

settle.

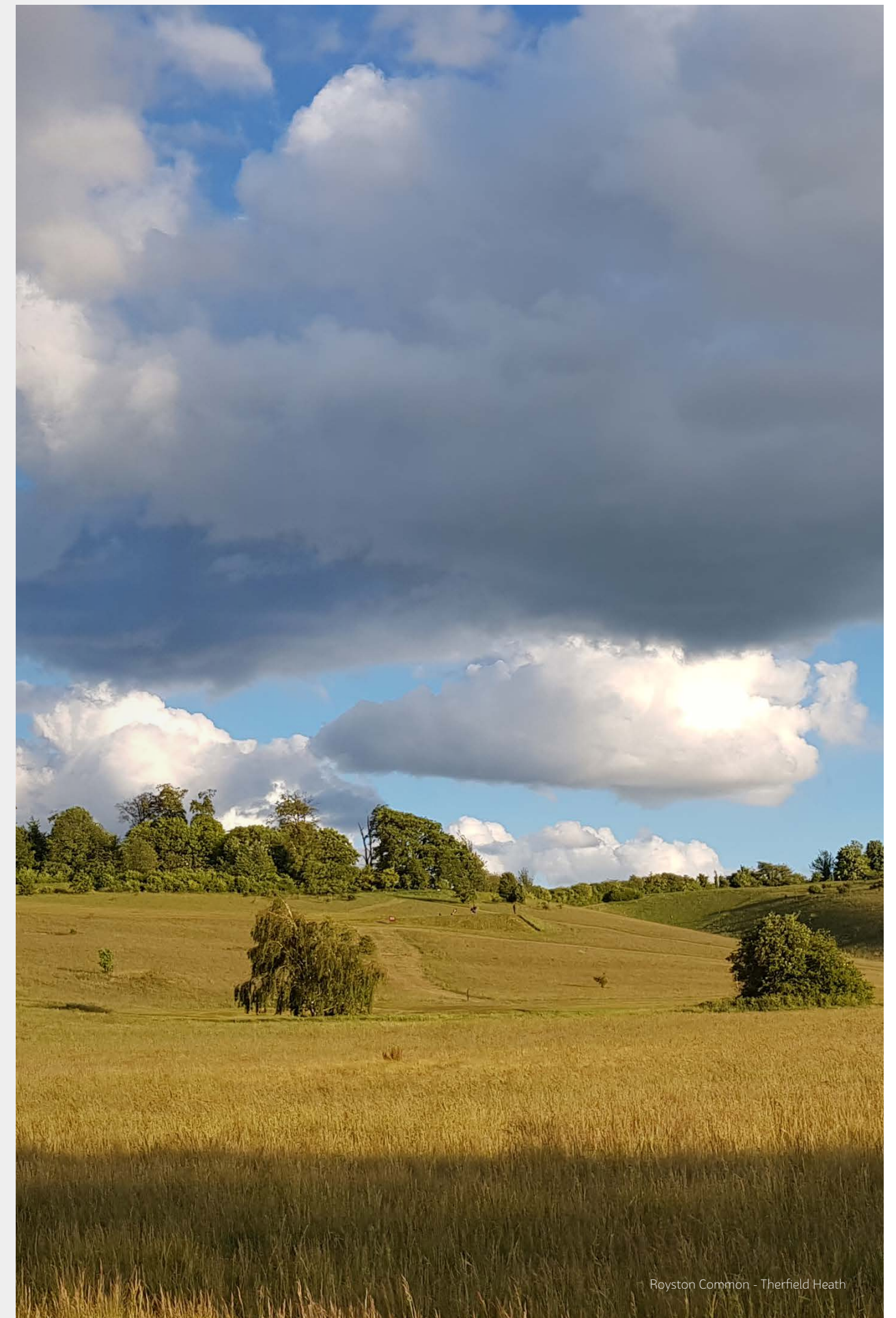
Chiltern Fields

Barkway

2 & 3-bedroom houses available
with Shared Ownership

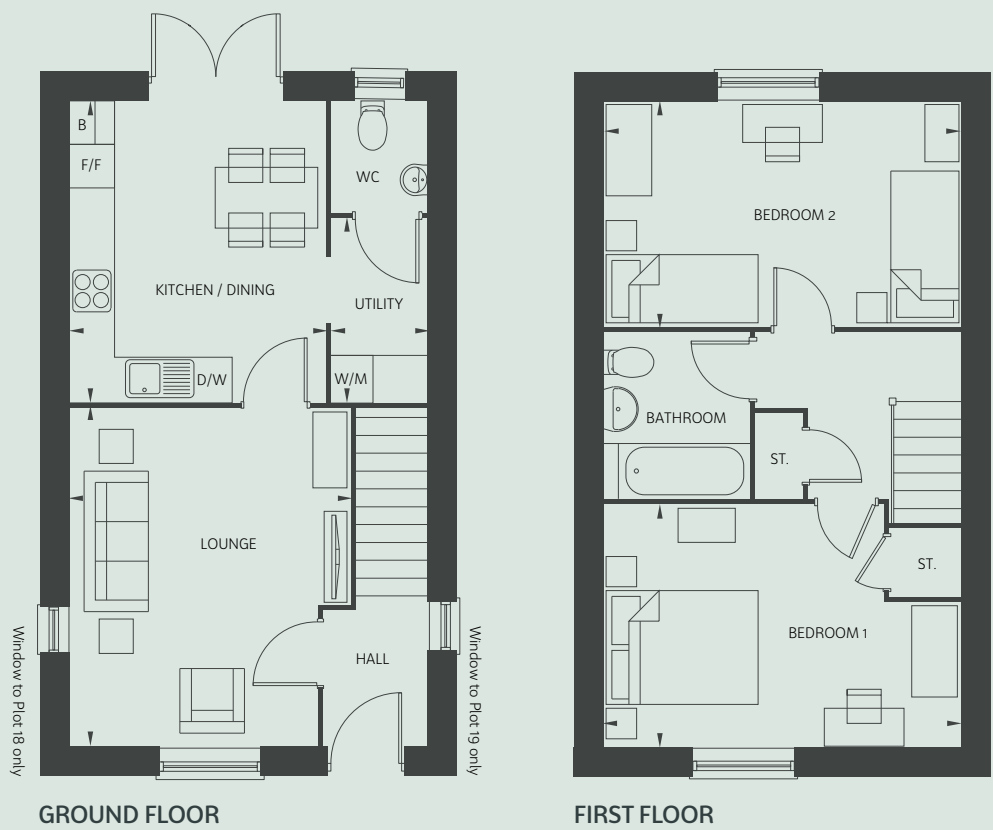


Computer generated image



2-Bedroom House

Plot 18 & 19



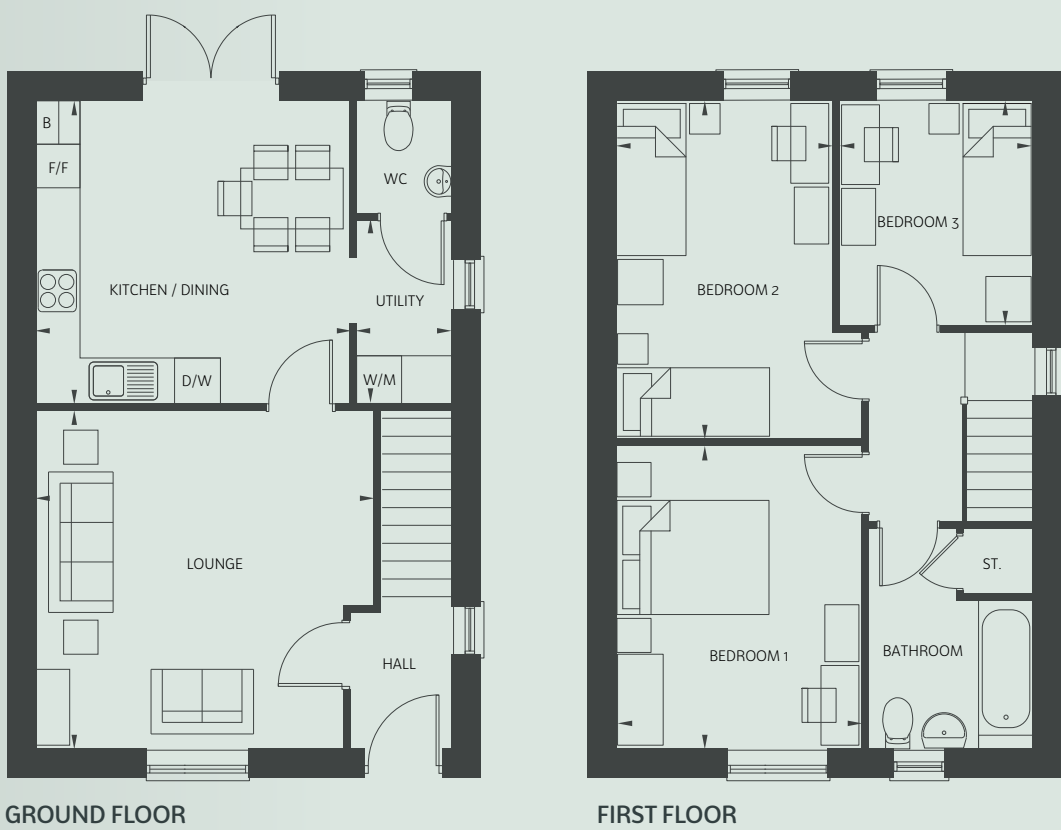
ST. – Storage, F/F – Fridge Freezer, D/W – Dishwasher, W/M – Washing Machine, B. – Boiler

KITCHEN/DINING	3.40m x 4.00m	11' 1" x 13' x 1"
LIVING	3.73m x 4.50m	12' 2" x 14' x 9"
UTILITY	1.30m x 2.45m	4' 3" x 8 x 0"
BEDROOM 1	4.75m x 3.25m	15' 7" x 10' x 7"
BEDROOM 2	4.75m x 2.99m	15' 7" x 9' x 9"
TOTAL AREA	79.0 Sq M	850 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-bedroom House

Plot 24



ST. – Storage, F/F – Fridge Freezer, D/W – Dishwasher, W/M – Washing Machine, B. – Boiler

KITCHEN/DINING	4.20m x 4.00m	13' 9" x 13' x 1"
LIVING	4.54m x 4.45m	14' 10" x 14' x 7"
UTILITY	1.30m x 2.45m	4' 3" x 8' x 0"
BEDROOM 1	3.30m x 4.00m	10' 10" x 13' x 1"
BEDROOM 2	2.90m x 4.50m	9' 6" x 14' x 9"
BEDROOM 3	2.60m x 2.99m	8' 6" x 9' x 9"
TOTAL AREA	93. Sq M	1001 Sq Ft

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Computer generated images are of a typical Settle show home and may not reflect specifications at Windmill Close

Designed for comfort and convenience

At Chiltern Fields, each Settle home has been designed with comfort, convenience and style in mind. With a traditional exterior, these two-bedroom houses offer private parking and gardens. Inside you'll find light, bright and contemporary interiors with open plan living spaces, sleek kitchens with integrated appliances, built-in storage, and neutral décor so you can make your home your own.

KITCHEN

- Contemporary fitted kitchen units from ROK R-One Alpha range, in Pebble (beige) finish with brushed stainless steel handles.
- Deep Slate finish laminate worktop with matching 120mm upstand.
- Glass splashback behind hob.
- Integrated appliances, including: ceramic hob, single electric oven & canopy extractor, fridge-freezer and dishwasher.
- Free-standing washing machine to utility area.

BATHROOM

- Modern white bathroom suite from Twyford and Bristan with chrome taps.
- Ceramic wall tiles from Porcelanosa, full height to all walls.
- Chrome, heated towel rail.
- Shaver socket.

FLOORING

- "Mulled Oak" finish Amtico Spacia vinyl plank flooring to entire ground floor: kitchen, living area. WC, utility and hallway.
- Ceramic floor tiles by Porcelanosa to bathroom.
- Neutral coloured wool-mix carpet to stairs, landing and bedrooms.

GENERAL

- Dedicated parking.
- Private turfed garden, with patio, shed and external water supply.
- Gas combi boiler.
- White, uPVC framed double glazed windows.
- Built-in wardrobes to main bedroom.
- Telephone socket to living room and main bedroom (subject to owners' subscription).
- TV points to kitchen, living room and main bedroom. Sky Q to living room (subject to owners' subscription).
- Television aerial.
- Mains-powered smoke, carbon monoxide and heat detection systems.
- 12-Year NHBC warranty.



Why buy from Settle?

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 get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase between 40-75%* of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI)

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

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
- + Unable to buy a home on the open market that satisfies your housing need
- + You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

You won't be able to buy a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

Priority is given to buyers who are in, or have been in, eligible roles within the Ministry of Defence, current council or housing association tenants, and those who live or work in North Hertfordshire. However, applications are welcome from all interested parties.

**lower share percentages may be available – please speak to a member of the sales team for more information.*

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.



Windmill Close, Barkway, Hertfordshire SG8

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