



Storey  
HOMES

# THE PLACE

## TO CALL HOME

The Place to find beautiful homes. The Place to be part of a community. The Place to call home. Steeped in local history and centred around an impressive old manor house, this stunning collection of 1, 2, 3 and 4 bedroom homes offers the very best of modern luxury living in the charming town of Kempston.



Streetscene at The Place



## LUXURY HOMES IN KEMPSTON

Developed on the grounds of a former Carolean style manor house, built in the 1600s, The Place offers a stunning mix of properties to suit a range of homebuyers.

Providing a remarkable focal point, the historic local building will be sympathetically restored and converted into four luxury apartments.

Surrounding the manor house, the development's collection of homes emulates the style and grandeur of the location. Each property offers everything a modern family needs, without compromising on luxury features and high-end design.

Catering to a modern lifestyle, all the homes at The Place have been designed to an exceptional standard, with each new home boasting exclusive individual touches, light filled living areas, contemporary kitchens and stylish bathrooms.

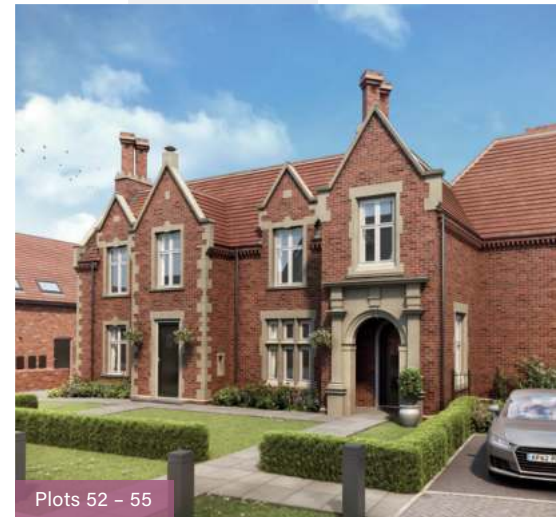
Homeowners will enjoy the welcoming community and plentiful green space, tree-lined walkways and cycle paths. The Place's beautiful location offers plenty to support an active lifestyle and enhance residents' wellbeing.



Plots 14 – 17



Plot 39



Plots 52 – 55

## PERFECTLY PLACED

Running alongside the Great River Ouse, the charming town of Kempston offers pleasant riverside walks, local pubs and cafés, a range of shops and selection of useful amenities. The bustling community has everything a modern family needs, from social groups and leisure activities to great primary and secondary schools.

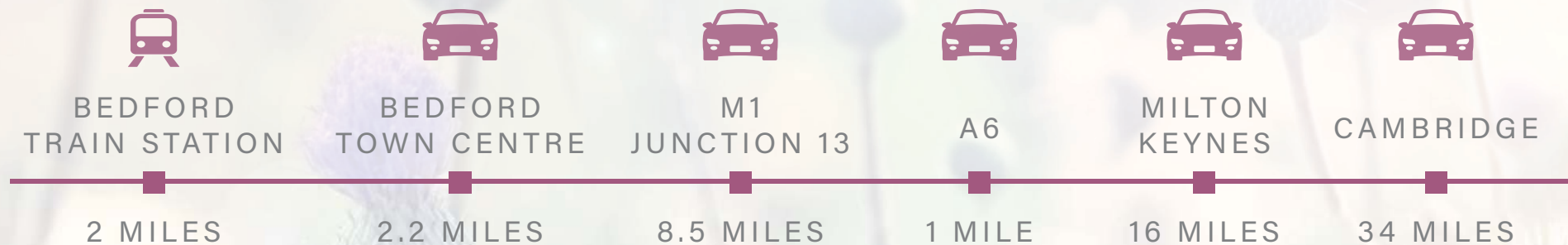


The neighbouring town of Bedford, just a short drive away, has many local attractions. Discover more about the town's history by visiting Bedford Castle and the local museums, or venture further afield to the picturesque Priory Country Park, offering 360 acres of green space made up of lakes, meadows and woodland.

# THE PLACE TO COME HOME TO

From Bedford, trains travel to London St Pancras multiple times an hour, with a journey time of approximately 60 minutes. Trains to Wellingborough and Kettering are also frequent from the town's station. What's more, the East West rail link is being developed to include Bedford in its route, completing the Oxford-Cambridge Arc and making transport between these popular cities even easier.

The development offers easy access to popular cities such as Milton Keynes and Cambridge, and with connections to the A1 and M1 just a short drive away, Kempston is ideally located for commuters.





# THE PLACE

## STEEPED IN HISTORY

The historic manor house on Cemetery Road is a reminder of Kempston's rich history and serves as the focal point of the beautiful new development from Storey Homes.

Originally named The Place, the namesake of the new development, the property belonged to the Cater family who were wealthy gold and silver merchants. The house was a fine red brick Carolean mansion, dated 1630 by a plaque over the porch, but was later rebuilt and renamed The Bury.

In 1801 the property was sold to William Long, a brewer who later became the Mayor of Bedford. It was resold in 1851 where it was catalogued as an old family mansion showcasing a fine avenue of elms and an orchard on the eastern side. Rumours of secret passages from the grand house to local churches have seen the property enjoyed as the setting of local ghost stories.

In 1854, the manor house was pulled down by banker Talbot Barnard of Kempston to build the house you see today. Original features include the Grade II listed remains of a high brick garden wall with two fine gate piers supporting well-carved stone eagles.







## ABOUT STOREY HOMES

Storey Homes was established in 2003 and remains a family owned property developer based in Milton Keynes. We are passionate about creating unique developments throughout Milton Keynes and across the Northern Home Counties. We aim to offer well designed and exceptionally built properties that are appreciated and treasured by our homeowners.

At Storey Homes, we appreciate the importance of protecting our environment. With this in mind, we take a sustainable approach to each development and carefully consider the environmental issues affecting each and every project.

**Storey**  
HOMES

# SPECIFICATION

## COACH HOUSES & APARTMENTS

## HOUSES

### INTERIOR FIXTURES & FITTINGS

- White double glazed UPVC windows
- Timber windows to selected plots
- Chrome ironmongery
- White painted panelled doors with satin chrome ironmongery
- Built in wardrobe to master bedroom
- Pencil rounded skirting and architrave, painted white
- All walls & ceilings painted brilliant white
- Low energy light fittings throughout

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- Chrome ironmongery
- White painted panelled doors with satin chrome ironmongery
- Built in wardrobe to master bedroom
- Pencil rounded skirting and architrave, painted white
- All walls and ceilings painted brilliant white
- White painted staircase and handrail
- Loft light
- Low energy light fittings throughout

### KITCHEN

- German manufactured kitchen units with soft close doors and drawers
- Laminate worktop with 150mm upstand
- 1 ½ bowl stainless steel sink with drainer and mono block mixer tap
- Single oven with 4 ring gas hob with stainless steel splash back
- Feature chimney hood
- Integrated fridge/freezer
- Space for washer/dryer in utility cupboard if provided
- Stainless steel triangular low energy lighting to underside of wall units or integral spot lights
- Low energy white LED downlighters
- Karndean flooring

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- Laminate worktop with 150mm upstand
- 1 ½ bowl stainless steel sink with drainer and mono block mixer tap
- Single oven with 4 ring gas hob with stainless steel splash back
- Feature chimney hood
- Integrated fridge/freezer
- Integrated dishwasher to 4 bed homes only
- Space for washer dryer, unless utility room, or space allowed in hall cupboard
- Stainless steel triangular low energy lighting to underside of wall lights
- Low energy white LED downlighters
- Space for storage of recycling bins
- Karndean flooring

### HEATING, SECURITY AND ELECTRICS

- Gas fired condensing boiler system with thermostatically controlled radiators
- Immersion heater
- White sockets and switches throughout
- Wiring for TV/FM Sky Q and Sky Plus to living room and master bedroom
- TV media plate to living room
- Principal telephone socket to hall area/cupboard, secondary sockets to living room and master bedroom
- Mains operated smoke detectors

- Gas fired condensing boiler system with thermostatically controlled radiators
- Immersion heater
- White sockets and switches throughout
- Wiring for TV/FM Sky Q and Sky Plus to living room and master bedroom
- TV media plate to living room
- Principal telephone socket to hall area/cupboard, secondary sockets to living room and master bedroom
- Mains operated smoke detectors



# SPECIFICATION

## COACH HOUSES & APARTMENTS

## HOUSES

### BATHROOM AND EN-SUITE

- Roca white sanitary ware
- Bath with glass screen and high-level shower head on wall riser to bathroom
- Shower enclosure with glass screen with concealed thermostatic shower mixer and overhead rain-dance style shower head
- Full height Porcelenosa wall tiling to bath area, half height to appliance walls in bathroom and en-suite
- Thermostatically controlled bath and shower mixers
- Shaver socket to bathroom and en-suites
- Chrome towel rail
- Low energy white LED downlighters
- Karndean flooring

- Roca white sanitary ware
- Bath with glass screen and high-level shower head on wall riser to family bathroom
- Shower enclosure with glass screen, thermostatic shower mixer in chrome and hand shower with adjustable shower bar and hose
- Roca Gap wash hand basin with white vanity unit to ensuite (4 beds only)
- Full height Porcelenosa wall tiling to bath area, half height to appliance walls in bathroom and en-suite
- Thermostatically controlled bath and shower mixers
- Shaver socket to bathroom and en-suites
- Chrome towel rail
- Low energy white LED downlighters
- Karndean flooring

### UTILITY

- German manufactured units
- Laminate worktop and upstand
- Stainless steel single bowl sink with drainer and mixer tap
- Space for washing machine and tumble dryer
- Power and plumbing for washing machine
- Karndean flooring

### CLOAKROOM

- Roca white sanitary ware
- Tiled splash back
- Karndean flooring

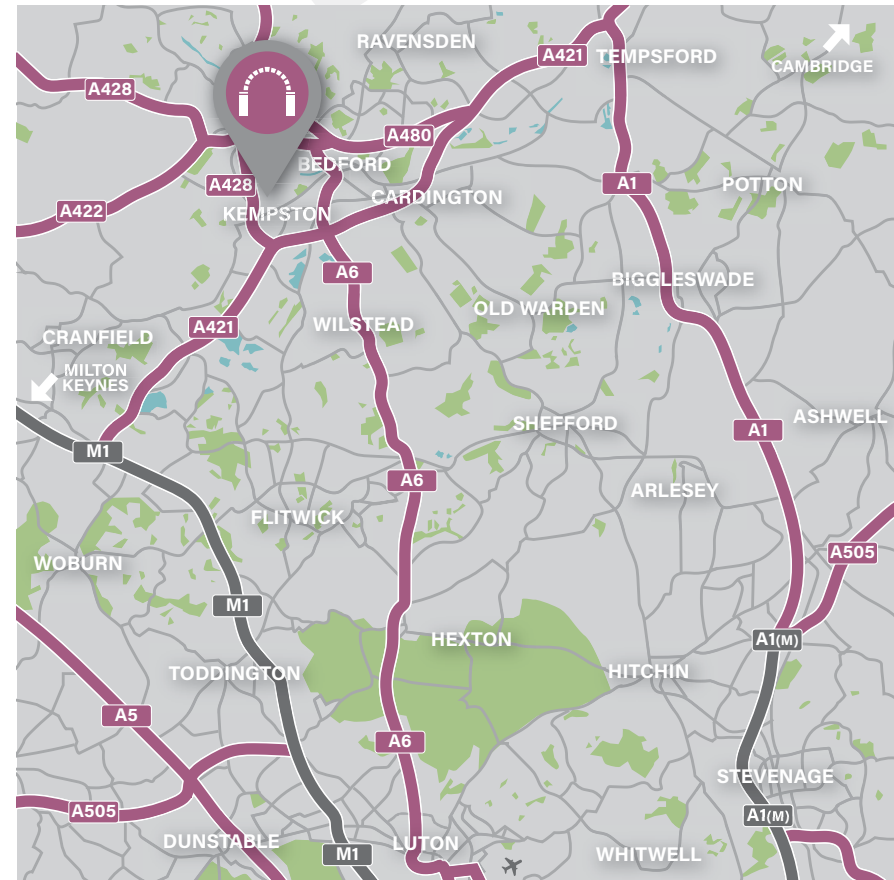
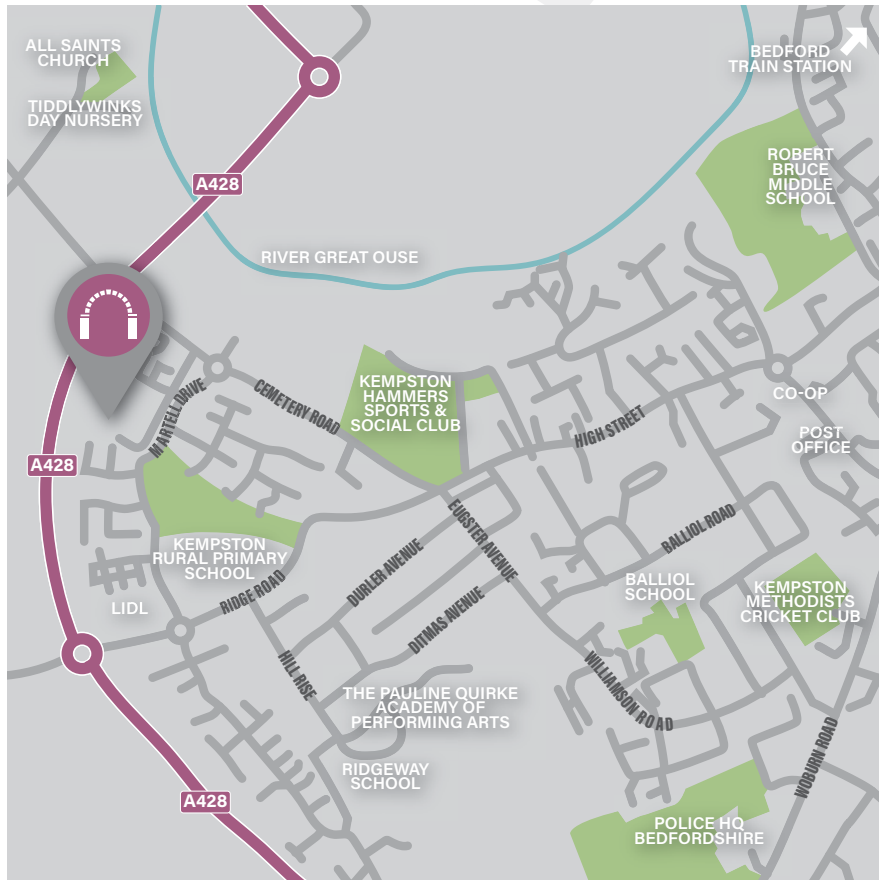
### EXTERIOR

- Chrome front doorbell or audio door entry system, depending on plot
- Roof mounted photovoltaic solar panels to selected plots

- Chrome front doorbell
- External light to front door, wiring only to rear doors
- Roof mounted photovoltaic solar panels to selected plots
- External tap to selected plots
- Turfed rear gardens enclosed by wooden close board fencing
- Sheds to rear gardens with concrete base and cycle hoop to selected plots
- Patio to rear

# THE PLACE

TO FIND US



MARTELL DRIVE, KEMPSTON, BEDFORD MK42 7FJ





Martell Drive, Kempston, Bedford MK42 7FJ

[www.storey-homes.co.uk](http://www.storey-homes.co.uk)

01908 067040

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