THE BEECHES

HIGH STREET, THURLEIGH

AREA & LOCATION

The Beeches is a prestigious collection of quality new homes, perfectly located in the delightful village of Thurleigh.

This thoughtfully designed assortment of homes feature traditional and chalet-style properties with 3, 4, and 5 bedrooms, making them ideal for both growing families and individuals seeking to downsize.

Located just five miles north of Bedford, the village boasts excellent connections to Milton Keynes, St Neots, and Cambridge, all while being enveloped by the stunning Bedfordshire countryside.

15 mins
Bedford Station

1 min
Thurleigh Primary

47 mins
Luton Aiport

SITE PLAN & PLOT GUIDE

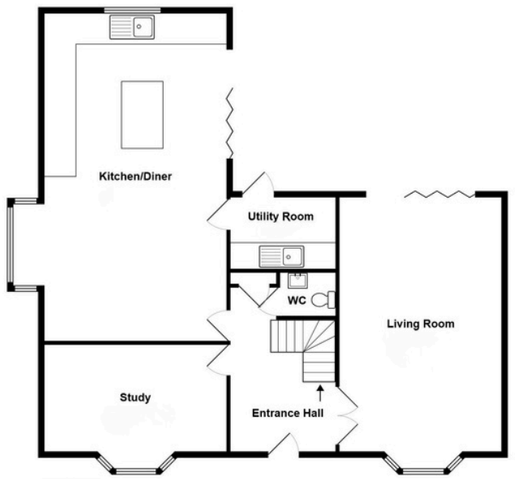
Each home at The Beeches has been individually designed to complement the village setting, offering a range of sizes and styles to suit every lifestyle. Set within generous plots with mature landscaping, the development provides a rare opportunity to enjoy contemporary living in a peaceful rural environment with excellent local amenities and transport links close by.

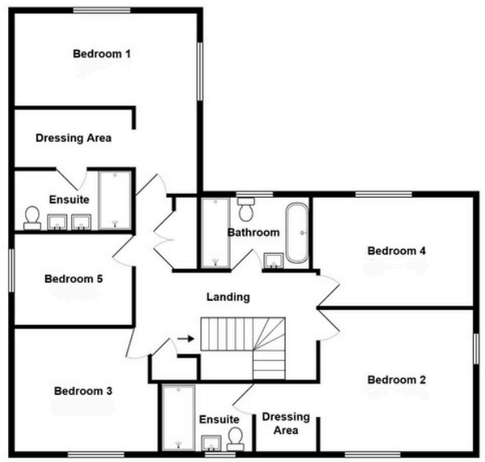
Plot	Type	Size
Plot 1	5 Bedroom Detached	2,334 sqft
Plot 2, 10 & 11	4 Bedroom Detached	1,828 sqft
Plots 3, 4 & 5	3 Bedroom Semi-Detached	1,093 sqft
Plot 6	4 Bedroom Detached	1,364 sqft

KEY FEATURES:

- Village setting with mature landscaping
- High-specification finishes throughout
- Generous plot sizes with private gardens
- Excellent transport links nearby

PLOT 1

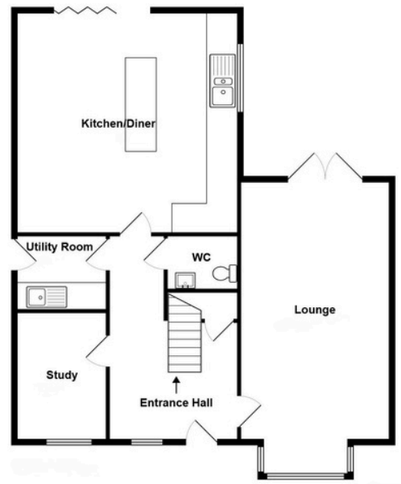


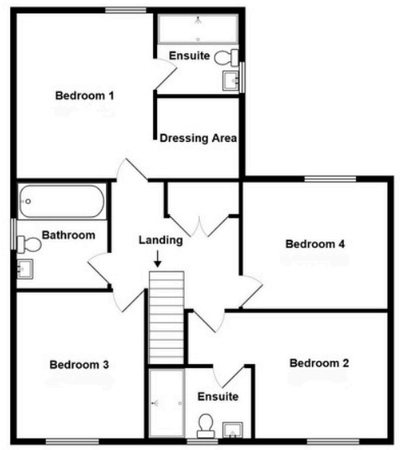


Kitchen/Diner: 33'3 x 14'6
Living Room: 22'7 x 13'7
Study: 14'6 x 7'5
Utility Room: 9'1 x 5'2

Bedroom 1:14'6 x 9'9
Bedroom 2: 11'8 x 10'8
Bedroom 3: 12'7 X 11'4
Bedroom 4: 12'7 X 10'4
Bedroom 5: 9'5 x 8'2

PLOT 2, 10 & 11

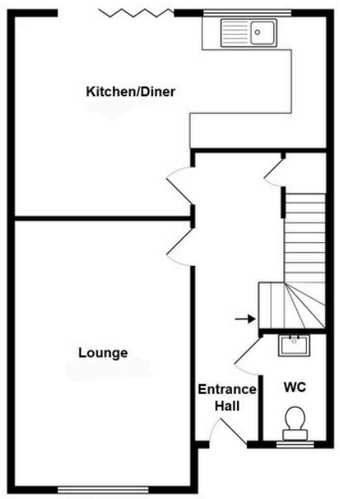




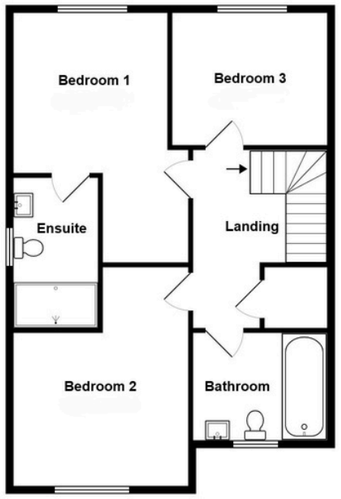
Kitchen/Diner: 19'3 x 18
Lounge: 21'3 x 11'8
Study: 10'1 x 6'8
Utility Room: 6'8 x 6'5

Bedroom 1:15' x 11'4
Bedroom 2: 10'4 x 10'4
Bedroom 3: 13'1 x 10'8
Bedroom 4: 11'4 x 10'4 x

PLOT 3, 4 & 5

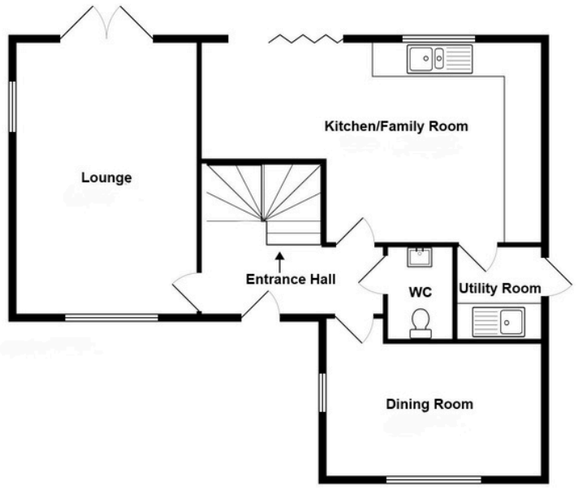


Kitchen/Diner: 19'3 x 13'7
Lounge: 16' x 10'8

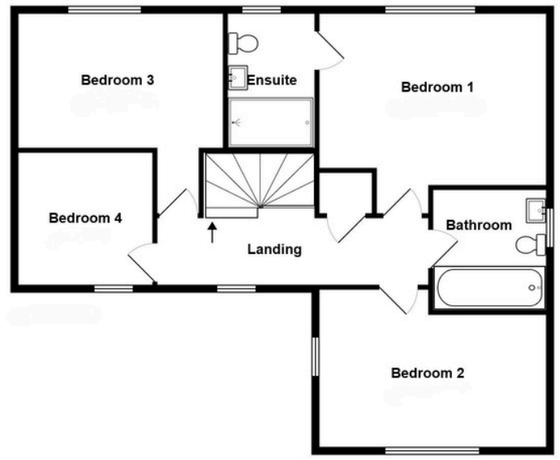


Bedroom 1: 11'1 x 9'8
Bedroom 2: 10'8 x 9'8
Bedroom 3: 9'8 x 9'1

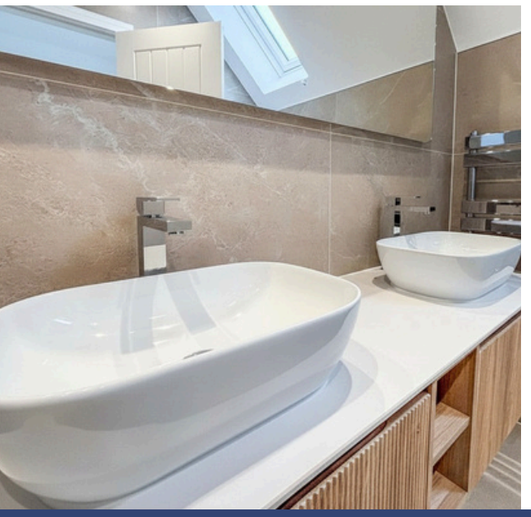
PLOT 6

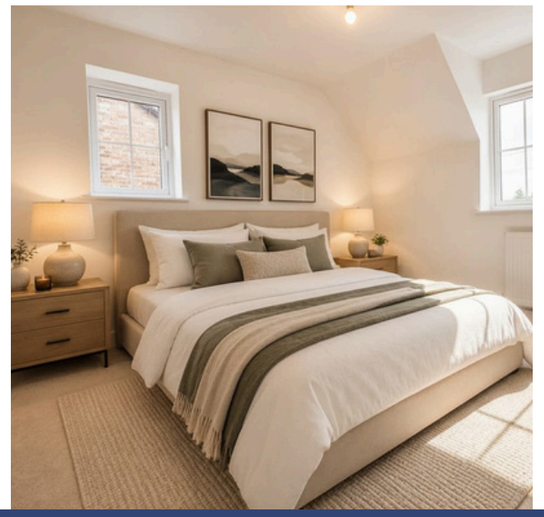


Kitchen/Family: 21'3 x 12'4 (max)
Lounge: 16'7 x 10'8
Dining Room: 12'4 x 10'1



Bedroom 1:13'7 x 11'1
Bedroom 2: 12'4 x 8'2
Bedroom 3: 13'1 x 8'2
Bedroom 4: 8'5 x 7'8





SPECIFICATION

KITCHEN

Luxury Rocco Banham kitchens (Plots 1,2,6,10 & 11)
Luxury shaker style kitchens (Plots 3,4 & 5)
Quartz work surfaces
Neff ovens and combi microwaves (plot specific)
Caple/AEG integrated appliances
Modern monobloc mixer tap
Luxury Karndean flooring
Under unit lighting
Bifolding doors

BATHROOMS & ENSUITES

Fully tiled with Verona signature Tiles
Luxury sanitaryware and vanity units
Vado chrome ironmongery
Chrome heated towel rails
Mist free mirrors with lighting

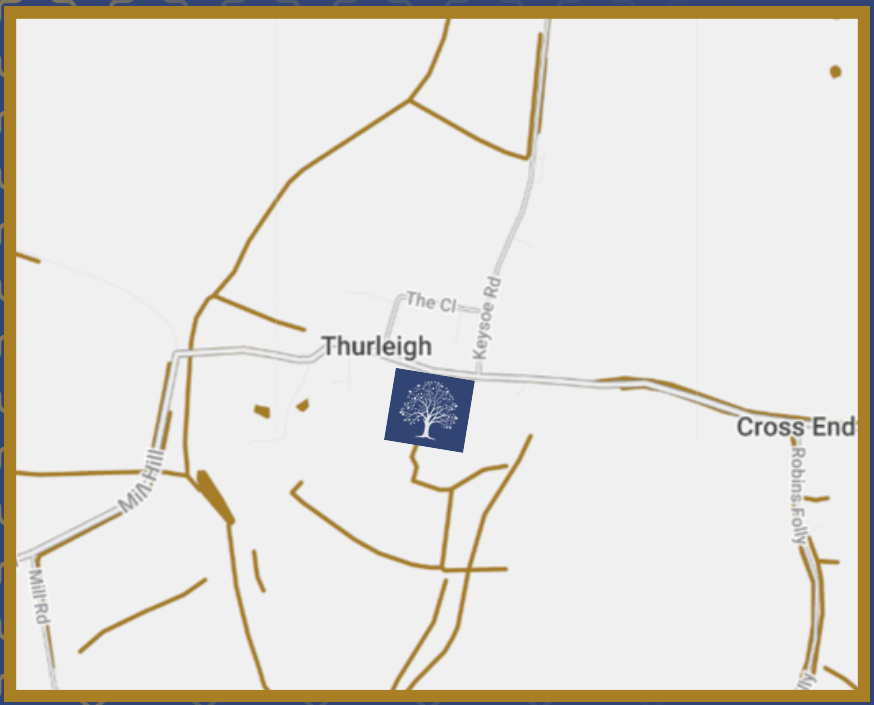
GENERAL

Samsung air source heat pump
Underfloor heating to ground floor
Mains powered smoke and heat detectors
Cottage style internal doors with chrome handles
Quality fitted carpets
Chrome sockets throughout
Feature staircase with glazed balustrade
Cat 5e cabling for high speed broadband
Mains powered alarm

OUTSIDE

Landscaped front gardens and turfed rear gardens
Modern porcelain slabbed patios
Outside tap and power point
Chrome wall lights
Power and light to garage
Electric roller door to double garages
Block paved driveways

HOW TO FIND US:



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