



# CASTLEMORE

*Skylark View*



## UPPER CALDECOTE

Bedfordshire





The surrounding countryside offers a taste of traditional English landscapes and culture, not least with the idyllic cricket grounds at Ickwell and Southill. Several nature reserves and woodlands are located nearby, perfect for walking, birdwatching and other outdoor activities - such as Priory Country Park in Bedford, the RSPB at Sandy and the Shuttleworth Aircraft, Motor Museum and gardens at Old Warden.

and quiet of it's rural setting with the A1 is less than a 5 minute drive away which links London and the North. Cambridge and Bedford are also with easy reach to the east and west, while Biggleswade or Sandy Mainline Railway Stations are both within a 10 minute drive, giving regular fast access to London King's Cross in around 40 minutes.

The village has enviable transport links while still enjoying the peace

There is a wide choice of schools and further education for all ages within the area and a good quality Primary School within the village.



*Cambridge University (above left), Punting on the river Cam, Cambridge (above), Ickwell Cricket ground (left) and Bedford Embankment (below).*



## UPPER CALDECOTE and surrounds

Ickwell Road is located on the edge of the popular village of Upper Caldecote, surrounded by beautiful countryside, picturesque Bedfordshire villages and just 10 miles from Bedford town centre.





◆ FLITWICK	5, 6, 20 & 21	
◆ TILSWORTH	3, 4 & 14	
◆ ODELL	7, 15 & 19	
◆ PODINGTON	1, 2 & 16	
◆ HIGHAM	17 & 18	

◆ AFFORDABLE HOUSING

Site Plan



Our new development on Ickwell Road offers an exciting collection of 24 homes, featuring a mix of three, four and five bedroom properties.



# The Flitwick

3 2

An attractive 3 bedroom semi-detached property with single garage (or 2 parking spaces). The separate living room enjoys patio doors to the rear garden while on the upper floor the 3 bedrooms are supplemented by a family bathroom and an en-suite to bedroom 1.

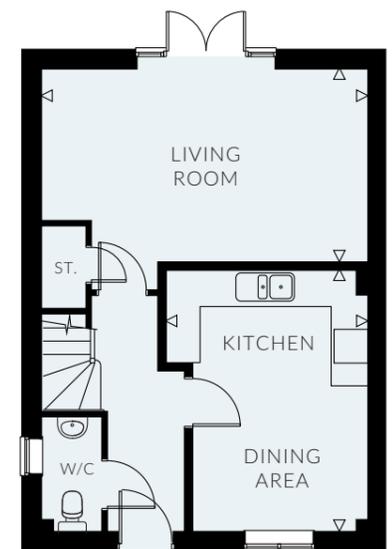
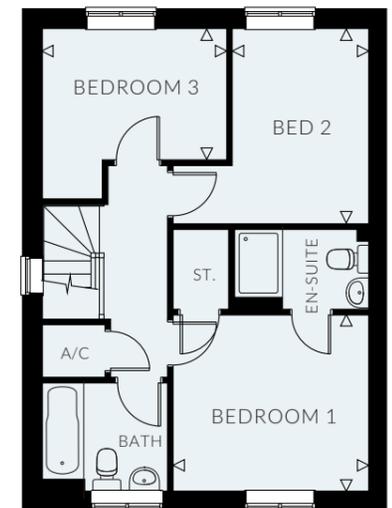
Plot numbers 5, 6, 20 & 21 - CGI shows plot 20 & 21



FIRST FLOOR		
Bedroom 1	3.45 x 3.11	11' 4" x 10' 2"
Bedroom 2	3.44 x 2.41	11' 3" x 7' 10"
Bedroom 3	3.25 x 3.00	10' 7" x 9' 10"

GROUND FLOOR		
Living Room	5.76 x 3.40	18' 10" x 11' 1"
Kitchen/Dining	4.61 x 3.56	15' 1" x 11' 8"



NOTE: Some plots are handed versions of shown and exact plot layouts may vary. All room dimensions are given in metres between finished plaster faces. Imperial dimensions are in feet & inches to the nearest lower full inch. Dimensions are the maximum dimensions & include bay window or dormer recesses. These dimensions are for sales purposes only & must not be used for on site construction.

FIRST FLOOR

Bedroom 1	3.73 x 3.56	12' 2" x 11' 8"
Bedroom 2	4.04 x 2.73	13' 3" x 8' 11"
Bedroom 3	2.97 x 2.52	9' 8" x 8' 3"

GROUND FLOOR

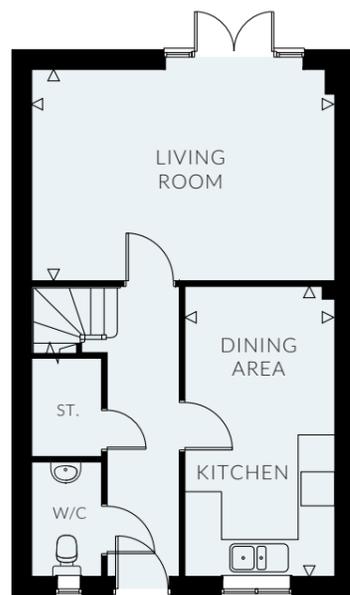
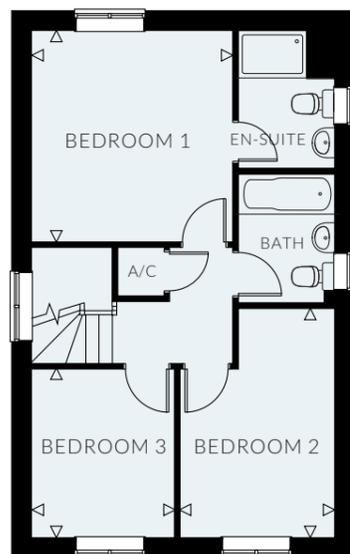
Living Room	5.36 x 3.73	17' 7" x 12' 2"
Kitchen/Dining	5.12 x 2.65	16' 9" x 8' 8"

# The Tilsworth

 3  2

An attractive 3 bedroom detached property with single garage. The separate living room enjoys patio doors to the rear garden while on the upper floor the 3 bedrooms are supplemented by a family bathroom and an en-suite to bedroom 1.

Plot numbers 3, 4 & 14 - CGI shows plot 3



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# The Odell

4 bedrooms 2 bathrooms

A well proportioned 4 bedroom detached home with single garage and separate living room, study and utility rooms. On the upper floor the 4 bedrooms are supplemented by a family bathroom and an en-suite to bedroom 1.

Plot numbers 7, 15 & 19 - CGI shows plot 19

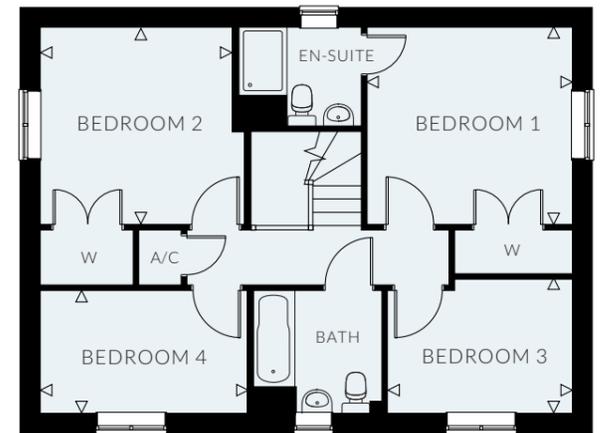


## FIRST FLOOR

Bedroom 1	3.62 x 3.48	11' 10" x 11' 5"
Bedroom 2	3.60 x 3.48	11' 9" x 11' 5"
Bedroom 3	3.26 x 2.36	10' 8" x 7' 8"
Bedroom 4	3.65 x 2.16	11' 11" x 7' 1"

## GROUND FLOOR

Living Room	4.77 x 3.57	15' 7" x 11' 8"
Kitchen/Dining	6.82 x 3.57	22' 4" x 11' 8"
Study	2.79 x 1.95	9' 1" x 6' 4"



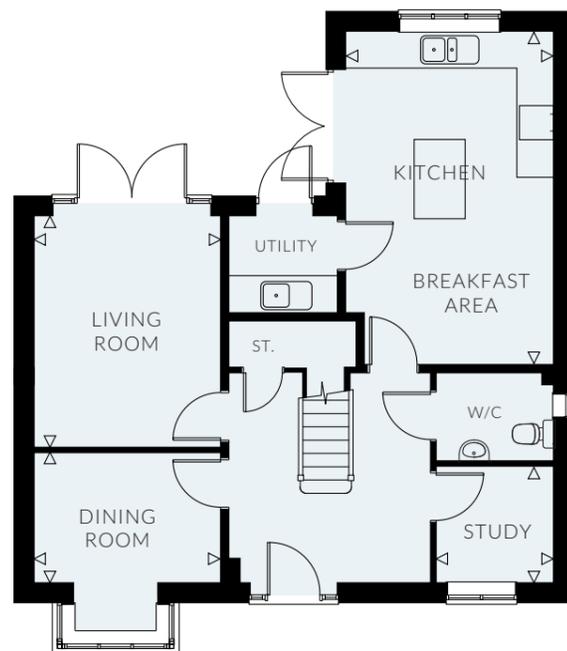
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FIRST FLOOR

Bedroom 1	4.51 x 3.03	14' 10" x 9' 11"
Bedroom 2	4.06 x 3.67	13' 3" x 12' 0"
Bedroom 3	3.37 x 3.23	11' 0" x 10' 7"
Bedroom 4	3.43 x 3.35	11' 3" x 10' 11"

GROUND FLOOR

Living Room	4.08 x 3.29	13' 4" x 10' 9"
Dining Room	3.29 x 2.29	10' 9" x 7' 6"
Study	2.07 x 2.05	6' 9" x 6' 8"
Kitchen/Breakfast	5.88 x 3.67	19' 3" x 12' 0"



# The Podington



A beautiful 4 bedroom detached family home with double garage and separate living room, dining room, study and utility. On the upper floor the 4 bedrooms are supplemented by a family bathroom and an en-suite to bedroom 1.

Plot numbers 1, 2 & 16 - CGI shows plot 2



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# The Higham

5 3

A stunning 5 bedroom detached family home with double garage and separate living room, dining room and utility. On the upper floor the 5 bedrooms are supplemented by a family bathroom and an en-suites to bedrooms 1 & 2.

Plot numbers 17 & 18 - CGI shows plot 17



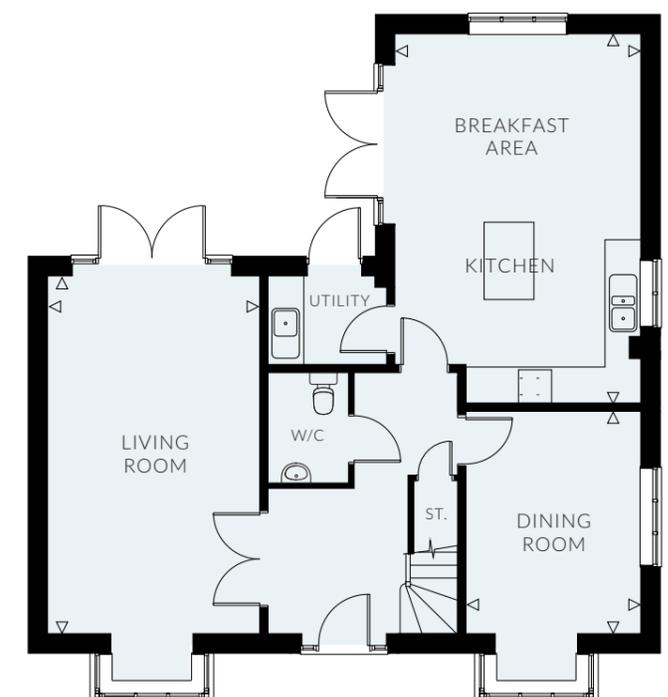
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## FIRST FLOOR

Bedroom 1	6.45 x 4.48	21' 2" x 14' 8"
Bedroom 2	3.21 x 3.18	10' 6" x 10' 5"
Bedroom 3	4.15 x 2.93	13' 7" x 9' 7"
Bedroom 4	3.86 x 2.16	12' 7" x 7' 1"
Bedroom 5	3.03 x 2.47	9' 11" x 8' 1"

## GROUND FLOOR

Living Room	6.48 x 3.84	21' 3" x 12' 7"
Dining Room	4.03 x 3.17	13' 2" x 10' 4"
Kitchen/Breakfast	6.69 x 4.46	21' 11" x 14' 7"





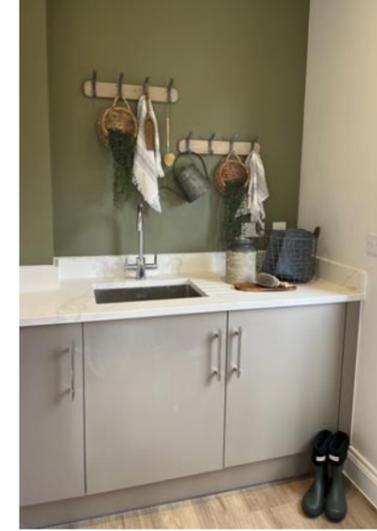
At home in the heart of the countryside.

We are delighted to have recently acquired this unique site, backing open fields in the popular Bedfordshire village of Upper Caldecote.



SPECIFICATION

- Gas fired central heating to radiators
- Underfloor heating to ground floor
- Munster windows and external doors
- Vanity units installed to master en-suites
- Integrated dishwashers
- Integrated fridge/freezers
- Amtico wood effect flooring to entrance hall, kitchen and cloakroom  
*\*Upgrades available*
- External plug sockets
- Roca sanitaryware
- Hansgrohe taps
- Provisions for EV Charging point



At Castlemore we take pride in our well designed, high-quality homes that are built to last. We believe in providing you with room to relax, considered design and a high level of specification. We have been uncompromising with our design at Ickwell Road to ensure that it fits effortlessly into the local surroundings and community.



The building perspectives, plans and illustrations used in this literature are intended to be a general guide to the appearance of the development. The right is expressly reserved to improve or change specifications and details as deemed necessary. Whilst all statements contained in this literature are believed to be correct, they are not to be regarded as statements or representation of fact and neither the agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.





# CASTLEMORE

*Building Better Homes*

Castlemore Homes is a leading UK housebuilder committed to designing and building sustainable homes to help improve lives for future generations.



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