



PECKWORTH
CLOSE

— LOWER STONDON —

SITE PLAN



PECKWORTH CLOSE

— BEDFORD RD, LOWER STONDON | SG16 6PG —

Peckworth Close is an exclusive private development of just sixteen homes, finished to a high specification and conveniently located in this popular village location just 5 miles north of Hitchin. The development comprises eight 3-bedroom mews houses with generous south-west facing gardens and eight 1 & 2 bedroom apartments, all with allocated parking. These delightful homes benefit from quality fixtures and fittings throughout, including contemporary fitted kitchens with integrated branded appliances, internal oak doors, all flooring included and gas underfloor heating.

The properties come complete with a 10-year new homes warranty and high energy rating, for low maintenance and total peace of mind.

LOCATION



SAT NAV REF: SG16 6PG / WHAT 3 WORD REF: inch.marzipan.whistle

Lower Stondon is a small, popular village, just over the Herts/Beds border and only 5 miles north of Hitchin on the Bedford Road. The village offers local amenities with a convenience store, petrol station and pub; there is also a Golf Club and local football club. Close by is Hitchin Lavender farm to enjoy, with 25 miles of lavender rows open to the public throughout the summer, along with a barn café and shop. Hitchin is a pretty, historic market town, full of character and charm, with a comprehensive range of shops, boutiques, restaurants, wine bars and cafés. The town has developed its own exciting and vibrant café culture, with its cobbled streets, beautiful St Mary's Church off the Market Square and the River Hiz in the centre.

TRANSPORT LINKS

Peckworth Close has excellent connections by road and rail, with Arlesey village station or Hitchin mainline station offering a fast, frequent rail service into London Kings Cross and St Pancras in just 30 minutes. The main A600 road runs through Lower Stondon, linking the village to Bedford, 14 miles north. The M1 is just 13 miles away, while the A1(M) is just 7 miles distance, with links to the London and the M25. The City of Cambridge is within easy reach and, for international travel, Luton Airport is just 13 miles distance.

EDUCATION

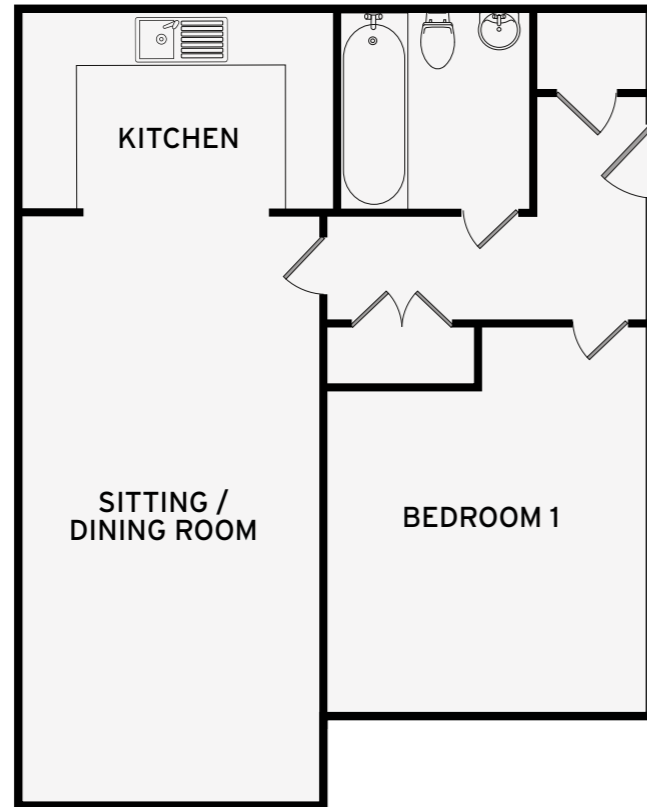
There is a great range of schools nearby for children of all ages. Lower Stondon School and the Derwent Lower School in nearby Henlow are rated "good" by OFSTED; for older children, Henlow Middle School is just 3 miles distance, similarly with an OFSTED "good" rating.



THE APARTMENTS



FLOOR PLAN - PLOTS 13 & 15 (1 BEDS)



1 BEDROOM APARTMENT

Kitchen	6.8' x 10.6' / 2.04m x 3.21m
Sitting Room / Dining Room	20.4' x 10.2' / 6.19m x 3.11m
Bedroom 1	13.5' x 11.0' / 4.09m x 3.35m

Total – 553.7sq ft / 51.4sq m

PLOTS 9-12, 14 & 16 (2 BEDS)



2 BEDROOM APARTMENT

Kitchen	6'8" x 10'6" / 2.04m x 3.21m
Sitting Room / Dining Room	27'2" x 13'6" / 8.29m x 4.12m
Bedroom 1	15'3" x 10'10" / 4.64m x 3.30m
Bedroom 2	13'9" x 6'11" / 4.19m x 2.12m

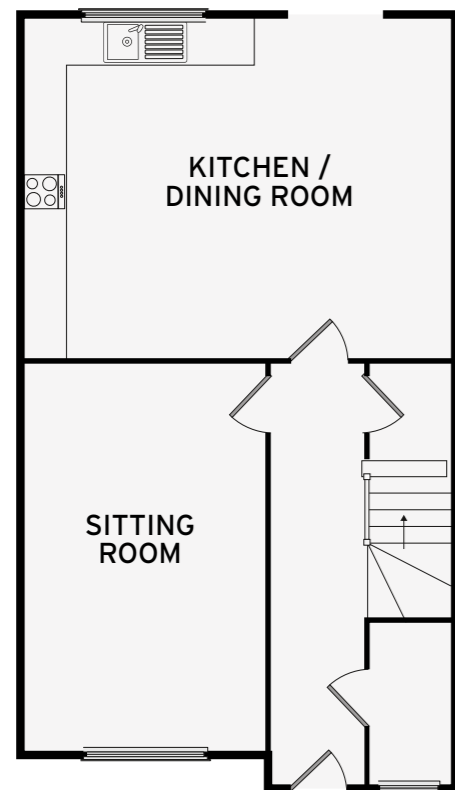
Total – 740.5sq ft / 68.8sq m

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

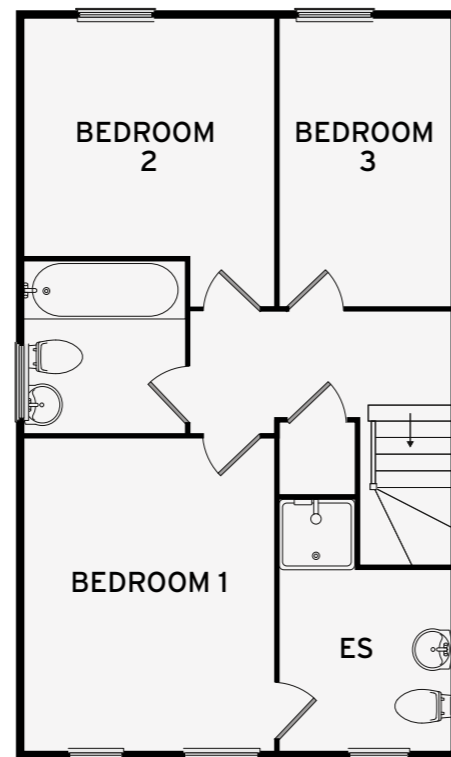
MEWS HOUSES



FLOOR PLAN - PLOTS 1, 4, 5 & 8 (End of Terrace)

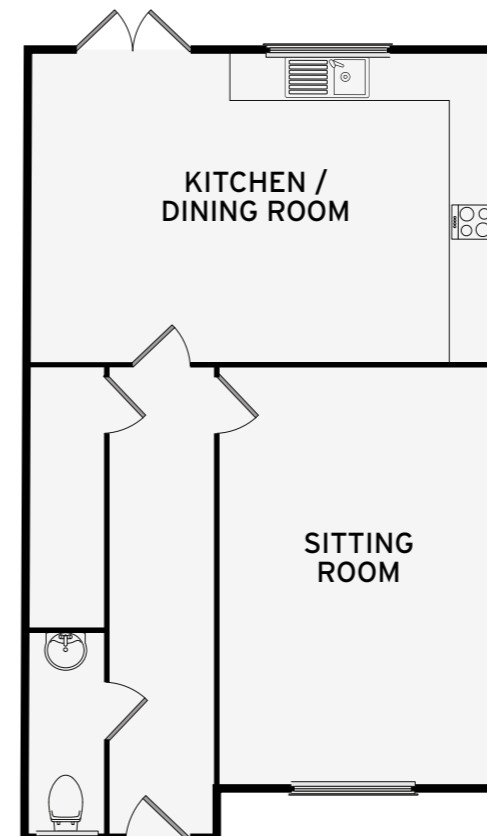


GROUND FLOOR

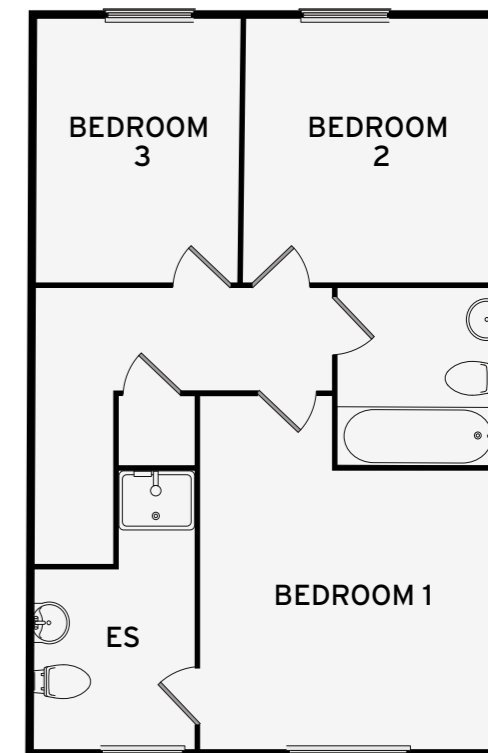


FIRST FLOOR

PLOTS 2, 3, 6 & 7 (Mid Terrace)



GROUND FLOOR



FIRST FLOOR

3 BEDROOM HOUSES

Kitchen/Dining Room	13'11" x 17'4" / 4.24m x 5.29m
Sitting Room	15'11" x 9'11" / 4.85m x 3.01m
Bedroom 1	12'9" x 10'8" / 3.89m x 3.25m
Bedroom 2	11'10" x 10'0" / 3.60m x 3.05m
Bedroom 3	11'10" x 7'1" / 3.60m x 2.15m

Total – 1,067.4sq ft / 99.2sq m

3 BEDROOM HOUSES

Kitchen/Dining Room	12'0" x 18'6" / 3.66m x 5.63m
Sitting Room	15'11" x 11'0" / 4.86m x 3.35m
Bedroom 1	13'6" x 11'0" / 4.13m x 3.60m
Bedroom 2	10'2" x 10'0" / 3.10m x 3.04m
Bedroom 3	10'2" x 8'3" / 3.10m x 2.51m

Total – 1,062.8sq ft / 98.7sq 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

KITCHENS

- Contemporary matt finished kitchen units in a range of complementary colours with Bellato Grey laminate work tops and matching upstands. Soft-close drawers and doors. Gola rail handle in matt silver
- Under work top feature LED mood lighting
- Branded integrated appliances to include: single oven, combination oven (to houses only) induction hob & extractor hood, 70/30 split fridge freezer, dishwasher & washing machine.
- Harlem Granitex 1.5 bowl sink (single bowl to apartments); Rion chrome mixer tap

ELECTRICAL/COMMS

- White socket & switch fittings throughout
- Low energy downlighters to kitchens and bathrooms/WC
- Low energy pendant lighting to hallway, landing, lounge and bedrooms
- BT fibre to site; Media plates to lounge and master bedroom with TV and data/fibre; Data/fibre points to all other bedrooms

HEATING

- Gas central heating with boiler and hot water cylinder to houses; combination boiler to apartments
- Underfloor heating and individual room climate control, throughout all properties
- MVHR heating recovery system
- Electric chrome thermostatic towel rails to bathrooms and en-suites
- Solar panels to plots 1 & 5 houses and each apartment building

INTERNAL FINISHES

- Walls: painted Off White; Ceilings: Pure Brilliant White
- Woodwork: White Gloss
- Internal doors: contemporary Oak, with chrome furniture
- Flooring: Porcelanosa "kingdom" vinyl flooring to hallway, kitchen/dining area (and to whole open plan living area in apartments); carpets to stairs, landing and bedrooms. Porcelanosa ceramic tiles to bathrooms and WC.



BATHROOMS AND EN-SUITES

- Duravit contemporary sanitaryware with concealed cisterns and back-to-wall toilet
- Bath with shower attachment and glass shower screen
- Vanity unit and de-mista backlit mirror to en-suites
- Low profile shower trays thermostatic rainfall head to showers
- Porcelanosa half height tiling to walls, full height around bath and shower enclosures
- Splash-back tiling to WC/Cloakroom

GENERAL

- "Global" 10-year new homes Warranty for low maintenance and peace of mind on all properties
- Apartments: 999-year lease, service charge to be confirmed, no ground rent
- Soft landscaping to front of properties and within the development boundary

EXTERNAL DETAILS

- White UPVC double glazed windows to all units
- Paths and patios: Bradstone Peak Riven in dark grey

HOUSES:

- Bloc paved driveway providing two allocated parking spaces
- German engineered timber front door in Sage Green with satin furniture to houses
- Rear garden shed and bike rack
- Outside tap and porch light to front, solar powered light to rear
- Patio and garden laid to turf
- Close boarded fencing, gate for rear garden access

APARTMENTS:

- Bike and bin store
- 2-bedroom apartments: 2 parking spaces;
- 1-bedroom apartments: 1 parking space



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



Bridgewater Homes

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

ashtons.co.uk

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 previously sold by Bridgewater Homes. 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.