



MEADOW VIEW

Langford



WELCOME
TO A
LIFE
IN
FULL BLOOM





EASY MODERN LIVING



Meadow View is an attractive development designed exclusively for the over 55's. The development comprises a range of attractive and well specified two and three bedroom homes in a peaceful and convenient village environment.

Langford is a highly regarded Bedfordshire village offering a wide range of local services, amenities and leisure facilities. It is conveniently located between the larger towns of Hitchin and Biggleswade as well as being within easy reach of the A1.



CHANGE
TO A
VILLAGE
LIFE





RURAL SURROUNDINGS THAT CREATE A REAL SENSE OF PEACE

Langford has much to offer including quaint local shops, a pharmacy, hairdressers and a very popular village public house. Other facilities within the village include a post office, butchers, doctor's surgery and the local garden centre with coffee shop, Langford supplies everything you could need to begin your new life in the countryside.

The village also boasts its own cricket, tennis, rugby and squash clubs, all within walking distance of your future home at Meadow View.





LIFESTYLE & LEISURE

Whether you are a keen golfer, fisherman, sports enthusiast or maybe a weekend at the spa and a day of shopping with friends and family is more your taste, Langford has all the amenities for all varieties of interests and hobbies.



JOHN O'GAUNT GOLF CLUB & COURSE

John O'Gaunt Golf Club is a premier club offering two superb and challenging 18-hole golf courses. Established in 1948, it boasts a great clubhouse, and offers a warm and friendly welcome to all visitors.



CHAMPNEYS HEALTH SPA

Set in 150 acres of beautiful Bedfordshire parkland, this charming Georgian manor is now a renowned health spa offering the perfect environment for you to relax and unwind.



JORDANS MILL RIVERSIDE CAFÉ

Home of the famous cereal company has now been transformed into a popular attraction with tours of the historic Victorian mill. There is also the popular Riverside Café, the ideal place to enjoy a coffee.



A1 RETAIL PARK BIGGLESWADE

A few miles away is the brand new Retail Park hosting familiar names such as M&S, Laura Ashley, Next and many more. Nearby the historic town centre offers independent shops and also several large supermarkets.





MEADOW VIEW SITE PLAN



HOUSE TYPES



Willow

Plots 9-12, 35, 36, 44 & 45



Maple

Plots 5, 6, 13, 46 & 47



Affordable / Shared Ownership

Plots 18-34



Oak

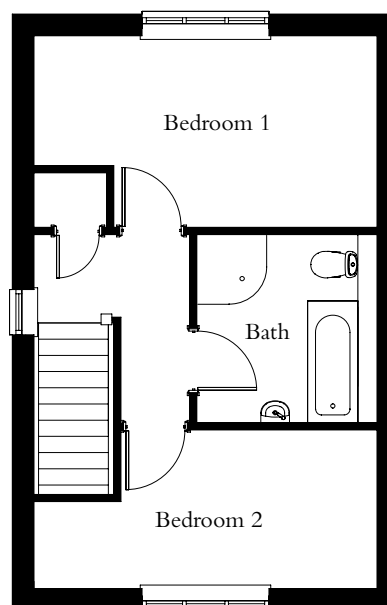
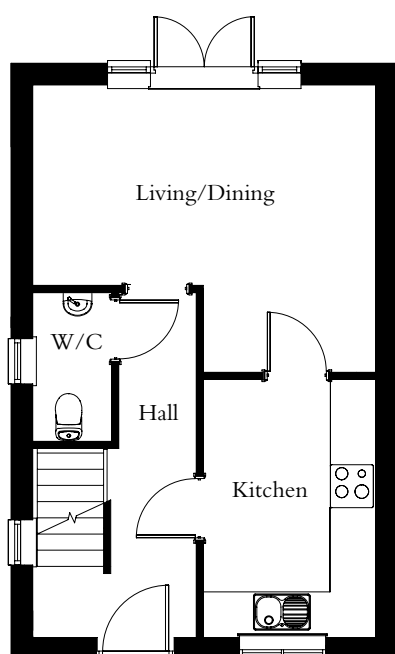
Plots 1-4, 7, 8, 14-17



Birch

Plots 37-43

THE BIRCH



GROUND FLOOR

Living/Dining	4.70m x 3.95m (max)	15' 5" x 12' 11"
Kitchen	3.55m x 2.30m	11' 7" x 7' 6"
Hallway + W/C		

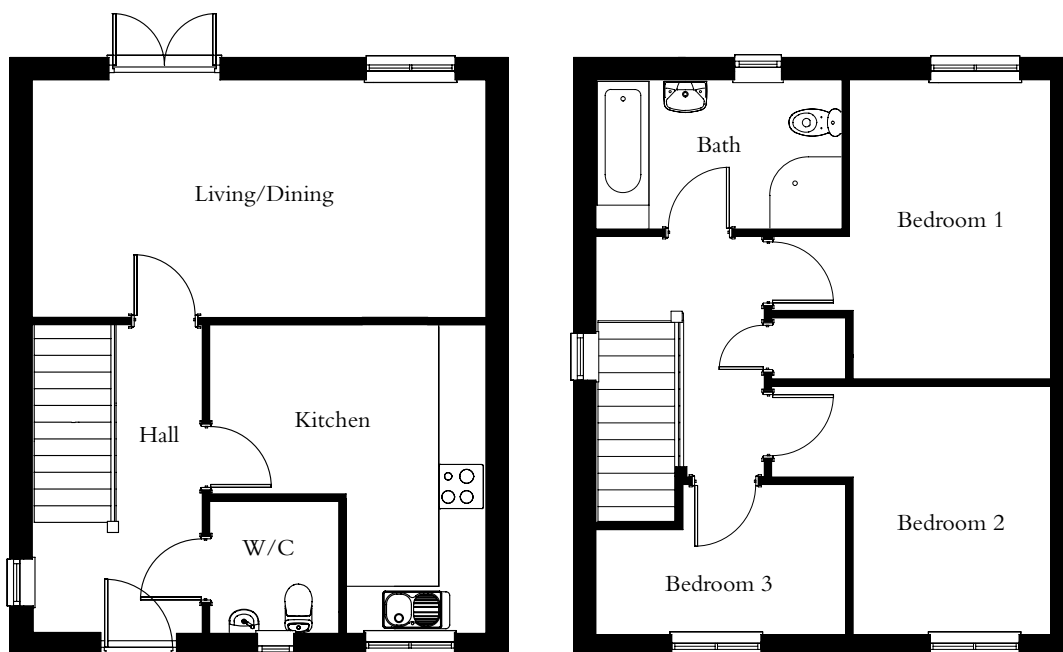
FIRST FLOOR

Bedroom 1	4.70m x 2.60m	15' 5" x 8' 6"
Bedroom 2	4.70m x 2.15m (max)	15' 5" x 7' 0"
Bathroom	2.60m x 2.45m	8' 6" x 8' 0"

The computer generated images, floor plans & dimensions of MeadowView house type's are included for guidance only and may be subject to revision during construction.



THE WILLOW



GROUND FLOOR

Living/Dining	6.07m x 3.12m	19' 11" x 10' 3"
Kitchen	3.70m x 4.01m (max)	12' 2" x 13' 2"
Hallway + W/C		

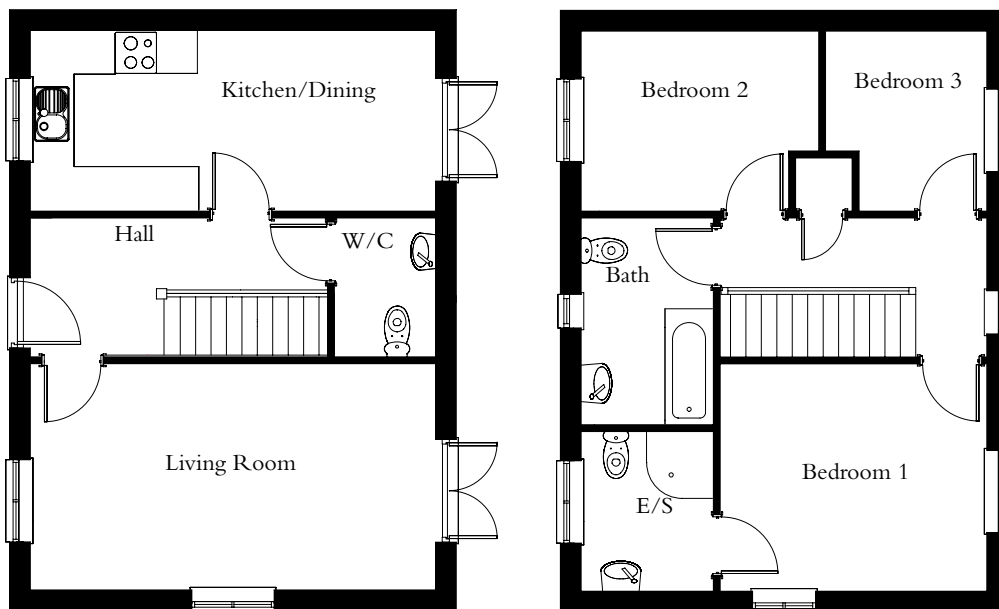
FIRST FLOOR

Bedroom 1	3.99m x 2.67m	13' 1" x 8' 9"
Bedroom 2	3.25m x 2.64m	10' 8" x 8' 8"
Bedroom 3	3.27m x 1.98m (max)	10' 9" x 6' 6"
Bathroom	3.27m x 1.96m	10' 9" x 6' 5"

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THE MAPLE



GROUND FLOOR

Kitchen/Dining	5.88m x 2.55m	19' 3" x 8' 4"
Living Room	5.88m x 3.25m	19' 3" x 10' 7"
Hallway + W/C		

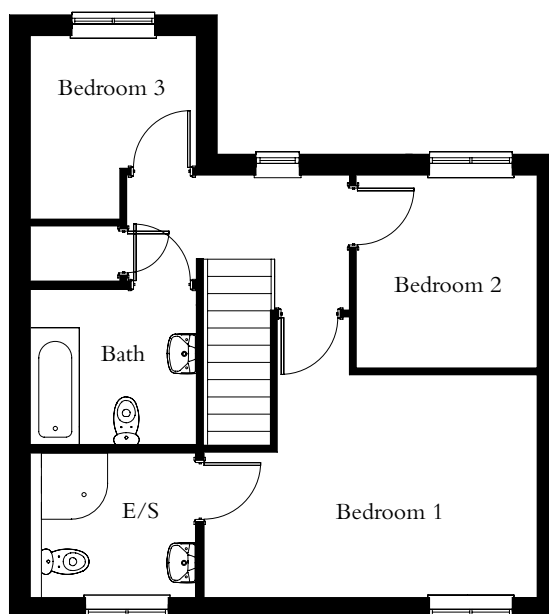
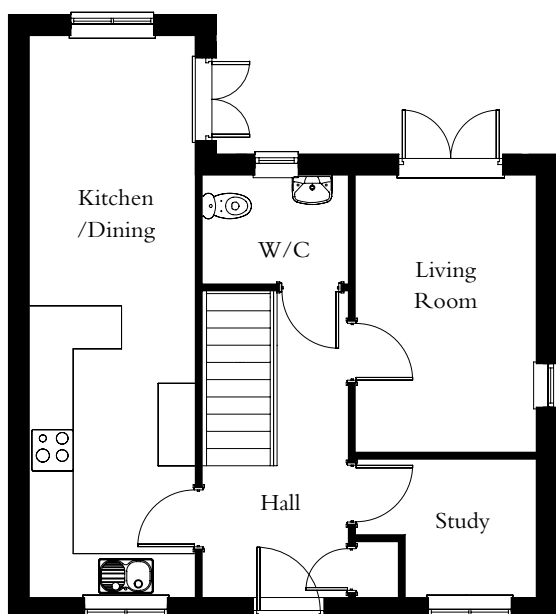
FIRST FLOOR

Bedroom 1	3.85m x 3.28m	12' 7" x 10' 9"
Ensuite	2.30m x 1.85m	7' 6" x 6' 0"
Bedroom 2	3.40m x 2.58m	11' 1" x 8' 5"
Bedroom 3	2.58m x 2.30m	8' 5" x 7' 6"
Bathroom	3.00m x 1.85m	9' 10" x 6' 0"

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THE OAK



GROUND FLOOR

Kitchen/Dining	8.10m x 2.35m	26' 6" x 7' 8"
Living Room	4.00m x 2.60m	13' 1" x 8' 6"
Study	2.60m x 1.95m	8' 6" x 6' 4"
Hallway + W/C		

FIRST FLOOR

Bedroom 1	4.80m x 3.20m (max)	15' 8" x 10' 5"
Ensuite	2.35m x 2.05m	7' 8" x 6' 8"
Bedroom 2	2.75m x 2.60m	9' 0" x 8' 6"
Bedroom 3	2.65m x 2.35m (max)	8' 8" x 7' 8"
Bathroom	2.35m x 2.25m	7' 8" x 7' 4"

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HIGH QUALITY SPECIFICATION

GENERAL

- UPVC double glazed windows
- White painted interior doors with chrome handles
- Gas central heating: under floor to ground floor, conventional radiators (thermostatically controlled) to first floor
- Vaillant boiler
- BT and wiring for Sky
- Carpets to all areas (excluding kitchen, bathrooms and W/C)
- Fitted wardrobe to master bedroom
- Terrace, rear garden laid to lawn, outside tap
- Garage and/or parking (subject to plot)

KITCHEN

- Contemporary kitchens with integrated NEFF appliances

- Quartz work surfaces with matching upstand and glass splash back
- Electric hob, electric oven and extractor fan
- Dishwasher, fridge/freezer and washing machine
- Karndean flooring
- Downlighters

BATHROOM

- White sanitary ware
- Bathrooms with bath and separate shower cubicle, vanity unit wash hand basin
- En-suite shower rooms to some 3-bed units
- Heated towel rail
- Karndean or similar flooring

John Burgess & Co LTD reserve the right to vary designs and finishes. Some items may vary slightly from plot to plot. Please check with sales consultant for further details.





SURROUNDING AREA

MEADOW VIEW

Church Street | Langford | Bedfordshire SG18 9QT



MEADOW VIEW



By Car

BIGGLESWADE



2 Miles
5 Minutes

HITCHIN



9 Miles
22 Minutes

LONDON KINGS CROSS
/ ST. PANCRAS



55 Minutes

BIGGLESWADE



By Train
Closest Train Station

CAMBRIDGE



1 Hour



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