MEADOW CROFT

GUILDEN MORDEN

PETER DAVID
HOMES

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About Peter David Homes

A beautiful collection of award-winning two, three, four & five bedroom luxury new homes in a stunning woodland setting

UNITED KINGDOM
PROPERTY
AWARDS
DEVELOPMENT

AWARD WINNER

RESIDENTIAL
DEVELOPMENT 10-19 UNITS
CAMBRIDGESHIRE

Meadow Croft
by Peter David Homes Ltd

2023-2024

The best of village living

Guilden Morden is an idyllic Cambridgeshire parish, surrounded by wild meadows and ancient woodland.

Village life at Guilden Morden comes well-served with local sports clubs, a well-regarded primary school and The Three Tuns community pub providing local ales and good food, with a monthly village market. St Mary's church is a central 13th Century landmark within sight of Meadow Croft, holding weekly services alongside mother and toddler groups. For those looking to stretch their legs, local walks through nature trails and orchards provide the perfect exercise and ideal for dog walking.

Ashwell & Morden railway station lies just 3 miles away with trains into London King's Cross, Cambridge and Brighton. The A1 and M11 lie to the East and West of Guilden Morden, making travel by car easy and accessible.

By rail*

- Cambridge
  19 minutes
- Finsbury Park
  39 minutes
- London King's Cross
  44 minutes**
- London St Pancras
  47 minutes

**Travelling from Ashwell & Morden station.*
***Change at Letchworth Garden City.*
Fastest train times are taken from National Rail - June 2024.

By road

- Ashwell & Morden
  7 minutes
- Royston
  12 minutes
- Cambridge City
  26 minutes
- Stansted Airport
  47 minutes

Road journey times are taken from GoogleMaps - June 2024.

Looking further afield

There's never a dull moment – discover a world of culture and charm.

The nearby market town of Royston provides a diverse range of charming independent shops, restaurants, cafés, an M&S Foodhall and Tesco Extra, as well as the renowned attraction, the Royston Cave.

The location is blessed with a number of places of interest. Imperial War Museum Duxford played a central role in some of the most significant periods of the 20th century and explores the early days of flight through to the Second World War and Cold War. Wimpole Estate lies less than 20 minutes away and is owned by the National Trust with tree climbing, nature trails and over 3,000 acres of parkland to explore.

For the more leisurely pursuits, the area provides excellent trackways for hiking and cycling and for golf enthusiasts there's a good choice of courses including the John O'Gaunt Golf Club and Cambridge Country Club with an impressive spa and health & wellness centre.

Less than half an hour's drive is the historic city of Cambridge, home to world-class educational establishments, museums, cinemas, punting on the River Cam, high street stores, the Grand Arcade and The Grafton shopping centres.

Best in class

Guilden Morden offers a variety of excellent choices for parents and students.

Primary

Guilden Morden Primary Academy
Guilden Morden
Ofsted / Good
0.1 mile

Dunton VC Lower School
Dunton
Ofsted / Good
2.7 miles

Ashwell Primary School
Ashwell
Ofsted / Good
2.8 miles

Wrestlingworth VC Lower School
Wrestlingworth
Ofsted / Good
2.5 miles

St Francis' College
Letchworth Garden City
Independent Prep
8.5 miles

Secondary

Biggleswade Academy
Biggleswade
Ofsted / Good
5.1 miles

King James Academy
Royston
Ofsted / Good
5.6 miles

The Knights Templar School
Baldock
Ofsted / Good
6.8 miles

St Christopher School
Letchworth Garden City
Independent
8.6 miles

Kingshott School
Hitchin
Independent
11.1 miles

Higher Education

North Hertfordshire College
Hitchin Campus
10 miles

University of Cambridge
Cambridge (multiple colleges)
13.5 miles

University of Bedfordshire
Bedford Campus
13.8 miles

College of West Anglia
Cambridge
17.3 miles

University of Hertfordshire
Hertford Campus
20.5 miles

Distances are approximate only. Ofsted ratings are correct as of July 2024.

Discover the Peter David Difference

Relax and unwind with a premium Peter David home that combines the best of modern living with characterful beauty and charm.

We include a superior level of specification throughout all of our homes including;

- ✓ Luxury carpets and designer flooring
- ✓ Brushed chrome switches and sockets
- ✓ Designer luxury fitted kitchens by Leicht
- ✓ Caeserstone quartz worktops to kitchens and utility rooms
- ✓ Wine coolers in kitchens
- ✓ Hot (boiling) taps to kitchens
- ✓ Bosch fitted appliances
- ✓ Fully fitted walk-in wardrobes to principle bedrooms
- ✓ LED mirrors / cabinets and wall hung vanity units to all bathrooms / ensuites
- ✓ Underfloor heating to all floors
- ✓ Air source heat pumps
- ✓ Electric vehicle charging points in garages
- ✓ Intruder alarm pre-installed
- ✓ Landscaped gardens and generous external terraces so that your outside space is ready to enjoy as well as your luxury new home
- ✓ Traditional (brick and block) construction with exceptional build quality, craftsmanship and attention to detail for added peace of mind

Why settle for anything less?

It's all about the detail...

Generous dining & family areas

Enhance the heart of your home with Germany's No.1 luxury kitchen brand Leicht with fitted units, Bosch integrated appliances, wine cooler and a range of stylish finishes.

Designed to use less energy

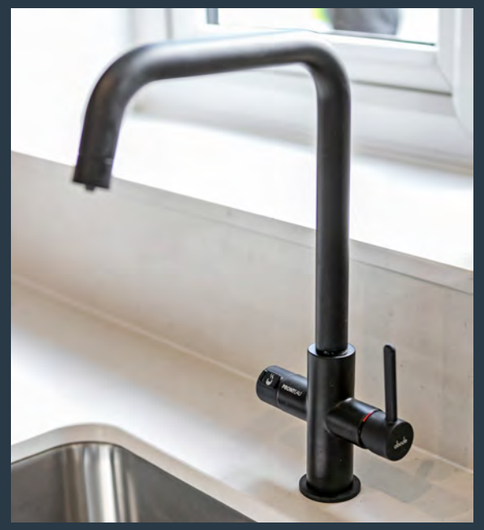
Smoke-free log burners, air source heat pumps and underfloor heating throughout provide the best in energy efficiency.

Enjoy the little luxuries

Experience the best in modern convenience with thermostatic showers and wall-mounted demisting mirrors with LED lighting, built-in shaver sockets and intuitive hand gesture sensors.

Thoughtful finishes & designs

Well-considered tiled niches with LED lighting and chromes trims to shower areas create useful storage spaces.



Luxury specification

Feel the superior difference with no hidden extras at Meadow Croft

Kitchens/Utilities

- German designer fitted kitchen by Leicht with Caeserstone quartz worktop, upstands and window cills
- Integrated Bosch energy efficient oven, combination microwave and induction hob
- Under mounted sink
- Single lever mixer tap (utilities only)
- Pronteau boiling hot taps (to kitchen)
- Wine cooler
- Integrated energy efficient Bosch dishwasher and fridge/freezer
- Recessed energy efficient LED downlights

Bathrooms

- Contemporary white Duravit sanitaryware with wall hung WC
- Duravit concealed cisterns with chrome flushplate
- Wall mounted Roper Rhodes vanity units to bathrooms & ensuites
- Stylish Grohe chrome taps
- HiB demisting mirrors/cabinets with shaver sockets to bathrooms and ensuites
- Grohe rainfall showers with low profile shower trays
- Niche areas to shower enclosures with LED lighting
- Heated chrome towel rails
- High quality porcelain wall tiles and Karndean Designflooring
- Recessed chrome energy efficient LED downlights

Warranty

- 10 year ICW New Homes warranty

Internals

- Brushed chrome electrical sockets and switches
- Karndean Designflooring fitted in hallway, kitchen/dining/family room, WC, bathroom & ensuites
- Contemporary-style oak internal doors with chrome ironmongery
- Walls finished in Dulux 'Timeless' emulsion and woodwork finished in white satin gloss
- Luxury Cormar carpets to lounge, stairs, landing, study and all bedrooms
- Fully fitted designer walk-in wardrobes to principle bedrooms/dressing areas

AV, Electrical & Heating

- TV points to living area, kitchen and all bedrooms
- Smart home enabled with Cat6 cabling to study, lounge and all bedrooms
- USB power sockets in kitchen, studies and bedrooms
- Wired for digital and satellite TV
- Low energy lighting
- Mitsubishi air source heat pumps
- Underfloor heating to ground and first floors
- Feature fireplace with fitted log burner, granite hearth and oak beam mantle (except for No.13-14)
- Intruder alarm system

External Features

- High performance double glazed PVCU windows with chrome ironmongery
- Bi-fold aluminium doors leading to garden terrace
- Landscaped rear gardens turfed and fenced
- Generous Indian sandstone terraces in light grey
- External wall mounted lights
- Block paved private driveways
- External tap and power socket to rear garden
- Automated sectional Hormann garage doors
- Electric car charging points (EVCs) to garages

Meadow Croft

Surrounded by open green spaces, each home includes off-street parking, a private garden and quiet seclusion.

No.1
The Ash
3 bedroom house
1,679 sqft / 156 sqm

No.10
The Spruce
4 bedroom house
1,937 sqft / 180 sqm

No.11
The Aspen
4 bedroom house
1,937 sqft / 180 sqm

No.12
The Willow
2/3 bedroom bungalow
1,464 sqft / 136 sqm

No.13
The Maple
2/3 bedroom bungalow
1,464 sqft / 136 sqm

No.14
The Birch
3 bedroom house
1,679 sqft / 156 sqm

No.15
The Hawthorn
5 bedroom house
2,239 sqft / 208 sqm

No.16
The Juniper
5 bedroom house
2,239 sqft / 208 sqm

Affordable

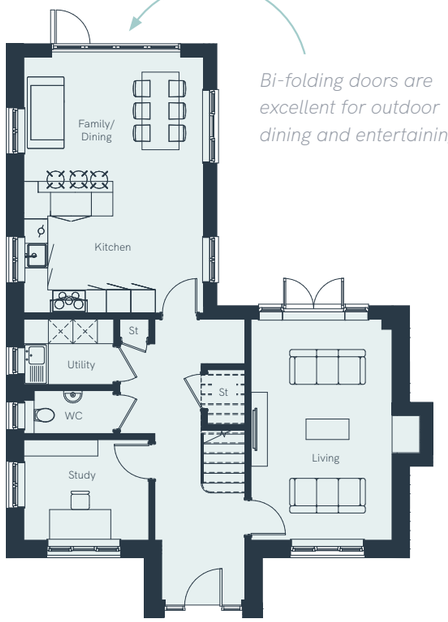
Shared Ownership

Computer generated image. Indicative only.

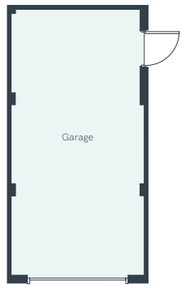
**Potential future phase.*

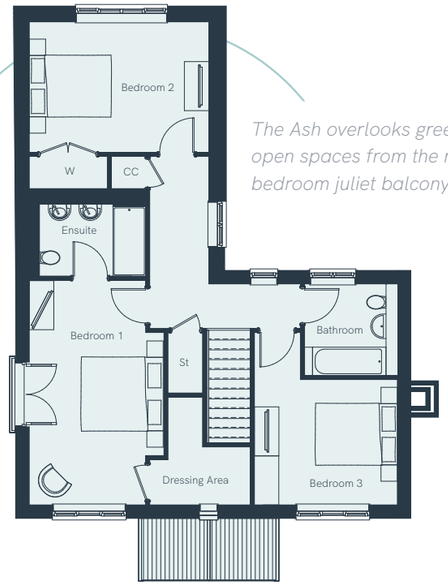
The Ash
No. 1
3 bedroom house

1,679 sqft / 156 sqm



Bi-folding doors are excellent for outdoor dining and entertaining





The Ash overlooks green open spaces from the master bedroom juliet balcony

Ground Floor

Family/Dining/Kitchen	4.40m x 6.26m	14′5″ x 20′7″
Living	3.45m x 5.41m	11′4″ x 17′9″
Study	3.06m x 2.46m	10′1″ x 8′1″
Utility	2.20m x 1.60m	7′3″ x 5′3″
WC	2.20m x 1.05m	7′3″ x 3′5″
Garage	7.10m x 3.39m	23′3″ x 11′1″

First Floor

Bedroom 1	3.30m x 5.50m	10′10″ x 18′1″
Ensuite	2.85m x 2.01m	9′4″ x 6′7″
Bedroom 2	4.40m x 3.19m	14′5″ x 10′6″
Bedroom 3	3.50m x 3.07m	11′6″ x 10′1″
Bathroom	2.27m x 2.24m	7′5″ x 7′4″

St - Storage/Airing Cupboard *W - Wardrobe*
CC - Cylinder Cupboard

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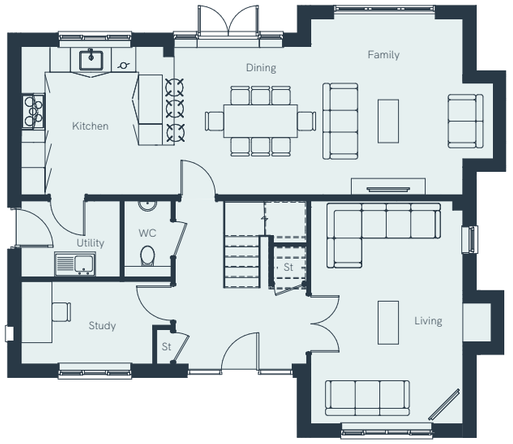
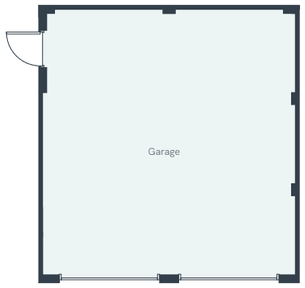
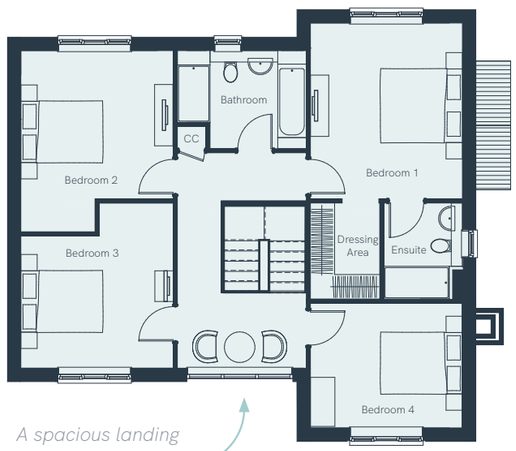
The Spruce
No. 10
4 bedroom house

1,937 sqft / 180 sqm

Entertain effortlessly in your spacious open-plan kitchen and family area







A spacious landing creates an ideal space for a cosy seating area

Ground Floor

Family/Dining/Kitchen	10.81m x 4.31m	35′6″ x 14′2″
Living	3.72m x 5.46m	12′3″ x 17′11″
Study	3.22m x 2.02m	10′7″ x 6′8″
Utility	2.42m x 1.87m	7′11″ x 6′2″
WC	1.15m x 1.87m	3′9″ x 6′2″
Garage	7.10m x 6.65m	23′3″ x 21′8″

First Floor

Bedroom 1	3.72m x 4.31m	12′3″ x 14′2″
Ensuite	1.93m x 2.35m	6′4″ x 7′9″
Bedroom 2	3.73m x 3.63m	12′3″ x 11′11″
Bedroom 3	3.73m x 3.24m	12′3″ x 10′8″
Bedroom 4	3.72m x 3.06m	12′3″ x 10′1″
Bathroom	2.36m x 1.75m	7′9″ x 5′9″

St - Storage *CC - Cylinder Cupboard*

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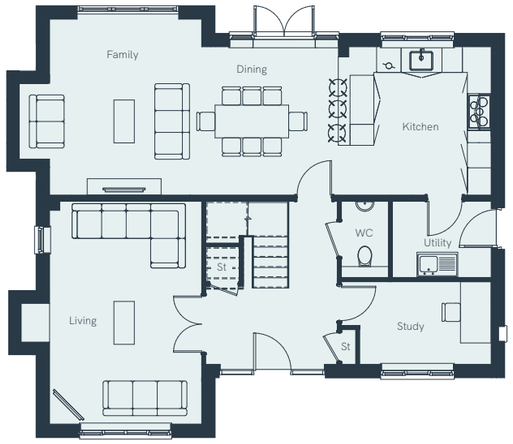
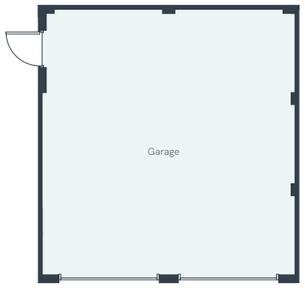
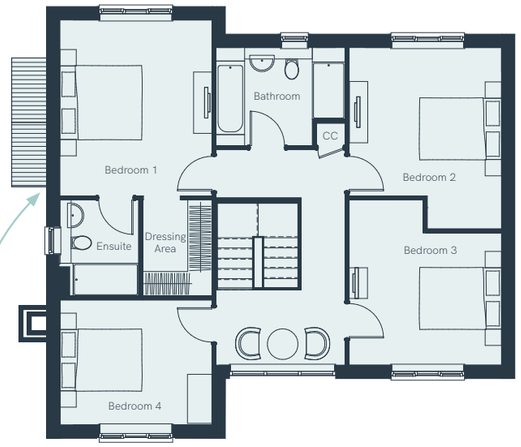
The Aspen
No. 11
4 bedroom house

1,937 sqft / 180 sqm





Relax and unwind in a living room filled with light and a cosy log burner



A separate dressing area frees up floor space to the spacious master bedroom

Ground Floor

Family/Dining/Kitchen	10.81m x 4.31m	35′6″ x 14′2″
Living	3.72m x 5.46m	12′3″ x 17′11″
Study	3.22m x 2.02m	10′7″ x 6′8″
Utility	2.42m x 1.87m	7′11″ x 6′2″
WC	1.15m x 1.87m	3′9″ x 6′2″
Garage	7.10m x 6.65m	23′3″ x 21′8″

First Floor

Bedroom 1	3.72m x 4.31m	12′3″ x 14′2″
Ensuite	1.93m x 2.35m	6′4″ x 7′9″
Bedroom 2	3.73m x 3.63m	12′3″ x 11′11″
Bedroom 3	3.73m x 3.24m	12′3″ x 10′8″
Bedroom 4	3.72m x 3.06m	12′3″ x 10′1″
Bathroom	2.36m x 1.75m	7′9″ x 5′9″

St - Storage *CC - Cylinder Cupboard*

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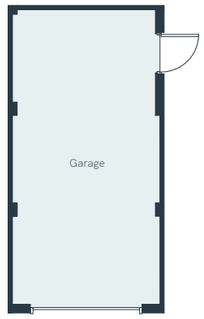
The Willow
No. 12
2/3 bedroom bungalow

1,464 sqft / 136 sqm



Lateral layouts to bungalows create generous free-flowing living spaces

Elevate your daily routine with a walk-in wardrobe and ensuite shower room

Ground Floor

Family/Dining/Kitchen	5.30m x 6.94m	17′5″ x 22′9″
Living	4.29m x 4.71m	14′1″ x 15′4″
Study/Bedroom 3	2.69m x 3.70m	8′10″ x 12′1″
Bedroom 1	4.94m x 3.68m	16′2″ x 12′1″
Ensuite	2.77m x 1.68m	9′1″ x 5′6″
Bedroom 2	3.33m x 3.72m	10′11″ x 12′3″
Bathroom	2.33m x 2.38m	7′8″ x 7′10″
Garage	7.10m x 3.39m	23′3″ x 11′1″

W/W - Walk-in Wardrobe

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The Maple
No. 13
2/3 bedroom bungalow

1,464 sqft / 136 sqm

The dining/kitchen area flows into the garden space through bi-folding doors

A separate study space is ideal for working from home and could be used as a third bedroom

Ground Floor

Family/Dining/Kitchen	5.30m x 6.94m	17′5″ x 22′9″
Living	4.29m x 4.71m	14′1″ x 15′4″
Study/Bedroom 3	2.69m x 3.70m	8′10″ x 12′1″
Bedroom 1	4.94m x 3.68m	16′2″ x 12′1″
Ensuite	2.77m x 1.68m	9′1″ x 5′6″
Bedroom 2	3.33m x 3.72m	10′11″ x 12′3″
Bathroom	2.33m x 2.38m	7′8″ x 7′10″
Garage	7.10m x 3.39m	23′3″ x 11′1″

W/W - Walk-in Wardrobe

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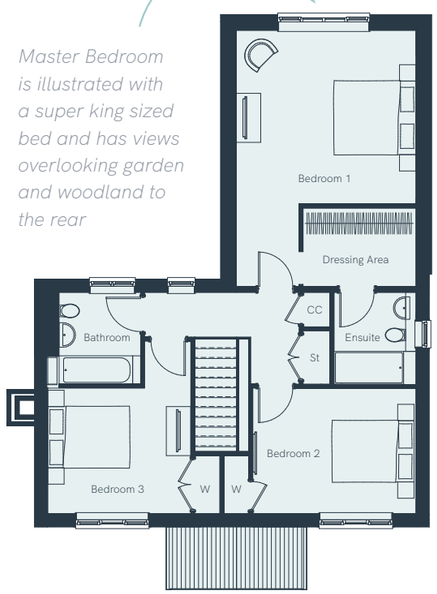
The Birch
No. 14
3 bedroom house

1,679 sqft / 156 sqm

Make use of ample storage spaces and cupboards



Master Bedroom is illustrated with a super king sized bed and has views overlooking garden and woodland to the rear

Ground Floor

Family/Dining/Kitchen	4.40m x 6.26m	14′5″ x 20′7″
Living	3.45m x 5.31m	11′4″ x 17′5″
Study	2.46m x 3.06m	8′1″ x 10′1″
Utility	2.20m x 1.60m	7′3″ x 5′3″
Bathroom	2.20m x 1.05m	7′3″ x 3′5″
Garage	7.10m x 3.39m	23′3″ x 11′1″

First Floor

Bedroom 1	4.40m x 6.26m*	14′5″ x 20′7″*
Ensuite	2.00m x 2.24m	6′7″ x 7′4″
Bedroom 2	3.99m x 3.07m	13′1″ x 10′1″
Bedroom 3	3.50m x 3.07m	11′6″ x 10′1″
Bathroom	2.27m x 2.24m	7′5″ x 7′4″

**Maximum measurements taken*

St - Storage *W - Wardrobe*

CC - Cylinder Cupboard

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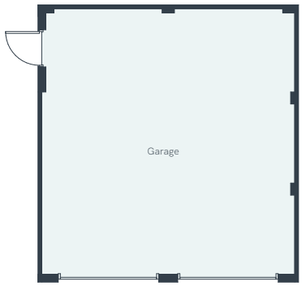
Floor Plans

The Hawthorn
No. 15

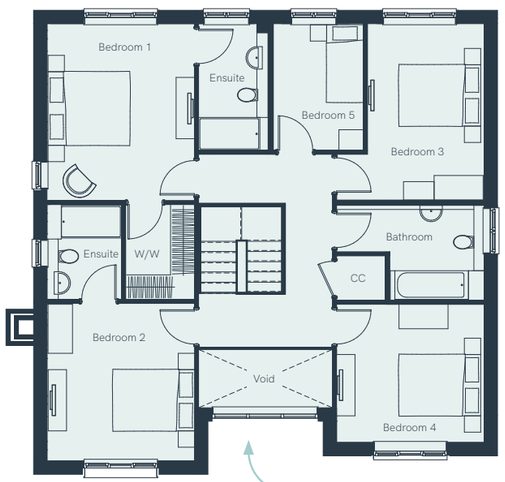
5 bedroom house

2,239 sqft / 208 sqm



Oversized double garage provides space for two family cars with EV charging point

Make it your own with a cosy snug or generous study space on the ground floor



High ceilings, full height glass and void to the first floor landing creates an impressive hallway entrance

Ground Floor

Family/Kitchen/Dining	10.7m x 4.33m	35'1" x 14'3"
Living	3.61m x 6.22m	11'10" x 20'5"
Study/Snug	3.61m x 3.68m	11'10" x 12'1"
Utility	2.46m x 2.04m	8'1" x 6'8"
WC	1.15m x 1.99m	3'9" x 6'4"
Garage	7.10m x 6.65m	23'3" x 21'8"

First Floor

Bedroom 1	3.61m x 4.33m	11'10" x 14'3"
Ensuite	1.83m x 2.32m	6'0" x 7'3"
Bedroom 2	3.59m x 3.85m	11'9" x 12'8"
Bedroom 3	3.61m x 4.32m	11'10" x 14'2"
Bedroom 4	3.61m x 3.38m	11'10" x 11'1"
Bedroom 5	3.00m x 2.20m	9'10" x 7'3"
Bathroom	3.61m x 1.19m	11'10" x 3'11"

St - Storage *W/W - Walk-in Wardrobe*
CC - Cylinder Cupboard

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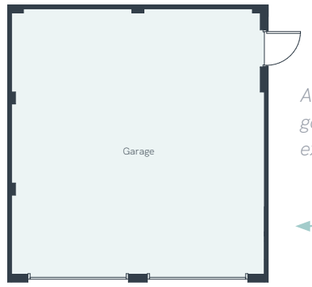
The Juniper
No. 16

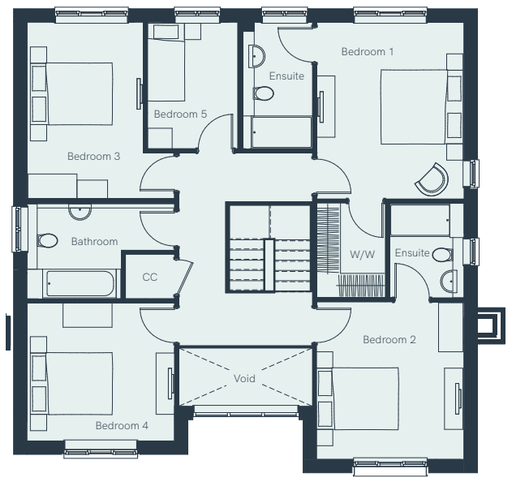
5 bedroom house

2,239 sqft / 208 sqm

Spacious kitchen/family area creates an ideal hub for family life



A detached double garage creates ample extra storage space



Five spacious bedrooms to the first floor

Ground Floor

Family/Kitchen/Dining	10.7m x 4.33m	35'1" x 14'3"
Living	3.61m x 6.22m	11'10" x 20'5"
Study/Snug	3.61m x 3.68m	11'10" x 12'1"
Utility	2.46m x 2.04m	8'1" x 6'8"
WC	1.15m x 1.99m	3'9" x 6'4"
Garage	7.10m x 6.65m	23'3" x 21'8"

First Floor

Bedroom 1	3.61m x 4.33m	11'10" x 14'3"
Ensuite	1.83m x 2.32m	6'0" x 7'3"
Bedroom 2	3.59m x 3.85m	11'9" x 12'8"
Bedroom 3	3.61m x 4.32m	11'10" x 14'2"
Bedroom 4	3.61m x 3.38m	11'10" x 11'1"
Bedroom 5	3.00m x 2.20m	9'10" x 7'3"
Bathroom	3.61m x 1.19m	11'10" x 3'11"

St - Storage *W/W - Walk-in Wardrobe*
CC - Cylinder Cupboard

Elevations, handing, external materials, finishes, and landscaping may vary. Floor plans are not to scale and are for illustrative purposes only, demonstrating the proposed floor layout and as such do not form part of any contract and/or warranty. Furniture layouts are for illustrative purposes only. All dimensions shown are approximate, may vary and should not be used to purchase carpets, curtains, appliances or items of furniture. Please ask for full plot specific details at point of purchase.

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BEST RESIDENTIAL DEVELOPMENT 2-9 UNITS HERTFORDSHIRE

Gosmore Gate by Peter David Homes Ltd

2023-2024

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AWARD WINNER

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Modern living, timeless quality

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Our homes are characterised by timeless design, the highest quality construction and exceptional attention to detail.

We're a local company with local values. Our directors Mike Holliday and Glen Eaton both call Hertfordshire home, and share over 50 years' experience in construction. Being a local, privately owned company also enables us to offer a more personalised, customer-centred level of service, and we're on hand to support you through every important stage of the home-buying journey.

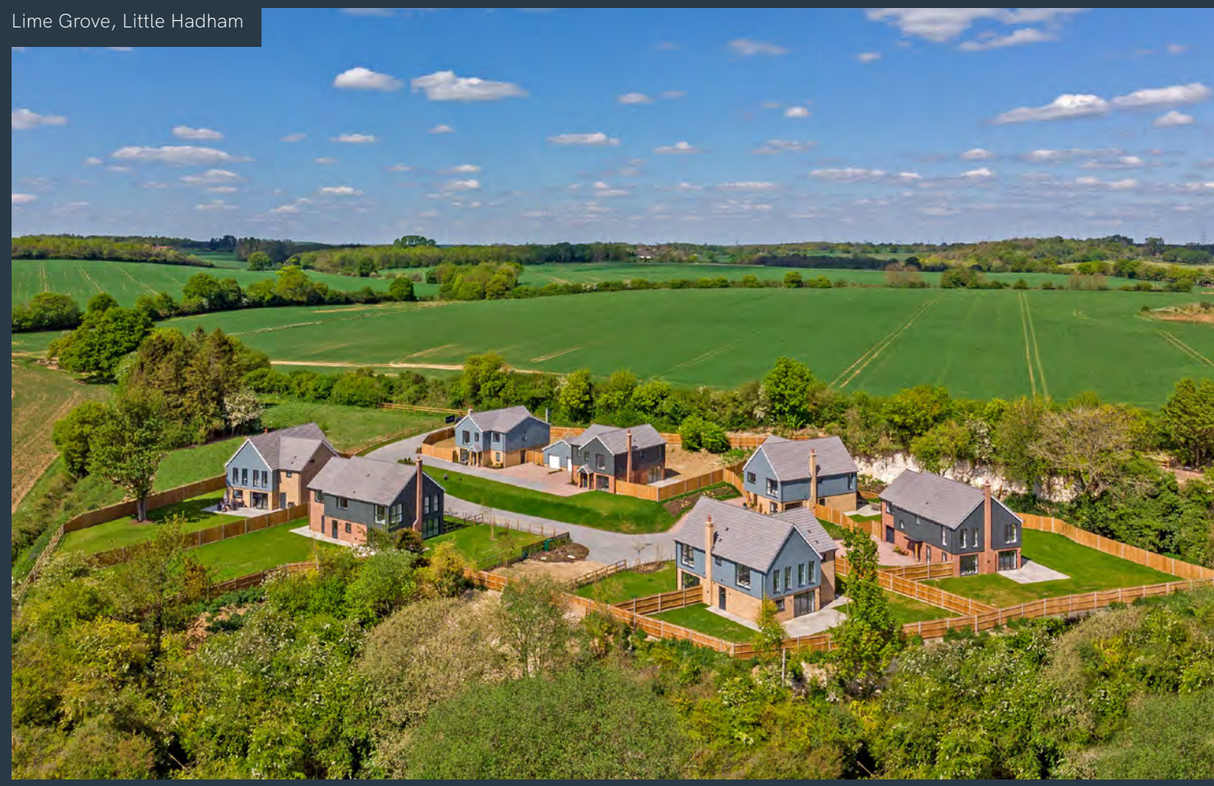
Our beautifully crafted homes combine traditional construction methods with modern luxury, comfort and convenience. Peter David Homes are the epitome of quality and individuality, and each home comes with a 10-year ICW warranty. We are also committed to sustainable construction, and are working hard to create a positive long-term impact within our developments, communities and beyond.

Discover a forward-thinking luxury development company, built on tradition.

Find out more at **peterdavidhomes.com**

Greensands Place, Maulden

Lime Grove, Little Hadham



PETER DAVID HOMES

A few words from our customers

"Buying a new home should be a pleasure and I am delighted to say that Peter David Homes have been first class in all aspects of the process. We can see why they have gained a burgeoning reputation as a local developer with their avid attention to detail, knowledge and friendly helpful manner."

Paul Wood

GOSMORE GATE

"We bought our new house from Peter David Homes and everything about them was class and personal. From the attention to detail in building the house to the aftercare it is difficult to fault them. Thank you Peter David Homes for building us the perfect house and making the whole experience completely stress-free."

Miss Cockburn

FARRIER HEIGHTS

"We are really impressed with Peter David Homes, not only for the high standard and quality of the property, but also with the service we have received. We are really pleased with the purchase and thank you very much Peter David Homes for such a lovely home."

Chi Ma

LIME GROVE

"Peter David Homes inject love, care and precision into their projects. The architecture, build quality, attention to detail and ergonomics are all outstanding and the house has been finished to a very high standard. The aftercare since we moved in to our new home has been exceptional, with every question and query answered fully and quickly."

Mr & Mrs Bilotta

FARRIER HEIGHTS

MEADOW CROFT

Queen Elizabeth Close
Guilden Morden
Cambridgeshire
SG8 0BY

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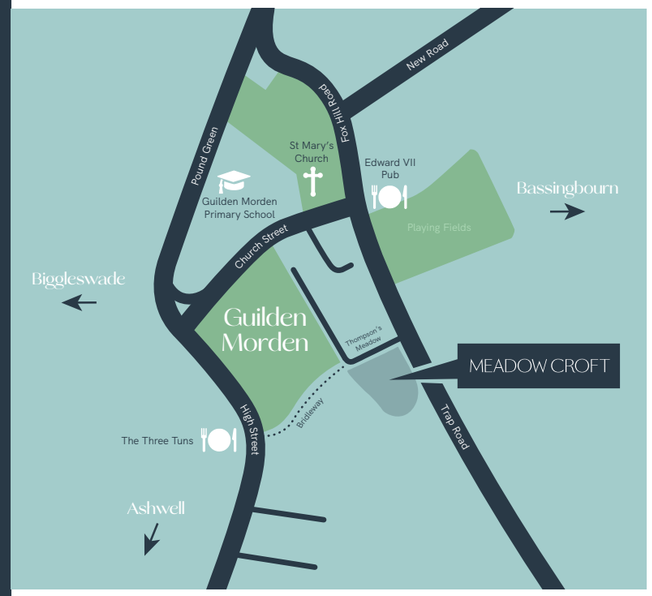

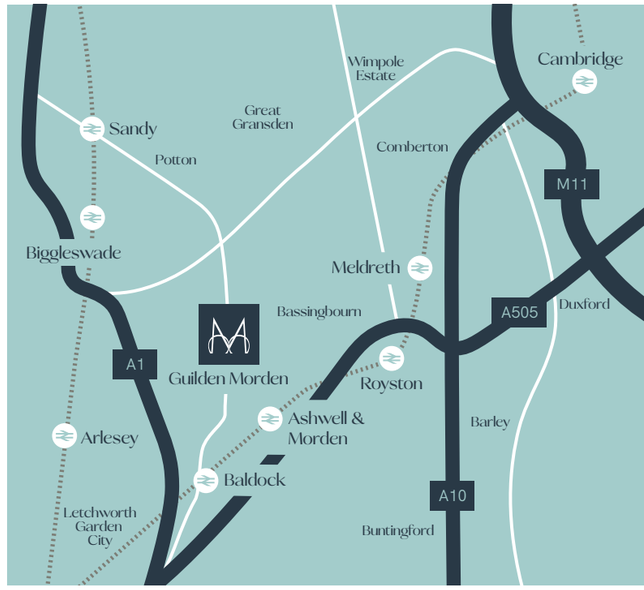

For sales enquiries

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info@peterdavidhomes.com

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Design by Fresh Lemon.

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