



The Brambles



The Brambles

An exquisite development of 13 luxurious homes

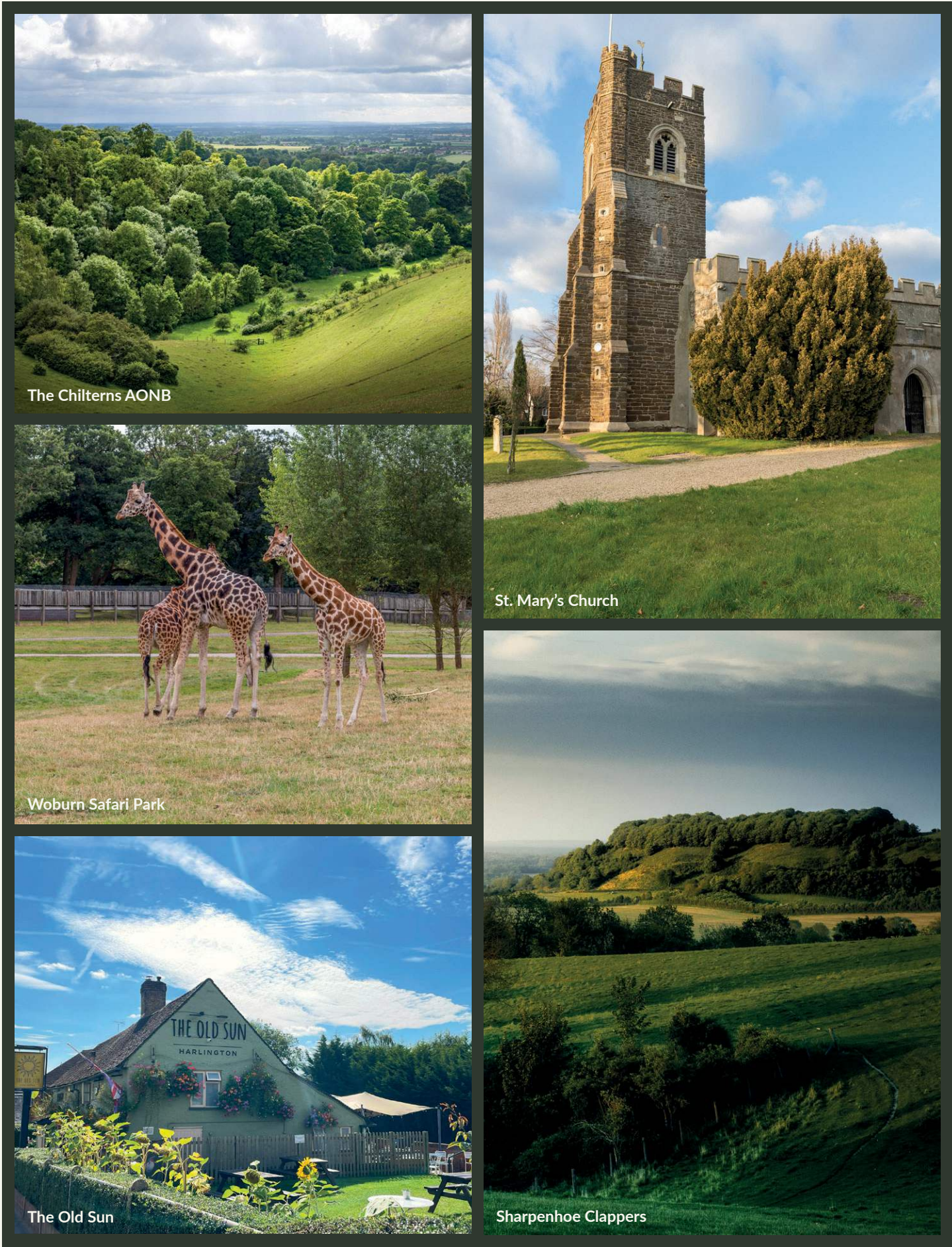
Welcome to The Brambles – a prestigious collection of three, four, five and six bedroom homes.

Nestled within the medieval village of Harlington in Central Bedfordshire; The Brambles offers an idyllic lifestyle balance of rural living with magnificent views of rolling countryside, combined with excellent transport links and connectivity, putting the world at your doorstep.

Each home is constructed to the highest possible standard to encapsulate our signature superior style, featuring underfloor heating, tiled floors and carpets, a patio and turfed garden, Quartz worktops, appliances from a leading manufacturer and much more, all included as standard in our Platinum+ specification, there are no hidden extras.

Choose a Brampton Valley Home. Choose The Brambles.





The Chilterns AONB

St. Mary's Church

Woburn Safari Park

The Old Sun

Sharpenhoe Clappers



An exclusive new development in a charming historical neighbourhood rich in local heritage

LOCAL COMFORTS

The village features the historic 13th century church of St. Mary and a village green at it's centre, and is home to 2 grade II listed country pubs, the Carpenters Arms and The Old Sun, both within walking distance of The Brambles.

Additional local amenities include The Hub & Spoke Café - an independent family-run business, a post office, convenience store, doctors surgery, village hall, allotments, a pocket park, football pitches and cricket club.

EXCELLENT EDUCATION CHOICES

Central Bedfordshire operates a 3-tier system, and Harlington village caters for students from ages 2 - 18.

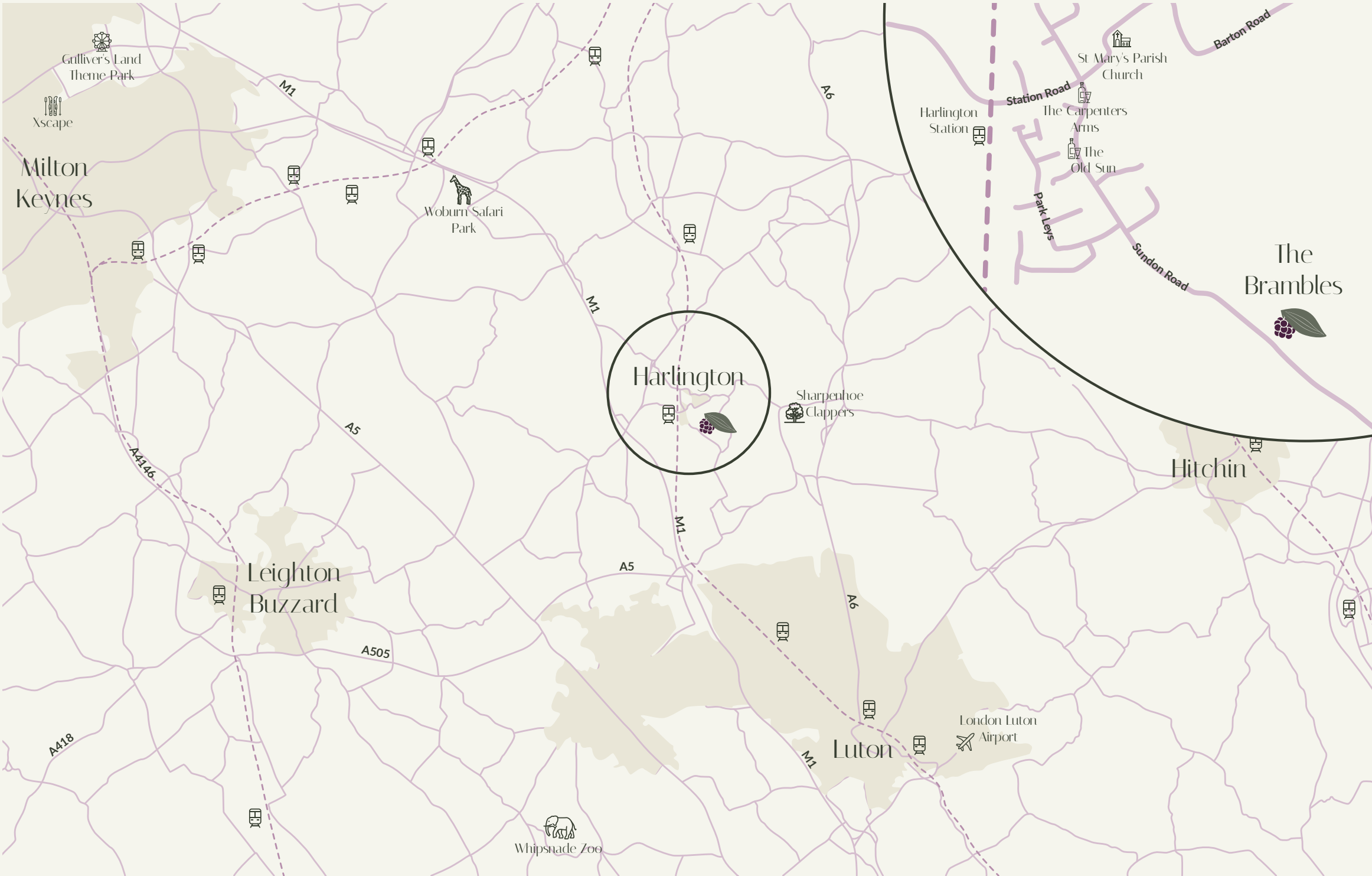
Harlington Lower School includes a Pre-School and Parkfields Middle School, rated Outstanding by Ofsted, is a short 5-minute drive away. Harlington Upper School extends into sixth form and has a Good Ofsted rating, a range of extra-curricular activities are available and the school can be reached in 4 minutes by car, or a 20 minute walk.

With its proximity to London, Harlington also offers a wide variety of academic options for further education too!

WORLD CLASS ATTRACTIONS

Major attractions such as Woburn Abbey & Safari Park, Whipsnade Zoo and Gulliver's Land are just 23 minutes away, so you can take the family on an effortless, fun-filled adventure. Nearby Milton Keynes offers an extensive variety of entertainment from shopping centres, theatres, and music venues, to restaurants, cinemas, and the UK's largest indoor real snow slope, Xscape.

Venture a little further afield and you can discover everything the diverse and monumental city of London has to offer, including galleries of the highest calibre, museums on a variety of subjects, and treats for thespians including Shakespeare's legendary Globe Theatre.



WALK ON THE WILD SIDE

Immerse yourself in nature with Sharpenhoe & Sundon Hills National Trusts just over 3 miles away.

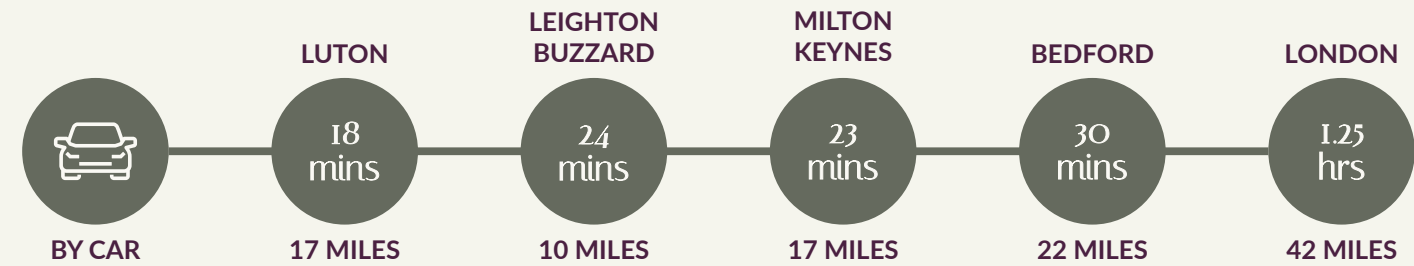
Discover the Iron Age Hillfort, seek out the old chalk quarry and embrace the surrounding woodland, dogs are welcome too! You could also visit the Chilterns, a local AONB (Area of Outstanding Natural Beauty) that covers a staggering 660 square miles across Bedfordshire, Buckinghamshire, Hertfordshire, and Oxfordshire, and hike the trails in search of birds of prey such as the iconic Red Kite. Alternatively, why not get off the beaten track and join the Harlington Ramblers for regular walking adventures and let them guide you around the area?

All of this and more could be on your doorstep.

TRANSPORT AND CONNECTIONS

Harlington is merely 1.5 miles away from junction 12 of the M1, providing easy access to an extensive network of cities including Milton Keynes, Luton, London, and Leighton Buzzard. Luton Airport is only an 18 minute drive away or you could catch the train and arrive in 23 minutes.

Make long stay parking a thing of the past and leave the car safe and sound at home, as the train station is just a 5-minute walk away and has direct trains to Bedford, Central London, Gatwick Airport, Brighton and more. Alternatively, there are several bus services available to visit Toddington, Flitwick, Bedford, or Milton Keynes, with the closest stop only 9 minutes away on foot.





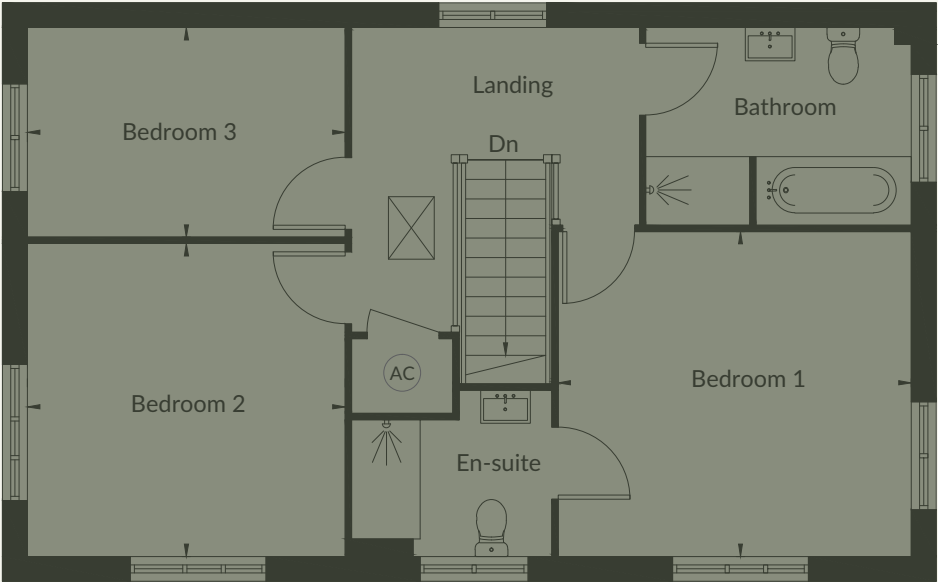
A prestigious collection of 13 elegant homes surrounded by British countryside

The Brambles is the latest addition to the village of Harlington and offers residents a hybrid lifestyle for those that split their time between the city and rural areas for work and recreation. This highly anticipated development combines open plan living, spacious gardens and high quality fixtures and fittings, providing endless luxury.

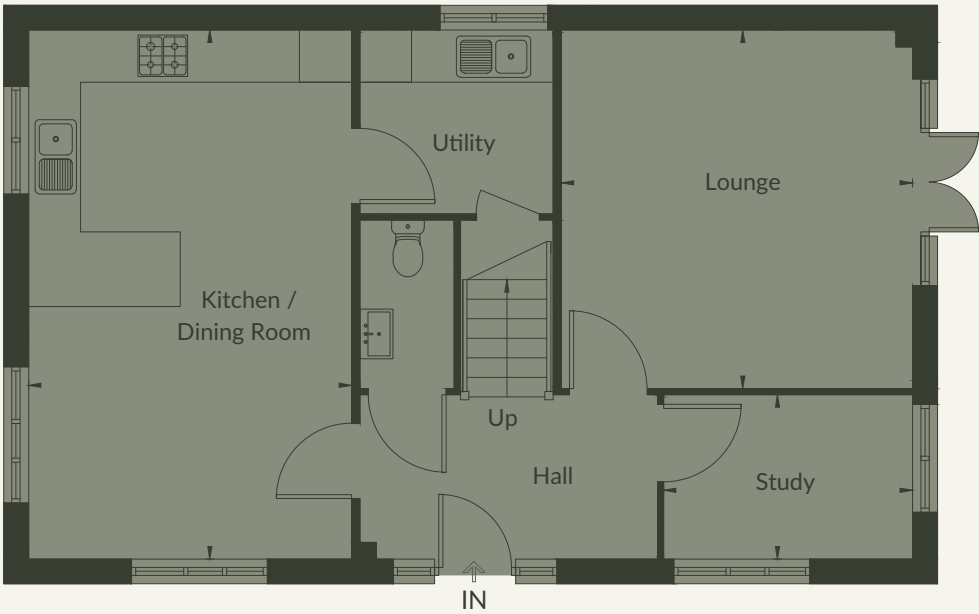
Constructed to an uncompromising standard, each one of these sensational three, four, five & six bedroom homes have been individually designed to our enhanced Platinum+ specification.

*Choices and upgrades to are available subject to build stage.

Please note the included internal images are from a previous Brampton Valley Homes development and are intended to be indicative of style and quality of finish only.



First Floor



Ground Floor

Kitchen / Dining Room	6.39 m x 3.88 m / 21'0 ft x 12'9 ft
Lounge	4.33 m x 4.22 m / 14'2 ft x 13'10 ft
Study	2.99 m x 1.97 m / 9'10 ft x 6'6 ft
Bedroom 1	4.25 m x 3.90 m / 13'11 ft x 12'10 ft
Bedroom 2	3.82 m x 3.76 m / 12'6 ft x 12'4 ft
Bedroom 3	3.82 m x 2.52 m / 12'6 ft x 8'3 ft
TOTAL	137.1 sq m / 1476 sq ft



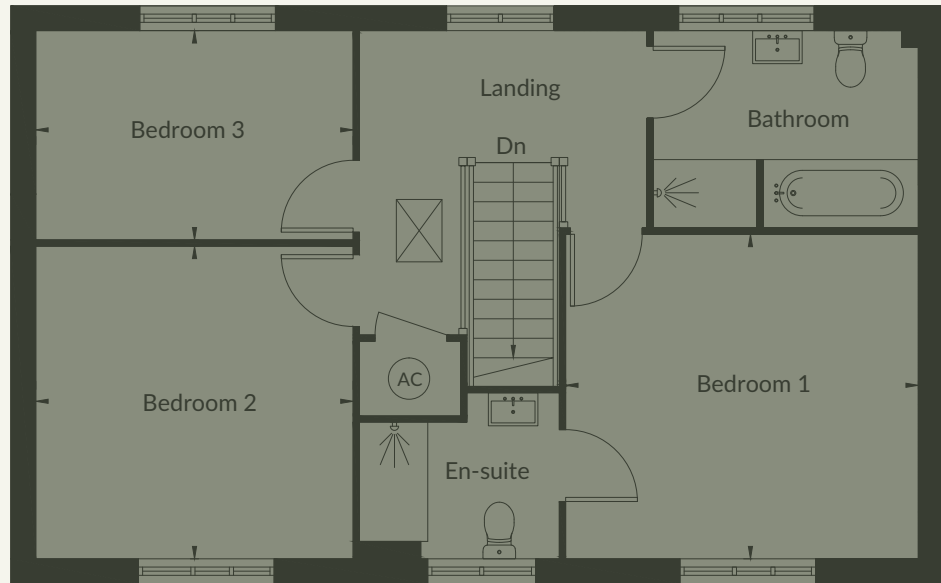
Plot 12 1476 sq ft 1 3 2 Single



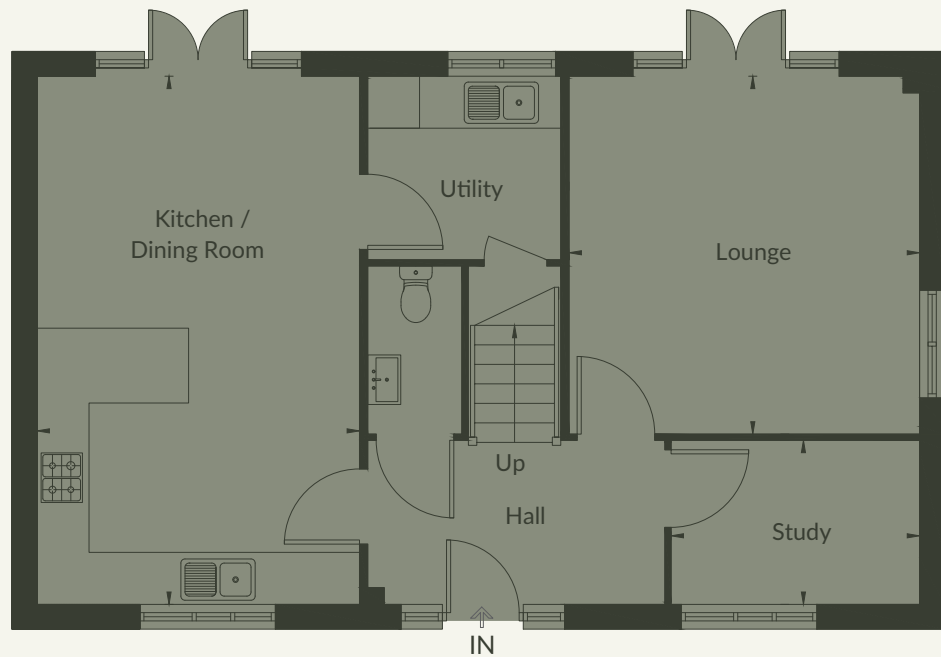
The Chaucer

The Chaucer is a three bedroom detached home offering a master suite, two further bedrooms and a family bathroom on the first floor, with an open plan kitchen/dining room, separate utility, lounge, study, and W/C on the ground floor. Externally, you will find anthracite horizontal cladding with complimenting windows and a detached single garage *

* These floorplans and computer generated images are indicative only and depict The Chaucer house type. Some plots are a handed version of this house type. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.



First Floor



Ground Floor

Kitchen / Dining Room	6.36 m x 3.88 m / 20'10 ft x 12'9 ft
Lounge	4.33 m x 4.22 m / 14'2 ft x 13'10 ft
Study	2.99 m x 1.97 m / 9'10 ft x 6'6 ft
Bedroom 1	4.25 m x 3.90 m / 13'11 ft x 12'10 ft
Bedroom 2	3.82 m x 3.76 m / 12'6 ft x 12'4 ft
Bedroom 3	3.82 m x 2.52 m / 12'6 ft x 8'3 ft
TOTAL	137.3 sq m / 1478 sq ft

* These floorplans and computer generated images are indicative only and depict The Cheverell house type. Some plots are a handed version of this house type. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.

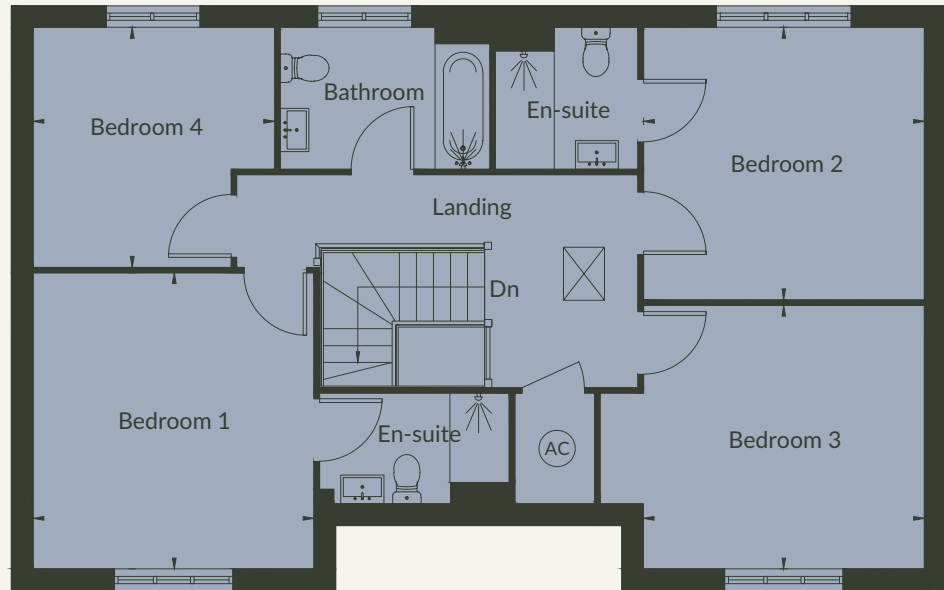


Plot 13 1476 sq ft 1 3 2 Single

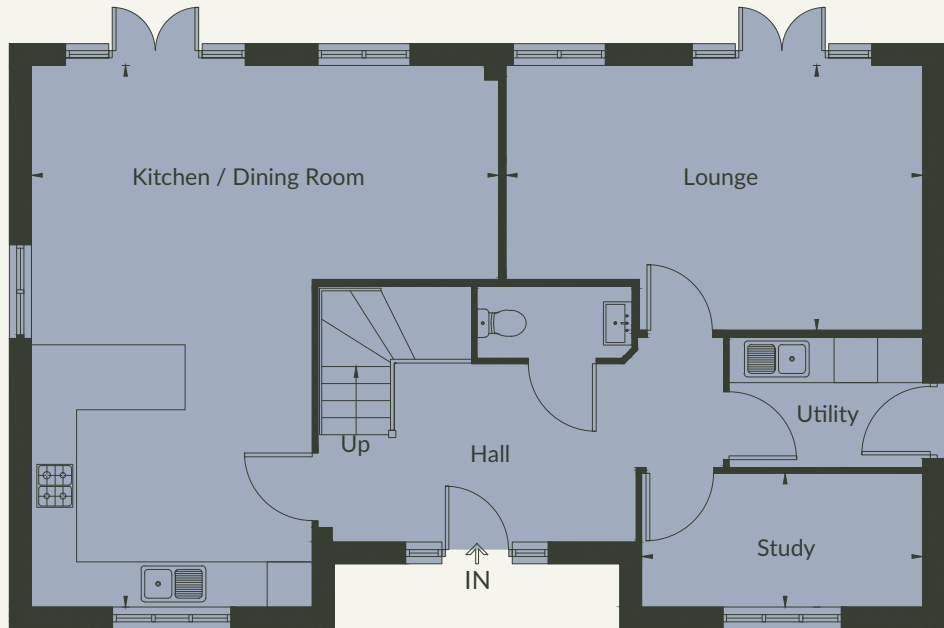


The Cheverell is a three bedroom detached home offering a master suite, two further bedrooms and a family bathroom on the first floor, with an open plan kitchen/dining room, separate utility, lounge, study, and W/C on the ground floor.

Externally, you will find anthracite horizontal cladding with complimenting windows and a detached single garage *



First Floor



Ground Floor

Kitchen / Dining Room	7.52 m x 6.49 m / 24'8 ft x 21'4 ft
Lounge	5.78 m x 3.68 m / 19'0 ft x 12'1 ft
Study	3.88 m x 1.85 m / 12'9 ft x 6'1 ft
Bedroom 1	4.09 m x 3.88 m / 13'5 ft x 12'9 ft
Bedroom 2	3.88 m x 3.76 m / 12'9 ft x 12'4 ft
Bedroom 3	3.88 m x 3.64 m / 12'9 ft x 11'11 ft
Bedroom 4	3.33 m x 2.74 m / 10'11 ft x 9'0 ft
TOTAL	178.9 sq m / 1926 sq ft

* These floorplans and computer generated images are indicative only and depict The Deacon house type. Some plots are a handed version of this house type. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.



Plot 3 1926 sq ft 1 4 3 Double



The Deacon is a four bedroom detached home offering a master suite, three further bedrooms and a family bathroom on the first floor, with a vast open plan kitchen/dining family room, separate lounge, utility room, study, and W/C to the ground floor.

Externally, you will find contemporary brickwork with anthracite horizontal cladding, co-ordinating windows, and a detached double garage *



First Floor	
Bedroom 1	5.21 m x 4.81 m / 17'1 ft x 15'9 ft
En-suite	
Landing	
Bathroom	
En-suite	
Bedroom 4	4.27 m x 3.61 m / 14'0 ft x 11'10 ft
Bedroom 3	4.27 m x 4.24 m / 14'0 ft x 13'11 ft
Bedroom 5	3.59 m x 2.36 m / 11'9 ft x 7'9 ft
Bedroom 2	3.85 m x 3.57 m / 12'8 ft x 11'9 ft
Ground Floor	
Kitchen / Breakfast / Family Room	9.24 m x 4.78 m / 30'4 ft x 15'8 ft
Lounge	5.31 m x 4.31 m / 17'5 ft x 14'2 ft
Utility	
Storage	
Dining Room	3.92 m x 3.85 m / 12'10 ft x 12'8 ft
Study	3.10 m x 2.55 m / 10'2 ft x 8'4 ft
Hall	
Up	
IN	
TOTAL	
241.5 sq m / 2599 sq ft	



Plots 1 & 2 2599 sq ft 2 5 3 Double



The Eaton is a five bedroom detached home offering a master suite with a further four bedrooms and a family bathroom on the first floor, with an open plan kitchen/breakfast/family room with a separate utility room, lounge, dining room, study, and W/C on the ground floor.

Externally, you will find contemporary brickwork with anthracite windows and a detached double garage *

* These floorplans and computer generated images are indicative only and depict The Eaton house type. Some plots are a handed version of this house type. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.



First Floor

Ground Floor

Kitchen / Breakfast / Family Room	9.24 m x 4.78 m / 30'4 ft x 15'8 ft
Lounge	5.31 m x 4.31 m / 17'5 ft x 14'2 ft
Study	3.10 m x 2.55 m / 10'2 ft x 8'4 ft
Dining Room	3.92 m x 3.85 m / 12'10 ft x 12'8 ft
Bedroom 1	5.21 m x 4.81 m / 17'1 ft x 15'9 ft
Bedroom 2	3.85 m x 3.57 m / 12'8 ft x 11'9 ft
Bedroom 3	4.27 m x 4.24 m / 14'0 ft x 13'11 ft
Bedroom 4	4.27 m x 3.61 m / 14'0 ft x 11'10 ft
Bedroom 5	3.59 m x 2.36 m / 11'9 ft x 7'9 ft
TOTAL	241.5 sq m / 2599 sq ft

* These floorplans and computer generated images are indicative only and depict The Edlesborough house type. Some plots are a handed version of this house type.
All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.



Plot 6 2599 sq ft 2 5 3 Double

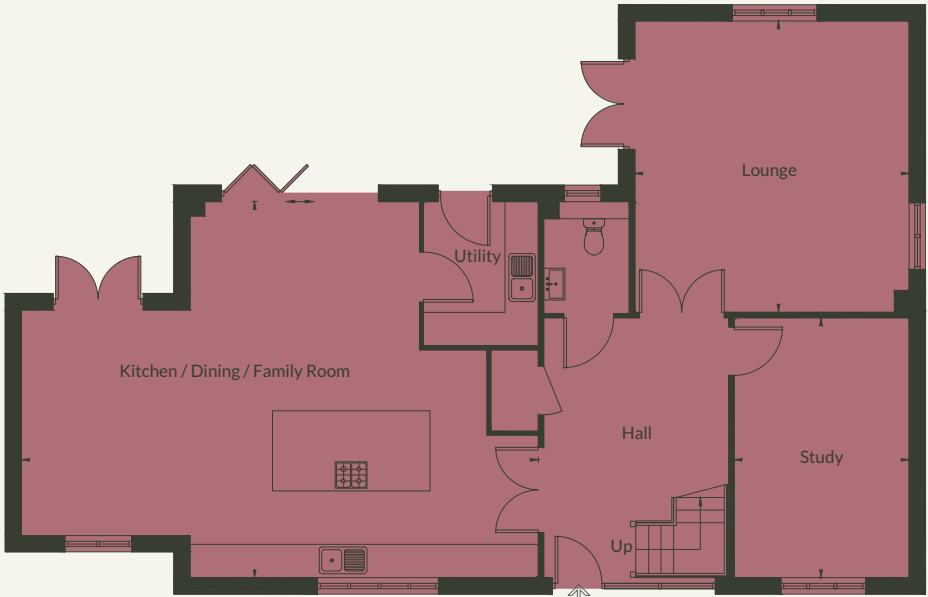
The Edlesborough

The Edlesborough is a five bedroom detached home offering a master suite with a further four bedrooms and a family bathroom on the first floor, with an open plan kitchen/breakfast/family room with a separate utility room, lounge, dining room, study, and W/C on the ground floor.

Externally, you will find contemporary brickwork with anthracite windows and a detached double garage*



First Floor



Ground Floor

Kitchen / Dining / Family Room	9.71 m x 7.06 m / 31'10 ft x 23'2 ft
Lounge	5.47 m x 5.13 m / 17'11 ft x 16'10 ft
Study	4.86 m x 3.27 m / 15'11 ft x 10'9 ft
Bedroom 1	4.30 m x 3.03 m / 14'1 ft x 9'11 ft
Dressing Room	4.22 m x 3.07 m / 13'10 ft x 10'1 ft
Bedroom 2	5.13 m x 3.17 m / 16'10 ft x 10'5 ft
Bedroom 3	3.63 m x 3.27 m / 11'11 ft x 10'9 ft
Bedroom 4	3.40 m x 3.01 m / 11'2 ft x 9'11 ft
Bedroom 5	3.50 m x 2.67 m / 11'6 ft x 8'9 ft
TOTAL	243.2 sq m / 2618 sq ft

* These floorplans and computer generated images are indicative only and depict The Franklin house type. Some plots are a handed version of this house type.
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Plot 5

2618 sq ft

1

5

3

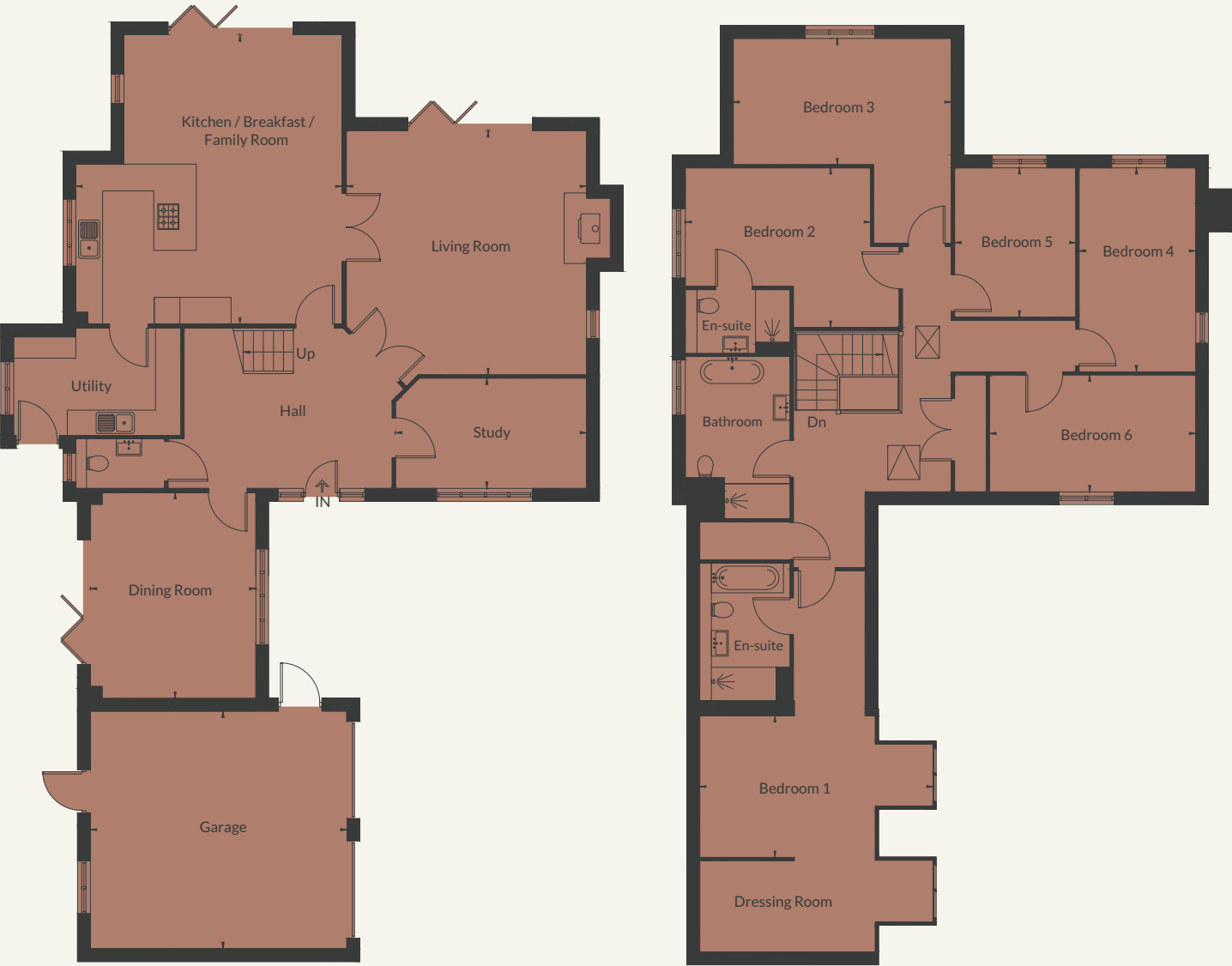
Double



The Franklin

The Franklin is a five bedroom detached home offering a master and junior suite with a further three bedrooms and a family bathroom on the first floor, with a vast open plan kitchen/family/dining room with a separate utility room, lounge, study, and W/C on the ground floor.

Externally, you will find contemporary brickwork with anthracite windows and a detached double garage *



Ground Floor

First Floor

Kitchen / Breakfast / Family Room	9.24 m x 4.78 m / 30'4 ft x 15'8 ft
Lounge	5.31 m x 4.31 m / 17'5 ft x 14'2 ft
Study	3.10 m x 2.55 m / 14'8 ft x 8'4 ft
Dining Room	4.85 m x 3.90 m / 15'11 ft x 12'10 ft
Bedroom 1	5.50 m x 3.35 m / 18'1 ft x 11'0 ft
Bedroom 2	4.37 m x 2.78 m / 14'4 ft x 9'1 ft
Bedroom 3	5.12 m x 2.97 m / 16'10 ft x 9'9 ft
Bedroom 4	4.81 m x 2.75 m / 15'9 ft x 9'0 ft
Bedroom 5	3.52 m x 2.86 m / 11'7 ft x 9'5 ft
Bedroom 6	4.83 m x 2.74 m / 15'10 ft x 9'0 ft
TOTAL	291.2 sq m / 3134 sq ft

* These floorplans and computer generated images are indicative only and depict The Galant house type. Some plots are a handed version of this house type. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.



Plot 4

3501 sq ft

2

6

3

Twin



The Gallant is a six bedroom detached home offering a master and junior suite with a further four bedrooms and a family bathroom to the first floor, with an open plan kitchen/breakfast/family room, separate utility room, study, living room, dining room and W/C to the ground floor.

Externally, you will find contemporary brickwork with horizontal anthracite cladding, anthracite windows, an enclosed porch, and double garage *



KITCHENS

- German Engineered Häcker kitchen with a choice of colours and finishes (subject to build stage)
- Quartz Worktops & Downstands to Islands*
- Quooker Hot Tap
- Integrated NEFF Appliances including;
 - Slide&Hide® oven
 - Combi microwave
 - Induction hob
 - Extractor
 - Wine cooler
 - Fridge freezer
 - Dishwasher
- Porcelain floor tiles

BATHROOMS AND ENSUITES

- Ceramic sanitary ware
- Double panel bath screens
- Chrome taps and showers
- Full height porcelain wall tiles
- Concealed toilet cisterns
- LED mirrors
- Shaver sockets
- Vanity units
- Bathroom accessories

ENVIRONMENTAL DETAILS

- Gas heating & hot water
- Worcester Bosch boiler
- HIVE thermostat to First Floor
- Underfloor Heating to Ground Floor
- Midfloor insulation

FINISHES & FEATURES

- Bifold/patio doors*
- Carpet laid in every non-tiled room
- Matwell to the hall
- Oak veneered doors with stylish handles
- Media plate to master bedroom and lounge
- TV points in every bedroom
- Chrome sockets and switches
- Fitted wardrobe to master bedroom

EXTERNAL DETAILS

- Contemporary red brickwork
- Anthracite horizontal cladding*
- Co-ordinating windows
- Complimenting roof tiles
- Electric vehicle charger to the garage
- Landscaped garden with turf & patio

*Dependant on house type



Homes of distinction

BUILDING EXCELLENCE

Established in 2016, Brampton Valley Homes is a specialist builder of small rural developments in outstanding locations with great links to cities.

Making kitchens and bathrooms the focal point, we're dedicated to delivering your unique living space to uncompromising standards of design and build. We do things differently with a high-quality specification that can be noticed the moment you walk through the door, together with a choice of finishing touches.

We take pride in our work and to showcase this, a bespoke logo stone is installed pride of place in every home we design and build.

CUSTOMER JOURNEY

Excellent customer service is important to us, and we aim to make the customer journey as enjoyable as possible, from the moment you enquire to after-sales and beyond. See feedback from our customers on our website.

Of course, our commitment to building quality homes doesn't end the moment your house is built. Our customer care department is on hand from the moment you move in to deal with any after sales queries. Home demonstrations are carried out virtually and will involve explaining how the property was constructed, how appliances and systems work and important points to note about living in a newly built property.

WARRANTY

In addition, your home is protected by a 2 year developer warranty as well as a 10-year NHBC warranty offering you peace of mind.

The Brambles

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SCAN THE QR CODE BELOW TO REGISTER YOUR INTEREST TODAY!



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, the finished product may vary from the information provided. Properties may vary significantly from that shown. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact The Brambles to ascertain the availability of any particular property.

