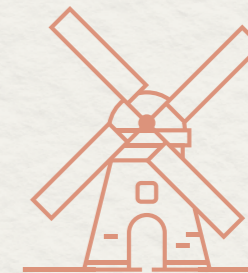


WINDMILL
CLOSE

PEPPERSTOCK



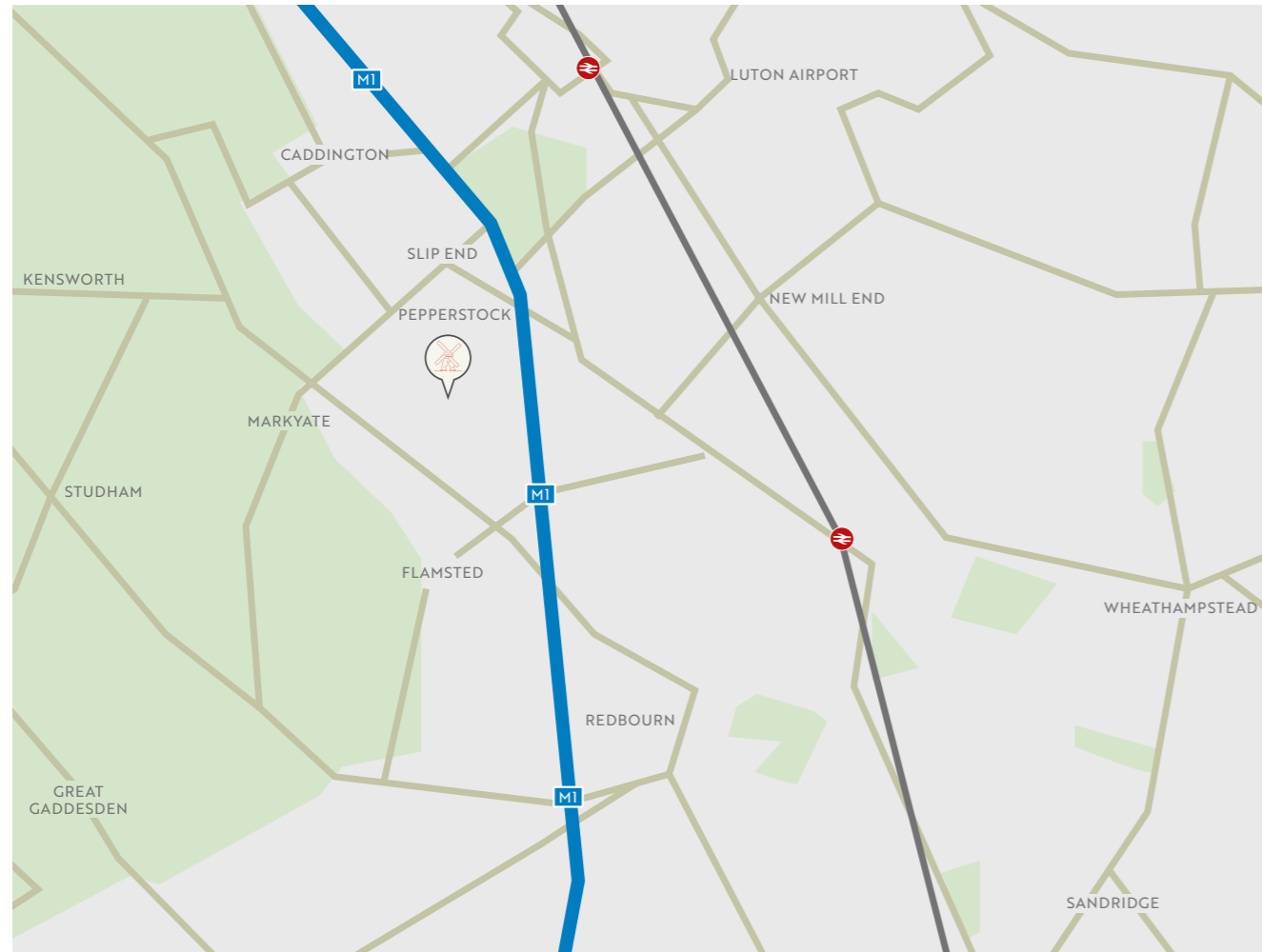
WINDMILL CLOSE

Windmill Close is an exclusive privately gated development by Harpenden Building Solutions in Central Bedfordshire with fantastic countryside views. Six, 3 & 4 bedroom Houses & Bungalows, these homes are a perfect blend of country living reaching city life in under 27 minutes.

Each house layout has been carefully thought out, to offer a home style for everyone. Two allocated parking spaces for each property complete with electric charging points. Plots 1,2 & 3 benefit from the opportunity to purchase Beautiful padlock land, to the rear of their gardens.

LOCATION

Pepperstock is a small hamlet a few miles north of Harpenden and is ideally positioned for access to major transport links. The properties are close to Slip End village where there is a well regarded lower school (which has recently received an 'Outstanding' OFSTED) and amenities which include a grocery store and two pubs. Junction 10 of the M1 is close by and Luton Airport is also within a short distance. The larger town of Harpenden is just a short drive away and offers wider amenities and a fast rail link into London St Pancras and The City.

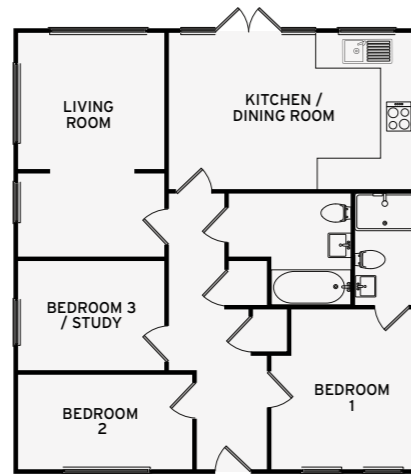


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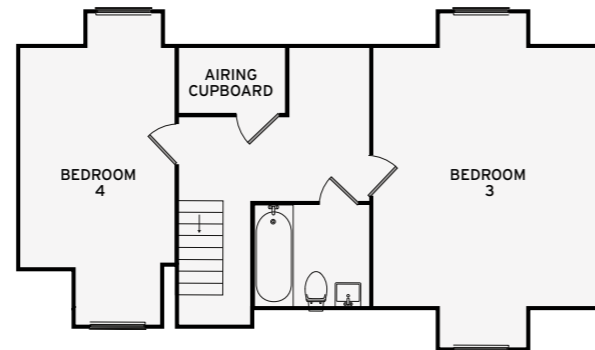


FLOOR PLANS

PLOT 1 & 3 (HANDED)



PLOT 2



THREE BEDROOM - PLOT 1 & 3 (HANDED)

Living Room	16'2" x 10'8" / 4.93m x 3.24m
Kitchen / Dining Room	17'11" x 11'5" / 5.45m x 3.48m
Bedroom 1	11'10" x 10'6" / 3.6m x 3.2m
Bedroom 2	12'8" x 7'1" / 3.85m x 2.15m
Bedroom 3 / Study	10'8" x 8'1" / 3.24m x 2.46m
Total	924 sq.ft / 85.8 sq.m

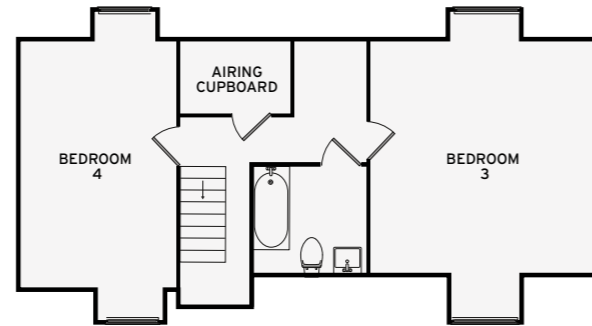
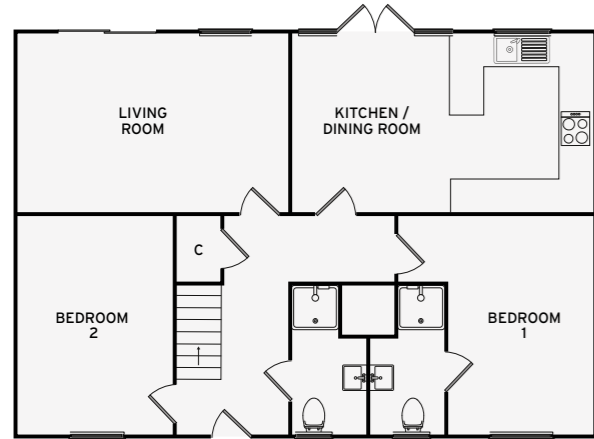
FOUR BEDROOM - PLOT 2

Living Room	16'10" x 11'8" / 5.12m x 3.55m
Kitchen / Dining Room	15'10" x 11'8" / 4.83m x 3.55m
Bedroom 1	14'4" x 10'1" / 4.36m x 3.07m
Bedroom 2	14'3" x 9'10" / 4.34m x 2.98m
Bedroom 3	19'7" x 14'5" / 5.96m x 4.40m
Bedroom 4	19'7" x 9'9" / 5.96m x 2.97m
Total	1460 sq.ft / 135.7sq.m

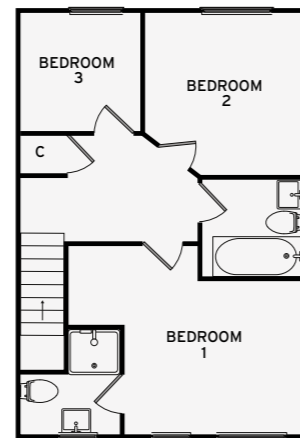
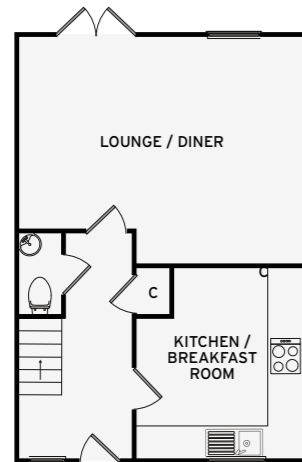
All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans 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.

FLOOR PLANS

PLOT 4



PLOT 5 & 6 (HANDED)



FOUR BEDROOM - PLOT 4

Living Room	17'2" x 11'7" / 5.23m x 3.53m
Kitchen / Dining Room	19'4" x 11'7" / 5.96m x 3.53m
Bedroom 1	14'2" x 12'8" / 4.33m x 3.82m
Bedroom 2	14'1" x 10'0" / 4.30m x 3.05m
Bedroom 3	19'9" x 14'5" / 6.02m x 4.40m
Bedroom 4	19'9" x 10'1" / 6.02m x 3.07m
Total	1564 sq.ft / 145.3 sq.m

THREE BEDROOM - PLOT 5 & 6 (HANDED)

Lounge / Dining Room	18'3" x 15'0" / 5.56m x 4.56m
Kitchen / Breakfast Room	12'4" x 10'7" / 3.76m x 3.23m
Bedroom 1	14'2" x 12'4" / 4.33m x 3.76m
Bedroom 2	10'5" x 9'10" / 3.18m x 3.0m
Bedroom 3	8'2" x 7'7" / 2.50m x 2.32m
Total	1005 sq.ft / 93.4 sq.m

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SPECIFICATION

INTERNAL

- Eco friendly heat pump supplying heating and hot water
- Underfloor heating on both ground and first floors with separate zone controls per room
- Tiled or hard surface flooring to ground floor and bathrooms/ensuites
- Carpet to stairs and first floor bedrooms
- Dulux white emulsion to ceilings
- Dulux white mist emulsion to walls
- Dulux white satin wood to internal skirtings and doors
- Cat5e internal cabling to TV point
- Full fibre internet connection to each dwelling

KITCHEN

- Choice of shaker style or contemporary matt slab kitchen units (commitment required prior to installation of kitchens)
- Quartz/granite worktops
- German quality appliances to include
- Single multifunction oven
- Built in combination oven/microwave
- Induction hob
- Integrated dishwasher
- Integrated 70/30 split fridge freeze
- Canopy style extractor
- Integrated washing machine

BATHROOM & EN-SUITES

- Bespoke design in each dwelling
- Bathroom will have shower over baths with shower trays in ensuites
- Part tiled with either porcelain or ceramic tiles
- Chrome dual fuel towel rail in each

EXTERNAL

- Gated and fenced entrance and private driveway adding to security
- Patio area using contemporary paving slabs to each dwelling
- Gardens laid mainly to lawn
- External water outlet per dwelling
- External power socket per dwelling
- External lighting
- uPVC triple glazed windows and doors for extra comfort and reduced on going maintenance
- 2 allocated parking slots per dwelling
- Electric car charging point per dwelling
- Landscaped and hard standing for common areas
- Fantastic views over open countryside
- 10 year Build Zone structural warranty



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: 01707 903456
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.