



Plots 41-44 Nightingale Fields, Gt. Barford
Beds. MK44 3FG

SELL  NEW
Executive Homes

A private section of only four, high specification spacious brand new detached homes. Located behind electric gates all with countryside views and Southerly facing gardens.

Plot 42 kitchen

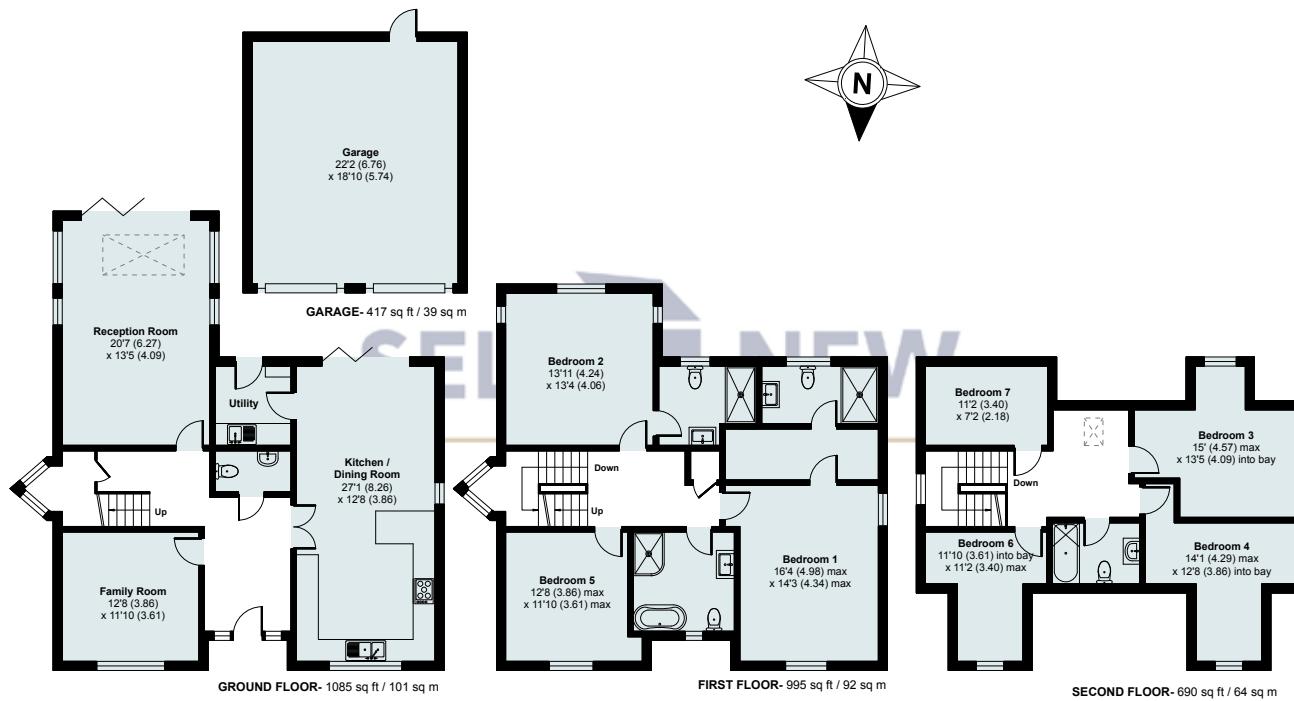




Sell New Group are delighted to offer this stunning collection of just four detached homes set in a private gated community, ranging from four to six bedrooms. All homes overlook the Bedfordshire countryside, all with Southerly facing gardens. The homes are finished to an impressive specification of finish throughout and are well appointed properties built by local developer Gill Hudson Homes. The development is situated on the edge of the picturesque village of Great Barford which is located just off Roxton Road and within easy reach of the village school, doctors surgery, post office with convenience store, butchers and coffee shops. Great Barford is a popular sought after and admired village, which is surrounded by rolling Bedfordshire countryside. The village is steeped in history with period properties giving a wealth of charm and character. Gt Barford is conveniently located for access to London with a train station close by and the fastest train to London taking approximately 45 minutes. The homes benefit from impressive specification of finish throughout, quality contemporary kitchens with quality fitted appliances and bathroom fittings, double glazed windows and underfloor heating to ground floor accommodation, landscaped front and rear gardens, double detached garages with driveway for multiple cars. The properties come with build guarantee for buyers peace of mind.

Plots 42 & 43:

Nightingale Road, Great Barford, MK44 3LR



- Gated development of just four executive properties
- Four and five/six bedrooms
- Build warranty for buyers peace of mind
- Built by local builder
- Finished to a high standard of finish in and out
- Bespoke hand made kitchen with AEG/NEFF built in appliances with Stone work tops and Bi-fold doors
- Under floor heating to ground floor (Gas central heating)

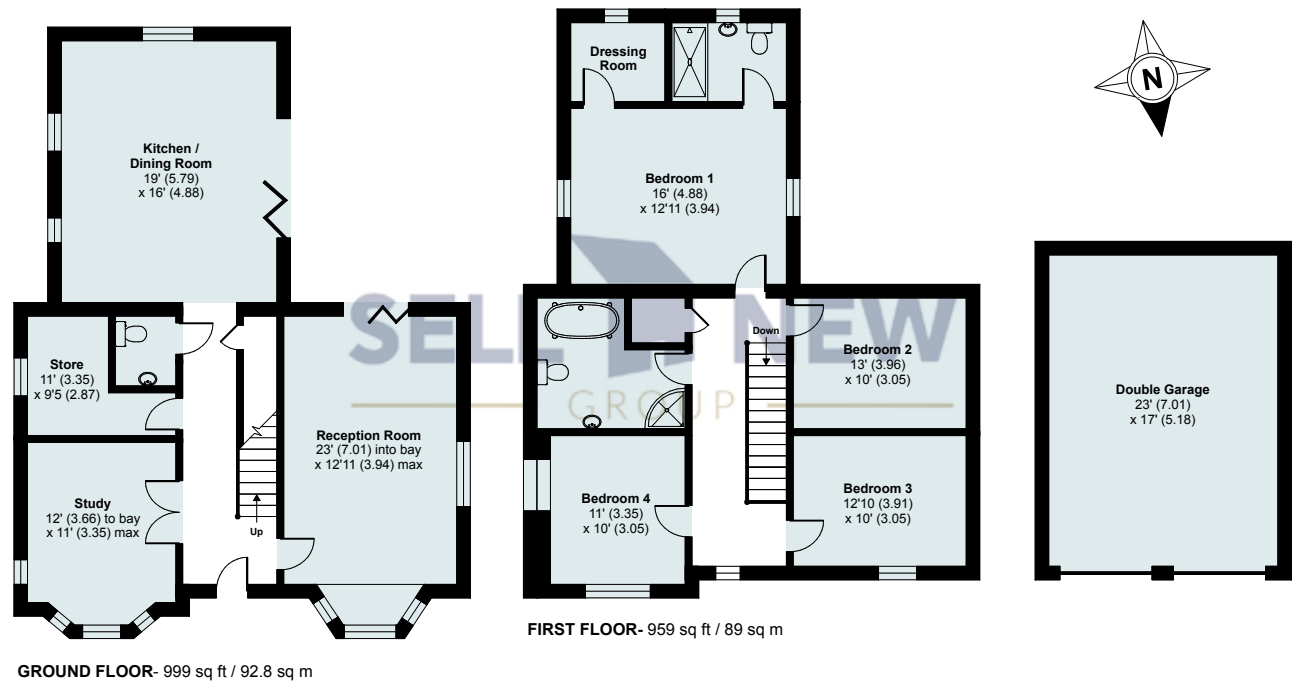


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecon 2023. Produced for Selinew. REF: 937955

Plots 41 & 44:

- Quality Contemporary bathrooms with roll top baths and separate showers
- Countrywide views to all plots
- Quality Flooring included throughout
- Landscaped gardens with extensive patios
- Detached double garages with electric operated doors and block paved driveway for multiple cars
- Finished and Ready now
- EPC - Band B (TBC)
- BT Fast fibre broadband installed

Nightingale Road, Great Barford, Bedford, MK44 3FH



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Approx. Distances (and Times) by road:

Sandy Rail Station	- 5 Miles (12 mins)
Bedford Town Centre	- 5.8 Miles (14 mins)
Bedford Rail Station	- 7.3 Miles (15 mins)
St Neots Rail Station	- 7.7 Miles (14 mins)
St. Neots	- 7.9 Miles (15 mins)
Luton Town Centre	- 24.2 Miles (37 mins)
Milton Keynes	- 24.3 Miles (30 mins)
Luton Airport	- 32.8 Miles (36 mins)
London	- 62 Miles (1 hr 29 mins)
Gatwick Airport	- 101.1 Miles (1 hr 46 mins)
A1 Black Cat Roundabout	- 3.2 Miles (5 mins)
M1 Newport Pagnell J14/J15	- 23.4 Miles (26 mins)

Local Amenities:

Gt. Barford is a thriving village community with everything you need right on the doorstep. The village is home to the picturesque All Saints Church, which has a 15th century tower along with a similarly ancient river bridge. The River Great Ouse flows to the south of the village, where you can find a number of beautiful riverside and country walks; the Anchor Inn & Restaurant (c.1427) is situated by the river and the area is a favoured destination for canoeists, anglers and picnickers. In the High Street, you will find a local village store and post office. Also in the village is a Doctors Surgery, an Under-12s play area and next to the Village Hall, a playing field with play equipment for older children, fitness equipment and where local sports clubs meet. A mobile library visits Great Barford once a week. The Parish Council has full and half-plot allotments for rent (subject to availability)

Local Schools

The village has a local C of E Nursery/Primary Academy, catering for children up to the age of 11. Children of secondary school age will need to travel to Bedford or Sandy.

Nearby:

Approximately 6 miles west of Gt. Barford is the county town of Bedford which offers an extensive shopping experience with a twice weekly market and well regarded secondary schools for older pupils, along with a choice of numerous places to drink and dine out.

SELL  NEW
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GILL-HUDSON HOMES

