



# COPPICE HILL

HOUGHTON REGIS

TWO AND THREE BEDROOM  
SHARED OWNERSHIP HOMES

DISCOVER CONNECTED LIVING

Marketing and Sales Brand  
[domovohomes.co.uk](http://domovohomes.co.uk)



A development by  
[bpha.org.uk](http://bpha.org.uk)



# WELCOME TO COPPICE HILL



**The Bedfordshire village of Houghton Regis is home to Coppice Hill, a contemporary new development consisting of 31 stylish two and three bedroom homes available with Shared Ownership.**

Handily placed between Milton Keynes and London, with Luton on the doorstep, Coppice Hill consists of superbly designed family homes in a beautiful countryside setting.

Homeowners at Coppice Hill can enjoy relaxing with ease in the spacious living areas, while bedrooms are a haven at the end of a busy day. Whether it is the sunshine flooding in during the daytime or getting cosy on the sofa at night, these modern homes are perfect for family living.

The green open spaces surrounding the development provide places where children can play, run and explore.

Life at Coppice Hill offers an incredible opportunity to live in a village setting with an abundance of facilities on your doorstep.

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**Life at Coppice Hill combines a charming village life with contemporary connected living.**

# PERFECTLY PLACED FOR WORK AND LEISURE

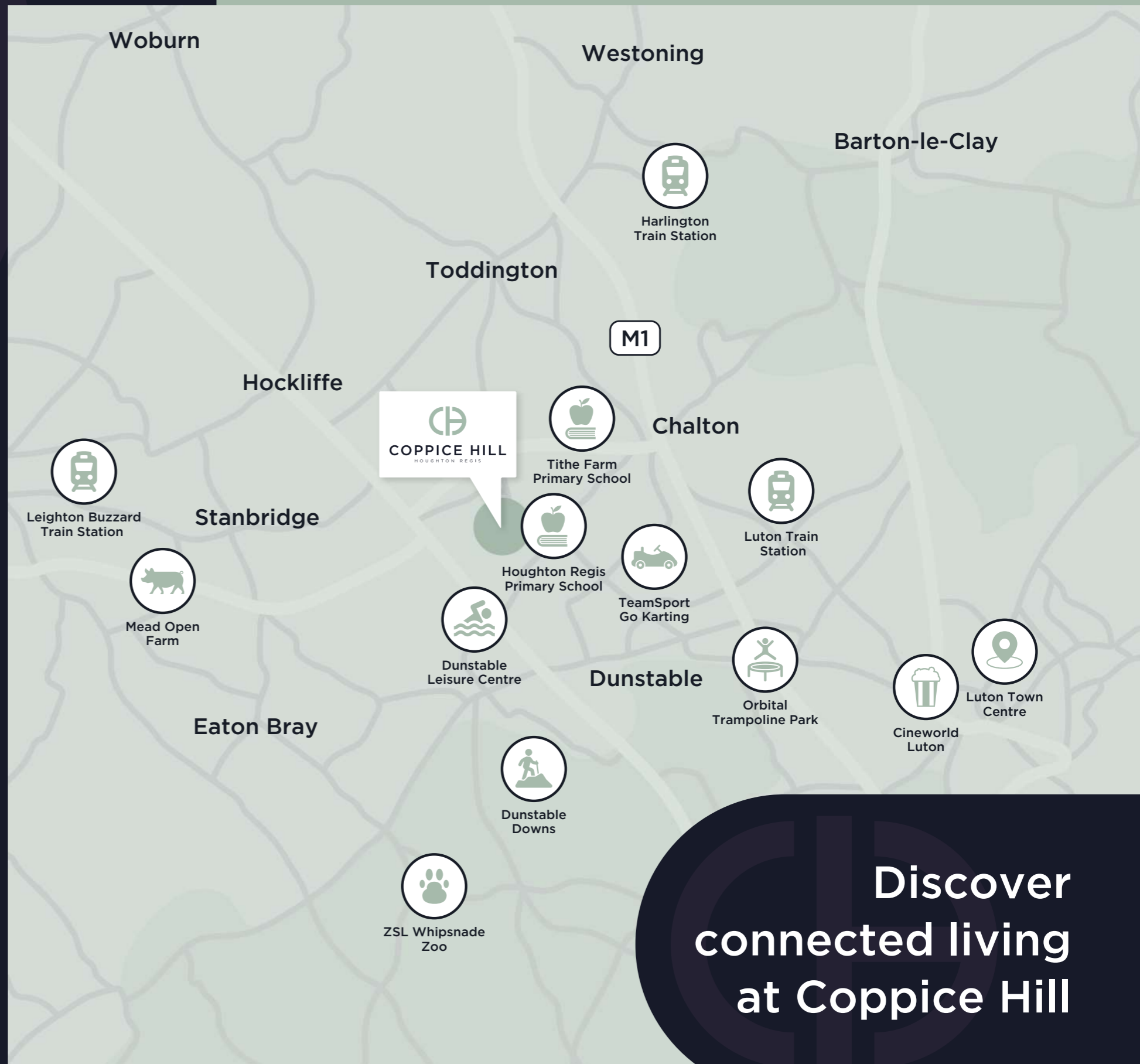
With excellent links by road, rail and air, Coppice Hill is in a prime position for travel into London, Milton Keynes or the surrounding areas. Situated minutes from the M1, Houghton Regis offers easy access to some of the country's beautiful towns, cities and countryside.

The village of Houghton Regis has plenty of shops to suit your day-to-day needs, including a Morrisons, while nearby Dunstable offers a wider selection of supermarkets including; Tesco, Sainsbury's and Asda. The charming countryside location is just five miles from Luton town

centre with its wealth of shops, restaurants and convenient transport links.

You'll also be surrounded by some of the country's most striking Areas of Outstanding Beauty, including Chilterns Hills, where walkers can meander amongst the meadow grassland and wild flowers with its abundance of wildlife, including over 20 species of butterflies.

All of this can be enjoyed with the added benefit of a location that offers a plethora of choice when it comes to education, with Tithe Farm Primary School and Houghton Regis Primary School, in close proximity.



Discover  
connected living  
at Coppice Hill

# SITE LAYOUT NORTH

The characterful homes at Coppice Hill are bordered by glorious green open spaces, providing you with endless opportunities to enjoy the great outdoors.

Carefully designed to complement their surroundings, each home is filled with natural light and benefits from flexible, open-plan living spaces which lend themselves both to entertaining and relaxing.



- Shared Ownership**  
Plots 1-8, 28-30 & 299-301  
3 Bedroom House
- Shared Ownership**  
Plots 13-15, 24-27, 41 & 42, 149-154 & 313 & 314  
2 Bedroom House
- BPHA Affordable Rent**
- Sigma Private Rent**
- Developer Outright Sales**
- SS **Sub Station**
- B **Bin Collection Point**

Existing Residential Development

# SITE LAYOUT SOUTH

This stunning new destination combines traditional architecture with sophisticated interiors to create a beautiful collection of new homes designed to suit every lifestyle.

With its countryside location, large open spaces, beautiful landscaping and strong sense of community, Coppice Hill offers the very best of living.



Existing Residential Development

- Shared Ownership**  
Plots 1-8, 28-30 & 299-301  
3 Bedroom House
- Shared Ownership**  
Plots 13-15, 24-27, 41 & 42, 149-154 & 313 & 314  
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# THE GRANTHAM

PLOTS 1 & 301

The Grantham is a stunning three bedroom home that benefits from a contemporary layout. The living room is perfectly placed, ready for you to entertain guests or enjoy a cosy night in!

The hallway leads wonderfully through to the kitchen/dining area with an enviable kitchen and French doors leading out to the rear garden. To the first floor there are three large bedrooms, which can be accessed off the light and airy landing. A practical bathroom ensures there is enough space for everyone's needs.



CGI intended for illustrative purposes only

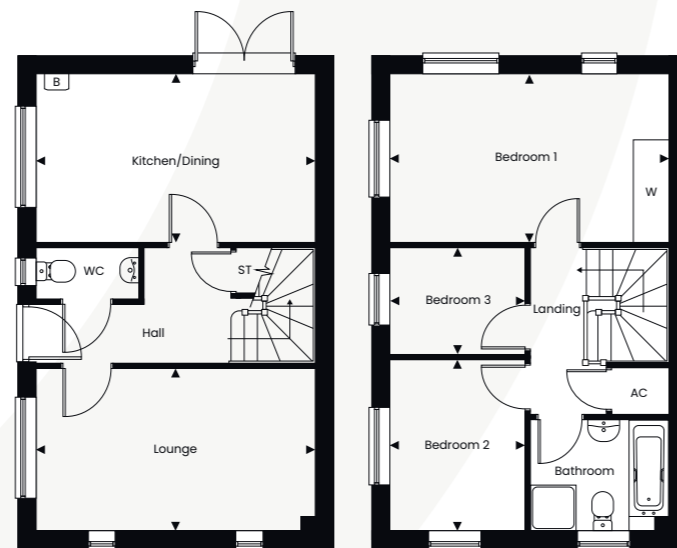
**LOUNGE**  
4.86m x 2.82m 15'09" x 9'03"

**KITCHEN/DINING**  
4.81m x 2.92m 15'08" x 9'06"

**BEDROOM 1**  
4.86m x 2.95m 15'09" x 9'07"

**BEDROOM 2**  
3.00m x 2.37m 9'08" x 7'08"

**BEDROOM 3**  
2.37m x 1.86m 7'08" x 6'01"



GROUND FLOOR

FIRST FLOOR

# THE WEAVER

PLOTS 2, 299 & 300

The Weaver is an attractive, well-proportioned three bedroom home.

The entrance gives access to the downstairs accommodation, including kitchen/diner and a separate lounge area. The ground floor lounge also leads you out onto the fabulous rear garden space. The first floor has two spacious bedrooms to the front of the house and a stunning bedroom one to the rear, as well as a functional family bathroom leading off the landing area.



CGI intended for illustrative purposes only

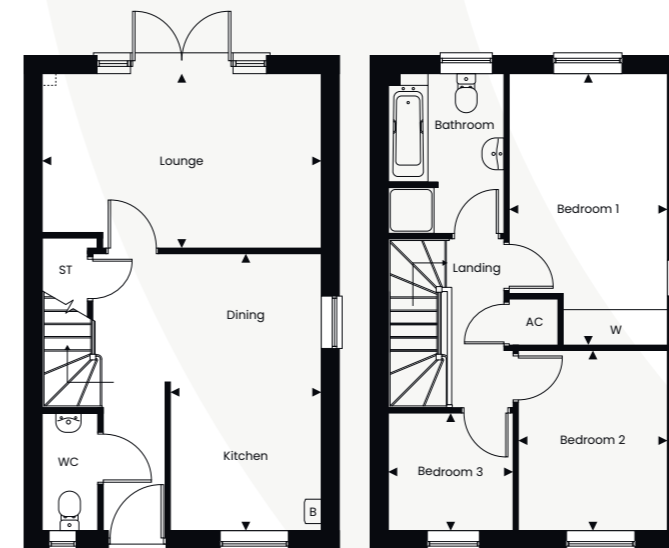
**LOUNGE**  
4.83m x 3.01m 15'08" x 9'09"

**KITCHEN/DINING**  
4.85m x 2.65m 15'09" x 8'07"

**BEDROOM 1**  
4.75m x 2.77m 15'06" x 9'01"

**BEDROOM 2**  
3.16m x 2.60m 10'04" x 8'05"

**BEDROOM 3**  
2.16m x 2.05m 7'01" x 6'07"



GROUND FLOOR

FIRST FLOOR

# THE NEW STAMFORD

PLOTS 3, 4, 5, 6, 7, 8, 28, 29 & 30

The beautiful New Stamford is a three bedroom home set out across three floors.

The ground floor living area is a great open plan space for every occasion, whether it be a family gathering or catch up over coffee. The stylish lounge/dining area will make a perfect place for entertaining guests. Bedrooms two and three are located to the first floor of the home, ready for you to enjoy a peaceful night in. Whilst the spacious bedroom one with private ensuite and dressing room, occupies the second floor.



CGI intended for illustrative purposes only.

LOUNGE/DINING  
4.92m x 3.91m 16'01" x 12'08"

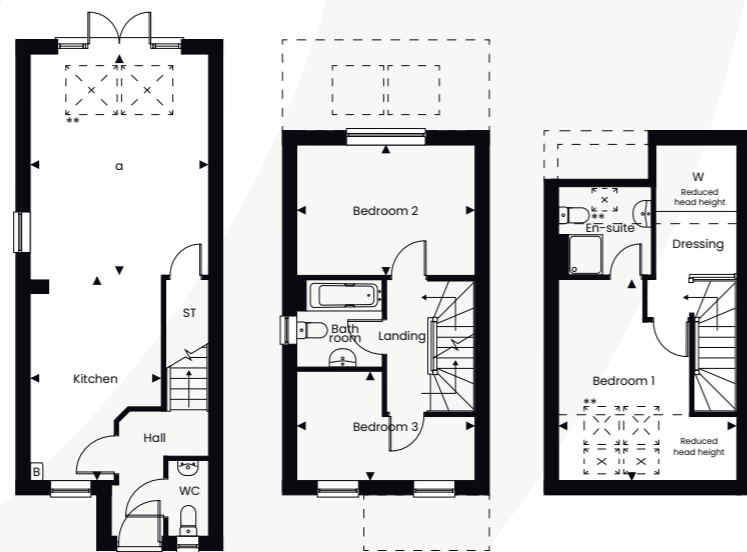
KITCHEN\*  
4.62m x 2.90m 15'02" x 9'05"

BEDROOM 1\*  
4.43m x 3.96m 14'05" x 13'00"

BEDROOM 2  
3.96m x 2.91m 13'00" x 9'05"

BEDROOM 3\*  
3.96m x 2.42m 13'00" x 7'09"

\*Max measurement taken \*\*Roof windows



GROUND FLOOR FIRST FLOOR SECOND FLOOR

# THE IRWELL

PLOTS 13, 14, 15, 24, 25, 26, 27, 41, 42, 149, 150, 151, 152, 153, 154, 313 & 314

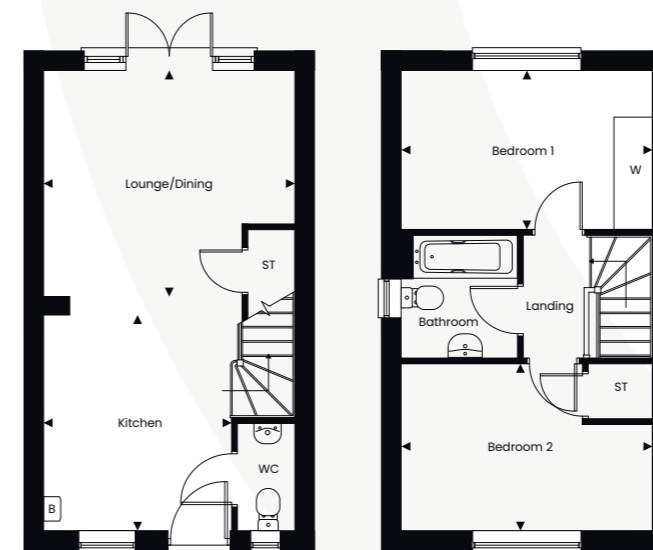
The Irwell is an attractive two bedroom home.

As you enter you are led through the kitchen area to access the open plan spacious living area, leading to the garden area to the rear. To the first floor there are two bedrooms and an elegant family bathroom, which can be accessed via the hallway stairs.

The Irwell is a fabulous home for your family and is fit for hosting any occasion.



CGI intended for illustrative purposes only.



GROUND FLOOR FIRST FLOOR

LOUNGE/DINING  
4.05m x 3.55m 13'03" x 11'06"

KITCHEN  
3.54m x 3.07m 11'06" x 10'01"

BEDROOM 1  
4.05m x 2.58m 13'03" x 8'05"

BEDROOM 2\*  
4.06m x 2.71m 13'03" x 8'09"

\*Max measurement taken

# SPECIFICATION

## KITCHEN

- Hacienda Platinum kitchen cupboards (with white carcass)
- Everest Black worktop
- Zanussi electric oven, electric hob and chimney hood
- Stainless steel splash back
- White Metro wall tiles to parts of the kitchen
- Sun bleached Oak 3372 vinyl flooring
- Spaces for fridge freezer,\* washing machine and dishwasher (appliances not provided)

## BATHROOM

- Thermostatic shower over bath
- Ensuite with shower cubicle to select plots (New Stamford house type only)
- Glass shower screen
- Chrome heated towel rail
- China Blanco wall tiles to wet areas
- Sun bleached Oak 3372 vinyl flooring

## GENERAL

- 'Smokestack' carpets to dry areas
- Gas central heating
- Burglar alarm provided
- Fitted mirrored wardrobe to bedroom one
- NHBC Warranty
- Positive input ventilation system
- Turf to back garden
- Rotary dryer and outside tap provided
- Two car spaces with each property



\*Irwell house type only space for free standing under counter fridge and freezer. Spaces to be measured on completion of the homes. All specification is subject to change.

# THE OPTION YOU NEVER KNEW EXISTED

Shared Ownership enables you to buy an initial share of a property and pay a subsidised rent on the rest, meaning you can get into home ownership in manageable stages and don't take on more of a financial commitment than you can afford.

If buying a home seems out of reach, Shared Ownership\* could be the answer and offers a great alternative to renting.

Initial shares of between 25%-75%\*\* of our properties are available, you will pay a subsidised rent on the remaining share. Shares offered on the homes are based on a business need. In the future you can purchase further shares in your home,\*\* or sell your share and move on.

## EXAMPLE BASED ON A TWO BEDROOM HOUSE\*\*\*\*



40% SHARE - £108,000

60% SHARE - £162,000

- Buy a share of the property between 25-75%
- Pay rent on the share you don't own

\*Price based on a 2 bedroom house. \*\*Shares offered are based on business need. \*\*\*Some properties are restricted to the level of share you can purchase. \*\*\*\*Example only.

Kerry Gaylor and her partner James were living with his parents in Bedford for more than two years in a bid to save enough money to buy their own home.

The couple soon discovered that Shared Ownership would be the only way they could afford the home they desired. Within six months of looking for a Shared Ownership home, the couple moved into their spacious three-bedroom, three-storey home in St Neots, Cambridgeshire.

**Without Shared Ownership we would never have been able to afford a house of this size. Domovo were really accommodating, and the process was really easy.**





COPPICE HILL, OFF TEASEL CRESCENT, THORN ROAD,  
HOUGHTON REGIS, LU5 6SF

01234 674070 | SALES@DOMOVOHOMES.CO.UK



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domovohomes.co.uk



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