



THE BEECHES
HIGH STREET, THURLEIGH

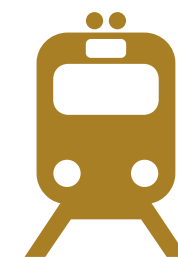


AREA & LOCATION

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.

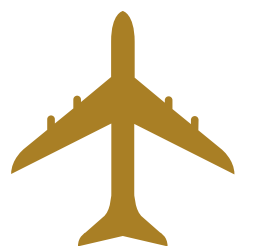
Located just five miles north of Bedford, the village boasts excellent connections to Milton Keynes, St Neots, and Cambridge, all while being enveloped by the stunning Bedfordshire countryside.



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



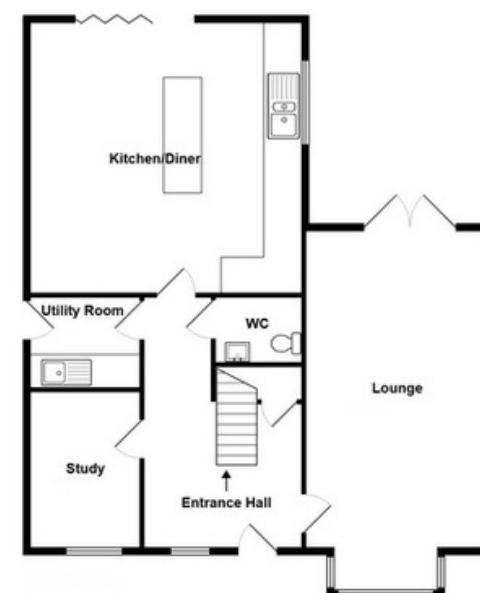
PLOT 1



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



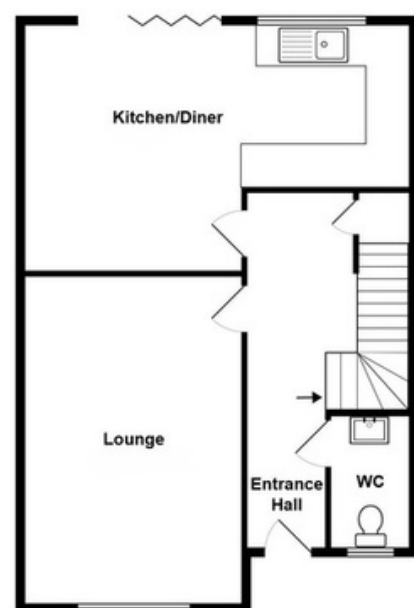
Kitchen/Diner: 19'3 x 18
 Lounge: 21'3 x 11'8
 Study: 10'1 x 6'8
 Utility Room: 6'8 x 6'5



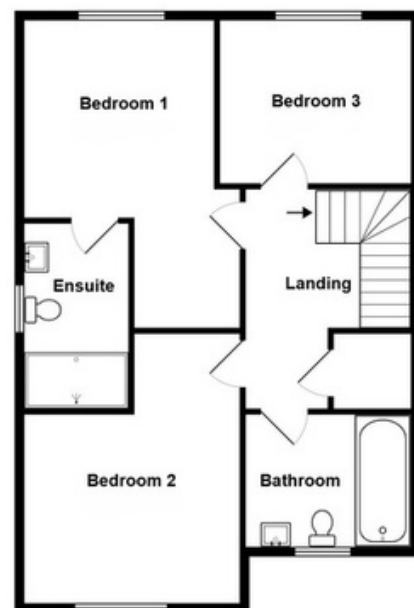
Bedroom 1: 15' x 11'4
 Bedroom 2: 10'4 x 10'4
 Bedroom 3: 13'1 x 10'8
 Bedroom 4: 11'4 x 10'4 x



PLOT 3, 4 & 5

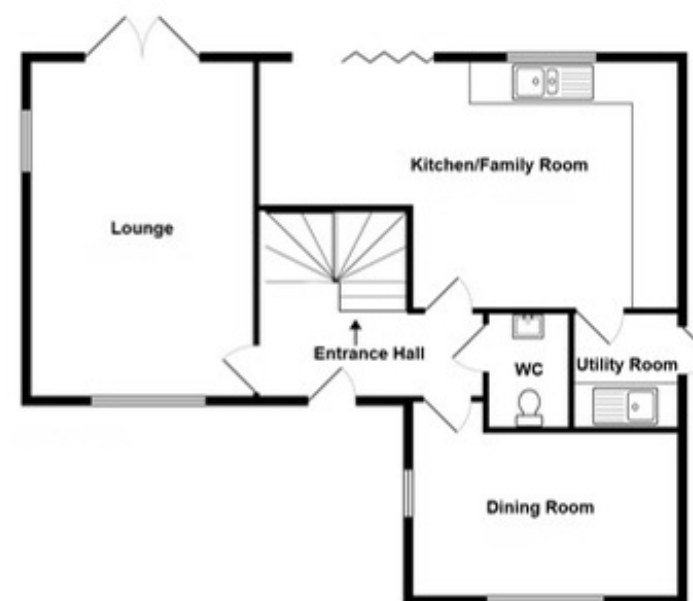


Kitchen/Diner: 19'3 x 13'7
Lounge: 16' x 10'8

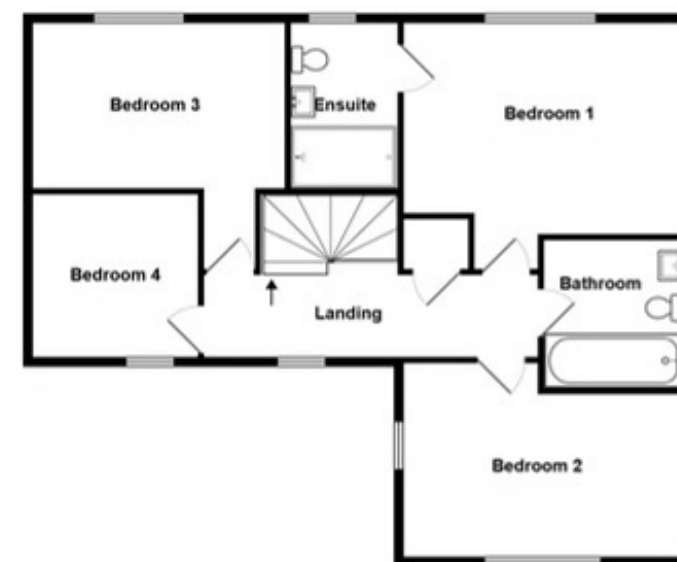


Bedroom 1: 11'1 x 9'8
Bedroom 2: 10'8 x 9'8
Bedroom 3: 9'8 x 9'1

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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