

# SAXON PARK

BIDDENHAM



 dandara

WELCOME TO  
**SAXON PARK**



Tucked away in a leafy location just minutes from the centre of the pretty village of Biddenham, Saxon Park is a superb new collection of contemporary homes designed to deliver the style, comfort and quality that you deserve - now and in the future.





# SAXON PARK

## BIDDENHAM

Nestled in a loop of the River Great Ouse in the beautiful Bedfordshire countryside, the picturesque village of Biddenham is perfectly positioned for living, learning and working.

Known for its quaint thatched cottages, and Grade one listed Church of St. James, the village boasts a wide range of local amenities including schools, a supermarket, pub, doctor's surgery, cricket, football and tennis clubs.

There's also plenty to see and do nearby. You can take time out to enjoy a round of golf, open water swimming and a range of watersports at the nearby Box End Park, or simply enjoy one of the many picturesque riverside walks to be found on your doorstep.

Biddenham's sense of community and convenient transport links to Bedford, Milton Keynes, Luton, Northampton and London makes it a popular choice with first time homeowners, families, or those seeking to enjoy country living in a convenient location.

Everything you need is right here.

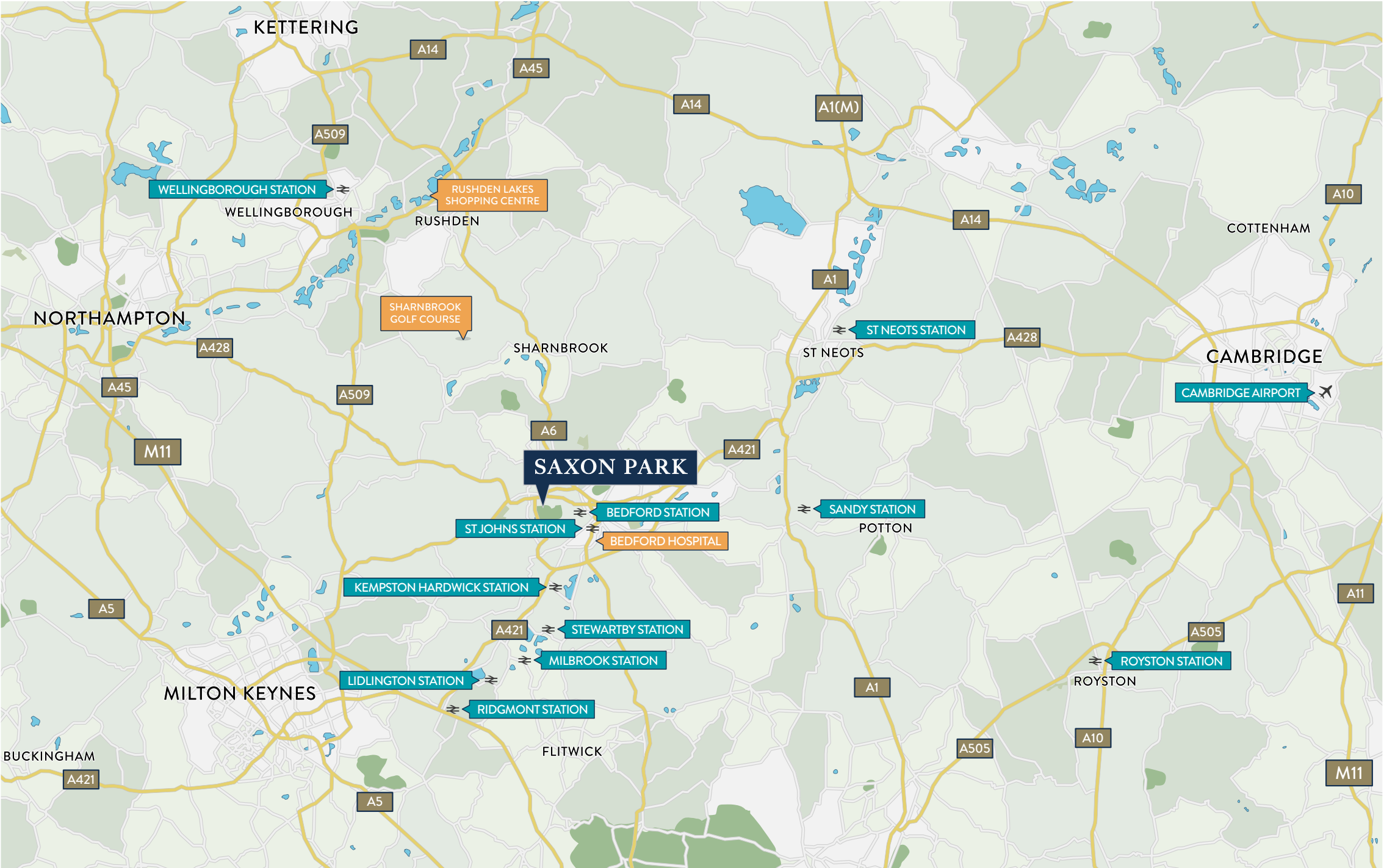






This Computer Generated Image of Saxon Park is indicative only





# THE PERFECT LOCATION

Less than two miles from Bedford train station and with convenient links to the motorway network and Luton Airport, Biddenham provides the ideal combination of a rural lifestyle within easy reach of all local amenities and commuting links.

## EDUCATION

St James VA Primary School	0.7 miles
St Joseph's & St Gregory's Catholic Primary School	1.0 miles
Biddenham International School and Sports College	1.0 miles
Great Denham primary school	1.6 miles
Bedford Modern School	1.8 miles
Bedford Girls School	3.0 miles
Bedford School	3.0 miles
University of Bedfordshire	4.0 miles

## LOCAL AMENITIES

Biddenham Country Park Sports Centre	0.4 miles
BMI Private Hospital	0.4 miles
Biddenham Pavilion	0.5 miles
St James Church	0.7 miles
The Bedford Great Denham Golf Village	1.8 miles
Sainsbury's	1.9 miles
Great Denham Playground and Park	2.1 miles
Box End Park Water sports	2.2 miles
Bedford Hospital	2.7 miles
Kempston Rovers FC	4.3 miles

## TRAVEL

Bedford Train Station	1.8 miles
St Johns Train Station	3.4 miles
Milton Keynes	15.0 miles
Luton Airport	28.0 miles









## WHY BUY NEW?

‘Old vs new’ is a long-running debate. But with a Dandara home, you’ll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don’t forget, you’ll have an entire blank canvas to put your own stamp on.

### EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



### INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



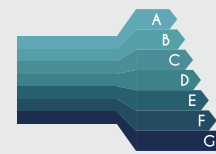
### THEY CAN HELP YOU SAVE MONEY

Heating your new home could be up to 64% cheaper than an older equivalent and on average could save you thousands per year on your household bills.\*



### THEY CAN HELP THE ENVIRONMENT

85% of new build homes are rated A-B for energy efficiency, while under 4% of existing properties reached the same standard.\* The average new home generates 60% less carbon emissions than older properties of their type.\*



### IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



### IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



## HERE TO HELP

It’s an exciting time when you’re buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we’re here to help, we really do mean it.



### MOVING MADE EASY

We could take care of selling your current home for you. Leaving you to think about loving life in your brand new, thoughtfully-considered Dandara home. We could even pay your estate agent fees up to £5,000.\*



### DEPOSIT CONTRIBUTION

Ready to buy your new Dandara home but need a helping hand? We may be able to help towards your deposit.\*



### REFER A FRIEND

It’s a real compliment when you recommend us to people you know, and we’d like to say ‘thank you’. When your colleagues, friends or family buy a new Dandara home, you’ll both receive £500.\*

\*According to Watt A Save Report published by HBF dated July 2023.

\*Available on selected homes, Terms and Conditions apply. Please speak to your sales consultant for full details.

# CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey. We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Service team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build. Please visit our website for further information.



**DISCLAIMER:** The information and images contained in this document are intended to convey the concept and vision for the 'Saxon Park' development. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product. This brochure does not form part of any contract nor does it form any representation or warranty in relation to the Developer, its Employees, Agents or to the 'Saxon Park' development or any of their related developments. This brochure has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them. Purchasers are given notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements made in these particulars are made without responsibility on the part of the agent or the developer. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara Northern Home Counties Ltd or any part of it. 6. The selling agent does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara Northern Home Counties Ltd or any part of it. 7. All photography and computer generated images are indicative only. 8. Bathroom and kitchen layouts are indicative only. 9. Floorplans and dimensions are taken from architectural drawings and are for guidance only and are subject to change. Dimensions stated are within a tolerance of plus or minus 100mm. Please ask a sales consultant for specific plot details.





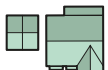
# SAXON PARK

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The Blenheim  
5 Bed



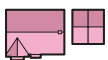
The Goodwood  
4 Bed



The Frogmore  
3 Bed



Affordable  
Housing



The Kingston  
5 Bed



The Chawton  
4 Bed



The Gosford  
3 Bed

BCP Bin Collection Point



The Chartwell  
4 Bed



The Woburn  
4 Bed



The Charleston  
3 Bed



The Windsor  
4 Bed

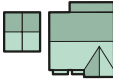




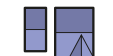
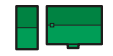




The Penshurst  
4 Bed



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KEY	
	The Blenheim 5 bed
	The Kingston 5 bed
	The Chartwell 4 bed
	The Windsor 4 bed
	The Goodwood 4 bed
	The Chawton 4 bed
	The Woburn 4 bed
	The Penshurst 4 bed
	The Frogmore 3 bed
	The Gosford 3 bed
	The Charleston 3 bed
	Affordable Housing
	Amenity Buildings
BCP	Bin Collection Point





# SAXON PARK

## BIDDENHAM



## AWARD WINNING SPECIFICATION

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.



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# SAXON PARK

## BIDDENHAM

### KITCHENS

Choice of high-quality fully fitted contemporary kitchens with stylish laminate worktops. Equipped with appliances including: integrated single or double oven\*, ceramic hob with splashback, extractor hood, fridge freezer, integrated dishwasher\* and a stainless steel 1 1/2 bowl sink with chrome tap.

### BATHROOMS

Quality white suite comprising bath, basin with polished chrome taps, and close-coupled W.C. Polished chrome heated towel rail. Ceramic floor and wall tiles.

### ENSUITES

Quality white suite comprising thermostatically controlled shower, basin with polished chrome taps, and close-coupled W.C. Polished chrome heated towel rail. Ceramic floor and wall tiles.

### W.C.

High quality white sanitaryware comprising close-coupled W.C. and wall mounted basin with tiled splash back and polished chrome taps.

### INTERNAL JOINERY

High quality, white painted panelled internal doors, with contemporary chrome door handles.

### INTERNAL FINISH & DECORATION

Walls and ceilings painted with white emulsion. All woodwork is finished in white satin.

### HEATING & HOT WATER

Provided by either a gas fired combi-boiler or system boiler and domestic hot water storage cylinder. Radiators with thermostatic radiator valves and programmable thermostat.

### ELECTRICAL

White sockets and switches throughout. Telephone and data sockets in lounge and study (where applicable). TV/Satellite outlets to lounge, TV outlet to bedroom 1. Shaver sockets to bathrooms and ensuites.

### LIGHTING

Recessed LED down lighting to kitchen, bathrooms, ensuites and W.C. Pendants to lounge, dining area, bedrooms, hallway and landing. Under cabinet LED lighting to wall units in kitchen.

### WINDOWS AND DOORS

Pre-finished front door set complete with multi-point locking mechanism and chrome door lever. Double-glazed uPVC casement windows and French casement doors.

### WARDROBES

Four and Five bedroom homes include stylish fitted wardrobes with sliding doors in bedroom one.

### EXTERNAL

Block pavior to driveway, paved slabs and gravel to paths and patios. External tap and external socket. Front gardens are turfed/landscaped. Rear gardens are fenced and rotavated. Pre-finished garage door (where applicable).

### RENEWABLE TECHNOLOGIES

Photovoltaic panels installed to selected homes.\*\*

\*Four and Five beds only. \*\*Subject to house type and plot.



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The Blenheim

FIVE BEDROOM DETACHED HOME WITH A DOUBLE GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This generous five bedroom detached home features a spacious living room at the front of the property, with a superb open-plan kitchen-dining-family room at the rear, with bi-fold doors to access the garden. There is also a separate study, a utility room with store and a W.C. on the ground floor.

Upstairs, there are four double bedrooms, a single bedroom and a stylish family bathroom. Bedrooms one and two both benefit from an ensuite shower room with fitted wardrobes included in bedroom one.

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GROUND FLOOR

Kitchen	4.27m x 4.03m	14'0" x 13'3"
Dining/Family	6.09m x 6.28m	20'0" x 20'7"
Living Room	5.86m x 4.29m	19'3" x 14'1"
Study	3.51m x 2.76m	11'6" x 9'1"

FIRST FLOOR

Bedroom 1	4.29m x 3.29m	14'1" x 10'10"
Bedroom 2	3.78m x 3.53m	12'5" x 11'7"
Bedroom 3	3.48m x 3.06m	11'5" x 10'1"
Bedroom 4	3.19m x 2.86m	10'6" x 9'5"
Bedroom 5	3.54m x 2.37m	11'8" x 7'10"

Floorplans and dimensions shown for plots 165, 166, 185 & 192. Plots 129, 169, 180 & 181 are handed.

 - suggested space for wardrobe

# SAXON PARK

BIDDENHAM

## The Kingston

FIVE BEDROOM DETACHED HOME WITH A DOUBLE GARAGE



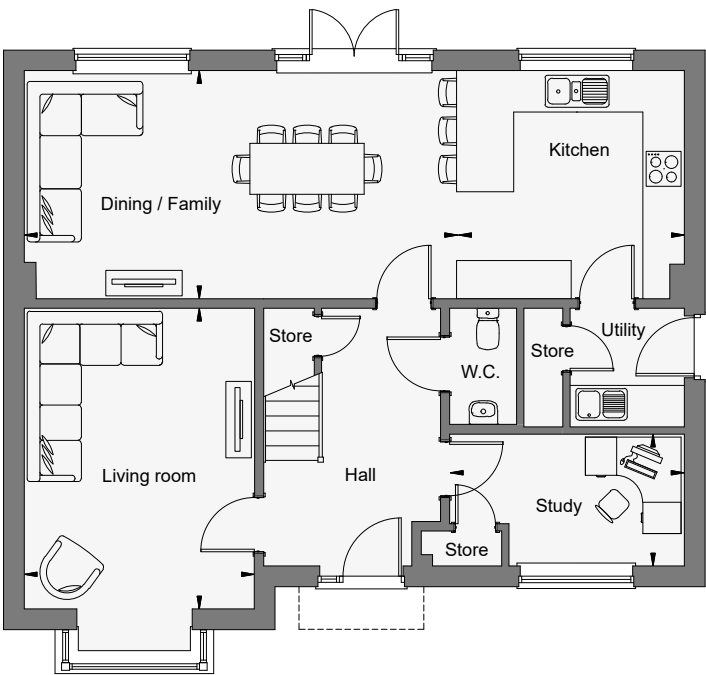
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This generous five bedroom detached home features a spacious living room with a feature bay window and a superb open-plan kitchen-dining-family room at the rear, with French doors to access the garden. There is also a separate study, a utility room with store and a W.C. on the ground floor.

Upstairs, there are five double bedrooms and a stylish family bathroom. Bedrooms one and two both benefit from an ensuite shower room with fitted wardrobes included in bedroom one.

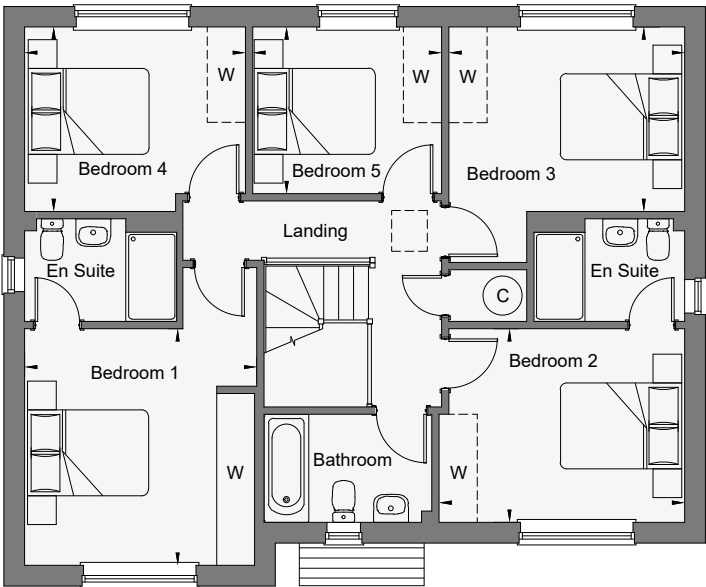
# SAXON PARK

BIDDENHAM



GROUND FLOOR

Kitchen	3.59m x 3.58m	11'9" x 11'9"
Dining/Family	6.79m x 3.59m	22'4" x 11'9"
Living Room	4.73m x 3.62m	15'6" x 11'11"
Study	3.69m x 2.08m	12'1" x 6'10"



FIRST FLOOR

Bedroom 1	3.72m x 3.65m	12'3" x 12'0"
Bedroom 2	3.84m x 3.05m	12'7" x 10'0"
Bedroom 3	3.70m x 2.90m	12'2" x 9'6"
Bedroom 4	3.47m x 2.90m	11'5" x 9'6"
Bedroom 5	2.97m x 2.62m	9'9" x 8'7"

Floorplans and dimensions shown for plots 168, 182 & 189 . Plots 150, 154 & 187 are handed.

 - suggested space for wardrobe



# SAXON PARK

BIDDENHAM

## The Chartwell

FOUR BEDROOM DETACHED HOME WITH A GARAGE



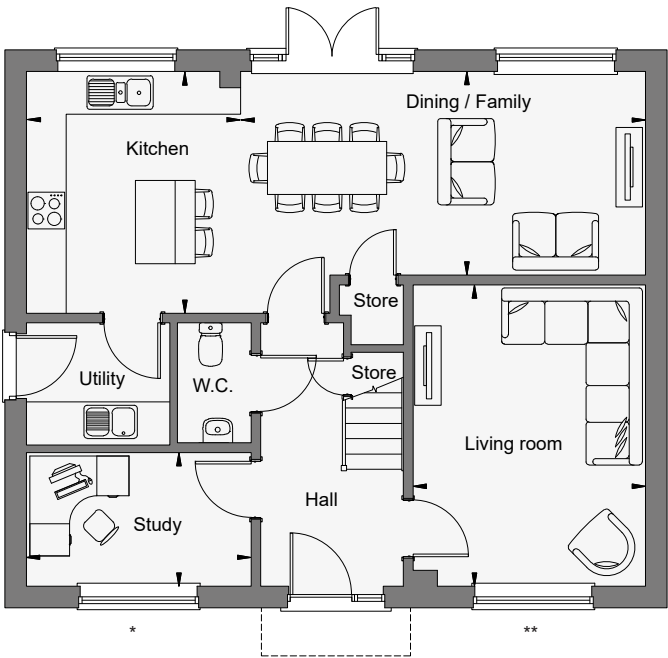
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This spacious four bedroom detached home features a generous living room and a study at the front of the property, with a superb open-plan kitchen-dining-family room at the rear with French doors to access the garden. There is also a separate utility room and W.C.

Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There are three further double bedrooms, a stylish family bathroom and generous storage provisions.

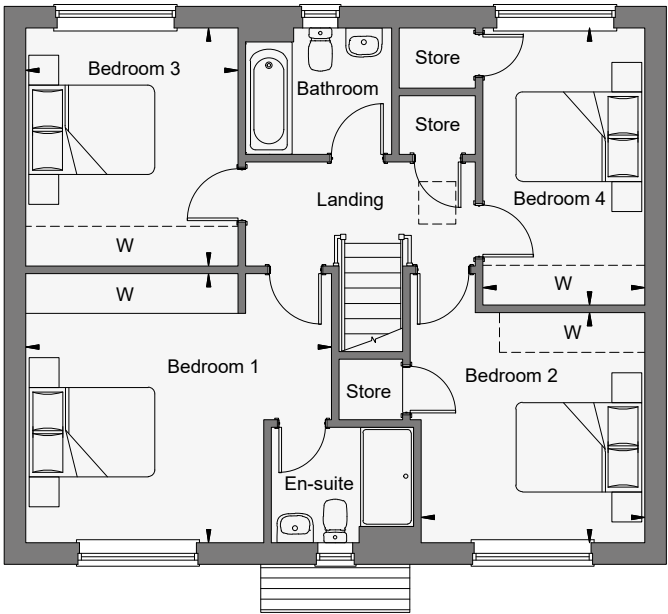
# SAXON PARK

BIDDENHAM



### GROUND FLOOR

Kitchen	3.66m x 3.24m	12'0" x 10'7"
Dining/Family	6.12m x 3.08m	20'1" x 10'1"
Living Room	4.56m x 3.52m	14'11" x 11'6"
Study	3.40m x 2.02m	11'2" x 6'8"



### FIRST FLOOR

Bedroom 1	4.62m x 4.10m	15'2" x 13'5"
Bedroom 2	3.48m x 3.38m	11'5" x 11'1"
Bedroom 3	3.60m x 3.21m	11'10" x 10'6"
Bedroom 4	4.19m x 2.45m	13'9" x 8'1"

Floorplans and dimensions shown for plots 123 & 198. Plots 122, 126, 132, 142, 157, 188 & 236 are handed.  
\* Floorplans differ for plots 134, 144, 152, 159, 202, 204 & 206, with a bay window. Please ask your sales consultant for full details.

 - suggested space for wardrobe

SAXON PARK

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The Windsor

FOUR BEDROOM DETACHED HOME WITH A GARAGE



This attractive four bedroom detached home features a generous living room to the front of the property, with a superb open-plan kitchen-dining-family room to the rear with French doors to the garden.

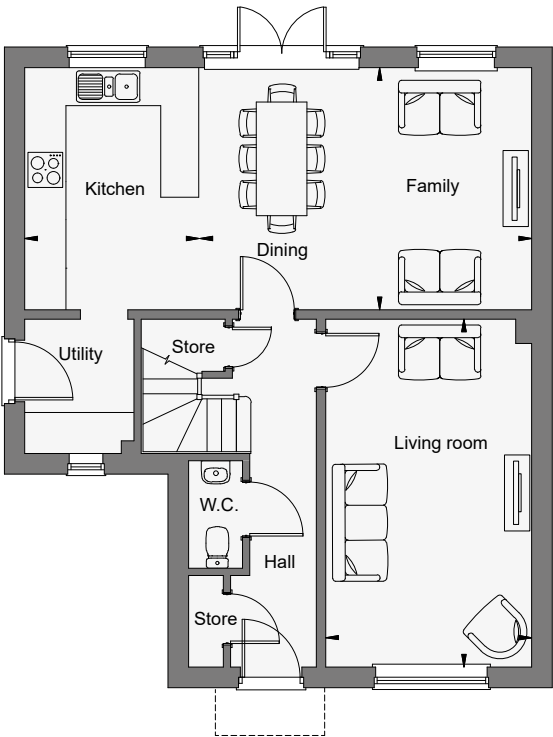
There is also a separate utility room, W.C. and a generous storage provision in the hallway.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room.

There are three further double bedrooms and a stylish family bathroom.

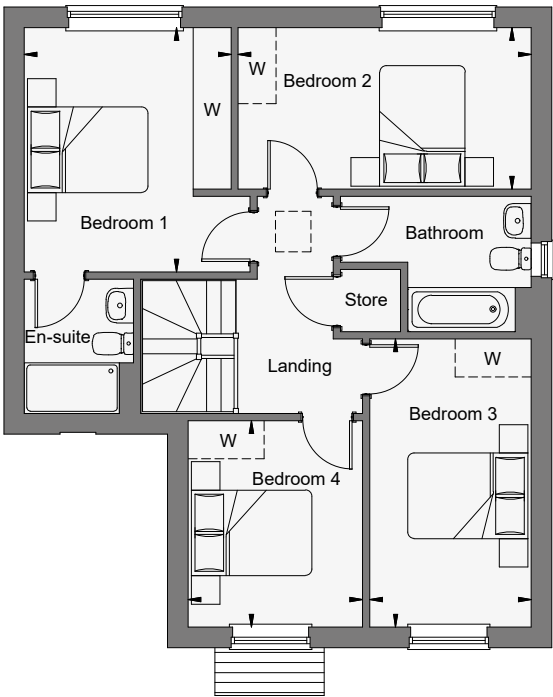
SAXON PARK

BIDDENHAM



GROUND FLOOR

Kitchen	3.82m x 2.75m	12'7" x 9'0"
Dining/Family	5.26m x 3.82m	17'3" x 12'7"
Living Room	5.51m x 3.25m	18'1" x 10'8"



FIRST FLOOR

Bedroom 1	3.86m x 3.27m	12'8" x 10'9"
Bedroom 2	4.63m x 2.56m	15'2" x 8'5"
Bedroom 3	4.55m x 2.56m	14'11" x 8'5"
Bedroom 4	3.27m x 2.75m	10'9" x 9'0"

Floorplans and dimensions shown for plots 124, 131, 140, 149, 184, 199 & 205. Plots 125, 141, 146, 147, 178 & 183 are handed.

 - suggested space for wardrobe



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## The Goodwood

FOUR BEDROOM DETACHED HOME WITH A GARAGE



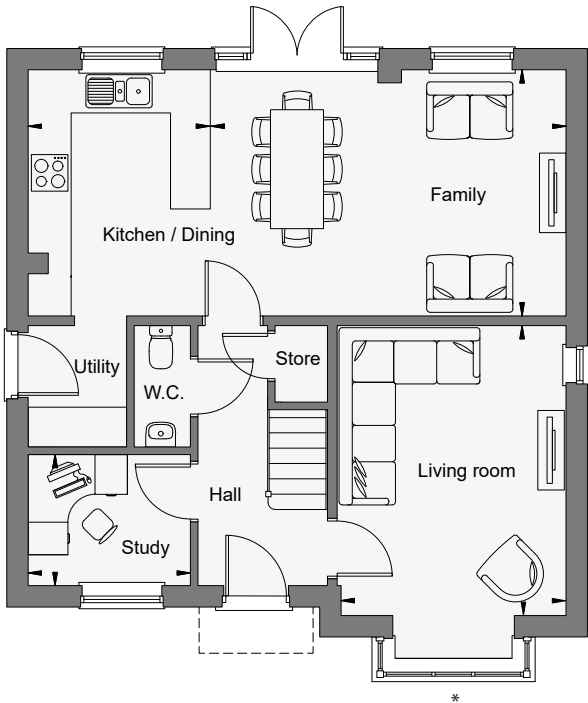
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This comfortable four bedroom detached home features a generous living room with a bay window and a study at the front of the property, with a superb open-plan kitchen-dining-family room to the rear, from which French doors provide access to the garden. There is also a separate utility room and a W.C.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There is a further double bedroom, two single bedrooms, a family bathroom and additional storage on the landing.

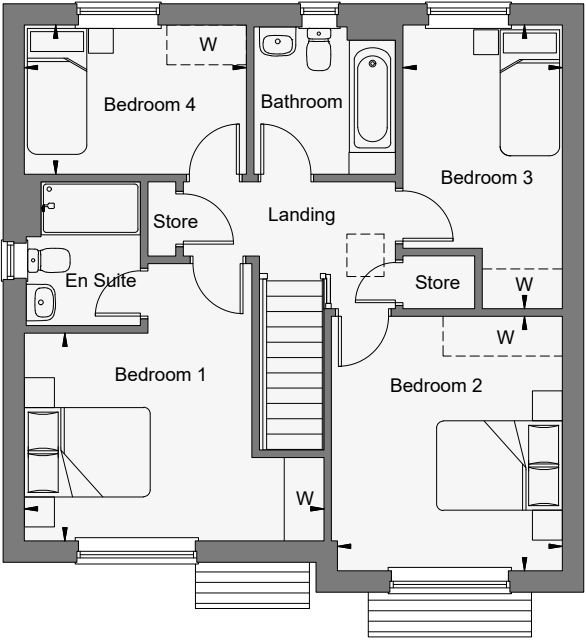
# SAXON PARK

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GROUND FLOOR

Kitchen	3.71m x 2.75m	12'2" x 9'0"
Dining/Family	5.37m x 3.71m	17'8" x 12'2"
Living Room	4.38m x 3.40m	14'4" x 11'2"
Study	2.45m x 1.98m	8'1" x 6'6"



FIRST FLOOR

Bedroom 1	4.52m x 3.14m	14'10" x 10'4"
Bedroom 2	3.84m x 3.40m	12'7" x 11'2"
Bedroom 3	4.28m x 2.41m	14'1" x 7'11"
Bedroom 4	3.35m x 2.25m	11'0" x 7'5"

Floorplans and dimensions shown for plot 186.  
\*Floorplans differ for plots 121, 127, 133, 137, 139, 153, 161, 162, 167, 170, 191, 196, 201 & 203 without a bay window.  
Please ask your sales consultant for full details.

- suggested space for wardrobe



The Chawton

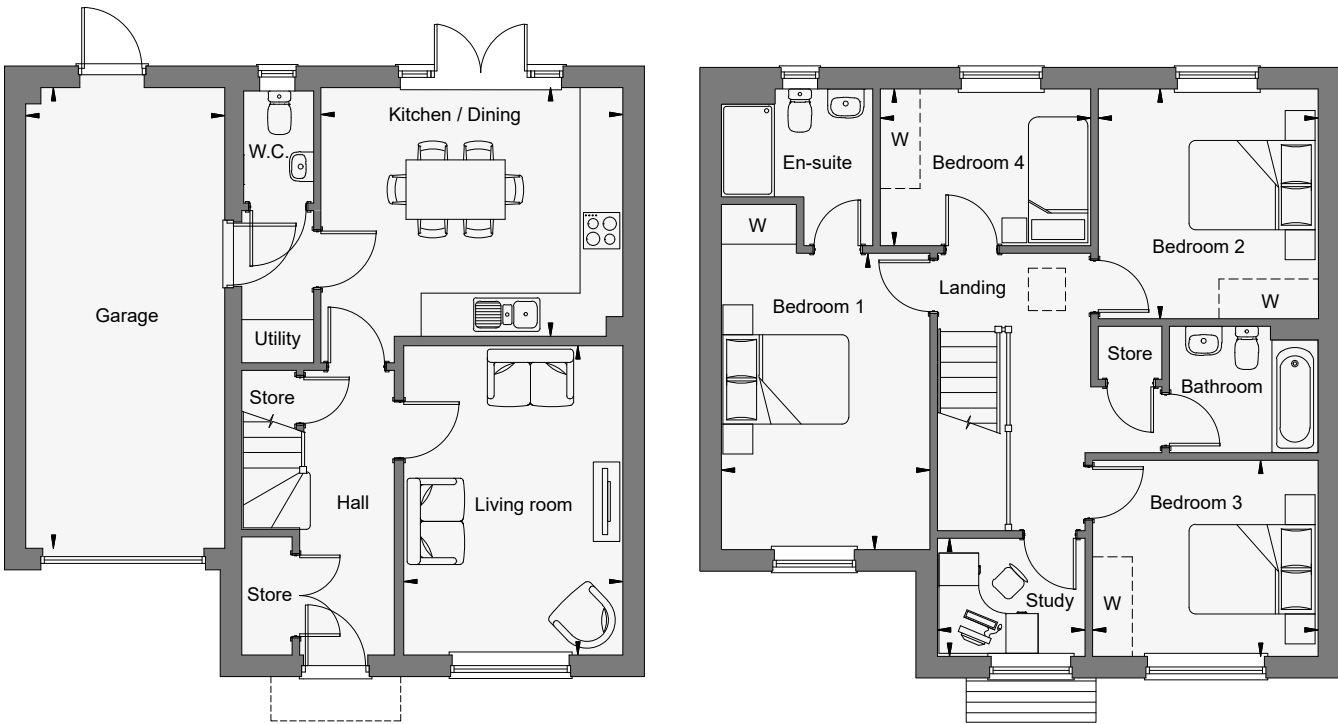
FOUR BEDROOM DETACHED HOME WITH AN INTEGRAL GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This four bedroom detached home features a living room at the front of the property, with an open-plan kitchen-dining room to the rear, from which French doors provide access to the garden. There is also a separate utility and a W.C. with access to the garage and a large storage provision off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom, a study and a family bathroom.



GROUND FLOOR

Kitchen/Dining	4.50m x 3.76m	14'9" x 12'4"
Living Room	4.69m x 3.31m	15'5" x 10'10"
Garage	7.04m x 3.00m	23'1" x 9'10"

FIRST FLOOR

Bedroom 1	4.52m x 3.15m	14'10" x 10'4"
Bedroom 2	3.47m x 3.33m	11'5" x 10'11"
Bedroom 3	3.41m x 2.98m	11'2" x 9'9"
Bedroom 4	3.18m x 2.37m	10'5" x 7'9"
Study	2.21m x 1.80m	7'3" x 5'11"

Floorplans and dimensions shown for 138, 193 & 211. Plot 151 is handed.

 - suggested space for wardrobe



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The Woburn

FOUR BEDROOM DETACHED HOME WITH A GARAGE

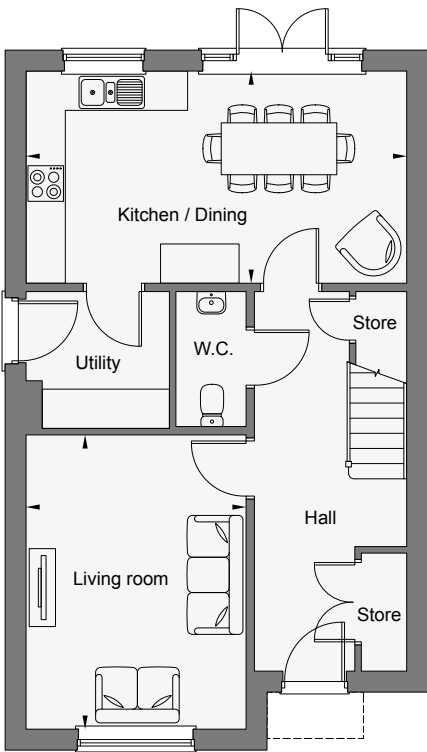


This four bedroom detached home features a living room at the front of the property, with an open-plan kitchen-dining room to the rear, from which French doors provide access to the garden. There is also a separate utility and W.C. and plenty of storage off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom and a family bathroom.

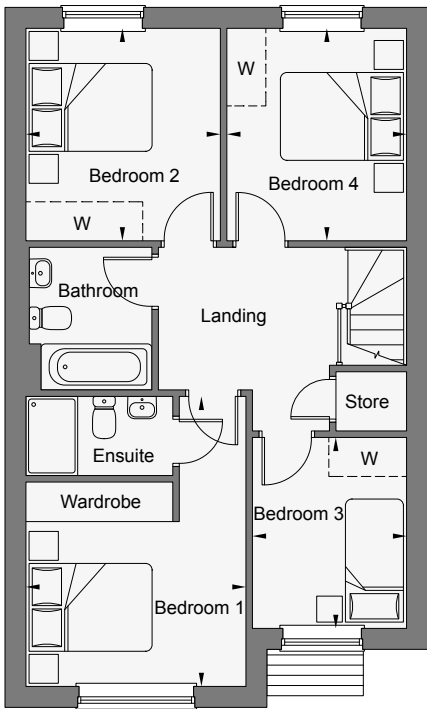
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GROUND FLOOR

Kitchen/Dining	5.86m x 3.26m	19'2" x 10'8"
Living Room	4.52m x 3.38m	14'9" x 11'1"



FIRST FLOOR

Bedroom 1	4.45m x 3.39m	14'7" x 11'1"
Bedroom 2	3.26m x 2.98m	10'8" x 9'9"
Bedroom 3	2.92m x 2.36m	9'7" x 7'9"
Bedroom 4	3.26m x 2.70m	10'8" x 9'1"

Floorplans and dimensions shown for plots 164 & 171. Plots 177, 233 & 238 are handed.

 - suggested space for wardrobe



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The Penshurst V1

FOUR BEDROOM DETACHED HOME WITH A GARAGE

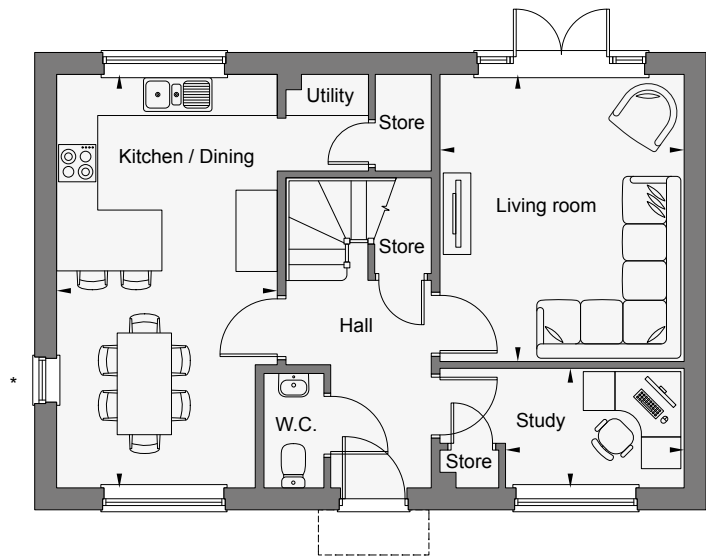


This spacious four bedroom detached home features a living room at the rear of the property with French doors to access the garden. The kitchen-dining room is dual-aspect with a separate utility and store. There is also a study, W.C. and understairs cupboard off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom and a stylish family bathroom.

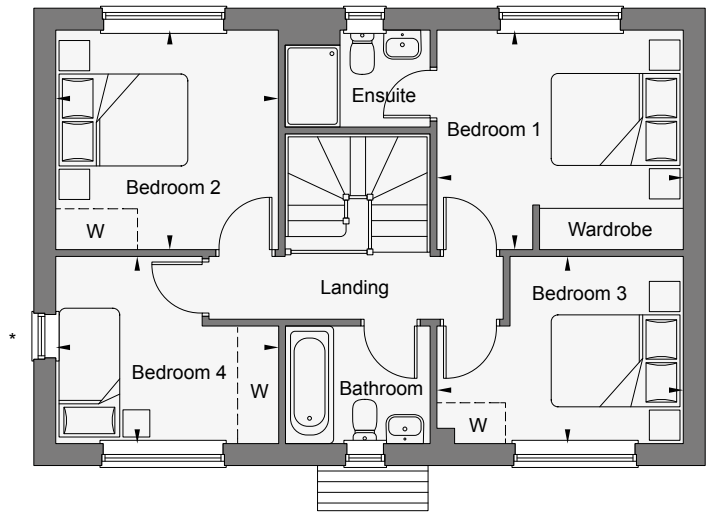
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GROUND FLOOR


Kitchen/Dining	6.09m x 3.24m	20'0" x 10'8"
Living Room	4.22m x 3.58m	13'11" x 11'9"
Study	2.62m x 1.75m	8'7" x 5'9"



FIRST FLOOR

Bedroom 1	3.62m x 3.22m	11'11" x 10'7"
Bedroom 2	3.27m x 3.22m	10'9" x 10'7"
Bedroom 3	3.60m x 2.75m	11'10" x 9'0"
Bedroom 4	3.27m x 2.75m	10'9" x 9'0"

Floorplans and dimensions shown for plot 200.  
\*Floorplans differ for plots 143 & 179, without side windows.  
Please ask your sales consultant for full details.

 - suggested space for wardrobe

SAXON PARK

BIDDENHAM

The Penshurst V2

FOUR BEDROOM DETACHED HOME WITH A GARAGE

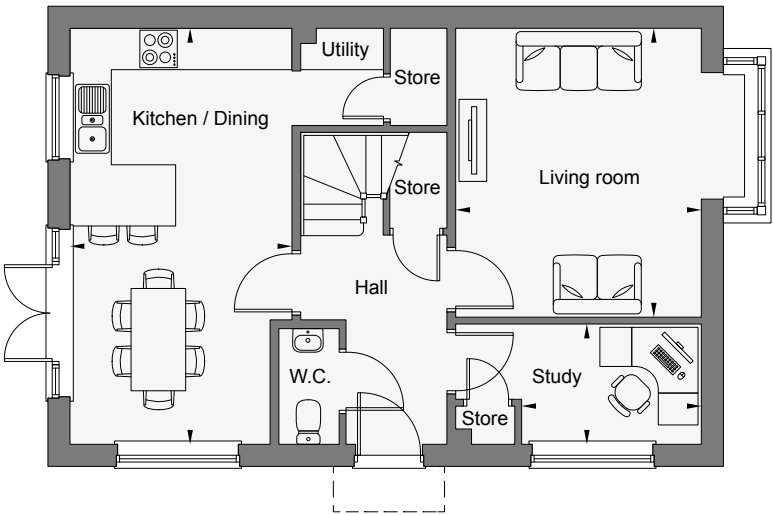


This spacious four bedroom detached home features a living room at the rear of the property with a feature side bay window. The kitchen-dining room is dual-aspect with a separate utility and store. French doors off the dining area provides access to the garden. There is also a study, W.C. and understairs cupboard off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There is a further double bedroom, two single bedrooms and a stylish family bathroom.

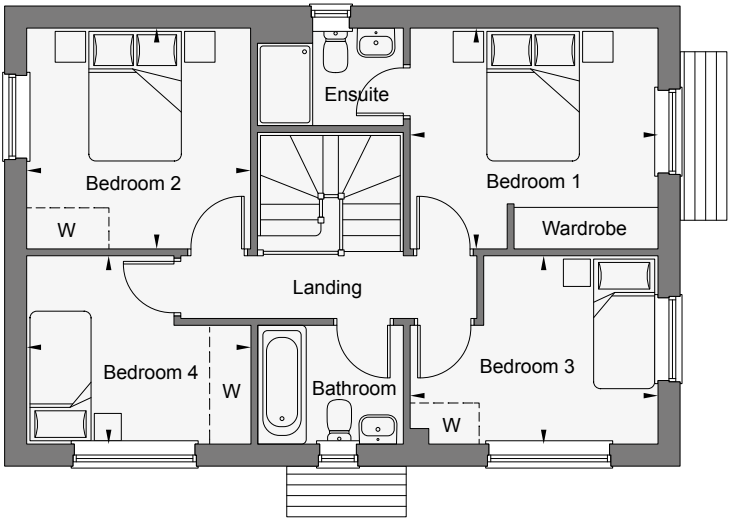
SAXON PARK

BIDDENHAM



GROUND FLOOR

Kitchen/Dining	6.10m x 3.25m	20'0" x 10'8"
Living Room	4.23m x 3.58m	13'10" x 11'9"
Study	2.62m x 1.75m	8'7" x 5'9"



FIRST FLOOR

Bedroom 1	3.61m x 3.23m	11'10" x 10'7"
Bedroom 2	3.28m x 3.22m	10'9" x 10'7"
Bedroom 3	3.61m x 2.75m	11'10" x 9'0"
Bedroom 4	3.28m x 2.75m	10'9" x 9'0"

Floorplans and dimensions shown for plots 120, 163 & 194. Plots 128 & 197 are handed.

- suggested space for wardrobe



The Frogmore

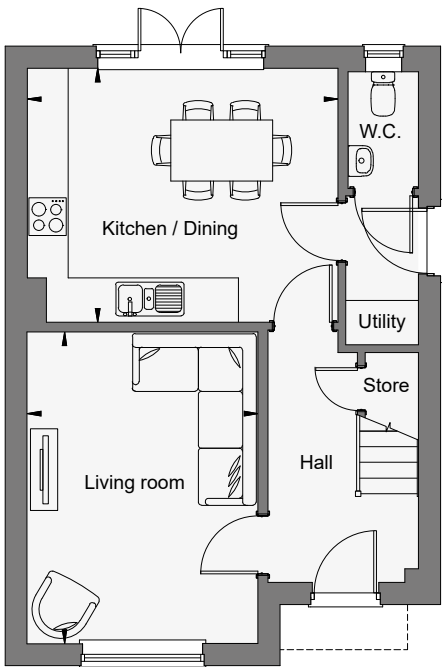
THREE BEDROOM DETACHED HOME WITH A GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

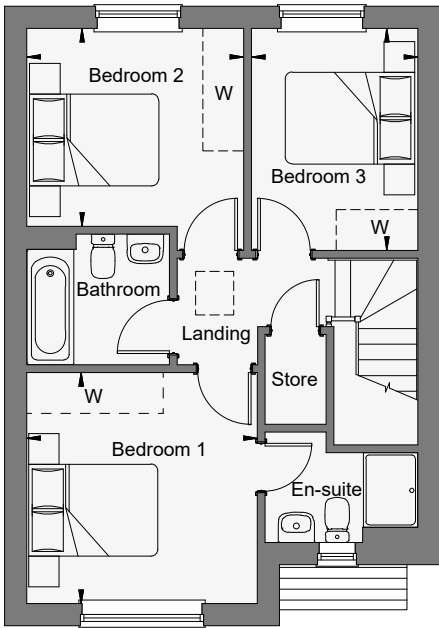
This three bedroom detached home features a living room to the front of the property, with an open-plan kitchen-dining room to the rear with French doors to the garden. There is also a separate utility area and W.C.

Upstairs, bedroom one has its own ensuite shower room. There are two further double bedrooms, a stylish family bathroom and a handy storage provision on the landing.



GROUND FLOOR

Kitchen/Dining	4.57m x 3.74m	15'0" x 12'3"
Living Room	4.58m x 3.40m	15'0" x 11'2"



FIRST FLOOR

Bedroom 1	3.39m x 3.20m	11'1" x 10'6"
Bedroom 2	3.20m x 2.93m	10'6" x 9'7"
Bedroom 3	3.27m x 2.45m	10'9" x 8'1"

Floorplans and dimensions shown for plots 148, 190, 195, 207, 234 & 237. Plots 135, 136, 145, 155, 160 are handed.

 - suggested space for wardrobe

# SAXON PARK

BIDDENHAM

## The Gosford

THREE BEDROOM DETACHED HOME WITH A GARAGE



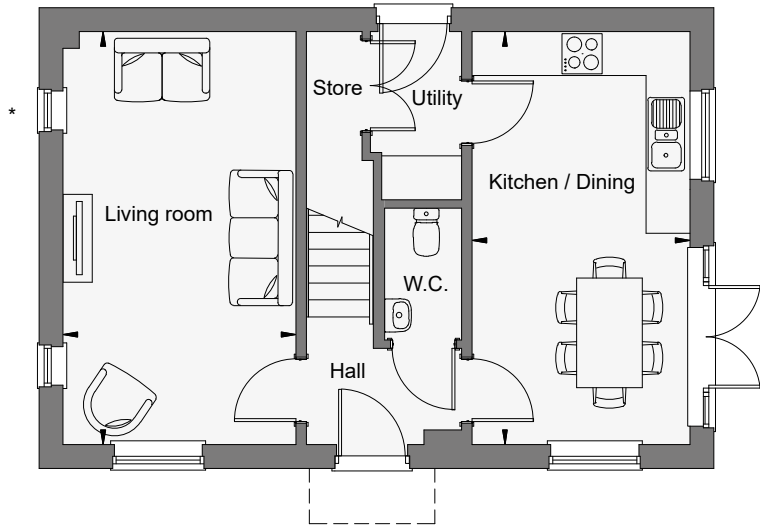
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This charming three bedroom double-fronted detached home features a spacious dual-aspect living room and an open-plan kitchen-dining room from which French doors provide access to the garden. There is also a utility space, large store cupboard and a W.C.

Upstairs, bedroom one has its own ensuite shower room. There are two further double bedrooms and a stylish family bathroom, along with additional storage in bedroom two.

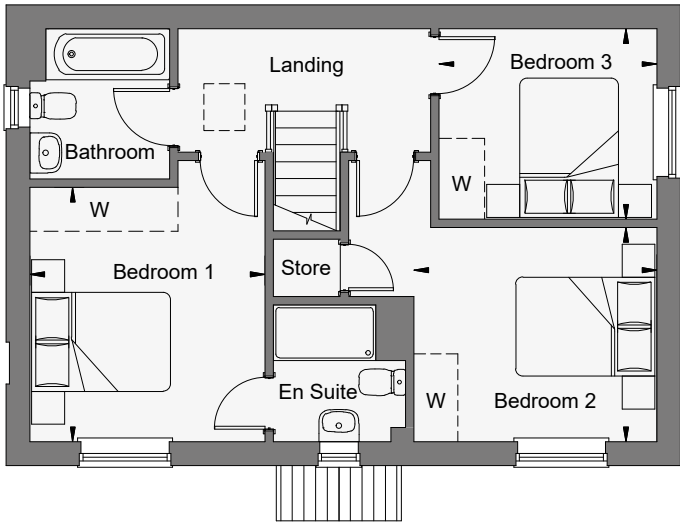
# SAXON PARK

BIDDENHAM



### GROUND FLOOR

Kitchen/Dining	5.65m x 2.99m	18'6" x 9'10"
Living Room	5.65m x 3.19m	18'6" x 10'5"



### FIRST FLOOR

Bedroom 1	3.46m x 3.22m	11'4" x 10'7"
Bedroom 2	3.31m x 2.91m	10'10" x 9'6"
Bedroom 3	2.98m x 2.61m	9'9" x 8'7"

Floorplans and dimensions shown for plot 158. Plots 156 & 210 are handed.  
\*Floorplans differ for plots 130, 172, 235 with a bay window. Please ask your sales consultant for full details.

 - suggested space for wardrobe



SAXON PARK

BIDDENHAM

The Charleston

THREE BEDROOM SEMI-DETACHED HOME WITH PARKING

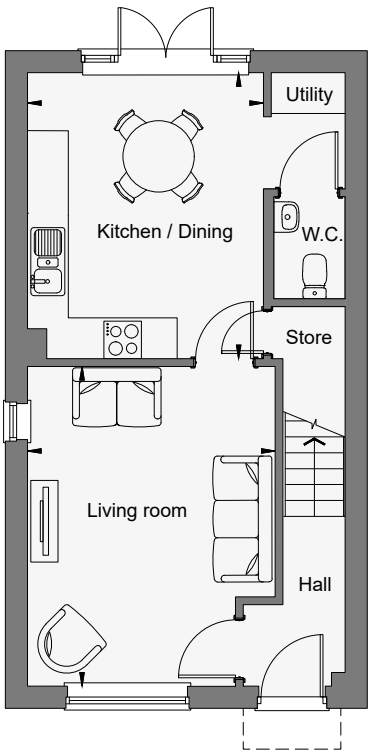


This charming three bedroom semi-detached home with driveway parking features a living room at the front with a kitchen-dining room at the rear, from which French doors provide access to the garden. There is also a utility space, W.C. and an under stairs storage cupboard.

Upstairs, bedroom one has its own ensuite shower room. There is a further double bedroom, a single bedroom and a stylish family bathroom, along with additional storage in bedroom one.

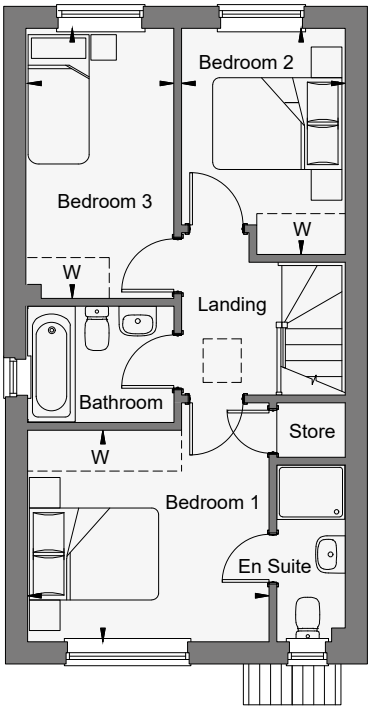
SAXON PARK

BIDDENHAM



GROUND FLOOR

Kitchen/Dining	4.21m x 3.42m	13'10" x 11'3"
Living Room	4.70m x 3.64m	15'5" x 11'11"



FIRST FLOOR

Bedroom 1	3.54m x 3.12m	11'7" x 10'3"
Bedroom 2	3.31m x 2.41m	10'10" x 7'11"
Bedroom 3	3.97m x 2.15m	13'0" x 7'1"

Floorplans and dimensions shown for plots 173, 175, 208 & 212. Plots 174, 176, 209 & 213 are handed.

 - suggested space for wardrobe