

Ale House Mews
Toddington
LU5 6LF

HOUSEHOLD
estate agents
— New Homes —


Bridgewater Homes
We take pride in your home

Ale House Mews Toddington

Toddington is surrounded by stunning countryside yet very well positioned for the commuter with excellent transport links both to the north and south.

Toddington is built around the traditional Village Green with St Georges Church and High Street shopping parade at either end. It has two highly rated Schools, local parks, Doctors Surgery, Chemist and dentist.

For the commuter, Junction 12 of the M1 runs in close proximity and Harlington train station is only a short drive away which provides a frequent and direct rail connection on the Bedford to Brighton line. If you feel a bit of retail therapy is needed, Milton Keynes shopping centre and its Theatre District can be found at Junction 14.







An aerial photograph of a residential development. The houses are modern, with white walls and dark roofs. They are arranged in a row, with green lawns and trees interspersed between them. The overall style is contemporary and clean.

Contemporary Lifestyle, Quality Build

Ale House Mews is another fine development from Bridgewater Homes.

Consisting of six, two/three bedroom mid and end terrace houses and a pair of two/three bedroom semi detached houses, all with allocated parking.

Located just off the High Street in the grounds of a historical former public house, The Bedford Arms, these lovely homes have been designed to keep in with the surrounding buildings. All of the properties come with a 10 year warranty for peace of mind.



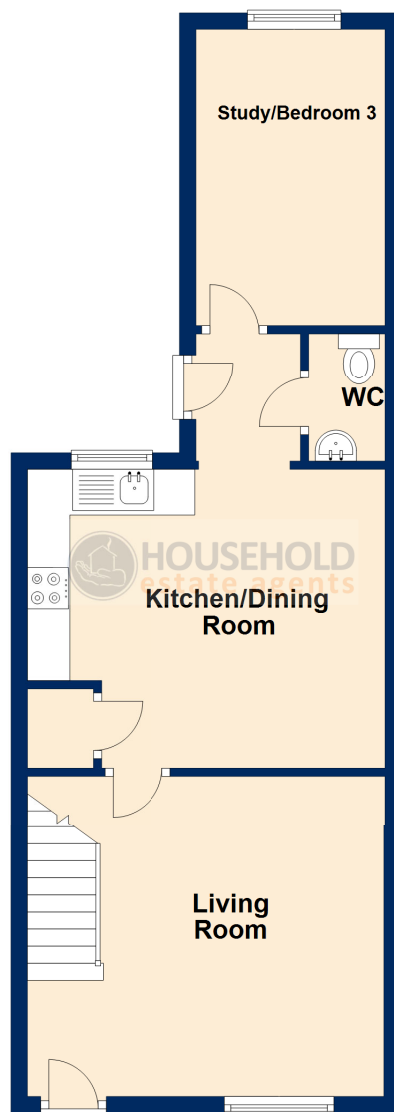
Living room, study / bedroom 3, kitchen / dining /
cloakroom, bedroom one with two windows
at front, bedroom 2 with window to rear and
family bathroom.

Plots 1, 3, 4 & 6

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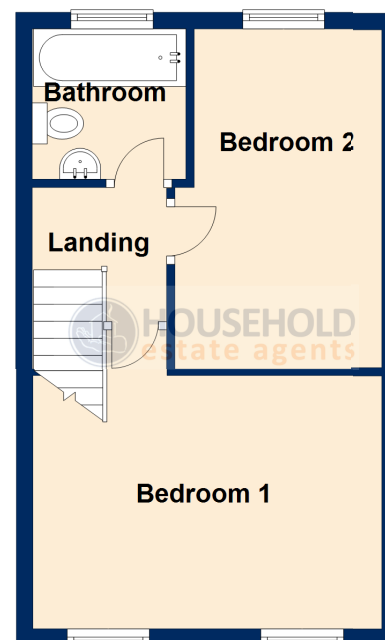
Ground Floor

Approx. 45.7 sq. metres (492.4 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.4 sq. feet)



Total area: approx. 77.0 sq. metres (828.8 sq. feet)

Ground Floor

Living Room	14'4 x 12'10
Kitchen/Dining Room	4'4 x 11'11
Study/Bedroom 3	11'10 x 7'7

First Floor

Bedroom One	14' x 12'
Bedroom Two	13'7 x 8'4



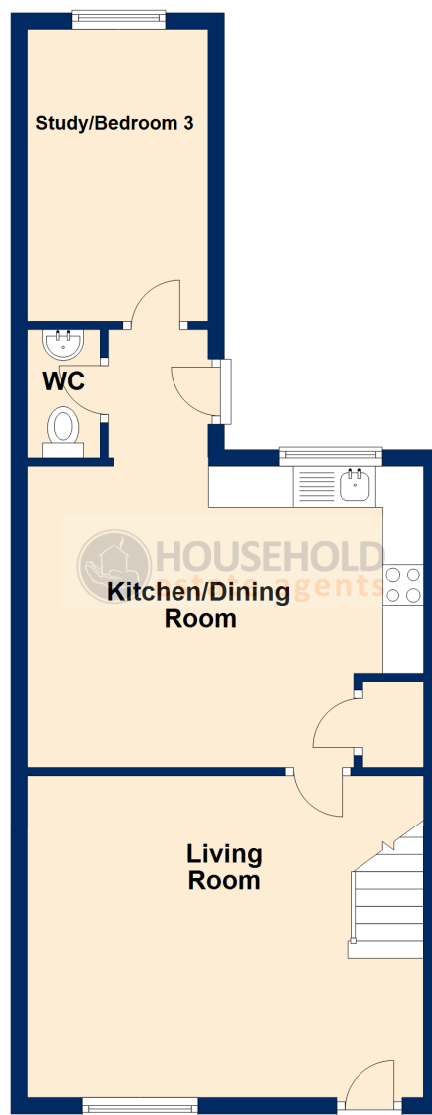
Living room, study / bedroom 3, kitchen / dining / cloakroom, bedroom one with two windows at front, bedroom 2 with window to rear and family bathroom.

Plots 2 & 5

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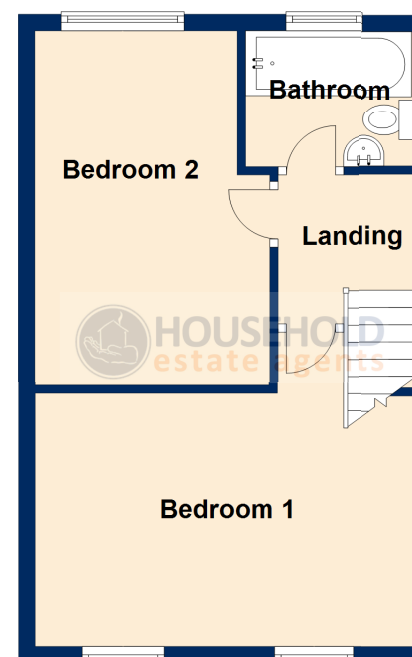
Ground Floor

Approx. 48.8 sq. metres (525.4 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



Total area: approx. 83.4 sq. metres (898.2 sq. feet)

Ground Floor

Living Room	15'10 x 12'10
Kitchen / Dining Room	15'10 x 12'
Study/Bedroom 3	11'7 x 7'3

First Floor

Bedroom One	15'2 x 12'7
Bedroom Two	14'2 x 9'5

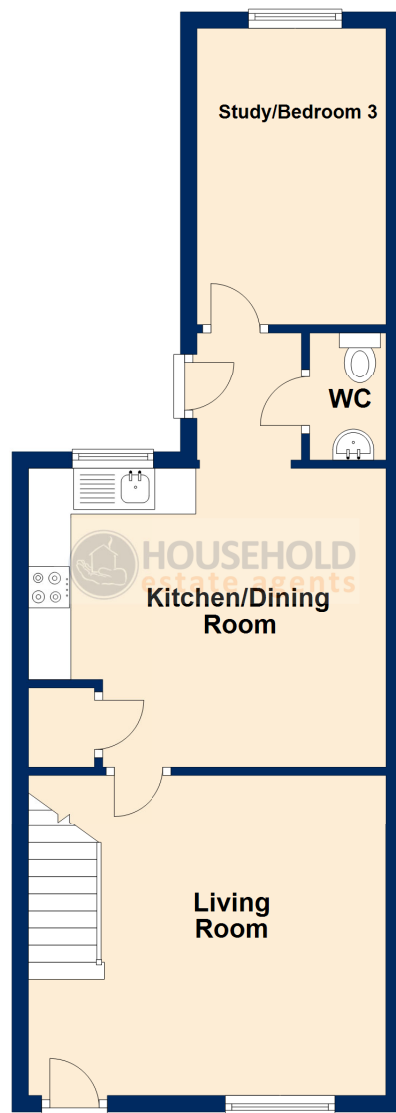


Living room, study / bedroom 3, kitchen / dining / cloakroom, bedroom one with two windows at front, bedroom 2 with window to rear and family bathroom.

Plot 7

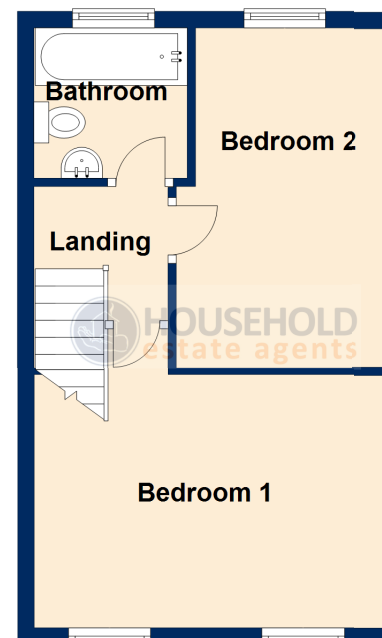
Ground Floor

Approx. 45.7 sq. metres (492.4 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.4 sq. feet)



Total area: approx. 77.0 sq. metres (828.8 sq. feet)

Ground Floor

Living Room	14'4 x 12'10
Kitchen/Dining Room	14'4 x 11'11
Study/Bedroom 3	11'10 x 7'7

First Floor

Bedroom One	14' x 12'
Bedroom Two	13'7 x 8'4

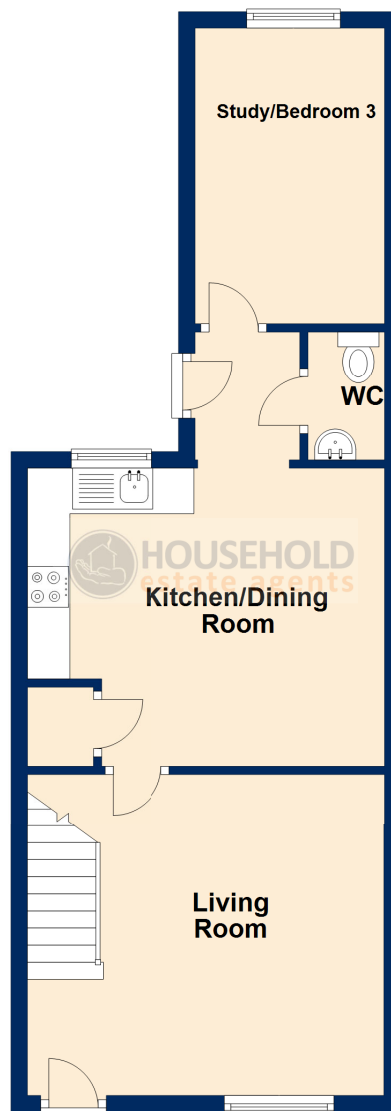


Living room, study / bedroom 3, kitchen / dining / cloakroom, bedroom one with two windows at front, bedroom 2 with window to rear and family bathroom.

Plot 8

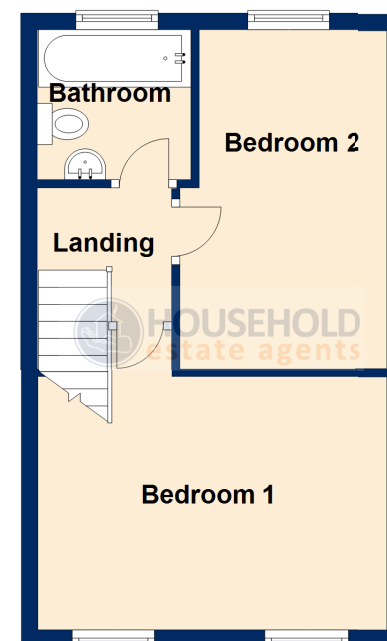
Ground Floor

Approx. 45.7 sq. metres (492.4 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.4 sq. feet)



Total area: approx. 77.0 sq. metres (828.8 sq. feet)

Ground Floor

Living Room	14'4 x 12'10
Kitchen/Dining Room	14'4 x 11'11
Study/Bedroom 3	11'10 x 7'7

First Floor

Bedroom One	14' x 12'
Bedroom Two	13'7 x 8'4



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INCLUDED AS STANDARD

- Gas central heating to radiators
- Brushed chrome fittings, light switches etc
- Double glazed Sash windows
- T.V and B.T wiring points to Living room and bedrooms
- Downlighters to Kitchen/Dining room and bathroom
- Rear gardens to include Patio area and turf, outside tap
- Allocated parking
- Shaker Style fitted kitchen
- Quartz worktop
- Integrated AEG appliances
- Chrome taps
- Quality white sanitary ware
- Wash hand basin
- Chrome heated towel rail

EXTERNAL

- Patio's and footpaths in concrete style paving.

OPTIONAL EXTRA'S

- Flooring Packages
- Wireless alarm system.

— BUYING FROM BRIDGEWATER HOMES —

RESERVATION

To reserve the property we require a reservation fee of £2000. This will be accepted once we have confirmed your financial position. And if you are selling a home, confirmation with your agent, your buyers situation. Bridgewater Homes allow 4 weeks to exchange contracts, otherwise the plot can be put back on the market.

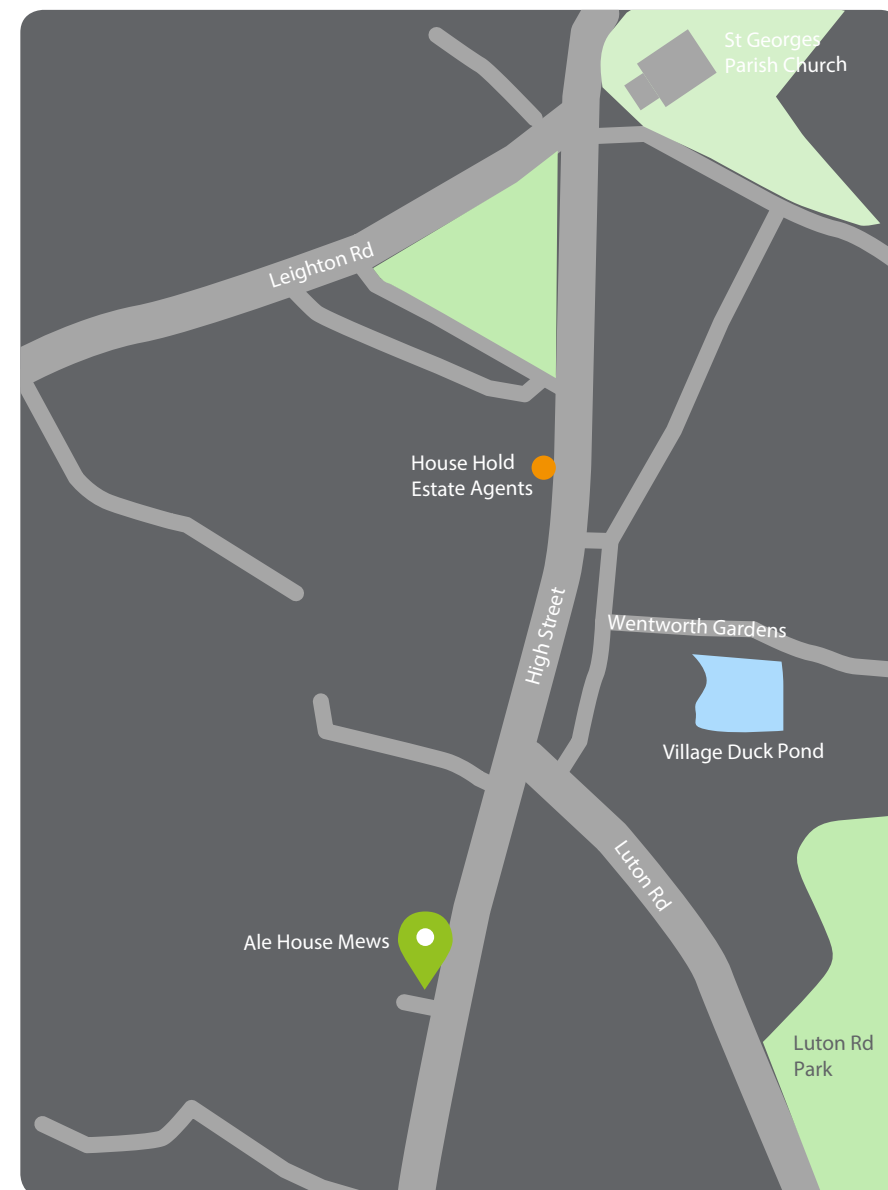
CUSTOMER CARE

All properties have the ADVANTAGE, 10 year warranty for peace of mind.

SUBJECT TO CONTRACT

All particulars in this brochure are for guidance only. All room sizes are approximate and customers should conform before purchase. This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the property.





DIRECTIONS FROM THE NORTH

From the M1 at Junction 12, turn right onto the B1520 and follow this into the village, go past St George's Church & the Village Green and approximately 200 yd further, on the right, you will see Ale House Mews.

DIRECTIONS FROM THE SOUTH

From the M1 at Junction 11a, take the A5 link road to the first roundabout and take the 3rd exit, the B5120. After approximately 1.8 miles you will come to the village of Toddington. Continue along this road and Ale House Mews can be found on the left.