




# THE OLD ORCHARD

**Gravenhurst • Bedfordshire**

A large, thin red line-art outline of an apple, positioned on the right side of the page. It has a short stem with a small leaf at the top.

An exclusive  
development of  
3, 4 and 5 bedroom  
homes

# Countryside living, perfectly connected

A development brought to you by



building houses  
creating homes







Feel at home in the heart of Gravenhurst village, surrounded by the beautiful Bedfordshire countryside.

With the magnificent Wrest Park country estate as your near neighbour, you're perfectly placed to enjoy the peace of village living with easy access to the nearby vibrant market towns of Ampthill and Hitchin and all that they have to offer.

Designed with busy families in mind, homes at the Old Orchard offer modern and comfortable detached living within thoughtfully landscaped gardens.

Furnished with beautifully appointed kitchens and integrated appliances, there's a dedicated study for those working from home days. Heating is delivered through an environmentally friendly air source heat pump with underfloor heating downstairs and radiators upstairs.

With a short drive to the local train station at Flitwick you can be in the capital in less than an hour. Milton Keynes and Bedford with their theatres, cinemas and sports complexes are also within easy reach.

The Old Orchard offers modern and comfortable detached living.





THE OLD ORCHARD

An exclusive development of 3, 4 and 5 bedroom homes



# Site plan







The many walking trails and paths on your doorstep mean you can easily make a day of it.







## Community at the heart

Known for the landmark of 14th century St Mary's Church, the village of Gravenhurst, made up of Upper and Lower Gravenhurst, is a close community. It centres around the village hall which hosts a number of events throughout the year including craft fairs and social events. The annual summer time 'Gravenhurst Gallop' offers music and fun for all the family. With both a well-regarded pre-school and primary school in the village, there is also an excellent choice of secondary schools in the surrounding towns.

Climb to the top of Deacon Hill and take in the wonderful view of the Chilterns. The many walking trails and paths on your doorstep mean you can easily make a day of it. Take time to have a lazy lunch with friends and family at one of the many country pubs dotted around or pop into one of the local farm shops to stock up with seasonal vegetables and local cheeses.

Climb to the top of Deacon Hill and take in the wonderful view of the Chilterns.





## The ideal locale

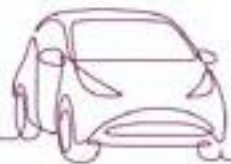
Pretty Ampthill with its Georgian town centre, independent shops, bakeries and cafés is only a short drive away. Newcomers are welcome at the rugby, cricket and football clubs, while the Ampthill Great Park, the land once home to Henry VIII's palace, offers over 200 glorious acres of grassland, woods and year-round events and festivals.

In the summer months enjoy a leisurely brunch in nearby Hitchin with a lazy afternoon swim at the art deco lido. Browse the stalls at the antiques market and stay in town to catch a band and dine at one of the many restaurants.

If you're after quality family time at the weekends, a number of attractions are within easy reach. Visit the giraffes at Woburn Safari Park, watch the air acrobatics at the Shuttleworth Collection and try your hand at snowboarding at the Milton Keynes Snozone. With easy access to the A1 and M1, short weekend breaks are easy with Luton Airport close by for fun European getaways.

If you're after quality family time at the weekends, a number of attractions are within easy reach.





## Getting around

### Rail

The nearest station is Flitwick, a ten minute drive. Thameslink trains run north to Bedford and south to Luton, St Albans, London St Pancras, Harpenden and Gatwick Airport.

### Road

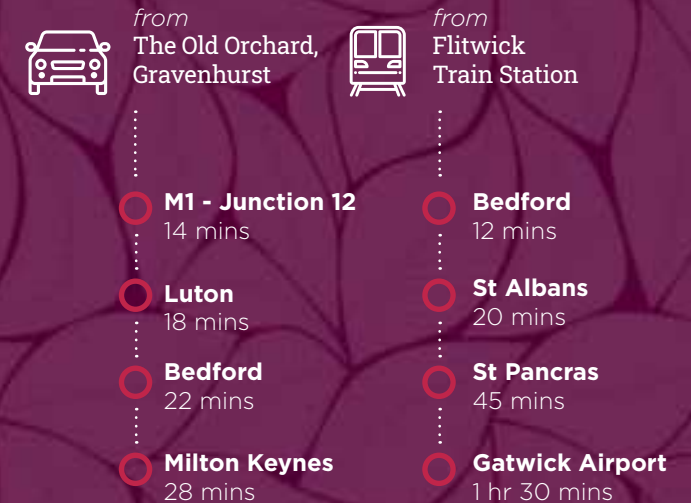
Driving west takes you to the M1 which runs south to London and north to Leeds. The A1 to the east takes you south to London and north to Edinburgh.

### Air

The nearest airport is Luton, 30 minutes by train or car. Heathrow and Stansted are also accessible at an hour's drive.

### Bus

Community bus Wanderbus operates routes from Upper Gravenhurst to Bedford, Shefford, Milton Keynes and Biggleswade.







## Specifications



- A mix of 3, 4 and 5 bedroom detached houses.
- Fitted kitchens with integrated appliances.
- Modern sanitary ware in cloakrooms, ensuites and bathrooms.
- Double glazed windows, composite front doors.
- Heating via an air source heat pump, delivering underfloor heating to the ground floor and radiator heating to the first floor.
- All properties come with a Local Authority Building Control (LABC) Warranty for peace of mind.





Each new development is thoughtfully designed to fit its surroundings and each new home is designed and built to a high standard.





## Buying with us

### About Hearne Holmes and Grand Union Homes

Milton Keynes based Hearne Holmes have significant local knowledge, construction expertise, and offer a quality of workmanship and bespoke product.

Since they were formed in 2001, they have built and sold over 200 homes across Bedfordshire, Buckinghamshire and Hertfordshire.

The Old Orchard is built in association with Grand Union Homes, who use their knowledge and expertise to create vibrant communities in great locations, which offer a range of quality housing choices for every stage of life.

### Household Estate Agents

Bedfordshire-based Household Estate Agents have been in business for 30 years and offer expert knowledge in buying and selling homes in the area.

### Reserving a home

To reserve a home, you will need to pay a reservation fee of £2,000 and this will be accepted once we have confirmed your financial position. If you are selling a home, we will also need confirmation from your agent about your buyer's situation.

### Subject to Contract

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

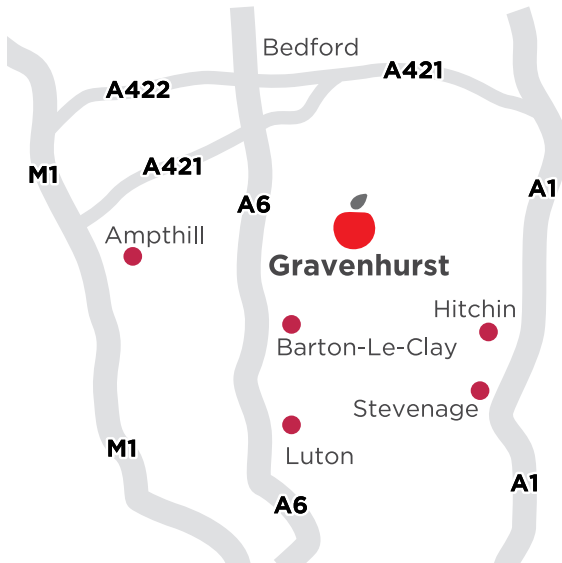






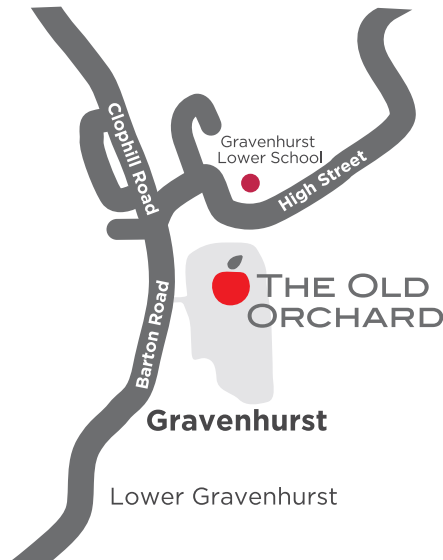
## Directions

### National road links



**Sat Nav:** MK45 4JP

### Village route map



Household New Homes  
2-4 High Street,  
Toddington LU5 6BY

**Tel:** 01525 877771

**Email:** [toddington@house-hold.co.uk](mailto:toddington@house-hold.co.uk)

**Hearne Holmes and Grand Union Homes** pride themselves on creating vibrant communities in great locations.





