



BAYEUX OAKS

KIMPTON

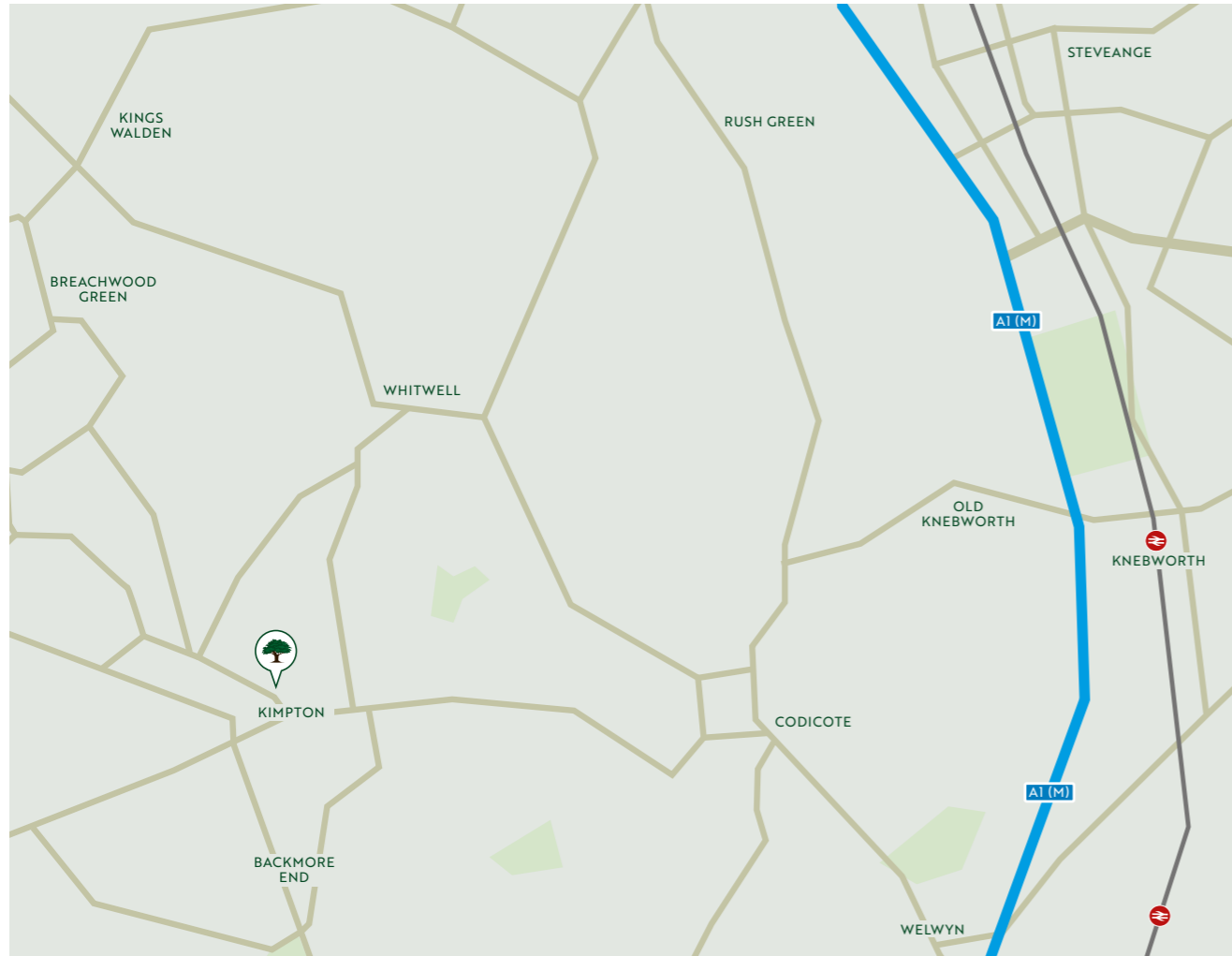


BAYEUX OAKS

Bayeux Oaks is a stunning boutique development tucked away on the outskirts of the village comprising of just five brand new luxury built homes. Two Semi-detached and three Detached Homes with generous size gardens, ample parking and magnificent countryside views, each finished to a high specification. Every one of these beautiful homes will offer well thought out and carefully considered accommodation. Completions due between December 2022 and Summer 2023

LOCATION

The historic village of Kimpton mentioned in the Domesday book is situated in beautiful Hertfordshire countryside between the Mimram and Lea River valleys, with good access to a charming village Post Office and shop. Kimpton is also perfectly located within easy reach of an abundance of fantastic Shopping Centres and High Streets only three miles from Harpenden and 2 miles west of Peters Green. It is well connected with St Albans, Hitchin, Welwyn Garden City, Luton and Stevenage all within a short car journey as are the M1 and A1(M).



SAT NAV REF: **SG4 8HB** / WHAT 3 WORD REF: **HARDER.LIVELY.SUFFICE**



AMENITIES

There are local shops close to the development including a Local Convenience store with Post Office, as well as two churches, a café and pub. A wide range of amenities are available in nearby Harpenden, including a variety of shops, bars, restaurants and library.

Local Londis.....	0.9 miles
Post Office.....	0.9 miles
The Boot Inn.....	0.9 miles

SCHOOLS:

There are a number of excellent local schools to choose from, Kimpton Primary School is only 1.4 miles away from the development and there are a number of other schools nearby, including the highly rated St Georges School Secondary school.

- Kimpton Primary School 1.4 miles (Ofsted: Good)
- Sauncey Wood Primary School 1.9 miles (Ofsted: Good)
- St Georges Secondary School 2.5 miles (Ofsted: Outstanding)
- High Beeches Primary School 2.9 miles (Ofsted Outstanding)
- Wood End School..... 3.0 miles (Ofsted Outstanding)

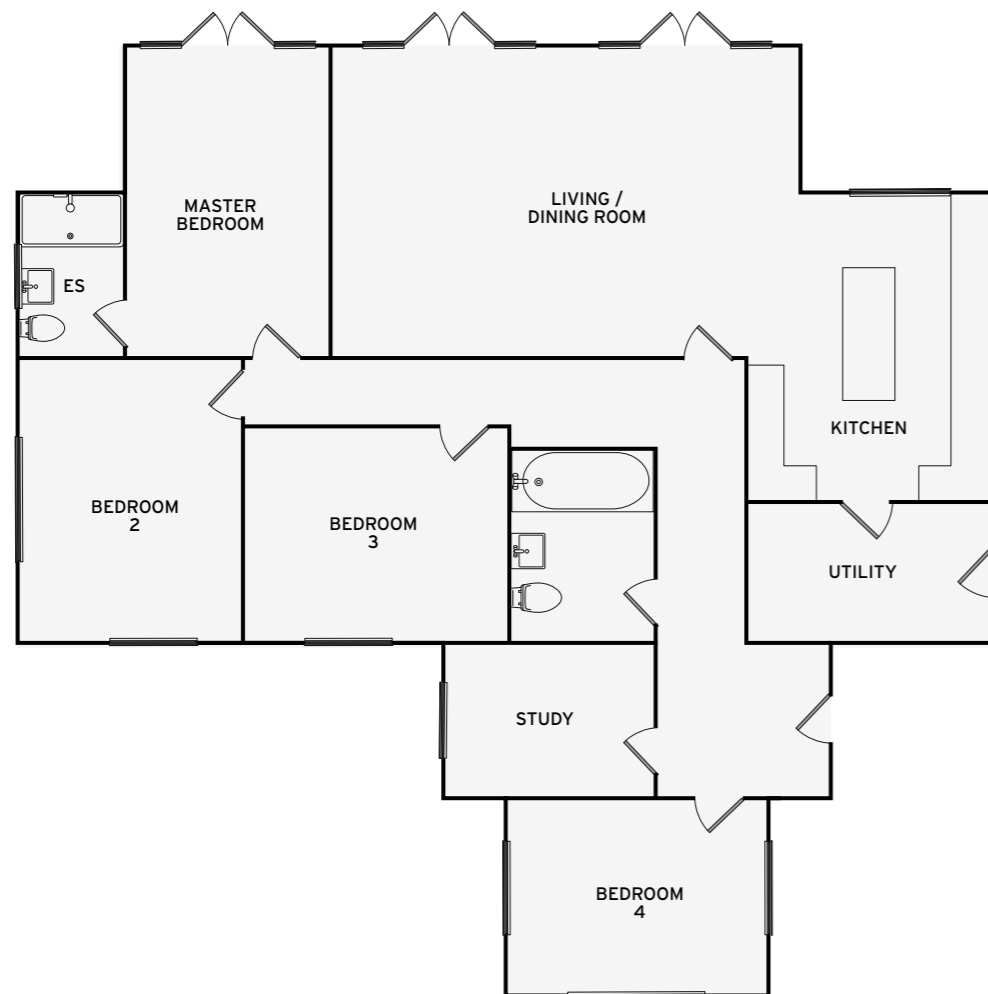
TRANSPORT:

The development is well located for both rail and road links. Harpenden Station is 3 miles away and provides services direct to London St Pancras from 26 minutes journey time. The M1 and A1 Motorways, as well as Luton Airport, are within comfortable driving distance from Kimpton.

Harpenden Station.....	2.9 miles
Luton Parkway Station.....	3.2 miles
Luton Station	4.2 miles



FLOOR PLAN - PLOT 3



FOUR BEDROOM - PLOT 3

Kitchen	17'4 x 14'1 / 5.3m x 4.3m
Utility Room	14'1 x 7'9 / 4.3m x 2.4m
Living / Dining Room	27'5 x 18'0 / 8.4m x 5.5m
Study	12'8 x 8'5 / 3.9m x 2.6m
Master Bedroom	18'0 x 11'8 / 5.5m x 3.6m
Ensuite	9'0 x 5'6 / 2.75m x 1.7m
Bedroom 2	16'4 x 15'0 / 5m x 4.6m
Bedroom 3	14'9 x 12'5 / 4.55m x 3.8m
Bedroom 4	14'4 x 10'8 / 4.4m x 3.3m
Bathroom	10'10 x 8'7 / 3.35m x 2.65m

Total 2164 sq.ft / 201 sq.m

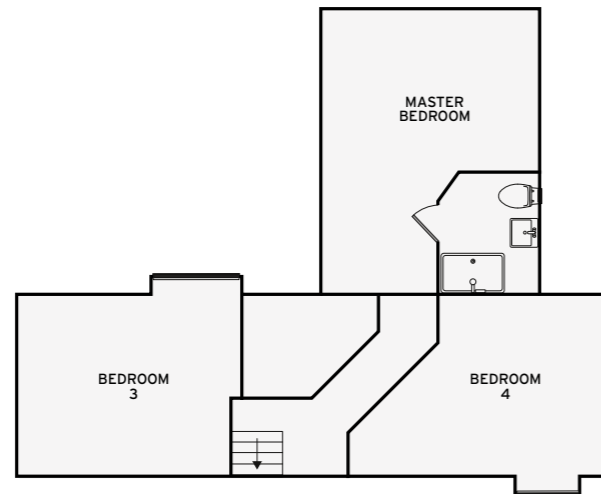
All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans.

FLOOR PLAN - PLOT 4 & 5 (HANDED)

GROUND FLOOR



FIRST FLOOR



FOUR BEDROOM - PLOT 4 & 5 (HANDED)

Living Room	21'11" x 14'0" / 6.67m x 3.27m
Kitchen	19'5" x 15'5" / 5.93m x 4.71m
Utility	9'5" x 8'1" / 2.88m x 2.46m
Study	13'3" x 12'3" / 4.04m x 3.73m
Bedroom 2	14'5" x 11'4" / 4.40m x 3.44m
Bedroom 2 Dressing Room	7'4" x 5'7" / 2.23m x 1.71m
Bedroom 2 Ensuite	7'4" x 6'8" / 2.23m x 2.02m
Master Bedroom	19'4" x 14'9" / 5.89m x 4.49m
Master Bedroom Ensuite	8'3" x 6'10" / 2.52m x 2.08m
Bedroom 3	15'2" x 13'6" / 4.63m x 4.12m
Bedroom 4	17'8" x 13'4" / 5.39m x 4.07m
Bathroom	9'3" x 7'0" / 2.82m x 2.14m

Total 1991 sq.ft / 184.9 sq.m

All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans.

SPECIFICATION

GENERAL

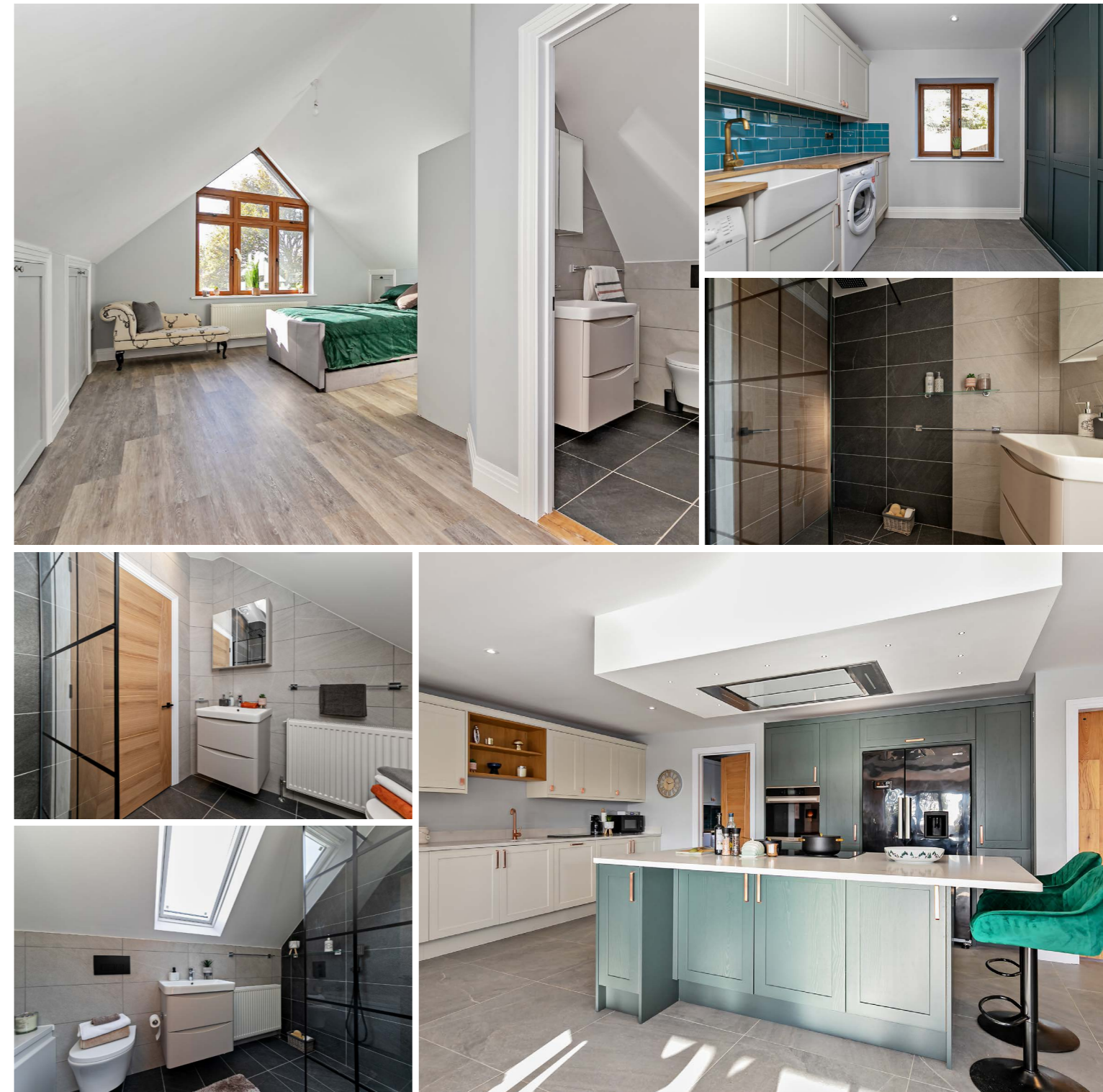
- Porcelain tiled flooring to Ground Floor, bathrooms and Ensuities (Choices available subject to build stage)
- Choice of flooring (subject to build stage)
- Carpets to Stairs and First Floor Bedrooms
- Underfloor Heating (Ground Floor Plots 4 & 5)
- Brushed Aluminium Wall Plates and Power Points
- Air Source Heat Pump heating system
- UPVC Golden Oak double glazed windows
- Timber staircase with Oak Handrails and Glass Balusters
- Deanta Pampola Oak Internal doors
- Argo Matt Black door furniture
- TV points to all rooms
- Smoke alarms on all floors and kitchen
- Outside tap
- Outside lighting
- Post and Rail fencing to boundaries

KITCHEN & UTILITY ROOM

- Integrated Hotpoint appliances to include oven, induction hob, extractor fan and dish washer
- American fridge/freezer
- Spotlights and under pelmet lighting
- Porcelain tiled flooring (choice of colour available subject to build stage)

BATHROOM AND ENSUITE

- White sanitary ware
- Chrome taps
- Shaver socket
- Full height tiling to walls
- Porcelain tiled flooring (choice of colour available subject to build stage)



Internal images used are of other developments and are intended to be a general guide to the appearance of the internal space.



For further details please contact sole selling agent
32 Bridge Street
Hitchin
Herts SG5 2DF



T: 01462 453195
E: newhomes@ashtons.co.uk

ashtons.co.uk/land-new-homes

Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. Internal images used are of other developments. The measurements are approximate and should not be relied on and should only be used to give guidance. From time to time, it is necessary for us to make architectural changes therefore prospective purchasers should check the latest plans with our sales representative. We reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in the brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agent or the Developer guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.