" x 8'2"

C Cupboard    W Wardrobe

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# THE CHELMSFORD

The Chelmsford is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, the main bedroom benefits from an en suite shower room and a built-in wardrobe. There is an additional two double bedrooms plus a family bathroom.

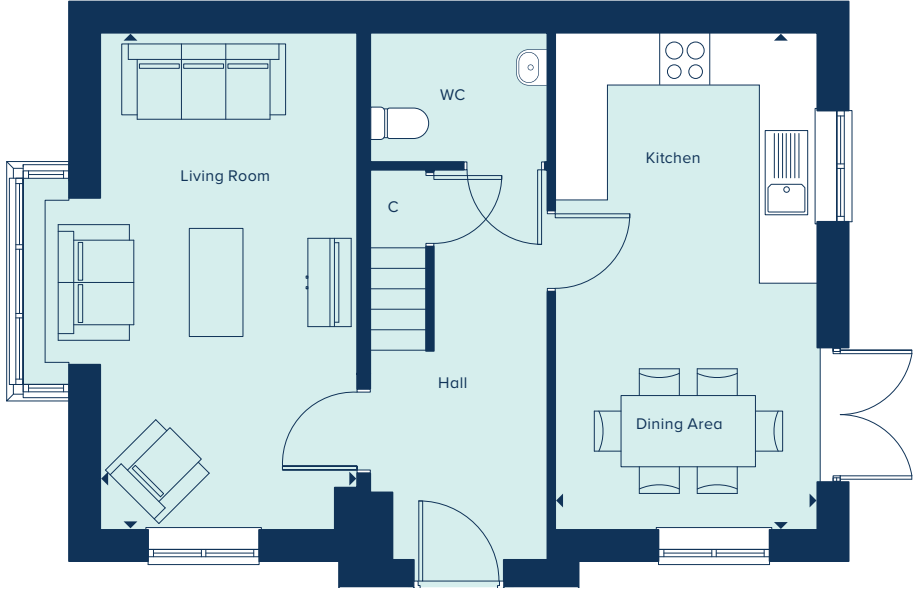
3 BEDROOM HOME



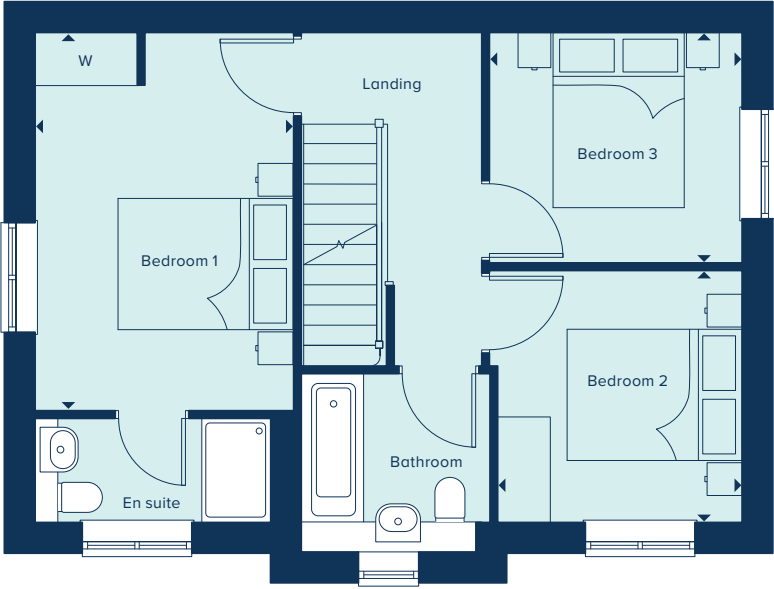
THE CHELMSFORD  
3 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING AREA		
5.58m x 2.95m	18'4" x 9'8"	
LIVING ROOM		
5.58m x 2.89m	18'4" x 9'5"	



FIRST FLOOR		
BEDROOM 1		
4.31m x 2.95m	14'1" x 9'8"	
BEDROOM 2		
2.87m x 2.79m	9'5" x 9'1"	
BEDROOM 3		
2.88m x 2.63m	9'5" x 8'7"	



C Cupboard W Wardrobe

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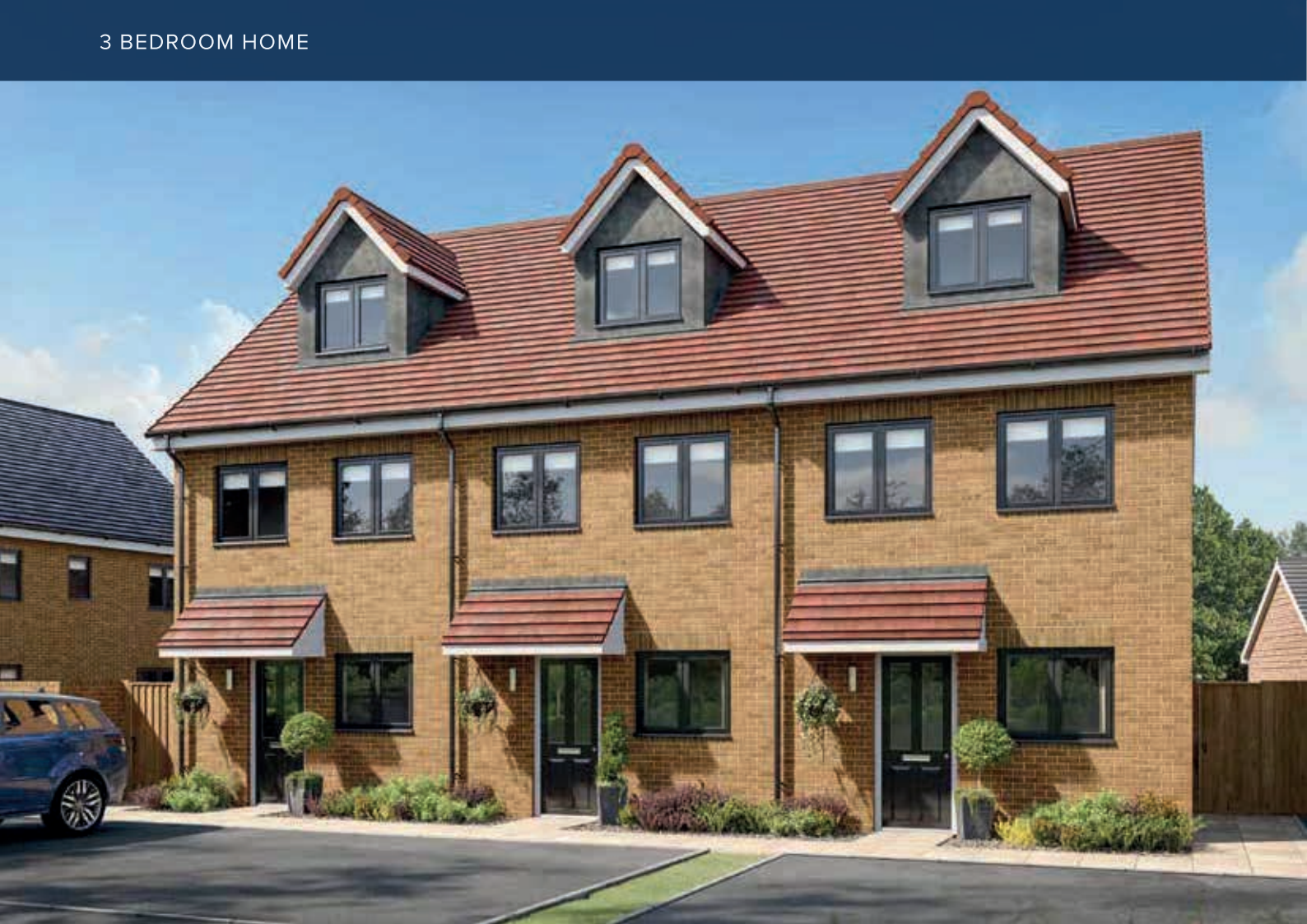
THE LEIGH  
3 Bedroom Home

crestnicholson.com

THE LEIGH

The Leigh is a three bedroom family home spread over three floors. The top floor hosts a generously sized main bedroom and en suite shower room. While the two bedrooms on the first floor share a family bathroom. The downstairs, provides a separate fitted kitchen and open plan living and dining area that can accommodate the various demands of family life.

3 BEDROOM HOME



GROUND FLOOR	FIRST FLOOR	SECOND FLOOR
KITCHEN	BEDROOM 2	BEDROOM 1
2.90m x 1.90m9'5" x 6'2"	3.98m x 2.70m13'1" x 8'9"	3.99m x 3.52m13'1" x 11'5"
LIVING / DINING AREA	BEDROOM 3	
3.98m x 3.98m13'1" x 13'1"	3.11m x 1.81m10'2" x 5'9"	

C Cupboard W Wardrobe

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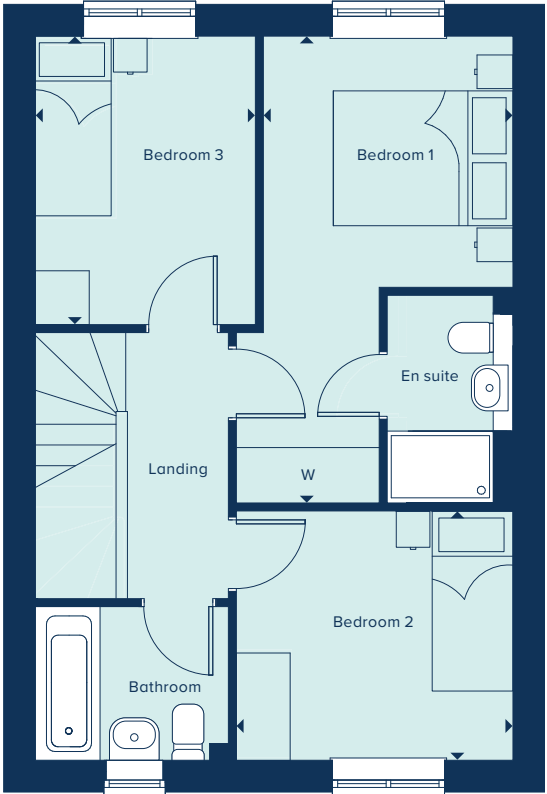
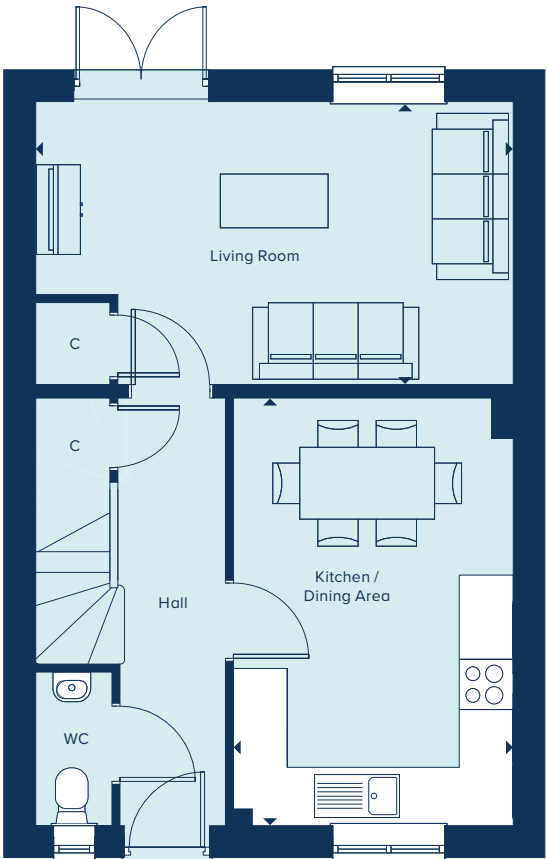
THE REDGRAVE  
3 Bedroom Home

crestnicholson.com

THE REDGRAVE

The Redgrave is a thoughtfully designed two-storey, three-bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.75m x 3.11m      15'7" x 10'2"

LIVING ROOM

5.31m x 3.15m      17'5" x 10'4"

FIRST FLOOR

BEDROOM 1

5.19m x 2.77m      17'0" x 9'1"

BEDROOM 2

3.07m x 2.77m      10'1" x 9'1"

BEDROOM 3

3.21m x 2.45m      10'6" x 8'0"

C Cupboard   W Wardrobe

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# THE DARTFORD

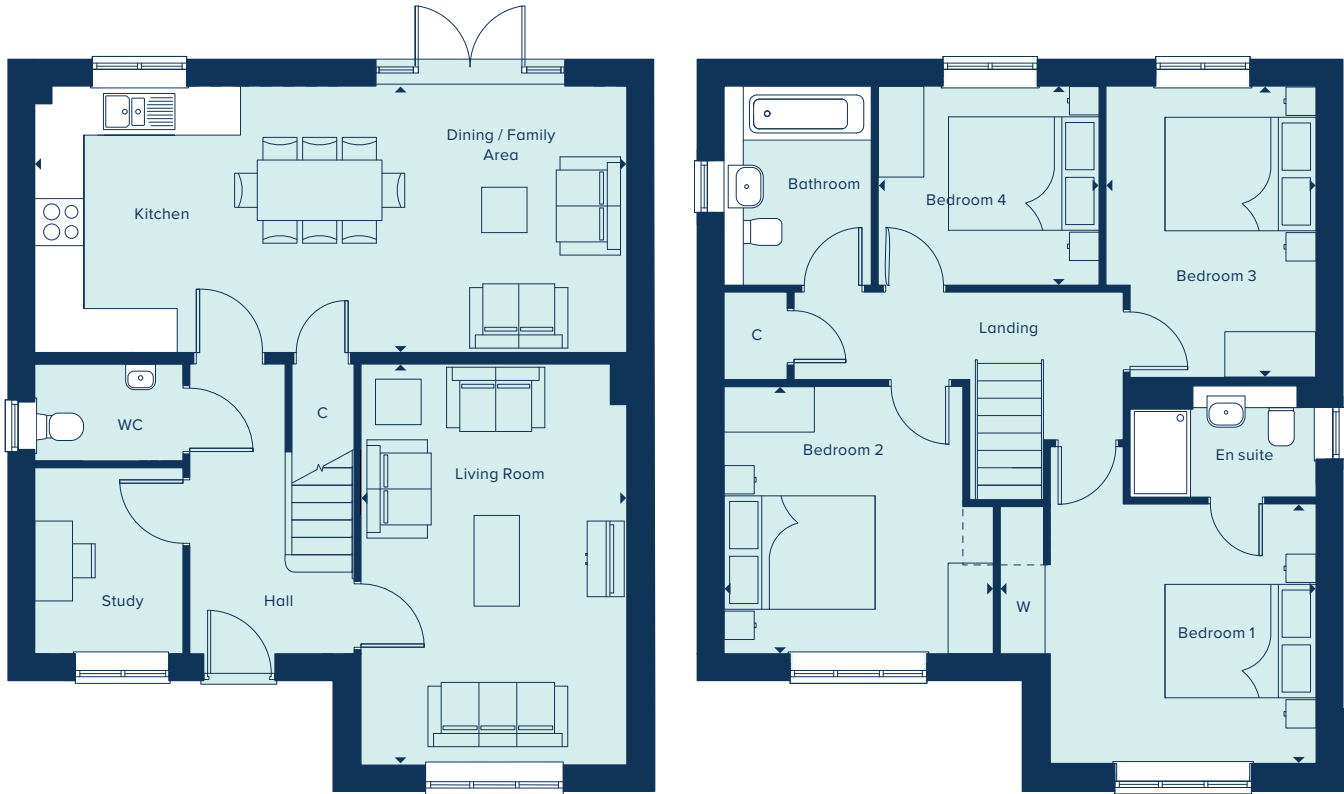
Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open plan kitchen/dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms is well proportioned, with the main bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



THE DARTFORD  
4 Bedroom Home

crestnicholson.com



### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

7.88m x 3.58m 25'10" x 11'8"

#### LIVING ROOM

5.33m x 3.57m 17'5" x 11'8"

#### STUDY

2.51m x 2.01m 8'2" x 6'7"

### FIRST FLOOR

#### BEDROOM 1

3.52m x 3.44m 11'6" x 11'3"

#### BEDROOM 2

3.61m x 3.59m 11'10" x 11'8"

#### BEDROOM 3

3.89m x 2.83m 12'9" x 9'3"

#### BEDROOM 4

2.97m x 2.69m 9'8" x 8'9"

C Cupboard W Wardrobe --- Bulkhead • Specification

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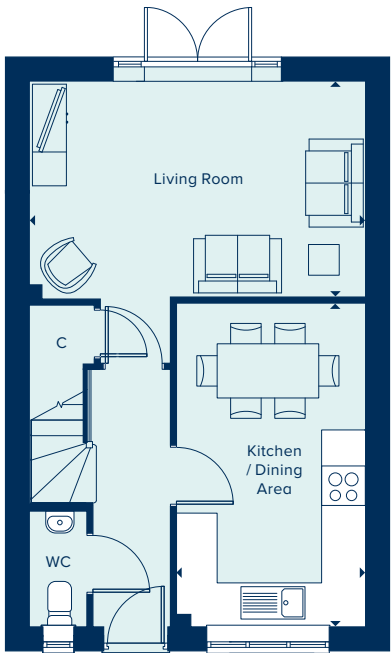
THE FILEY  
4 Bedroom Home

crestnicholson.com

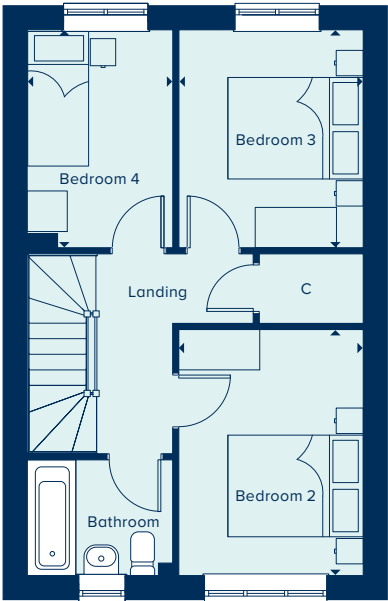
THE FILEY

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite shower room and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

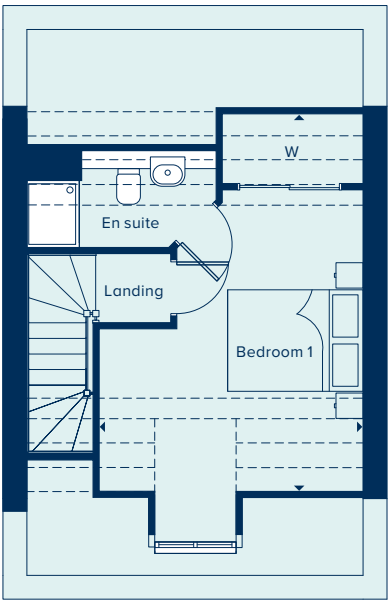
4 BEDROOM HOME



GROUND FLOOR		
LIVING ROOM		
4.97m x 3.19m	16'3" x 10'5"	
KITCHEN / DINING AREA		
4.78m x 2.79m	15'8" x 9'2"	



FIRST FLOOR		
BEDROOM 2		
3.64m x 2.73m	11'11" x 8'11"	
BEDROOM 3		
3.22m x 2.73m	10'6" x 8'11"	
BEDROOM 4		
3.22m x 2.15m	10'6" x 7'0"	



SECOND FLOOR		
BEDROOM 1		
4.87m x 3.90m	15'11" x 12'8"	

C Cupboard W Wardrobe ● Specification

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# THE HEXHAM

The Hexham is the ideal family home, a four-bedroom property spread over three floors. The top floor hosts a family bathroom and three bedrooms, two of which are double. The main bedroom is located on the first floor along with a living room featuring a Juliet balcony. Downstairs, includes a good-sized study, perfect for home working and an open plan kitchen and dining area featuring French doors to the rear garden.

4 BEDROOM HOME



THE HEXHAM  
4 Bedroom Home

crestnicholson.com



GROUND FLOOR

KITCHEN / DINING AREA		
4.97m x 4.04m	16'3" x 13'3"	
STUDY		
3.93m x 2.80m	12'10" x 9'2"	

FIRST FLOOR

LIVING ROOM		
4.97m x 4.21m	16'3" x 13'9"	
BEDROOM 1		
3.76m x 2.74m	12'4" x 9'0"	

SECOND FLOOR

BEDROOM 2		
4.34m x 2.73m	14'2" x 8'11"	
BEDROOM 3		
3.64m x 2.73m	11'11" x 8'11"	
BEDROOM 4		
3.17m x 2.14m	10'5" x 7'0"	

C Cupboard W Wardrobe ● Specification

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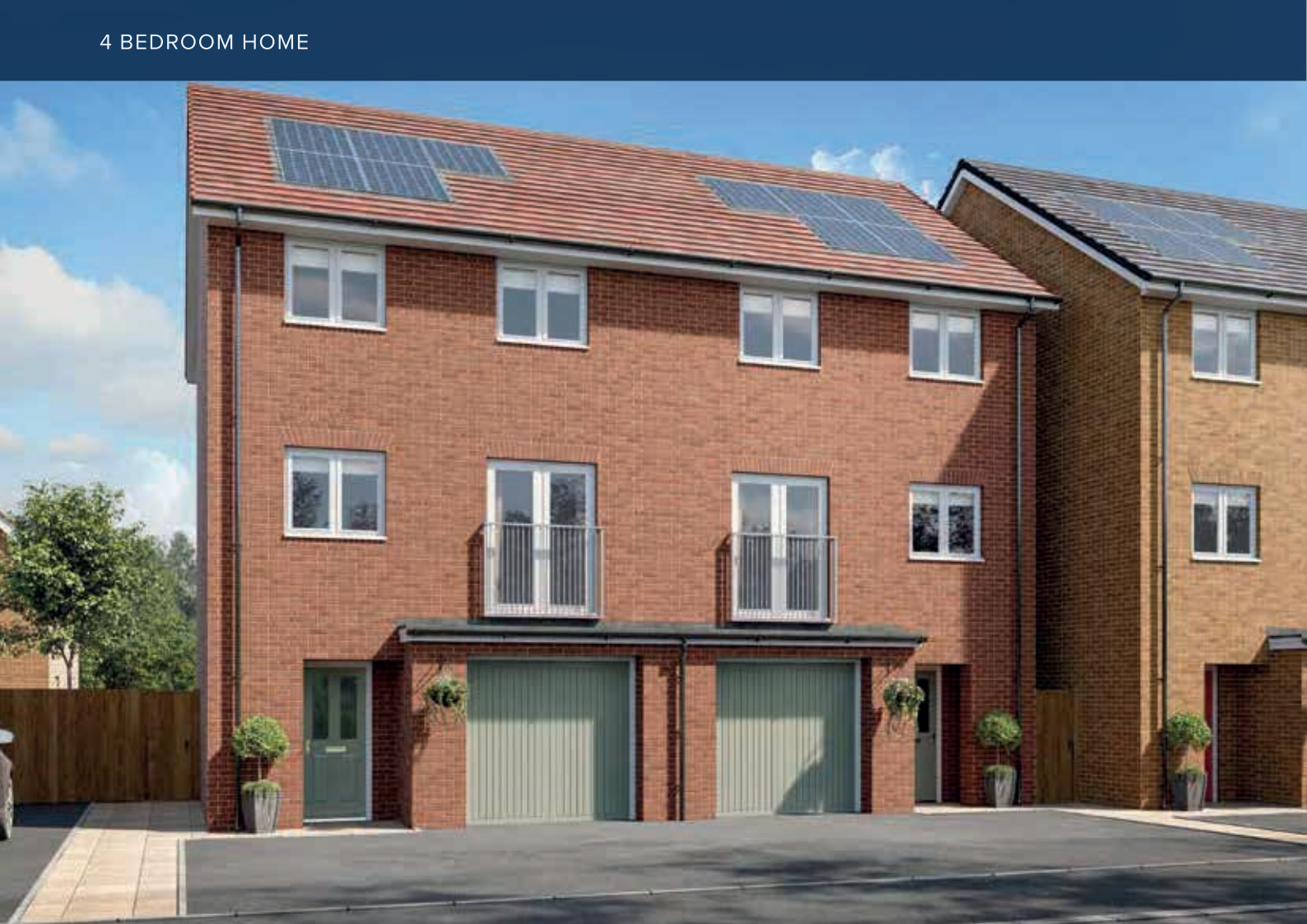
THE OXFORD  
4 Bedroom Home

crestnicholson.com

THE OXFORD

The Oxford is the ultimate family home, offering four bedrooms together with flexible living spaces. In the popular town house style, the open plan kitchen, dining and family room and separate living room are situated on first floor, while the garage and a bedroom (or perhaps a home office, or games room) are on the ground floor. Three bedrooms – one of which has an en suite shower room and built-in wardrobe occupy the top of the house along with a family bathroom.

4 BEDROOM HOME



GROUND FLOOR

BEDROOM 2		
3.06m x 2.46m	10'0" x 8'1"	

FIRST FLOOR

KITCHEN / DINING / FAMILY ROOM		
5.31m x 3.97m	17'5" x 13'0"	
LIVING ROOM		
5.32m x 4.00m	17'5" x 13'1"	

SECOND FLOOR

BEDROOM 1		
4.05m x 2.58m	13'3" x 8'5"	
BEDROOM 3		
3.27m x 2.76m	10'9" x 9'1"	
BEDROOM 4		
2.75m x 1.96m	9'0" x 6'5"	

C Cupboard W Wardrobe ● Specification

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# THE RICHMOND

HOMES 79, 80, 81 & 82

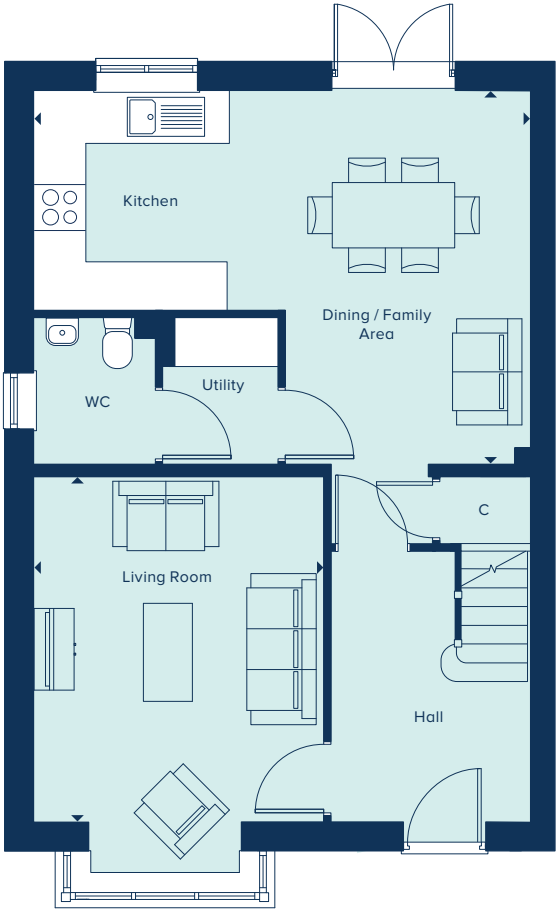
With flexible open-plan living space and generously sized bedrooms, the Richmond is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



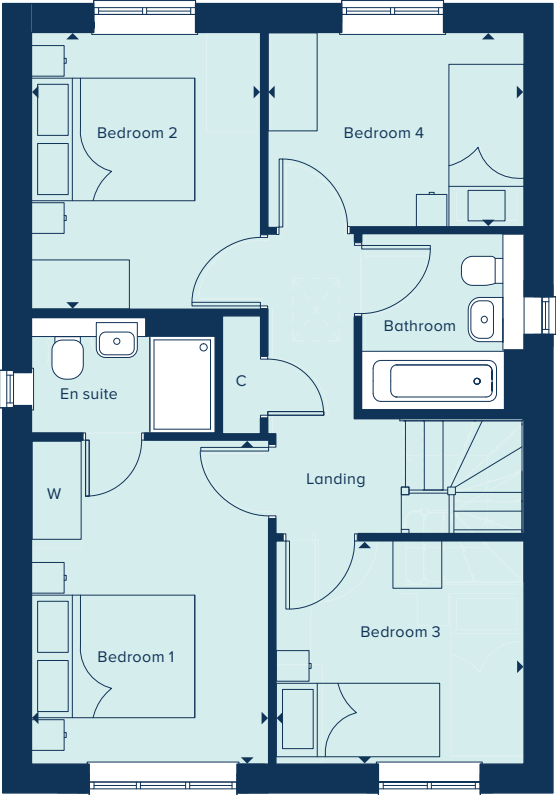
**THE RICHMOND**  
HOMES 79, 80, 81 & 82  
4 Bedroom Home

[crestnicholson.com](https://crestnicholson.com)



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
6.03m x 4.58m	19'8" x 15'0"	
LIVING ROOM		
4.22m x 3.51m	13'10" x 11'6"	



FIRST FLOOR

BEDROOM 1		
3.97m x 2.90m	13'0" x 9'6"	
BEDROOM 2		
3.38m x 2.80m	11'1" x 9'2"	
BEDROOM 3		
3.04m x 2.74m	9'11" x 9'0"	
BEDROOM 4		
3.14m x 2.38m	10'3" x 7'9"	

C Cupboard W Wardrobe ● Specification

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# THE RICHMOND

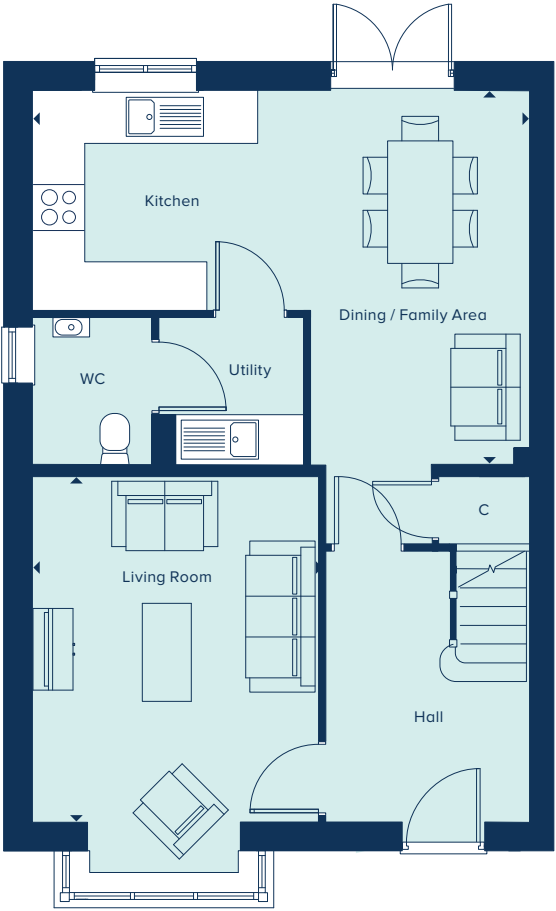
HOMES 4, 84, 87, 88, 91, 94, 95, 96, 99, 100, 103, 123, & 124

With flexible open-plan living space and generously sized bedrooms, the Richmond is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

## 4 BEDROOM HOME

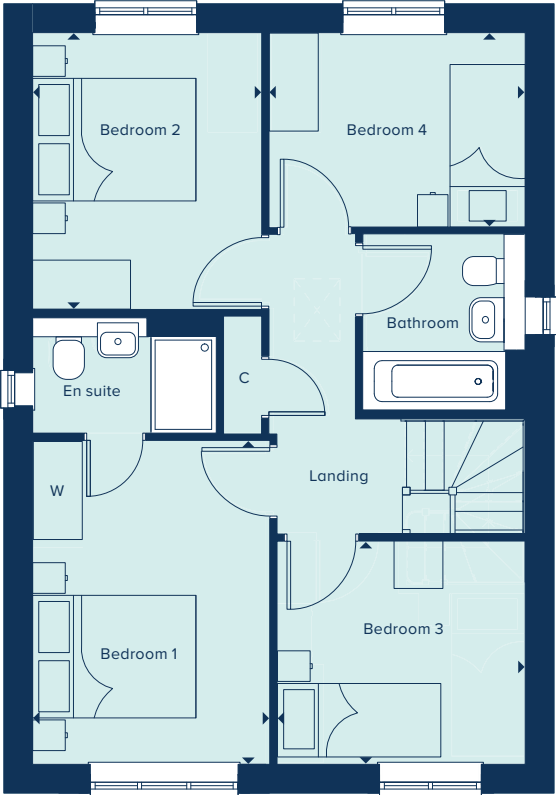


**THE RICHMOND**  
HOMES 4, 84, 87, 88, 91, 94, 95, 96, 99, 100, 103, 123, & 124  
4 Bedroom Home  
[crestnicholson.com](https://crestnicholson.com)



### GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
6.03m x 4.58m	19'8" x 15'0"	
LIVING ROOM		
4.22m x 3.51m	13'10" x 11'6"	



### FIRST FLOOR

BEDROOM 1		
3.97m x 2.90m	13'0" x 9'6"	
BEDROOM 2		
3.38m x 2.80m	11'1" x 9'2"	
BEDROOM 3		
3.04m x 2.74m	9'11" x 9'0"	
BEDROOM 4		
3.14m x 2.38m	10'3" x 7'9"	

C Cupboard W Wardrobe ● Specification

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# THE WINDSOR

The Windsor is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay window provides elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and separate dressing area.

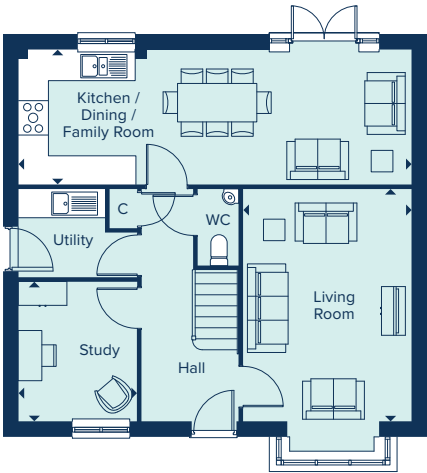
5 BEDROOM HOME



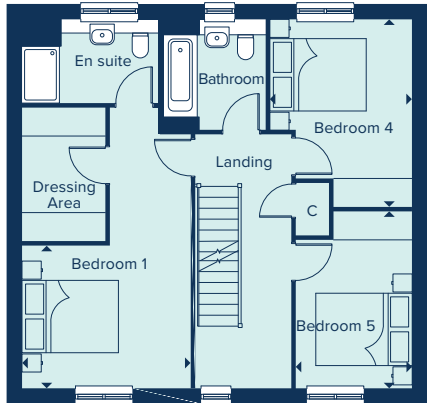
THE WINDSOR  
5 Bedroom Home

crestnicholson.com

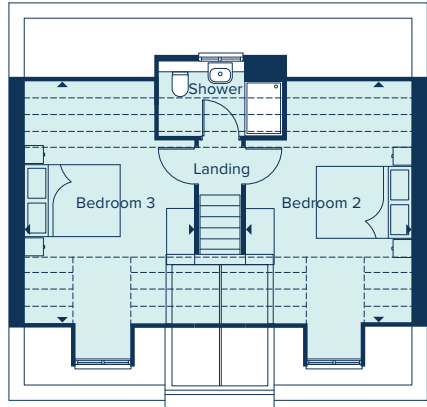
GROUND FLOOR		
KITCHEN / DINING / FAMILY ROOM	8.16m x 2.74m	26'9" x 9'0"
LIVING ROOM	4.83m x 3.50m	15'10" x 11'6"
STUDY	2.90m x 2.47m	9'6" x 8'1"



FIRST FLOOR		
BEDROOM 1	3.54m x 3.01m	11'7" x 9'10"
BEDROOM 4	3.93m x 2.96m	12'10" x 9'8"
BEDROOM 5	3.70m x 2.43m	12'1" x 7'11"



SECOND FLOOR		
BEDROOM 2	5.23m x 3.58m	17'1 x 11'7"
BEDROOM 3	5.23m x 3.54m	17'1 x 11'6"



C Cupboard W Wardrobe --- Ceiling Heights

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# CREST NICHOLSON AT MALABAR SPECIFICATION: PLOTS 83-90, 92-102, 109-111 & 119-172

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>KITCHEN</b>				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**	•**	
Single bowl granite sink and drainer in Arctic white	•	•		
1.5 bowl granite sink and drainer in Arctic white			•	•
Aquafocus chrome mixer tap	•	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps with shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen	•	•	•	•
Full height tiling to enclosed shower cubicle	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted	•	•	•	•
Heated chrome towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

• Homes under 1350 sq ft    • Homes over 1350 sq ft

\*Integrated dishwasher included if there is a utility room    \*\*Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>UTILITY ROOM</b>				
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ****	•	•	•	•
<b>ELECTRICAL</b>				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to bedroom 1	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
USB double socket to kitchen, bedroom 1 and lounge	•	•	•	•
<b>DECORATION</b>				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
<b>JOINERY AND DOORS</b>				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to bedroom 1 with soft close sliding mirror fronted doors	•	•	•	•
<b>HEATING</b>				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
<b>EXTERNAL FINISHES</b>				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
<b>SECURITY AND PEACE OF MIND</b>				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete ten year warranty	•	•	•	•

\*\*\*Where a sink is shown on the floor plans    \*\*\*\*Where a utility room is fitted

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1012439/March 2025.







## CREST NICHOLSON AT MALABAR

Off the A425, Daventry,  
Northamptonshire, NN11 4NN

For all enquiries please call

**01327 530 027**

**[crestnicholson.com/malabar](https://crestnicholson.com/malabar)**



elevates.braced.trees



### House Type Illustration

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### Development Map/Site Plan

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