



The Meadows

Bidwell, LU5 6UN



A Private development of just ten homes, comprising an existing farm Cottage, two semi-detached and seven detached homes, all finished tastefully to a high standard throughout.



CGI of site plan, for illustration purpose only



Plot 1



Plot 2

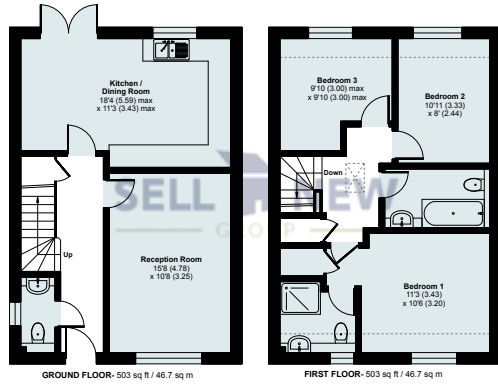


Plot 9

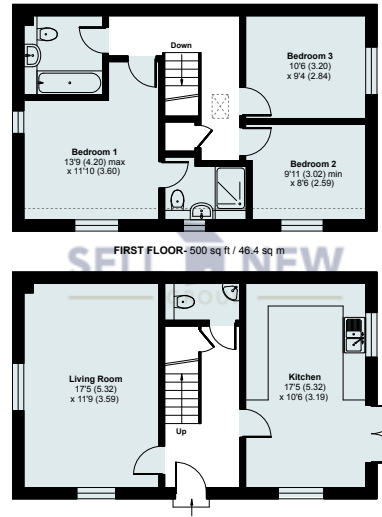
Sell New Group Executive Homes department is delighted to offer for sale this brand new development of just 9 brand new homes, plus the existing Grade II listed home called “Red Cow Farm Cottage”, with a breakdown of two, three bedroom semi-detached and five, four bedroom detached homes and two, three bedroom detached homes. All new home properties are built by a local building company who we have worked closely with over the past decade.

The Meadows is located off the Bedford road just past the Dunstable rugby club, in the sought after village of Bidwell close to Houghton Regis and Dunstable. The property benefits from well planned and designed layouts, underfloor heating to the ground floor accommodation powered by Mitsubishi Ecodan cost saving air source heat pump system, and quality floor covering included throughout. The properties will be finished to a high standard with either quality Shaker style kitchen to plots 1&2 with handleless kitchen to remaining plots, with a host of built in appliances, Quartz worktops and splashbacks, stylish bathrooms and en-suites with quality fittings, double glazed windows. Landscaped front gardens and turfed rear gardens. All homes have their own private driveway with either garage or carport. Accept Plots 1&2, which both boast their own private driveway. This new home properties comes with a 10 year Build Zone warranty for the buyers peace of mind.

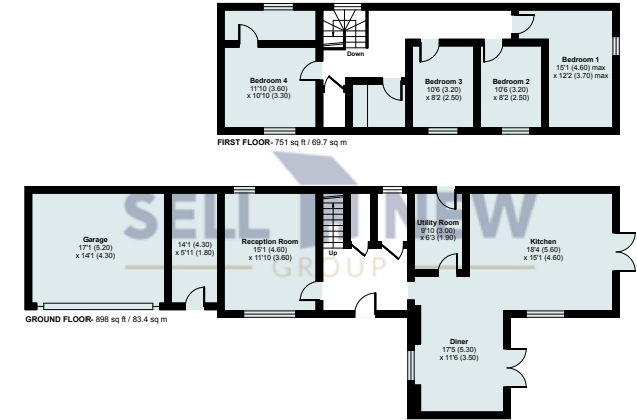
- Energy saving air source heat pump powers by Mitsubishi Eco Dan
- Landscaped front gardens and turfed rear gardens, with extensive patio areas
- Alarm system
- Outside water tap
- Outside electric spur socket for the buyers to install their own car charger
- All homes have their own private driveway with either garage with electric up and over door or carport
- Plots 1&2, which both boast their own private driveway
- These properties comes with a 10 year Build Zone warranty for the buyers peace of mind
- Quality Shaker style kitchen to plots 1&2 with handleless kitchen to remaining plots
- Built in Caple appliances to kitchen
- Quartz worktops and splash-backs
- Stylish bathrooms and en-suites with quality fittings and tiled walls and floors
- Quality floor coverings throughout
- Double glazed windows with Bi fold or french doors fitted
- Under floor heating to ground floor accommodation
- High EPC rating to new homes
- BT open reach fitted to homes



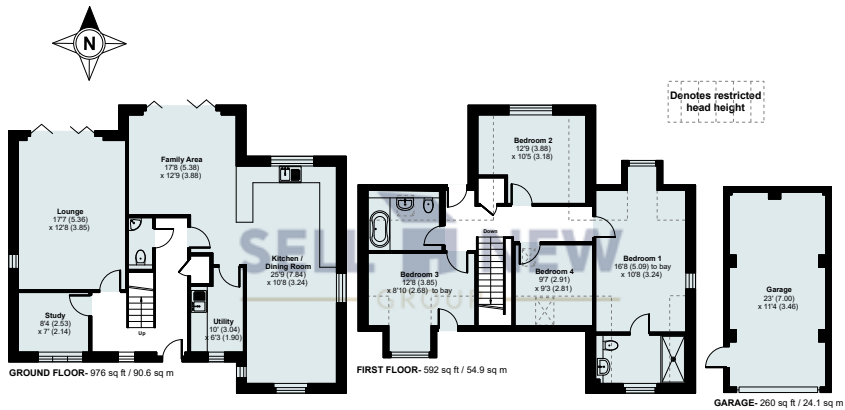
Plot 1



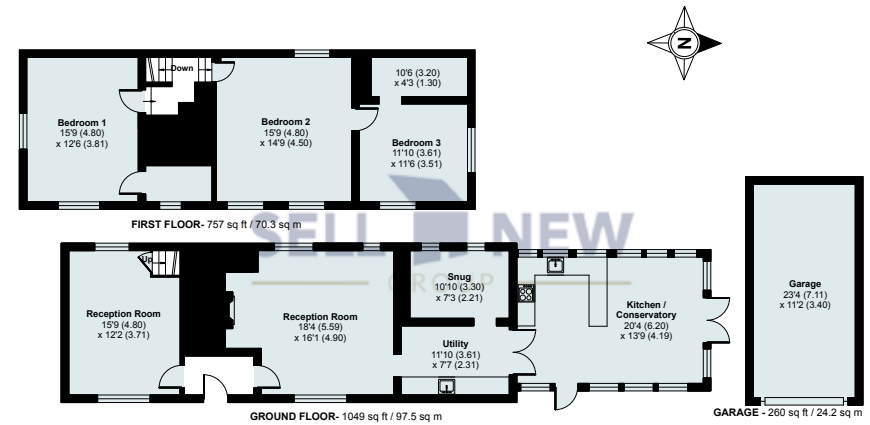
Plot 2



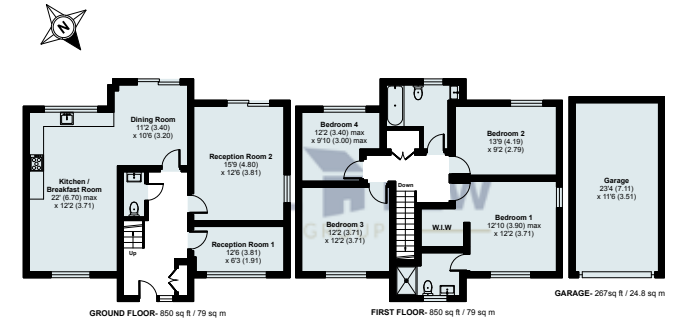
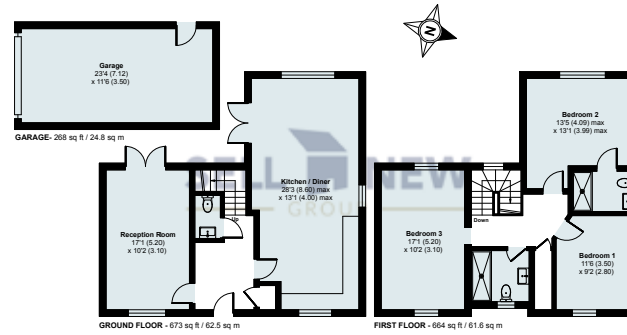
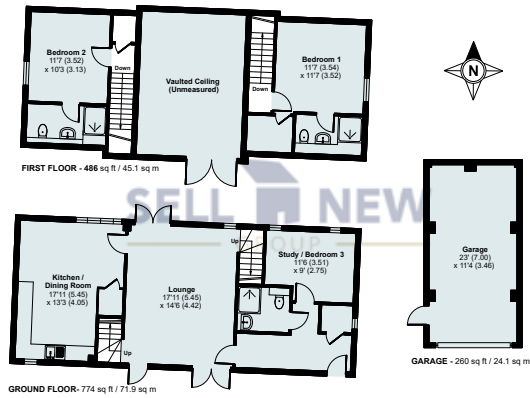
Plot 3



Plot 4, 5 and 6



Red Cow Cottage

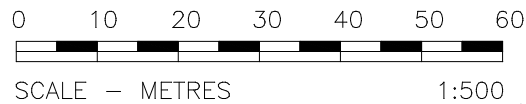


Plot 7

Plot 8

Plot 9

Site plan and parking layout for development



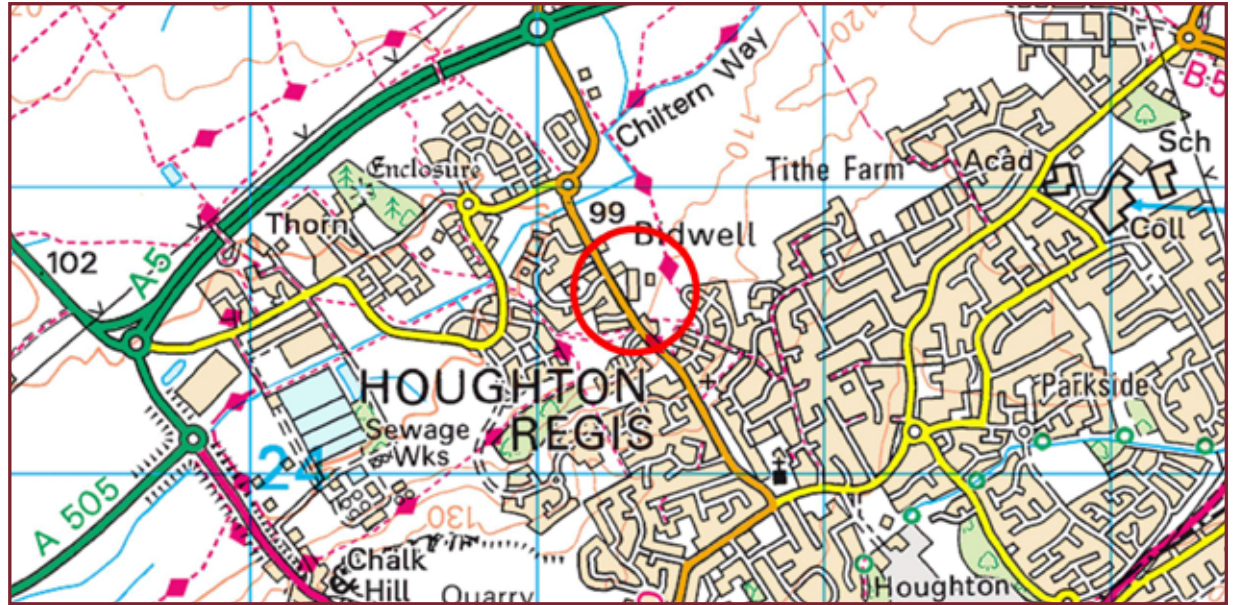
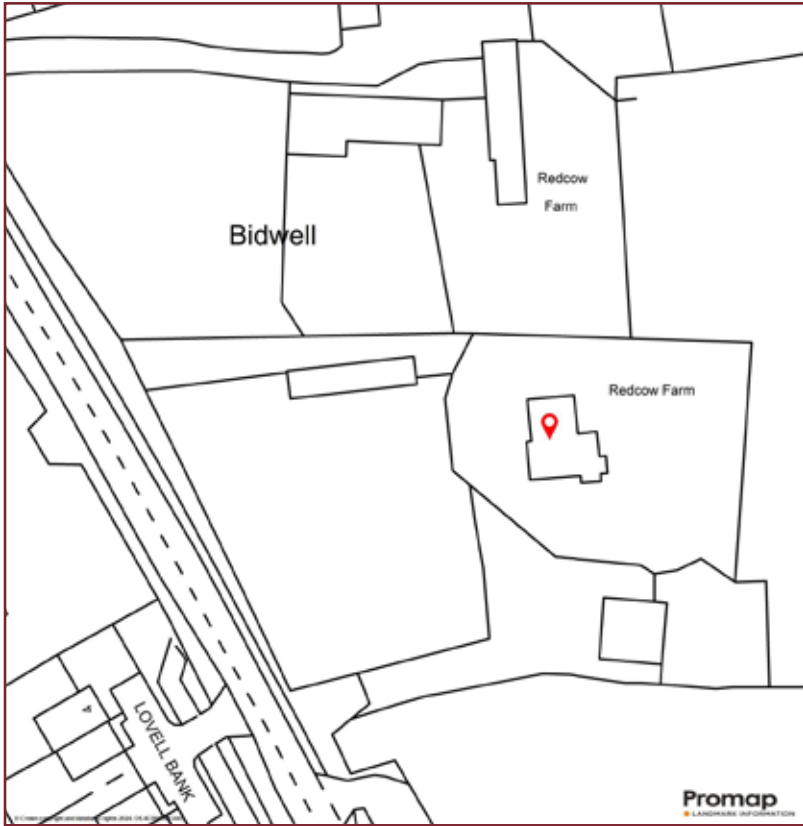


LOCATION

The Meadows development is located off the Bedford road in Bidwell and positioned between the historic town of Houghton Regis and the thriving new community in Bidwell, The Meadows offers a refreshing range of elegant 3 & 4 bedroom homes close to all amenities. The new settlement will provide a local centre, primary school and sports pitches plus it benefits from all the facilities available in Houghton Regis, on its doorstep, perfect for daily life. A short distance away is the market town of Dunstable where a further selection of retail and leisure facilities are available. Approached from Bedford Road, The Meadows is a development of traditionally designed, detached and semi-detached houses alongside areas of wide-open space. With the broad range of 3 – 4 bedroom houses available, The Meadows will attract first time buyers, professionals, commuters and families alike. The Meadows is served by excellent transport links: by road via the M1 (junction 11a) and the A5, by rail, from a choice of nearby railway stations, for easy commuting into London and, for those going further afield, London Luton Airport is just a short distance away by road or via the Luton & Dunstable Guided Busway which provides rapid transit services to the airport.

NEARBY DUNSTABLE

Dunstable is a market town and civil parish in Bedfordshire, 30 miles north of London with good road and rail links. The Dunstable Priory was founded in 1131 by Henry I and was later used for the divorce between Henry VIII and Catherine of Aragon. The town is served by several schools, including a nursery at Westfield, a primary at Lancot. SAT NAV POSTCODE: LU5 6JP



Disclaimer:

Sell New Group are acting Agents for the vendors of this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We have not tested and are not responsible for testing any of the appliances. We make detailed enquiries of the vendor to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate immediately. Please note we have used CGI to add furniture into some of the photos for illustration purposes only. It is the policy of Sell New Group that all clients must be financially pre-qualified, by one of our recommended independent financial advisers, before being able to view one of our marketed plots/properties.

On reservation, Sell New Group will require:

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- AML ID check will be required on all buyers
- Proof of deposit or funds
- Your Mortgage broker details, along with your mortgage agreement
- Your solicitor details, we can recommend a few companies to you who can work to the time frame if required.
- Your chain and Estate agent's details (If applicable)
- A non-refundable reservation fee ranging from £1,500.00 for 3 bedroom homes to £3,000.00 for 4 bedroom homes. The fee will be required to reserve and secure this property; this will be deducted from the overall agreed sale price and is strictly on the basis of working towards a 10 week exchange deadline, starting from when the legal contract has been received by your solicitor. Should the sale fall through the fee will be returned less any costs incurred by the seller and their solicitor.

Should you wish for clarification on any of the above points or the specification, please ask prior to any reservation fee being paid.

SELL NEW

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