

SPRING LANE

STAGSDEN

ASTRUM HOMES



Welcome

An exclusive development of just six houses in the picturesque village of Stagsden in Bedfordshire. The village boasts many ancient buildings, spectacular walks and is close to the A422 for commuting to Bedford or Milton Keynes.

The large, detached houses are surrounded by countryside and facing onto a newly created village green. Each house is unique, individually designed and built to a very high standard by local developers, Astrum Homes, who have an eye for detail and luxury. Access to the development is from Spring Lane, off the High Street and close to the village church.

Each house is different but have all been designed with family living in mind.

ABOUT US

Astrum Homes, a privately owned local developer with the main aim of delivering high quality dwellings in terms of design and build in prime locations, to the highest standards of specification and finish.

We focus on prime residential areas within safe and secluded locations in the Home Counties offering wonderfully spacious family homes which both complement and enhance each location.

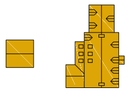
The Astrum team have many years experience in residential development. This experience is directly employed in ensuring that all aspects of house building, including site selection, planning, design, specification, construction, and after-sales service are second to none.

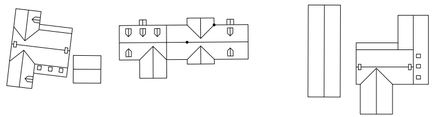
The in-house team of designers are responsible for all our houses, each one an original, with distinguishing features that give every building a unique character, whilst still retaining the Astrum Homes style.

As well as our exquisite exteriors, Astrum Homes offer a comprehensive interior design service, whereby home buyers can work with our team to create a personalised scheme unlocking the full potential of each home, to suit the needs and desires for our home buyers. This includes beautifully landscaped gardens, combined with energy efficient contemporary interiors proves year on year a winning formula.



Spring House 1





GROUND FLOOR



FIRST FLOOR



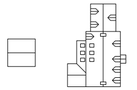
DIMENSIONS

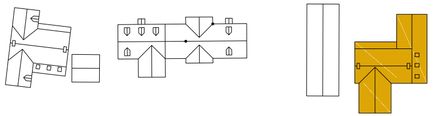
GROUND FLOOR	WIDTHxLENGTH (M)	WIDTHxLENGTH (FT)
Living Room	4.9m x 5.6m	16' 0" x 18'6"
Study	3.4m x 4.5m	W11'4" x 14'10"
Family Kitchen/Diner	6.8m x 8.9m	W22'3" x 29'5"
Play Room	3.4m x 4.5m	W11'4" x 14'10"
Laundry	3.6m x 2.7m	W11'11" x 8'11"
FIRST FLOOR	**WIDTHxLENGTH (M)**	**WIDTHxLENGTH (FT)**
Master Bedroom	4.8m x 5.6m	15' 10" x 18'6"
Bedroom 2	4.5m x 3.4m	14' 9" x 11'4"
Bedroom 3	3.4m x 3.7m	11'4" x 12'2"
Bedroom 4	3.3m x 2.9m	11'0" x 9'9"



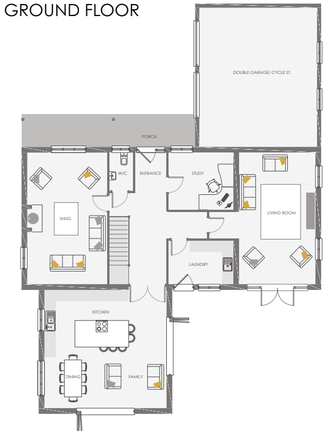


Red Robin Cottage 2

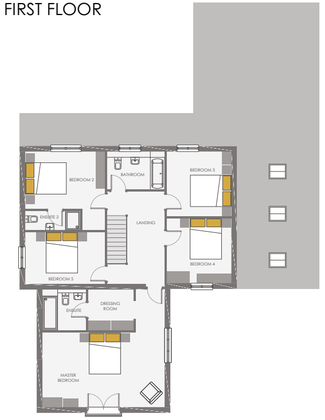




GROUND FLOOR



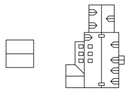
FIRST FLOOR

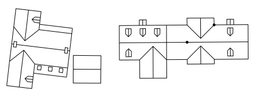


DIMENSIONS

GROUND FLOOR	WIDTHxLENGTH (M)	WIDTHxLENGTH (FT)
Snug	4.2m x 6.9m	13'10" x 22'8"
Study	3.3m x 2.3m	11'1" x 7'8"
Laundry	3.3m x 2.3m	11'1" x 7'8"
Living Room	3.9m x 6.9m	13'0" x 22'8"
Kitchen Diner/Family	6.4m x 6.4m	21'3" x 21'2"
FIRST FLOOR	**WIDTHxLENGTH (M)**	**WIDTHxLENGTH (FT)**
Master Bedroom	6.4m x 6.2m	20'11" x 20'5"
Bedroom 2	4.2m x 3.0m	13'10" x 9'8"
Bedroom 3	3.4m x 3.5m	11'1" x 11'5"
Bedroom 4	3.4m x 3.4m	11'1" x 11'1"
Bedroom 5	4.2m x 2.7m	13'10" x 8'9"

Stone Lodge 3

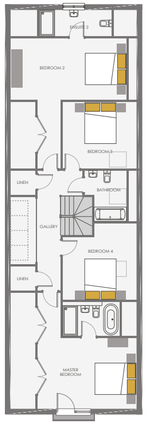




GROUND FLOOR



FIRST FLOOR



DIMENSIONS

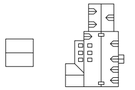
GROUND FLOOR	WIDTHxLENGTH (M)	WIDTHxLENGTH (FT)
Living Room	6.5m x 3.7m	21'7" x 12'2"
Kitchen Dining/Family	6.5m x 7.4m	21'7" x 24'5"
Laundry	2.2m x 3.5m	7'3" x 11'6"
FIRST FLOOR	**WIDTHxLENGTH (M)**	**WIDTHxLENGTH (FT)**
Master Bedroom	4.6m x 3.7m	15'3" x 12'1"
Bedroom 2	6.1m x 3.2m	20'0" x 10'5"
Bedroom 3	3.8m x 4.0m	12'8" x 13'4"
Bedroom 4	3.8m x 3.5m	12'8" x 11'5"

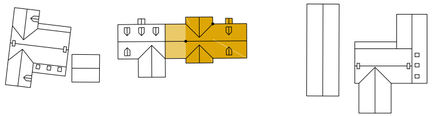






Green View House 4





GROUND FLOOR



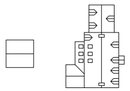
FIRST FLOOR

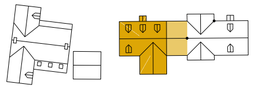


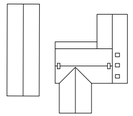
DIMENSIONS

GROUND FLOOR	WIDTHxLENGTH (M)	WIDTHxLENGTH (FT)
Living Room	5.5m x 3.8m	18'1" x 12'6"
Study	3.0m x 2.99m	9'10" x 9'9"
Family Kitchen/Diner	5.2m x 9.7m	17'2" x 31'11"
Laundry	1.8m x 2.6m	5'11" x 8'7"
FIRST FLOOR	**WIDTHxLENGTH (M)**	**WIDTHxLENGTH (FT)**
Master Bedroom	5.2m x 4.5m	17'2" x 14'9"
Bedroom 2	4.2m x 4.5m	13'10" x 14'10"
Bedroom 3	5.2m x 3.1m	17'2" x 10'3"
Bedroom 4	3.1m x 3.8m	10'2" x 12'6"

Summer Haus 5







GROUND FLOOR



FIRST FLOOR



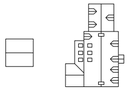
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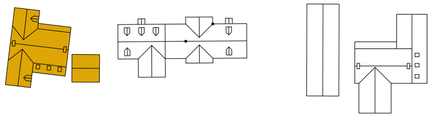
GROUND FLOOR	WIDTHxLENGTH (M)	WIDTHxLENGTH (FT)
Living Room	4.2m x 4.2m	14'0" x 13'10"
Study	4.2m x 2.5m	14'0" x 8'6"
Family Kitchen/Diner	5.2m x 7.4m	17'2" x 24'3"
Laundry	2.6m x 2.5m	8'7" x 8'2"
FIRST FLOOR	**WIDTHxLENGTH (M)**	**WIDTHxLENGTH (FT)**
Master Bedroom	5.2m x 5.3m	17'2" x 17'7"
Bedroom 2	4.2m x 3.1m	14'0" x 10'5"
Bedroom 3	4.2m x 3.6m	14'0" x 11'11"
Bedroom 4	2.9m x 3.4m	9'8" x 11'2"





Trinity House 6





GROUND FLOOR



FIRST FLOOR

DIMENSIONS

GROUND FLOOR	WIDTHxLENGTH (M)	WIDTHxLENGTH (FT)
Living Room	6.8m x 4.1m	22'7" x 13'6"
Study	4.9m x 5.2m	16'0" x 17'1"
Family Kitchen/Diner	5.0m x 8.6m	16'4" x 28'3"
Play Room /Study	3.8m x 5.8m	12'8" x 19'3"
Laundry	3.1m x 2.2m	10'4" x 7'2"
FIRST FLOOR	**WIDTHxLENGTH (M)**	**WIDTHxLENGTH (FT)**
Master Bedroom	4.9m x 4.5m	16'0" x 15' 0"
Bedroom 2	3.4m x 4.0m	11'1" x 13'1"
Bedroom 3	5.2m x 3.3m	17'1" x 11'1"
Bedroom 4	5.2m x 3.4m	17'1" x 11'3"
Bedroom 5	3.2m x 3.5m	10'5" x 11'5"

Specifications

Spring Lane Stagsden – six dwellings. All choices are dependent on stage of build at point of reservation.



KITCHEN

The kitchens are individually designed with a choice of a fitted contemporary or traditional kitchen with integrated appliances and Quartz worktop.

NEFF appliances – oven, hob and extractor, dishwasher, and fridge freezer.



LAUNDRY ROOM

A fitted minimalist laundry with solid worktops.

The electrical, mechanical, and plumbing installed ready for a washing machine and dryer (appliances not included).



BATHROOM AND EN-SUITES

Wall tiles throughout the property to be supplied by a visionary company providing personalised and careful attention to the end users, establishing a constant improvement in production processes focused fundamentally on protecting the environment.

Full height tiling to shower enclosures, backsplash tiling to wet areas.

Chrome thermostatic towel radiators.

Chrome taps and shower.



HEATING

Full central heating – LPG fired.

Underfloor heating to the ground floor with individual thermostats to rooms.

Radiators to first floor.



ELECTRICS

Satin chrome sockets and switches to the ground floor and landing.

Pre-wired TV and Ethernet throughout the property.

Pendants to the bedrooms.

LED down lights to selected areas.



INTERNAL FINISHES

Oak faced internal doors with stainless steel hinges.

Stainless steel ironmongery.

White painted ceilings with a choice of two wall colours – Dulux Trade range.

Painted white skirting and architraves.

Choice of vinyl flooring or carpets throughout the ground floor.

Please note: Astrum Homes reserve the right to change any of the specification on a like for like basis. Please contact the selling agent for the most up to date plans. The pictures shown throughout the brochure are of previous homes and for guidance only, the finishes and fittings are like those proposed for Spring Lane, Stagsden.

All dimensions have been extracted from the architects drawings and are a guide only.

We are registered and comply with the Consumer Code for New Homes.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

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Perfectly placed



Spring Lane is situated in the rolling countryside of the pretty village of Stagsden, opposite the newly created village green.

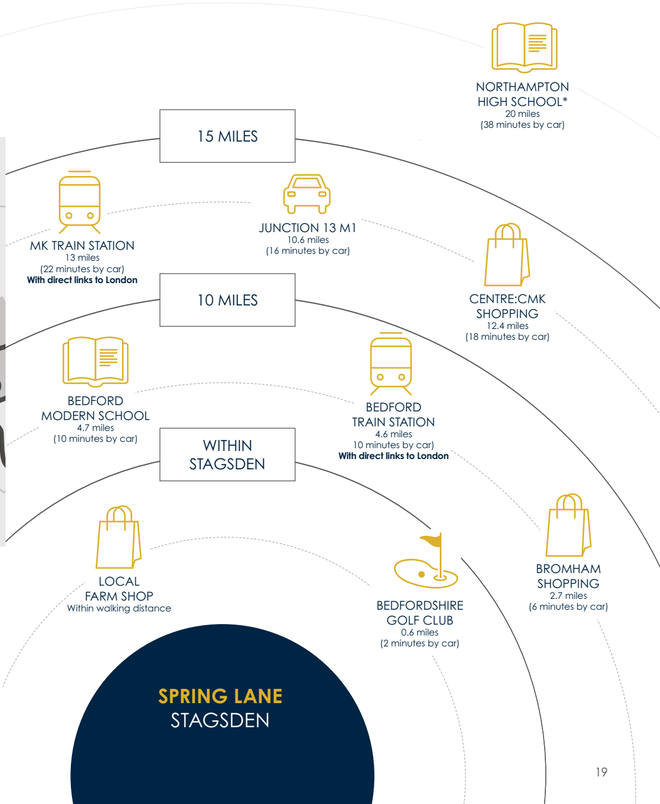
Stagsden is about two miles west of Bromham which has a range of shops and Bedford County Golf Club. The nearby market town of Olney has a range of boutiques and shops, there is also a regular outdoor market. The area holds many historical factors.

The town of Bedford (five miles) has a wider range of leisure facilities, including extensive shopping outlets and a mainline train station, which has regular commuter services to Central London St Pancras.

Private schooling includes Northampton High School, The Harpur Trust Schools in Bedford, or Uppingham, Oundle, Oakham, Rugby, Stowe and Wellingborough which are all within an hours' drive.

Nearby Bedford bypass gives great road access to the A421, A6, A1 and M1.

Our properties are also on the bus route to Northampton.*



ASTRUM HOMES

FOR MORE INFORMATION CALL US ON 01908 850 678

Astrum Homes Ltd | Green Valley Farm | Cranfield Road | Astwood | MK16 9JU

ASTRUMHOMES.CO.UK