



Meridian Gate Royston

An exclusive collection of new 2, 3, 4 & 5 bedroom homes set close to the attractive market town of Royston.

Situated midway between Bishop's Stortford and the historic city of Cambridge, the popular market town of Royston offers something for everyone; good amenities, green open spaces, and simple commutes to Bedford, Hertford and London.

Royston has a good range of amenities, including high street brands and independent shops, banks, a post office, a pharmacy and plenty of pubs, restaurants and cafés. Under half a mile away is the Ofsted rated 'Outstanding' Ickniel First School, with the well-regarded Meridian School just 10 minutes' walk away.

Commuters will find Royston to be well connected by both road and rail. Royston station provides regular services to Cambridge in just 15 minutes and London King's Cross in a little over an hour. By road, the A10 runs directly past Royston, and allows for easy access to the A1(M) and M11. Both Luton and Stansted Airports are only 25 miles away.

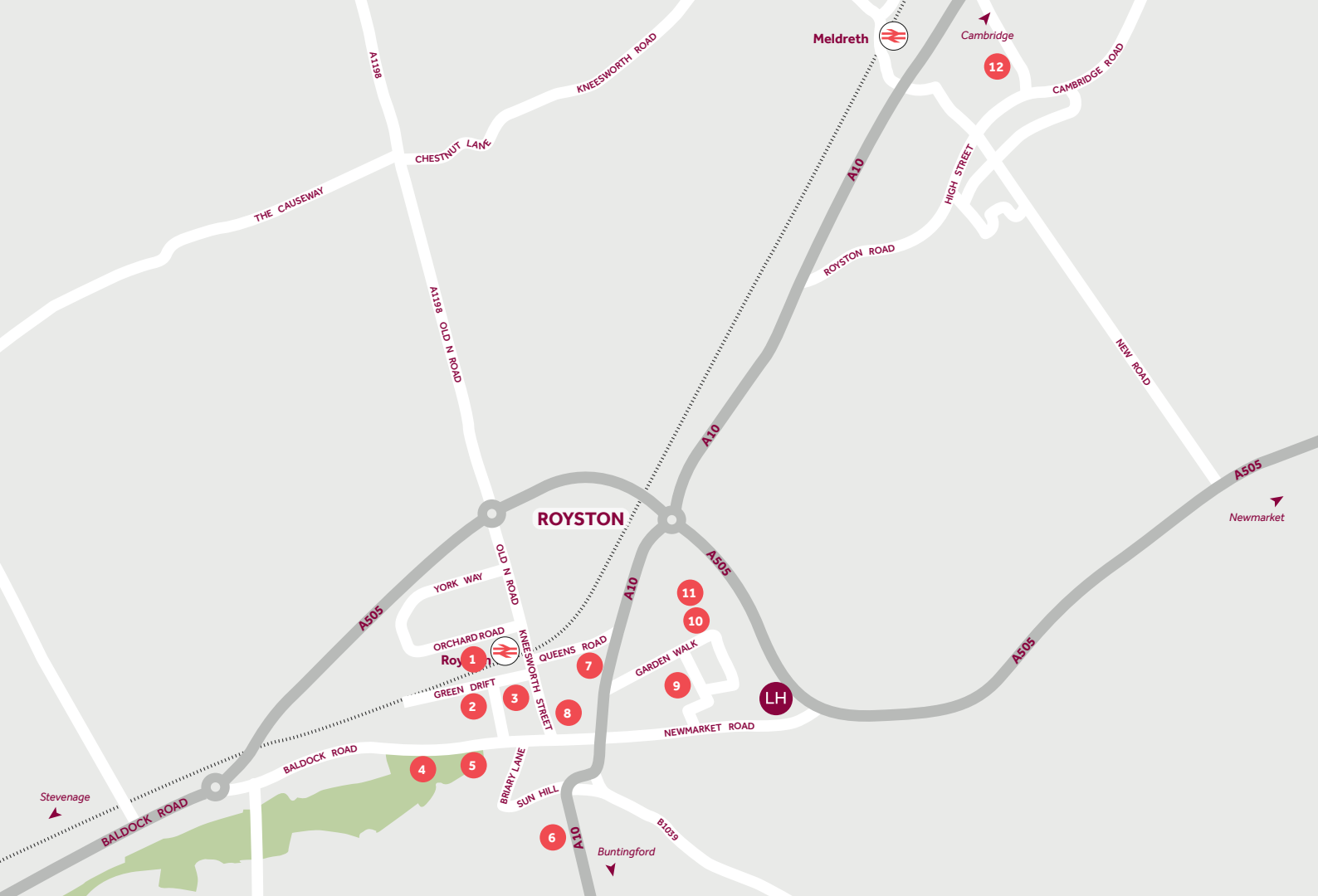
Further afield, the bustling city of Cambridge is where you can find a wonderful mix of shops, outdoor space and history all close to the world-famous University's buildings.

Meridian Gate

Royston SG8 7HA | 01763 722 545

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Around the local neighbourhood

- | | | |
|----------------------------------|--|-------------------------------------|
| 1 Royston Train Station | 5 Royston Golf Club | 9 Icknield Walk First School |
| 2 Tannery Drift School | 6 Royston Hospital | 10 Meridian School |
| 3 Royston Dental Practice | 7 St Mary's Catholic Primary School | 11 Royston Leisure Centre |
| 4 The Heath Sports Centre | 8 Banyers House | 12 Melbourn Village College |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). January 2022.



Specification

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Royston

Use this guide to see what features are included in your new home. Your Sales Consultant will be happy to discuss the **Enhance** range of extras available.

		2 bedroom The Hardwick	3 bedroom The Eveleigh The Elliot The Mountford	4 bedroom The Aslin The Mylne The Leverton The Pembroke The Knightley	5 bedroom The Lutyens
Kitchen					
Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility				■	■
Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■		
Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood				■	■
White pendant light holder	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■		■	■
Space for washing machine with plumbing and electrics in utility			■	■	■
Bathrooms and ensuite(s)					
Ideal Standard contemporary white Tempo sanitaryware	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite	■	■	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■
White batten light holder	■	■	■	■	■
Bedrooms					
Dressing area/walk-in wardrobe to bedroom 1				■	■

■ Fitted as standard - included in the property

* Subject to stage of construction



Tiered/Sloped Landscaped Area

RAINSBOROW WAY

Future Care Home

IRETON CLOSE

DESBOROW LANE

Phase 1 & 2

DESBOROW LANE

HARRISON AVENUE

Existing Residential Development

Development layout



5 bedroom home

- The Lutyens

4 bedroom home

- The Mylne
- The Pembroke
- The Aslin
- The Leverton
- The Knightley

3 bedroom home

- The Mountford
- The Elliot
- The Eveleigh

2 bedroom home

- The Hardwick

Affordable Housing *

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

▶	Garage Entrance	LAP	Local Area of Play
■	Shed	BCP	Bin Collection Point
≡	Steps		

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.

Development layout



5 bedroom home

- The Lutyens

4 bedroom home

- The Mylne
- The Pembroke
- The Aslin
- The Leverton
- The Knightley

3 bedroom home

- The Mountford
- The Elliot
- The Eveleigh

2 bedroom home

- The Hardwick

Affordable Housing *

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

- Garage Entrance
- LAP Local Area of Play
- Shed
- BCP Bin Collection Point
- Steps

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.



The Hardwick 2 bedroom home

Homes 198, 199, 228, 229, 230, 231, 235, 236, 277, 278, 283,
284, 285, 286, 324, 325 & 326

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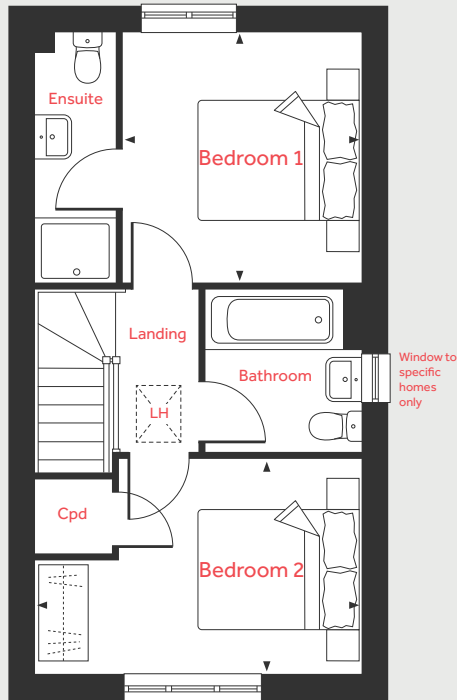
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The Hardwick

2 bedroom home

Homes 198, 199, 228, 229, 230, 231, 235, 236, 277, 278*, 283, 284, 285, 286, 324, 325 & 326 *Handed/Mirror image

First Floor



Ground Floor

Living Room

4.08m x 3.70m 13'5" x 12'1"

Kitchen/Dining Area

4.08m x 3.15m 13'5" x 10'3"

First Floor

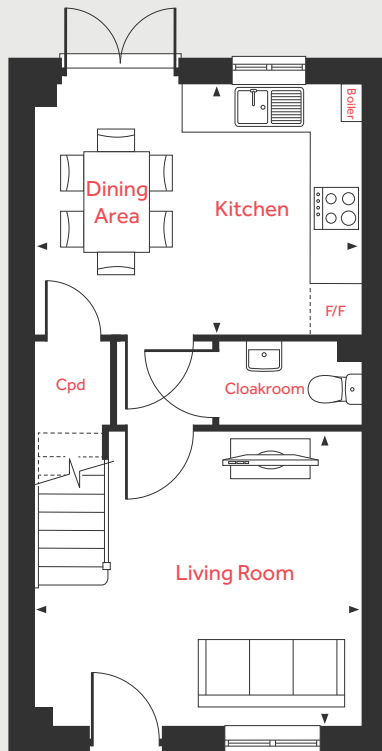
Bedroom 1

3.17m x 3.01m 10'5" x 9'10"

Bedroom 2

4.08m x 2.70m 13'5" x 8'10"

Ground Floor



LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points
W	Space for wardrobe		

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The Elliot 3 bedroom home

Homes 200, 201, 202, 203, 213, 214, 252, 253, 332, 333 & 334

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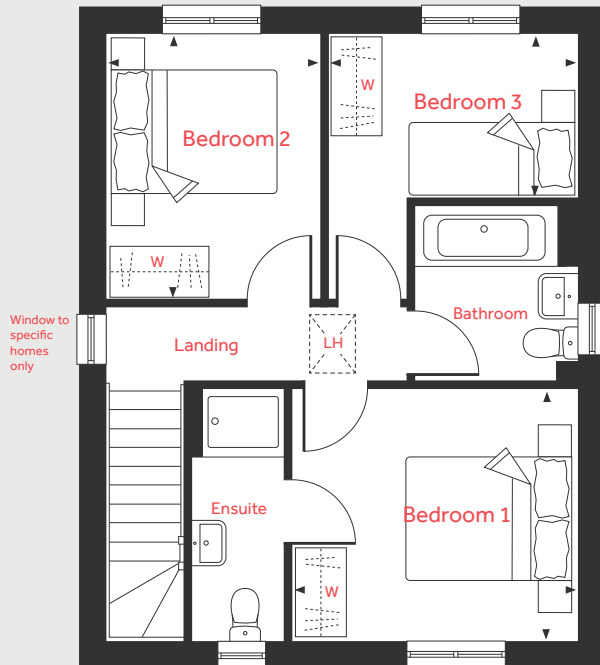
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The Elliot

3 bedroom home

Homes 200, 201, 202, 203, 213, 214, 252, 253, 332, 333 & 334

First Floor



Ground Floor

Living Room

5.70m x 3.95m 18'8" x 12'11"

Kitchen

3.29m x 2.95m 10'9" x 9'8"

First Floor

Bedroom 1

3.45m x 3.07m 11'4" x 10'1"

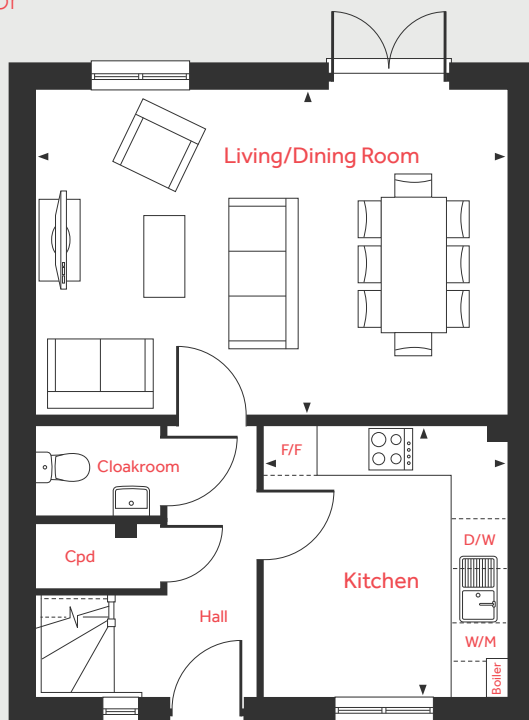
Bedroom 2

3.21m x 2.60m 10'6" x 8'6"

Bedroom 3

3.03m x 2.01m 9'11" x 6'7"

Ground Floor



LH	Loft hatch	D/W	Space for dish washer
Cpd	Cupboard	W	Space for wardrobe
W/M	Space washing machine	◀ ▶	Measuring points
F/F	Space for fridge freezer		

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The Eveleigh 3 bedroom home

Homes 211, 249, 250, 275, 279, 280, 281, 287, 288, 296, 297, 298, 299,
327, 328 & 330

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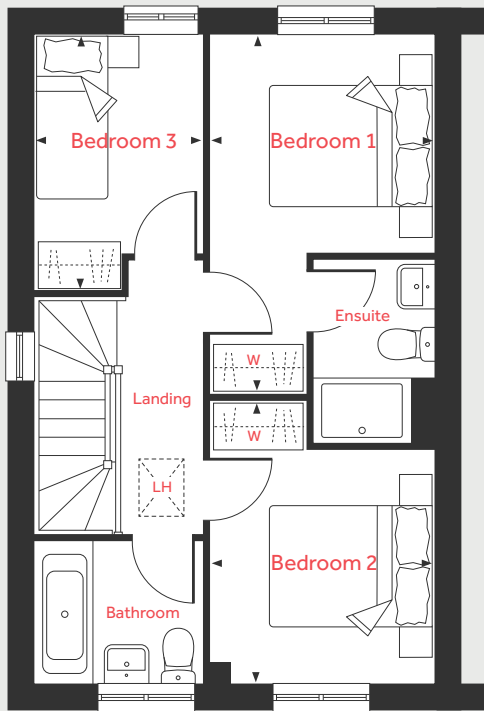
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The Eveleigh

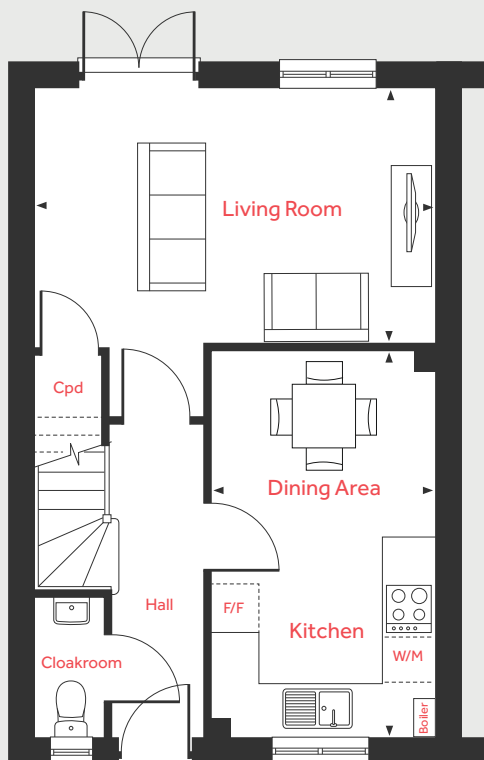
3 bedroom home

Homes 211*, 249, 250*, 275, 279, 280*, 281, 287, 288*, 296, 297*, 298, 299, 327, 328* & 330 *Handed/Mirror image

First Floor



Ground Floor



Ground Floor

Living Room

4.98m x 3.20m 16'4" x 10'6"

Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

First Floor

Bedroom 1

4.47m x 2.79m 14'6" x 9'2"

Bedroom 2

3.54m x 2.79m 11'7" x 9'2"

Bedroom 3

3.21m x 2.12m 10'6" x 7'0"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	W	Space for wardrobe
W/M	Space washing machine	◀ ▶	Measuring points

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The Mountford 3 bedroom home

Homes 212, 224, 234, 276, 282, 300, 323 & 329

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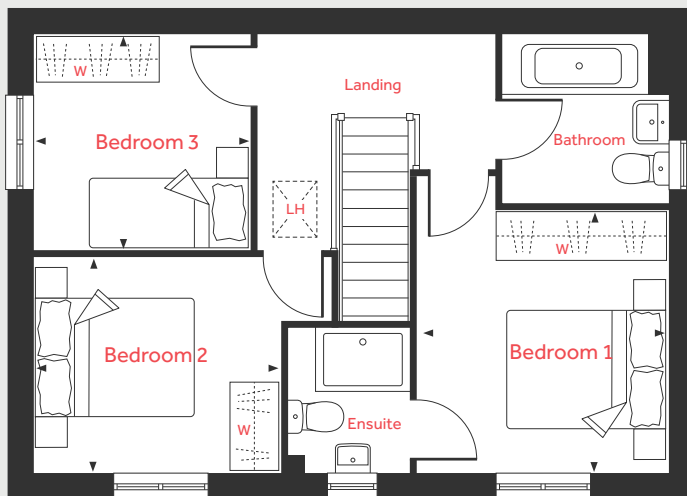
The Mountford

3 bedroom home

Homes 212*, 224, 234*, 276, 282*, 300*, 323* & 329

*Handed/Mirror image

First Floor



Ground Floor

Living Room

5.59m x 3.11m 18'4" x 10'3"

Kitchen/Dining Area

5.59m x 2.70m 18'4" x 8'10"

First Floor

Bedroom 1

3.37m x 3.19m 11'0" x 10'6"

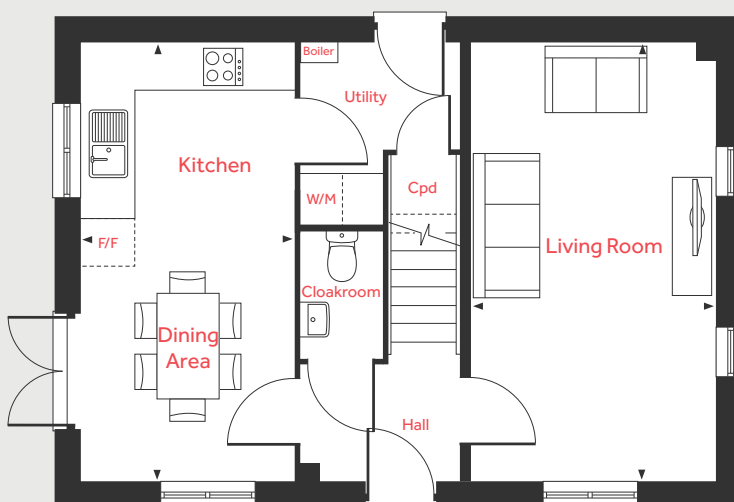
Bedroom 2

3.15m x 2.74m 10'4" x 9'0"

Bedroom 3

2.78m x 2.78m 9'1" x 9'1"

Ground Floor



LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	W	Space for wardrobe
W/M	Space washing machine	◀ ▶	Measuring points

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The Aslin 4 bedroom home

Homes 192, 193, 194, 195, 196, 227, 273, 274, 307, 308, 309, 310, 321 & 322

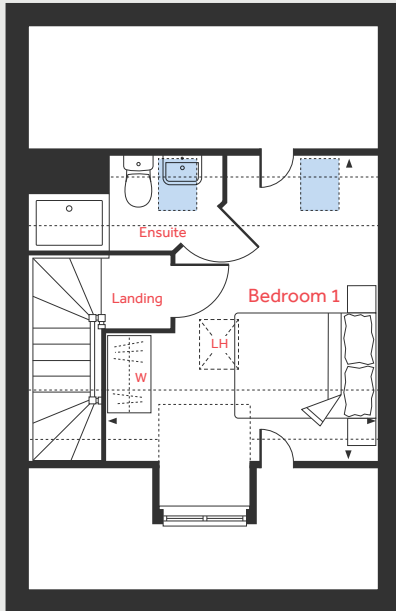
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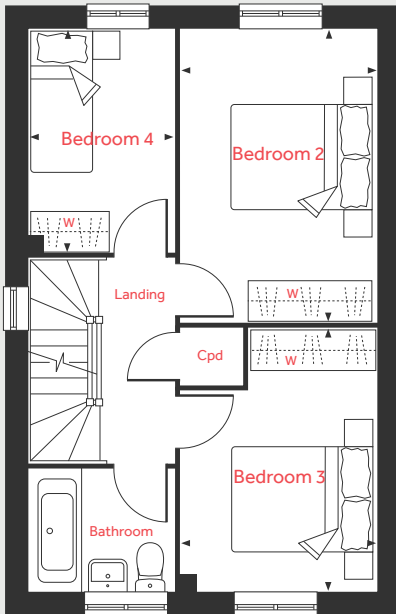
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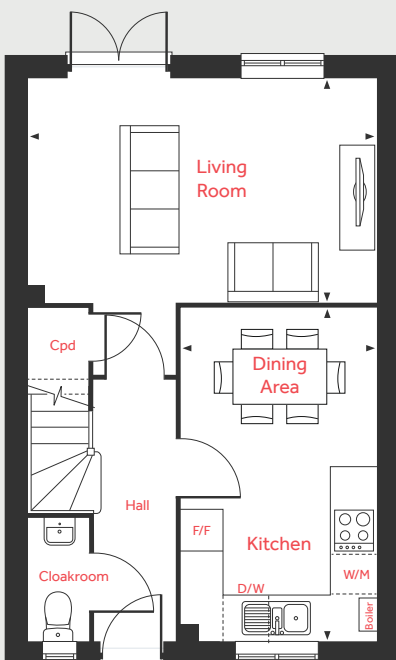
Second Floor



First Floor



Ground Floor



The Aslin

4 bedroom home

Homes 192*, 193, 194*, 195, 196, 227, 273, 274*, 307, 308*, 309, 310*, 321 & 322*

*Handed/Mirror image

Ground Floor

Living Room

4.98m x 3.20m 16'4" x 10'6"

Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

First Floor

Bedroom 2

4.21m x 2.80m 13'9" x 9'2"

Bedroom 3

3.78m x 2.80m 12'4" x 9'2"

Bedroom 4

3.20m x 2.10m 10'6" x 6'10"

Second Floor

Bedroom 1

4.42m x 3.89m 14'6" x 12'9"

LH	Loft hatch	W	Space for wardrobe
Cpd	Cupboard		Velux window
F/F	Integrated fridge freezer		Measuring points
W/M	Space washing machine	- - -	Reduced ceiling height
D/W	Space for dish washer		

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The Leverton 4 bedroom home

Homes 204, 205, 239, 240, 247, 259, 262, 263 & 264

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The Leverton

4 bedroom home

Homes 204, 205, 239, 240, 247, 259, 262*, 263* & 264*

*Handed/Mirror image

First Floor



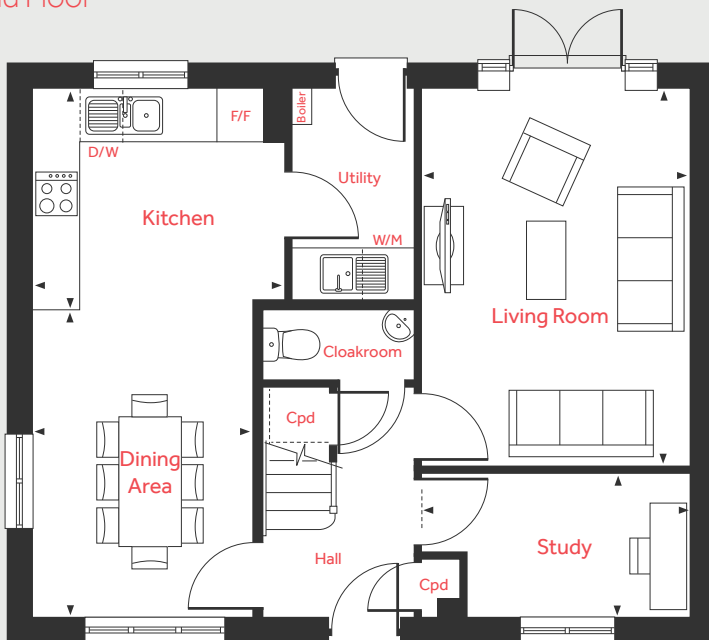
Ground Floor

Living Room	4.80m x 3.40m	15'9" x 11'2"
Dining Area	3.92m x 2.81m	12'10" x 9'3"
Kitchen	2.99m x 2.80m	9'10" x 9'3"
Study	3.40m x 1.84m	11'2" x 6'0"

First Floor

Bedroom 1	4.41m x 3.49m	14'5" x 11'5"
Bedroom 2	3.60m x 3.15m	11'10" x 10'4"
Bedroom 3	3.38m x 2.88m	11'1" x 9'6"
Bedroom 4	3.28m x 2.09m	10'9" x 6'10"

Ground Floor



LH	Loft hatch	D/W	Space for dish washer
Cpd	Cupboard	W	Space for wardrobe
F/F	Integrated fridge freezer	◀ ▶	Measuring points
W/M	Space washing machine		

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The Mylne 4 bedroom home

Homes 215, 216, 223, 271 & 272

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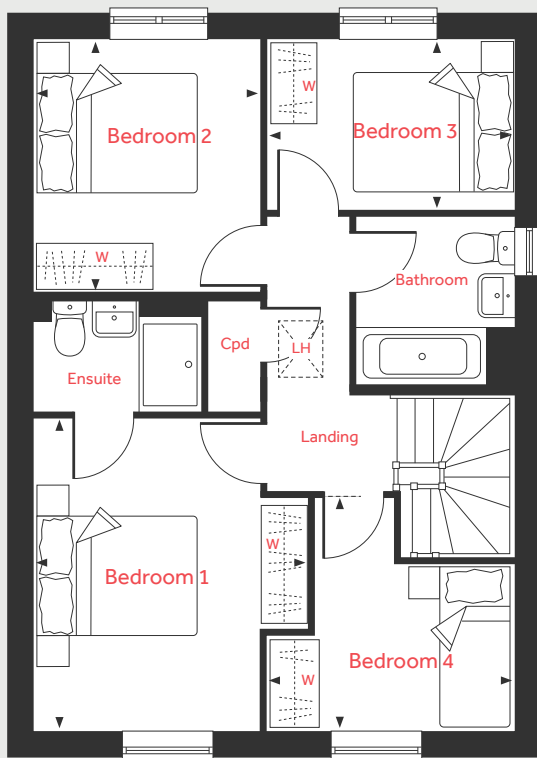
The Mylne

4 bedroom home

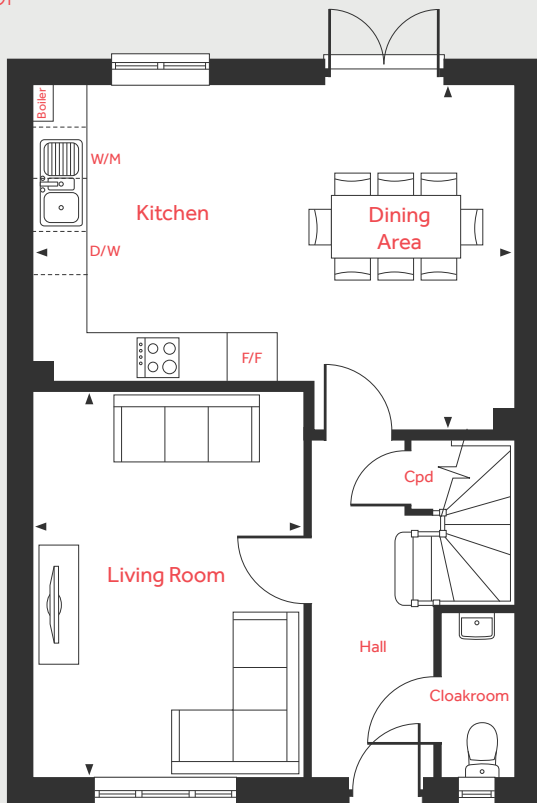
Homes 215*, 216*, 223, 271 & 272

*Handed/Mirror image

First Floor



Ground Floor



Ground Floor

Living Room

4.84m x 3.40m 15'10" x 11'2"

Kitchen/Dining Area

6.04m x 4.38m 19'10" x 14'4"

First Floor

Bedroom 1

3.95m x 3.45m 13'0" x 11'4"

Bedroom 2

3.21m x 2.88m 10'6" x 9'5"

Bedroom 3

3.11m x 2.17m 10'3" x 7'1"

Bedroom 4

3.11m x 2.92m 10'3" x 9'6"

LH	Loft hatch	D/W	Space for dish washer
Cpd	Cupboard	W	Space for wardrobe
F/F	Integrated fridge freezer	◀ ▶	Measuring points
W/M	Space washing machine		

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The Pembroke 4 bedroom home

Homes 206, 209, 232, 233, 237, 238, 241, 242, 260, 261, 265, 268 & 269

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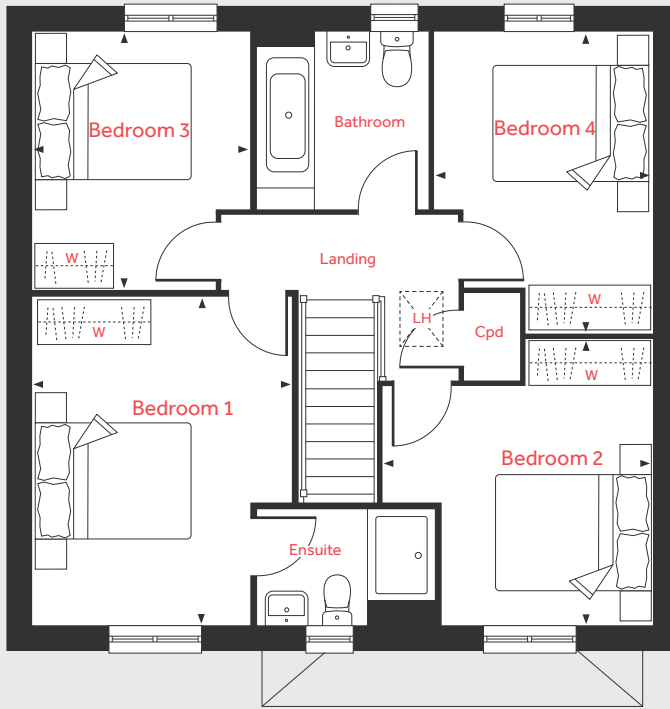
The Pembroke

4 bedroom home

Homes 206, 209*, 232*, 233, 237, 238*, 241, 242, 260*, 261, 265, 268 & 269

*Handed/Mirror image

First Floor



Ground Floor

Living Room
4.83m x 3.50m 15'10" x 11'6"

Dining Area
5.01m x 2.75m 16'5" x 9'0"

Kitchen
3.37m x 3.05m 11'1" x 10'0"

Study
2.42m x 2.37m 7'11" x 7'9"

First Floor

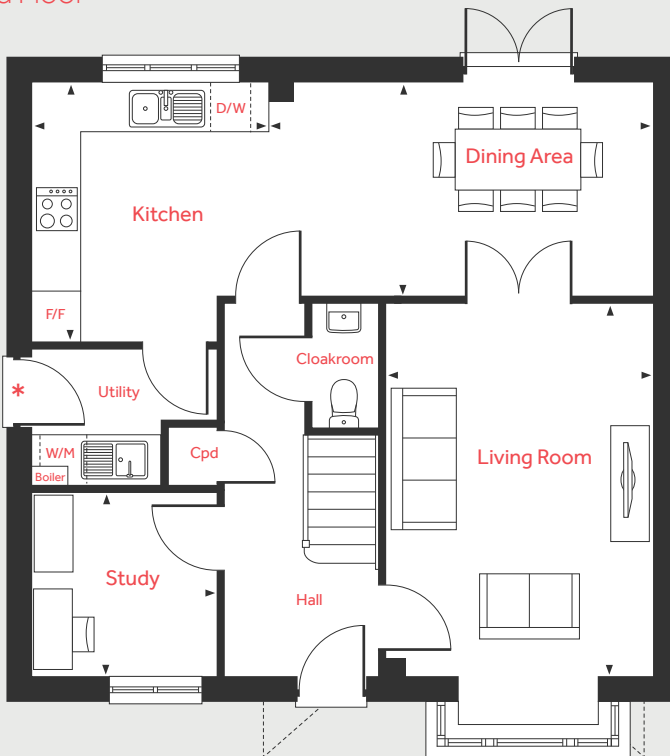
Bedroom 1
4.30m x 3.40m 14'1" x 11'2"

Bedroom 2
3.71m x 3.50m 12'2" x 11'6"

Bedroom 3
3.36m x 2.88m 11'0" x 9'5"

Bedroom 4
3.94m x 2.82m 12'11" x 9'3"

Ground Floor



*No external utility door to plot 206 only

LH	Loft hatch	D/W	Space for dish washer
Cpd	Cupboard	W	Space for wardrobe
F/F	Integrated fridge freezer	◀ ▶	Measuring points
W/M	Space washing machine		

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The Knightley 4 bedroom home

Homes 210, 266, 267, 270 & 331

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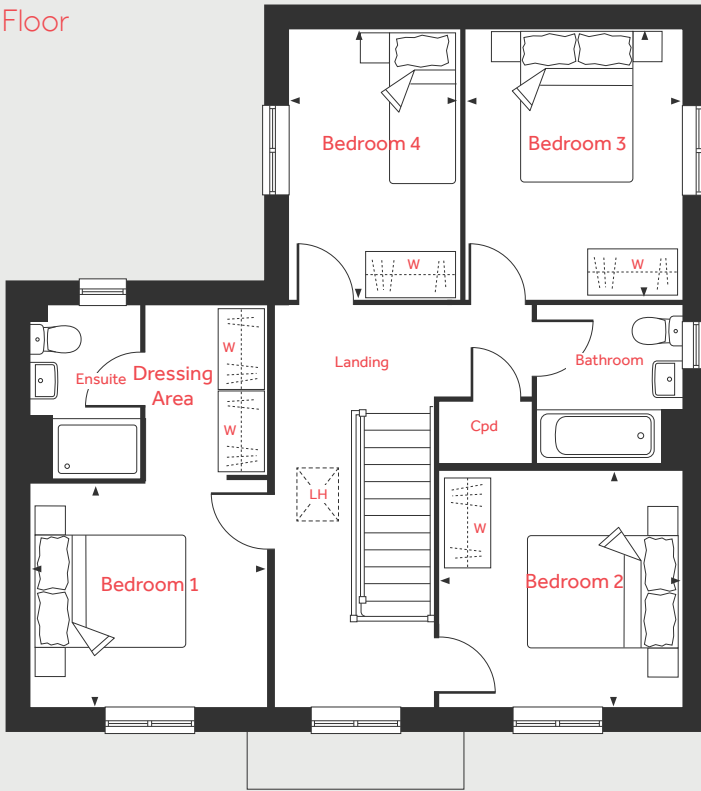
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The Knightley

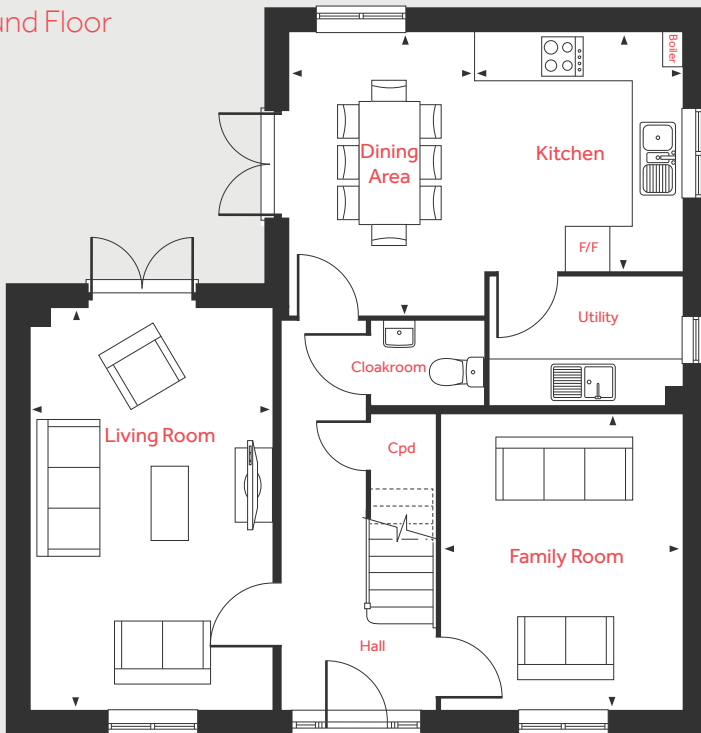
4 bedroom home

Homes 210, 266, 267*, 270*
& 331 *Handed/Mirror image

First Floor



Ground Floor



Ground Floor

Living Room	5.36m x 3.22m	17'7" x 10'7"
Dining Area	3.79m x 2.45m	12'5" x 8'1"
Kitchen	3.20m x 2.80m	10'6" x 9'2"
Family Room	3.93m x 3.21m	12'11" x 10'7"

First Floor

Bedroom 1	3.20m x 3.00m	10'6" x 9'10"
Bedroom 2	3.23m x 3.14m	10'6" x 10'5"
Bedroom 3	3.64m x 3.01m	11'9" x 9'11"
Bedroom 4	3.64m x 2.31m	11'9" x 7'7"

LH	Loft hatch	W	Space for wardrobe
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

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The Lutyens 5 bedroom home

Homes 197, 207, 208, 248, 251 & 289

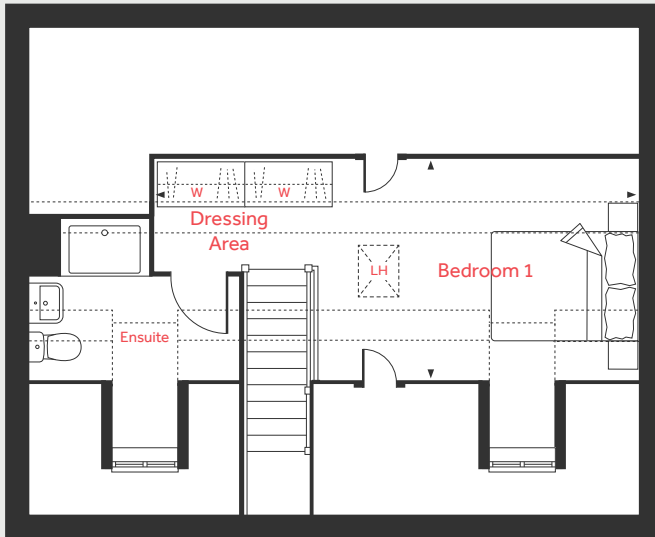
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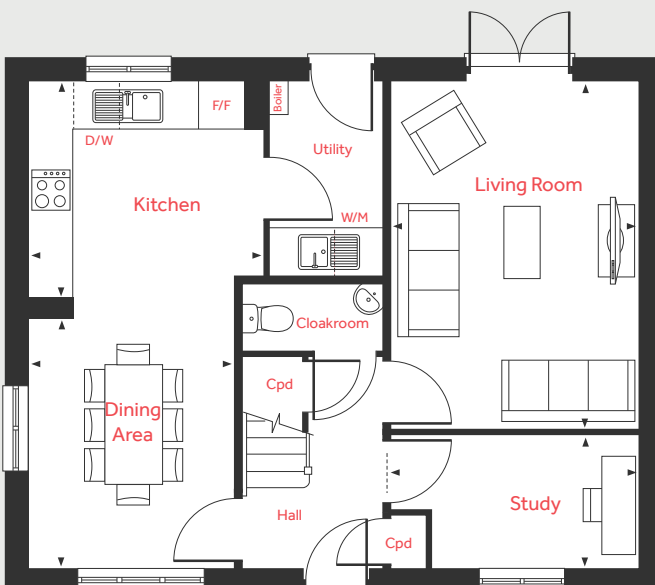
Second Floor



First Floor



Ground Floor



The Lutyens

5 bedroom home

Homes 197, 207*, 208, 248, 251 & 289*

*Handed/Mirror image

Ground Floor

Living Room
4.81m x 3.39m 15'9" x 11'1"

Dining Area
3.46m x 2.81m 11'4" x 9'2"

Kitchen
3.24m x 2.98m 10'7" x 9'9"

Study
3.39m x 1.82m 11'1" x 5'11"

First Floor

Bedroom 2
3.86m x 3.36m 12'8" x 11'0"

Bedroom 3
3.36m x 2.78m 11'0" x 9'1"

Bedroom 4
3.05m x 2.88m 10'0" x 9'5"

Bedroom 5
3.59m x 2.07m 11'9" x 6'9"

Second Floor

Bedroom 1/Dressing Area
6.69m x 3.08m 21'11" x 10'1"

LH	Loft hatch	D/W	Space for dish washer
Cyl	Hot water cylinder	W	Space for wardrobe
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer	- - -	Reduced ceiling height
W/M	Space washing machine		

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