

THE
APPELYARD

—
FLITTON

Stonebond.



Welcome to THE APPELYARD

The Appleyard is a contemporary new development in the rural village of Flitton, surrounded by the beautiful Bedfordshire countryside.

Our exclusive range of three to five bedroom houses nestles within the village and offers a perfect blend of country life and modern living. These are high quality, energy-efficient properties designed with you in mind.

In tune with
MODERN LIVING



THE APPEYARD

02 - 03

Q&A with
PETER WILLIAMS,
MANAGING DIRECTOR

What was the design inspiration for The Appleyard?

Our homes are inspired by traditional English styles. From the Georgian-inspired large picture windows which allow light to flood into the homes to the classic shiplap cladding, the development truly blends with its rural setting.

How does the development protect the existing biodiversity in the area?

The development incorporates hundreds of new plants and trees across a variety of green spaces. These spaces are designed to encourage a diversity of habitats, enabling plant and animal species to prosper.

How does the development contribute to the local area?

The development will make a substantial financial contribution towards local educational needs and outdoor sports facilities. We are also proudly working with Settle to offer 12 affordable homes on the development, with priority being given to local people.



Scan to read the
full interview

Meet THE TEAM



“ We are delighted to be bringing this fantastic community of energy-efficient new homes to the market. ”

The curation of these three, four and five bedroom homes will take pride of place in the charming village of Flitton, with each exhibiting a high specification as standard.

We look forward to welcoming visitors into the show home to see for themselves the stunning collection of homes we have on offer. Our highly trained Sales Consultants will be delighted to show you around and guide you through the process of buying your new home.

Annette Cole
Sales and Marketing Director

“ We always like to feel a sense of pride handing over a new home. ”



Neil White
Assistant Site Manager

Ricky Pearce
Project Manager

We are extremely proud of the homes we are creating here at The Appleyard. It's really important that every one of our customers feel really happy with their new property. We look forward to the day of handover, to see how pleased our new residents are with the finished Stonebond product.

We understand and appreciate that this is a huge milestone and we always like to feel a sense of pride handing over a new home – and that's absolutely what we strive to achieve.

Embracing LOCAL LIFE

The Appleyard is conveniently situated in Flitton, one of Bedfordshire's most sought-after village locations. The village offers easy commuting via rail or road.

The village is highly regarded for its excellent Primary School and offers a choice of local pubs/restaurants.

The village shop and post office adequately serve the general day-to-day needs of most households, with many other amenities within easy driving distance.



Clophill Lakes
Nature Reserve



Bedfordshire Scenic Route

THE APPELYARD



Neighbouring village of Ampthill



Bedford Embankment



The historic village of Flitton

THE HEART of Flitton



Join us on a journey through Flitton to meet some of the incredible people that make this beautiful village a truly special place to live.

From horse riding to your local pub, these businesses are well established and would love to welcome you to the community.

THE LITTLE RANCH RIDING SCHOOL

Talking with Eleanor Butler
and Natasha Smith



The Little Ranch has been running since 2014. It is a friendly family-run riding school, passionate about creating positive experiences and making memories for all ages.

Our horses help to build confidence and enrich lives by promoting well-being, learning new skills, and escaping from daily routine. Working here is special to us as we get the opportunity to work with horses which we are very passionate about.

We enjoy the feeling that we are away from the hustle and bustle of the town without being too far from amenities.

Flitton is a friendly, diverse, and thriving community. The area combines a countryside feeling whilst not being too far from amenities and transport links. It is a great opportunity to have a healthy work-life balance with lots of activities locally for all ages.



“
Our horses help
to build confidence
and enrich lives.
”

THE WHITE HART, FLITTON

Talking with Nathan Campbell

The White Hart, a thriving country pub, is Flitton's go-to eatery and event venue.

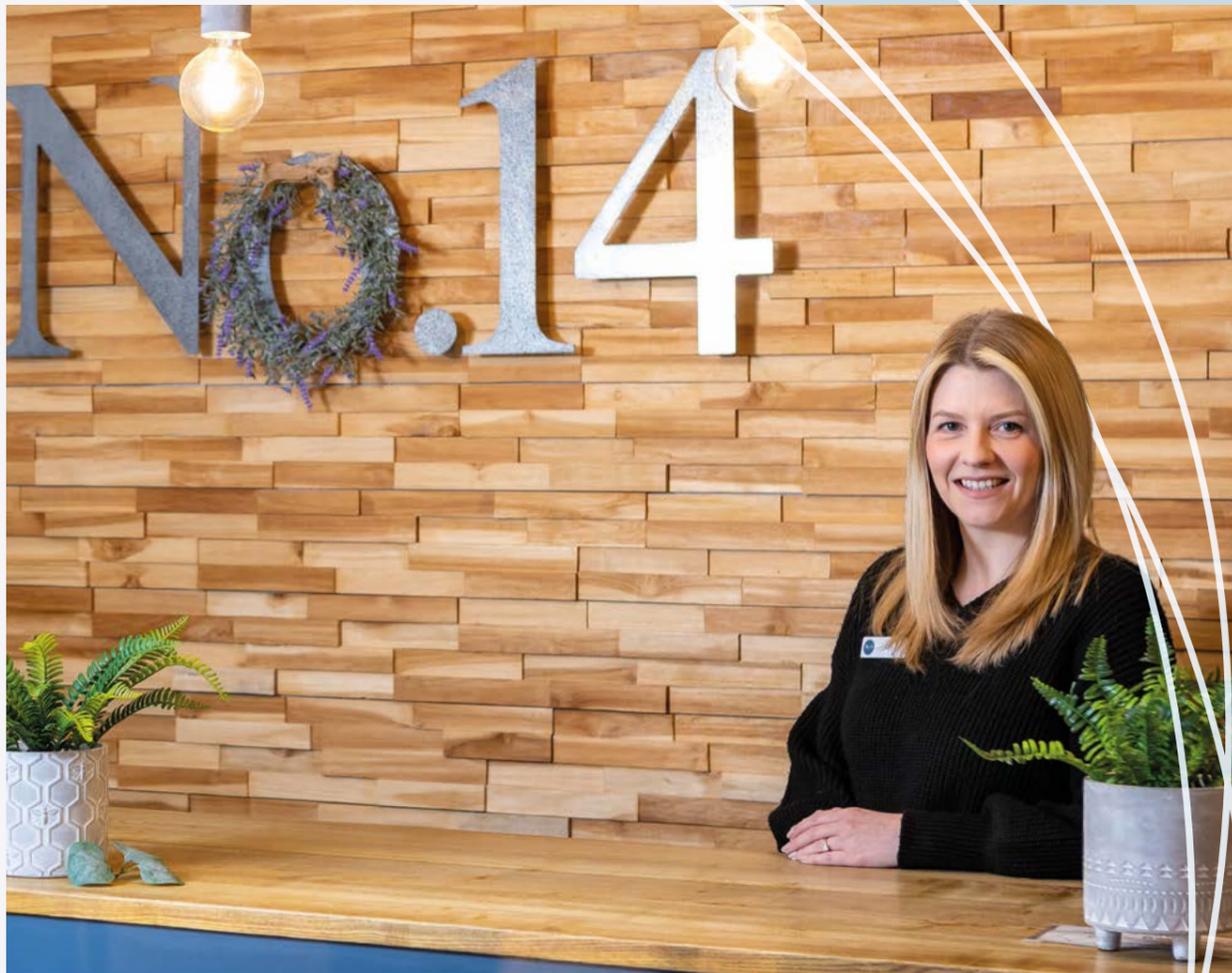
Located just across from Flitton's village church and the historic De Gray Mausoleum, The White Hart is situated perfectly for both visitors and locals to stop by.

We can provide a facility to host and cater for any setting from professional business meetings to beautiful weddings, or a quick drink to a full evening dinner. No matter the objective, our small but friendly and dedicated team will take pride in providing a first-class experience.

Flitton is a much sought-after location where everyone is involved in keeping the area safe, friendly, and welcoming to visitors and locals. Its excellent transport links will provide easy access to the capital, airports, and beyond. Who wouldn't want to live in such a beautiful location with such convenience on your doorstep?

“
Who wouldn't want to live in such a beautiful location with such convenience on your doorstep?
”





NO. 14, AMPTHILL

Talking with Jo Barber

No. 14 is a two-storey, lifestyle store selling leading brands mixed with products rarely found on the High Street. The store is open seven days a week and we offer the warmest of welcomes.

“
I especially treasure
the feel of the town
that feels like no other.
”



I have worked in the area for twelve years since opening No. 14 in 2011. I especially treasure the feel of the town, mix of shops, and the vibrant community spirit that feels like no other. My customers have even become my friends!



It's a town and community that looks out for each other and shops local. Many people from Flitton and beyond so generously give their time and ideas to make it a great place to live, work, and visit.

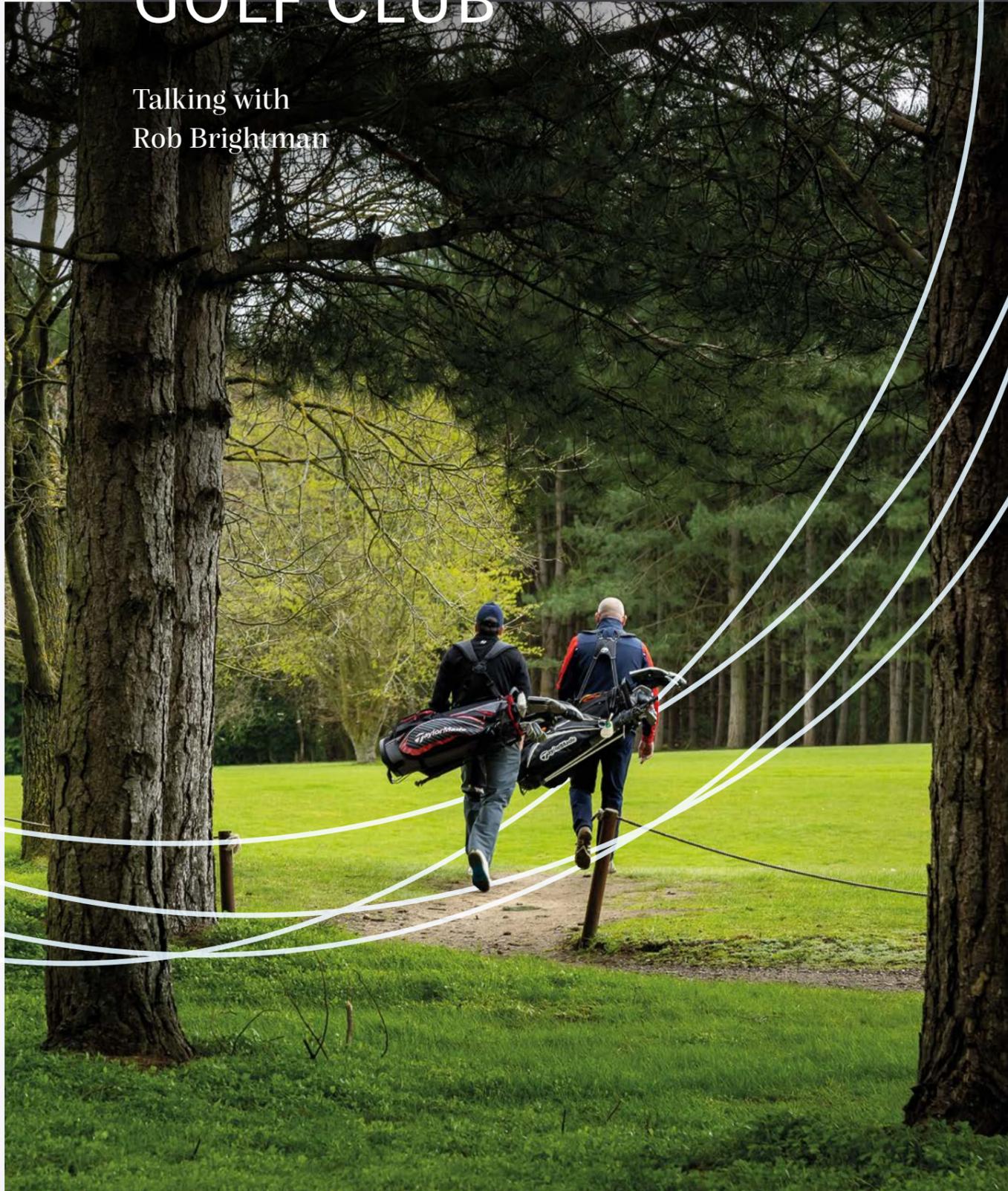
Some of the local events include summer concerts with headline acts and a fantastic switch-on event for the town's Christmas lights.



THE MILLBROOK GOLF CLUB

Talking with
Rob Brightman

THE APPEYARD



Built in 1979, The Millbrook Golf Club is a friendly members' golf club with an emphasis on being the best in the area.



I've been here 17 years and working here is particularly special to me; I'm just ten minutes from home, I bring my dogs to work with me, my office looks out over beautiful woodland to Millbrook Church, the community is small but diverse and the people are lovely.

Our elevated position on the Greensand Ridge means we can offer year-round playability and are blessed with unrivalled views.

If you're just moving to the area, I say to really take the time to explore the local villages as there are some beautiful areas that offer something for everyone.

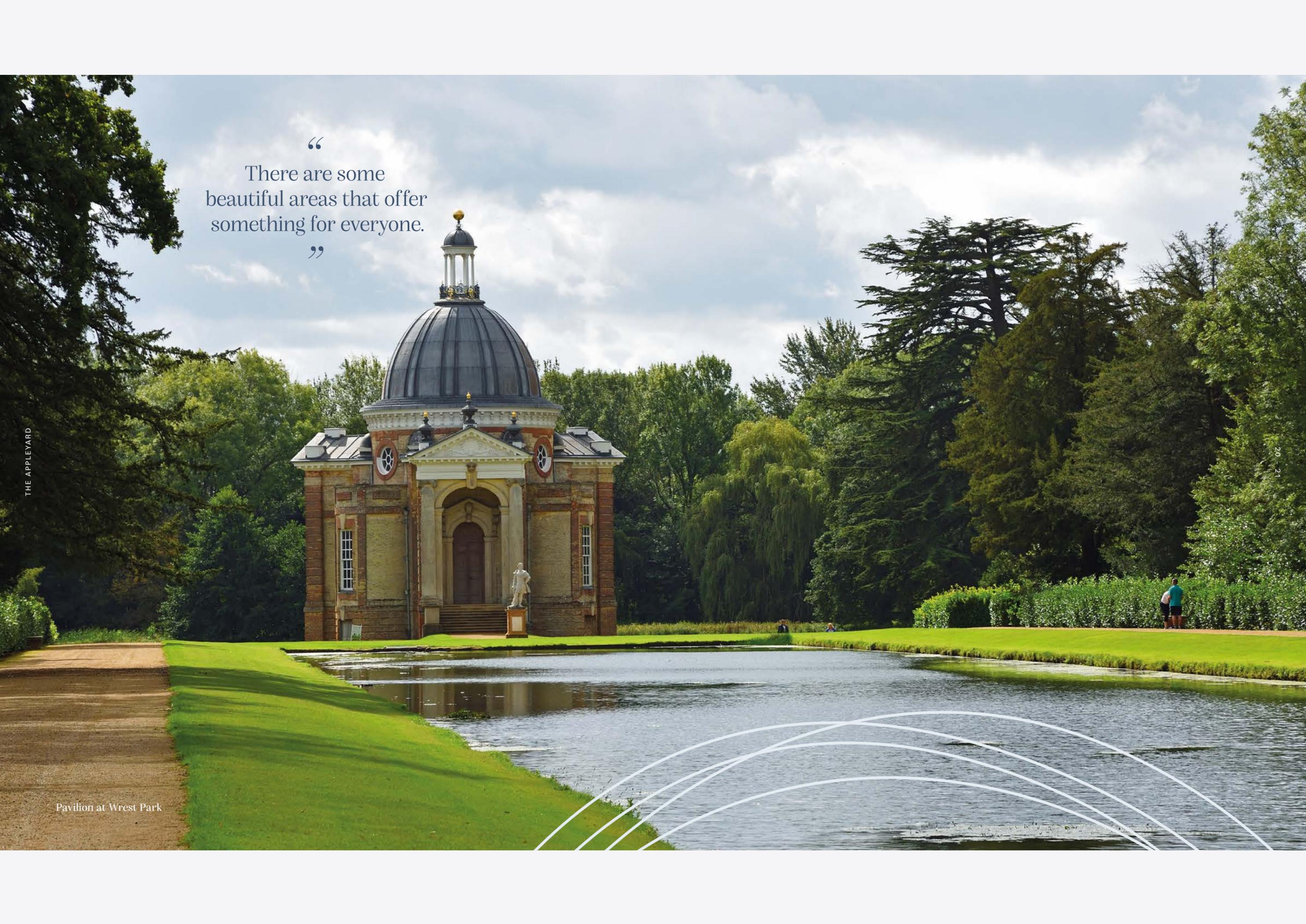


18 - 19



“
There are some
beautiful areas that offer
something for everyone.
”

Pavilion at Wrest Park



Development LAYOUT

Located in Flitton, The Appleyard has been designed to combine contemporary style, elegance, and modern living inside and out.

Ideally positioned for an easy commute by road or rail and with many overlooking green open spaces, these outstanding homes offer the perfect environment for a relaxed lifestyle whilst private outside spaces are perfect for entertaining.

- **BRAEBURN**
3 bedroom homes
Plots 25, 26 and 27
 - **MELROSE**
3 bedroom homes
Plots 22 and 31
 - **CROFTON**
4 bedroom homes
Plots 14 and 30
 - **FRANKLIN**
4 bedroom homes
Plots 15, 16, 18, 23 and 24
- **MERIDIAN**
4 bedroom homes
Plots 17 and 29
 - **WESTLAND**
5 bedroom homes
Plots 19, 20 and 21
 - **BELMONT**
5 bedroom homes
Plots 1, 28, 32, 33 and 34

Recreational ground

Existing residential

Possible future residential



BRAEBURN



THE APPEYARD

3 bedroom house

Plots 25, 26 and 27

Ground floor

| | | |
|-------------|---------------|----------------|
| KITCHEN | 4.03m x 3.29m | 13'3" x 10'10" |
| LIVING ROOM | 4.91m x 2.88m | 16'1" x 9'5" |
| DINING AREA | 3.92m x 2.28m | 12'10" x 7'6" |

First floor

| | | |
|-----------|---------------|----------------|
| BEDROOM 1 | 3.32m x 3.22m | 10'11" x 10'7" |
| BEDROOM 2 | 2.88m x 2.85m | 9'5" x 9'4" |
| BEDROOM 3 | 2.88m x 1.97m | 9'5" x 6'6" |

Gross internal floor area:
86.03 sq m (926) sq ft

All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Stonebond's policy of continuous improvement, the finished product may vary from the information provided. All customers are advised to contact Stonebond to ascertain the availability of any particular property.



Ground floor



First floor

B – Boiler E/S – En Suite ST – Store W – Wardrobe WC – Cloakroom



Ground floor



First floor

B – Boiler E/S – En Suite ST – Store W – Wardrobe WC – Cloakroom --- – Crittall Screens



MELROSE

3 bedroom detached house

Plots 22 and 31

Ground floor

| | | |
|-------------|---------------|----------------|
| KITCHEN | 3.84m x 3.29m | 12'7" x 10'10" |
| LIVING ROOM | 4.51m x 3.05m | 14'9" x 10'0" |
| DINING AREA | 3.99m x 3.38m | 13'1" x 11'1" |
| STUDY | 2.26m x 1.70m | 7'5" x 5'7" |

First floor

| | | |
|-----------|---------------|---------------|
| BEDROOM 1 | 5.62m x 2.86m | 18'5" x 9'5" |
| BEDROOM 2 | 3.84m x 3.05m | 12'7" x 10'0" |
| BEDROOM 3 | 3.77m x 3.76m | 12'4" x 12'4" |

Gross internal floor area:
119.38 sq m (1285) sq ft

Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 3% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Stonebond's policy of continuous improvement, the finished product may vary from the information provided. All customers are advised to contact Stonebond to ascertain the availability of any particular property.



4 bedroom detached house

Plots 14 and 30†

Ground floor

| | | |
|--------------------|---------------|----------------|
| KITCHEN | 3.48m x 4.51m | 11'4" x 14'10" |
| LIVING ROOM | 4.29m x 4.00m | 14'1" x 13'1" |
| DINING AREA | 4.51m x 1.96m | 14'10" x 6'5" |
| FAMILY ROOM | 3.36m x 3.23m | 11'0" x 10'7" |

First floor

| | | |
|------------------|---------------|---------------|
| BEDROOM 1 | 4.29m x 3.00m | 14'1" x 9'10" |
| BEDROOM 2 | 3.36m x 2.68m | 11'0" x 8'10" |
| BEDROOM 3 | 3.36m x 2.64m | 11'0" x 8'8" |
| BEDROOM 4 | 3.41m x 2.66m | 11'2" x 8'9" |

Gross internal floor area:

134.04 sq m (1442) sq ft

†Plot 30 is handed. Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Stonebond's policy of continuous improvement, the finished product may vary from the information provided. All customers are advised to contact Stonebond to ascertain the availability of any particular property.



Ground floor

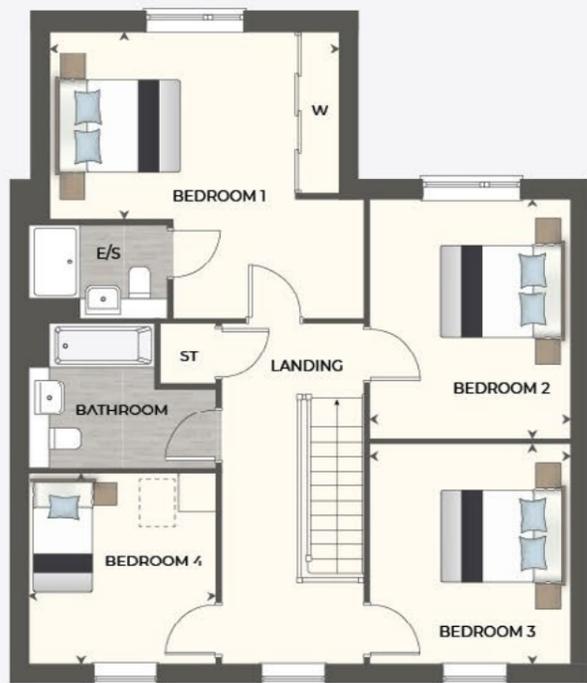


First floor

B – Boiler E/S – En Suite ST – Store W – Wardrobe WC – Cloakroom



Ground floor



First floor

B – Boiler E/S – En Suite ST – Store W – Wardrobe WC – Cloakroom --- – Crittall Screens



MERIDIAN

4 bedroom detached house

Plots 17 and 29†

Ground floor

| | | |
|-------------|---------------|---------------|
| KITCHEN | 4.96m x 3.12m | 16'3" x 10'3" |
| LIVING ROOM | 4.28m x 3.16m | 14'0" x 10'4" |
| DINING AREA | 3.71m x 3.12m | 12'2" x 10'3" |
| FAMILY AREA | 4.62m x 2.70m | 15'2" x 8'10" |
| STUDY | 3.05m x 1.98m | 10'0" x 6'6" |

First floor

| | | |
|-----------|---------------|---------------|
| BEDROOM 1 | 4.62m x 3.00m | 15'2" x 9'10" |
| BEDROOM 2 | 3.83m x 3.22m | 12'7" x 10'7" |
| BEDROOM 3 | 3.52m x 3.22m | 11'7" x 10'7" |
| BEDROOM 4 | 3.03m x 2.99m | 9'11" x 9'10" |

Gross internal floor area:
154.98 sq m (1668) sq ft

†Plot 29 is handed. Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Stonebond's policy of continuous improvement, the finished product may vary from the information provided. All customers are advised to contact Stonebond to ascertain the availability of any particular property.



4 bedroom detached house

Plots 15†, 16, 18, 23 and 24†

Ground floor

| | | |
|-------------|---------------|---------------|
| KITCHEN | 3.66m x 3.05m | 12'0" x 10'0" |
| LIVING ROOM | 5.01m x 4.74m | 16'5" x 15'6" |
| DINING AREA | 3.66m x 3.25m | 12'0" x 10'8" |
| STUDY | 3.28m x 2.05m | 10'9" x 6'9" |

First floor

| | | |
|-----------|---------------|----------------|
| BEDROOM 1 | 4.31m x 3.90m | 14'2" x 12'10" |
| BEDROOM 2 | 5.44m x 3.95m | 17'10" x 13'0" |
| BEDROOM 3 | 4.06m x 3.73m | 13'4" x 12'3" |
| BEDROOM 4 | 3.51m x 3.34m | 11'6" x 10'11" |

Gross internal floor area:
164.75 sq m (1773) sq ft

†Plot 15 and 24 are handed. *Door to plots 15, 16, 23 & 24 only. **Door to plots 16 & 24 only. Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Stonebond's policy of continuous improvement, the finished product may vary from the information provided. All customers are advised to contact Stonebond to ascertain the availability of any particular property.



B – Boiler E/S – En Suite ST – Store W – Wardrobe WC – Cloakroom



Ground floor



First floor



Second floor

B – Boiler E/S – En Suite ST – Store W – Wardrobe WC – Cloakroom



BELMONT

5 bedroom detached house

Plots 1, 28, 32[†], 33[†] and 34[†]

Ground floor

| | | |
|-------------|---------------|---------------|
| KITCHEN | 4.96m x 3.12m | 16'3" x 10'3" |
| LIVING ROOM | 4.18m x 3.16m | 13'9" x 10'4" |
| DINING AREA | 3.71m x 3.22m | 12'2" x 10'7" |
| FAMILY AREA | 4.62m x 2.70m | 15'2" x 8'10" |
| STUDY | 3.05m x 1.98m | 10'0" x 6'6" |

First floor

| | | |
|-----------|---------------|---------------|
| BEDROOM 1 | 4.62m x 4.20m | 15'2" x 13'9" |
| BEDROOM 2 | 5.85m x 3.22m | 19'2" x 10'7" |
| BEDROOM 5 | 3.42m x 2.99m | 11'2" x 9'10" |

Second floor

| | | |
|-----------|---------------|---------------|
| BEDROOM 3 | 4.88m x 3.22m | 16'0" x 10'7" |
| BEDROOM 4 | 4.29m x 2.99m | 14'1" x 9'10" |

Gross internal floor area:
199.38 sq m (2146) sq ft

[†]Plots 32, 33 and 34 are handed. *Window for plots 32 and 34 only. ** Window for plots 33 and 34 only. Wall-mounted electric meter left side box to plots 1, 32, 33 & 34 only. Wall-mounted electric meter right side box to plot 28 only. Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Stonebond's policy of continuous improvement, the finished product may vary from the information provided. All customers are advised to contact Stonebond to ascertain the availability of any particular property.

WESTLAND

THE APPEYARD



5 bedroom detached house

Plots 19, 20 and 21

Ground floor

| | | |
|--------------------------------|---------------|---------------|
| KITCHEN / DINING / FAMILY AREA | 8.67m x 3.12m | 28'5" x 10'3" |
| LIVING ROOM | 4.28m x 3.16m | 14'0" x 10'4" |
| STUDY | 3.05m x 1.98m | 10'0" x 6'6" |

First floor

| | | |
|-----------|---------------|---------------|
| BEDROOM 1 | 5.85m x 3.22m | 19'2" x 10'7" |
| BEDROOM 3 | 4.39m x 2.93m | 14'5" x 9'7" |
| BEDROOM 4 | 3.05m x 2.93m | 10'0" x 9'7" |

Second floor

| | | |
|-----------|---------------|---------------|
| BEDROOM 2 | 4.88m x 3.22m | 16'0" x 10'7" |
| BEDROOM 5 | 4.37m x 2.99m | 14'4" x 9'10" |

Gross internal floor area:
174.15 sq m (1874.5) sq ft

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Ground floor

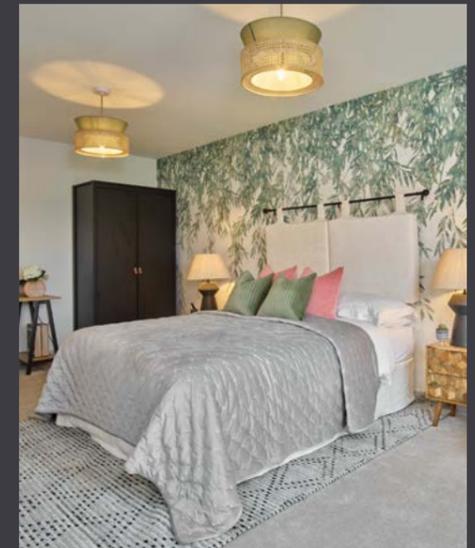
First floor



Second floor

B – Boiler E/S – En Suite ST – Store W – Wardrobe WC – Cloakroom --- – Crittall Screens

Designed AROUND YOU



At The Appleyard, you'll find a living area that fits your lifestyle, with flexible living over two or three floors.

Whichever home you choose, you'll find it infused with natural light with some rooms enjoying dual aspect outlooks.

The kitchens at The Appleyard are designed to be as ergonomic as they are a pleasure to be in.

You'll find matt lacquered units, as well as complementing worktops, upstands, and toughened glass splashbacks.

The palette is contemporary and sophisticated to reflect a modern lifestyle.

The homes feature underfloor heating to the ground floor and master bedrooms in all properties come with built-in wardrobes.

Every home also features a programmable touchpad WiFi thermostat designed to work smartly and sustainably.

BUILDING for life

THE APPEYARD

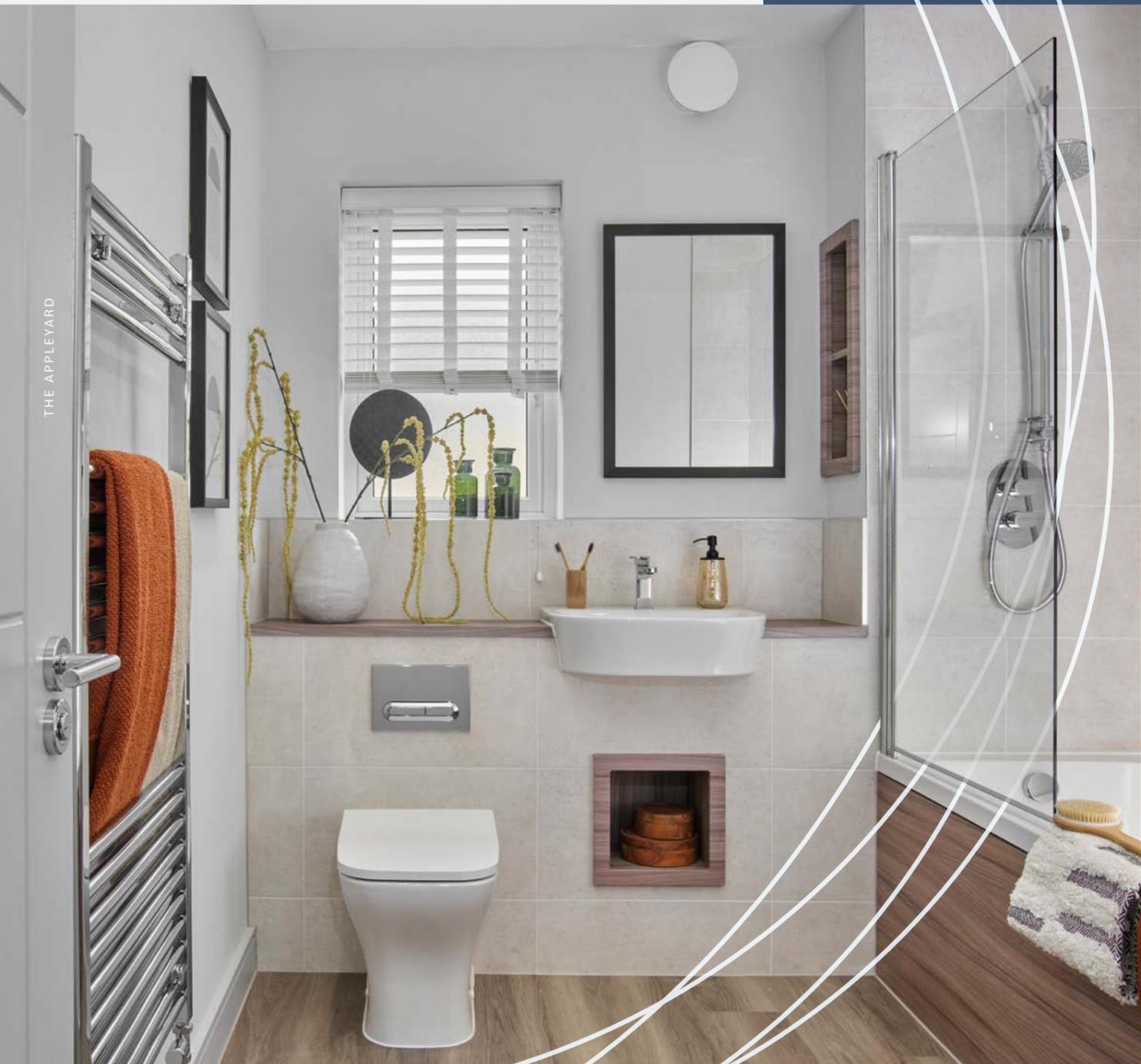


Stylish fitted kitchens have been designed with quality and ease of use in mind to truly make this the heart of your home.

All appliances are integrated, with quality names such as Bosch, with soft close drawers and doors, stylish work surfaces, and luxury Amtico flooring.

Creating homes built for life.

Beautifully crafted BATHROOMS



Contemporary style meets well-designed spaces.

With bathrooms and en suites featuring fixtures and fittings from respected premium British and global brands – Hansgrohe, Vado, and Vitra – everything is beautifully framed with Porcelanosa tiling and Amtico flooring.

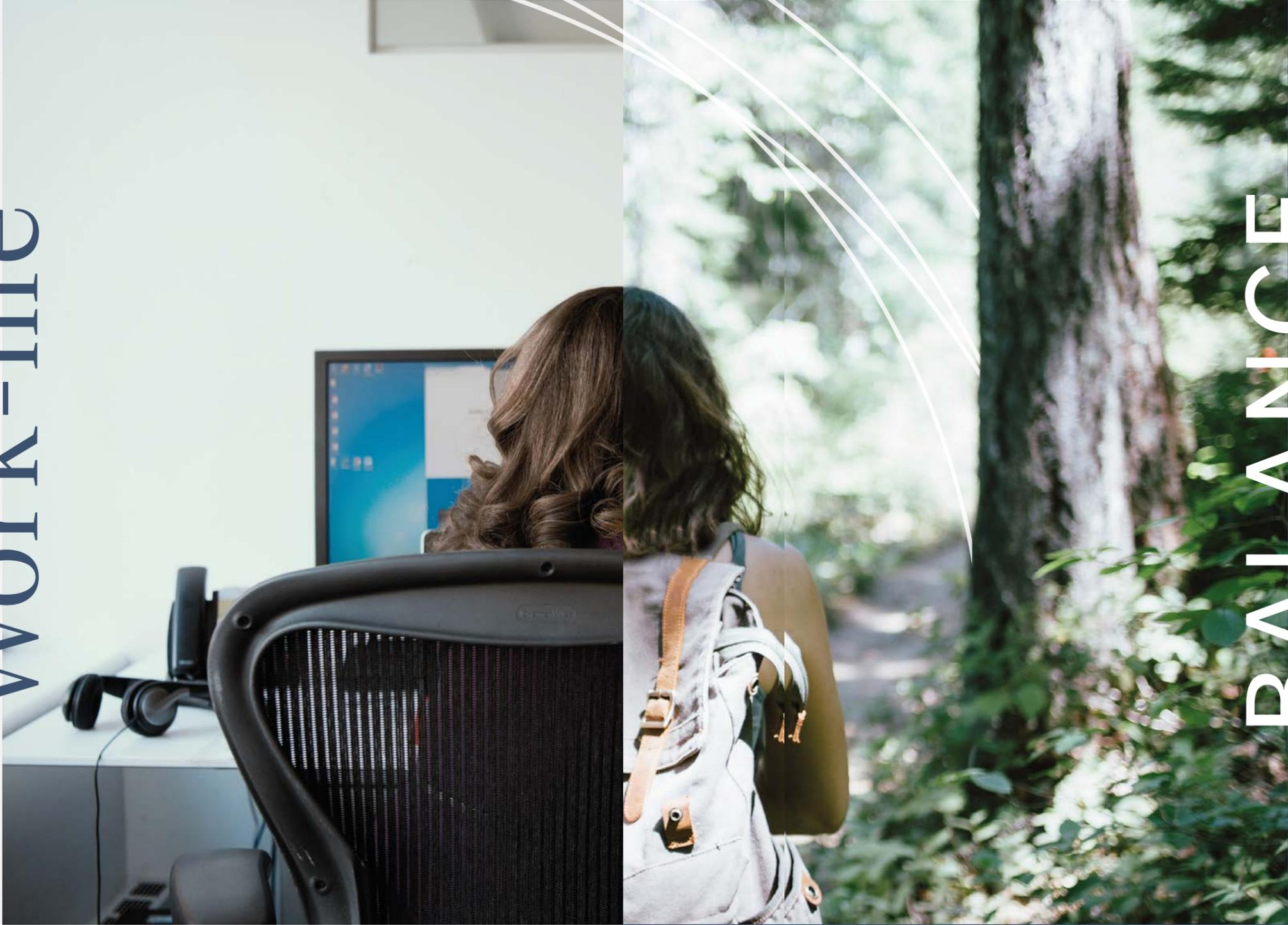
You'll find strong design and a cohesive look right down to

the finer details such as the chrome corner edging to the tiles or the complementary colour of the grouting.

From the heated towel rails in all bathrooms and en suites, to the white contemporary sanitaryware and clever storage, this is the perfect space for the children's bath time or a well-earned soak.



Work-life



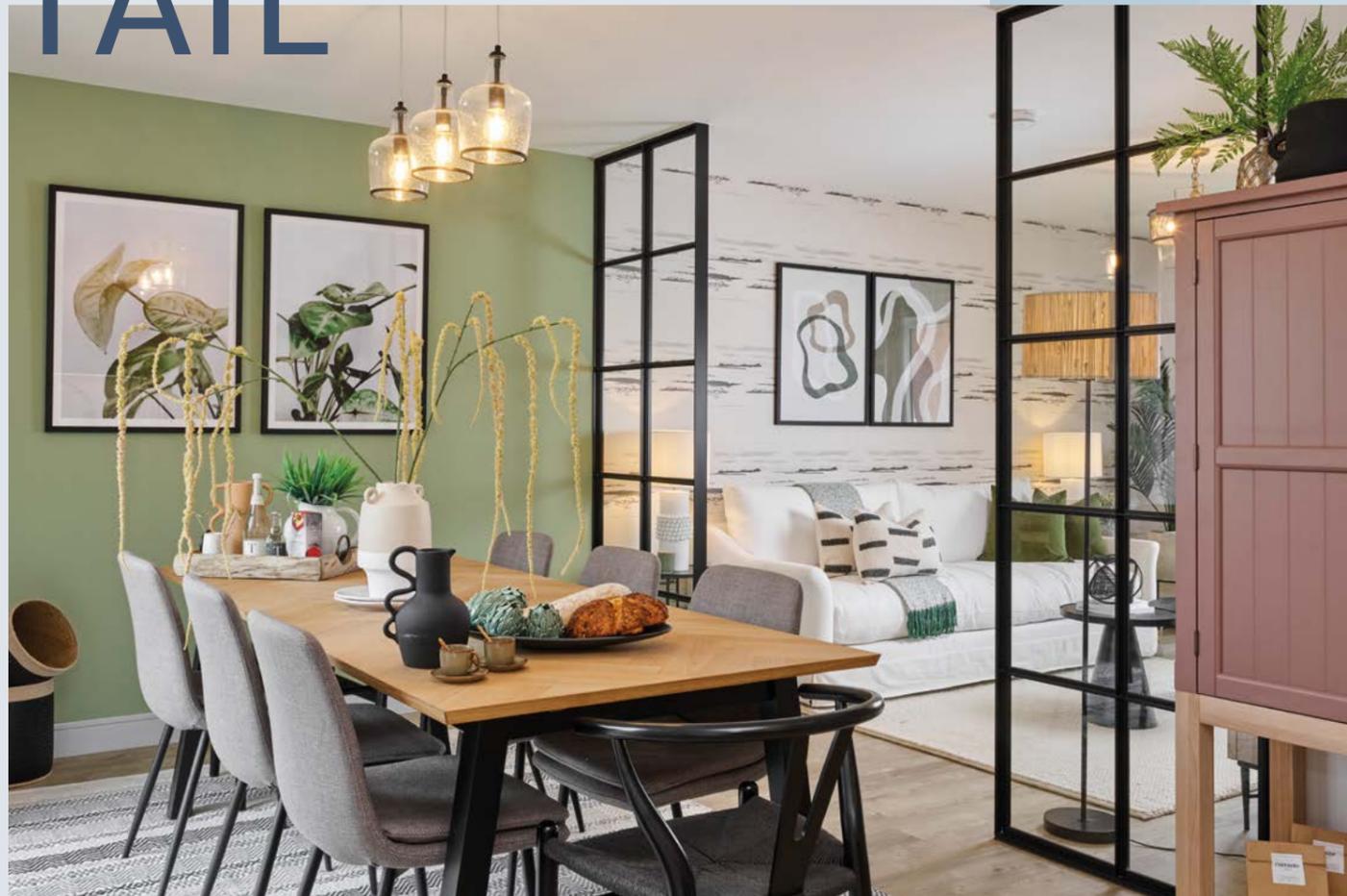
BALANCE

The recent change to our work-life balance has led to greater flexibility in the working week and more options for working from home.

A selection of homes at The Appleyard includes a dedicated study, ideal for those who work for themselves or for a business which supports agile working.

For homes that don't include a dedicated office environment, every home has been designed with ample space and versatile rooms perfect for being transformed for work, dining, relaxing or entertaining. Each home will also have fibre for superfast broadband.

Attention to DETAIL



Kitchens

- Stylish kitchens with soft close doors and drawers
- 4/5 bedroom homes to feature stone worktops and upstands
- 3 bedroom homes to have modern 20mm laminate worktops and upstands
- Mixer tap in chrome to all plots
- Flexible LED strip lights to underside of wall units
- Multi-gang switches for appliances

Appliances

- Bosch single oven with micro combi-oven or built-in microwave*
- Bosch gas hob
- Integrated extractor hood
- Bosch integrated low frost fridge freezer
- Bosch integrated dishwasher
- Bosch wine cooler
- Bosch integrated washer dryer provided to all plots with no utility room
- Space provided for washer dryer within plots with a utility room or cloakroom/utility



Heating

- Underfloor heating to all ground floors
- Wall-mounted thermostat radiators to first and second floors
- Gas combi boiler

Connectivity

- BT point to living area, study and bedroom 1
- Fibre broadband

Electrical

- Low energy downlights to kitchens, hallways, and bathrooms
- Low energy pendant lighting to living areas and bedrooms
- Ceiling-mounted CO and heat detectors
- White fittings throughout

Internal finishes

- Built-in wardrobes to master bedrooms
- Many homes feature Crittall glass screens to living areas
- Walls and ceilings: Dulux Pure Brilliant White
- Skirting, architraves, doors and staircases: Pale Slate Satinwood
- Contemporary chrome ironmongery

Baths, en suites, and cloakrooms

- White contemporary sanitaryware with chrome brassware
- Half-height tiling to walls with sanitaryware fitted
- Full-height tiling around bath and shower enclosures
- Thermostatic-controlled exposed shower valve with fixed riser heads
- All bathrooms to have recessed storage
- Soft close toilet seats throughout
- Open shelving in family bathrooms and master en suites
- Heated towel rails

External details

- LED light on front and back of PIR sensors
- UPVC windows
- Composite front doors
- External tap to all plots
- EV chargers to all homes with a double garage

General

- 10-year Premier Guarantee provided
- 2-year Stonebond Customer Care Guarantee

*Please speak to a Sales Consultant for further information. Specification correct as intended at the time of going to print.

The STONEBOND DIFFERENCE

At Stonebond, we are dedicated to delivering new premium homes and enhancing the communities they're built in.

Established in 1975, our homes have set the standard for housebuilding and we've mastered the art of place-making, crafting aspirational homes with expertise and passion. And that's why at Stonebond, we have a 5 star HBF rating.

We create destinations where you'll look forward to coming home for years to come. Our sustainable communities are built for living.

Our experienced team works together to ensure that you are satisfied and happy with your home from the day of reservation to your moving in day and beyond. We find the home that works for you, tailored to your specific needs and lifestyle.

But creating inspirational homes is just part of the story. A commitment to customer service and to safeguarding the environment is also what makes up what we call, the Stonebond difference.





THE APPELBYARD

We build homes that we would want to live in.

It's the rule we follow when creating new homes. And we believe homes are made together.

It may sound obvious, but delivering this requires a committed company that takes pride in creating homes of the future, is agile, and works collaboratively with strong personal relationships which put the customer first.

And that's exactly what we have at Stonebond: a group of highly experienced individuals who are passionate about creating homes that both we and our owners love.



50 - 51

Building a community.

We take pride in our approach to community engagement and ensuring we are fully inclusive. Hosting consultations, workshops, visits, and exhibitions enables us to engage with local people to help bring our bespoke, sustainable communities to life.

A mark of true integrity.

Buying a new home is a life-changing decision, but it doesn't have to be a daunting one. At Stonebond, we'll be with you every step of the way to help make your experience of buying with us a smooth one. We believe that good customer service starts with building long-lasting relationships, which means, even after you have received your keys, we will be here when you need us.

Our commitment to SUSTAINABILITY

At an early stage of construction, we sought to identify opportunities to source local labour suppliers.

We also monitor and actively encourage our suppliers to utilise government-backed apprenticeship schemes to provide people with valuable skillsets whilst working on-site.

And when it comes to the homes themselves, these feature advanced systems. From highly energy-efficient boilers to kitchens equipped with efficient appliances, it all adds up to reduced energy consumption and bills, saving you an average of £3,100 compared to a secondhand property.*

THE APPEYARD

The Appleyard sustainability highlights:

£465,000

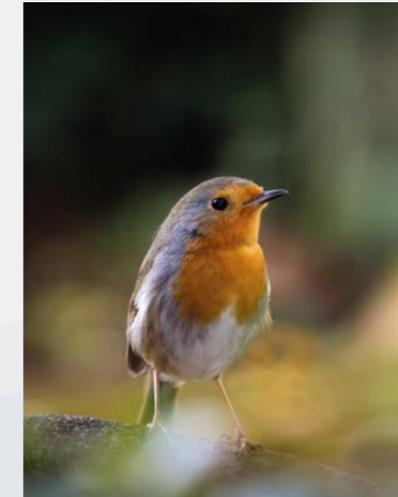
Local schools contribution

£13,500

Local recreation and outdoor sports facilities contribution

12

New affordable homes



Additional efforts within the development include:

- Access to public footpath through the development
- Enhanced wildlife habitats around attenuation pond
- Bird and bat boxes installed on-site
- Promoted biodiversity net gain
- Reptile log pile
- Hedgehog highways

*According to HBF analysis of EPC data, based on the April 2023 EPG increase. Figures taken from HBF: Watt a Save report.

How to FIND US



ADDRESS

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Bedford, MK45 5DR

CONTACT

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