



CALDECOTE FIELDS

VINEGAR HILL, UPPER CALDECOTE, BEDFORDSHIRE SG18 9BS



Welcome to Caldecote Fields





Jordans Mill, Biggleswade

Upper Caldecote offers a desirable village lifestyle set within central Bedfordshire

Attractively set on a country road amid open arable land, Caldecote Fields promises an enviable village lifestyle, with well-served Biggleswade and its fast rail service to London, just over two miles away.

Caldecote Fields boasts an exclusive collection of 23 attractive 2, 3 and 4 bedroom homes in distinctive styles including a bungalow design. All of the properties include a detached garage and a study, ideal for those planning to work from home.





Essential services within easy distance

The village of Caldecote has two convenience stores (one with a Post Office), a farm shop, and a playing field and sports pavilion for various activities. The village landmark is the historic All Saints Anglican Church.

There are day nurseries, playgroups, primary and secondary schools within a radius of two miles, the nearest primary being Caldecote CE Academy which is a stroll away. Northill and St Andrew's are primary schools situated slightly further away.

Health care is provided by three GP practices in Biggleswade and one in Sandy. Other NHS services are provided by Bedford Hospital, with A&E available at Royston Hospital, approximately 12.5 miles away.

There's a Tesco Superstore in Sandy, with Sainsbury's, Asda, Aldi and Iceland located in Biggleswade.

Simplified travel

Caldecote lies about 2.5 miles north-west of Biggleswade, about 10 miles south-east of Bedford, 24 miles south-west of Cambridge and 50 miles north of the City of London. It has regular buses to Biggleswade and Bedford, with occasional services to other destinations. The nearest rail station is Biggleswade, for an approximate 38 minute journey to London Kings Cross. The village lies just off the A1, and close to the A603 for Bedford and the B1042/A603 for Cambridge.



With plenty of options for going out

Biggleswade invites the discovery of many independent restaurants, with even more in Sandy. For familiar family-style eateries, Bedford has several in Riverside Square, alongside a Vue cinema.

As for leisure shopping, the Harpur Centre in Bedford is occupied by many popular retail names, as is the A1 Retail Park in Biggleswade.

For fitness, Saxon Pool and Leisure Centre in Biggleswade provides a gym, pools, sports hall and workout classes.

The rewarding outdoor options include the RSPB's 180-acre The Lodge in Sandy, with its rich wildlife, managed gardens and family events. Danish Camp Riverside Visitor Centre in Bedford for boat trips and more, and the town's 360-acre Priory Country Park, for dog walking, cycling and water sports.



Convenience store and Post Office 1 minute. 0.1 mile
Caldecote CE Academy Primary School 4 minutes. 0.3 mile
Sports Pavilion 12 minutes. 0.6 mile



Northill C of E Academy School 6 minutes. 1.7 miles
Biggleswade Town Centre 13 minutes. 2.5 miles
Biggleswade Railway Station 14 minutes. 2.7 miles



Northill C of E Academy School 4 minutes. 1.7 miles
Sandy Town Centre 5 minutes. 2.8 miles
Sainsbury's Supermarket 6 minutes. 2.1 miles
Biggleswade Town Centre 6 minutes. 2.5 miles
Biggleswade Railway Station 7 minutes. 2.7 miles
Edward Peake Middle School 8 minutes. 3.0 miles
St Andrews Lower School 10 minutes. 4.1 miles
John O'Gaunt Golf Club 11 minutes. 4.9 miles
Bedford Town Centre 21 minutes. 10.9 miles
Amphill Town Centre 23 minutes. 13.2 miles



Biggleswade to Peterborough 35 minutes
Biggleswade to London Kings Cross 38 minutes



The Site Plan



Please Note: This site plan is indicative only and is subject to change.
Please also refer to the conveyance plan for plot boundary details and the extent of the land to be maintained by the management company.

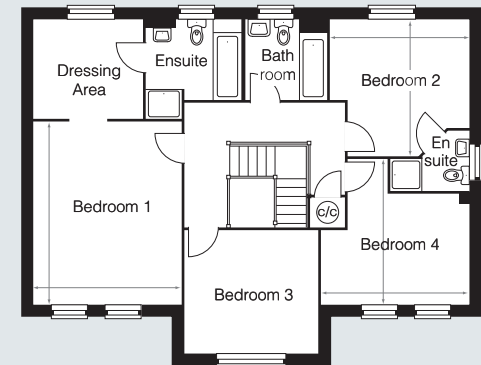
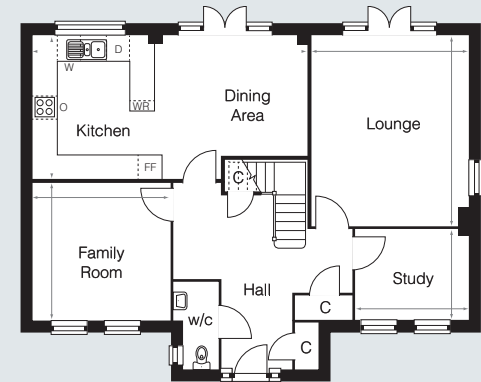
The Claremont

A 4 bedroom detached home with study, 2 ensuites, double garage and driveway

(plots 18, 19, 21 & 32 - type I 1819)



Plot 18 illustrated



Plot 32 is handed.

Ground Floor

Lounge	13'0" x 15'11" (3950 x 4843mm)
Kitchen/Dining Area	22'9" x 11'11" (6945 x 3620mm)
Family Room	11'5" x 11'4" (3481 x 3450mm)
Study	9'5" x 7'7" (2863 x 2305mm)

First Floor

Bedroom 1	12'1" x 15'2" (3689 x 4635mm)
Dressing Area	8'11" x 8'3" (2716 x 2513mm)
Bedroom 2	11'7" x 11'4" (3525 x 3463mm)

Bedroom 3	11'2" x 10'3" (3395 x 3112mm)
Bedroom 4	12'4" x 12'1" (3752 x 3685mm)

W: Integrated washing machine
 O: Integrated built under double electric oven
 WR: Wine rack
 D: Integrated dishwasher
 FF: Integrated fridge/freezer

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

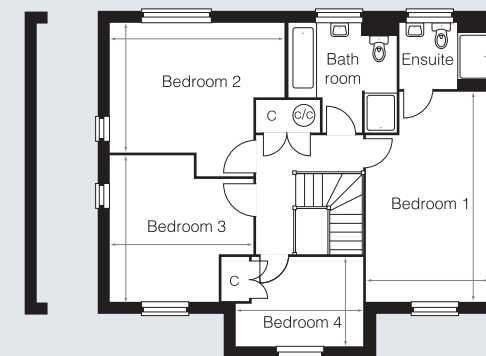
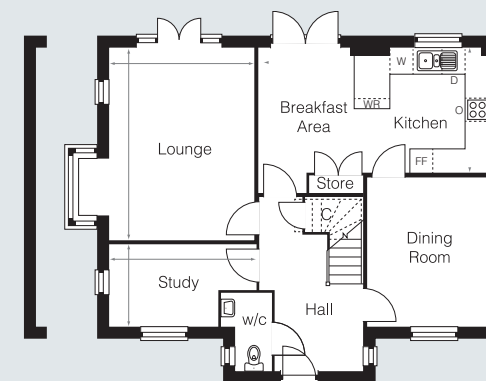
The Maxwell

A 4 bedroom detached home with study, ensuite, double garage and driveway

(plots 20 & 31 - type R 1560)



Plot 31 illustrated



Plot 20 does not include a bay to the lounge as shown nor the side windows to bedroom 2, bedroom 3, study or lounge.

Ground Floor

Lounge	12'0" x 15'11" (3650 x 4850mm)
Kitchen/Breakfast Area	19'2" x 12'0" (5832 x 3650mm)
Dining Room	10'0" x 12'4" (3055 x 3747mm)
Study	12'3" x 6'9" (3727 x 2048mm)

First Floor

Bedroom 1	10'1" x 17'5" (3069 x 5312mm)
Bedroom 2	14'5" x 10'9" (4406 x 3272mm)
Bedroom 3	11'11" x 12'2" (3630 x 3702mm)
Bedroom 4	10'7" x 7'4" (3222 x 2245mm)

W: Integrated washing machine
 O: Integrated built under double electric oven
 WR: Wine rack
 D: Integrated dishwasher
 FF: Integrated fridge/freezer

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

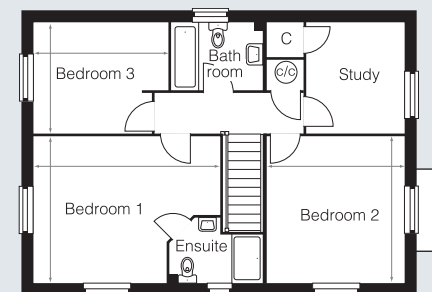
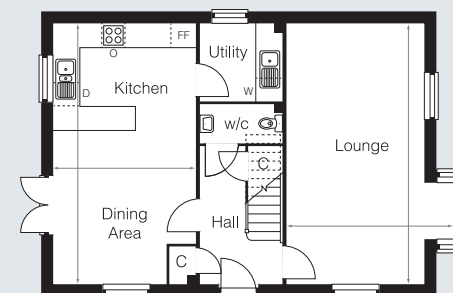
The Fernwood

A 3 bedroom dual aspect home with study, large kitchen/dining area and single garage

(plots 3, 25, 30 & 33 - type X 1349)



Plot 33 illustrated



Plots 3 & 30 are handed.

Ground Floor

Lounge 13'11" x 12'7" (4234 x 6589mm)
 Kitchen/Dining Area 11'9" x 21'7" (3578 x 6589mm)

First Floor

Bedroom 1 15'6" x 12'2" (4717 x 3708mm)
 Bedroom 2 11'5" x 12'2" (3487 x 3708mm)
 Bedroom 3 11'2" x 9'3" (3400 x 2809mm)
 Study 8'2" x 9'3" (2500 x 2809mm)

D: Integrated dishwasher
 O: Integrated built under double electric oven
 FF: Integrated fridge/freezer
 W: Freestanding washing machine

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

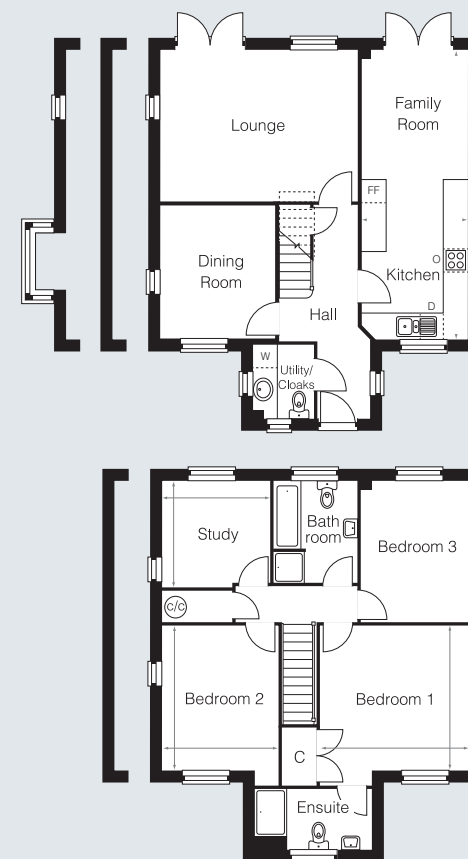
The Bromstone

A 3 bedroom detached family home with kitchen/family room, study and garage

(plots 1, 16, 17, 22, 27, 28, 29 & 35 - type N 1361)



Plot 35 illustrated



Plots 27 & 28 include a bay to the dining room as shown.
 Plots 17, 22 & 29 do not include side windows as shown.
 Plots 17, 22, 27, 29 & 35 are handed.

Ground Floor

Lounge 16'4" x 12'6" (4975 x 3811mm)
 Kitchen/Family 8'8" x 24'0" (2648 x 7323mm)
 Dining Room 9'5" x 11'0" (2870 x 3362mm)
 Dining Room plots 27 & 28 12'0" (3656mm) into bay

First Floor

Bedroom 1 12'5" x 12'1" (3783 x 3674mm)
 Bedroom 2 9'8" x 12'1" (2947 x 3674mm)
 Bedroom 3 9'0" x 11'9" (2747 x 3576mm)
 Study 9'0" x 8'10" (2735 x 2691mm)

D: Integrated dishwasher
 O: Integrated built under double electric oven
 FF: Integrated fridge/freezer
 W: Integrated washing machine

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

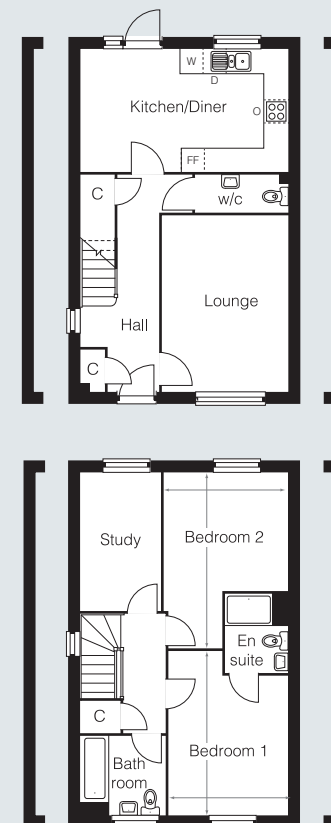
The Dendy

A 2 bedroom detached home with kitchen/dining room, study, ensuite and garage

(plots 2, 26 & 34 - type FA 984)



Plot 34 illustrated



Plot 26 does not include windows to the hall and stairway as shown.

Plot 26 includes windows to the w/c and ensuite as shown.

Plots 26 & 34 are handed.

Ground Floor

Kitchen/Diner 17'2" x 10'2" (5245 x 3105mm)

Lounge 10'6" x 14'6" (3198 x 4427mm)

First Floor

Bedroom 1 9'11" x 13'8" (3020 x 4156mm)

Bedroom 2 10'4" x 14'7" (3142 x 4444mm)

Study 6'8" x 11'6" (2030 x 3500mm)

D: Integrated dishwasher

O: Integrated built under double electric oven

FF: Integrated fridge/freezer

W: Integrated washing machine

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

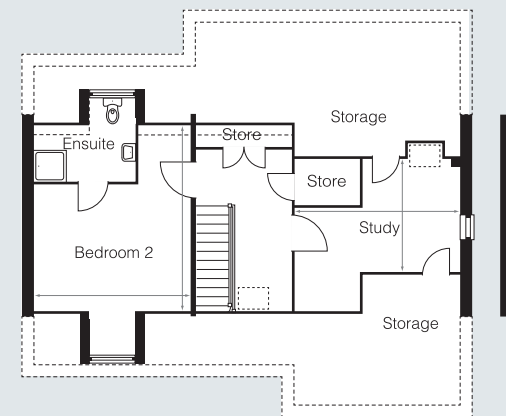
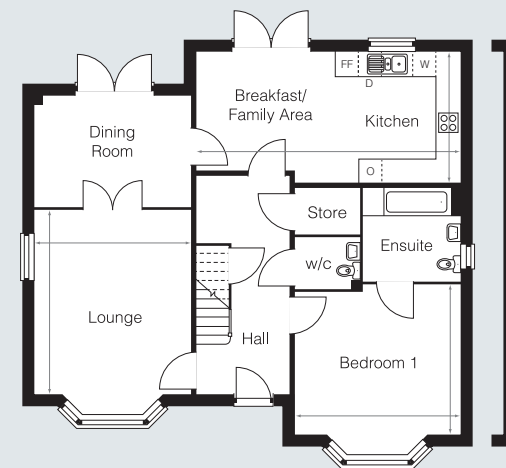
The Newcombe

A 2 bedroom detached bungalow with study, 2 ensuites and garage and driveway

(plots 23 & 24 - type Bungalow 1545)



Plot 23 illustrated



Plot 23 does not include windows to the ensuite and study as shown.

Ground Floor

Kitchen/Breakfast/Family Area	21'11" x 10'10" (6691 x 3301mm)
Lounge	13'0" x 17'1" (3954 x 5206mm)
Dining Room	13'0" x 9'3" (3954 x 2808mm)

First Floor

Bedroom 1	13'9" x 12'5" (4180 x 3782mm) - 14'2" (4320mm) into bay
Bedroom 2	13'0" x 14'8" (3954 x 4482mm)
Study	13'9" x 9'5" (4188 x 2877mm)

- D: Integrated dishwasher
- O: Integrated built in double electric oven
- FF: Integrated fridge/freezer
- W: Integrated washing machine

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

Help to make your move easier



Our **Assisted Move** scheme will help sell your existing property at it's full market value through our approved agents at absolutely **NO COST** to you.



Help selling your existing property

- Simply choose your Abbey New Home.
- We will organise independent valuations of your present home.
- Having agreed a realistic price, our agents will market your home.
- We will hold your plot for four weeks giving you time to sell.
- There are no charges, provided you complete the purchase of an Abbey New Home.

Simple, and **no estate agent fees to pay!** Just ask our Sales Executive to arrange a valuation. Terms and conditions apply. Please ask for further details.



The Specification

Included as standard in your new home

The Claremont	The Maxwell	The Fernwood	The Bromstone	The Dendy	The Newcombe
---------------	-------------	--------------	---------------	-----------	--------------

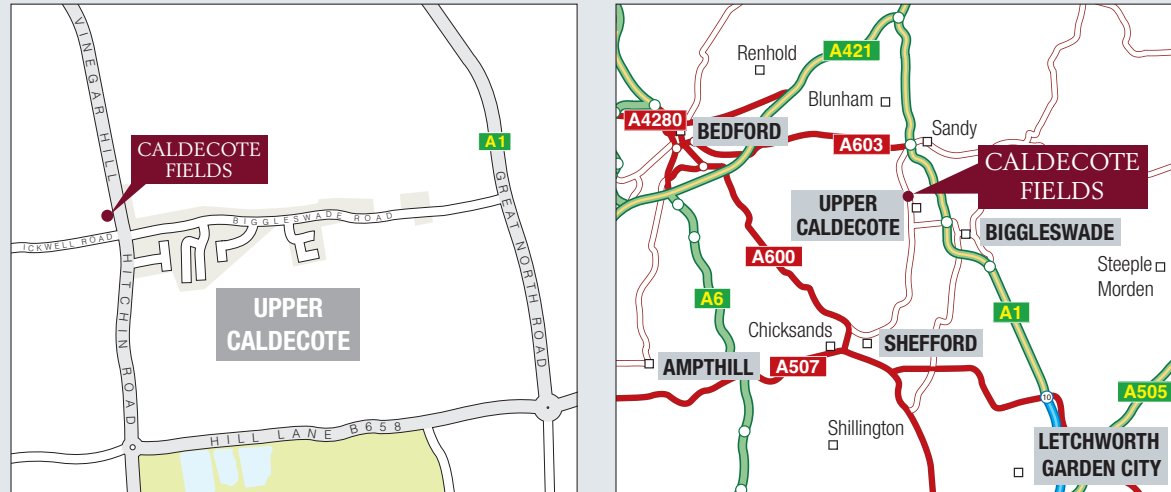
	The Claremont	The Maxwell	The Fernwood	The Bromstone	The Dendy	The Newcombe
General						
■ GRP grained effect front entrance door painted white with chrome ironmongery and obscure glass.	✓	✓	✓	✓	✓	✓
■ Power and light to all garages with up and over door.	✓	✓	✓	✓	✓	✓
■ White two panelled internal doors with chrome ironmongery.	✓	✓	✓	✓	✓	✓
■ White emulsion to walls. All woodwork to be an acrylic white finish. Smooth ceilings throughout.	✓	✓	✓	✓	✓	✓
■ Gas fired central heating.	✓	✓	✓	✓	✓	✓
■ Pressurised water system.	✓	✓	✓	✓	✓	✓
■ White PVC-u double-glazed windows and French doors where applicable.	✓	✓	✓	✓	✓	✓
■ Turfed front gardens planted in accordance with the landscaping plan. Rear garden graded and rotovated.	✓	✓	✓	✓	✓	✓
■ External water tap.	✓	✓	✓	✓	✓	✓
■ Boundary fencing 1.8m high close boarded and/or 1.8m high brickwork (as applicable to individual property). Party fencing 1.8m high close boarded panels.	✓	✓	✓	✓	✓	✓
■ 10 year N.H.B.C. warranty and 2 years Abbey Homes Customer Care.	✓	✓	✓	✓	✓	✓
Kitchen and appliances						
■ Choice of contemporary soft close kitchen units with laminate work surfaces and matching upstands.	✓	✓	✓	✓	✓	✓
■ 4 ring gas hob with stainless steel splashback, extractor hood, integrated double oven, dishwasher and fridge/freezer.	✓	✓	✓	✓	✓	✓
■ Integrated washing machine.	✓	✓		1	✓	✓
■ Freestanding washing machine.			2			
■ Recessed chrome downlighters.	✓	✓	✓	✓	✓	✓
Cloakrooms, bathrooms and ensuites						
■ Roca white sanitaryware with chrome fittings and Porcelanosa ceramic wall tiles.	✓	✓	✓	✓	✓	✓
■ Recessed chrome downlighters, towel rail and shaver point to bathrooms and ensuites.	✓	✓	✓	✓	✓	✓
Electrical						
■ Mains operated smoke detectors and carbon monoxide detector.	✓	✓	✓	✓	✓	✓
■ Telephone and television socket to living room and all bedrooms plus additional rooms as detailed on the floor plan layouts.	✓	✓	✓	✓	✓	✓
■ Double switched power-points throughout plus TV satellite digital and FM system point.	✓	✓	✓	✓	✓	✓
■ Globe style light fitted to all external entrance doors.	✓	✓	✓	✓	✓	✓
■ Combined telephone and RJ45 socket with CAT6 cabling for connection to fibre optic high speed internet.	✓	✓	✓	✓	✓	✓
■ Un-switched fused spur to be provided for future installation of an alarm.	✓	✓	✓	✓	✓	✓
■ Photovoltaic panels will be provided to plot 16.				✓		

Kitchen and ceramic tile choices will only be available subject to the stage of construction, in some instances they will have already been pre-selected. Please refer to the Site Sales Representative.

¹ To wc/utility. ² To utility room



Beautiful Homes, Attractively Priced



Abbey New Homes principal activities are residential housing development in the UK, Ireland and the Czech Republic.

For two generations, the sales sign in front of our Abbey New Homes developments has become a familiar sight in the South East of England. With many thousands of homes and satisfied customers to our credit, we continue to offer 'Beautiful Homes, Attractively Priced'.

As a responsible developer we endeavour to provide information that portrays as accurate a picture as possible of your future home and we would like to point out the following:

Whilst every care is taken to ensure accuracy of all published material, we reserve the right to amend or improve the specification, materials, floor layouts and site plans. Any alteration will be clearly shown on a separate sales information sheet available in the site sales office. Please note that interior images shown in this particular brochure are indicative only and taken from other Abbey Developments interiors. The landscaping shown on the site layout is indicative of a matured development and, as with all new developments, is subject to approval by the Local Authority. The artist has also tried to give some indication of how extra planting could be used to enhance the appearance of your home. As we try to provide as much variety as possible, the configuration of homes, garage positions, brick colours, windows, external treatments and levels can vary from plot to plot. We can therefore only give typical illustrations.

If you require further information, please speak with our sales representatives who will be happy to help you choose a house of which to be proud.

Caldecote Fields, Vinegar Hill, Upper Caldecote, Bedfordshire SG18 9BS

A development by **Abbey Developments Limited**

Abbey House, 2 Southgate Road, Potters Bar, Hertfordshire EN6 5DU

Telephone (01707) 651266

Brochure correct at time of going to press August 2022



abbeynewhomes.co.uk

