

COPPER BEECH MEADOWS

Braybrooke

ASPECTS
Homes

EVERY ASPECT CONSIDERED



OUR STORY

Homes built for **living**.

When you choose an Aspects home, you're choosing three decades of experience - experience that shapes every decision, from the way your rooms are laid out to the finishing details you'll notice and appreciate for years to come.

We embrace new ideas and innovation, but we never compromise on the standards that matter most to you.

Every home we build is designed for the way you actually live. Carefully planned interiors that make daily life just work. Craftsmanship in every detail, so your home feels as good in ten years' time as it does on the day you move in.

Practical. Beautiful. Yours.

LOCATION

COPPER BEECH MEADOWS

GRIFFIN ROAD, BRAYBROOKE, MARKET HARBOROUGH, LE16 8LH

Nestled in the charming village of Braybrooke, just a short distance from Market Harborough, Copper Beech Gardens is an exclusive development of just five thoughtfully designed homes.

Blending traditional stone architecture with modern, high-quality interiors, each home is designed to complement its picturesque surroundings. Featuring generous plots, private parking, garaging and well-planned outdoor space, there are four bungalows offered for sale — three with four bedrooms, and one with three bedrooms.

Set within rolling countryside, the development offers far-reaching views and a peaceful atmosphere, ideal for those seeking a village lifestyle without sacrificing convenience. Braybrooke boasts historic charm and a strong community, while nearby Market Harborough provides a wealth of independent boutiques, local farm shops, eateries and excellent rail links to London, along with being recognised as one of **The Sunday Times** Best Places to Live 2026, for several years running making Copper Beech Gardens a rare opportunity in one of South Leicestershire's most desirable village locations.

RESERVE THIS SPRING

incentives available

ASPECTS
Homes

SITE PLAN



The properties form a thoughtfully planned development of 5 new homes located off Griffin Road, offering convenient access to Market Harborough & nearby amenities. The development has been carefully designed to provide a variety of home styles, catering to different preferences & needs.

Each plot has been planned to make the best use of space, ensuring generous garden areas & practical layouts. Designed to reflect the character of the village, the stone built homes offer a cohesive appearance, complemented by the rural setting.

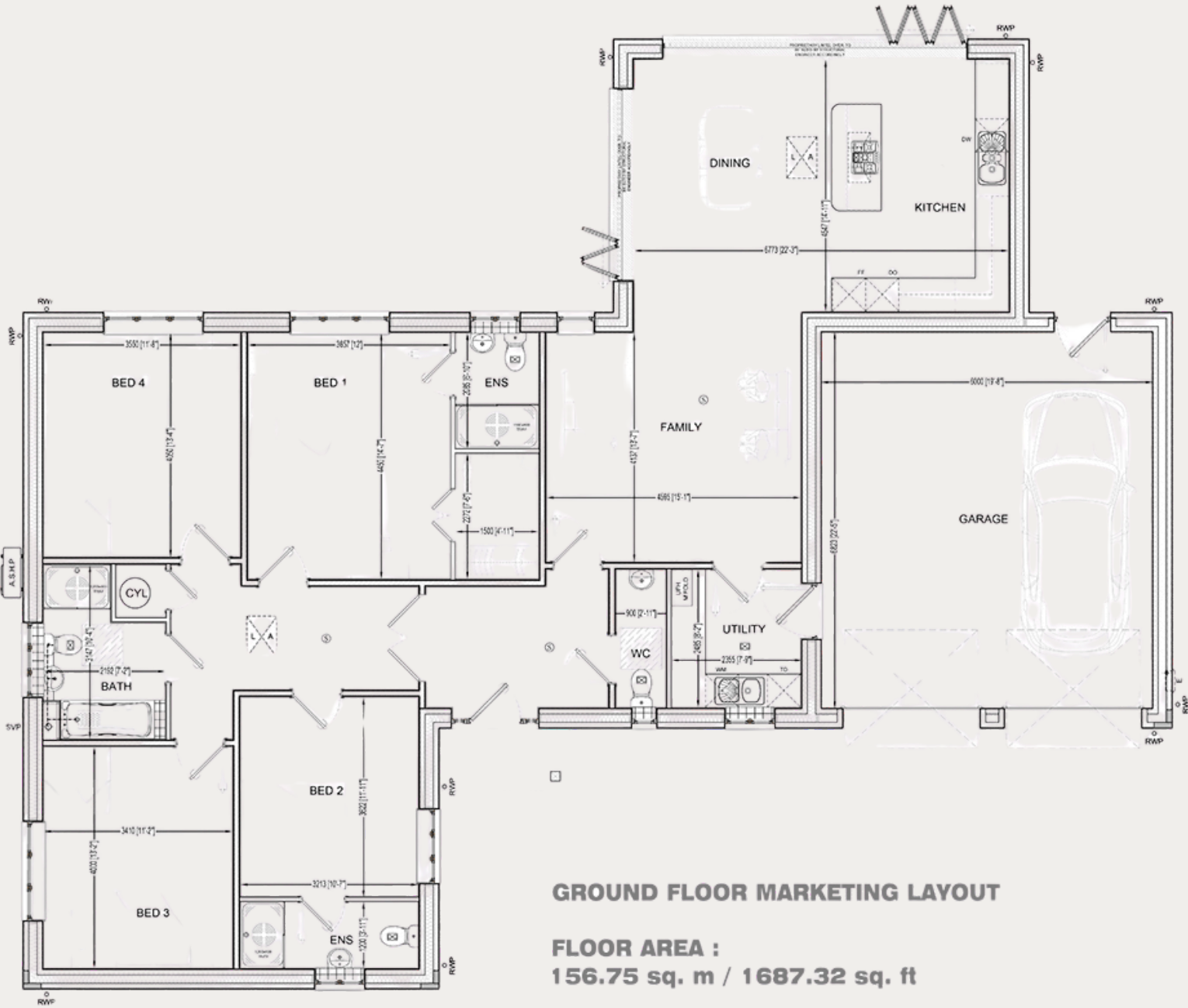
This combination of well-considered design & location makes the development an attractive choice for a range of buyers. The designs include 3 and 4 bedroom layouts, offering homes that seamlessly blend contemporary living spaces with traditional design elements.

THE LATIMER

£ 750,000

Plot 1

This detached four-bedroom bungalow offers generous and well-balanced accommodation throughout. The layout features a spacious kitchen/dining area, a separate family room, along with a utility room. There are four well-proportioned bedrooms and a family bathroom, with bedrooms 1 & 2 benefiting from en-suite shower rooms. Externally, the property includes a private driveway and double garage, providing convenient off-road parking.



Ground Floor

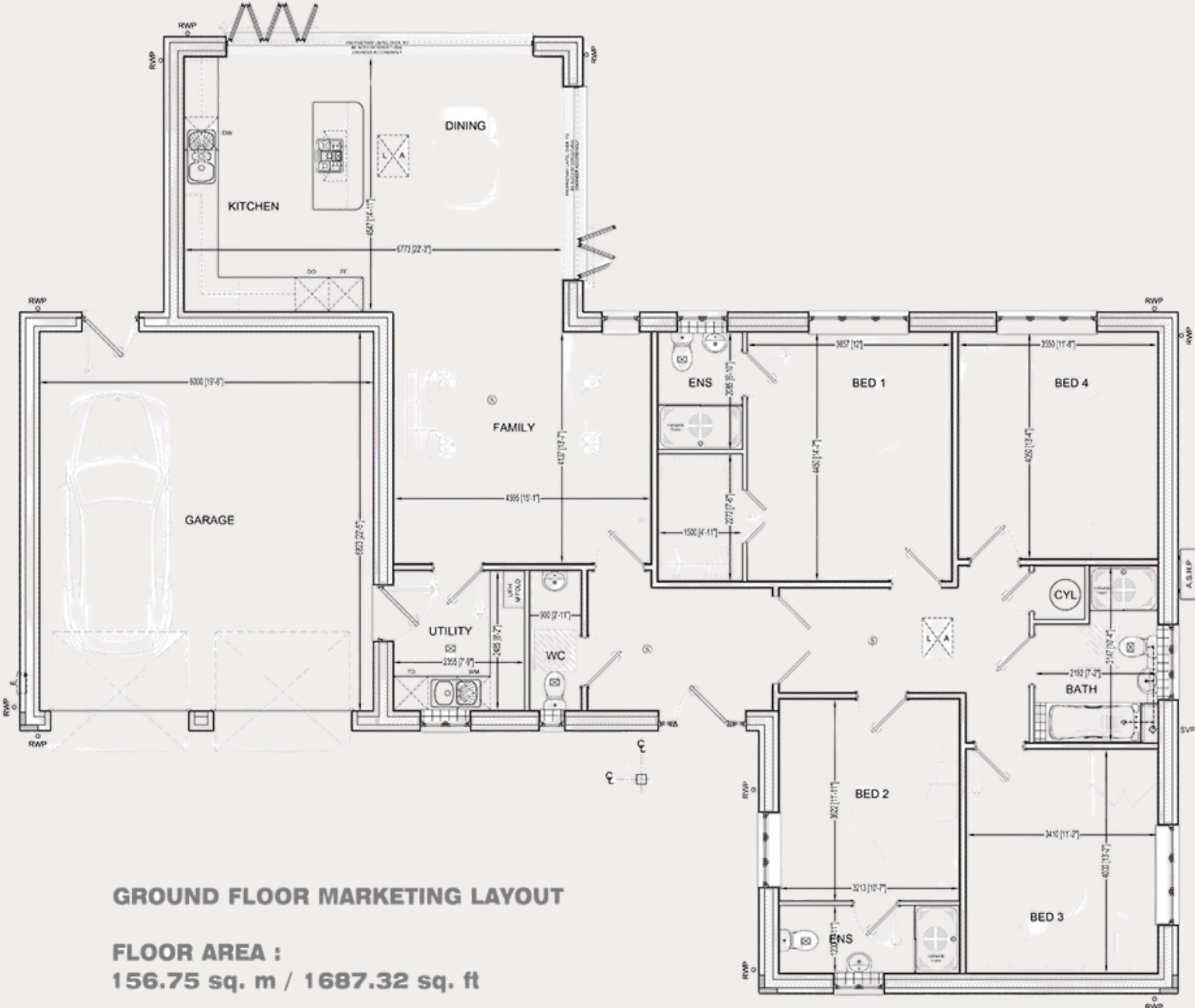
Approximate Dimensions

Room	Metres	Room	Metres
Family Room	4.5 x 4.1	Dressing Room	2.2 x 1.5
Kitchen / Diner	6.7 x 4.5	Ensuite	2.0 x 1.5
Utility	2.4 x 2.3	Bedroom 2	3.6 x 3.2
WC	2.4 x 0.9	Ensuite	3.2 x 1.2
Bathroom	3.1 x 2.1	Bedroom 3	4.0 x 3.4
Bedroom 1	4.4 x 3.6	Bedroom 4	4.0 x 3.5

THE MAPLETOFT £ 750,000

Plot 2

This detached four-bedroom bungalow provides spacious, well-designed accommodation throughout. The layout includes a generous kitchen/dining area, a separate family room, and a practical utility room. There are four well-sized bedrooms and a family bathroom, with bedrooms one and two both enjoying en-suite shower rooms. Outside, the property benefits from a private driveway and a double garage, offering ample off-road parking.



Ground Floor

Approximate Dimensions

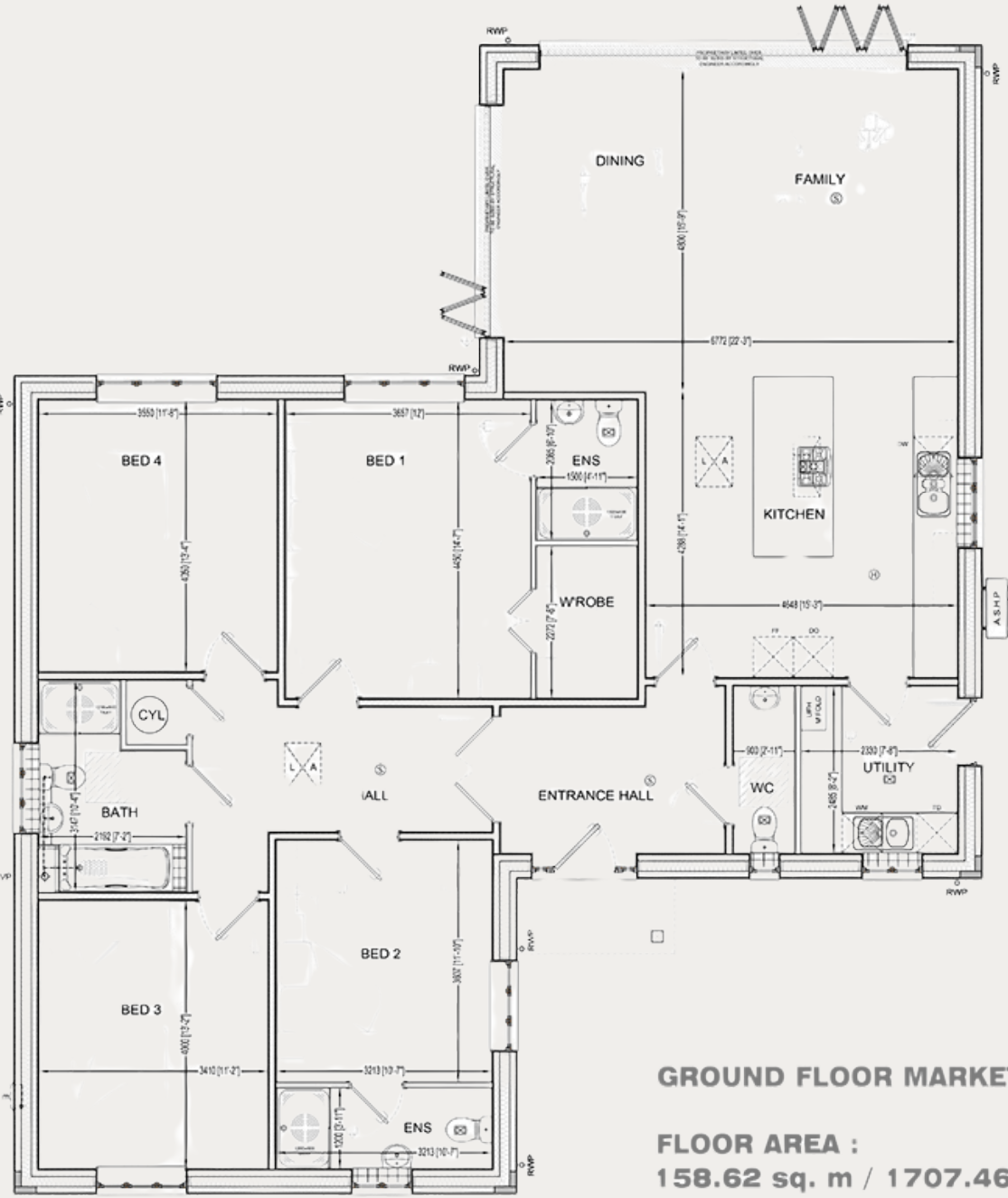
Room	Metres	Room	Metres
Family Room	4.5 x 4.1	Dressing Room	2.2 x 1.5
Kitchen / Diner	6.7 x 4.5	Ensuite	2.0 x 1.5
Utility	2.4 x 2.3	Bedroom 2	3.6 x 3.2
WC	2.4 x 0.9	Ensuite	3.2 x 1.2
Bathroom	3.1 x 2.1	Bedroom 3	4.0 x 3.4
Bedroom 1	4.4 x 3.6	Bedroom 4	4.0 x 3.5

THE JORDAN

£ 750,000

Plot 3

This spacious detached bungalow offers four-bedroom accommodation, ideal for modern living. It features a sociable family/dining space opening to kitchen area, with a useful utility area. All four bedrooms are well proportioned, with bedrooms one and two benefitting from en-suite shower rooms, alongside a contemporary family bathroom. Outside, the property enjoys a private driveway and a double garage, providing ample off-road parking.



Ground Floor

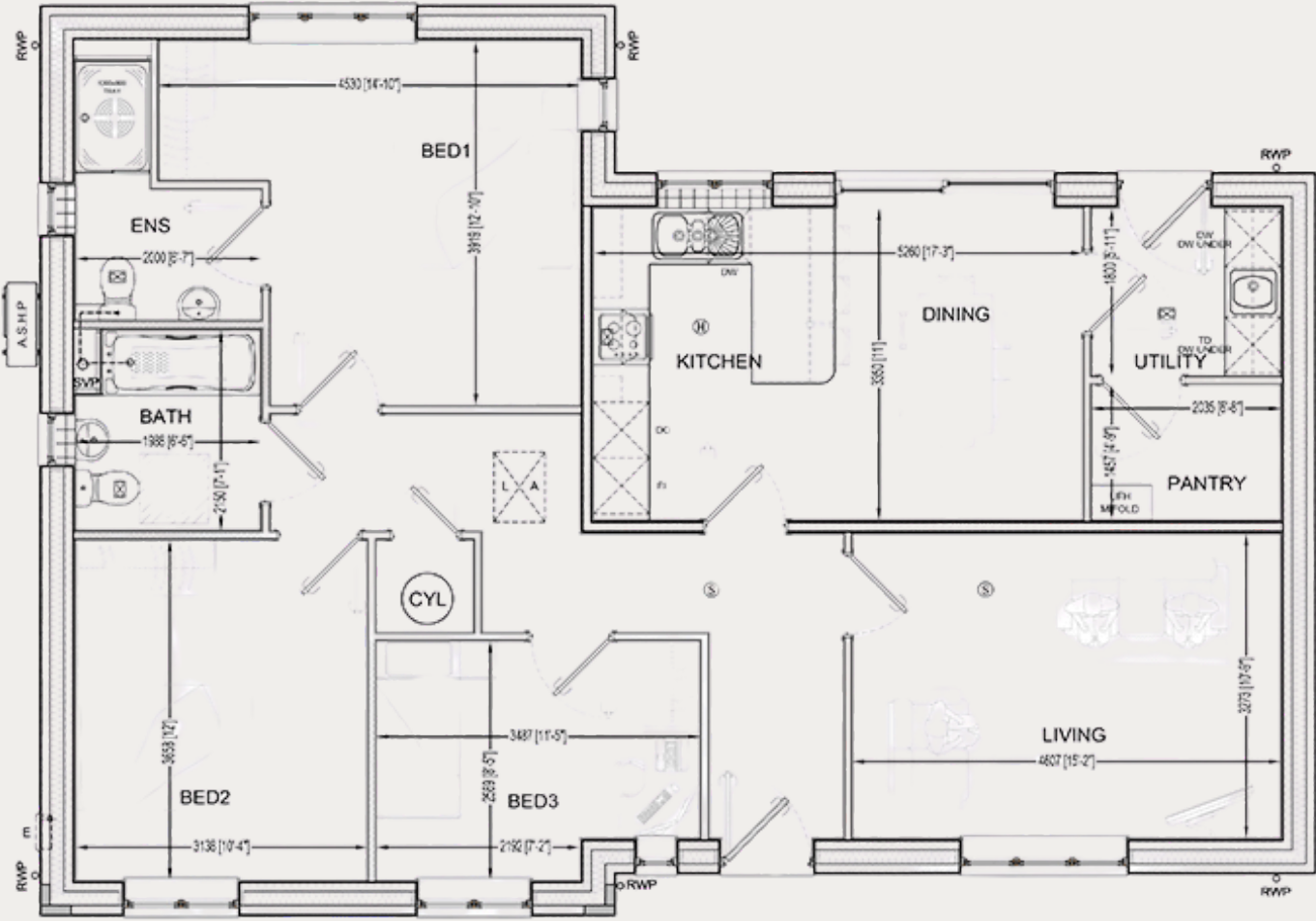
Approximate Dimensions

Room	Metres	Room	Metres
Kitchen Area	4.6 x 4.2	Dressing Room	2.2 x 1.5
Family / Diner	6.7 x 4.8	Ensuite	2.0 x 1.5
Utility	2.4 x 2.3	Bedroom 2	3.6 x 3.2
WC	2.4 x 0.9	Ensuite	3.2 x 1.2
Bathroom	3.1 x 2.1	Bedroom 3	4.0 x 3.4
Bedroom 1	4.4 x 3.6	Bedroom 4	4.0 x 3.5

THE WREN £ 550,000

Plot 4

This detached three-bedroom bungalow offers well-proportioned and thoughtfully designed accommodation throughout. The layout includes a spacious kitchen/dining area, complemented by a separate utility room and pantry, as well as a separate living room. There are three well-sized bedrooms and a family bathroom, with the principal bedroom benefiting from an ensuite shower room. Externally, the property features a private driveway and double garage, providing ample off-road parking.



GROUND FLOOR MARKETING LAYOUT

**FLOOR AREA :
99.97 sq. m / 1076.09 sq. ft**



Ground Floor

Approximate Dimensions

Room	Metres	Room	Metres
Living Room	4.6 x 3.2	Bathroom	2.1 x 1.9
Kitchen / Diner	5.2 x 3.3	Bedroom 1	4.5 x 3.9
Utility	2.0 x 1.8	Ensuite	2.0 x 2.1
Pantry	2.0 x 1.4	Bedroom 2	3.6 x 3.1
		Bedroom 3	2.5 x 2.1



THE SPECIFICATION

At Aspects Homes, we use only the highest-quality appliances, fittings, and materials, ensuring every detail meets our exacting standards. Each element is carefully selected to respect the traditional character and heritage of the local area, while being seamlessly combined with contemporary, stylish design.

***Choice available dependent on the stage of build.**

Kitchen

- Bespoke fitted cabinetry*
- Silestone Quartz work surfaces*
- Appliances by Bosch or similar
 - Induction hob & extraction
 - Integrated double oven
 - Integrated fridge freezer
 - Integrated dishwasher

Bathrooms, En-Suites & WC

- High quality white sanitary ware throughout
- Vanity unit sinks
- Brushed brass fittings throughout
- Porcelain tiling to floors & specified wall areas*
- Bath to bathroom (shower cubicles on request*)
- Double head showers to bathroom & en-suites where applicable

Utility

- Porcelain floor tiles*
- Silestone Quartz work surfaces & upstands where applicable*
- Plumbing & electrics for a washing machine & tumble dryer – integrated available at request*

Media & Electrical

- TV points to living room, bedrooms 1 & 2
- Telephone points to hall & bedroom 1
- Recessed LED downlights*
- Pendant lighting*
- White sockets & switches*

Heating & Hot Water

- Air Source central heating system
- Fully programmable underfloor heating
- Thermostatically controlled radiators upstairs (two storey homes only)

Windows & Doors

- High-quality composite double glazed windows & doors
- French, bifold or glass sliding doors to the garden
- Double garaging with electric sectional doors

Flooring

- Porcelain floor tiles*
- Feature sink splash back to W/C
- Porcelain half wall tiles to bathroom and en-suite with wet area full feature wall*

Internal joinery

- Solid oak internal doors with contemporary hardware

Security

- Security alarms
- Smoke alarms
- Carbon Monoxide detectors
- Window locks to non-escape windows
- Multi-point locking system to all external doors

External

- Landscaped & turfed front gardens
- Paved patio & pathways
- Block paving to driveways & parking areas
- 6ft close board fencing with side access gate to garden
- Automatic external front & rear PIR lighting
- Lighting & power to garage
- Electric car charging point

Quality Assured

- 10-year Warranty provided by ICW
- We subscribe to the Consumer Code for Homebuilders



QUALITY ASSURED

We are a registered housebuilder with Premier Guarantee, LABC and NHBC 10-year warranty providers & subscribe to the Consumer Code for Homebuilders. You can therefore rest assured that every home has been built to the highest standards. For more information please visit www.consumercode.co.uk

The Small Print

- All measurements must be treated as approximate & for general guidance only.
- Please note that furniture, including wardrobes, is not supplied by the developer as standard & any representation of furniture & kitchen layout on the plans is indicative only.
- Photographs & computer generated images are used for illustrative purposes only & are used to convey the style of an Aspects Homes property. These may not represent the exact final appearance of the scheme.
- Elevations & individual features such as windows, doors, building materials, & soft landscaping may vary.
- The Site Plan is intended for illustrative purposes only, construction & landscaping details can change during the development course. Trees & planting shown are indicative & actual numbers & positions may vary.
- Exact property boundaries may vary from the Site Plan.
- Customers may alter the specification of * items if homes are purchased off plan / within the time limit set by the developer, **dependant** of stage of build – please get in contact for further information on personalising your specification.
- The developer reserves the right to alter & amend the information given in the brochure at any time during the construction process.

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