

The Village COLLECTION

Fairview New Homes has drawn upon its talents to plan, design, build and specify every individual element in this fabulous new residential neighbourhood. Set around a village green with a play area, this new community is already firmly established with residents enjoying its semi-rural surroundings.

The two-bedroom en-suite apartments come in three different layouts, so choose whether you prefer open plan living or a separate kitchen and whether on the ground, first or top floor.



iwestates.com

Mucklestone House, 3 Keen Avenue, Buntingford,
Hertfordshire, SG9 9GT

COMPUTER GENERATED IMAGE OF THE VILLAGE COLLECTION. PLEASE NOTE THAT THESE IMAGES ARE INTENDED TO GIVE A GENERAL INDICATION OF THE PROPOSED DEVELOPMENT. THE DEVELOPER RESERVES THE RIGHT TO ALTER ANY PART OF THE DEVELOPMENT, SPECIFICATION OR FLOOR LAYOUT AT ANY TIME.

Mucklestone House, 3 Keen Avenue, Buntingford, Hertfordshire, SG9 9GT

£1,200 Per Calendar Month

Two double bedroom 1st floor flat with en-suite to master and separate family bathroom. Large open plan kitchen living dining room. Allocated parking. Available Mid December 2025

Master bedroom with en-suite shower room.

Second double bedroom.

Open plan kitchen living dining room.

Separate family bathroom.

Juliet Balcony

EPC Band B.

Allocated parking.

Council Tax Band C

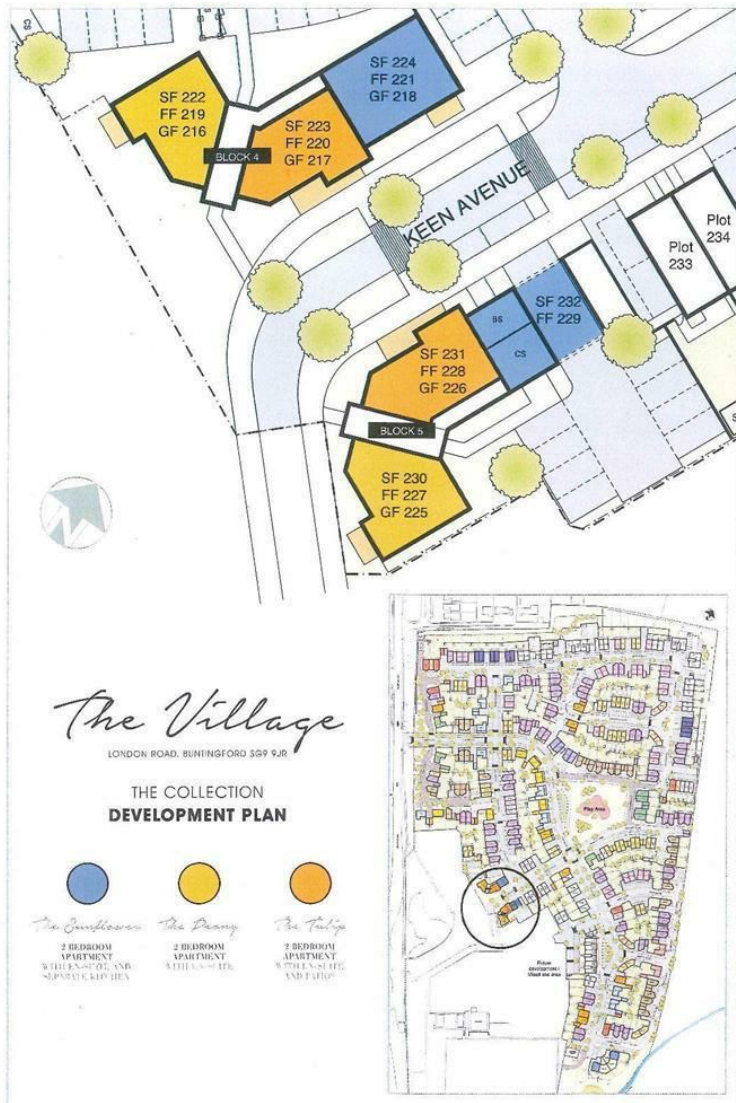
Holding Deposit £276.00 (Equivalent to 1 weeks rent)

Deposit £1384.00

AGENT NOTE # - Photo's have not been recently updated. Must be viewed

Buntingford Lettings 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391

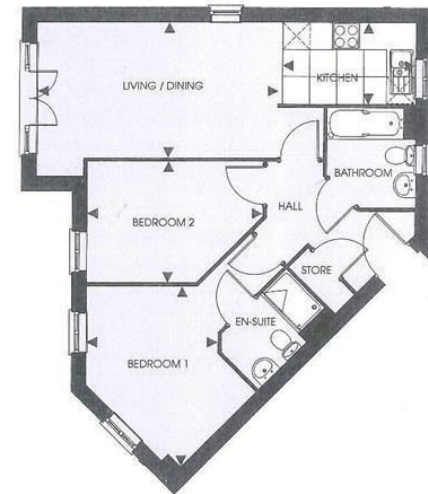
bl@iwestates.com | www.iwestates.com



The Peony

2 BEDROOM APARTMENT WITH EN-SUITE

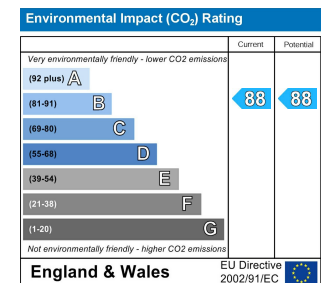
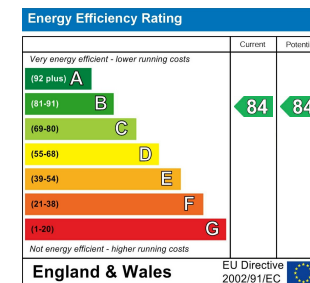
PLOTS: 216, 219, 222, 225(H), 227(H), 230(H)



Kitchen	3.05m x 1.81m	10'0" x 5'11"
Living/Dining	5.33m x 3.01m	17'6" x 9'11"
Bedroom 1	4.01m x 2.92m	13'2" x 9'7"
Bedroom 2	3.91m x 2.70m	12'10" x 8'10"

Total Area: 60.8sq m / 654sq ft

The room sizes shown in this brochure may be taken to the widest points in each room; wall to wall tolerance of +/- 5% is allowed. External finish may vary on certain plots, please check with your Sales Advisor. Some future phase plans may vary slightly from those shown on these pages, please check with your Sales Advisor.



GROUND FLOOR

ENTRANCE

FIRST FLOOR

ENTRANCE.

ENTRANCE HALL

MASTER BEDROOM

13'2" x 9'7"

EN SUITE SHOWER ROOM

BEDROOM TWO

12'10" x 8'10"

FAMILY BATHROOM

LIVING DINING ROOM

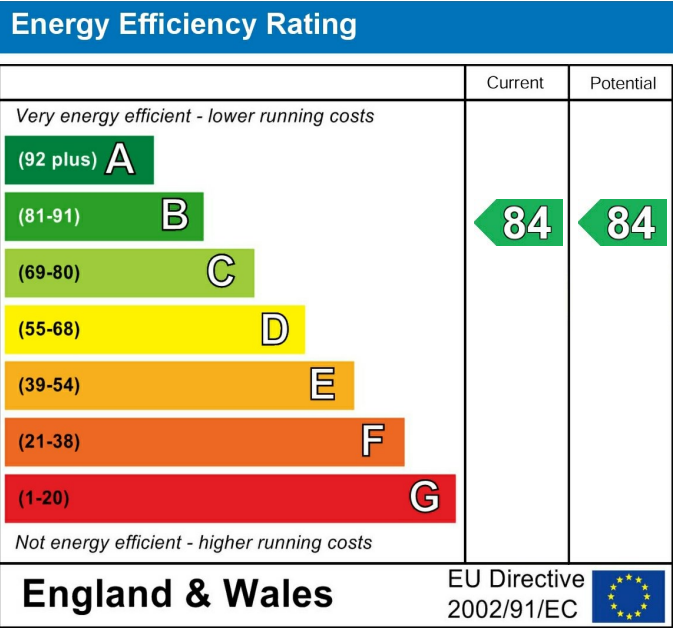
17'6" x 9'11"

KITCHEN

10'0"x 5'11"

OUTSIDE

PARKING



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.





Specification

KITCHEN

- Fully fitted kitchen by Morrison with white high gloss units with full chrome doors and drawers
- Wall units with LED under cabinet lighting
- Black worktop with 100mm upstand
- Stainless steel 1 1/2 bowl sink with single lever monoblock mixer tap
- Zanussi built in electric oven touch control ceramic hob, cooler hood and extractor
- Fully integrated washer/dryer
- 100 grey floor tiles
- Colours in white fast matt emulsion, walls in Dove white fast matt emulsion
- 100 chrome appliance switch plates and double sockets
- LED aluminium downlights

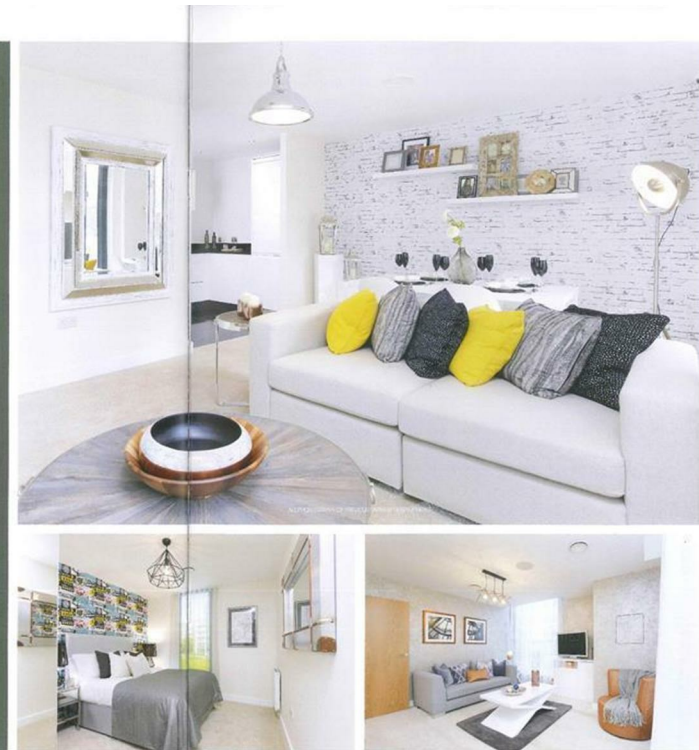
BATHROOM AND EN-SUITE

- White sanitary ware with chrome plated single lever mono block mixer tap to basin
- Chrome plated bath top with hot/cold water above bath wheels on auto provided
- Chrome plated single lever mono block bath tap, wheels on auto provided
- Variable height thermostatic shower mixer in shower enclosure or corner bath where no shower enclosure
- Clear glass shower enclosure with hot/cold door
- Clear glass screen to bath wheels on auto provided
- Black bath 1 1/2 bath tiles to bathroom and en-suite walls provided
- Polished floor tiles in warm white to main bathroom, where no ensuite
- Colours in white fast matt emulsion, unfitted walls in Dove white fast matt emulsion
- Chrome finished towel rail
- LED chrome downlights

GENERAL

- Full MSA and BT points with provision for satellite TV and broadband internet services
- Integrated central alarm system not fitted
- Smoke, heat and carbon monoxide detectors with battery backup
- Remaining walls in Almond white and ceilings in white fast matt emulsion
- Chrome finish ironmongery to internal doors and windows
- Private allocated parking where applicable
- 10 year limited builder's warranty

Specification details are for general guidance only. For a more detailed specification of your chosen property, please visit our Sales Pack.





The Village

THE COLLECTION CONSISTS OF JUST SEVENTEEN CONTEMPORARY
TWO-BEDROOM APARTMENTS AVAILABLE LOCATED TOWARDS
THE SOUTHERN BORDERS OF THE VILLAGE

ROCKWELL JEFFREY PHOTOGRAPHY



Buntingford

WILSON PHOTOGRAPHY

Embrace the pace of life

Surrounded by glorious green countryside with a network of footpaths and bridleways on the fringes of the town, you can establish your own pace of life with leisurely walks or more energetic cycle rides, jogs or on the outskirts of healthy cross-country runs.

This is the ideal location to explore everything the town has to offer - from the sheltered valleys of the River Rye to the 16th-century buildings that line Buntingford's original High Street. There is an excellent choice for everyday shopping with butchers and bakers, a post office, a chemist, newsagent and a Post Office. A host of more specialised stores add local appeal including an

antiques boutique, boutiques, coffee shops and a cheese store.

The options for eating out are remarkably good with several gastronomic restaurants for varied menus and delicious food. There are a few restaurants and bars with welcoming atmospheres offering British, Indian and Chinese food.

The cities of Cambridge and London are perfectly placed for a day of culture or entertainment and the towns of Stevenage and Luton borders offer easy access for the occasional shopping excursion.

