



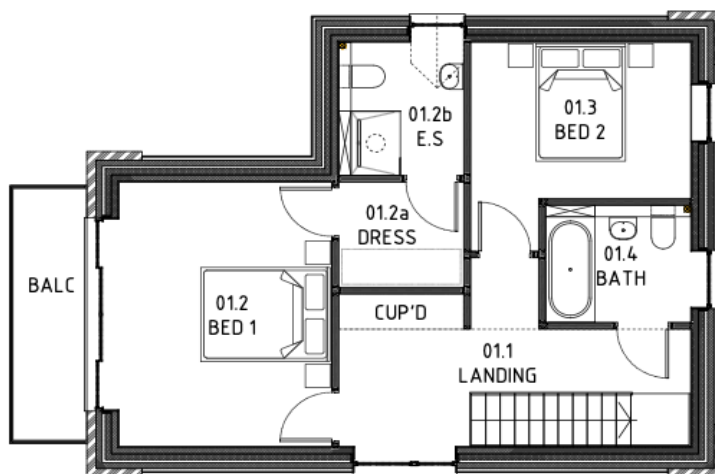
Plot Availability

THE NEST

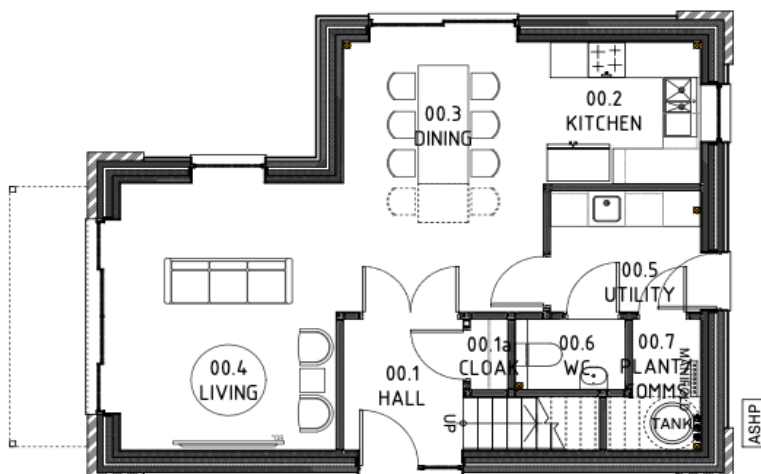
From £490,000 GBP
1,280 sq ft

Experience the perfect blend of modern luxury and natural tranquility in The Nest, a countryside retreat designed to help you escape the hustle and bustle of everyday life. Thoughtfully crafted with contemporary glasswork, this elegant property is bathed in natural light, creating a bright and serene living environment.

Spanning 1,280 sqft, The Nest features two beautifully appointed ground floor bedrooms and a spacious open-plan design that emphasises contemporary living. From the front-facing balcony, enjoy breathtaking views of woodland and meadows, an idyllic setting to unwind and reconnect with nature. As well as the conventional layout demonstrated below, all Nest properties are also available in a ‘reverse living’ option, placing the open-plan kitchen, dining, and living areas on the upper floor, maximising light and space. This layout creates an expansive, versatile living environment perfect for both entertaining and relaxing.



First Floor



Ground Floor



The Nest Specifications

Exterior

- Engineer designed structural foundation
- Locally sourced natural exterior stonework
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump for hot water and underfloor heating
- Paved surrounds and landscaping, with an estate fencing or hedged boundary
- Smart Systems exterior doors

Interior

- Choice of floorplan options, including reverse living
- Engineered Karndean flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Sheraton Kitchen with a choice of appliances and work surfaces
- Duravit Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites

Elevate your design with tailored upgrades, such as hot tubs, pools and solar panels. Contact our design team to explore upgrade options and share your vision.



The Nest Plot Availability



Plots highlighted in red indicate sold or reserved plots. Plots highlighted in green are plots that are currently available for purchase and correspond to the below table. Depending on the particular plot, prices are negotiable.

Edford Meadows

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Nest	Edford Meadows	2	362m ²	£250,000	1280sqft	£315,000	£565,000

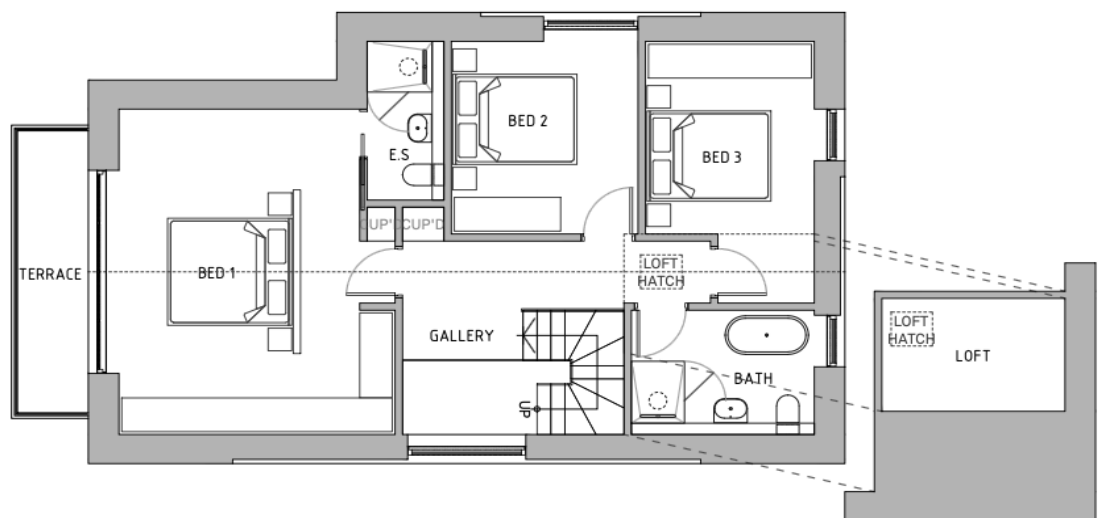
A selection of new Nest plots will be released this month, starting from £490,000.
For further details, please contact us.

THE COTTAGE

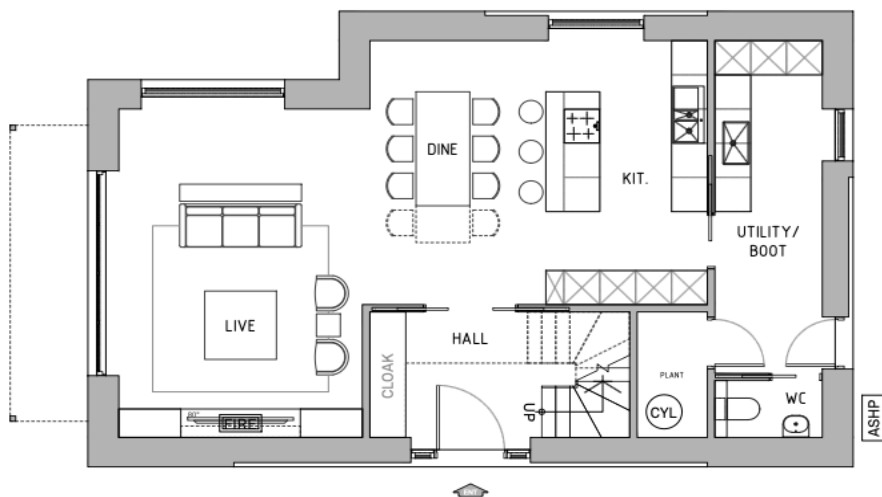
From £695,000 GBP
1,790 sq ft

The Cottage offers the perfect harmony of timeless design and contemporary elegance, making it an exceptional choice for a family holiday home. Spanning 1,790 sq ft., this thoughtfully designed, sustainable property features three spacious first-floor bedrooms and a stunning balcony off the master bedroom, providing breathtaking views of the surrounding natural landscape.

The below floor plans are an example of a standard layout. As with the Nest design, this property also works very well as a 'reverse living' layout, where the open plan kitchen, dining and living areas are on the first floor. This allows a spacious, light living and entertaining space, and maximises views.



First Floor



Ground Floor



The Cottage Specifications

Exterior

- Engineer designed structural foundation
- Locally sourced natural exterior stonework
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump for hot water and underfloor heating
- Paved surrounds and landscaping, with an estate fencing or hedged boundary
- Smart Systems exterior doors

Interior

- Choice of floorplan options, including reverse living
- Engineered Karndean flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Sheraton Kitchen with a choice of appliances and work surfaces
- Duravit Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites

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The Cottage Plot Availability



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Edford Meadows

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Cottage	Edford Meadows	5	352m ²	£275,000	1790 sqft	£420,000	£695,000
The Cottage	Edford Meadows	6	352m ²	£275,000	1790 sqft	£420,000	£695,000
The Cottage	Edford Meadows	11	352m ²	£315,000	1790 sqft	£420,000	£735,000

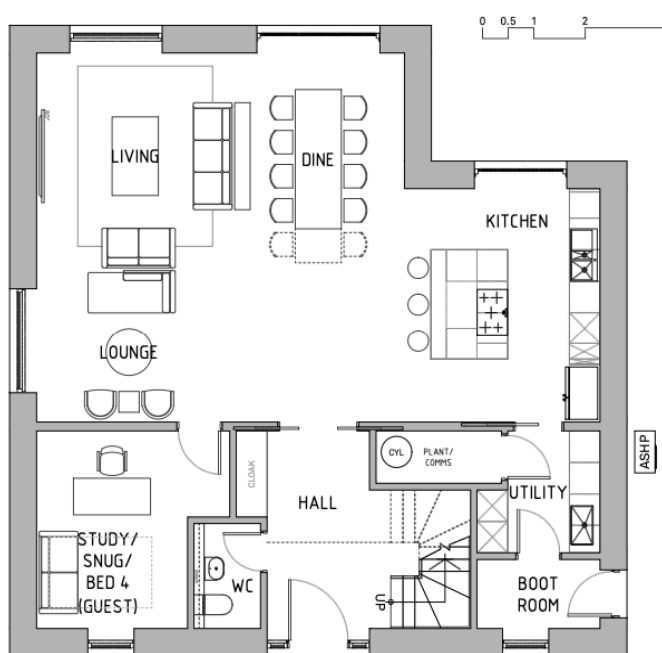
THE SUMMER HOUSE

From £750,000 GBP
2,300 sq ft

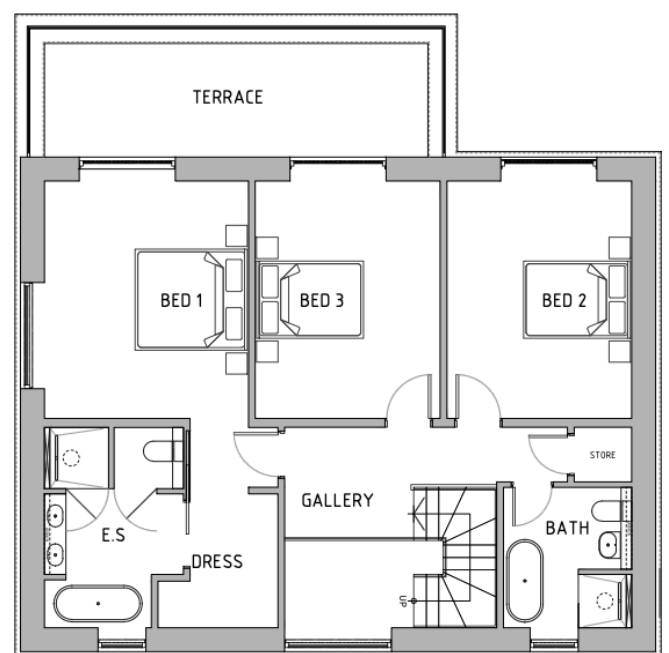
Escape to the ultra stylish Summer House, an exceptional retreat crafted to provide comfort, luxury and serenity for you and your loved ones. This beautifully designed home offers an impressive 2,300 sq ft of carefully planned living space, making it the perfect haven for relaxation, entertaining or creating cherished memories.

Inside, you'll find three generously sized first-floor bedrooms, each thoughtfully designed with its own en-suite bathroom, ensuring privacy and convenience for family and guests alike. A versatile fourth room on the ground floor serves as either an additional bedroom or a quiet study, perfectly catering to your lifestyle needs.

The heart of The Summer House is its seamless connection to the outdoors. Step out onto the elegant first-floor terrace, framed with a sleek glass balustrade, where you can enjoy uninterrupted estate views. Whether you're basking in the sun, enjoying an alfresco meal, or simply taking in the breathtaking scenery, this space is designed for effortless relaxation and reconnection with nature. With its innovative design, luxurious finishes and harmonious integration with your natural surroundings, The Summer House is more than a home - it's a lifestyle destination.



Ground Floor



First Floor



The Summer House Specifications

Exterior

- Engineer designed structural foundation
- Locally sourced natural exterior stonework
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Air source heat pump for hot water and underfloor heating
- Paved surrounds and landscaping, with an estate fencing or hedged boundary
- Smart Systems exterior doors

Interior

- Choice of floorplan options
- Engineered Karndean flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Sheraton Kitchen with a choice of appliances and work surfaces
- Duravit Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites

Elevate your design with tailored upgrades, such as hot tubs, pools and solar panels. Contact our design team to explore upgrade options and share your vision.





The Summer House Plot Availability



Plots highlighted in red indicate sold or reserved plots. Plots highlighted in green are plots that are currently available for purchase and correspond to the below table. Depending on the particular plot, prices are negotiable.

Edford Meadows

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Summer House	Edford Meadows	16	440m ²	£325,000	2300 sqft	£465,000	£790,000
The Summer House	Edford Meadows	17	440m ²	£325,000	2300 sqft	£465,000	£790,000
The Summer House	Edford Meadows	18	440m ²	£325,000	2300 sqft	£465,000	£790,000



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The Beeches

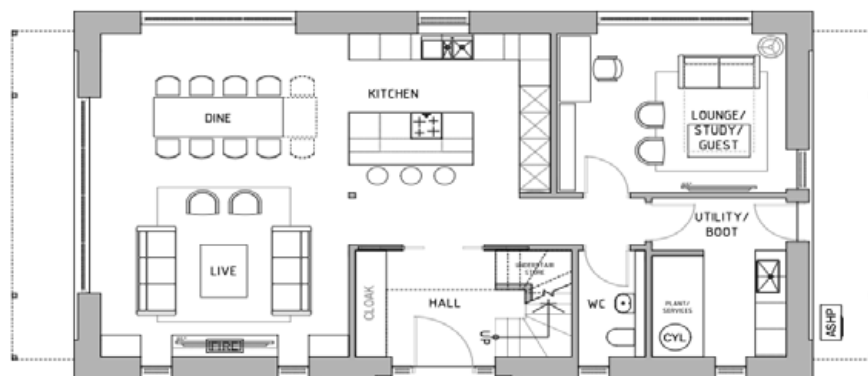
	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Summer House	The Beeches	5	660m ²	£325,000	2300 sqft	£465,000	£790,000
The Summer House	The Beeches	14	984m ²	£485,000	2300 sqft	£465,000	£950,000
The Summer House	The Beeches	23	340m ²	£285,000	2300 sqft	£465,000	£750,000

THE BARN

From £928,000 GBP
2,400 sq ft

Elevate your luxury holiday experience with the charming and breathtaking Barn. This property offers 2,400 sq ft of open plan living space, with large contemporary windows that allow natural light to flood the entire property. From the first floor balcony, accessible from the master bedroom, you can enjoy spectacular views of the surrounding estate. The Barn's traditional design perfectly blends with its natural woodland surroundings, creating the ultimate retreat for you and your loved ones.

The Barn is also highly suitable for a 'reverse living' layout, wherein the open-plan kitchen, dining, and living areas are situated on the first floor. This design creates a spacious and light-filled environment ideal for living and entertaining, while also optimising the breathtaking views.



Ground Floor



First Floor



The Barn Specifications

Exterior

- Engineer designed structural foundation
- Locally sourced natural exterior stonework
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump for hot water and underfloor heating
- Paved surrounds and landscaping, with an estate fencing or hedged boundary
- Smart Systems exterior doors

Interior

- Choice of floorplan options
- Engineered Karndean flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional wooden staircase
- Wooden internal doors
- Sheraton Kitchen with a choice of appliances and work surfaces
- Choice of Laufen or Villeroy and Boch Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites
- Engineer designed structural foundation

Elevate your design with tailored upgrades, such as hot tubs, pools and solar panels. Contact our design team to explore upgrade options and share your vision.





The Barn Plot Availability



Plots highlighted in red indicate sold or reserved plots. Plots highlighted in green are plots that are currently available for purchase and correspond to the below table. Depending on the particular plot, prices are negotiable.

Edford Meadows

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Barn	Edford Meadows	12	992m ²	£425,000	2400 sqft	£528,000	£953,000
The Barn	Edford Meadows	13	928m ²	£400,000	2400 sqft	£528,000	£928,000
The Barn	Edford Meadows	14	928m ²	£400,000	2400 sqft	£528,000	£928,000



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The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Barn	The Beeches	14	984m ²	£400,000	2400sqft	£630,000	£1,030,000
The Barn	The Beeches	15	681m ²	£475,000	2400sqft	£630,000	£1,105,000



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Bector Wood

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Barn	Bector Wood	7	820m ²	£450,000	2400 sqft	£630,000	£1,080,000
The Barn	Bector Wood	8	900m ²	£450,000	2400 sqft	£630,000	£1,080,000

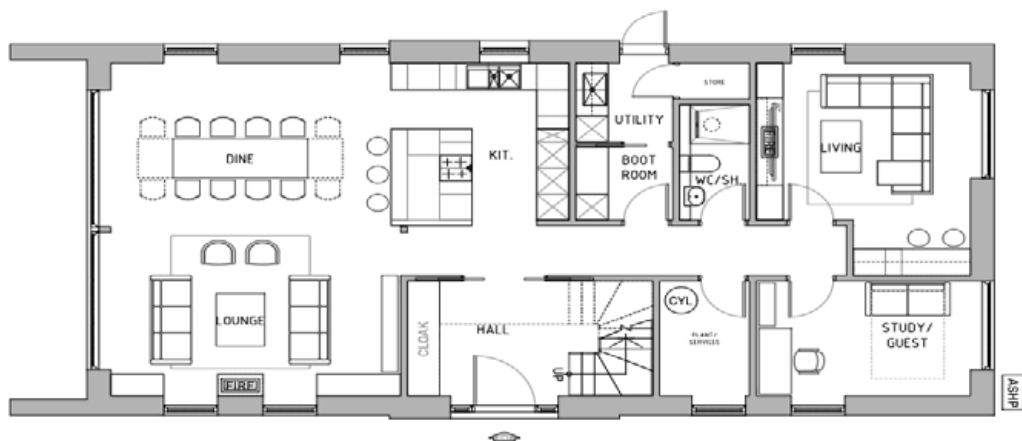


THE EXECUTIVE BARN

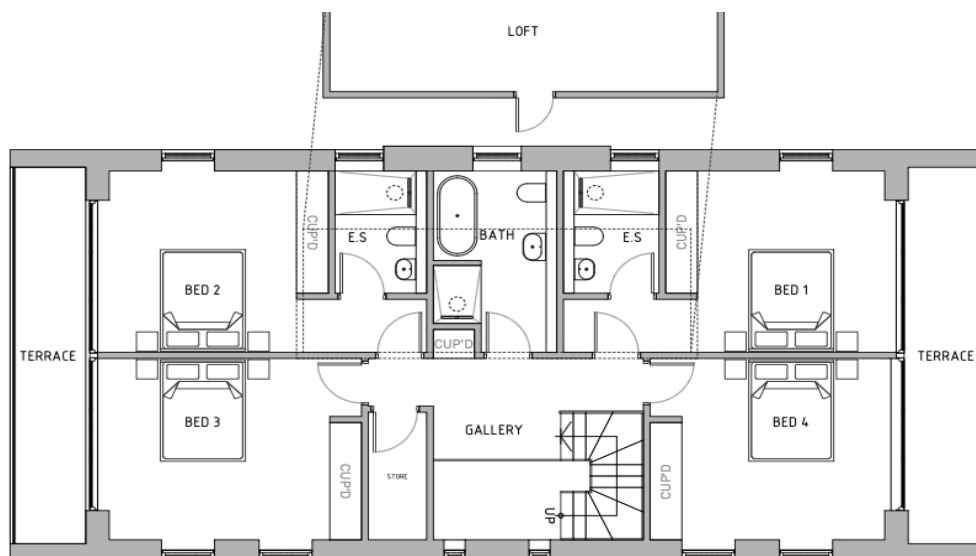
From £1,235,000 GBP
2,950 sq ft

Experience unparalleled luxury and sustainability with the Executive Barn, offering 2,400 sq ft of meticulously designed living space. This remarkable property features expansive open-plan interiors, complemented by large contemporary windows that bathe the home in natural light. A private first-floor balcony, accessible from the master bedroom, provides breathtaking views of the surrounding estate, creating an intimate connection to nature.

Like The Barn, this design is also exceptionally suited for a 'reverse living' layout, where the open-plan kitchen, dining, and living areas are located on the first floor. This innovative design maximises the use of space and natural light, while providing an ideal setting for relaxation and entertaining, all framed by the stunning estate views.



Ground Floor



First Floor



The Executive Barn Specifications

Exterior

- Engineer designed structural foundation
- Locally sourced natural exterior stonework
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump for hot water and underfloor heating
- Paved surrounds and landscaping, with an estate fencing or hedged boundary
- Smart Systems exterior doors

Interior

- Choice of floorplan options
- Engineered Karndean flooring
- Tiling options throughout property
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Bespoke designer staircase with balustrade option
- Wooden internal doors or pocket door option
- Sheraton Kitchen with a choice of appliances and work surfaces
- Choice of Laufen or Villeroy and Boch Sanitaryware with Grohe fittings and accessories

Elevate your design with tailored upgrades, such as hot tubs, pools and solar panels. Contact our design team to explore upgrade options and share your vision.





The Executive Barn Plot Availability



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The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Executive Barn	The Beeches	15	1215m ²	£475,000	2950 sqft	£785,000	£1,260,000
The Executive Barn	The Beeches	16	1038m ²	£600,000	2950 sqft	£785,000	£1,385,000
The Executive	The Beeches	17	1786m ²	£700,000	2950 sqft	£785,000	£1,485,000



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Bector Wood

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Executive Barn	Bector Wood	7	820m²	£450,000	2950sqft	£785,000	£1,235,000
The Executive Barn	Bector Wood	8	900m²	£450,000	2950sqft	£785,000	£1,235,000
The Executive Barn	Bector Wood	9	1600m²	£700,000	2950sqft	£785,000	£1,485,000
The Executive Barn	Bector Wood	10	1500m²	£625,000	2950sqft	£785,000	£1,410,000
The Executive Barn	Bector Wood	11	1400m²	£625,000	2950sqft	£785,000	£1,410,000

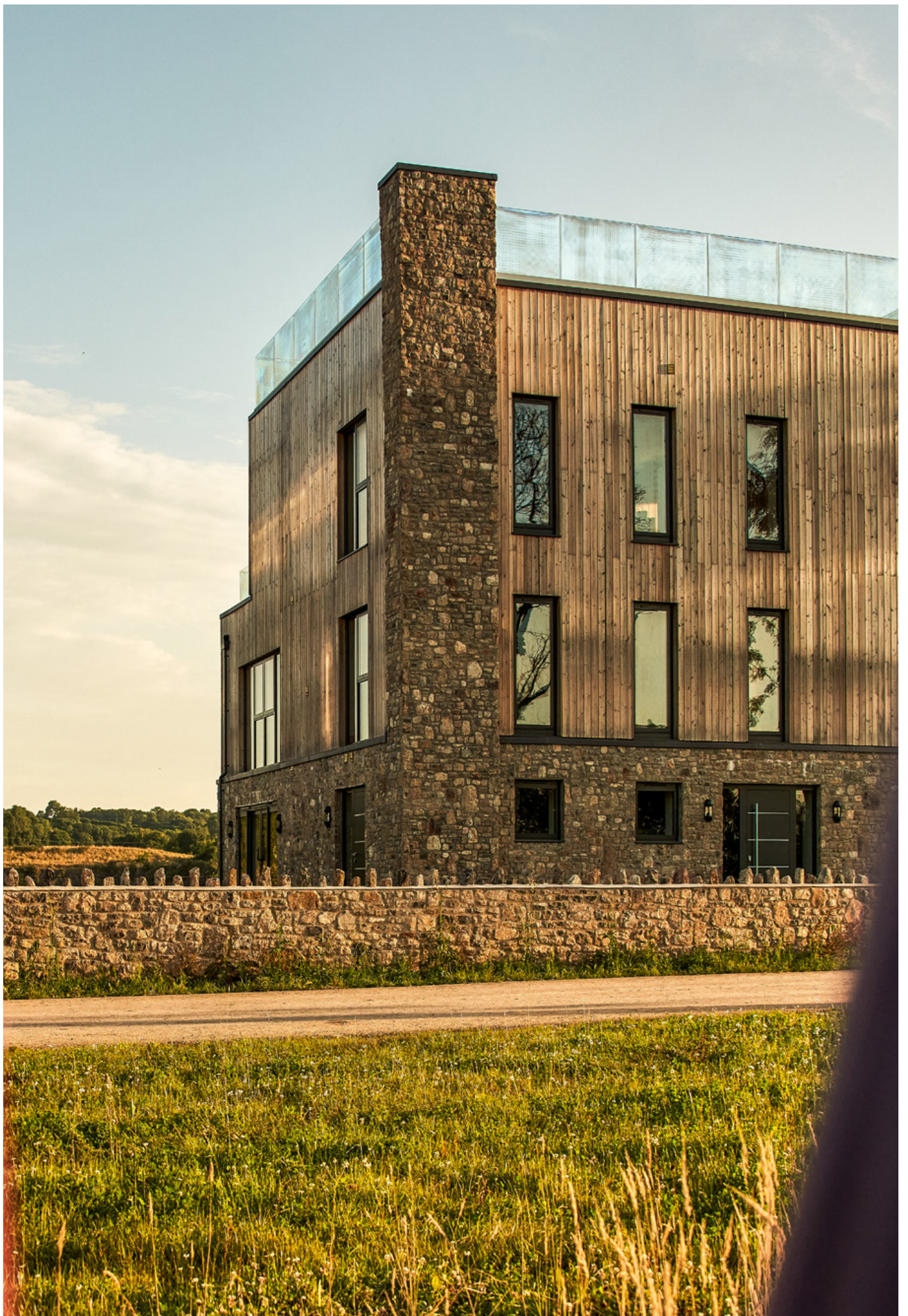
THE VILLA

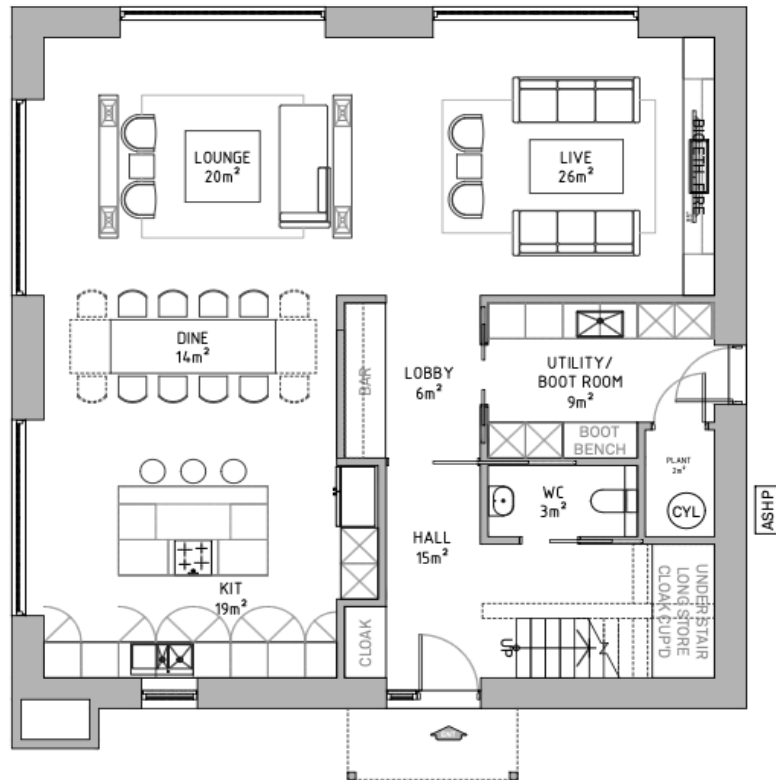
From £1,410,000 GBP
4,400 sq ft

The Villa represents the pinnacle of sophisticated living, offering an expansive 4,400 sq ft of exquisitely designed internal space. This contemporary masterpiece, spread across four floors, features innovative glass architecture and includes a stunning rooftop garden that provides sweeping panoramic views of the estate.

The first and second floors house five generously proportioned bedrooms, each thoughtfully designed with en-suite bathrooms and private balcony access, ensuring comfort and privacy for every resident or guest.

With superior craftsmanship, premium finishes, and state-of-the-art appliances, The Villa exemplifies modern elegance. Additionally, its interior design and features can be tailored to reflect your personal preferences, ensuring a bespoke living experience unlike any other.

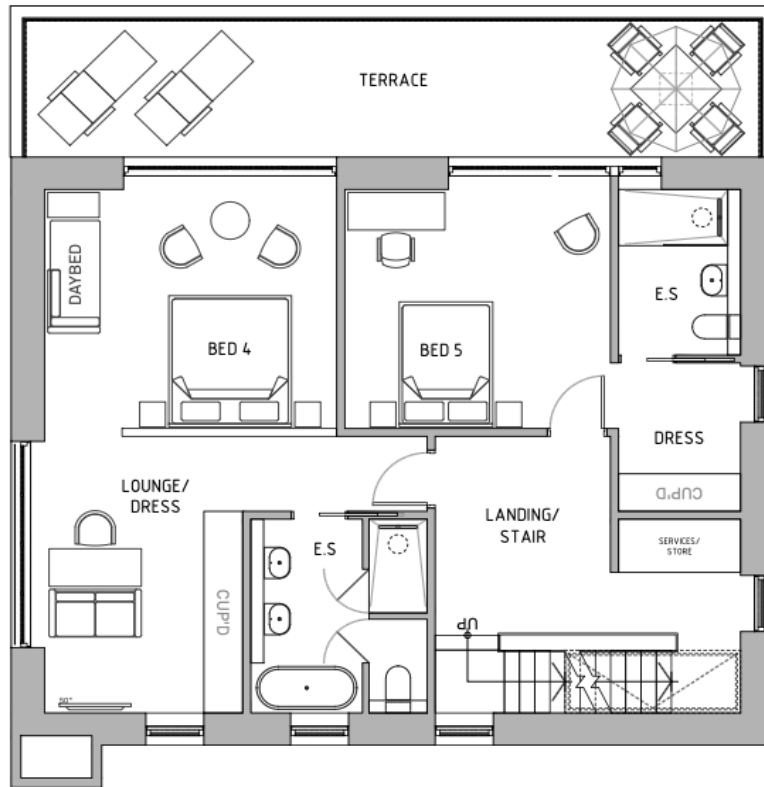




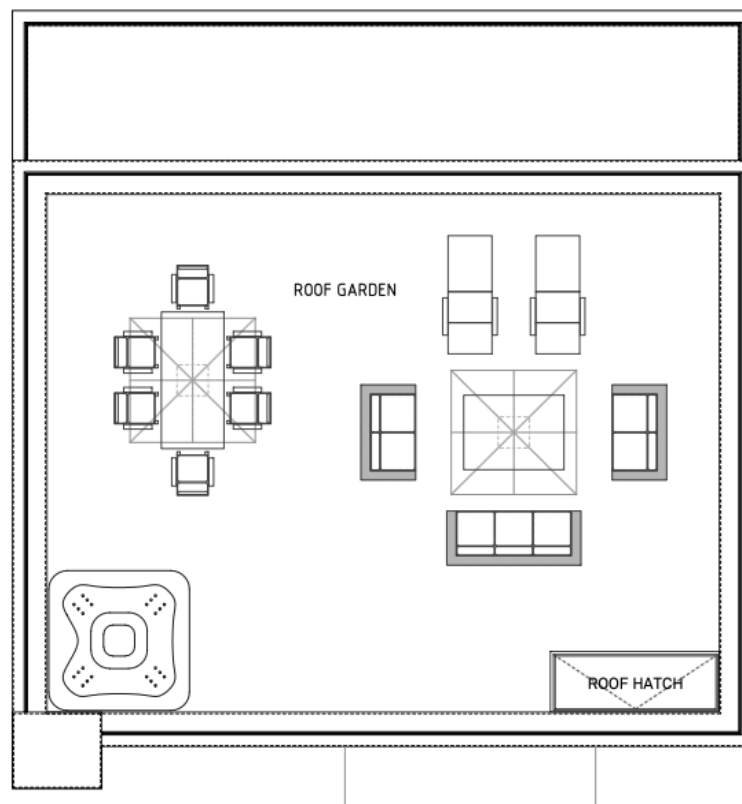
Ground Floor



First Floor



Second Floor



Roof Garden

The Villa Specifications

Exterior

- Engineer designed structural foundation
- Locally sourced natural exterior stonework
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Air source heat pump for hot water and underfloor heating
- Paved surrounds and landscaping, with an estate fencing or hedged boundary
- Smart Systems exterior doors
- Reinforced rooftop for extras such as hot tubs

Interior

- Choice of floorplan options
- Engineered Karndean flooring
- Tiling options throughout property
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Bespoke staircase with balustrade option
- Wooden internal doors or pocket door option
- Sheraton Kitchen with a choice of appliances and work surfaces
- Choice of Laufen or Villeroy and Boch Sanitaryware with Grohe fittings and accessories

Elevate your design with tailored upgrades, such as hot tubs, pools and solar panels. Contact our design team to explore upgrade options and share your vision.





The Villa Plot Availability



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The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Villa	The Beeches	15	1215m ²	£475,000	4400 sqft	£935,000	£1,410,000
The Villa	The Beeches	16	1817m ²	£600,000	4400 sqft	£935,000	£1,535,000
The Villa	The Beeches	17	1786m ²	£700,000	4400 sqft	£935,000	£1,635,000



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Bector Wood

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Villa	Bector Wood	1	2000m ²	£1,110,000	4400 sqft	£935,000	£2,045,000
The Villa	Bector Wood	2	2000m ²	£1,110,000	4400 sqft	£935,000	£2,045,000
The Villa	Bector Wood	6	910m ²	£760,000	4400 sqft	£935,000	£1,695,000
The Villa	Bector Wood	11	1400m ²	£625,000	4400 sqft	£935,000	£1,560,000