



# THE WOODS

BY ULTRABOX





# MODERN HOMES



# MODERN LIVING



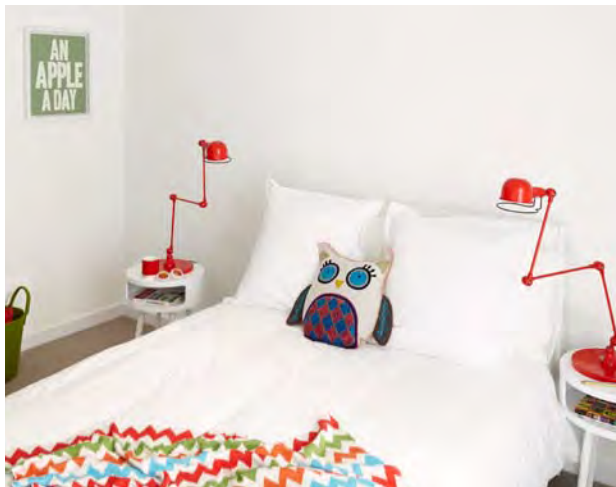
A collection of four detached, five and six bedroomed homes set within a stunning ancient woodland that forms part of a 600 acre National Nature Reserve near Woburn, Bedfordshire. Accessed via a private 700m driveway, these homes are the ultimate in contemporary, luxurious, sustainable, rural living.

For cultured, design conscious and progressive households that are driven by new experiences and opportunities.

The Woods is a private gated development with each home set within its own beautifully landscaped garden providing privacy whilst still maintaining stunning woodland views.

These homes not only offer purchasers the opportunity to live comfortably and securely but also sustainably with solar panels, biomass boilers and rainwater harvesting units installed in every property.

Within close proximity of great transport links, The Woods is located only a five minute drive from Leighton Buzzard train station with fast trains to London Euston in less than 35 minutes.









### INTERIOR FINISHES

- Ceramic tiles
- Porcelain stone
- European oak timber
- Wool carpets

### KITCHEN

- Boiling hot water tap
- Wine fridge
- Double oven
- Two dishwashers
- Bespoke handmade kitchen units

### BATHROOMS

- Hansgrohe
- Duravit

### LIGHTING

- Dimable, energy efficient LED lighting
- Plumen and Vita feature pendant light fittings

### HEATING AND COOLING

- Under floor heating throughout
- Ventilation
- Centralised heat recovery system

### EXTERNAL FINISHES

- Zinc cladding
- Canadian western red cedar timber cladding

### CAR PARKING

- Carport for two vehicles
- Visitor parking for up to three cars
- Bike storage for four bikes

# SPECIFICATIONS

### LANDSCAPING

- Large private south facing garden to each plot
- Lawned garden
- Large patio
- Sculpted landscape and native mature trees
- Gravelled driveway

### SECURITY

- Windows and doors compliant to Secured by Design
- Security gate at entrance with telecom control
- Security alarm

### SUSTAINABILITY

- Awarded Sustainable Homes Level 5 for significantly reduced carbon footprint and water consumption
- Solar roof panels
- Biomass boiler
- Rainwater harvesting
- Triple glazing

### THE EXTRAS

- Teepee
- Bug hotel
- Log burner
- BBQ







## SUSTAINABILITY

With running costs as low as £10/day The Woods were awarded the Sustainable Homes Code Level 5 for significantly reducing their carbon footprint and water consumption. The overall design makes best use of the site to maximise the energy of the sun and flood the entire home with natural light. The homes are fitted with solar panels mounted onto the roofs, biomass boilers as well as rainwater collection and sustainable drainage systems. The timber-clad exterior achieves a high level of carbon sequestration, setting the stage for energy performance standards. In keeping with the sustainable approach, Ultrabox teamed up with Buglife to create a bespoke Bug Hotel on the property, helping to sustain invertebrate populations affected by the build process.

## AMENITIES

- Five / six bedrooms, four bathrooms
- Super Sustainable Code Level 5
- Private parking for up to five cars
- Beautifully landscaped gardens
- Flexible living spaces
- Large floor to ceiling windows throughout
- Triple height entrance lobby
- Located within a protected National Nature Reserve and ancient English woodland
- Exclusive, gated 700m private drive way









LOCALAREA







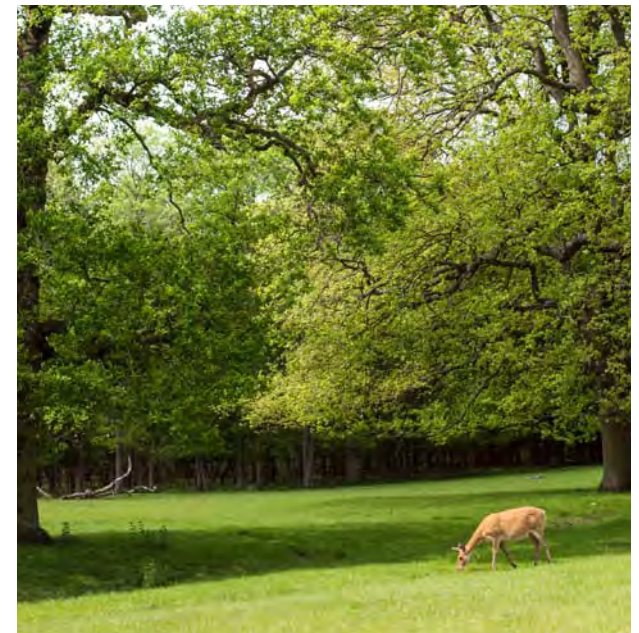


Nestled in ancient woodlands, The Woods sits within Kings Wood, the adjoining Bakers Wood and Rushmere Country Park forming a 600 acre protected National Nature Reserve.

The Woods is located near the town of Woburn offering an array of restaurants, pubs and shops. Woburn is renowned for its full and varied calendar of events throughout the year and offers entertainment to suit all ages, tastes and interests.

The market town of Leighton Buzzard is just a five minute drive away providing residents with easy access to supermarkets, high street shops and a good selection of outstanding primary and secondary schools. The local train station provides direct links to London Euston within 35 minutes.

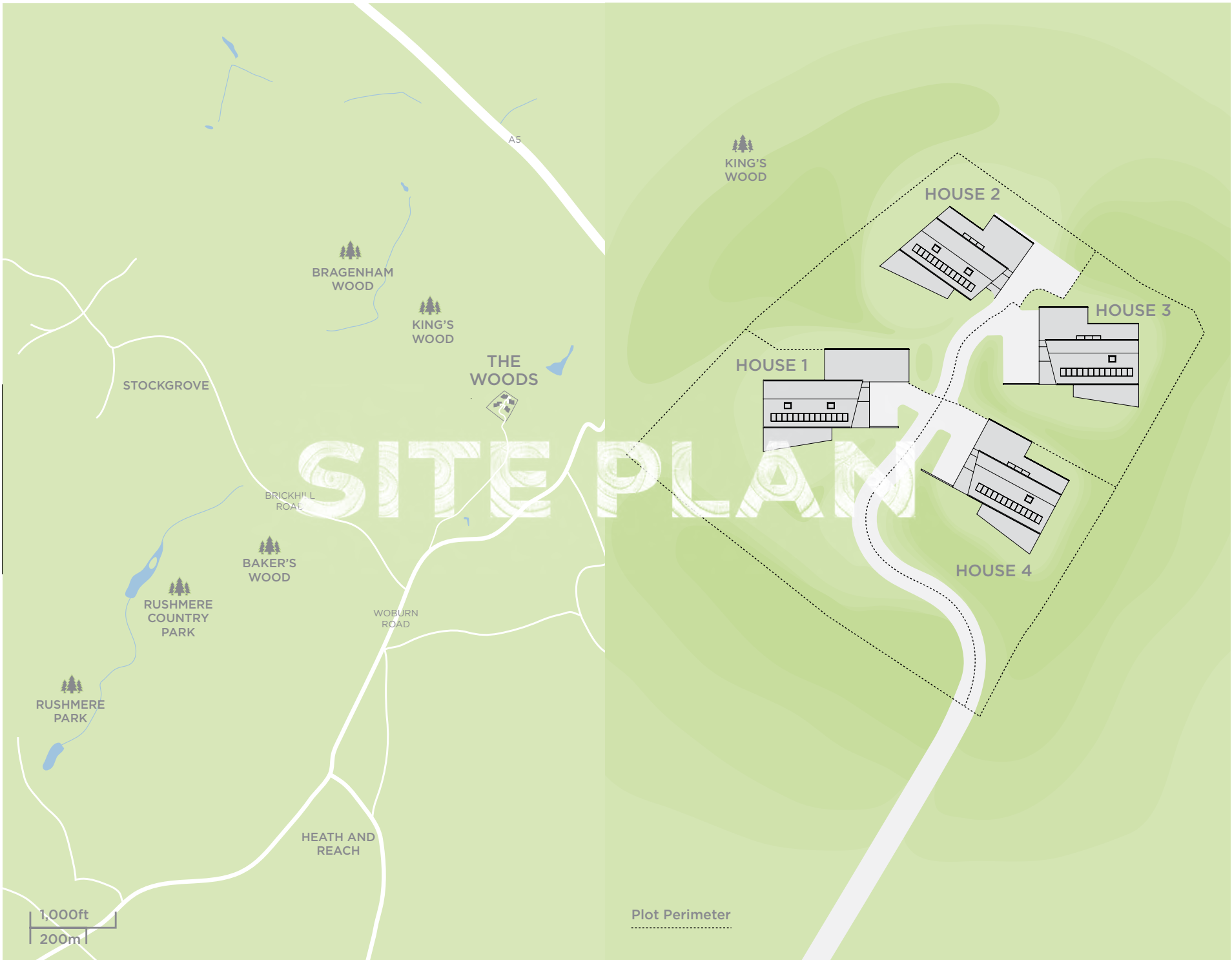
Images: Left hand page, Woburn High Street, Town Hall Antiques, Woburn Post Office, Woburn's Black Horse Pub. This page: The world-class course at Woburn Golf Club, Woburn Estate, Michelin-starred Paris House restaurant, 'Go Ape Forest Adventure' at Woburn Safari Park. Following page: Farmers Market.











# SITE PLAN

1,000ft  
200m

Plot Perimeter



# HOUSE 1

**INTERNAL LIVING SPACE**  
370 SQM / 3,983 SQFT

**TOTAL PLOT SIZE**  
1,930 SQM / 20,774 SQFT

**GROUND FLOOR**  
**TOTAL FLOOR AREA**  
174 SQM / 1,872 SQFT

**STUDY**  
3.2m x 3.2m / 10'6" x 11'9"

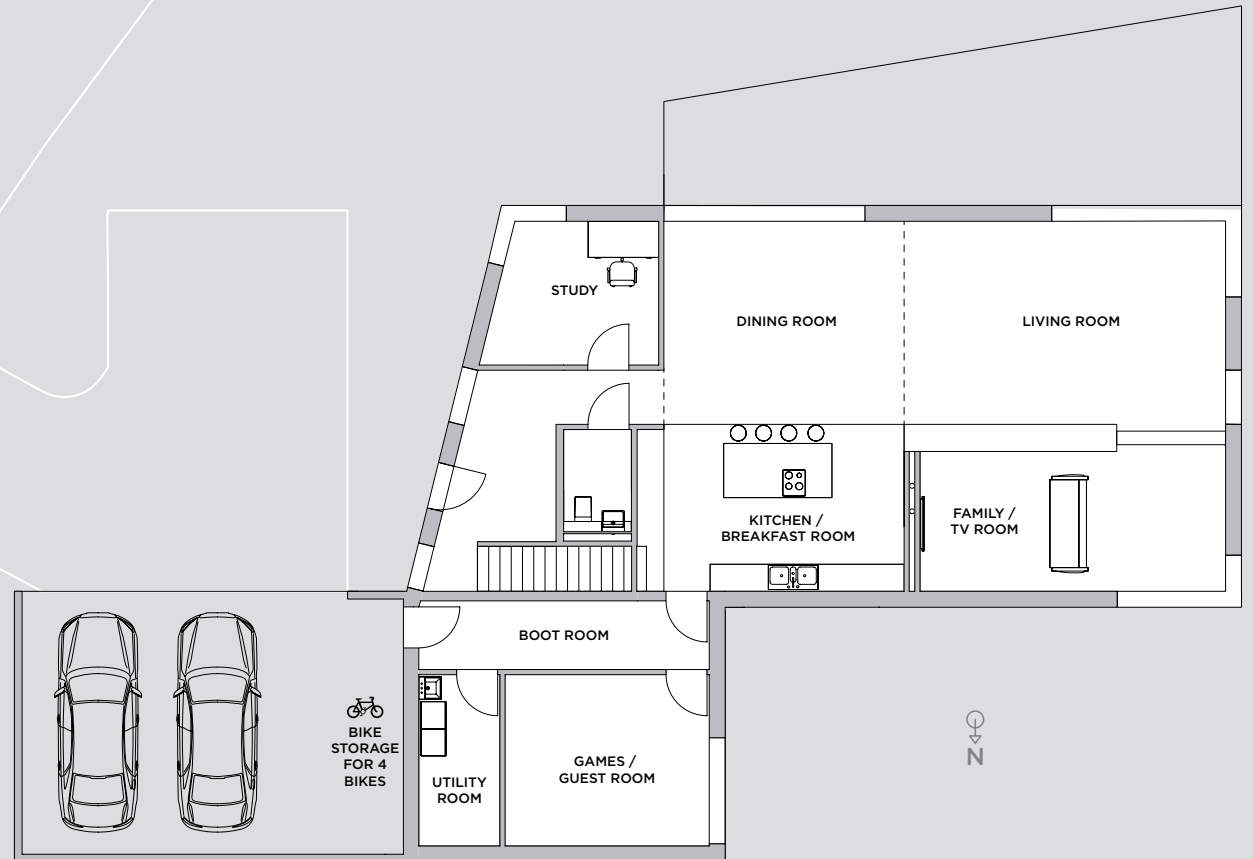
**DINING ROOM**  
5.3m x 4.5m / 17'6" x 14'9"

**LIVING ROOM**  
7.1m x 4.5m / 23'5" x 14'9"

**KITCHEN / BREAKFAST ROOM**  
5.3m x 3.7m / 17'6" x 12'2"

**FAMILY / TV ROOM**  
6.8m x 3.1m / 22'3" x 10'2"

**GAMES / GUEST ROOM**  
4.5m x 3.8m / 14'10" x 12'6"



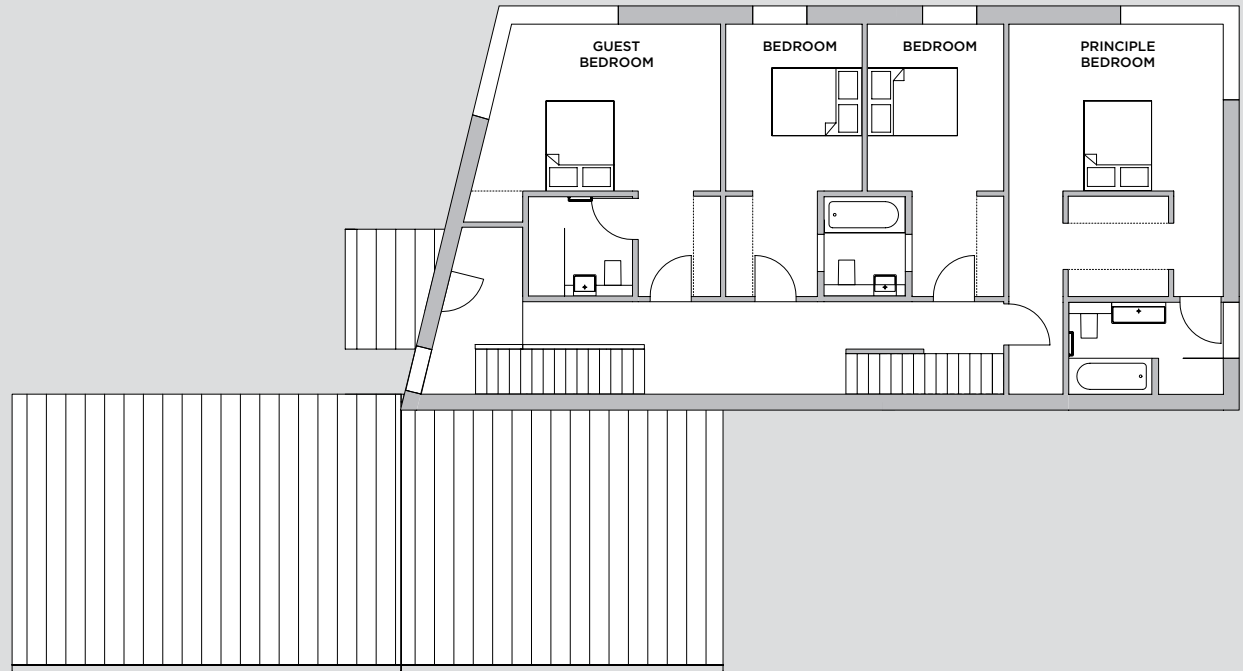


**FIRST FLOOR**  
**TOTAL FLOOR AREA**  
**128 SQM / 1,377 SQFT**

PRINCIPLE BEDROOM  
4.7m x 8.2m / 15'7" x 26'11"

BEDROOMS  
3m x 6.1m / 9'11" x 19'10"

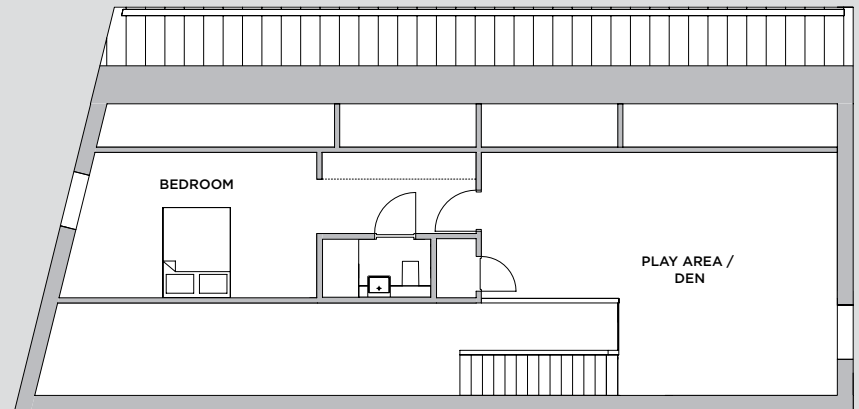
GUEST BEDROOM  
5.7m x 5.9m / 16'8" x 19'10"



**SECOND FLOOR**  
**TOTAL FLOOR AREA**  
**68 SQM / 734 SQFT**

BEDROOM  
5.7m x 3.2m / 17'5" x 10'7"

PLAY AREA / DEN  
8m x 5.4m / 25'11" x 17'8"





# HOUSE 2

**INTERNAL LIVING SPACE**  
344 SQM / 3,700 SQFT

**TOTAL PLOT SIZE**  
1,190 SQM / 12,809 SQFT

**GROUND FLOOR**  
**TOTAL FLOOR AREA**  
162 SQM / 1,742 SQFT

**STUDY**  
3.3m x 3.2m / 12'2" x 10'6"

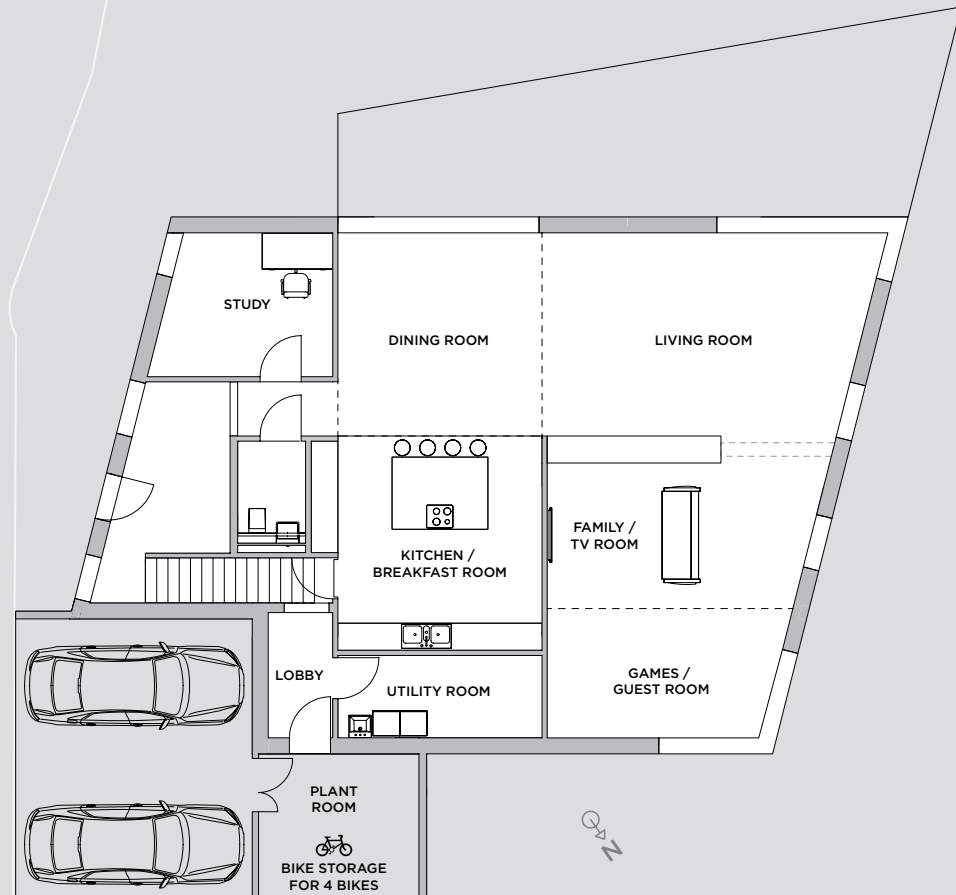
**DINING ROOM**  
4.5m x 4.5m / 14'10" x 14'9"

**LIVING ROOM**  
6.5m x 4.5m / 23'3" x 14'9"

**KITCHEN / BREAKFAST ROOM**  
4.5m x 4.8m / 14'10" x 15'7"

**FAMILY / TV ROOM**  
6.3m x 3.2m / 19'2" x 10'7"

**GAMES / GUEST ROOM**  
4.7m x 2.9m / 16'8" x 9'5"





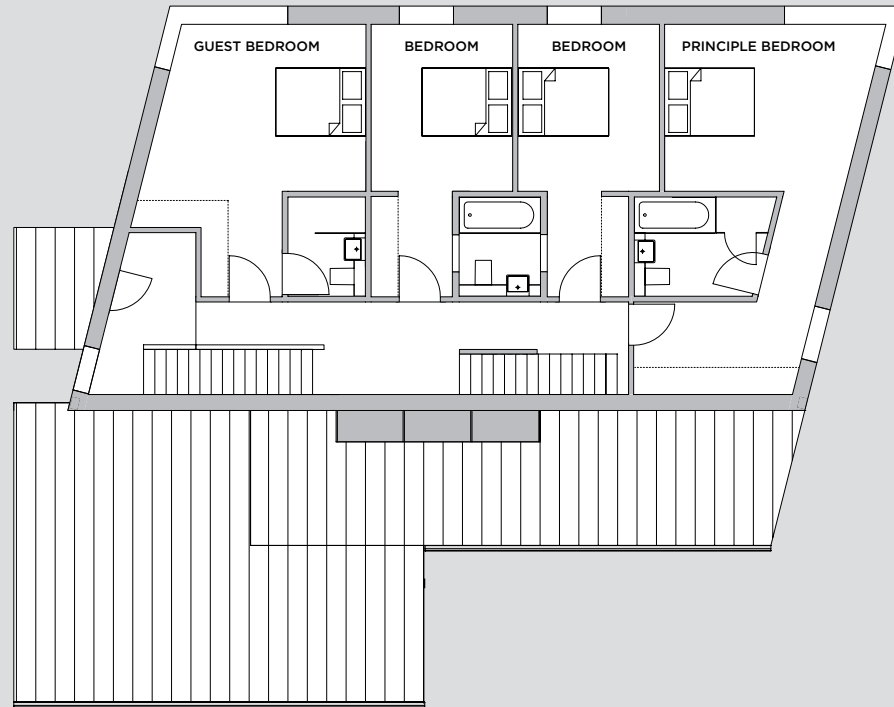
**FIRST FLOOR**

**TOTAL FLOOR AREA**  
**118 SQM / 1,273 SQFT**

**PRINCIPLE BEDROOM**  
4.9m x 8.2m / 14'7" x 26'11"

**BEDROOMS**  
3.2m x 6.1m / 10'4" x 19'10"

**GUEST BEDROOM**  
4.1m x 5.9m / 14'11" x 19'10"

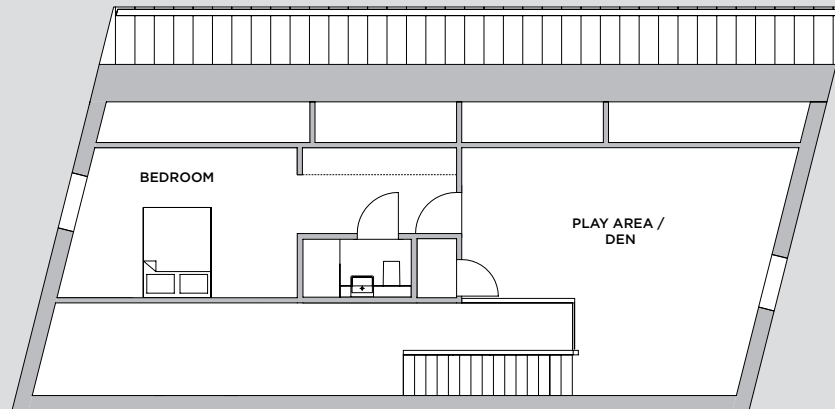


**SECOND FLOOR**

**TOTAL FLOOR AREA**  
**63 SQM / 683 SQFT**

**BEDROOM**  
4.5m x 3.3m / 16'1" x 10'11"

**PLAY AREA / DEN**  
7.5m x 5.5m / 22'3" x 18'





# HOUSE 3 AND 4

## INTERNAL LIVING SPACE

330 SQM / 3,558 SQFT

## TOTAL PLOT SIZE HOUSE 3

1,085 SQM / 11,679 SQFT

## TOTAL PLOT SIZE HOUSE 4

1,225 SQM / 13,186 SQFT

## GROUND FLOOR

### TOTAL FLOOR AREA

158 SQM / 1,698 SQFT

### STUDY

3.5m x 2.7m / 10'3" x 8'10"

### DINING ROOM

5.2m x 4m / 17' x 13'2"

### LIVING ROOM

6.7m x 4m / 21'11" x 13'2"

### KITCHEN / BREAKFAST ROOM

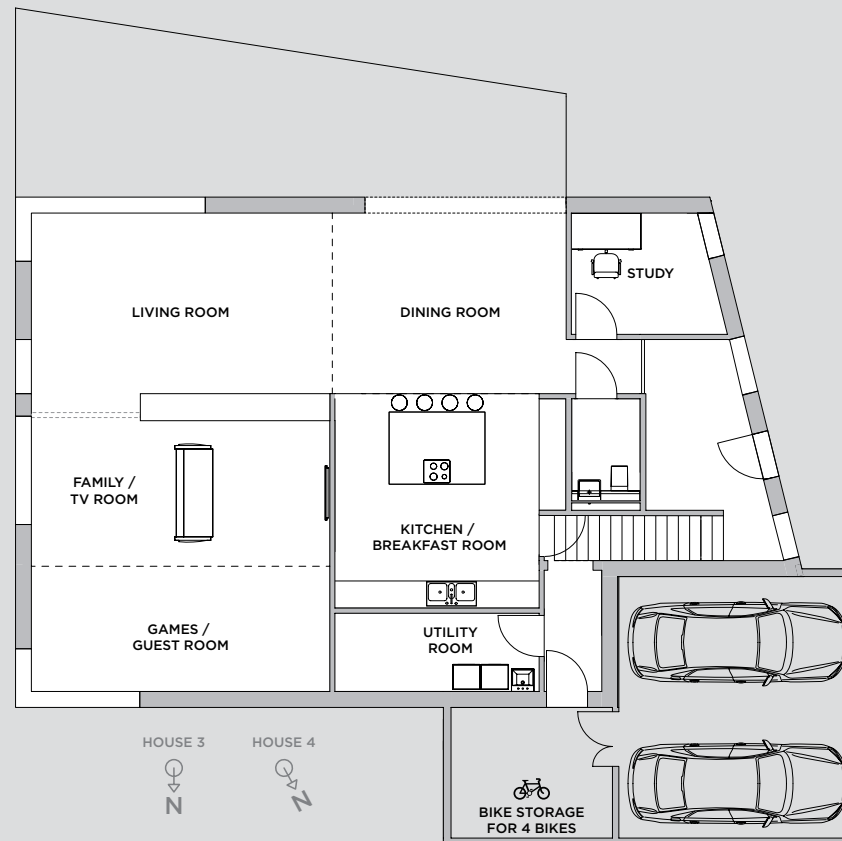
4.5m x 4.8m / 14'10" x 15'7"

### FAMILY / TV ROOM

6.6m x 3.2m / 21'8" x 10'7"

### GAMES / GUEST ROOM

6.6m x 2.8m / 21'8" x 9'1"



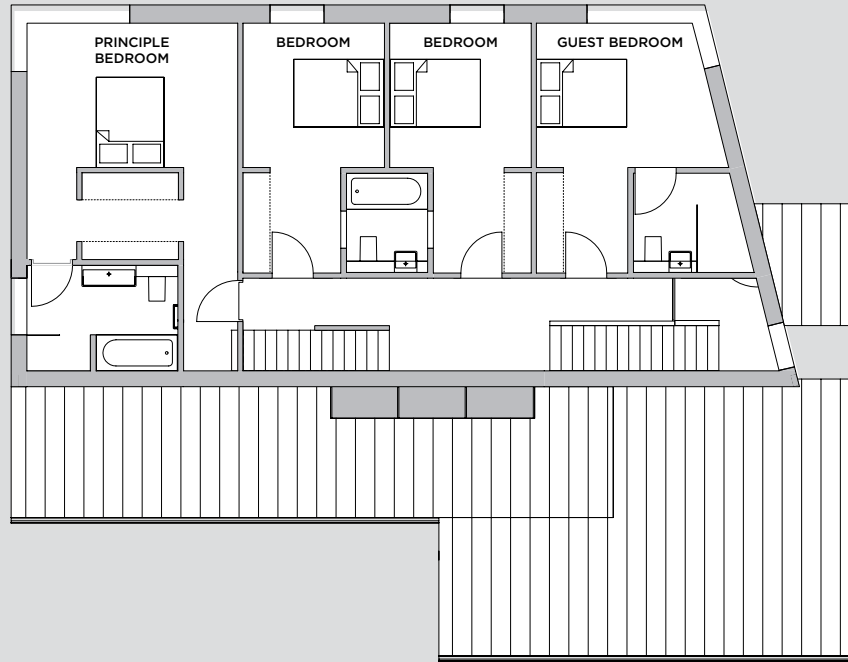


**FIRST FLOOR**  
**TOTAL FLOOR AREA**  
**114 SQM / 1,223 SQFT**

**PRINCIPLE BEDROOM**  
4.7m x 7.7m / 15'4" x 25'3"

**BEDROOMS**  
3.2m x 5.5m / 10'4" x 18'2"

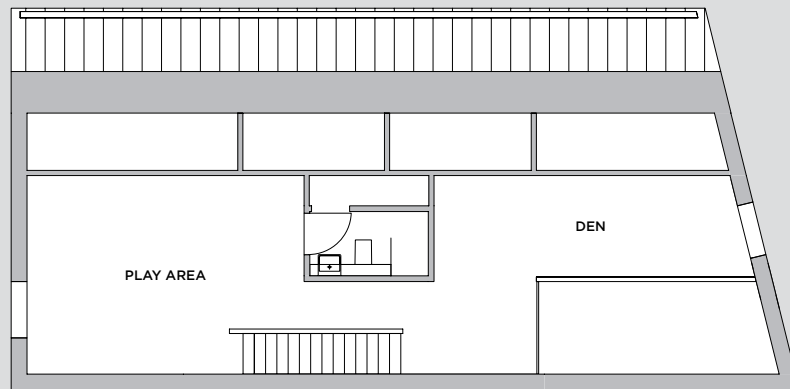
**GUEST BEDROOM**  
3.5m x 5.5m / 13'8" x 18'2"



**SECOND FLOOR**  
**TOTAL FLOOR AREA**  
**59 SQM / 637 SQFT**

**PLAY AREA**  
6.2m x 4.4m / 20'2" x 14'5"

**DEN**  
6.6m x 2.3m / 22'5" x 7'8"







Ultrabox design and build homes that are luxurious, contemporary and sustainable in the finest locations carefully selected for their natural beauty and privacy.

Created by a team of professionals with extensive international experience from the worlds of architecture, development, construction and property, to form a development company building sustainable, luxurious homes to fit the lifestyles and aspirations of busy 21st century homebuyers.

Ultrabox strive to build homes at the highest levels of sustainability but never at the expense of luxury.

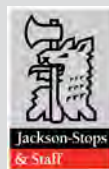
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