



# homemade

homes by accent



Computer generated image is illustrative only

## The Pastures

LOWER STONDON

A stylish collection of shared ownership homes for sale

Hitchin, market town



## The best of both in Lower Stondon

Enjoy a relaxed rural lifestyle, stay connected to town and city

The Pastures is a welcoming new community in Lower Stondon, next to the village's sweeping recreation ground and neighbouring fields. Set in the beautiful Bedfordshire countryside, these brand-new homes also have easy access to several towns and cities, including Hitchin, Letchworth, Luton, Milton Keynes, Cambridge and London.

We have 30 homes for sale at The Pastures, all thoughtfully designed to blend with their rural setting and available to buy on a more affordable shared ownership basis (see page 29 for details). With six 2-bedroom houses, 18 3-bedroom houses and six 4-bedroom houses, there's a home for you here whether you're buying as a couple or a small or growing family. And with spacious, flexible layouts and stylish, neutral finishes, they're ready for you to get settled and create your own look from day one.

Lower Stondon is on the edge of the glorious Chiltern Hills Area of Outstanding Natural Beauty. And having wide open countryside on the doorstep makes The Pastures a great place to slow down and enjoy life at a more relaxed pace. But easy transport links mean you don't have to leave town and city behind.

Arlesey train station is just five miles away and offers trains direct to London St Pancras taking just 39 minutes. Major road links such as the A1, A6 and M1 are also close by, so getting around for both work and play is straightforward from The Pastures.

Luton



Chiltern Hills



Your welcoming  
country home



# Settle down with shared ownership at The Pastures

A more affordable way to buy your dream home

Everyone should have the opportunity to find a home they love, and shared ownership could be the answer for you. It's a great way to get on the property ladder and offers a real alternative to renting.

Homes at The Pastures are available to buy using the government's shared ownership scheme. It's another way to buy your home where you buy a percentage and pay rent on the rest. Homemade Homes own part of it - but you're living there, you decorate it, and you decide when to sell. Buying a percentage means you'll need a smaller deposit and a smaller mortgage. You can start by buying a share of between 25% to 75%. Once you've moved in, you can carry on buying more shares - if you choose to and can afford it - until you own your home 100%.

We offer an extensive range of shared ownership homes across the country, and have helped families, couples and people buying alone to find the right home for them. From apartments to detached houses, from Surrey to Yorkshire, we can help you find what you're looking for.

Visit [homemadehomes.com/information/](https://www.homemadehomes.com/information/) or speak to our sales team to find out more about shared ownership.



## Perfectly positioned in the Bedfordshire Countryside

The Pastures puts all you need within a walk, a cycle or a quick drive



Thoughtfully designed, energy-efficient homes with high-quality finishes



A bar and bistro an 8-minute walk away



Private gardens and parking for each home



Asda, Sainsbury's and Waitrose supermarkets within a 15-minute drive



A primary school with a good Ofsted rating a 4-minute walk away



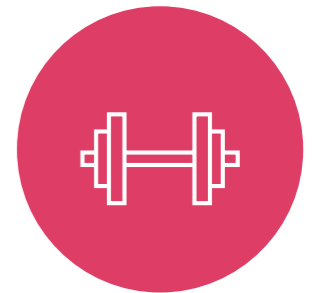
Countryside walks through parks, meadows and woodland, and meandering by rivers



Lots of popular restaurants, bars and cafés in Hitchin and Letchworth



12 minutes to Hitchin, 19 minutes to Letchworth and 27 minutes to Bedford or Luton by car



A golf course in the village and lots of sports and entertainment facilities nearby

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps

# Live the dream in Lower Stondon

Retreat to the Bedfordshire countryside near historic Hitchin

These thoughtfully designed homes, are tucked away on the edge of Lower Stondon, a small Bedfordshire village close to the larger village of Henlow Camp. It's a peaceful setting that gives an opportunity to enjoy rural tranquillity and a close-knit community, and yet have several towns and cities a convenient drive away.

Stondon village hall sits at the heart of the community and hosts a wide range of sessions, including dance, pilates and fitness classes and meetings for Scouts, Rainbows and the Women's Institute. Within a mile, there are handy amenities such as a convenience store, doctor's surgery, pharmacy, post office, veterinary hospital and golf club.



The ancient market town of Hitchin is just a 12-minute drive from The Pastures. A vibrant place to shop and meet up with friends, it hosts many events throughout the year – from ghost walks to jazz jam to an annual food festival.

You can also be in Letchworth, the world's first garden city, within a 20-minute drive. It has a thriving arts scene, an eclectic mix of great eateries and lots of green space to enjoy, including the Garden City Greenway, which circles around the town.

Other attractions in the area include Woburn Safari Park, Knebworth House and Standalone Farm. And if you feel like a change of scene, you can be in Cambridge in around 50 minutes, Colne Valley Regional Park in less than an hour and Southend-on-Sea in around an hour and a half.

Images from left to right:  
Cambridge  
Denham Lock Grand Union Canal  
at Denham in Colne Valley Regional Park,  
Knebworth House  
Woburn Safari Park

# All life's must-haves, close at hand



## Sports

Hitchin Swimming Centre boasts a heated outdoor lido with a sun terrace as well as an indoor pool. Archers Gym, on the same site, hi-tech equipment and a wide range of classes, plus a sauna and steam room.

Hitchin Swimming Centre – 5.2 miles



## Great outdoors

The Pastures sits next to Lower Stondon's large recreation ground. A short cycle away, Pegsdon Hills offer some of the best views of the county and are a great place to spot deer, skylarks, glow-worms, bats and more. While Hitchin Lavendar creates a stunning location for summer walks and picnics.

Pegsdon Hills and Hoot Bit Nature Reserve – 4.9 miles

## Culture

HATS Drama Group in Henlow puts on amateur productions throughout the year and Benslow Music in Hitchin welcomes musicians of all ages and abilities to develop their creativity. Hitchin also has three much-loved theatres staging a wide variety of shows.

The Factory Playhouse – 6.1 miles



## Shopping

Hitchin is home to well-known names such as Next and Boots, as well as many local boutiques, delis and stores tucked down arcades, winding streets and around the marketplace. Hitchin's popular market runs along the River Hiz and features general and specialist markets such as street food evenings.

Stondon Local Store – 0.3 miles



## Eat & drink

In Hitchin, high street favourites including Pizza Express and Pitcher & Piano rub shoulders with independent eateries such as Turkish restaurant Mevan and BBQ bar Craft & Cleaver. Closer to The Pastures, is Chinese Restaurant Bamboo Tree and the bistro at Mount Pleasant Golf Club.

Bamboo Tree – 0.5 miles



## Family

The Pastures is just at 4-minute walk from Stondon Lower School, which has a good Ofsted rating, and there are two nurseries in the village for pre-schoolers. For older offspring, there are several good secondary schools within a 10-minute drive.

Stondon Lower School – 0.2 miles

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps





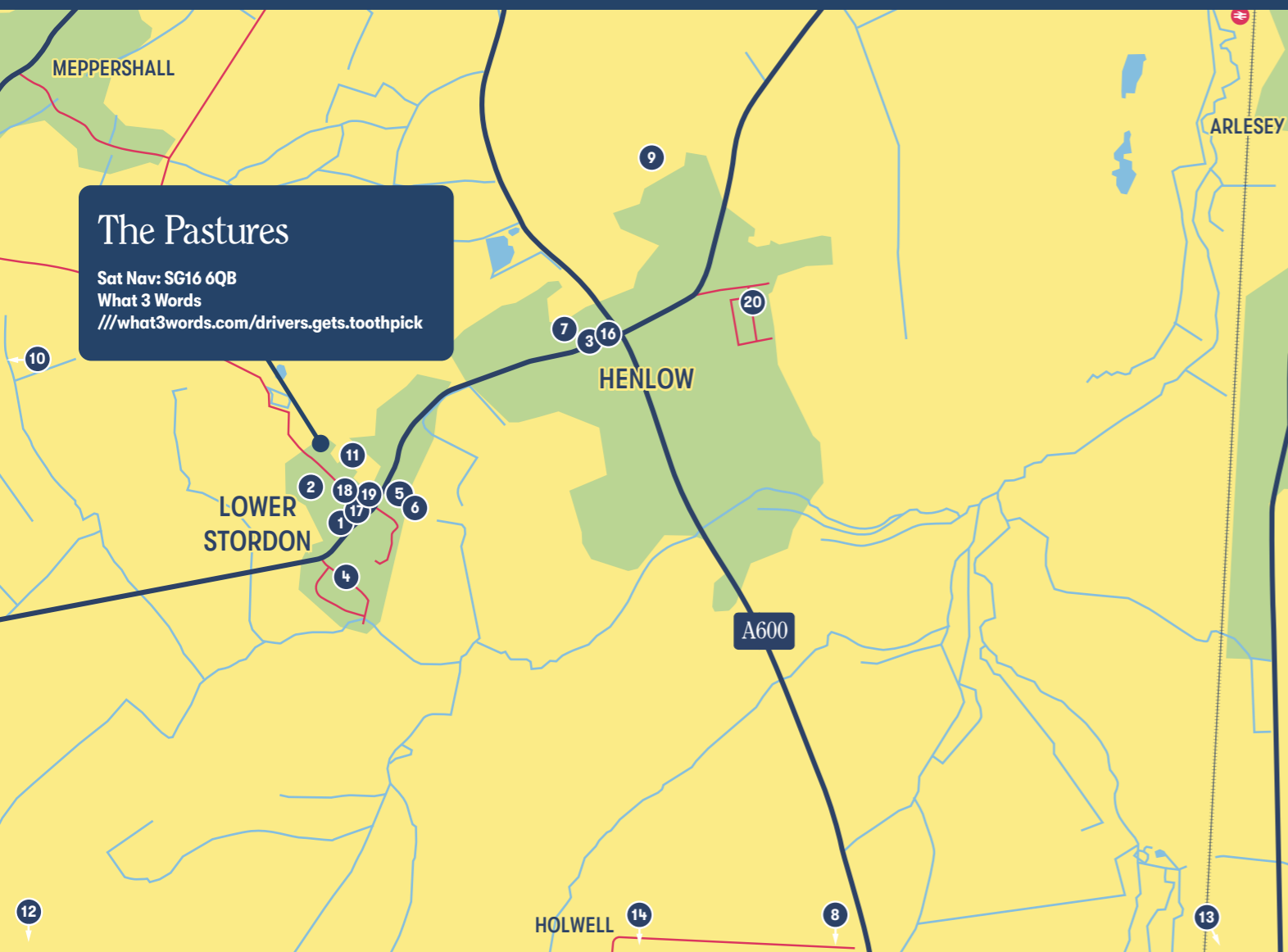
# Great connections

## A village community with swift links to towns and cities

The Pastures is nestled in the countryside, surrounded by fields, woodland and meadows. But it's also just 5 miles from Arlesey train station, where trains leave for London St Pancras every hour and take just 39 minutes. Arlesey also offers direct trains to Peterborough for fast connections to the North and the Midlands.

The A6 and A1 are both just over 6 miles from The Pastures for fast journeys up north and down to London. And the M1 is around 12 miles away, opening up a speedy route to the Midlands. There's a bus stop a 6-minute walk from The Pastures with routes to Henlow Camp and other towns and villages. For foreign trips, you can be at Luton Airport in less than half an hour and Eurostar trains from St Pancras go to Paris, Amsterdam and more.

- |                                    |   |
|------------------------------------|---|
| 1. Stondon local store             | 11. Lower Stondon recreation ground           |
| 2. Savin Nurseries Garden Centre   | 12. Pegsdon Hills and Hoot Bit Nature Reserve |
| 3. Henlow Pharmacy and Post Office | 13. Hitchin Lavendar                          |
| 4. Bamboo Tree                     | 14. Oughtonhead Common Nature Reserve         |
| 5. Fairway Bar & Bistro            | 15. Lower Stondon Surgery                     |
| 6. Mount Pleasant Golf Club        | 16. Henlow Veterinary Hospital                |
| 7. Stondon BMX track               | 17. Stondon Lower School                      |
| 8. Hitchin Swimming Centre         | 18. Stondon Stompers                          |
| 9. Henlow Golf Club                | 19. Flying Start Children's Centre            |
| 10. Wrest Park Manor House         | 20. Merry Poppets Nursery Henlow              |



### By car from The Pastures

Hitchin	12 minutes
Letchworth Garden City	19 minutes
Bedford	27 minutes
Luton	27 minutes
Luton Airport	45 minutes
Milton Keynes	45 minutes
Watford	45 minutes
Cambridge	48 minutes
Northampton	58 minutes
Peterborough	1hr
London	1hr 30 mins
Southend-on-sea	1hr 31 mins



### By train from Arlesey

Hitchin	5 minutes
Stevenage	12 minutes
Finsbury Park	32 minutes
Peterborough	39 minutes
London St Pancras International	39 minutes
City Thameslink	46 minutes
London Blackfriars	48 minutes
London Bridge	54 minutes

[Sources: \*google.com/maps. Times shown are approximate and subject to traffic. \*\*thetrainline.com. Times shown are for one of the fastest travel times – average journeys may be longer.]

# The Pastures

## Development Layout



### Shared Ownership 2 Bed Houses

- Monarch
- Admiral

### Shared Ownership 3 Bed Houses

- Swallowtail
- Peacock
- Grayling
- Argus

### Shared Ownership 4 Bed Houses

- Skipper
- Heath
- Emperor

### Homes for rent

- 

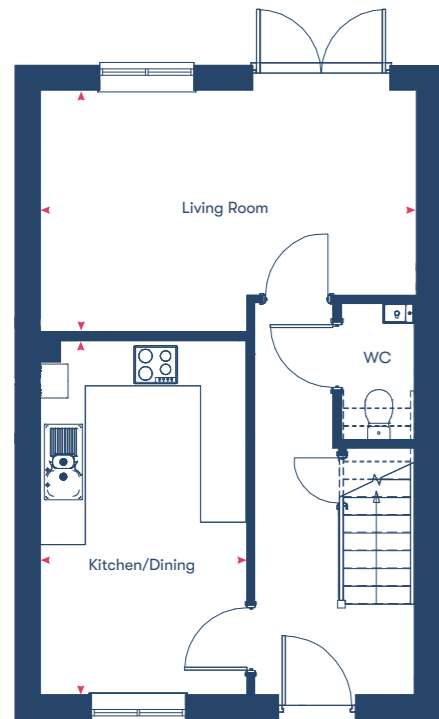


**BCP** Bin collection point

# Monarch

## 2 bedroom houses

Plots 9, 10\*



Ground Floor



First Floor

Kitchen/Dining	4.70m x 2.77m
Living Room	3.23m x 4.99m
Bedroom 1	2.80m x 4.99m
Bedroom 2	2.80m x 4.99m
Bathroom	2.29m x 1.96m

**79m<sup>2</sup>**

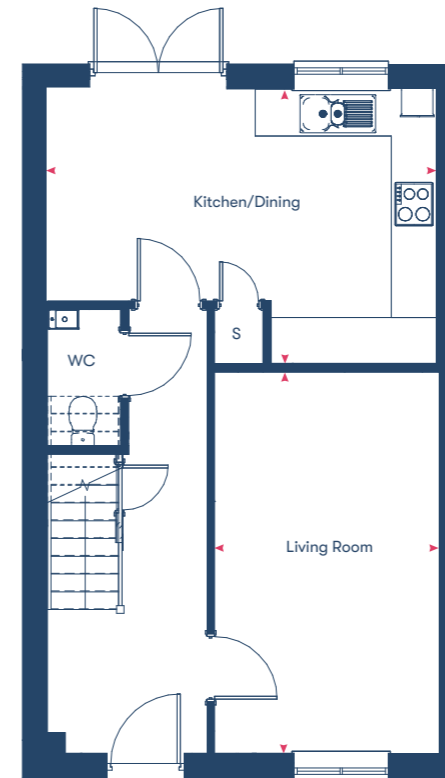
\*Plots marked with an asterisk are mirrored versions of the floor plan shown.

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

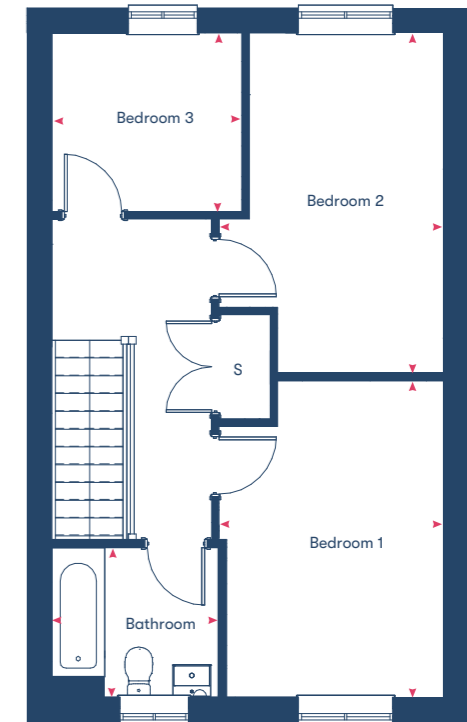
# Swallowtail

## 3 bedroom houses

Plots 4, 5\*



Ground Floor



First Floor

Kitchen/Dining	3.68m x 5.22m
Living Room	5.07m x 2.99m
Bedroom 1	4.22m x 2.89m
Bedroom 2	4.54m x 2.59m
Bedroom 3	2.40m x 2.55m
Bathroom	2.02m x 2.25m

**93m<sup>2</sup>**

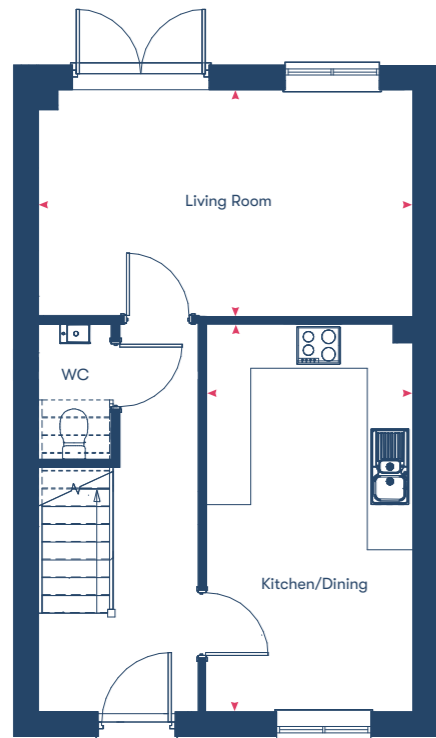
\*Plots marked with an asterisk are mirrored versions of the floor plan shown.

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

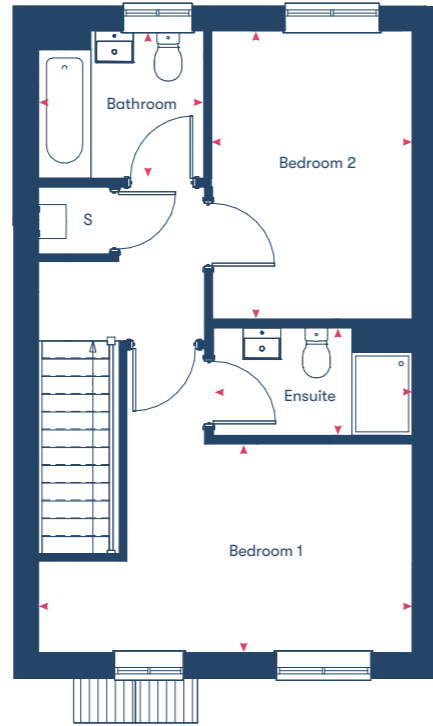
# Admiral

## 2 bedroom houses

Plots 2, 3\*, 29, 30\*



Ground Floor



First Floor

Kitchen/Dining	5.17m x 2.77m
Living Room	3.02m x 4.99m
Bedroom 1	2.79m x 4.99m
En-suite	1.47m x 2.68m
Bedroom 2	3.85m x 2.68m
Bathroom	2m x 2.23m

**81m<sup>2</sup>**

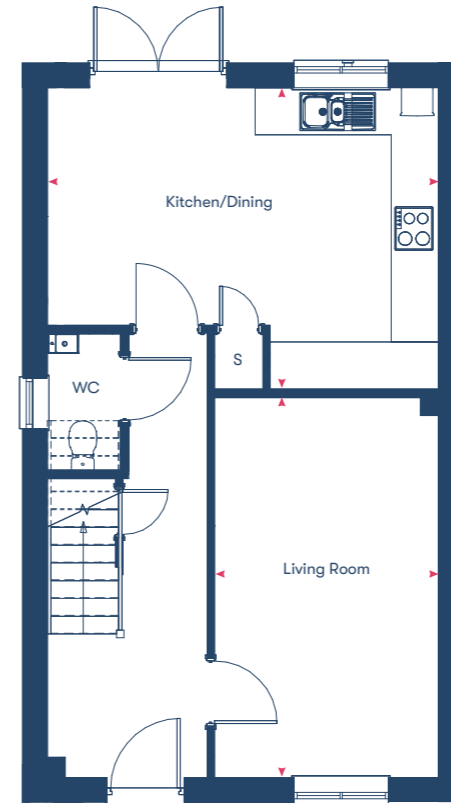
\*Plots marked with an asterisk are mirrored versions of the floor plan shown.

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

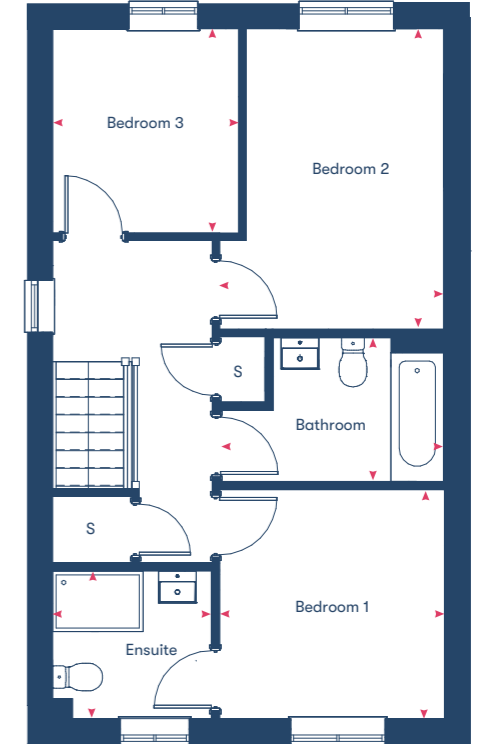
# Peacock

## 3 bedroom houses

Plots 12, 13\*, 19, 20\*, 31, 32\*, 37, 38\*



Ground Floor



First Floor

Kitchen/Dining	3.18m x 5.22m
Living Room	5.06m x 2.99m
Bedroom 1	3.06m x 3.14m
En-suite	2m x 2.15m
Bedroom 2	4.01m x 2.64m
Bedroom 3	2.73m x 2.50m
Bathroom	1.95m x 2.30m

**94.6m<sup>2</sup>**

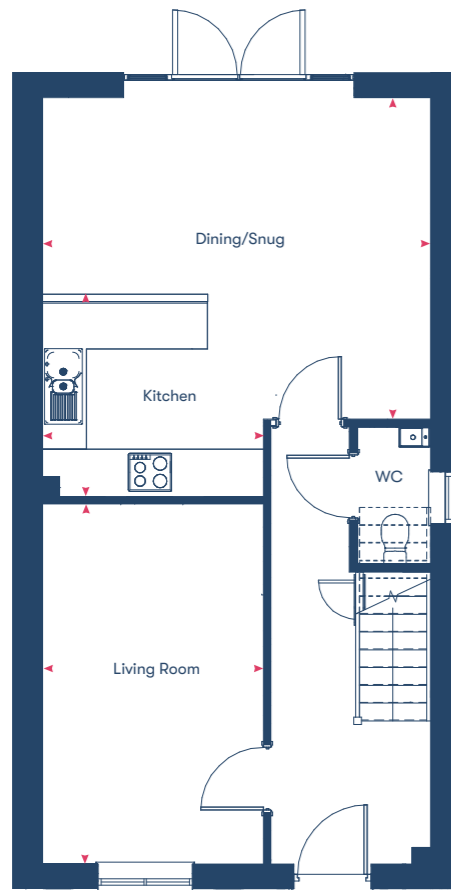
\*Plots marked with an asterisk are mirrored versions of the floor plan shown.

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

# Grayling

## 3 bedroom houses

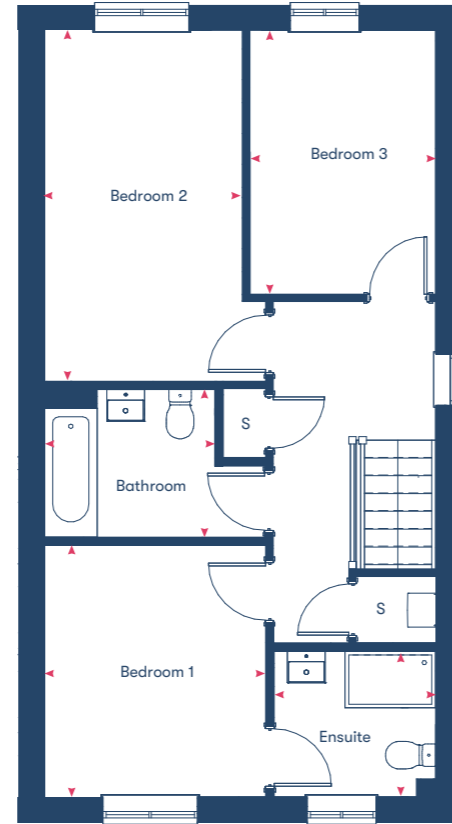
Plots 17\*, 28, 33, 34, 35, 39



Ground Floor

Dining/Snug	4.38m x 5.22m
Kitchen	2.61m x 2.99m
Living Room	4.78m x 2.99m
Bedroom 1	3.55m x 2.96m
En-suite	2m x 2.34m
Bedroom 2	4.67m x 2.65m
Bedroom 3	3.52m x 2.49m
Bathroom	2m x 2.34m

105m<sup>2</sup>



First Floor

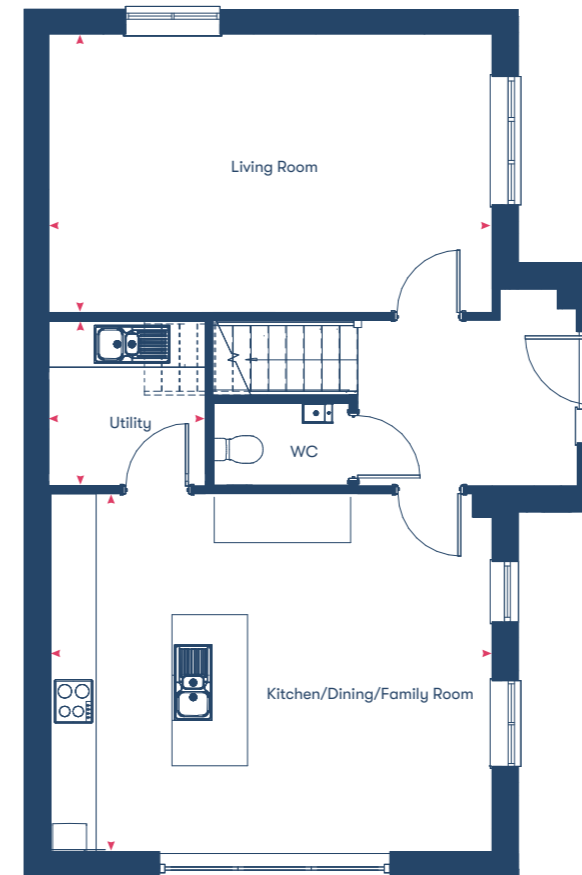
\*Plots marked with an asterisk are mirrored versions of the floor plan shown.

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

# Skipper

## 4 bedroom houses

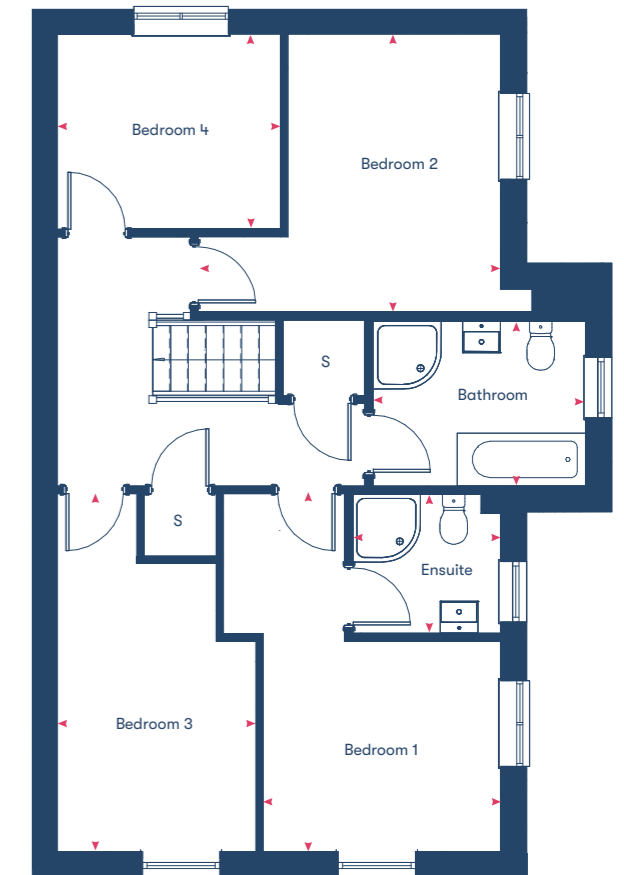
Plots 1, 36\*, 40



Ground Floor

Kitchen/Dining/Family Room	5.91m x 4.77m
Living Room	3.72m x 5.91m
Utility	2.21m x 2.10m
Bedroom 1	2.81m x 3.17m
En-suite	1.64m x 2m
Bedroom 2	3.72m x 2.83m
Bedroom 3	4.77m x 2.66m
Bedroom 4	2.62m x 2.97m
Bathroom	2.23m x 2.96m

130.1m<sup>2</sup>



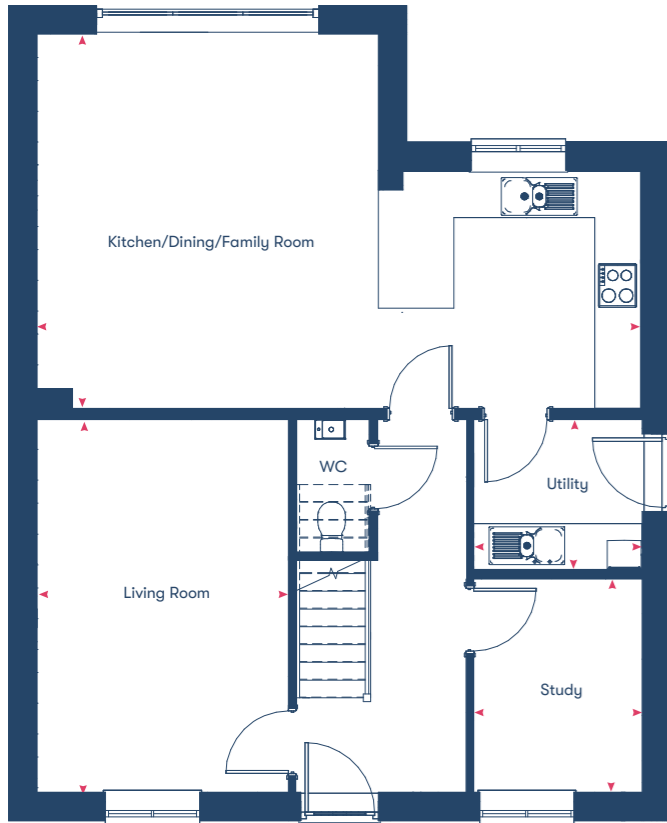
First Floor

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

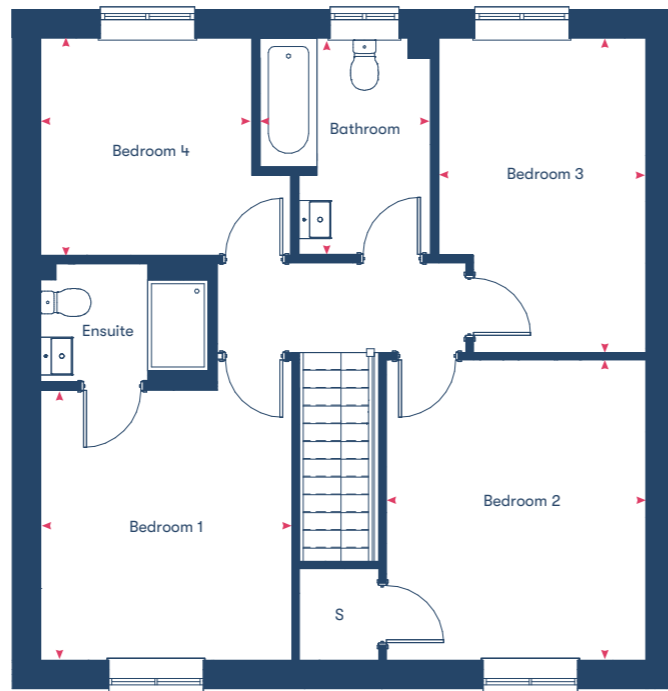
# Heath

## 4 bedroom house

### Plot 16



Ground Floor



First Floor

Kitchen/Dining/Family Room	4.98m x 4.56m
Living Room	4.97m x 3.35m
Study	4.09m x 2.26m
Utility	2.04m x 2.26m
Bedroom 1	3.60m x 3.35m
En-suite	1.61m x 2.27m
Bedroom 2	3.99m x 3.65m
Bedroom 3	4.18m x 2.77m
Bedroom 4	2.90m x 2.82m
Bathroom	2.90m x 2.30m

**137m<sup>2</sup>**

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

# Emperor

## 4 bedroom houses

### Plots 14, 15\*



Ground Floor



First Floor

Kitchen/ Dining	5.04m x 4.67m
Living Room	5.23m x 4.46m
Study	2.95m x 3.89m
Utility	2.20m x 2.18m
Bedroom 1	5.40m x 4.61m
Bedroom 2	3.15m x 3.03m
En-suite	2.10m x 2.45m
Bedroom 3	2.84m x 4.06m
Bedroom 4	2.31m x 2.94m
Bathroom	2m x 3.08m

**152.8m<sup>2</sup>**

\*PLEASE NOTE: ATTACHED GARAGE TO PLOT 15 ONLY

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

# Argus

## 3 bedroom houses

Plots 18, 27\*



Kitchen	3.15m x 2.98m
Living/Dining	3.98m x 5.56m
Bedroom 1	6.12m x 3.03m
Bedroom 2	3.98m x 3.20m
Bedroom 3	3.98m x 2.27m

**118.8m<sup>2</sup>**

Designed to M4(3) standard which is wheelchair adaptable

\*Plots marked with an asterisk are mirrored versions of the floor plan shown.

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

## Shared Ownership Specialists

Dedicated to finding you your next home or helping you take the first step onto the property ladder.

Welcome to Homemade Homes by Accent, the experienced property sales team within Accent Housing.

Accent Housing Limited provides over 20,000 homes in the North, South and East of the UK. We want to be with you for your journey. Whether that's helping you to take the first step onto the housing ladder or helping you search for a new home, we'll be right there with you.

We have Shared Ownership homes across the country, from Surrey to Yorkshire and have helped hundreds of people to fulfil their home ownership ambitions. We offer new and resale shared ownership homes, and also help our current customers to buy more of their home or sell it when they want to move on.

Visit our website dedicated to all things Shared Ownership  
[www.homemadehomes.com](http://www.homemadehomes.com)

A selection of developments from **homemade**  
homes by accent



Brooklands,  
Milton Keynes



Great Denham,  
Bedfordshire



Willow Grove,  
Wixams



# homemade

homes by accent

All information supplied is correct when published (April 2024) and is not intended to form part of any contract or warranty. Computer-generated images are an artist's impression and features such as landscaping, windows, brick, and other materials may vary, as may heating and electrical layouts. Any furniture and landscaping are shown for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout. You should not use dimensions for carpet sizes, appliance spaces, or furniture items. Information regarding schools, transport, and amenities should be considered general guidance only; we make every effort to ensure this information is current; however, you should not rely solely on the information presented. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Any site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing will not show land contours, gradients, boundary treatments, landscaping, or local authority street lighting. Footpaths are subject to change. For a shared ownership home, you need to pay rent to us for the share you do not own. The monthly rent payment will be listed in each advert on our website. We will review your rent at times set out in your lease. Your rent is reviewed, usually once a year. Your rent will go up when it is reviewed. It will not go down. The monthly payment for service charges will be listed in each advert on our website and reviewed annually. We support the development of mixed-tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of these homes may change subject to demand.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT.**

Homemade Homes by Accent is a brand used by Accent Housing Ltd, a Charitable Registered Society under the Co-operative and Community Benefit Societies Act 2014, registered no: 19229R. Authorised and regulated by the Financial Conduct Authority. Registered Office: 3rd Floor, Scorex House, 1 Bolton Road, Bradford, BD1 4AS

**T 0345 678 0552**

**W [homemadehomes.com](https://www.homemadehomes.com)**

**E [info@homemadehomes.com](mailto:info@homemadehomes.com)**