

# Danes Green

SILSOE, BEDFORDSHIRE

An **exclusive** development of 3, 4 & 5 bedroom homes



# Living in Silsoe

THE BEAUTY AND SERENITY OF WREST PARK WITH  
A GRADE I LISTED HOUSE AND GARDENS

Find a new  
life in this  
idyllic  
semi-rural  
village

Silsoe is a delightful and traditional Bedfordshire village and is home to the magnificent Wrest Park country estate and gardens.

Despite its rural beauty, Silsoe has excellent transport links as it lies about 5 miles from Junction 12 of the M1, 12 miles from the A1(M) and around 20 minutes' drive from Luton Airport.

There are regular train services to St Pancras International from Flitwick Station which is less than 5 miles away.

Danes Green is a fabulous new development of 3, 4 and 5-bedroom houses and bungalows situated off Silsoe's charming High Street and close to all the village amenities. Eastco Homes' objective is to deliver perfectly proportioned properties in the most desirable locations and at Danes Green these objectives have been well and truly achieved.

This is a selective development that is perfectly in keeping with its village location and which is destined to provide sumptuous family homes of both comfort and convenience.



# A new home in a sociable village community

The village of Silsoe boasts many important amenities including a post office, farm shop, convenience store and hairdresser. There is a traditional 17th Century pub and restaurant with a log fire serving hearty pub fare just south of Danes Green on the High Street.

Close by is a community sports centre and a well-respected pre-school and lower school catering for children from the age of 2 years 6 months to 9 years old.

Danes Green is constructed from time-tested traditional materials yet has a modern approach to internal layouts. A premium specification that incorporates some of the finest brands including Siemens, Duravit, Hansgrohe and Porcelanosa is included as standard and complements the design of these stunning homes.

Eastco aims to deliver developments that both owners and the local community can be proud of; at Danes Green we are confident we have succeeded on every level.



SILSOE VILLAGE SIGN



WREST PARK



JOUSTING AT WREST PARK



INDICATIVE LIFESTYLE PHOTOGRAPHY



THE STAR AND GARTER





# An exclusive development, Danes Green

There are five different house styles and a bungalow style to choose from, all with spacious open plan kitchen and dining areas.

Each of the houses have two en-suite bathrooms and a downstairs cloakroom. Other features include wood burning stoves, tailor-made designer kitchens, Porcelonsa ceramics, Siemens kitchen appliances, silestone worktops, underfloor heating downstairs and electric garage doors.

Renowned for their superb home designs and the highest standard of build, Eastco Homes create properties that both respect and add value to the local environment. Designed by award winning architects, all of our homes are finished to a very high specification with superb attention to detail. Vision, design, craftsmanship and service are the four Eastco values and we have one ambition: to be the best luxury home developer in the Home Counties.



The Sycamore | *plot one*



The Maple | *plots two & three*



The Whitebeam | *plot four*



The Cypress | *plots five & six*



The Birch | *plot seven*



The Oak | *plots thirteen & fourteen*

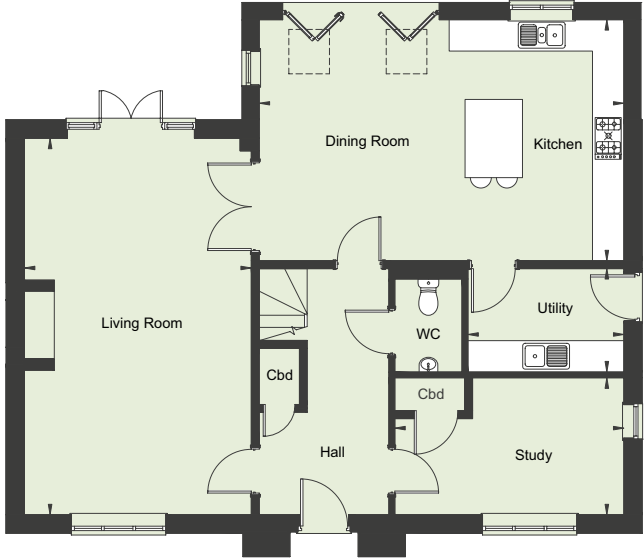




# The Sycamore

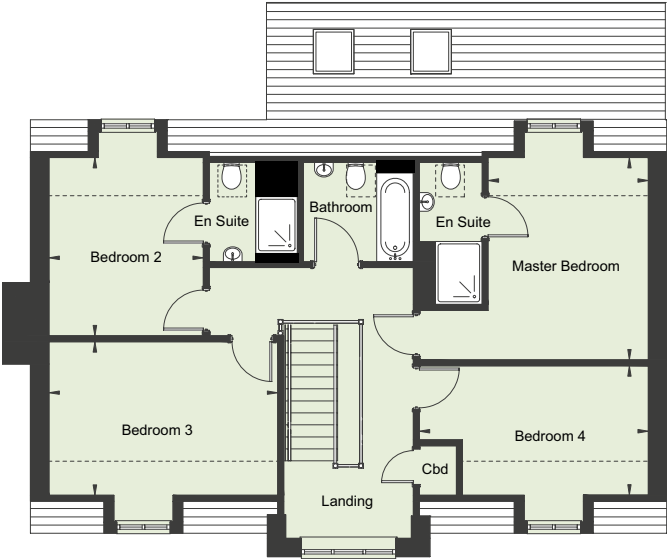
plot one

4 BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE



GROUND FLOOR

Living Room	7.22m x 4.35m	23'8" x 14'3"
Kitchen / Dining Room	6.99m x 4.62m	22'11" x 15'2"
Study	4.39m x 2.62m	14'5" x 8'7"
Utility	2.99m x 1.98m	9'10" x 6'6"



FIRST FLOOR

Master Bedroom	3.88m x 3.07m	12'9" x 10'1"
Bedroom 2	3.42m x 2.96m	11'3" x 9'9"
Bedroom 3	4.39m x 2.94m	14'5" x 9'8"
Bedroom 4	4.39m x 2.48m	14'5" x 8'2"



Each floorplan may be shown at a different scale. Door and window details and external finish may vary on certain plots, please check with your Sales Advisor.  
The room sizes shown in this brochure may be taken to the widest points in each room; wall to wall tolerance of +/-5% is allowed.

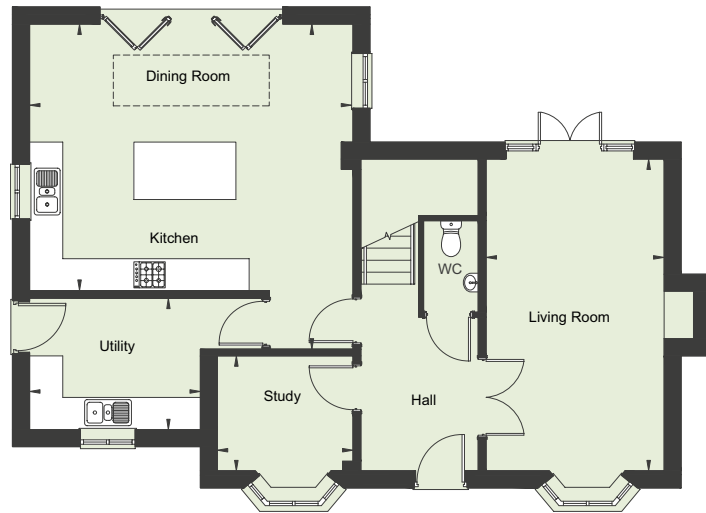
TOTAL AREA 1917 Sqft | 178.1 Sqm



# The Maple

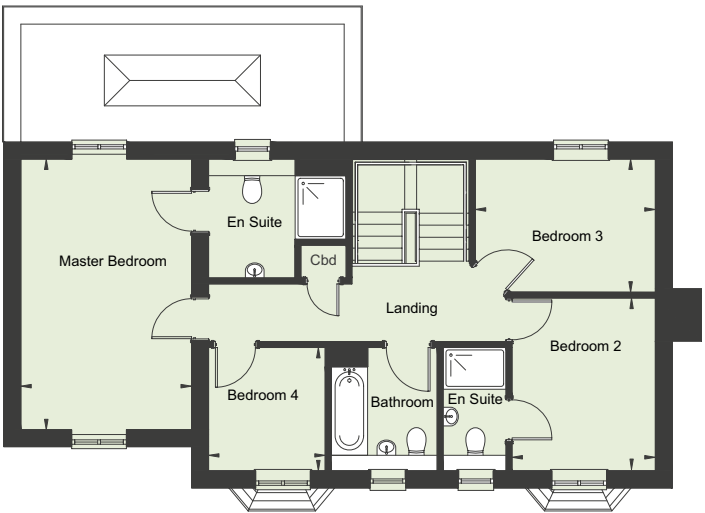
plots two & three

4 BEDROOM DETACHED HOUSE



## GROUND FLOOR

Living Room	5.97m x 3.41m	19'7" x 11'2"
Kitchen / Dining Room	6.17m x 5.10m	20'3" x 16'9"
Study	2.60m x 2.20m	8'6" x 7'3"
Utility	3.27m x 2.52m	10'9" x 8'3"



## FIRST FLOOR

Master Bedroom	5.19m x 3.27m	17'0" x 10'9"
Bedroom 2	3.26m x 2.75m	10'9" x 9'0"
Bedroom 3	3.45m x 2.55m	11'4" x 8'4"
Bedroom 4	2.36m x 2.23m	7'9" x 7'4"



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TOTAL AREA 1689 Sqft | 157 Sqm







COMPUTER GENERATED IMAGE

# The Whitebeam

plot four

5 BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE

## GROUND FLOOR

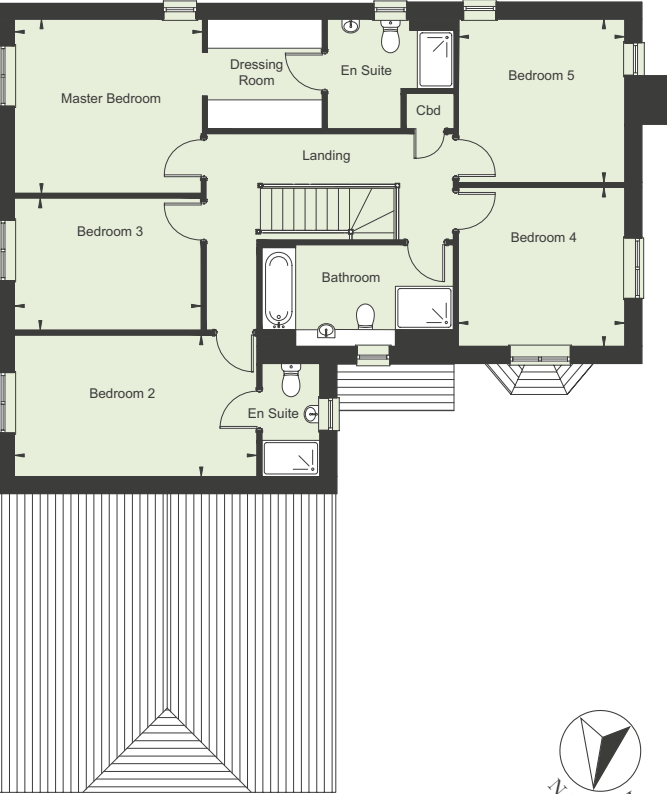
Living Room	6.76m x 3.40m
	22'2" x 11'2"
Kitchen / Dining Room	9.45m x 6.74m
	31'0" x 22'1"
Study	2.77m x 2.59m
	9'1" x 8'6"
Utility	2.61m x 2.17m
	8'7" x 7'1"
Garage	6.54m x 5.98m
	21'5" x 19'8"

## FIRST FLOOR

Master Bedroom	3.89m x 3.27m
	12'9" x 11'0"
Bedroom 2	5.01m x 2.92m
	16'5" x 9'7"
Bedroom 3	3.86m x 2.97m
	12'8" x 9'9"
Bedroom 4	3.43m x 3.38m
	11'3" x 11'1"
Bedroom 5	3.44m x 3.29m
	11'3" x 10'9"



GROUND FLOOR



FIRST FLOOR

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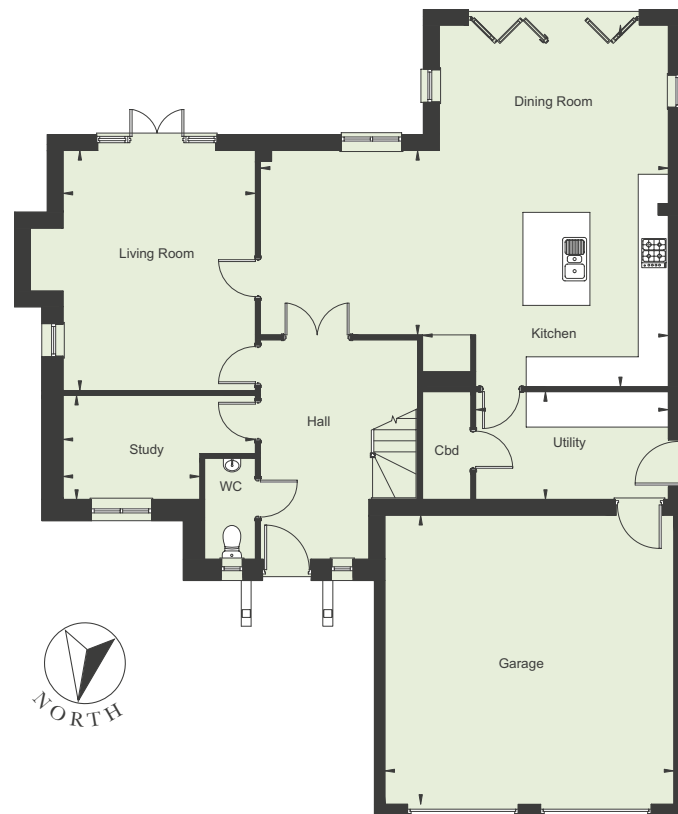
TOTAL AREA 2626 Sqft | 244 Sqm  
Includes garage



# The Cypress

*plots five & six*

5 BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Living Room	4.96m x 3.98m 16'3" x 13'0"
Kitchen / Dining Room	8.43m x 7.47m 27'8" x 24'6"
Study	3.98m x 2.15m 13'1" x 7'1"
Utility	3.98m x 2.23m 13'1" x 7'4"
Garage	5.97m x 5.97m 19'7" x 19'7"

## FIRST FLOOR

Master Bedroom	4.74m x 3.27m 15'6" x 11'11"
Bedroom 2	5.08m x 2.73m 16'8" x 9'0"
Bedroom 3	3.65m x 2.73m 12'0" x 8'11"
Bedroom 4	3.47m x 2.83m 11'5" x 9'3"
Bedroom 5	3.64m x 2.83m 11'11" x 9'3"

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**TOTAL AREA** 2708 Sqft | 251.6 Sqm  
Includes garage



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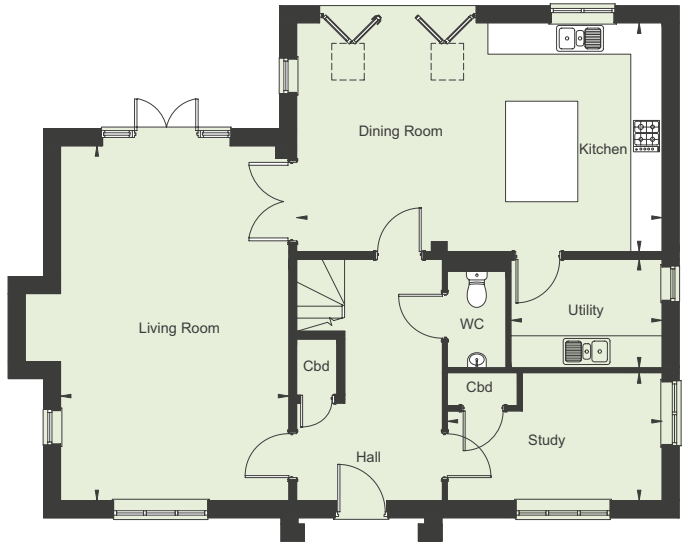


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# The Birch

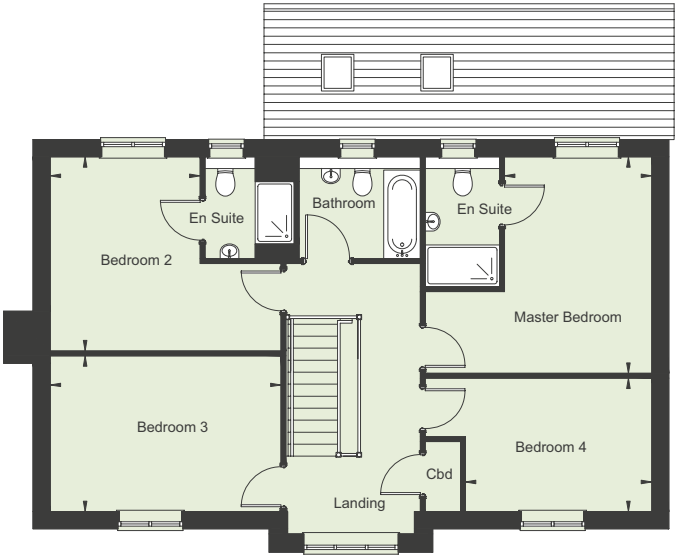
*plot seven*

4 BEDROOM DETACHED HOUSE



GROUND FLOOR

Living Room	6.80m x 4.38m	22'4" x 14'4"
Kitchen / Dining Room	7.00m x 4.38m	23'0" x 14'5"
Study	4.12m x 2.45m	13'6" x 8'0"
Utility	2.90m x 2.08m	9'6" x 6'10"



FIRST FLOOR

Master Bedroom	4.15m x 2.82m	13'7" x 9'3"
Bedroom 2	3.72m x 2.87m	12'2" x 9'5"
Bedroom 3	4.42m x 2.99m	14'6" x 9'10"
Bedroom 4	3.57m x 2.56m	11'9" x 8'5"



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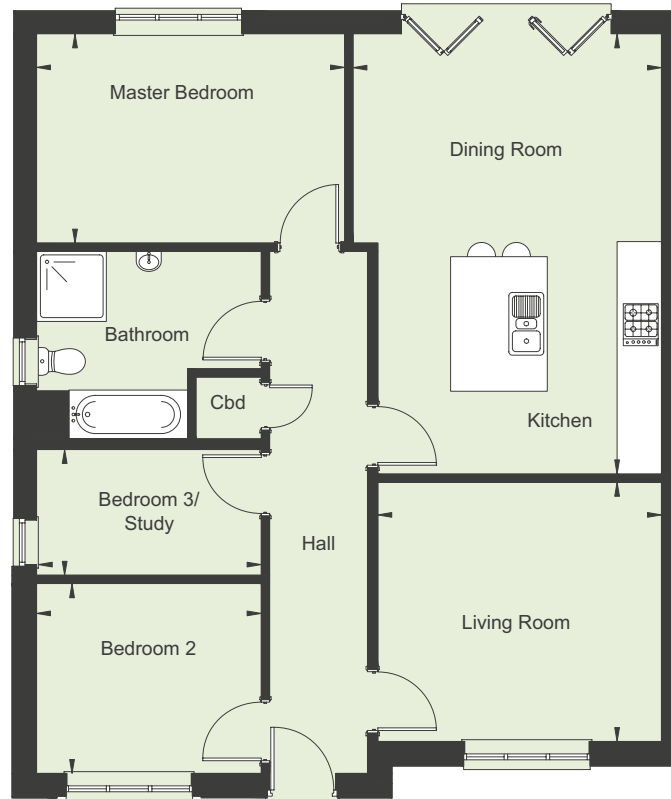
**TOTAL AREA** 1887 Sqft | 175.2 Sqm



# The Oak

*plots thirteen & fourteen*

3 BEDROOM DETACHED BUNGALOW



GROUND FLOOR

Living Room	4.06m x 3.71m	13'4" x 12'2"
Kitchen / Dining Room	6.30m x 4.41m	20'8" x 14'6"
Master Bedroom	4.41m x 3.00m	14'6" x 9'10"
Bedroom 2	3.22m x 2.72m	10'7" x 8'11"
Bedroom 3	3.19m x 1.80m	10'6" x 5'11"



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TOTAL AREA 1006 Sqft | 93.5 Sqm



COMPUTER GENERATED IMAGE



# Specification

## It's the detail that matters

### Kitchen

- Classic design open plan kitchen with quality 'in frame' units and silestone worktops with upstand and feature splashback
- Franke undermounted stainless steel one-and-a-half bowl sink with chrome finish Hansgrohe taps including pull out spray where applicable
- Dual integrated Siemens multifunction oven
- Siemens 80cm induction hob with box style chimney cooker hood over Integrated Siemens dishwasher
- American style Siemens fridge freezer with ice dispenser and filter tap
- Fitted Caple undercounter wine cooler
- Feature aluminium frame bi-fold doors to Family/ Dining area
- Chrome LED downlighters, under unit pelmet lighting and chrome power sockets above worktop

### Bathroom and En-Suite

- Contemporary styled bathrooms and en-suites with Duravit Comfort sanitaryware
- Generous low-profile shower tray with chrome finish to shower enclosure
- Hansgrohe chrome taps and shower control including rain shower head where applicable
- Floor standing WC with soft close seats, concealed cistern and feature chrome flush plate
- Extensive ceramic wall tiling from the Porcelanosa range with square chrome trim
- Porcelanosa ceramic floor tiling
- Chrome LED downlighters
- Heated chrome towel rail

### Heating and Electrical

- Energy efficient Valiant boilers serving underfloor heating to ground floor and thermostatically controlled radiators to first floor
- Photovoltaic solar panels to roof
- Polished chrome sockets and switches
- Stovax log burner to feature fireplace in living room (houses only)
- LED downlights to hallway, kitchen, utility room, bathrooms, en-suites and cloakroom
- TV points to living room, kitchen and all bedrooms
- Mains operated smoke detectors to hallway and landing
- Outside lights to front and rear doors
- Generous paved patio areas
- Sky dish or TV aerial installation where applicable
- Facility for future wireless alarm system
- USB charger point where applicable
- Light to loft space

### General Finishing

- Traditional front door with chrome fittings
- UPVC windows and rear casement doors
- Seville Oak ladder internal doors with polished chrome furniture. Feature glazed internal doors where applicable
- White painted skirtings and architraves
- Almond white emulsion finish to walls with white finish to kitchen/diner and wet rooms
- Feature staircase with Oak handrail and newel posts
- Feature glass or metal balustrades where applicable
- Hammonds fitted bedroom furniture to dressing room where applicable

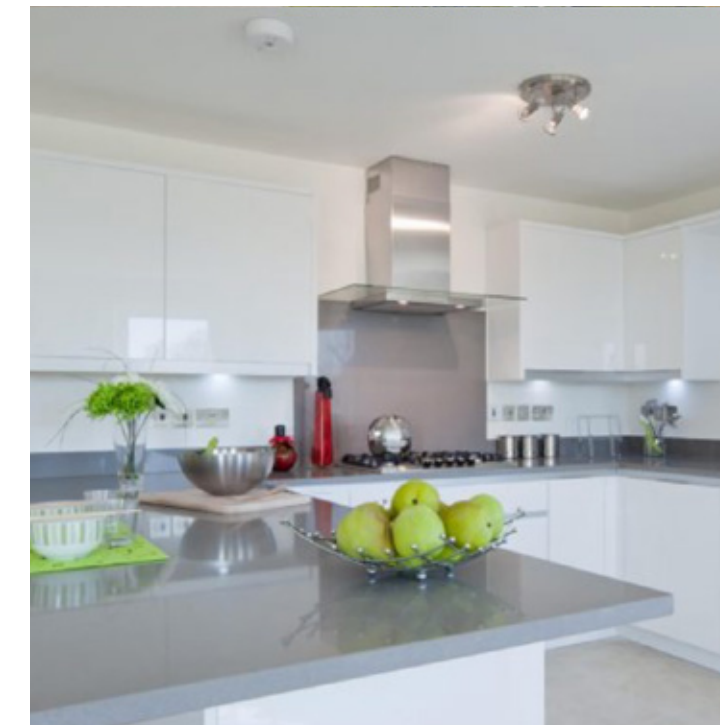
### External

- Landscaped front garden and turfed rear garden
- Generous paved patio area
- Outside tap and weatherproof power socket to patio
- Power and light to garage with electric up and over doors where applicable
- 1.8m high closeboard fencing and personnel gates to rear garden

### Bungalow Variations

- Siemens integrated double oven
- Siemens 60cm gas hob
- Integrated fridge freezer
- Integrated washing machine
- Chrome electrical sockets and switches available as an upgrade
- Central heating serving radiators throughout
- White painted skirtings and architraves
- External power socket available as an upgrade

Specification details are for guidance only. For a more detailed specification of your chosen house type please check with your Sales Advisor. This is a guide and may be subject to change.



ALL PHOTOGRAPHY OF PREVIOUS EASTCO HOMES DEVELOPMENTS





INDICATIVE LIFESTYLE PHOTOGRAPHY

# Buying from Eastco Homes

For us, looking after you is just as important as building exceptional new homes

At Eastco Homes we understand that choosing and buying a new home is one of the most momentous decisions you are likely to make so we are committed to making it an enjoyable experience. Our homes may be new, but our sales team has extensive and valuable experience. They will thoughtfully guide you through the process from initial reservation to final completion and can answer any questions you have along the way.

### OUR STEP-BY-STEP PROCEDURE

Before you move in, your new home will have undergone stringent quality checks by the site management and quality control team and if anything is less than perfect it will be addressed.

When everything is to our satisfaction you will be invited to a Demonstration and Inspection meeting. You will be shown how everything works and we will make sure you are totally happy with the level of finish. On completion day our site manager and sales representative will be there to ensure a smooth handover and welcome you to your new home.

All our new homeowners are supplied with a detailed homeowner pack which includes warranties and instructions on all mechanical items and appliances. We will ensure you have contact details for our customer care team and other important numbers.

All our homes come with a 10-year house builders warranty to provide you with peace of mind when purchasing. In addition, if any construction defect develops during the first two years of occupation we will deal with it as a matter of urgency and with minimum disruption to the homeowner.



COMPUTER GENERATED IMAGES OF PREVIOUS EASTCO HOMES DEVELOPMENTS

Eastco Homes has adopted the standards of Good Practice, Procedures and Information as detailed in the Consumer Code for House Builders. A copy of the code is available in all our sales offices and can be downloaded from [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com). The Consumer Code offers an independent resolution scheme, the details of which are contained in the same locations as above. Your normal legal rights are not affected.





## DIRECTIONS

Approaching from the M1. Leave the M1 at Junction 12 and take the A5120 towards Westoning. In the centre of Westoning turn right into Greenfield Road then drive through Greenfield towards Flitton. Continue along Wardhedges Road to a T junction and turn left into Silsoe Road. At the next junction turn right into Silsoe. At the T junction turn left and Danes Green is situated approx. 150m on the left.

Approaching from the south via the A6. Pass Barton le Clay and at the roundabout, take the 1st exit, remaining on the A6. At the next roundabout take the 1st exit to Silsoe and follow the High Street through the village. Danes Green is situated approximately 150m past the junction with Ampthill Road, on the left. Or, from the north, pass Clophill on the A6 then take the first turning to Silsoe on the right. Follow the High Street into the village and Danes Green is situated on the right just after Millennium Park. **Sat Nav MK45 4DY.**



[eastcohomes.co.uk](http://eastcohomes.co.uk)

DISCLAIMER: These details are intended to give a general indication of the proposed development. Computer generated images are indicative only of the finished scheme and may be subject to change. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. February 2019.