

# Hillfoot Fields

Shefford





# Hillfoot Fields

Shefford

A taste of local life

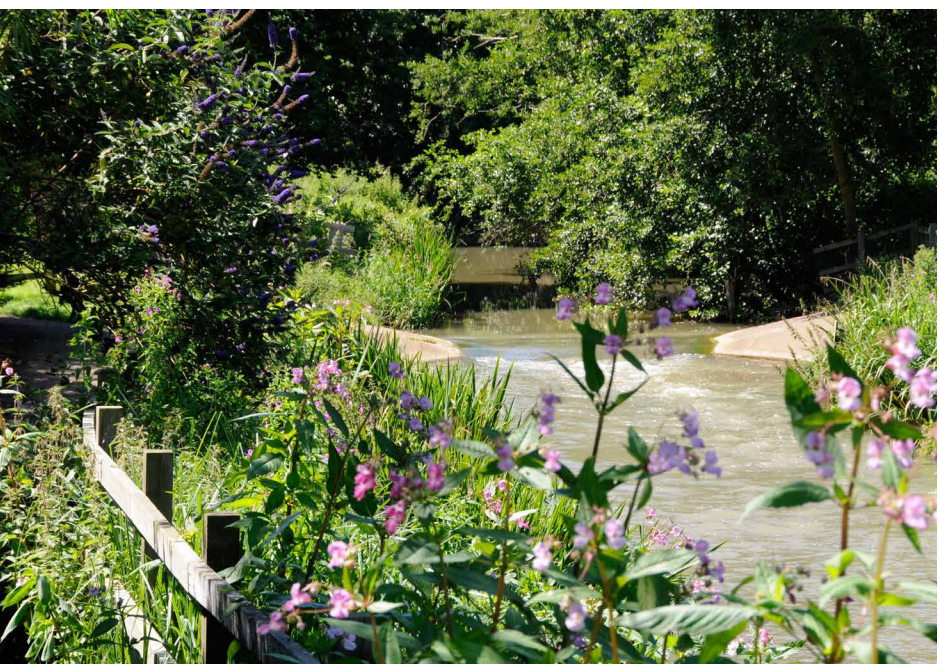
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**Bovis**  
**Homes** 



# Welcome to Hillfoot Fields

Hillfoot Fields is set in the lively market town of Shefford, just 11 miles south of the county town of Bedford. This historic town provides excellent local shops, services, restaurants and pubs and there are schools and health facilities all close by.



Hillfoot Fields offers a wide choice of brand new homes, each carefully designed to meet the needs of today's lifestyles. So if you're looking for a stylish new home in a charming town with great commuter links, your search ends here!

## Getting around

Hillfoot Fields is in a great location for commuting to the nearby towns of Bedford, Milton Keynes, Luton or Stevenage and is less than 50 miles from London. The country's major north-south link, the M1 motorway is 15 miles away, while the A1(M) is only six. Both routes give direct links to the M25 and London. For train travel Arlesey railway station, which has direct services to London Kings Cross in under 50 minutes, is just over four miles away. For air travellers Luton Airport is less than 20 miles.

## A trip to the shops

Shefford has some great local shops and supermarkets and its own colourful weekly street market and a monthly farmers market. For wider choice, Bedford's premier shopping venue, The Harpur Centre, or thecentre:mk in Milton Keynes, with over 270 stores and restaurants. For something different the world's first garden city at Letchworth is a must, with its mix of specialist shops, eateries, art deco cinema, fetes and farmers markets it combines the best of town and country living.

## Taking time out

Shefford itself is a pretty town located at the meeting point of the Rivers Flit and Hit that provide picturesque riverside walks and recreation areas. The town has many sports and social groups, from angling and football, to bowls, art and karate. Enjoy woodland walks and wildlife at nearby Rowney Warren or lose yourself at Hoo Hill Maze, just a mile out of town! A trip to wonderful Woburn Abbey and Safari Park takes about 1/2 hour, while the formal gardens at English Heritage's Wrest Park are just 15 minutes away.

## Education

Shefford has three schools and two nurseries providing impressive facilities. Shefford Lower School shares its site with the Acorn Pre-School, while the Robert Bloomfield Academy is the town's middle school. Graded 'outstanding' by Ofsted in 2014 it is also a Specialist Engineering and Languages Academy. The Samuel Whitbread Academy is an expanding comprehensive school with Specialist Engineering status and includes facilities for adult education and includes a nursery for babies and pre-school children.



# Hillfoot Fields

Hitchin Road, Shefford  
Bedfordshire SG17 5JB

## From A1

- At the roundabout take the exit onto the A507 towards Shefford
- Continue for 5.5 miles then at the 5th roundabout take the 4th exit towards Shefford onto Hitchin Road
- In about 960 yards / less than 1 mile turn left towards Shefford Saints FC
- Hillfoot Fields can be found on the right hand side

## From A6

- At the roundabout take the exit onto the A507 towards Shefford
- Continue on the A507 taking the 3rd exit at the roundabout in 3.5 miles
- After the next roundabout turn left onto Hitchin Road
- In about 960 yards / less than 1 mile turn left towards Shefford Saints FC
- Hillfoot Fields can be found on the right hand side



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Cover photograph of Shefford. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Bovis Homes Limited, Northern Home Counties region  
Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. Telephone: 01908 088 500

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MSHE3 GD59757 / 12.21





# Hillfoot Fields

Shefford

Development plan

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# Hillfoot Fields

Sheffield



### 2 bedroom home

- The Ayla
- The Hawthorn

### 3 bedroom home

- The Hazel
- The Spruce II
- The Cypress

### 4 bedroom home

- The Chestnut II
- The Chestnut
- The Aspen

### 5 bedroom home

- The Birch

Affordable housing

bcp bin collection point  
bs bin store  
v visitor parking

Existing housing

Field



Proposed School

Sports Club

Future footpath to Elm Road

Potential link to Harrow Way

landscape buffer

Hitchin Road

## So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



## Hillfoot Fields

Shefford



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The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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MSHE3 DS05512 / 04.23



Specification

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# Hillfoot Fields

## Shefford

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



### Kitchen

2 bedroom  
The Hawthorn  
The Ayla

3 bedroom  
The Hazel  
The Spruce II  
The Cypress

4 bedroom  
The Chestnut  
The Chestnut II  
The Aspen

5 bedroom  
The Birch

Choice of fitted kitchen (doors and worktop/s)*	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with mixer tap	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single and a half bowl) with mixer tap			■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with mixer tap in utility							■	■
Hob (60cm) with built-in single under oven, stainless steel splashback and chimney hood	■	■	■	■	■	■	■	■
Hob (75cm) with built-in double high level oven at high level, stainless steel splashback and chimney hood						■	■	■
Bosch (75cm) hob with built-in double high level oven, splashback and stainless steel pyramid chimney hood								■
LED under-unit lighting								■
Space for fridge / freezer	■	■	■	■	■	■	■	■
Integrated 50 / 50 fridge / freezer						■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■
Integrated dishwasher								■
Space for washing machine with plumbing and electrics in kitchen or utility (where applicable)	■	■	■	■	■	■	■	■

### Bathroom and en suite(s)

Ideal Standard contemporary white sanitary ware suite	■	■	■	■	■	■	■	■
WC's with slow close seat and cover	■	■	■	■	■	■	■	■
Thermostatic shower over the bath with glazed screen	■	■	■	■	■	■	■	■
Handheld hair wash attachment to bath/s			■	■	■	■	■	■
Thermostatic shower with tray and glass enclosure or screen			■	■	■	■	■	■
Choice of Porcelanosa wall tiling (splashback to basin/s, full-height over bath)*	■	■	■	■	■	■	■	■
Choice of Porcelanosa wall tiling (splashback to basins, half-height over bath, and full-height to shower cubicle)*			■	■	■	■	■	■
Choice of Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle/s)*								■
Chrome towel warmer in bathroom and en suite/s (or radiator in lieu where applicable)						■	■	■

### Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■
Double glazed powder-coated aluminium bi-fold doors							■	■
White painted internal doors with chrome lever handles	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door (where applicable)	■	■	■	■	■	■	■	■

### General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■
Multi-media point in sitting room	■	■	■	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■	■
Master telephone socket	■	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat/s	■	■	■	■	■	■	■	■
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat/s								■
Thermostatic valve to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■
Porch light to front	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)			■	■	■	■	■	■
Fitted external tap	■	■	■	■	■	■	■	■
Landscaped front garden (where applicable)	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property

\* Subject to stage of construction and the range of choice available. Please see a sales consultant for details.





# The Ayla

2 bedroom home

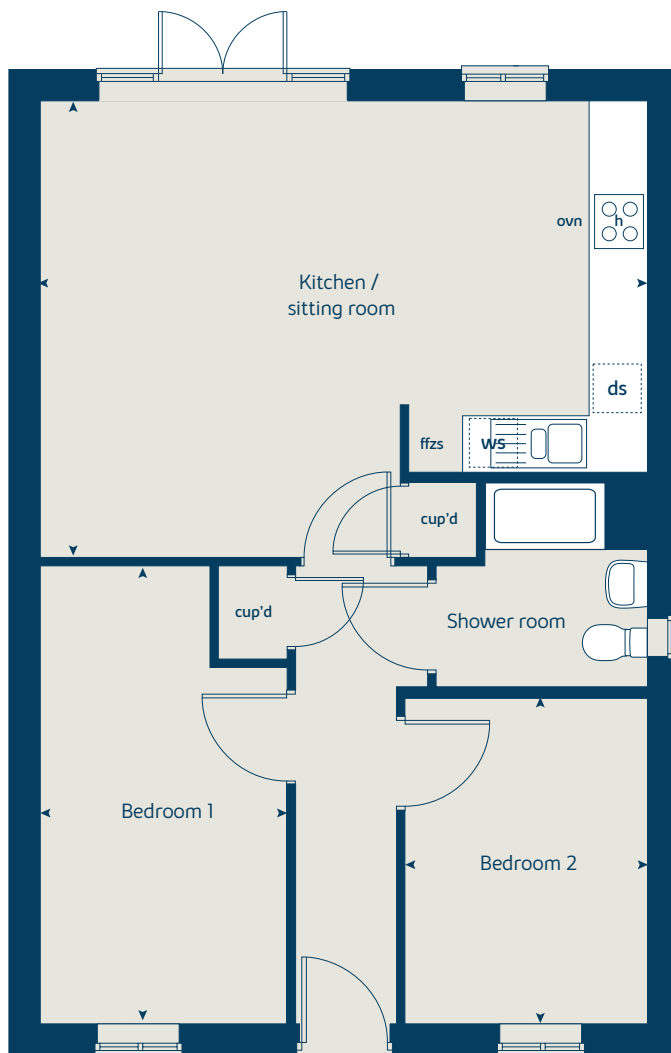
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# The Ayla

## 2 bedroom home

### Ground floor



Ground floor	metres	feet / inches
Kitchen / sitting room	6.34 x 4.77	20' 10" x 15' 8"
Bedroom 1	4.77 x 2.56	15' 8" x 8' 5"
Bedroom 2	3.39 x 2.52	11' 2" x 8' 3"

#### The Ayla | BUNG MSHE3 |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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# The Hazel

3 bedroom home

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# The Hazel

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor	metres	feet / inches
Bedroom 1	3.54 x 3.27	11' 7" x 10' 9"
Bedroom 2	2.93 x 2.71	9' 8" x 8' 11"
Bedroom 3	3.47 x 2.15	11' 5" x 7' 0"

### The Hazel | X305 01 MSHE3 |

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\* Window applies to plots 7, 9, 13, 14, 19, 59, 61, 68, 69, 76, 78, 80, 81, 86, 89, 105, 111 and 118 only. Please see sales consultant for further details.

\*\* Window omitted to plots 8, 20, 60, 77 and 104 only. Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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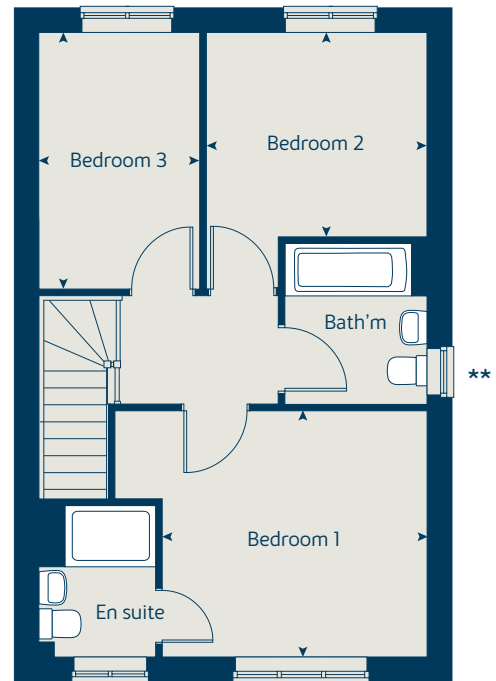
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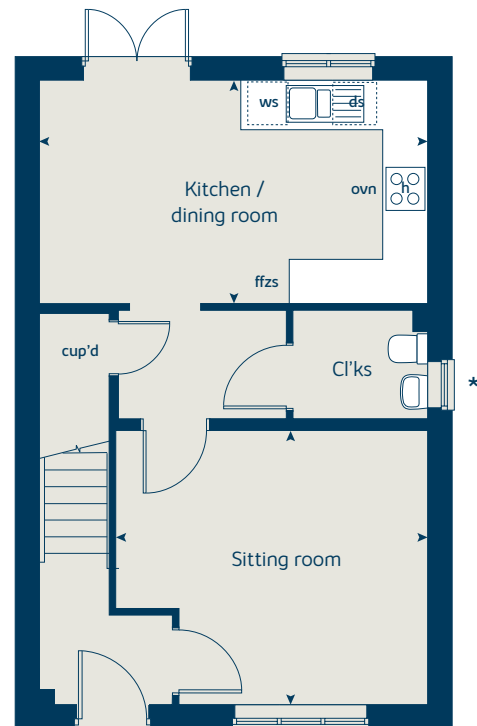
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## First floor



## Ground floor





# The Chestnut II

4 bedroom home

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# The Chestnut II

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.97 x 3.04	13' 0" x 10' 0"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

### First floor

Bedroom 1	4.46 x 3.23	14' 8" x 10' 7"
Bedroom 2	3.46 x 3.36	11' 4" x 11' 0"
Bedroom 3	3.41 x 2.33	11' 2" x 7' 8"
Bedroom 4	3.02 x 2.30	10' 6" x 7' 7"

### The Chestnut II | X413v1 MSHE3 |

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ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

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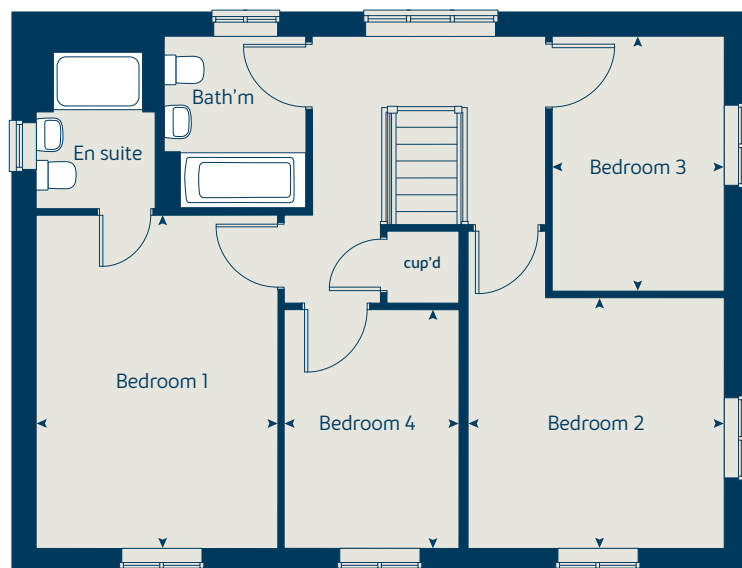
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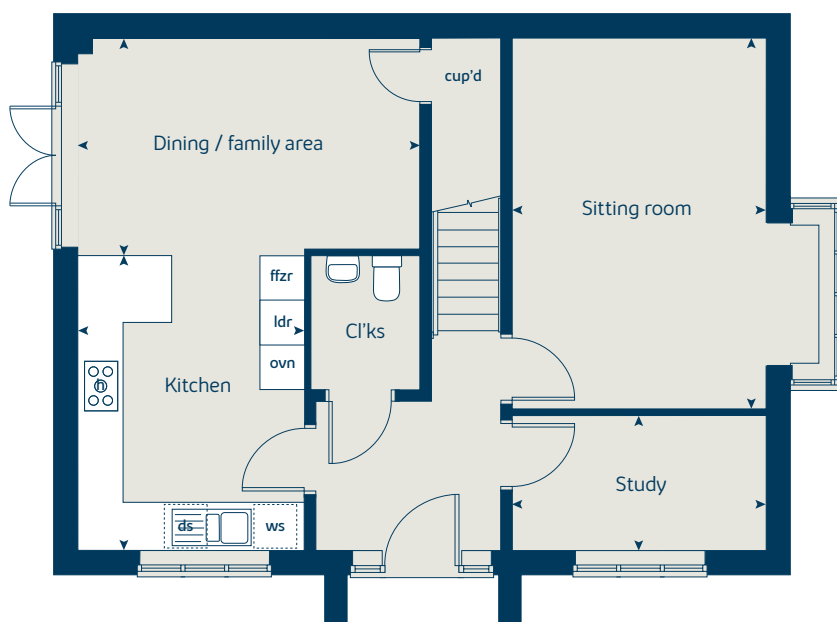
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### First floor



### Ground floor





# The Chestnut

4 bedroom home

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# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.97 x 3.04	13' 0" x 10' 0"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

### First floor

Bedroom 1	4.46 x 3.23	14' 8" x 10' 7"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.41 x 2.34	11' 2" x 7' 8"
Bedroom 4	3.25 x 2.35	10' 7" x 7' 8"

### The Chestnut | X413v1 MSHE3 |

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ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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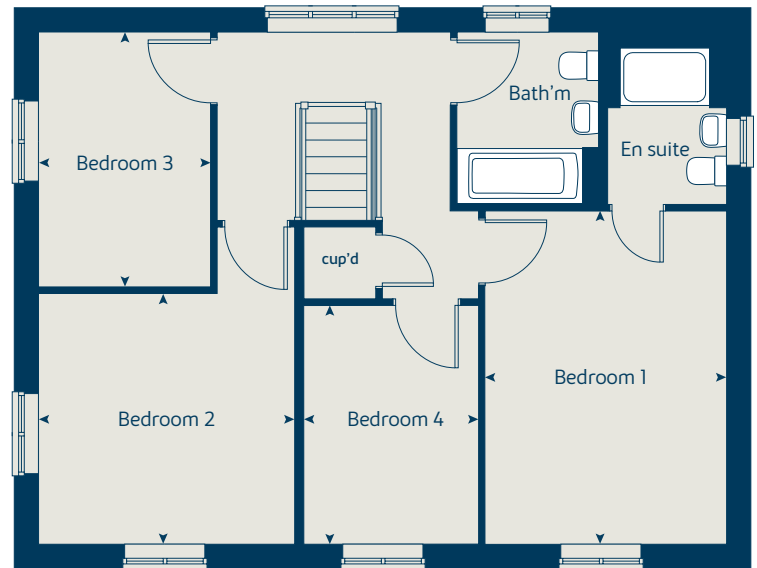
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### First floor



### Ground floor







# The Aspen

4 bedroom home

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# The Aspen

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

### First floor

Bedroom 1	4.50 x 4.19	14' 9" x 13' 9"
Bedroom 2	3.58 x 3.09	11' 9" x 10' 2"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

### The Aspen | X414 (IF) 01 MSHE3 |

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\* Window omitted to plot 67 only. Please see sales consultant for further details.

ovn	oven	ldr	larder
h	hob	ffzr	fridge freezer
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

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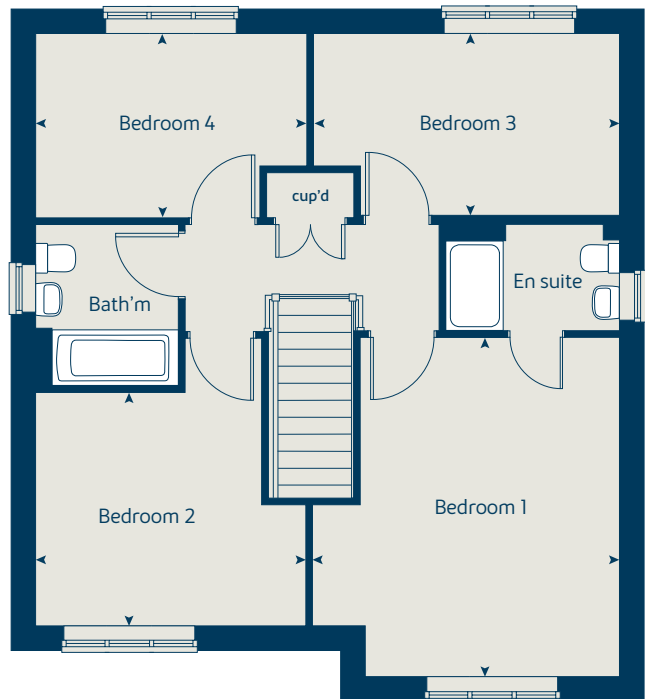
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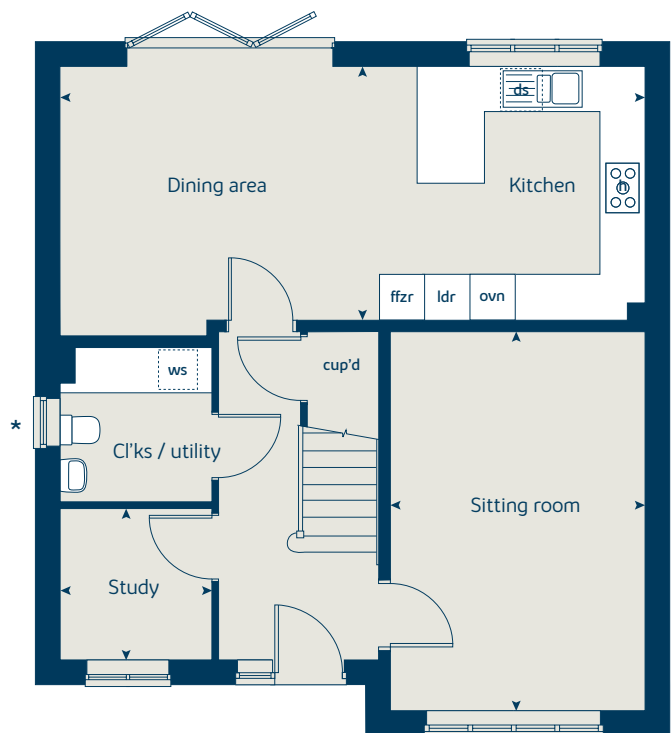
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### First floor



### Ground floor





# The Birch

5 bedroom home

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# The Birch

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.54 x 3.10	14' 11" x 10' 2"
Family / dining area	6.07 x 3.52	19' 11" x 11' 7"
Sitting room	4.17 x 3.61	13' 8" x 11' 10"
Study	3.41 x 3.00	11' 2" x 9' 10"

### First floor

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.06 x 2.74	10' 0" x 9' 0"
Bedroom 4	3.31 x 2.81	10' 10" x 9' 3"
Bedroom 5	2.81 x 2.67	9' 3" x 8' 9"

### The Birch | X518 (IF) 01 MSHE3 |

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\* Window is openable to plot 26 and 30 only. Please see sales consultant for further details.

ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	<>	measuring points
ffzr	fridge freezer		

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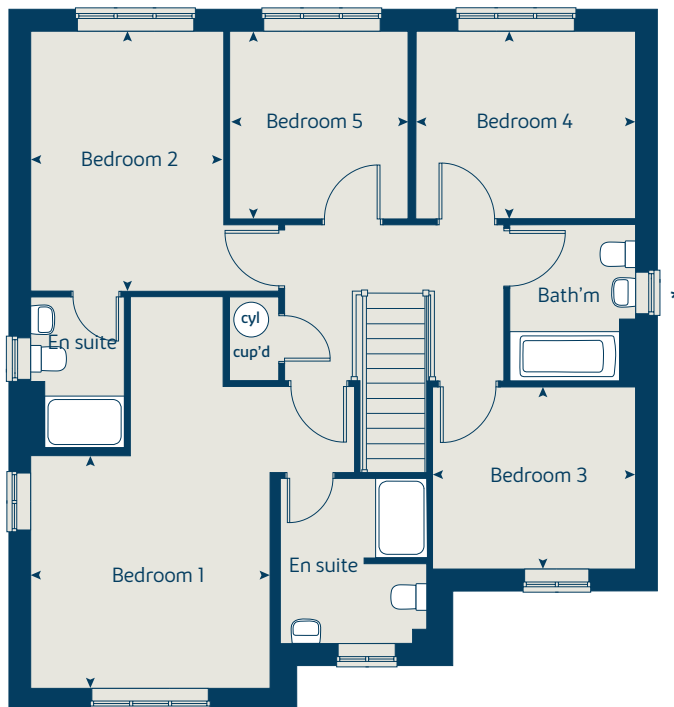
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## First floor



## Ground floor

