

RECTORY GARDENS

HARLEQUIN LANE, CRANFIELD,
BEDFORDSHIRE, MK43 0WR

An exciting new development of
two and three bedroom houses situated on the
edge of the vibrant market town of Cranfield

WELCOME

Rectory Gardens is an exciting new development of 2 & 3 bedroom houses just a short walk from the centre of the village of Cranfield. Surrounded by fields, lakes and the River Ouse Cranfield is just 7 miles from Milton Keynes.

The local area

Cranfield is an attractive village that offers a wide range of amenities, including two small supermarkets, a chemist, takeaway restaurants, pubs and a hairdresser's. It even has its own football club! There is also a doctor's surgery, pharmacy and dental practice. Cranfield has three public parks, one of which has a multi-use games area and nearby Hartwell Leisure centre has a pool with a range of activities.

The area offers a fantastic array of options for days out including skiing, ice skating and theme parks, safari park, theatre, cinema, golf, nature walks and water sports - there is something for everyone.

Cranfield is the perfect location to experience traditional English village life, whilst excellent nearby road and rail links means

you can be in London in just 35 minutes from Milton Keynes train station. You can walk or cycle to Cranfield town centre and there are buses that connect you to Milton Keynes, 7 miles and Bedford, 9 miles, with fast train connections to London.

Canfield also benefits from pre-school, primary and secondary schools all within walking distance of Rectory Gardens and for further education close-by Cranfield University specialises in science, engineering, design, technology and management.

London Luton Airport is around 25 miles from Cranfield and accessible via bus or train services from Milton Keynes or Bedford. Milton Keynes and Bedford also have good transport links with several airports slightly further afield, including London Heathrow, London Stansted, London Gatwick and Birmingham.



Bedford at night with the Great Ouse River



Woburn Abbey and Safari Park



Willen Lake, Milton Keynes

SITE PLAN



Key

- 2 Bedroom House
- 3 Bedroom House

SPECIFICATION

Every home has been elegantly crafted to match your lifestyle.

Kitchen

- Contemporary fitted kitchen units with worktops
- Integrated washing machine, dishwasher and fridge freezer
- Integrated electric single oven and four burner gas hob
- Stainless steel extractor hood
- Glass splashback to hob
- 1 ½ bowl sink with single drainer
- Luxury vinyl flooring

Bathroom

- White bathroom suite
- Chrome heated towel rail
- Glass shower screen
- Thermostatic shower over bath
- Shaver socket
- Full height ceramic wall tiles around bath and as splashback to basin
- Luxury vinyl flooring

Cloakroom

- White sanitary ware
- Ceramic wall tiles as splashback to basin
- Luxury vinyl flooring

Interiors

- Carpet to all living areas
- Smoke detector
- Carbon monoxide detector
- Combi boiler
- Gas central heating
- BT phone socket to living room
- TV point to living room

Exteriors

- Double glazed UPVC windows
- Turf and patio to rear garden
- Shed
- Two parking spaces
- 125 year lease
- NHBC warranty

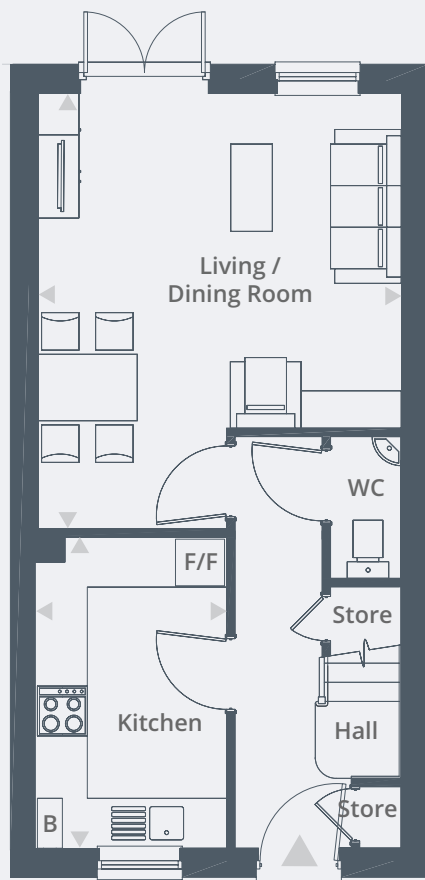


FLOOR PLANS

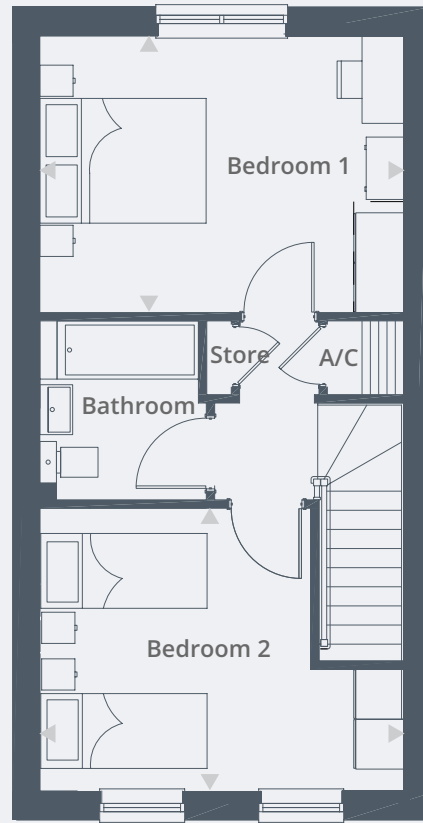


2 BEDROOM HOUSE

Plot 4 | 7 Harlequin Lane, Cranfield, Bedfordshire, MK43 0WR



Ground Floor



First Floor



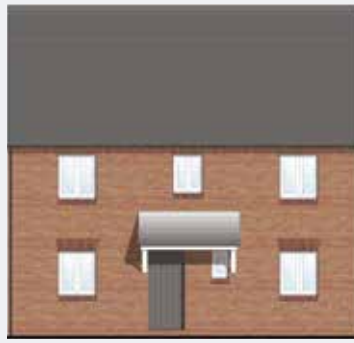
Dimensions

Living / Dining Room	5.40m x 4.35m	17' 8" x 14' 3"
Kitchen	3.75m x 2.25m	12' 3" x 7' 4"
Bedroom 1	4.40m x 3.30m	14' 5" x 10' 9"
Bedroom 2	4.40m x 3.40m	14' 5" x 11' 1"

Total Area 79 m² / 833 ft²

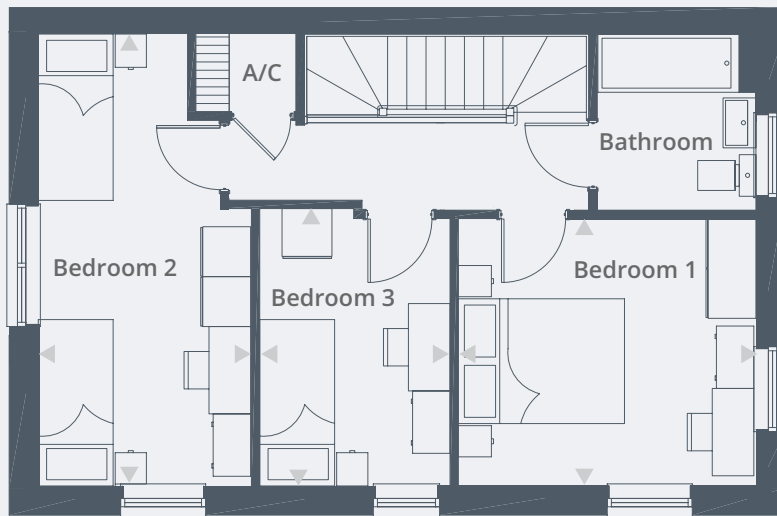
Key

- FF - Fridge/Freezer
- B - Boiler
- AC - Airing Cupboard



3 BEDROOM HOUSE

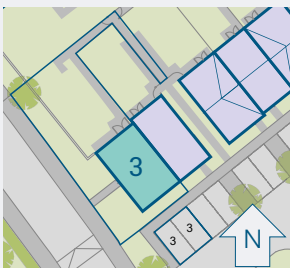
Plot 3 | 5 Harlequin Lane, Cranfield, Bedfordshire, MK43 0WR



First Floor



Ground Floor



Dimensions

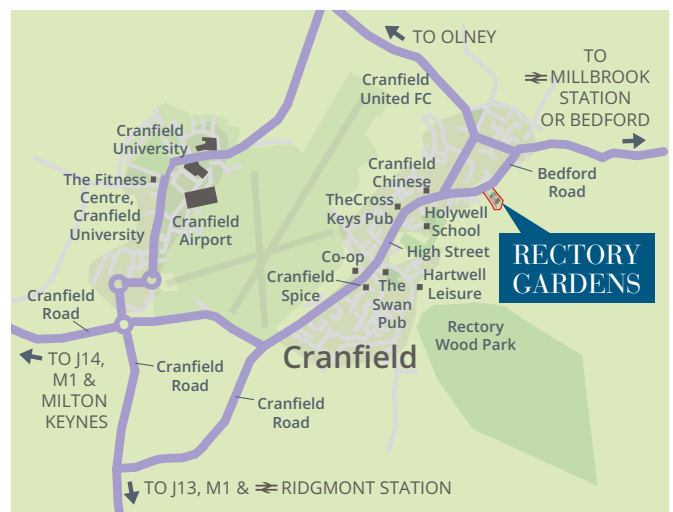
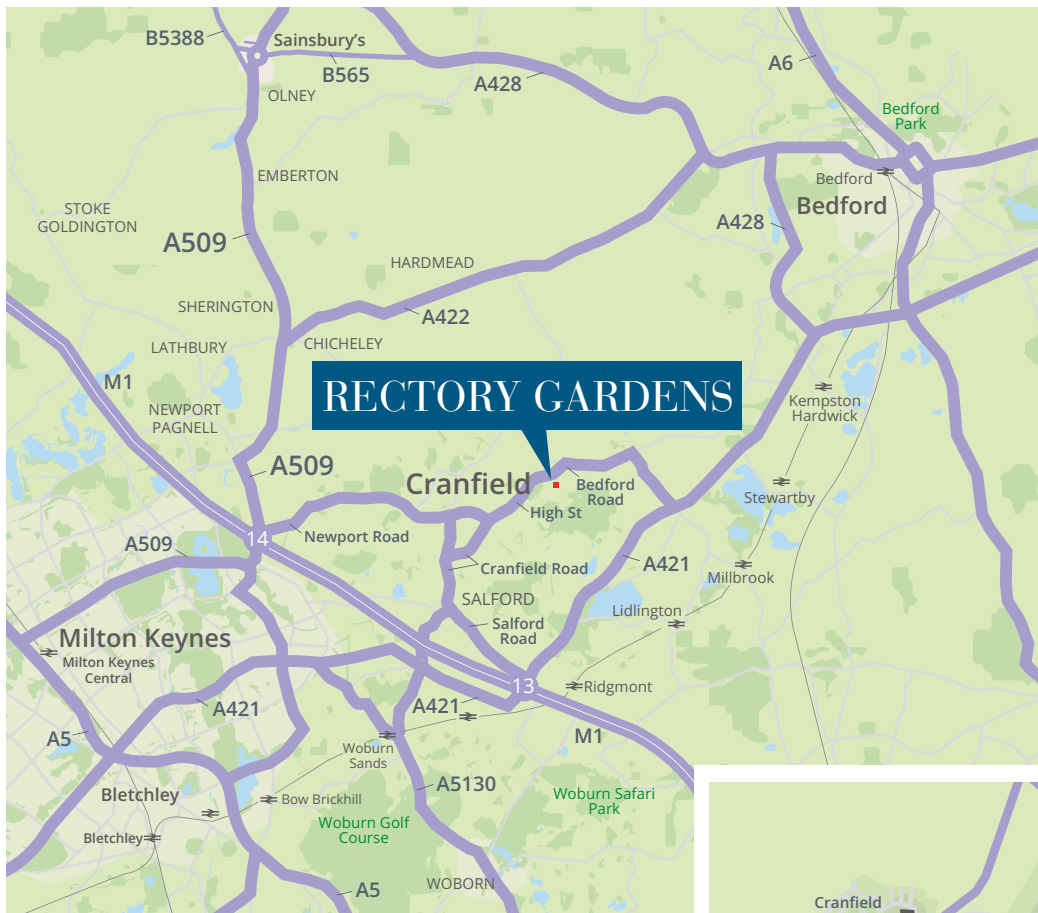
Living Room	5.50m x 3.00m	18' 0" x 9' 10"
Kitchen / Dining Room	5.50m x 3.80m	18' 0" x 12' 5"
Bedroom 1	3.55m x 3.20m	11' 7" x 10' 5"
Bedroom 2	5.50m x 2.50m	18' 0" x 8' 2"
Bedroom 3	3.20m x 2.25m	10' 5" x 7' 4"

Total Area 94 m² / 1,011 ft²

Key

- FF - Fridge/Freezer
- B - Boiler
- AC - Airing Cupboard

RECTORY GARDENS



Location details

London can be reached by train from Milton Keynes station, approximately 8 miles drive from Rectory Gardens, with services to London Euston taking just 35 minutes*.

There is a frequent university bus service, operated by Uno buses, that can be also used by the public. Most buses travel between Milton Keynes and Bedford every half hour.

Connections via road are just as convenient with the M1 less than 5 miles away.

FOR SAT NAV USE: MK43 0EU

Source: *www.nationalrail.co.uk

For further information call 01442 292381
or email sales@hightownha.org.uk

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