



TAVISTOCK PLACE  
HARROWDEN GREEN



AMPTHILL ROAD, BEDFORDSHIRE MK45 3JJ

PHASE THREE

Beautiful homes, attractively priced



*Welcome to Tavistock Place, Harrowden Green*



Priory Country Park

# *An exciting collection of 3, 4 and 5 bedroom h*



Harrowden area

Welcome to Tavistock Place at Harrowden Green, a highly desirable new address just off the B530 and approximately mid-way between two historic market towns - Bedford, with its wealth of amenities, and characterful Ampthill.

This is an excellent location for commuting and leisure travel.

The M1 and A1 motorways are easily accessible and London Luton Airport is only about 35 minutes' drive away. There are

frequent trains to London St Pancras (International) from

Bedford railway station, the journey time averaging 49 minutes.

Bus No 42 runs from near the development to Bedford station.

There is also a station at Millbrook, for Bletchley and other destinations (including London Euston, with a change).

Harrowden Green is a delightful, people-friendly place in which to live, with streets designed for safety and ease of

movement by all users, boasting proximity to beautiful open

spaces. Its concept was inspired by the Garden City



# comes set in a new town where people come first

Movement founded by Ebenezer Howard, whose work has influenced town planners the world over.

There are several schools within about two miles of Tavistock Place, including a primary, secondary, and an academy for 16-18 year-olds all opened only in 2017.

Harrowden Green has neighbouring towns that exceed every need. Amphill, a few miles to the south, has a rich history that includes a weekly charter market that dates back to 1219, held every Thursday. The town also boasts fine Georgian architecture, and Amphill Great Park, a 160 acre expanse of parkland and woodlands, its parkland landscape created by Lancelot 'Capability' Brown in the 18th century. The parkland is rich in wildlife, but also has tennis and other sports amenities.

Amphill has a Waitrose, individual and specialist shops, a micro-brewery, many restaurants, cafés and friendly pubs, and supports dramatical and musical groups.

Bedford, to the north, is where branches of the main High Street multiples can be found, as well as independent shops and the supermarkets Tesco, Sainsbury's and Morrison's. The town's extensive leisure attractions include a 6-screen Cineworld, several venues for live entertainment, including the new Quarry Theatre, an art gallery and museums. Highlights in Bedford's year include a film festival and outdoor cinema screenings. And for everything from light refreshments to fine dining, there is a great choice of eateries.

Sports and fitness enthusiasts head to the Robinson Pool, Oasis Beach pool (an indoor 'tropical paradise'), an athletics stadium and, a few miles away at Clapham, the world's largest indoor skydiving centre.

There is a hospital with A&E in Bedford, and GP surgeries not far from Tavistock Place.

A home at Tavistock Place will prove an enviable base for exploring the wider area, which draws visitors from around the world to see Woburn Safari Park, Woburn Abbey, Bletchley Park Museum, the Shuttleworth Collection, and the English Heritage properties, Wrest Park and Houghton House. Tavistock Place. For every age, and every stage of life.

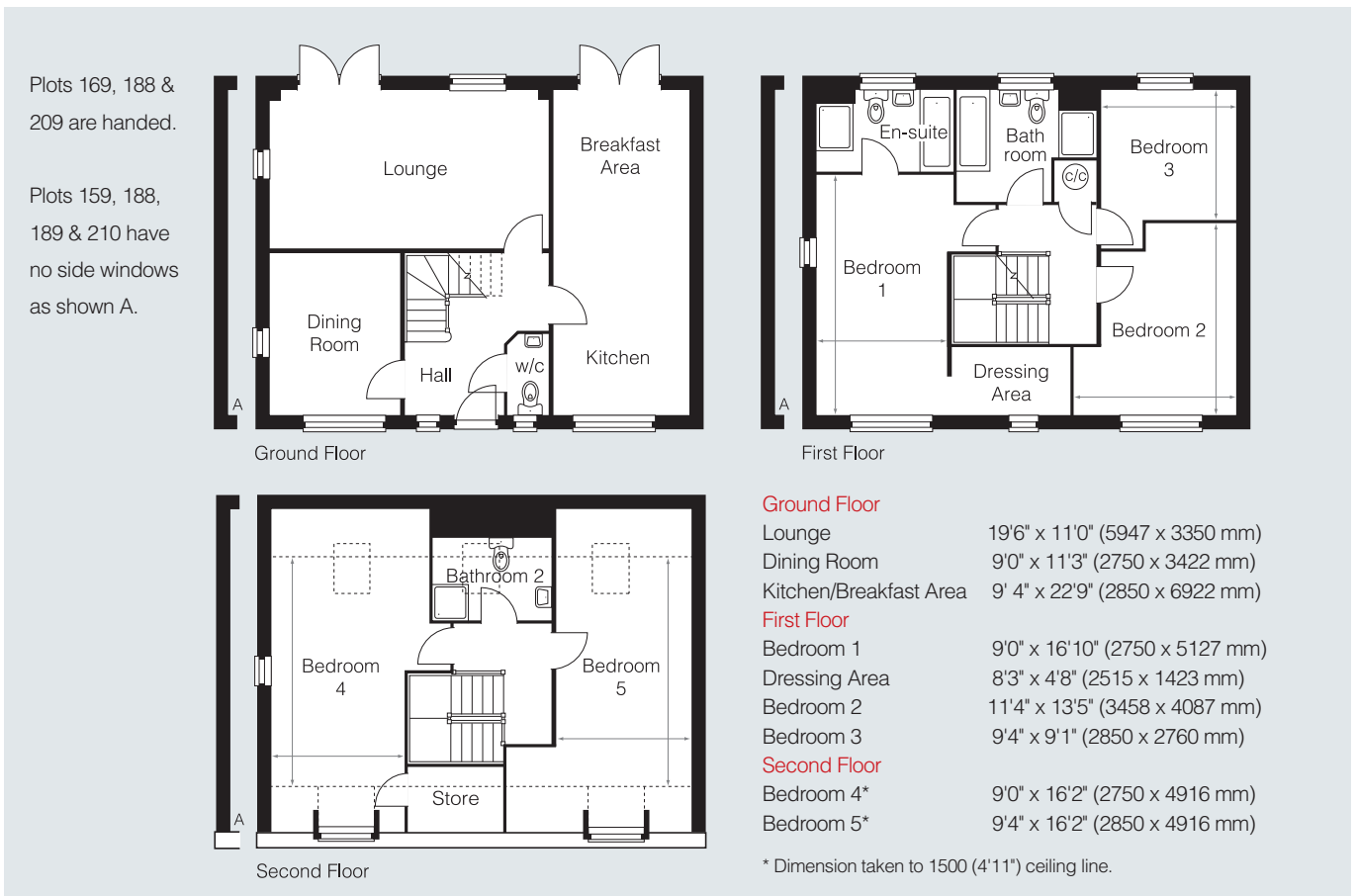




## the Stewart

(plots 159, 169, 172, 188, 189, 208, 209 & 210 - type S2)

a 5 bedroom detached home with 3 bathrooms and double or single garage



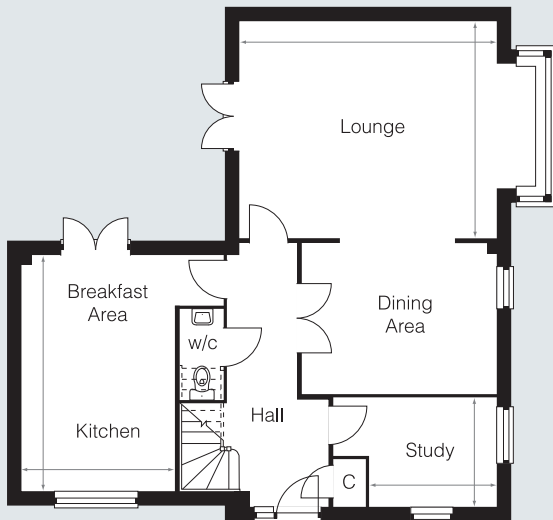
Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.



## the Tapley

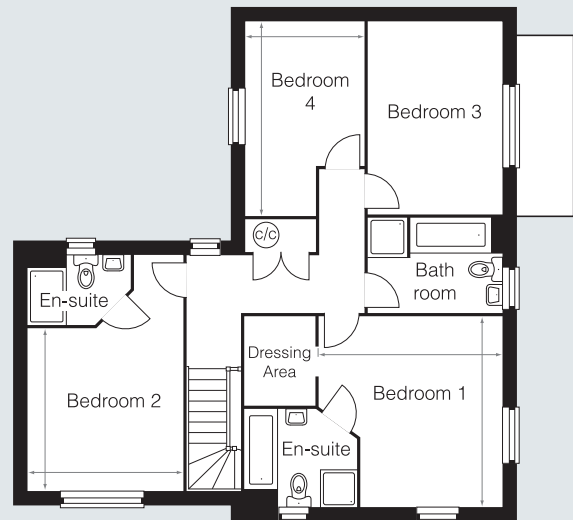
(plots 190 - type K)

a 4 bedroom detached home with 2 en-suites, study and single garage



### Ground Floor

Lounge	17'9" x 14'11" (5410 x 4550 mm)
Dining Area	13'5" x 10'5" (4085 x 3173 mm)
Kitchen/Breakfast Area	10'6" x 16'3" (3200 x 4960 mm)
Study	11'3" x 7'7" (3425 x 2300 mm)



### First Floor

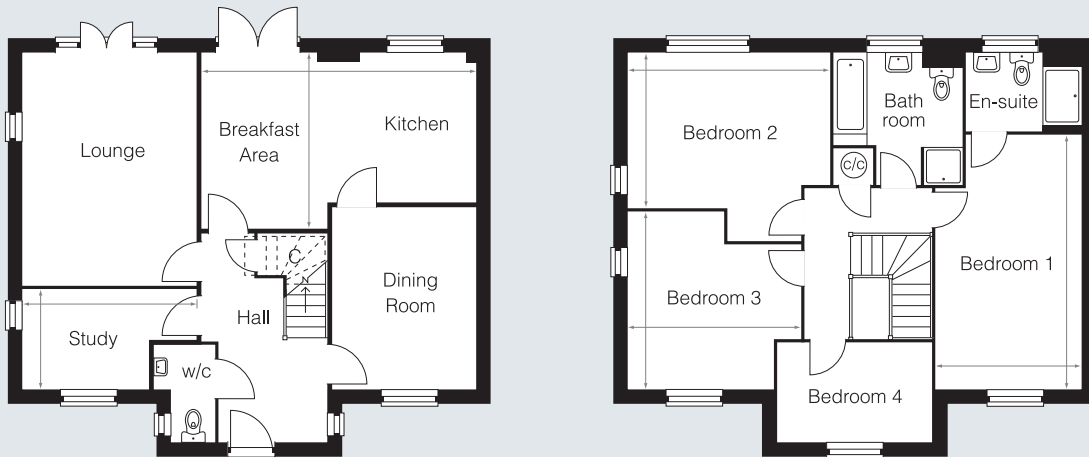
Bedroom 1	12'9" x 13'2" (3888 x 4018 mm)
Dressing Area	4'10" x 6'9" (1488 x 2058 mm)
Bedroom 2	10'9" x 11'3" (3275 x 3423 mm)
Bedroom 3	9'4" x 13'4" (2833 x 4060 mm)
Bedroom 4	8'3" x 13'5" (2503 x 4100 mm)



## the Maxwell

(plots 146, 150, 164, 167 & 193 - type R)

a 4 bedroom detached home with en-suite, study and single or double garage



Plots 146 & 164 are handed.

### Ground Floor

Lounge	12'0" x 16'0" (3650 x 4879 mm)
Dining Room	9'10" x 12'6" (3000 x 3798 mm)
Kitchen/Breakfast Area	18'11" x 12'1" (5773 x 3690 mm)
Study	12'3" x 6'9" (3725 x 2069 mm)

### First Floor

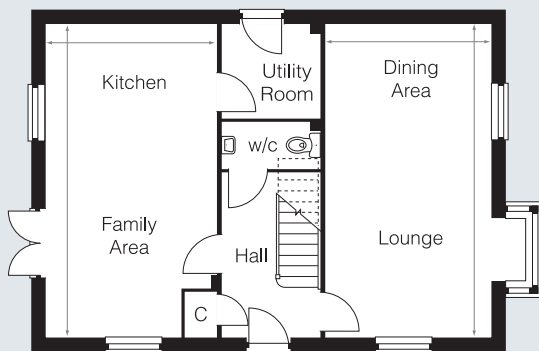
Bedroom 1	10'1" x 17'7" (3075 x 5360 mm)
Bedroom 2	14'0" x 10'9" (4270 x 3273 mm)
Bedroom 3	12'0" x 12'4" (3650 x 3750 mm)
Bedroom 4	10'9" x 6'11" (3273 x 2098 mm)



## the Fernwood

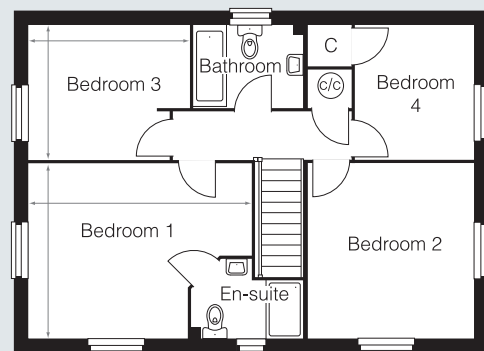
(plot 161 - type X)

a 4 bedroom detached home with en-suite and double garage



### Ground Floor

Lounge/Dining Area	11'5" x 21'7" (3468 x 6588 mm)
Kitchen/Family Area	11'9" x 21'7" (3583 x 6588 mm)
Utility Room	6'9" x 6'5" (2050 x 1955 mm)



### First Floor

Bedroom 1	15'6" x 12'1" (4719 x 3675 mm)
Bedroom 2	11'5" x 12'1" (3468 x 3675 mm)
Bedroom 3	11'2" x 9'4" (3403 x 2838 mm)
Bedroom 4	8'2" x 9'4" (2492 x 2838 mm)

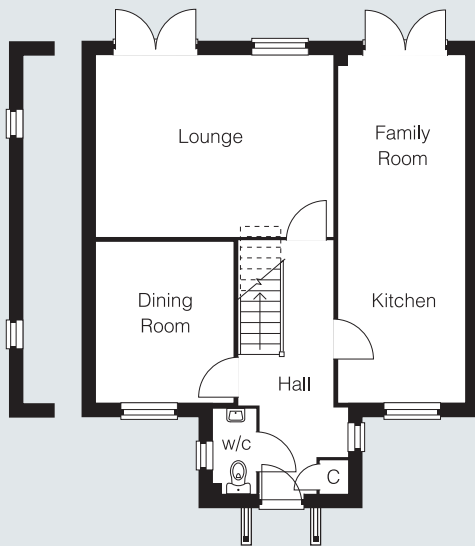




## the Bromstone

(plots 147, 149, 155, 204 & 206 - type N)

a 4 bedroom detached home with en-suite and single garage or allocated parking

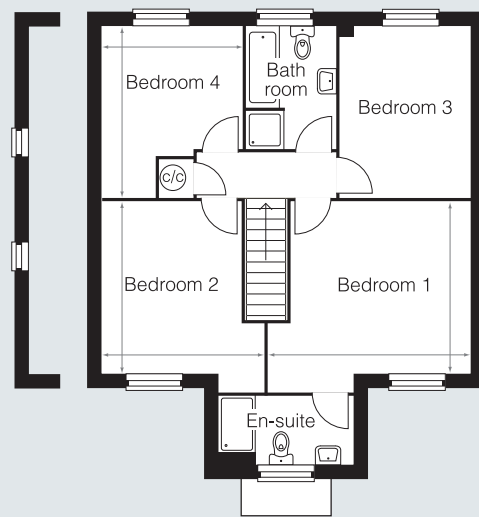


### Ground Floor

Lounge	16'4" x 12'6" (4975 x 3810 mm)
Dining Room	9'5" x 11'0" (2870 x 3362 mm)
Kitchen/Family Room	8'8" x 24'0" (2647 x 7322 mm)

Plot 155 is handed.

Plots 147, 155 & 204 have additional windows as shown.



### First Floor

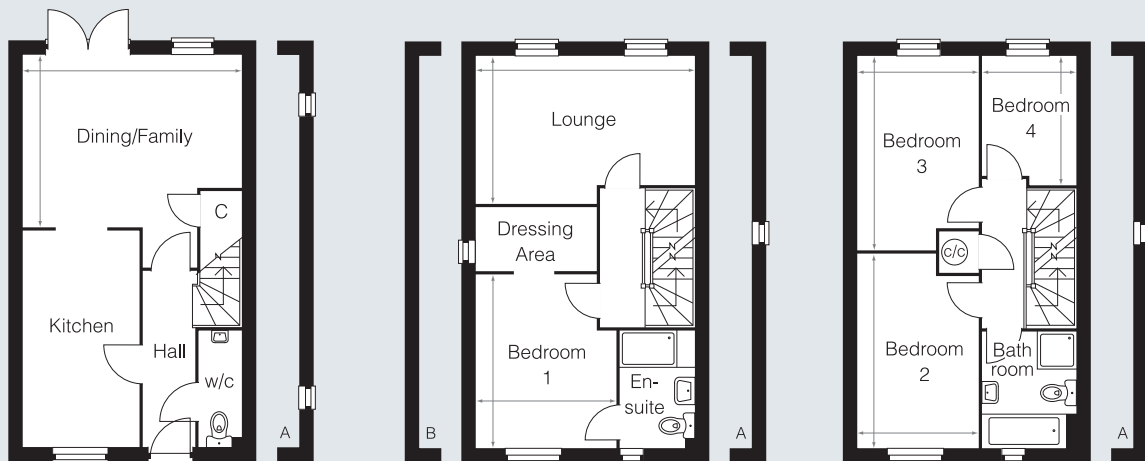
Bedroom 1	14'0" x 12'0" (4266 x 3646 mm)
Bedroom 2	11'3" x 12'0" (3431 x 3646 mm)
Bedroom 3	9'0" x 11'10" (2742 x 3601 mm)
Bedroom 4	9'9" x 11'10" (2969 x 3601 mm)



## the Pembroke

(plots 156, 157, 158, 160, 198 & 199 - type J)

a 4 bedroom home with en-suite and single garage



Plots 156 & 199 are handed.

Plot 198 has additional side windows as shown A. Plot 157 does not include a side window as shown B.

### Ground Floor

Kitchen  
8'0" x 15'0" (2450 x 4567 mm)  
Dining/Family Area  
15'1" x 11'11" (4600 x 3631 mm)

### First Floor

Lounge  
15'1" x 10'3" (4600 x 3120 mm)  
Dressing Area  
8'4" x 4'5" (2545 x 1345 mm)  
Bedroom 1  
9'10" x 12'0" (2987 x 3657 mm)

### Second Floor

Bedroom 2  
8'4" x 13'5" (2545 x 4099 mm)  
Bedroom 3  
8'4" x 13'5" (2545 x 4099 mm)  
Bedroom 4  
6'6" x 8'11" (1980 x 2720 mm)



Development by others

Phase Two

# Phase Three



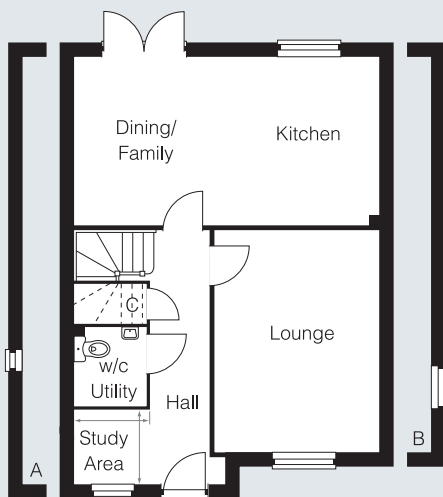
	The Stewart	5 bedroom home		The Pembroke	4 bedroom home		The Wilton	2 bedroom home
	The Tapley	4 bedroom home		The Wingham	4 bedroom home		Affordable homes	
	The Maxwell	4 bedroom home		The Oxford	4 bedroom home	<b>BCP</b>	Bin collection point	
	The Fernwood	4 bedroom home		The Dendy	3 bedroom home			
	The Bromstone	4 bedroom home		The Usher	3 bedroom home			



## the Wingham

(plots 148, 186, 187, 200, 201, 202 & 203 - type T)

a 4 bedroom detached home with en-suite and single garage



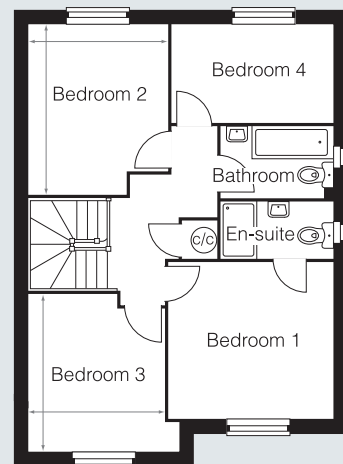
### Ground Floor

Lounge  
11'4" x 15'3" (3450 x 4655 mm)  
Kitchen/Dining/Family Room  
21'1" x 11'7" (6422 x 3529 mm)  
Study Area  
5'3" x 5'0" (1588 x 1526 mm)

Plots 187, 201 & 203 are handed.

Plots 186 & 200 include an additional window to the utility as shown.

Plots 148, 186 & 200 include a window to the lounge as shown.



### First Floor

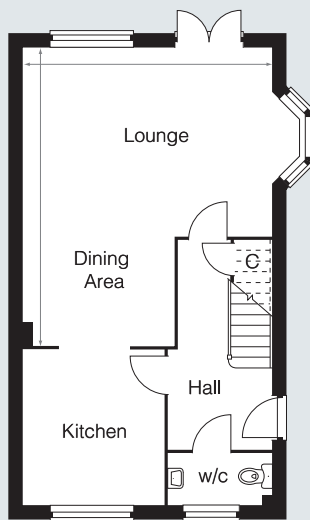
Bedroom 1  
11'5" x 10'10" (3477 x 3313 mm)  
Bedroom 2  
9'8" x 11'10" (2942 x 3604 mm)  
Bedroom 3  
9'5" x 10'10" (2870 x 3301 mm)  
Bedroom 4  
11'2" x 6'9" (3405 x 2063 mm)



## the Oxford

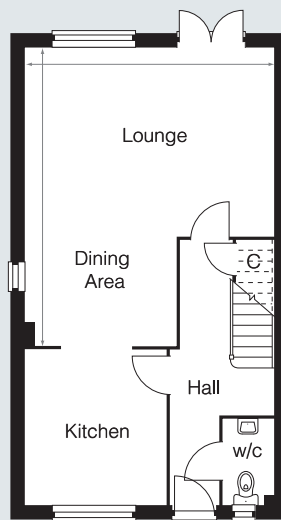
(plots 168, 173, 191 & 192 - type GV & G)

a 4 bedroom home with open planned living accommodation, en-suite and garage



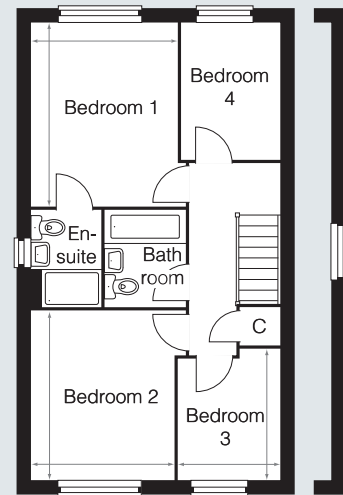
Ground floor plot 191 (type GV)

Plots 168 & 192 are handed.  
Plot 191 includes an additional window as shown.



Ground floor plots 168, 173 & 192 (type G)

**Ground Floor**  
Lounge/Dining  
17'3" x 20'9" (5250 x 6312 mm)  
Kitchen  
9'9" x 10'8" (2976 x 3263 mm)



First floor (types GV & G)

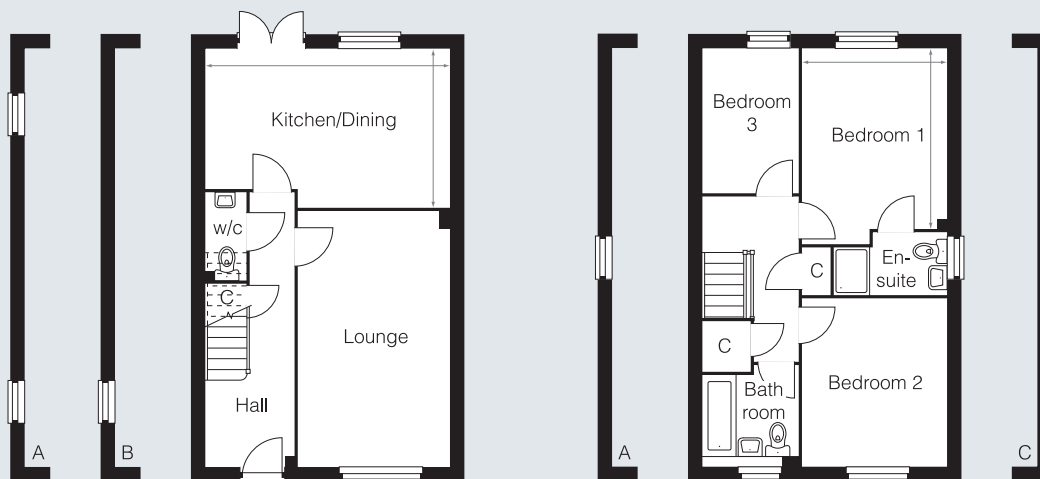
**First Floor**  
Bedroom 1  
10'2" x 12'9" (3096 x 3875 mm)  
Bedroom 2  
9'11" x 11'9" (3020 x 3575 mm)  
Bedroom 3  
7'1" x 9'7" (2155 x 2923 mm)  
Bedroom 4  
6'10" x 9'5" (2079 x 2880 mm)



## the Dendy

(plots 165, 166, 170, 171 & 180 - type A)

a 3 bedroom home with en-suite and garage



### Ground Floor

Kitchen/Dining  
16'11" x 11'0" (5150 x 3360 mm)  
Lounge  
10'6" x 17'8" (3190 x 5390 mm)

### First Floor

Bedroom 1  
10'0" x 12'6" (3050 x 3805 mm)  
Bedroom 2  
10'0" x 11'8" (3050 x 3545 mm)  
Bedroom 3  
6'8" x 10'0" (2025 x 3055 mm)

Plots 166 & 170 are handed. Plot 180 includes additional windows as shown A

Plots 170 & 171 include an additional window to hall as shown B.

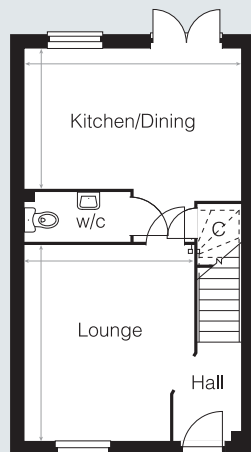
Plots 165, 166 & 180 include a window to the en-suite as shown C.



## the Usher

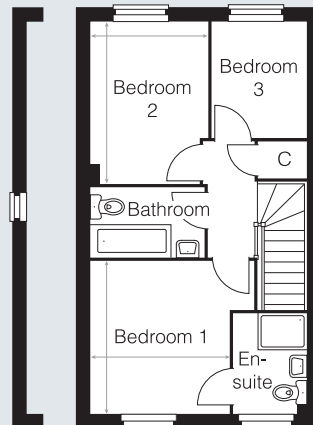
(plots 153, 154, 205, 207, 211 & 212 - type C)

a 3 bedroom home with en-suite and car port or allocated parking



### Ground Floor

Kitchen/Dining  
14'11" x 9'8" (4548 x 2946 mm)  
Lounge  
11'8" x 13'6" (3566 x 4127 mm)



### First Floor

Bedroom 1  
9'8" x 10'7" (2938 x 3228 mm)  
Bedroom 2  
8'2" x 11'3" (2480 x 3428 mm)  
Bedroom 3  
6'6" x 8'0" (1994 x 2448 mm)

Plots 205, 207 & 211 are handed.

Plots 154, 205, 211 & 212 include a window to the bathroom as shown.

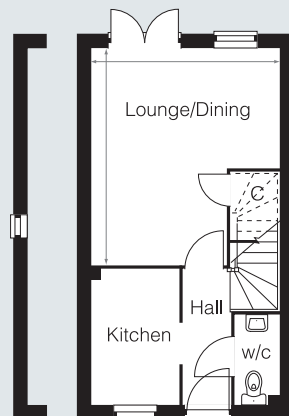




## the Wilton

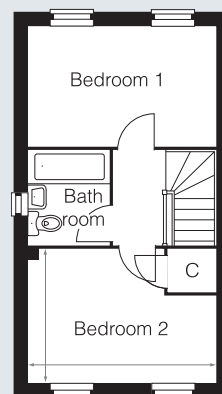
(plots 162, 163, 184 & 185 - type B)

a 2 bedroom home with garage or allocated parking



### Ground Floor

Lounge/Dining  
13'0" x 15'1" (3950 x 4585 mm)  
Kitchen  
6'0" x 9'5" (1830 x 2861 mm)



### First Floor

Bedroom 1  
13'0" x 8'4" (3950 x 2540 mm)  
Bedroom 2  
13'0" x 9'3" (3950 x 2816 mm)

Plots 162 & 184 are handed.

Plots 184 & 185 include a window to the dining area as shown.



## help to make your move easier

take advantage of the 'Help to Buy' and 'Assisted Move' schemes

If you are a first time buyer, the Government backed '**Help to Buy**' scheme is available and can help you get onto the property ladder with an equity loan of up to 20%.



- With the Help to Buy scheme, you'll need just 5% deposit to buy a new home.
- The Government will lend you up to 20% of the value of your new build home via an equity loan.
- You will only need to secure up to a 75% mortgage.
- The Help to Buy equity loan can be repaid at any time or on the sale of your home.

Subject to conditions. The Site Sales Representative will provide you with a copy of the Help to Buy Buyers Guide.

Our '**Assisted Move Scheme**' will help sell your existing property at it's full market value through our approved agents at absolutely **NO COST** to you.



- Simply choose your Abbey New Home.
- We organise independent valuations of your present home.
- Having agreed a realistic price, our agents will market your home.
- We will hold your plot for 4 weeks giving you time to sell.
- There are no charges, provided you complete the purchase of an Abbey New Home.

Simple, and **no estate agent fees to pay!**

Just ask our Sales Executive to arrange a valuation\*.

# these items are included as standard in your new home

## General

- Steel faced front entrance door, painted black with chrome ironmongery and Flemish obscure glass.
- Garage, car port or allocated parking space (as applicable to individual property).
- Garage doors will be Garador pressed steel in white with a vertical pattern.
- White panelled internal doors with chrome ironmongery.
- Gas fired central heating.
- Pressurised water system.
- White emulsion to walls. All woodwork to be an acrylic white finish.
- Smooth ceilings throughout.
- White PVC-u double-glazed windows and French doors where applicable.
- External water tap.
- Turfed front gardens which may be planted dependent on planning requirements with rear gardens graded and rotovated only.
- Boundary fencing 1.8m high close boarded and/or 1.8m high brickwork (as applicable to individual property). Party fencing 1.8m high close boarded panels.

## Kitchen

- A range of contemporary kitchen units with complimentary work surfaces to choose from.
- A choice of upstands to match work surfaces.
- Double fan assisted electric oven.
- Gas hob and chimney hood.
- Integrated dishwasher, washing machine and fridge/freezer.
- The fridge/freezer, dishwasher and washing machine will be A+ rated. All other appliances will be A rated.
- Stainless steel splashback.
- The Wingham will have the integrated washing machine located in the utility/cloakroom.
- The Fernwood will be provided with an integrated dishwasher and fridge/freezer with a plumbed in space only for a washing machine in the utility.

## Cloakrooms, Bathrooms and En-suites

- Contemporary white sanitaryware with chrome fittings.
- All en-suites and bathrooms to be provided with a shaver point.
- A choice of ceramic wall tiles.
- Recessed chrome downlighters to bathrooms and en-suites.
- Heated towel rails to bathrooms and en-suites.

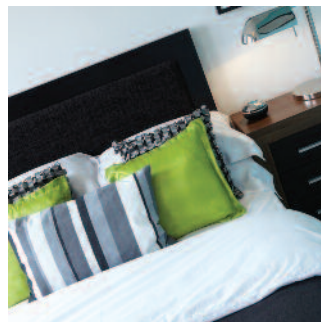
## Electrical

- Mains operated smoke detectors.
- Telephone socket to living room and master bedroom.
- Garages that adjoin the properties boundary will be provided with power and light.
- Television socket to living room and master bedroom.
- Double switched power-points throughout plus TV satellite digital and FM system point.
- Wiring provided for porch light to all external entrance doors.
- Carbon monoxide detector provided to all properties.
- All BT sockets will be a combined telephone and RJ45 socket with CAT6 cabling providing connection to fibre optic high speed internet.

The kitchen and ceramic tile choices will only be available subject to the stage of construction, in some instances they will have already been pre-selected.

Please refer to the Site Sales Representative for details.

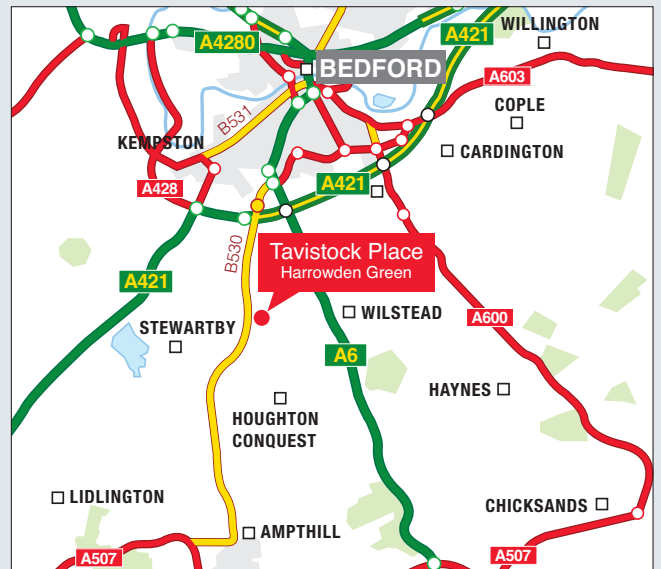
All homes are offered with an N.H.B.C. 10 year warranty.



# the Specification



*Beautiful homes, attractively priced*



Abbey New Homes is a subsidiary of Abbey plc whose principal activities are residential housing development in the UK, Ireland and the Czech Republic. For two generations, the sales sign in front of our Abbey New Homes developments has become a familiar sight in the South East of England. With many thousands of homes and satisfied customers to our credit, we continue to offer 'Beautiful Homes, Attractively Priced'.

As a responsible developer we endeavour to provide information that portrays as accurate a picture as possible of your future home and we would like to point out the following: Whilst every care is taken to ensure accuracy of all published material, we reserve the right to amend or improve the specification, materials, floor layouts and site plans. Any alteration will be clearly shown on a separate sales information sheet available in the site sales office. Please note that interior images shown in this particular brochure are indicative only and not taken from Abbey Developments interiors.

The landscaping shown on the site layout is indicative of a matured development and, as with all new developments, is subject to approval by the Local Authority. The artist has also tried to give some indication of how extra planting could be used to enhance the appearance of your home. As we try to provide as much variety as possible, the configuration of homes, garage positions, brick colours, windows, external treatments and levels can vary from plot to plot. We can therefore only give typical illustrations.

Thank you for visiting Tavistock Place at Harrowden Green Phase Three. If you require any further information please refer to the site sales representatives who will be happy to help you choose a house of which to be proud.



Tavistock Place, Harrowden Green, Phase Three, Ampthill Road, Bedfordshire MK45 3JJ

A development by **Abbey Developments Limited**

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A member of the  **Abbey** plc Group of Companies

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[www.abbeynewhomes.co.uk](http://www.abbeynewhomes.co.uk)