



HARVEST MEADOW
DUNTON, BEDFORDSHIRE

An fine range of 2, 3 & 4 bedroom homes
within a village setting

**Linden**
HOMES



Harvest Meadow is a brand new development of family homes, in a delightful village setting, brought to you by Linden Homes.

Offering high quality 2, 3 and 4 bedroom homes, Harvest Meadow is conveniently situated within the Bedfordshire village of Dunton, less than 4 miles from Biggleswade. Here you can enjoy the many advantages of living in a modern home, combined with all the attractions of village life.

Contemporary kitchens and bathrooms, spacious accommodation, high quality fittings, energy efficiency and great locations are just some of the ways you'll experience the benefits of a brand new Linden home.

Harvest Meadow has been created by our experienced team of dedicated specialists, backed up by the reassurance and guarantees of a top five UK housebuilder.



Enjoy the best of town and country living in a family friendly environment



Well located in the Bedfordshire village of Dunton, close to its border with Hertfordshire and Cambridgeshire, Harvest Meadow enjoys a prime position close to the heart of the village. With delightful surroundings and a real sense of community, you'll also benefit from a close proximity to Biggleswade and great road and rail links for work and leisure.

Although it's a small village, Dunton benefits from amenities that include a parish church, village hall, playing field and village pub. The March Hare is just a short stroll from Harvest Meadow and this traditional village freehouse, East Beds CAMRA pub of the year 2013, offers a great range of beers and good food.

An ideal location for families, provision for state and private education in the area is excellent, with schools within Dunton providing for pre-school and lower school age groups. The village has an active community at its church, St Mary Magdalene, and that spirit extends throughout the village, as evidenced by a number of clubs, events and activities, including a regular folk music club held at the pub. Another charming feature of the village is Dunton Garden, a beautiful organic community garden, designed and tended by local people and offering a full programme of activities throughout the year.

Dunton is located within the administrative area of Central Bedfordshire and is surrounded by wonderful countryside including woodlands, meadows, wetlands, chalk grasslands and moors. Whether your interest is wildlife, walking, cycling, or just getting out for a picnic in the countryside, there really is something for everyone. For family days out the area has some splendid visitor attractions, including the famous Shuttleworth Collection of historic planes at Old Warden Aerodrome, The Lodge, RSPB's nature reserve at Sandy and Moggerhanger Park, a beautiful Georgian house set in 33 acres of parkland and woods. A little further afield, the stately home of Woburn Abbey, Woburn Safari Park, Dunstable Downs and Whipsnade Zoo are well worth visiting.







Perfectly placed for local towns and excellent transport links

The nearest town to Harvest Meadow is the small market town of Biggleswade, less than 4 miles away. The River Ivel runs along its west side and there is an attractive market square in the centre of town which hosts a lively general market on Saturday, a monthly farmers' market and occasional continental markets. There are several national retailers and local independent shops in the town centre, while a number of superstores are located on the edge of town. Jordans Cereals are based in Biggleswade and have a factory shop at Holme Mills. A good selection of bars, pubs, cafés and restaurants are located in the town centre and for burning off those calories gained by over indulging, the Saxon Leisure Centre offers fitness facilities including a gym and swimming pool. For further shopping and leisure opportunities, Letchworth Garden City is 10 miles away, the county town of Bedford, only 15 miles, while the historic university town of Cambridge is just 17 miles away.

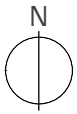


A home at Harvest Meadow gives you the peace and quiet of a small village setting, yet is perfectly placed for excellent transport links. Situated less than 3 miles from the A1, much of the country's motorway network can be accessed with ease. The M25 is a 30 mile drive away and central London just 44 miles. The nearest railway station is 3.8 miles away at Biggleswade, from where there are regular services, with trains to London Kings Cross having a fastest journey time of 35 minutes*. For air travel, the nearest airport is 24 miles away at Luton, while Stansted Airport is approximately 40 miles away.

*Source: National Rail Enquiries.



HARVEST MEADOW
DUNTON, BEDFORDSHIRE



- **The Linton**
 2 bedroom home
 Homes 1, 2 & 3
- **The Ailsworth**
 3 bedroom home
 Homes 4, 5, 21 & 22
- **The Deeping**
 4 bedroom home
 Homes 16, 19, 20 & 24
- **The Casterton**
 4 bedroom home
 Homes 14 & 18
- **The Glinton**
 4 bedroom home
 Homes 15, 17, 23
- **Affordable Housing**
 Homes 6 to 13
- Bin Collection Point



The Linton

2 bedroom home

730 sq ft

*Denotes irregularly shaped room, refer to floor plans for details.

*Please ask to see separate kitchen layouts.



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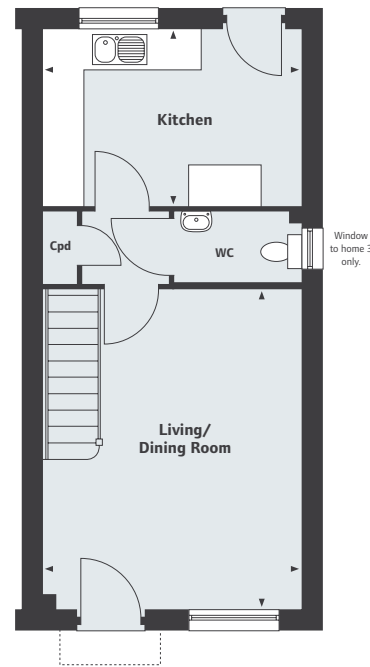
GROUND FLOOR

Living/Dining Room*

4780 x 3850mm 15'8" x 12'7"

Kitchen*

3850 x 2635mm 12'7" x 8'7"



GROUND FLOOR

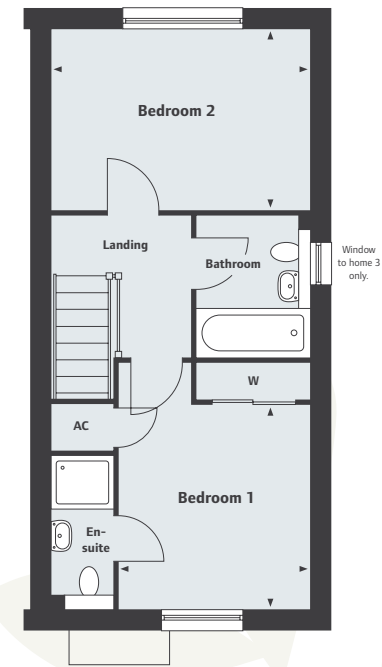
FIRST FLOOR

Bedroom 1*

3030 x 2845mm 9'11" x 9'4"

Bedroom 2

3850 x 2700mm 12'7" x 8'10"



FIRST FLOOR

The Ailsworth

3 bedroom home

927 sq ft

*Denotes irregularly shaped room, refer to floor plans for details.

*Please ask to see separate kitchen layouts.

GROUND FLOOR

Living Room

4815 x 2850mm 15'9" x 9'4"

Kitchen*/Dining Room*

5120 x 3375mm 16'9" x 11'0"

FIRST FLOOR

Bedroom 1*

3010 x 2715mm 9'10" x 8'10"

Bedroom 2

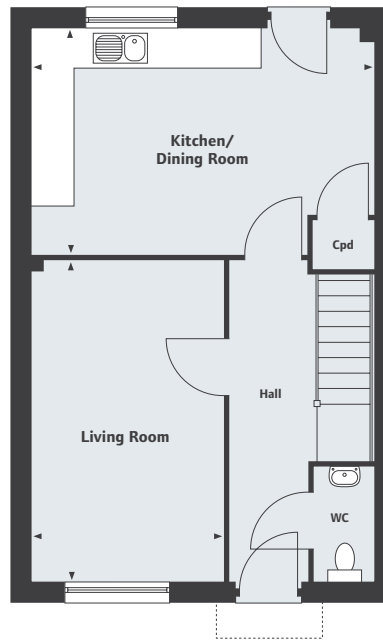
3400 x 2965mm 11'1" x 9'8"

Bedroom 3

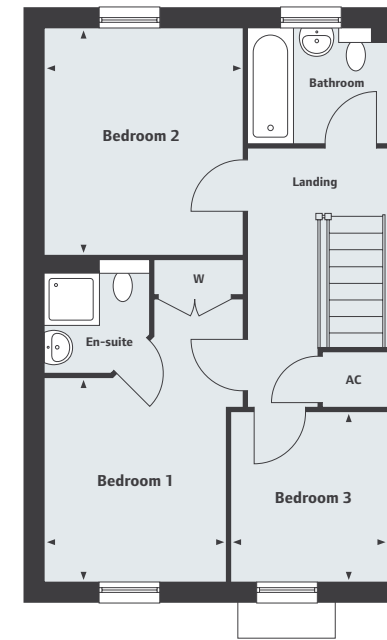
2500 x 2325mm 8'2" x 7'7"



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GROUND FLOOR



FIRST FLOOR

The Deeping

4 bedroom home

1364 sq ft

*Denotes irregularly shaped room, refer to floor plans for details.

*Please ask to see separate kitchen layouts.

GROUND FLOOR

Living Room*

5490 x 3525mm 18'0" x 11'6"

Kitchen**

5020 x 4445mm 16'5" x 14'7"

Dining Room*

4630 x 3270mm 15'2" x 10'8"

FIRST FLOOR

Bedroom 1*

3805 x 3685mm 12'5" x 12'1"

Bedroom 2

3270 x 2705mm 10'8" x 8'10"

Bedroom 3*

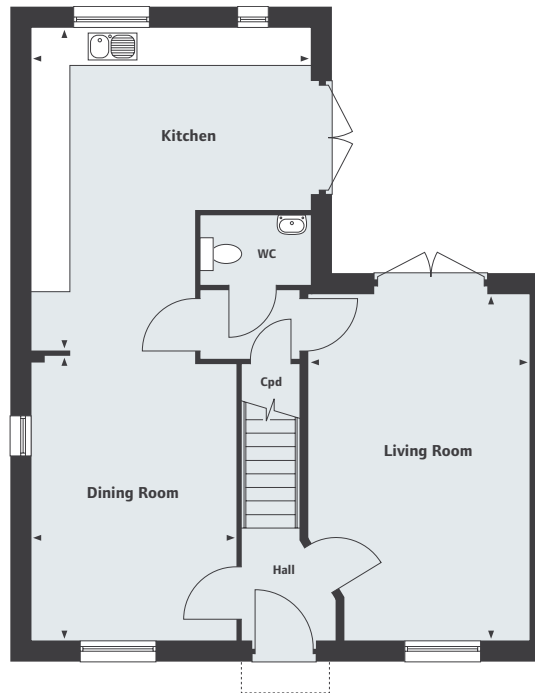
3585 x 2690mm 11'9" x 8'9"

Bedroom 4

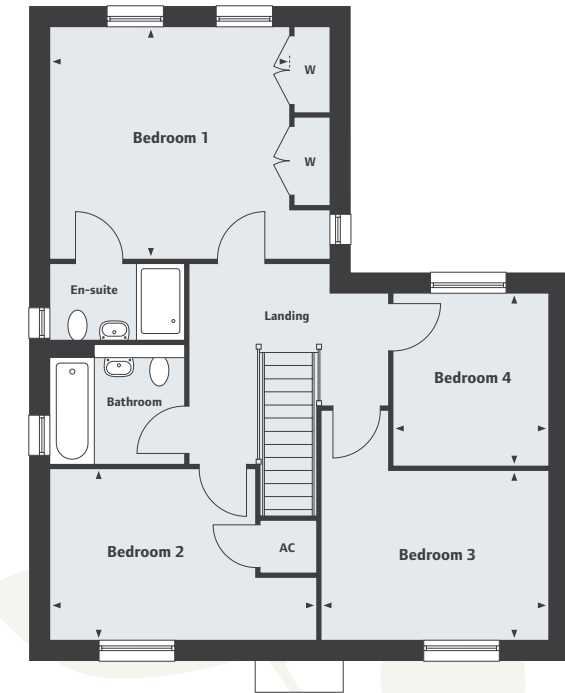
2720 x 2465mm 8'11" x 8'1"



Computer generated image.



GROUND FLOOR



FIRST FLOOR

The Casterton

4 bedroom home

1591 sq ft

*Denotes irregularly shaped room, refer to floor plans for details.

*Please ask to see separate kitchen layouts.

GROUND FLOOR

Living Room

5865 x 3340mm 19'2" x 10'11"

Kitchen*

5300 x 4460mm 17'4" x 14'7"

Dining Area

3265 x 2715mm 10'8" x 8'10"

Study

2630 x 2515mm 8'7" x 8'3"

FIRST FLOOR

Bedroom 1*

3960 x 3870mm 12'11" x 12'8"

Bedroom 2

3455 x 3340mm 11'4" x 10'11"

Bedroom 3

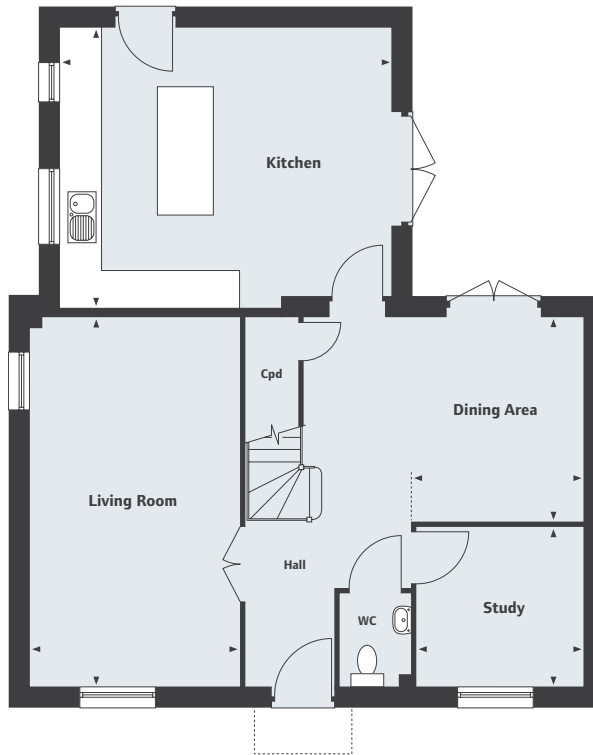
3555 x 2985mm 11'8" x 9'9"

Bedroom 4

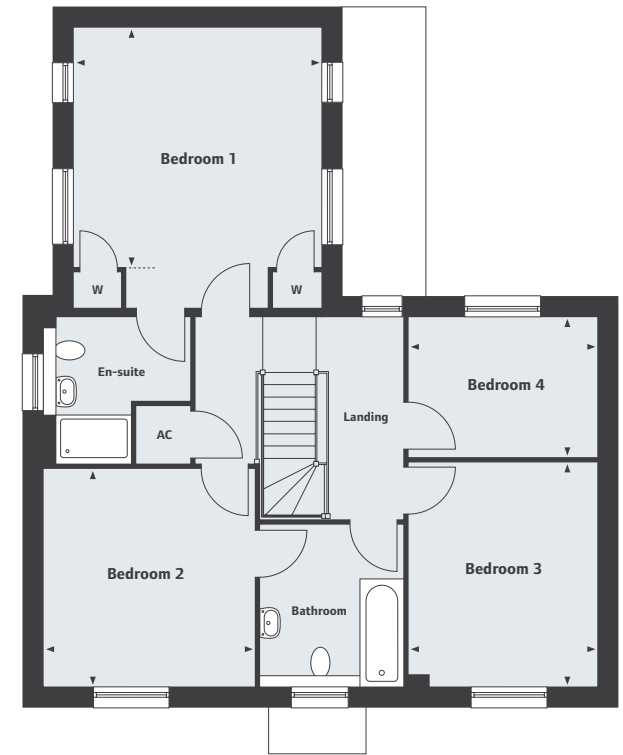
2985 x 2225mm 9'9" x 7'3"



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GROUND FLOOR



FIRST FLOOR

The Glinton

4 bedroom home

1846 sq ft

*Denotes irregularly shaped room, refer to floor plans for details.

*Please ask to see separate kitchen layouts.

GROUND FLOOR

Living Room

6765 x 3325mm 22'2" x 10'10"

Kitchen*/Breakfast Room

5025 x 4290mm 16'5" x 14'0"

Dining Room

4520 x 3515mm 14'9" x 11'6"

FIRST FLOOR

Bedroom 1*

5085 x 2995mm 16'8" x 9'9"

Bedroom 2

4565 x 3580mm 14'11" x 11'9"

Bedroom 3

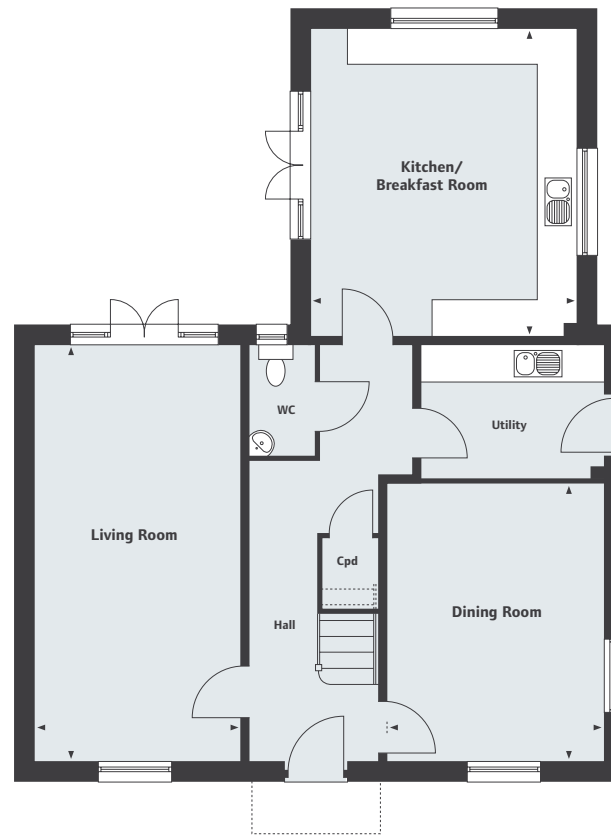
3465 x 3345mm 11'4" x 10'11"

Bedroom 4

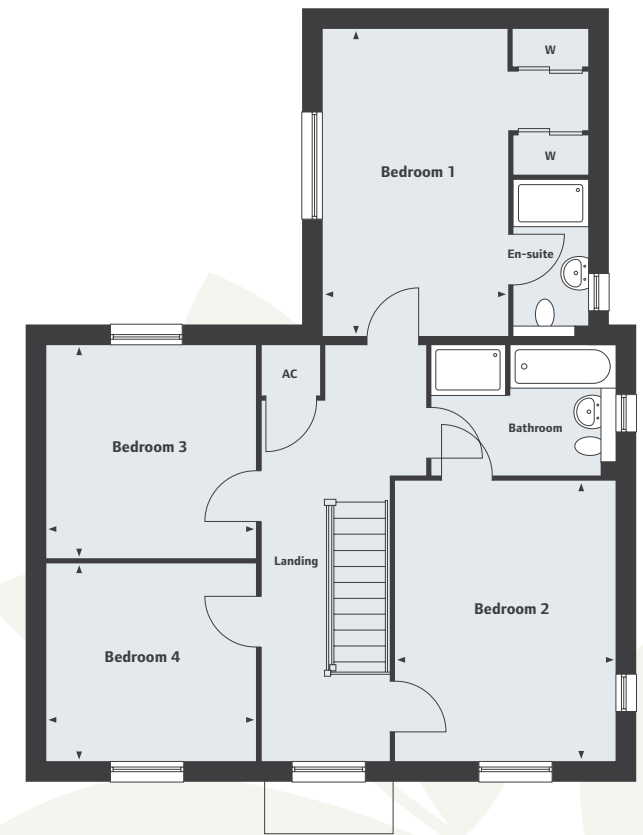
3345 x 3215mm 10'11" x 10'6"



Computer generated image.



GROUND FLOOR



FIRST FLOOR



Specification

Contemporary kitchens and bathrooms and the latest wiring for home entertainment and connectivity are just some of the features at Harvest Meadow.



Kitchens/utility rooms

- Choice of kitchen units with soft close hinges*
- Choice of laminate worktops with matching upstand and stainless steel splashback behind hob*
- Stainless steel fan oven, gas hob and chimney style hood (Double oven in 4 bedroom homes, see separate kitchen design for detail)
- Fully integrated dishwasher
- Space for fridge freezer
- Chrome bar spotlight to kitchen with pelmet lighting to either side of the hob
- 1.5 bowl stainless steel sink and taps in kitchen and single bowl sink in stainless steel in utility (where applicable)
- Choice of ceramic floor tiling to kitchen and utility room

Bathrooms, en-suites and cloakrooms

- Contemporary white sanitary ware by Roca with concealed cisterns in bathrooms and en-suites
- Shower mixer and handset over the bath to be provided
- Choice of ceramic wall tiling* (Please refer to the Sales Executive for details)
- Splash back tiling to basins in cloakrooms*
- Chrome towel radiator to main bathrooms
- Shaver socket to be provided in the master bedroom en-suite or the bathroom (where there is no en-suite)

Internal features/decoration

- LPG gas central heating with A rated energy efficient boiler and thermostatically controlled radiators
- All homes generously provided with power, BT and TV points (as design)
- Internal walls finished in Almond White matt emulsion
- Smooth ceilings finished in Almond White matt emulsion
- All woodwork to be finished in Gloss White
- Oak effect internal doors with satin chrome door furniture
- Wardrobes to be included in master bedrooms
- Mains powered smoke alarms with battery back up and carbon monoxide detector
- Wiring provided for future installation of an alarm system

Entertainment and communication

- TV and FM aerial installed
- Splitter/amplifier box installed in loft allowing distribution of TV and FM to all points and distribution of DVD, Sky or video (when corresponding equipment is installed)

External features

- White UPVC energy efficient windows on easy clean hinges and with a multi point locking system
- White UPVC French doors (where applicable) with energy efficient glazing and multi point locking system

- GRP entrance doors with multi point locking system and ironmongery in a silver finish
- UPVC fascias and soffits
- Globe style lantern in black with dusk to dawn operation to front and rear of the property
- Buff riven paved patios and paths to the rear of the property (refer to layout)
- Turf and planting scheme to front garden (as design)
- For individual fencing/boundary finishes please refer to the landscaping layout
- External tap to be provided
- Power and lighting included to garages (where within the curtilage of the property)

Peace of mind

- Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

Linden Homes subscribes to the Consumer Code of Conduct. Please refer to the Sales Executive for details.

Specification may be amended at any time without notice. Please check specific plot details with the Sales Executive prior to commitment, particularly on items which are more important to you.

*Choice where stage of construction permits.

National Strength, Locally Delivered

Renowned for our award-winning homes and a reputation for quality, we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.



THE BIGGER PICTURE

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that complement and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes, including those that are traditionally built. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket, not to mention future generations.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.





CUSTOMER EXPERIENCE

Right from the moment you register your interest in a new Linden home, we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first-class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.

FOUNDATIONS FOR SUCCESS

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Forth Road Bridge in Scotland.

NEW HOMES MORTGAGE HELPLINE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. This is the leading new homes mortgage specialist in the UK, and can provide advice and help on all the financial aspects of buying a new home.

For more information visit nhmh.co.uk or call **01206 715 415**

How to find us

From the A1

Leave the A1 at the roundabout signposted Biggleswade A6001, taking the 1st exit when driving south, or the 2nd exit when driving north. Continue straight ahead at the next roundabout, signposted Town Centre A6001, Dunton, and then take the 3rd exit at the next two roundabouts, following the signs for Dunton. After 1.6 miles take the 2nd exit at the roundabout, signposted Dunton, Eyeworth, and continue for approximately 0.4 miles. Just past the church and the March Hare village pub on your right, turn left into Boot Hill. Here you will find Harvest Meadow towards the end of the road, on the left.

Harvest Meadow, Boot Lane, Dunton, Bedfordshire SG18 8RP



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