



BARLEYFIELDS  
CLIFTON



# WELCOME HOME

Balancing laid-back luxury living with the benefits of a vibrant community and excellent transport links, Barleyfields is a private development of 20 high-specification two, three and four-bedroom homes waiting to welcome you.



# CLIFTON

## AND BEYOND

With a pretty duck pond, wide, tree-lined streets and ancient ties to the straw plaiting industry, Clifton is also home to two pubs, a primary school, church, Post Office, village store and traditional family butchers.

Excellent transportation links connect key locations to the north and south via road or rail.



## WELL-CONNECTED



**Arlesey to London St Pancras** 40 minutes



**Arlesey to Peterborough** 40 minutes



**Clifton to A1** 4 minutes



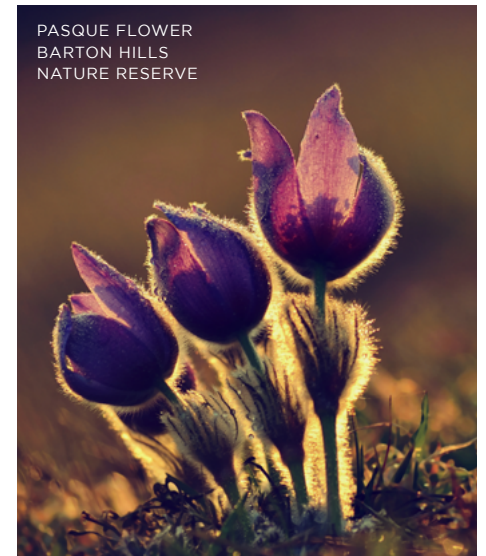
**Clifton to A6** 10 minutes

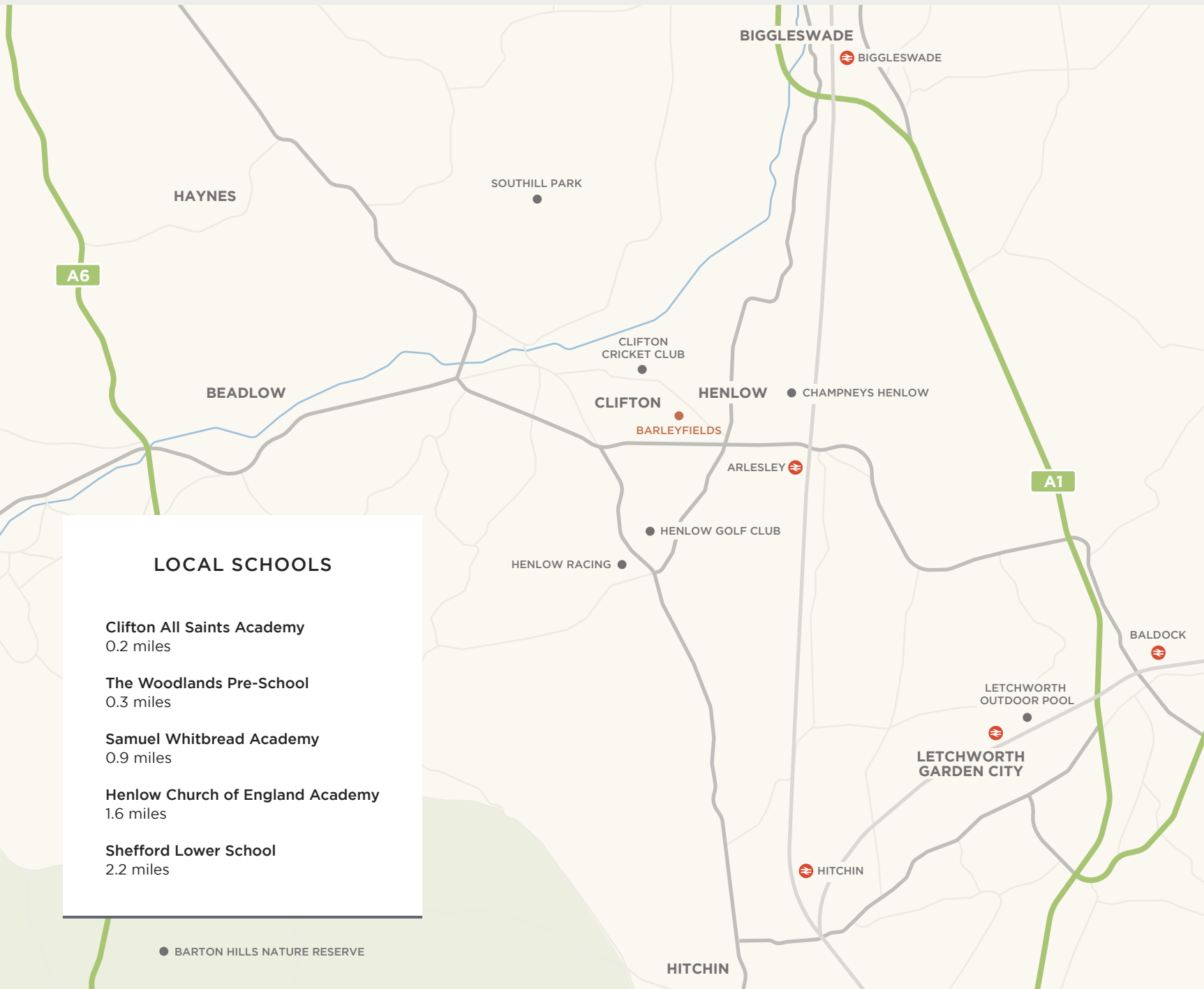


**Clifton to M1** 20 minutes



PASQUE FLOWER  
BARTON HILLS  
NATURE RESERVE





## LOCAL SCHOOLS

**Clifton All Saints Academy**  
0.2 miles

**The Woodlands Pre-School**  
0.3 miles

**Samuel Whitbread Academy**  
0.9 miles

**Henlow Church of England Academy**  
1.6 miles

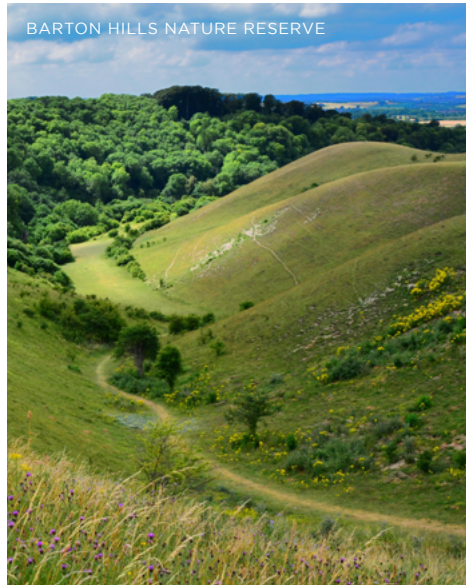
**Shefford Lower School**  
2.2 miles

● BARTON HILLS NATURE RESERVE

# COUNTRY LIFE

MODERN LIVING





Historically awarded Bedfordshire Village of the Year, Clifton offers a variety of community events, thriving local businesses and welcoming social groups for every interest.

Just minutes away, a wealth of sporting and leisure destinations include Champneys Henlow, Southill Park, Henlow Golf Club, Letchworth heated outdoor pool and the stunning Barton Hills Nature Reserve.

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# BARLEYFIELDS

THOUGHTFULLY DESIGNED





NO. 8

**3 bed / 2 bath Semi-detached**  
106m<sup>2</sup> / 1,137ft<sup>2</sup>

Parking



NO. 9, 10 & 11

**3 bed / 2 bath Semi-detached**  
97m<sup>2</sup> / 1,041ft<sup>2</sup>

Parking



NO. 12

**4 bed / 2 bath Detached**  
133m<sup>2</sup> / 1,429ft<sup>2</sup>

Garage



NO. 13

**4 bed / 3 bath Detached**  
173m<sup>2</sup> / 1,861ft<sup>2</sup>

Garage



NO. 14 & 15

**4 bed / 3 bath Detached**  
173m<sup>2</sup> / 1,861ft<sup>2</sup>

Garage



NO. 16

**4 bed / 3 bath Detached**  
170m<sup>2</sup> / 1,834ft<sup>2</sup>

Garage



NO. 17

**4 bed / 3 bath Detached**  
171m<sup>2</sup> / 1,845ft<sup>2</sup>

Garage



NO. 18, 19 & 20

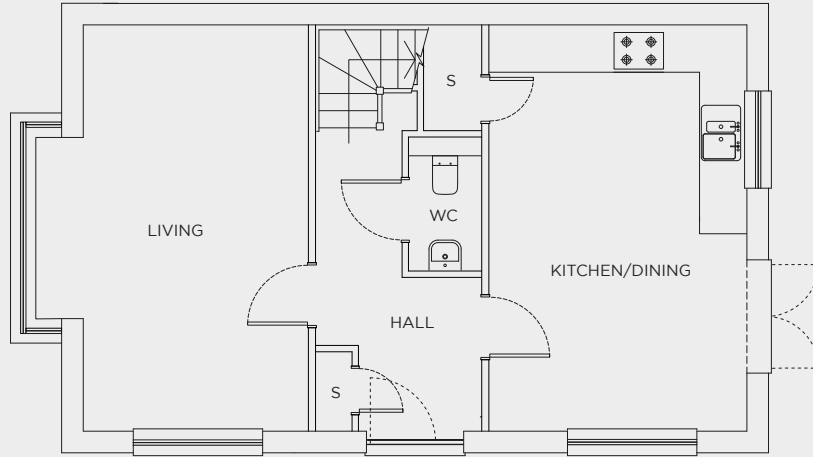
**4 bed / 3 bath Detached**  
170m<sup>2</sup> / 1,834ft<sup>2</sup>

Garage

NO. 8

BARLEYFIELDS





## GROUND FLOOR

### Hallway

2.33m x 2.15m                      7.63ft x 7.06ft

### Cloakroom

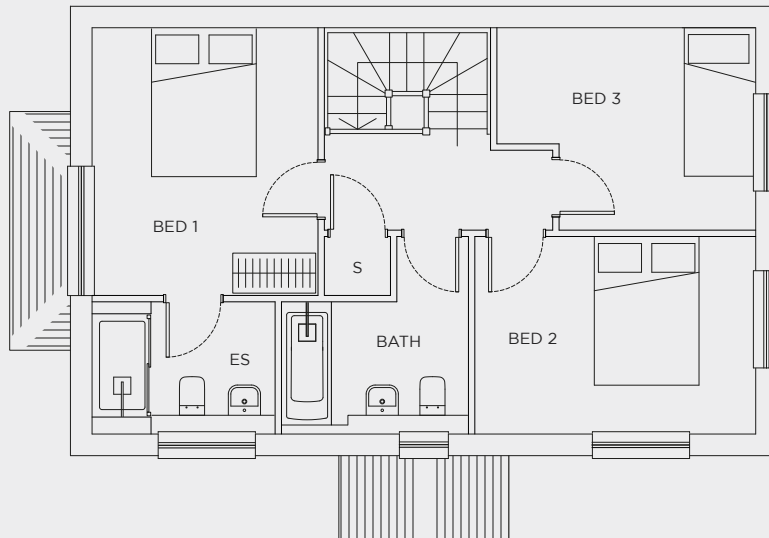
1.88m x 1.01m                      6.15ft x 3.33ft

### Living room

5.69m x 3.15m                      18.65ft x 10.33ft

### Kitchen/Dining

5.69m x 3.61m                      18.65ft x 11.84ft



## FIRST FLOOR

### Bedroom 1

3.75m x 3.16m                      12.29ft x 10.37ft

### En-suite

2.56m x 1.85m                      8.40ft x 6.07ft

### Bedroom 2

3.93m x 2.76m                      12.89ft x 9.07ft

### Bedroom 3

3.62m x 2.83m                      11.8ft x 9.29ft

### Bathroom

2.76m x 2.62m                      9.07ft x 8.58ft

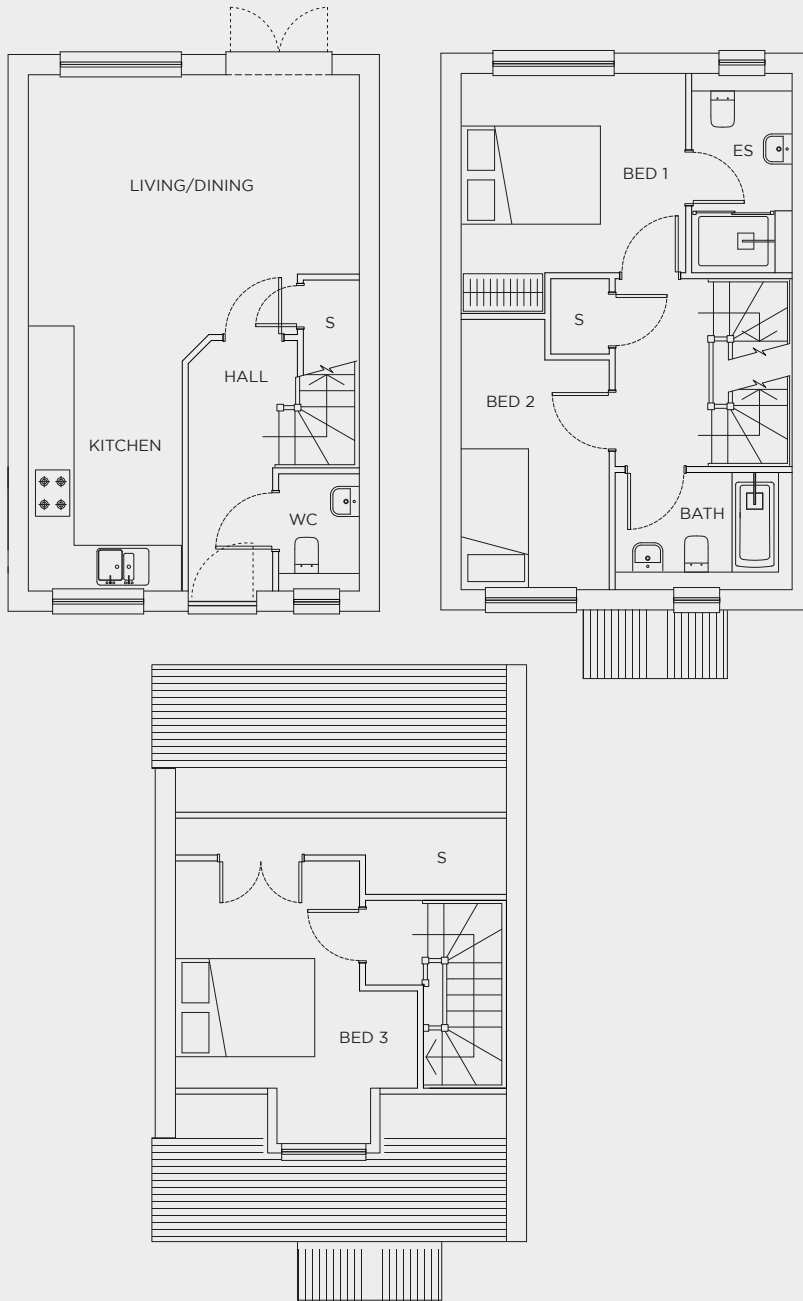
**Total floor area** 106m<sup>2</sup> / 1,137ft<sup>2</sup>

Dimensions are intended for guidance only and are subject to variation. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. WC denotes cloakroom. ES denotes en-suite. CGI indicative only and shows No. 9 to the left and No. 8 to the right (as a side elevation).

NO. 9, 10 & 11

BARLEYFIELDS





Semi-detached townhouses providing contemporary living over three floors, with generous kitchen, dining and living areas, plus three bedrooms and two bathrooms. Each home has two allocated parking spaces.

## GROUND FLOOR

|                      |               |                   |
|----------------------|---------------|-------------------|
| <b>Hallway</b>       | 3.73m x 1.26m | 12.23ft x 4.14ft  |
| <b>Cloakroom</b>     | 1.75m x 1.25m | 5.74ft x 4.10ft   |
| <b>Kitchen</b>       | 3.39m x 2.30m | 11.12ft x 7.54ft  |
| <b>Living/Dining</b> | 4.99m x 3.88m | 16.35ft x 12.73ft |

## FIRST FLOOR

|                  |               |                   |
|------------------|---------------|-------------------|
| <b>Bedroom 1</b> | 3.59m x 3.40m | 11.77ft x 11.15ft |
| <b>En-suite</b>  | 2.98m x 1.50m | 9.77ft x 4.92ft   |
| <b>Bedroom 2</b> | 4.03m x 2.26m | 13.23ft x 7.40ft  |
| <b>Bathroom</b>  | 2.64m x 1.75m | 8.66ft x 5.74ft   |

## SECOND FLOOR

|                  |               |                   |
|------------------|---------------|-------------------|
| <b>Bedroom 3</b> | 3.66m x 3.39m | 12.00ft x 11.13ft |
| <b>Storage</b>   | 4.99m x 0.55m | 16.36ft x 1.80ft  |

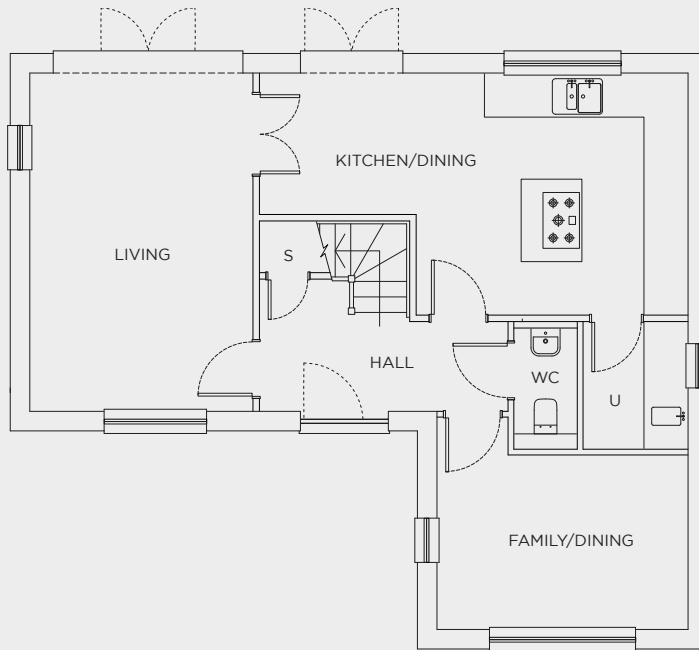
**Total floor area** 97m<sup>2</sup> / 1,041ft<sup>2</sup>

Plan shown is representative of Nos. 9 & 11, No. 10 is identical with a mirrored configuration. Dimensions are intended for guidance only and are subject to variation. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. WC denotes cloakroom. ES denotes en-suite. CGI indicative only. Ceiling height in eaves may be restricted.

NO. 12

BARLEYFIELDS

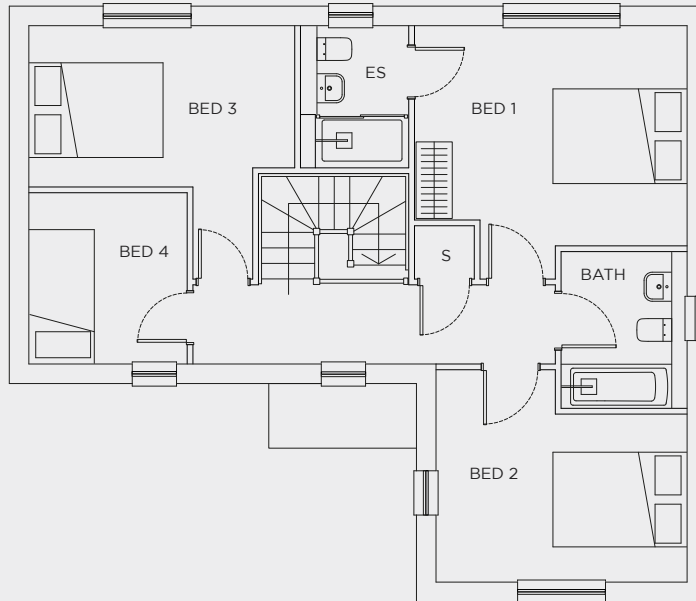




An open plan kitchen with utility, adjoining living room and separate dining room plus four bedrooms and two bathrooms complete this plentiful space – perfect for family living.

## GROUND FLOOR

|                       |               |                   |
|-----------------------|---------------|-------------------|
| <b>Hallway</b>        | 3.85m x 1.39m | 12.62ft x 4.56ft  |
| <b>Cloakroom</b>      | 1.88m x 0.98m | 6.15ft x 3.22ft   |
| <b>Utility</b>        | 1.98m x 1.63m | 6.48ft x 5.33ft   |
| <b>Living room</b>    | 5.24m x 3.45m | 17.18ft x 11.33ft |
| <b>Kitchen/Dining</b> | 6.63m x 3.75m | 21.76ft x 12.29ft |
| <b>Family/Dining</b>  | 5.24m x 3.45m | 17.18ft x 11.33ft |



## FIRST FLOOR

|                   |               |                   |
|-------------------|---------------|-------------------|
| <b>Bedroom 1</b>  | 4.22m x 3.41m | 13.84ft x 11.18ft |
| <b>En-suite 1</b> | 2.20m x 1.68m | 7.22ft x 5.50ft   |
| <b>Bedroom 2</b>  | 3.89m x 3.29m | 12.75ft x 10.78ft |
| <b>Bedroom 3</b>  | 4.11m x 2.50m | 13.50ft x 8.19ft  |
| <b>Bedroom 4</b>  | 2.45m x 2.65m | 8.04ft x 8.69ft   |
| <b>Bathroom</b>   | 2.43m x 1.95m | 7.96ft x 6.40ft   |

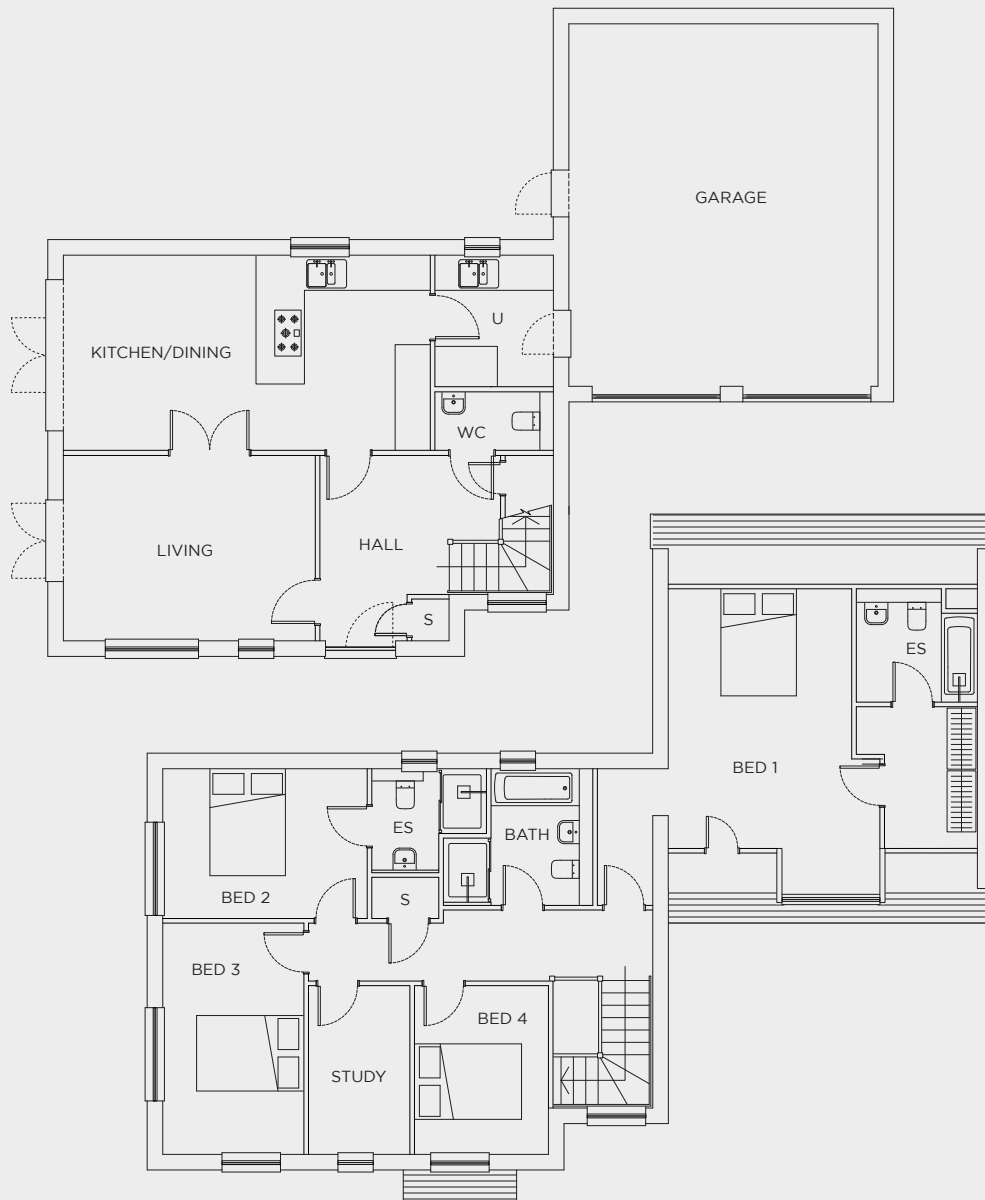
**Total floor area** 133m<sup>2</sup> / 1,429ft<sup>2</sup>

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NO. 13

BARLEYFIELDS





One of our larger homes with open plan kitchen/dining room, utility, and separate living room. A master suite provides a dressing area and bathroom, plus three further double bedrooms, two bathrooms and study.

## GROUND FLOOR

### Hallway

3.60m x 2.49m 11.80ft x 8.16ft

### Cloakroom

2.30m x 1.13m 7.55ft x 3.72ft

### Utility

2.45m x 2.30m 8.05ft x 7.55ft

### Living room

4.89m x 3.60m 16.04ft x 11.80ft

### Kitchen/Dining

7.12m x 3.79m 23.36ft x 12.43ft

## FIRST FLOOR

### Bedroom 1

5.04m x 3.56m 16.54ft x 11.68ft

### En-suite 1

2.35m x 2.20m 7.71ft x 7.22ft

### Dressing

2.75m x 1.80m 9.03ft x 5.92ft

### Bedroom 2

3.97m x 2.91m 13.02ft x 9.54ft

### En-suite 2

2.23m x 2.02m 7.30ft x 6.62ft

### Bedroom 3

4.49m x 2.74m 14.73ft x 8.99ft

### Bedroom 4

3.28m x 2.60m 10.74ft x 8.53ft

### Bathroom

2.90m x 2.65m 9.51ft x 8.70ft

### Study

3.28m x 1.97m 10.74ft x 6.45ft

**Total floor area** 173m<sup>2</sup> / 1,861ft<sup>2</sup>

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# NO. 14 & 15

BARLEYFIELDS





A pair of identical, detached properties providing spacious living over two floors – with open-plan kitchen/dining room, utility, separate living room with feature fireplace, four bedrooms and three bathrooms.

## GROUND FLOOR

|                       |               |                   |
|-----------------------|---------------|-------------------|
| <b>Hallway</b>        | 5.32m x 2.17m | 17.47ft x 7.13ft  |
| <b>Cloakroom</b>      | 2.20m x 1.18m | 7.22 ft x 3.85ft  |
| <b>Utility</b>        | 2.64m x 2.20m | 8.65ft x 7.22ft   |
| <b>Living room</b>    | 4.41m x 4.25m | 14.15ft x 13.94ft |
| <b>Kitchen/Dining</b> | 5.19m x 5.17m | 17.01ft x 16.97ft |

## FIRST FLOOR

|                   |               |                   |
|-------------------|---------------|-------------------|
| <b>Bedroom 1</b>  | 5.04m x 3.51m | 16.54ft x 11.52ft |
| <b>En-suite 1</b> | 2.35m x 2.20m | 7.71ft x 7.22ft   |
| <b>Dressing</b>   | 2.75m x 1.80m | 9.03ft x 5.92ft   |
| <b>Bedroom 2</b>  | 4.27m x 4.19m | 14.01ft x 13.75ft |
| <b>En-suite 2</b> | 2.55m x 1.51m | 8.37ft x 4.95ft   |
| <b>Bedroom 3</b>  | 4.82m x 2.76m | 15.82ft x 9.05ft  |
| <b>Bedroom 4</b>  | 4.27m x 2.33m | 14.01ft x 7.63ft  |
| <b>Bathroom</b>   | 2.76m x 2.58m | 9.05ft x 8.45ft   |
| <b>Study</b>      | 2.95m x 2.23m | 9.68ft x 7.30ft   |

**Total floor area** 173m<sup>2</sup> / 1,861ft<sup>2</sup>

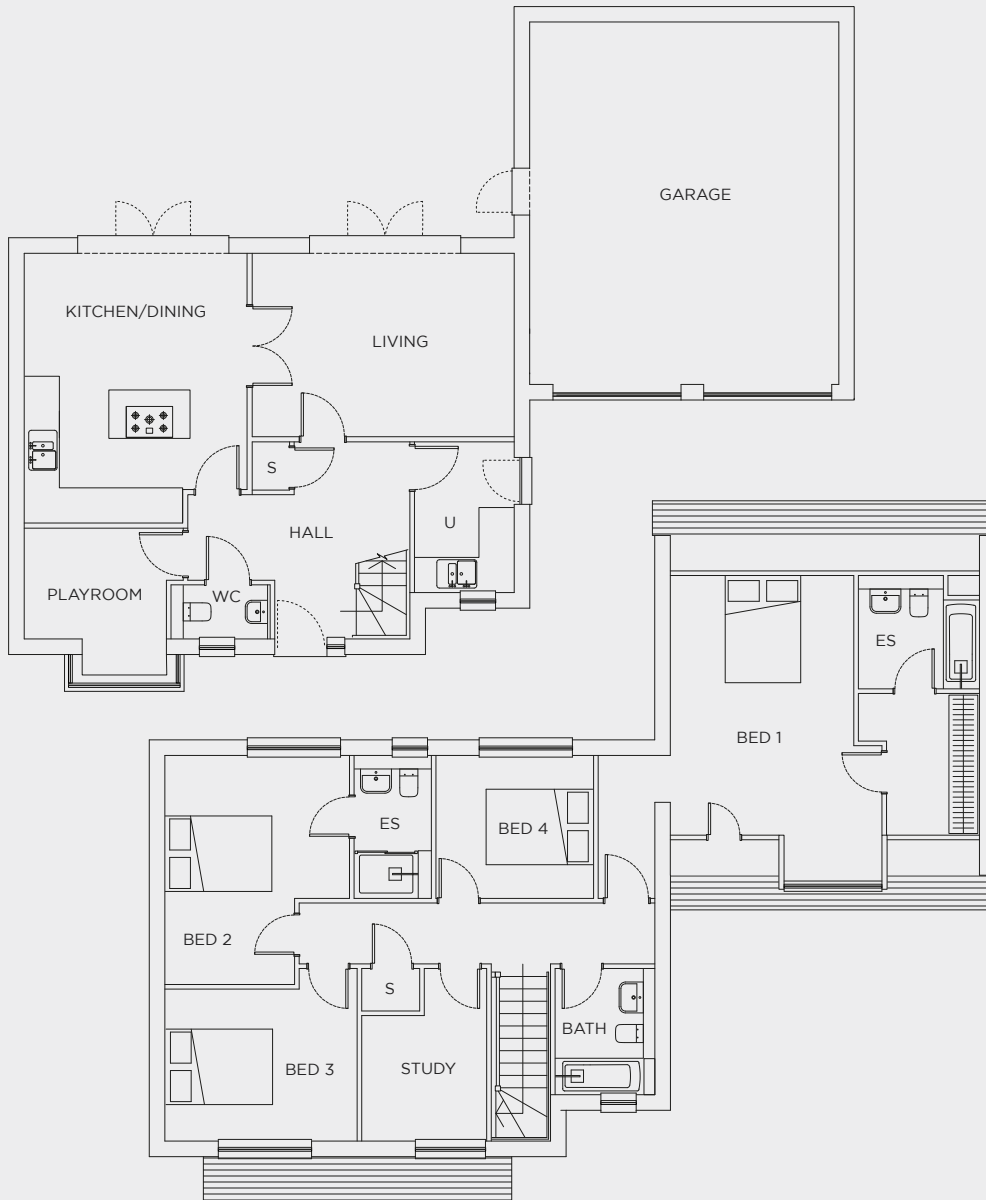
Plan shown is representative of No. 15, No. 14 is identical with a mirrored configuration. Dimensions are intended for guidance only and are subject to variation. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. U denotes utility. S denotes storage. WC denotes cloakroom. ES denotes en-suite. CGI indicative only. Ceiling height in eaves may be restricted.

NO. 16

BARLEYFIELDS



This property offers a spacious open plan kitchen/dining room, utility, living room and integrated double garage. Four double bedrooms and three bathrooms complete the first floor.



## GROUND FLOOR

|                       |               |                   |
|-----------------------|---------------|-------------------|
| <b>Hallway</b>        | 3.83m x 3.41m | 12.55ft x 11.19ft |
| <b>Cloakroom</b>      | 1.87m x 1.05m | 6.15ft x 3.44     |
| <b>Utility</b>        | 2.95m x 1.97m | 9.68ft x 6.46ft   |
| <b>Living room</b>    | 5.09m x 3.56m | 16.68ft x 11.68ft |
| <b>Kitchen/Dining</b> | 5.24m x 4.33m | 17.18ft x 14.19ft |
| <b>Playroom</b>       | 2.76m x 2.15m | 9.06ft x 7.05ft   |

## FIRST FLOOR

|                   |               |                    |
|-------------------|---------------|--------------------|
| <b>Bedroom 1</b>  | 5.04m x 3.56m | 16.54ft x 11.68ft  |
| <b>En-suite 1</b> | 2.35m x 2.20m | 7.71ft x 7.22ft    |
| <b>Dressing</b>   | 2.75m x 1.80m | 9.03ft x 5.92ft    |
| <b>Bedroom 2</b>  | 4.45m x 3.58m | 14.59ft x 11.76 ft |
| <b>En-suite 2</b> | 2.78m x 1.50m | 9.10ft x 4.92ft    |
| <b>Bedroom 3</b>  | 3.73m x 2.95m | 12.24ft x 9.68ft   |
| <b>Bedroom 4</b>  | 3.06m x 2.78m | 10.04ft x 9.10ft   |
| <b>Bathroom</b>   | 2.45m x 1.94m | 8.04ft x 6.35ft    |
| <b>Study</b>      | 3.35m x 2.43m | 10.99ft x 7.96ft   |

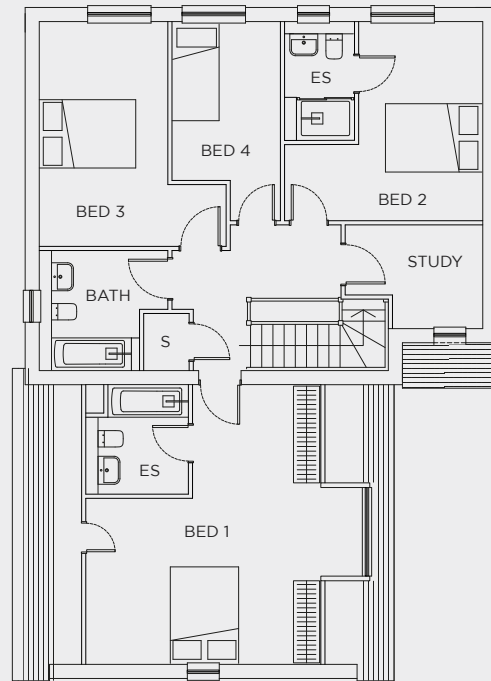
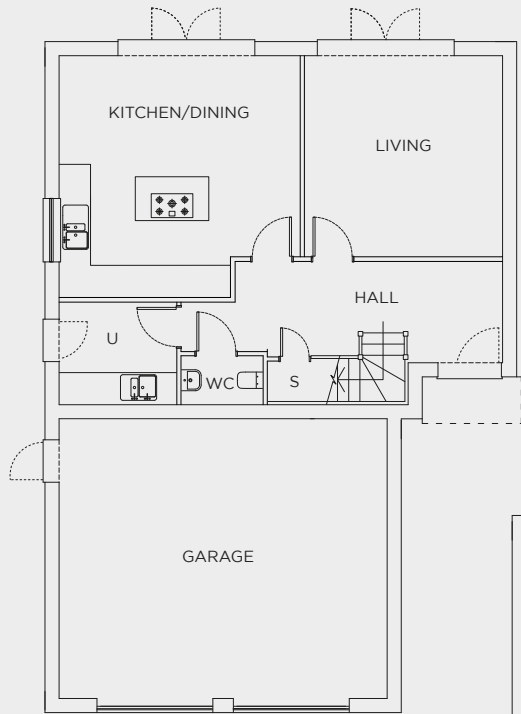
**Total floor area** 170m<sup>2</sup> / 1,834ft<sup>2</sup>

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NO. 17

BARLEYFIELDS





A welcoming, spacious home comprising living room with feature fireplace, kitchen/dining room and utility. Bedrooms include a master with luxury en-suite, plus three further doubles and two bathrooms.

## GROUND FLOOR

### Hallway

5.74m x 2.17m      18.82ft x 7.13ft

### Cloakroom

1.76m x 1.05m      5.78ft x 3.44ft

### Utility

2.53m x 2.28m      8.28ft x 7.48ft

### Living room

4.31m x 4.25m      14.15ft x 13.94ft

### Kitchen/Dining

5.19m x 5.17m      17.01ft x 16.97ft

## FIRST FLOOR

### Bedroom 1

6.00m x 5.04m      19.68ft x 16.54ft

### En-suite 1

2.35m x 2.20m      7.71ft x 7.22ft

### Bedroom 2

4.27m x 4.25m      14.01ft x 13.94ft

### En-suite 2

2.55m x 1.50m      8.37ft x 4.92ft

### Bedroom 3

4.82m x 2.76m      15.82ft x 9.05ft

### Bedroom 4

3.41m x 2.33m      11.18ft x 7.63ft

### Bathroom

2.58m x 2.15m      8.45ft x 7.05ft

### Study

2.95m x 2.23m      9.68ft x 7.30ft

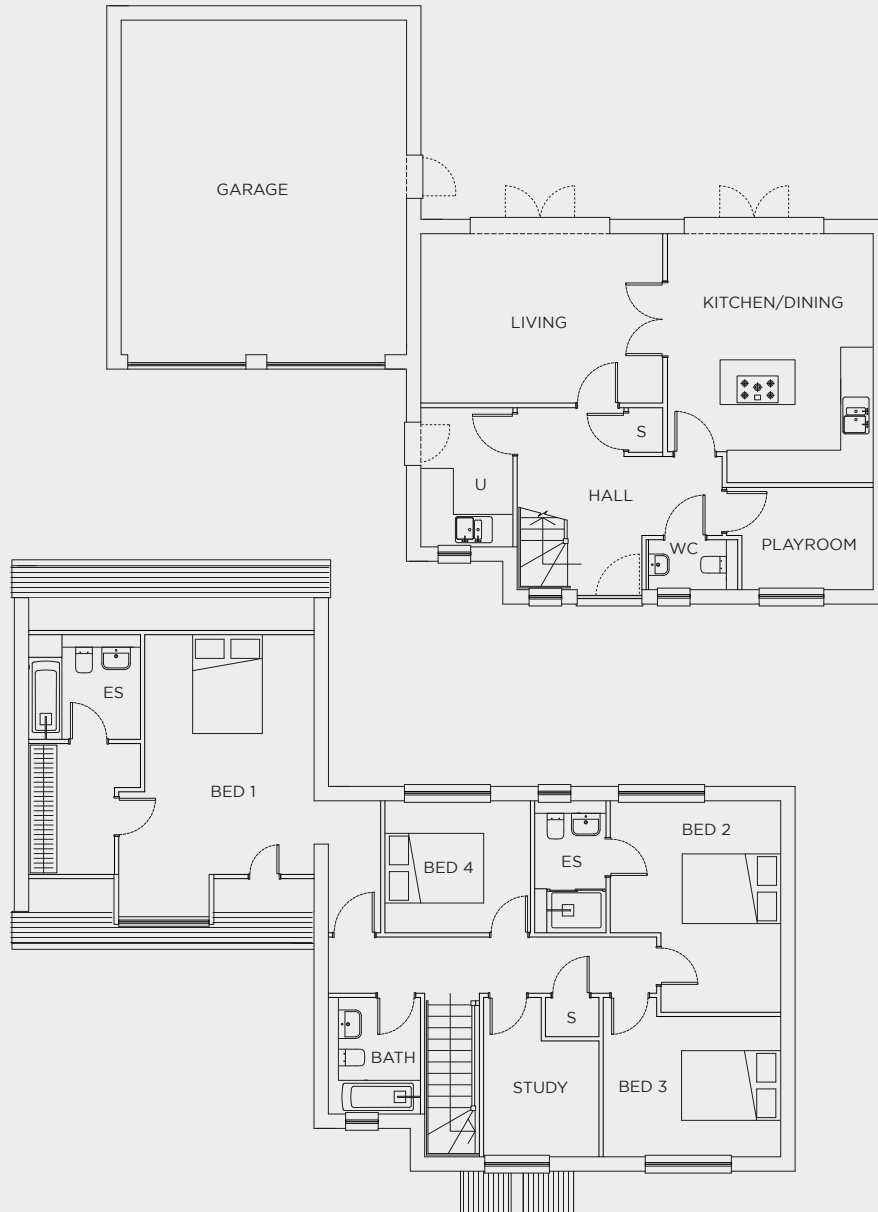
**Total floor area** 171m<sup>2</sup> / 1,845ft<sup>2</sup>

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# NO. 18, 19 & 20

BARLEYFIELDS





**Total floor area 170m<sup>2</sup> / 1,834ft<sup>2</sup>**

Plan shown is representative of Nos. 19 & 20, No. 18 is identical with a mirrored configuration. Dimensions are intended for guidance only and are subject to variation. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. U denotes utility. S denotes storage. WC denotes cloakroom. ES denotes en-suite. CGI indicative only. Ceiling height in eaves may be restricted.

Generous family living with south-facing gardens, four double bedrooms and three bathrooms. Plus open plan kitchen/dining room, separate living room and playroom.

## GROUND FLOOR

|                       |               |                   |
|-----------------------|---------------|-------------------|
| <b>Hallway</b>        | 3.83m x 3.41m | 12.55ft x 11.19ft |
| <b>Cloakroom</b>      | 1.87m x 1.05m | 6.15ft x 3.44ft   |
| <b>Utility</b>        | 2.95m x 1.94m | 9.68ft x 6.35ft   |
| <b>Living room</b>    | 5.09m x 3.56m | 16.68ft x 11.68ft |
| <b>Kitchen/Dining</b> | 5.24m x 4.33m | 17.18ft x 14.19ft |
| <b>Playroom</b>       | 2.76m x 2.15m | 9.06ft x 7.05ft   |

## FIRST FLOOR

|                   |               |                   |
|-------------------|---------------|-------------------|
| <b>Bedroom 1</b>  | 5.04m x 3.56m | 16.54ft x 11.68ft |
| <b>En-suite 1</b> | 2.35m x 2.20m | 7.71ft x 7.22ft   |
| <b>Dressing</b>   | 2.75m x 1.80m | 9.03ft x 5.92ft   |
| <b>Bedroom 2</b>  | 4.45m x 3.58m | 14.59ft x 11.76ft |
| <b>En-suite 2</b> | 2.78m x 1.50m | 9.10ft x 4.92ft   |
| <b>Bedroom 3</b>  | 3.73m x 2.95m | 12.24ft x 9.68ft  |
| <b>Bedroom 4</b>  | 3.06m x 2.78m | 10.04ft x 9.10ft  |
| <b>Bathroom</b>   | 2.45m x 1.94m | 8.04ft x 6.35ft   |
| <b>Study</b>      | 3.35m x 2.43m | 10.99ft x 7.96ft  |





## BEAUTY IN THE DETAILS

Comfortable, beautiful interiors mean that a new house feels like your own home from the day you arrive. Muted, understated colour palettes and natural materials reflect the countryside on your doorstep whilst creating a calm and stylish atmosphere in every room. The option to personalise individual finishes such as flooring and work surfaces allows you to create a home that suits you perfectly.

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# SPECIFICATION

## Kitchen

Individually designed kitchens with generous drawers and units  
Laminate work surfaces  
Stainless steel oven and combi single microwave/oven\*\*  
Integrated cooker hood  
Black glass 4 burner\* and 5 burner\*\* gas hob  
Integrated 70/30 fridge/freezer  
Integrated dishwasher  
Stainless steel single bowl sink\* and 1½ bowl sink\*\* with drainer  
LED downlights  
Amtico flooring

## Utility\*\*

Laminate work surfaces  
Stainless steel single bowl sink with drainer  
Space for washing machine and tumble dryer  
Contemporary wall and base units  
Amtico flooring

## Bathroom & en-suite

Contemporary white Ideal Standard sanitary ware with chrome fittings  
Heated chrome towel rail  
LED downlights  
Ceramic tiling to selected areas  
Shaver point  
Extractor fan  
Wall mirror to bathroom  
Amtico flooring

## Finishes & features

Internal doors with chrome handles  
Fitted wardrobe to Bedroom 1  
Featured skirting and matching architrave  
Walls and ceilings painted in white matt emulsion finish  
Woodwork in satin finish  
Multiplate TV, Sky and FM point in lounge  
Fibre broadband  
French doors to patio area

## External details

Landscaping to front and rear gardens  
Patio area  
Water tap  
Lighting to front and rear doors  
Shed\*  
Garage with retractable door\*\*

## Security, energy efficiency & heating

Expected B rating EPC  
Mains operated smoke detectors with battery backup to hall and landing  
Multipoint mortice locking front door  
White double-glazed aluminium windows with multipoint locking handles  
Gas central heating with thermostatic radiator valves  
Dual flush toilet mechanism  
High insulation levels within roof spaces  
Low energy lighting  
Wired-only alarm provision  
Solar panels  
EV-charger wiring provision



## PERSONALISE YOUR HOME

### **Optional upgrades**

Amtico and carpet flooring

Quartz work surfaces

Additional fitted wardrobes in predetermined areas

Additional tiling options

Electrical fixtures

Automatic garage door

Integrated washer/dryer

All upgrades are subject to construction stage and additional costs.

# THE GADE DIFFERENCE

As a privately-owned developer, Gade Homes have carefully selected an expert team with decades of residential building experience, sharing our passion and vision for creating beautiful, unique family homes.

Part of Gade Group, we have been building independently for over 65 years and have established an excellent reputation through honesty and integrity.

A Gade home is thoughtfully built for a lasting future, designed to respect and enhance its environment. We build sensitively with materials that complement locality, reduce carbon consumption through design, and create and retain as much green space around your home as possible.

We all live differently. Each of our homes is bespoke – we balance practicality with timeless design, delivering quality workmanship and a high-spec finish as standard. A variety of options and upgrades are available to truly personalise your home, turning your dreams into reality.





## **BUYING A GADE HOME**

We understand what a meaningful and stressful decision buying a new home can be and we take pride in offering a personal service throughout the process. Whether it's design meetings with our construction team, assisting with legal documents, or support from our dedicated after-sales team, we're here to make your experience the best we can.

## **PEACE OF MIND**

Prior to completion of your new home, you will have the opportunity to inspect your property in detail. This allows absolute peace of mind and transparency from the day of purchase, and items in need of attention can be addressed and resolved. As a registered User of the Consumer Code for New Homes, we are committed to building excellent quality houses that make beautiful homes.

## **AFTERCARE**

On completion, our dedicated Customer Care team will be on hand for the next two years to handle any issues that may arise. Manufacturer warranties and care guides will be provided for other items in your home (such as kitchen appliances, white goods, hot water cylinder and boilers). Each Gade home comes with a 10-year home warranty provided by NHBC.

## **OUR GUARANTEE TO YOU**

Gade Homes is a premium-rated NHBC Builder with a Buildmark warranty and insurance. Your home will be independently surveyed by NHBC during the construction, and a certificate will be issued on completion. Protection is provided for you, the purchaser, from exchange of contract. This stays with the property until the period expires, or is transferred if the property is sold.



**For all enquiries please contact Connells**

Telephone: 01462 437 666 | Email: [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)  
[connells.co.uk](http://connells.co.uk)

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