



CREST
NICHOLSON

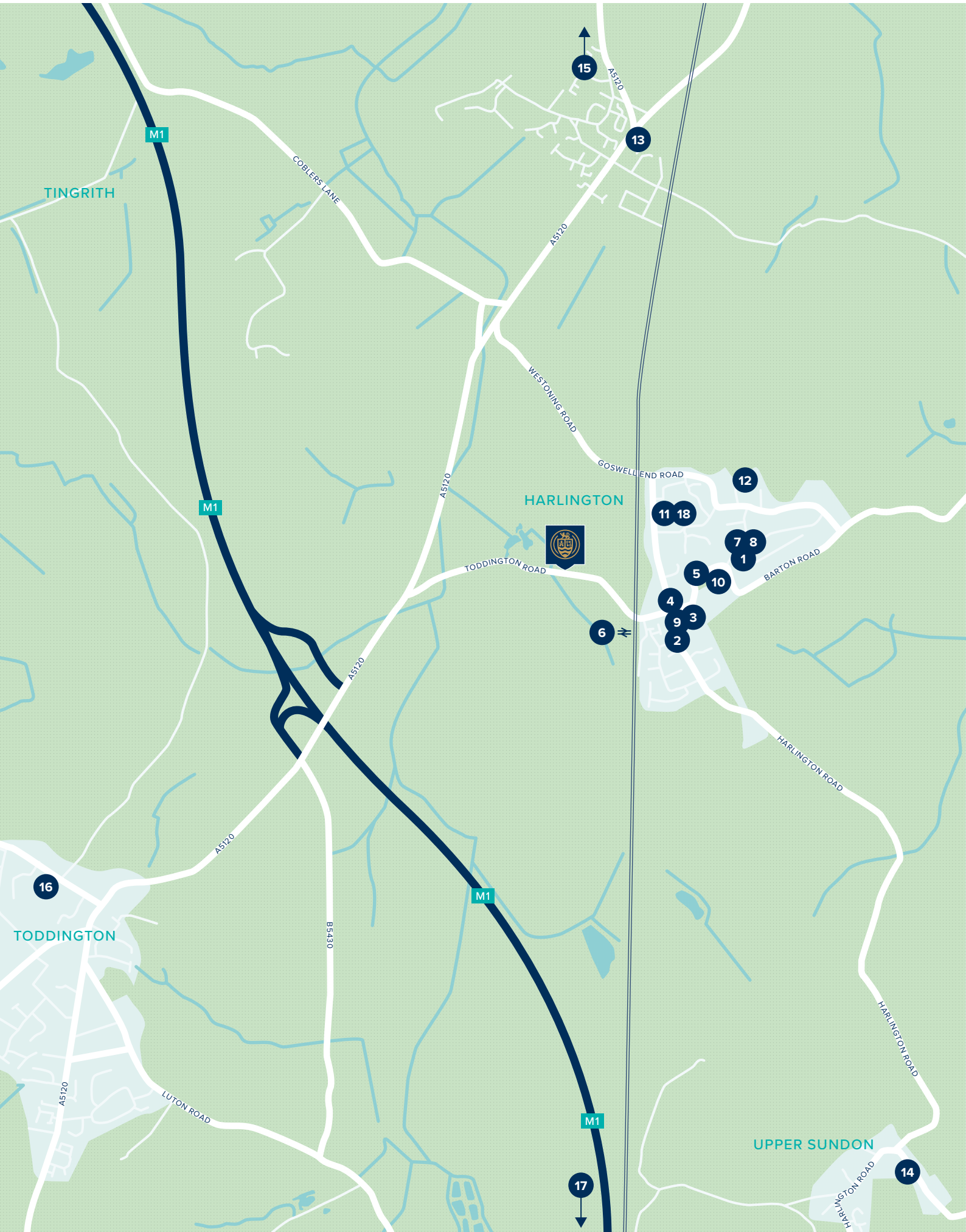
CASTLEFIELD PARK

HARLINGTON • BEDFORDSHIRE

Located in the beautiful rolling hills of Bedfordshire, but ideally placed for access to nearby big towns and further afield to London, Castlefield Park is perfectly positioned in the lovely village of Harlington.

3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN CASTLEFIELD PARK

Harlington has plenty of facilities associated with larger villages but maintains its friendly, community feel making it ideal for newcomers to soon feel at home.

On your doorstep

Castlefield Park offers idyllic rural living and stunning countryside views, alongside convenient local facilities for your leisure and business needs.

- 1 The Hub & Spoke Café
- 2 The Old Sun Harlington (pub)
- 3 Harlington Village Hall
- 4 Harlington Manor (Bed & Breakfast)
- 5 St Mary's Parish Church
- 6 Harlington Train Station
- 7 Harlington Post Office
- 8 The Shop at Harlington (convenience store)
- 9 The Carpenters Arms (pub)
- 10 Harlington Park

Education

There is a fine choice of primary and secondary schools nearby with a 'Good' Ofsted rating. There is also a well rated pre-school nursery in the village, while the nearby Harlington Upper School also includes a sixth-form college.

- 11 Harlington Lower School
- 12 Harlington Upper School (13 - 18 yrs)
- 13 Westoning Lower School
- 14 Sundon Lower School
- 15 Woodland Middle School Academy
- 16 Parkfields Middle School
- 17 The Chiltern School (3 – 19 yrs)
- 18 Harlington Village Pre-School
- 19 Place of interest
- 20 Place of interest

Travel

Castlefield Park is under a mile from the nearest M1 junction giving easy access to Luton, Milton Keynes, and London. Harlington Station is just half a mile away and provides direct Thameslink access to London, while Luton Airport is less than a twenty minute drive away.

- Luton Station – 9 minutes
- London St Pancras – 45 minutes
- Bedford Station – 15 minutes
- St Albans City Station – 23 minutes
- Village Hall – 1 minute
- Harlington Station – 1 minute
- Luton – 18 minutes
- Bedford – 32 minutes
- Milton Keynes – 23 minutes
- Luton Airport – 32 minutes drive





CASTLEFIELD PARK

Toddington Road,
Harlington, Bedfordshire, LU5 6LA

For all enquiries please call

01234 232 372

crestnicholson.com/castlefieldpark

CONNECTED AND ATTRACTIVE COUNTRYSIDE LIVING

Castlefield Park is a collection of 3, 4 & 5 bedroom homes in the historic village of Harlington, set in the heart of the beautiful green countryside of Bedfordshire.

Harlington is an idyllic place to call home. Nestled in the heart of Bedfordshire, the village offers a blend of rural charm and modern convenience. For new home buyers seeking a relaxed yet vibrant place to live when you want it, Harlington is the perfect choice.

The village boasts a variety of facilities for its residents including a handy parade of local shops, a doctor's surgery, a dentist, a post office, and a supermarket. You'll also find plenty of green spaces, a country park, several pubs, and eateries that cater to all tastes.

Some would say Harlington offers the best of both worlds, having a country scene but with a city vibe. Imagine enjoying rural walks through picturesque landscapes, having grassland picnics, or lounging in a cosy pub for lunch. When the mood strikes for a night out in the city, London is just a 45-minute train ride away, thanks to the conveniently located

train station, less than half a mile from our development.

For families, Castlefield Park is a haven. The development will feature a state-of-the-art primary school and playing fields for children aged three and above. Additionally, the area offers a choice of 'good' nursery, primary, and secondary schools. The area is also brimming with activities to keep children entertained, from exploring the Chilterns to visiting local attractions like Gulliver's Land theme park and Someries Castle.

Set amid gently rolling countryside, meandering rivers, and quaint villages, Bedfordshire is a county of outstanding natural beauty. It's perfect for walking, cycling, and horse riding, with trails like the internationally renowned Icknield Way. Family-friendly circular walks abound, making it easy to enjoy the great outdoors.

Bedfordshire is rich in attractions. Stately homes, gardens, woodland walks, nature reserves, and country parks are just the beginning. Families will love day trips to Whipsnade Wild Animal Park or the unique Whipsnade Tree Cathedral, a living representation of a medieval cathedral made entirely of trees. Woburn Safari Park offers an exhilarating drive-through experience where you can see some of the world's most exciting animals up close.

Harlington, with its great facilities, welcoming community, and stunning surroundings, is the ideal place for new home buyers. Whether you're looking for a peaceful rural lifestyle, excellent educational opportunities, or easy access to city life, Castlefield Park has it all.





CREST
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CASTLEFIELD PARK

DEVELOPMENT PLAN

Located in the beautiful rolling hills of Bedfordshire, but ideally placed for access to nearby big towns and further afield to London, Castlefield Park is perfectly positioned in the lovely village of Harlington.

3, 4 & 5 BEDROOM HOMES







THE REDGRAVE

The Redgrave is a thoughtfully designed two-storey, three-bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

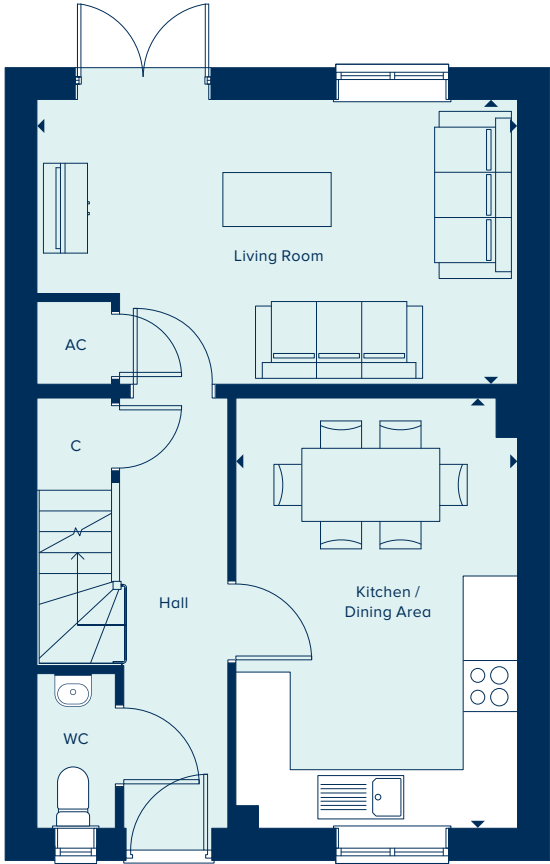
3 BEDROOM HOME



THE REDGRAVE

3 Bedroom Home

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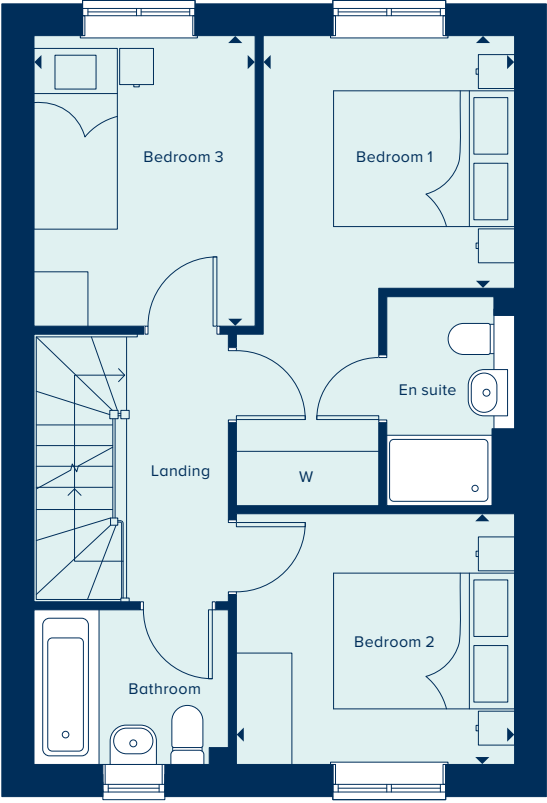
GROUND FLOOR*

KITCHEN / DINING AREA

4.81m x 3.15m 15'8" x 10'2"

LIVING ROOM

5.37m x 3.02m 17'6" x 10'5"



FIRST FLOOR*

BEDROOM 1

5.23m x 2.82m 17'2" x 9'3"

BEDROOM 2

3.12m x 2.81m 10'2" x 9'2"

BEDROOM 3

3.25m x 2.49m 10'7" x 8'2"

AC Airing Cupboard C Cupboard W Wardrobe * Plot 88 is a timber frame house and room sizes may vary

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THE LEIGH

The Leigh is a three bedroom family home spread over three floors. The top floor hosts a generously sized main bedroom and en suite bathroom. While the two bedrooms on the first floor share a family bathroom. The downstairs, provides a kitchen and separate living-dining area that can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

3 BEDROOM HOME



THE LEIGH
3 Bedroom Home

crestnicholson.com



GROUND FLOOR

KITCHEN		
2.86m x 1.86m	9'4" x 6'1"	
LIVING / DINING AREA		
3.93m x 3.92m	12'10" x 12'10"	

FIRST FLOOR

BEDROOM 2		
3.93m x 2.66m	12'10" x 8'8"	
BEDROOM 3		
3.07m x 1.77m	10'1" x 5'9"	

SECOND FLOOR

BEDROOM 1		
3.93m x 3.48m	12'10" x 11'5"	

C Cupboard W Wardrobe

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THE EVESHAM

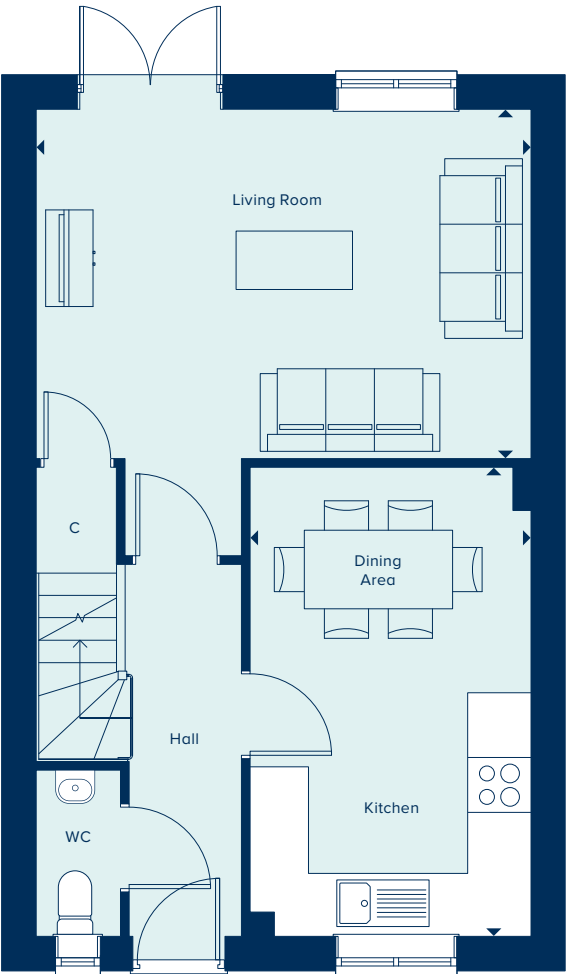
The Evesham is a three bedroom home which includes a versatile open plan kitchen and dining area which is ideal for entertaining, in addition to a separate light and airy living room. Bedroom one benefits from a built-in wardrobe and an en suite shower room. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME



THE EVESHAM
3 Bedroom Home

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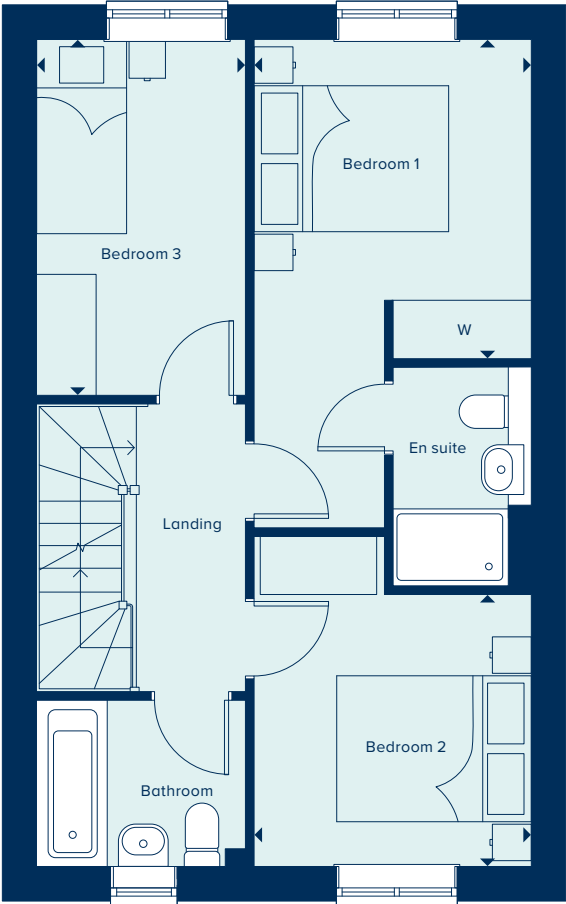
GROUND FLOOR

KITCHEN / DINING AREA

4.82m x 2.89m 15'10" x 9'6"

LIVING ROOM

5.09m x 3.59m 16'8" x 11'9"



FIRST FLOOR

BEDROOM 1

3.28m x 2.85m 10'9" x 9'4"

BEDROOM 2

3.39m x 2.85m 11'1" x 9'4"

BEDROOM 3

3.66m x 2.15m 12'0" x 7'0"

C Cupboard W Wardrobe

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THE CHESHAM

The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, bedroom one benefits from an en suite shower room and a built-in wardrobe. There is an additional two bedrooms plus a family bathroom.

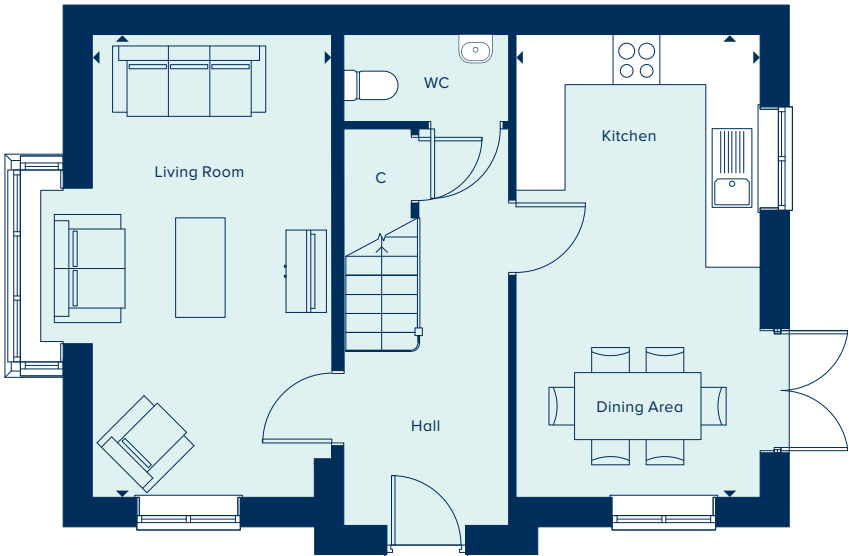
3 BEDROOM HOME



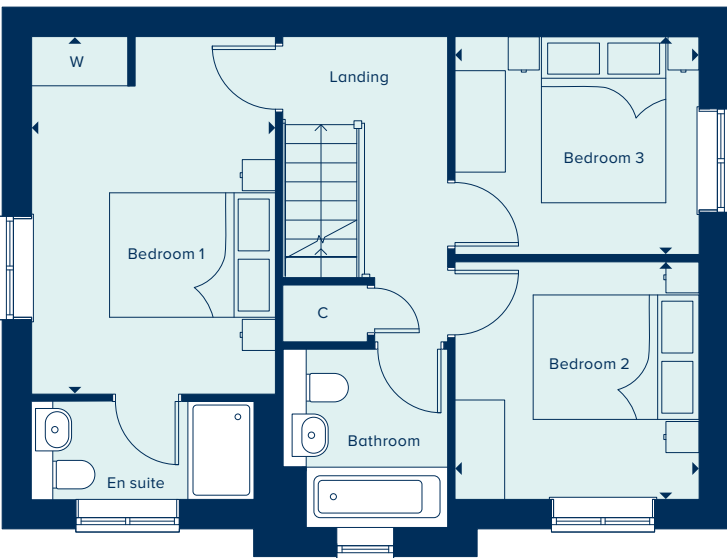
THE CHESHAM
3 Bedroom Home

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GROUND FLOOR*		
KITCHEN / DINING AREA		
5.58m x 2.94m	18'4" x 9'8"	
LIVING ROOM		
5.58m x 2.88m	18'4" x 9'5"	



FIRST FLOOR*		
BEDROOM 1		
4.31m x 2.94m	14'1" x 9'8"	
BEDROOM 2		
2.93m x 2.87m	9'7" x 9'5"	
BEDROOM 3		
2.94m x 2.62m	9'8" x 8'7"	



C Cupboard W Wardrobe * Plots 85 & 87 are a timber frame house and room sizes may vary

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THE CHESHAM

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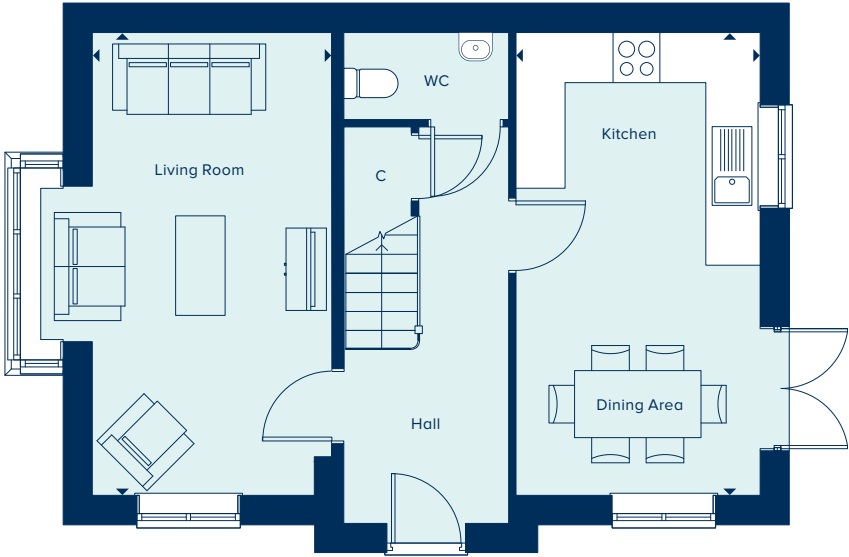
3 BEDROOM HOME



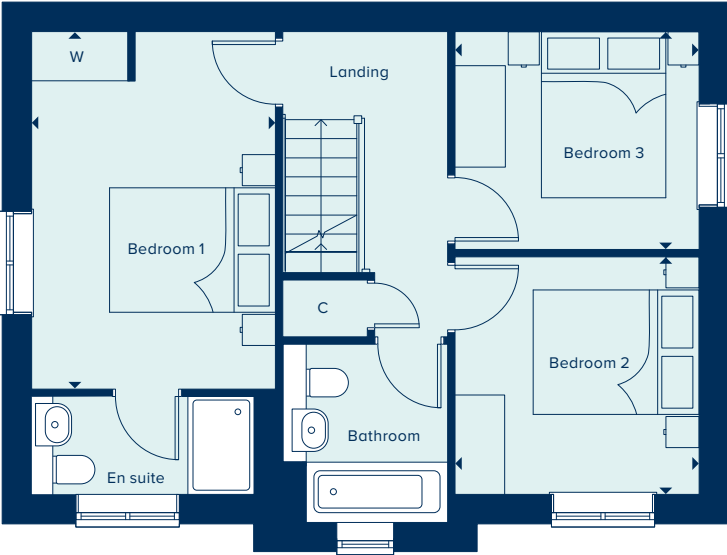
THE CHESHAM
3 Bedroom Home

crestnicholson.com

GROUND FLOOR*		
KITCHEN / DINING AREA		
5.58m x 2.94m	18'4" x 9'8"	
LIVING ROOM		
5.58m x 2.88m	18'4" x 9'5"	



FIRST FLOOR*		
BEDROOM 1		
4.31m x 2.94m	14'1" x 9'8"	
BEDROOM 2		
2.93m x 2.87m	9'7" x 9'5"	
BEDROOM 3		
2.94m x 2.62m	9'8" x 8'7"	



C Cupboard W Wardrobe * Plots 85 & 87 are a timber frame house and room sizes may vary

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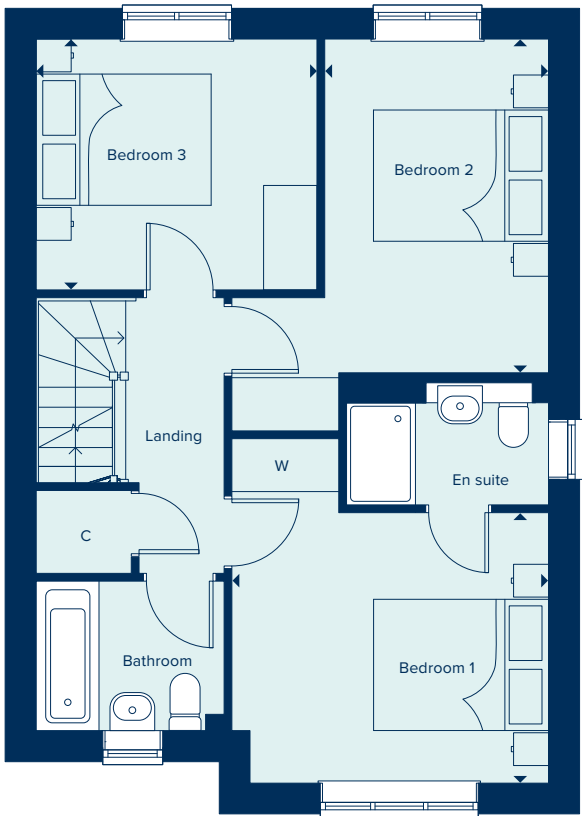
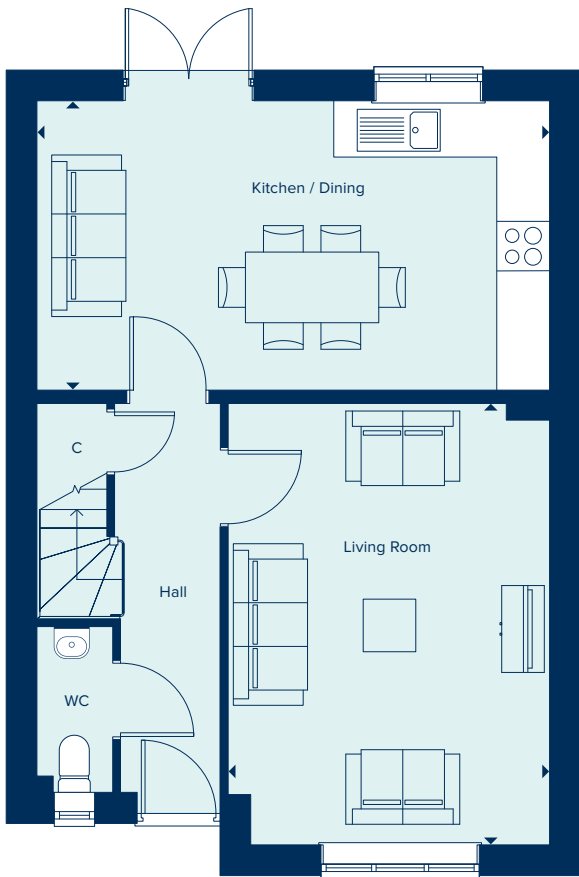
THE SEATON
3 Bedroom Home

crestnicholson.com

THE SEATON

One of the appealing factors of The Seaton is its open plan kitchen diner which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR*

KITCHEN / DINING

5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.68m 16'7" x 12'1"

FIRST FLOOR*

BEDROOM 1

3.63m x 3.07m 11'11" x 10'1"

BEDROOM 2

3.82m x 2.56m 12'6" x 8'5"

BEDROOM 3

3.22m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe * Plots 86 & 89 are a timber frame house and room sizes may vary

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THE BURFORD

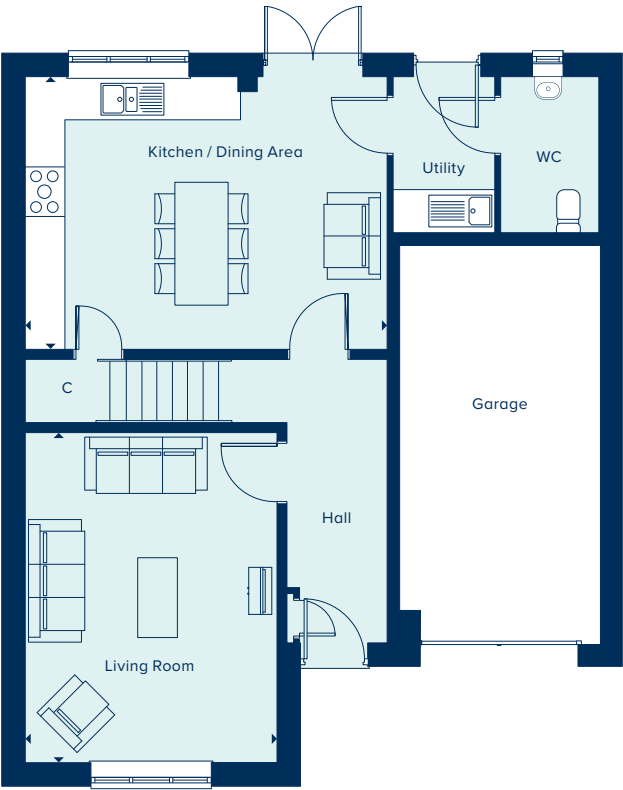
The Burford benefits from an integral garage, providing flexible additional space. Downstairs, the open plan kitchen and dining room features French doors that open out into the rear garden. There is also a useful utility and separate living room with bay window. Upstairs, features four double bedrooms and a family bathroom. The main bedroom includes an en suite shower room and built-in wardrobe.

4 BEDROOM HOME



THE BURFORD
4 Bedroom Home

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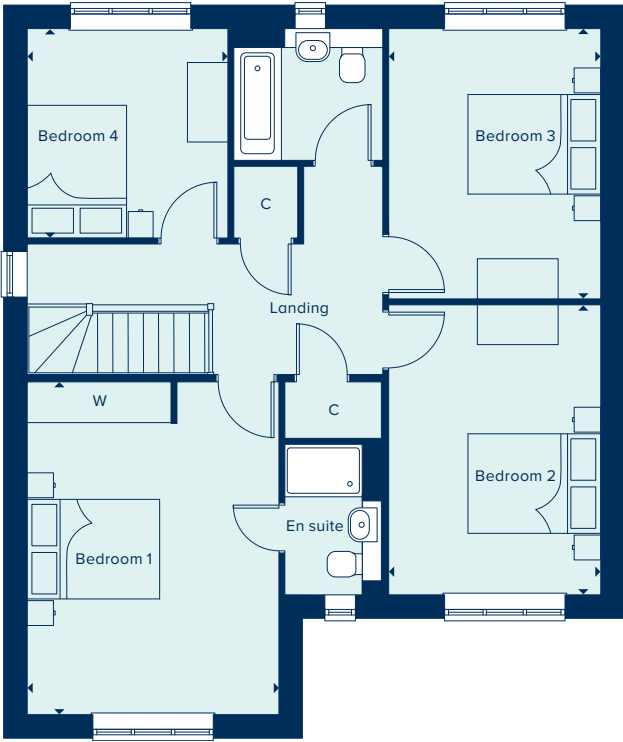
GROUND FLOOR

KITCHEN / DINING AREA

5.44m x 4.10m 17'10" x 13'5"

LIVING ROOM

4.96m x 3.78m 16'3" x 12'5"



FIRST FLOOR

BEDROOM 1

5.00m x 3.78m 16'5" x 12'5"

BEDROOM 2

4.36m x 3.19m 14'3" x 10'5"

BEDROOM 3

4.06m x 3.19m 13'4" x 10'5"

BEDROOM 4

3.15m x 3.02m 10'4" x 9'11"

C Cupboard W Wardrobe ● Specification

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THE WINSLOW

The Winslow is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite bathroom.

4 BEDROOM HOME



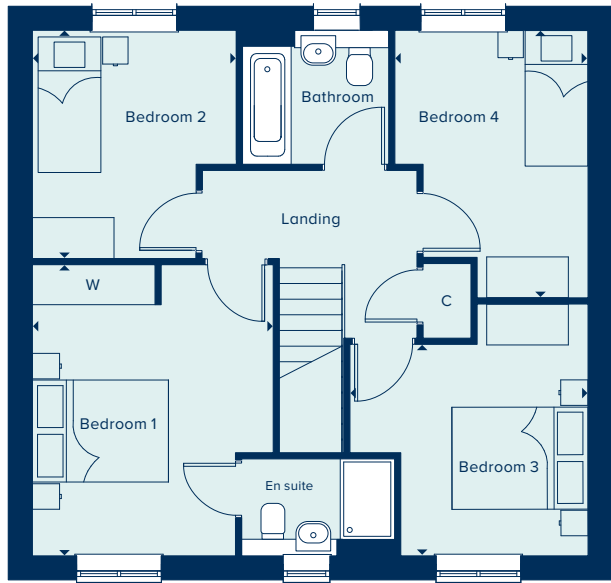
THE WINSLOW
4 Bedroom Home

crestnicholson.com

GROUND FLOOR	
KITCHEN / DINING / FAMILY AREA	
8.17m x 2.75m	26'8" x 9'0"
LIVING ROOM	
4.82m x 3.50m	15'10" x 11'6"
STUDY	
2.84m x 2.47m	9'3" x 8'1"



FIRST FLOOR	
BEDROOM 1	
4.27m x 3.48m	14'0" x 11'5"
BEDROOM 2	
3.35m x 2.99m	11'0" x 9'10"
BEDROOM 3	
3.50m x 3.10m	11'6" x 10'2"
BEDROOM 4	
3.93m x 2.84m	12'11" x 9'4"



C Cupboard W Wardrobe ● Specification

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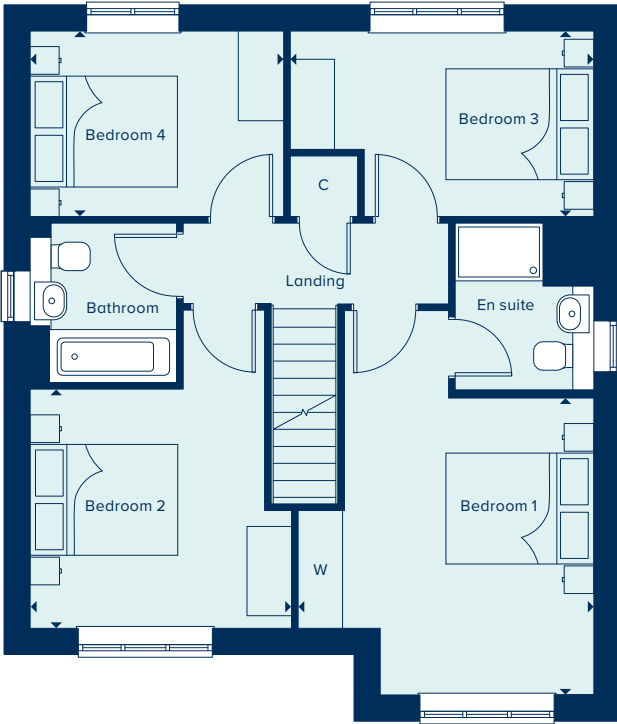
THE YORKLEY
4 Bedroom Home

crestnicholson.com

THE YORKLEY

The Yorkley benefits from an integral garage, providing flexible additional space. Downstairs, the open plan kitchen and dining room features French doors that open out into the rear garden. There is also a useful utility and separate living room. Upstairs, features four double bedrooms and a family bathroom. The main bedroom includes an en suite shower room and built-in wardrobe.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA		
4.36m x 3.62m	14'3" x 11'10"	
LIVING ROOM		
5.19m x 3.37m	17'0" x 11'0"	

FIRST FLOOR

BEDROOM 1		
4.01m x 3.99m	13'1" x 13'2"	
BEDROOM 2		
3.53m x 3.23m	11'7" x 10'7"	
BEDROOM 3		
4.10m x 2.50m	13'5" x 8'2"	
BEDROOM 4		
3.42m x 2.50m	11'2" x 8'2"	

C Cupboard W Wardrobe ● Specification

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THE RICHMOND

With flexible open-plan living space and generously sized bedrooms, the Richmond is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

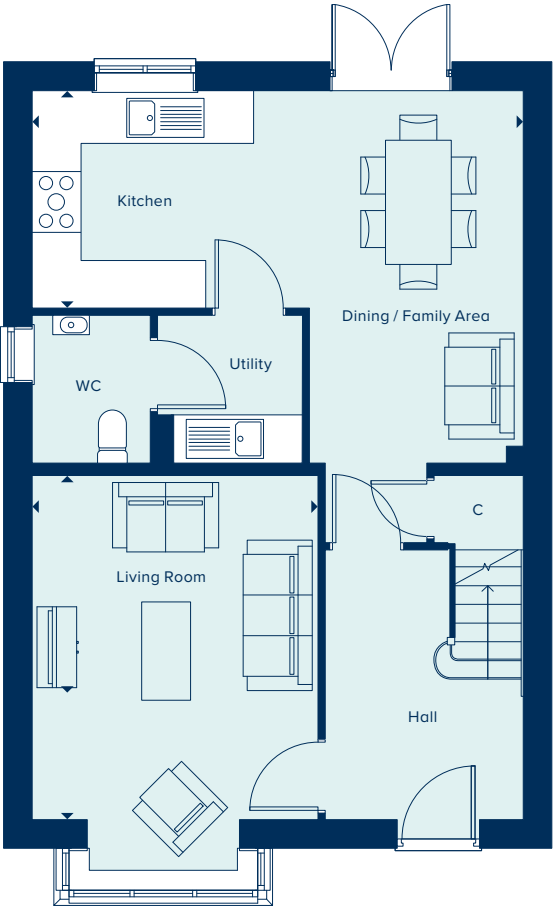
4 BEDROOM HOME



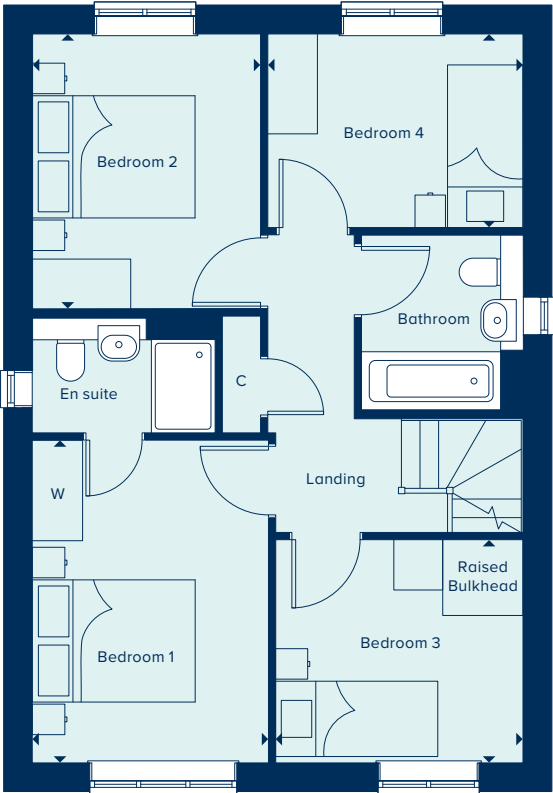
THE RICHMOND

4 Bedroom Home

crestnicholson.com



GROUND FLOOR*		
KITCHEN / DINING / FAMILY AREA		
6.97m x 3.63m	22'9" x 11'11"	
LIVING ROOM		
4.22m x 3.51m	13'10" x 11'6"	



FIRST FLOOR*		
BEDROOM 1		
4.00m x 2.94m	13'1" x 9'7"	
BEDROOM 2		
3.41m x 2.84m	11'2" x 9'32"	
BEDROOM 3		
3.08m x 2.78m	10'1" x 9'1"	
BEDROOM 4		
3.18m x 2.42m	10'4" x 7'9"	

C Cupboard W Wardrobe ● Specification * Plots 90 & 92 are a timber frame house and room sizes may vary

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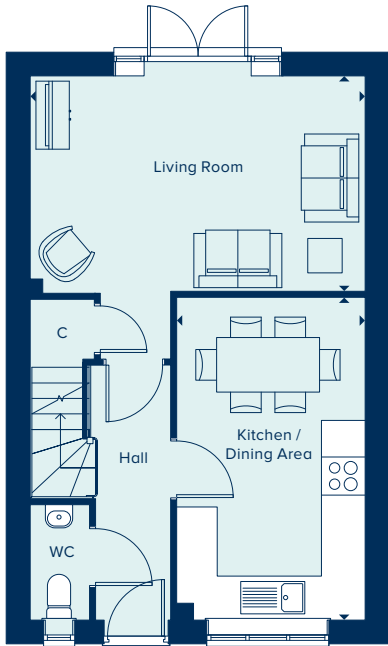
THE FILEY
4 Bedroom Home

crestnicholson.com

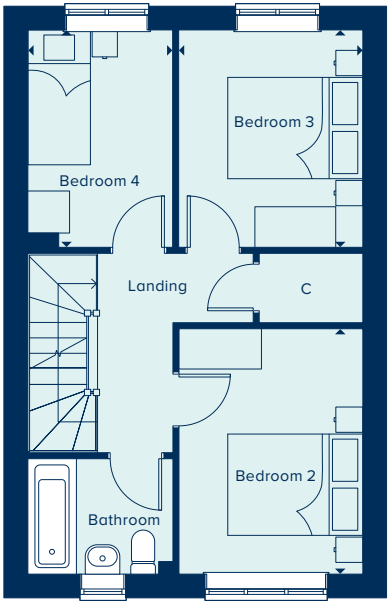
THE FILEY

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

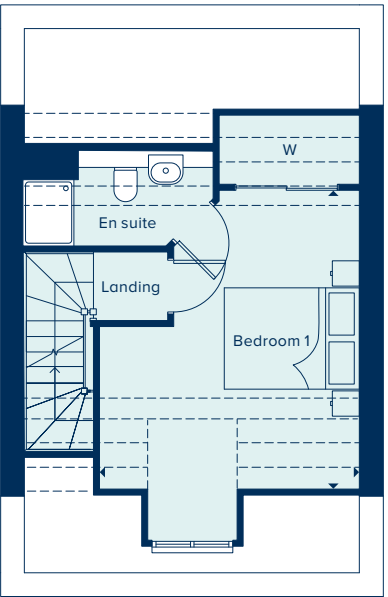
4 BEDROOM HOME



GROUND FLOOR		
LIVING ROOM		
4.97m x 3.19m	16'3" x 10'5"	
KITCHEN / DINING AREA		
4.78m x 2.79m	15'8" x 9'2"	



FIRST FLOOR		
BEDROOM 2		
3.64m x 2.72m	11'11" x 8'11"	
BEDROOM 3		
3.22m x 2.73m	10'6" x 8'11"	
BEDROOM 4		
3.22m x 2.14m	10'6" x 7'0"	



SECOND FLOOR		
BEDROOM 1		
5.58m x 3.85m	18'4" x 12'7"	

C Cupboard W Wardrobe ● Specification

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THE FILEY
4 Bedroom Home

crestnicholson.com

THE FILEY

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

4 BEDROOM HOME



GROUND FLOOR	FIRST FLOOR	SECOND FLOOR
LIVING ROOM	BEDROOM 2	BEDROOM 1
4.97m x 3.19m16'3" x 10'5"	3.64m x 2.72m11'11" x 8'11"	5.58m x 3.85m18'4" x 12'7"
KITCHEN / DINING AREA	BEDROOM 3	
4.78m x 2.79m15'8" x 9'2"	3.22m x 2.73m10'6" x 8'11"	
	BEDROOM 4	
	3.22m x 2.14m10'6" x 7'0"	

C Cupboard W Wardrobe ● Specification

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite.

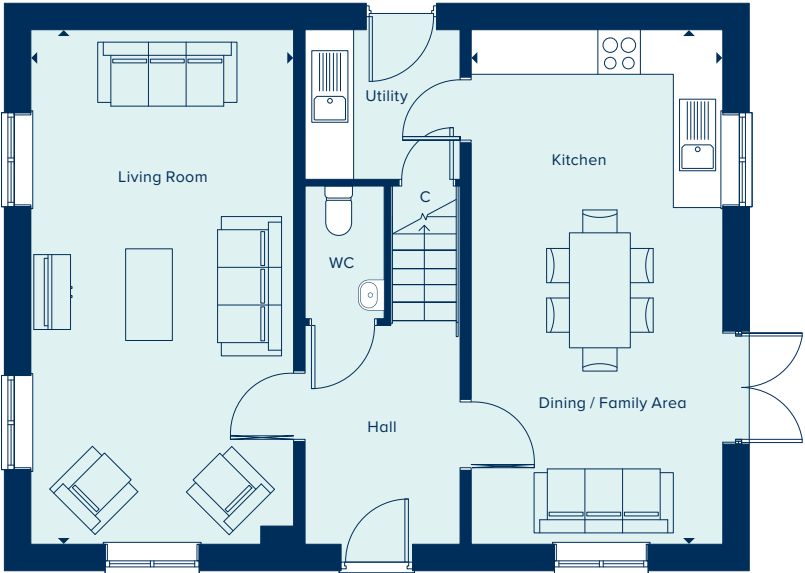
4 BEDROOM HOME



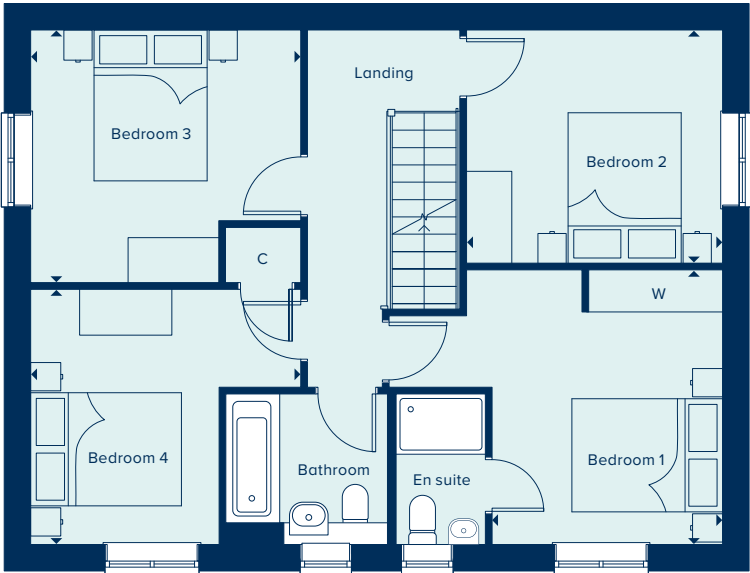
THE MARLBOROUGH
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
6.87m x 3.39m	22'5" x 11'1"	
LIVING ROOM		
6.87m x 3.54m	22'5" x 11'6"	



FIRST FLOOR		
BEDROOM 1		
3.67m x 3.01m	12'0" x 10'2"	
BEDROOM 2		
3.44m x 3.14m	11'3" x 10'3"	
BEDROOM 3		
3.62m x 3.39m	11'9" x 11'1"	
BEDROOM 4		
3.62m x 3.39m	11'9" x 11'1"	



C Cupboard W Wardrobe ● Specification -- Bulkhead

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THE DORKING

The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom feature an en suite and two further bedrooms share a family bathroom.

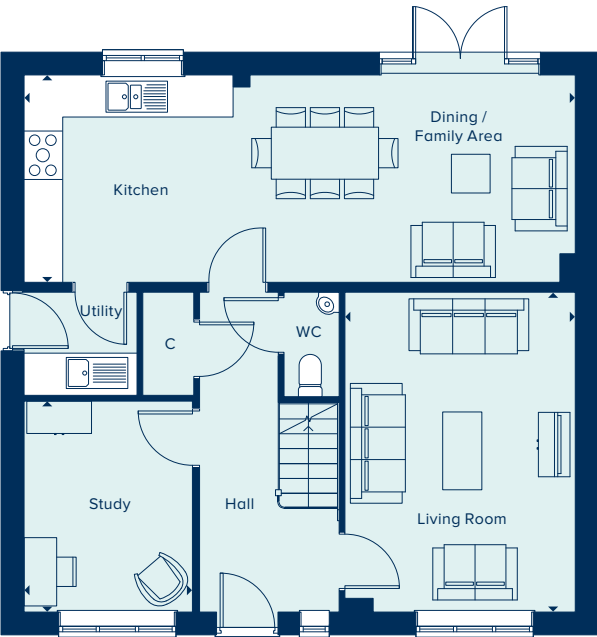
4 BEDROOM HOME



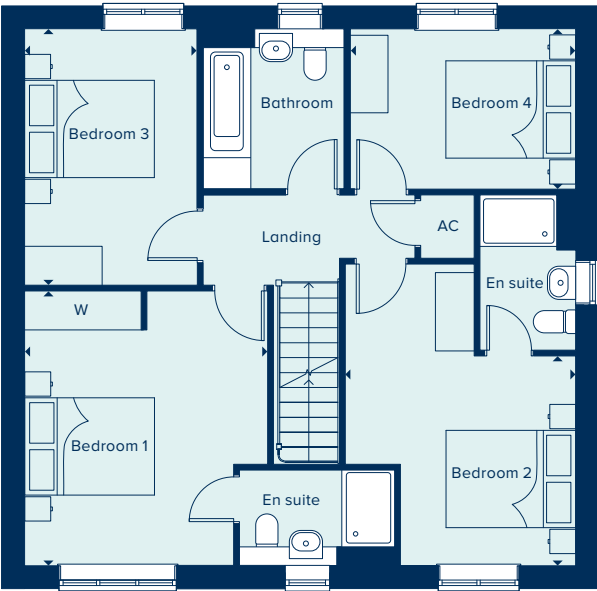
THE DORKING
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
8.50m x 3.20m	27'11" x 10'6"	
LIVING ROOM		
4.93m x 3.55m	16'2" x 11'8"	
STUDY		
3.25m x 2.60m	10'8" x 8'6"	



FIRST FLOOR		
BEDROOM 1		
4.23m x 3.75m	13'11" x 12'4"	
BEDROOM 2		
4.65m x 2.70m	15'3" x 8'10"	
BEDROOM 3		
3.95m x 2.69m	13'0" x 8'10"	
BEDROOM 4		
3.48m x 2.47m	11'5" x 8'1"	



AC Airing Cupboard C Cupboard W Wardrobe • Specification

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THE KINGSBRIDGE

Set over two-storeys, The Kingsbridge is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden. The ground floor study with its bay window benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large main bedroom has the benefit of an en suite bathroom and three further bedrooms share a family bathroom.

4 BEDROOM HOME



THE KINGSBRIDGE

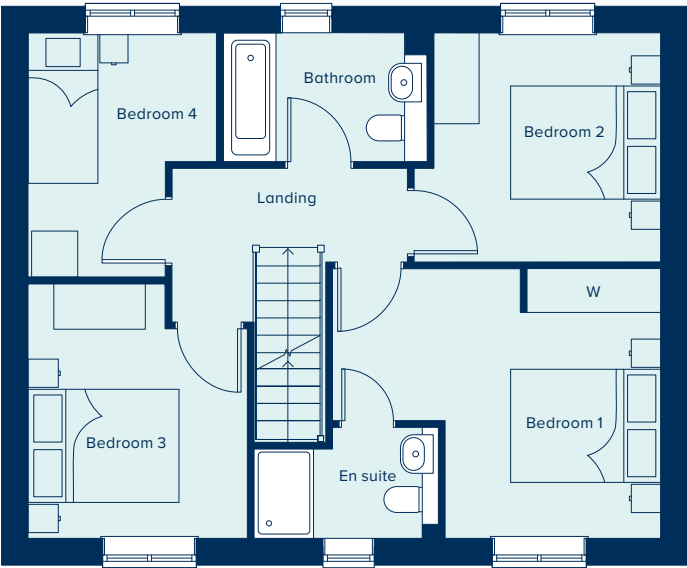
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING AREA		
6.70m x 2.91m	21'11" x 9'6"	
LIVING ROOM		
4.81m x 3.30m	15'9" x 10'9"	
STUDY		
3.36m x 2.47m	11'0" x 8'1"	



FIRST FLOOR		
BEDROOM 1		
4.35m x 3.59m	14'3" x 11'9"	
BEDROOM 2		
3.03m x 3.01m	9'11" x 9'10"	
BEDROOM 3		
3.38m x 2.95m	11'1" x 9'6"	
BEDROOM 4		
3.23m x 2.49m	10'7" x 8'2"	



C Cupboard W Wardrobe ● Specification

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THE WINKFIELD

Arranged over two-storeys, The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite.

4 BEDROOM HOME

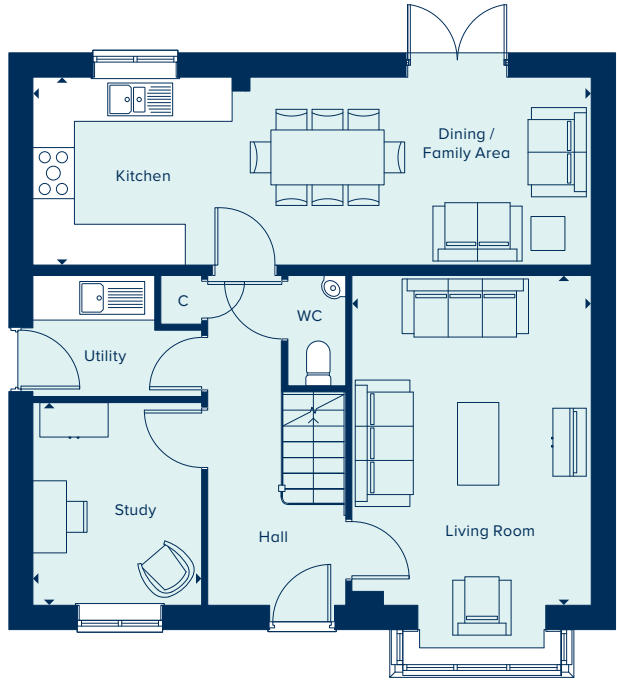


THE WINKFIELD
4 Bedroom Home

crestnicholson.com

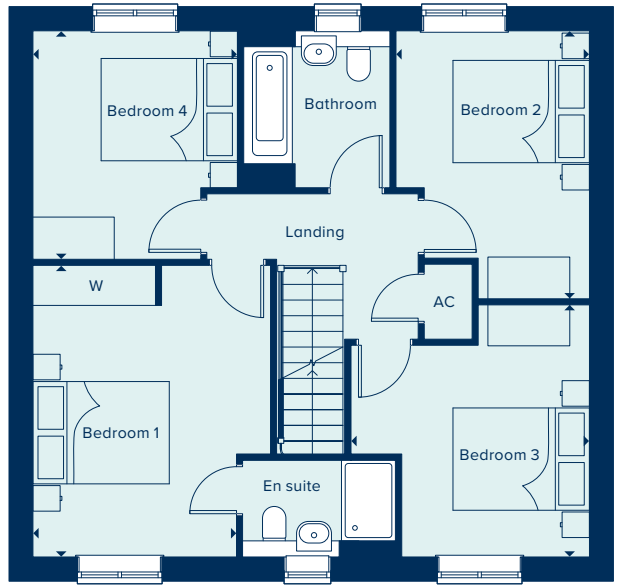
GROUND FLOOR*

KITCHEN / DINING / FAMILY AREA		
8.87m x 2.08m	29'1" x 9'2"	
LIVING ROOM		
4.87m x 3.54m	16'0" x 11'6"	
STUDY		
3.00m x 2.51m	9'8" x 8'2"	



FIRST FLOOR*

BEDROOM 1		
4.32m x 3.52m	14'2" x 11'5"	
BEDROOM 2		
3.97m x 2.88m	13'0" x 9'4"	
BEDROOM 3		
3.74m x 3.54m	12'3" x 11'6"	
BEDROOM 4		
3.39m x 3.02m	11'1" x 9'9"	



AC Airing Cupboard C Cupboard W Wardrobe • Specification * Plot 91 is a timber frame house and room sizes may vary

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THE ROYDON

With five bedrooms, a home office, games room or home cinema could be accommodated in the spacious Roydon. Each bedroom is generously sized and the house is light and airy. Spread over two storeys and with three bathrooms and a utility room, this home is well suited to family life.

5 BEDROOM HOME



THE ROYDON
5 Bedroom Home

crestnicholson.com

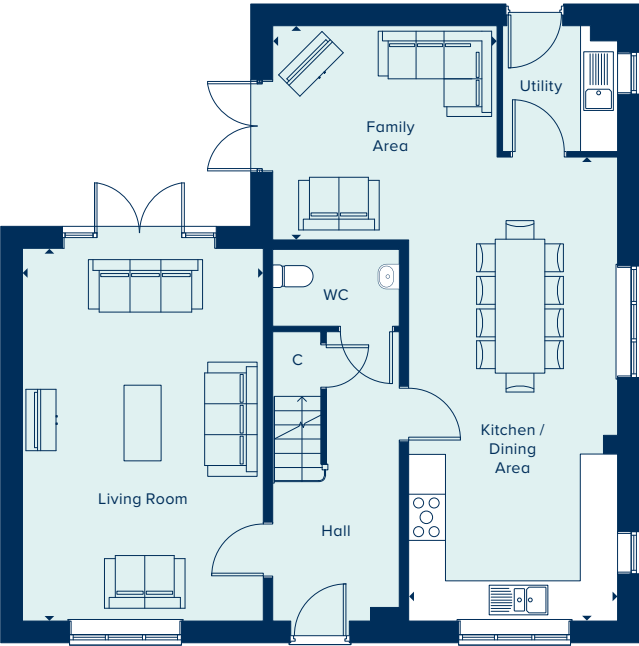
GROUND FLOOR*

FAMILY / KITCHEN / DINING AREA

5.63m x 9.68m 18'5" x 31'8"

LIVING ROOM

6.08m x 3.9m 19'9"x 12'10"



FIRST FLOOR*

BEDROOM 1

4.06m x 3.28m 13'0" x 10'7"

BEDROOM 2

3.33m x 3.33m 10'10" x 10'10"

BEDROOM 3

4.06m x 2.73m 13'0" x 8'10"

BEDROOM 4

2.93m x 3.55m 9'6" x 11'6"

BEDROOM 5

3.33m x 2.75m 10'10" x 9'0"



AC Airing Cupboard C Cupboard W Wardrobe * Plot 95 is a timber frame house and room sizes may vary

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THE WINDSOR

The Windsor is sizeable family home with five double bedrooms, three bathrooms, a study, a utility room, a double garage and substantial living spaces. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is the main bedroom which, featuring an en suite bathroom and dressing room, runs the full depth of the house. As such it benefits from extensive natural light. Two further bedrooms and a bathroom are situated both on the first floor and on the top floor of this spacious property.

5 BEDROOM HOME

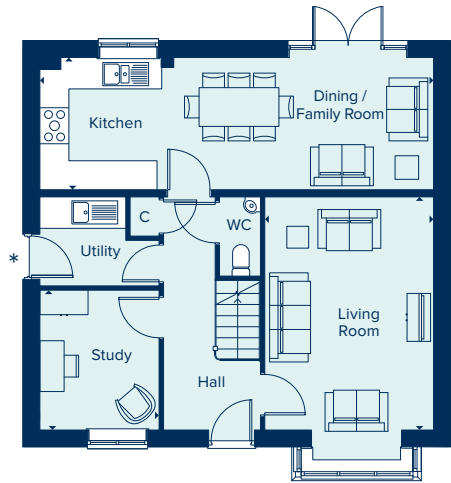


THE WINDSOR
5 Bedroom Home

crestnicholson.com

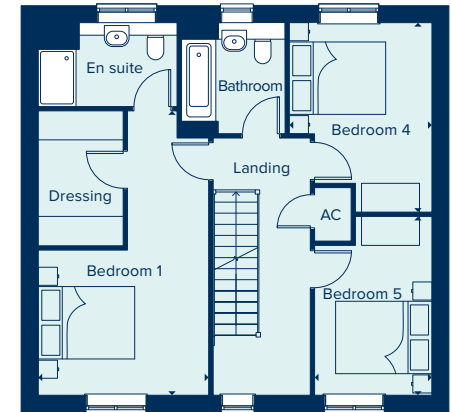
GROUND FLOOR**

KITCHEN / DINING / FAMILY ROOM		
8.22m x 2.08m	27'0" x 9'2"	
LIVING ROOM		
4.87m x 3.54m	16'0" x 11'6"	
STUDY		
2.90m x 2.51m	9'5" x 8'2"	



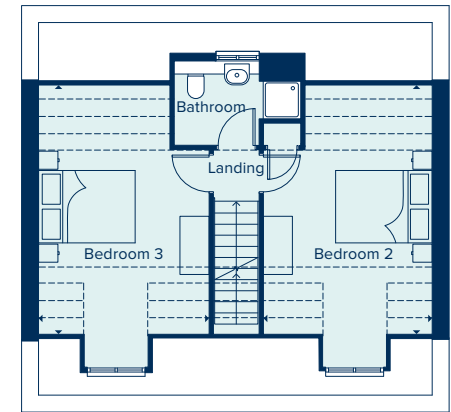
FIRST FLOOR**

BEDROOM 1		
5.93m x 3.58m	19'5" x 11'7"	
BEDROOM 4		
3.97m x 3.00m	13'0" x 9'8"	
BEDROOM 5		
3.74m x 2.47m	12'3" x 8'1"	



SECOND FLOOR**

BEDROOM 2		
5.23m x 3.58m	17'2" x 11'7"	
BEDROOM 3		
5.23m x 3.54m	17'2" x 11'6"	



AC Airing Cupboard C Cupboard W Wardrobe --- Ceiling Heights * Window for plot 94 only ** Plot 94 is a timber frame house and room sizes may vary

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THE STRATFORD

An ultimately flexible home, the Stratford can accommodate a large or extended family. It features generous downstairs living spaces and five bedrooms, two of which have en suite bathrooms. There's ample potential for a home office, a games room or a home cinema, and the Stratford also has the benefit of a garage, in addition to two parking spaces. The property also benefits from a utility room and extensive storage capacity.

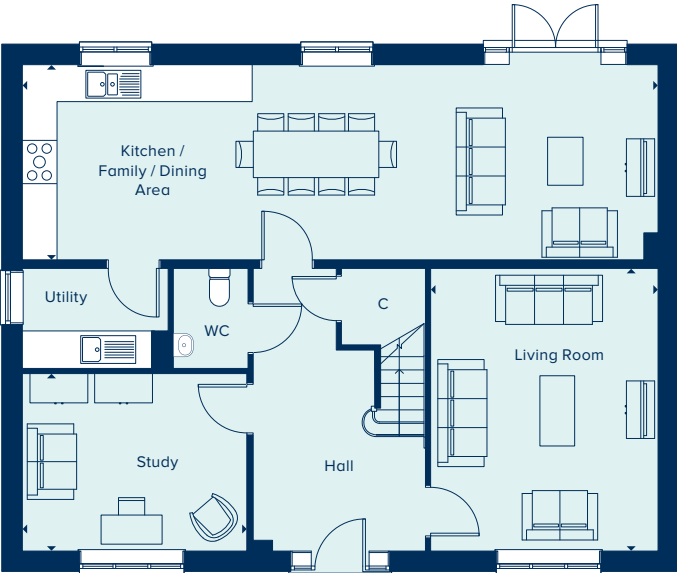
5 BEDROOM HOME



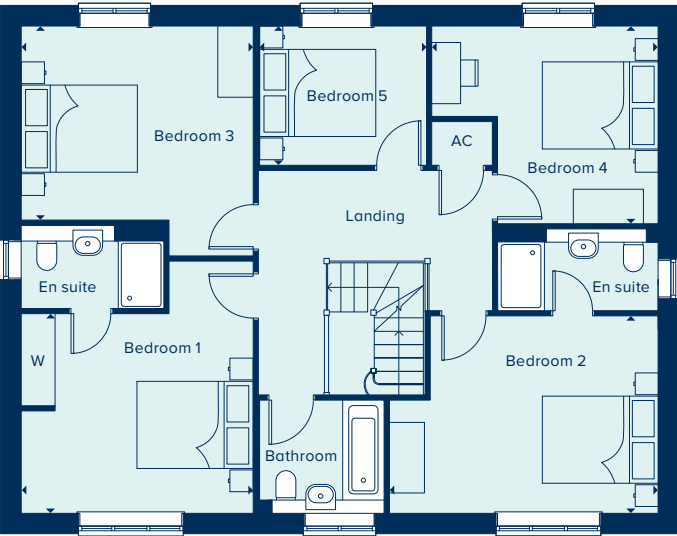
THE STRATFORD
5 Bedroom Home

crestnicholson.com

GROUND FLOOR*		
KITCHEN / FAMILY / DINING AREA		
11.03m x 3.42m	36'2" x 11'2"	
LIVING ROOM		
4.93m x 3.97m	16'2" x 13'0"	
STUDY		
3.93m x 3.01m	12'9" x 10'2"	



FIRST FLOOR*		
BEDROOM 1		
4.38m x 4.04m	14'4" x 13'3"	
BEDROOM 2		
4.67m x 3.44m	15'3" x 11'3"	
BEDROOM 3		
4.04m x 3.38m	13'3" x 11'1"	
BEDROOM 4		
3.94m x 3.44m	12'9" x 11'3"	
BEDROOM 5		
2.92m x 2.44m	9'6" x 8'1"	



AC Airing Cupboard C Cupboard W Wardrobe * Plot 93 is a timber frame house and room sizes may vary

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	1 Bedroom Home	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN					
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•	•
Electric single built-in oven in stainless steel	•	•			
Electric built-under 1 ½ oven in stainless steel			•		
Electric built-in double oven in stainless steel				•	•
4 ring gas hob in stainless steel	•	•	•		
5 ring gas hob in stainless steel				•	•
Stainless steel splashback behind hob	•	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•	•
Energy efficient integrated dishwasher			•*	•	•
Energy efficient integrated washing machine	•	•	•**		
Single bowl sink and drainer in stainless steel	•	•	•		
1.5 bowl sink and drainer in stainless steel				•	•
Single lever chrome mixer tap	•	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM					
Contemporary white sanitaryware	•	•	•	•	•
Chrome thermostatic bath shower mixer with shower kit and screen	•	•	•	•	•
Soft close toilet seats	•	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•	•			
Full height tiling around bath where a separate shower facility is provided in the home	•	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•	•
Energy efficient downlights in cloakroom	•	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	1 Bedroom Home	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
UTILITY ROOM					
Sink to utility rooms ***	•	•	•	•	•
External door to utility rooms ****	•	•	•	•	•
ELECTRICAL					
Low energy LED downlighters in white to kitchen	•	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•	•
Low energy lighting in all other areas	•	•	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•	•
DECORATION					
White emulsion to all rooms and ceilings	•	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•	•
JOINERY AND DOORS					
Front door with multipoint locking system and chrome ironmongery	•	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•	•	•
HEATING					
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure or air source heat pump where specified	•	•	•	•	•
Google Nest heating controls for gas plots	•	•	•	•	•
EXTERNAL FINISHES					
Front gardens to be landscaped	•	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•	•
External low energy security light fitted by front door	•	•	•	•	•
External tap	•	•	•	•	•
SECURITY AND PEACE OF MIND					
Smoke, heat and carbon monoxide detectors	•	•	•	•	•
Two years warranty and aftercare	•	•	•	•	•
Complete ten year warranty	•	•	•	•	•

Where a sink is shown on the floor plans *Where a utility room is fitted

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011572/June 2024.





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House Type Illustration

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.

Development Map/Site Plan

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