



MANOR HOUSE PARK

B I D D E N H A M

A STUNNING COLLECTION OF
3, 4 & 5 BEDROOM HOMES
BY KIER LIVING





WELCOME

TO MANOR HOUSE PARK



Discover your perfect lifestyle at Manor House Park in the sought-after village of Biddenham. This beautiful collection of 3, 4 and 5 bedroom homes is ideal for everyone, from first time buyers and young professionals, to growing families.



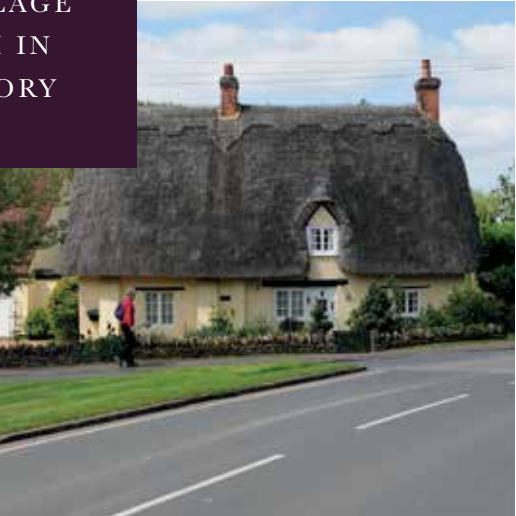


THE
PERFECT
LOCATION

Thatched cottages, fascinating history and neighbouring vibrant Bedford, the picturesque village of Biddenham is an enviable location to call home.



A VILLAGE
RICH IN
HISTORY



As one of the county’s smallest villages, Biddenham is brimming with tales from the past.

Dating back before Roman times, Biddenham is full of treasures, from listed architecture to a medieval church, an ancient monument in Bromham

Bridge, and an 18th century village pond that is still a popular relaxation spot today. Unfortunately, the only manor in Biddenham listed in the Domesday Book was demolished in 1967, but stone age implements discovered near the church in 1861 are now in the British Museum.

FOR YOUR
LEISURE
LOCALLY

Boost your energy or simply relax, with a wealth of activities a stone's throw from home.

Images are indicative only. Information correct at time of print.



BEDFORD PARK

📍 2.9 miles away



THE THREE TUNS PUB

📍 0.6 miles away

From retail therapy to a round of golf, with a spot of lunch thrown in, Biddenham has a pastime to suit all.

The village is bursting with activity, from local community events and clubs to a heritage trail and five acres of wild meadow. The River Great Ouse is ideal for a walk, while one and a half miles away in Bedford there is the Green Flag park, Bedford Park, with sports pitches, café, formal gardens, running and walking routes. The Harpur Shopping Centre is home to fashion, homewares and electrical



BEDFORD GREAT DENHAM GOLF CLUB

📍 1.9 miles away



HARPUR SHOPPING CENTRE

📍 1.9 miles away

stores, or venture to Milton Keynes for even more choice. For something a bit more active, Bedford Great Denham Golf Club is an excellent place to practice your swing.



G R E A T

SCHOOLING

F O R L I T T L E P E O P L E

Start their academic adventure in style at one of the area's well-regarded schools.



EDUCATION

Bedford and its surrounds are known for an excellent standard of education.

From nursery and primary school, through to secondary, sixth form and college, the area is home to a wide range of state and independent schools that nurture and support young ones, encouraging them to grow and flourish.

School life is diverse and exciting, as children enjoy extra-curricular activities and develop life-long personal skills to take them into adulthood.



LOCAL SCHOOLS

- St James V A Lower School
- St Joseph's & St Gregory's Catholic Primary School
- Biddenham Upper School
- St Andrew's School
- Bedford School
- Bedford Girls' School
- Bedford Modern School
- Bedford Academy



CONNECTED TO
LONDON
AND BEYOND

Travelling for work and leisure could not be easier



TRAVEL

Both road and rail links are within easy reach, making travel quick and simple. The bright lights and attractions of London are less than an hour by train, while London Luton Airport, 20 minutes by train, offers



a multitude of exotic locations to explore. The daily commute is no longer a chore with the M1 just 15 minutes away, taking you to London, Milton Keynes, Watford and the Midlands.

CONNECTIONS



Travel times taken from Google Maps and nationalrail.com. Train times from Bedford Station. Information correct at time of print.







THE APSLEY

3 BEDROOM HOME

PLOTS

296, 301, 317 & 324

TOTAL AREA: 962 SQ. FT.



An elegant three bedroom home with a spacious kitchen/dining room, complemented by a separate living room. The master bedroom benefits from an en suite and a fitted wardrobe, with two additional bedrooms and a family bathroom completing this wonderful home.



Ground Floor	First Floor
<div>Kitchen/Dining Room</div> <div>4750mm x 3297mm 15'7" x 10'10"</div> <div>Living Room</div> <div>4750mm x 3325mm 15'7" x 10'11"</div>	<div>Master Bedroom</div> <div>3028mm x 2563mm 9'11" x 8'5"</div> <div>Bedroom 2</div> <div>3338mm x 2552mm 10'11" x 8'4"</div> <div>Bedroom 3</div> <div>3338mm x 2077mm 10'11" x 6'10"</div>

▲ The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Development Sales Executives. These floor plans are a guide only and may be subject to change. Total area is approximate. Computer generated image is indicative only.



THE CAMPTON

3 BEDROOM HOME

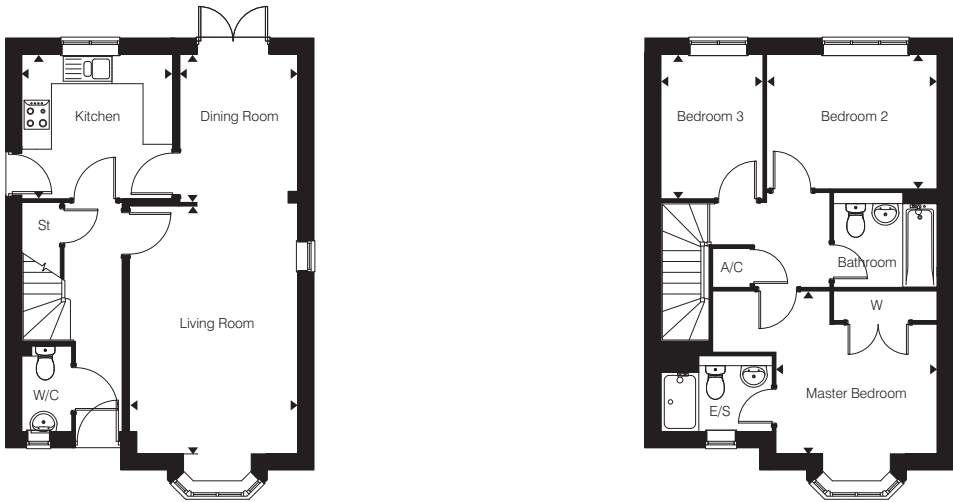
PLOTS

290, 291, 304, 305, 307, 312, 313, 316, 484, 535, 536 & 543

TOTAL AREA: 973 SQ. FT.



An appealing three bedroom home with an extensive open plan living/dining room and separate kitchen to the ground floor. The master bedroom features an en suite, a fitted wardrobe and stylish bay window.



Ground Floor	First Floor
<div>Kitchen</div> <div>3060mm x 2923mm 10'0" x 9'7"</div> <div>Dining Room</div> <div>2998mm x 2395mm 9'10" x 7'10"</div> <div>Living Room</div> <div>4580mm x 3395mm 15'0" x 11'2"</div>	<div>Master Bedroom</div> <div>3292mm x 3270mm 10'10" x 10'9"</div> <div>Bedroom 2</div> <div>3447mm x 2723mm 11'4" x 8'11"</div> <div>Bedroom 3</div> <div>2923mm x 2058mm 9'7" x 6'9"</div>

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TOTAL AREA: 1179 SQ. FT.



The image displays three floor plans for a 3-bedroom house, arranged horizontally. Each plan shows a front door on the left and a rear door on the right. The first plan on the left includes a Dining Room, Kitchen, St (stairs), W/C (water closet), and a Living Room. The middle plan shows a Living Room, Bathroom, Bedroom 3, and a staircase. The third plan on the right shows a Master Bedroom, Bedroom 2, and a bathroom with E/S (entrance) and A/C (air conditioning) features. Each plan also includes a front door and a rear door.

Ground Floor	First Floor	Second Floor
Kitchen/Dining Room 6628mm x 4365mm 21'9" x 14'4"	Living Room 4365mm x 4238mm 14'4" x 13'11" Bedroom 3 2813mm x 2371mm 9'3" x 7'9"	Master Bedroom 4365mm x 3152mm 14'4" x 10'4" Bedroom 2 4365mm x 2813mm 14'4" x 9'3"

A large, two-story white house with a dark roof, multiple windows, and a small porch, set against a clear blue sky. The house features a prominent chimney on the left side and a small gabled entrance. The windows are multi-paned and have light-colored frames. The house is surrounded by a green lawn and some shrubbery.

TOTAL AREA: 1183 SQ. FT.

The first floor plan shows a Kitchen/Dining Room on the left with a sink, stove, and refrigerator. A curved wall separates it from the Living Room on the right. A central hallway leads to a W/C (toilet) and a staircase (St) with a door. The front entrance is on the right side.

Ground Floor	First Floor
<p>Kitchen/Dining Room 5600mm x 3760mm 18'4" x 12'4"</p> <p>Living Room 5600mm x 4280mm 18'4" x 14'1"</p>	<p>Master Bedroom 3973mm x 3035mm 13'0" x 9'11"</p> <p>Bedroom 2 3443mm x 3016mm 11'3" x 9'11"</p> <p>Bedroom 3 3442mm x 2461mm 11'3" x 8'1"</p> <p>Bedroom 4 2383mm x 2005mm 7'10" x 6'7"</p>

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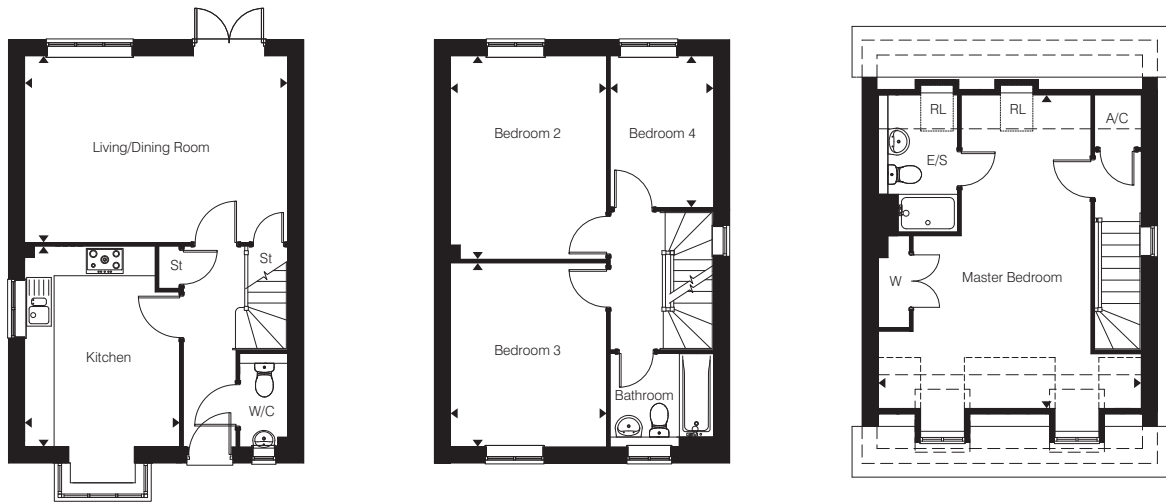
THE BLUNHAM
4 BEDROOM HOME

PLOTS
293, 294, 309, 310,
314, 315, 480 & 481

TOTAL AREA: 1214 SQ. FT.



This contemporary four bedroom home set over three floors boasts a large living/dining room and separate kitchen. The first floor features 3 bedrooms and a bathroom, while the master bedroom is set apart on its own floor, enhanced by an en suite and a fitted wardrobe.



Ground Floor	First Floor	Second Floor
Kitchen 4055mm x 3130mm 13'4" x 10'3"	Bedroom 2 4123mm x 3163mm 13'6" x 10'6"	Master Bedroom 6350mm x 5350mm 20'10" x 17'7"
Living/Dining Room 5350mm x 3782mm 17'7" x 12'5"	Bedroom 3 3728mm x 3162mm 12'3" x 10'4"	
	Bedroom 4 3073mm x 2087mm 10'1" x 6'10"	

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THE WOOTTON
4 BEDROOM HOME

PLOT
537

TOTAL AREA: 1323 SQ. FT.



A sophisticated four bedroom home comprised of an open plan kitchen/dining room, a study and a separate living room, which benefits from a tasteful bay window. The master bedroom is enriched with an en suite and a fitted wardrobe, while three further bedrooms and a family bathroom complete this home.



Ground Floor	First Floor
Kitchen/Dining Room 7700mm x 3150mm 25'3" x 10'4"	Master Bedroom 4195mm x 3530mm 13'9" x 11'7"
Living Room 4585mm x 4500mm 15'1" x 14'9"	Bedroom 2 4403mm x 2813mm 14'5" x 9'3"
Study 2438mm x 2008mm 7'11" x 6'7"	Bedroom 3 3348mm x 3019mm 10'12" x 9'11"
	Bedroom 4 3198mm x 2459mm 10'6" x 8'1"

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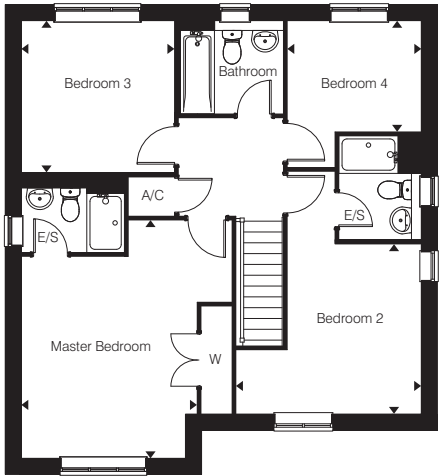
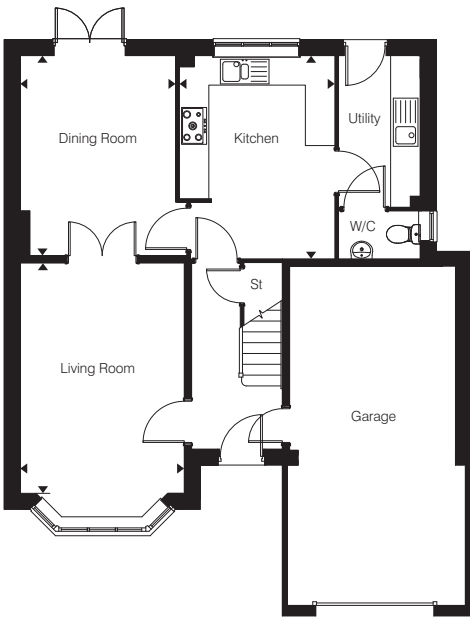
THE MILTON
4 BEDROOM HOME

PLOT
295

TOTAL AREA: 1364 SQ. FT.



A desirable four bedroom home incorporating a generous living room with separate dining room, kitchen and utility room. The master bedroom benefits from an en suite and a fitted wardrobe, with bedroom two also featuring its own en suite.



Ground Floor	First Floor
Kitchen 4085mm x 3140mm 13'5" x 10'4"	Master Bedroom 4825mm x 3340mm 15'10" x 10'11"
Dining Room 4070mm x 3152mm 13'4" x 10'4"	Bedroom 2 3763mm x 3446mm 12'4" x 11'4"
Living Room 4685mm x 3340mm 15'4" x 10'11"	Bedroom 3 3116mm x 3080mm 10'3" x 10'1"
	Bedroom 4 2717mm x 2252mm 8'11" x 7'5"

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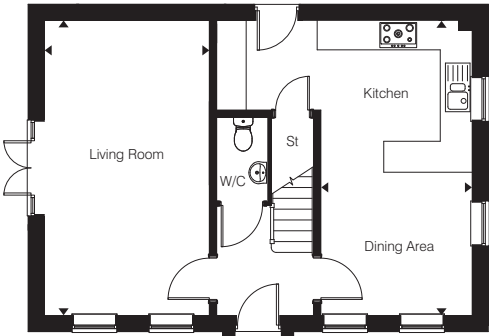
THE EDWORTH
5 BEDROOM HOME

PLOTS
485 & 541

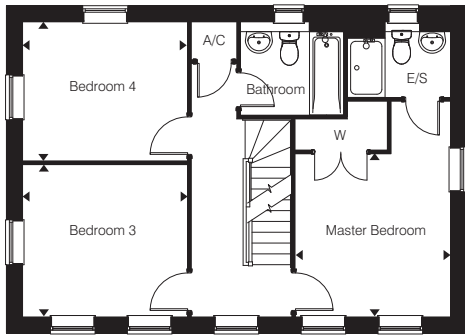
TOTAL AREA: 1534 SQ. FT.



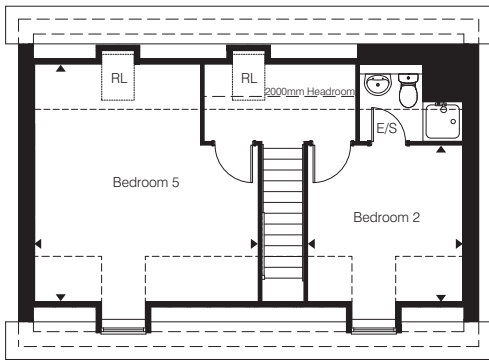
A striking five bedroom home set over three floors, with the ground floor offering a separate living room and an open plan kitchen/dining area. The five double bedrooms are situated on the first and second floor, with the master bedroom and second bedroom both featuring an en suite.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Ground Floor	First Floor	Second Floor
Kitchen/Dining Area 6015mm x 3080mm 19'9" x 10'1"	Master Bedroom 3295mm x 3142mm 10'10" x 10'4"	Bedroom 2 3158mm x 3142mm 10'4" x 10'4"
Living Room 6015mm x 3360mm 19'9" x 11'0"	Bedroom 3 3348mm x 3088mm 11'0" x 10'2"	Bedroom 5 4805mm x 4538mm 15'9" x 14'11"
	Bedroom 4 3347mm x 2818mm 11'0" x 9'3"	

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THE WOODCROFT

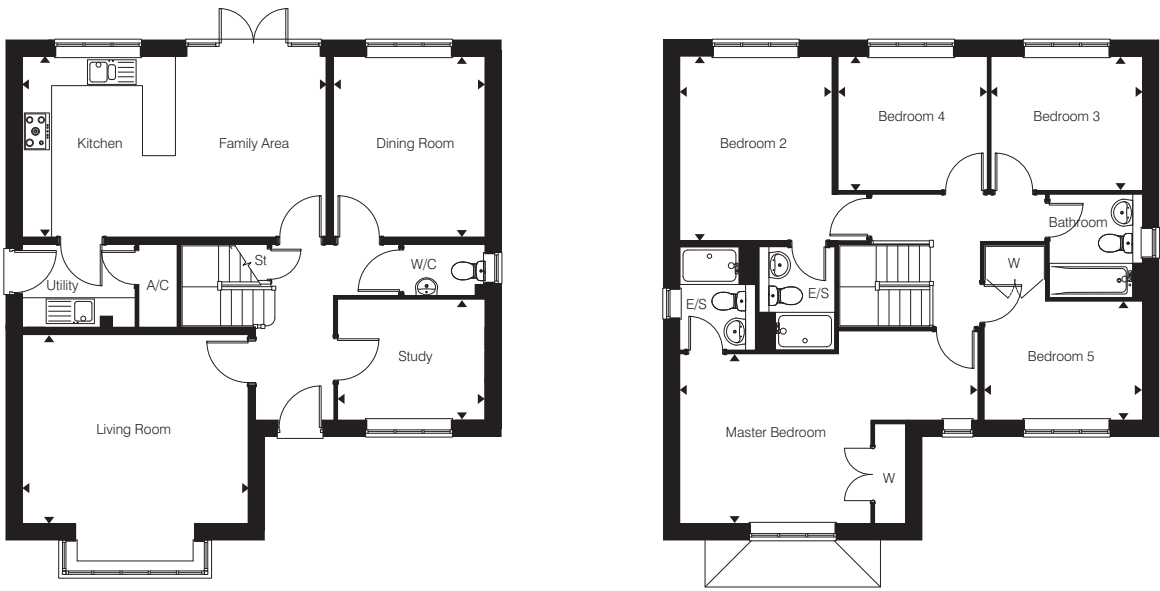
5 BEDROOM HOME

PLOTS
308, 539 & 542

TOTAL AREA: 1731 SQ. FT.



A stunning five bedroom home offering spacious living accommodation throughout. The ground floor is made up of an open plan kitchen/family area, a separate dining room, living room and a useful study. The first floor boasts five double bedrooms, with an en suite and a fitted wardrobe to the master bedroom.



Ground Floor	First Floor	Second Floor
Kitchen/Family Area 6185mm x 3680mm 20'4" x 12'1"	Master Bedroom 6073mm x 3435mm 19'11" x 11'3"	Bedroom 4 3026mm x 2722mm 9'11" x 8'11"
Dining Room 3680mm x 3085mm 12'1" x 10'1"	Bedroom 2 3755mm x 3100mm 12'4" x 10'2"	Bedroom 5 3225mm x 2408mm 10'7" x 7'11"
Living Room 4600mm x 3850mm 15'1" x 12'8"	Bedroom 3 3072mm x 2722mm 10'1" x 8'11"	
Study 2988mm x 2448mm 9'10" x 8'0"		

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THE HARLINGTON

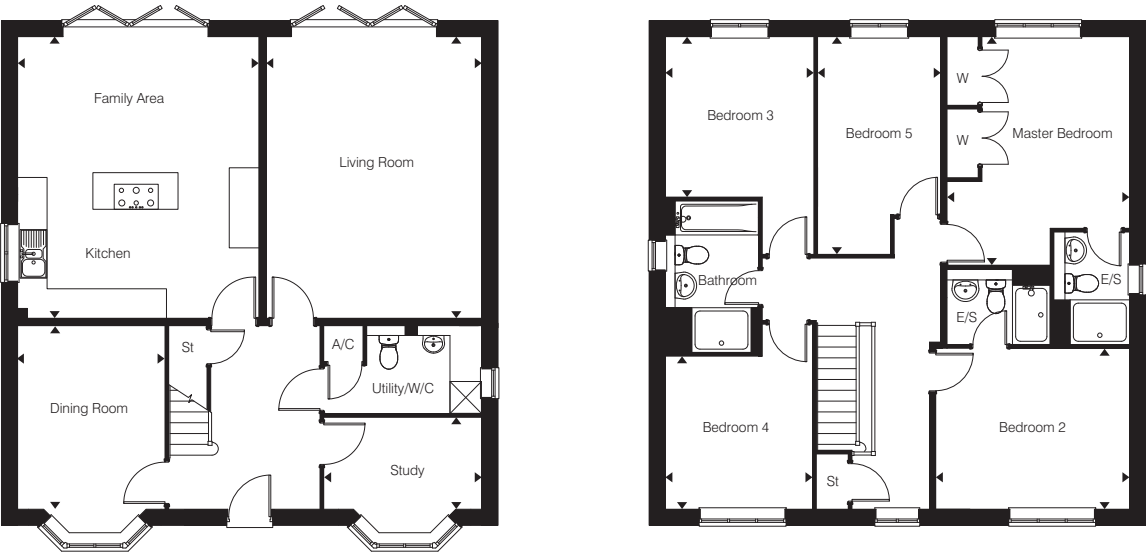
5 BEDROOM HOME

PLOTS
538 & 540

TOTAL AREA: 1973 SQ. FT.



An expansive five bedroom home with a large open plan kitchen/family area and separate living room, each featuring a set of bi-fold doors opening onto the garden. The master bedroom boasts an en suite and double fitted wardrobes, while bedroom two also benefits from an en suite. There are three further sizeable bedrooms completing this delightful home.



Ground Floor	First Floor	Second Floor
Kitchen/Family Area 5730mm x 4910mm 18'10" x 16'1"	Master Bedroom 4637mm x 3690mm 15'3" x 12'1"	Bedroom 4 3102mm x 2987mm 10'2" x 9'10"
Dining Room 3735mm x 2975mm 12'3" x 9'9"	Bedroom 2 3945mm x 3083mm 12'11" x 10'1"	Bedroom 5 4405mm x 2498mm 14'5" x 8'2"
Living Room 5730mm x 4390mm 18'10" x 14'5"	Bedroom 3 3012mm x 2983mm 9'11" x 9'9"	
Study 3195mm x 1857mm 10'6" x 6'1"		

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SPECIFICATION

INTERNAL FEATURES

- All ceilings finished in white emulsion
- White emulsion to all walls
- All woodwork finished in white satinwood
- TV points to Living Room and Master Bedroom*
- Mains powered smoke detectors
- Built in wardrobes to Master Bedroom
- 4-panel, smooth finish internal doors

CENTRAL HEATING

- Gas fired central heating with condensing or combi boiler
- All radiators to be fitted with thermostatic valve except in room where thermostat is located

KITCHEN FEATURES

- Choice of kitchen units, work surfaces and upstands**
- Stainless steel one and a half bowl sink with monobloc tap to Kitchen
- Stainless steel single bowl sink with pillar tap to Utility (where applicable)
- Chrome downlighters to Kitchen and Utility (where applicable)
- Integrated washing machine†
- Integrated fridge/freezer
- Integrated dishwasher (except The Stockwood, The Apsley and The Campton)

BATHROOM & EN SUITE FEATURES

- Choice of wall tiles**
- White sanitaryware
- Chrome downlighters to Bathroom and En Suite
- Chrome towel rails

EXTERNAL FEATURES

- Double glazed white or grey PVCu windows
- Chrome effect door furniture to front door
- PVCu French doors (where applicable)
- Front gardens to be finished in accordance with the landscape schedule
- Rear garden to be rotovated and graded
- Outside tap

GARAGE FEATURES (WHERE APPLICABLE)

- Power and light to garage††
- Up and over door

2 year Kier Living Customer Care
10 year NHBC warranty



* Purchaser to arrange own connection including aerial.
** Choices made from our selected ranges, available only at specified stages of the build. Please confirm all details with the Development Sales Executive at point of reservation.
† To be located in Utility, where applicable.
†† Where garage is within plot curtilage.
Photography of previous Kier developments, indicative only.



SIGNATURE

COLLECTION

MAKE YOUR HOME YOUR OWN

At Kier Living, we know that you want your dream home to be as individual as you are. That's why we've introduced Signature.

Signature allows you to put your personal stamp on your new home by upgrading the fixtures and fittings. Maybe you would like a granite worktop in the kitchen, or Amtico flooring in the living room? Perhaps you'll decide to add chrome down lighters throughout, or an intruder alarm for added security.

You can choose from a wide range of upgrade options, while being assured that all the Kier Living standard fixtures and fittings throughout your new home are also of extremely high quality.



Please note that the fee for any upgrades is non-refundable and is payable in advance.



DISCOVER

THE KIER DIFFERENCE

AT KIER, WE LIKE TO THINK WE'VE TAKEN CARE OF EVERYTHING, FROM CAREFULLY SELECTING THE LOCATION OF YOUR NEW HOME, TO BUILDING IT WITH HIGH QUALITY MATERIALS.

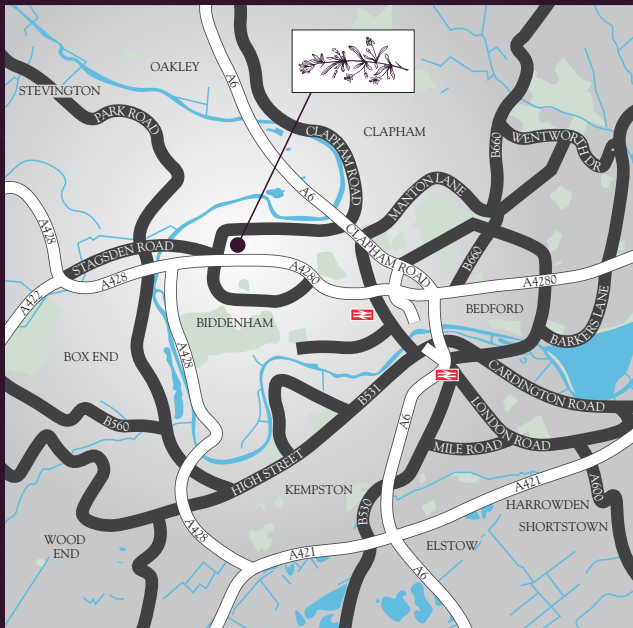
After all, the Kier brand has been building to the highest standards in some of the UK's most prestigious locations for decades. We've achieved several awards for considerate contracting, prevention of accidents and Investors in People to name just a few. So you can always be assured that whilst we're building to the demands of the modern world, we're also doing our best to protect surrounding environments. Our commitment to you doesn't stop once you've settled into your new home. Throughout the whole buying and selling process and beyond, we're here for you; focused on creating a pleasurable living environment for you, for many years to come.

Throughout each and every stage, our Development Sales Executives will keep you informed about everything that's happening, and introduce you to all that you need to know about your new home.



MANOR HOUSE PARK

B I D D E N H A M



AREA MAP



LOCAL MAP

**MANOR HOUSE PARK, THE GREAT OUSE WAY
BIDDENHAM, BEDFORDSHIRE MK40 4AQ**

WWW.KIERLIVING.CO.UK

HEAD OFFICE: LYSANDER HOUSE, TEMPSFORD HALL, SANDY, BEDFORDSHIRE SG19 2BD

Please note: These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements. The dimensions are intended for guidance only and may vary by plus or minus 50mm. Maps not to scale. Travel times are approximate only and taken from Google maps and National Rail, October 2018.



Kier Living - capturing our carbon
in new UK woodlands