



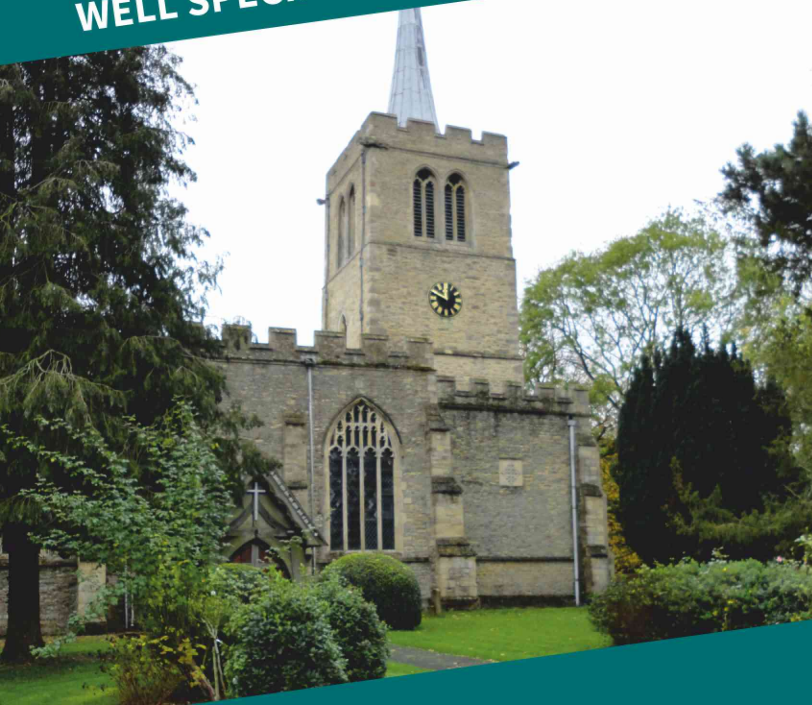
Rawlins Gardens

INTRODUCING THIS SELECT NEW DEVELOPMENT
AT CAUSE END ROAD, WOOTTON, BEDS MK43 9TL

A small development of just eight individually designed three bedroom family homes in a non-estate location in the heart of this sought after village.

Rawlins Gardens

WELL SPECIFIED VILLAGE LIVING



A rare opportunity to purchase an individually designed semi-detached three bedroom family home in a non-estate location in the heart of Wootton. The eight properties will be finished to a high standard and offer well planned accommodation over two floors* and are sited on good sized plots.

GENERAL SPECIFICATION

- Plots 1, 2 and 8 will feature a contemporary white gloss kitchen and high quality worktops, with integrated fridge freezer and dishwasher, space for a washing machine, fan oven, s/s extractor hood, ceramic hob
- Plots 3, 6 and 7 will feature a contemporary matt grey kitchen and high quality worktops with the same appliances specified for the plots above
- Plots 4 and 5 will feature a contemporary cream gloss kitchen and high quality worktops with the same appliances specified for the plots above
- Luxury vinyl flooring in the bathrooms, cloakrooms and en-suites
- Plots 1, 2, 3, 6, 7 and 8 will have carpet to bedrooms and stairs
- Plots 4 and 5 will have carpet to bedrooms and upstairs landing
- High quality laminate flooring with underfloor heating on the ground floor
- DVB satellite antennas installed (requires receiver box)
- Tiled bathrooms and showers
- Heated towel rail in bathrooms and showers

* See note opposite for plots 3, 4, 5 and 6

PLOT 8



PLOT 7

PLOT 7

GROUND FLOOR

Living / Dining	5.0m (max) x 5.0m	16'5" x 16'5"
Kitchen	3.4m x 2.7m	11'1" x 8'10"
Hall and WC		

FIRST FLOOR

Bedroom 1 plus ensuite	3.2m x 2.7m (max)	10'6" x 8'10"
Bedroom 2	3.3m x 2.7m	10'10" x 8'10"
Bedroom 3	3.3m x 2.1m	10'10" x 6'10"
Bathroom	2.2m x 2.0m	7'2" x 6'6"

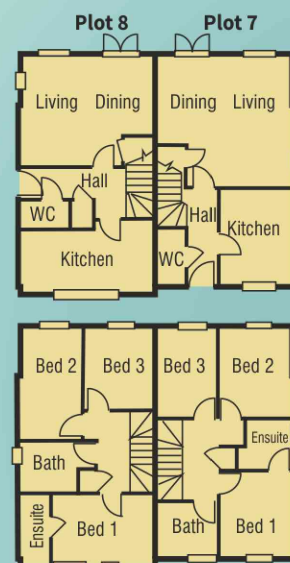
PLOT 8

GROUND FLOOR

Living / Dining	4.9m (max) x 4.1m	16'0" x 13'5"
Kitchen	4.9m x 2.6m	16'0" x 8'6"
Hall and WC		

FIRST FLOOR

Bedroom 1 plus ensuite	3.7m x 2.6m	12'3" x 8'6"
Bedroom 2	4.1m x 2.2m	13'5" x 7'4"
Bedroom 3	3.0m x 2.6m	9'10" x 8'6"
Bathroom	2.8m x 1.9m	9'1" x 6'3"



PLOT 1

PLOT 2



PLOT 2

GROUND FLOOR

Living / Dining	6.6m x 4.5m (max)	21'10" x 14'11"
Kitchen	4.2m x 2.4m	13'9" x 8'0"
Study	2.4m x 2.1m	8'0" x 6'10"
Hall and WC		

FIRST FLOOR

Bedroom 1	4.1m x 3.3m	13'5" x 10'10"
Bedroom 2	3.8m x 2.8m (max)	12'9" x 9'3"
Bedroom 3	3.3m x 2.3m	10'10" x 7'6"
Bathroom	2.2m x 2.0m	7'3" x 6'10"

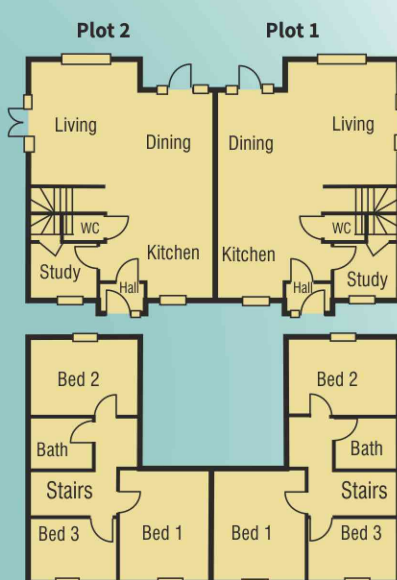
PLOT 1

GROUND FLOOR

Living / Dining	6.6m x 4.5m (max)	21'10" x 14'11"
Kitchen	4.2m x 2.4m	13'9" x 8'0"
Study	2.4m x 2.1m	8'0" x 6'10"
Hall and WC		

FIRST FLOOR

Bedroom 1	4.1m x 3.3m	13'5" x 10'10"
Bedroom 2	3.8m x 2.8m (max)	12'9" x 9'3"
Bedroom 3	3.3m x 2.3m	10'10" x 7'6"
Bathroom	2.2m x 2.0m	7'3" x 6'10"



PLOT 3

PLOT 4

PLOT 5

PLOT 6



PLOT 6

GROUND FLOOR

Living / Dining	6.8m x 4.1m (max)	22'5" x 13'8"
Kitchen	3.0m x 2.9m	9'10" x 9'6"
Hall and WC		

FIRST FLOOR

Bedroom 1 plus ensuite	3.7m x 3.6m (max)	12'2" x 11'9"
Bedroom 2	3.6m x 3.0m	11'9" x 9'10"
Bedroom 3	2.8m (max) x 2.5m	9'3" x 8'4"
Bathroom	2.4m x 2.1m	7'10" x 6'10"

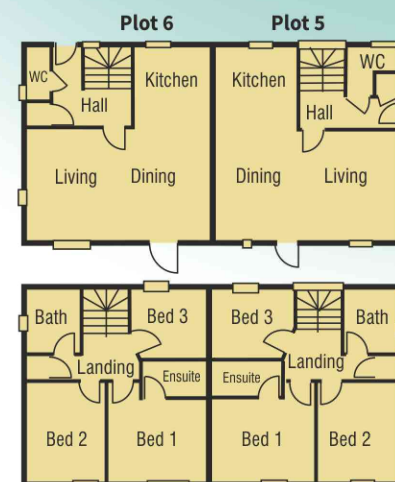
PLOT 5

GROUND FLOOR

Living / Dining	6.8m x 4.0m (max)	22'5" x 13'8"
Kitchen	3.0m x 2.9m	9'10" x 9'6"
Hall and WC		

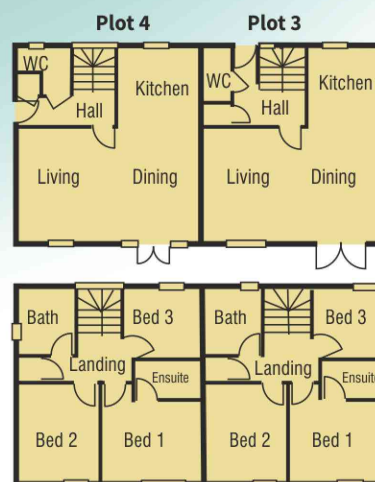
FIRST FLOOR

Bedroom 1 plus ensuite	3.7m x 3.6m (max)	12'2" x 11'9"
Bedroom 2	3.6m x 3.0m	11'9" x 9'10"
Bedroom 3	2.9m (max) x 2.5m	9'6" x 8'4"
Bathroom	2.4m x 2.1m	7'10" x 6'10"



NOTE: Attic trusses and roof lights have been installed into plots 3, 4, 5 and 6, this could possibly facilitate additional living accommodation i.e. Bedroom 4, Home office or Playroom, subject to required consent. The costs and timing of this can be discussed and agreed between developer and purchaser.

NOTE: Plans are not drawn to scale and all dimensions are maximum. Illustrations of house types are computer generated.



PLOT 3

GROUND FLOOR

Living / Dining	6.8m x 4.1m (max)	22'3" x 13'9"
Kitchen	3.0m x 2.9m	9'10" x 9'6"
Hall and WC		

FIRST FLOOR

Bedroom 1 plus ensuite	3.7m x 3.6m (max)	12'2" x 11'9"
Bedroom 2	3.6m x 3.0m	11'9" x 9'10"
Bedroom 3	2.8m (max) x 2.5m	9'8" x 8'2"
Bathroom	2.4m x 2.1m	7'10" x 6'10"

PLOT 4

GROUND FLOOR

Living / Dining	6.8m x 4.0m (max)	22'3" x 13'2"
Kitchen	3.0m x 2.9m	9'10" x 9'6"
Hall and WC		

FIRST FLOOR

Bedroom 1 plus ensuite	3.7m x 3.6m (max)	12'2" x 11'9"
Bedroom 2	3.6m x 3.0m	11'9" x 9'10"
Bedroom 3	2.9m x 2.5m	9'6" x 8'4"
Bathroom	2.4m x 2.1m	7'10" x 6'10"

LIVING IN WOOTTON

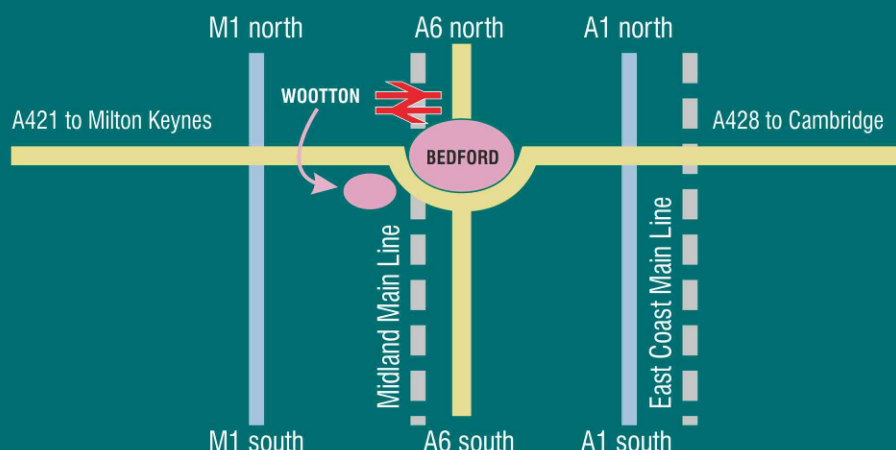
The historic village of Wootton is approximately seven miles south west of the market town of Bedford.

This thriving local community benefits from two supermarkets and other specialist shops, a pharmacy, five pubs, a fish and chip shop, a garage, churches and schools - including a pre-school.

Wootton has good vehicular access to the Bedford bypass (A421) with links to the A1 and M1 within easy reach.

Bedford's main line railway station is 13 minutes drive and has fast and frequent trains to London St Pancras International (38 minutes) and the north.

ROBUST CONNECTIVITY



CAUSE END ROAD

**For further information
please contact selling agents
Compass New Homes on 01234 343450
14-16 Bromham Road, Bedford MK40 2QA
www.compasspropertygroup.co.uk**



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