

THE BEECHES

HIGH STREET THURLEIGH


THE BEECHES
HIGH STREET THURLEIGH
N
POS
(FOR PLAY)
5 BED
1
5
4
3
3 BED
3 BED
3 BED
2
4 BED
10
11
4 BED
4 BED
4 BED
1 BED
(Bungalow)
2 BED
(Bungalow)
2 BED
(Bungalow)
6
7
8
9
AW

THURLEIGH

BEDFORD

A charming Bedfordshire village surrounded by beautiful countryside, offering a welcoming community, a peaceful way of life and excellent connections to nearby towns and cities.

BEAUTIFUL COUNTRYSIDE

WELCOMING COMMUNITY

EXCELLENT CONNECTIONS

A MORE RELAXED WAY OF LIFE









Village Life

IN THE HEART OF BEDFORDSHIRE

EXCELLENT LOCAL SCHOOLING

IN AND AROUND THURLEIGH

Families at The Beeches can enjoy access to a superb choice of well-regarded schools, offering excellent education options for all ages, from early years through to secondary.

NURSERY & EARLY YEARS | PRIMARY SCHOOLS | SECONDARY SCHOOLS | GREAT LOCAL OPTIONS



THURLEIGH PRIMARY SCHOOL

1 min
0.2 miles

A friendly and nurturing village primary school at the heart of the community.



LITTLE ACORNS NURSERY (THURLEIGH)

2 mins
0.4 miles

Highly regarded nursery offering a warm, caring environment for early learners.



SHARNBROOK ACADEMY (SECONDARY)

14 mins
6.5 miles

A popular and high performing academy with excellent facilities and opportunities.



BEDFORD SCHOOL (INDEPENDENT)

18 mins
8.6 miles

A leading independent school offering exceptional education from nursery to sixth form.



Bright Futures

FROM A WONDERFUL VILLAGE SETTING

THURLEIGH

GREAT CONNECTIONS

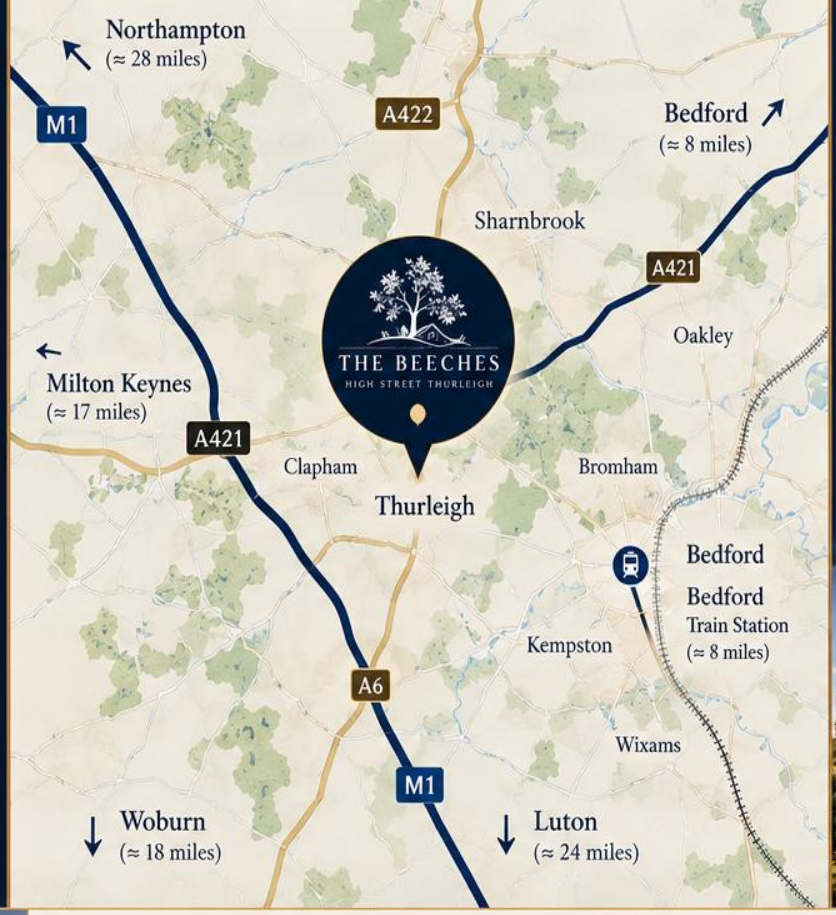
WELL CONNECTED, PERFECTLY PLACED

The Beeches enjoys an exceptional location with excellent transport links, making it ideal for commuters and families alike.

Just a short drive from the A6, A421 and M1, the development offers easy access to Bedford, Milton Keynes and Northampton, with regular rail services to London from nearby stations.

Whether travelling for work or leisure, Thurleigh provides the perfect balance of village living and connectivity.

- EASY ROAD ACCESS
- REGULAR RAIL SERVICES
- CLOSE TO KEY TOWNS
- A MORE RELAXED WAY OF LIFE



THE BEECHES

HIGH STREET THURLEIGH

A WONDERFUL VILLAGE SETTING WITH THE WORLD WITHIN REACH

Enjoy life in the charming village of Thurleigh while being within easy reach of thriving towns, cities and transport hubs.





BY RAIL

FROM BEDFORD STATION (≈ 8 MILES)

Bedford (8 miles)	Flitwick	Milton Keynes Central	Luton Airport	St Albans City	London St Pancras
6 mins	17 mins	28 mins	42 mins	56 mins	~40–55 mins

BY ROAD

DIRECT ACCESS TO KEY DESTINATIONS

Bedford (8 miles)	Milton Keynes (17 miles)	Northampton (28 miles)	Luton Airport (24 miles)	Cambridge (45 miles)	London (60 miles)
15 mins	30 mins	40 mins	35 mins	1 hr 10 mins	1 hr 30 mins



VILLAGE LIVING • EXCEPTIONAL CONNECTIONS


THE BEECHES
HIGH STREET THURLEIGH


The Beeches

The Beeches

THE BIRCH

5 BEDROOM DETACHED HOME



AN IMPRESSIVE FAMILY HOME BLENDING SPACE, STYLE AND MODERN LIVING IN A BEAUTIFUL VILLAGE SETTING.

- 5 BEDROOMS
- 4 BATHROOMS
- 3 SPACIOUS LIVING AREAS
- DETACHED WITH DRIVEWAY
- BEAUTIFULLY LANDSCAPED GARDEN
- A WONDERFUL VILLAGE LOCATION

BUILT BY A FAMILY RUN COMPANY



Ground Floor



First Floor

Total Area: 217 SqM = 2334 SqFt (approx)


The Beeches

THE BEECHES

HIGH STREET THURLEIGH

THE CEDAR

HOMES 3, 4 AND 5

THREE BEDROOM
DETACHED HOME

A BEAUTIFULLY DESIGNED
FAMILY HOME IN A
WONDERFUL VILLAGE SETTING

3
BEDROOMS

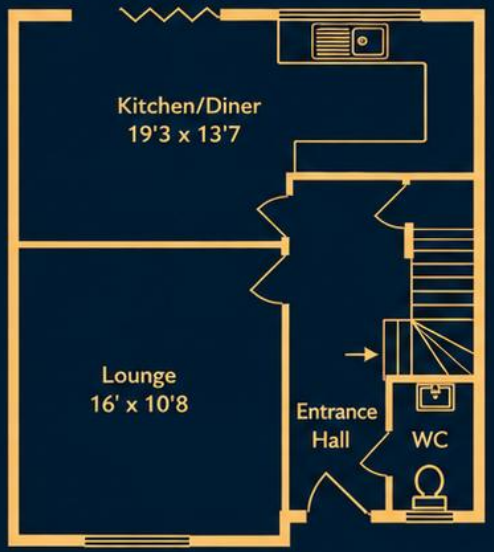
2
BATHROOMS

SPACIOUS
LIVING AREAS

DETACHED
WITHOUT GARAGE

BUILT BY A FAMILY RUN COMPANY





Ground Floor



First Floor

Total Area: 102 SqM = 1093 SqFt (approx)

Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s).


The Beeches

THE BEECHES

HIGH STREET THURLEIGH

THE ALDER

HOMES 2, 10 & 11

FOUR BEDROOM
DETACHED HOME

A BEAUTIFULLY DESIGNED
FAMILY HOME IN A
WONDERFUL VILLAGE SETTING

4
BEDROOMS

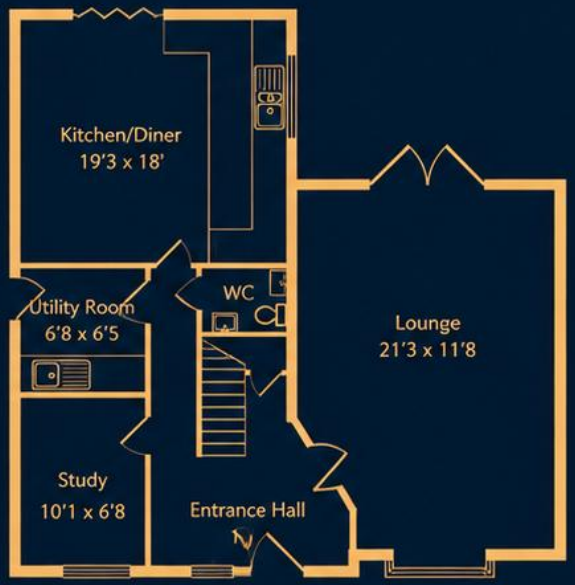
3
BATHROOMS

SPACIOUS
LIVING AREAS

DOUBLE
GARAGE

BUILT BY A FAMILY RUN COMPANY





GROUND FLOOR



FIRST FLOOR

TOTAL AREA: 170 SQ M = 1,828 SQ FT (APPROX)

All measurements are approximate and for illustrative purposes only. Furniture, fixtures and finishes are for illustration only and may not be included. Plans are not to scale. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s).


TALENT
WORK OUT
HARD WORK
PAYS OFF
DISCIPLINE
JUST
DO IT.
10
FOCUS
BELIEVE
ACHIEVE
EAT
SLEEP
FOOTBALL
REPEAT
The Beeches

OVER
£30,000
OF UPGRADES
AS STANDARD

At The Beeches, we believe true luxury lies in the details. Our commitment to exceptional quality is reflected in every aspect of your home.

THE BEECHES

HIGH STREET THURLEIGH



A BEAUTIFULLY PLANNED COMMUNITY

THOUGHTFULLY DESIGNED FOR MODERN FAMILY LIVING

KITCHEN

- ✓ Luxury Rocca Banham modern handleless kitchen units with soft close
- ✓ Quartz work surfaces
- ✓ Neff ovens and combi microwaves
- ✓ Caple/AEG appliances including: full height fridge and freezer, self extracting induction hob, dishwasher, washing machine and tumble dryer
- ✓ Luxury monobloc mixer tap to underslung sink
- ✓ Herringbone luxury Karndean flooring
- ✓ Under unit lighting
- ✓ Bi folds to rear garden



BATHROOMS & EN-SUITES

- ✓ Fully tiled with Verona signature Tiles
- ✓ Luxury sanitaryware with high quality vanity units to sinks
- ✓ Rain head and normal head to showers
- ✓ Vado chrome ironmongery
- ✓ Chrome heated towel rails
- ✓ Mist free mirrors with lighting



GENERAL

- ✓ Samsung Air source heat pumps serving underfloor heating to ground floor and radiators to first floor
- ✓ Mains powered smoke and heat detectors
- ✓ Cottage style internal doors finished in white with chrome handles
- ✓ Quality carpets fitted to main reception, stairs and the remainder of the first floor
- ✓ Chrome sockets throughout
- ✓ Downlighters to entrance hall, kitchen/diners and all bathrooms
- ✓ Glazed balustrade to feature staircase
- ✓ Cat 5e cabling for high speed broadband
- ✓ Mains powered alarm



OUTSIDE

- ✓ Landscaped front gardens and turfed rear gardens
- ✓ Generous patios and paving in modern porcelain slabs
- ✓ Outside tap and power point
- ✓ Chrome wall lights at all points of exit from the property
- ✓ Power and light to the patio
- ✓ Electric roller door to double garage
- ✓ Spacious driveways with EV Charging point



10 YEAR

BUILD ZONE WARRANTY

PEACE OF MIND COMES AS STANDARD

ENERGY EFFICIENT HOMES

SUPERIOR QUALITY FINISHES

DESIGNED FOR MODERN LIVING

BUILT FOR FAMILIES, BY A FAMILY

CONCIERGE SERVICE

MAKING YOUR MOVE, *Simple & Stress-Free*

Our Concierge service is designed to help you secure your dream home at The Beeches, and before you sell your current one.

THE BEECHES

HIGH STREET THURLEIGH



CONCIERGE SERVICE INCLUDING ASSISTED MOVE

If you are considering a new home but haven't sold your existing property, our Concierge service is for you.

- ✓ Tailored support to help you sell your home
- ✓ Solutions to suit your individual circumstances
- ✓ Part Exchange options available
- ✓ Access to our trusted estate agent network
- ✓ A dedicated team to guide you every step of the way

HOW IT WORKS

Our Concierge service is designed around you.

We'll discuss your needs, create a bespoke plan to sell your current home, and help you secure your new home at The Beeches with confidence.

From marketing your property to exploring part exchange options, we'll make your move as smooth and stress-free as possible.

YOUR MOVE, OUR PRIORITY

When buying a new home, you can expect an efficient, professional experience from start to finish.

Our experienced team will be with you every step of the way, ensuring you feel supported throughout your journey.

Speak to your Sales Consultant about our Concierge service to get started.

0% DEPOSIT SCHEME OFFERED BY SKIPTON



Skipton Building Society offers a 100% no-deposit mortgage for new build homes at The Beeches.

This mortgage is designed for first-time buyers who have been renting for at least 12 consecutive months and are up to date with all rental payments.

Subject to eligibility, status and lending criteria.



PERSONALISED SERVICE

Solutions tailored to your individual needs.

EXPERT GUIDANCE

Our experienced team is here to help at every stage.

STRESS-FREE MOVE

We take the pressure out of selling and moving.

BUILDING HOMES, CREATING FUTURES

More than just houses, we build homes for generations to come.

10 YEAR

BUILD ZONE WARRANTY

Your home may be repossessed if you do not keep up repayments on your mortgage.

BUILDING STUNNING FAMILY HOMES

BY A FAMILY RUN BUSINESS

We believe a home is more than just bricks and mortar –
it's where life happens, memories are made, and futures are built.

Our legacy is a reflection of our passion for quality,
craftsmanship and thoughtful design.
Every detail, inside and out, is carefully considered to create
homes that are beautiful, practical, and built to last.

As a family run business, we take personal pride in everything we do.
From the first sketch to the final finish,
our name is on every home we build – because we're not just
building houses, we're creating homes for families like
ours to enjoy for generations.



YOUR FAMILY HOME

BUILT BY A FAMILY RUN COMPANY



THE BEECHES

HIGH STREET THURLEIGH

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