

**settle.**

# Shawmer Farm

STOTFOLD

2 & 3 bedroom homes available  
with shared ownership





*Enjoy the best of  
town and country*

*Stotfold Watermill & Nature Reserve*

**Nestled on the Bedfordshire-Hertfordshire border you'll find Stotfold, a growing town with a community feel that's perfectly placed for modern family life.**

This new development of two and three bedroom homes – available to buy through shared ownership – is close to Stotfold's local amenities and within easy reach of terrific transport links, great schools, thriving towns and glorious countryside.

Getting from A to B is simple, with fast train links to London from nearby Arlesey station (getting you to St Pancras International in less than an hour) and good road connections via the A1 and M1.

Each of these stylish detached and semi-detached houses benefit from a 12-year new build warranty, and offer contemporary interiors, a private rear garden – laid-to-lawn with a useful shed – and parking for two cars.

The local area has plenty to offer. Explore the characterful shops and restaurants of Hitchin, enjoy the tranquillity of Stotfold Watermill and Nature Reserve, make a splash in the outdoor lido at Hitchin Swimming Centre, or pop for a pint at local's favourite The Crown.



*The Crown at Stotfold*



*Hitchin Swimming Centre*







## *Designed for comfort and convenience*

Sleek contemporary gloss kitchens come complete with integrated Zanussi appliances, while built-in wardrobes in the bedroom offer valuable storage space. Lime-washed oak effect flooring flows through the kitchen and dining areas, and soft carpet covers the stairs, landing and bedrooms.

### **KITCHEN**

- Contemporary gloss fitted kitchen units
- Laminate worktop with upstand
- Chimney Hood
- Electric oven and hob
- Integrated Fridge Freezer
- Integrated Washer Dryer
- Integrated Dishwasher
- 1½ bowl sink

### **BATHROOM**

- Contemporary ceramic tiling in neutral ashlar white
- Mid height tiling to walls / full tiling around bath
- Ceramic tiles to floor
- Bath with shower screen and shower above bath

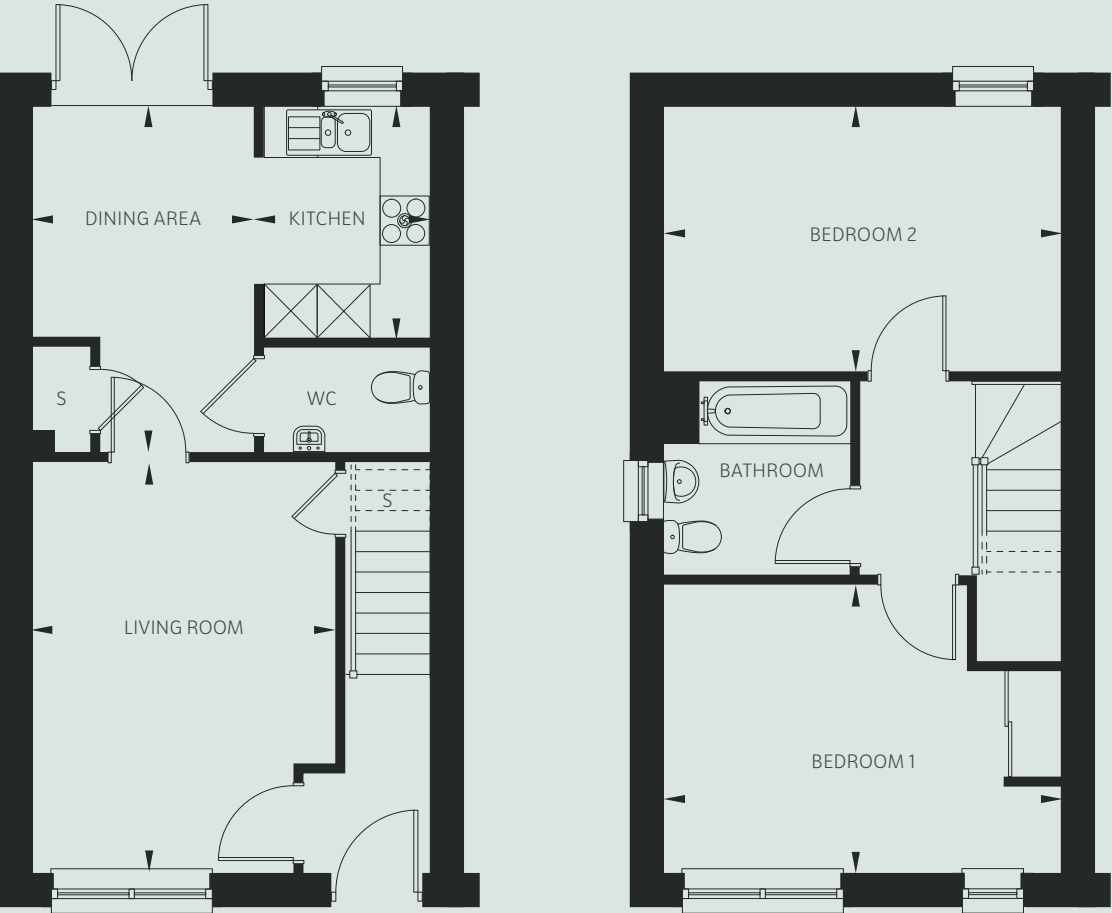
### **GENERAL**

- Kardean vinyl plank wood in Lime Washed Oak to the ground floor
- 80/20 wool mix carpet to separate lounge, stairs, landing and bedrooms
- Fitted wardrobes to master bedroom with sliding mirrored doors
- Turfed gardens
- Sheds
- Two parking spaces
- Two year defect period
- 12 year new build home warranty
- 999 year lease



# 2 bed house

Plots 4 & 5\*



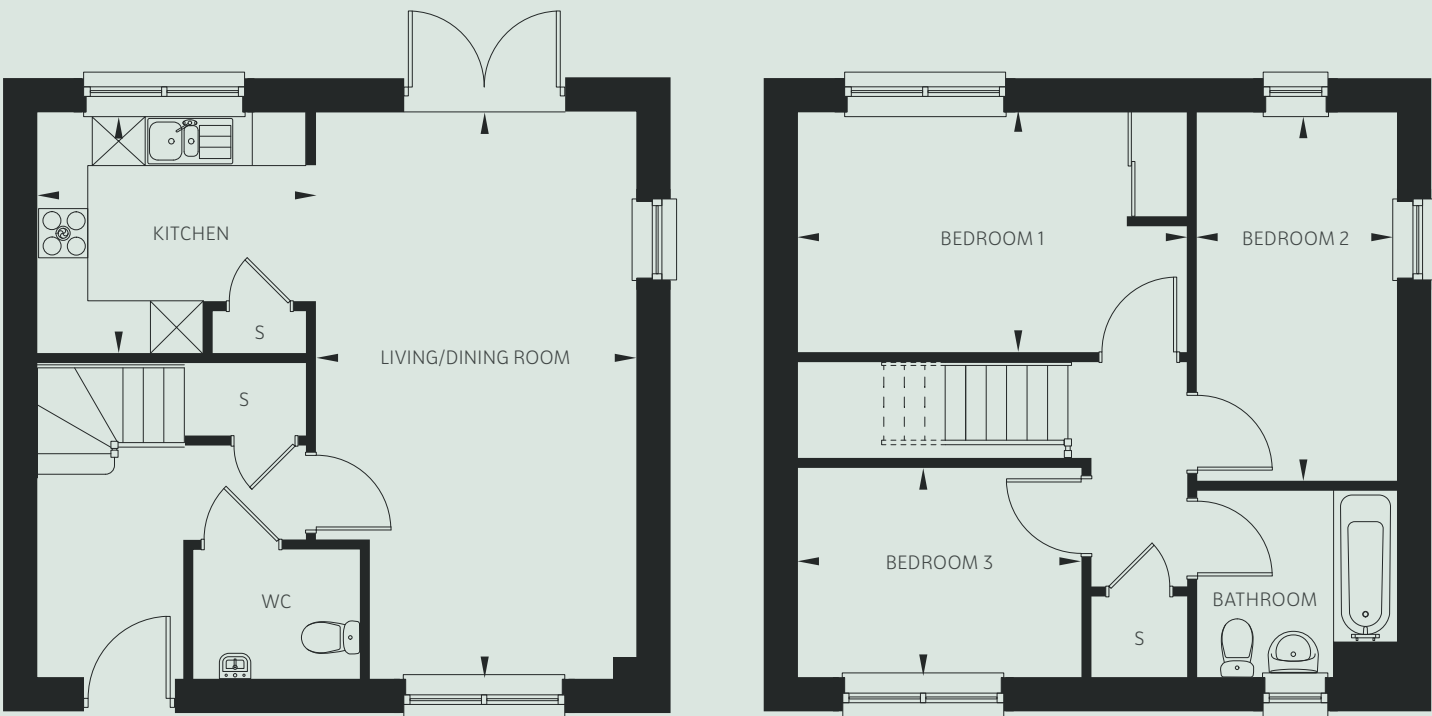
S – Storage    \* – Handed plot

KITCHEN	1.94m x 2.65m	6' 4" x 8' 8"
DINING AREA	2.49m x 3.94m	8' 2" x 12' 11"
LIVING ROOM	3.40m x 4.64m	11' 1" x 15' 2"
BEDROOM 1	4.57m x 3.32m	14' 11" x 10' 10"
BEDROOM 2	4.57m x 3.02m	14' 11" x 9' 10"
TOTAL AREA	78.1 sq m	840 sq ft

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# 3 bed house

Plot 1



S – Storage

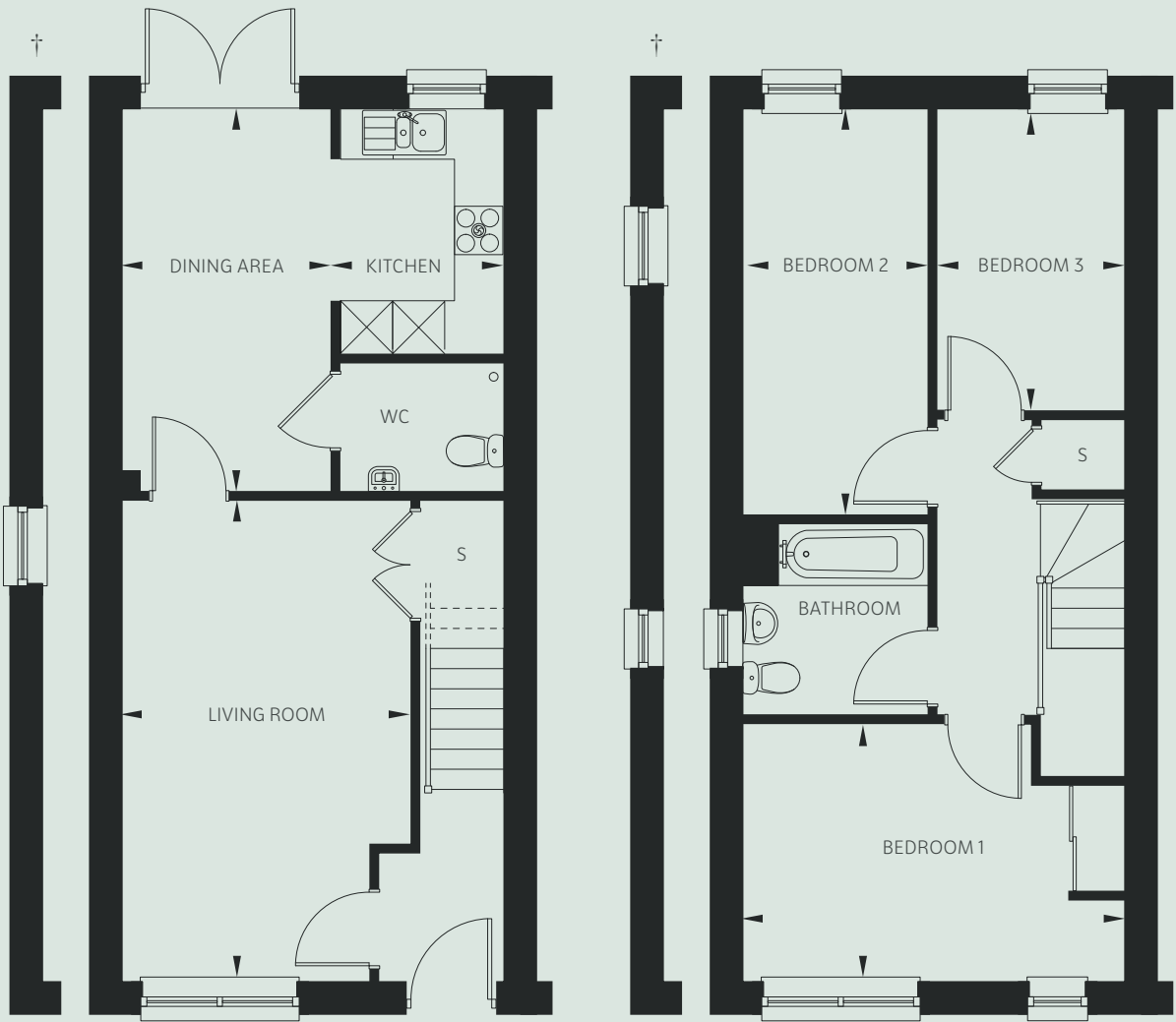
KITCHEN	3.08m x 2.75m	10' 1" x 9' 0"
LIVING/DINING ROOM	3.60m x 6.38m	11' 9" x 20' 11"
BEDROOM 1	4.43m x 2.75m	14' 6" x 9' 0"
BEDROOM 2	2.25m x 4.19m	7' 4" x 13' 8"
BEDROOM 3	3.24m x 2.40m	10' 7" x 7' 10"
TOTAL AREA	85.9 sq m	924 sq ft

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



# 3 bed house

Plots 2\*, 3†, 6 & 7\*†



S – Storage   \* – Handed plot   † – Additional windows

KITCHEN	1.94m x 2.84m	6' 4" x 9' 3"
DINING AREA	2.38m x 4.41m	7' 9" x 14' 5"
LIVING ROOM	3.34m x 5.51m	10' 11" x 18' 0"
BEDROOM 1	4.46m x 3.00m	14' 7" x 10' 1"
BEDROOM 2	2.15m x 4.68m	7' 0" x 15' 4"
BEDROOM 3	2.21m x 3.49m	7' 3" x 11' 5"
TOTAL AREA	87.9 sq m	946 sq ft

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs, and creating diverse new neighbourhoods that let you live the life you choose.

At settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone’s needs, including offering affordable rent and shared ownership options.

What is shared ownership?

Shared ownership is a great way to step on to or move up the property ladder if you’re unable to purchase a home on the open market. It allows you to get the home you desire, with a savings amount that’s achievable.

The shared ownership scheme with settle enables you to purchase a share of a home between 40%–75%, and rent the remaining share at a subsidised rate of 2.75% from settle. You can finance your share with a traditional mortgage, or cash lump sum if you do not qualify for a mortgage due to your age.

The artist’s impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect’s plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.

Shared ownership is more affordable to access due to the 5% minimum deposit required based only on the share you are buying. You then have the opportunity to buy further shares and can eventually own 100% of your home.

Am I eligible?

You’ll need to meet the following criteria to qualify for shared ownership:

- + Have a household income of less than £80,000
- + Have sufficient savings for a deposit and sales-related costs
- Not own a home in the UK or abroad (if you do, this must be sold subject to contract when applying and must be sold at the time of completion)
- Not have had a home previously repossessed.



HITCHIN ROAD, STOTFOLD  
HITCHIN SG5 4HT

[settlements.com](https://settlements.com)

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