



# MEADOW VALE

BUNTINGFORD  
HERTFORDSHIRE

*"Where the town touches the countryside"*  
**First Edition**

## Wheatley

Quality homes from your local builder



# Welcome to Wheatley

Over eighty years experience of house building and a reputation for combining honest craftsmanship with modern technology are our guarantee of a home to be proud of.

We are committed to a policy of continual improvement in design, construction and specification to provide a quality living environment for the discerning buyer.



## NHBC WARRANTY

To ensure your peace of mind our homes carry the National House Building Council's 10 year "Buildmark" Warranty.

Wheatley is proud to have an A1 rating under this scheme.



[www.wheatley.co.uk](http://www.wheatley.co.uk)



## Introducing Meadow Vale

A collection of traditionally styled **2, 3 & 4 bedroom** family homes and bungalows





**Steeped** in  
history, character  
and charm.

# About Buntingford

**Buntingford is a rare place:** an old market town close to London, whose architectural character has remained largely unspoilt over the centuries. It has a conservation area designated as an area of outstanding architectural or historical interest, and a number of impressive buildings dating back to the 15th century. Buntingford sits where the River Rib meets the ancient Roman road, Ermine Street, thankfully now bypassed so the roads are quiet. The town grew as a staging post between London, Cambridge and the north with Samuel Pepys and even Queen Elizabeth I staying here in the centre of town.

*Ideally situated for Cambridge*





With countryside all around and London so close, **Buntingford** is the perfect place to raise a family.



*Great connections with the capital London*



Buntingford is a happy and extremely popular town with a sense of community that larger towns can't offer. There are clubs and societies for all ages and interests, from historical through to gardening, drama, dance, Cubs and Brownies. For those who like an active lifestyle, there is a local swimming pool, a skate park, playing fields, and tennis, football and cricket clubs with teams for all ages. The High Street is home to independent shops and boutiques, from the butcher and baker through to specialist clothing stores, as well as a Sainsbury's Local and a Co-Op for all the essentials. There's plenty of choice for socialising too, with a selection of well-regarded coffee shops and tearooms, plus restaurants ranging from eastern cuisine to traditional English, along with a number of proper traditional pubs.

*One of the many independent stores and boutiques in Buntingford*

There's a choice of dental practices, GP surgeries, pharmacies and an alternative health clinic. The town provides a three-tier school system, with a nursery, two primary schools, one secondary and an upper school and sixth-form academy. With countryside all around and London so close, Buntingford is the perfect place to raise a family.





Aerial view of Meadow Vale ✓

# About Meadow Vale

There are 2 and 3 bedroom terraced houses, 3 and 4 bedroom detached homes and a small number of 2 and 3 bedroom bungalows around the Vale.

The development rests on the east side of Buntingford, just a few hundred yards from the High Street. The design concept is influenced by the historic high street vernacular, replicating many of the details in our own buildings. A combination of the latest construction methods are your guarantee of a well built home that will age elegantly and stand the test of time. Here at Meadow Vale, where the town touches the countryside, sensitive landscaping and planting helps make the transition between urban and rural all but seamless. >>



Indicative image of The Hare housetype







Indicative image of The Erfield housetype

How a home  
should be.



Indicative image of The Grange housetype



>> The development itself consists of 105 houses and apartments, some of which will be available to buy through shared ownership schemes or rent from B3 Living, the local housing association. If you're buying privately, there's an eclectic mix of size and style of homes for you to choose from. There are 2 and 3 bedroom terraced houses, 3 and 4 bedroom detached homes and a small number of 2 and 3 bedroom bungalows. The concept ensures that there's the perfect home for everyone, from first-time buyers to growing families, all the way through to downsizers looking for a more manageable home without compromising on space.

^ Extensive landscaping and planting

[www.meadowvalebuntingford.co.uk](http://www.meadowvalebuntingford.co.uk)





# Site Plan Meadow Vale

## Schedule of house types

- The Aspen** – Plots 4, 11, 15, 30, 43, 45, 80  
A 4 bedroom detached house
- The Barle** – Plots 3, 6, 33, 39, 40, 50, 71, 73  
A 4 bedroom semi-detached or detached house
- The Cotte** – Plots 9, 14, 31  
A 4 bedroom detached house
- The Dane** – Plots 5, 35, 36, 88, 90, 100, 101  
A 3 bedroom terraced, semi-detached or detached house
- The Erfield** – Plots 2, 37, 44, 51, 53, 102  
A 3 bedroom detached house
- The Furne** – Plots 46-49, 74, 75  
A 3 bedroom semi-detached townhouse
- The Grange** – Plots 7, 70  
A 4 bedroom semi-detached house
- The Hare** – Plots 103-105  
A 3 bedroom detached bungalow
- The Ingford** – Plots 8, 12, 13, 34, 41  
A 4 bedroom detached house
- The Jen** – Plots 1, 10, 32, 38, 52, 69, 72, 97  
A 2 bedroom detached bungalow
- The Kesden** – Plots 76-79, 89, 98, 99  
A 2 bedroom terraced or semi-detached house
- The Litt** – Plot 42  
A 4 bedroom detached house
- Affordable housing





# Specification

## Internal fixtures and fittings include:

- Feature front door with PVC-u rear/side doors
- PVC-u wood effect double glazed windows
- Contemporary style kitchens with fitted units and worktops with up-stands
- Single built-under oven, 4 ring gas hob and extractor hood to Kesden and Dane housetypes with additional fridge/freezer, dishwasher and washer/dryer
- Double built-under oven, 5 ring gas hob and extractor hood to all other housetypes with additional fridge/freezer, dishwasher and washer/dryer
- Utility rooms fitted with separate washing machine and tumble dryer – Erfield housetype fitted with washer/dryer only
- Bathrooms and en-suites with Ideal Standard sanitary ware and Advanced Showers proprietary shower cabinets with Aqualisa shower attachments
- Complementary vanity units
- Wood effect internal doors
- Walls and ceilings painted in emulsion
- Internal woodwork painted gloss white with stained feature handrails to stairs
- Carpeting throughout
- Complementary wall tiling and flooring to all bathrooms/en-suites and cloakrooms
- Complementary floor tiling to kitchen and utility
- Fitted wardrobes (master bedrooms)
- Gas fired central heating to thermostat controlled radiators
- Heated towel rails to all bathrooms/en-suites
- Pendant and ceiling lights to all rooms, hallways, landings, wardrobes and loft area
- Recessed down-lighting also to lounge, kitchen and all bathrooms/en-suites
- BT\* points
- TV points to lounge, study, kitchen and all bedrooms
- Satellite TV\*\* point to lounge and link to master bedroom
- NACOSS\*\*\* approved Burglar alarm
- Smoke and carbon monoxide detectors
- Garages with light and power and remotely controlled doors
- Outside lighting, electrical socket and tap

\* BT Line connection and contract required

\*\* Satellite TV connection and subscription required

\*\*\* Maintenance contract required after end of 1st year

The Specification as listed above is intended as a guide only and does not form part of any contract for sale. The photographs illustrate typical Wheatley fixtures and fittings which may not necessarily be available at Meadow Vale. The specification may be changed at any time without prior notice being given.



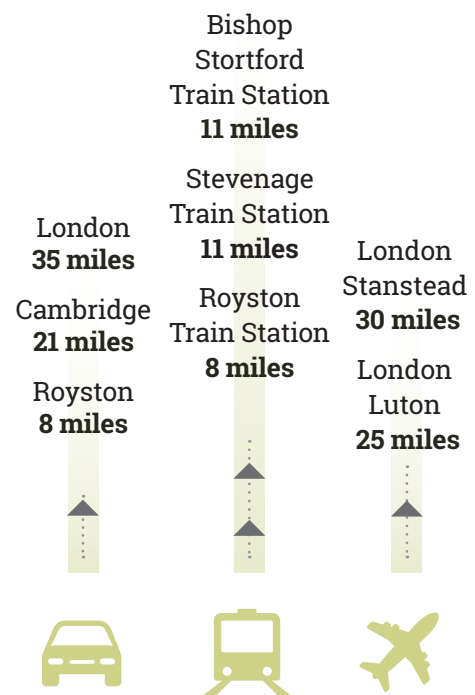




# Travelling around

## Surprisingly accessible

Buntingford may rest among miles of verdant countryside and farmland dotted with pretty villages, but the rest of the world is surprisingly accessible.



\* Distances from Buntingford to above locations sourced from Google Maps

### By road

The A10, a major north-south dual carriageway, passes within a mile or so of Buntingford, which means it's remarkably easy to drive the 21 miles north through Royston (just 8 miles away) to Cambridge. Head south instead and you'll reach Hertford in 20 minutes and the M25 orbiting London in less than half an hour. Driving west, you'll reach the A1(M) in little more than 15 minutes. Go east, and you could find yourself sitting by the seaside in less than an hour and a half.

### By rail

Buntingford's train station retired from active service some 50 years ago, but there are several train stations within easy driving distance. The nearest is Royston, around 8 miles from Buntingford, with an average journey time into London Kings Cross of around 55 minutes. Hertford North and Hertford East are each little more than 10 miles from Buntingford, and trains will reach London in about 40 minutes. Bishops Stortford, about 11 miles away, has regular trains into London Liverpool Street taking under an hour.

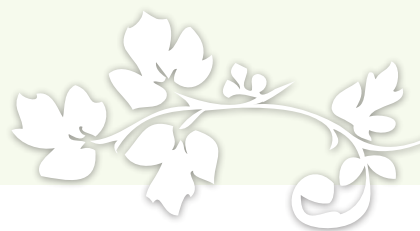
### By air

Getting abroad, whether for business or pleasure, couldn't be easier. London Stansted Airport is around 18 miles away. From there, you can fly to more than 100 international destinations, including Central America, North Africa, the USA and most of Europe. Even London Luton Airport is only a 45 minute drive or taxi-ride, opening up an array of alternative destinations and airlines.





## Examples of previous developments







**Meadow Vale**

Dray Gardens

Buntingford

Hertfordshire

(off Snells Mead, Buntingford, SG9 9FZ)



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# Wheatley

**Wheatley Homes Ltd**, Wheatley House, Dunhams Lane, Letchworth Garden City, Hertfordshire, SG6 1BE



**01462 707000**



**[www.wheatley.co.uk](http://www.wheatley.co.uk)**

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