

Shefford Road

Meppershall, Beds, SG17 5LN

Prices from £585,000



ashtons
new homes

Shefford Road

Meppershall, Bedfordshire

SG17 5LN

This exclusive private development comprises a collection of just nine traditional two-storey 3 & 4 bedroom detached homes, finished to a high specification by local builder, John Burgess Homes.

Last Two Plots remaining!

Plot 1 - Four bedroom detached home at 2,350 sq ft – Guide Price £795,000

Plot 9 - Four bedroom detached home at 2,350 sq ft – To be released



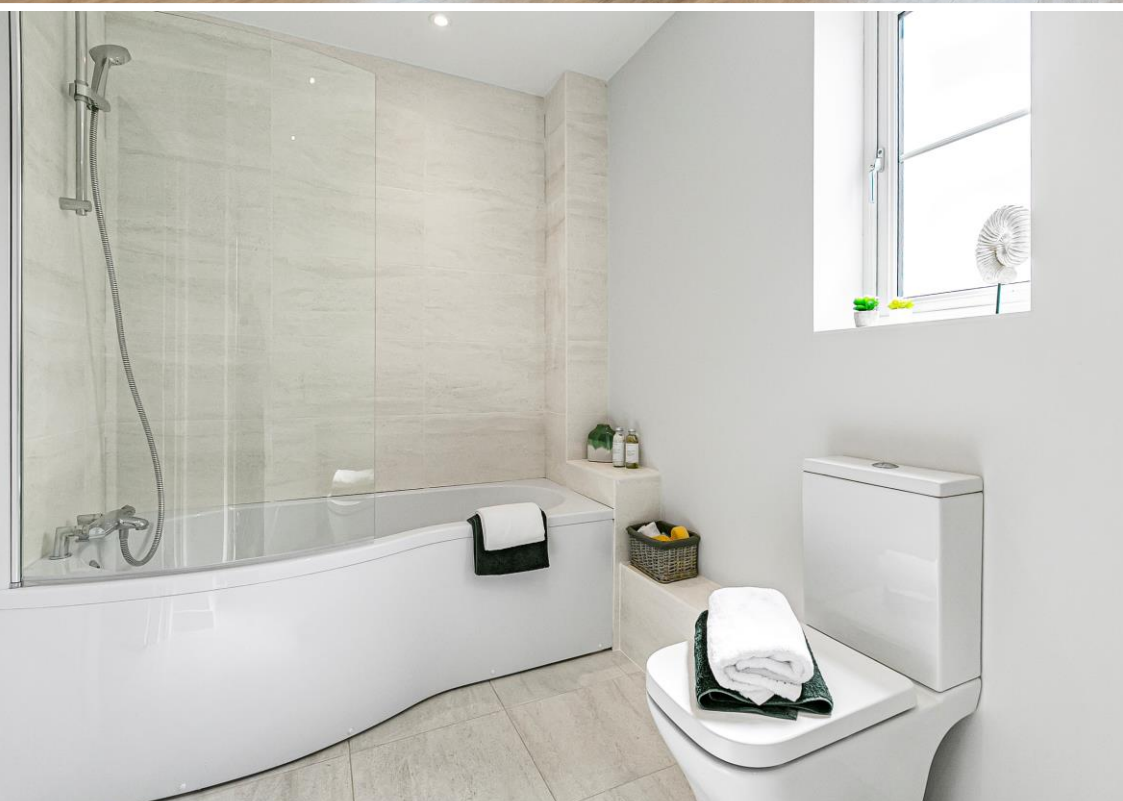
BURGESS

32 Bridge Street, Hitchin, Herts, SG5 2DF

T: 01462 453195

E: newhomes@ashtons.co.uk

W: ashtons.co.uk/land-and-new-homes



SPECIFICATION:

GENERAL:

- Gas central heating with radiators to ground and first floor
- UPVC double glazed windows
- 2 panel smooth moulded semi solid core internal doors decorated in white satinwood.
- Pencil Round skirting and architrave decorated in white satinwood.
- Tiled flooring to kitchen, WC, utility and bathrooms.
- Carpets elsewhere throughout
- Stovax Riva2 40 inset multi fuel fire in lounge with slate hearth and limestone surround
- Double or Single Garages with power and lighting
- 32A power supply to garages to accommodate electric vehicle charging (charging points not included)
- TV aerial fitted in loft space, aerial points master bedroom, lounge and Kitchen/Dining room.
- Cat 5 network cables from the study where the master BT / Cable socket is located, running to Lounge (x2), Master bedroom and Kitchen/Dining Room
- Fitted alarm system by South East Security
- 10 year NHBC Buildmark warranty

KITCHEN/UTILITY ROOM:

- Contemporary fitted Loline kitchens – purchaser is able to choose finishes from Loline (subject to build stage)
- Quartz (or equivalent) worktops and upstands to kitchen.
- NEFF integrated appliances to include: oven, combi oven, induction hob, extractor fan, dishwasher, full height fridge and freezer

BATHROOM/EN-SUITES:

- Stylish sanitaryware from Roca range or Ideal Standard
- Aqualisa shower valves.
- Heated chrome towel rails
- Porcelanosa (or equivalent) tiled floor and walls to wet areas

OUTSIDE:

- Large paved terrace to rear of property.
- All plots have generous size gardens, laid to lawn (either seed or turf)
- Outside Tap

LOCATION:

This exclusive development is located in the peaceful and sought after village of Meppershall, close to open countryside, but within easy reach of the local town of Shefford and the historic market town of Hitchin. For local amenities, the village benefits from a post office and village store, together with St Mary's Church and a reputable school - Meppershall Church of England Academy. There is a friendly village community with regular social and sporting activities & clubs, particularly now that there is a brand new Village Hall. The surrounding countryside has many footpaths and bridleways and is close to the Chiltern Hills area of natural beauty.

Meppershall is perfectly situated for access to the A1 and A6, both of which can be reached in under 15 minutes while the M1 (Jct 12) is less than 25 minutes away.

For commuters, the nearest train station is Arlesey (5 miles) which offers services to London Kings Cross and St Pancras in 40 minutes and to London Euston in just under an hour. Hitchin has a fast, frequent rail service in 25 minutes. For international travel, Luton Airport is under 15 miles away.

Hitchin (7 miles) is a desirable market town, full of character and charm. It provides extensive shopping and recreational facilities. The town boasts picturesque medieval and Georgian buildings, a church and river through the centre, and over recent years has developed its own exciting and vibrant modern cafe culture. It offers 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.

THIS OUTLINE SPECIFICATION IS AS A GUIDE

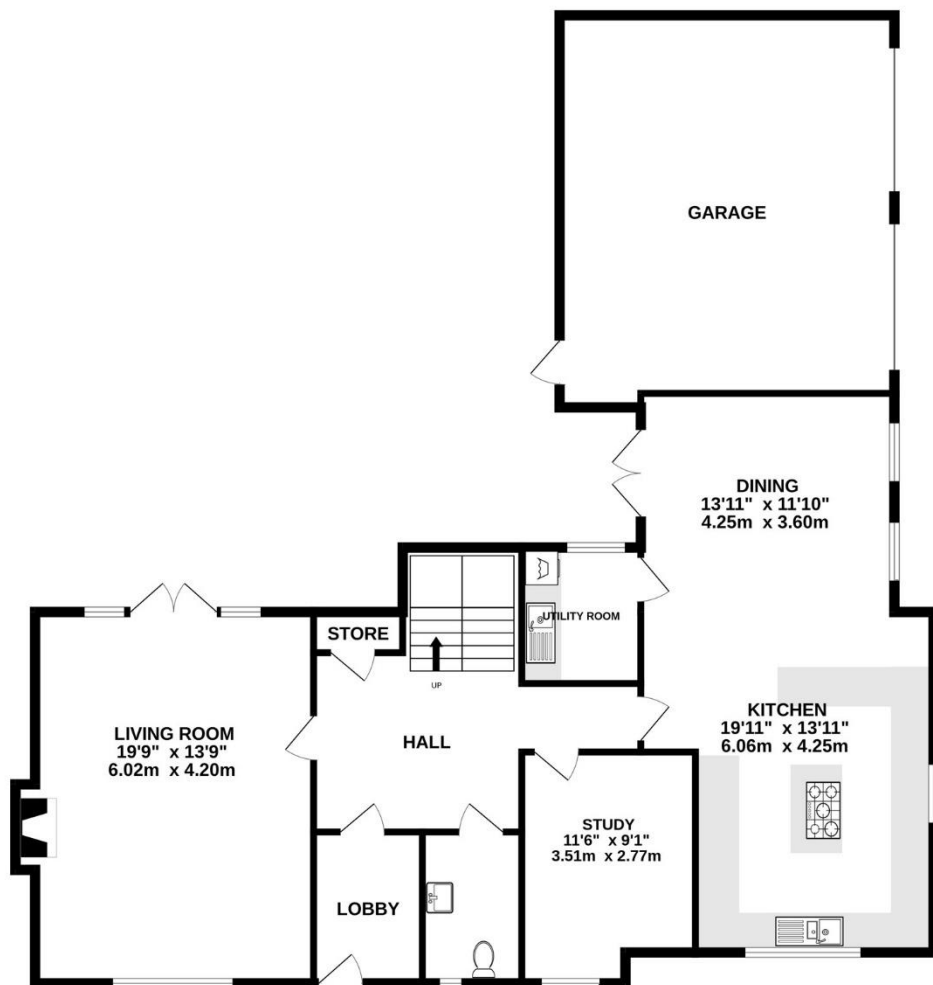
PLOT 1 front



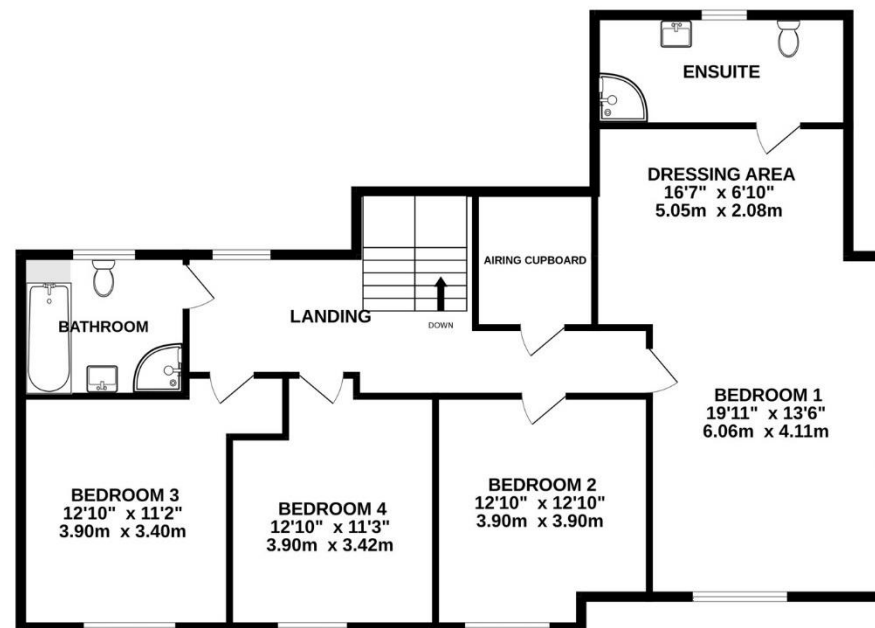
PLOT 1 side



GROUND FLOOR



1ST FLOOR



PLOTS 1 & 9

TOTAL FLOOR AREA : 2345sq.ft. (217.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: PROPOSED RESIDENTIAL DEVELOPMENT, SUBJECT TO RESERVED MATTERS APPLICATION REF: CB/19/03877/RM, BY OTHERS)

Site Boundary
Proposed Under-Pass, Cantenary Cables Ruled
at 1.0m Scale, 1.0m High

Storage area required to be provided
for materials, vehicles, construction equipment
and to other garden, as per para. 5.25.12 of
Design in Central Bedfordshire

Existing utility to be transposed
to accommodate access

3600 Sheffield Road

Pink dashed line indicates
proposed extent of 'Highways
for the use of side roads and
to also include visibility
triangles, subject to keeping
up clear width to design
100/17/100 and 100/17/100/100

Green dashed line
indicates existing
boundaries to be removed

1 2 3 4 5 6 7 8 9

Tank