

# FAIRFIELD MEADOWS

CAMPBELL BUCHANAN GEORGE  
• FINE HOMES •



# FAIRFIELD MEADOWS

Situated on the borders of Hertfordshire and Bedfordshire, Fairfield Meadows is an exclusive new development offering a mix of 1, 2, 3, 4 and 5 bedroom highly desirable homes. From apartments to a large range of houses, we offer bespoke styles, creating a development with something for everyone.

The development is located in Fairfield, close to Stotfold with Letchworth Garden City and Hitchin nearby. Within easy reach is a range of shopping and leisure facilities to include a variety of restaurants offering a wide range of cuisines as well as a number of wine and cocktail bars. The Garden Square shopping centre is located in Letchworth which also has a variety of local independent retailers.

All Campbell Buchanan George homes are carefully designed and built to our 4 core values, with a superb specification all included to create the perfect home:

## **Quality**

In the location, design and execution of our homes and in the service that we provide to our customers.

## **Integrity**

In the way we conduct ourselves in our day-to-day business and in the dealings with our customers, neighbours and the communities that we work with and within.

## **Passion**

For our developments, for good design and for our reputation.

## **Responsibility**

For the built environment and to the communities we both create and build within and for the wider environment by providing ethically sourced, low energy sustainable homes.



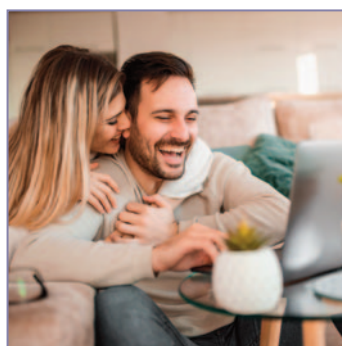
# Building pride into your home

At Campbell Buchanan George, we recognise that your home is an expression of you, your family, your lifestyle and your personal taste. Your home should create comfort and a sense of well-being; provide space for leisure, entertainment and work, and deliver the ultimate environment in which you can relax and enjoy life.

For over 25 years we have been taking pride in creating this for individuals, couples and families. We achieve this by keeping a constant and keen eye on quality, from the selection of the location, design, build, craftsmanship and finish in every home, to the superior service for which we are renowned. We are also proud to confirm our commitment to local communities, the environment and above all, to our customers.

Campbell Buchanan George focuses on unique, bespoke developments in a variety of locations ranging from city centres to the fringes of villages and completely rural settings. The quality of the location is paramount in our decision to acquire land and once it is secured, we apply sensitivity in design to create homes that both benefit and respect their surroundings.

Design must always embrace the needs and desires of our customers and their changing lifestyles. Our 'blank page' approach to each development allows us to continually adapt and improve our homes to reflect the current needs of our customers whilst ensuring our developments mature, rather than date, by creating a true sense of place. This approach is complemented by innovation in construction methods, systems and products, as well as superior quality in construction, fixtures and finishes of both our homes and the build environment.









# A wonderful place to create your new home

Surrounded by open countryside and yet ideally suited for easy commuting, Fairfield Meadows is a wonderful place to make your new home.

Fairfield Meadows sits alongside the original Fairfield Park development, surrounded by stunning parkland and the grounds of the old Fairfield Hospital which closed in 1999.

Amenities in the Parish of Fairfield include a community centre, Fairfield Bowls Club, Bannatyne's health club and spa, The Orchard restaurant, a number of children's play areas, hairdressers and a Tesco Express. In nearby Stotfold, further amenities can be found such as a supermarket, pubs and restaurants and a football club.

Head over to Stotfold Watermill and Nature Reserve for a relaxing stroll, or visit Standalone Farm for a perfect day out with the family. Just 10 minutes away is Letchworth, the world's first Garden City. Here you will find a wealth of amenities, shopping, bars, restaurants and a Broadway cinema.

Fairfield Park Lower School is situated adjacent to the site, located within a few minutes' walk of Fairfield Meadows and rated "Outstanding" by Ofsted. The school offers a Nursery provision from 3 years of age and full school care from 8am to 6pm wrapped around the school day.

There are two nearby secondary schools, Eatonbury Academy and Pix Brook which opened in 2019. There is also St Christophers School in Letchworth, a co-ed independent school and St Francis College, a day and boarding school for girls.

Fairfield Meadows is situated within easy reach of a number of train stations. Arlesey Station is the closest at a little under 2 miles and offers a 40 minute journey to central London. Slightly further afield you will find Letchworth, Hitchin, Baldock and Stevenage train stations. All offer regular services to London and beyond.

The A1(M) is a few minutes' drive from Fairfield Meadows, giving access to major road links both north and south. Cambridge City centre is approximately a 35 minute drive from the development.

Luton Airport is approximately a 30 minute drive (15 miles), London Stansted approximately a 50 minute drive (30 miles) and London Gatwick in 1 hour and 40 minutes by direct train.















# Quality & Style

Fixtures and fittings are carefully tailored to harmonise with the overall architectural style and space with high specifications throughout.

Only the best materials are used, supplied by leading brand names we can all trust.

Each home has its own unique features offering you the opportunity to truly make it your own.

## Kitchens

On each development the kitchens are specified by our in-house interior designer and chosen to reflect the overall look and feel of the homes we are building. Whether they are bespoke Farrow and Ball inspired, painted shaker style cabinets or a more contemporary flat fronted handle free design. All of our kitchens are equipped with fully integrated, top branded appliances and Silestone worktops.

## Bathrooms

White suites to include a large double ended bath with central bath filler and pop-up waste and illuminated bath panel. WC with soft close seat, wash hand basin with designer mixer tap and chrome heated towel rail. Each bathroom also has a thermostatic shower with chrome wall mounted handset and glass screen, Porcelanosa tiles, luxury vinyl flooring and a wall mounted mirror and LED recessed downlights finish the look.

## Ensuites

Large shower trays with glass enclosure, thermostatically controlled shower mixer and chrome wall mounted handset, WC with soft close seat, wash hand basin with designer mixer tap and chrome heated towel rail. Porcelanosa tiles to shower enclosure. Luxury vinyl flooring and LED recessed downlights.

## Flooring

All of our houses come complete with a choice of floor finishes throughout, carpet, luxury vinyl flooring or tiling.

## Décor

All walls and ceilings are painted in Crown matt white. Skirting boards, architrave and 6 panelled moulded smooth internal doors are painted in Crown acrylic satin wood white with polished chrome lever handles and hinges.

## Wardrobes

Wardrobes are fitted as standard to principal bedrooms with a shelf and hanging rail, if space allows there are dressing rooms with fitted storage.

## Home Entertainment

We appreciate the importance of home entertainment and connectivity in our homes these days. Each home will be prewired for Sky Q and BT Home Hub and will be fitted with a digital aerial to the loft space. The home will be fitted with BT and TV points as well as USB charging points.

## Heating

Gas central heating to radiators with zoned thermostatic controls to allow for maximum comfort and efficiency. Electric chrome towel rails to bathrooms and ensuites and Nest controller for smart phone operation.

## Security

Most homes will be fitted with an approved zoned security alarm (please enquire).

## Outside

Landscaped front gardens and rear gardens laid to lawn with patio area and enclosed by close boarded fencing. Outside tap, power point and lighting beside external doors are also standard.

## Garages

With up and over doors, power and lighting.

## Warranty

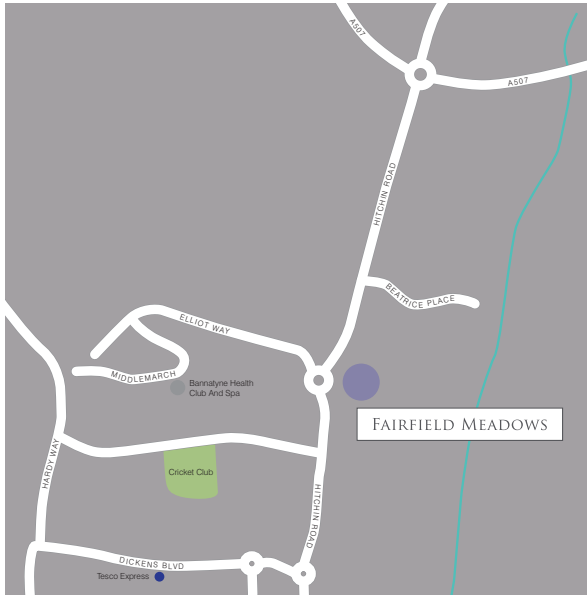
Full 10 year Build Zone Warranty.

We offer a choice of fixtures and fittings subject to the build stage





# How to find us at Fairfield Meadows



Superbly located, Fairfield Meadows is easy to find. From the A1(M) junction 10 take the A507 west towards Stotfold. Follow the road straight to the 2<sup>nd</sup> roundabout. Take the 1<sup>st</sup> exit onto Hitchin Road, and you will find Fairfield Meadows signposted on the left, just past Beatrice Place.

Fairfield Meadows can be found at Hitchin Road, Fairfield, Bedfordshire SG5 4JH.

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