

LIME
TREE
COURT
A M P T H I L L

STATION ROAD, AMPHILL, BEDFORDSHIRE MK45 ???

Storey
HOMES

A S E L E C T M A R K E T T O W N A T

Dating back to Anglo Saxon times, Ampthill is one of the jewels of Bedfordshire. A small market town, with a population of under 7,000 occupants, the town has a rich history; Henry VIII was a frequent visitor to the castle, now gone, and the ruins of Houghton Hall, built in 1621, are a spectacular reminder of past glories.

Today Ampthill provides a highly prized address. It offers shoppers a unique experience with a number of specialist shops interspersed with everyday outlets and Waitrose, within the centre, provides a wide range of premium provisions. A weekly market offers a further assortment of produce. Evenings out are well catered for with several restaurants offering a number of different menus.

The town plays host to a range of sporting activities, from rugby to tennis, cricket to bowls, with cricket teams playing regularly throughout the summer. The 70 acres of parkland at Ampthill Park provide a peaceful environment for leisurely walks, and nearby Woburn Safari Park and the newly opened Centre Parcs are ideal for a family day out.

Lime Tree Court is perfectly positioned to provide easy access to a number schools; what ever level of education your child needs from Primary through to A Level, Ampthill offers an excellent choice. Primary schools include Russell Lower School and The Firs Lower Schools, both assessed as good by Ofsted and Alameda Middle School is adjacent to Lime Tree Court and can be accessed directly from the development by a newly constructed bridge. Redbourne Community College, rated as outstanding by Ofsted, provides education through to A level and is within a short distance of the development. Additionally, Bedford offers a range of highly regarded independent schools.

Bedford, just eight miles away, offers opportunities for both business and pleasure. A major area of employment, it also includes many larger scale leisure options. Milton Keynes, just one junction away on the M1, also has an extensive range of shopping and leisure facilities.

Ampthill is perfectly positioned for travel; the M1, around six miles away, allows for speedy journeys north and south of the country, whilst trains from Flitwick reach the centre of London in around one hour. For air travellers, Luton Airport is about 18 miles away.



T H E H E A R T O F B E D F O R D S H I R E





Lime Tree Court has been conceived as an exclusive development catering for the requirements of a discerning clientele. Grouped within a secure, gated development, the properties are intended to offer the last word in style, practicality and convenience, with the enclave presenting the opportunity to become part of a friendly, like-minded community.

These four and five bedroom properties have been sympathetically designed to sit comfortably within the local environment. The design is contemporary, with the option of four house types to suit different requirements. Accommodation is spread over three or four floors, depending on type, with floor layouts designed to make maximum use of available space.

All properties have a mix of garage and open allocated parking; additionally provision has been made at each address for bicycle storage. Each property has been designed to be highly energy efficient, and sustainable materials have been used in construction wherever possible.

We are proud of our achievement at Lime Tree Court and we believe we have created homes that will enhance our reputation for quality and yours for your choice of style and elegance.



Street scenes at Lime Tree Court computer generated



S E R I O U S L Y S P E C I A L

No effort has been spared to ensure that Lime Tree Court properties will more than meet the expectations of the most discerning of purchasers. An emphasis on practicality, allied with style, is at the forefront of the layouts created for these homes. Open plan kitchens and dining areas form the heart of the home, and living/family rooms are perfectly sized for the needs of families of all ages. Bedrooms, too, are generously proportioned, with master bedrooms including dressing areas and luxurious ensuite facilities.

The specification for these houses reflect the quality and elegance expected at this level. Our individually designed kitchens, fitted with integrated appliances, give a streamlined look and utility rooms adding additional space. Stylish bathrooms featuring contemporary sanitaryware with chrome fixtures are complimented by a range of floor and wall tiles from Porcelanosa, creating a hotel-style bathroom. All the houses include an abundance of powerpoints, telephone sockets and wiring for Sky/Virgin Media.

Each property has its own private rear garden, which has been sympathetically landscaped to fit in with the development's location. The garden is easily accessed through French doors from the kitchen, perfect for 'al-fresco' dining. Most properties also include single garages as well as dedicated parking spaces.



S I T E P L A N



Bridge
across
brook to
Alameda
School

Pedestrian
access to
Dunstable
Street



THE LINDEN - PLOTS 1, 2 (



Illustration of The Linden computer generated

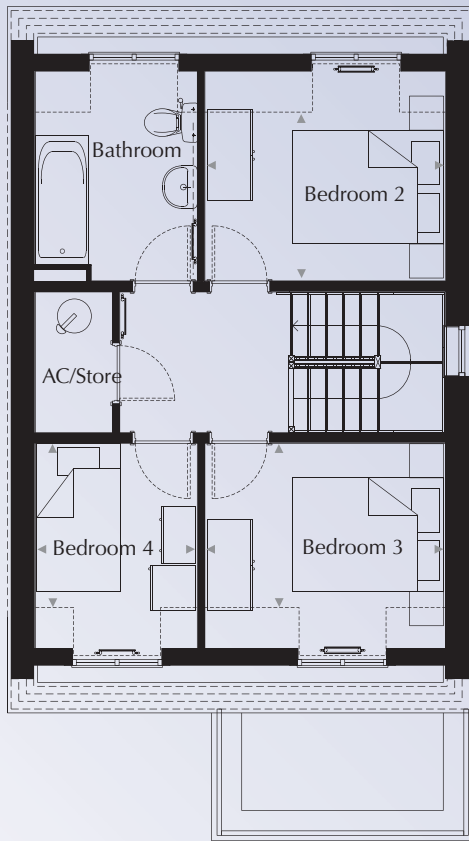


DIMENSIONS - GROUND FLOOR

Kitchen/Dining
3205 x 5420
10'6" x 17'9"

Family Room
4827 x 2720
15'10" x 8'11"

h), 3, 4(h), 11(h), 12, 13(h), 14

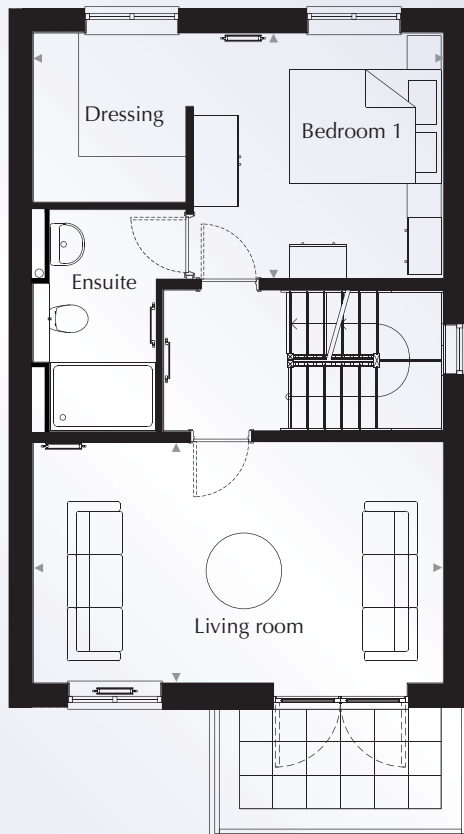


**DIMENSIONS -
SECOND FLOOR**

Bedroom 2
2480 x 3180
8'2" x 10'5"

Bedroom 3
2415 x 3180
7'11" x 10'5"

Bedroom 4
2415 x 2140
7'11" x 7'0"



**DIMENSIONS -
FIRST FLOOR**

Living Room
3180 x 5420
10'5" x 17'9"

Bedroom 1
3245 x 5420
10'8" x 17'9"

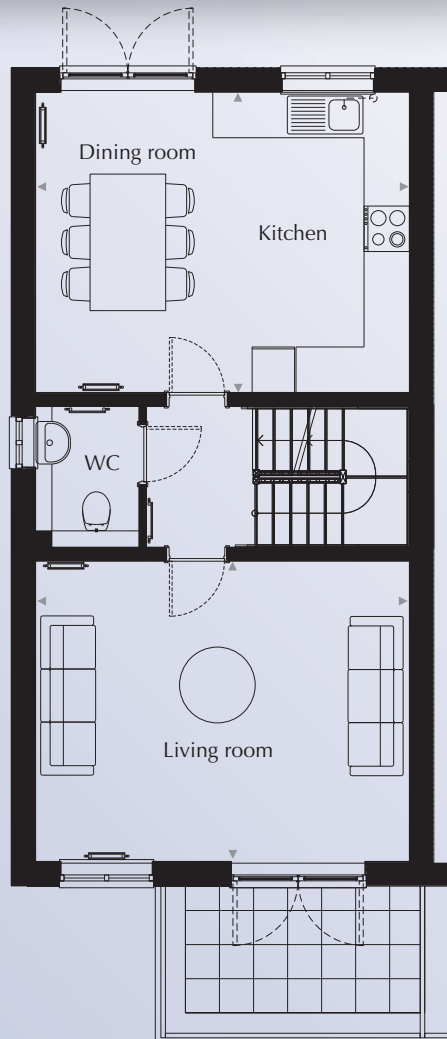
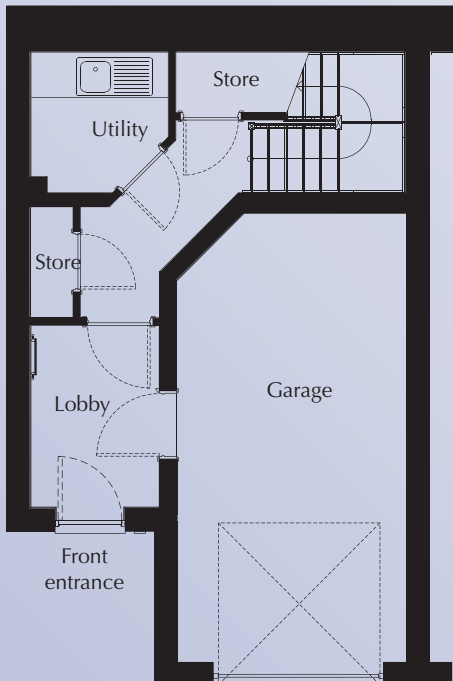


All dimensions given are accurate within + or - 50mm (2 inches).
They are not intended to be used for carpet sizes, appliance sizes or items of furniture.
Arrows indicate points dimensions taken from.



Illustration of The Basswood computer generated

GROUND FLOOR



**DIMENSIONS -
FIRST FLOOR**

Kitchen/Dining
3960 x 4942
13'0" x 16'3"

Living Room
3960 x 4942
13'0" x 16'3"

PLOTS 6,7(h),8,9(h)

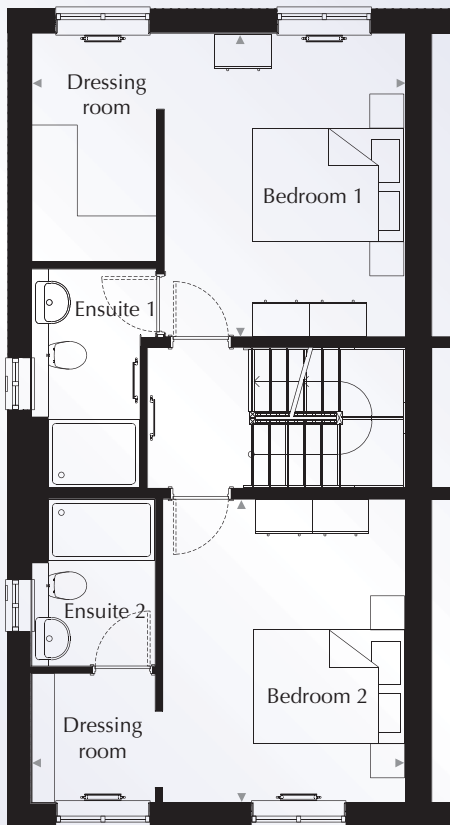


DIMENSIONS -
THIRD FLOOR

Bedroom 3
3235 x 2895
10'7" x 9'6"

Bedroom 4
3235 x 2895
10'7" x 9'6"

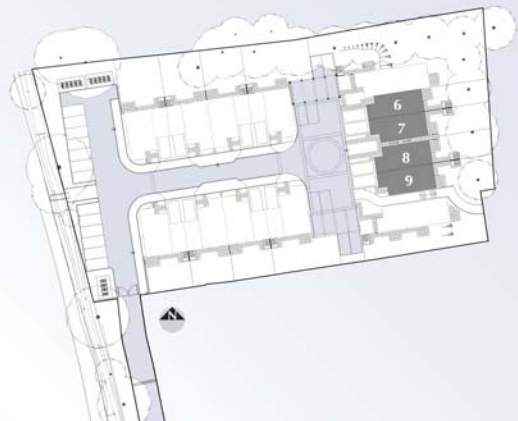
Bedroom 5
3522 x 1947
11'7" x 6'5"



DIMENSIONS -
SECOND FLOOR

Bedroom 1
4000 x 4942
13'1" x 16'3"

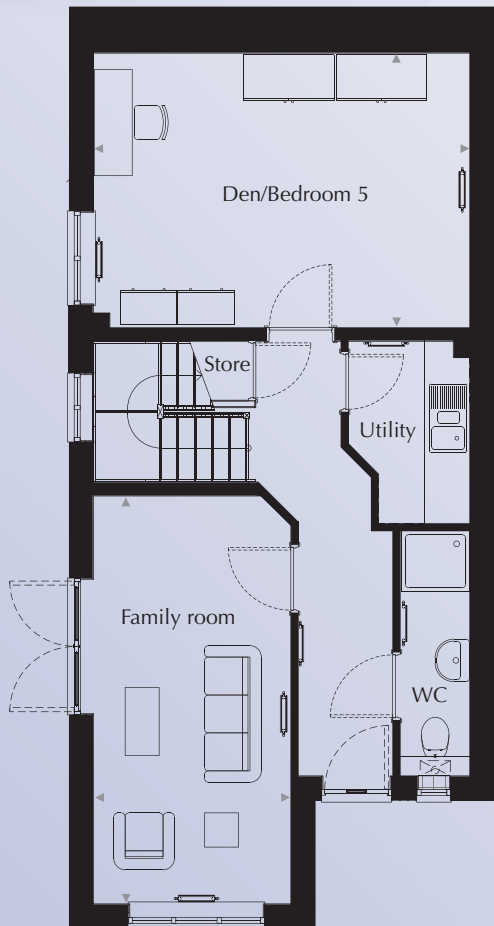
Bedroom 2
4000 x 4942
13'1" x 16'3"



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Illustration of The Greenspire computer generated



**DIMENSIONS -
GROUND FLOOR**

Den/Bedroom 5
3615 x 4970
11'10" x 16'4"

Family Room
2607 x 5390
8'7" x 17'8"

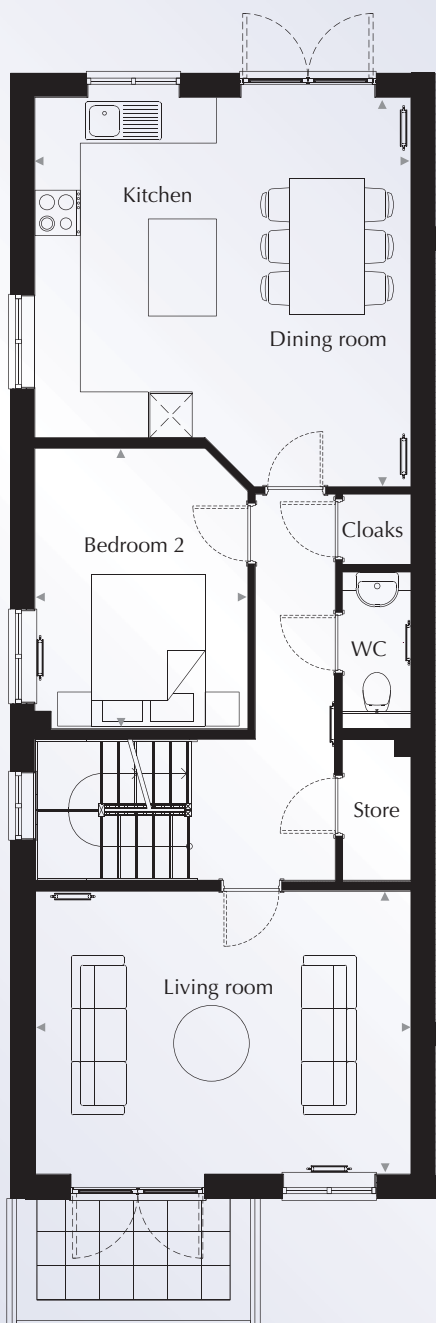
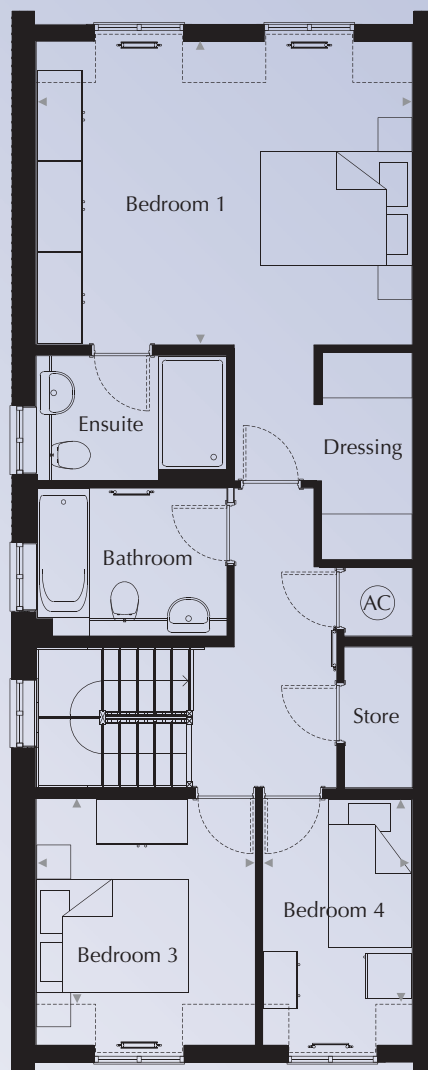
IRE - PLOT 5

**DIMENSIONS -
SECOND FLOOR**

Bedroom 1
3715 x 4970
12'2" x 16'4"

Bedroom 3
2895 x 2965
9'6" x 9'9"

Bedroom 4
1975 x 2965
6'6" x 9'9"

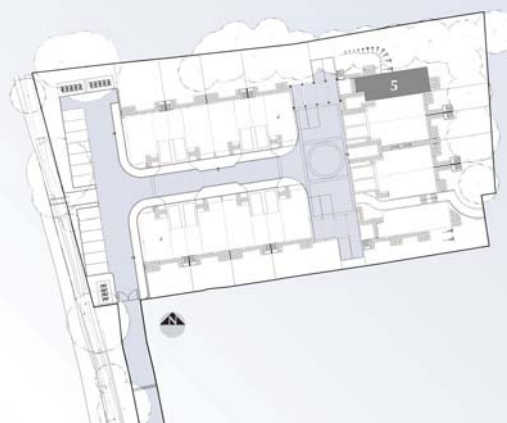


**DIMENSIONS -
FIRST FLOOR**

Kitchen/Dining
5130 x 4970
16'10" x 16'4"

Living Room
3730 x 4970
12'3" x 16'4"

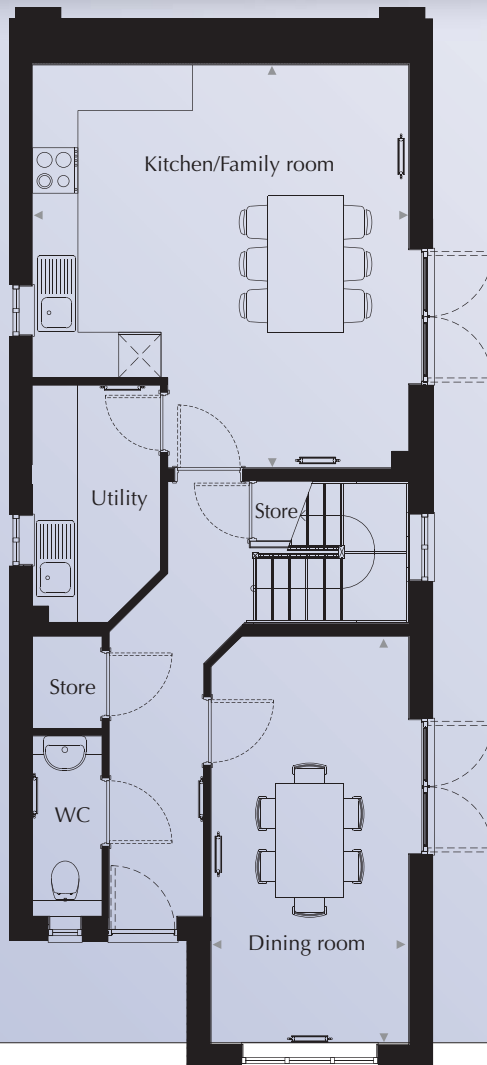
Bedroom 2
2815 x 3695
9'3" x 12'1"



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Illustration of The Glenleven computer generated



**DIMENSIONS -
GROUND FLOOR**

Kitchen/Family
5310 x 4970
17'5" x 16'4"

Dining Room
5377 x 2607
17'8" x 8'7"

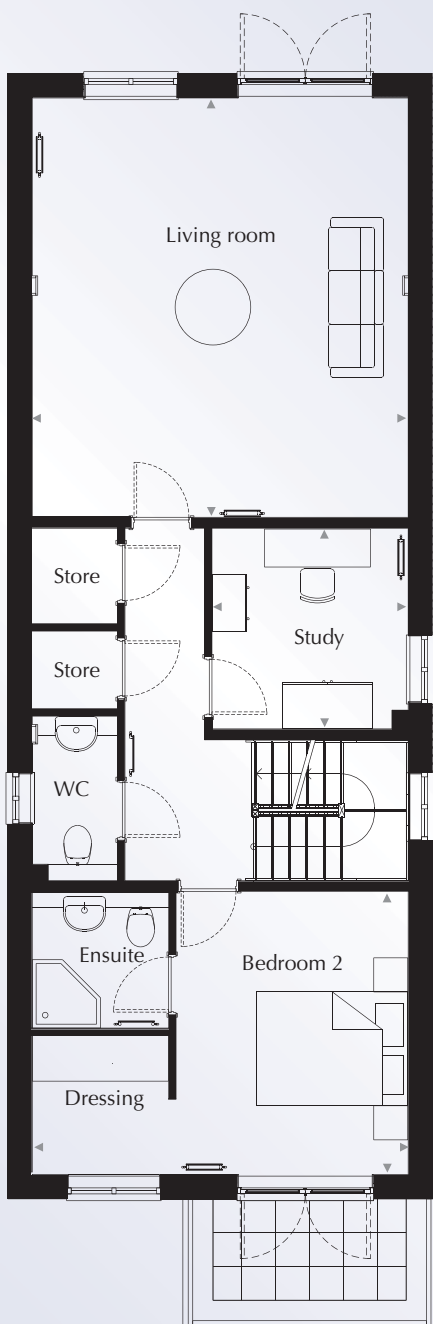
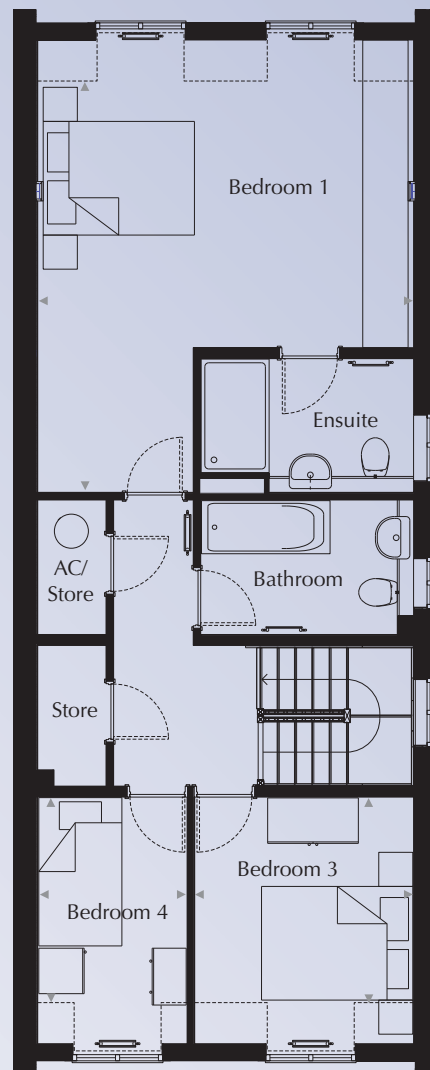
EN - PLOT 10

DIMENSIONS - SECOND FLOOR

Bedroom 1
5680 x 4970
18'8" x 16'4"

Bedroom 3
2895 x 2965
9'6" x 9'9"

Bedroom 4
1975 x 2965
6'6" x 9'9"

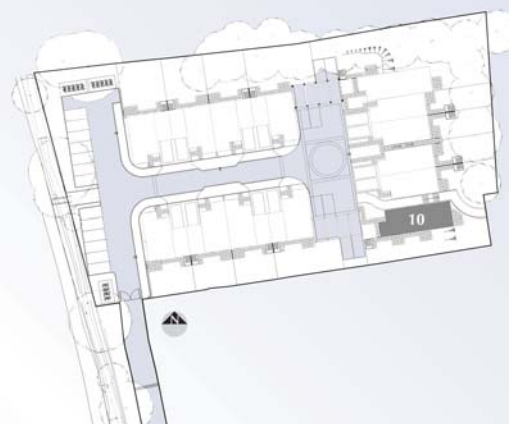


DIMENSIONS - FIRST FLOOR

Living Room
5530 x 4970
18'2" x 16'4"

Study
2645 x 2595
8'8" x 8'6"

Bedroom 2
3730 x 4870
12'3" x 16'0"



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S P E C I F I C A T I O N

KITCHEN

- German manufactured contemporary kitchen units with laminate worktops and upstands
- AEG gas hob with glass splashback
- AEG telescopic extractor hood
- AEG stainless steel integrated single oven
- AEG stainless steel integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel 1½ bowl sink with chrome mixer tap
- LED under cupboard lighting

UTILITY

- German manufactured contemporary kitchen units with laminate worktops and upstands
- Stainless steel single bowl sink with chrome mixer tap
- Plumbing for washer/dryer

BATHROOM, ENSUITE & CLOAKROOMS

- Roca contemporary white porcelain sanitaryware to bathrooms, ensuites and cloakrooms
- Chrome taps
- White bath with glass screen to shower head on wall riser to bathrooms
- Shower enclosure with glass screen and shower head on wall riser to ensuites
- Thermostatically controlled bath and shower mixers
- Shaver socket to bathrooms and ensuites
- Full height wall tiles from Porcelanosa to bathrooms and ensuites
- Porcelanosa tiled splashback to basin in cloakrooms

INTERIORS

- Double glazed white UPVC sliding sash windows
- Painted timber panelled doors with chrome ironmongery; privacy locks to bathrooms, ensuites and cloakrooms



Images from manufacturers

- Gas boiler fired central heating
- Gas boiler fired thermostatically controlled radiators
- Hot water provided by pressurised hot water cylinder
- Polished chrome sockets/switches to living, dining, hall and landing, white sockets and light switches to other rooms
- Recessed white down lighters to hall, kitchen/diners, bathrooms and ensuites
- Pendant light fittings elsewhere
- Sky Plus or Virgin Media point to lounge and master bedroom
- Sky network TV or Virgin Media point to all other bedrooms
- Telephone point to living, all bedrooms and study where applicable
- Ceramic floor tiles from Porcelanosa to hall, kitchen/diner, bathrooms, ensuites and cloakrooms
- Moulded architraves and skirting with painted satin finish
- Painted staircase and handrail satin finish
- Internal walls painted magnolia and ceilings painted white



Images from manufacturers

EXTERIOR

- Secure vehicular gated entrance operated by key fob
- Black UPVC front door
- Door bell to front door
- Audio entryphone
- External lighting to external doors (excluding garage personnel door)
- Black painted steel garage door
- Power and lighting to garage
- Individually landscaped rear gardens including areas of turf and paving

CHOICES

Storey Homes offers a choice of kitchen finishes and tile finishes (subject to the stage of construction) so that you may add your very own touch to your new home at Lime Tree Court. We also offer a range of upgrades should you wish to tailor your home to suit your personal style. Please ask our experienced Sales Advisors for further details.



C U S T O M E R C H A R T E R

Storey Homes is committed to assisting you in every step of your house buying journey and making sure that you are happy with and settled in your new home.

One of our experienced Sales Advisors will be responsible for assisting you throughout the process of buying your property and will be on hand to answer any questions or queries you may have during the purchase of your new home.

Our knowledgeable staff are trained in every aspect of the house buying process and will liaise with your estate agent (if you have a property to sell) and legal representative and keep you fully informed with regular updates.

We recognise that buying a property is an exciting time for you, however we are also conscious that for some, the process of buying a brand new home can be a little daunting. With this in mind, we can tailor our service to suit your needs.

If, after completing the necessary paperwork of reservation forms and checklists, you are happy to receive the standard regular updates from your dedicated Sales Advisor, then we will not inconvenience you further. Alternatively, if you wish for a little more support and guidance, then we will be very pleased to help in any way that we can. Either way, it is really important to us that you are happy with the service you receive.

If you have reserved 'off plan', we will invite you to view the property at key stages in the construction process, so that you can start to appreciate your new home. Before you complete the purchase of your property, you will be invited to view your home and meet our Site Manager, who can answer any questions that come to mind as you walk around the property.

Just before you move in to your new home, we will invite you to attend a demonstration of your property's domestic systems and appliances, fixtures and fittings to ensure that you are familiar with the running of the property. We like to do this prior to you moving in, so that on the actual day of completion, you do not have to worry about learning how everything works and you can fully enjoy the excitement of receiving the keys to your brand new home.

We appreciate there is a lot of information to take in at the demonstration meeting, so please do not worry if you forget how to set the timer for the hot water or operate the heating - Storey Homes will provide you with an information pack that contains all the operating manuals, guarantees and certificates relating to your new home for safe keeping after you have moved in.

On the day of completion, once funds have been received by our solicitors, we will hand over the keys to your brand new home.

Storey Homes will provide you with a professional and comprehensive After Sales Service from our dedicated Customer Services team in addition to the defects warranty issued by Premier Guarantee.

We will also provide out of hours telephone numbers for key trades, should you have an emergency.

S T O R E Y H O M E S L T D

A significant player in the sphere of property development, Storey Homes Limited specialises in unique developments, both restorative and new-build.

The company offers a wealth of experience throughout all aspects of construction, from initial planning and design through to construction and final completion.

Great emphasis is placed on the quality of our properties; from an outstanding level of specification to high standards of construction and attention to detail in all aspects of property development.

We believe that we have the talent, expertise and credentials to consolidate our position at the high end of the property development market. Our desire remains to excel at all levels, with our properties continuing to exceed all expectations.



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The information contained in this brochure is for guidance only. Storey Homes Limited operates a policy of continuous product development and features may, therefore, vary from time to time. It should be noted that the representations of Lime Tree Court, whilst similar to the development, may not necessarily be accurate in every respect. These particulars should not be relied on as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given are accurate within plus or minus 50mm (2 inches). They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct as above at time of going to press.

Lime Tree Court is the marketing name for use until a permanent postal address has been authorised.