



GARDEN MEWS  
ASTWOOD  

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ASTRUM HOMES



For more information, please call 01234 391 099



# Welcome to Astwood Garden Mews

An exclusive development of just 5 houses in the picturesque village of Astwood in Buckinghamshire. The village boasts many ancient buildings, spectacular walks and is close to the A422 for commuting to Bedford or Milton Keynes.

Five, modern, individually designed three- and four-bedroom sustainable homes in the centre of the quiet and extremely popular village of Astwood. This spacious mews is surrounded by tranquil countryside – a worthy extension to the village – offering privacy and space.

Each property will benefit from very high levels of insulation with the ability to save money on the energy bills and reduce the carbon footprint with the inclusion of an air source heat pump. As with all Astrum Homes we pride ourselves on the detail, and a luxurious finish.

The village itself is full of character, with one highlight being a fine ale public house, voted the best pub experience in Milton Keynes 2022

## ABOUT ASTRUM HOMES

Astrum Homes, a privately owned local developer with the main aim in delivering high quality dwellings in terms of design and build in prime locations, to the highest standards of specification and finish.

We focus on prime residential areas within safe and secluded locations in the Home Counties offering wonderfully spacious family homes which both complement and enhance each location.

The Astrum team have many years' experience in residential development. This experience is directly employed in ensuring that all aspects of house building, including site selection, planning, design, specification, construction, and after-sales service are second to none.

The in-house team of designers are responsible for all our houses, each one an original, with distinguishing features that give every building a unique character, whilst still retaining the Astrum Homes style.

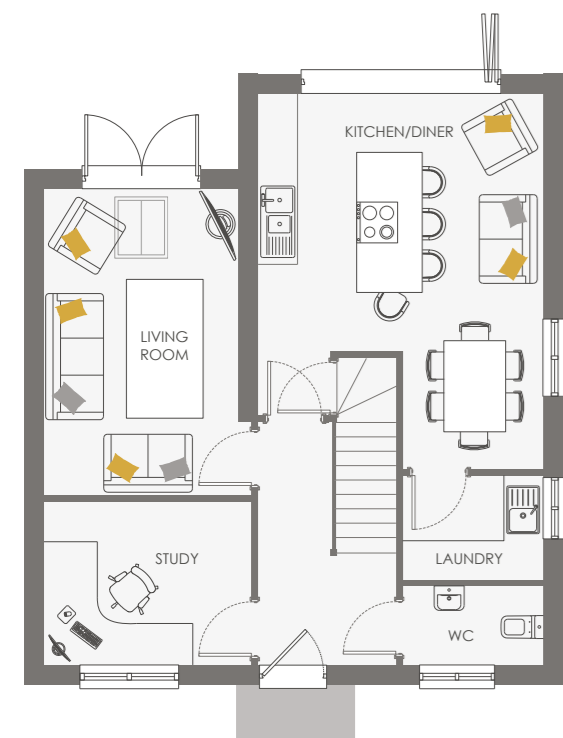
As well as our exquisite exteriors, Astrum Homes offer a comprehensive interior design service, whereby home buyers can work with our team to create a personalised scheme unlocking the full potential of each home, to suit the needs and desires for our home buyers, this includes beautifully landscaped gardens, combined with energy efficient contemporary interiors proves year on year a winning formula.



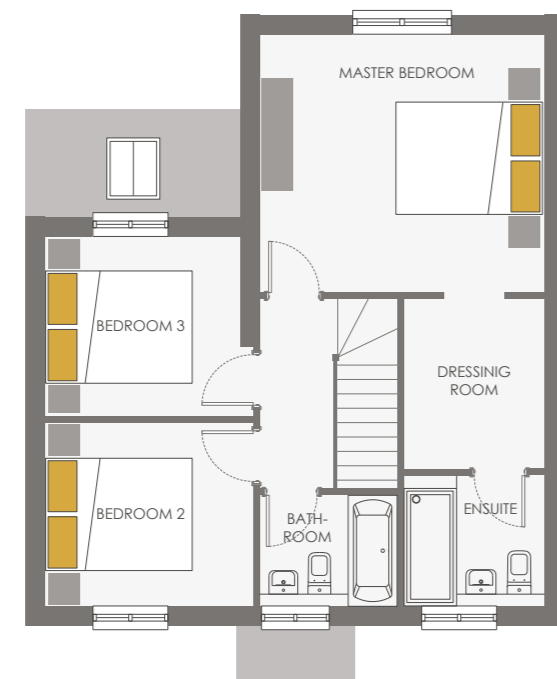
# Plots one & two

Orchard House (plot one) and Lavender Lodge (plot two)

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

GROUND FLOOR	WIDTH (W/H)	WIDTH (W/H)
Living Room	3.2m x 4.67m	10'5.98" x 15'3.86"
Kitchen/Diner	4.3m x 5.7m	14'1.29" x 18'8.41"
Study	3.2m x 2.5m	10'5.98" x 8'2.43"
Laundry	2.1m x 1.6m	6'10.68" x 5'2.99"
FIRST FLOOR	WIDTH (W/H)	WIDTH (W/H)
Master Bed	4.3m x 4.0m	14'1.29" x 13'1.48"
Ensuite	2.1m x 2.0m	6'10.68" x 6'6.74"
Dressing	2.1m x 2.6m	6'10.68" x 8'6.36"
Bed 2	3.0m x 2.7m	9'10.11" x 8'10.30"
Bed 3	3.0m x 2.8m	9'10.11" x 9'2.24"
Bathroom	2.1m x 1.7m	6'10.68" x 5'6.93"







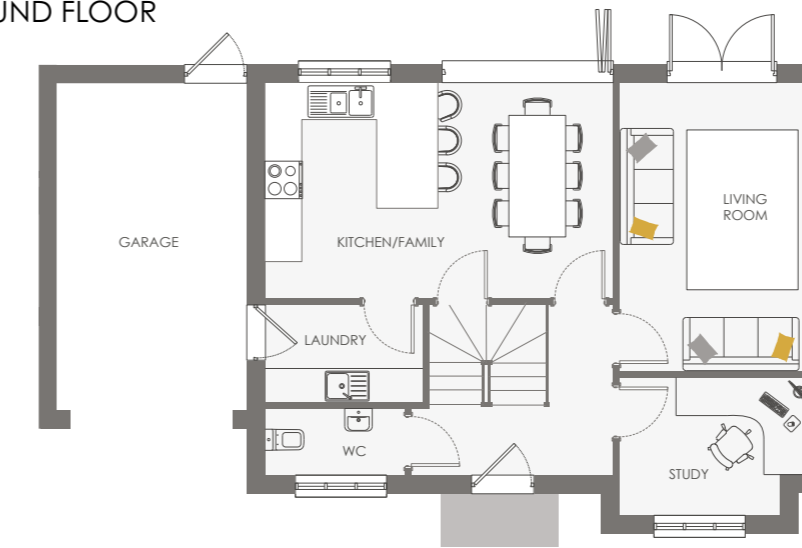
# Plot three

## Manor Borne

### DIMENSIONS

GROUND FLOOR	WIDTH (W/H)	WIDTH (W/H)
Kitchen/Diner	3.6m x 5.7m	11'9.73" x 18'8.41"
Living Room	4.8m x 3.2m	15'8.98" x 10'5.98"
Study	2.3m x 3.2m	7'6.55" x 10'5.98"
Laundry	1.6m x 2.6m	5'2.99" x 8'6.36"
FIRST FLOOR	WIDTH (W/H)	WIDTH (W/H)
Master Bed	3.0m x 3.2m	9'10.11" x 10'5.98"
Ensuite	1.3m x 2.8m	4'3.18" x 9'2.24"
Dressing	2.2m x 3.1m	7'2.61" x 10'2.05"
Bed 2	4.0m x 3.1m	13'1.48" x 10'2.05"
Bed 3	3.1m x 3.2m	10'2.05" x 10'5.98"
Bed 4	2.8m x 2.6m	9'2.24" x 8'6.36"
Bathroom	2.1m x 1.7m	6'10.68" x 5'6.93"

GROUND FLOOR



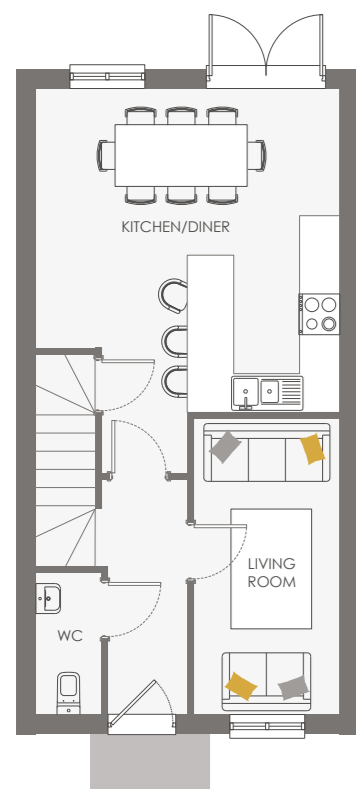
FIRST FLOOR



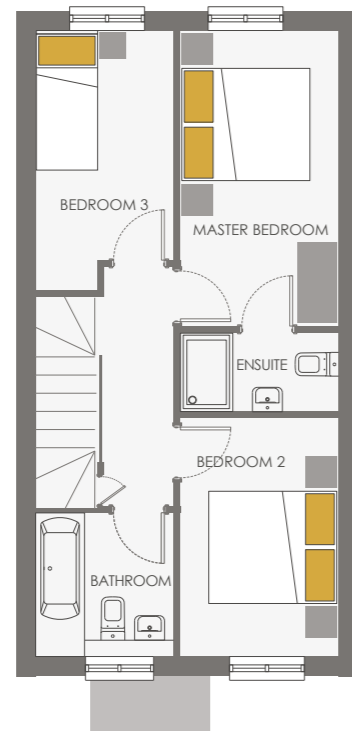
# Plots four & five

Fox Holme (plot four) and Squirrel Cottage (plot five)

GROUND FLOOR



FIRST FLOOR



DIMENSIONS

GROUND FLOOR	WIDTH (W/H)	WIDTH (W/H)
Kitchen/Diner	4.9m x 4.6m	16'0.91" x 15'1.10"
Living Room	4.5m x 2.3m	14'9.17" x 7'6.55"
FIRST FLOOR	WIDTH (W/H)	WIDTH (W/H)
Master Bed	4.5m x 2.5m	14'9.17" x 8'2.43"
Ensuite	1.2m x 2.5m	3'11.24" x 8'2.43"
Bed 2	3.6m x 2.5m	11'9.73" x 8'2.43"
Bed 3	4m x 2.1m	13'1.48" x 6'10.68"
Bathroom	2.2m x 2.1m	7'2.61" x 6'10.68"

This illustration is of plot four, plot five is a mirrored layout.



# Specifications

Garden Mews in Astwood has five dwellings. All choices are dependent on stage of build at point of reservation.



## KITCHEN

The kitchens are individually designed with a choice of a fitted contemporary or traditional kitchen with integrated appliances and Quartz worktop.

Bosch appliances – oven, hob and extractor, dishwasher, and fridge freezer.



## LAUNDRY ROOM

A fitted minimalist laundry with solid worktops.

The electrical, mechanical, and plumbing installed ready for a washing machine and dryer (appliances not included).



## BATHROOM AND EN-SUITES

Wall tiles throughout the property to be supplied by a visionary company providing personalised and careful attention to the end users, establishing a constant improvement in production processes focused fundamentally on protecting the environment.

Full height tiling to shower enclosures, backsplash tiling to wet areas.

Chrome thermostatic towel radiators.

Chrome taps and shower.



## HEATING

Full central heating – air source heat pump.

Underfloor heating to the ground floor with individual thermostats to rooms.

Radiators to first floor.



## ELECTRICS

Satin chrome sockets and switches to the ground floor and landing.

Pre-wired TV and Ethernet throughout the property.

Pendants to the bedrooms.

LED down lights to selected areas.



## INTERNAL FINISHES

Oak faced internal doors with stainless steel hinges.

Stainless steel ironmongery.

White painted ceilings with a choice of two wall colours – Dulux Trade range.

Painted white skirting and architraves.

Choice of vinyl flooring or carpets throughout the ground floor.

**Please note:** Astrum Homes reserve the right to change any of the specification on a like for like basis. Please contact the selling agent for the most up to date plans. The pictures shown throughout the brochure are of previous homes and for guidance only, the finishes and fittings are like those proposed for Garden Mews, Astwood.

All dimensions have been extracted from the architects drawings and are a guide only.

# Perfectly placed

Garden Mews is situated in the pretty village of Astwood, the older thatched roofed buildings in the village make it a quaint rural setting.

Astwood is about five miles west of Bromham which has a range of shops and Bedford County Golf Club. The nearby market town of Olney has a range of boutiques and shops, there is also a regular outdoor market. The area holds many historical factors.

The town of Bedford (seven miles) has a wider range of leisure facilities, including extensive shopping outlets and a mainline train station, which has regular commuter services to Central London St Pancras.

Private schooling includes the Harpur Trust Schools in Bedford, or Uppingham, Oundle, Oakham, Rugby, Stowe and Wellingborough which are all within an hours' drive.

Nearby Bedford bypass gives great road access to the A421, A6, A1 and M1.

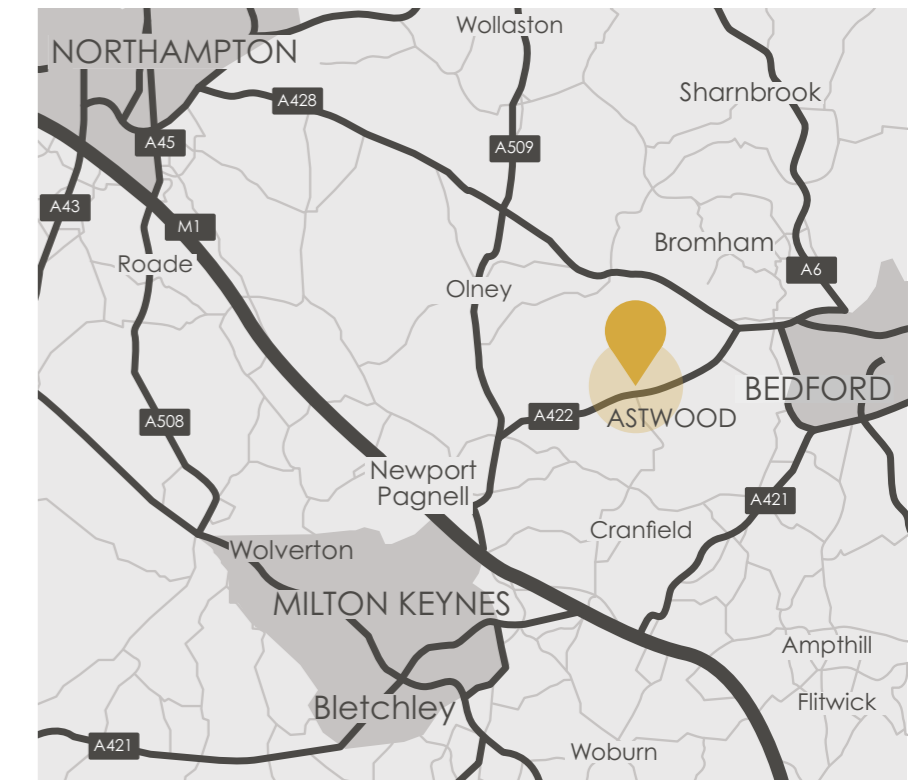


**For more information and to make a reservation contact:**

Taylor & Co Property Consultants, Manor Farm, Astwood MK16 9JS

[taylorpropertyconsultants.co.uk](http://taylorpropertyconsultants.co.uk)

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