

# BROOK GARDENS

POTTON

A STUNNING COLLECTION OF  
2, 3 & 4 BEDROOM HOMES



**TILIA**  
HOMES

## Welcome to Brook Gardens

This contemporary collection of 2, 3 & 4 bedroom homes is nestled in the charming market town of Potton in central Bedfordshire. Surrounded by picturesque countryside, and with amenities and transport links nearby, Brook Gardens is the perfect place to put down roots.



Rolling hills of Dunstable Downs

## Education

The educational opportunities in Potton, and the surrounding area, will help foster your child's independence, learning and development.

### Potton Primary School

Providing a warm, nurturing learning environment for Reception through to Year 6. The school is a busy community that strives hard for high standards in all things with the team committed to providing a true education for life.

### Bedford College Group

Delivering world class skills and education for everyone to progress, whether it is a course after completing GCSEs at school up to degree level or professional courses. There are campuses across Bedfordshire, Northamptonshire and the South East Midlands region.

Although the schools listed above are nearby, we cannot guarantee admission.





## Connections

Good transport links to nearby towns, cities and further afield.



Destinations by car

32  
min

Bedford  
13 miles

39  
min

Cambridge  
18.6 miles

42  
min

Luton  
27.2 miles



Destinations by train  
Sandy Train Station

22  
min

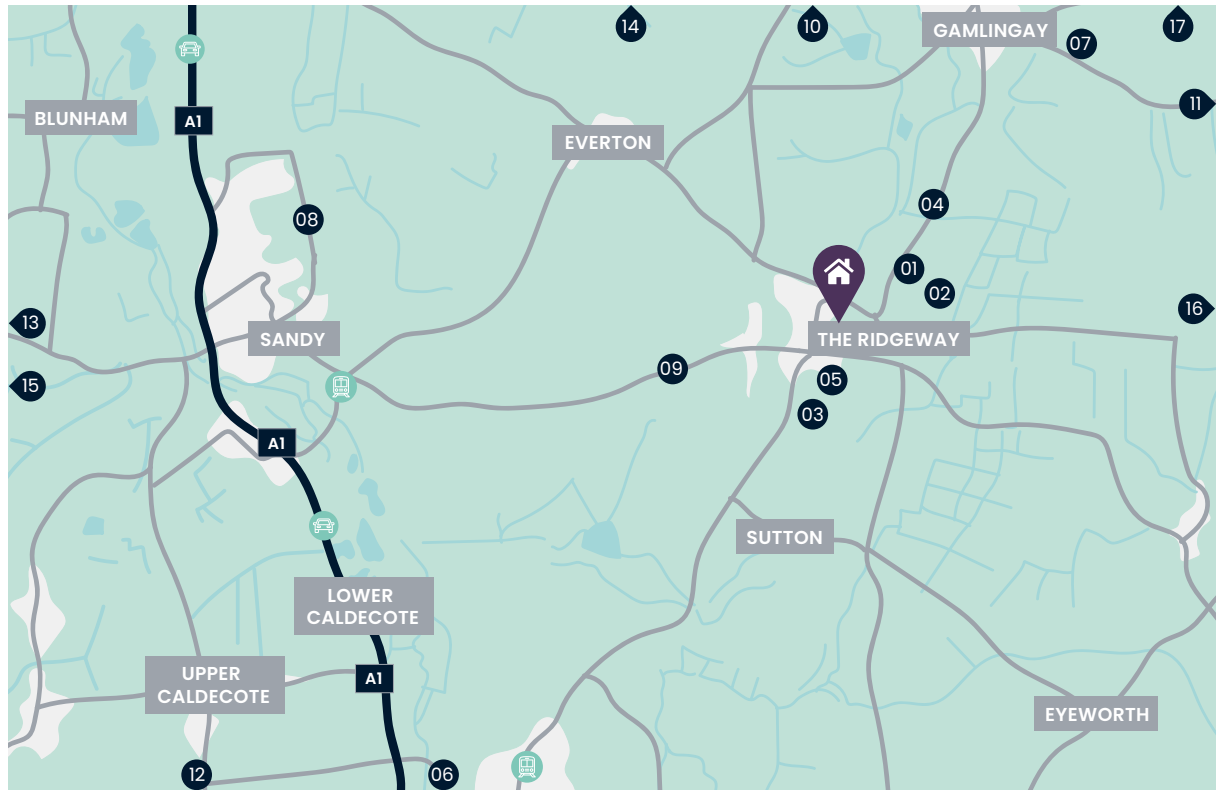
Stevenage

31  
min

Peterborough

51  
min

London King's Cross



## Your nearest transport links



Sandy  
Train Station



A1



Luton Airport

### Up to 2 Miles

01. Tesco Express
02. Potton Library
03. Sutton Park
04. Woodview Farm Shop
05. John O'Gaunt Golf Club

### Up to 5 Miles

06. A1 Retail Park
07. Carpenters Lake
08. Jungle Jim's Playground
09. Tesco Superstore

### Up to 10 Miles

10. Cineworld Cinema St Neots
11. Hayley Wood Nature Reserve
12. Southill Tea Rooms
13. Danish Camp

### Up to 25 Miles

14. Ride Leisure
15. Harpur Shopping Centre
16. Grand Arcade, Cambridge
17. Milton Country Park





# The benefits of buying new

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.



## Energy-Efficient

new homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

you are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Schemes

benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



## Personalise your home

you can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



## Low Maintenance

with the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

be the first to live in the property. It's brand new – and all yours!

# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



## Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



# Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to [tiliahomes.co.uk](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. April 2023.

# BROOK GARDENS

POTTON, BEDFORDSHIRE

Consisting of two, three and four bedroom homes, Brook Gardens is located within the charming market town of Potton in central Bedfordshire and is surrounded by beautiful countryside. Each home has been crafted with the quality and care that Tilia Homes is known for, offering generous proportions.



## 2 Bedroom Bungalow

The Bradley

## 2 Bedroom Homes

The Rosedene

## 3 Bedroom Homes

The Ashdown

The Coleridge

## 4 Bedroom Homes

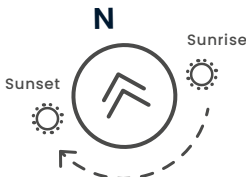
The Ambleside

The Arlington

The Ashleworth

The Selsdon

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. June 2024.



- Affordable Homes
- BCP - Bin Collection Point
- B/C - Bin/Cycle Store
- V - Visitor Parking



# The Bradley

## 2 Bedroom Home



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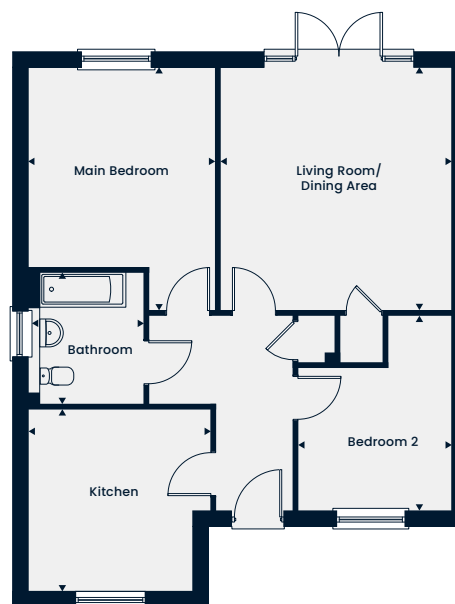


## The Bradley

### 2 Bedroom Home

Total Area 826 sq. ft.

A charming two bedroom bungalow featuring a modern kitchen/dining area, a separate living room and two good-sized bedrooms with easy access to the family bathroom.



#### Ground Floor

Kitchen	3.56m x 3.54m   11'8" x 11'7"
Living Room/Dining Area	4.76m x 4.53m   15'7" x 14'10"
Main Bedroom	4.76m x 3.65m   15'7" x 11'11"
Bedroom 2	3.81m x 3.45m   12'6" x 11'3"
Bathroom	2.60m x 2.25m   8'6" x 7'4"

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. May 2025.





# The Rosedene

## 2 Bedroom Home



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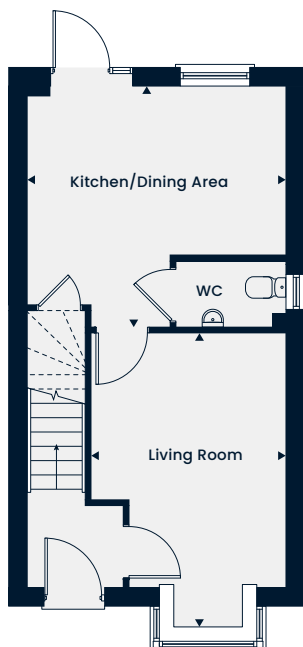


# The Rosedene

## 2 Bedroom Home

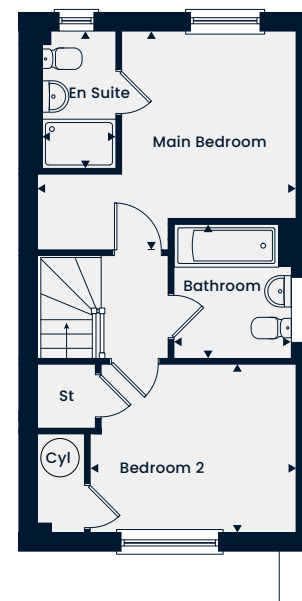
Total Area 735 sq. ft.

A delightful two bedroom home featuring an open-plan kitchen/dining area with double doors leading out to the garden and a separate living room. Upstairs features the main bedroom with an en suite, a further bedroom and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.16m x 3.88m   13'8" x 12'9"
Living Room	4.79m x 3.16m   15'9" x 10'5"



### First Floor

Main Bedroom	4.16m x 3.54m   13'8" x 11'7"
En Suite	2.20m x 1.18m   7'3" x 3'11"
Bedroom 2	3.34m x 3.31m   11'0" x 10'11"
Bathroom	2.16m x 1.90m   7'1" x 6'2"

Cyl – Cylinder St – Store WC – Cloakroom

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# The Ashdown

3 Bedroom Home



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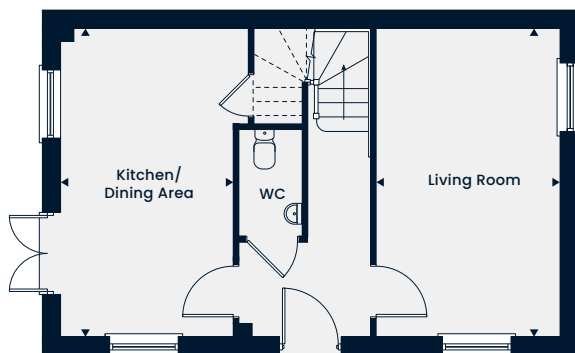


# The Ashdown

## 3 Bedroom Home

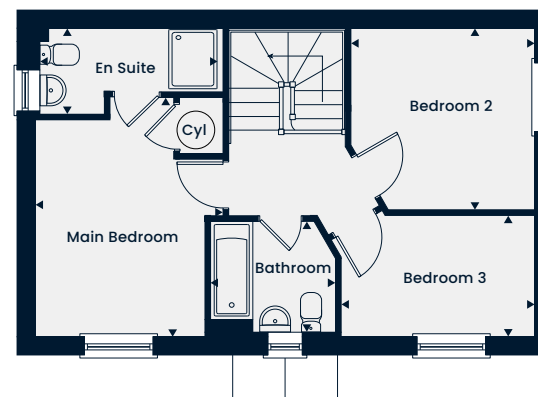
Total Area 896 sq. ft.

A modern three bedroom home with a spacious living room and a large open-plan kitchen/dining area which includes double doors leading out to the garden. Upstairs, the main bedroom benefits from an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.06m x 3.28m   16'7" x 9'11"
Living Room	5.06m x 3.06m   16'7" x 10'1"



### First Floor

Main Bedroom	3.57m x 3.06m   11'9" x 10'1"
En Suite	3.06m x 1.38m   11'9" x 4'7"
Bedroom 2	3.01m x 2.97m   9'11" x 9'9"
Bedroom 3	3.17m x 1.98m   10'5" x 6'6"
Bathroom	2.77m x 1.88m   9'1" x 6'2"

Cyl – Cylinder WC – Cloakroom

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# The Coleridge

3 Bedroom Home



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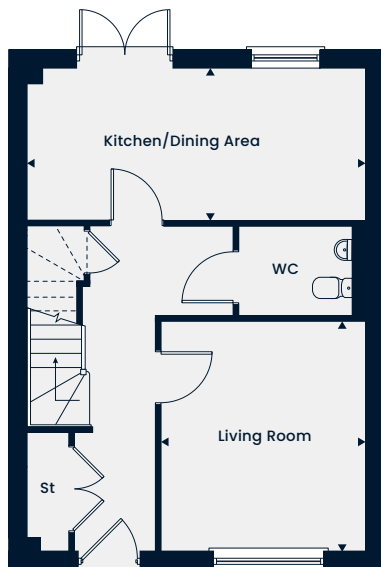


# The Coleridge

## 3 Bedroom Home

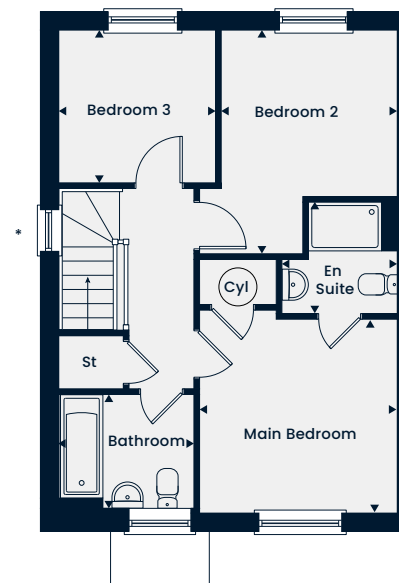
Total Area 936 sq. ft.

A spacious three bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.51m x 2.46m   18'1" x 8'1"
Living Room	3.77m x 3.33m   12'5" x 10'11"



### First Floor

Main Bedroom	3.22m x 3.16m   10'7" x 10'5"
En Suite	1.81m x 1.76m   6'0" x 5'9"
Bedroom 2	3.65m x 2.87m   12'0" x 9'5"
Bedroom 3	3.20m x 2.53m   10'6" x 8'4"
Bathroom	2.19m x 1.89m   7'2" x 6'3"

Cyl – Cylinder St – Store WC – Cloakroom

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# The Ambleside

4 Bedroom Home



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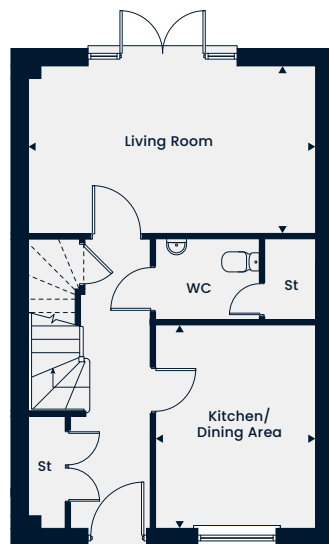


# The Ambleside

## 4 Bedroom Home

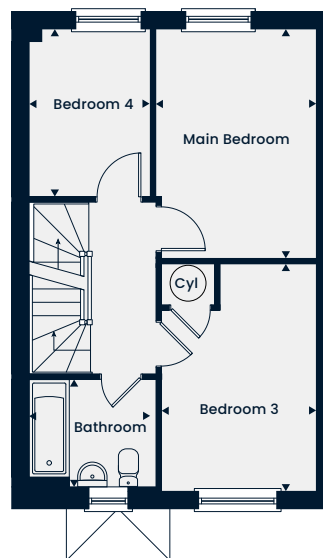
Total Area 1,207 sq. ft.

A spacious four bedroom, three-storey home with an open-plan kitchen/dining area and a living room with double doors leading out to the garden. On the first floor, three good-sized bedrooms and a family bathroom can be found. On the top floor, there is an additional bedroom which boasts an en suite.



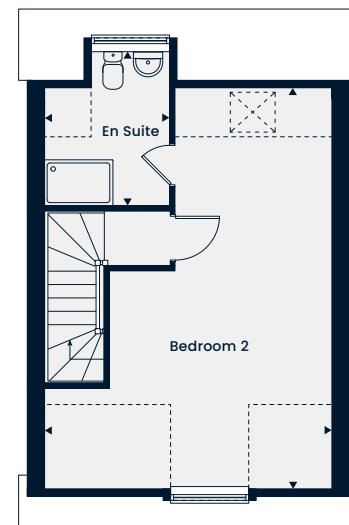
### Ground Floor

Kitchen/Dining Area  
3.48m x 2.77m | 11'5" x 9'11"  
Living Room  
4.94m x 2.86m | 16'3" x 9'5"



### First Floor

Main Bedroom  
3.97m x 2.76m | 13'0" x 9'1"  
Bedroom 3  
3.92m x 2.72m | 12'8" x 8'9"  
Bedroom 4  
2.86m x 2.08m | 9'4" x 6'8"  
Bathroom  
2.17m x 1.97m | 7'1" x 6'5"



### Second Floor

Bedroom 2  
6.95m x 4.99m | 22'10" x 16'5"  
En Suite  
2.68m x 2.15m | 8'9" x 7'0"

Cyl – Cylinder --- – Reduced Head Height ☒ – Rooflight St – Store WC – Cloakroom

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# The Arlington

4 Bedroom Home



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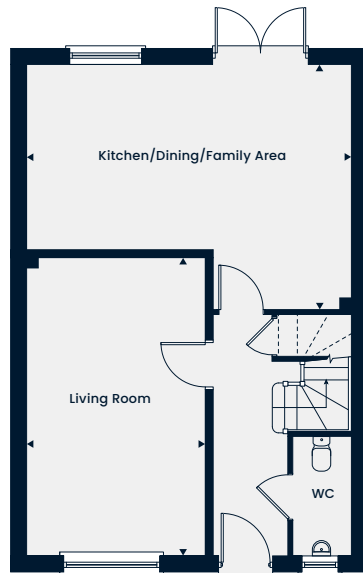


# The Arlington

## 4 Bedroom Home

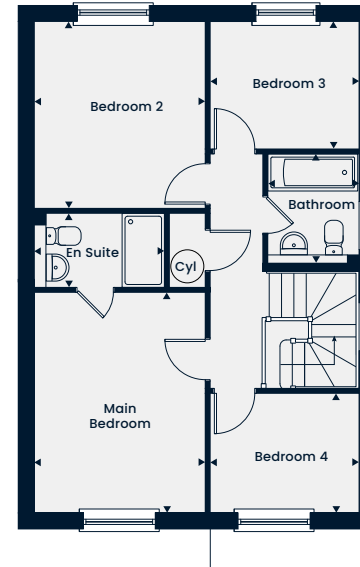
Total Area 1,210 sq. ft.

A charming four bedroom home featuring a spacious kitchen/dining/family area and a separate living room on the ground floor. The first floor comprises the main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining/Family Area	6.08m x 4.59m   20'0" x 15'1"
Living Room	5.67m x 3.41m   18'7" x 11'2"



### First Floor

Main Bedroom	4.13m x 3.19m   13'7" x 10'6"
En Suite	2.37m x 1.37m   7'9" x 4'6"
Bedroom 2	3.53m x 3.19m   10'7" x 10'6"
Bedroom 3	2.78m x 2.39m   9'2" x 7'10"
Bedroom 4	2.78m x 2.24m   9'2" x 7'4"
Bathroom	2.12m x 1.66m   7'0" x 5'5"

Cyl – Cylinder WC – Cloakroom

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# The Ashleworth

## 4 Bedroom Home



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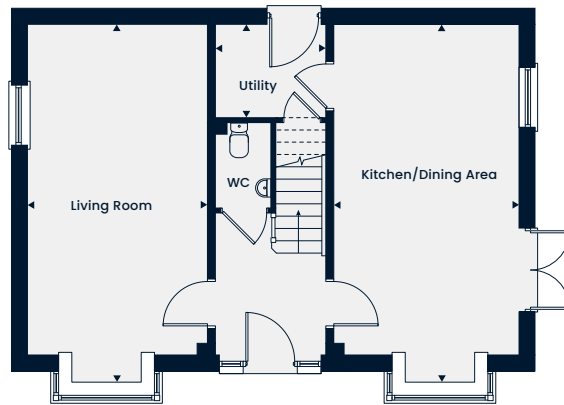


# The Ashleworth

## 4 Bedroom Home

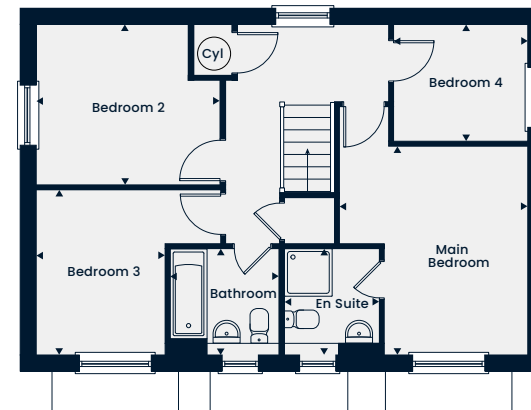
Total Area 1,249 sq. ft.

A delightful four bedroom home featuring bay windows allowing for plenty of natural light throughout the ground floor. A spacious kitchen/dining area, a separate living room and a utility room complete downstairs. There is a main bedroom and en suite, three further bedrooms and a family bathroom on the first floor.



### Ground Floor

Kitchen/Dining Area	6.82m x 4.10m   22'5" x 13'6"
Living Room	6.82m x 3.37m   22'5" x 11'1"
Utility	2.08m x 1.74m   6'10" x 5'8"



### First Floor

Main Bedroom	3.91m x 3.55m   12'0" x 11'0"
En Suite	1.98m x 1.79m   6'6" x 5'10"
Bedroom 2	3.45m x 3.01m   11'4" x 9'11"
Bedroom 3	3.08m x 2.41m   10'1" x 7'11"
Bedroom 4	2.51m x 2.18m   8'3" x 7'2"
Bathroom	2.04m x 1.97m   6'9" x 6'6"

Cyl – Cylinder WC – Cloakroom

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# The Selsdon

## 4 Bedroom Home



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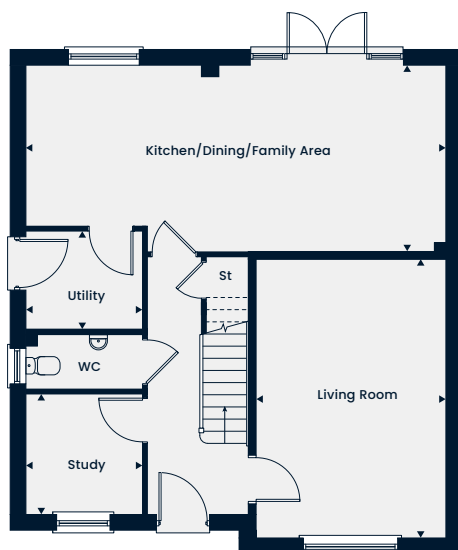


# The Selsdon

## 4 Bedroom Home

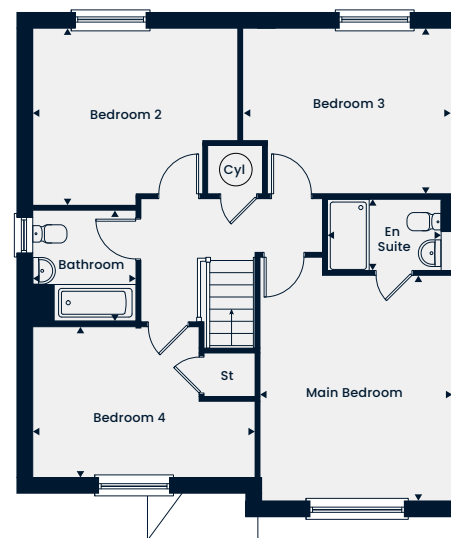
Total Area 1,509 sq. ft.

A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with double doors leading out to the garden. Upstairs, there is a main bedroom with an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining/Family Area	7.99m x 3.57m   26'3" x 11'9"
Living Room	5.28m x 3.61m   17'3" x 11'10"
Study	2.29m x 2.19m   7'6" x 7'2"
Utility	2.19m x 1.90m   7'2" x 6'3"



### First Floor

Main Bedroom	4.29m x 3.67m   14'1" x 12'1"
En Suite	2.15m x 1.37m   7'1" x 4'6"
Bedroom 2	3.93m x 3.35m   12'11" x 11'0"
Bedroom 3	3.96m x 3.14m   13'0" x 10'4"
Bedroom 4	4.22m x 2.87m   13'10" x 9'5"
Bathroom	2.13m x 1.98m   7'0" x 6'6"

Cyl – Cylinder St – Store WC – Cloakroom

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# The Bradley

## 2 Bedroom Home



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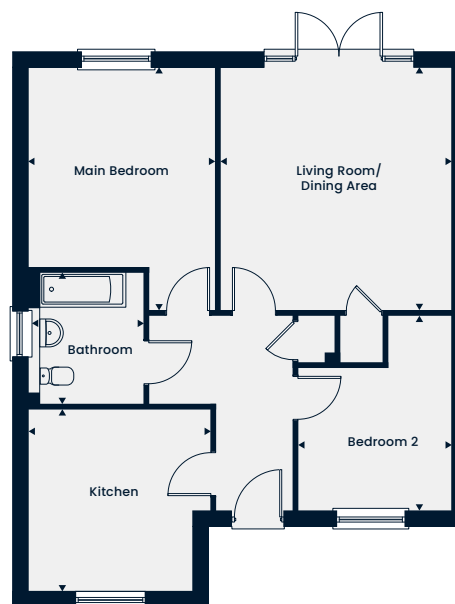


## The Bradley

### 2 Bedroom Home

Total Area 826 sq. ft.

A charming two bedroom bungalow featuring a modern kitchen/dining area, a separate living room and two good-sized bedrooms with easy access to the family bathroom.



#### Ground Floor

Kitchen	3.56m x 3.54m   11'8" x 11'7"
Living Room/Dining Area	4.76m x 4.53m   15'7" x 14'10"
Main Bedroom	4.76m x 3.65m   15'7" x 11'11"
Bedroom 2	3.81m x 3.45m   12'6" x 11'3"
Bathroom	2.60m x 2.25m   8'6" x 7'4"

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# BROOK GARDENS

## YOUR NEW HOME SPECIFICATION



For more information visit: [tiliahomes.co.uk](https://tiliahomes.co.uk)



TILIA  
HOMES

# Specifications

Kitchen	2 beds	3 beds	4 beds
Choice of kitchen units with soft-close drawers and doors*	✓	✓	✓
Choice of worktops 40mm with matching upstand to kitchen and utility room*	✓	✓	✓
Stainless steel single bowl sink with single lever tap*	✓	✓	
Stainless steel one and a half bowl sink with mixer tap*			✓
Ceramic four-ring electric hob	✓	✓	✓
Stainless steel under-counter single oven	✓	✓	
Stainless steel eye level double oven			✓
Stainless steel 60cm chimney cooker hood	✓	✓	✓
Boiler housing (where applicable)	✓	✓	✓
Electrical			
TV points** (location - refer to working drawing)	✓	✓	✓
BT telephone point (location - refer to working drawing)	✓	✓	✓
Downlights suitable to bathrooms and en suites	✓	✓	✓
Downlights to kitchen and pendant light fittings with LED bulbs to all other areas	✓	✓	✓
Fans to bathroom, en suite and cloakroom	✓	✓	✓
Extractor hood or fan to kitchen	✓	✓	✓
Electric car charging including wiring	✓	✓	✓
Wiring for external lights	✓	✓	✓
Electric towel rails to bathroom and en suites	✓	✓	✓
Bathroom & En Suite			
Choice of wall tiles to sink, bath and shower areas*	✓	✓	✓
White sanitaryware from the Tilia approved range	✓	✓	✓
Thermostatic shower with riser and handset (where applicable)	✓	✓	✓
Standard mixer taps to baths and basins*	✓	✓	✓
Internal Features			
All ceilings and walls finished in white matt emulsion	✓	✓	✓
All woodwork finished in white satinwood	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓	✓
Air source heat pump system	✓	✓	✓
All radiators with white finish and thermostatic valve (except in room where the thermostat is located)	✓	✓	✓
Windows & Doors			
Double-glazed uPVC windows, utility doors and double doors	✓	✓	✓
Dark grey front doors, double glazed with chrome-effect door furniture*	✓	✓	✓
Garage door (where applicable) - standard vertical steel up and over garage door	✓	✓	✓
Outside tap	✓	✓	✓
External Features			
Front path to main entrance, 900mm wide paving slabs	✓	✓	✓
Patios - paving slabs providing an area of 1800mm x 1800mm	✓	✓	✓
Fencing - slotted posts with panel fencing (unless planning requirements are different)	✓	✓	✓
Rear gardens - rotavated and graded	✓	✓	✓
Private drive (where applicable) - finished to planning requirements	✓	✓	✓
Front gardens - turfed and landscaped to planning requirements	✓	✓	✓

10-year NHBC warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. \*Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. \*\*Please note TV points are provided – purchaser to arrange own connection including aerial. Photography is indicative only. May 2025.



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