



ASHBROOK

— BEDFORDSHIRE —



*The Perfect Blend,
The Ashbrook
Difference.*

*Ashbrook has the perfect blend of elements to enable
contemporary living in the heart of southern England.*

*An exclusive development of 10 luxurious four & five bedroom
homes in the Bedfordshire village of Langford, overlooking
the River Ivel and open countryside.*



*Classic Values,
Contemporary
Character*





Classic Living,



/01 Jordans Mill

Nearby Jordans Mill is a historic property surrounded by landscaped sustainable food gardens. Enjoy dining at the Riverside Café serving outstanding food and refreshments, or on the terrace overlooking the river, taking afternoon tea and watching the world go by.



/02 Countryside

Close to Ashbrook there are many wildflower meadows, walking routes and cycle paths to enjoy the beautiful countryside, with many species of birds, butterflies and wildfowl that inhabit the area.



/03 Local Pubs

A haven for food and drink lovers, Langford is home to an abundance of well regarded establishments. Local amenities include a post office, village store, butchers, farm shop and beauty salon. There is also a G.P surgery, pre-school, Primary school and a friendly village pub.



/04 River Ivel

At the heart of the area is the River Ivel that winds through, naturally landscaping the countryside while enhancing Langford's history and character. It's also an important ecological habitat that boasts woodland meadows and native hedgerows.



Modern Lifestyle.



/05 Biggleswade

While there's a cosmopolitan flavour to Biggleswade centre, it is still a traditional market town with a thriving centre. As well as the Saturday street market there are many specialist shops and a High Street that is well served by many well known retail names including two major supermarkets.



/06 Marks & Spencer

Conveniently located on the retail park at Biggleswade is a flagship Marks and Spencer store offering a full range of goods and services, café and large food hall.



/07 Retail Park

The nearby retail park offers a wide range of shops and Home improvement outlets such as Homebase and Wilko. There are several famous shopping names represented such as TKMAXX, Next, Laura Ashley, Outfit and Matalan.

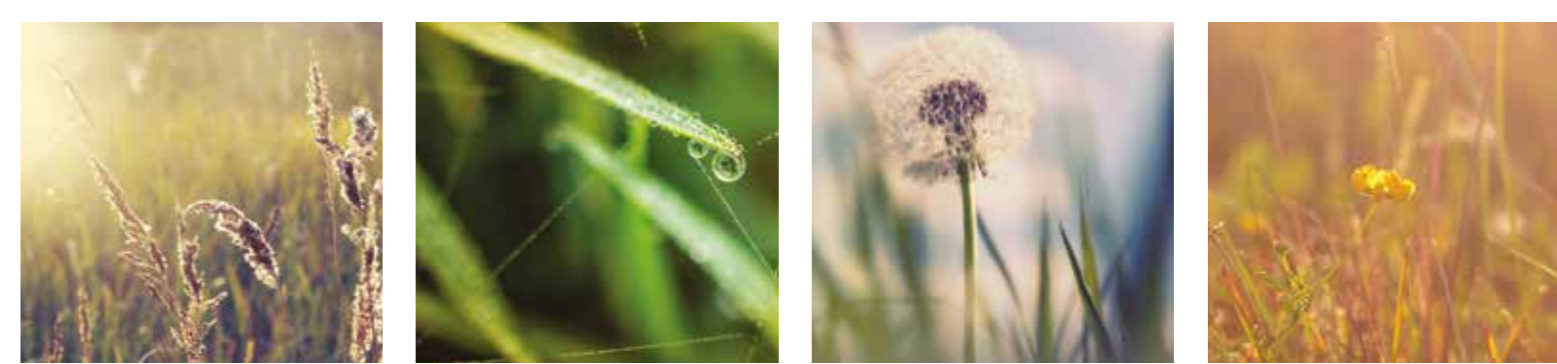


/08 Relax & Renew

Life doesn't need to be so hectic, take some time at Champneys Henlow Spa. A Cistercian monastery once stood on its grounds, now, Henlow Grange serves as the perfect countryside escape set in 150 acres of beautiful Bedfordshire parkland for you to unwind.



A Connection To Nature



*Ashbrook has a truly exceptional range
of country vistas rich with local nature.
As well as the species native to the woods
and meadows, the River Ivel provides
a breeding ground for dragonflies
and damselflies.*





/01



/02



/03



/04



/05



/06



/07



/08



Country Connections

/01 City of London  43 mins

/02 Hitchin  20 mins

/03 St Albans  44 mins

/04 Stansted Airport  57 mins

/05 Luton Airport  34 mins

/06 Milton Keynes  44 mins

/07 Cambridge  43 mins

/08 Northampton  1 hour

Well connected to major UK road links via the A1, Langford is also well served by an efficient train service into London Kings Cross (from approx 30 mins) from stations in Biggleswade (3 mls) and Arlesey (5 mls).

All timings are indicative only



Ashbrook entrance
via Church Street

Ashbrook

Discover an exclusive community that offers the best of both worlds in every sense - an elegant and beautiful new neighbourhood made for you and your family, and crafted with care and attention.



Open Meadow

Open Meadow

Housetypes

- 1 } The Pines
- 2 }
- 3 } The Beeches
- 4 }
- 5 }
- 6 The Oak
- 7 The Willow
- 8 The Maple
- 9 The Blackthorn
- 10 The Hazel

The development is private and will therefore incur an Estate Charge. Please ask our selling agents for information.



The Pines

Plots 1 and 2 - 1,205 sq. ft



Ground Floor

Lounge	4.89m x 3.30m	16'1" x 10'10"
Kitchen/Dining	4.20m x 5.30m	13'9" x 17'5"

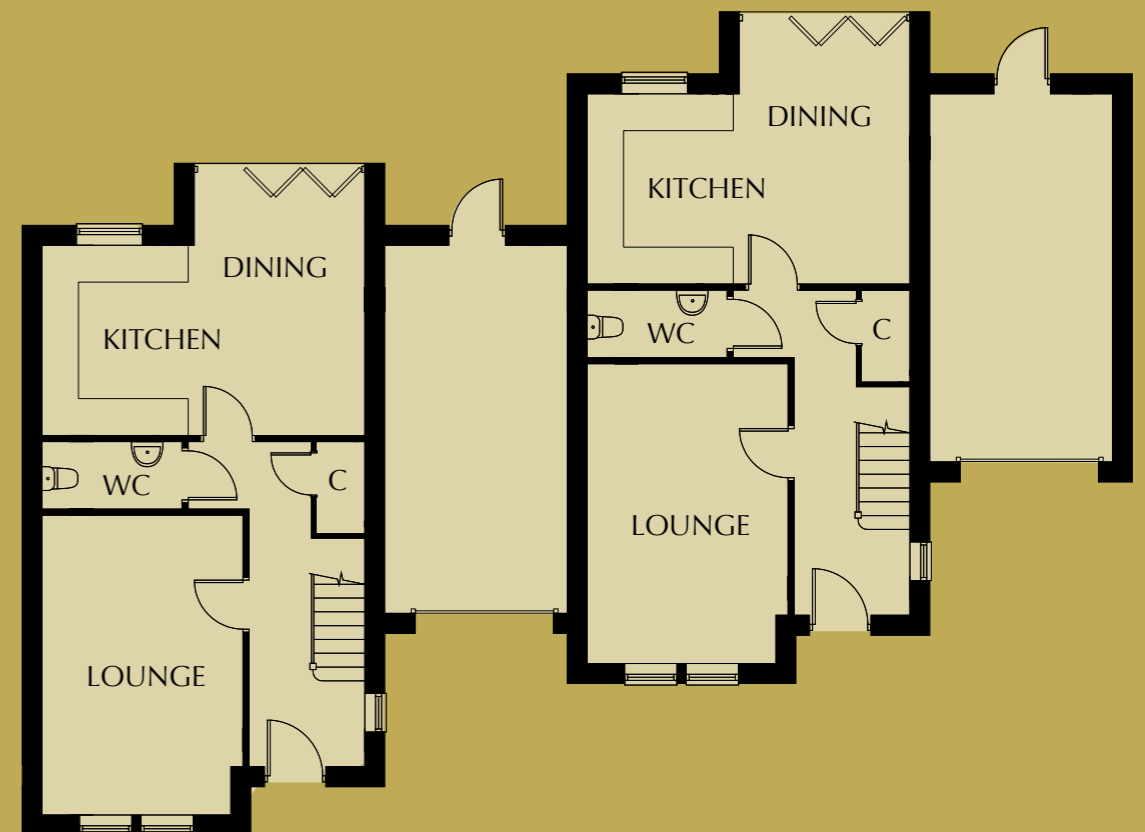
First Floor

Bedroom 1	4.11m x 3.10m	13'6" x 10'2"
Bedroom 2	5.11m x 3.55m	16'9" x 11'8"
Bedroom 3	2.85m x 3.80m	9'4" x 10'1"
Bedroom 4	3.18m x 2.15m	10'5" x 7'1"

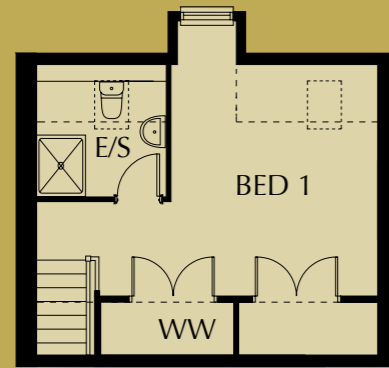
First Floor



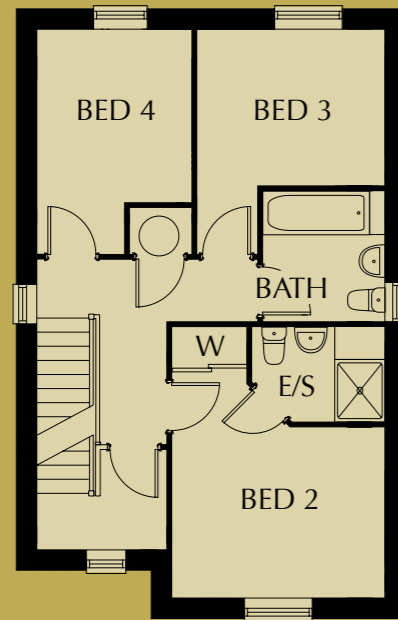
Ground Floor



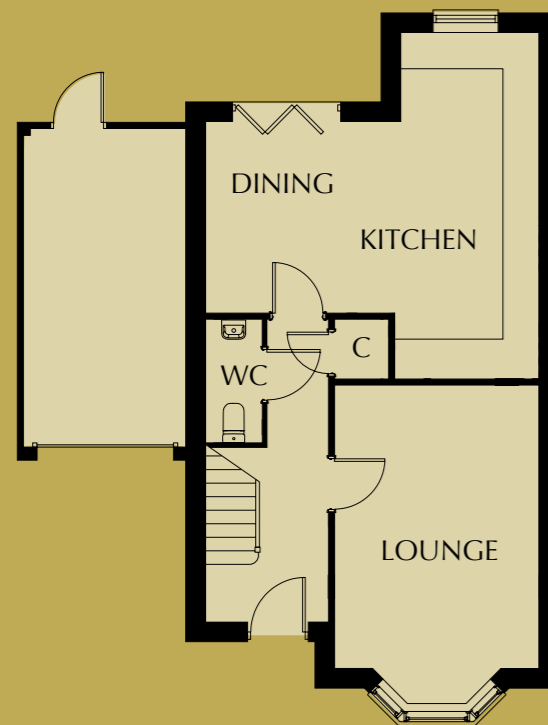
Second Floor



First Floor



Ground Floor



The Beeches

Plots 3, 4 and 5 - 1,334 sq. ft



Ground Floor

Lounge	4.70m x 3.40m	15'5" x 11'2"
Küchen	5.75m x 2.40m	18'10" x 7'10"
Dining	3.18m x 3.10m	10'5" x 10'2"

First Floor

Bedroom 2	4.33m x 3.40m	14'2" x 11'2"
Bedroom 3	3.59m x 3.00m	11'9" x 9'10"
Bedroom 4	3.59m x 2.48m	11'9" x 8'2"

Second Floor

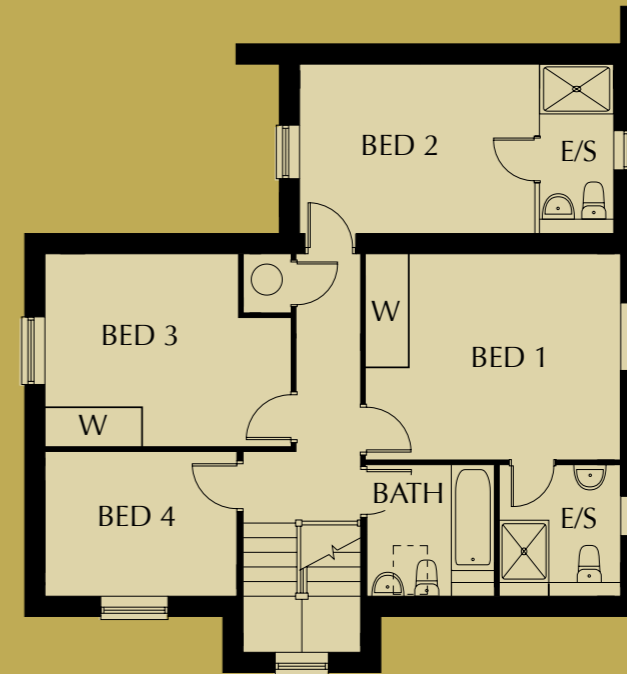
Bedroom 1	4.62m x 5.55m	15'2" x 18'3"
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The Oak

Plot 6 - 1,291 sq. ft

First Floor



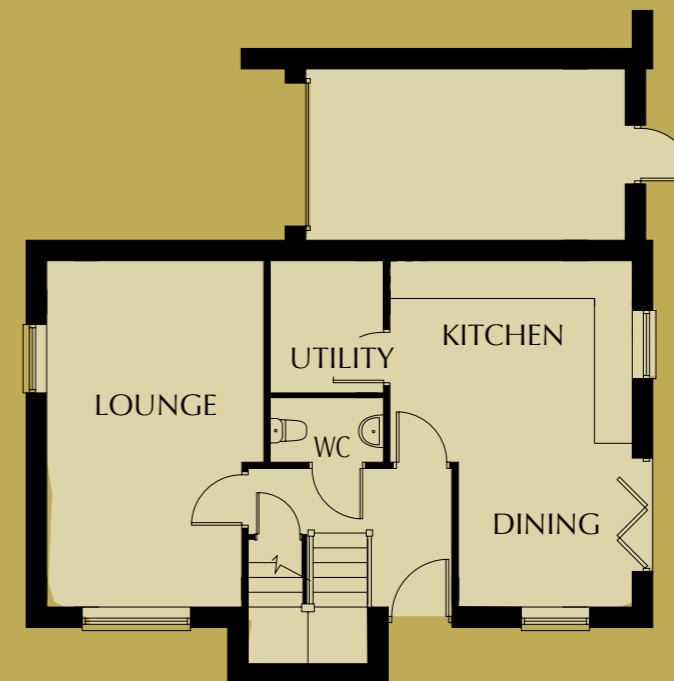
Ground Floor

Ground Floor

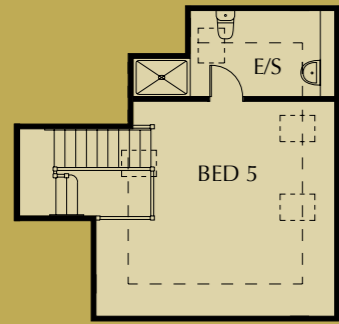
Lounge	5.55m x 3.45m	18'2" x 11'4"
Kitchen	3.14m x 3.85m	10'4" x 12'8"
Dining	2.36m x 2.76m	7'9" x 9'1"
Utility	2.10m x 1.80m	6'11" x 5'11"

First Floor

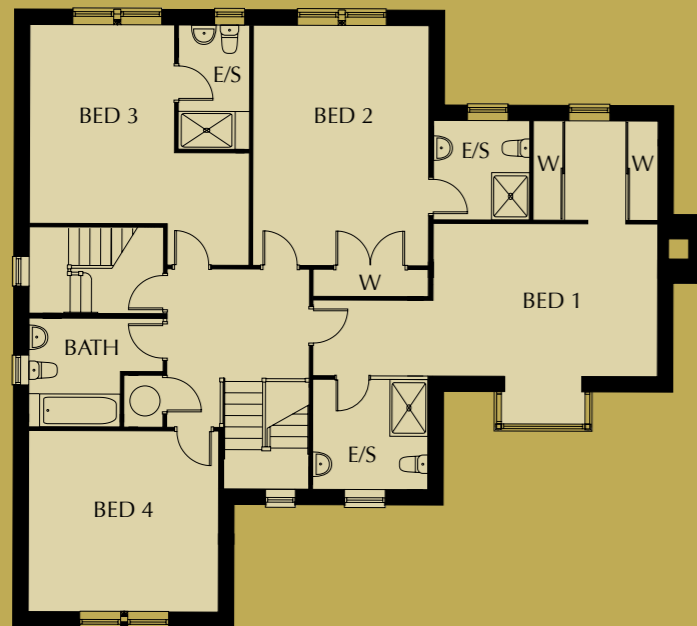
Bedroom 1	3.31m x 4.13m	10'10" x 13'7"
Bedroom 2	3.80m x 2.72m	12'6" x 8'11"
Bedroom 3	3.98m x 3.10m	13'1" x 10'2"
Bedroom 4	3.10m x 2.33m	10'2" x 7'8"



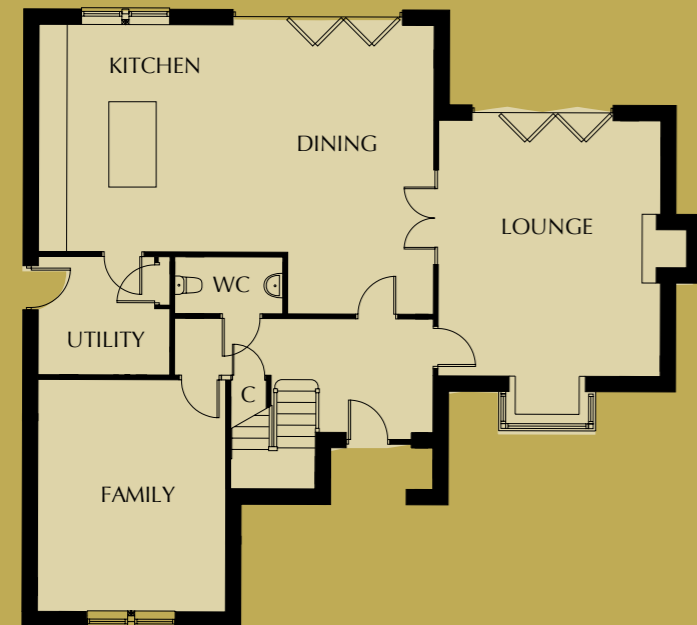
Second Floor



First Floor



Ground Floor



The Willow

Plot 7 - 2,820 sq. ft



Ground Floor

Lounge	5.40m x 4.73m	17'9" x 15'6"
Kitchen	5.17m x 2.42m	15'9" x 14'2"
Dining	6.10m x 4.075m	20'0" x 13'4"
Family Room	4.90m x 4.00m	16'1" x 13'1"
Utility	2.50m x 2.80m	8'2" x 9'2"

First Floor

Bedroom 1	7.25m x 3.23m	23'9" x 10'7"
Bedroom 2	5.08m x 3.70m	16'8" x 12'2"
Bedroom 3	5.08m x 4.63m	16'8" x 15'2"
Bedroom 4	3.83m x 4.00m	12'7" x 13'1"

Second Floor

Bedroom 5	5.00m x 4.49m	16'5" x 14'9"
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The Maple

Plot 8 - 3,541 sq. ft



Ground Floor

Lounge	5.90m x 4.40m	19'4" x 14'5"
Kitchen	6.23m x 5.90m	20'5" x 19'4"
Dining/family	7.00m x 4.42m	22'12" x 14'6"
Study	4.80m x 3.04m	15'9" x 9'12"
Utility	2.70m x 2.30m	8'10" x 7'7"

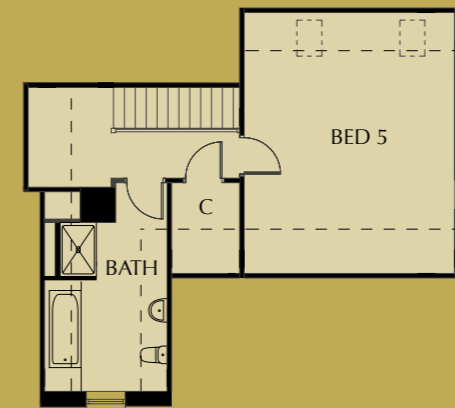
First Floor

Bedroom 1	6.00m x 5.90m	19'8" x 19'4"
Bedroom 2	4.55m x 4.40m	14'11" x 14'5"
Bedroom 3	5.00m x 5.85m	16'5" x 19'2"
Bedroom 4	4.28m x 2.97m	14'1" x 9'9"

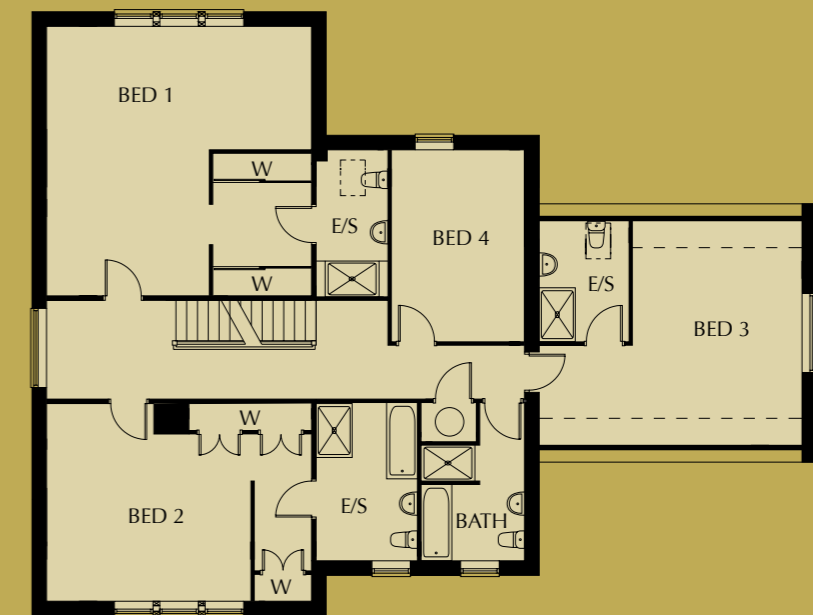
Second Floor

Bedroom 5	5.75m x 4.64m	18'10" x 15'3"
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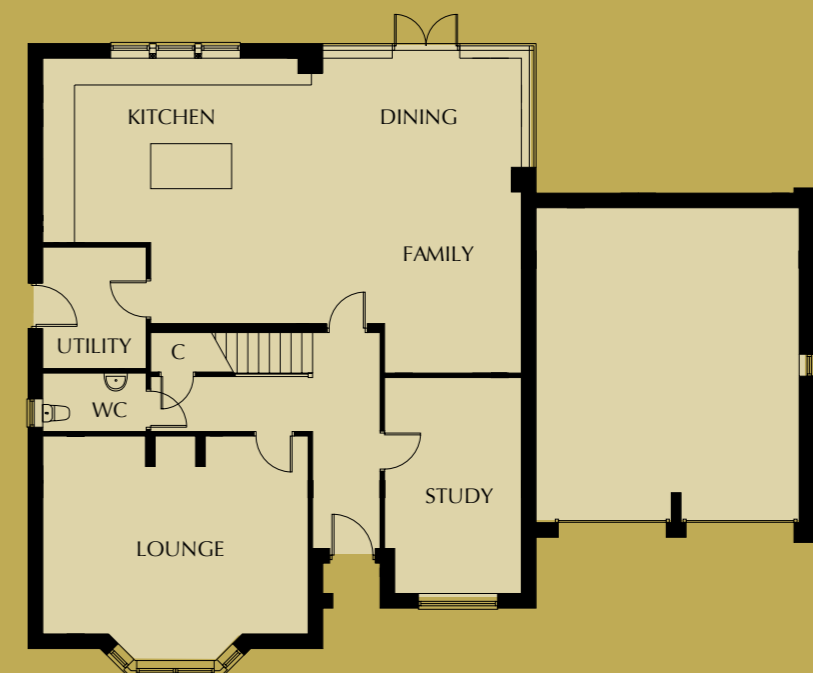
Second Floor



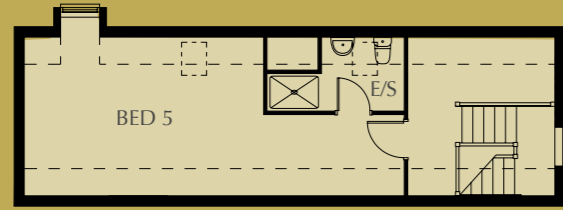
First Floor



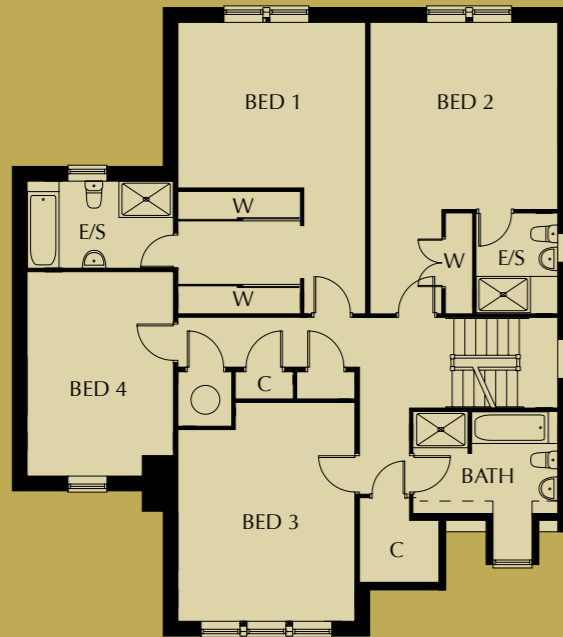
Ground Floor



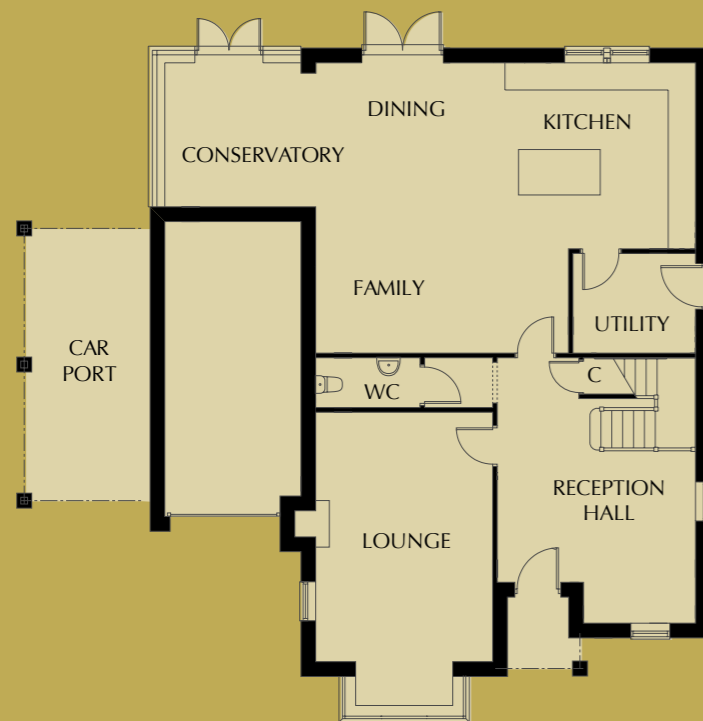
Second Floor



First Floor



Ground Floor



The Blackthorn

Plot 9 - 3.035 sq. ft



Ground Floor

Lounge	5.50m x 3.90m	18'1" x 12'10"
Küchen/Dining	8.35m x 4.10m	27'5" x 13'5"
Family Room	5.57m x 2.30m	18'3" x 7'7"
Conservatory	3.33m x 3.18m	10'10" x 10'5"
Utility	2.70m x 2.20m	8'10" x 7'2"
Reception Hall	5.85m x 4.37m	19'2" x 14'3"

First Floor

Bedroom 1	6.43m x 4.14m	21'1" x 13'7"
Bedroom 2	6.43m x 4.14m	21'1" x 13'7"
Bedroom 3	4.83m x 3.90m	15'10" x 12'10"
Bedroom 4	4.50m x 3.23m	14'9" x 10'7"

Second Floor

Bedroom 5	8.38m x 3.50m	27'6" x 11'6"
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The Hazel

Plot 10 - 2,820 sq. ft



Ground Floor

Lounge	5.40m x 4.73m	17'9" x 15'6"
Kitchen	4.80m x 4.325m	15'9" x 14'2"
Dining	6.10m x 4.07m	20'0" x 13'4"
Family Room	4.90m x 4.00m	16'1" x 13'1"
Dining	2.80m x 2.50m	8'2" x 9'2"

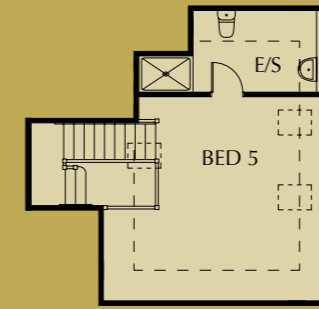
First Floor

Bedroom 1	7.25m x 3.23m	23'9" x 10'7"
Bedroom 2	5.08m x 3.70m	16'8" x 12'2"
Bedroom 3	5.08m x 4.63m	16'8" x 15'2"
Bedroom 4	4.00m x 3.83m	12'7" x 13'1"

Second Floor

Bedroom 5	5.00m x 4.49m	16'5" x 14'9"
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Second Floor



First Floor



Ground Floor



It's All In The Detail

Kitchens

Stylish designer ivory kitchens
Grey stone worktops with upstands.
Stainless steel undermounted 1½ sink
Fully integrated appliances to include

- Double Oven to Plots 1 and 2
- 2 full size electric ovens
- Large, 5 burner gas hob
- Glass extractor hood
- Fridge /freezer
- Dishwasher
- Washer/dryer
- Freestanding washing machine and tumble dryer to utility rooms
- Wine cooler to Plots 7 to 10

Under cabinet lighting

Recessed LED downlights to ceiling

Ceramic tiled floors to Plots 6 to 10

Karndean flooring to Plots 1 to 5

Bathrooms and Ensuites

Contemporary white sanitary ware

White gloss vanity units (where specified)

Designer mixer taps

Ceramic tiled flooring

Underfloor heating to Plots 7 to 10

Heated demisting mirror

Chrome heated towel rails

Recessed LED downlighters

Interior Finish

Chrome ironmongery

White internal doors

Ceilings in white matt emulsion

Walls in "Farrow and Ball" colours

Heating

Gas fired central heating to radiators to all rooms with zoned thermostatic controls

Fireplaces with flue suitable for log burners to Plots 7 to 10

Landscaping and Outdoor

Turfed and fenced rear gardens

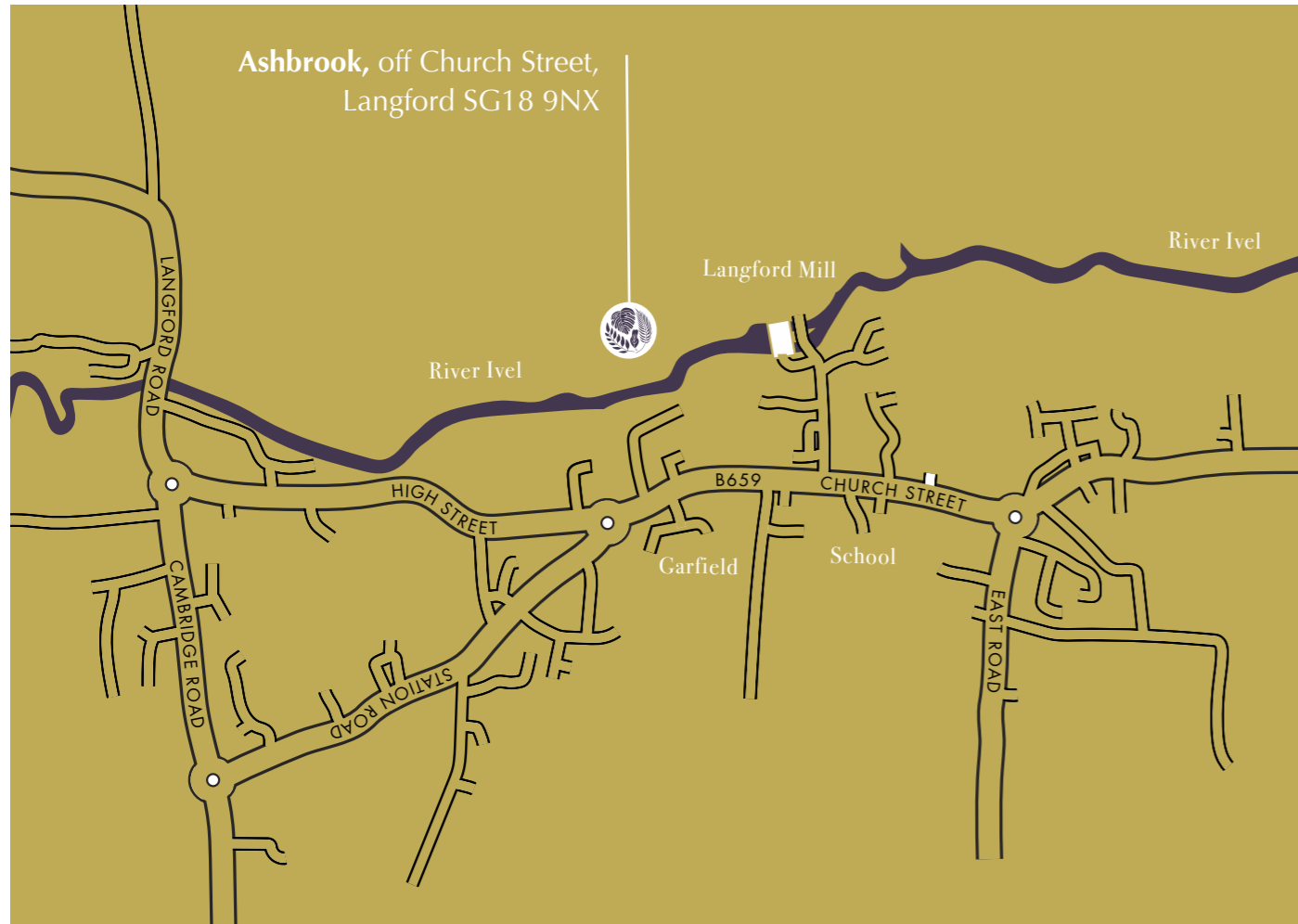
Turfed front gardens with landscaping to an approved landscaping scheme

Outside light, tap and power socket





Location



With *You* in Mind

Rowan Homes are proud of our reputation of building high quality homes in carefully selected locations.

We like to be innovative in our designs and incorporate the latest features with contemporary kitchens and bathrooms, and light open living spaces for first time buyers, young families, professionals and those looking to downsize.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Due to Rowan Homes' policy of continuous improvement, the finished product may vary from the information provided. This information in this brochure does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. All landscaping proposals are subject to planning. All CGIs are indicative only. Ashbrook is a marketing name and will not necessarily form part of the approved postal address. This brochure and branding was designed and produced by We Are Fred 01245 490 222.

