



Nightingale Fields, Gt. Barford Beds. MK44 3FG



A private development of just 22 New 3,4&5 Bed, Semi & Detached Homes





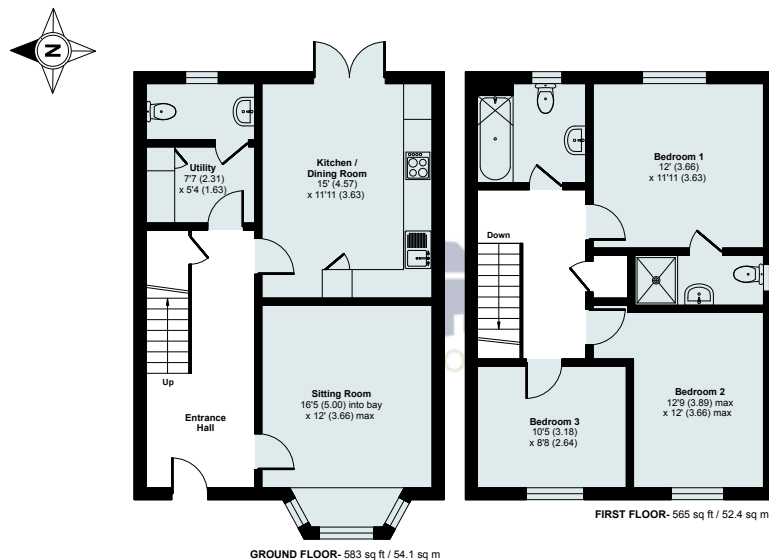
Sell New Group are delighted to offer this stunning collection of three, four and five bedroom, well appointed properties built by Gill Hudson Homes. The development is situated in the heart of the picturesque village of Great Barford which is located just off Roxton Road and within easy reach of the village school, doctors surgery, post office with convenience store, butchers and coffee shop. Great Barford is a popular sought after and admired village, which is surrounded by rolling Bedfordshire countryside. The village is steeped in history with period properties giving a wealth of charm and character. Gt Barford is conveniently located for access to London with a train station close by and the fastest train to London taking approximately 45 minutes. The homes benefit from impressive specification of finish throughout, quality contemporary kitchens and bathrooms, double glazed windows and underfloor heating to ground floor accommodation (selected plots).

- Brand new development of just 22 freehold properties built by local builder Gill Hudson Homes

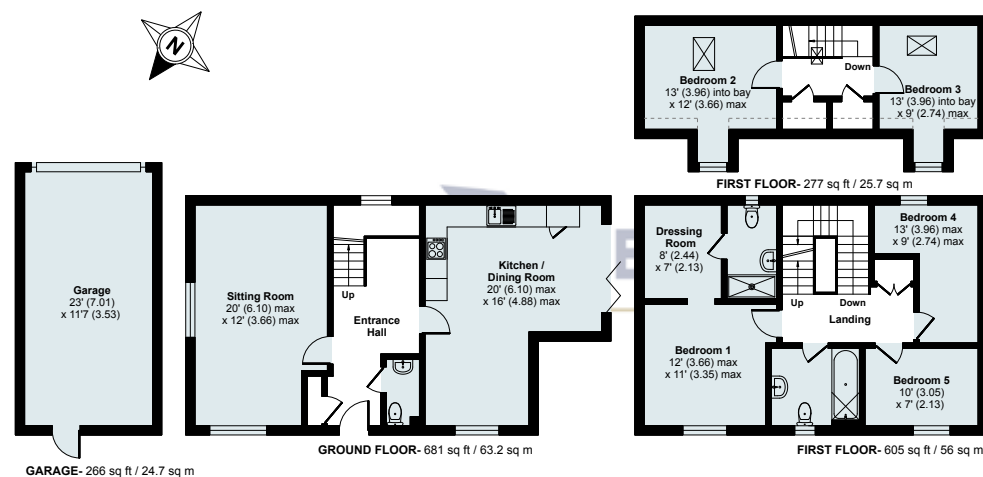
- Quality kitchens with branded appliances to all plots
- Contemporary bathroom and ensuites
- Flooring included throughout
- Double glazing to windows and doors
- Patio area to rear garden; landscaped front gardens with topsoil to rear, enclosed by timber fence

- Global Home Warranty
- Oversized garages to selective plots which have electric operated doors
- Management estate charge for the development (Please ask sales team for details)
- £250.00 Legal incentive when buyers use Agents recommended conveyancer
- Help To Buy is available on selected plots, subject to availability and criteria. (All buyers will require to be qualified by Agents recommended broker)

Plots 30 & 31:

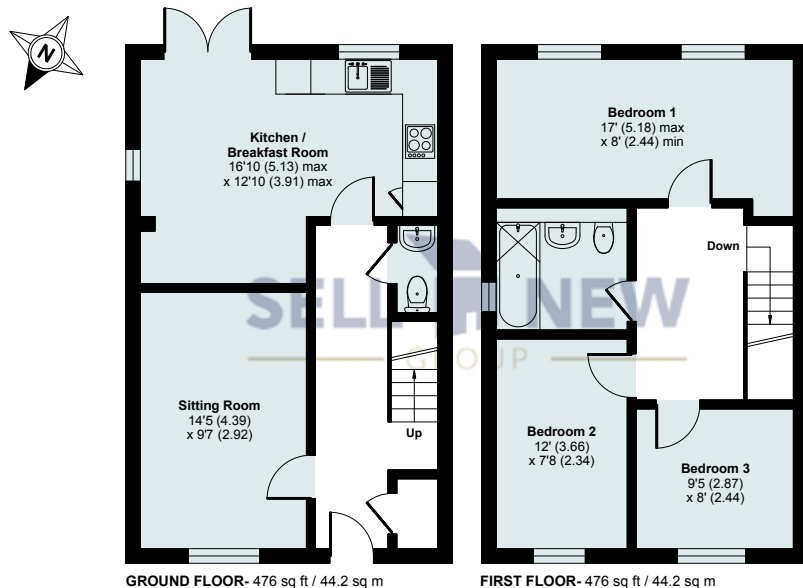


Plot 32:

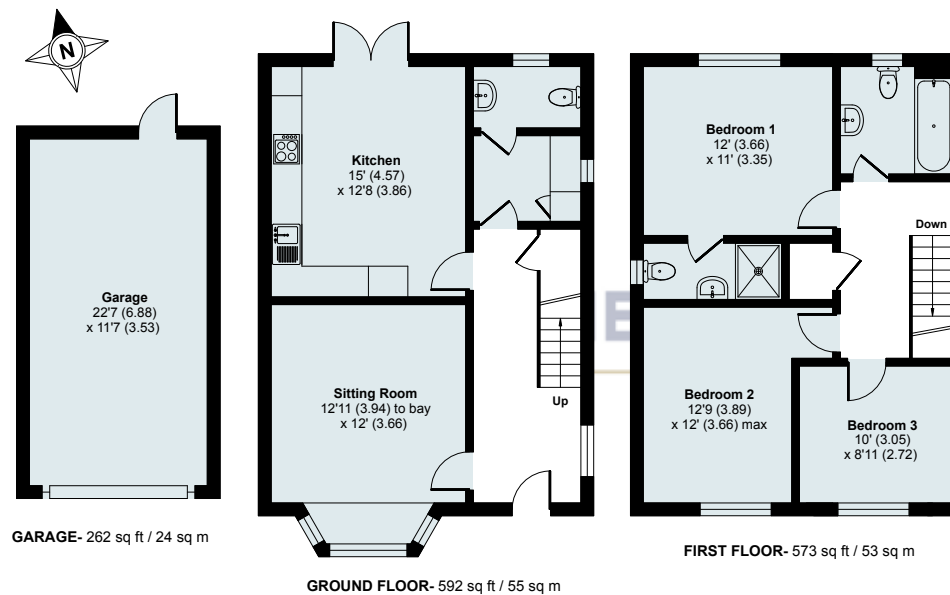


Denotes restricted head height

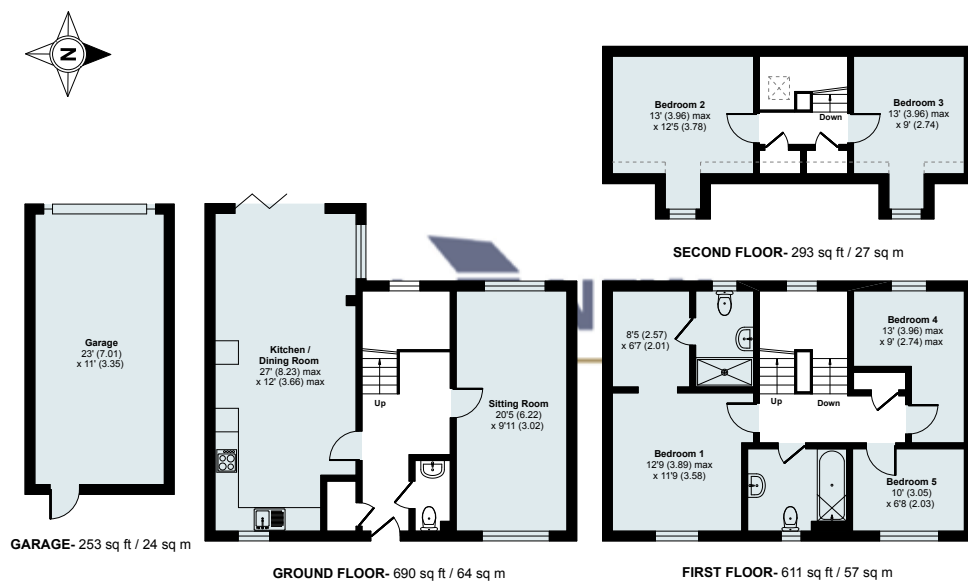
Plots 33-36:



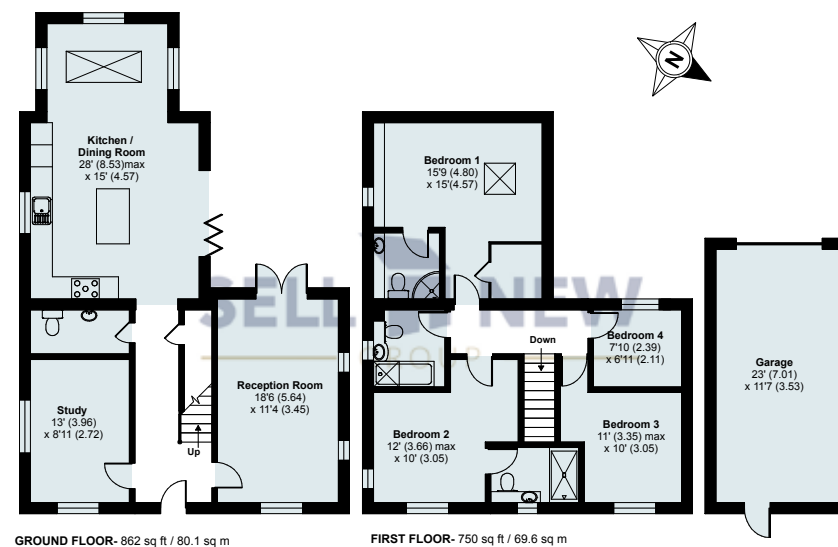
Plots 38 & 39:



Plot 37:



Plots 40 & 51:





Approx. Distances (and Times) by road:

Sandy Rail Station	- 5 Miles (12 mins)
Bedford Town Centre	- 5.8 Miles (14 mins)
Bedford Rail Station	- 7.3 Miles (15 mins)
St Neots Rail Station	- 7.7 Miles (14 mins)
St. Neots	- 7.9 Miles (15 mins)
Luton Town Centre	- 24.2 Miles (37 mins)
Milton Keynes	- 24.3 Miles (30 mins)
Luton Airport	- 32.8 Miles (36 mins)
London	- 62 Miles (1 hr 29 mins)
Gatwick Airport	- 101.1 Miles (1 hr 46 mins)
A1 Black Cat Roundabout	- 3.2 Miles (5 mins)
M1 Newport Pagnell J14/J15	- 23.4 Miles (26 mins)

Local Amenities:

Gt. Barford is a thriving village community with everything you need right on the doorstep. The village is home to the picturesque All Saints Church, which has a 15th century tower along with a similarly ancient river bridge. The River Great Ouse flows to the south of the village, where you can find a number of beautiful riverside and country walks; the Anchor Inn & Restaurant (c.1427) is situated by the river and the area is a favoured destination for canoeists, anglers and picnickers. In the High Street, you will find a local village store and post office. Also in the village is a Doctors Surgery, an Under-12s play area and next to the Village Hall, a playing field with play equipment for older children, fitness equipment and where local sports clubs meet. A mobile library visits Great Barford once a week. The Parish Council has full and half-plot allotments for rent (subject to availability)

Local Schools

The village has a local C of E Nursery/Primary Academy, catering for children up to the age of 11. Children of secondary school age will need to travel to Bedford or Sandy.

Nearby:

Approximately 6 miles west of Gt. Barford is the county town of Bedford which offers an extensive shopping experience with a twice weekly market and well regarded secondary schools for older pupils, along with a choice of numerous places to drink and dine out.



Disclaimer:

Sell New Group are acting Agents for the vendors of these properties, 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.

On reservation, Sell New Group will require:

- A copy of the purchaser's ID (Driving licence or passport)
- Proof of deposit or funds
- Utility bill dated within the last 6 months
- Your mortgage agreement or qualification by a recommended broker
- Estate agent's details (If applicable).
- Your proposed solicitors details (Buyer solicitor legal incentive offered if you use solicitor from preferred panel).
- A non-refundable reservation fee (ranging from £2,000.00 - £4,000.00 & dependent on specified plot) is required and will be deducted from the overall agreed sale price. A £500.00 refundable reservation fee is required on sales agreed under the Help to Buy scheme.

The reservation is subject to taking the property off the market once it has been received in the developer's account, and is a **strict 6 week exchange of contracts**, starting from when contracts have been received by the purchaser's solicitors, with completion on notice, which will be targeted once draft contracts are received by the purchasers solicitors. A competitive solicitors quote can be arranged for the purchase, for those that are able to meet this requirement. Should the purchase not be exchanged by the 6 week deadline, the developer has the right to keep the reservation fee to cover costs incurred and remarket the property.





The Annexe, Elm Croft
Lt. Paxton, St. Neots PE19 6QP
0333 577 2796
sellnew.co.uk
info@sellnew.co.uk

