



Cookes Meadow

Northill, Bedfordshire



An exclusive Development by Northill Homes
Limited in the picturesque village of Northill

WELCOME TO COOKES MEADOW...

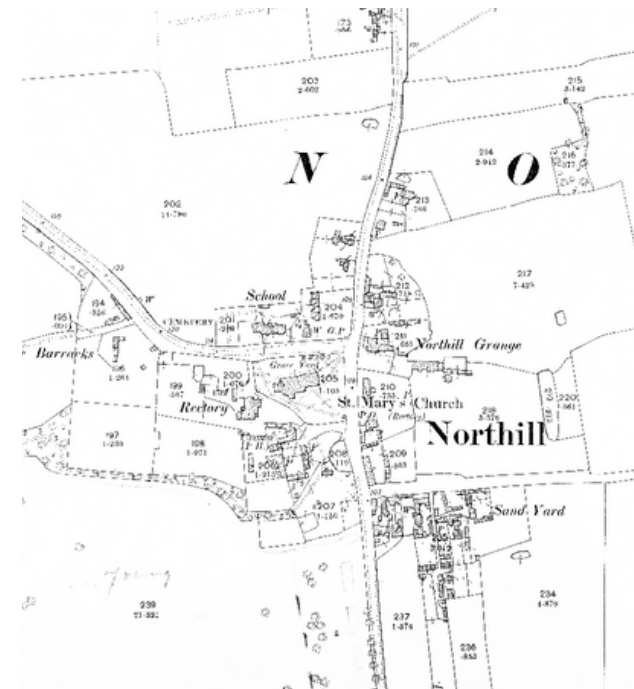




Area & Location

Considered 'the gem of central Bedfordshire,' and steeped in history, Northill Village has a rich tapestry of local traditions reminiscent of bygone eras.

As well as boasting rural charm, this stunning South Beds village is also highly well-connected. Located just 4 miles north of the Town of Biggleswade, Northill offers convenient access to the A1, A6 and the M1. Sandy Train Station is also just a stone's throw away which offers fast links to London St Pancras, Cambridge, London Luton Airport and beyond.



*Historical Sources from bedsarchives.com

'COOKES MEADOWS IS AN EXECUTIVE DEVELOPMENT OF IMPRESSIVE 4 AND 5 BEDROOM PROPERTIES OFFERING THE HIGHEST STANDARD OF LUXURY LIVING'



Plot 13

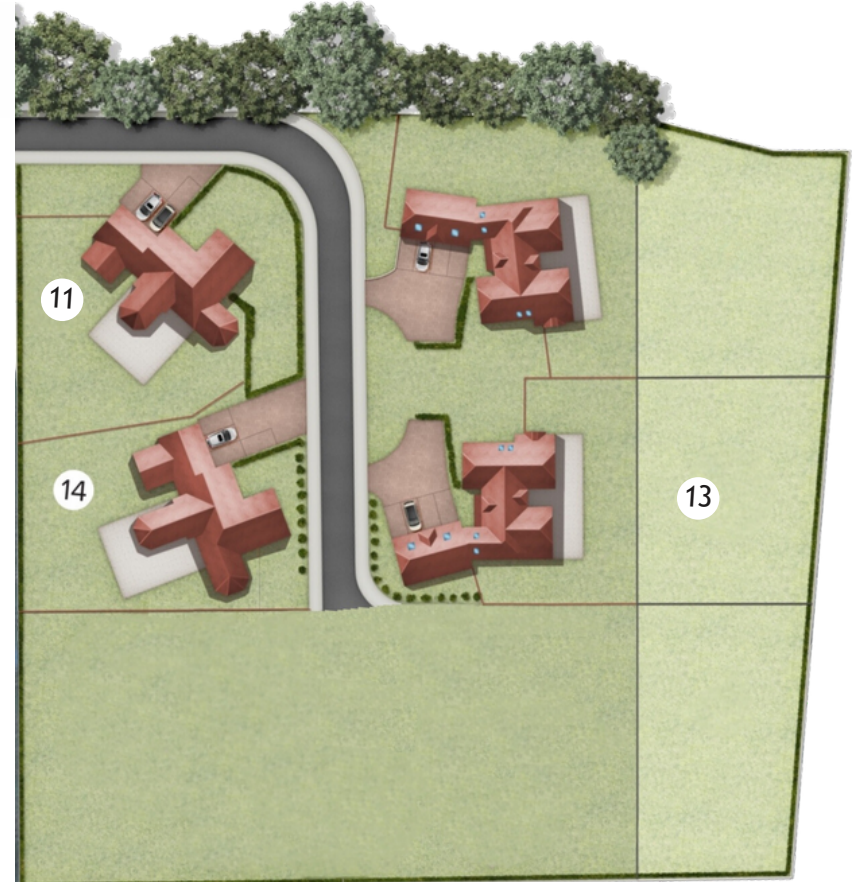
Ground Floor:
 Kitchen/Diner- 9.28m x 6.48m
 Lounge- 5.71m x 6.76m
 Family Room- 5.65m x 3.52m
 Study- 3.93m x 2.81m
 Bedroom 5- 4.90m x 3.08m

First Floor:
 Bedroom 1- 4.68m x 6.53m
 Bedroom 2- 5.64m x 4.07m
 Bedroom 3- 4.04m x 5.64m
 Bedroom 4- 5.73m x 3.07m

Garage - 5.39m x 5.71m



Site Plan



*Site Plan for identification purposes only



Plots 11+14

Ground Floor:
 Kitchen Area- 10.76m x 4.44m
 Dining Area- 5.77m x 6.73m
 Lounge- 6.71m x 5.08m
 Study- 2.99m x 3.21m
 Snug- 4.45m x 4.63m

First Floor:
 Bedroom 1- 4.44m x 4.09m
 Bedroom 2- 5.13m x 3.42m
 Bedroom 3- 4.55m x 3.70m
 Bedroom 4- 3.63m x 4.45m

Garage- 5.39m x 5.71m





Specification

KITCHENS

Luxury, bespoke Kitchen design by 1909
Quartz or Granite Worktops
Premium Appliances
Wine cooler and coffee machine
Quooker 3 in 1 hot tap

BATHROOMS

Built in vanity units
Marble or stone worktops
Bath to main bathroom
Contemporary towel rails
Digital remote-control showers
Built in TV to specified bathrooms
Large demister mirror where specified

HEATING

Underfloor heating throughout
Individual zones controlled via thermostats
Heating by air source heat pump

FLOORING

Porcelain tiles to bathrooms & ensuites
Porcelain tiles to cloakrooms
Porcelanosa flooring to kitchens
Carpets where specified

GENERAL

LED lighting throughout
Black aluminium double glazed windows
Sliding lift and glide patio doors
Oak veneer internal doors
Solid oak stairs with glass balustrading

WARRANTY

10 year building warranty issued on completion





Contact Selling Agents:



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