THE WOODLAND (PLOT 17/18)

Ashridge Gardens, Keeley Lane, Wootton MK43 9HS

ASTRUM HOMES

PLOT 17/18

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Wootton MK43 9HS

Prices: £850,000

An exclusive collection of just twenty individually designed homes, discreetly positioned on the edge of the sought-after village of Wootton. Crafted by local developer Astrum Homes, each residence combines timeless architecture with elegant contemporary interiors.

Bespoke kitchens with integrated appliances, carefully selected finishes and energy-efficient features – including solar panels, air source heating and EV charging provision – offer stylish, sustainable living.

Surrounded by open countryside yet within easy reach of Bedford and excellent transport links, Ashridge Gardens offers a rare blend of tranquillity, connectivity and contemporary design.

Available to move in from spring 2025.

KEY FEATURES

- Premium detached home
- Exceptional open-plan living space
- Snug, plus separate living room
- Two en-suites
- Ideal for entertaining

LOCATION

Wootton has many amenities including a post office, a library, a doctors' surgery, a men's hairdresser, four public houses/ restaurants, various takeaway food shops, community centres, sports facilities, a Tesco Express and a Sainsbury's Local. It is also on a bus route to Bedford and Milton Keynes.

Road links include a new bypass with access to the A1 and the M1.

Ashridge Gardens is in catchment for Wootton Lower and Upper Schools, which are both rated good by Ofsted.

NOTES

All homes come with a 10-year build warranty.

There will be an estate charge of approx. £450 per annum.

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 are of previous homes and for guidance only, the finishes and fittings are like those proposed for Ashridge Gardens, Wootton.

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

SPECIFICATION

KITCHEN
- Integrated appliances – to include oven, hob and extractor, dishwasher and fridge freezer.
- Choice of a fitted contemporary or traditional kitchen.

HEATING
- Air Source Heat Pump, radiators to ground and first floor.

ELECTRICS
- LED down lights to selected areas.
- Chrome sockets to kitchen, PVC sockets and switches to remainder.

SUSTAINABLE LIVING
- Air Source Heat Pump, double glazed windows, electric vehicle charging, highly efficient cavity insulation included. All plots are equipped with solar panels.

BATHROOM SUITES
- A selection of Porcelanosa wall tiles.
- Full height tiling to shower enclosures.
- Chrome thermostatic towel radiators.
- Chrome taps and shower.

INTERNAL FINISHES
- Oak faced internal doors with stainless steel hinges.
- Stainless steel ironmongery and hinges.
- White painted ceilings with a choice of two wall colours Dulux Trade paint range.
- Painted white skirting and architraves.
- Luxury vinyl tiles and carpet options offered at additional cost.

FIXTURES AND FITTINGS

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded.

SERVICES

Purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

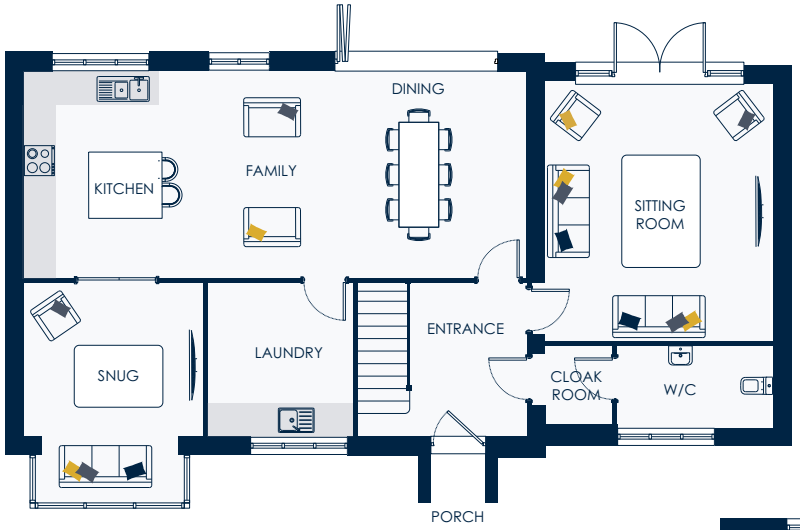
LOCAL AUTHORITY

Bedford Borough Council
Telephone: 01234 267 422
Council Tax Band – TBC

DIMENSIONS

GROUND FLOOR	METRE (W/H)	FEET (W/H)
Sitting Room	4.2m x 4.8m	13'9.35" x 15'8.98"
Family/Kitchen /Diner	9.4m x 3.8m	30'10.08" x 12'5.61"
Snug	3.3m x 4.0m	10'9.92" x 13'1.48"
Laundry	2.6m x 2.8m	8'6.36" x 9'2.24"
FIRST FLOOR	**METRE (W/H)**	**FEET (W/H)**
Master Bed	4.2m x 4.7m	13'9.35" x 15'5.04"
Bedroom 2	4.6m x 3.2m	15'1.10" x 10'5.98"
Bedroom 3	4.0m x 3.4m	13'1.48" x 11'1.86"
Bedroom 4	3.4 x 2.6m	11'1.86" x 8'6.36"

GROUND FLOOR



FIRST FLOOR

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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FOR MORE INFORMATION CALL US ON 01908 850 678

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