

# 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

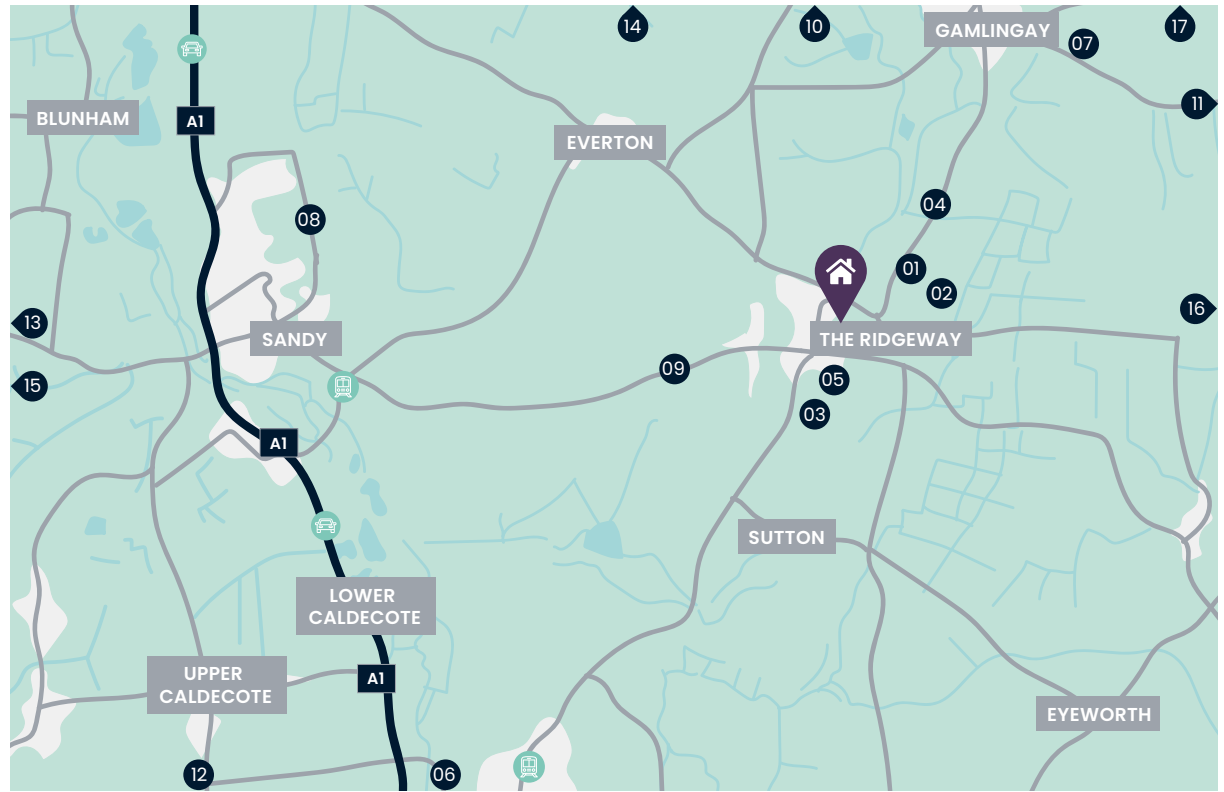


Destinations by train  
Sandy Train Station

**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

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. June 2024.



# 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

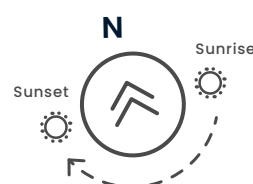
POTTON, BEDFORDSHIRE

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	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
<ul style="list-style-type: none"> <li>The Bradley</li> </ul>	<ul style="list-style-type: none"> <li>The Rosedene</li> </ul>	<ul style="list-style-type: none"> <li>The Ashdown</li> <li>The Coleridge</li> </ul>	<ul style="list-style-type: none"> <li>The Ambleside</li> <li>The Arlington</li> <li>The Ashleworth</li> <li>The Selsdon</li> </ul>

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. Location of affordable housing subject to planning approval. Site plan is not to scale. Please speak to our Sales Executives for more details. May 2024.



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

# The Bradley

2 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

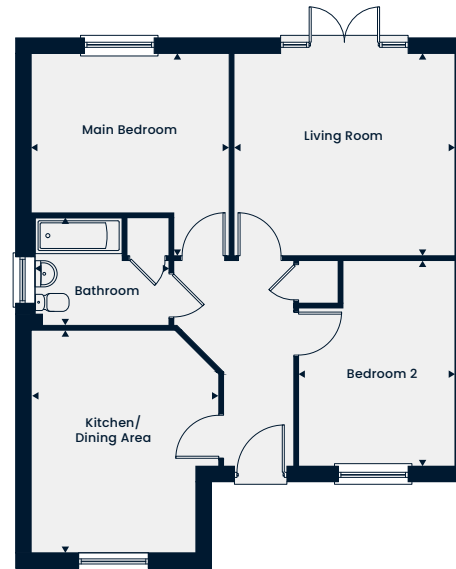


# The Bradley

## 2 Bedroom Home

Total Area 764 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/Dining Area	4.30m x 3.63m   14'2" x 11'11"
Living Room	4.28m x 3.92m   14'0" x 12'10"
Main Bedroom	3.83m x 3.08m   12'7" x 10'1"
Bedroom 2	3.98m x 3.02m   13'10" x 9'11"
Bathroom	2.61m x 2.10m   8'6" x 6'10"

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. March 2023.





# The Rosedene

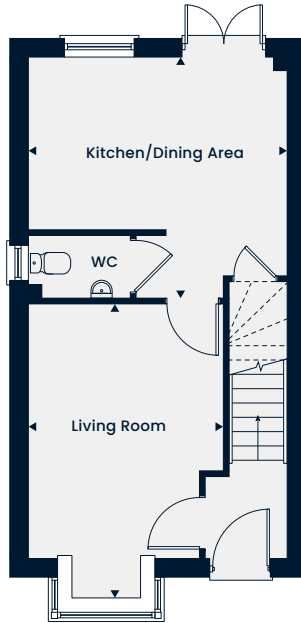
## 2 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

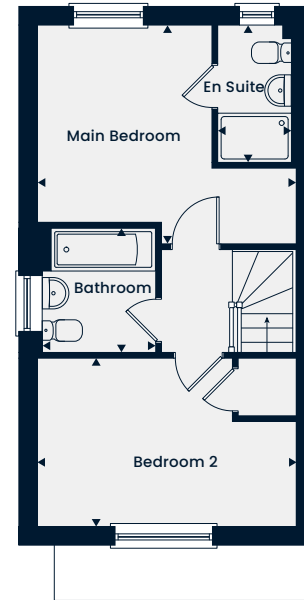


A delightful two bedroom home featuring an open-plan kitchen/dining area with double doors leading out to the garden and a separate living room. Upstairs features the main bedroom with an en suite, a further bedroom and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.16m x 3.89m   13'7" x 12'9"
Living Room	4.79m x 3.13m   15'8" x 10'3"



### First Floor

Main Bedroom	4.16m x 3.53m   13'7" x 11'7"
En Suite	2.21m x 1.20m   7'3" x 3'11"
Bedroom 2	4.16m x 2.71m   13'7" x 8'10"
Bathroom	2.02m x 1.90m   6'7" x 6'2"

WC – Cloakroom

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. March 2023.



# The Ashdown

3 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

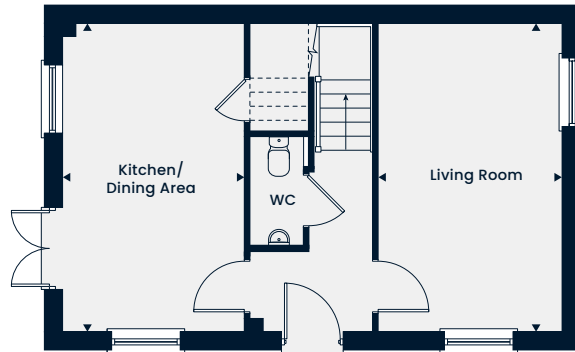


# The Ashdown

## 3 Bedroom Home

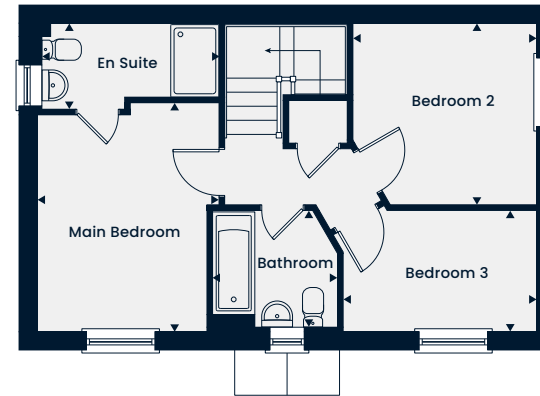
Total Area 896 sq. ft.

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 2.98m   16'7" x 9'9"
Living Room	5.06m x 3.02m   16'7" x 9'11"



### First Floor

Main Bedroom	3.76m x 2.98m   12'4" x 9'9"
En Suite	2.98m x 1.40m   9'9" x 4'7"
Bedroom 2	3.02m x 2.98m   9'11" x 9'9"
Bedroom 3	3.18m x 1.98m   10'5" x 6'6"
Bathroom	2.07m x 1.98m   6'9" x 6'6"

WC – Cloakroom

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. March 2023.



# The Coleridge

3 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

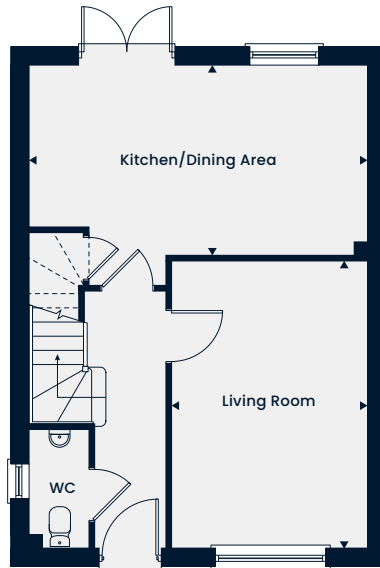


# The Coleridge

## 3 Bedroom Home

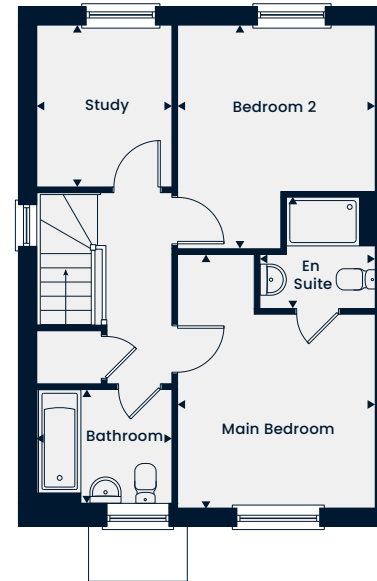
Total Area 936 sq. ft.

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 3.10m   18'1" x 10'2"
Living Room	4.69m x 3.19m   15'5" x 10'5"



### First Floor

Main Bedroom	4.14m x 3.22m   13'7" x 10'7"
En Suite	1.87m x 1.83m   6'1" x 6'0"
Bedroom 2	3.65m x 3.22m   11'11" x 10'7"
Bedroom 3	2.63m x 2.19m   8'7" x 7'2"
Bathroom	2.19m x 1.92m   7'2" x 6'3"

WC – Cloakroom

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. March 2023.



# The Ambleside

4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

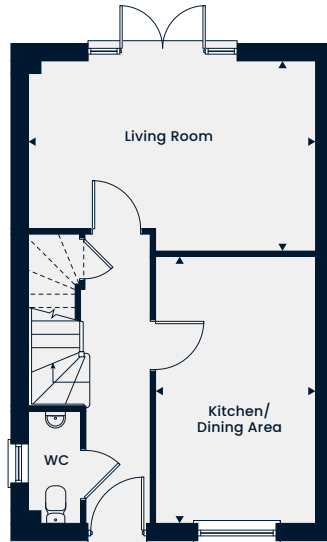


# The Ambleside

## 4 Bedroom Home

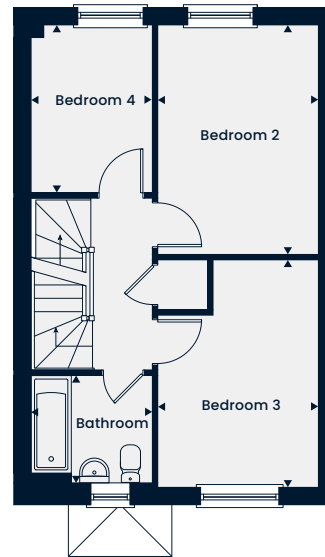
Total Area 1,207 sq. ft.

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 a spacious main bedroom which boasts an en suite.



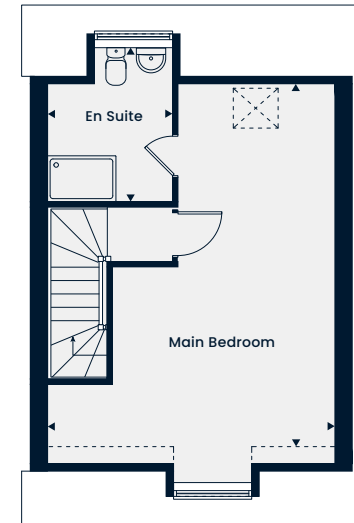
### Ground Floor

Kitchen/Dining Area  
4.62m x 2.78m | 15'2" x 9'1"  
Living Room  
4.95m x 3.28m | 16'3" x 10'9"



### First Floor

Bedroom 2  
3.97m x 2.77m | 13'0" x 9'1"  
Bedroom 3  
3.93m x 2.77m | 12'10" x 9'1"  
Bedroom 4  
2.89m x 2.08m | 9'6" x 6'9"  
Bathroom  
2.08m x 1.87m | 6'9" x 6'1"



### Second Floor

Main Bedroom  
6.31m x 4.95m | 20'8" x 16'3"  
En Suite  
2.68m x 2.15m | 8'9" x 7'0"

- - - - Reduced Head Height    - Rooflight    WC - Cloakroom

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. March 2023.



# The Arlington

4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

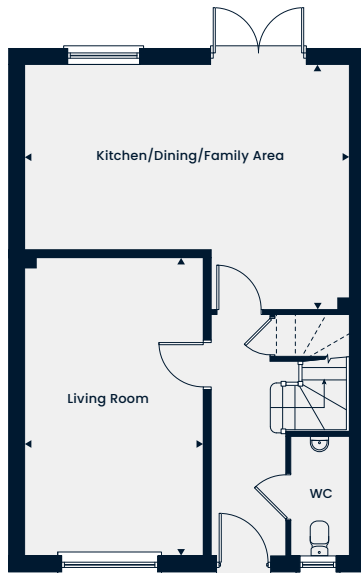


# The Arlington

## 4 Bedroom Home

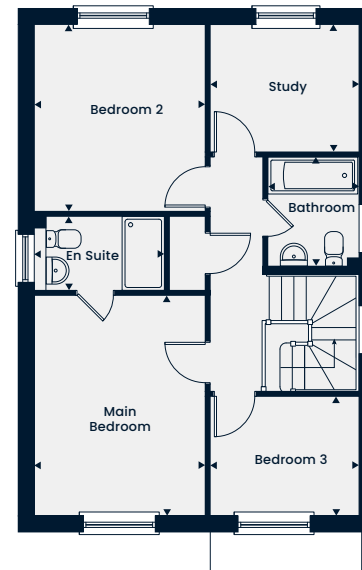
Total Area 1,210 sq. ft.

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 4.60m   19'11" x 15'1"
Living Room	5.61m x 3.35m   18'5" x 11'0"



### First Floor

Main Bedroom	4.14m x 3.20m   13'7" x 10'6"
En Suite	2.43m x 1.40m   7'11" x 4'7"
Bedroom 2	3.50m x 3.20m   11'6" x 10'6"
Bedroom 3	2.79m x 2.38m   9'1" x 7'9"
Bedroom 4	2.79m x 2.23m   9'1" x 7'3"
Bathroom	2.06m x 1.70m   6'9" x 5'7"

WC – Cloakroom

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. September 2023.



# The Ashleworth

## 4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

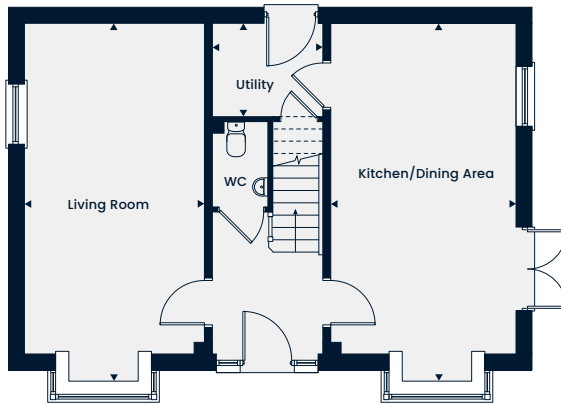


# The Ashleworth

## 4 Bedroom Home

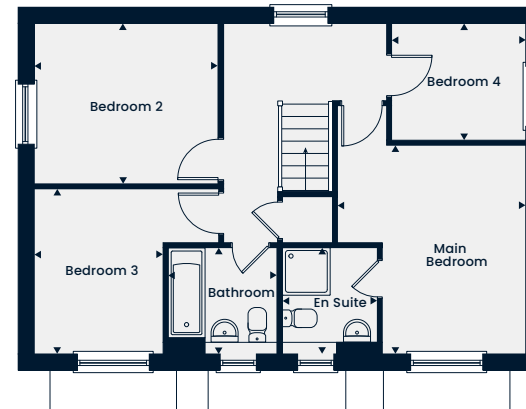
Total Area 1,249 sq. ft.

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	6.76m x 3.47m   22'2" x 11'4"
Living Room	6.76m x 3.37m   22'2" x 11'0"
Utility	2.08m x 1.74m   6'10" x 5'8"



### First Floor

Main Bedroom	3.92m x 3.53m   12'10" x 11'7"
En Suite	1.98m x 1.79m   6'6" x 5'10"
Bedroom 2	3.45m x 3.01m   11'4" x 9'10"
Bedroom 3	3.09m x 2.41m   10'1" x 7'11"
Bedroom 4	2.51m x 2.18m   8'3" x 7'1"
Bathroom	2.06m x 1.98m   6'9" x 6'6"

WC – Cloakroom

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. June 2024.



# The Selsdon

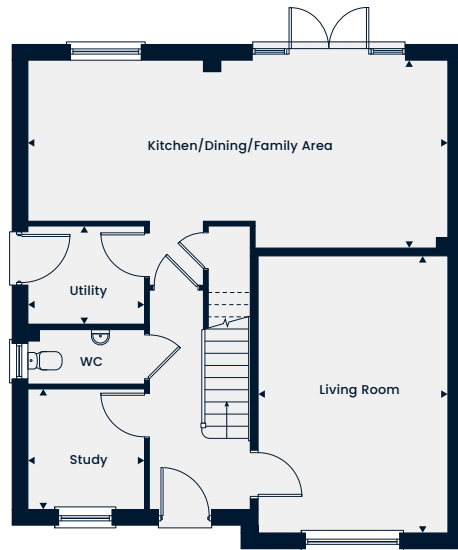
4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

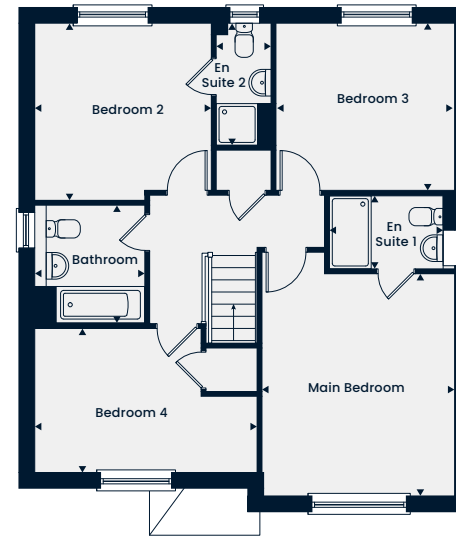


A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with a bi-fold door leading out to the garden. Upstairs, there is the main bedroom, three further bedrooms and a family bathroom. Both the main bedroom and bedroom 2 benefit from an en suite.



### Ground Floor

Kitchen/Dining/Family Area	7.99m x 3.57m   26'2" x 11'8"
Living Room	5.28m x 3.61m   17'3" x 11'10"
Study	2.28m x 2.21m   7'5" x 7'3"
Utility	2.21m x 1.88m   7'3" x 6'2"



### First Floor

Master Bedroom	4.23m x 3.66m   13'10" x 12'0"
En Suite 1	2.37m x 1.40m   7'9" x 4'7"
Bedroom 2	3.37m x 3.36m   11'0" x 11'0"
En Suite 2	2.31m x 1.05m   7'7" x 3'5"
Bedroom 3	3.40m x 3.17m   11'1" x 10'4"
Bedroom 4	4.23m x 2.73m   13'10" x 8'11"
Bathroom	2.25m x 2.08m   7'4" x 6'9"

WC – Cloakroom

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. March 2023.



Brook Gardens  
The Ridgeway  
Potton  
SG19 2PS

Find us using what3words  
///minivans.quilting.insects

01767 570188  
brookgardens.sales@tiliahomes.co.uk  
tiliahomes.co.uk

