



TEAM GB



PERSIMMON

Together, we make a home

OFFICIAL PARTNER



Hansons Reach 4

Stewartby, Bedfordshire

Hansons Reach 4

Stewartby, Bedfordshire



Hansons Reach 4: key features

- + Ideal semi-rural location
- + Excellent commuter links
- + Close to the Millennium Country Park
- + Choice of 2, 3 4 and 5 bedroom homes

Find your perfect home at Hansons Reach

Following on from our previous successful phases, Hansons Reach is now offering a new collection of two, three, four and five bedroom homes.

Stewartby is a charming countryside village, nestled in mid-Bedfordshire. Originally built for the workers of The London Brick Company; the village takes its name from the Stewart family, whose famous son Sir Malcolm Stewart bought the company in the 1920s.

Living in this charming village means you'll benefit from a number of local amenities including a railway station, a local shop, working men's club and good quality schooling for all ages, including; Broadmead Lower School and Marston Vale Middle School in Stewartby, and the Upper School near by in Wootton. In addition, Kimberley College is an outstanding sixth form college specialising in Science, Technology, Engineering and Mathematics (STEM) which opened in Stewartby in 2013.

Stewartby is conveniently-close to the popular town of Bedford, renowned for its history, culture and beautiful riverside parks. The main high street boasts a wide range of shops including the Harpur Centre which is home to 35 stores. Bedford is also a great place to while away a few hours as there's an art gallery, a museum and The Embankment - a mile long footpath bordered by a tree-lined public park and well-kept gardens. Milton Keynes and the cities of Oxford and Cambridge are also within easy reach for more shopping choices and days out.

Lots to do in the local area...

Hansons Reach is in the perfect location for those who enjoy the great outdoors. Nearby to the development is the Forest of Marston Vale, incorporating the Millennium Country Park which covers 225 hectares - perfect for walking and cycling. The park features several lakes including the large Stewartby Lake, extensive wetlands and the Forest Visitor Centre.

With its excellent transport links, stunning surrounding countryside and choice of expertly-designed homes, you're sure to find what you're looking for at Hansons Reach.



You'll be well connected

For commuters, the M1 is within easy reach, taking you south towards London and north towards Northampton. The A1 is also easily accessible for routes north and south at the Black Cat Roundabout. Stewartby train station is just a short walk away and is on the Marston Vale Line - a small rural railway running through the heart of the beautiful Marston Vale countryside between Bedford (Bedfordshire) and Bletchley (Buckinghamshire).

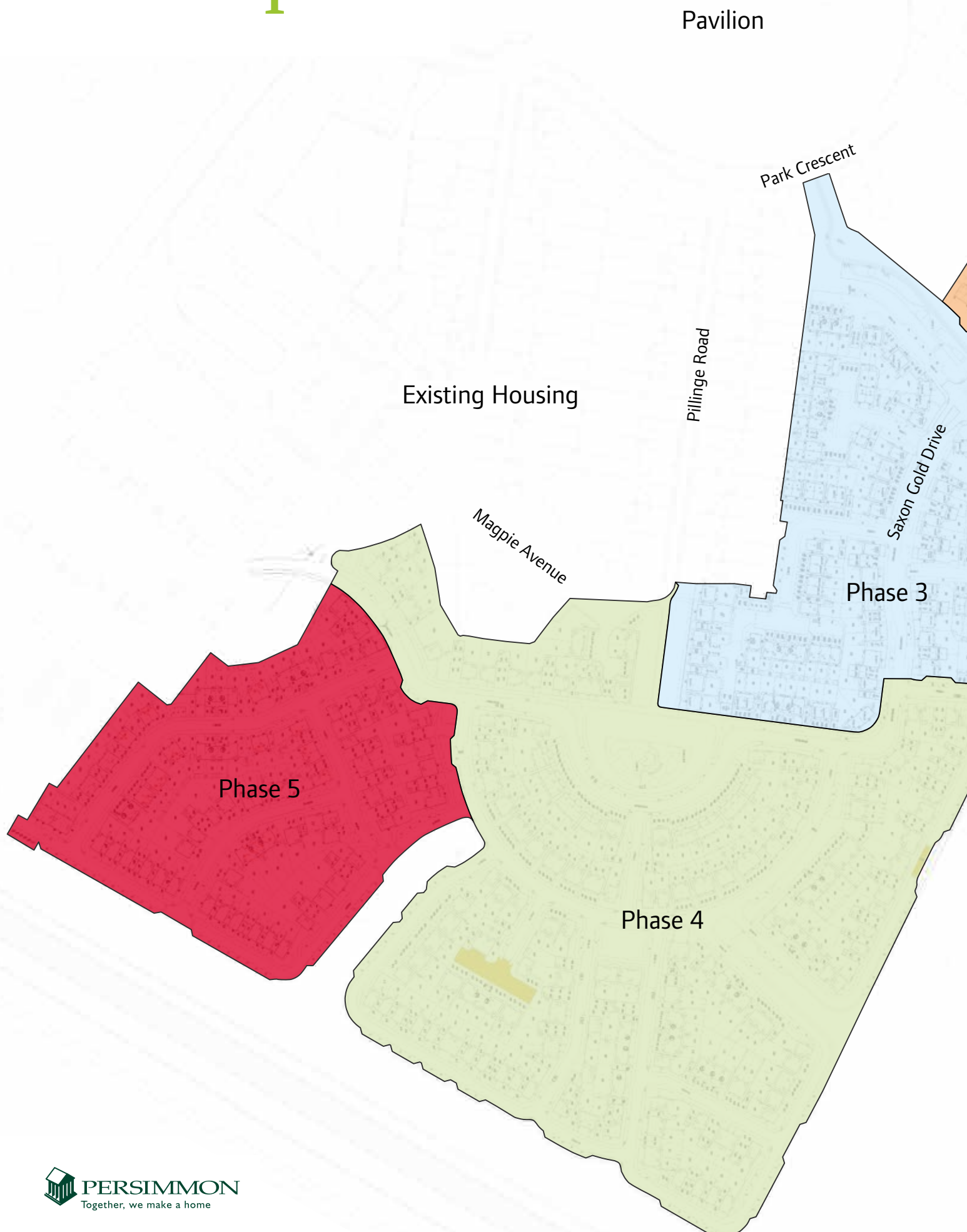
There's also a good regular local bus service and, for people who need to travel further afield, Luton airport can easily be accessed via the A6 or M1.

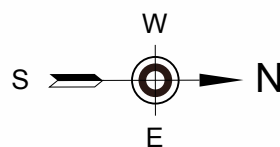
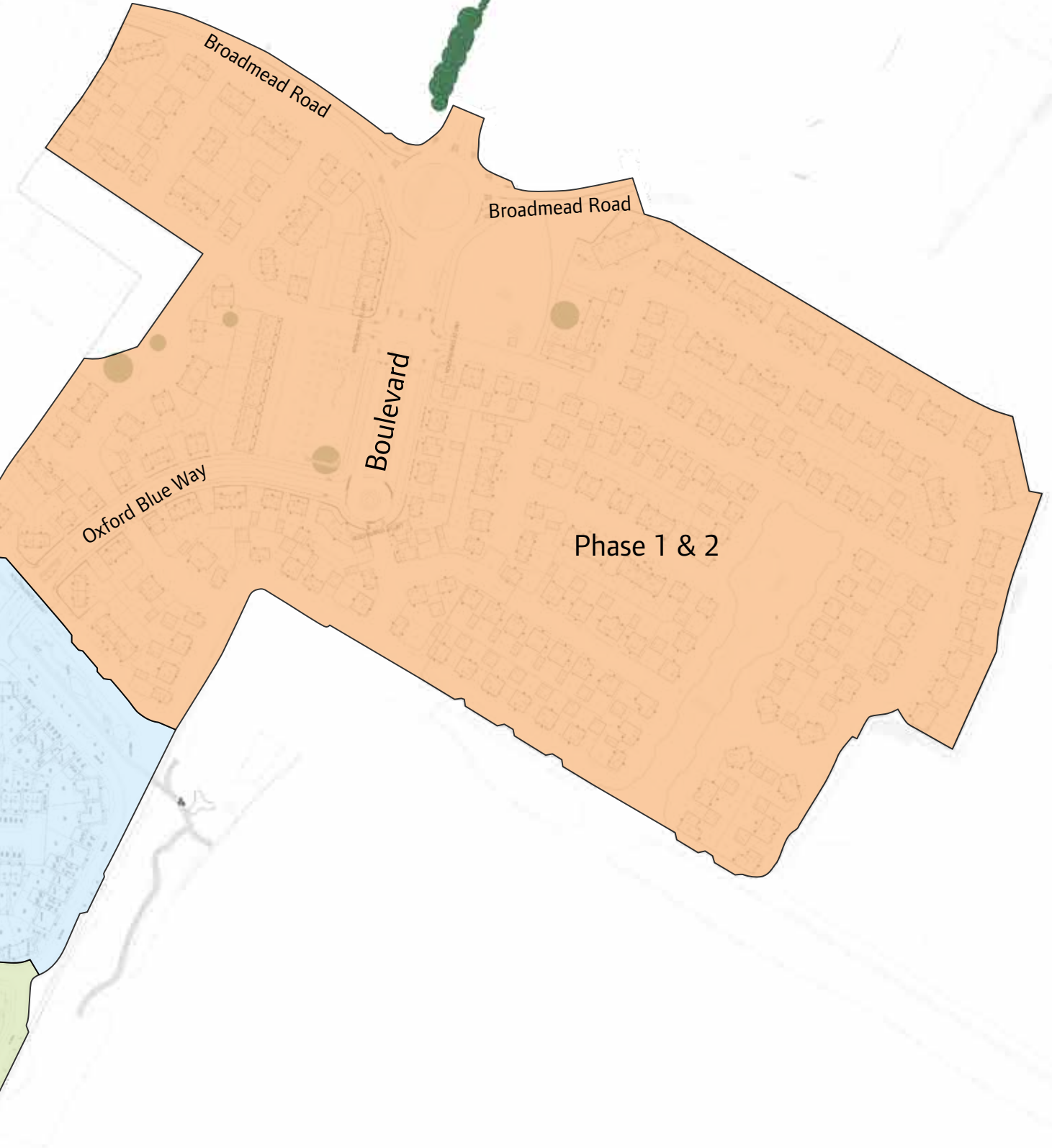
Approximate travel distance by car to:

- Stewartby train station: 0.6 miles
- M1 motorway, Junction 13: 6.3 miles
- Bedford: 6.5 miles
- Milton Keynes: 13.8 miles
- Luton Airport: 19.7 miles
- Heathrow Airport: 53 miles

Hansons Reach

Master plan





This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.

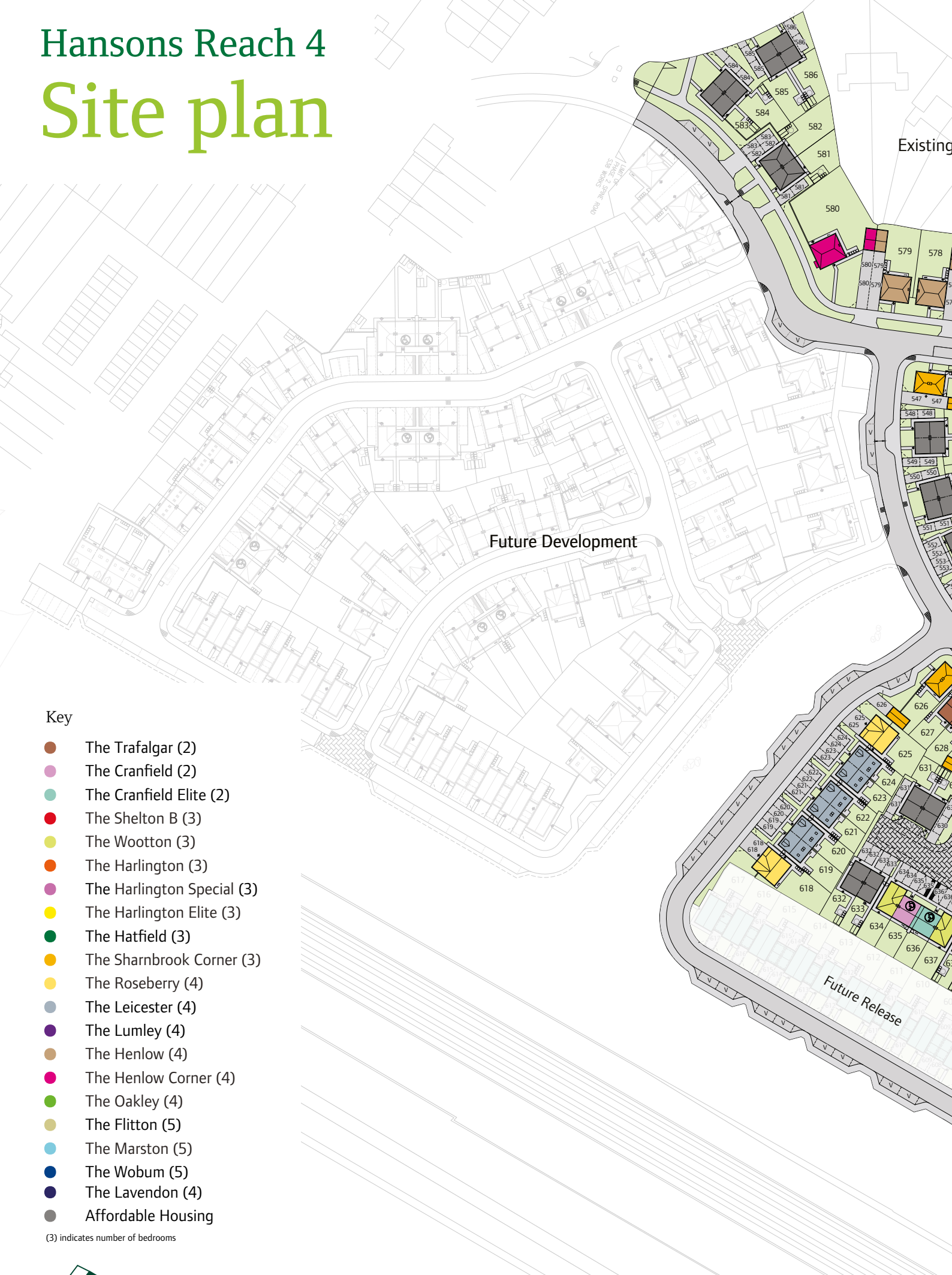
Hansons Reach 4

Site plan

Key

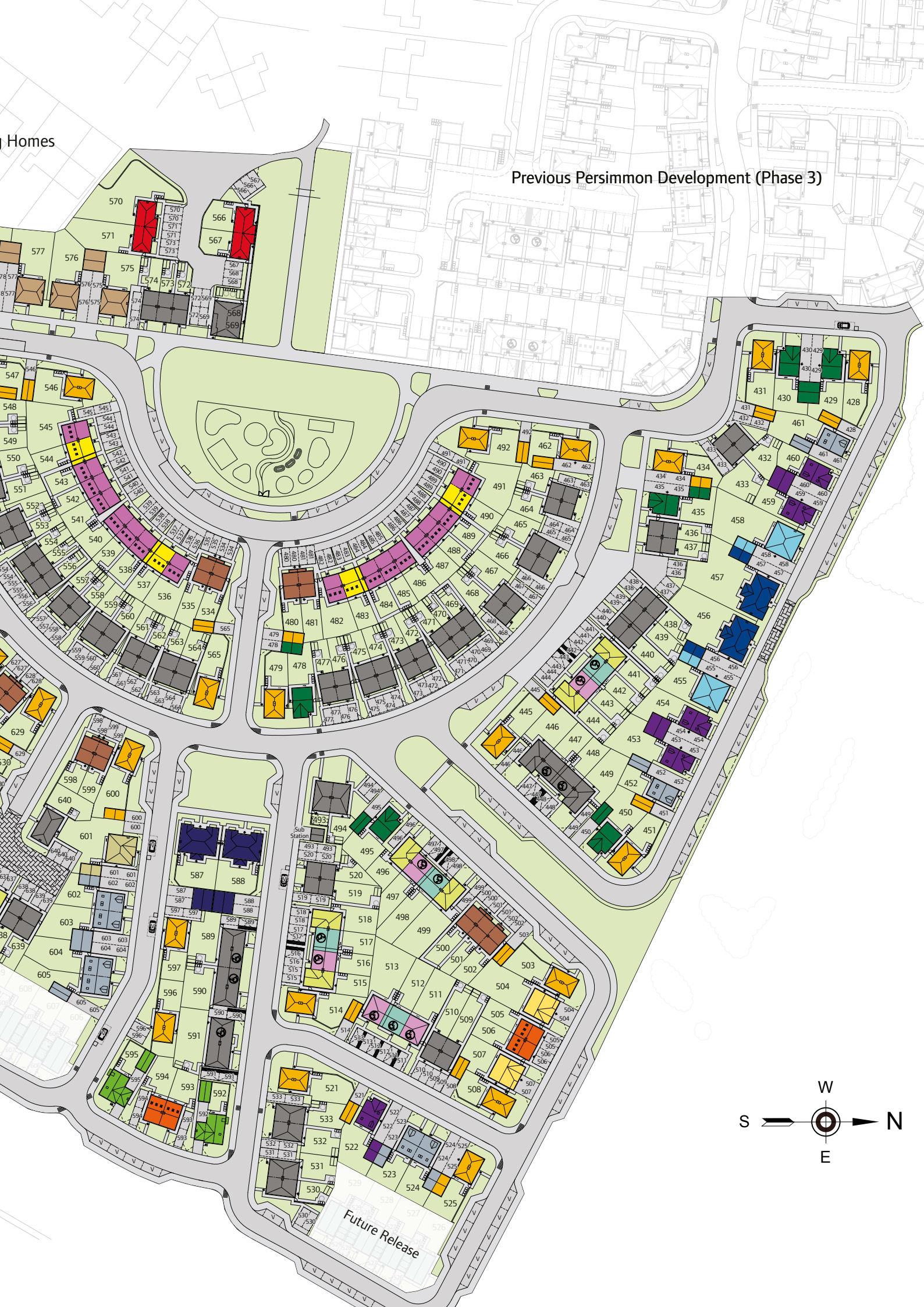
- The Trafalgar (2)
- The Cranfield (2)
- The Cranfield Elite (2)
- The Shelton B (3)
- The Wootton (3)
- The Harlington (3)
- The Harlington Special (3)
- The Harlington Elite (3)
- The Hatfield (3)
- The Sharnbrook Corner (3)
- The Roseberry (4)
- The Leicester (4)
- The Lumley (4)
- The Henlow (4)
- The Henlow Corner (4)
- The Oakley (4)
- The Flitton (5)
- The Marston (5)
- The Woburn (5)
- The Lavendon (4)
- Affordable Housing

(3) indicates number of bedrooms



Homes

Previous Persimmon Development (Phase 3)



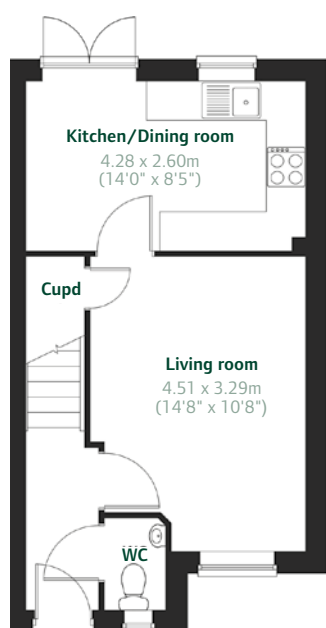


Key features...

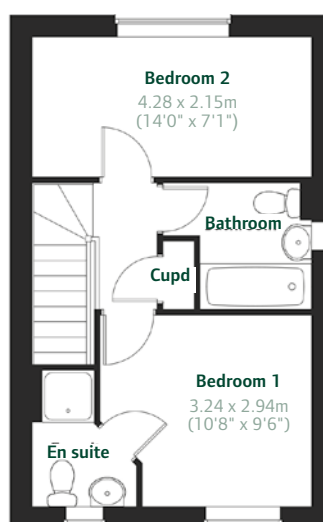
- + Front aspect living room
- + Open plan kitchen/dining room with garden access
- + Downstairs cloakroom
- + Two double bedrooms
- + En suite to bedroom 1

The Trafalgar

Two bedroom home



Ground floor



First floor

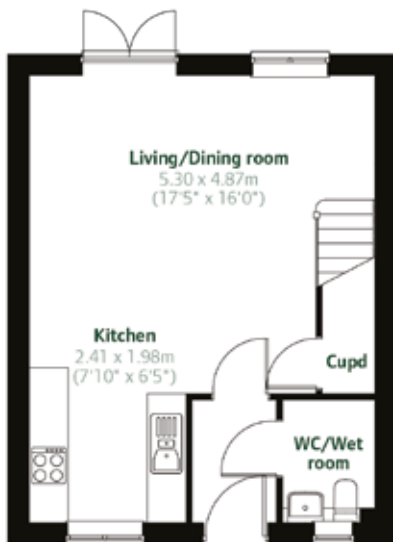


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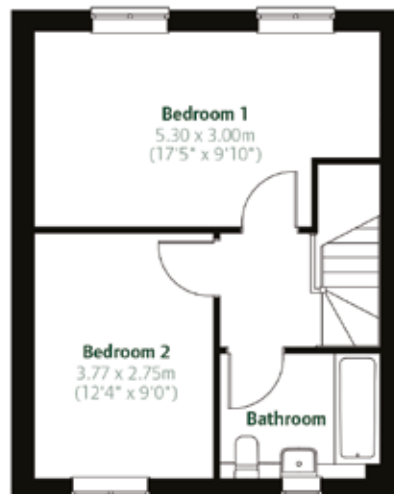
- + Dual-aspect, open plan kitchen/dining/living room with garden access
- + Downstairs cloakroom/wet room
- + Two double bedrooms
- + Family bathroom

The Cranfield

Two bedroom home



Ground floor



First floor

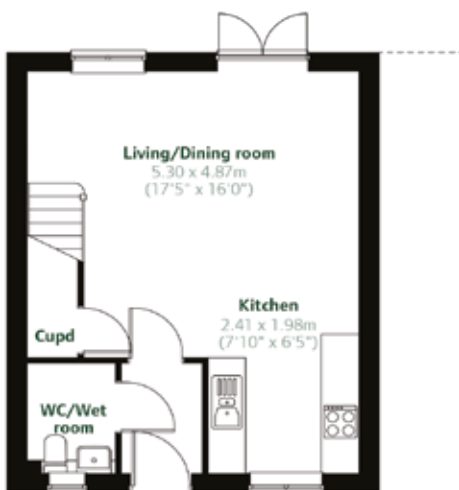


Key features...

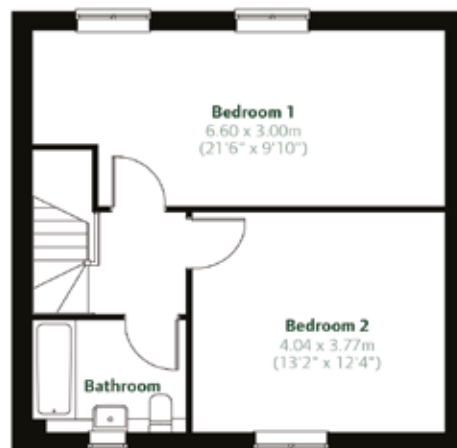
- + Dual-aspect, open plan kitchen/dining/living room with garden access
- + Downstairs cloakroom/wet room
- + Two double bedrooms
- + Family bathroom

The Cranfield Elite

Two bedroom home



Ground floor



First floor

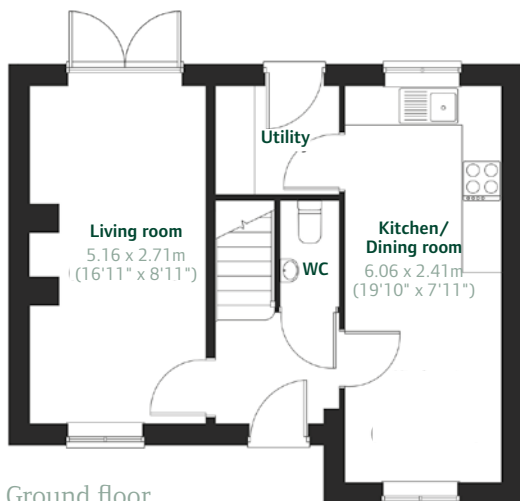


Key features...

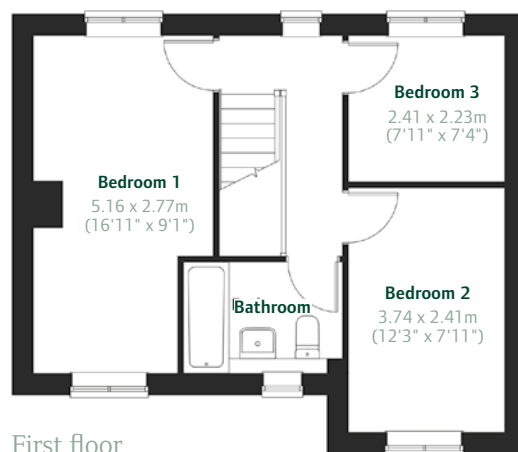
- + Dual-aspect, open plan kitchen/dining room
- + Dual-aspect living room with garden access
- + Utility room with garden access
- + Spacious bedroom 1

The Shelton B

Three bedroom home



Ground floor



First floor

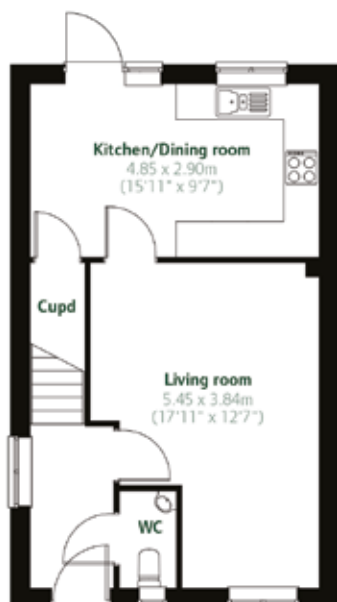


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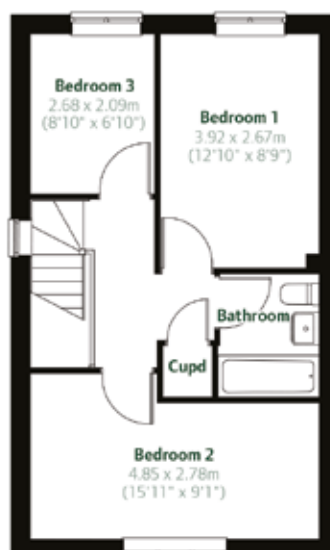
- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Downstairs cloakroom

The Wootton

Three bedroom home



Ground floor



First floor



Key features...

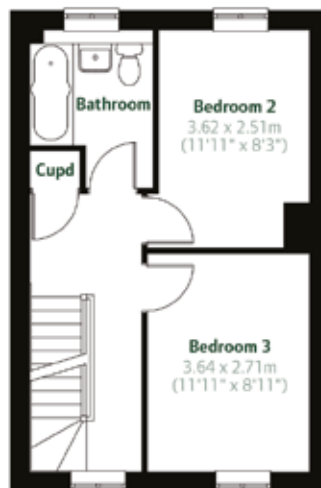
- + Open plan kitchen/dining room
- + Living room with access to the rear garden
- + Bedroom 1 with en suite
- + Three double bedrooms

The Harlington

Three bedroom home



Ground floor



First floor



Second floor

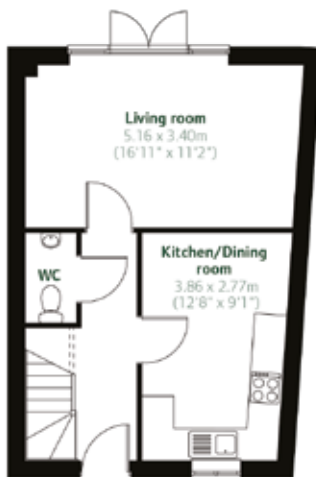


Key features...

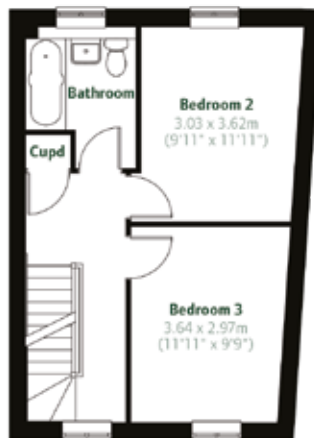
- + Open plan kitchen/dining room
- + Living room with access to the rear garden
- + Bedroom 1 with en suite
- + Three double bedrooms

The Harlington Special

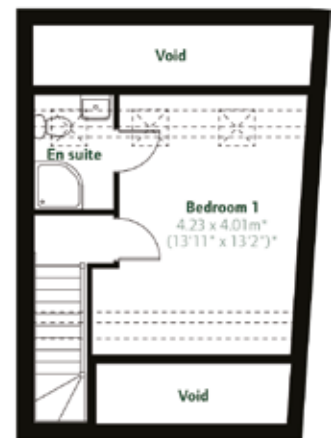
Three bedroom home



Ground floor



First floor



Second floor

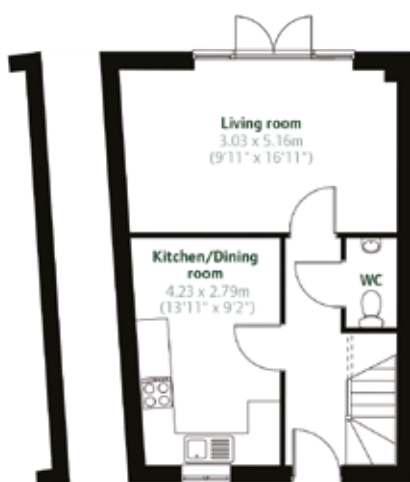


Key features...

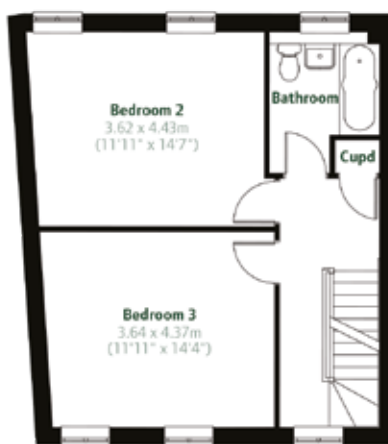
- + Open plan kitchen/dining room
- + Living room with access to the rear garden
- + Bedroom 1 with en suite
- + Three double bedrooms

The Harlington Elite

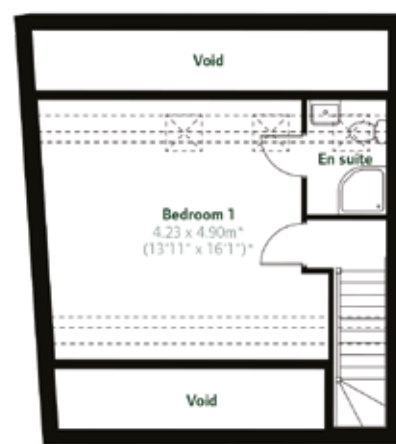
Three bedroom home



Ground floor



First floor



Second floor

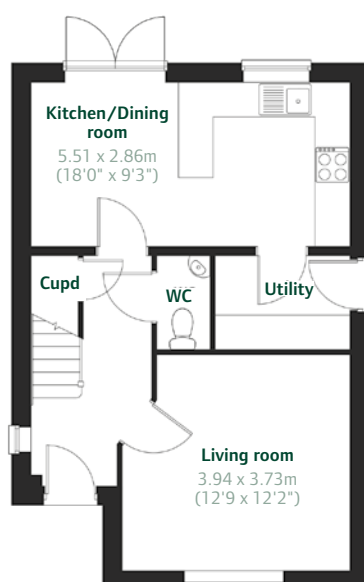


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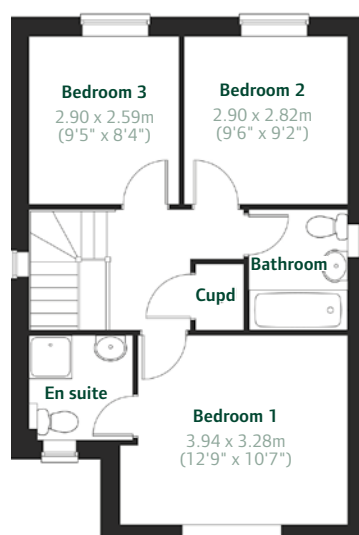
- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Utility room with outside access
- + Bedroom 1 with en suite

The Hatfield

Three bedroom home



Ground floor



First floor

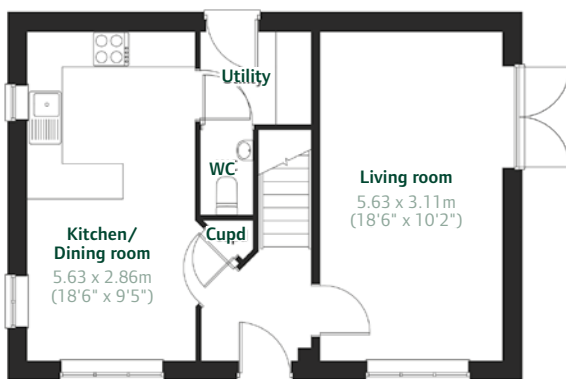


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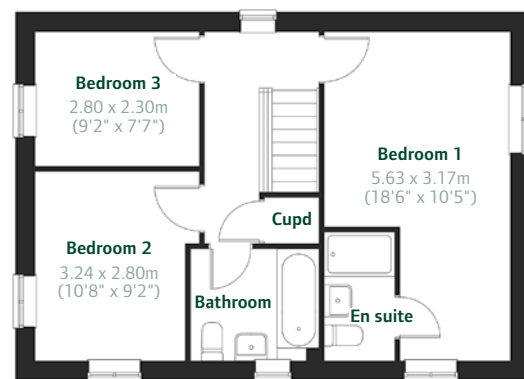
- + Dual-aspect, open plan kitchen/dining room
- + Living room with garden access
- + Utility room with outside access
- + Bedroom 1 with en suite

The Sharnbrook Corner

Three bedroom home



Ground floor



First floor

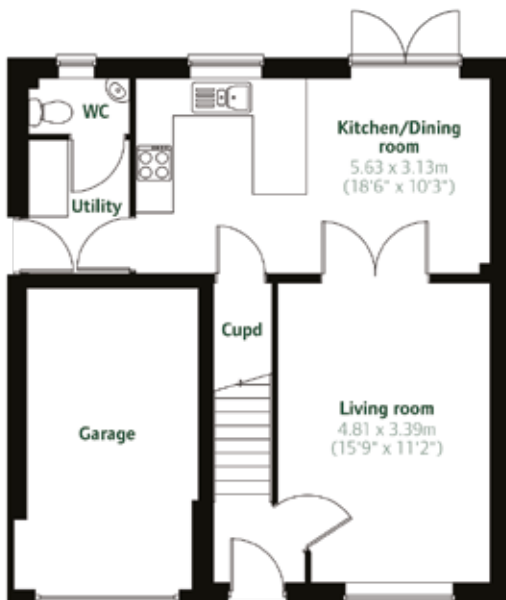


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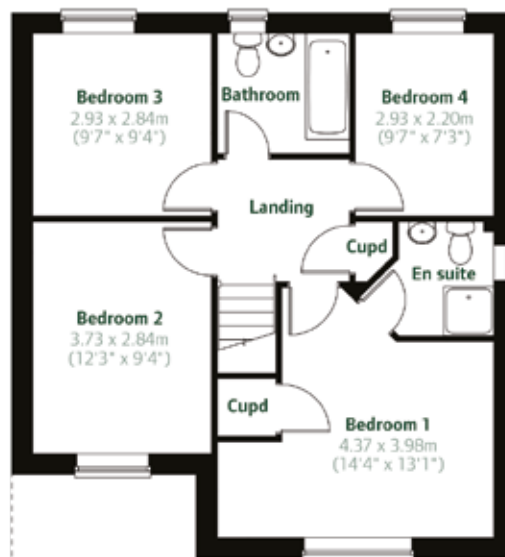
- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Utility room with outside access
- + Integral garage

The Roseberry

Four bedroom home



Ground floor



First floor

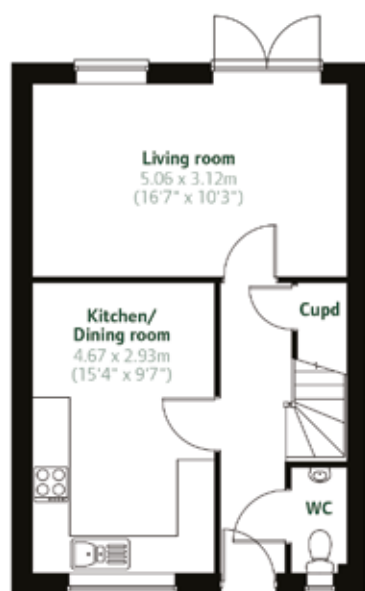


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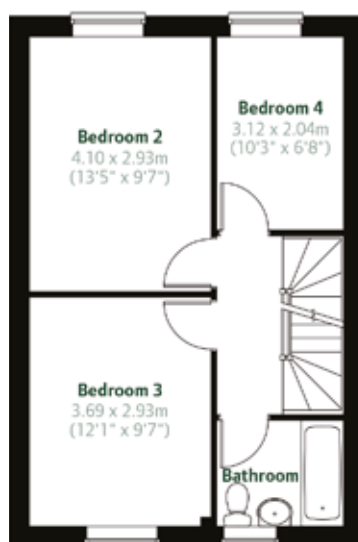
- + Open plan kitchen/dining room
- + Living room with garden access
- + Bedroom 1 with en suite

The Leicester

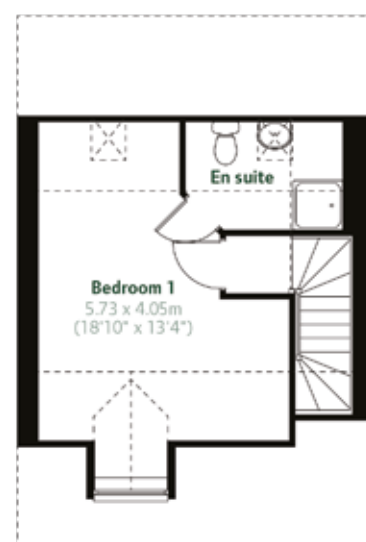
Four bedroom home



Ground floor



First floor



Second floor

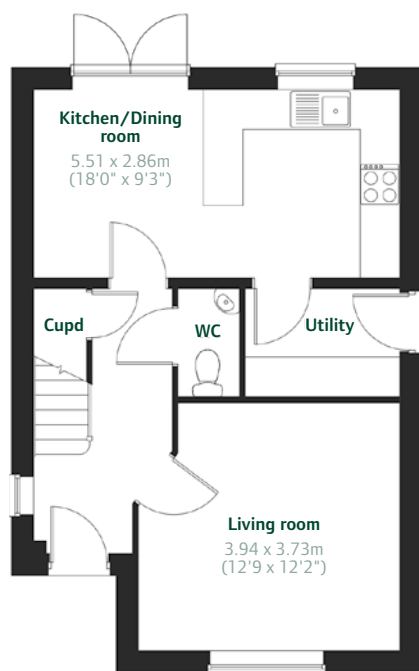


Key features...

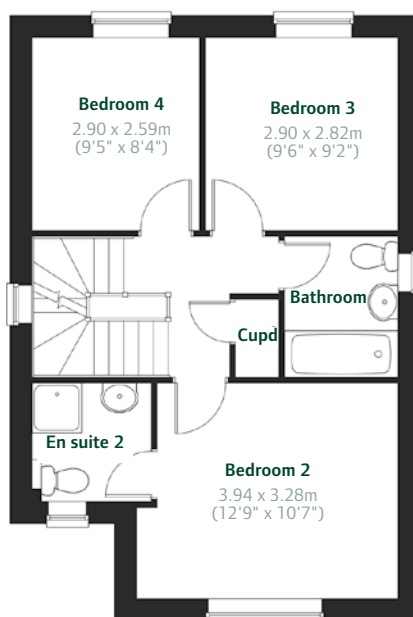
- + Open plan kitchen/dining room with garden access
- + Front aspect living room
- + Utility room with outside access
- + Bedroom 1 with en suite
- + Bedroom 2 with en suite

The Lumley

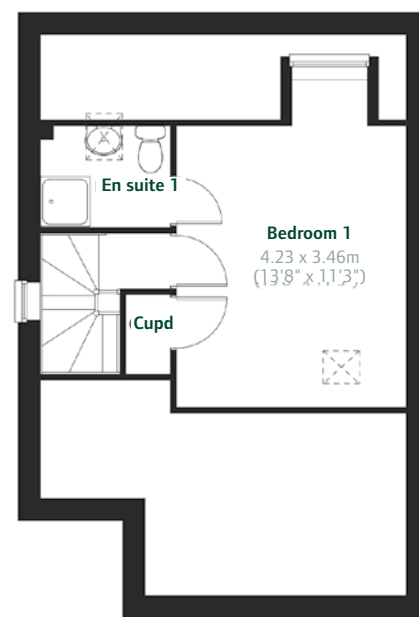
Four bedroom home



Ground floor



First floor



Second floor

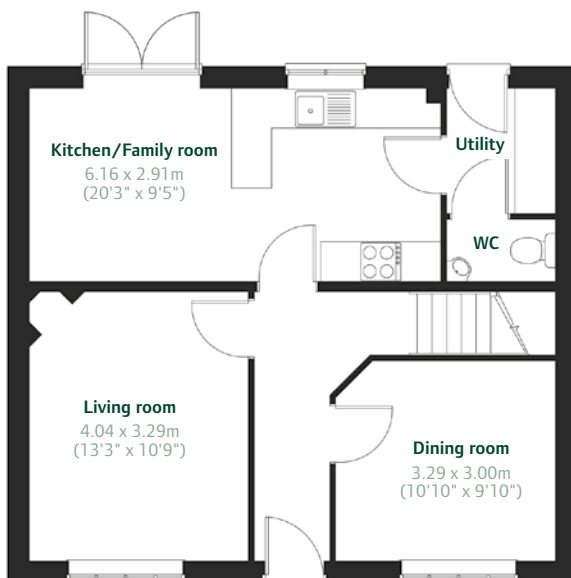


Key features...

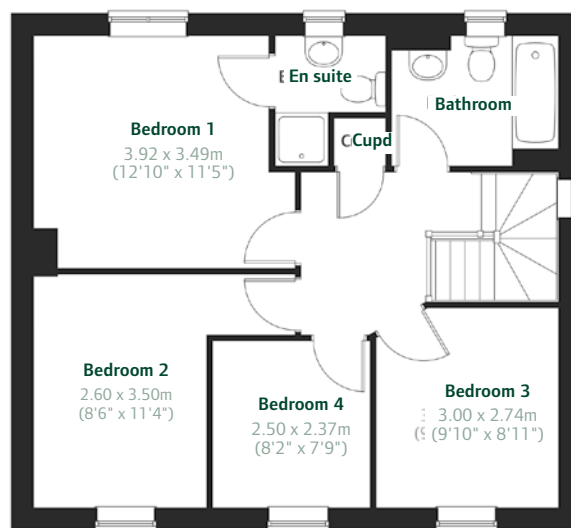
- + Open plan kitchen/family room with garden access
- + Separate dining room
- + Utility room with outside access
- + Bedroom 1 with en suite

The Henlow

Four bedroom home



Ground floor



First floor

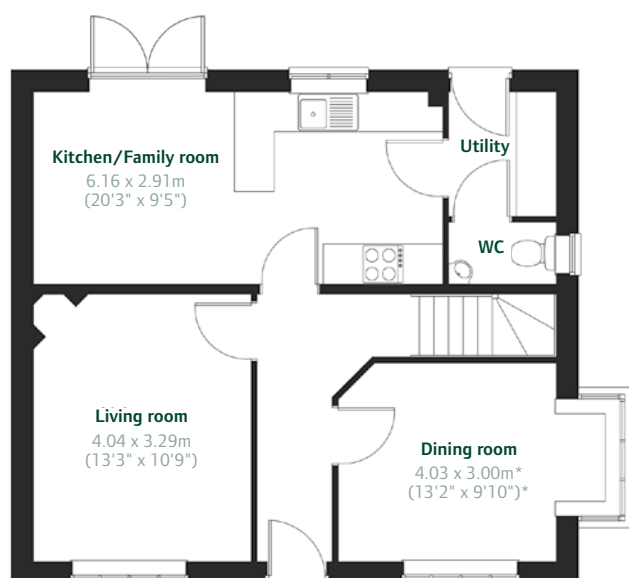


Key features...

- + Open plan kitchen/family room with garden access
- + Separate dining room
- + Utility room with outside access
- + Bedroom 1 with en suite

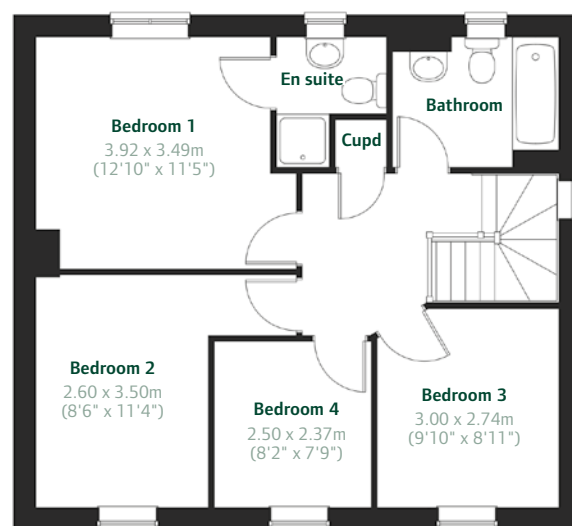
The Henlow Corner

Four bedroom home



Ground floor

*Measurement into bay window



First floor

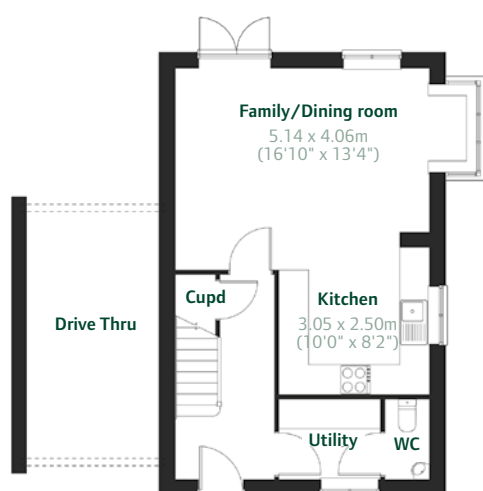


Key features...

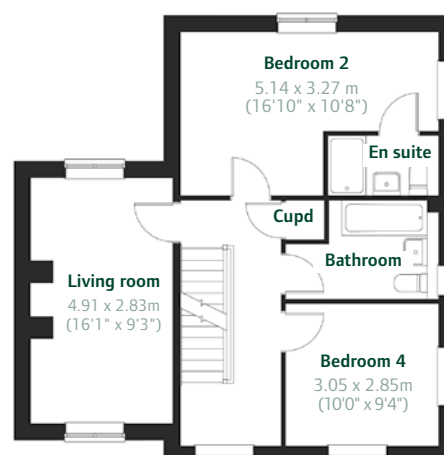
- + Open plan kitchen/family/dining room with garden access
- + Utility room
- + First floor living room
- + Bedroom 1 with en suite
- + Bedroom 2 with en suite
- + Carport

The Oakley

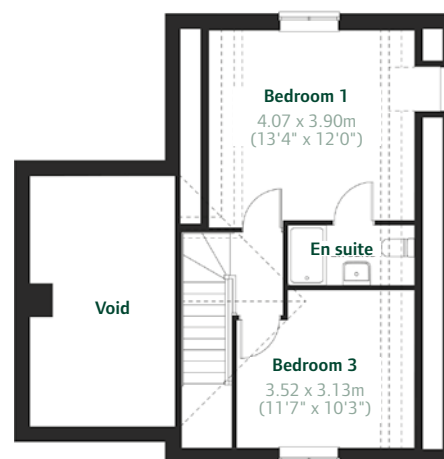
Four bedroom home



Ground floor



First floor



Second floor

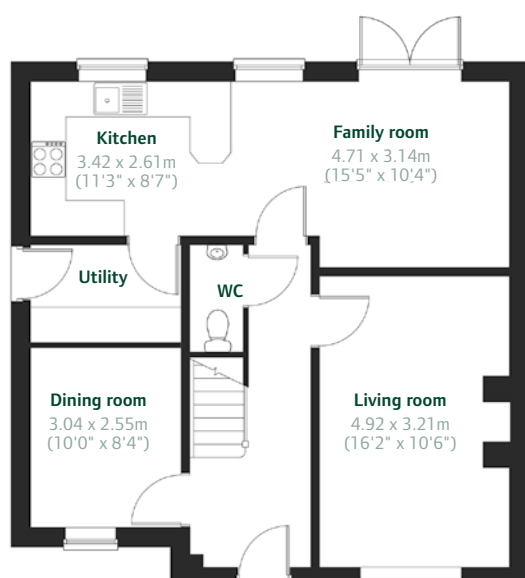


Key features...

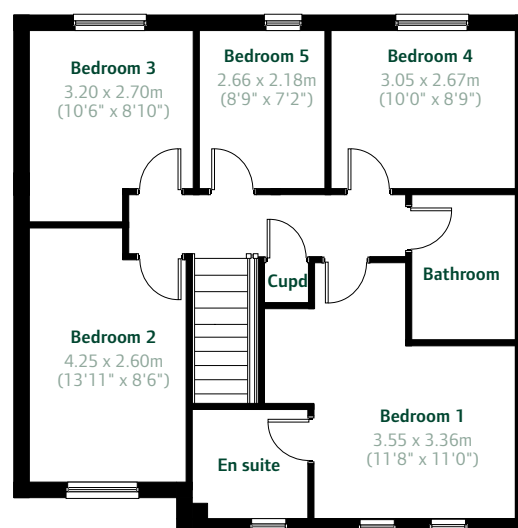
- + Open plan kitchen/family room with garden access
- + Separate dining room
- + Utility room with outside access
- + Bedroom 1 with en suite

The Flitton

Five bedroom home



Ground floor



First floor

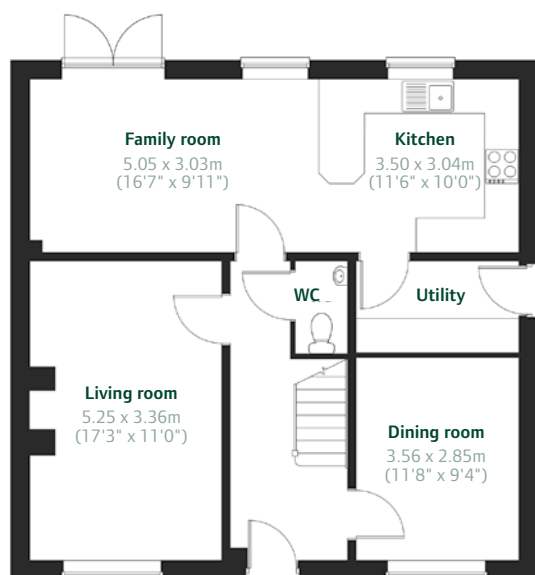


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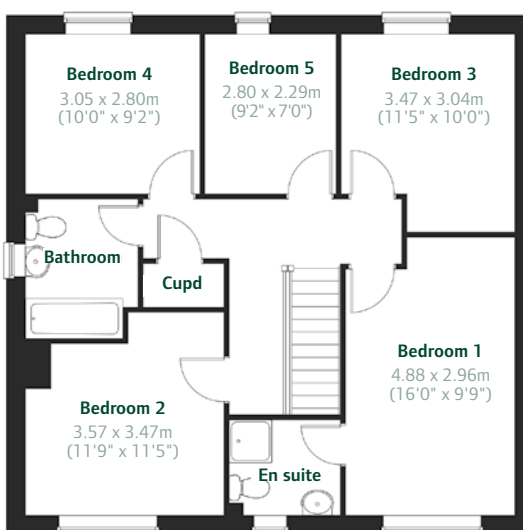
- + Open plan kitchen/family room with garden access
- + Front aspect living room
- + Separate dining room
- + Utility room with outside access
- + Bedroom 1 with en suite

The Marston

Five bedroom home



Ground floor



First floor

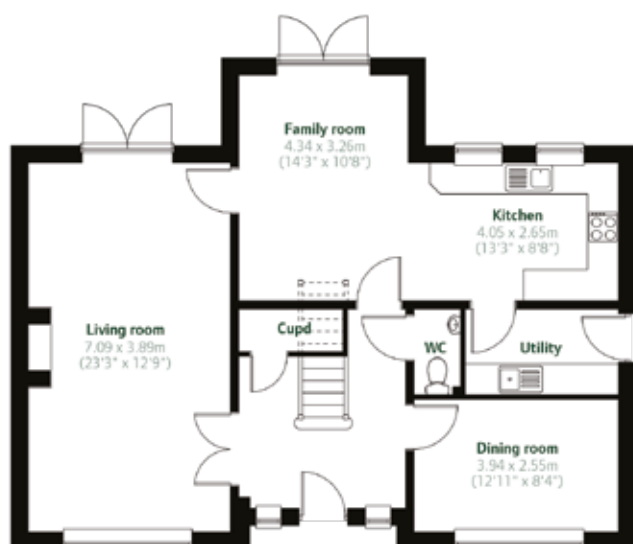


Key features...

- + Open plan kitchen/family room with garden access
- + Dual-aspect living room with garden access
- + Utility room with outside access
- + Separate dining room
- + Bedroom 1 with en suite

The Woburn

Five bedroom home



Ground floor



First floor

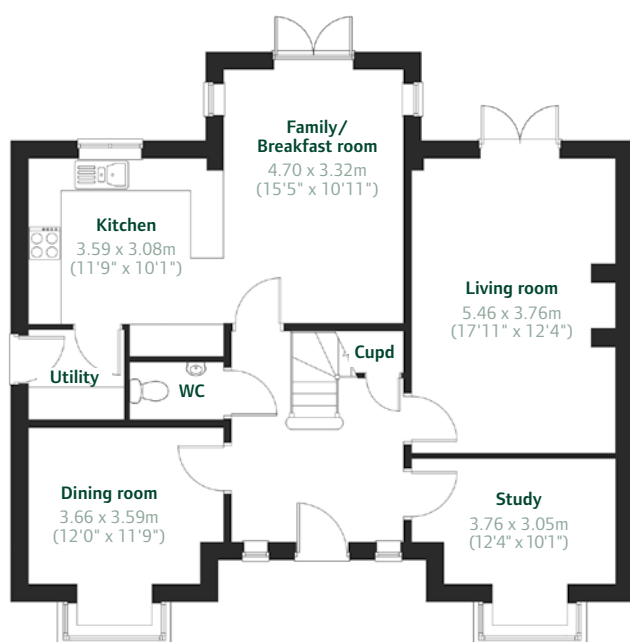


Key features...

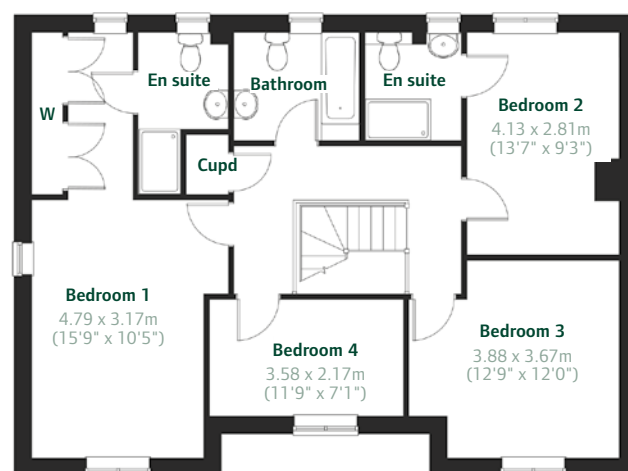
- + Open plan kitchen/family/ breakfast room with garden access
- + Utility room with outside access
- + Separate dining room and study with bay windows
- + Bedroom 1 with en suite
- + Bedroom 2 with en suite

The Lavendon

Four bedroom home



Ground floor



First floor

Add some Finishing Touches

Imagine having your brand new home, exactly the way you want it, ready for you when you move in. That's what Finishing Touches can do for you...

Ensuring your property reflects your personality is important. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Persimmon we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types at such great value-for-money prices.

But choosing a home to suit you down to the ground is only the start. Our Finishing Touches collection lets you personalise your home inside and out, and enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

The choice is all yours...

Your choices from the Finishing Touches collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power, we can offer you our range of Finishing Touches at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

Reserve early for more options

Providing your property is at a suitable stage of construction, we'll be delighted to add the Finishing Touches that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more Finishing Touches you'll have available to you.

Adding Finishing Touches means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new Persimmon home, styled by you, ready to move into...





Specification

External	Walls	Traditional cavity walls – inner: insulated blocks, outer; range of facing bricks to suit planned architecture (for specific external elevations speak to sales advisor)
	Roof	Tile or mock slate effect with black PVCu rainwater goods
	Windows	Double glazed 'E' glass windows in white PVCu frames
	Doors	GRP composite insulated external doors with double glazing French doors to garden or balcony (where applicable)
Internal	Ceilings	Skimmed smooth throughout
	Lighting	Pendant or batten fittings with low-energy bulbs
	Stairs/walls	Softwood staircase painted white
		Walls painted in white emulsion
	Doors	Four-panel internal in white
	Heating	Either combi boiler or standard hot water cylinder and system (size of house dependent – please speak to sales advisor)
		Radiators to all main rooms, most with thermostatically-controlled valves
	Insulation	Insulated loft and hatch to meet building regulations
	Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms
Kitchen	General	Fully fitted kitchen with a choice of doors and laminate worktop with upstands to match (build stage dependent)
		Stainless steel single 1½ bowl sink with monochrome mixer taps
	Appliances	Plumbing and electrics for washing machine and, where applicable, dishwasher spaces (please speak to sales advisor for specific kitchen layouts)
		Stainless steel single electric oven with gas hob
		Double electric ovens in stainless steel fitted in larger houses (please speak to sales advisor)
Bathroom	General	White with chrome-finished fittings
		Extractor fan to bathroom and en suite (where applicable)
		Chrome Kohler Mira Agile S EV ECO valve thermostatic mixer shower to main en suite (please speak to sales advisor for further details)
	Tiling	Choice of wall tiles (build stage dependent)
		En suite – splash back to basin and tiled sills. Full height to shower enclosure
		Main bathroom – splash back to basin and x3 courses to sanitaryware walls including low level boxing and tiled sills. Shower enclosures full height (where applicable)
Security	Locks	Five-point locking to front and rear doors, locks to all windows (except escape windows)
	Fire	Smoke detectors are wired to the mains with battery back-up
Garage/ gardens	Garage	Single up and over black door (where applicable)
	Gardens	Front area turfed or landscaped
		Rear top soil bed and rotovated
	Fencing	Please ask our sales advisor and refer to the boundary treatment plan



Top 10 reasons to buy a new home

No
01

No chain:

buying a new home limits the chance of being caught in a time-consuming and often disappointment ridden chain.

No
02

Modern living:

new homes are designed to use every inch of space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

No
03

High spec living:

when you buy a new Persimmon home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en suite and dressing room.

No
04

More time, money and freedom:

with no time consuming repairs or maintenance to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

No
05

Great incentives:

we have a range of offers and promotions that can make it easier for you to buy your dream property. Home Change, Part Exchange and Help to Buy are just some of the ways in which we can help you.



No
06

Security:

new homes are far safer and more secure than older buildings as many of our new homes include security locks and security lighting. Fire safety includes the installation of smoke alarms, fire doors (where applicable) and fire retardant materials.

No
07

Save money on bills:

new homes are more efficient so as soon as you move in you'll be saving money on energy bills. New cost-effective heating systems, first-rate loft insulation and draught-free double glazed windows and doors mean more pounds in your pocket from day one.

No
08

Everything's new:

from your efficient modern central heating system, through to secure windows and doors, all elements of your new home are brand new! This means you're making use of the newest technology and all of the manufacturers' warranties that come with it.

No
09

Warranty:

our new homes come with our two-year Persimmon warranty, plus a 10-year insurance backed new homes warranty. You can be assured that all our homes are built to high safety standards and meet strict regulations.

No
10

A fresh start:

a new home offers you a blank canvas. There's no need to live with someone else's décor as everything is new. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes. You can also customise your home with our Finishing Touches to create your perfect home.



Hansons Reach 4

Broadmead Road
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