



# Steppingley Gardens

Flitwick, Bedfordshire

A collection of 1, 2, 3, 4 and 5 bedroom homes



# Welcome to Steppingley Gardens


Overlooking open countryside on the edge of the popular Bedfordshire town of Flitwick, Steppingley Gardens offers a wide range of superb properties, from one-bedroom apartments to five-bedroom family homes.

The centre of Flitwick is only a mile away and offers a range of facilities including a large Tesco supermarket, a host of shops and local services, plus pubs and restaurants.

Flitwick is very popular with commuters thanks to its excellent transport links. It's possible to get a train from Flitwick station into London in the morning in less than 40 minutes and the town is also only five miles from junction 12 of the M1.

For bigger towns with extra facilities, it's just a short trip north to Bedford (11 miles), south to Luton (12 miles) or west to Milton Keynes (15 miles).

## 5 bedroom homes

 **The Richdale**  
5 bedroom home  
**Plots:** 259, 262, 266, 267, 272, 279, 284, 287, 288, 291, 294, 295, 321, 328 & 335

 **The Mappleton**  
5 bedroom home  
**Plots:** 260, 261, 265, 268, 304, 320 & 360

 **The Marsworth**  
5 bedroom home  
**Plots:** 263, 264, 270, 271, 273, 276, 282, 292, 302, 307, 316, 332-334, 353 & 355

 **The Ridgeford**  
5 bedroom home  
**Plots:** 257, 258, 312, 313, 356, 357, 377, 378, 379 & 380

 **The Wilton**  
5 bedroom home  
**Plots:** 277, 285, 286, 293, 306 & 361

## 3 bedroom homes


 **The Crofton**  
3 bedroom home  
**Plots:** 201\*, 202\*, 204\*, 205\*, 206\*, 207\*, 221\*, 222\*, 224\*, 225\*, 231, 232, 242\*, 243\*, 245\*, 246\*, 247\*, 248\*, 298, 299, 300, 308, 309, 310, 311, 326, 327, 329, 330, 363 & 364

 **The Ashton**  
3 bedroom home  
**Plots:** 234\* & 235\*

 **The Swindale**  
3 bedroom home  
**Plot:** 241\*

 **The Patterdale**  
3 bedroom home  
**Plots:** 344\* & 370\*

 3 bedroom home  
**Plots:** 218, 249 & 338


 3 bedroom home  
**Plots:** 236, 341 & 374

## 4 bedroom homes


 **The Farringdon**  
4 bedroom home  
**Plots:** 226, 233, 283, 296, 301, 305 & 319

 **The Shelford**  
4 bedroom home  
**Plots:** 289 & 290


 **The Midford**  
4 bedroom home  
**Plots:** 203\*, 208\*, 274, 275, 324 & 325


 **The Kentdale**  
4 bedroom home  
**Plots:** 223, 244, 269, 278, 303, 331, 352, 354 & 362

 **The Easton G**  
4 bedroom home  
**Plots:** 227-230, 280, 281, 314, 315, 317, 318, 322, 323, 358, 359, 365-369, 395 & 396

 4 bedroom home  
**Plots:** 339 & 340


## 2 bedroom homes


 **The Dovedale**  
2 bedroom coach house  
**Plots:** 342\*, 345, 393 & 394

 **The Swandale**  
2 bedroom coach house  
**Plot:** 297

 **The Prydale**  
2 bedroom bungalow  
**Plots:** 399 & 400

 **The Appleford**  
2 bedroom home  
**Plots:** 209\*, 210\*, 211\*, 212\*, 213\*, 214\*, 237\*, 238\*, 239\*, 240\*, 253\*, 254\*, 255\*, 256\*, 343\*, 371\*, 372\*, 373\*, 375\*, 376\*, 397\* & 398\*

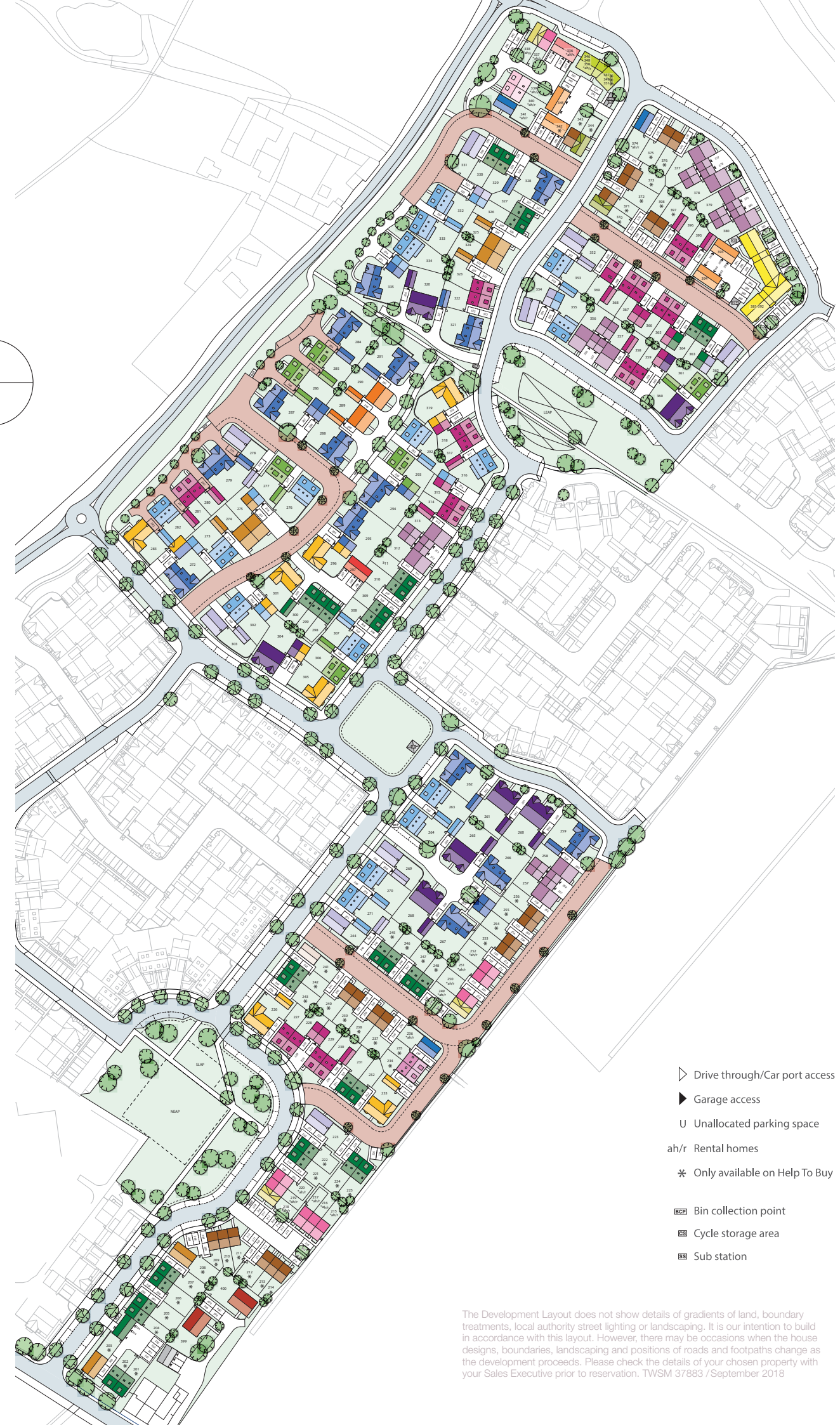
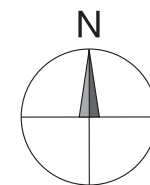
 2 bedroom home  
**Plot:** 336

 2 bedroom home  
**Plots:** 215-217, 219, 220, 250-252 & 337

## Apartments

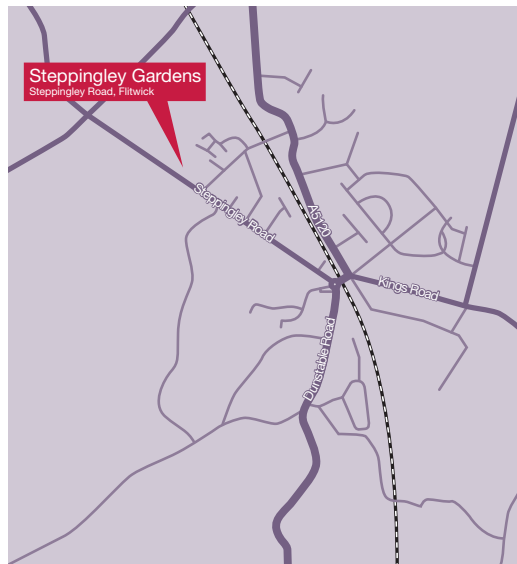
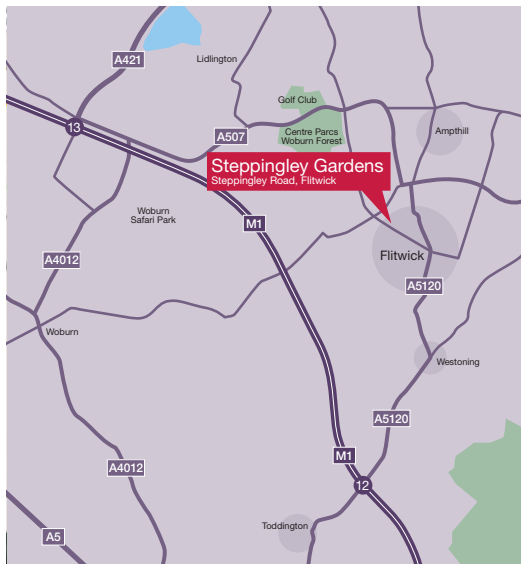
 **The Mill House apartments**  
2 bedroom apartment  
**Plots:** 381-392

 **Windmill apartments**  
1 bedroom apartment  
**Plots:** 346, 347\*, 348, 349\*, 350 & 351\*



- ▷ Drive through/Car port access
- ▶ Garage access
- U Unallocated parking space
- ah/r Rental homes
- \* Only available on Help To Buy
- Bin collection point
- Cycle storage area
- Sub station

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. TWSM 37883 / September 2018



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## How to find us

From Luton

Leave Luton on the A505 and join the M1 towards The North. Continue straight for 4.9 miles and then take exit 12 onto A5120 towards Flitwick. Turn left off the exit ramp onto Harlington Road. At the following roundabout take the 1st exit onto A5120 and continue straight for 1.5 miles into the centre of Westoning. At the following roundabout take the 1st exit onto High Street and continue straight into Flitwick. At the roundabout in Flitwick, take the 2nd exit onto Steppingley Road and after 0.5 miles the development will be on your right.

## Steppingley Gardens

Steppingley Road, Flitwick, Bedfordshire

Satnav postcode: MK45 1AR

## Sales hotline

**01525 305 031**

### **Taylor Wimpey South Midlands**

A division of Taylor Wimpey UK Ltd.

Newton House, 2 Sark Drive, Newton Leys,

Bletchley, MK3 5SD. Sat Nav: MK3 5FR

Regional number: 01908 272 300





Welcome to

# Steppingley Gardens

An outstanding range of high-quality homes,  
from one-bedroom apartments to five-bedroom  
houses, set on the rural fringes of the peaceful  
small town of Flitwick, Bedfordshire.





*This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.*





*The images on this page show a typical Taylor Wimpey home.*

## Lifestyle

Welcome to a home where all the fixtures and fittings are brand new and unused. Where you won't need to worry about DIY and home improvements, so you can spend more time with your family and friends doing all the things you really enjoy.

From the day you move in, you'll love the fact that everything in your new home is clean and untouched. Your new home will be decorated in neutral colours, so you'll get a blank canvas to stamp your own style and personality on from day one.

If you've reserved early enough in the build process, you'll get to choose from a range of brand new carpets, fixtures and fittings that will be installed in your new home before you move in. Which means as soon as you unpack you can start using your dream kitchen or bathroom.

And while it's these finishing touches that make a house a home, you can also be sure that we've constructed your home to energy efficient, modern building standards, so you can enjoy living in a safe and secure environment.


We use traditional construction techniques incorporating modern materials in our homes. Environmentally friendly features like efficient heating systems, double glazed windows, high levels of wall and loft insulation and well-designed ventilation systems will keep your home cosy and warm and effortlessly help you save energy and money.

Just before you move in, we'll explain how your new home works from top to bottom. And once you've moved in, our team will visit you a couple more times to check how you're settling in and help out with any issues you may have. And all our new homes come with a two year Taylor Wimpey warranty and a 10 year NHBC warranty, giving you absolute peace of mind right from day one.

The moment you enter a Taylor Wimpey home you'll see that we design and build our homes and communities around you. But we build more than just new homes – last year we helped to create and maintain over 15,000 jobs in the UK and through our planning obligations we contributed over £227million to our local communities. This included providing new roads and improved public transport, schools, nurseries, health centres and shops. Which means you can trust us to not only build stylish homes but to invest in the things that make you and your family happy.

Images include optional upgrades at additional cost.





Infopoint: Flitwick is mentioned[2] in the Domesday Book as “a hamlet on the River Flitt”. The spelling Flytwyk appears in 1381.

> en.wikipedia.org



# The Location

Steppingley Gardens enjoys an enviable location on the northern edge of Flitwick, only about a mile from all the town centre’s amenities and railway station.

To the north and west of the development lies Bedfordshire’s stunning rural landscape while great transport links and a host of local attractions can be found on the doorstep.

**Shopping and entertainment**

Flitwick is a small town of under 14,000 people with plenty of facilities, including a choice of shops and local services, a large Tesco supermarket, plus pubs and restaurants.

A brand new £12.5 million leisure centre with a 25-metre swimming pool, large gym, squash courts and a dance studio is due to open in late 2015 within walking distance of Steppingley Gardens.

For bigger towns with extra facilities, it’s just a short trip north to Bedford (11 miles), south to Luton (12 miles) or west to Milton Keynes (15 miles).

The area has a surprising number of tourists, many of whom visit the newly-opened Center Parcs Woburn Forest, just north of Flitwick, stately home Woburn Abbey and the fabulous Woburn Safari Park, which is less than five miles away from Steppingley Gardens by road.

**Education**

Families will appreciate there’s a range of well-regarded schools within easy reach of Steppingley Gardens.

Flitwick and Kingsmoor Lower Schools are both rated ‘good’ by Ofsted, as is Woodland Middle School, while Redborne Upper School and Community College is rated ‘outstanding’.\*

**Transport links**

Steppingley Gardens is the perfect place for commuters in search of a peaceful yet well-connected place to live. It’s possible to get a train from Flitwick station into London in the morning in less than 40 minutes while, for motorists, the town is also only five miles from junction 12 of the M1.

\* Information correct at time of publication.





## Buy now, buy new

As an award-winning house builder, we know that everything we do affects the quality of the homes and developments we build and ultimately the well-being of both our customers and the communities in which we work. We are proud of what we build and how we approach every stage of the home-building process.

“Trust Taylor Wimpey to not only build stylish homes but to invest in the things that make you and your family happy. We know that there is no better recommendation than one that comes from the people who actually live in our new homes.”

Of course, there are plenty of other reasons to choose a Taylor Wimpey home such as a range of schemes to help you move, the piece of mind of a 10 year NHBC warranty, excellent customer care, reduced energy costs and low maintenance.



\*Indicative costs and savings calculated using Zero Carbon Hub house types modelled in NHER plan assessor 5.3/5.4 (SAP 2009).





## The Windmill 1 Bedroom apartment



The Windmill one bedroom apartments are ideal for individuals or couples alike.

The open plan lounge/dining/kitchen area offers a flexible living space which is perfect for entertaining or relaxing. The master bedroom can be found off of the hallway and it is large enough to accommodate a double bed. These apartments are completed by a main bathroom and practical storage spaces.



## Plots 347, 349 & 351

### Lounge/Dining room

2.68m x 4.49m      8' 10" x 14' 9"

### Kitchen

2.78m x 2.38m      9' 1" x 7' 10"

### Bedroom 1

3.88m x 3.43m      12' 9" x 11' 3"

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\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.  
All dimensions are + or - 50mm and floor plans are not shown to scale. TWSM 37883 / DECEMBER 2015.





**The Mill House apartments**  
2 Bedroom apartments



Featuring a versatile open plan living space, the Mill House apartments offer the very best in modern living.

The open plan kitchen/dining/lounge area provides a flexible living space and forms the heart of this home.

Off the entrance hallway the master bedroom can be found, as well as the second bedroom which is ideal as a guest bedroom or a dedicated study.

These apartments are completed by a bathroom and useful storage cupboard.



## Plots 381 & 383

### Lounge/Dining/Kitchen (max).

5.02m x 6.95m 16' 6" x 22' 10"

### Bedroom 1 (including bay)

3.30m x 3.71m 10' 10" x 12' 2"

### Bedroom 2 (max).

1.99m x 4.40m 6' 6" x 14' 5"



## Plots 382, 384, 387, 388, 389 & 390

### Lounge/Dining/Kitchen (max. including bay)

4.21m x 7.42m 13' 10" x 24' 4"

### Bedroom 1

3.31m x 3.24m 10' 10" x 10' 7"

### Bedroom 2

1.99m x 4.39m 6' 6" x 14' 5"





## Plots 386, 391 & 392

### Lounge/Dining/Kitchen (max).

4.21m x 6.95m 13' 10" x 22' 10"

### Bedroom 1

3.31m x 3.24m 10' 10" x 10' 7"

### Bedroom 2 (max).

1.99m x 4.41m 6' 6" x 14' 6"



## Plot 385

### Lounge/Dining/Kitchen

5.02m x 6.95m 16' 6" x 22' 10"

### Bedroom 1

3.31m x 3.71m 10' 10" x 12' 2"

### Bedroom 2

1.99m x 4.41m 6' 6" x 14' 6"

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**The Appleford**  
2 Bedroom home



The Appleford is a 2 bedroom starter home offering convenient accommodation that's ideal for individuals or couples.

At the heart of the home is a light and airy open plan kitchen/ living/dining area which is perfect for entertaining and opens through French doors to the private rear garden. A useful guest cloakroom and a storage closet are also located off the ground floor entrance lobby.

Upstairs, a well proportioned double bedroom spans the full width of the property. The landing also leads to a main bathroom and a second double bedroom providing plenty of space to function as both a guest room and study.



## Ground Floor

### Lounge/Dining room

3.98m × 2.70m      13' 1" × 8' 10"

### Kitchen

2.80m × 2.08m      9' 2" × 6' 10"



## First Floor

### Bedroom 1

3.98m × 2.41m      13' 1" × 7' 11"

### Bedroom 2 (max).

3.98m × 2.33m      13' 1" × 7' 8"

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**The Dovedale**  
2 Bedroom coach house



The carefully planned layout of the 2 bedroom Dovedale coach house apartment makes it perfect for first time buyers and downsizers.

A private front door opens through to an internal entrance hallway that leads upstairs to the first floor accommodation. An open plan lounge/kitchen/dining room is the home's focal point, and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom, a further well proportioned bedroom and a main bathroom are also located off the landing, while the property also features a garage.





## Ground Floor

### Garage

2.85m × 5.37m

9' 4" × 17' 8"



## First Floor

### Lounge/Dining/Kitchen

3.81m × 5.35m

12' 6" × 17' 7"

### Bedroom 1 (max).

3.50m × 4.23m

11' 6" × 13' 10"

### Bedroom 2 (max).

2.57m × 3.25m

8' 5" × 10' 8"

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**The Prydale**  
2 Bedroom bungalow



The Prydale 2 bedroom bungalow is an ideal home for those looking to downsize, or to benefit from single storey living.

Forming the heart of this home, the spacious kitchen/dining/lounge area is an ideal area to relax or to entertain due to its flexible living space. This area is also made light and airy thanks to two sets of French doors which provide access to the garden.

The master bedroom can be located off of the entrance hallway and benefits from a private en suite shower room. Bedroom 2 is served by the main bathroom and it is ideal as a guest bedroom. This home is completed by two convenient storage cupboards.





## Ground Floor

### Kitchen

3.23m x 2.43m      10' 3" x 8' 0"

### Lounge/Dining room

4.52m x 4.44m      14' 10" x 14' 7"

### Bedroom 1

3.63m x 3.34m      11' 11" x 10' 11"

### Bedroom 2

2.42m x 3.34m      7' 11" x 10' 11"

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**The Swandale**  
2 Bedroom coach house



With an open plan living area and 2 bedrooms, The Swandale lets you make the most of contemporary living.

The open plan kitchen/living room is perfect for entertaining, day to day living or simply just relaxing. The master bedroom is a double and both bedrooms are served by the master bathroom.





## Ground Floor

### Carport

2.85m x 5.37m

9' 4" x 17' 7"



## First Floor

### Lounge/Dining/Kitchen

3.81m x 5.35m

12' 6" x 17' 7"

### Bedroom 1 (max).

3.50m x 4.23m

11' 6" x 13' 10"

### Bedroom 2 (max).

1.94m x 3.25m

6' 4" x 10' 8"

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## The Ashton 3 Bedroom home



With three floors of versatile accommodation, the Ashton is an ideal choice for families or couples looking for extra space.

The entrance hallway leads to a contemporary kitchen/ breakfast room and a lounge/dining room with French doors to the private garden at the rear. A guest cloakroom and a useful storage closet complete the ground floor.

A spacious double bedroom, a main bathroom and a further bedroom are found on the first floor. A doorway provides access to a private staircase leading up to the galleried master bedroom, which features an en suite bathroom, vaulted ceilings, a dormer window to the front and roof lights to the rear.





## Ground Floor

### Lounge/Dining room

4.23m × 3.87m      13' 11" × 12' 8"

### Kitchen (max).

3.77m × 2.70m      12' 4" × 8' 10"



## First Floor

### Bedroom 2

4.24m × 3.87m      13' 11" × 12' 8"

### Bedroom 3

2.91m × 2.17m      9' 7" × 7' 2"



## Second Floor

### Bedroom 1 (max excl. dormer)

6.00m × 3.20m      19' 8" × 10' 6"

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**The Crofton G**  
3 Bedroom home



The Crofton is a 3 bedroom townhouse with bags of versatility to appeal to growing families or professional couples.

The entrance hallway leads to a light and airy living/dining room with French doors to the private rear garden. There's also a contemporary fitted kitchen/breakfast room, a guest cloakroom and under stairs storage downstairs.

A spacious double bedroom, a further bedroom which could alternatively be used as a study or nursery, and a family bathroom are located off the first floor landing.

A private staircase leads up to the second floor master suite, which features high galleried ceilings and an en suite shower room. A dormer window and roof lights provide this room with plenty of natural light.





## Ground Floor

### Lounge/Dining room

4.78m × 3.70m      15' 8" × 12' 2"

### Kitchen

3.04m × 3.44m      10' 0" × 11' 3"



## First Floor

### Bedroom 2

4.79m × 3.37m      15' 9" × 11' 1"

### Bedroom 3

2.56m × 2.91m      8' 5" × 9' 6"



## Second Floor

### Bedroom 1 (max).

3.66m × 6.20m      12' 0" × 20' 4"

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## The Patterdale 3 Bedroom home



With 3 bedrooms and ample living space, the Patterdale house is perfectly suited for first time buyers and those stepping up the property ladder.

On the ground floor, an entrance hallway provides access to a lounge, which spans the full depth of the property and opens through French doors to the private garden. A kitchen/dining room and a guest cloakroom complete the ground floor accommodation.

An en suite master bedroom, two further well proportioned bedrooms and a main bathroom are located off the upstairs landing





## Ground Floor

### Lounge

4.62m × 3.34m      15' 2" × 10' 11"

### Kitchen/Dining room

4.62m × 2.46m      15' 2" × 8' 1"



## First Floor

### Bedroom 1

3.33m × 2.83m      10' 11" × 9' 3"

### Bedroom 2

2.61m × 2.53m      8' 7" × 8' 4"

### Bedroom 3

2.53m × 1.92m      8' 4" × 6' 3"

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**The Swindale**  
3 Bedroom home



The Swindale is a double fronted 3 bedroom house, which is ideally suited to couples and growing families.

A central entrance hall leads to a kitchen/dining room spanning the full depth of the property, while a large lounge opens through French doors to the private rear garden. A guest cloakroom completes the ground floor accommodation.

An en suite master bedroom is located off the upstairs landing along with a guest bedroom, a third bedroom and a family bathroom. Bedroom three could alternatively be used as a home office or a nursery.





## Ground Floor

### Lounge

4.63m x 3.34m      15' 2" x 10' 11"

### Kitchen/Dining room

4.62m x 2.46m      15' 2" x 8' 1"



## First Floor

### Bedroom 1

3.33m x 2.83m      10' 11" x 9' 3"

### Bedroom 2

2.61m x 2.53m      8' 7" x 8' 4"

### Bedroom 3

2.53m x 1.97m      8' 4" x 6' 3"

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**The Easton G**  
4 Bedroom home



The Easton G is a 4 bedroom home with versatile accommodation across three storeys.

Day-to-day life is centred around the contemporary breakfast kitchen, while a spacious living/dining room is perfect for relaxing and has French doors to the garden outside. A guest cloakroom and a useful storage closet complete the ground floor layout.

Two double bedrooms occupy the first floor, along with a fourth bedroom, a main bathroom and further storage space off the landing. There's also a private staircase leading up to the galleried en suite master bedroom on the top floor, which has a high vaulted ceiling and spacious dressing area.





## Ground Floor

### Lounge/Dining room

4.88m × 4.21m      16' 0" × 13' 10"

### Kitchen (max).

3.25m × 3.44m      10' 8" × 11' 3"



## First Floor

### Bedroom 2

3.01m × 3.37m      9' 11" × 11' 1"

### Bedroom 3

2.73m × 3.27m      9' 0" × 10' 9"

### Bedroom 4

1.79m × 3.37m      5' 10" × 11' 1"



## Second Floor

### Bedroom 1 (max).

3.74m × 6.70m      12' 3" × 22' 0"

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## The Farringdon 4 Bedroom home



With 4 double bedrooms The Farringdon is a spacious home ideal for growing families.

The entrance hallway opens into the well proportioned kitchen/ dining area, which also benefits from French doors to the garden. For more formal occasions there is a dedicated dining room at the front of this property. Also on this floor is a dual aspect living room, a dedicated study, a guest cloakroom and a practical storage cupboard.

Upstairs four double bedrooms can be found with the master benefiting from an en suite shower room. This floor is completed by the main family bathroom.





## Ground Floor

### Lounge

3.55m × 6.35m      11' 8" × 20' 10"

### Study

2.41m × 2.61m      7' 11" × 8' 7"

### Dining room

2.94m × 3.59m      9' 8" × 11' 9"

### Kitchen/Breakfast area

4.09m × 5.12m      13' 5" × 16' 9"



## First Floor

### Bedroom 1

4.05m × 3.40m      13' 4" × 11' 2"

### Bedroom 2 (max).

4.09m × 4.20m      13' 5" × 13' 9"

### Bedroom 3

3.61m × 3.16m      11' 10" × 10' 5"

### Bedroom 4

3.61m × 3.10m      11' 10" × 10' 2"

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\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.  
All dimensions are + or - 50mm and floor plans are not shown to scale. TWSM 37883 / MARCH 2018.



## The Kentdale 4 Bedroom home



The Kentdale is a 4 bedroom property which will appeal to growing families in search of extra space.

The central entrance hallway leads to a large dual aspect living room opening through French doors to the private garden, plus a spacious kitchen/dining room with a utility area. Under stairs storage and a guest cloakroom complete the ground floor layout.

Upstairs, the master bedroom has an en suite shower room, and there are also two further double bedrooms and a well proportioned fourth bedroom as well as a family bathroom.



\*



## Ground Floor

### Lounge

3.46m × 6.03m 11' 4" × 19' 9"

### Kitchen/Dining room (max).

3.58m × 6.03m 11' 9" × 19' 9"

### Utility

2.01m × 1.43m 6' 7" × 4' 8"

\*Only to plot 278



## First Floor

### Bedroom 1

3.52m × 3.40m 11' 7" × 11' 2"

### Bedroom 2

3.64m × 2.99m 11' 11" × 9' 10"

### Bedroom 3

3.05m × 2.95m 10' × 9' 8"

### Bedroom 4

3.10m × 2.54m 10' 2" × 8' 4"

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## The Midford 4 Bedroom home



Families or couples looking for practical and generous living space will find all they need in the well proportioned 4 bedroom Midford.

A spacious kitchen/dining room leads through French doors to the private rear garden, which makes al fresco dining easy, and a handy utility room provides a useful space for laundry. A separate lounge, a guest cloakroom and an under stairs cupboard complete the ground floor layout.

The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.





## Ground Floor

### Lounge

3.62m x 4.50m      11' 11" x 14' 9"

### Kitchen/Dining room

5.71m x 3.38m      18' 9" x 11' 1"

### Utility

1.71m x 1.23m      5' 7" x 4' 1"



## First Floor

### Bedroom 1

3.27m x 3.61m      10' 9" x 11' 10"

### Bedroom 2

3.54m x 2.81m      11' 7" x 9' 3"

### Bedroom 3 (max).

2.81m x 2.52m      9' 3" x 8' 3"

### Bedroom 4

2.23m x 2.36m      7' 4" x 7' 9"

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## The Shelford 4 Bedroom home



A traditional 4 bedroom family home, the Shelford offers plenty of space for day to day living as well as relaxing and entertaining.

The central entrance hallway leads to a spacious kitchen/ dining room, which has French doors to the private rear garden maximising the natural light and views outside. A lounge and a separate study are found at the front of the property, while there's also a guest cloakroom and a convenient under stairs storage closet.

An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.





## Ground Floor

### Lounge

3.88m × 4.74m      12' 9" × 15' 7"

### Kitchen/Dining room (max).

8.10m × 3.24m      26' 7" × 10' 8"

### Study

2.10m × 2.64m      6' 11" × 8' 8"



## First Floor

### Bedroom 1 (max).

3.88m × 3.77m      12' 9" × 12' 4"

### Bedroom 2 (max).

3.08m × 4.22m      10' 1" × 13' 10"

### Bedroom 3 (max).

3.10m × 3.44m      10' 2" × 11' 3"

### Bedroom 4 (max).

3.89m × 2.75m      12' 9" × 9' 0"

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**The Mappleton**  
5 Bedroom home



The Mappleton is a five bedroom property with generous living accommodation, making it an ideal property for larger families looking for extra space.

The spacious lounge opens out into the kitchen/dining area through double doors, making this an ideal space to relax with the family and entertain. Both these spaces also benefit from French doors that lead out into the garden. A separate utility room also provides outside access from the kitchen. The ground floor is completed by an additional lounge and study, both of which benefit from bay windows making them light and airy spaces.

Upstairs, there are four double bedrooms and one single with the master bedroom and bedroom 2 benefiting from en suite bathrooms. The other bedrooms are served by the family bathroom.





## Ground Floor

### Lounge

4.62m x 5.87m 15' 2" x 19' 3"

### Lounge 2

3.39m x 3.75m 11' 1" x 12' 4"

### Study

3.39m x 2.89m 11' 1" x 9' 6"

### Kitchen/Dining

5.83m x 3.36m 19' 11" x 11' 0"

### Utility

1.78m x 1.81m 5' 10" x 5' 11"



## First Floor

### Bedroom 1 (max).

4.69m x 5.34m 15' 4" x 17' 6"

### Bedroom 2 (max).

4.02m x 3.48m 13' 2" x 11' 4"

### Bedroom 3 (max).

4.32m x 2.91m 14' 2" x 9' 7"

### Bedroom 4

3.28m x 3.41m 10' 9" x 11' 2"

### Bedroom 5

3.08m x 2.34m 10' 1" x 7' 8"

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**The Marsworth**  
5 Bedroom home



The Marsworth is a substantial and impressive family home with 5 double bedrooms.

On the ground floor to the rear of this desirable property you will find a kitchen leading into a family room in an open plan style, plus separate utility room. The dining room is also to the rear of the home and has French doors into the back garden, perfect for sunny days. To the front of the Marsworth is a spacious lounge and separate study or home office.

On the first floor you will find 3 double bedrooms. The master bedroom has a full en suite with bath and shower, and the main bathroom also has a full suite with bath and separate double sized shower cubicle.

On the second floor there are a further 2 double bedrooms, perfect for guests or teenagers, and another bathroom.





## Ground Floor

### Lounge

3.77m × 4.84m 12' 4" × 15' 11"

### Dining room

2.88m × 3.89m 9' 5" × 12' 9"

### Kitchen/Family area (max).

5.95m × 4.58m 19' 6" × 15' 0"

### Study

2.91m × 2.29m 9' 7" × 7' 6"

### Utility

1.89m × 1.81m 6' 2" × 5' 11"



## First Floor

### Bedroom 1 (max).

3.85m × 4.54m 12' 7" × 14' 11"

### Bedroom 2 (max).

2.94m × 4.53m 9' 8" × 14' 11"

### Bedroom 3

3.85m × 2.94m 12' 7" × 9' 8"



## Second Floor

### Bedroom 4

3.85m × 5.36m 12' 7" × 17' 7"

### Bedroom 5

2.99m × 5.34m 9' 10" × 17' 6"

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**The Richdale**  
5 Bedroom home



The Richdale is a spacious 5 bedroom family home with a flexible 3 storey layout.

The spacious entrance hallway opens out into the kitchen/ breakfast room, which is completed by a separate utility room. For more formal occasions, there is a dining room at the front of the property. Also on this floor is a dedicated study, a dual aspect lounge and a useful storage cupboard.

Upstairs, the master bedroom benefits from its own en suite bathroom offering private seclusion from the rest of the home. There are four further bedrooms on this floor, two of which are doubles, and bedroom 2 also features its own en suite shower room.

The top floor offers a flexible space with two separate rooms and a storage cupboard. You could use this space as a family room, a home office or even a guest bedroom.





## Ground Floor

### Lounge

3.59m × 5.64m 11' 9" × 18' 6"

### Kitchen/Breakfast (max).

8.42m × 4.53m 27' 7" × 14' 10"

### Dining

3.62m × 3.44m 11' 10" × 11' 3"

### Study

1.88m × 2.63m 6' 2" × 8' 7"

### Utility

2.10m × 2.05m 6' 11" × 6' 8"



## First Floor

### Bedroom 1

3.59m × 5.87m 11' 9" × 19' 3"

### Bedroom 2

3.62m × 3.30m 11' 10" × 10' 10"

### Bedroom 3

3.62m × 3.11m 11' 10" × 10' 3"

### Bedroom 4

2.72m × 2.92m 8' 11" × 9' 7"

### Bedroom 5

2.49m × 2.36m 8' 2" × 7' 9"



## Second Floor

### Family room (max).

4.86m × 5.08m 15' 11" × 16' 8"

### Home office

1.88m × 5.08m 6' 2" × 16' 8"

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**The Ridgeford**  
5 Bedroom home



With 5 bedrooms the Ridgeford is a spacious family home.

Forming the heart of this home, the kitchen/dining area is a great space to entertain and relax all year round thanks to the French doors leading out onto the garden. Adjoining this space is a handy utility room. Also on this floor is a spacious lounge, a guest cloakroom and a convenient under stairs storage cupboard.

Upstairs the master bedroom can be found and it benefits from its own en suite shower room. Three double bedrooms and a further single bedroom can also be found on this floor, along with the main family bathroom.





## Ground Floor

### Lounge

3.62m x 4.50m 11' 10" x 14' 9"

### Kitchen/dining room

5.71m x 3.38m 18' 9" x 11' 1"



## First Floor

### Bedroom 1

3.27m x 3.61m 10' 9" x 11' 10"

### Bedroom 2

3.30m x 5.35m 10' 10" x 17' 6"

### Bedroom 3

2.81m x 3.54m 9' 3" x 11' 7"

### Bedroom 4

3.07m x 2.52m 10' 1" x 8' 3"

### Bedroom 5

2.36m x 2.23m 7' 9" x 7' 4"

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**The Wilton**  
5 Bedroom home



A traditional double fronted property with three floors of spacious living accommodation, the 5 bedroom Wilton is ideal for flexible family living.

The central entrance hallway leads to a large lounge and a separate study at the front of the property, as well as the spacious kitchen/dining room, which opens through French doors to the private rear garden. A guest cloakroom and useful storage closet complete the ground floor.

The en suite master bedroom with separate dressing room is found on the first floor, plus two double bedrooms and a main bathroom. Two further well proportioned bedrooms and a shower room are located on the top floor, providing a luxurious guest suite.





## Ground Floor

### Lounge

3.58m × 4.59m      11' 9" × 15' 1"

### Kitchen/Dining room (max).

8.10m × 3.24m      26' 7" × 10' 8"

### Study

2.40m × 2.49m      7' 10" × 8' 2"



## First Floor

### Bedroom 1 (max).

3.38m × 5.75m      11' 1" × 18' 10"

### Dressing area

1.86m × 2.10m      6' 1" × 6' 11"

### Bedroom 3

2.45m × 4.03m      8' 1" × 13' 2"

### Bedroom 4

2.92m × 3.49m      9' 7" × 11' 5"



## Second Floor

### Bedroom 2

3.38m × 4.80m      11' 1" × 15' 9"

### Bedroom 5/Lounge

3.58m × 4.80m      11' 9" × 15' 9"

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