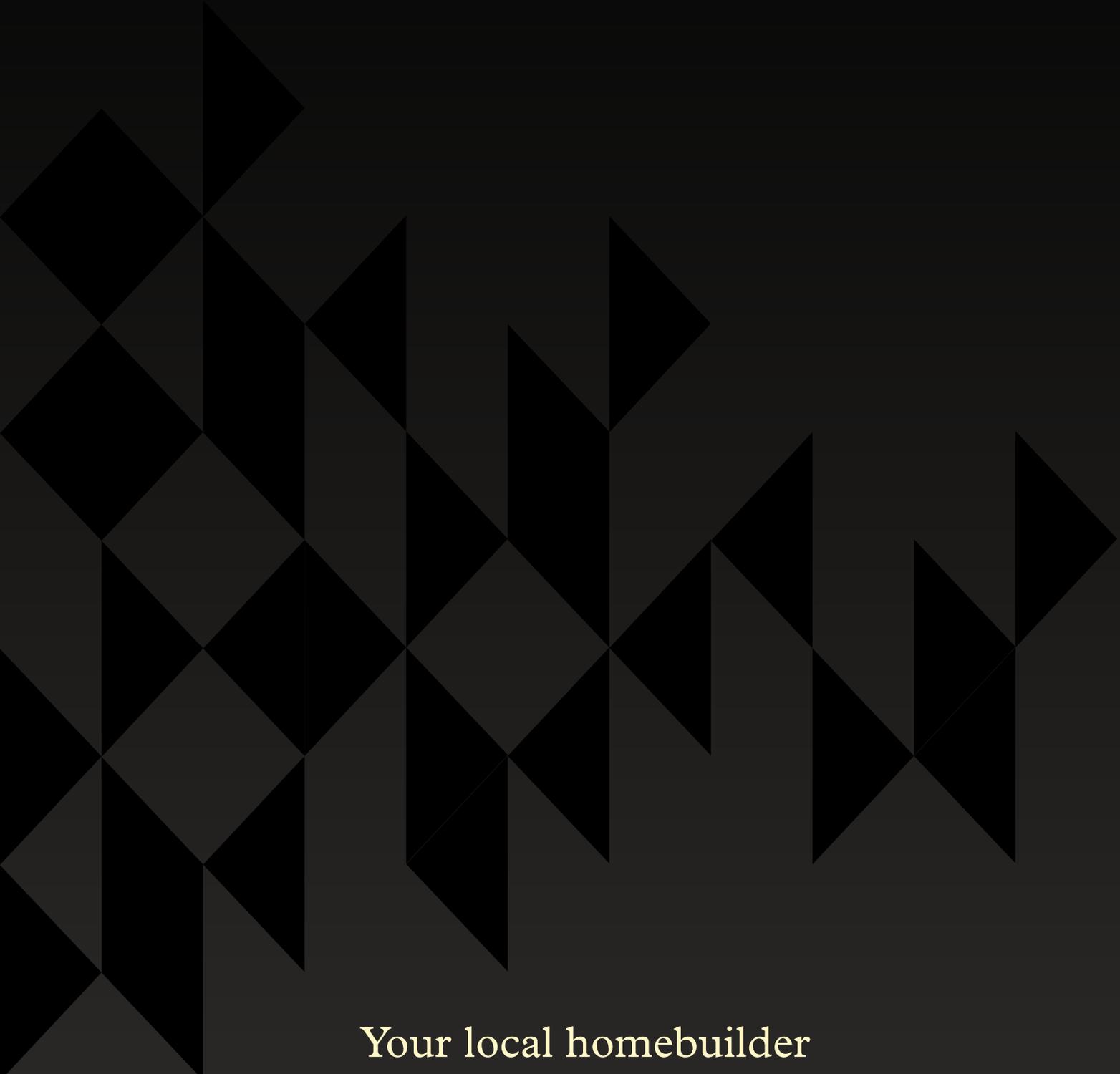


**LODGE•PARK**  
HOMES



Your local homebuilder



## Welcome

With Lodge Park Homes you get more than just a house...

### An Introduction to Lodge Park

Lodge Park Limited was formed in 1998 by a small but very experienced team of house building professionals.

Initially based in the Milton Keynes area, we built our first development of five bedroom executive homes at Shenley Lodge. Success and rapid growth took us to pastures new in 2006. A move to larger premises at the Stables in Broughton, Milton Keynes gave us the space to expand and begin work on larger developments such as our Broughton site where we built 237 homes.

Not content to rest on our laurels, sustained growth necessitated a further move into our own offices. In 2010 we began a refurbishment of buildings at St Crispin in Northampton. This, as luck would have it, provided the perfect headquarters for Lodge Park. We have been happily settled here since 2011.

Over the years, as we moved, so did our portfolio. We have now built in excess of over 1000 homes from Leicestershire to Hertfordshire and from Oxfordshire to Cambridgeshire.

We are continuing to buy land and build within this area doing what we do best, creating new homes our customers can be proud of.

---

Quality homes for you and your family



## A brand you can trust

The new homes we create can be as individual as our customers and the character of our developments varies enormously as we strive to work in harmony with the natural landscape.

We are a team of more than 40 passionate and dedicated employees. Regardless of size we have maintained our strategy of being a family builder. We create homes and communities that our customers can be as proud of as we are when we design, build and finally hand over the keys.

Lodge Park is proud to have been awarded the Premium A1 rating by the NHBC which is the highest accolade achievable and Lodge Park is committed to providing our customers with:

- ◆ Homes built to the newest building regulations
- ◆ In house customer service for the first two years after legal completion
- ◆ A 10 year NHBC Buildmark warranty



## Why buy new

- ◆ **A cost saving:** Improved energy efficiency all year round
- ◆ **Giving you choices:** Opportunity to personalise your home
- ◆ **Saving you time:** No time consuming and expensive refurbishments
- ◆ **Peace of mind:** Brand new appliances, electrics and plumbing with warranty
- ◆ **Advice and service:** A local team you can trust
- ◆ **A fresh start:** A professional clean just before you move in

# · SITE PLAN ·

SHEPHERDS MEWS, OLD BRIDGE WAY, SHEFFORD, BEDFORDSHIRE, SG17 5XB

# SHEPHERDS MEWS

SHEFFORD

 **TEXEL HOUSE**  
1-2 bedroom home

 **THE DORSET**  
2 bedroom home

 **THE PERENDALE**  
2 bedroom home

 **THE HAMPSHIRE**  
3 bedroom home

 **THE CHURRA**  
3 bedroom home

 **THE FINN**  
3 bedroom home

 **THE KERRY**  
3 bedroom home

 **THE RYELAND**  
2 bedroom home

 **THE SUFFOLK**  
3 bedroom home

 **THE MERINO**  
1 bedroom home

 **THE HERDWICK**  
2 bedroom home

 **THE CAMEROON**  
2 bedroom home



The site layout is for guidance purposes only and is correct at the time of print.

# SHEPHERDS MEWS

SHEFFORD



## THE CAMEROON

2 BEDROOM COACH HOUSE

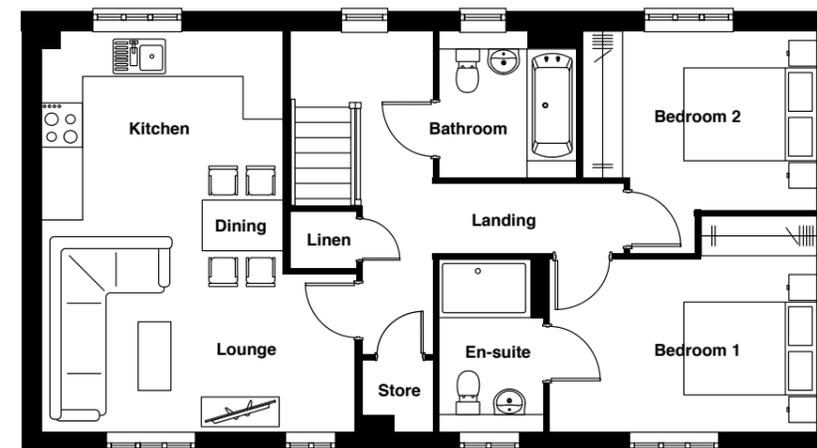
- ◆ Two double bedrooms
- ◆ En-suite
- ◆ Large shower
- ◆ Garage

## THE CAMEROON

2 BEDROOM COACH HOUSE

PLOT 28 & 34 (HANDED)

SHEPHERDS MEWS  
SHEFFORD



First Floor

Kitchen/Dining/Lounge	4744 x 6025mm	15' 7" x 19' 9"
Bedroom 1	4011 x 3233mm	13' 2" x 10' 7"
Bedroom 2	3514 x 3342mm	11' 6" x 11' 0"

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LODGE PARK  
HOMES

# SHEPHERDS MEWS

SHEFFORD



## THE HAMPSHIRE

3 BEDROOM HOUSE

- ◆ 3 double bedrooms
- ◆ Kitchen/diner
- ◆ Utility Room
- ◆ Garage

## THE HAMPSHIRE

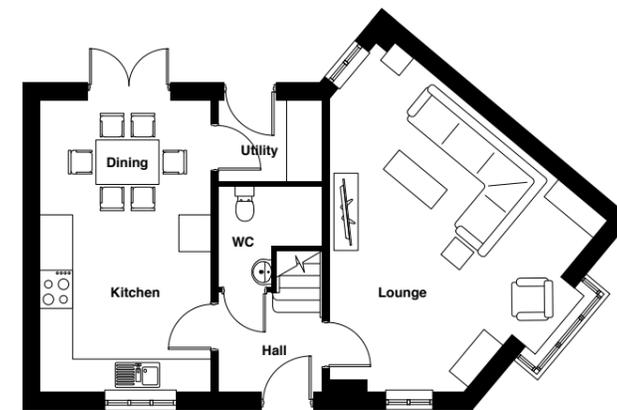
3 BEDROOM HOUSE

PLOT 29

SHEPHERDS MEWS  
SHEFFORD

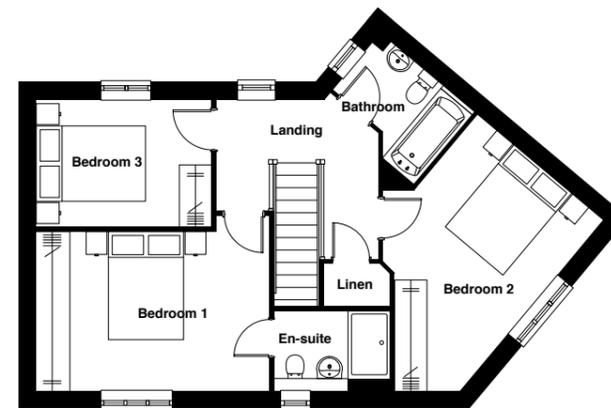


Ground Floor



### GROUND FLOOR

Kitchen/Dining	5462 x 3200mm	17' 11" x 10' 6"
Lounge	5640 x 5462mm	18' 5" x 17' 11"



### FIRST FLOOR

Bedroom 1	4360 x 3292mm	14' 4" x 10' 10"
Bedroom 2	5000 x 3540mm	16' 5" x 11' 7"
Bedroom 3	3264 x 2370mm	10' 9" x 7' 9"

First Floor

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LODGE PARK  
HOMES

# SHEPHERDS MEWS

SHEFFORD



## THE HERDWICK

2 BEDROOM HOUSE

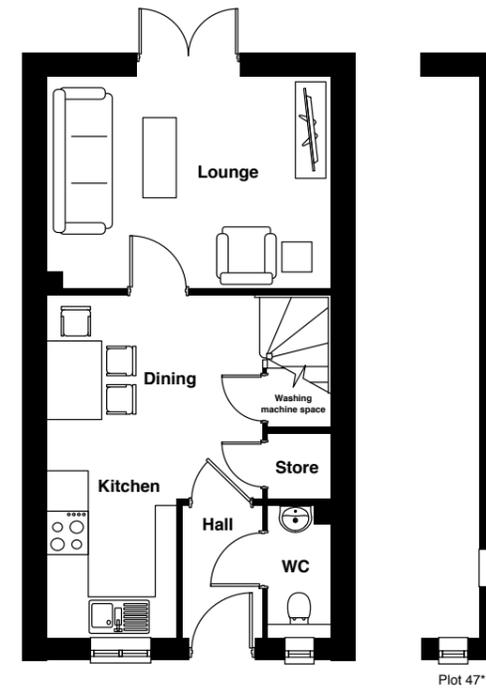
- ◆ Kitchen/Diner
- ◆ En-suite
- ◆ Large shower

## THE HERDWICK

2 BEDROOM HOUSE

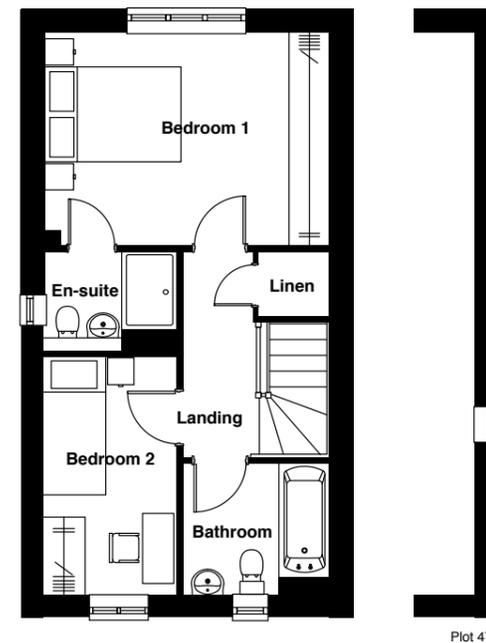
PLOTS 46 & 47

Ground Floor



### GROUND FLOOR

Kitchen/Dining	5107 x 3218mm	16' 9" x 10' 7"
Lounge	4250 x 3182mm	13' 11" x 10' 5"



### FIRST FLOOR

Bedroom 1	4250 x 3180mm	13' 11" x 10' 5"
Bedroom 2	1964 x 3540mm	6' 5" x 11' 7"

First Floor

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SHEPHERDS MEWS  
SHEFFORD



LODGE PARK  
HOMES

# SHEPHERDS MEWS

SHEFFORD



## THE KERRY

3 BEDROOM HOUSE

- ◆ Utility Room
- ◆ Study
- ◆ 3 double bedrooms
- ◆ Kitchen/diner
- ◆ Garage

## THE KERRY

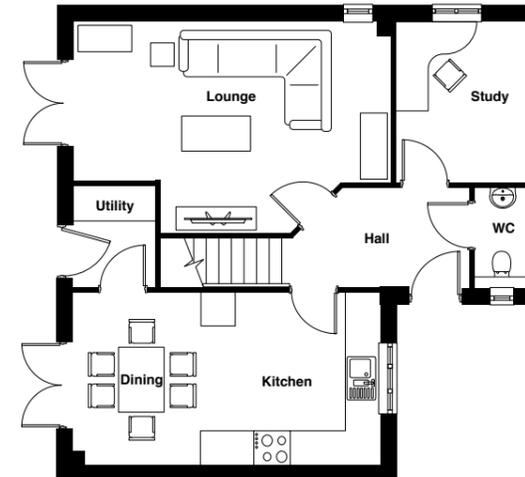
3 BEDROOM HOUSE

PLOT 33

SHEPHERDS MEWS  
SHEFFORD

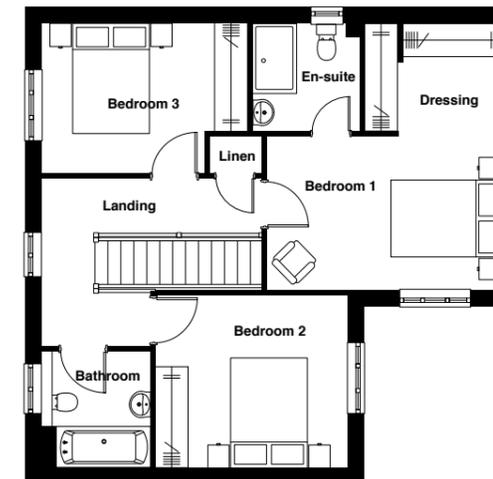


Ground Floor



### GROUND FLOOR

Kitchen/Dining	5574 x 3135mm	18' 3" x 10' 3"
Lounge	3795 x 5815mm	12' 5" x 19' 1"
Study	2990 x 2472mm	9' 9" x 8' 1"
Utility	1845 x 1460mm	6' 1" x 4' 9"



### FIRST FLOOR

Bedroom 1	2785 x 4288mm	9' 1" x 14' 1"
Dressing Room	1910 x 2473mm	6' 3" x 8' 1"
Bedroom 2	3187 x 3532mm	10' 5" x 11' 7"
Bedroom 3	2680 x 3749mm	8' 10" x 12' 4"

First Floor

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LODGE PARK  
HOMES

# SHEPHERDS MEWS

SHEFFORD



## THE MERINO

1 BEDROOM MAISONETTE

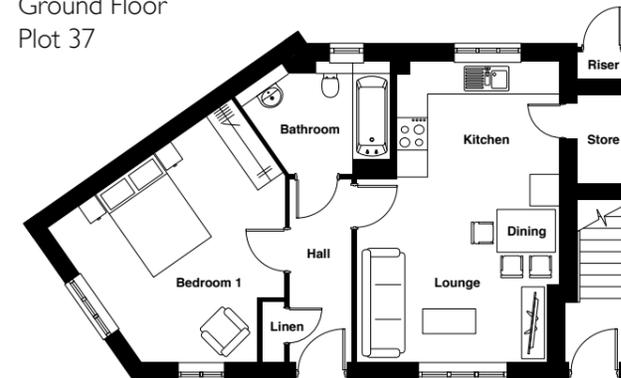
## THE MERINO

1 BEDROOM MAISONETTE

SHEPHERDS MEWS  
SHEFFORD



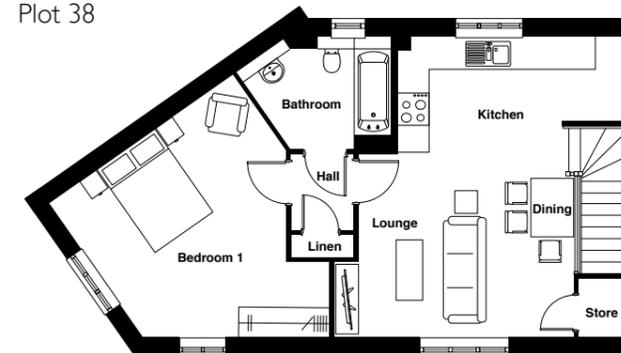
Ground Floor  
Plot 37



### GROUND FLOOR

Kitchen/Dining/Lounge	4096 x 6024mm	13' 5" x 19' 9"
Bedroom 1	4500 x 4630mm	14' 9" x 15' 2"

First Floor  
Plot 38



### FIRST FLOOR

Kitchen/Dining/Lounge	4840 x 6024mm	15' 10" x 19' 9"
Bedroom 1	4500 x 4630mm	14' 9" x 15' 2"

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LODGE PARK  
HOMES

# SHEPHERDS MEWS

SHEFFORD



## THE RYELAND

2 BEDROOM HOUSE

- ◆ Chrome heated towel rail
- ◆ Flooring to kitchen

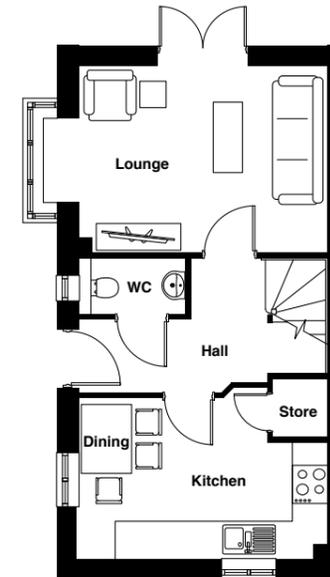
## THE RYELAND

2 BEDROOM HOUSE

SHEPHERDS MEWS  
SHEFFORD



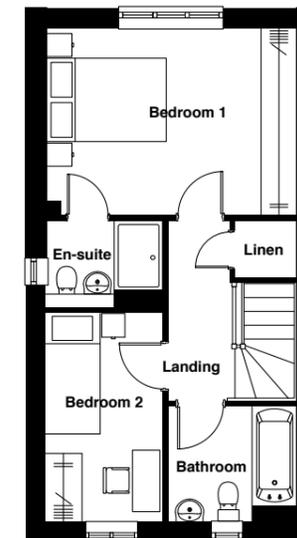
Ground Floor



### GROUND FLOOR

Kitchen/Dining	4250 x 2717 mm	13' 11" x 8' 11"
Lounge	4810 x 3175mm	15' 9" x 10' 5"

First Floor



### FIRST FLOOR

Bedroom 1	4250 x 3180mm	13' 11" x 10' 5"
Bedroom 2	1964 x 3540mm	6' 5" x 11' 7"

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**LODGE·PARK**  
HOMES

# SHEPHERDS MEWS

SHEFFORD



## THE PERENDALE

2 BEDROOM MAISONETTE

- ◆ En-suite
- ◆ Large shower
- ◆ Two double bedrooms
- ◆ Open plan living

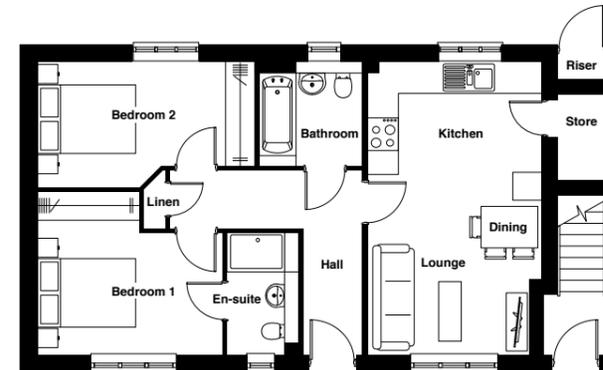
## THE PERENDALE

2 BEDROOM MAISONETTE

SHEPHERDS MEWS  
SHEFFORD

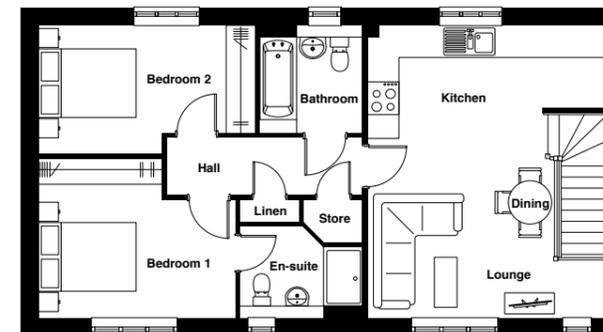


Ground Floor



### GROUND FLOOR

Kitchen/Living/Dining	3590 x 6040mm (max) 11' 8" x 19' 8" (exc bay)
Bedroom 1	3840 x 3340mm (max) 12' 6" x 10' 10"
Bedroom 2	4520 x 2600mm (max) 14' 8" x 8' 6"



### FIRST FLOOR

Kitchen/Living/Dining	6040 x 4910mm 19' 8" x 16' 11"
Bedroom 1	4100 x 3290mm (max) 13' 5" x 10' 8"
Bedroom 2	4520 x 2650mm (max) 14' 8" x 8' 7"

First Floor

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**LODGE·PARK**  
HOMES

# SHEPHERDS MEWS

SHEFFORD



## THE SUFFOLK

3 BEDROOM HOUSE

- ◆ Utility Room
- ◆ Kitchen/diner
- ◆ Large shower in en-suite
- ◆ Garage

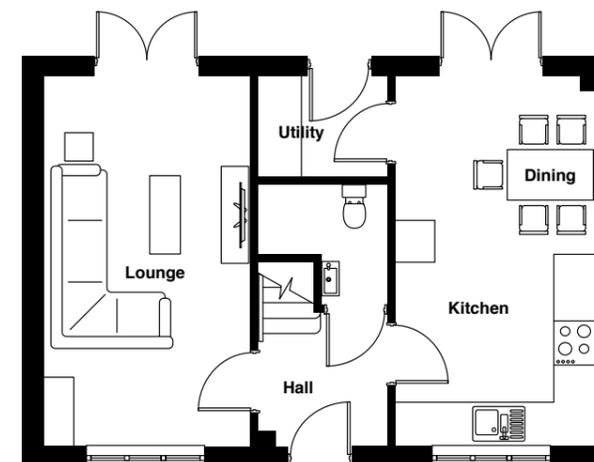
## THE SUFFOLK

3 BEDROOM HOUSE

SHEPHERDS MEWS  
SHEFFORD

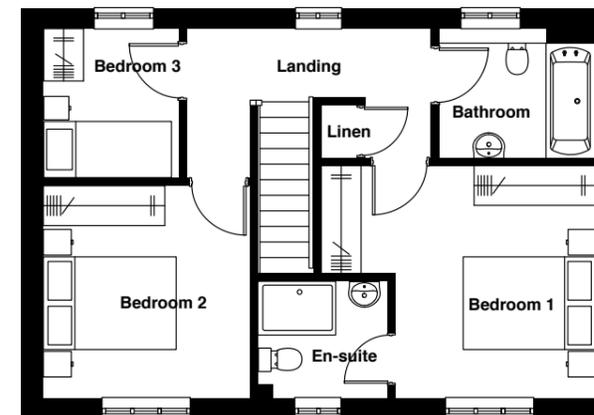


Ground Floor



### GROUND FLOOR

Kitchen/Dining	3010 x 5574mm	9' 11" x 18' 3"
Lounge	3117 x 5574mm	10' 3" x 18' 3"
Utility Room	1940 x 1524mm	6' 4" x 5' 0"



### FIRST FLOOR

Bedroom 1	4170 x 3532mm (max)	13' 8" x 11' 7" (max)
Bedroom 2	3172 x 3232mm	10' 5" x 10' 7"
Bedroom 3	2077 x 2243mm	6' 10" x 7' 4"

First Floor

(plot 32 handed)

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HOMES

# SHEPHERDS MEWS

SHEFFORD



## THE FINN

3 BEDROOM HOUSE

- ◆ Separate kitchen
- ◆ Carport
- ◆ 3 double bedrooms
- ◆ En-suite

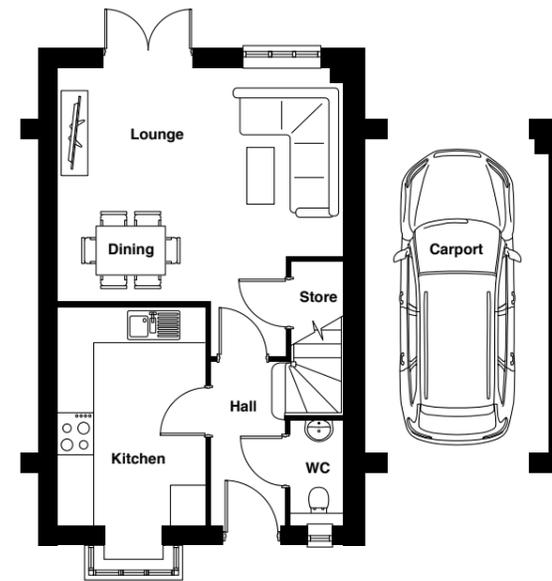
## THE FINN

3 BEDROOM HOUSE

SHEPHERDS MEWS  
SHEFFORD

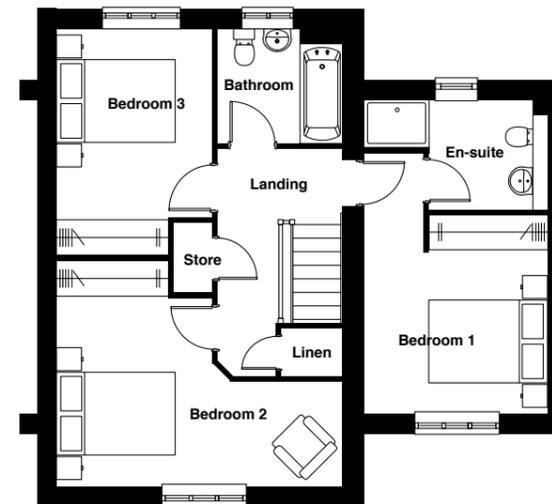


Ground Floor



### GROUND FLOOR

Lounge/Dining	4899 x 3997mm (max)	16' 1" x 13' 1" (max)
Kitchen	2501 x 3728mm (min)	8' 2" x 12' 3" (min)



### FIRST FLOOR

Bedroom 1	3100 x 3422mm	10' 2" x 11' 3"
Bedroom 2	4900 x 3869mm (max)	16' 1" x 12' 8" (max)
Bedroom 3	2643 x 3863mm (max)	8' 8" x 12' 8" (max)

First Floor

(plots 25, 26, 31, 44 handed)

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HOMES

# SHEPHERDS MEWS

SHEFFORD



## THE DORSET

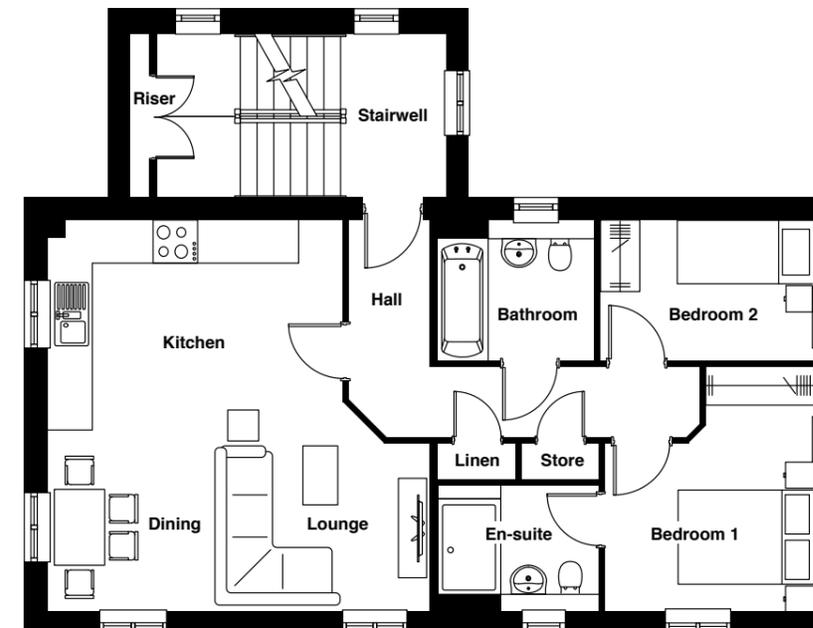
2 BEDROOM APARTMENT

- ◆ Open plan living
- ◆ En-suite
- ◆ Large shower
- ◆ Carport

## THE DORSET

2 BEDROOM APARTMENT

SHEPHERDS MEWS  
SHEFFORD



Kitchen/Dining/Lounge	4688 x 5800mm (max)	15' 5" x 19' 0" (max)
Bedroom 1	3100 x 3653mm (max)	10' 2" x 12' 0" (max)
Bedroom 2	3175 x 2047mm	10' 5" x 6' 9"

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LODGE·PARK  
HOMES

# SHEPHERDS MEWS



# TEXEL HOUSE

# TEXEL HOUSE

## 1 & 2 BEDROOM APARTMENTS

LODGE·PARK  
HOMES

### Plots 7 & 11

Kitchen/Dining/Lounge	4460 x 7330mm	14'8" x 24'1"
Bedroom 1	4688 x 4455mm	15'5" x 14'7"
Bedroom 2	5105 x 3414mm	16'9" x 11'2"

### Plots 8 & 12

Kitchen/Dining/Lounge	5514 x 5524mm	18'1" x 18'1"
Bedroom 1	4220 x 2983mm	13'10" x 9'9"
Bedroom 2	4220 x 2776mm	13'10" x 9'1"

### Plots 9,10,13 & 14

Kitchen/Dining/Lounge	5514 x 5933mm	18'1" x 19'6"
Bedroom 1	4220 x 2970mm	13'10" x 9'9"
Bedroom 2	4220 x 2542mm	13'10" x 8'4"



Second Floor



First Floor



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# SHEPHERDS MEWS

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# SHETLAND HOUSE

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# SHETLAND HOUSE

## 1 & 2 BEDROOM APARTMENTS

LODGE·PARK  
HOMES

### Plots 1 & 2

Kitchen/Dining/Lounge	6595 x 3950mm	21'8" x 13'0"
Bedroom 1	3507 x 4061mm	11'6" x 13'4"
Bedroom 2	2988 x 4061mm	9'10" x 13'4"

### Plots 3 & 4

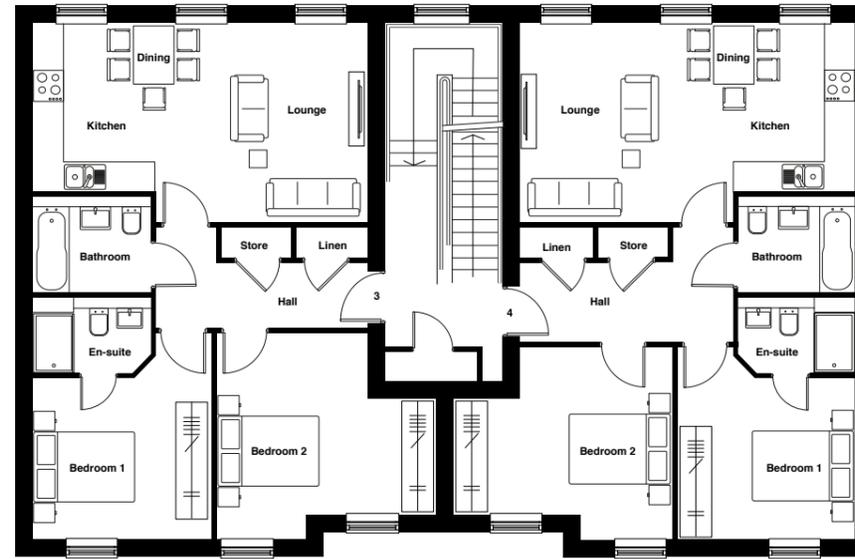
Kitchen/Dining/Lounge	6595 x 3950mm	21'8" x 13'0"
Bedroom 1	3507 x 4061mm	11'6" x 13'4"
Bedroom 2	4325 x 4061mm	14'2" x 13'4"

### Plots 5

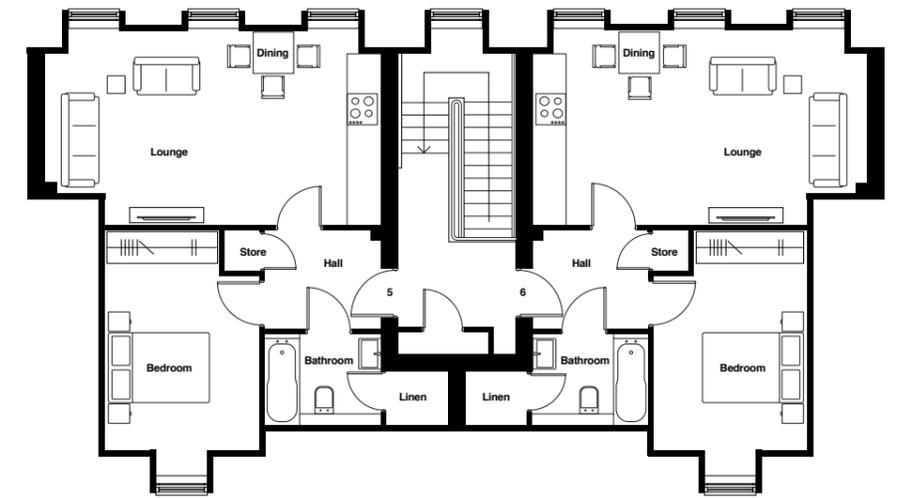
Kitchen/Dining/Lounge	6595 x 3723mm	21'8" x 12'3"
Bedroom	2931 x 4228mm	9'7" x 13'10"

### Plots 6

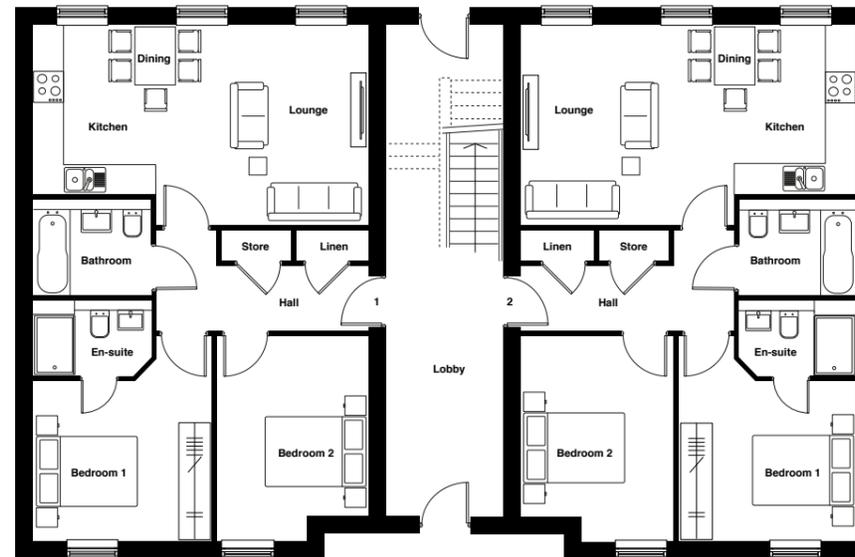
Kitchen/Dining/Lounge	6595 x 3836mm	21'8" x 12'7"
Bedroom	2931 x 4229mm	9'7" x 13'10"



First Floor



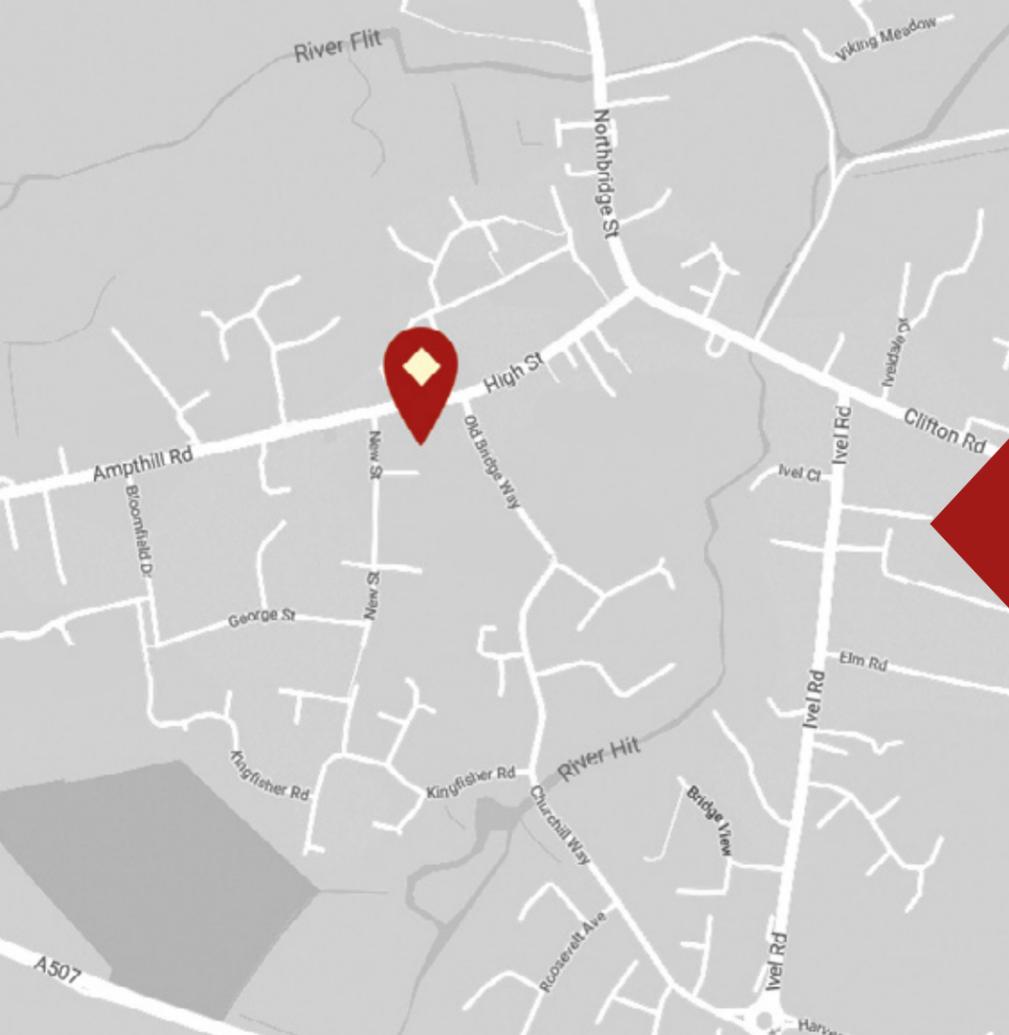
Second Floor



Ground Floor



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# · YOUR LOCAL AREA ·

SHEPHERDS MEWS, OLD BRIDGE WAY, SHEFFORD, BEDFORDSHIRE, SG17 5XB

**LODGE·PARK**  
HOMES

## THEIR EDUCATION

**BEST NURSERIES**  
Shefford Rd, Clifton, Shefford,  
Bedfordshire, SG17 5QS  
01462 815637  
[www.bestnurseries.co.uk](http://www.bestnurseries.co.uk)

**CAMPTON LOWER SCHOOL**  
Rectory Road, Campton, Shefford,  
Bedfordshire, SG17 5PF  
01462 813359  
[www.camptonlower.org](http://www.camptonlower.org)

**ALL SAINTS LOWER SCHOOL**  
Church Street, Clifton, Shefford,  
Bedfordshire, SG17 5ES  
01462 628444  
[www.cliftonallsaintsacademy.co.uk](http://www.cliftonallsaintsacademy.co.uk)

**ROBERT BLOOMFIELD MIDDLE SCHOOL**  
Bloomfield Drive, Shefford,  
Bedfordshire, SG17 5BU  
01462 628800  
[www.robertbloomfield.beds.sch.uk](http://www.robertbloomfield.beds.sch.uk)

**SAMUEL WHITBREAD ACADEMY**  
Shefford Rd, Clifton, Shefford,  
Bedfordshire, SG17 5QS  
01462 629900  
[www.samuelwhitbread.org.uk](http://www.samuelwhitbread.org.uk)

**BEDFORD SCHOOL**  
De Parys Avenue, Bedford,  
Bedfordshire, MK40 2TU  
01234 362200  
[www.bedfordschool.org.uk](http://www.bedfordschool.org.uk)

**VIRTUAL LIBRARY**  
High Street, Shefford,  
Bedfordshire, SG17 5DD  
0300 300 8067  
[www.virtual-library.culturalservices.net](http://www.virtual-library.culturalservices.net)

## YOUR HEALTHCARE

**THE SHEFFORD HEALTH CENTRE**  
Hitchin Road, Shefford,  
Bedfordshire, SG17 5FS  
01462 818620  
[www.sheffordhealthcentre.gpsurgery.net](http://www.sheffordhealthcentre.gpsurgery.net)

**SHEFFORD DENTAL PRACTICE**  
34 High Street, Shefford,  
Bedfordshire, SG17 5DG  
01462 814020  
[www.shefforddentalpractice.co.uk](http://www.shefforddentalpractice.co.uk)

## FOOD

**SHEFFORD TANDOORI**  
8 High Street, Shefford,  
Bedfordshire, SG17 5DG  
01462 816151  
[www.sheffordtandoori.co.uk](http://www.sheffordtandoori.co.uk)

**HONG KONG HOUSE**  
48 Clifton Road, Shefford,  
Bedfordshire, SG17 5AN  
01462 815064

**THE FIVE BELLS**  
101 High Street, Henlow,  
Bedfordshire, SG16 6AE  
01462 811125  
[www.thefivebellshenlow.co.uk](http://www.thefivebellshenlow.co.uk)

**THE CROWN**  
2 High St, Henlow,  
Bedfordshire, SG16 6BS  
01462 812 433  
[www.crownpub.co.uk](http://www.crownpub.co.uk)

## FUN AND SPORT

**SHEFFORD CRICKET CLUB**  
Shefford Town Memorial Hall,  
Hitchin Road, Shefford,  
Bedfordshire, SG17 5JA  
01462 813377  
[play.cricket@ecb.co.uk](mailto:play.cricket@ecb.co.uk)

**CLOPHILL ARCHERY CLUB**  
39 Yew Tree Walk, Clifton, Shefford,  
Bedfordshire, SG17 5HN  
[enquiries@clophillac.co.uk](mailto:enquiries@clophillac.co.uk)  
[www.clophillac.co.uk](http://www.clophillac.co.uk)

**PARKSIDE COMMUNITY HALL**  
Woburn Street, Ampthill, Bedford,  
Bedfordshire, MK45 2HX  
01525 634 215  
[www.parksidehall.org.uk](http://www.parksidehall.org.uk)

**WREST PARK**  
Silsoe, Bedfordshire, MK45 4HR  
0370 333 1181  
[www.english-heritage.org.uk/visit/places/wrest-park](http://www.english-heritage.org.uk/visit/places/wrest-park)

## KEEPING YOU BEAUTIFUL

**CHRAZELS LADIES HAIR SALON**  
29 River View, Shefford,  
Bedfordshire, SG17 5FL  
01462 339851

**ESPECIALLY YOU BEAUTY THERAPY**  
2-4 High Street, Shefford,  
Bedfordshire, SG17 5DG  
01462 810062  
[www.especiallyyoubeautytherapy.co.uk](http://www.especiallyyoubeautytherapy.co.uk)

## YOUR COMMUTE

**BY CAR:**  
**London approx.**  
Via M1 (49.2 miles) – 1 hour 40 mins\*  
**Airport approx.**  
London Luton Via A505 (16 miles) – 30 mins\*  
**Close City approx.**  
Bedford Via A600 (11.5 miles) – 25 mins\*

**BY TRAIN**  
**London approx.** 1 hour 25 mins\*  
**Airport approx.** London Luton 1 hour 35 mins\*  
**Closest City approx.** Bedford 45 mins\*

\*Approximate times provided by Google maps

# · SPECIFICATION ·

ALL OF THESE ITEMS ARE INCLUDED AS STANDARD IN YOUR NEW HOME  
KITCHENS

	Houses	Maisonettes	Apartments
High quality kitchens including worktops and upstands from the standard range	◆	◆	◆
One and half bowl stainless steel sink with Chrome mixer tap	◆	◆	◆
Stainless steel electric oven	◆	◆	◆
Induction hob	◆	◆	◆
Curved glass chimney hood finished in stainless steel	◆	◆	◆
Glass splash back to the back of hob	◆	◆	◆
Fully integrated fridge and freezer	◆	◆	◆
Fully integrated dishwasher (not in plots 5 and 6)	◆	◆	◆
Fully integrated washer/dryer		◆	◆
Fully integrated washing machine (freestanding washing machine in store cupboard to plots 46, 47)	◆		
Brushed chrome Sockets and switches to kitchen where visible.	◆	◆	◆
Project flooring or ceramic tiling from standard range	◆	◆	◆
Tiled window sills	◆	◆	◆

## UTILITY (REFER TO HOUSETYPE LAYOUTS FOR PLOTS WITH UTILITY)

	Houses	Maisonettes	Apartments
High quality kitchens including worktops and upstands from the standard range	◆		
Single bowl stainless steel sink	◆		
Fully integrated washing machine (in the kitchen in plot 45)	◆		
Tumble dryer (plots 27, 29, 32, 33, 41 only)	◆		
Project flooring or floor tiling from the standard range	◆		

## BATHROOMS & EN-SUITES

	Houses	Maisonettes	Apartments
White sanitary ware complete with chrome fittings	◆	◆	◆
Thermostatic shower over bath in family bathroom	◆	◆	◆
Tiling to window sills where applicable	◆	◆	◆
Full height wall tiling to shower areas	◆	◆	◆
Full height wall tiling to bath areas	◆	◆	◆
Half height wall tiling to all remaining sanitary walls	◆	◆	◆
Chrome towel radiators (not to WC)	◆	◆	◆
Project flooring or ceramic tiling from standard range	◆	◆	◆

# SHEPHERDS MEWS

SHEFFORD

## ELECTRICAL

	Houses	Maisonettes	Apartments
Double sockets throughout	◆	◆	◆
TV and BT point locations in accordance with approved layout	◆	◆	◆
USB and data points in accordance with approved layout	◆	◆	◆
Loft light / and double power point to loft fitted as standard	◆		
White sockets and switches (chrome to kitchen where visible)	◆	◆	◆
Down lighters to kitchen, bathrooms and en-suites, white	◆	◆	◆
External lighting to front and rear doors		◆	◆
External lighting to front door	◆		
External power point	◆		
Mains operated smoke detectors	◆	◆	◆
Mains operated doorbell	◆		
Communal satellite dish to apartment blocks (Texel House only)			◆
Audio entryphone			◆

## GENERAL

	Houses	Maisonettes	Apartments
NHBC 10 year buildmark warranty against structural defects.	◆	◆	◆
Energy efficient gas fired central heating serving white steel radiators.	◆	◆	◆
White six panel internal doors complete with chrome ironmongery (fire doors where applicable)	◆	◆	◆
White emulsion finish to walls and ceilings	◆	◆	◆
Heavy duty carpets to communal areas			◆

## EXTERNALS

	Houses	Maisonettes	Apartments
UPVc double glazed windows	◆	◆	◆
Composite front door complete with multi-point locking	◆	◆	◆
Landscaped front garden to approved layout. Turf to rear gardens	◆		
Patio areas in accordance with external works layout	◆		
Surface finishes to drives and parking spaces in accordance with external works layout	◆	◆	◆
Fencing type and location in accordance with external works layout	◆	◆	◆
External tap	◆	◆	

This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans and are for guidance purposes only. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty.

**LODGE·PARK**  
HOMES



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