



**CREST
NICHOLSON**

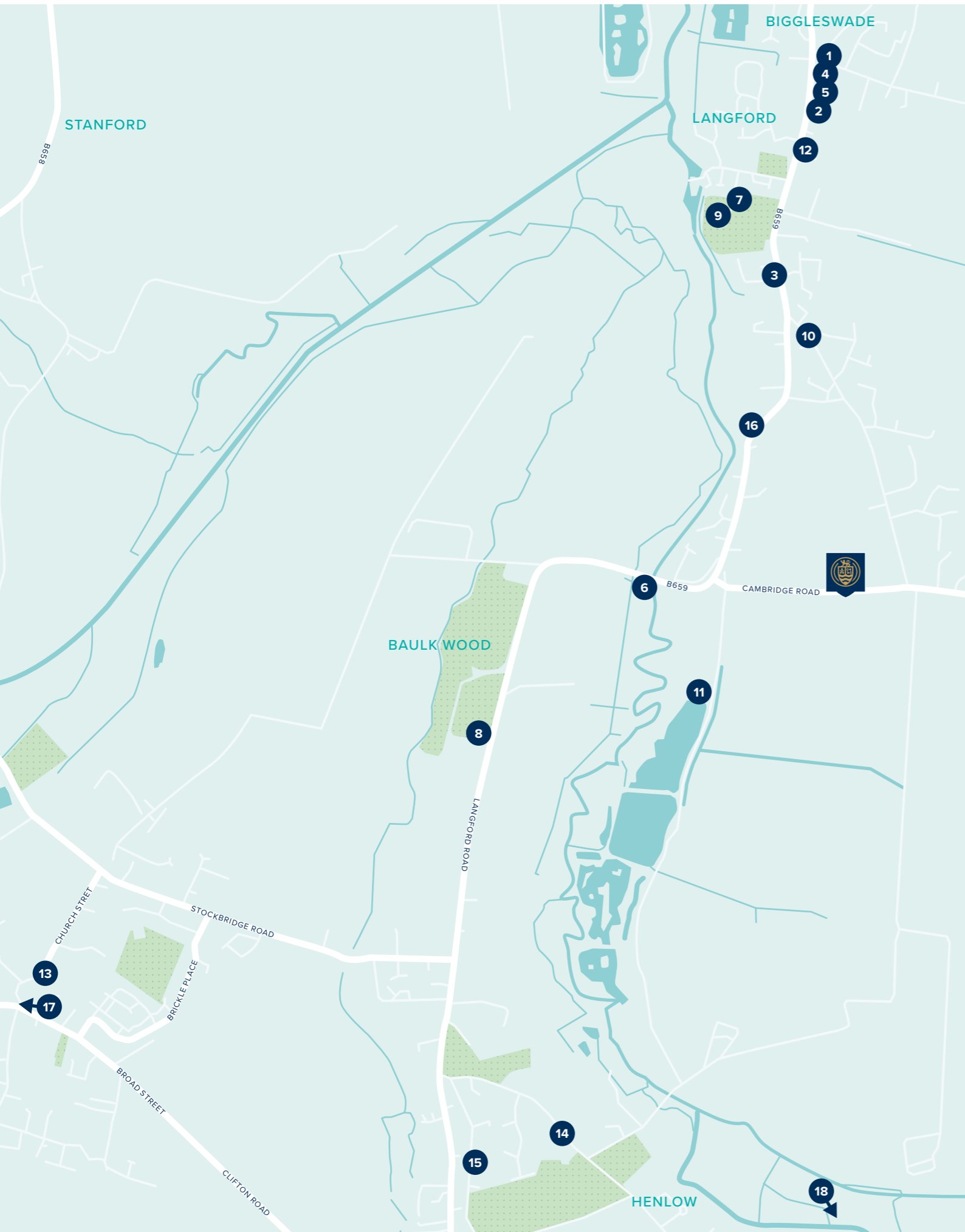
LEWIN PARK

LANGFORD • BEDFORDSHIRE

Set on the edge of the tranquil village of Langford, Lewin Park offers the best of rural living combined with easy access to London and major commuting routes.

3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN LANGFORD

A deceptively large community, Langford has the charm and easy-going nature that goes with village living, while providing a wealth of amenities to meet your daily needs.

On your doorstep

Why not take a stroll down to the beautiful River Ivel and then grab a spot of lunch at the village pub? For a little more variety the busy market town of Biggleswade is less than three miles away.

Education

There's a selection of local primary and secondary schools with "good and outstanding" Ofsted ratings.

Travel

Langford has great connections with all main transport links. Both the A1 and M1 are easily accessed and Biggleswade train station provides a regular direct service to London. Luton Airport is around 30 minutes by car.

- 1 Langford Fish Bar
- 2 The Plough, Langford
- 3 Spice Lounge
- 4 The Village Store
- 5 Langford Pharmacy
- 6 Langford Garden Centre
- 7 Langford Cricket Club
- 8 Langford Football Club
- 9 Langford Village Hall
- 10 The Ivy Leaf Club
- 11 Ted Whiteman Waters

- 12 Langford Village Academy (Age 4-11 years)
- 13 Clifton All Saints Academy (Age 4-11 years)
- 14 Henlow Church of England Academy (Age 9-13 years)
- 15 Raynsford Church of England Academy (Age 2-11 years)
- 16 Owlets Pre-School
- 17 Samuel Whitbread Academy (Age 13-18 years)
- 18 Etonbury Academy (Age 9-19 years)



- London St Pancras – 44 minutes
- Stevenage – 16 minutes
- Peterborough – 35 minutes
- Cambridge – 1hour 10 minutes



- Biggleswade Train Station – 3 miles
- Cambridge – 22 miles
- Bedford – 15 miles
- Luton Airport – 17 miles
- Northampton – 18 miles





LEWIN PARK

Lewin Park, Cambridge Road,
Langford, Biggleswade, SG18 9PL

For all enquiries please call

01234 232 268

[crestnicholson.com/Lewin-park](https://www.crestnicholson.com/Lewin-park)

WELL-CONNECTED COUNTRYSIDE LIVING

Lewin Park is a stunning collection of traditional 3, 4 & 5 bedroom homes set within the tranquil village of Langford. The village is surrounded by the beautiful countryside of Central Bedfordshire and is just nine miles from the Chilterns Area of Outstanding Natural Beauty

Langford is a great place to live for those who love the outdoors, but also need easy access to modern facilities and commuter routes. The village is dominated by the picturesque River Ivel, which is never more than a stone's throw away. This will give you lots of opportunities for pleasant walks when you can enjoy the surrounding countryside views.

The village is geared up for modern family living, so there's no need to visit large towns for when you need the daily essentials. The Plough pub is well rated and serves a wide range of good value, tasty meals. Nearby is a curry house, fish and chips takeaway, convenience store and pharmacy. For something a little more active you will be spoilt with Langford's array of sports clubs. From cricket and football to bowls to tennis

- and even fishing, there is ample opportunity to get involved in local community life.

For a little more hustle and bustle the market town of Biggleswade is perfect, whether for shopping or grabbing a coffee and bite to eat. The town is just an eight-minute drive away – or you could get there by bike, or the local bus. It is a popular place to meet and socialise, and there is a fine selection of hotels, pubs and restaurants - some of which date back hundreds of years. There is also no shortage of shopping, whether at small independents or larger chain stores, and of course there's an abundance of charming cafés. The traditional market is held on Saturday and Tuesday giving you lots of opportunities to purchase local fresh produce, and maybe pick up a bargain or two.

For more serious shopping and just a six-minute drive from Lewin Park, the A1 Retail Park has recently opened to the south of Biggleswade. It offers a broad range of high street shops including M&S, Next, Boots and Wilko.

True outdoor lovers who fancy a hike or just a pleasant weekend stroll will really appreciate Pegsdon Hills. One of the jewels of the Chilterns Area of Outstanding Natural Beauty, the area boasts steep hills and tranquil valleys offering magnificent views of the countryside – perfect for a day out in the fresh air.





**CREST
NICHOLSON**

LEWIN PARK

DEVELOPMENT PLAN

Set on the edge of the tranquil village of Langford, Lewin Park offers the best of rural living combined with easy access to London and major commuting routes.

3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES

- * Affordable Rent
- Shared Ownership

3 BEDROOM HOMES

- The Leigh
- The Redgrave
- The Chesham
- The Seaton
- * Affordable Rent
- Shared Ownership

4 BEDROOM HOMES

- The Dorking
- The Filey
- The Romsey
- The Keswick
- The Marlborough
- The Winkfield
- * Affordable Rent

5 BEDROOM HOMES

- The Windsor
- The Roydon

SS Sub Station
 V Visitors Parking
 BCP Bin Collections Point





THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



THE CHESHAM
3 Bedroom Home

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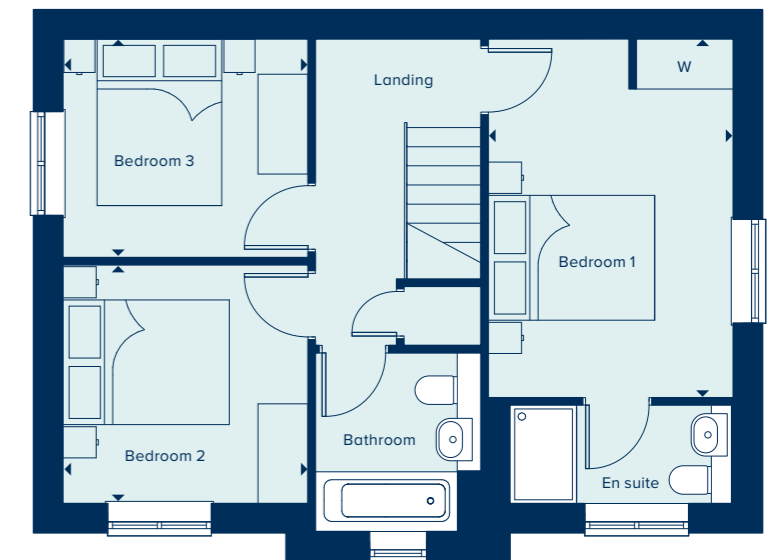
GROUND FLOOR

KITCHEN / DINING AREA	
5.58m x 2.94m	18'4" x 9'8"
LIVING ROOM	
5.58m x 2.88m	18'4" x 9'5"



FIRST FLOOR

BEDROOM 1	
4.31m x 2.94m	14'1" x 9'8"
BEDROOM 2	
2.94m x 2.87m	9'8" x 9'5"
BEDROOM 3	
2.94m x 2.62m	9'8" x 8'7"



C Cupboard W Wardrobe

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THE LEIGH
3 Bedroom Home

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THE LEIGH

The Leigh is a three bedroom family home spread over three floors. The top floor hosts a generously sized main bedroom and en suite bathroom. While the two bedrooms on the first floor share a family bathroom. The downstairs, provides a kitchen and separate living-dining area that can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN

2.86m x 1.86m 9'4" x 6'1"

LIVING / DINING AREA

3.93m x 3.92m 12'11" x 12'10"

FIRST FLOOR

BEDROOM 2

3.93m x 2.66m 12'11" x 8'8"

BEDROOM 3

3.07m x 1.77m 10'1" x 5'9"

SECOND FLOOR

BEDROOM 1

3.93m x 3.49m 12'11" x 11'5"

C Cupboard W Wardrobe

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THE REDGRAVE

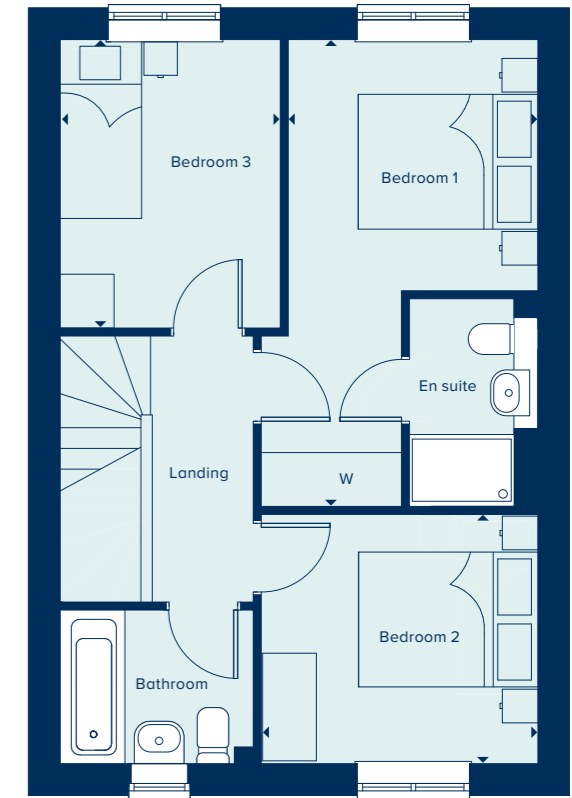
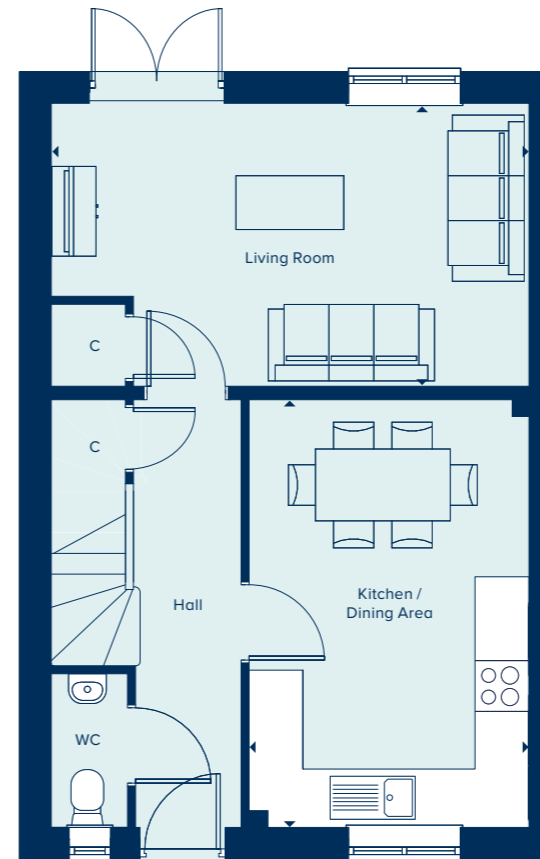
3 Bedroom Home

crestnicholson.com

THE REDGRAVE

The Redgrave is a thoughtfully designed two-storey, three-bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.75m x 3.11m 15'7" x 10'2"

LIVING ROOM

5.31m x 3.15m 17'5" x 10'4"

FIRST FLOOR

BEDROOM 1

5.19m x 2.77m 17'0" x 9'1"

BEDROOM 2

3.07m x 2.77m 10'1" x 9'1"

BEDROOM 3

3.21m x 2.45m 10'6" x 8'0"

C Cupboard W Wardrobe

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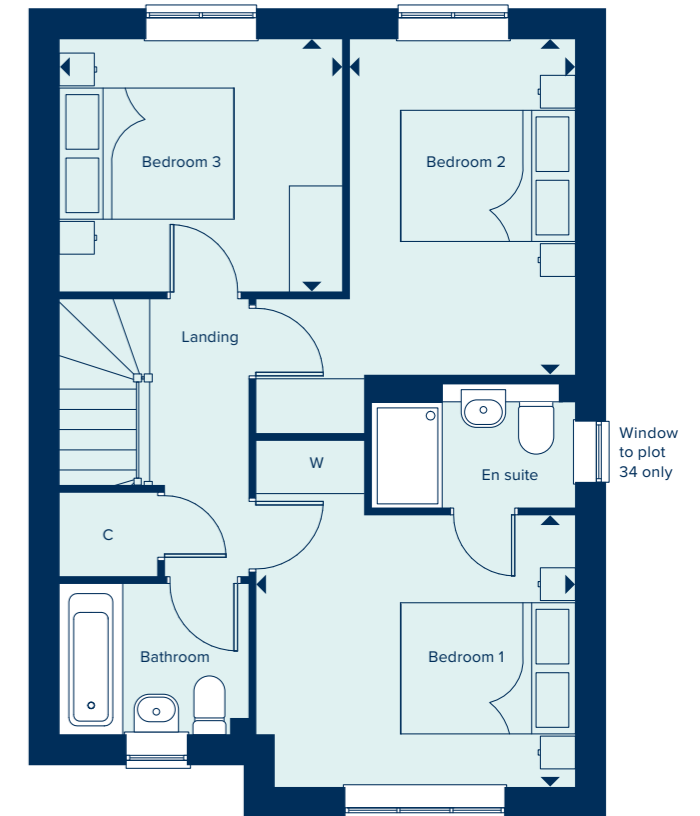
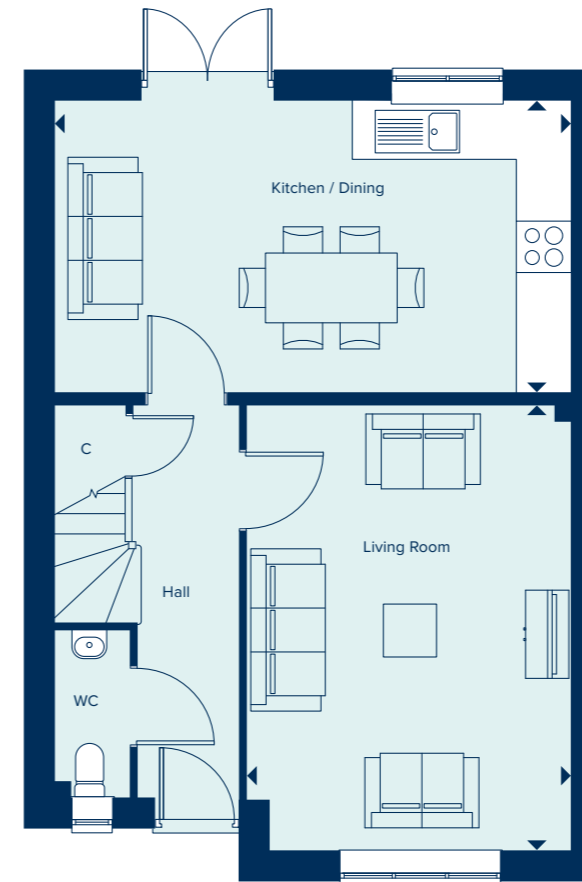
THE SEATON
3 Bedroom Home

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THE SEATON

One of the appealing factors of the Seaton is its open plan kitchen diner which provides direct access to the garden - and consequently views and natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms are generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING

5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.67m 16'7" x 12'1"

FIRST FLOOR

BEDROOM 1

3.62m x 3.30m 11'11" x 10'10"

BEDROOM 2

3.81m x 2.56m 12'6" x 8'5"

BEDROOM 3

3.21m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe

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THE DORKING

The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom have en suite bathrooms and two further bedrooms share a bathroom.

4 BEDROOM HOME

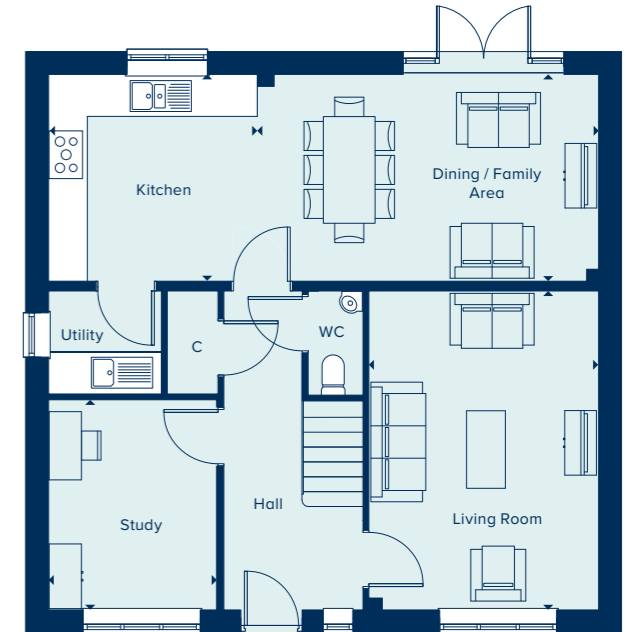


THE DORKING
4 Bedroom Home

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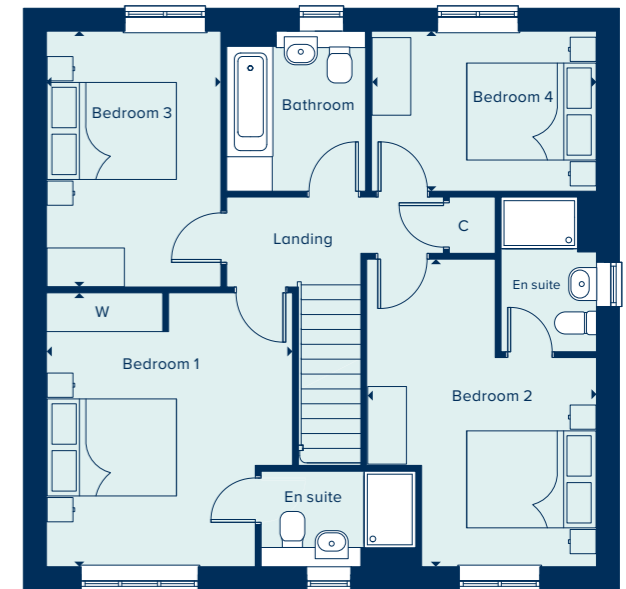
GROUND FLOOR

DINING / FAMILY AREA		
5.28m x 3.20m		17'4" x 10'6"
KITCHEN		
3.22m x 3.20m		10'7" x 10'6"
LIVING ROOM		
4.93m x 3.55m		16'2" x 11'8"
STUDY		
3.25m x 2.60m		10'8" x 8'6"



FIRST FLOOR

BEDROOM 1		
4.23m x 3.75m		13'9" x 12'3"
BEDROOM 2		
4.75m x 3.55m		15'7" x 11'7"
BEDROOM 3		
3.95m x 2.69m		13'0" x 8'10"
BEDROOM 4		
3.48m x 2.47m		11'5" x 8'1"



C Cupboard W Wardrobe ● Specification

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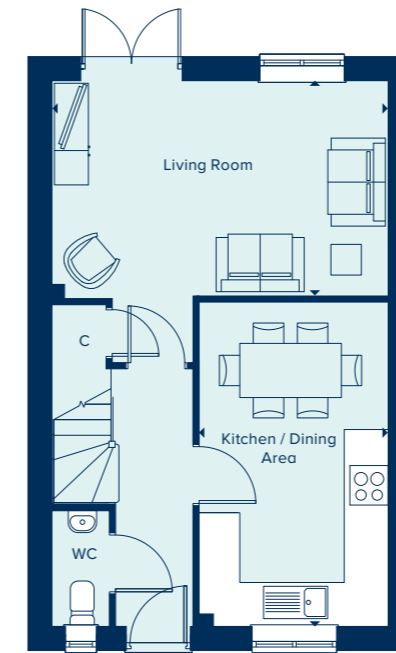
THE FILEY
4 Bedroom Home

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THE FILEY

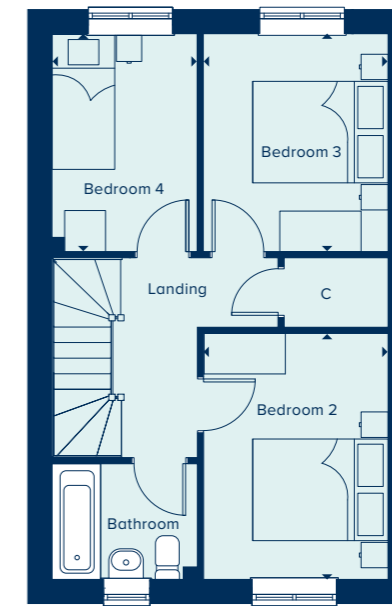
A four-bedroom family home spread over three storeys, the Filey provides flexibility and space in which to entertain. It features three double and one single bedroom, a family bathroom and an en suite to the second-floor main bedroom. The ground floor appeals to those who love open plan, with a large, kitchen, dining and living area which is popular with families. Thanks to windows front and back, and full height patio doors which provide access to the garden the downstairs is flooded with natural light.

4 BEDROOM HOME



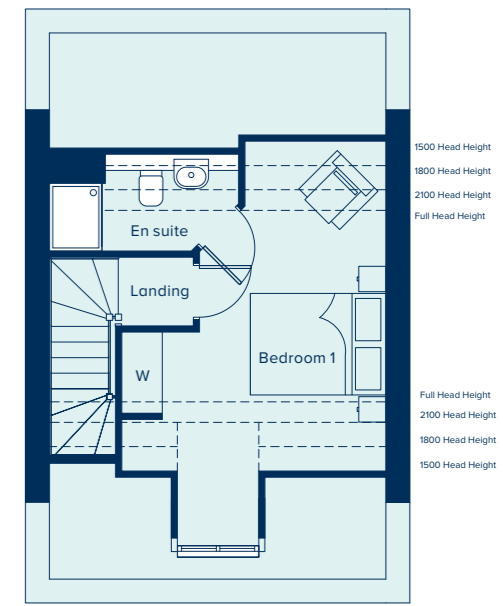
GROUND FLOOR

LIVING ROOM	4.96m x 3.19m	16'3" x 10'5"
KITCHEN / DINING AREA	4.78m x 2.79m	15'8" x 9'2"



FIRST FLOOR

BEDROOM 2	3.63m x 2.72m	11'11" x 8'11"
BEDROOM 3	3.22m x 2.73m	10'6" x 8'11"
BEDROOM 4	3.22m x 2.14m	10'6" x 7'0"



SECOND FLOOR

BEDROOM 1	4.87m x 3.85m	15'11" x 12'7"
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C Cupboard W Wardrobe ● Specification

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THE KESWICK
4 Bedroom Home

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THE KESWICK

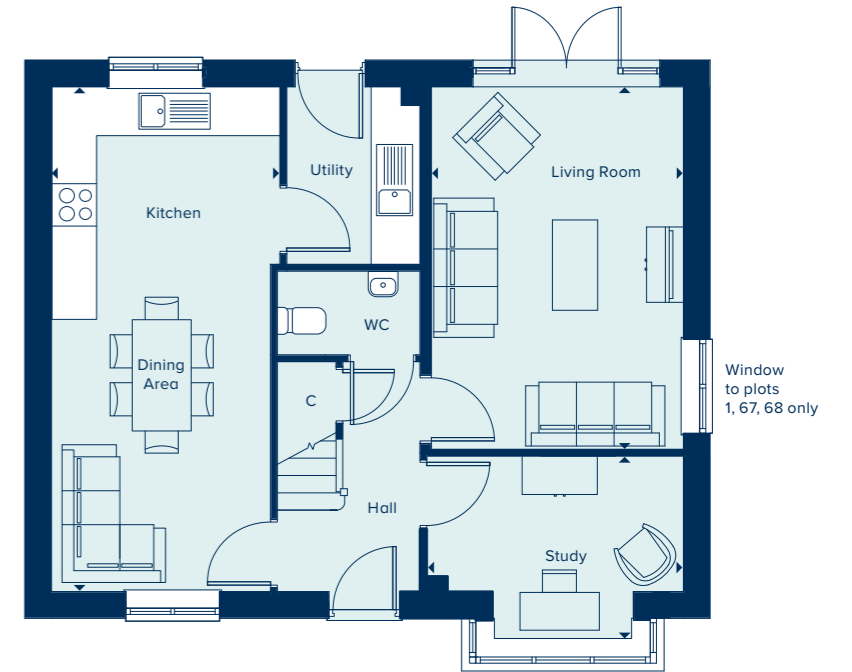
Set over two-storeys, The Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden. The ground floor study with its bay window benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large main bedroom has the benefit of an en suite bathroom and three further bedrooms share a family bathroom.

4 BEDROOM HOME



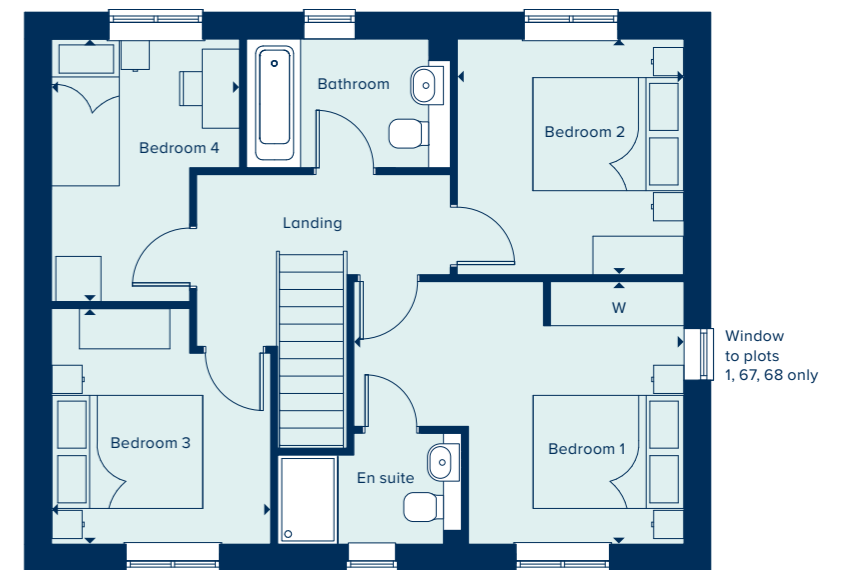
GROUND FLOOR

KITCHEN / DINING AREA	
6.70m x 3.01m	21'11" x 9'6"
LIVING ROOM	
4.81m x 3.35m	15'9" x 11'0"
STUDY	
3.41m x 2.47m	11'2" x 8'1"



FIRST FLOOR

BEDROOM 1	
4.35m x 3.48m	14'3" x 11'5"
BEDROOM 2	
3.13m x 3.01m	10'3" x 9'10"
BEDROOM 3	
3.12m x 2.91m	10'3" x 9'6"
BEDROOM 4	
3.50m x 2.49m	11'5" x 8'2"



C Cupboard W Wardrobe ● Specification

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME



THE MARLBOROUGH

4 Bedroom Home

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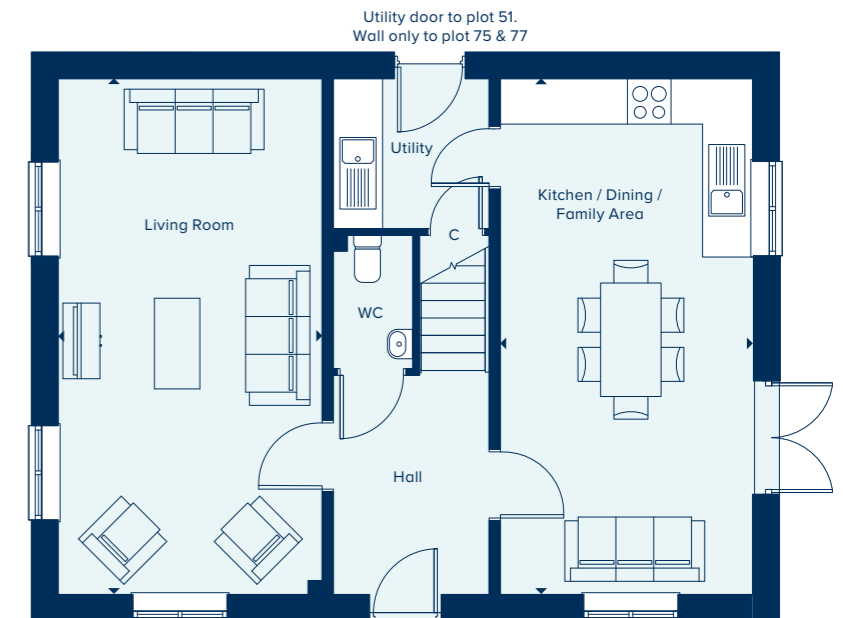
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.82m x 3.34m 22'4" x 10'11"

LIVING ROOM

6.82m x 3.49m 22'4" x 11'5"



FIRST FLOOR

BEDROOM 1

3.63m x 3.05m 11'11" x 10'0"

BEDROOM 2

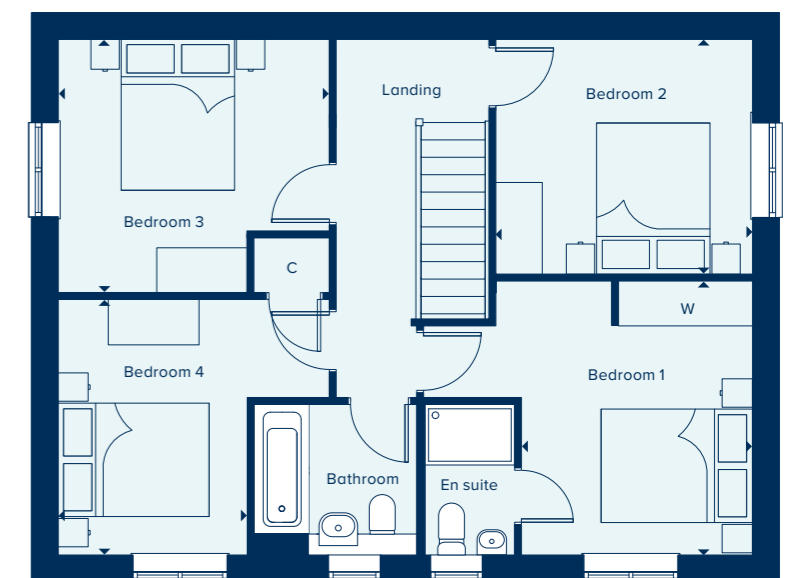
3.39m x 3.09m 11'2" x 10'2"

BEDROOM 3

3.59m x 3.35m 11'9" x 11'0"

BEDROOM 4

3.38m x 2.50m 11'1" x 8'2"



C Cupboard W Wardrobe ● Specification

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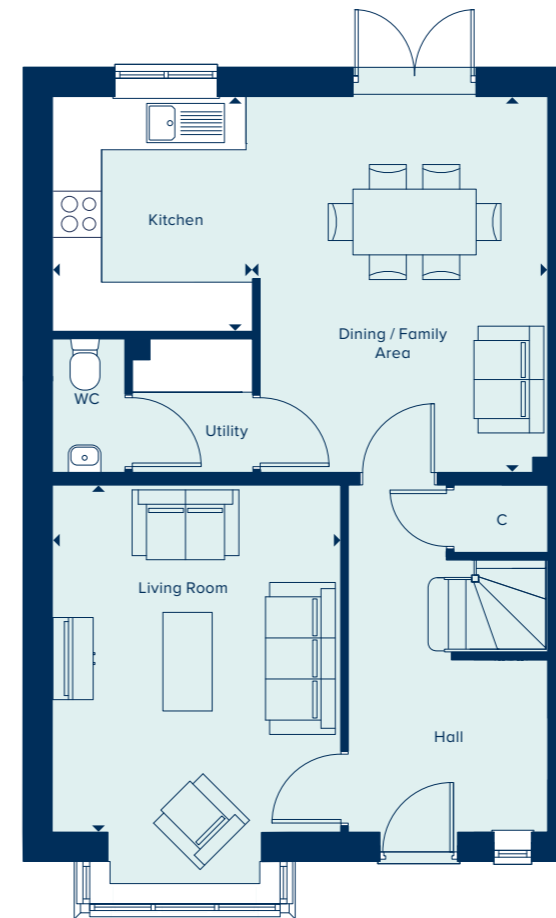
THE ROMSEY
4 Bedroom Home

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THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



GROUND FLOOR

DINING / FAMILY AREA

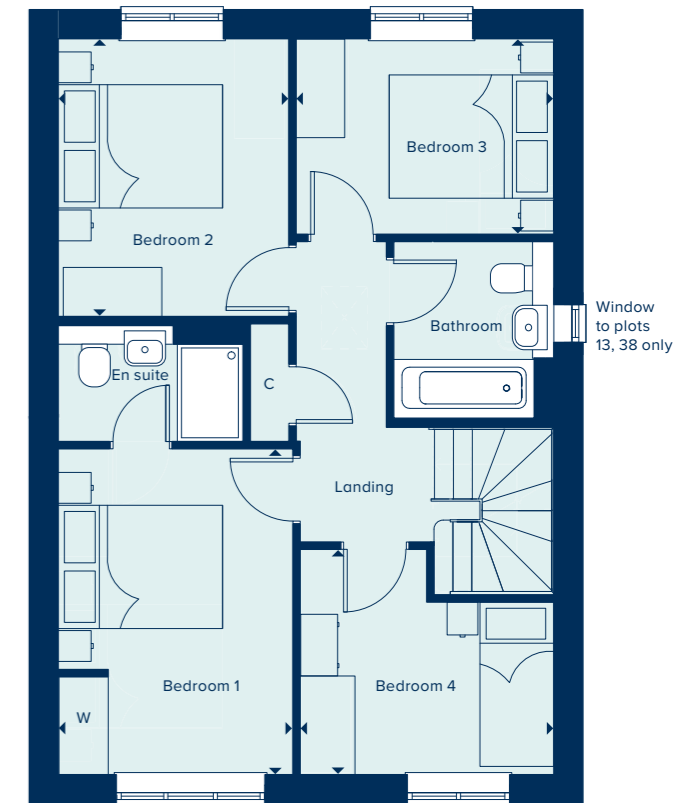
4.58m x 3.59m 15'0" x 11'9"

KITCHEN

2.86m x 2.44m 9'4" x 8'0"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"



FIRST FLOOR

BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.13m x 2.38m 10'3" x 7'8"

BEDROOM 4

3.04m x 2.80m 10'0" x 9'2"

C Cupboard W Wardrobe ● Specification

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THE WINKFIELD
4 Bedroom Home

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THE WINKFIELD

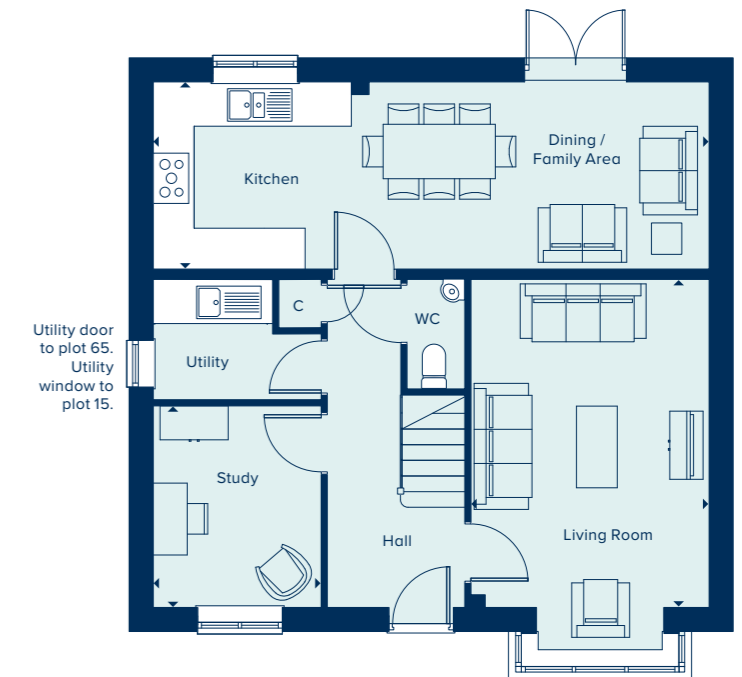
Arranged over two-storeys, the Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite bathroom.

4 BEDROOM HOME



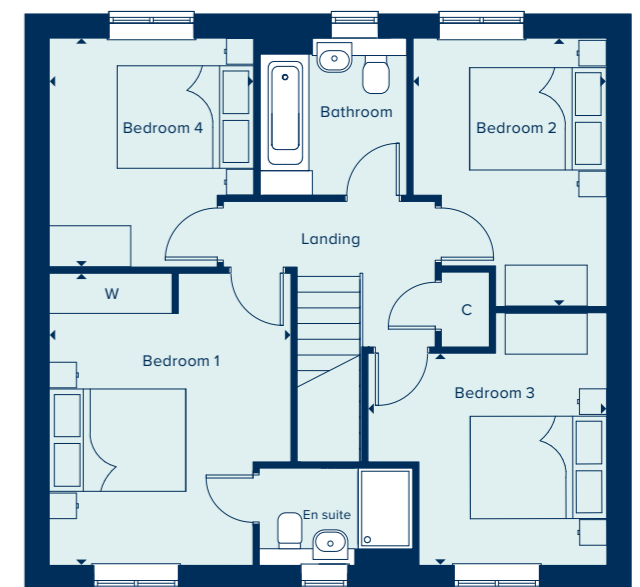
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA	
8.16m x 2.75m	26'9" x 9'0"
LIVING ROOM	
4.82m x 3.50m	15'10" x 11'6"
STUDY	
2.96m x 2.47m	9'8" x 8'1"



FIRST FLOOR

BEDROOM 1	
4.28m x 3.48m	14'0" x 11'5"
BEDROOM 2	
3.93m x 2.84m	12'11" x 9'4"
BEDROOM 3	
3.50m x 3.10m	11'6" x 10'2"
BEDROOM 4	
3.35m x 3.00m	11'0" x 9'10"



C Cupboard W Wardrobe • Specification

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THE ROYDON

With five bedrooms, a home office, games room or home cinema could be accommodated in the spacious Roydon. Each bedroom is generously sized and the house is light and airy. Spread over two storeys and with three bathrooms, a utility room and double garage, this home is well suited to family life.

5 BEDROOM HOME



THE ROYDON
5 Bedroom Home

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GROUND FLOOR

FAMILY AREA	3.93m x 3.45m	12'11" x 11'4"
KITCHEN / DINING AREA	6.18m x 3.38m	20'3" x 11'1"
LIVING ROOM	6.03m x 3.90m	19'9" x 12'9"



FIRST FLOOR

BEDROOM 1	3.96m x 3.23m	13'0" x 10'7"
BEDROOM 2	3.29m x 2.60m	10'10" x 8'6"
BEDROOM 3	3.96m x 2.70m	13'0" x 8'10"
BEDROOM 4	3.51m x 2.88m	11'6" x 9'5"
BEDROOM 5	3.29m x 2.71m	10'9" x 8'11"



C Cupboard W Wardrobe

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THE WINDSOR

The Windsor is sizeable family home with five double bedrooms, three bathrooms, a study, a utility room, a double garage with substantial living spaces. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is the main bedroom which, featuring an en suite bathroom and dressing room, runs the full depth of the house. As such it benefits from extensive natural light. Two further bedrooms and a bathroom are situated both on the first floor and on the top floor of this spacious property.

5 BEDROOM HOME



THE WINDSOR

5 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM

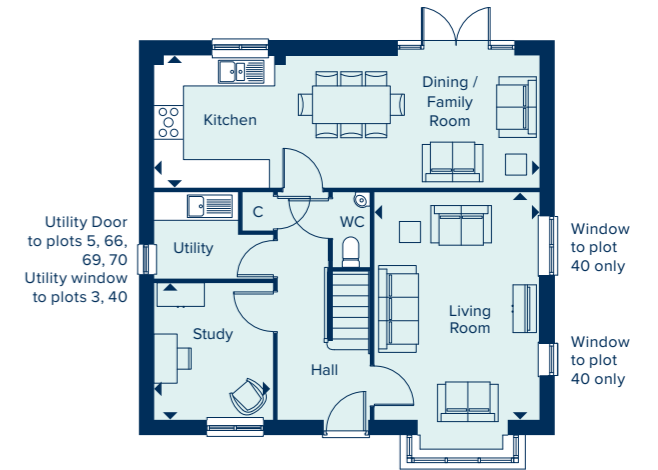
8.17m x 2.74m 26'9" x 9'0"

LIVING ROOM

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

STUDY

2.90m x 2.47m 9'6" x 8'1"



FIRST FLOOR

BEDROOM 1

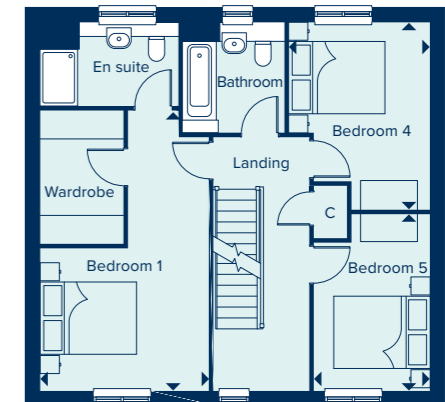
5.89m x 3.53m 19'3" x 11'7"

BEDROOM 4

3.93m x 2.95m 12'10" x 9'8"

BEDROOM 5

3.70m x 2.43m 12'2" x 7'11"



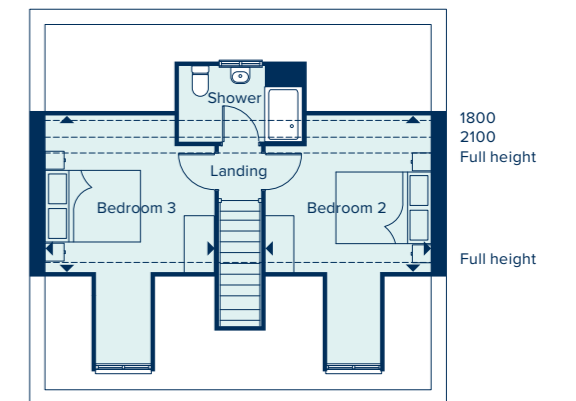
SECOND FLOOR

BEDROOM 2

3.50m x 3.33m 11'6" x 10'11"

BEDROOM 3

3.54m x 3.33m 11'7" x 10'11"



C Cupboard W Wardrobe --- Ceiling Heights

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
Energy efficient downlights in cloakroom	•	•	•	•

• Up to 1350 sq ft • Over 1350 sq ft

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
UTILITY ROOM				
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ****	•	•	•	•
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors. *The Windsor house type comprises of a dressing room with hanging rails & shelving	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete Premier Guarantee ten year warranty	•	•	•	•

• Up to 1350 sq ft • Over 1350 sq ft

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows Premier Guarantee guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study; two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.





**CREST
NICHOLSON**

LEWIN PARK

Lewin Park, Cambridge Road,
Langford, Biggleswade, SG18 9PL

For all enquiries please call

01234 232 268

crestnicholson.com/Lewin-park



House Type Illustration

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Development Map/Site Plan

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