

settle.

Orchard Close

UPPER GRAVENHURST, BEDFORDSHIRE

2 & 3-bedroom houses available
with Shared Ownership





Settle in to your new home at Orchard Close, Upper Gravenhurst



Welcome to Upper Gravenhurst, a small, rural village located in Central Bedfordshire. Home to the Church of St Giles which has been established in the village since the 12th century. Beautiful green landscapes surround the village which is perfect for quiet country living. Venturing out of the village into the neighbouring town of Silsoe, you can absorb the history and culture of Wrest Park, with historic landscaping, sculpture gallery and the stunning French Style mansion.

An outdoor lover's paradise, there are endless green spaces to explore around the Chiltern Hills Area of Outstanding Natural Beauty. Take your pick for weekend adventures from nature reserves Oughtonhead Common, Pegsdon Hills and Hoo Bit, Barton Hills, or Sharpenhoe Clappers. Ampthill Great Park (160 acres of parkland and woodland) also has tennis courts, a children's play area and a forest school.

The Ofsted rated Outstanding local village schools are perfect for the little ones (Pippins and Bramleys for children under 5, and Gravenhurst Academy up to age 11).

Nearby villages such as Shillington and Meppershall, offer a range of village amenities from post office to bakery. Social lives are well catered for with relaxing country pubs to meet with friends, and village halls serving the local community with clubs and sports activities for all the family's talents and interests. For variety, towns in easy reach such as Shefford, Flitwick and Ampthill provide a choice of larger supermarkets, conveniences, eateries and independent shops.

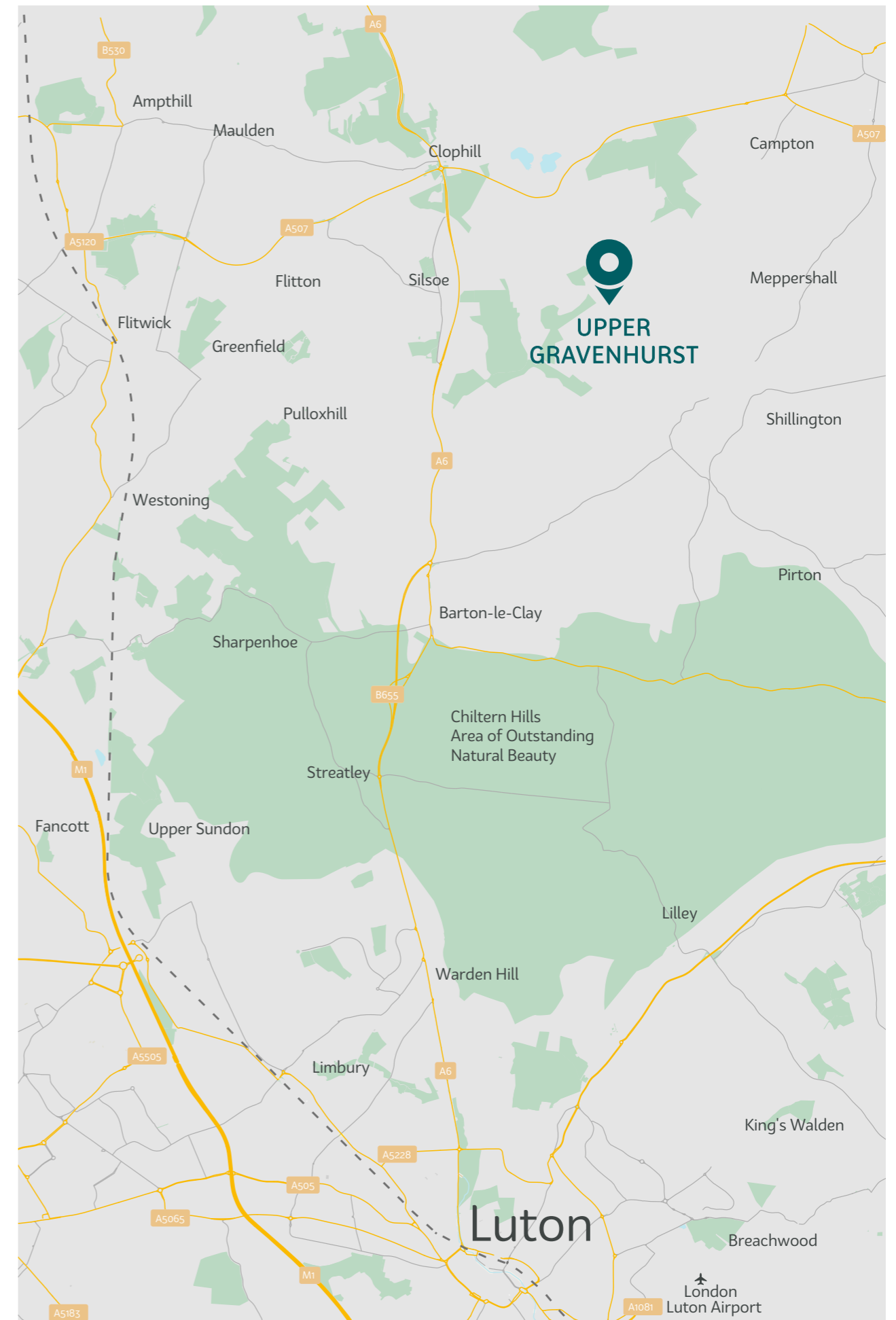
Getting around outside of village life is easy, with the A1 (15 minutes east) and A6 (5 mins west), giving motorway access to north and south. You can also get from Flitwick to London St Pancras in just 48 minutes by train.



Wrest Park



Chiltern Hills



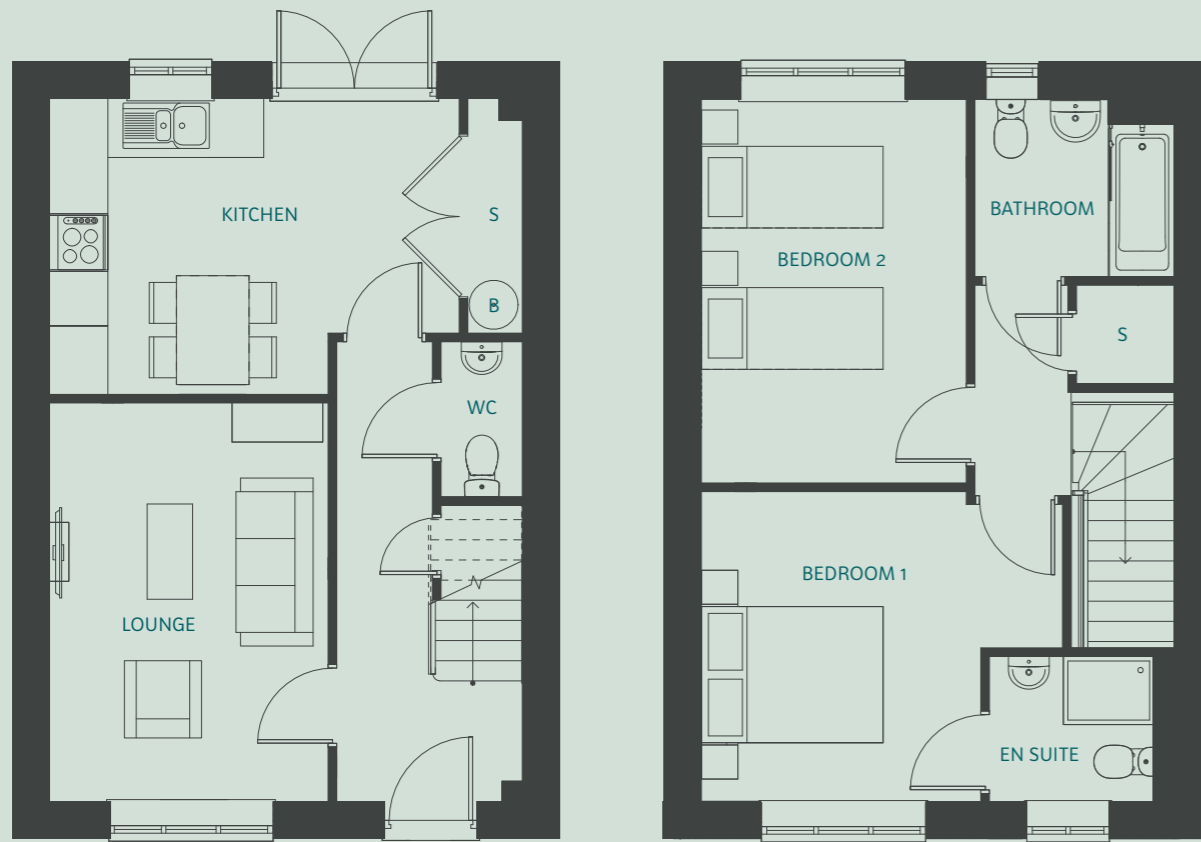


Computer generated image of Orchard Close.



2 bed house

Plots 2, 3*, 4, 5*, 9, 15*, 17, 18*, 20*, 23, 25, 27*, 29, 32* & 35*



Ground Floor

First Floor

*Handed version of plan shown. B – Boiler S – Storage

LOUNGE	3.07m x 4.39m	10' 0" x 14' x 4"
KITCHEN	4.56m x 3.30m	14' 11" x 10' x 9"
BEDROOM 1	3.12m x 3.42m	10' 2" x 11' x 2"
BEDROOM 2	2.91m x 4.22m	9' 6" x 13' x 10"
BATHROOM	1.89m x 2.18m	6' 2" x 7' x 1"
TOTAL AREA	80.8 Sq M	869.7 Sq Ft

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

2 bed house

Plots 8 & 16*



Ground Floor

First Floor

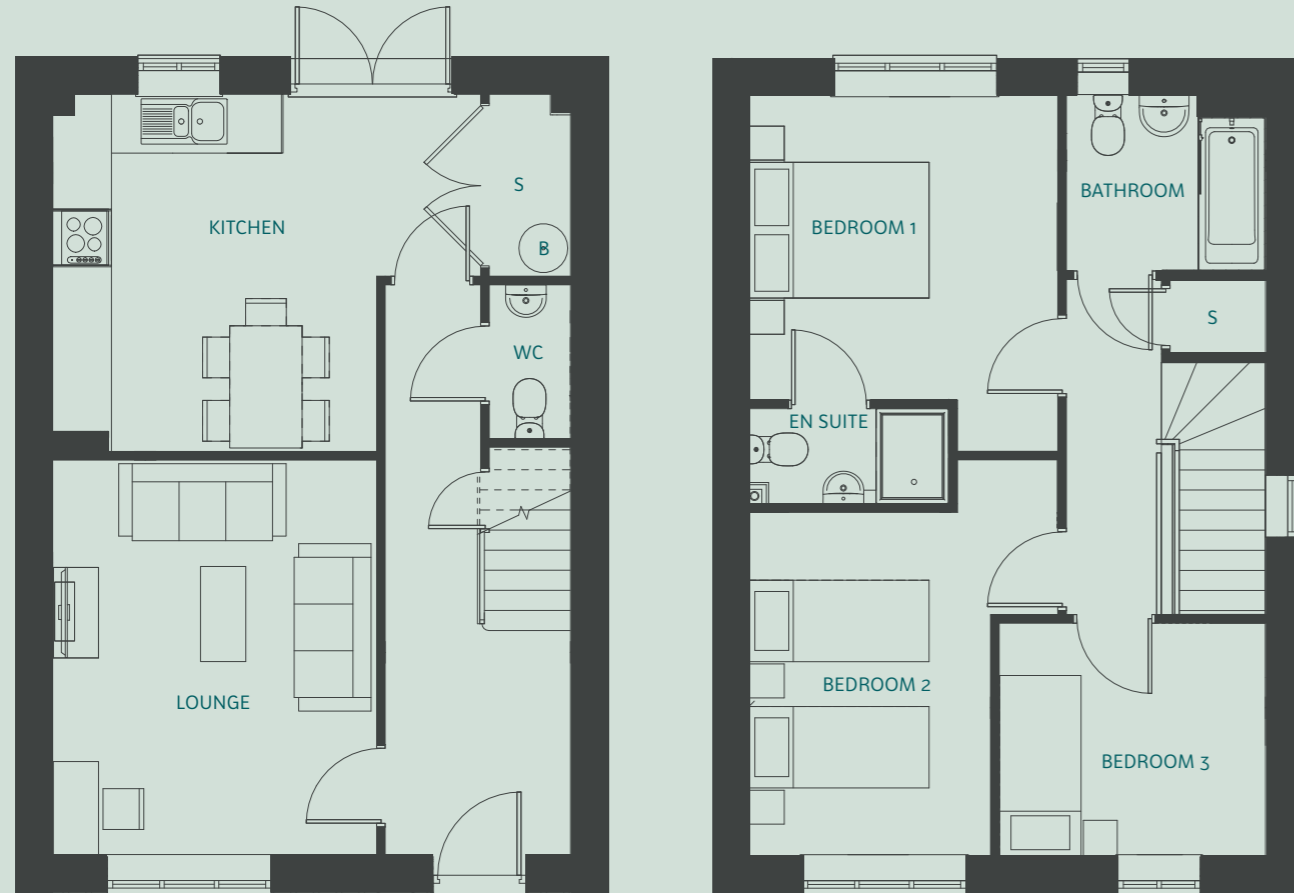
*Handed version of plan shown. B – Boiler S – Storage

LOUNGE	3.02m x 4.40m	9' 10" x 14' x 5"
KITCHEN	4.46m x 3.24m	14' 7" x 10' x 7"
BEDROOM 1	3.02m x 3.38m	9' 10" x 11' x 1"
BEDROOM 2	2.86m x 4.26m	9' 4" x 13' x 11"
BATHROOM	2.20m x 1.95m	7' 2" x 6' x 4"
TOTAL AREA	80.8 Sq M	869.7 Sq Ft

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3 bed house

Plots 6, 7*, 22, 24*, 28, 30*, 44* & 45



Ground Floor

First Floor

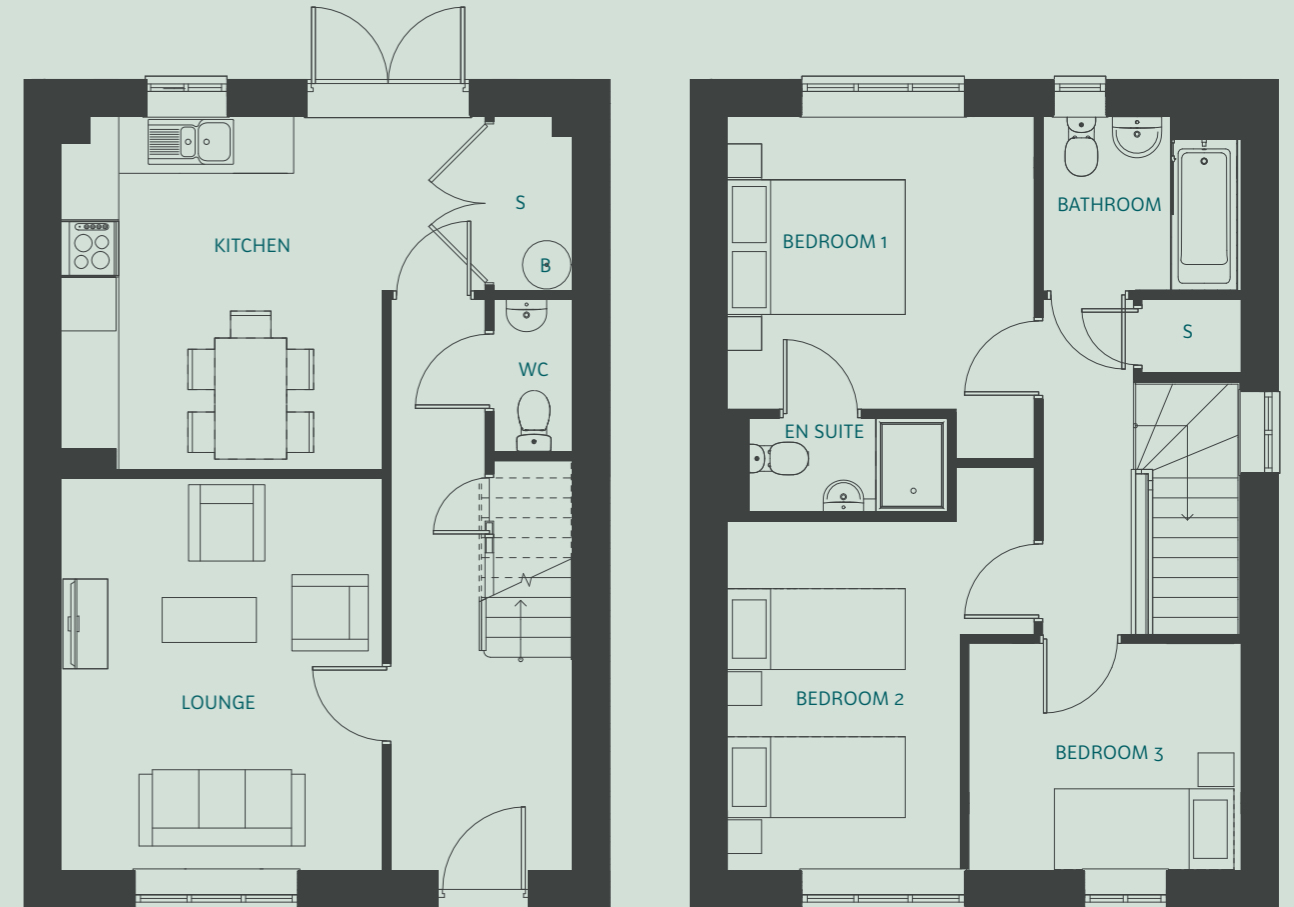
*Handed version of plan shown. B – Boiler S – Storage

LOUNGE	3.58m x 4.38m	11' 8" x 14' x 4"
KITCHEN	4.72m x 3.94m	15' 5" x 12' x 11"
BEDROOM 1	3.42m x 3.37m	11' 2" x 11' x 0"
BEDROOM 2	2.68m x 3.80m	8' 9" x 12' x 5"
BEDROOM 3	2.94m x 2.62m	9' 7" x 8' x 7"
BATHROOM	2.00m x 1.95m	6' 6" x 6' x 4"
TOTAL AREA	96 Sq M	1033.3 Sq Ft

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3 bed house

Plots 19, 21*, 31*, 33, 34*, 36, 40, 41* & 42



Ground Floor

First Floor

*Handed version of plan shown. B – Boiler S – Storage

LOUNGE	3.58m x 4.37m	11' 8" x 14' x 4"
KITCHEN	4.77m x 4.24m	15' 7" x 13' x 10"
BEDROOM 1	3.42m x 3.72m	11' 2" x 12' x 2"
BEDROOM 2	2.64m x 4.02m	8' 7" x 13' x 2"
BEDROOM 3	3.03m x 2.53m	9' 11" x 8' x 3"
BATHROOM	2.16m x 1.95m	7' 1" x 6' x 4"
TOTAL AREA	96.5 Sq M	1038.7 Sq Ft

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Computer generated image of Orchard Close.

Designed for comfort and convenience



A fusion of traditional and contemporary, the homes draw on the appearance of existing houses in the village, including brick detailing, building orientations, roof forms and entrance features. The sleek kitchens have a range of integrated appliances, and the bathrooms are contemporary and elegant. Situated on a sloping hillside showcases impressive views across the Chiltern Hills, and each unique garden comes with a terraced patio area from which to enjoy the vistas. The homes have been designed with space and landscaping to enhance visual links to the surrounding countryside, including private parking spaces between houses rather than along the street edge.

KITCHEN

- Stylish fitted kitchen from Premiere Kitchens 'Hartley (shaker)' range in Matt White with D-bar handles and complemented by stone effect laminate worktops and upstands in Light Grey
- Electric induction hob, double oven and extractor hood from Lamona
- Integrated fridge/freezer, washer/dryer and dishwasher

BATHROOM

- Contemporary white bathroom suite from Idea Standard's 'Concept' range
- Ceramic wall tiling, full height around bath and splashback behind wash hand basin
- Thermostatic bath/shower mixer
- Curved glass shower screen
- Shaver socket and glass mirror medicine cabinet

FLOORING

- High quality TLC 'Forest Wood' range vinyl tile flooring to the kitchen
- Porcelain textured tiles to WC, bathroom and ensuite (where applicable)
- Carpet to lounge, bedroom(s) hallway and cupboards

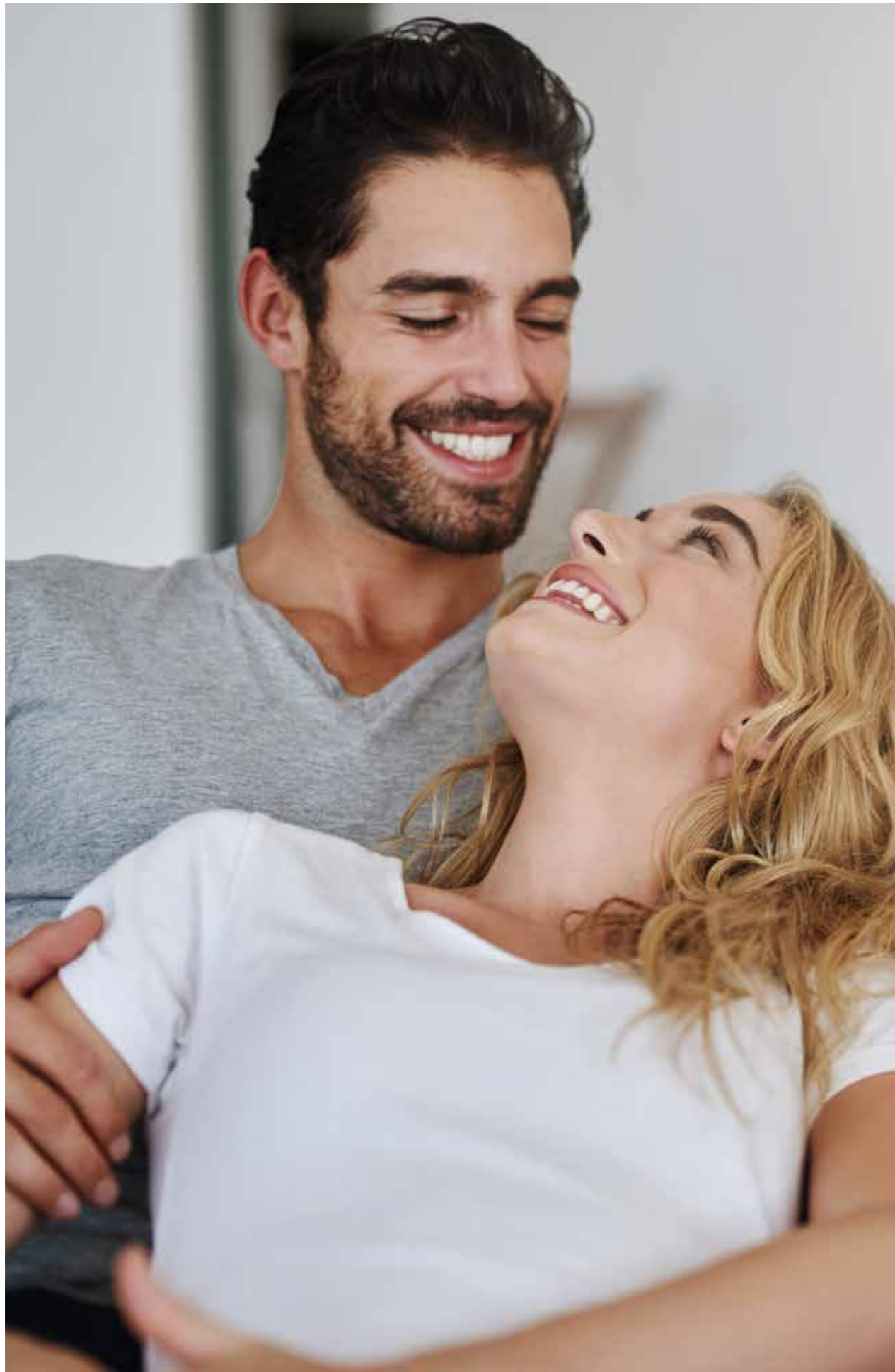
GENERAL

- Electric Dimplex panel heaters with integrated thermostatic controls and timers in living rooms, bedrooms, kitchen and hallways
- Chrome electric towel rail in bathrooms and cloakrooms.
- Hot water provided by electric
- Television points to the lounge and all bedrooms
- USB point to all rooms



Computer generated images may not reflect specifications at Orchard Close.





Why buy from Settle?

As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs, and creating diverse new neighbourhoods that let you live the life you choose.

At Settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

What is Shared Ownership?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase between 40-75%* of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI)

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

Am I eligible?

You'll need to meet the following criteria to qualify for shared ownership:

- + Have a household income of less than £80,000
- + Unable to buy a home on the open market that satisfies your housing need
- + You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

You won't be able to buy a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

Priority is given to buyers who are in, or have been in, eligible roles within the Ministry of Defence, current council or housing association tenants, and those who live or work in Central Bedfordshire. However, applications are welcome from all interested parties.

*lower share percentages may be available – please speak to a member of the sales team for more information.

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.



ORCHARD CLOSE, UPPER GRAVENHURST, BEDFORDSHIRE

settlements.co.uk/orchardclose

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