



# The Mow

MEPPERSHALL



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This exclusive, private development comprises just ten detached homes, offering generously proportioned accommodation with a choice of 4 or 5 bedrooms. The impressive exteriors are matched by the versatile, elegant interiors, perfectly suited for modern family living with a high specification finish throughout. The homes benefit from single or double garages, whilst the west or south facing rear gardens provide ample space for relaxing and entertaining. Well-appointed and energy efficient, these are stunning houses that any family will be proud to call home.

Brookmead, Meppershall, SG17 5SA



This exclusive development is located in the peaceful and sought-after Hilltop village of Meppershall, close to open countryside, but within easy reach of the local town of Shefford and the historic market town of Hitchin. For local amenities, the village benefits from a post office and village store, a small bakers and café, together with St Mary's Church and a reputable school – Meppershall Church of England Academy. There is a friendly village community with regular social and sporting activities & clubs, in the newly built village hall. The surrounding countryside has many footpaths and bridleways and is close to the Chiltern Hills area of natural beauty.

Meppershall is perfectly situated for access to the A1 and A6, both of which can be reached in under 15 minutes while the M1 (Jct 12) is less than 25 minutes away. Bedford (12 miles), Stevenage (12 miles) and Milton Keynes (20 miles) offer comprehensive amenities, good shopping and leisure facilities. For the perfect family day out, Shuttleworth Estate, including the house and gardens, is close by and hosts regular events throughout the year, and Wrest Park Country Estate has a beautiful country house and gardens.

For commuters, the nearest train station is Arlesey (5 miles) which offers services to London Kings Cross and St Pancras in 40 minutes and to London Euston in just under an hour. Hitchin has a fast, frequent rail service in 25 minutes. For international travel, Luton Airport is under 15 miles away. Hitchin (7 miles) is a desirable market town, full of character and charm. It provides extensive shopping and recreational facilities. The town boasts picturesque medieval and Georgian buildings, a church and river through the centre, and over recent years has developed its own exciting and vibrant modern cafe culture. It offers an excellent choice of specialist shops and boutiques, a weekly outdoor market and a fantastic range of both chain and independent restaurants, wine bars and cafes.

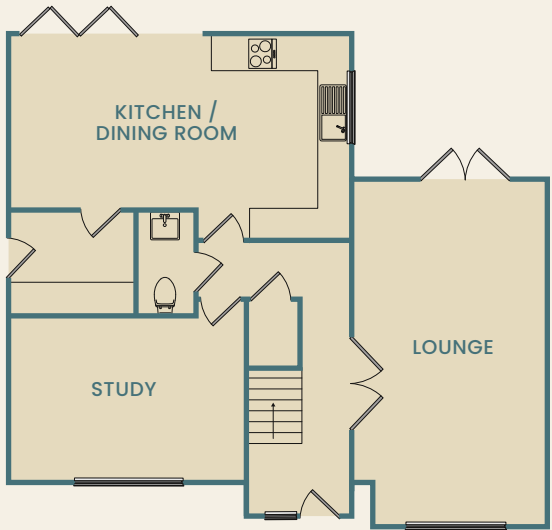




The Mow



FLOORPLAN – PLOTS 1 & 5



GROUND FLOOR



FIRST FLOOR

FOUR BEDROOM HOUSE

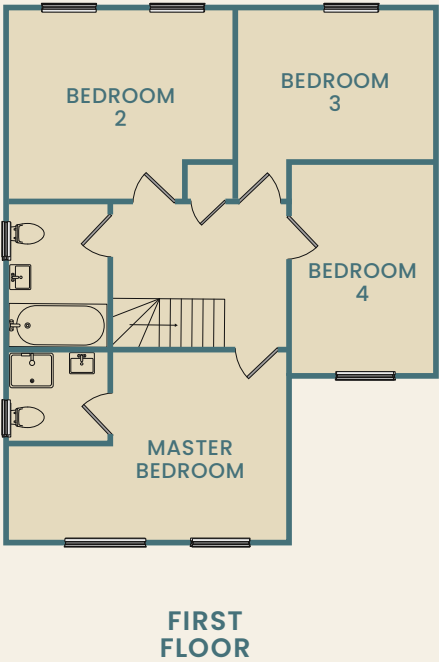
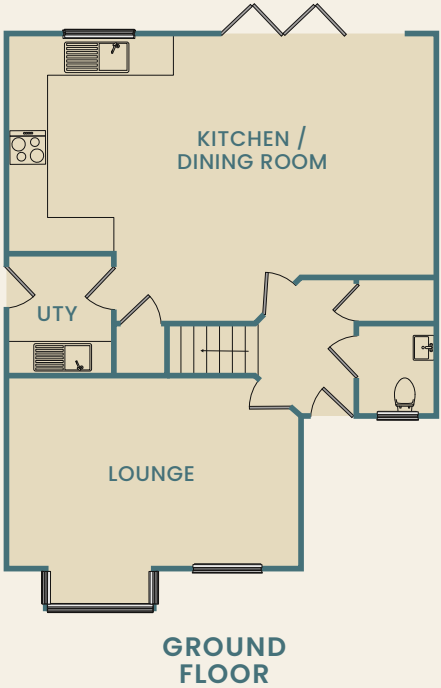
Kitchen / Dining Room	19'7" x 12'10" / 5.98m x 3.92m
Study	12'7" x 8'7" / 3.84m x 2.62m
Lounge	20'4" x 11'1" / 6.20m x 3.39m
Master Bedroom	19'7" x 16'2" / 5.98m x 3.10m
Bedroom 2	12'9" x 9'0" / 3.88m x 2.75m
Bedroom 3	11'3" x 9'11" / 3.43m x 3.02m
Bedroom 4	11'3" x 10'2" / 3.43m x 3.10m

Total 1506 sq.ft / 139.9 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.



FLOORPLAN – PLOTS 2, 3 & 6



FOUR BEDROOM HOUSE

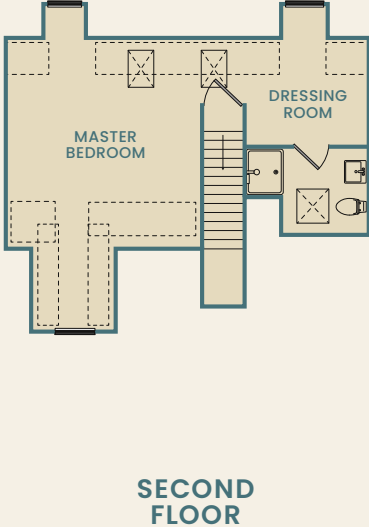
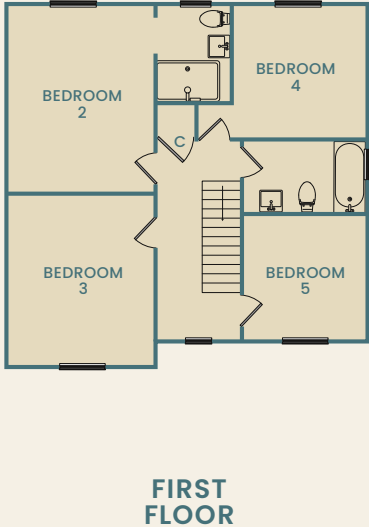
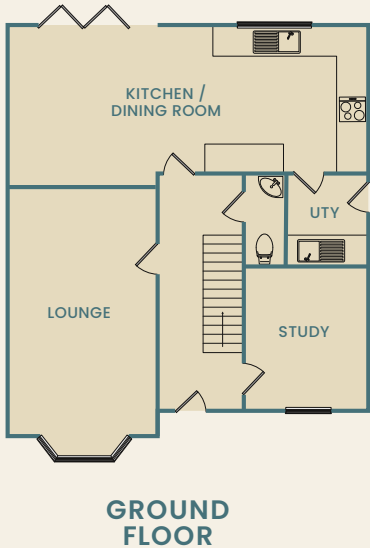
Kitchen / Dining Room	29'7" x 12'4" / 9.01m x 3.75m
Lounge	17'9" x 14'2" / 5.41m x 4.31m
Master Bedroom (Dressing Area)	11'9" x 10'10" / 3.59m x 3.31m (8'10" x 6'1" / 2.69m x 1.84m)
Bedroom 2	14'0" x 11'9" / 4.25m x 3.57m
Bedroom 3	12'1" x 11'9" / 3.67m x 3.57m
Bedroom 4	13'0" x 8'10" / 3.96m x 2.69m

Total 1635 sq.ft / 151.9 sq.m

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FLOORPLAN – PLOTS 4, 7 & 8



FIVE BEDROOM HOUSE

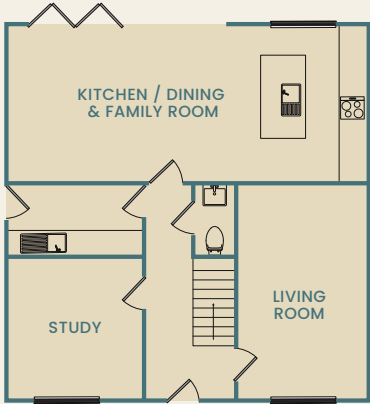
Kitchen / Dining Room	27'9" x 11'10" / 8.45m x 3.60m
Lounge	17'1" x 11'6" / 5.20m x 3.50m
Study	9'4" x 8'10" / 2.84m x 2.70m
Dressing Room	13'8" x 12'11" / 4.16m x 3.95m
Bedroom 2	16'0" x 11'6" / 4.87m x 3.50m
Bedroom 3	13'0" x 11'6" / 3.95m x 3.50m
Bedroom 4	10'9" x 10'2" / 3.27m x 3.10m
Bedroom 5	10'4" x 8'11" / 3.14m x 2.72m
Master Bedroom	23'9" x 14'10" / 7.23m x 4.51m
Dressing Room	10'3" x 9'1" / 3.13m x 2.77m

Total 2066 sq.ft / 191.9 sq.m

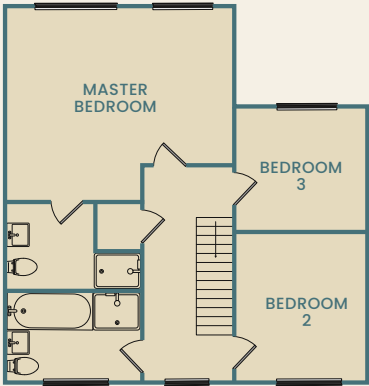
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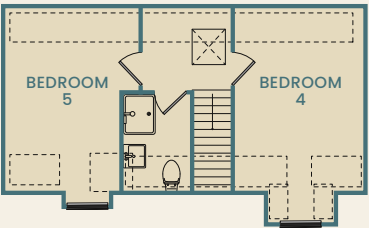
FLOORPLAN – PLOT 9



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FIVE BEDROOM HOUSE

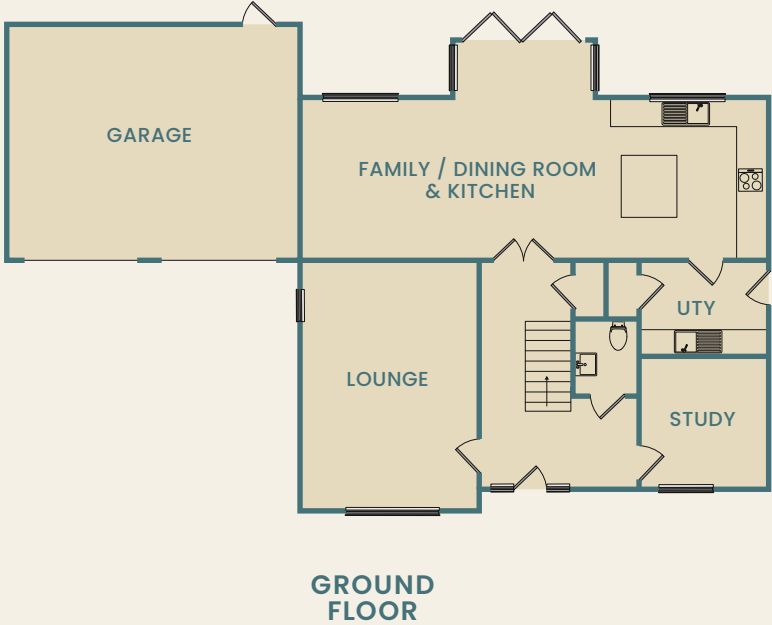
Kitchen / Family / Dining Room	28'0" x 12'4" / 8.55m x 3.76m
Living	16'11" x 10'3" / 5.17m x 3.13m
Study	11'2" x 10'0" / 3.40m x 3.06m
Master Bedroom	17'5" x 15'1" / 5.30m x 4.59m
Bedroom 2	11'9" x 10'9" / 3.57m x 3.15m
Bedroom 3	10'4" x 9'10" / 3.15m x 2.99m
Bedroom 4	14'8" x 10'4" / 4.46m x 3.15m
Bedroom 5	17'0" x 10'4" / 5.17m x 3.15m

Total 1904sq.ft / 176.9 sq.m

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FLOORPLAN – THE MOW



5 BEDROOM HOUSE

Garage	19'3" x 18'10" / 5.88m x 5.75m
Family / Dining & Kitchen	36'6" x 19'11" / 11.13m x 6.07m
Lounge	20'3" x 13'11" / 6.17m x 4.24m
Study	10'11" x 10'4" / 3.53m x 3.14m
Master Bedroom	13'1" x 13'1" / 4.24m x 4.00m
Bedroom 2	15'8" x 10'0" / 4.78m x 3.05m
Bedroom 3	14'5" x 9'1" / 4.40m x 2.76m
Bedroom 4	12'4" x 11'11" / 3.77m x 3.63m
Bedroom 5	12'4" x 10'04" / 3.76m x 3.15m

Total 2500 sq.ft / 232.3 sq.m

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# SPECIFICATION

## INTERIOR FEATURES AND DECORATION

- Suffolk Oak Doors finished with an oak varnish
- Howdens Newington Lever on rose door handle. Finished in dual-tone chrome.
- V groove architrave and skirting finished in satin wood paint.
- Amtico 'Worn Ash' flooring to all ground floor areas (excluding the lounge).
- Primo ultra french grey carpet with underlay and gripper to all of the first and second floors (excluding bathrooms) and the lounge.
- Oak newel post, handrails and caps.
- Option to select different colour flooring, if the purchaser reserves early.

## ELECTRICS, LIGHTING AND HEATING

- Underfloor heating to all ground floor areas with different zoning for each large room.
- Radiators in each room on first and second floor with a hot water cylinder included within the airing cupboard.
- Downlights to the kitchen, study, hallway, landing and bathrooms.
- Pendant lighting to the lounge and bedrooms.
- Brushed steel with grey inserts for all power sockets.
- Mains connected smoke detectors.
- Solar panels to be installed on Plots 1, 2, 9 & Mow

## KITCHEN

- Howdens Allendale Dove Grey kitchen units installed.
- 20mm Quartz Silestone Blanco Maple worktop.
- 4 zone induction hob.
- Built-in double multi-function oven.
- Integrated 70/30 fridge freezer
- Integrated dishwasher.
- 1.5 bowl undermount stainless steel sink.
- Chrome mixer tap.

## BATHROOMS AND EN-SUITES

- Polished chrome taps and attachments
- Polished chrome ladder towel radiator – plumbed to central heating.
- Kingston White Matt Tile 600x600mm (House Type D, E + Mow)
- Nature Grey Tile 690x240mm (House Type B, C)
- Full height ceramic tiling to walls surrounding bath and shower.
- Half height ceramic tiling to the remaining walls.
- Ceramic tiling to the floor (House Type D, E + Mow).
- Amtico floor (House type B, C).
- Vanity units to ES and Bathroom.

## 10 Year ICW New Home Warranty



Internal photos shown are of Show Home (Plot 4) and show typical specification for this development.





For further details please contact sole selling agent  
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