



HOUSEHOLD
estate agents
— New Homes —

Brookside, Hockliffe,
LU7 9NF

building houses
creating homes



Brookside, Hockliffe

— Historic Village
commanding an ideal
position for both
commuting and leisure

Situated at the foot of the Chilterns, Hockliffe village extends either side of Watling Street, the Old Roman Road running from Chester to London.

Once a major stopping off point for stagecoach travellers in the early 12th century, Hockliffe is ideally located for easy access to the thriving new city of Milton Keynes, the nearby towns of Dunstable, Leighton Buzzard and Woburn and the M1 motorway, with a new junction,

11a, recently added approx. 5-10 minutes drive away. Brookside is central to the village and offers five contemporary detached houses built to a very high standard by Hearne Holmes adjacent to open countryside.



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Amenities and Local Places of Interest

Hockliffe has a range of local high street stores as well as a small retail park, there is a Harvester pub / restaurant and a very good lower school catering for children between the ages of 4 and 9.

Milton Keynes has a wealth of shopping and leisure facilities including an indoor ski centre, cinemas, theatre as well as many parks and lakes. The shopping centre is home to all of the leading department stores. Other nearby attractions include Woburn, described as “a Georgian town of village proportions”. The village is noted for fine architecture, individual shops, tea rooms and restaurants. Its historic Abbey is set in a 3000 acre deer park and is home to one of the most impressive and important private collections of art, furniture and porcelain on public view. Woburn Safari Park offers the

opportunity to get up close to rhinos, tigers, lions, giraffes and buffalo to name a few. Woburn golf club is situated with the Woburn estate and offers the finest golf facilities to be found in the country. With stunning views over the Dunstable downs, Whipsnade zoo is one of Europe’s largest wildlife conservation parks with over 2500 rare and exotic animals. The perfect day out for people of all ages. Doctors surgeries and dentist facilities are available at nearby Toddington and Leighton buzzard.





— Contemporary Lifestyle, Quality Build

Brookside is another fine development from Hearne Holmes Developments Ltd, an award winning and innovative development company operating throughout the counties of Bedfordshire, Buckinghamshire and Hertfordshire.

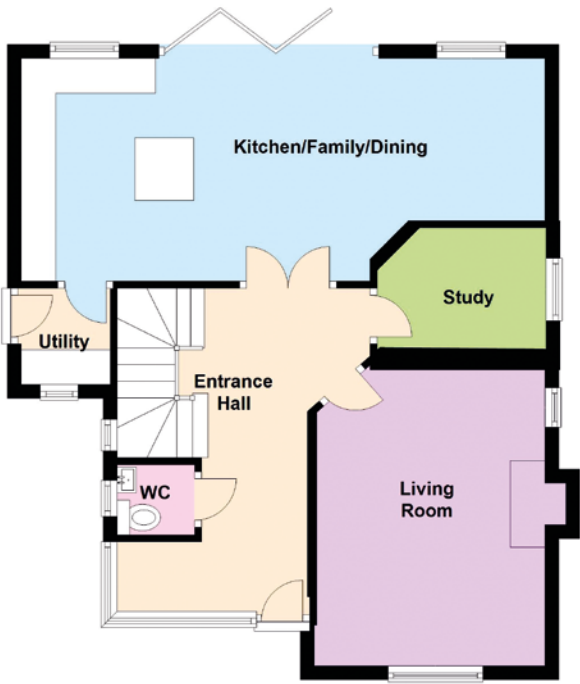
Established in 2001, Hearne Holmes specialises in building individually designed new homes that enhance the community and provide for today's modern living lifestyles.

This development consists of 5 detached houses and 3 different styles each with open plan kitchen dining rooms, 4 bedrooms, and double garages.



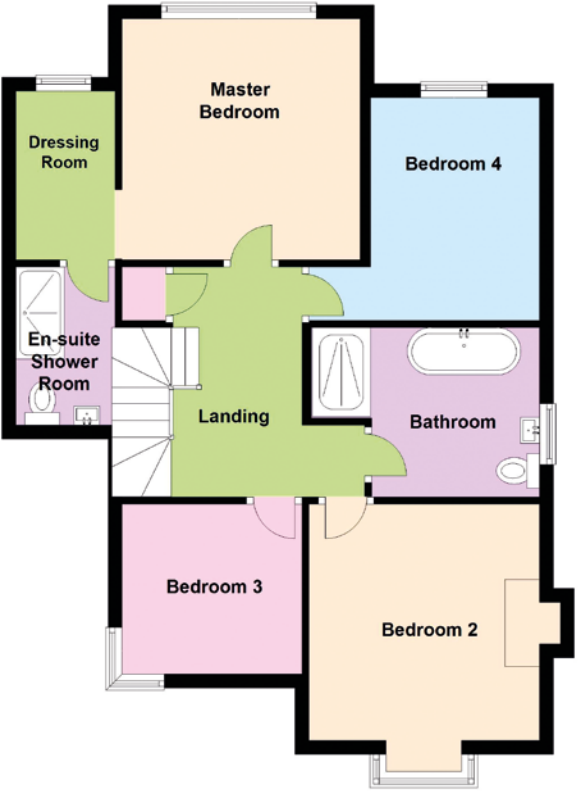
Living room, study, kitchen / dining / family cloakroom, master bedroom with ensuite and dressing room, three further bedrooms and family bathroom. Oversized garage and large driveway.

Plot 1



Ground Floor

Living Room	16'10 x 12'8
Kitchen/ Dining Room	29'3 x 14'0
Study	9'6 x 6'5
Utility	7'0 x 6'0



First Floor

Master Bedroom	13'4 x 13'0
Bedroom Two	15'2 x 12'8
Bedroom Three	10'5 x 9'6
Bedroom Four	14'0 x 9'2



Living room, study, fitted kitchen / dining / family cloakroom, utility, master bedroom with ensuite, three further bedrooms and family bathroom. Attached oversized garage, large rear garden.

Plot 2



Ground Floor

Living Room	15'0 x 13'0
Kitchen/ Dining Room	16'2 x 30'0
Study	11'9 x 8'2
Utility	7'9 x 6'3

First Floor

Master Bedroom	13'3 x 15'0
Bedroom Two	12'6 x 15'6
Bedroom Three	12'3 x 15'4
Bedroom Four	9'9 x 8'0



Living room, study, fitted kitchen / dining / family cloakroom, utility, master bedroom and bedroom two with ensuite, three further bedrooms and family bathroom.
Integral oversized garage, large garden.

Plot 3



Ground Floor

Living Room	16'0 x 11'0
Kitchen/Dining Room	14'3 x 23'3
Study	6'0 x 6'9
Utility	8'0 x 8'3
Garage	21'0 x 18'0



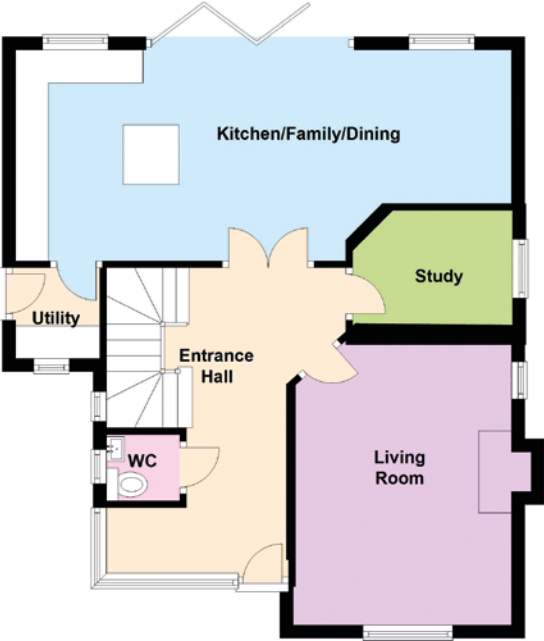
First Floor

Master Bedroom	18'5 x 10'4
Bedroom Two	18'0 x 11'0
Bedroom Three	16'0 x 8'8
Bedroom Four	11'0 x 8'5



Living room, study, kitchen / dining, utility, cloakroom, master bedroom with ensuite and dressing room, three further bedrooms and bathroom. Oversized garage and large garden.

Plot 4



Ground Floor

Living Room	16'10 x 12'7
Kitchen/Dining Room	29'3 x 14'0 Max
Study	9'6 x 6'5
Utility	7'0 x 6'0



First Floor

Master Bedroom	13'1 x 13'0
Dressing Room	9'7 x 6'3
Bedroom Two	12'7 x 12'4
Bedroom Three	10'5 x 9'7
Bedroom Four	13'9 x 9'2



Living room, study, kitchen / dining, utility, cloakroom, master bedroom with ensuite, three further bedrooms and family bathroom. Oversized garage and views over countryside.

Plot 5



Ground Floor

Living Room	13'0 x 15'0
Kitchen/ Dining Room	16'0 x 30'0 Max
Study	11'9 x 8'2
Utility	7'9 x 6'3

First Floor

Master Bedroom	13'3 x 15'0
Bedroom Two	12'6 x 15'6
Bedroom Three	12'3 x 15'4
Bedroom Four	9'9 x 8'0

ABOUT THESE PROPERTIES

- Four very spacious bedrooms.
- Modern contemporary design, using a mixture of Brick finishes, western red timber cladding and rendering.
- Large window openings, colour coded UPVC.
- Open plan kitchen/dining room/family room
- Walk in showers to master bathroom and e/s (selected plots).
- Utility room, with plumbing for washing machine and tumble dryer.
- Living room with open fireplace to accommodate wood burner (selected plots)
- Downstairs WC
- Master bedrooms with en suites (Plot 3, two bedrooms with e/s)
- Family bathroom
- Air source heat pump, under floor heating to the ground floor and radiators to first floor
- Double garage with generous additional parking
- Brush chrome electrical fittings throughout.
- Chrome down lights to kitchen, hall way and wet areas.
- Oak panel internal doors with chrome furniture.

INCLUDED AS STANDARD

- Kitchen - Choice of kitchen units with granite/ quartz, timber worktops and up-stand*
- Integrated kitchen appliances* (list).
- Double ovens
- Ceramic hob
- Stainless steel and glass extractor hood, feature splash back.
- Integrated fridge/freezer. (American style fridge freezer, selected plots)*
- Bowl and a half sink.
- Under cupboard lighting.
- Choice of laminate worktop with splash back tiling to the utility room*
- Modern sanitary ware, with wall hung toilets to Bathroom and e/s plus wall hung vanity units for basin.
- Ceramic floor to ceiling wall tiles & floor tiles to, bathrooms & en suites. (N & C)
- Ceramic floor tiles to WC, kitchen and utility.
- Choice of wall paint colours*
- Heated chrome towel rails to bathrooms and en suites
- Mains wired smoke detectors

EXTERNAL

- Patio's and footpaths in granite style paving.
- Driveways in granite style sets.
- Courtesy light with motion sensor at front door.
- Down lights over patio area's
- Power and light to garage.

OPTIONAL EXTRA'S

- Engineered timber floor to ground floor and carpet to first floor.
- Wireless alarm system.

**subject to stage of construction*

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. Hearne Holmes allow 4 weeks to exchange contracts, otherwise the plot will be put back on the market.

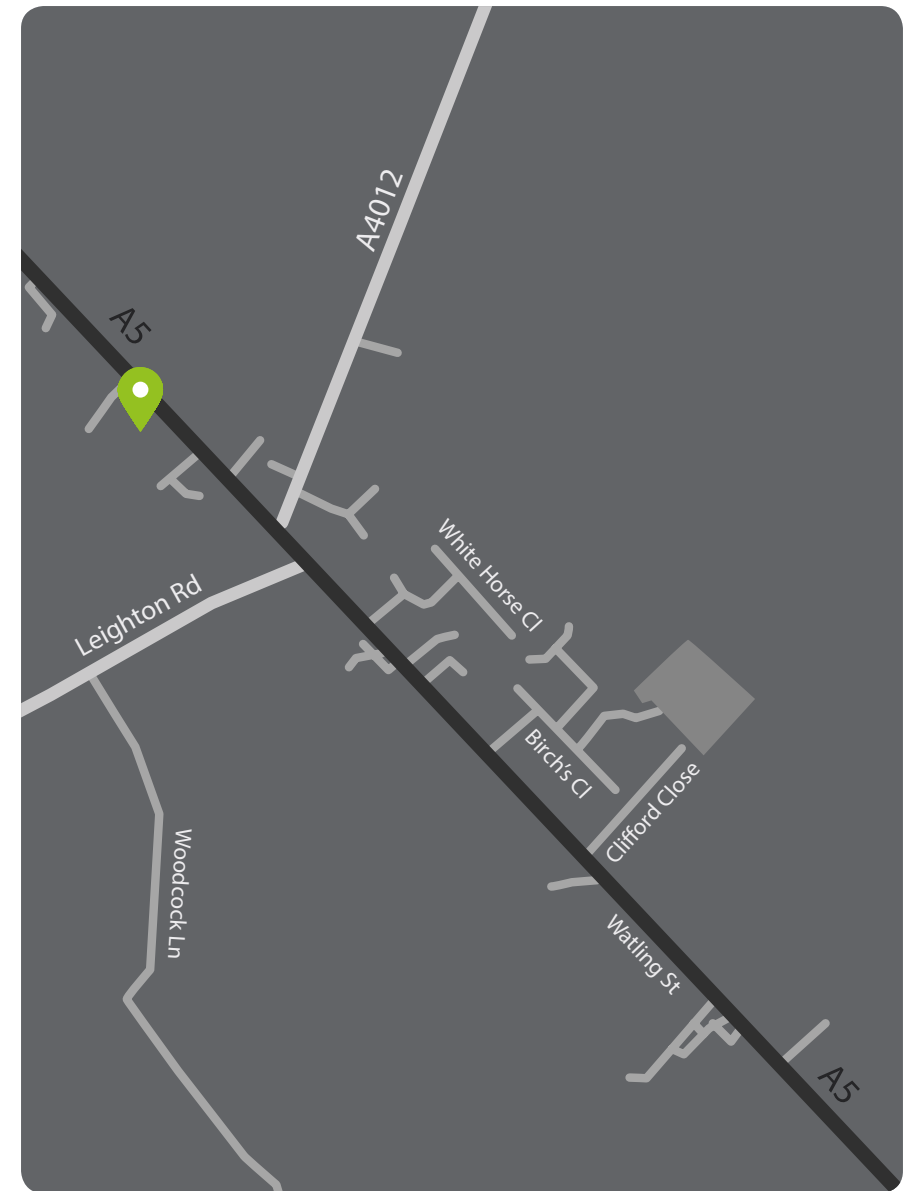
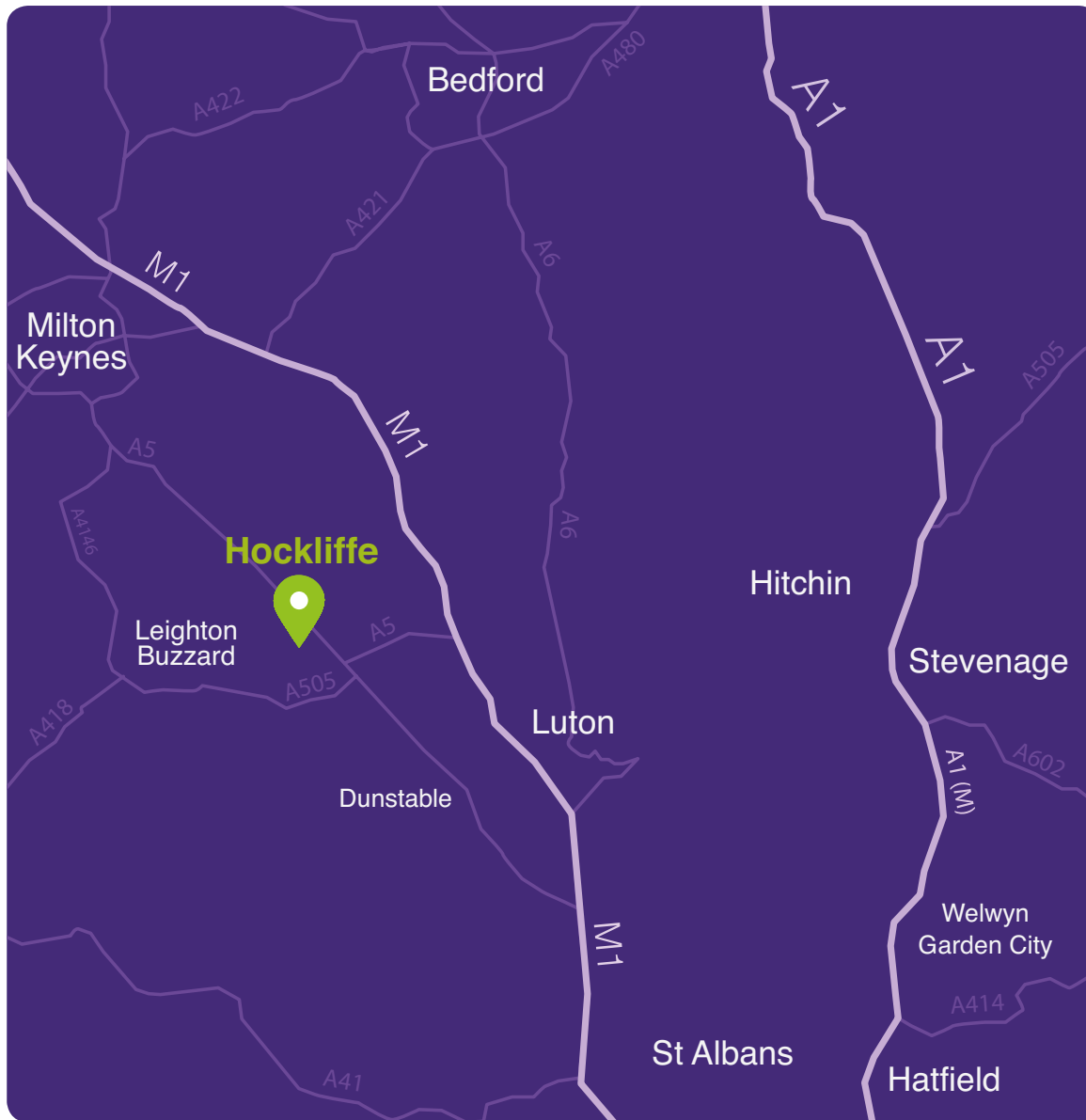
CUSTOMER CARE

All properties have the NHBC, 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 connect from any part of the contract or be taken as an indication of warranty or guarantee on the property.





DIRECTIONS

From the M1 take Junction 11a and continue on the A5 towards the west for about 4km, at the roundabout with Watling street (A5) travel north into Hockclffe. At the main junction traffic lights continue straight ahead and Brookside is approximately 300 meters in the left.