

**settle.**

# Burford Grange

Ickleford, Hertfordshire

2 & 3 bedroom homes available with Shared  
Ownership



# settle into your new home in Ickleford



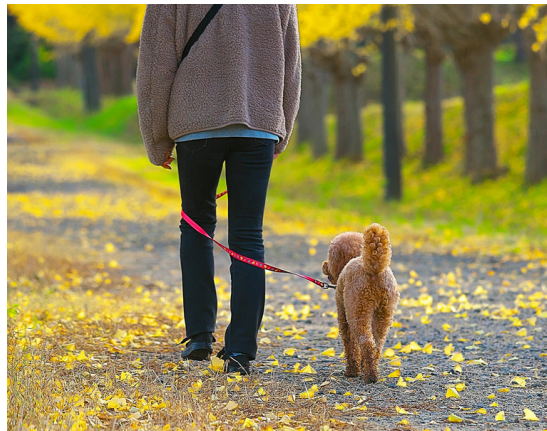
## Discover all the reasons why Ickleford is such a great place to live!

Ickleford is a highly desirable village on the northern edge of Hitchin. A charming, historic market town, Hitchin provides extensive shopping and recreational facilities. The mainline station offers a fast and frequent service to London, Kings Cross and international St Pancras with a journey time of just 27 minutes. There is easy access to junction 8 of the A1M or across country to the M1.

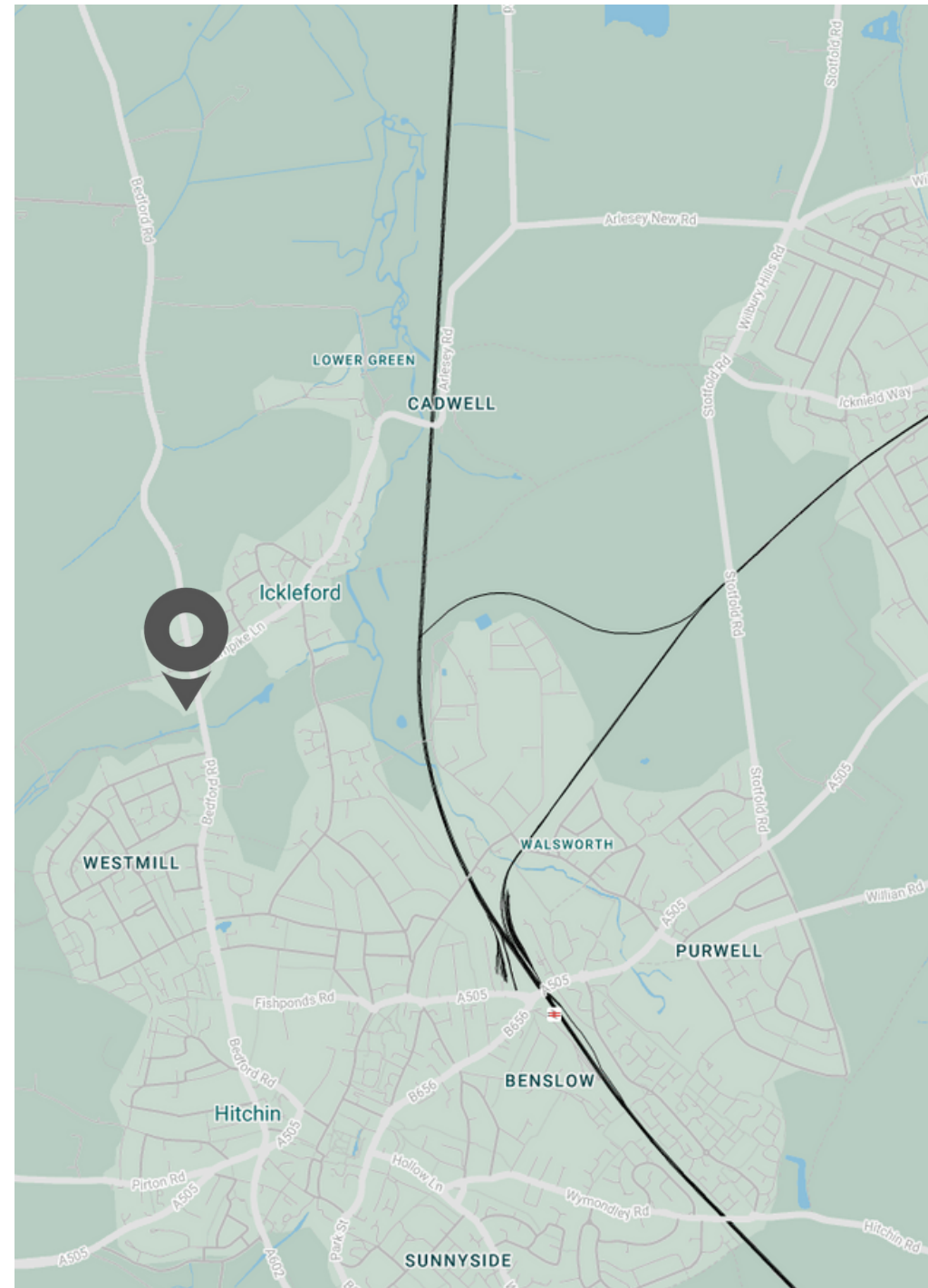
The town boasts picturesque medieval and Georgian buildings and, over recent years, has developed its own exciting and vibrant modern cafe culture, offering an excellent choice of specialist shops and boutiques, a weekly outdoor market and a fantastic range of both chain and independent restaurants, wine bars and cafes. St Mary's Church and the River run through the pretty centre with its main square and cobbled streets.

For nature lovers, look no further as Ickleford is surrounded by beautiful countryside walks such as Oughtonhead Common. A popular spot for dog walking, exercise, even picnicking with friends and family. Hitchin Lavender is also a desirable attraction especially in the summer. A picturesque setting plays host to pick your own lavender, crafting, fresh ice cream and on-site cafe, creating the perfect summer activity.

Luton is also within easy reach of the village and has the benefit of the University and an indoor shopping centre. The M1 (junction 12) is 12 miles distance and Luton Airport is similarly only 11.5 miles.



## MAP



# Life in and around Ickleford



## Local Supermarkets

**Sainsbury's** 6 minutes (By car)

**Waitrose** 4 minutes (By car)

**Morrisons** 10 minutes (By car)

Source: Google Maps



## Local Schools

The Priory School (Secondary school) 1 minutes (By car) 6 minutes (Walking)

Strathmore Infant & Nursey School 3minutes (By car) 18 minutes (Walking)

Whitehill Junior School (Primary) 9 minutes (By car) 50 minutes (Walking)



# Getting around

## By Bus

Hitchin	17 minutes
Letchworth	33 minutes
Stevenage	58 minutes
Luton	60 minutes

Source: Google Maps

## By Road

Hitchin	4 minutes
Letchworth	12 minutes
Stevenage	16 minutes
Luton	22 minutes
Milton Keynes	44 minutes
Cambridge	50 minutes

Source: Google Maps

## By Rail (from Hitchin station)

Letchworth	5 minutes
Stevenage	5 minutes
Cambridge	34 minutes
London (Kings Cross)	45 minutes

Source: Trainline

## By Foot

Ickleford Town	12 minutes
Hitchin Town	26 minutes

Source: Google Maps



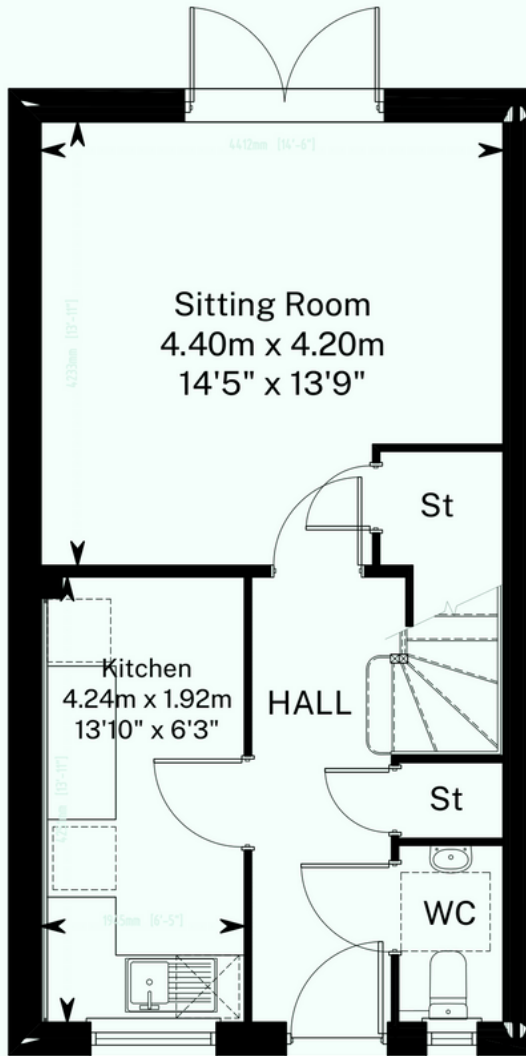




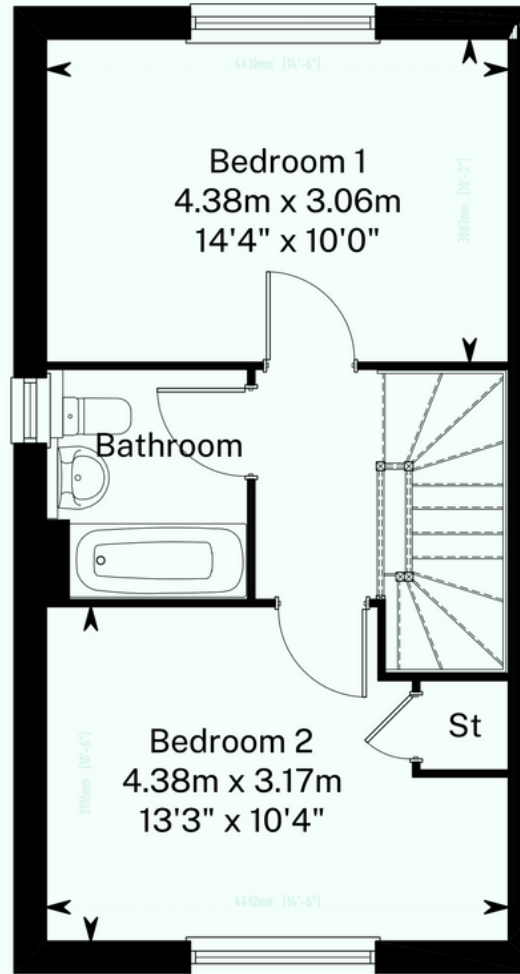
- Market Sale
- Affordable Rent
- Shared Ownership

# 2 - Bedroom House

Plot 7, 8, 9, 10 & 11



**GROUND FLOOR LAYOUT**



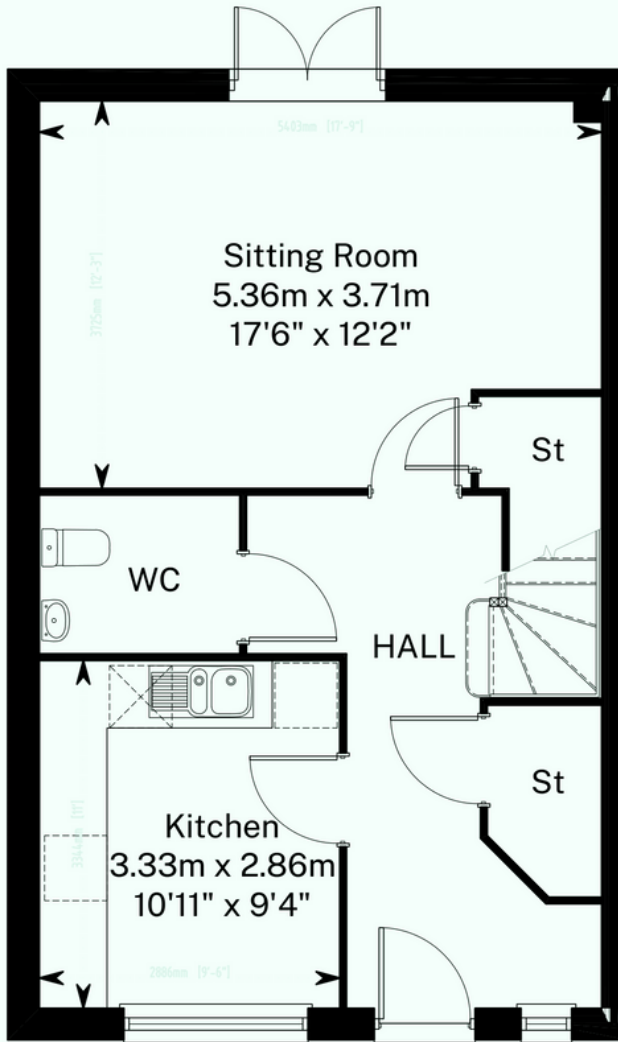
**FIRST FLOOR LAYOUT**

Sitting Room	18.48m <sup>2</sup> 198.9sqft
Kitchen	8.14m <sup>2</sup> 87.6sqft
Bedroom 1	13.40m <sup>2</sup> 144.2sqft
Bedroom 2	13.88m <sup>2</sup> 149.4sqft
<b>Total</b>	<b>75.6m<sup>2</sup> 813.75sqft</b>

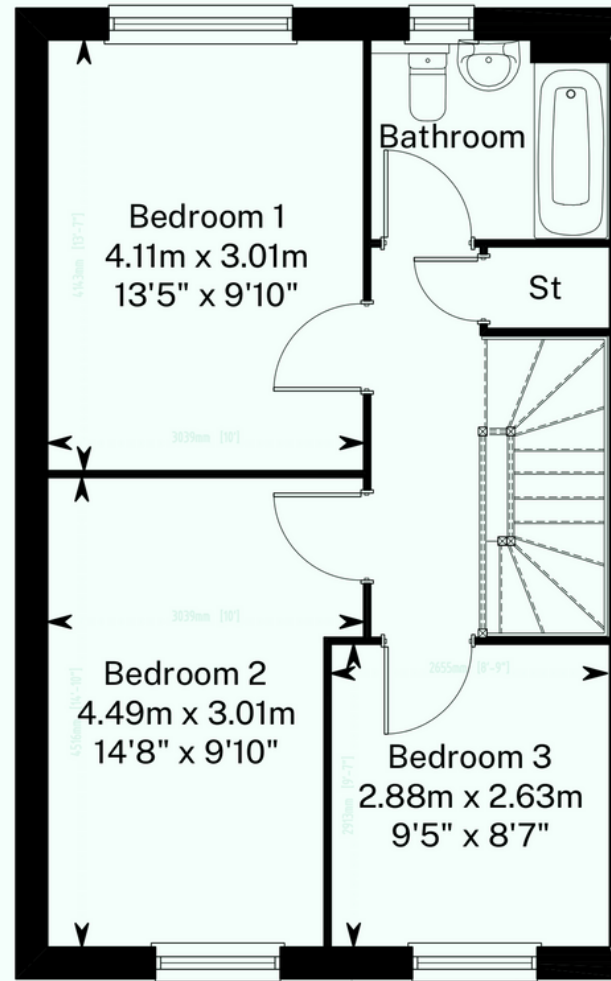


# 3 - Bedroom House

Plot 21 & 22



**GROUND FLOOR LAYOUT**



**FIRST FLOOR LAYOUT**

Sitting Room	19.88m <sup>2</sup>	214sqft
Kitchen	9.52m <sup>2</sup>	102.5sqft
Bedroom 1	12.37m <sup>2</sup>	133.16sqft
Bedroom 2	13.51m <sup>2</sup>	145.4sqft
Bedroom 3	7.57m <sup>2</sup>	81.53sqft
<b>Total</b>	<b>94.24m<sup>2</sup></b>	<b>1014.3sqft</b>

# Designed for comfort & convenience



## Kitchen

- Stylish fitted kitchen from Commodore - Ascoli Range (light grey)
- Commodore kitchen worktops & upstands in Dark Mountain Oak
- Vado Matrix Kitchen Mixer tap in Chrome
- Glass cooker splashback from Commodore
- Indesit hob, single electric oven and extractor hood
- Indesit fridge/freezer, washer/dryer and dishwasher

## Bathroom

- Modern white bathroom suite from Roca and Vado with chrome taps.
- Gloss white wall tiles from N&C, full height to walls surrounding bath.

## Flooring

- "Chaparral Oak" flooring by Leoline to hall, kitchen bathroom & WC.
- Cormar Carpet Apollo Range carpet to stairs, landing, bedrooms and living room where separate.

## General

- Dedicated parking.
- Daikin air source heat pump
- White, uPVC framed double glazed windows.
- Telephone socket to living room and main bedroom
- TV points to living room and main bedroom. .
- Television aerial.
- Mains-powered smoke, carbon monoxide and heat detection systems.
- 12-Year NHBC warranty.



please note these images are to be used as a guide only and may not accurately represent the homes at Hatfield East





# the legal bit

When issuing the Memorandum of Sale, we are instructing the sale. We will set a deadline for exchange within 42 days.

### The legal process:

- Your solicitor will raise any enquiries they have regarding the purchase
- Your mortgage lender will instruct a valuation on the property you are purchasing
- You will receive a copy of your mortgage offer
- Your solicitor will prepare the relevant documents for you to sign and will also ask you to send them your full deposit amount, which will be 5% or 10% of your share purchase, dependent on your mortgage.
- We will then exchange contracts with completion on notice. 'Completion on notice' means that, as soon as the properties are ready to move into, we will issue notice to solicitors and expect completion to happen within 10 working days of that notice having been served.
- Our sales team will keep you updated regularly on the progress of the build and will keep you informed about expected completion dates. If your property is ready to move in, we expect exchange and completion within 8 weeks.
- Your reservation fee will go towards your payments at completion.

### when can I move in?

This date will be set when you exchange contracts, unless properties are not built, in this instance we will complete on notice, this means once the property is built we will issue you with 10 working days' notice to confirm a completion date.

On the day of completion, we will get in touch and arrange a time that suits you to meet you at the property and handover keys. A time cannot be confirmed until we have confirmation from the solicitor that the funds have been received.

Here we will take any meter readings so that you can set up your utility accounts with suppliers and provide you with a helpful homeowner user guide.

You will then need to contact the utility suppliers and council tax department to confirm your completion date and provide opening readings.

### After this, all that is left to do is enjoy living in your new home!

# 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%.

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.

### 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).
- Have an eligible local connection to North Hertfordshire

You won't be able to purchase 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, those who live in the local authority and those who work in the local authority .

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



( MONDAY- F R I DAY, 9AM TO 5 P M )

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**settle.**