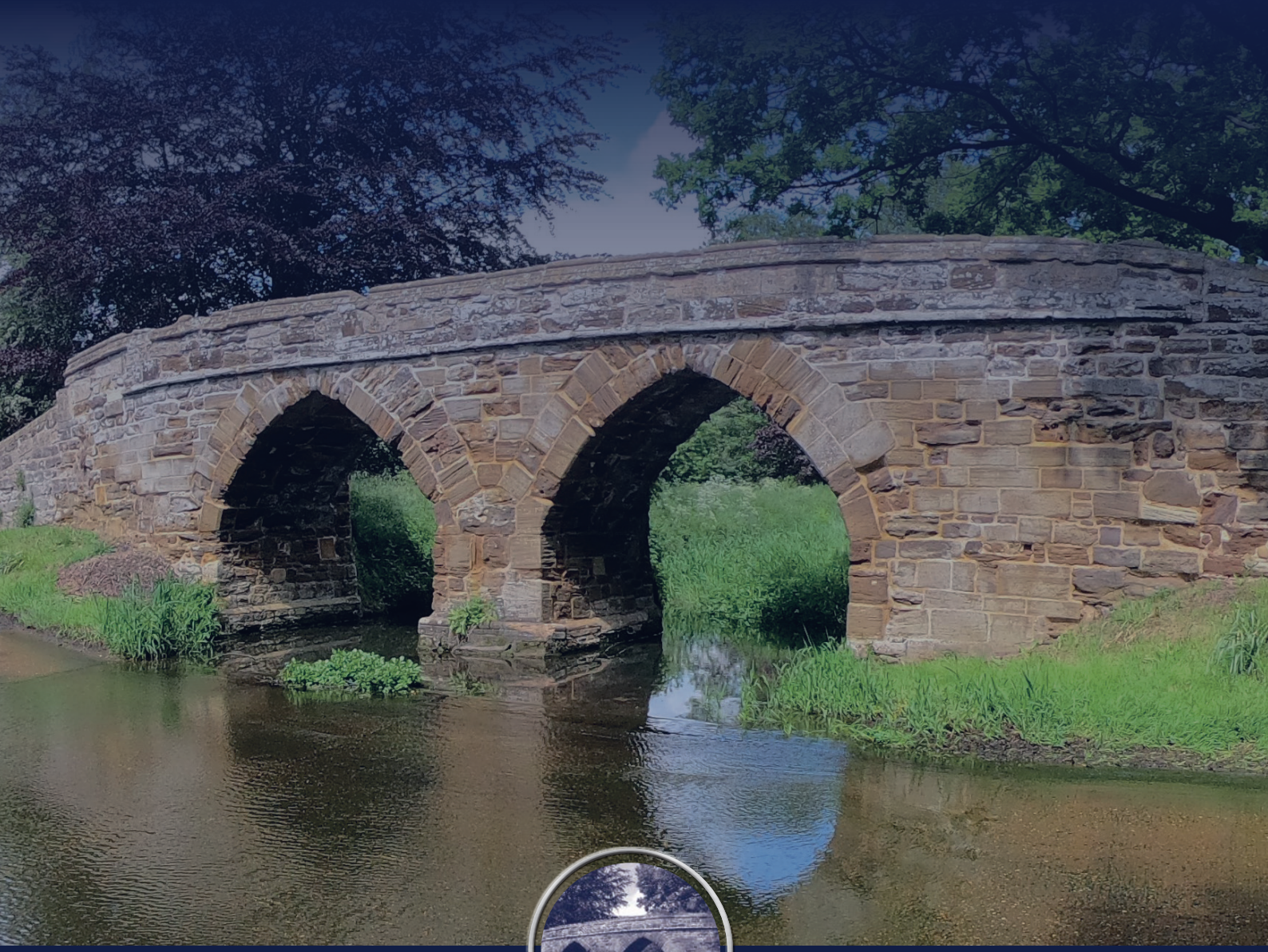


VILLAGE FARM BARNS

SUTTON BEDFORDSHIRE

A BRAND NEW DEVELOPMENT
OFFERING 3 LUXURIOUS BARN CONVERSION HOMES

RESOLUTION HOMES

DEFINED BOLD MODERNISM WITH GREAT COMFORT, LUXURY AND BEAUTY

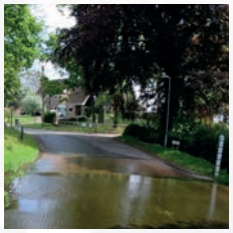
The Packhorse Bridge

The beautiful packhorse bridge over Potton Brook was built in the 14th or 15th Century and is situated on an important trade route to wool towns such as Dunstable and Bedford.

It provides an ideal location for the annual Sutton duck race. A time honoured tradition involving young and old in a wonderful community event.

Sutton is a small hamlet of some 300 people, located in Bedfordshire near the towns of Potton, Sandy and Biggleswade.

It comprises a church, school, public house, golf club and a village hall.



VILLAGE FARM
BARNS
SUTTON BEDFORDSHIRE

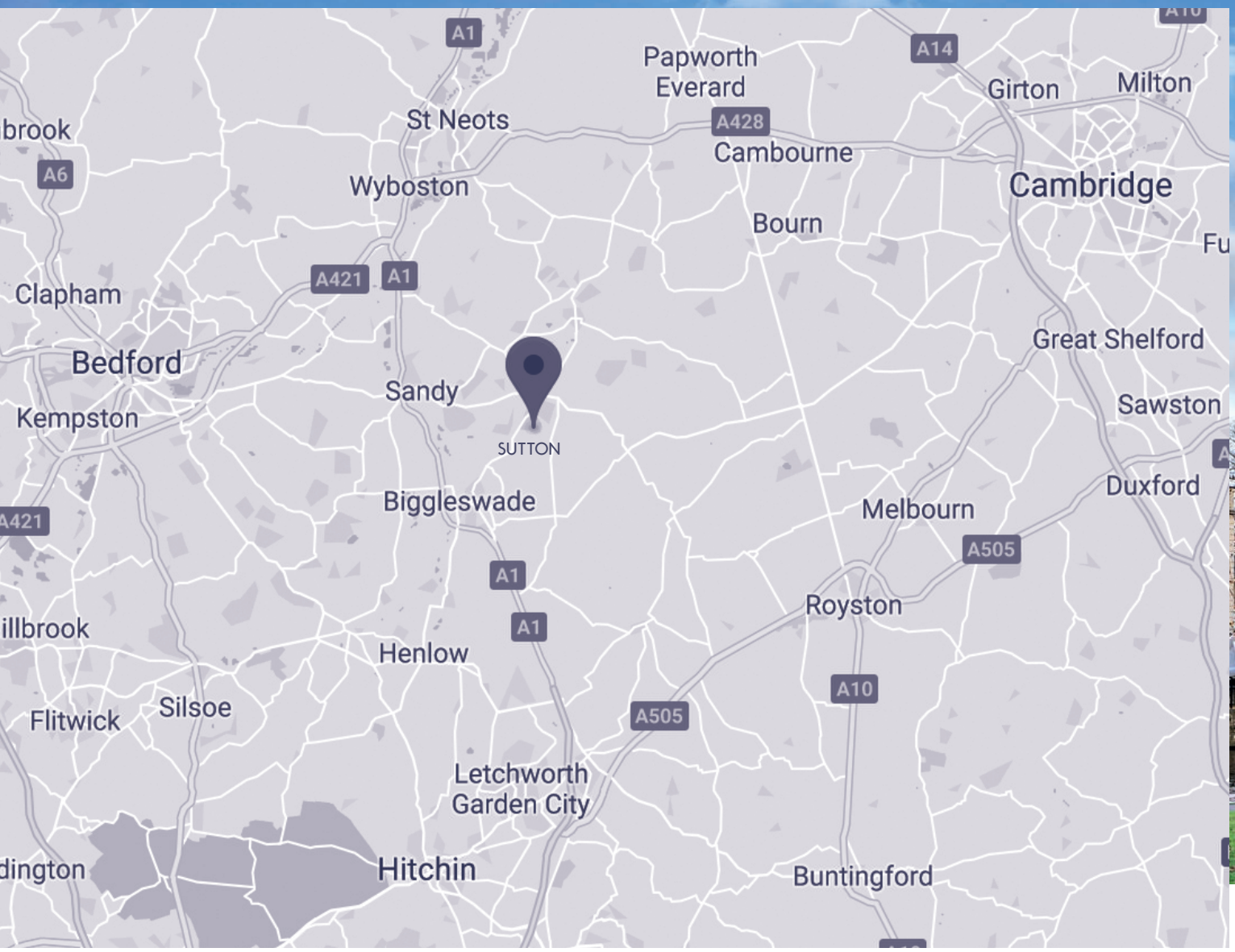
All Saints Church

All Saints Church was built in the 12th Century and Sutton Castle soon after, circa 1220.

In the 14th Century, John of Gaunt, son of King Edward III, resided close to where the John O'Gaunt Golf Club is now.

The first written record of the village is its listing in the Domesday Book.

Spelt Sudtone and Suttone the name is thought to mean "south farm".



Easy links with London, Bedford & Cambridge – just over 30 mins away

Located in the East Of England within easy reach of the Midlands region, London and the South East region. Prominent towns in the area include Hitchin, Bedford and Milton Keynes.

The area includes a number of attractions for visitors to explore, attractions include Shuttleworth Collection, Houghton House, Woburn Abbey, Woburn Safari Park and the Chiltern Hills. There are a number of historic buildings, castles, museums and galleries for visitors to explore in the area.

The area is host to a number of local festivals, shows, fairs and concerts throughout the year.

VILLAGE FARM
BARNS
SUTTON BEDFORDSHIRE

Biggleswade and Sandy are on the Midland Main Line, with stopping services to London and Brighton operated by Thameslink, and express services to London and the East Midlands operated by East Midlands Railway.

METICULOUS PLANNING & DELIVERY

Resolution Homes specialise in building quality residential properties in excellent locations. From small to medium developments and apartments, to one-off high specification executive homes, the same level of meticulous planning and delivery goes into every build.

All of our homes have an ethos built around attention to detail, integrity and a personal, professional approach. Utilising experience gained over the years to design, create and build houses that make real homes.

INTEGRITY & HEART

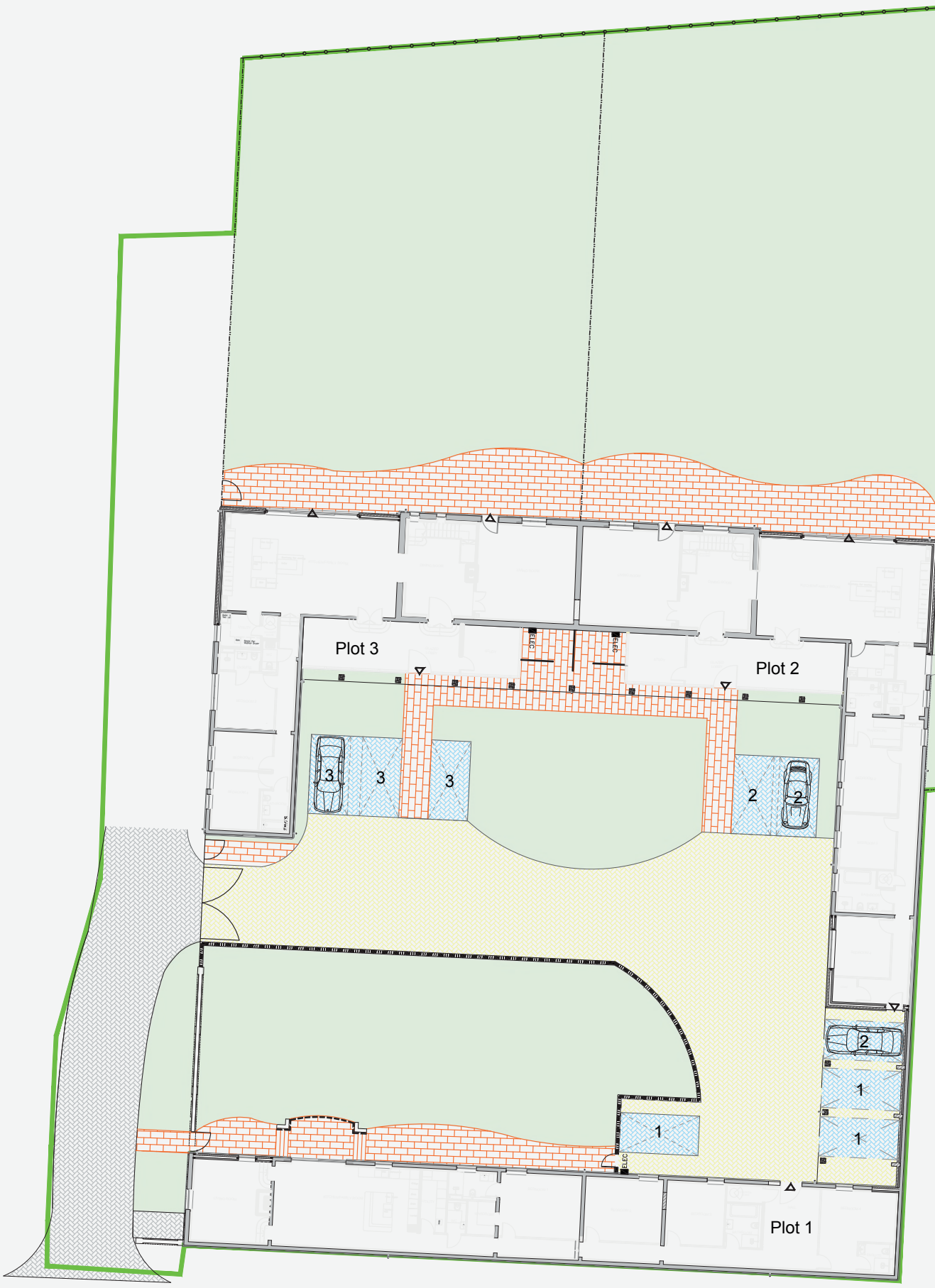
All of our homes are designed by our award winning architects, with an emphasis on quality, individuality and lifestyle. Integrity is at the heart of everything we do. It's this commitment to quality and attention to detail that enables us to build outstanding properties.

Our homes are designed and built for living, with high quality robust finishes, open living spaces and attention to detail.

VILLAGE FARM
BARNS
SUTTON BEDFORDSHIRE

VILLAGE FARM
BARNS
SUTTON BEDFORDSHIRE

SITE MAP



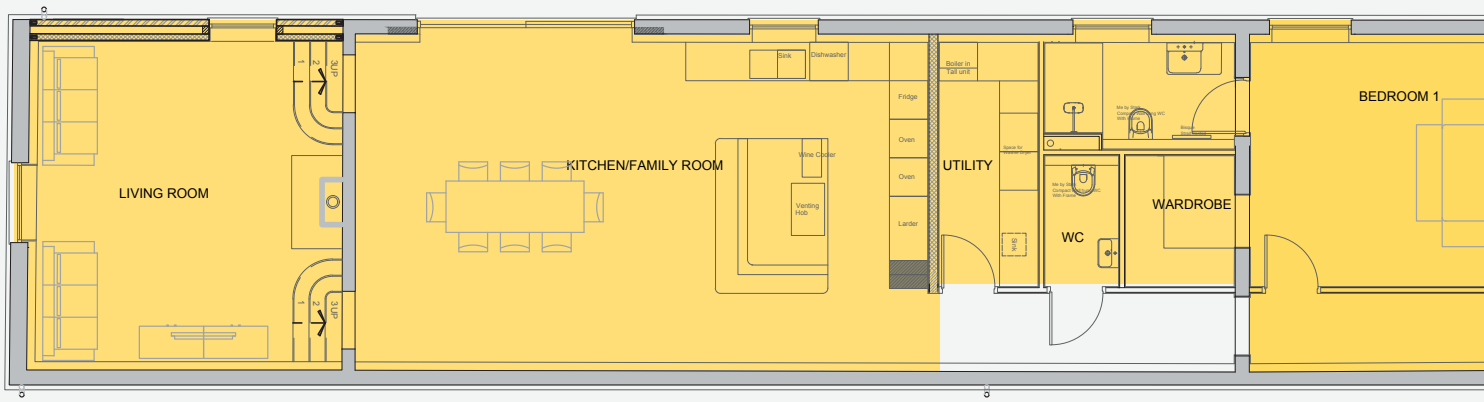
VILLAGE FARM
BARNS
SUTTON BEDFORDSHIRE

BARN 1

Scale 1:75 @A1

Ground Floor Plan

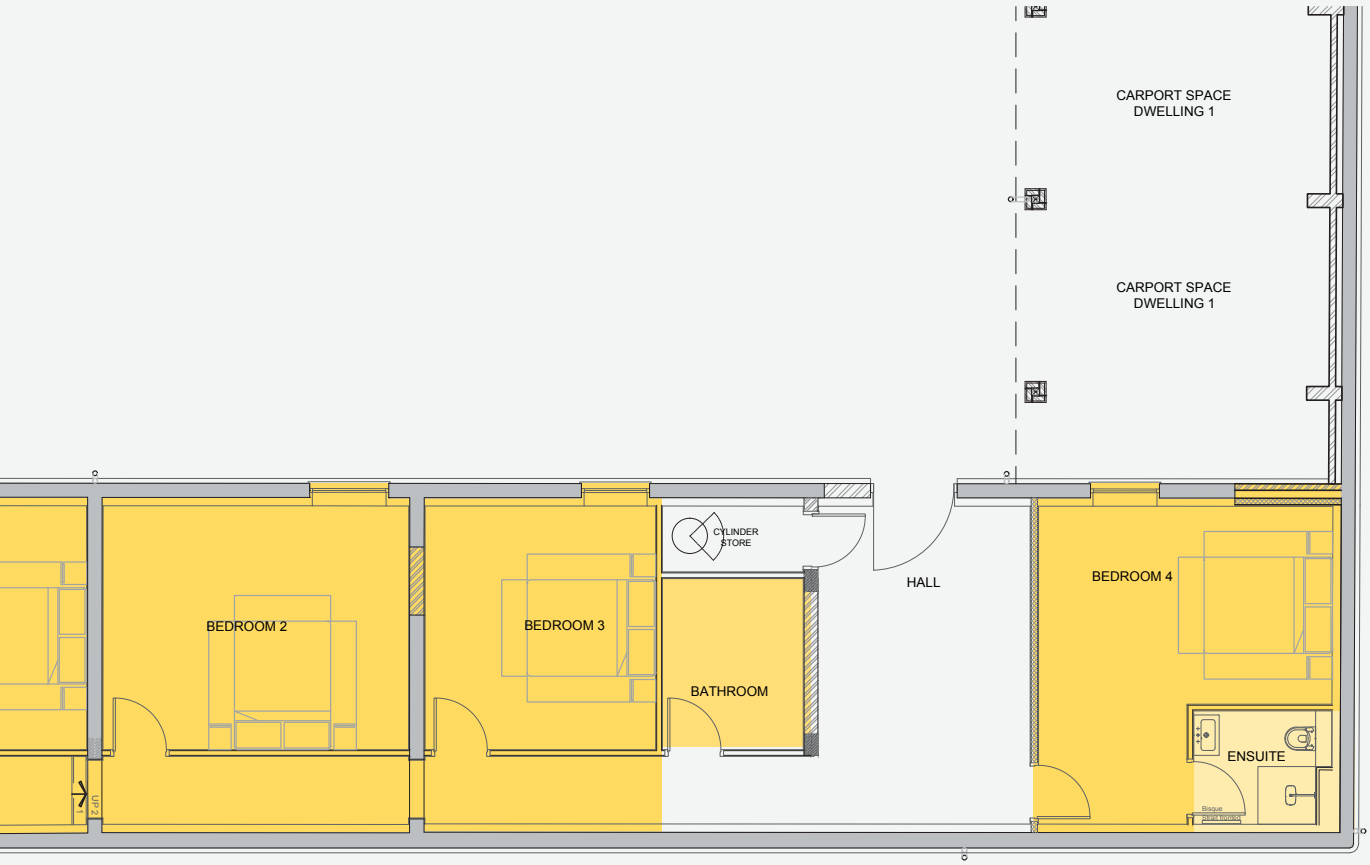
Gross Floor Area	:	Approx
GF		2314.24 sq ft
TOTAL		2314.24 sq ft



Disclaimer

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are for representation purposes only, as defined by RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



VILLAGE FARM
BARNS
SUTTON BEDFORDSHIRE

'We have recently purchased a new barn conversion from Resolution Homes, which is incredible. We absolutely love the design of the house, the space, the vaulted ceilings and the quality of the build throughout.

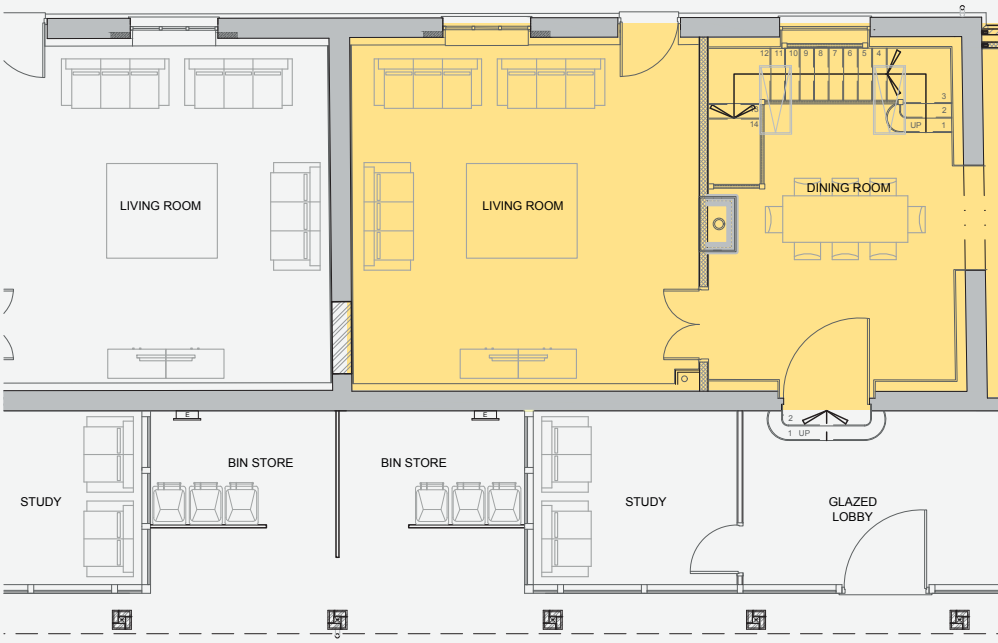
Nick and the team have been brilliant. They have been extremely responsive and finished off our garden as we requested to a very high standard. Moving in was made easy and Resolution Homes ensured that any issue or snags were dealt with efficiently and fast.

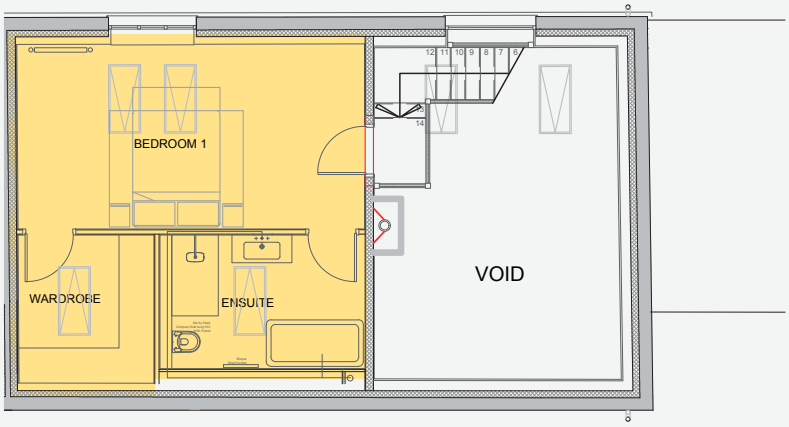
They are creative property developers that push boundary's, utilising every space to create beautiful environments to live in.'
Rob O'Connell

PLANNING & DELIVERY

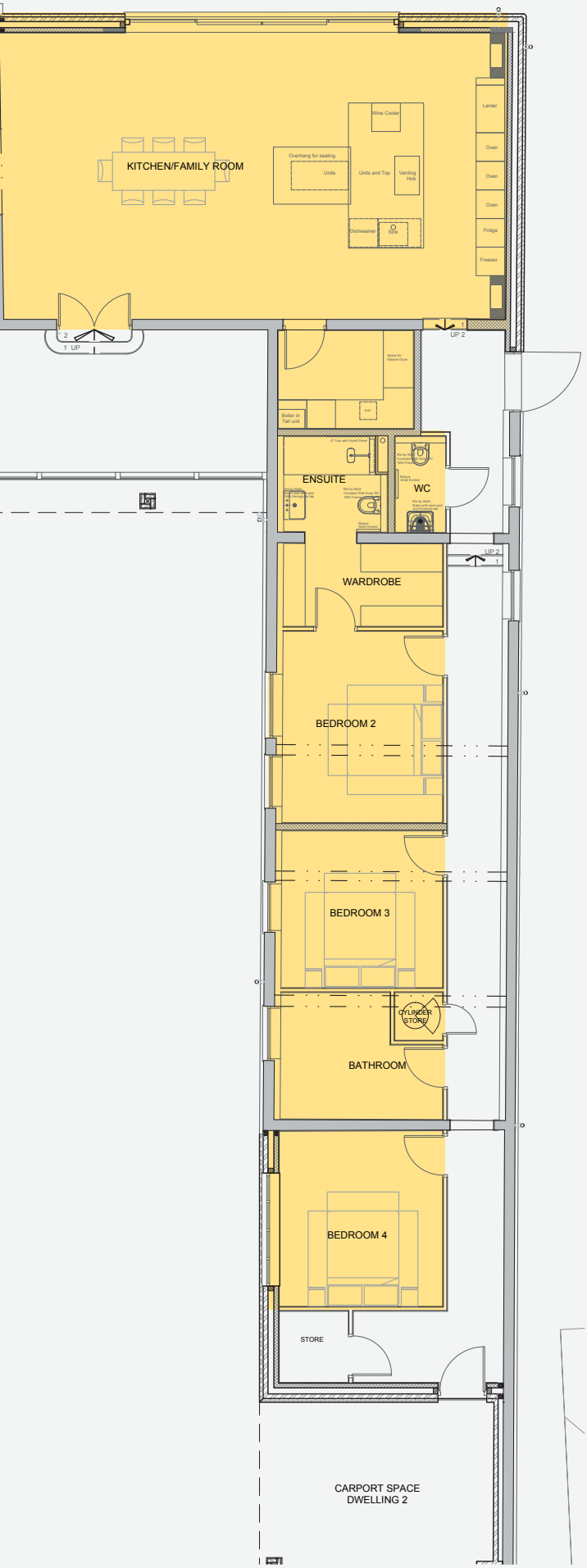
VILLAGE FARM
BARNS
SUTTON BEDFORDSHIRE

BARN 2





Mezzanine Floor Plan



Ground Floor

Gross Floor Area:	Approx
GFL	2895.49 sq ft
MEZ:	376.73 sq ft
TOTAL:	3272.22 sq ft

Mezzanine

Gross Floor Area:	Approx
MEZ:	376.73 sq ft

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Scale 1:75 @A1

VILLAGE FARM BARNS
SUTTON BEDFORDSHIRE

Product Specification

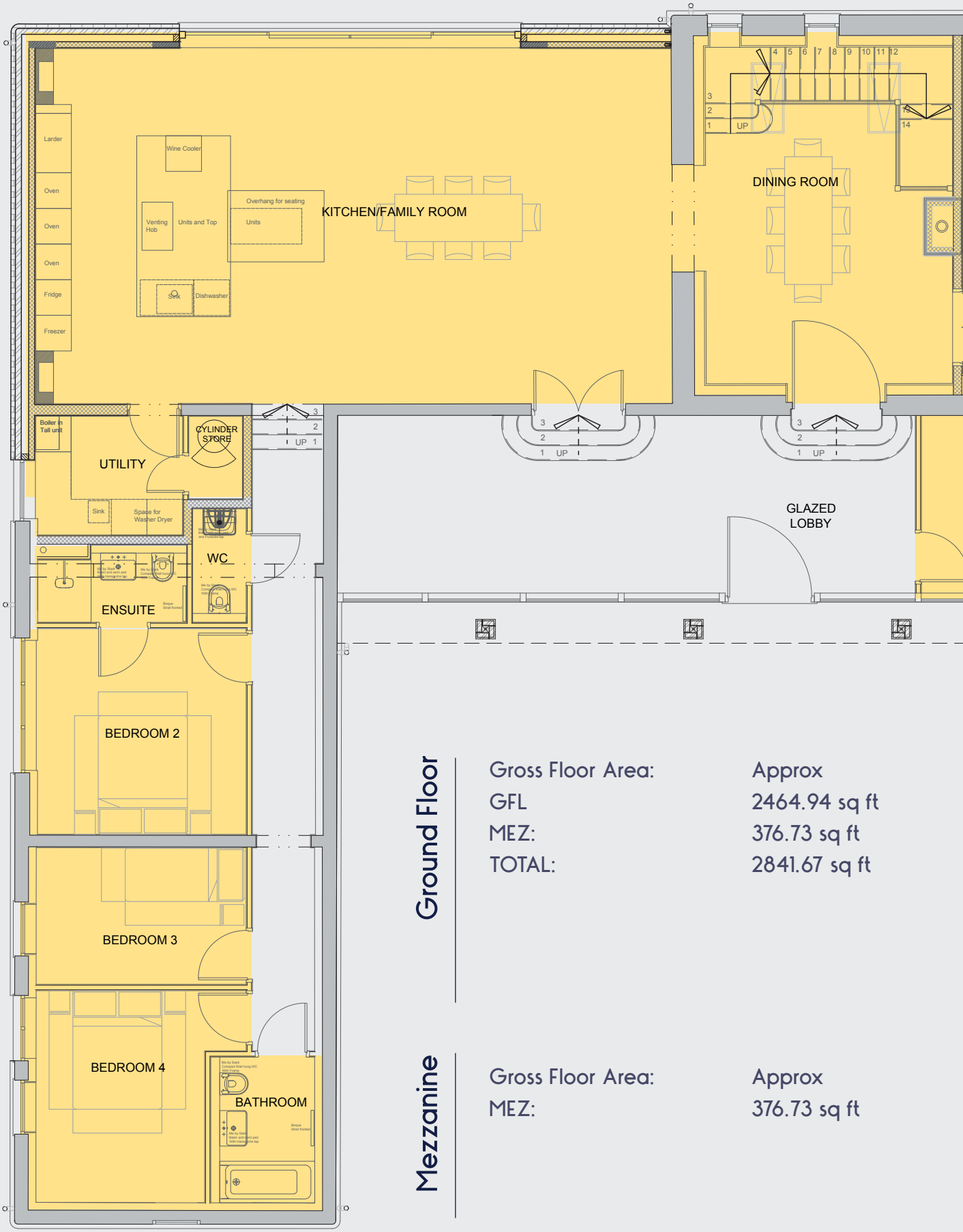
PRODUCT SPECIFICATION

Brand leading sanitaryware, brassware and tiles.

Designer kitchen and appliances offered with solid surface worktops.

Quality contemporary doors and underfloor heating throughout.

VILLAGE FARM
BARNS
SUTTON BEDFORDSHIRE



Ground Floor

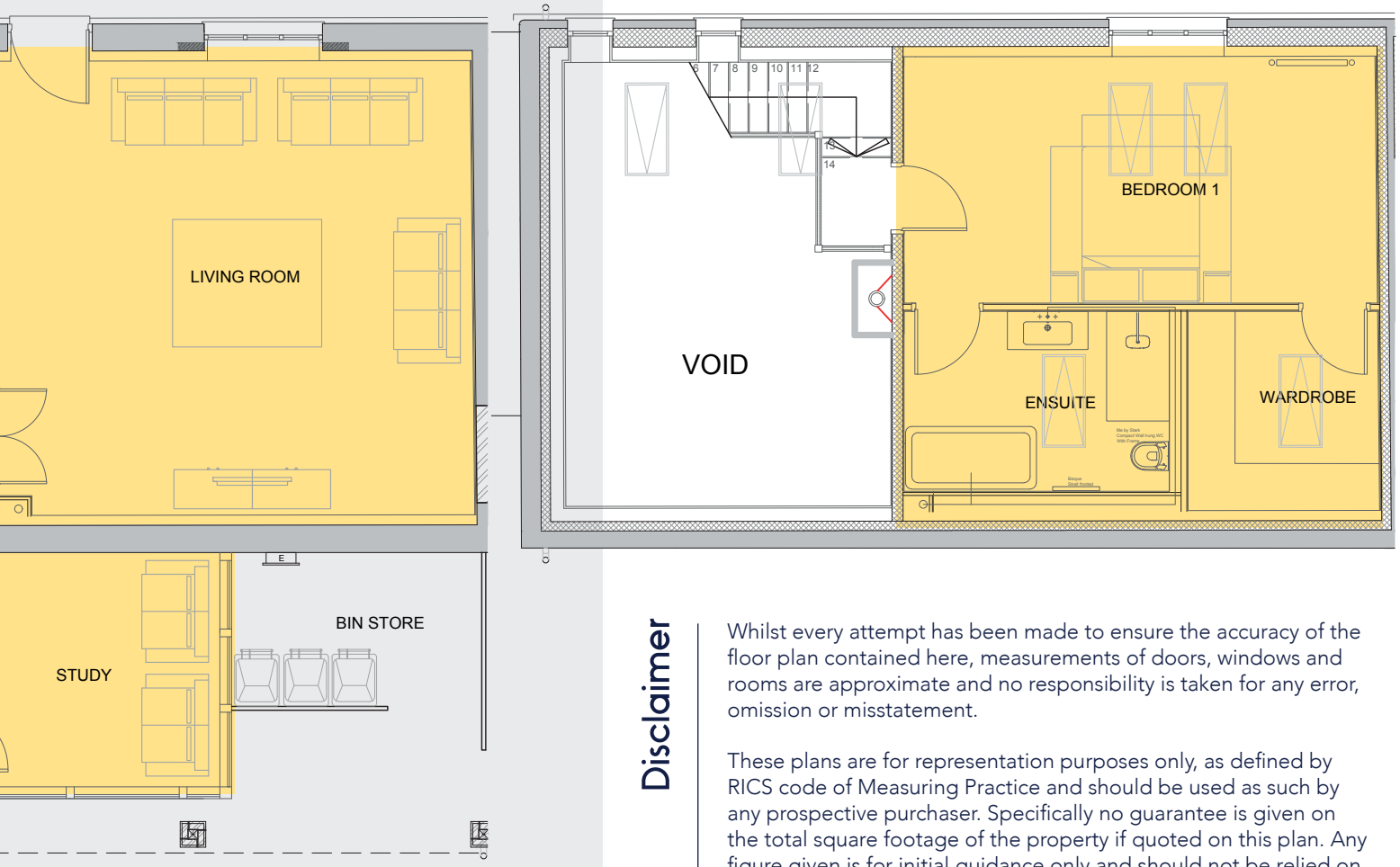
Gross Floor Area:	Approx
GFL	2464.94 sq ft
MEZ:	376.73 sq ft
TOTAL:	2841.67 sq ft

Mezzanine

Gross Floor Area:	Approx
MEZ:	376.73 sq ft

Scale 1:75 @A1

Mezzanine Floor Plan



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BARN 3

VILLAGE FARM BARNS
SUTTON BEDFORDSHIRE

'Resolution Homes have made me feel like I have my very own private builder. The quality of the build has been commented on by several of my friends and family, some who even work within the building industry themselves. They are very highly recommended.' Sharon Flowers.

INTEGRITY & HEART

VILLAGE FARM
BARNS
SUTTON BEDFORDSHIRE

Integrity is at the heart of everything we do; it's this commitment to quality and attention to detail that enables us to deliver outstanding developments.

Please note:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Resolution Homes has any authority to make or give any representation of warranty whatsoever in relation to this property. All negotiations are through Resolution Homes.

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VILLAGE FARM BARNS

SUTTON BEDFORDSHIRE

A BRAND NEW DEVELOPMENT
OFFERING 3 LUXURIOUS BARN CONVERSION HOMES

RESOLUTION HOMES

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