

ASHRIDGE GARDENS
WOOTTON

ASTRUM HOMES

Wootton, Bedfordshire is a vibrant village situated just southwest of Bedford, blending the charm of countryside living with the convenience of nearby urban centres. Surrounded by open fields and woodland, the village has become a popular choice for families and commuters alike, offering a peaceful setting without feeling too remote. Wootton retains its village feel while accommodating new residents and amenities.

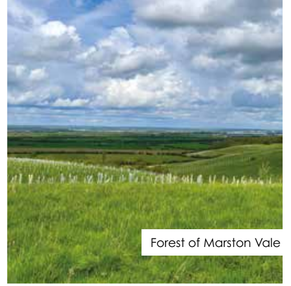
Wootton is a highly desirable location, benefiting from excellent road links, providing easy connectivity to nearby towns and cities, making it a convenient choice for commuters and travelers alike.

The village has a strong sense of community, supported by local shops, cafés, pubs, and a variety of clubs and social groups. Wootton offers good schooling options, including Wootton Upper School, and hosts regular events that bring residents together, from seasonal fairs to sports matches. Whether you're walking the scenic paths around the area or stopping in at one of the local pubs like The Fox and Duck, life in Wootton feels welcoming and well-connected, a great blend of the rural and the modern.

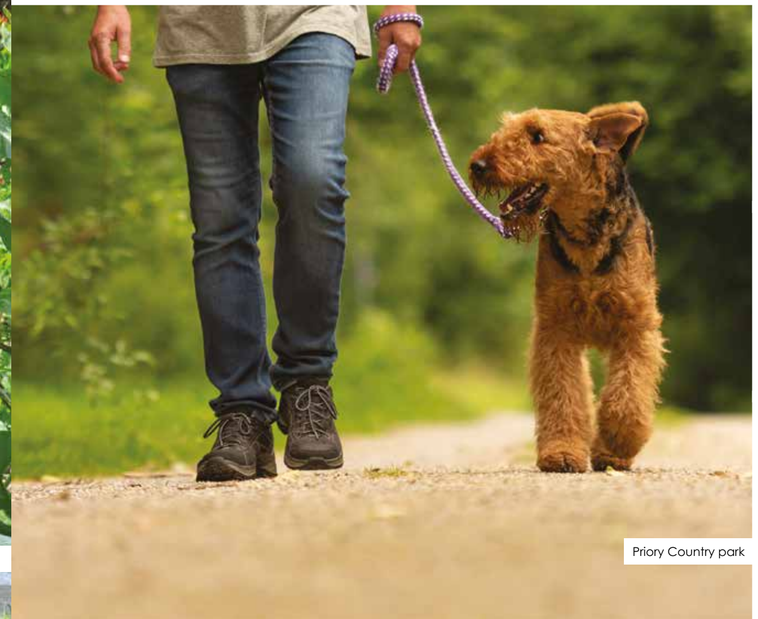
Wootton Allotments



Bedford Town Centre



Forest of Marston Vale



Priory Country park





Keeley End Pond



Bedford Train line





Ashridge Gardens

Astrum Homes present an exclusive select development of twenty individually designed homes, privately positioned on the edge of the **popular village of Wootton** with easy access to the extensive village amenities and countryside.

The properties are built to outstanding standards with great thought given to both external and internal design and the materials used.

Each home includes an individually designed kitchen with integrated appliances and beautiful work surfaces. Heating is air source with radiators to ground and first floors. Internal fittings include oak faced internal doors, choice of quality floor coverings (subject to stage of build) and quality bathroom fittings and tiling.

The development also offers a play park, perfect for family living – creating pockets of green space with 30% tree coverage.

ABOUT US

Astrum Homes is award winning experienced local house builder that aims to deliver high-quality residences with exceptional design and construction in prime locations. Our focus is on prime residential areas in safe and secluded locations. We specialise in spacious family homes that perfectly complement and enhance each location.

With many years of experience in residential development, the Astrum team ensures that every aspect of house building, from site selection and planning to design, construction, and after-sales service, meets the highest standards. The in-house team of designers creates unique houses with distinctive features that reflect the signature style of **Astrum Homes**.

In addition to our beautiful exteriors, we offer a **comprehensive interior design service**. Homebuyers have the opportunity to work with our team to personalise their homes, unlocking their full potential and catering to their specific needs. This includes creating beautifully landscaped gardens and incorporating energy-efficient contemporary interiors. Year after year, this winning formula proves successful for our homebuyers.

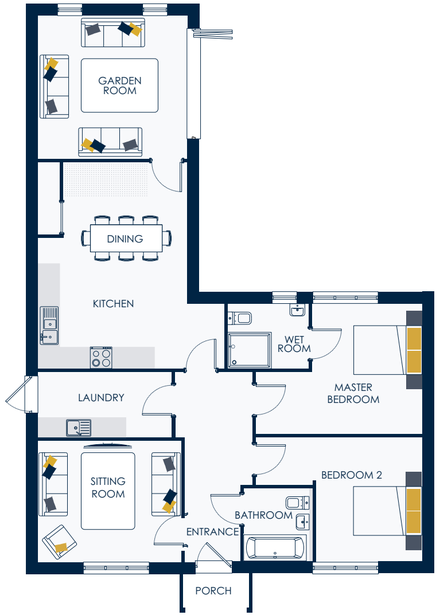
Ashridge Gardens is a meticulously crafted development featuring a collection of uniquely designed homes, strategically situated on the outskirts of the **sought-after village of Wootton**. With convenient access to a wide range of village amenities and countryside, residents will enjoy the perfect blend of peaceful surroundings and urban connectivity.

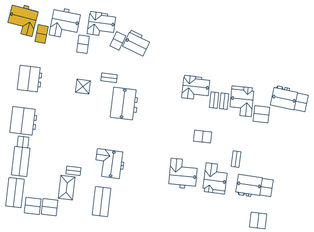


HOUSE TYPES AND PLOTS

The Ivy HT1	1	The Woodland HT3A	17 18
The Meadow HT1A	2	The Hawthorne HT7	12
The Primrose HT1B	15	The Hillside HT8	13 14
The Croft HT2	3 20	The Bluebell HT9	11
The Bramble HT3	4	The Lavender HT10	16 19

THE IVY 1





PLOT 1 **ACCESSIBLE LIVING FEATURES**

In addition to the specification listed on page 28, The Ivy Accessible Living also includes the following enhanced features.

INTERNAL MODIFICATIONS

Access to all rooms and facilities step free. Wheelchair storage space.

BUILDING REGULATIONS

Meets all Building Regulations 2010 requirements (M4(3)) for wheelchair adaptable dwelling.

BATHROOM AND WETROOMS

Wet room, designed to allow grab rails, seats and other adaptations to be installed in future. Wall hung basins. Lever control taps, for limited grip.

DIMENSIONS

GROUND FLOOR	METRE (W/H)	FEET (W/H)
Sitting Room	3.9m x 3.3m	12'9.54" x 10'9.92"
Garden room	4.1m x 4m	13'5.42" x 13'1.48"
Kitchen/Diner	4.1m x 5.7m	13'5.42" x 18'8.41"
Laundry	3.7m x 1.8m	12'1.67" x 5'10.87"
Master Bedroom	4.6m x 3.6m	15'1.10" x 11'9.73"
Bedroom 2	4.6m x 3.4m	15'1.10" x 11'1.86"

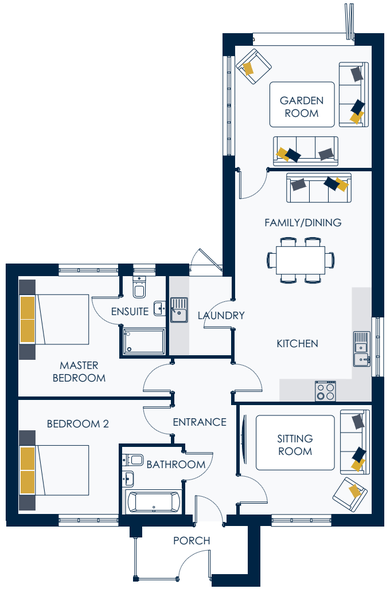


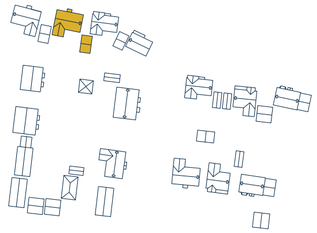
For more information on the **EPC Ratings** see **page 30**.





THE MEADOW 2





DIMENSIONS

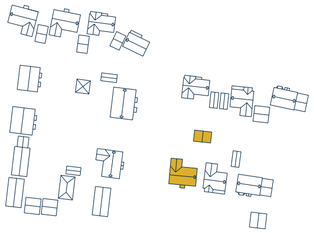
GROUND FLOOR	METRE (W/H)	FEET (W/H)
Sitting Room	3.9m x 3.3m	12'9.54" x 10'9.92"
Garden Room	4.1m x 3.6m	13'5.42" x 11'9.73"
Kitchen/Diner	4.1m x 6.9m	13'5.42" x 22'7.65"
Laundry	1.8m x 2.3m	5'10.87" x 7'6.55"
Master Bedroom	4.6m x 3.6m	15'1.10" x 11'9.73"
Bedroom 2	4.6m x 3.4m	15'1.10" x 11'1.86"



For more information on the **EPC Ratings** see **page 30**.

THE PRIMROSE 15





DIMENSIONS

GROUND FLOOR	METRE (W/H)	FEET (W/H)
Sitting Room	3.9m x 3.3m	12'9.54" x 10'9.92"
Garden Room	4.1m x 3.6m	13'5.42" x 11'9.73"
Kitchen/Diner	4.1m x 6.9m	13'5.42" x 22'7.65"
Laundry	1.8m x 2.3m	5'10.87" x 7'6.55"
Master Bedroom	4.6m x 3.6m	15'1.10" x 11'9.73"
Bedroom 2	4.6m x 3.4m	15'1.10" x 11'1.86"

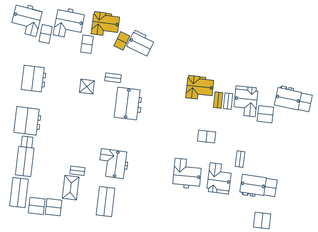


For more information on the **EPC Ratings** see **page 30**.

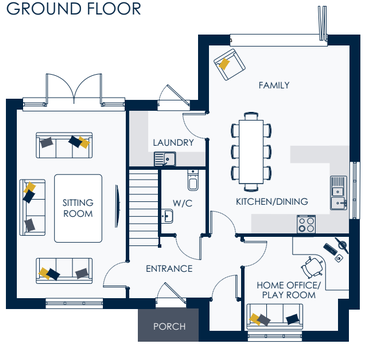




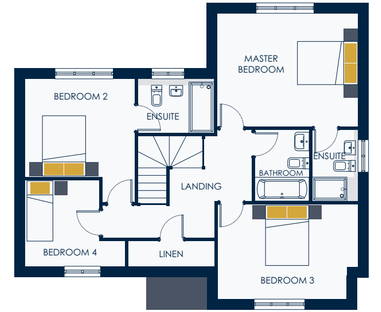
THE CROFT 3 20



GROUND FLOOR



FIRST FLOOR



DIMENSIONS

GROUND FLOOR	METRE (W/H)	FEET (W/H)
Sitting Room	3.3m x 5.8m	10'9.92" x 19'0.35"
Family/Kitchen /Diner	4.3m x 5.8m	14'1.29" x 19'0.35"
Playroom/Office	3.2m x 2.9m	10'5.98" x 9'6.17"
Laundry	2.3m x 1.7m	7'6.55" x 5'6.93"
FIRST FLOOR	**METRE (W/H)**	**FEET (W/H)**
Master Bedroom	4.3m x 3.5m	14'1.29" x 11'5.80"
Bedroom 2	3.3m x 3.1m	10'9.92" x 10'2.05"
Bedroom 3	4.3m x 2.8m	14'1.29" x 9'2.24"
Bedroom 4	2.3m x 2.6m	7'6.55" x 8'6.36"

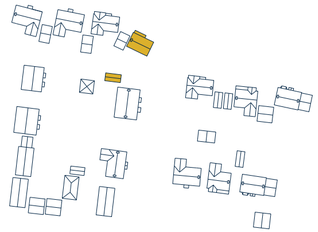


For more information on the **EPC Ratings** see **page 30**.

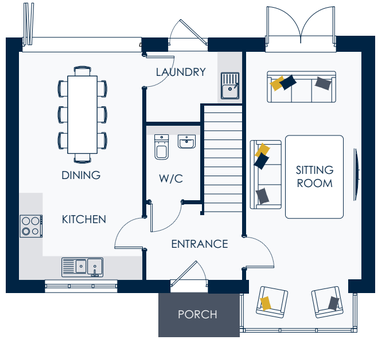




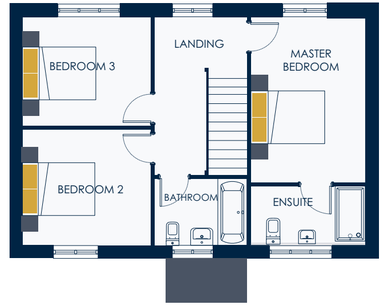
THE BRAMBLE 4



GROUND FLOOR



FIRST FLOOR



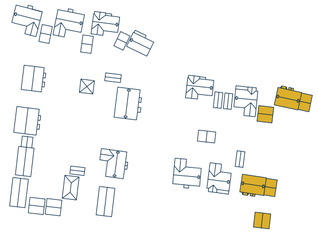
DIMENSIONS

GROUND FLOOR	METRE (W/H)	FEET (W/H)
Sitting Room	2.9m x 6.9m	9'6.17" x 22'7.65"
Kitchen/Diner	3.1m x 5.8m	10'2.05" x 19'0.35"
Laundry	2.4m x 1.8m	7'10.49" x 5'10.87"
FIRST FLOOR	**METRE (W/H)**	**FEET (W/H)**
Master Bedroom	2.9m x 4.2m	9'6.17" x 13'9.35"
Bedroom 2	3.2m x 2.9m	10'5.98" x 9'6.17"
Bedroom 3	3.2m x 2.7m	10'5.98" x 8'10.30"

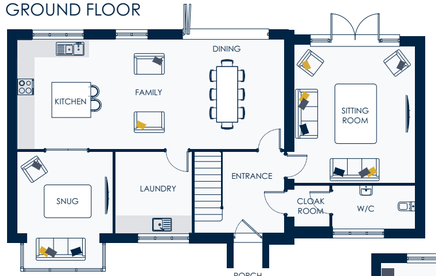
For more information on the **EPC Ratings** see **page 30**.



THE WOODLAND 17 18



GROUND FLOOR



FIRST FLOOR



DIMENSIONS

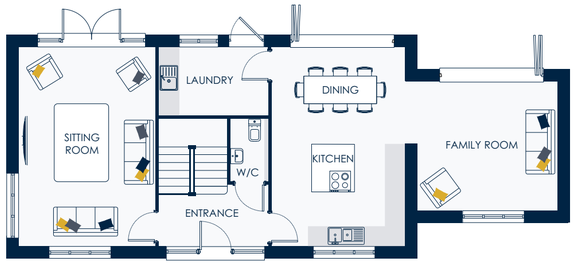
GROUND FLOOR	METRE (W/H)	FEET (W/H)
Sitting Room	4.2m x 4.8m	13'9.35" x 15'8.98"
Family/Kitchen /Diner	9.4m x 3.8m	30'10.08" x 12'5.61"
Snug	3.3m x 4.0m	10'9.92" x 13'1.48"
Laundry	2.6m x 2.8m	8'6.36" x 9'2.24"
FIRST FLOOR	**METRE (W/H)**	**FEET (W/H)**
Master Bed	4.2m x 4.7m	13'9.35" x 15'5.04"
Bedroom 2	4.6m x 3.2m	15'1.10" x 10'5.98"
Bedroom 3	4.0m x 3.4m	13'1.48" x 11'1.86"
Bedroom 4	3.4 x 2.6m	11'1.86" x 8'6.36"



For more information on the **EPC Ratings** see **page 30**.

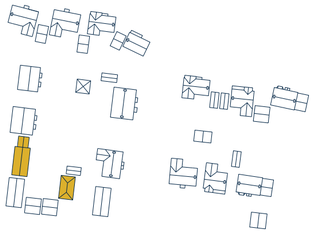
THE HAWTHORN 12

GROUND FLOOR



FIRST FLOOR





DIMENSIONS

GROUND FLOOR	METRE (W/H)	FEET (W/H)
Sitting Room	4.0m x 5.8m	13'1.48" x 19'0.35"
Kitchen/Diner	3.9m x 5.8m	12'9.54" x 19'0.35"
Family Room	4.1m x 3.7m	13'5.42" x 12'1.67"
Laundry	3.2m x 2.0m	10'5.98" x 6'6.74"
FIRST FLOOR	**METRE (W/H)**	**FEET (W/H)**
Master Bed	4.0m x 3.1m	13'1.48" x 10'2.05"
Bedroom 2	3.9m x 3.1m	12'9.54" x 10'2.05"
Bedroom 3	3.9m x 2.5m	12'9.54" x 8'2.43"
Bedroom 4	2.9m x 2.5m	9'6.17" x 8'2.43"

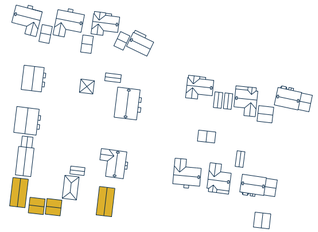


For more information on the **EPC Ratings** see **page 30**.

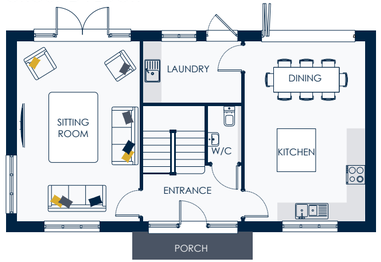




THE HILLSIDE 13 14



GROUND FLOOR



FIRST FLOOR



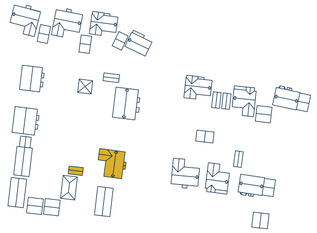
DIMENSIONS

GROUND FLOOR	METRE (W/H)	FEET (W/H)
Sitting Room	4.0m x 5.8m	13'1.48" x 19'0.35"
Kitchen/Diner	3.9m x 5.8m	12'9.54" x 19'0.35"
Laundry	3.2m x 2.0m	10'5.98" x 6'6.74"
FIRST FLOOR	**METRE (W/H)**	**FEET (W/H)**
Master Bedroom	4.0m x 3.1m	13'1.48" x 10'2.05"
Bedroom 2	3.9m x 3.1m	12'9.54" x 10'2.05"
Bedroom 3	3.9m x 2.5m	12'9.54" x 8'2.43"
Bedroom 4	2.9m x 2.5m	9'6.17" x 8'2.43"

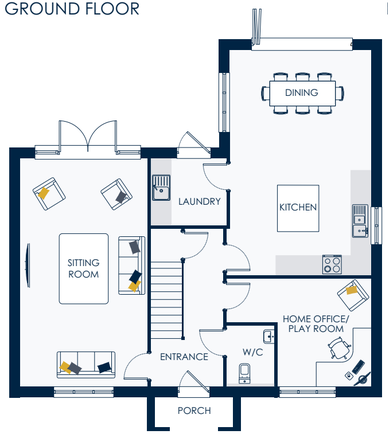


For more information on the **EPC Ratings** see **page 30**.

THE BLUEBELL 11



GROUND FLOOR



FIRST FLOOR



DIMENSIONS

GROUND FLOOR	METRE (W/H)	FEET (W/H)
Sitting Room	3.8m x 6.8m	12'5.61" x 22'3.72"
Kitchen/Diner	4.2m x 6.7m	13'9.35" x 21'11.78"
Office/Playroom	4.3m x 3.2m	14'1.29" x 10'5.98"
Laundry	2.2m x 2.0m	7'2.61" x 6'6.74"
FIRST FLOOR	**METRE (W/H)**	**FEET (W/H)**
Master Bedroom	3.8m x 4.8	12'5.61" x 15'8.98"
Bedroom 2	4.1m x 3.1m	13'5.42" x 10'2.05"
Bedroom 3	3.5m x 3.2m	11'5.80" x 10'5.98"
Bedroom 4	3.1m x 2.4m	10'2.05" x 7'10.49"



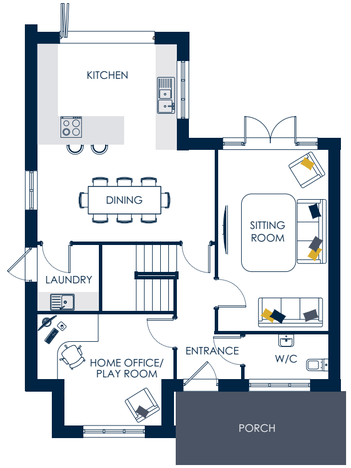
For more information on the **EPC Ratings** see **page 30**.





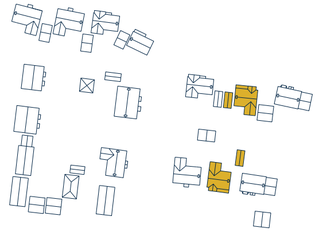
THE LAVENDER 16 19

GROUND FLOOR



FIRST FLOOR





DIMENSIONS

GROUND FLOOR	METRE (W/H)	FEET (W/H)
Sitting Room	3.2m x 5.3m	10'5.98" x 17'4.66"
Kitchen/Diner	5.2m x 5.8m	17'0.72" x 19'0.35"
Home Office/ Playroom	3.9m x 3.2m	12'9.54" x 10'5.98"
Laundry	1.8m x 2.0m	9'10.11" x 6'6.74"
FIRST FLOOR	**METRE (W/H)**	**FEET (W/H)**
Master Bedroom	4.1m x 5.8m	10'2.05" x 19'0.35"
Bedroom 2	3.9m x 3.2m	12'9.54" x 10'5.98"
Bedroom 3	3.2m x 2.4m	10'5.98" x 7'10.49"
Bedroom 4	3.2m x 2.2m	10'5.98" x 7'2.61"

For more information on the **EPC Ratings** see **page 30**.

Specification

The properties within Ashridge Gardens have been constructed to meet the highest standards, with meticulous attention given to both the external and internal design elements.

The utmost care has been taken in selecting quality materials that exude quality and durability, ensuring that these homes stand the test of time.

Each home at Ashridge Gardens boasts a thoughtfully designed kitchen, individually tailored to meet the needs of discerning homeowners. Featuring integrated appliances and exquisite work surfaces, these kitchens are not only functional but also exude a sense of luxury and sophistication.

The air source heating system, guarantees a comfortable living environment throughout the year.

Step inside these homes, and you will be greeted by warmth and elegance to include oak-faced internal doors. The opportunity to personalise your living space is presented through the option to select high-quality floor coverings, allowing you to customise your home to reflect your unique style and taste (subject to the stage of build).

The bathrooms are appointed with superior fittings and tasteful tiling, further enhancing the overall sense of luxury and refinement.

The landscaping at Ashridge Gardens has been thoughtfully designed to create a superior outdoor environment.

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 Ashridge Gardens, Wootton.

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.



KITCHEN

Integrated appliances – to include oven, hob and extractor, dishwasher and fridge freezer. Choice of a fitted contemporary or traditional kitchen with laminate worktops.



HEATING

Air Source Heat Pump. Radiators to ground and first floor.



ELECTRICS

Electrics – LED down lights to selected areas. Chrome sockets to kitchen, PVC sockets and switches to remainder.



SUSTAINABLE LIVING

ASHP, double glazed windows, electric vehicle charging, highly efficient insulation included. All plots are equipped with solar panels.



BATHROOM AND EN-SUITES

A selection of Porcelanosa wall tiles. Full height tiling to shower enclosures. Chrome thermostatic towel radiators. Chrome taps and shower.



INTERNAL FINISHES

Oak internal doors with stainless steel hinges and ironmongery. White ceilings with a choice of two Dulux Trade wall colours. White skirting and architraves. Luxury vinyl tiles and carpet options offered at additional cost.



EXTERNAL FINISHES

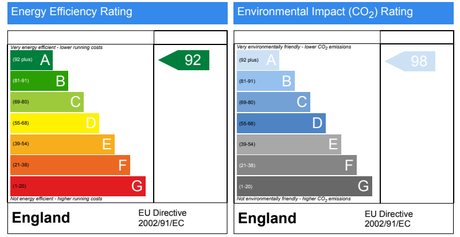
All plots to benefit from a garage, or covered carport. External tap and power socket included. Seeded grass gardens, and landscaping throughout development. Play park located on site.



EPC Ratings

We aim for all our homes to achieve an A or B rating for energy performance.
All plots have A ratings within this development.

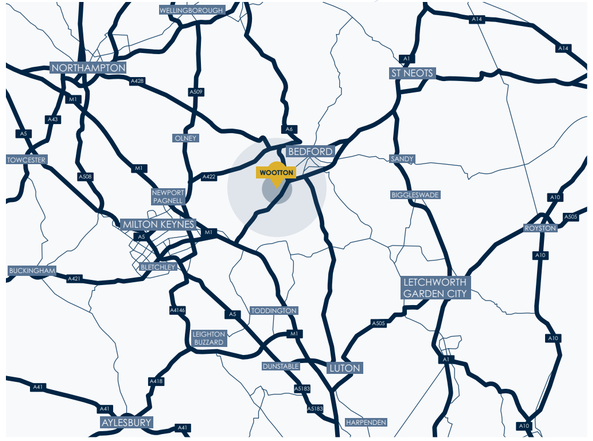
A rating

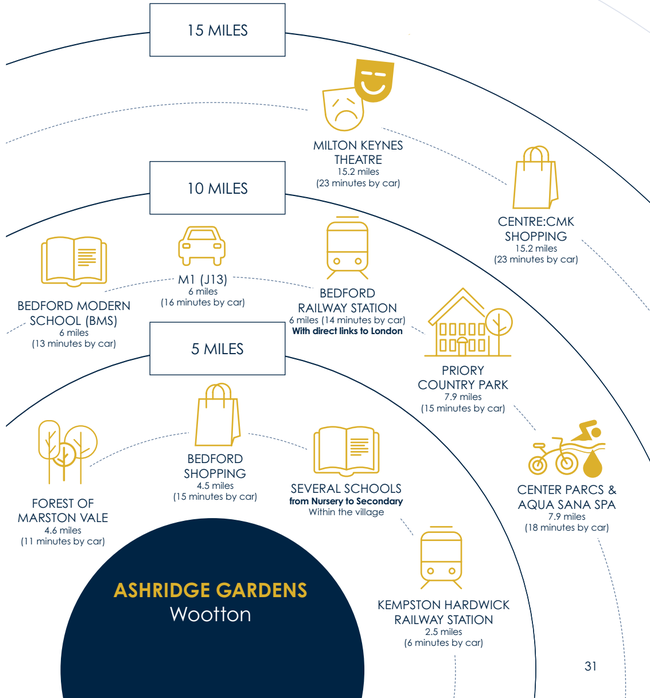


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Perfectly placed





ASTRUM HOMES



FOR MORE INFORMATION CALL US ON 01908 850 678

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ASTRUMHOMES.CO.UK

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