



DAVIDSONS
HOMES

STYLISH
LIVING

Welcome to
Woodlands Rest,
Meppershall



MEPPERSHALL

WOODLANDS
Rest



GREAT
LOCATION



Davidsons Homes offers a selection of 2, 3, 4 and 5 bedroom homes at Woodlands Rest, Meppershall.

Set atop a hill in the Bedfordshire county, the quaint village of Meppershall is the perfect location for couples and families wanting to enjoy a rural style of living. Owing to its farmland surrounding, there is plenty of opportunity to fill the lungs with fresh air and stretch legs amongst scenic routes.

With a population of fewer than 2,000 people, it will be easy to feel a part of a community at Meppershall, with lots of local facilities – including a pub, restaurants, shops and a much-loved bakery – providing situations to brush shoulders with fellow locals.

More than this, the village tells a tale of evolution. Meppershall was first mentioned in the Domesday Book back in 1086. It is understood that it was known for having more humble beginnings as a very poor community with large families living in two up, two down cottages. Now, the village has grown to house beautiful developments, like

our very own Woodlands Rest project, which has space and luxury in abundance.

Not only that; Meppershall has further gone on to be recognised for its farming and coprolite digging, which have proven to be economic boosters in the area. The phenomenon further goes on to tip its cap to the village's past with coprolite more commonly being recognised as the fossilised dung of the pre-historic creatures that once roamed around the area, which is then ground and treated to produce a sought-after superphosphate fertiliser.

Despite its rural location, Meppershall still has fantastic links to city life - should you wish for it - with a rail station to the Capital situated just 10 minutes away. By choosing a gorgeous home on our Woodlands Rest development, you really can easily access the absolute best of both worlds.

All this and more awaits you at Woodlands Rest!



LONDON
LUTON
AIRPORT,
32mins AWAY

RESTAURANTS
CAFES
SPA
RETAILERS
DOCTORS ALL
CLOSE BY

A DEVELOPMENT OF
2, 3, 4 & 5 BEDROOM
HOMES IN THE VILLAGE
OF MEPPERSHALL,
BEDFORDSHIRE

The complex block features a collage of images. The top half shows the exterior of several two-story brick houses with red roofs and white window frames, set in a landscaped area with green lawns and hedges. The bottom left shows a modern dining room with a wooden table, grey chairs, and large windows overlooking a garden. The bottom right shows a living room with a grey sofa and a patterned rug. A vertical strip on the right side contains a photo of a smiling man carrying a young child on his shoulders. Text overlays provide location information, a list of nearby amenities, and a description of the development.



Stylish Living

THREE
GENERATIONS OF
THE WILSON
FAMILY HAVE
TAKEN PRIDE IN
BUILDING HOMES IN
THIS AREA



EACH DAVIDSONS
HOME IS BUILT
WITH CARE AND
CRAFTSMANSHIP
OTHERWISE IT'S
NOT A DAVIDSONS
HOME



Building homes not
only for you, but for
generations to come.

*That's the Davidsons
difference.*

Davidsons Homes has been born out of a long standing family tradition, with Albert Wilson starting to build homes in the early part of the last century; that's why the foundations are so strong. Albert Wilson built homes and a great company on the grounds of fantastic attitudes and values, becoming a highly respected major national house builder and one of the industry's best known names over the 60 years he worked. The brand was then acquired by an international construction group, but the

traditions lived on when the family decided to start Davidsons Homes, building for the generations to come. With a Davidsons home, the values and commitment to build desirable places to live still remains. A new, fresh and experienced team still believe in using traditional craftsmen, but also the most innovative technology and construction methods to produce the final product. A home with style, efficiency and sustainability for generations to come.





HITCHIN
LAVENDER
14mins AWAY



GREAT FOR FAMILIES
OR YOUNG
PROFESSIONALS ALIKE



LOCATED A SHORT
DISTANCE TO
WREST PARK

At Davidsons, we understand everyone is different and choice is important to us.

Here at Davidsons Homes, we understand that when building a home it needs to be built with buyers in mind. We create interior spaces that are well thought out and liveable with additional features such as: pre-wired calls for your plasma TV; outside taps for you to water your new garden; power and lighting in your garage; right through soft closing toilet seats. Our kitchens feature top brand appliances and the best quality

tiles and surfaces. Buyers can choose different flooring, tiles & appliances to create a unique home.

Depending on when you reserve your Davidsons Home, you could choose flooring, tiles and appliances to create a home as unique as you are.

BUILDERS
&
PLACEMAKERS
Est. 2007

3 Generations of Housebuilders





OUR BATHROOMS
ARE FITTED
WITH DESIGNER
SANITARYWARE AND
TILES



OUR KITCHENS BENEFIT
FROM HIGH END
APPLIANCES AND THE
BEST QUALITY TILES
AND SURFACES



Great Spaces



Elegance



Got a house to sell? Talk to us about *Part Exchange!*

When you buy a new home using our Part Exchange scheme, we'll offer to buy your existing property from you, at a price we agree with you based on two independent valuations.

You avoid all the stress of trying to sell your house on the market, managing and paying for estate agents, and worrying about house buying chains. It's straightforward, to make your home move as easy as possible.

If your home qualifies for Part Exchange, there's no waiting for months with your house on the market, worrying about whether you will be able to sell. We agree the offer price up front, organise the survey and aim to complete the transaction as soon as we can, so you can get on with planning your move.

Financial advice available.

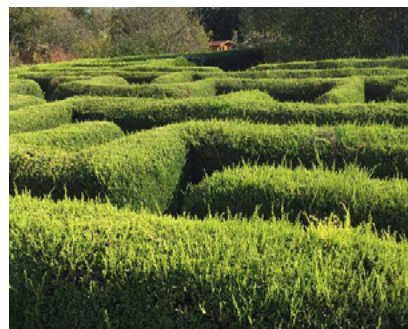
Please speak to your development sales manager
who will be happy to help.

THE LOCAL AREA

Places of interest

within 15mins drive

Standalone Farm Small working farm set in 125 acres of farmland on the outskirts of Letchworth	7.5 miles away
Hitchin Swimming Centre A wide range of activities for all ages and abilities	7 miles away
Teamwork Karting Letchworth Karting, Laser Tag, Racing Simulators	9.1 miles away
Letchworth- Cinema Complex Our independent Art-Deco Broadway Cinema & Theatre is in the world's first Garden City, Letchworth	8.3 miles away
Shuttleworth Museum An aeronautical and automotive museum located at the Old Warden Aerodrome	5.4 miles away
Baulk Wood Baulk Wood is a small mixed woodland with a large area of meadow	4 miles away
Howard Parks and Gardens Green space in the heart of the town surrounded by mature trees and with formal gardens	8.6 miles away
Hoo Hill Maze Set in privately owned grounds within a small, secluded orchard	1.7 miles away
Dinky Ducks Entertainment Soft play hire company serving Hertfordshire and Bedfordshire	5.4 miles away



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THE LOCAL AREA

Places of interest

within 40mins drive

Space2play 230-acre nature reserve open to the public for walking, fishing, bird watching and horse riding	8.1 miles away
Hollywood Bowl Stevenage A community hub with a playground at the heart.	15.6 miles away
Mr Mulligans Stevenage High quality family fun in trampoline parks throughout Northamptonshire and Leicestershire	15.8 miles away
The Hitchin Treasure Trail Discover Amazing Science on our Planet and the Exploration of our Universe	7.9 miles away
Wrest Park The reserve covers 145 hectares of lakes, wetland, grassland and scrub	6.9 miles away
iFLY Indoor Skydiving Milton Keynes Country Park encompasses approximately 321 acres of open parkland, woodland and more	22 miles away
Letchworth Garden City Spectacular Elizabethan Mansion and Deer Park set in the beautiful suburbs of Nottingham	8.8 miles away
Priory Country Park Largest collection of monkeys and apes in the Western World	11.9 miles away
London Luton Airport Large 18th-century Grade I listed country house built by the Earls Ferrers	16.1 miles away



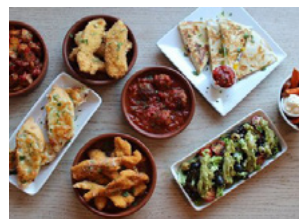
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THE LOCAL AREA

Places of interest

Bars & Restaurants

The Sugar Loaf Gastro pub where customers come to dine, drink, and socialise	0.5 miles away
Meppershall Social Club Social Club in Meppershall	0.6 miles away
The White Hart Family friendly pub and restaurant	1.8 miles away
Airman Kitchen Rest Turkish Restaurant	1.4 miles away
The Loft An independent coffee shop by day & tapas bar by night	1.3 miles away
Shefford Tandoori Fine authentic dining in Shefford	1.3 miles away
Clifton Cuisine Local Indian restaurant	2.5 miles away
Eileen's By Steve Barringer Warm, friendly atmosphere. Eileen's allows guests to enjoy creative dishes	9.6 miles away
Pecoro Italian Pizzeria	10 miles away



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THE LOCAL AREA

Places of interest

Cafés & Bakeries

Rogers Bakery Fresh bread daily. Celebration cakes our speciality. Filled rolls & sandwiches. Established in 1983	0.9 miles away
Walnut Tree Café Family friendly cafe serving all day breakfast, light lunches, delicious homemade cakes	0.6 miles away
Thornes The Potting Shed Thornes is a family-run business comprising a Farm Shop, Garden Centre, Chicken Centre and Cafe	6.2 miles away
Taste Buds Specialises in sandwiches with scrumptious fillings, with a wide selection of meat and vegetarian options	7.4 miles away
David's Bookshop Cafe Established independent bookshop stocking new and secondhand volumes, plus an on-site coffee shop	8.2 miles away
Rose Buds Hitchin A Great British Traditional Cafe in the heart of Hitchin	8.5 miles away
The Groundworks A modern cafe serving ALLPRESS coffee and ECLECTIC food in the market town of Hitchin	8.5 miles away
The Longholme Cafe The Longholme Café sits lake side with ever changing views	11.7 miles away



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TRANSPORT LINKS



Luton Train Station

14.1 miles away
 Trains to London every 15mins (direct)
 Trains to Luton Airport every 30mins

Drive Times

to Leicester (via M1)	1 hr 29mins
to London (via A1(M))	1 hrs 30mins
to Birmingham (via M1 & M6)	1 hr 37mins
to Milton Keynes (via M1)	34mins
to Luton (via A6)	28mins
to Cambridge (via Cambridge Rd)	48mins
to London st pancras (via A1 (M))	1 hr 26mins



Airports

Birmingham (BHX)	1 hr 30mins
East Midlands Airport (EMA)	1 hr 51mins
London Luton (LTN)	32mins
London Heathrow (LHR)	1 hr 02mins
Manchester (MAN)	1 hr 32mins
London Stansted Airport	1 hr

Distances may vary from each site

LOCAL AMENITIES



Supermarkets

Morrisons	1.3 miles away
Tesco Express	2.5 miles away
Sainsbury's	8 miles away
Waitrose	7.1 miles away

Hospital A&E

Bedford Hospital South Wing	11.5 miles away
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Gyms & Leisure Centres

Over Power Hitchin	0.3 miles away
Lava wellbeing & Fitness	1.6 miles away
Bannatyne Health Club And Spa	9.9 miles away

Nurseries

Monkey Puzzle
Meppershall Pre School
Dawn Until Dusk Childcare
Shefford Lower School

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LOCAL SCHOOLS

Meppershall Church of England Academy

Under a mile away

Campton Academy

1.9 miles away

Robert Bloomfield Academy

1.2 miles away

Samuel Whitbread Academy

1.6 miles away

BROADBAND PROVIDERS

fibre to the property

Virgin 108MB

SKY 59MB - 142MB

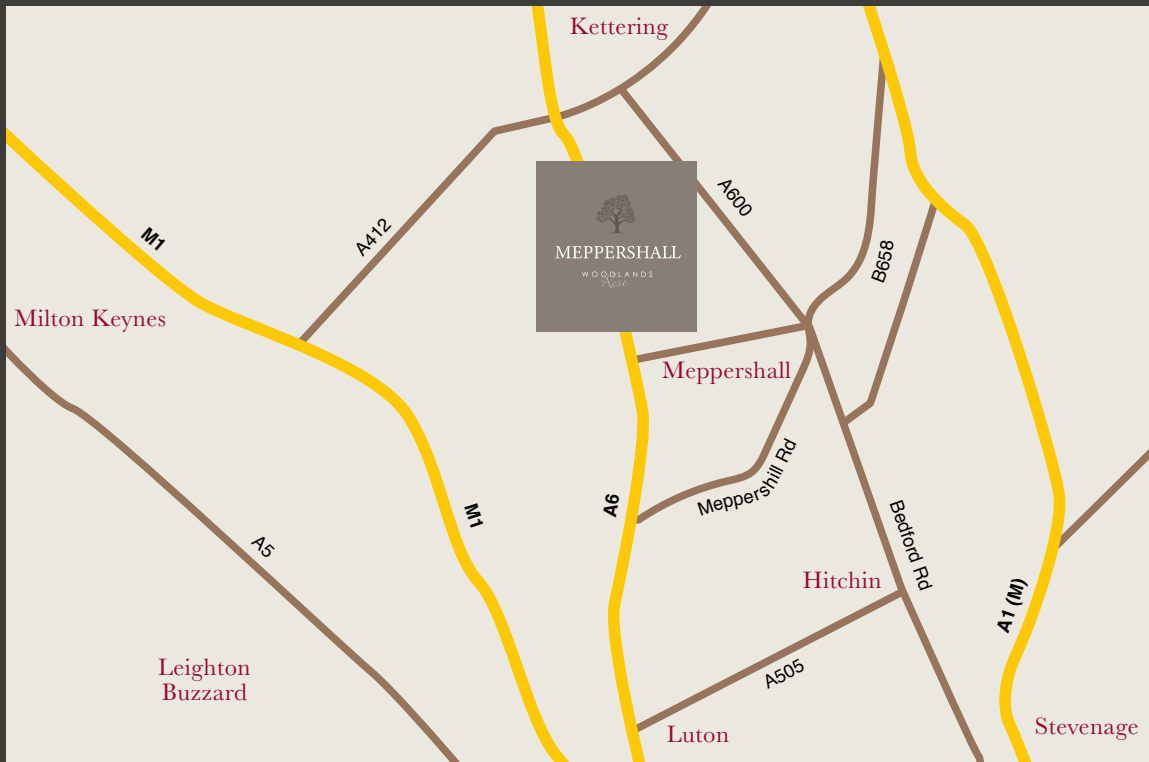
Grains 100mb – 900Mb

Openreach 1gbps ultra full fibre

MEPPERSHALL VILLAGE HALL

Newly refurbished, the Meppershall Village Hall is home to a number of local organisations and clubs. The Hall may be hired for private functions, parties, meetings or regular club events. To ask about availability and the very competitive rates

dauidsonshomes.co.uk



Woodlands Rest

Shefford Road
Meppershall
Shefford
Bedfordshire, SG17 5LL

01462 889 630

East Midlands Office

Wilson House
Leicester Road
Ilstock
LE67 6HP

01530 261444

South Midlands Office

Rickyard Barn
Blisworth Hill Farm
Stoke Road, Blisworth
Northamptonshire, NN7 3DB

01604 953200

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Make an enquiry today