



Kilnwoods

ARLESEY

A DEVELOPMENT BY

settle.



Find yourself at Kilnwoods

Nestled just inside Bedfordshire, Kilnwoods is a beautiful collection of 2 & 3 bedroom homes. Known as the most popular commuter town in Bedfordshire, Arlesey is the perfect location to enjoy the glorious countryside whilst closely linked to London, Cambridge and Luton Airport.

Your beautiful new family home at Kilnwoods offers spacious open plan living, ample garden space, and excellent local amenities in the heart of a thriving community. The perfectly positioned neighbourhood is also surrounded by impressive countryside walks including Buttercup Meadows and the famous lavender fields nearby in Hitchin.



A stylish mix of
2 & 3 bedroom
homes





The start of something special



Much more than just a commuter town, Arlesey is a flourishing community. The picturesque nature reserves, and the beautiful Bedfordshire countryside as a backdrop, is what gives life to Arlesey along with oodles of amenities for everyone to enjoy. Home to an active community centre providing many a social activity including parent & toddler groups and a non-league football club, there is something for everyone to enjoy in Arlesey.

Neighbouring towns offer a wide variety of activities and heritage to explore. In nearby Hitchin, browse the medieval character of the market towns' rich diversity of independent boutiques, high street favourites, and eateries. For regular farmers' markets, fêtes and shows, nearby Letchworth is the perfect host. In the summer, the annual Letchworth Garden City Festival presents two weeks of social, leisure, and sporting activities for the whole community to enjoy.



Local treasures



There is so much to see and do right on your doorstep, from the natural beauty of Stotfold Water Mill & Nature Reserve, to exploring the impressive culture and wonderful choice of shops in Cambridge, and a chance to practice your swing at the two golf courses in nearby Henlow.

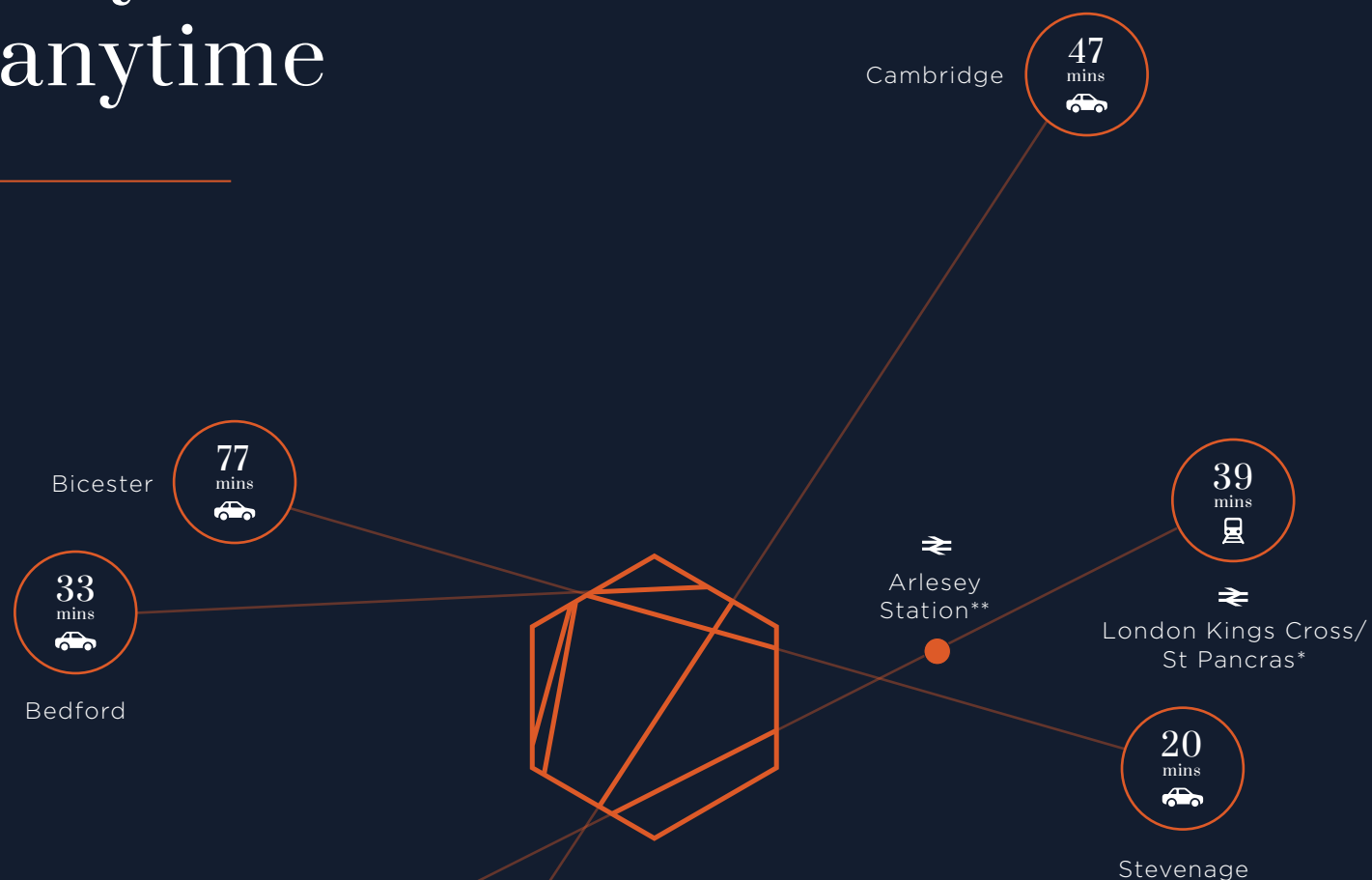
Situated in Bedfordshire, there is an abundance of charming natural treasures ready to be explored from your doorstep. The Blue Lagoon is perfect for sailing adventures and fishing, while Arlesey Old Moat and Glebe Meadows are ideal for spotting majestic wildflowers and wildlife.

Step away from nature, relax and unwind at the luxurious Champneys Henlow Grange Spa. For a taste of the world, there are plenty of award-winning restaurants nearby including Raj Villa, The Fox at Willian and The Farmhouse at Redcoats.





Anywhere, anytime



Kilnwoods is perfectly located for commuters and explorers alike. With Arlesey Station less than 2 miles away, regular train services to London are accessible in under 40 minutes, and Cambridge within an hour.

The A1(M) is within easy reach and is a convenient connection to destinations in the South East of England, while London Luton Airport is just 15 miles away.*

*Times and distances are taken from googlemaps.co.uk. Time to London Kings Cross is between 45/55 minutes. **105 parking spaces.



Looking to the future

Etonbury Academy

The Academy Status extended secondary school caters for children between the ages 9-16, and rated 'Good' by Ofsted in 2020.

Pix Brook Academy

Opened in 2019, Pix Brook Academy in nearby Stotfold offers excellent education as an extended secondary school from year 5 to year 11.

Gothic Mede Academy

Part of BEST (Bedfordshire Schools Trust) - the values based lower school is situated in the very heart of Arlesey.

Roecroft Lower School

Educating children for nearly 200 years, Roecroft Lower School in Stotfold provides education to more than four hundred children.





Kilnwoods Site Plan

Woven into Arlesley, Kilnwoods places people at the heart of this new neighbourhood, in affordable new homes ready to create lasting memories.

2 bedroom house

 The Denton

3 bedroom house

 The Ashdown

 The Crofter

 The Glenfield



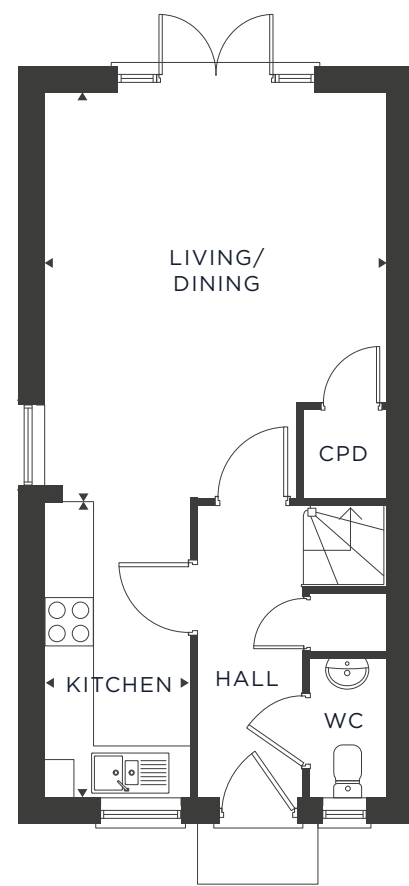
*Plot 52 comes with a single garage



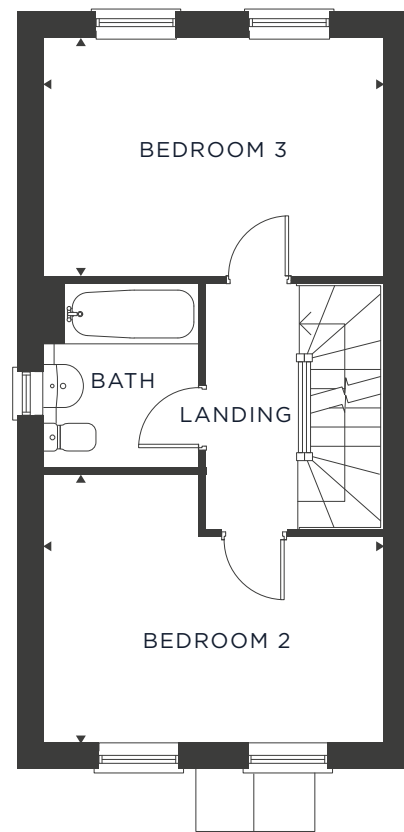
The Ashdown

1,072 SQ FT | 99.6 SQ M

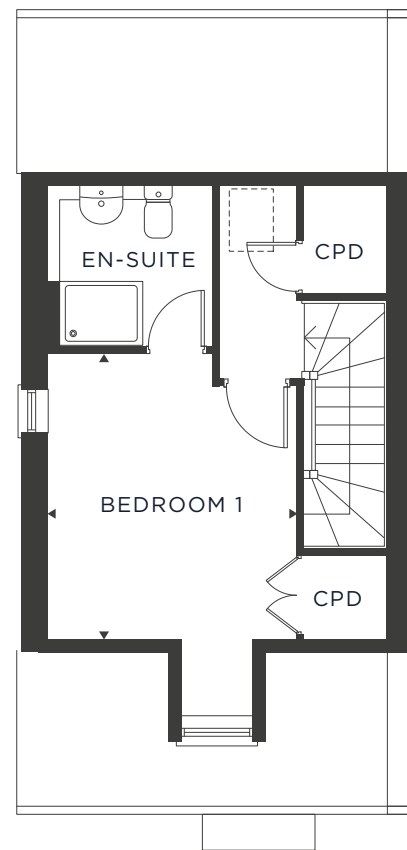
Ground Floor



First Floor



Second Floor



Ground Floor

KITCHEN
1.84m x 3.91m

LIVING/DINING
4.30m x 4.94m

First Floor

BEDROOM 2
4.30m x 2.96m

BEDROOM 3
4.56m x 2.63m

Second Floor

BEDROOM 1
3.14m x 3.28m

KEY
CPD - CUPBOARD
WC - CLOAKROOM

Providing the perfect retreat from everyday life.

The Ashdown is a 3 bedroom contemporary semi-detached home, featuring an open plan living room and kitchen and ample garden space.

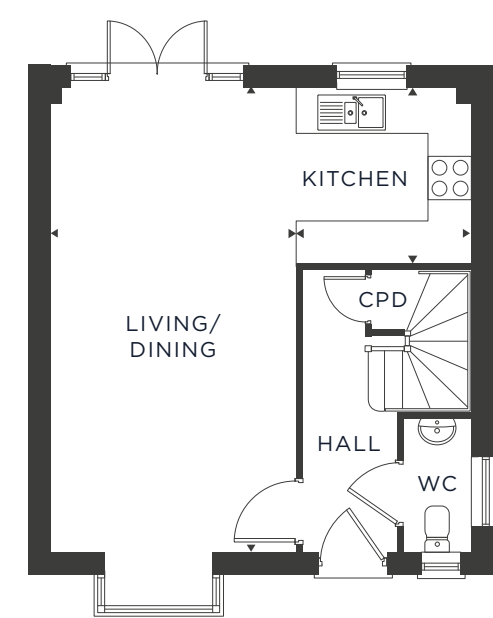




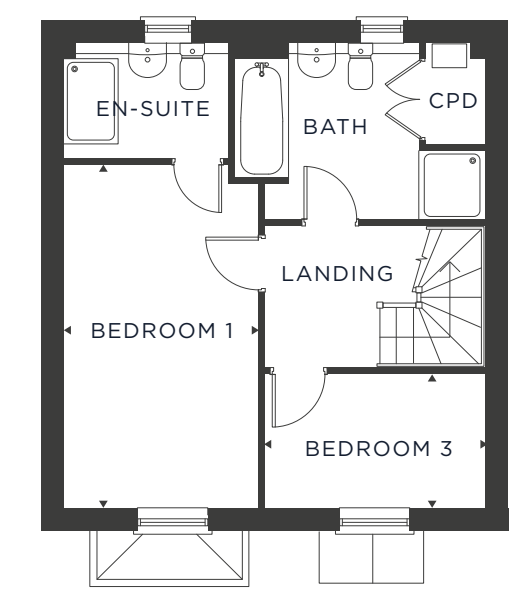
The Crofter

1,086 SQ FT | 100.9 SQ M

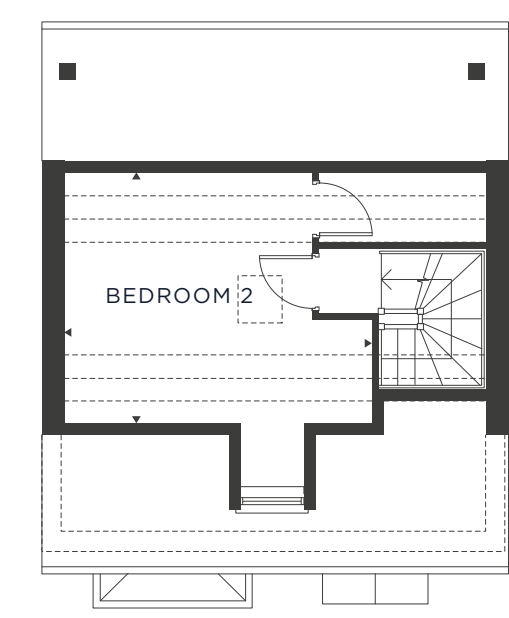
Ground Floor



First Floor



Second Floor



Creating a home designed to relax and entertain.

The 3 bedroom semi-detached home is the perfect home to escape the realities of everyday life, with spacious open plan living, and bedrooms situated across two floors.

Ground Floor

- KITCHEN**
2.40m x 2.53m
- LIVING/DINING**
3.50m x 6.66m

First Floor

- BEDROOM 1**
2.87m x 4.93m
- BEDROOM 3**
3.11m x 1.94m

Second Floor

- BEDROOM 2**
3.65m x 3.60m

KEY
CPD - CUPBOARD
WC - CLOAKROOM

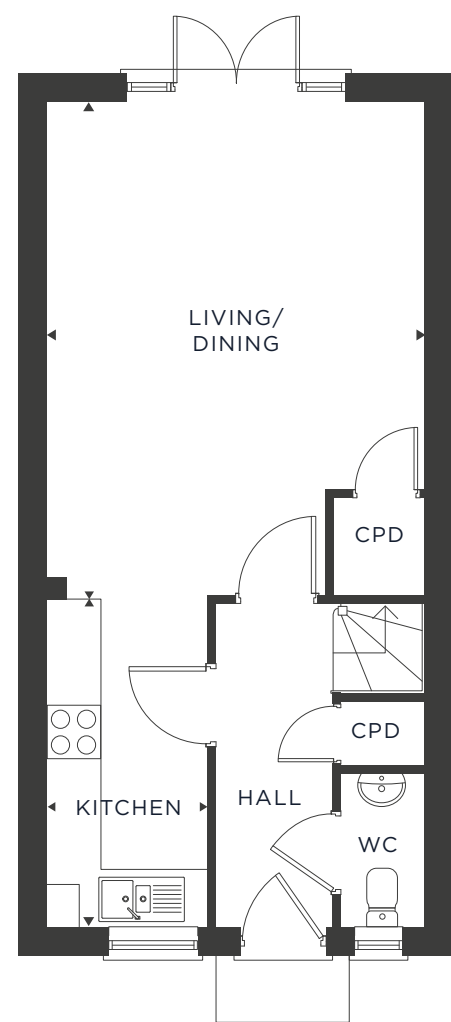
*Plot 52 comes with a single garage



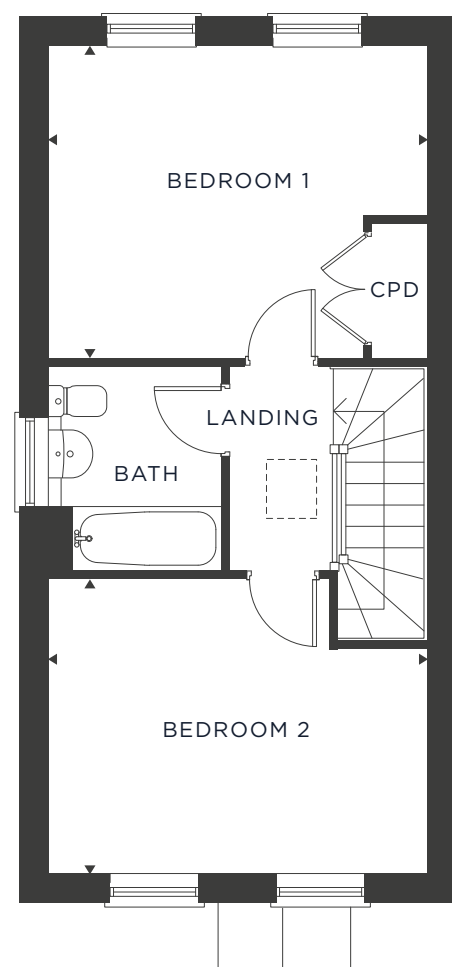
The Denton

850 SQ FT | 79.0 SQ M

Ground Floor



First Floor



Ground Floor

KITCHEN
1.80m x 3.83m

LIVING/DINING
4.30m x 5.32m

First Floor

BEDROOM 1
4.30m x 3.51m

BEDROOM 2
4.30m x 3.38m

KEY
CPD - CUPBOARD
WC - CLOAKROOM



*The perfect haven
to unwind and
enjoy family life.*

The Denton is a 2 bedroom semi-detached home, with a spacious living and dining area and integrated appliances throughout.



The Glenfield

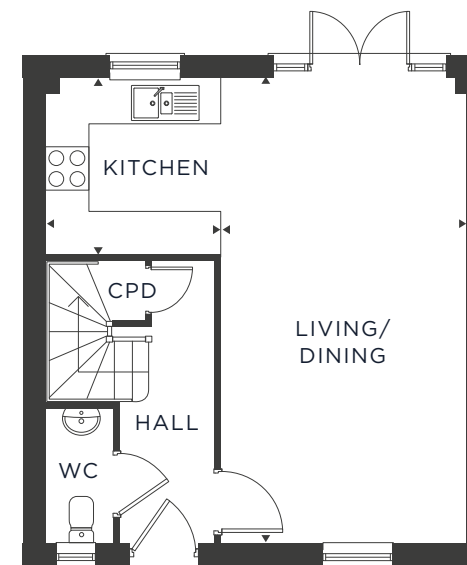
1,086 SQ FT | 100.9 SQ M



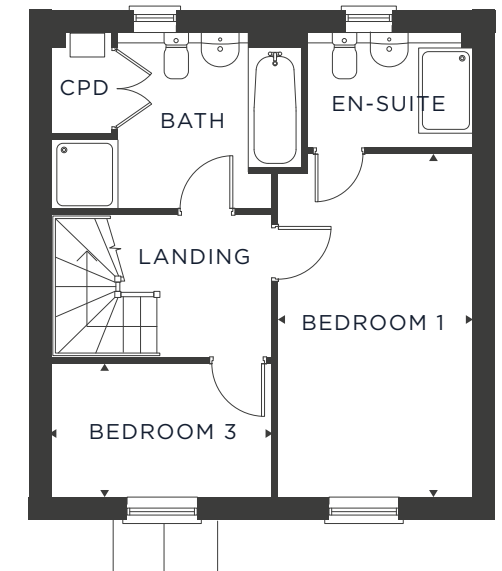
A beautiful contemporary home designed impeccably.

Introducing the Glenfield, a stylish 3 bedroom home featuring open plan living and ample garden space perfect for family life.

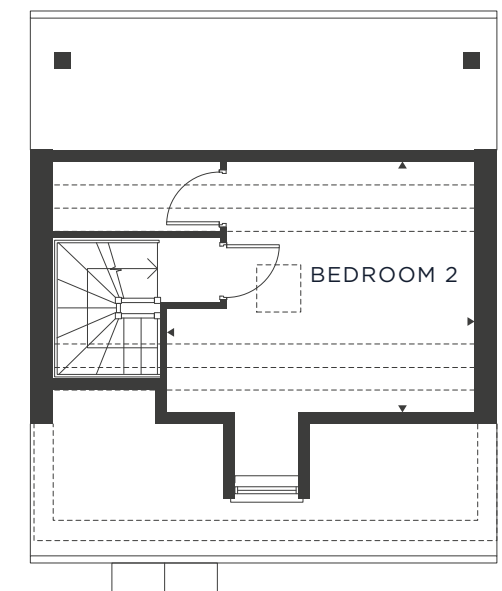
Ground Floor



First Floor



Second Floor



Ground Floor

KITCHEN
2.40m x 2.53m

LIVING/DINING
3.50m x 6.66m

Second Floor

BEDROOM 2
3.65m x 3.60m

First Floor

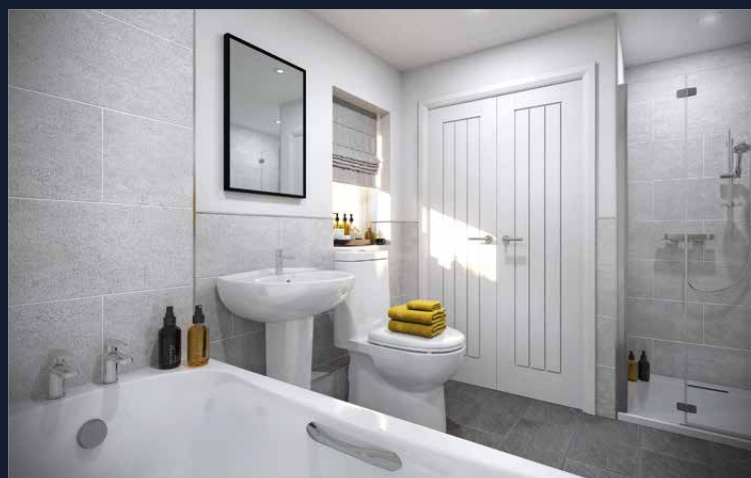
BEDROOM 1
2.87m x 4.93m

BEDROOM 3
3.11m x 1.94m

KEY
CPD - CUPBOARD
WC - CLOAKROOM



Specification



KITCHEN

- Gloss white contemporary kitchen
- Soft close doors and drawers
- Pelmet lighting
- Laminate woodstone square edge worktop
- Double oven
- 4 ring gas hob
- Cooker hood
- Splash back
- Integrated fridge freezer
- Integrated washer dryer
- Recessed spotlights
- Karndean wood effect vinyl - lime washed oak

BATHROOM

- Light grey ceramic wall tiles
- Dark grey ceramic floor tiles
- Recessed spotlights
- Contemporary white sanitaryware
- Mixer taps with shower above bath
- Shower screen
- Heated towel rail
- Full height tiling around the bath

GENERAL

- Karndean wood effect vinyl plank flooring laid to whole ground floor
- 80/20 wool mix carpet to bedrooms, stairs and landing
- Internal white 5 vertical panel doors
- Carlisle brass Serozzetta ironmongery
- Decorated throughout in white emulsion
- Fitted smoke, heat and carbon monoxide detector
- TV Aerial fitted and ready to be connected to your chosen provider
- 10 year new build warranty

EXTERNALS

- Shed to gardens
- Turf to gardens
- Front and rear electrical external sockets
- Solar panels
- Dusk to dawn front and rear light
- Garden tap
- 2 parking spaces per house
- Visitor parking bays on development
- Garage to plot 58 only





A mark of true integrity



Why buy new?

At settle, our homes are designed with our customers in mind offering a variety of house types to meet the individual needs of all our customers. All our new homes are equipped with essential large appliances and are neutrally decorated throughout helping to ensure there is one less thing to worry about when moving.

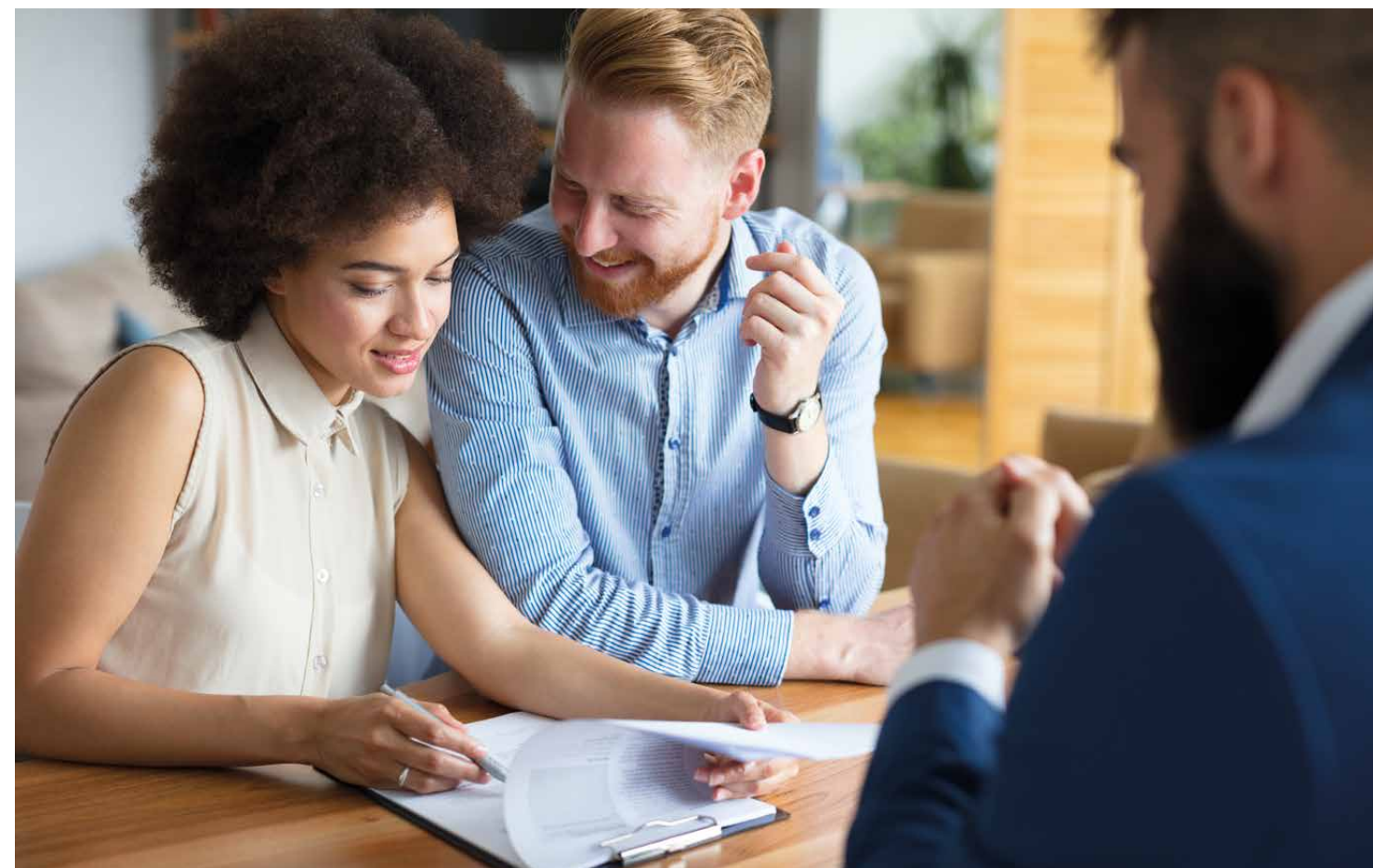
Our new homes benefit from a one year developer warranty, and a new build warranty lasting 10 years, while all our apartments benefit from a 125 year lease.

By choosing your plot off plan you can get excited for your new home while it is being built, allowing you more time to get ready to move into your new home.

What to expect?

Our dedicated experienced sales team will guide you through your home buying journey, answering questions helping to make the process as easy as possible, and offering financial and solicitor recommendations. At settle you are in good hands. We have also adapted the ways in which we communicate meaning you will never feel left behind if you cannot attend a meeting in person.

*95% of customers recommend settle - Sales Customer Survey.
*84% of our new homes are reserved off plan.



Shared Ownership

Shared Ownership is a great way to step onto or move up the property ladder if you're unable to purchase a home on the open market.

The Shared Ownership scheme with settle allows you to purchase a share of a home between 40%-75% and rent the remaining share at a subsidised rate of 2.75% from settle. You can finance your share with a traditional mortgage or cash lump sum if you do not qualify for a mortgage due to your age.

Shared Ownership is more affordable to access due to the 5% minimum deposit required based only on the share you are buying.

You then have the opportunity to buy further shares and can eventually

own 100% of your home. Shared Ownership allows you to get the home you desire with a savings amount that is achievable.

TO BE ELIGIBLE FOR SHARED OWNERSHIP YOU MUST MEET SOME SET CRITERIA:

- Have a household income of less than £80,000
- Not own a home in the UK or abroad* - *if you do, this must be sold subject to contract when applying and must be sold at the time of completion
- Not have had a home previously repossessed
- You must have sufficient savings for a deposit and sales related costs

*Reviewed annually in line with the Retail Price Index (RPI).



About settle group

“
Everyone at settle was very welcoming and extremely helpful.
”



At settle we are proud providers of high-quality affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. As the name suggests, we want our customers to be able to settle in a new community, by delivering new homes meeting local needs and creating diverse new neighbourhoods for our customers to live the life they choose. settle provides a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.





Where to find us

Directions

Finding Kilwoods is easy. Located on Hitchin Road, your new home is within 4 miles of the A1(M) from the Stotfold Interchange, and 12 miles from the A6 at Barton-le-clay. Simply search SG15 6RS on your SatNav.

Address

Kilwoods
Hitchin Road
Arlesey
Bedfordshire
SG15 6RS

Contact

sales@settlegroup.org.uk
kilwoods.co.uk

Distances are an approximate and are taken from googlemaps.co.uk.

settle.