



GREENSANDS
PLACE

MAULDEN


PETER DAVID
— HOMES —

Welcome to a beautiful, award-winning collection of sixteen luxury 3, 4 & 5 bedroom homes in Maulden, adjacent to the open spaces of Greensand Ridge.



GREENSANDS
PLACE

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Greensands Place is a harmonious development of superior quality homes set within a private road and built to enhanced standards by Peter David Homes.





Enjoy a life lived local

A tranquil location nestled between the charming Bedfordshire villages of Maulden and Clophill.

Surrounded by open countryside and rolling hills, Greensands Place sits a stone's throw from Greensand Ridge, an extensive wooded landscape ideal for walks and wildlife managed by the Greensand Trust. The sense of freedom continues with riverways, nature reserves and lakes close by offering a range of outdoor activities for exercise and relaxation.

Greensands Place benefits from an expansive choice of schools, pubs, convenience stores and local shops with easy access to neighbouring town for those daily needs. In addition, Amphill, around 5 minutes by car, is a charming market town lined with Georgian buildings and quaint independent shops including a Waitrose supermarket. In just over 20 minutes, you'll find the historical town of Hitchin, renowned for its thriving food and drink scene. Within easy reach of Maulden lies Aqua Sana Spa at Woburn Forest Center Parcs, for the ultimate forest spa day experience, the 18th century mansion Wrest Park for landscaped gardens and live events and The Millbrook Golf Club with its 18-hole woodland course.

Positioned between the M1, A1(M) and A6 the location also provides good transport connections with Flitwick station just 10 minutes away providing direct journeys to Central London in under 45 minutes.





Love where you live

At Greensands Place, you're never far from heritage market towns, events and points of interest.

The Flying Horse at Clophill



6 minutes walk

Premium country pub & restaurant with terrace just a short walk from Greensands Place.

Amphill



5 minutes drive

Market town with narrow streets lined with Georgian buildings and thatched cottages.

Woburn Safari Park



20 minutes drive

A drive-through safari park with amazing wildlife, parkland and a Go Ape.

Milton Keynes



28 minutes drive

Modern city with entertainment destinations, sporting venues and major shopping centres.

Travel times taken from Google Maps.

Bedford Town *18 minutes drive*

County town with castle, museums, Arcade Shopping Centre, riverside restaurants and host to a number of major events and festivals throughout the year.



Local surroundings

Getting to know the places closest to you.

- 1** The Flying Horse
Premium gastropub with outdoor terrace serving modern cuisine.
0.3 miles

- 2** Co-op Store/Post Office
Local convenience store for the everyday essentials and post office.
0.3 miles

- 3** The George Inn
Independent pub with bistro-style dining and ensuite rooms.
1.6 miles

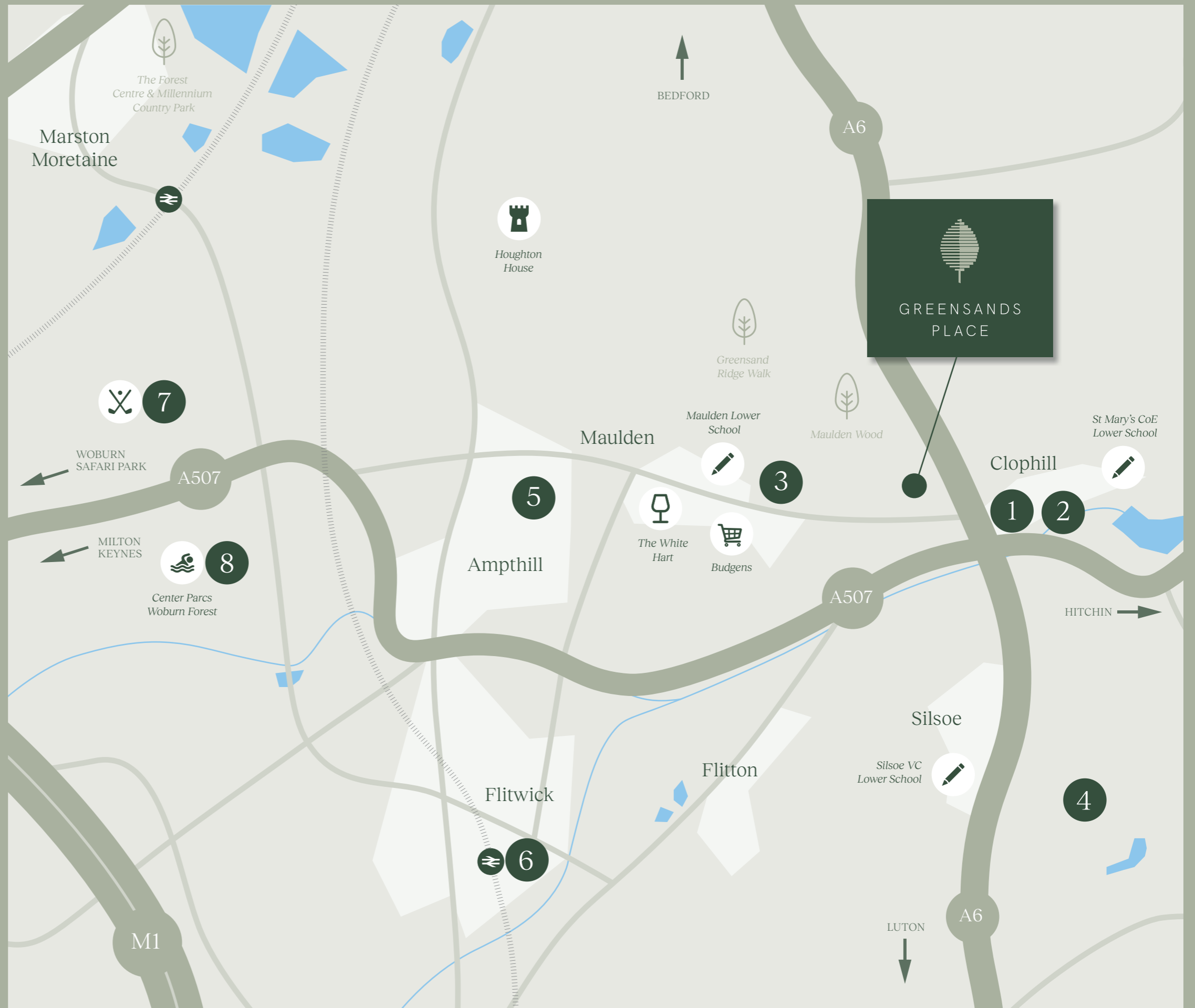
- 4** Wrest Park
Historically important French-style mansion, sculpture gallery and gardens.
2.4 miles

- 5** Waitrose
Supermarket open 7 days a week for quality groceries and baked goods.
2.9 miles

- 6** Flitwick Rail Station
Trains running daily and direct into London. 41 minutes to St Pancras International.
4.1 miles

- 7** The Millbrook Golf Club
18-hole elevated golf course with unrivalled views and clubhouse.
5.0 miles

- 8** Aqua Sana Spa at Center Parcs Woburn Forest
Award-winning spa retreat with wide range of multi-sensory experiences and treatments.
5.1 miles





Schools & Education

Primary

St Mary's Church of England Lower School
Clophill
Ofsted/Good
0.8 mile

Maulden Lower School & Nursery
Maulden
Ofsted/Good
1.2 miles

Silsoe Lower VC School
Silsoe
Ofsted/Good
1.5 miles

Greenfield School
Greenfield
Ofsted/Good
2.2 miles

Russell Lower School
Amphill
Ofsted/Good
2.6 miles

Campton Academy
Campton
Ofsted/Good
3.2 miles

Secondary

Esland Bedford School
Silsoe
Ofsted/Outstanding
2.5 miles

Gravenhurst Academy
Gravenhurst
Ofsted/Outstanding
2.5 miles

Redbourne Upper School
Amphill
Ofsted/Good
2.9 miles

Woodland Middle School Academy
Flitwick
Ofsted/Good
3.4 miles

Robert Bloomfield Academy
Shefford
Ofsted/Outstanding
3.9 miles

Independent

Orchard School & Nursery
Barton-le-Clay
Independent
3.8 miles

Bedford Girls' School
Bedford
Independent
7.5 miles

Bedford School
Bedford
Independent
8.1 miles

St Francis' College
Letchworth Garden City
Independent
9.1 miles

St Christopher School
Letchworth Garden City
Independent
9.6 miles

Kingshott School
Hitchin
Independent
9.5 miles

Higher Education

Bedford College
Bedford
7.5 miles

University of Bedfordshire
Bedford
7.8 miles

Cranfield University
Cranfield
9.0 miles

University of Buckingham
Milton Keynes
13.0 miles

University of Northampton
Northampton
24.0 miles

University of Cambridge
Cambridge
26.2 miles

Distances are approximate only. Ofsted ratings are correct as of June 2024.





Discover the Peter David Difference

Relax and unwind with a premium Peter David home that combines the best of modern living with characterful beauty and charm.

We have provided a superior level of specification in all of the deluxe homes at Greensands Place including;

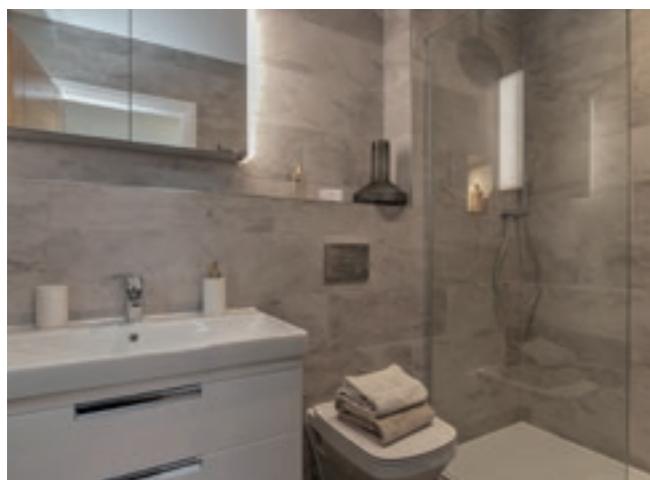
- ✓ Luxury carpets and designer flooring
- ✓ Brushed chrome switches and sockets
- ✓ Designer luxury fitted kitchens by Leicht
- ✓ Caesarstone quartz worktops to kitchens and utility rooms
- ✓ Wine coolers in kitchens
- ✓ Hot (boiling) taps to kitchens
- ✓ Bosch fitted appliances
- ✓ Fully fitted walk-in wardrobes to principle bedrooms
- ✓ LED mirrors/cabinets and wall hung vanity units to all bathrooms/ensuites
- ✓ Underfloor heating to the ground floor
- ✓ Landscaped gardens and generous Indian sandstone terraces so that your outside living space is ready to enjoy
- ✓ Traditional (brick and block) construction with exceptional build quality, craftsmanship and attention to detail for added peace of mind

Why settle for anything less?





18



19



Luxury specification

Kitchens/Utilities

- German designer fitted kitchen by Leicht with Caesarstone quartz worktop and upstand
- Integrated Bosch energy efficient oven, combination microwave oven and induction hob
- Integrated Bosch dishwasher and fridge/freezer
- Wine cooler
- Pronteau hot (boiling) tap
- Single lever mixer tap in utility
- Under mounted stainless steel sink in satin finish
- Recessed energy efficient LED downlights

Bathrooms

- Contemporary white sanitaryware by Duravit
- Duravit concealed cisterns with chrome flush plate
- Wall mounted Roper Rhodes vanity units to bathrooms, ensuites and WC
- Stylish Grohe chrome taps
- Demisting HiB mirrors with shaver sockets and LED lighting
- Grohe Rainfall showers with low profile stone effect shower trays
- Heated chrome towel rails
- High quality large format porcelain wall tiles
- Recessed energy efficient LED downlights
- Karndean flooring in a range of styles, finishes and colours

Internals

- Brushed chrome electrical switches and sockets
- Karndean flooring fitted in hallway, kitchen/dining family room, WC, bathroom & ensuites
- Luxury Cormar carpet to lounge, stairs, landing, study and all bedrooms
- Contemporary design oak internal doors with chrome ironmongery
- Walls finished in Dulux 'Timeless' emulsion and woodwork finished in white satin gloss
- Fully fitted designer walk-in wardrobes to principle bedrooms/dressing areas

AV, Electrical & Heating

- TV and data points to living area, kitchen, study and all bedrooms
- Brushed chrome USB power sockets in kitchen, study and bedrooms
- Wired for digital and satellite TV
- Smart home ready with Cat IV cabling
- Low energy lighting throughout
- Traditional gas boiler heating by "Ideal"
- Underfloor heating to ground floor

External Features

- High performance double glazed PVCU windows in "Agate Grey" frames externally and white frames internally with chrome ironmongery
- Bi-fold and sliding doors (where shown) are made of durable aluminium
- Landscaped rear gardens turfed and fenced
- Generous Indian sandstone garden terraces in light grey
- External wall mounted lights
- Block paved parking bays
- Block paved private driveways and parking bays
- External tap and power socket to rear garden
- Automated sectional Hormann garage doors
- EVC ready power supply to garages / homes (except plots 1 & 2)

Warranty

- 10 year ICW New Homes warranty





No.2
1,480 sqft /
137 sqm
3 bedroom
house

No.1
1,570 sqft /
146 sqm
3 bedroom
house

No.24
1,629 sqft /
151 sqm
3/4 bedroom
house

No.25*
1,574 sqft /
146 sqm
3/4 bedroom
house

No.3
1,904 sqft /
177 sqm
4 bedroom
house

No.4
1,917 sqft /
178 sqm
4 bedroom
house

Affordable/
Shared
Ownership

No.5
1,917 sqft /
178 sqm
4 bedroom
house

No.6
1,904 sqft /
177 sqm
4 bedroom
house

No.14
1,636 sqft /
152 sqm
3/4 bedroom
house

No.13
1,636 sqft /
152 sqm
3/4 bedroom
house

Affordable/
Shared
Ownership

No.7
2,213 sqft /
206 sqm
5 bedroom
house

No.12
2,213 sqft /
206 sqm
5 bedroom
house

No.8
2,572 sqft /
239 sqm
5 bedroom
house

No.10
2,337 sqft / 217 sqm
5 bedroom house

No.9
1,938 sqft /
180 sqm
4 bedroom
house

No.11
1,938 sqft / 180 sqm
4 bedroom house



**GREENSANDS
PLACE**
MAULDEN

Welcome to the best in luxury living at Greensands Place.

An exclusive collection of just sixteen premium 3, 4 and 5 bedroom new homes for sale.

Each home features exceptional build quality, high specification interiors, elegant private landscaped gardens, exquisite countryside views set within a private block paved road and with excellent connectivity.

Computer generated image is indicative only.

*No.25 - Show home.



The Archer

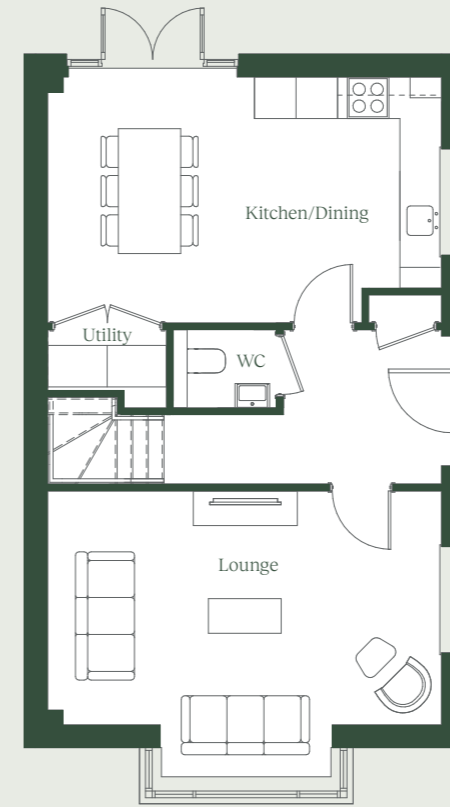
3 bedroom house

No.1

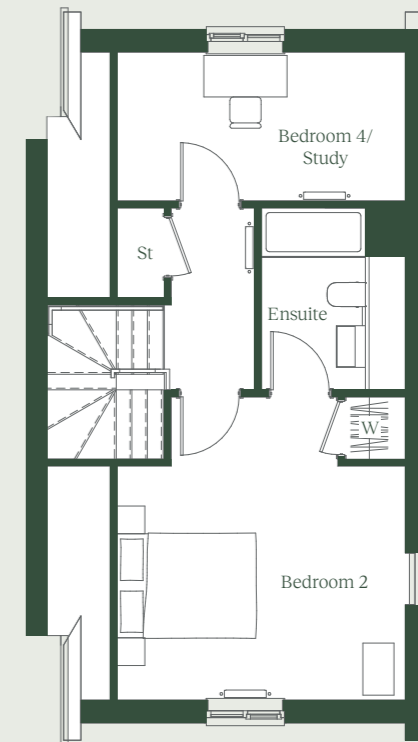
1,570 sqft / 146 sqm



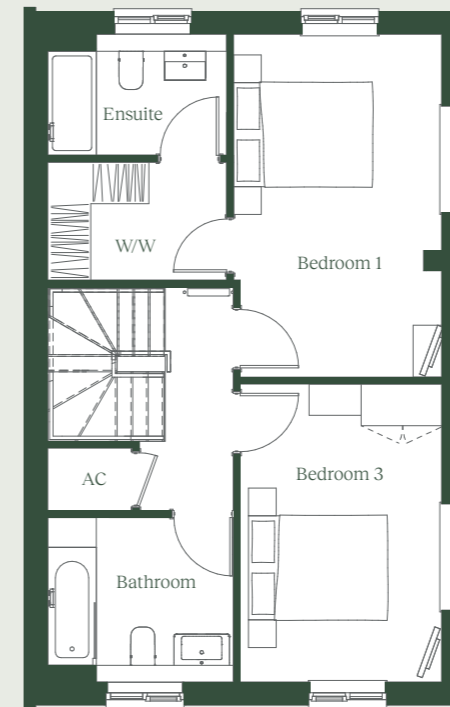
Ground Floor



Second Floor



First Floor



Ground Floor

Lounge	5.71m x 3.38m	18'9" x 11'1"
Kitchen/Dining	5.71m x 3.55m	18'9" x 11'8"
Utility	1.69m x 1.13m	5'7" x 3'9"

First Floor

Bedroom 1	4.95m x 3.00m	16'3" x 9'11"
Ensuite	2.55m x 1.92m	8'4" x 6'4"
Bedroom 3	4.30m x 2.91m	14'1" x 9'7"
Bathroom	2.00m x 2.81m	6'7" x 9'3"

Second Floor

Bedroom 2	4.16m x 3.38m	13'8" x 11'1"
Ensuite	2.00m x 2.84m	6'7" x 9'4"
Bedroom 4 / Study	4.16m x 2.15m	13'8" x 7'1"

Parking for 2 cars

The Archer is a luxury double fronted three bedroom semi-detached house, with a stunning kitchen/dining room benefiting from French patio doors opening to a landscaped rear garden with a generous Indian sandstone patio.

The property also boasts a lounge with large feature bay window, separate study and a master bedroom with walk in wardrobe and ensuite shower room.

St - Storage W - Wardrobe
W/W - Walk-in Wardrobe AC - Airing Cupboard





The Langley

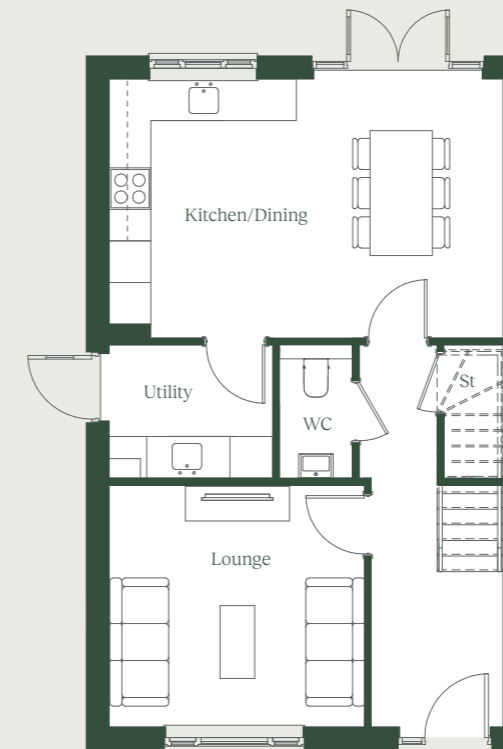
3 bedroom house

No.2

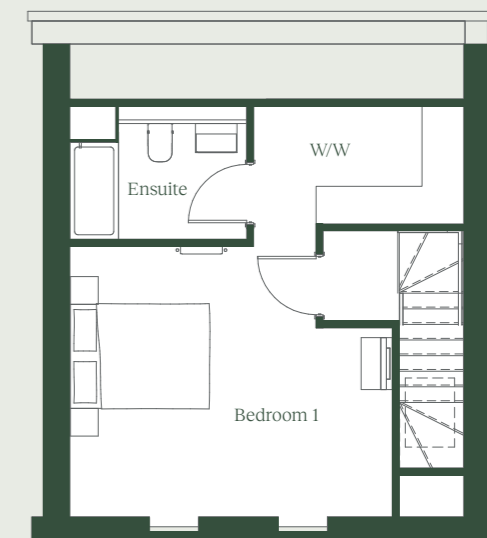
1,480 sqft / 137 sqm



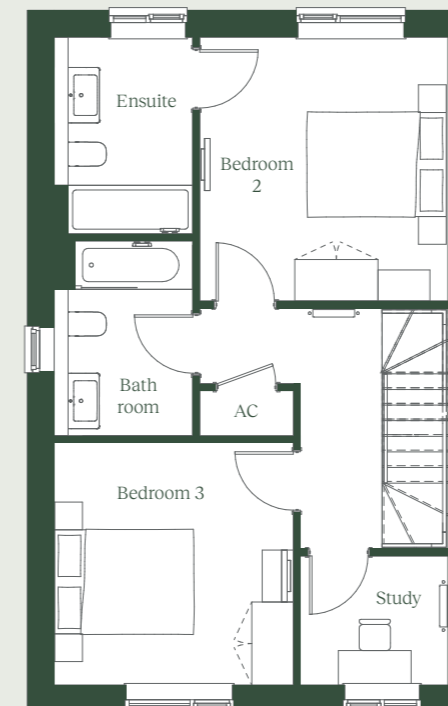
Ground Floor



Second Floor



First Floor



Ground Floor

Lounge	3.68m x 3.49m	12'1" x 11'5"
Kitchen/Dining	5.71m x 3.84m	18'9" x 12'7"
Utility	2.36m x 1.92m	7'9" x 6'4"

First Floor

Bedroom 2	3.81m x 3.58m	12'6" x 11'9"
Ensuite	2.08m x 2.63m	6'10" x 8'8"
Bedroom 3	3.50m x 3.45m	11'6" x 11'4"
Study	2.13m x 1.87m	7'0" x 6'2"
Bathroom	2.68m x 2.38m	8'10" x 7'10"

Second Floor

Bedroom 1	4.38m x 3.54m	14'4" x 11'7"
Ensuite	2.58m x 1.75m	8'6" x 5'9"

Parking for 2 cars

The Langley is a stunning semi-detached home featuring three spacious bedrooms spread over three floors including a versatile study. The kitchen/dining room comes complete with French patio doors leading to a private landscaped rear garden.

Experience true comfort in the luxury master suite with a fully fitted walk-in wardrobe and ensuite shower room occupying the entire second floor.

St - Storage AC - Airing Cupboard
W/W - Walk-in Wardrobe





The Hawksmoor

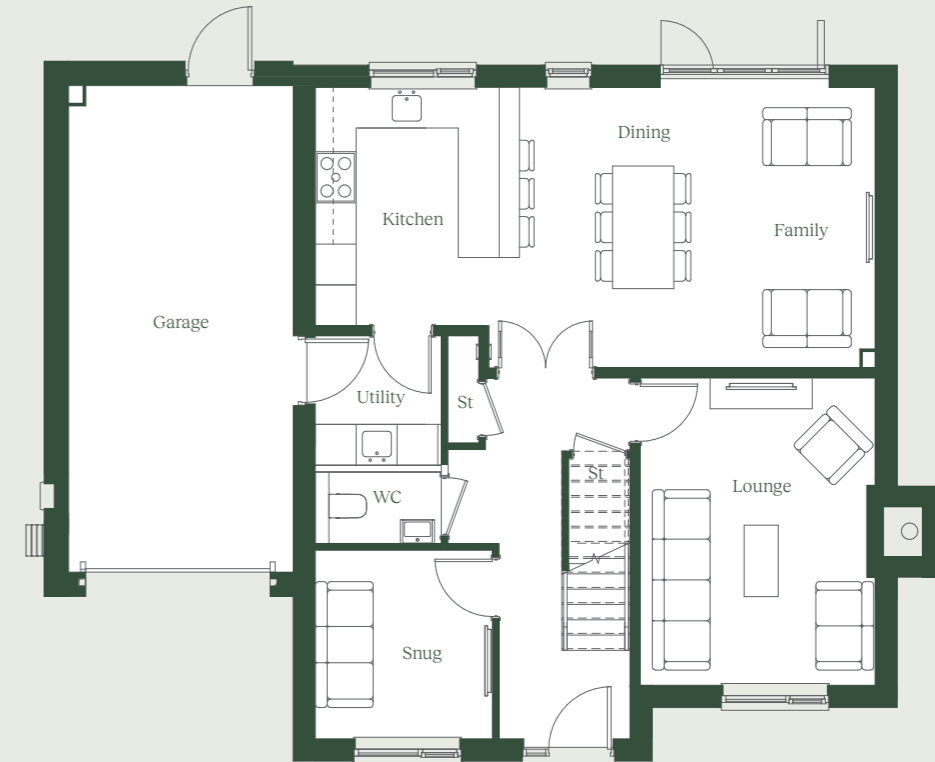
4 bedroom house

Nos. 3 & 6

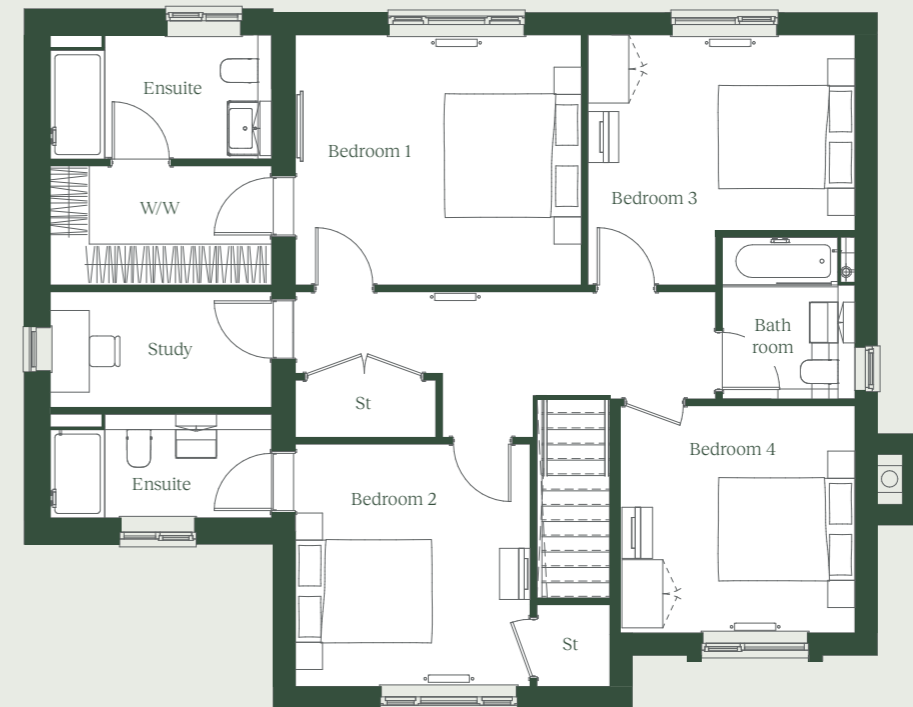
1,904 sqft / 177 sqm



Ground Floor



First Floor



Ground Floor

Lounge	4.51m x 3.45m	14'10" x 11'4"
Family/Kitchen/Dining	8.22m x 4.12m†	27'0" x 13'6"†
Snug	2.90m x 2.60m	9'6" x 8'6"
Utility	1.90m x 1.85m	6'3" x 6'1"
Garage	7.15m x 3.30m	23'5" x 10'11"

First Floor

Bedroom 1	4.20m x 3.67m	13'9" x 12'0"
Ensuite (Bedroom 1)	3.30m x 1.82m	10'10" x 6'0"
Bedroom 2	3.45m x 3.56m	11'4" x 11'8"
Ensuite (Bedroom 2)	3.30m x 1.55m	10'10" x 5'1"
Bedroom 3	3.92m x 3.67m	12'10" x 12'0"
Bedroom 4	3.45m x 3.34m	11'4" x 10'11"
Study	3.30m x 1.70m	10'11" x 5'7"
Bathroom	1.95m x 2.38m	6'5" x 7'10"

The Hawksmoor is an impressive four bedroom family home that combines style and convenience. The ground floor has been meticulously designed with two reception rooms and a Kitchen / Dining / Family room running the width of the house. The lounge benefits from a feature fire place with log burner already installed ready enjoy those chilly winter evenings. Luxurious bi-folding doors provide immediate access to the Westerly facing landscaped rear garden.

The first floor has two ensuite double bedrooms with the master also benefiting from a fitted designer walk-through wardrobe as well as a luxury main bathroom and a study. A large, oversized integral single garage accessed from the utility room and private driveway with parking for 2 cars complete this impressive home

St - Storage
W/W - Walk-in Wardrobe

†Maximum measurement. Computer generated image of Plot 3.





The Arundel

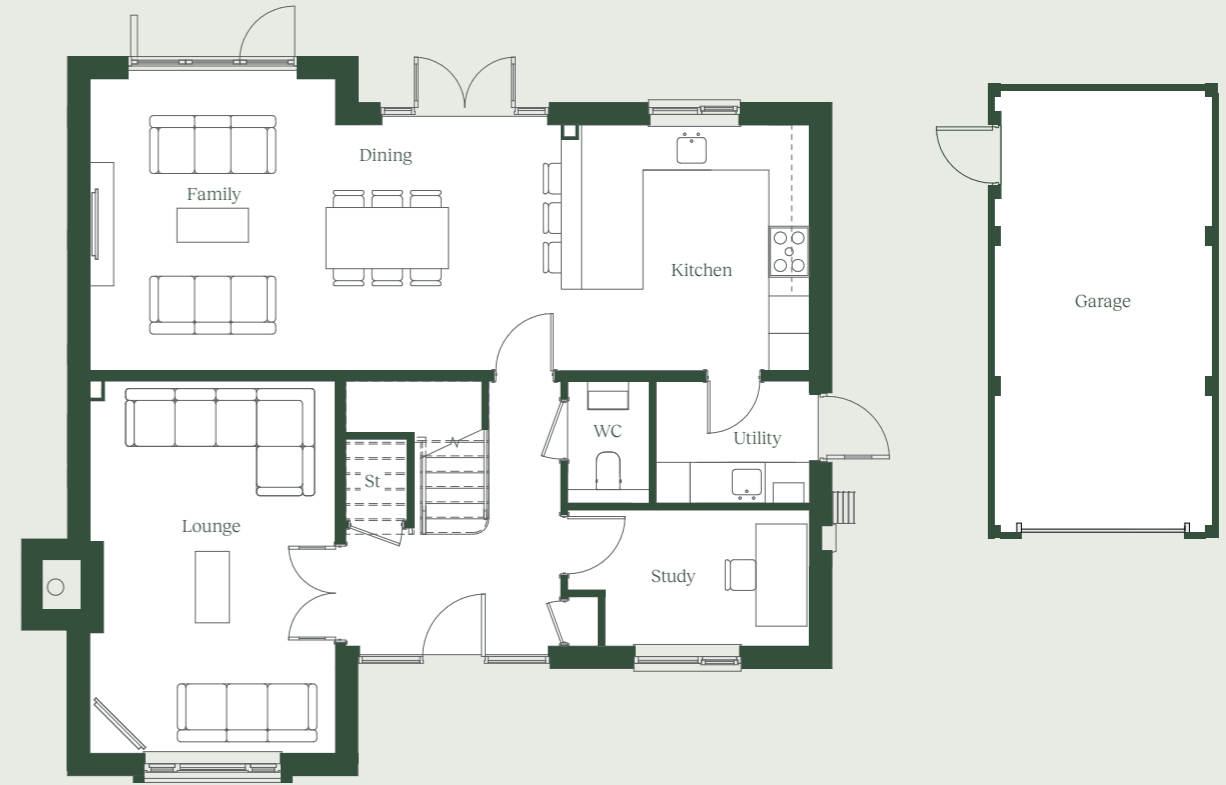
4 bedroom house

No.4

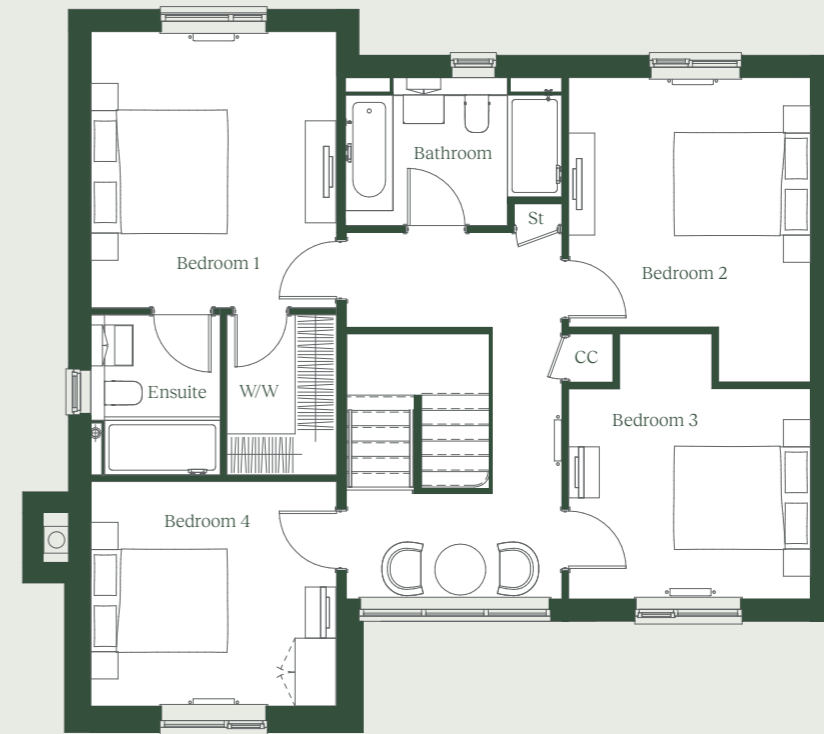
1,917 sqft / 178 sqm



Ground Floor



First Floor



Ground Floor

Lounge	5.47m x 3.61m	17'11" x 11'10"
Family/Kitchen/Dining	10.58m x 4.29m†	34'9" x 14'1"†
Study	3.01m x 2.00m	9'11" x 6'7"
Utility	2.26m x 1.80m	7'5" x 5'11"
Garage	7.32m x 3.61m	24'0" x 11'10"

First Floor

Bedroom 1	4.06m x 3.61m	13'4" x 11'10"
Ensuite	1.90m x 2.35m	6'3" x 7'9"
Bedroom 2	4.47m x 3.56m	14'8" x 11'8"
Bedroom 3	3.56m x 3.09m	11'8" x 10'2"
Bedroom 4	3.61m x 3.30m	11'10" x 10'11"
Bathroom	3.08m x 2.18m	10'1" x 7'2"

The Arundel is a stunning four-bedroom detached family home, featuring anthracite grey composite cladding and a tiled portico entrance. Thoughtfully crafted with two reception rooms, and a spacious kitchen / dining / family room with French patio doors and bi-folding doors makes this a perfect space for entertaining.

The first floor provides four large double bedrooms with the master suite benefiting from a ensuite shower room and fitted walk in wardrobe. A detached oversized single garage and generous driveway are located to the side of this impressive home.

St - Storage W - Wardrobe
W/W - Walk-in Wardrobe CC - Cylinder Cupboard

†Maximum measurement.





The Jarvis

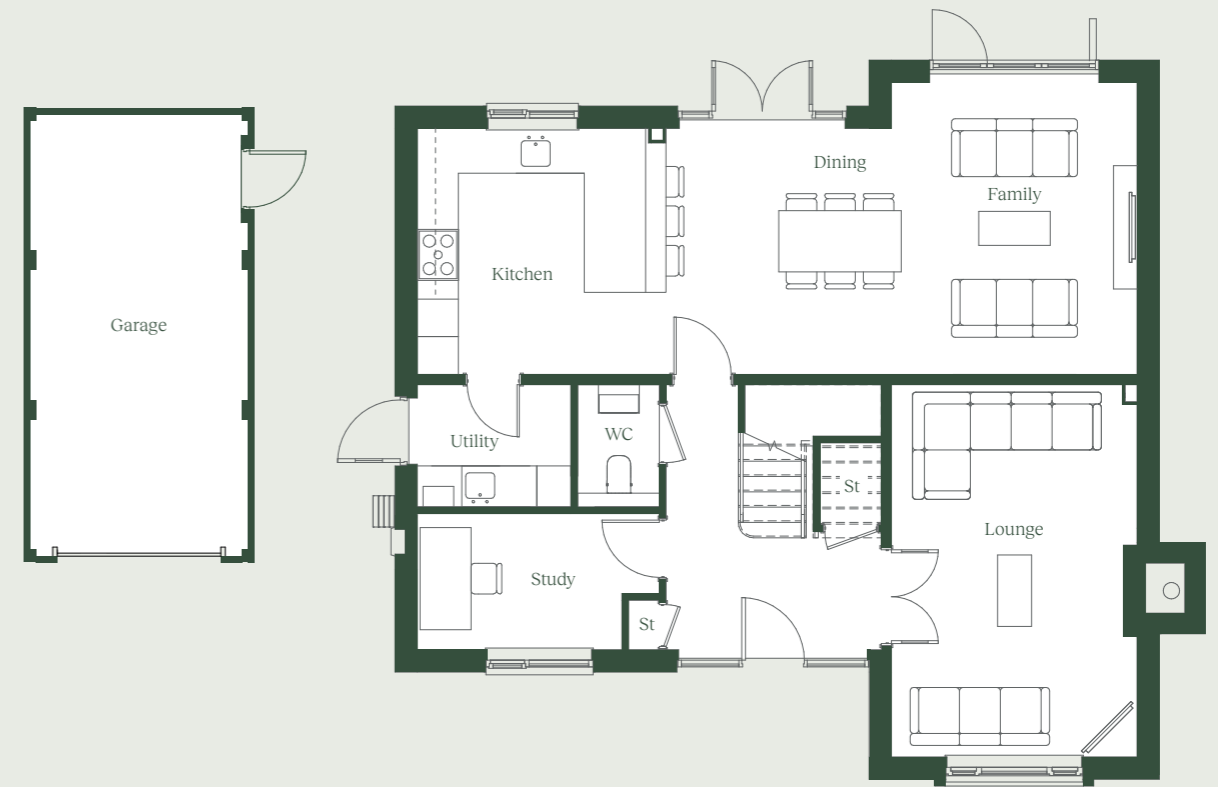
4 bedroom house

No.5

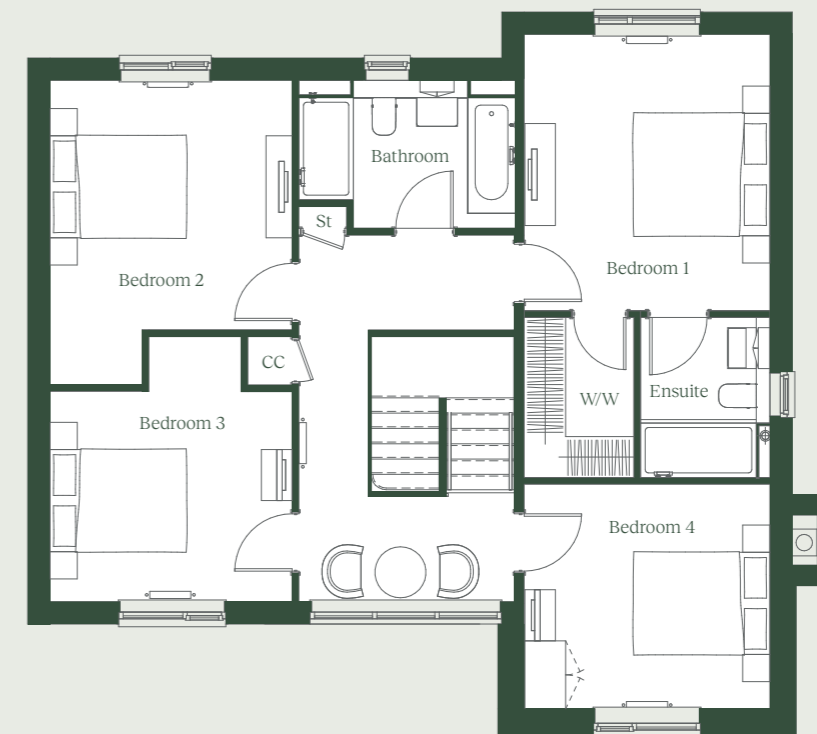
1,917 sqft / 178 sqm



Ground Floor



First Floor



Ground Floor

Lounge	5.47m x 3.61m	17'11" x 11'10"
Family/Kitchen/Dining	10.58m x 4.29m†	34'9" x 14'1"†
Study	3.01m x 2.00m	9'11" x 6'7"
Utility	2.26m x 1.80m	7'5" x 5'11"
Garage	7.32m x 3.61m	24'0" x 11'10"

First Floor

Bedroom 1	4.06m x 3.61m	13'4" x 11'10"
Ensuite	1.90m x 2.35m	6'3" x 7'9"
Bedroom 2	4.47m x 3.56m	14'8" x 11'8"
Bedroom 3	3.56m x 3.09m	11'8" x 10'2"
Bedroom 4	3.61m x 3.30m	11'10" x 10'10"
Bathroom	3.08m x 2.18m	10'1" x 7'2"

The Jarvis is an exquisite four bedroom detached home designed with family living in mind. This home boasts two reception rooms and an expansive kitchen / dining / family space across the rear of the house leading to a landscaped garden and West facing terrace, accessed via stunning bi-folding and French patio doors.

On the first floor, there are four spacious double bedrooms, including a master suite with a beautifully fitted shower room and a designer walk-in wardrobe. This home also benefits from a detached oversized single garage and generous block paved driveway providing parking for at least 2 cars.

St - Storage W - Wardrobe
W/W - Walk-in Wardrobe CC - Cylinder Cupboard

†Maximum measurement.





The Carew

5 bedroom house

No.7

2,213 sqft / 206 sqm



Ground Floor



First Floor



Ground Floor

Lounge	6.17m x 3.61m	20'3" x 11'10"
Family/Kitchen/Dining	10.59m x 4.15m	34'9" x 13'7"
Snug/Study	3.61m x 3.58m	11'10" x 11'8"
Utility	2.38m x 2.04m	7'10" x 6'8"
Garage	7.21m x 5.98m	23'8" x 19'7"

First Floor

Bedroom 1	4.20m x 3.20m	13'9" x 10'6"
Ensuite (Bedroom 1)	1.70m x 3.00m	5'7" x 9'11"
Bedroom 2	3.77m x 3.61m	12'4" x 11'10"
Ensuite (Bedroom 2)	1.70m x 2.30m	5'7" x 7'7"
Bedroom 3	4.20m x 2.75m	13'9" x 9'0"
Bedroom 4	3.61m x 3.30m	11'10" x 10'10"
Bedroom 5	2.99m x 2.64m	9'10" x 8'8"
Bathroom	3.61m x 2.30m	11'10" x 7'7"

The Carew is an executive double fronted five bedroom family home designed for luxurious living. A stunning entrance hallway with full height glazed atrium provides access to a large study, spacious lounge and an open plan kitchen / dining / family room that runs the entire width of this impressive home. Also benefiting from bi-folding doors leading to a landscaped rear garden with South Westerly aspect and beautiful countryside views.

The first floor features two double ensuite bedrooms with the master also benefiting from a fitted walk-in wardrobe and three further well-proportioned bedrooms and luxury main bathroom. A large detached double garage with automated electric doors is positioned to the side of the property.

St - Storage
AC - Airing Cupboard
W/W - Walk-in Wardrobe





The Cooper

5 bedroom house

No.8

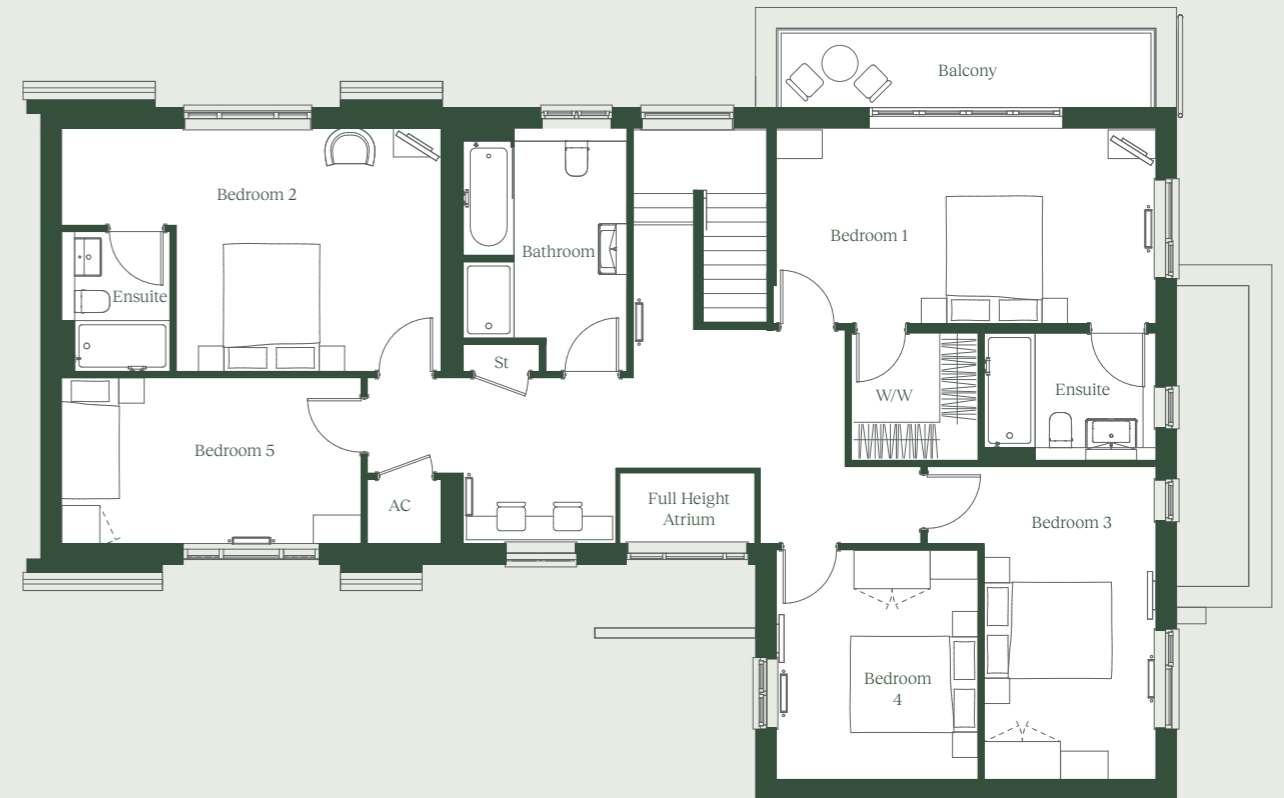
2,572 sqft / 239 sqm



Ground Floor



First Floor



Ground Floor

Lounge	5.97m x 3.90m	197" x 12'10"
Family/Kitchen/Dining	7.77m x 5.36m	25'5" x 17'7"
Study	3.68m x 3.28m	12'1" x 10'9"
Utility	3.37m x 1.99m	11'1" x 6'6"
Garage	6.60m x 6.02m	217" x 19'9"

First Floor

Bedroom 1	5.97m x 3.08m	197" x 10'1"
Ensuite (Bedroom 1)	2.70m x 2.00m	8'10" x 6'7"
Balcony	5.82m x 1.12m	19'0" x 3'7"
Bedroom 2	4.17m x 3.83m	13'8" x 12'7"
Ensuite (Bedroom 2)	1.71m x 2.20m	5'7" x 7'3"
Bedroom 3	4.92m x 2.70m	16'2" x 8'10"
Bedroom 4	3.72m x 3.17m	12'2" x 10'5"
Bedroom 5	3.85m x 2.58m	12'8" x 8'6"
Bathroom	2.96m x 2.61m	9'9" x 8'7"

The Cooper is a stunning five bedroom family home, complete with a large double garage and private driveway parking for several cars. The ground floor features an expansive entrance hall, two reception rooms and a spacious kitchen / dining / family area perfect for entertaining.

On the first floor, the master bedroom comes complete with an ensuite shower room, fitted walk in wardrobe, full height feature window and a walk on balcony with picturesque countryside views. Bedroom 2 also benefits from an ensuite shower room and views overlooking Maulden Woods. The three remaining bedrooms are well proportioned and are serviced by a luxury four-piece main bathroom.

St - Storage
W/W - Walk-in Wardrobe
W - Wardrobe
AC - Airing Cupboard





The Wyatt

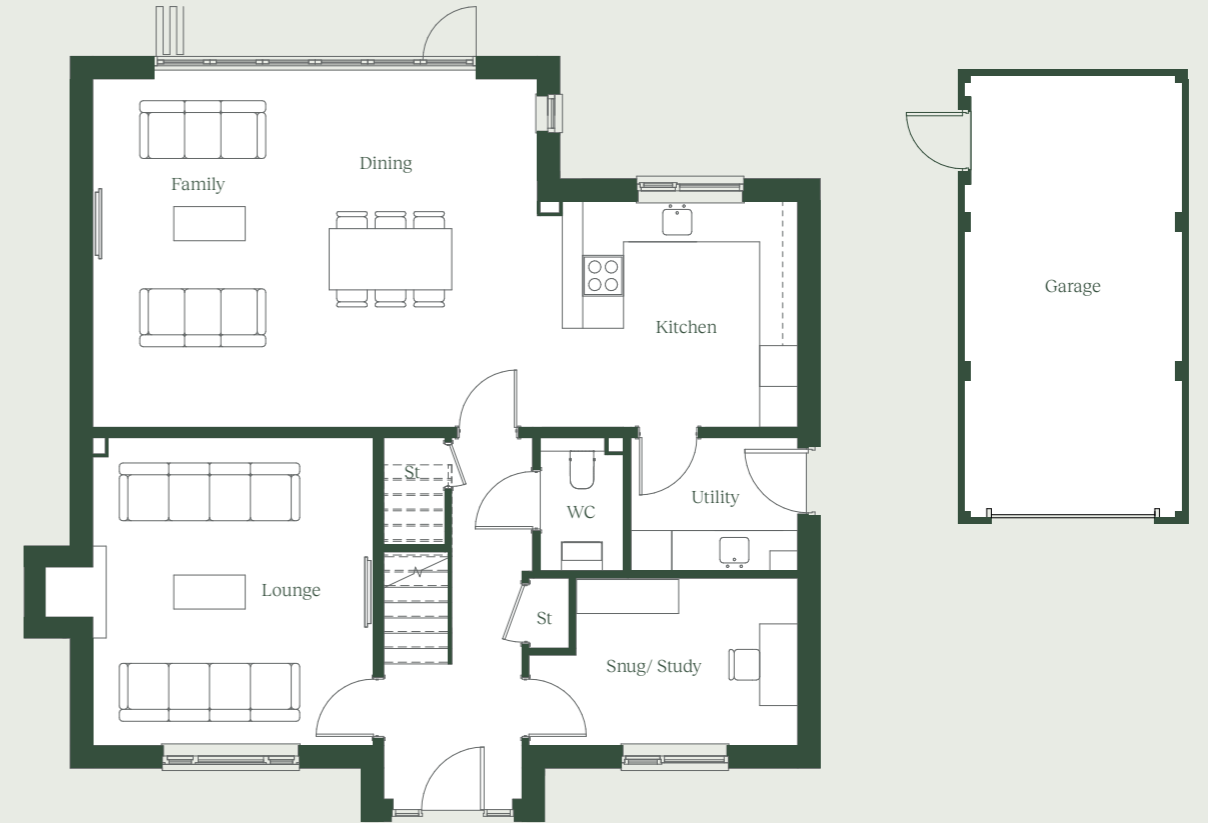
4 bedroom house

No.9 & 11

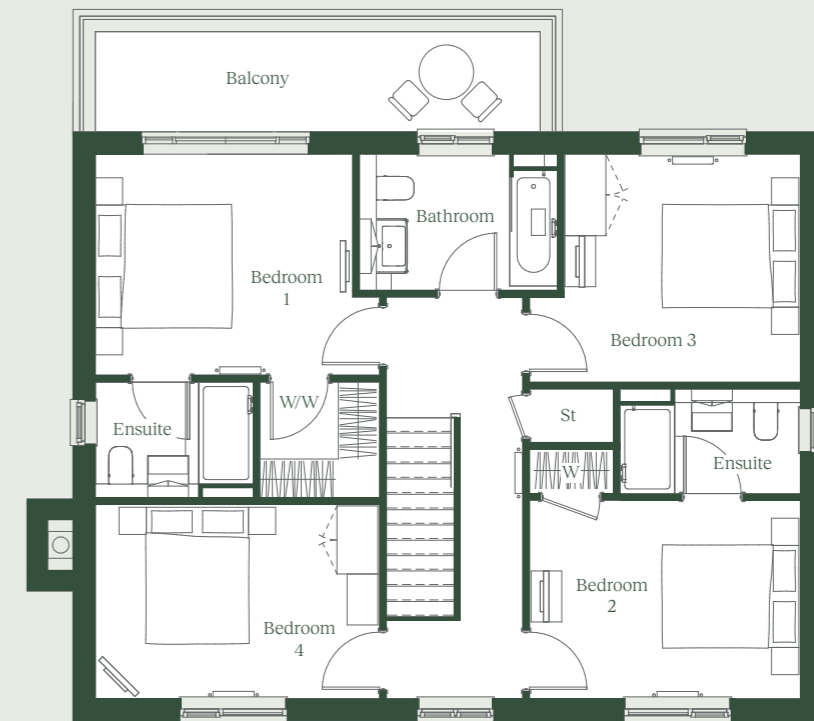
1,938 sqft / 180 sqm
(2,508 sqft / 233 sqm with loft space)



Ground Floor



First Floor



Ground Floor

Lounge	4.53m x 4.13m	14'10" x 13'7"
Family/Kitchen/Dining	10.36m x 5.12m	34'0" x 16'10"
Snug/Study	3.95m x 2.46m	13'0" x 8'1"
Utility	2.62m x 1.97m	8'7" x 6'6"
Garage	7.32m x 3.61m	24'0" x 11'10"

First Floor

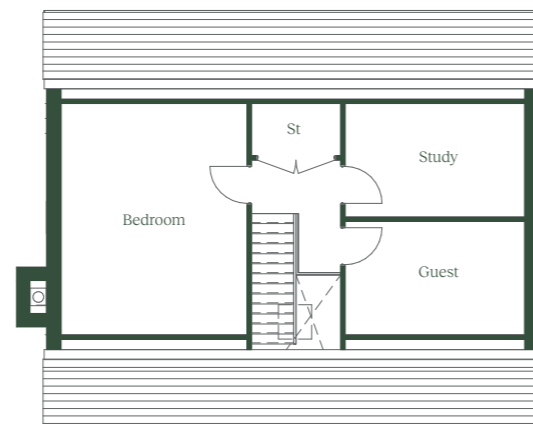
Bedroom 1	4.18m x 3.25m	13'9" x 10'8"
Ensuite (Bedroom 1)	2.32m x 1.70m	7'7" x 5'7"
Balcony	6.44m x 1.42m	21'1" x 4'7"
Bedroom 2	3.98m x 2.91m	13'1" x 9'7"
Ensuite (Bedroom 2)	2.65m x 1.54m	8'8" x 5'1"
Bedroom 3	3.96m x 3.35m	13'0" x 11'0"
Bedroom 4	4.18m x 2.85m	13'9" x 9'4"
Bathroom	2.91m x 2.00m	9'7" x 6'7"

Loft with Attic Trusses*

Bedroom 5	5.19m x 4.17m	17'0" x 13'8"
Study	4.03m x 2.54m	13'3" x 8'4"
Guest	4.03m x 2.54m	13'3" x 8'4"

The Wyatt is a stunning double-fronted four bedroom home with two elegant reception rooms and an expansive kitchen / dining / family room. The master bedroom boasts a private walk on balcony with breathtaking views of Maulden Woods, ensuite shower room and a walk-in wardrobe.

St - Storage W - Wardrobe
W/W - Walk-in Wardrobe



The property also benefits from attic trusses providing potential for loft conversion when extra space is needed.

*Potential configuration shown opposite, subject to planning. Computer generated image of Plot 11.





The Hauduroy

5 bedroom house

No.10

2,337 sqft / 217 sqm
(3,013 sqft / 280 sqm with loft space)



Ground Floor



First Floor



Ground Floor

Lounge	4.91m x 4.74m	161" x 157"
Family/Kitchen/Dining	10.88m x 5.70m	358" x 188"
Snug/Study	4.24m x 2.65m	1311" x 88"
Utility	3.90m x 1.97m	1210" x 66"
Garage	7.21m x 5.98m	238" x 197"

First Floor

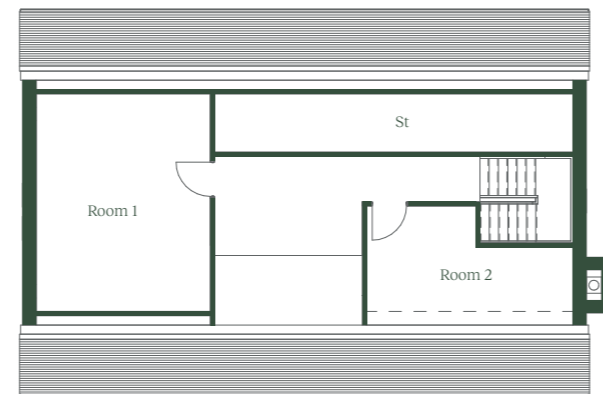
Bedroom 1	3.85m x 3.69m	128" x 121"
Ensuite (Bedroom 1)	1.70m x 2.58m	57" x 86"
Balcony	6.44m x 1.42m	211" x 47"
Bedroom 2	4.05m x 2.92m	133" x 97"
Ensuite (Bedroom 2)	2.15m x 1.68m	71" x 56"
Bedroom 3	4.24m x 2.92m	1311" x 97"
Bedroom 4	3.67m x 3.36m	120" x 110"
Bedroom 5	3.67m x 2.40m	120" x 79"
Bathroom	3.02m x 2.30m	911" x 77"

Loft with Attic Trusses*

Room 1	5.27m x 4.22m	174" x 1310"
Room 2	5.00m x 2.56m	165" x 85"
Store	8.68m x 1.42m	286" x 48"

The Hauduroy is a grand five bedroom detached home featuring two large reception rooms, and an expansive kitchen / dining / family room with bi-folding doors. The master bedroom has a large walk on balcony overlooking Maulden Woods and a luxury ensuite shower room. Bedroom 2 also boasts its own ensuite, while the remaining three bedrooms are served by a luxury main bathroom.

St - Storage W - Wardrobe
W/W - Walk-in Wardrobe AC - Airing Cupboard



The property also benefits from attic trusses providing potential for loft conversion when extra space is needed.



*Potential configuration shown opposite, subject to planning.



The Robinson

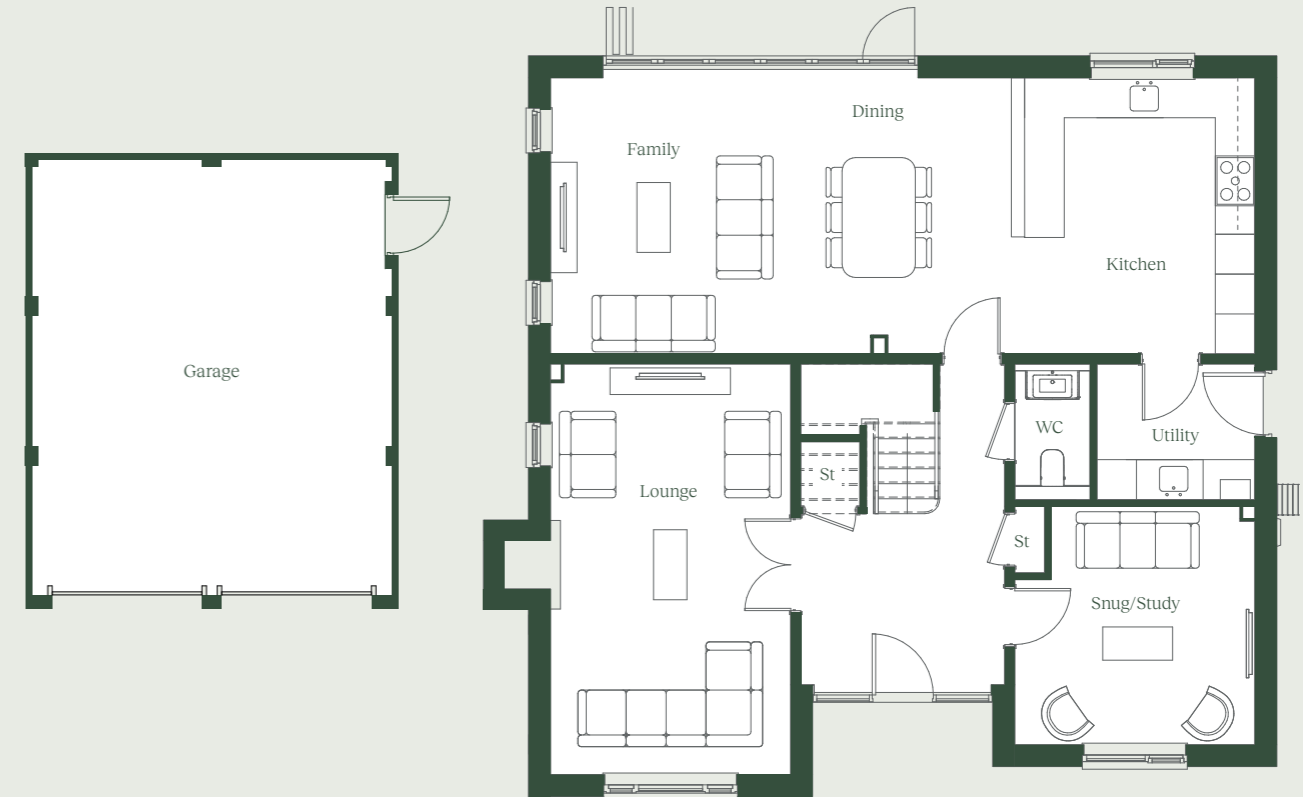
5 bedroom house

No.12

2,213 sqft / 206 sqm



Ground Floor



First Floor



Ground Floor

Lounge	6.17m x 3.61m	20'3" x 11'10"
Family/Kitchen/Dining	10.59m x 4.15m	34'9" x 13'7"
Snug/Study	3.61m x 3.58m	11'10" x 11'9"
Utility	2.38m x 2.04m	7'10" x 6'8"
Garage	7.21m x 5.98m	23'8" x 19'7"

First Floor

Bedroom 1	4.20m x 3.20m	13'9" x 10'6"
Ensuite (Bedroom 1)	1.70m x 3.00m	5'7" x 9'10"
Bedroom 2	3.77m x 3.61m	12'4" x 11'10"
Ensuite (Bedroom 2)	1.70m x 2.30m	5'7" x 7'7"
Bedroom 3	4.20m x 2.75m	13'9" x 9'0"
Bedroom 4	3.61m x 3.30m	11'10" x 10'10"
Bedroom 5	2.99m x 2.64m	9'10" x 8'8"
Bathroom	3.61m x 2.30m	11'10" x 7'7"

The Robinson is an impressive double fronted five bedroom family home designed for modern living. A stunning entrance hallway with full height glazed atrium provides access to a large study, spacious lounge and an open plan kitchen / dining / family room that runs the entire width of this impressive home. Also benefiting from bi-folding doors leading to a landscaped rear garden with generous Indian sandstone terrace.

The first floor features two double ensuite bedrooms with the master also benefiting from a fitted walk-in wardrobe and three further well-proportioned bedrooms and luxury main bathroom. A large detached double garage with automated electric doors completes this very desirable executive home.

St - Storage
W/W - Walk-in Wardrobe

AC - Airing Cupboard





The Walpole

3/4 bedroom house

No.13

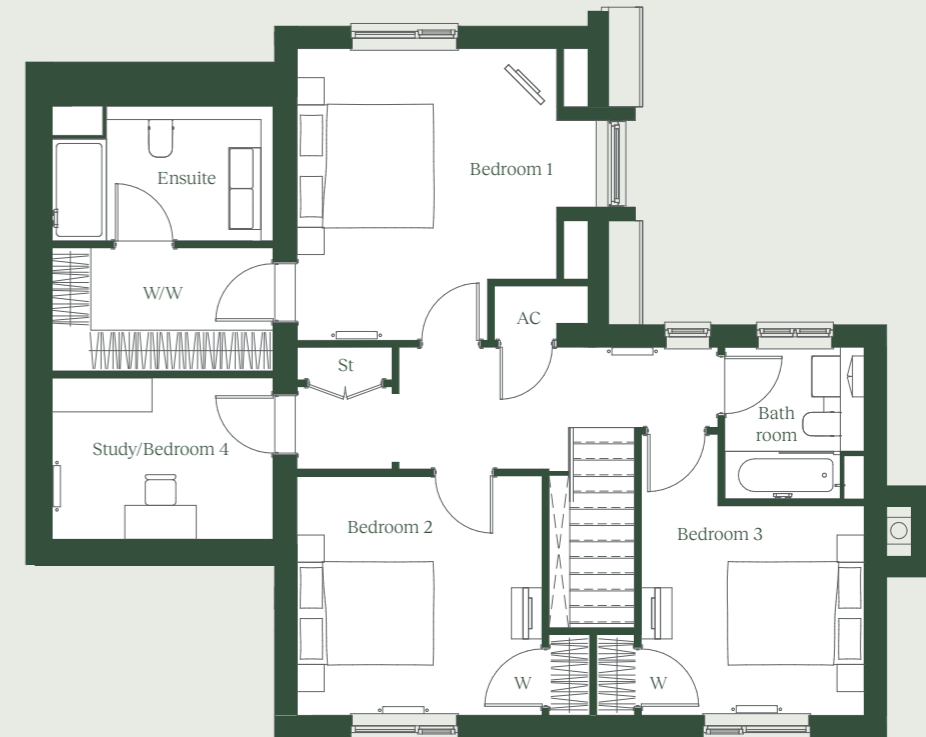
1,636 sqft / 152 sqm



Ground Floor



First Floor



Ground Floor

Lounge	5.31m x 3.23m	17'5" x 10'7"
Family/Kitchen/Dining	6.16m x 4.40m	20'3" x 14'5"
Snug	2.80m x 2.20m	9'2" x 7'2"
Utility	1.40m x 0.95m	4'8" x 3'1"
Garage	7.15m x 3.30m	23'5" x 10'10"

First Floor

Bedroom 1	4.40m x 4.29m	14'5" x 14'1"
Ensuite	3.25m x 1.94m	10'8" x 6'4"
Bedroom 2	3.80m x 3.52m	12'6" x 11'7"
Bedroom 3	4.13m x 3.18m	13'7" x 10'5"
Study/Bedroom 4	3.25m x 2.37m	10'8" x 7'9"
Bathroom	2.05m x 2.23m	6'9" x 7'4"

The Walpole is a charming three bedroom detached home with a feature oak framed entrance porch. Featuring two reception rooms and an open plan kitchen / dining / family room with bi-folding doors that open onto a beautifully landscaped rear garden.

Upstairs includes a master suite with a fitted walk in wardrobe and luxury shower room. Two further large double bedrooms are serviced by a luxury family bathroom along with a study which could act as a fourth bedroom if required. Completing this exceptional home is an oversized single garage and private block paved driveway with parking for 2 cars.

St - Storage W - Wardrobe
W/W - Walk-in Wardrobe AC - Airing Cupboard





The Lucas

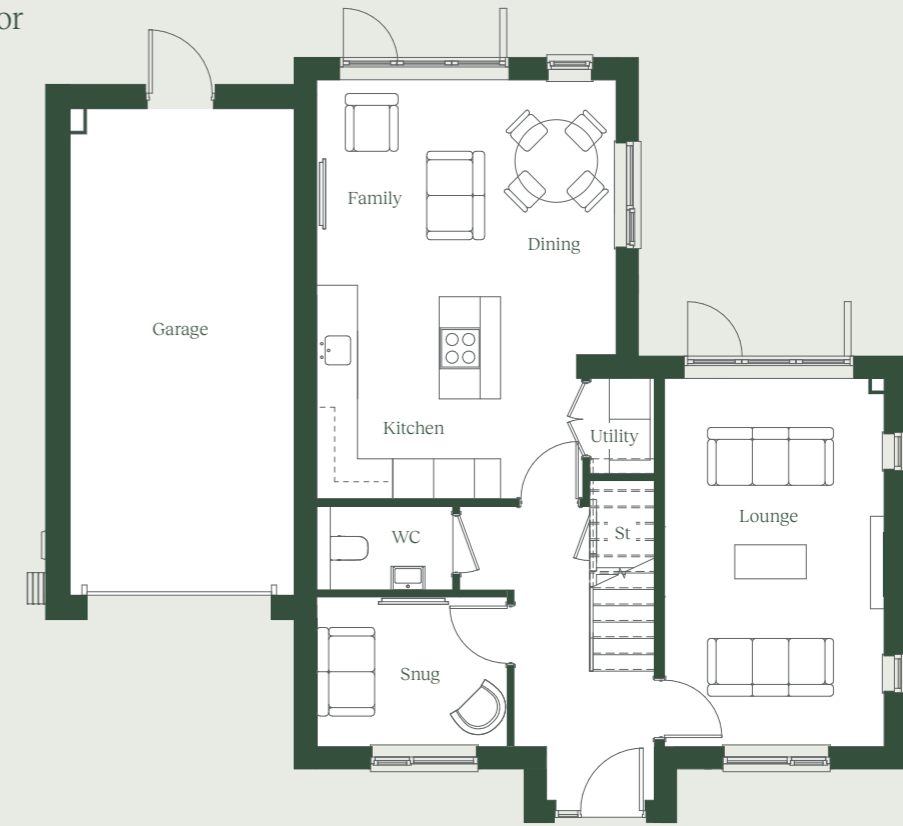
3/4 bedroom house

No.14

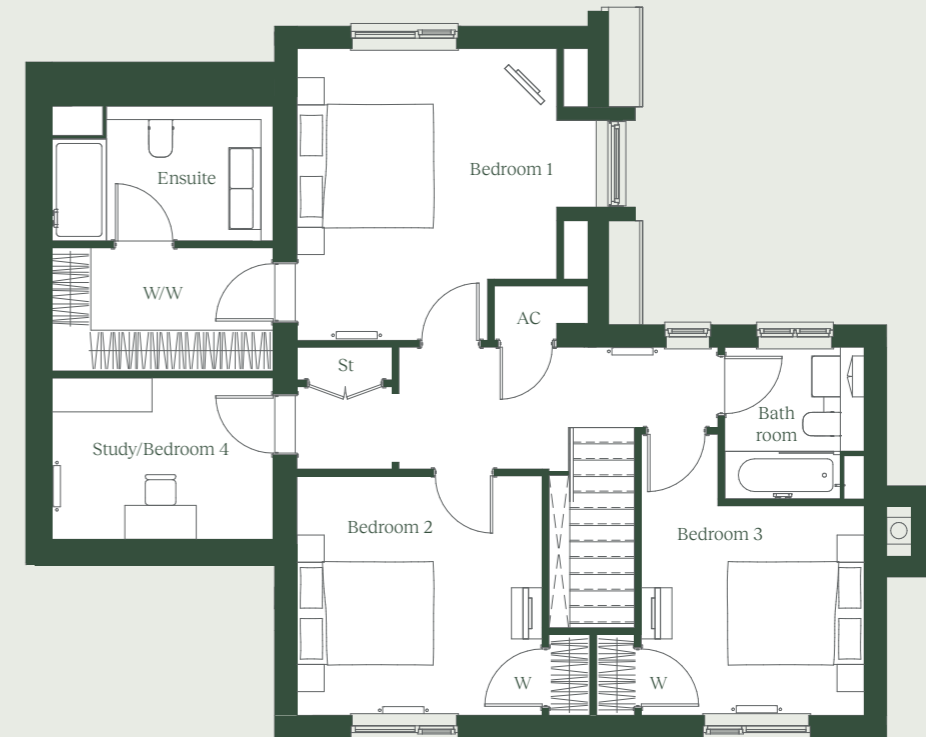
1,636 sqft / 152 sqm



Ground Floor



First Floor



Ground Floor

Lounge	5.31m x 3.23m	17'5" x 10'7"
Family/Kitchen/Dining	6.16m x 4.40m	20'3" x 14'5"
Snug	2.80m x 2.20m	9'2" x 7'2"
Utility	1.40m x 0.95m	4'8" x 3'1"
Garage	7.15m x 3.30m	23'5" x 10'10"

First Floor

Bedroom 1	4.40m x 4.29m	14'5" x 14'1"
Ensuite	3.25m x 1.94m	10'8" x 6'4"
Bedroom 2	3.80m x 3.52m	12'6" x 11'7"
Bedroom 3	4.13m x 3.18m	13'7" x 10'5"
Study/Bedroom 4	3.25m x 2.37m	10'8" x 7'9"
Bathroom	2.05m x 2.23m	6'9" x 7'4"

The Lucas is a charming three bedroom detached home with a feature oak framed entrance porch. Featuring two reception rooms and an open plan kitchen / dining / family room with bi-folding doors that open onto a beautifully landscaped rear garden.

Upstairs includes a master suite with a fitted walk in wardrobe and luxury shower room. Two further large double bedrooms are serviced by a luxury family bathroom along with a study which could act as a fourth bedroom if required. Completing this exceptional home is an oversized single garage and private block paved driveway with parking for 2 cars.

St - Storage W - Wardrobe
W/W - Walk-in Wardrobe AC - Airing Cupboard





The Hardwicke

3 bedroom house

No.24

1,629 sqft / 151 sqm



Ground Floor

Lounge	5.75m x 4.16m	18'10" x 13'8"
Kitchen/Dining	5.75m x 3.34m	18'10" x 10'11"
Utility	1.45m x 0.90m	4'9" x 2'11"
Garage	7.32m x 3.61m	24'0" x 11'10"

First Floor

Bedroom 1	3.90m x 3.39m	12'10" x 11'1"
Ensuite	3.39m x 1.75m	11'2" x 5'9"
Study/Bedroom 4	3.21m x 2.73m	10'6" x 9'0"
Bathroom	3.43m x 3.32m	11'3" x 10'11"

Second Floor

Bedroom 2	4.88m x 3.39m	16'0" x 11'1"
Bedroom 3	4.93m x 3.38m	16'2" x 11'1"
Shower Room	2.28m x 2.31m	7'6" x 7'7"

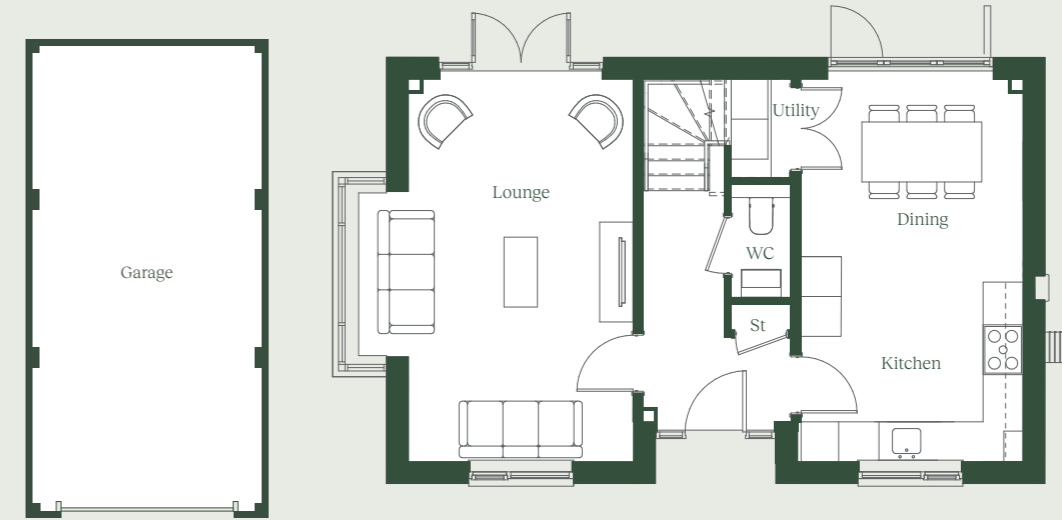
Parking for 2 cars

The Hardwicke is a striking three-story detached home boasting a kitchen / dining room with bi-folding doors and a large separate lounge with a feature bay window and French patio doors allowing access to your landscaped rear garden.

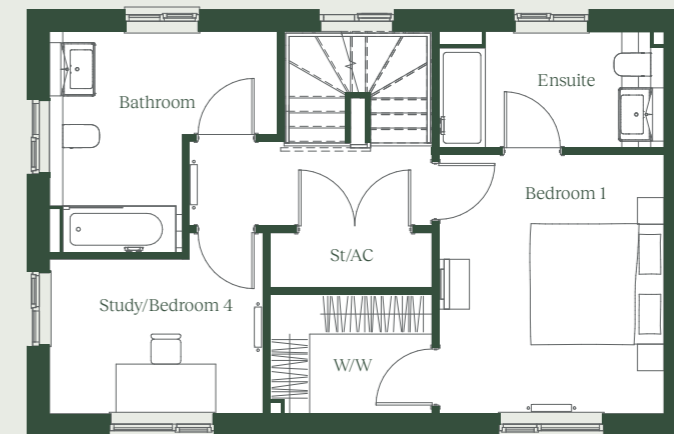
This delightful home features three spacious bedrooms and a versatile study which could act as bedroom fourth bedroom. The master suite includes a convenient walk-in wardrobe and luxury shower room with porcelain wall tiles. On the second floor, an additional shower room serves the two double bedrooms. The property offers an oversized single detached garage with parking for 2 cars.

St - Storage
W/W - Walk-in Wardrobe

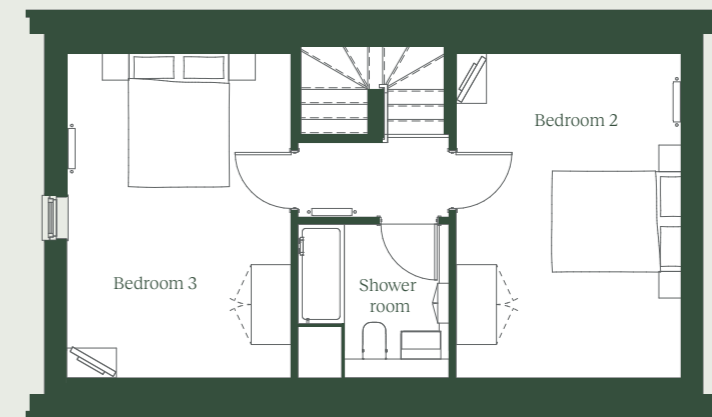
Ground Floor



First Floor



Second Floor





The Grantham

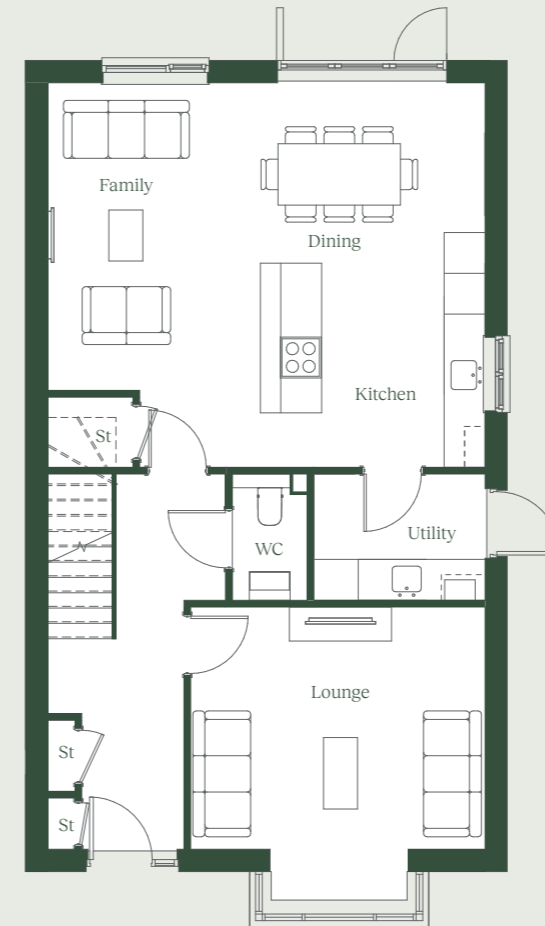
3/4 bedroom house

No.25 (Show Home)

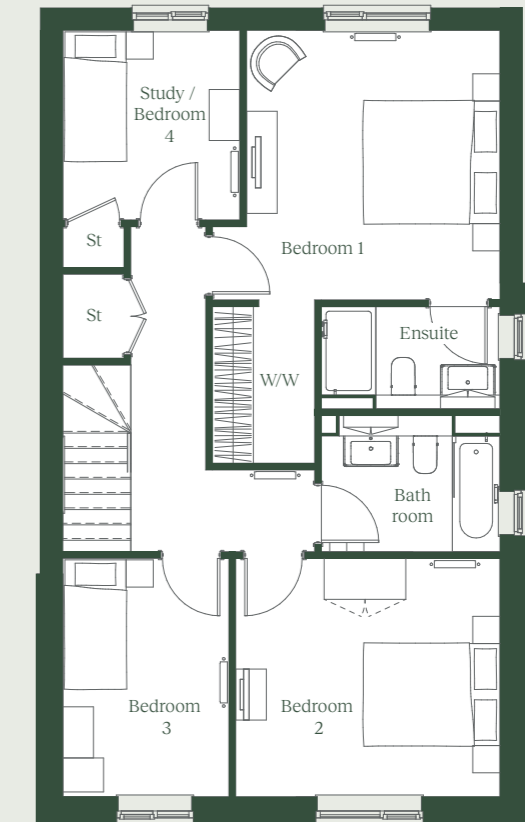
1,574 sqft / 146 sqm



Ground Floor



First Floor



Ground Floor

Lounge	4.35m x 4.32m	14'3" x 14'2"
Family/Kitchen/Dining	6.42m x 5.65m	21'1" x 18'6"
Utility	2.51m x 1.85m	8'3" x 6'1"

First Floor

Bedroom 1	3.96m x 3.72m	13'0" x 12'2"
Ensuite	2.62m x 1.50m	8'7" x 4'11"
Bedroom 2	3.88m x 3.50m	12'9" x 11'6"
Bedroom 3	3.50m x 2.44m	11'6" x 8'0"
Study/Bedroom 4	2.79m x 2.60m	9'2" x 8'6"
Bathroom	2.62m x 2.10m	8'7" x 6'11"

Parking for up to 4 cars

Pre-installed Electric Vehicle Charging point on driveway

The Grantham is a detached three-bedroom home featuring a generous open plan kitchen / dining / family area with bi-fold doors opening to a beautifully landscaped rear garden. At the front of the property, a large feature bay window floods the lounge with natural daylight.

Upstairs, there are three well sized bedrooms, with the master bedroom benefiting from an ensuite shower room and dressing area. A versatile study could be used as a fourth bedroom if required.

This stunning home also benefits from extensive interior design including full decoration, feature wall panelling and is fully furnished with window dressings and lights fittings throughout.

St - Storage

W/W - Walk-in Wardrobe





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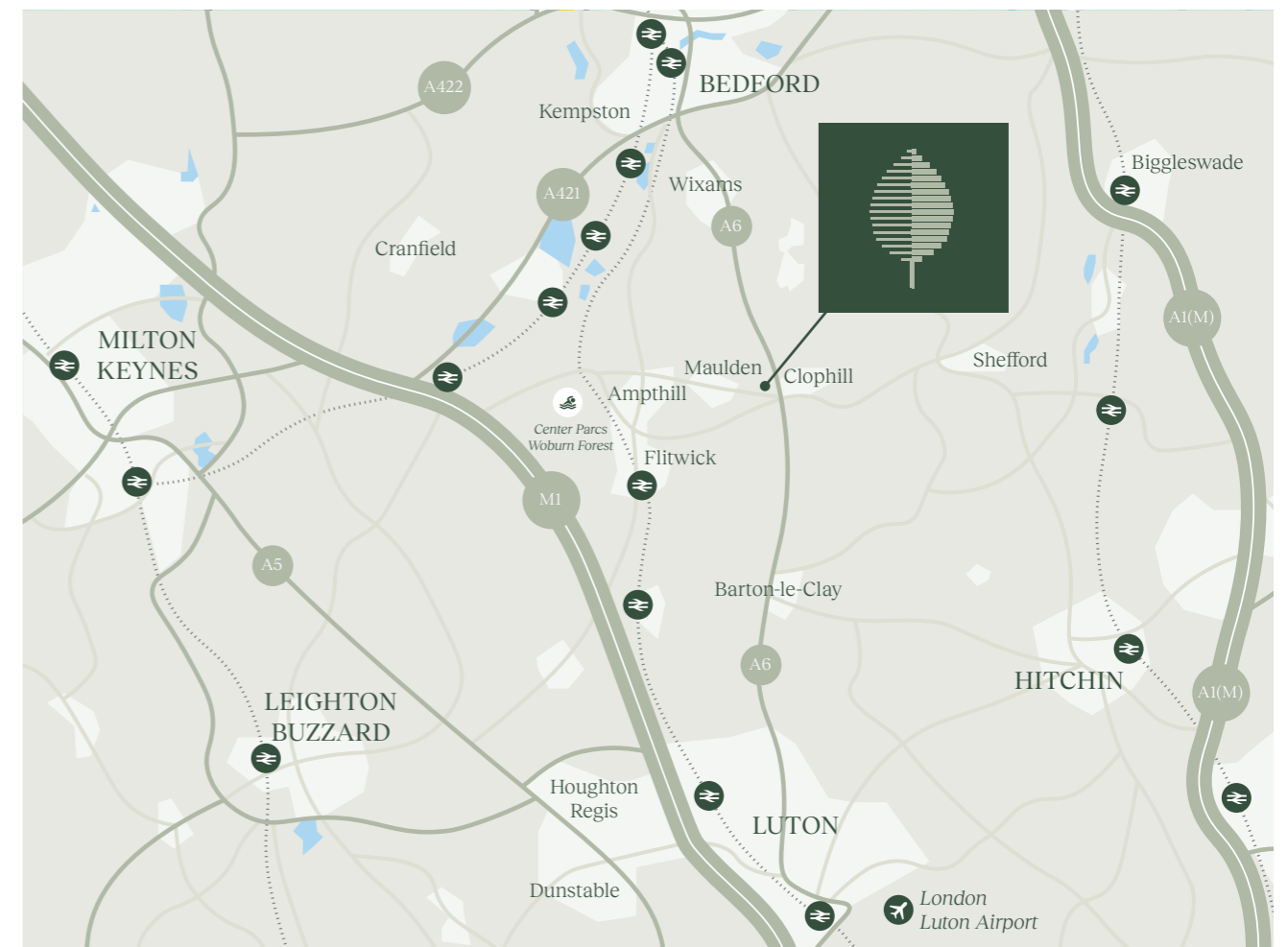


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