

Water Hall
FARM

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SALFORD, BEDFORDSHIRE



A prestigious collection of five homes by the
renowned Aldermans Estates Ltd

*An exclusive development
set within the rural village
of Salford.*

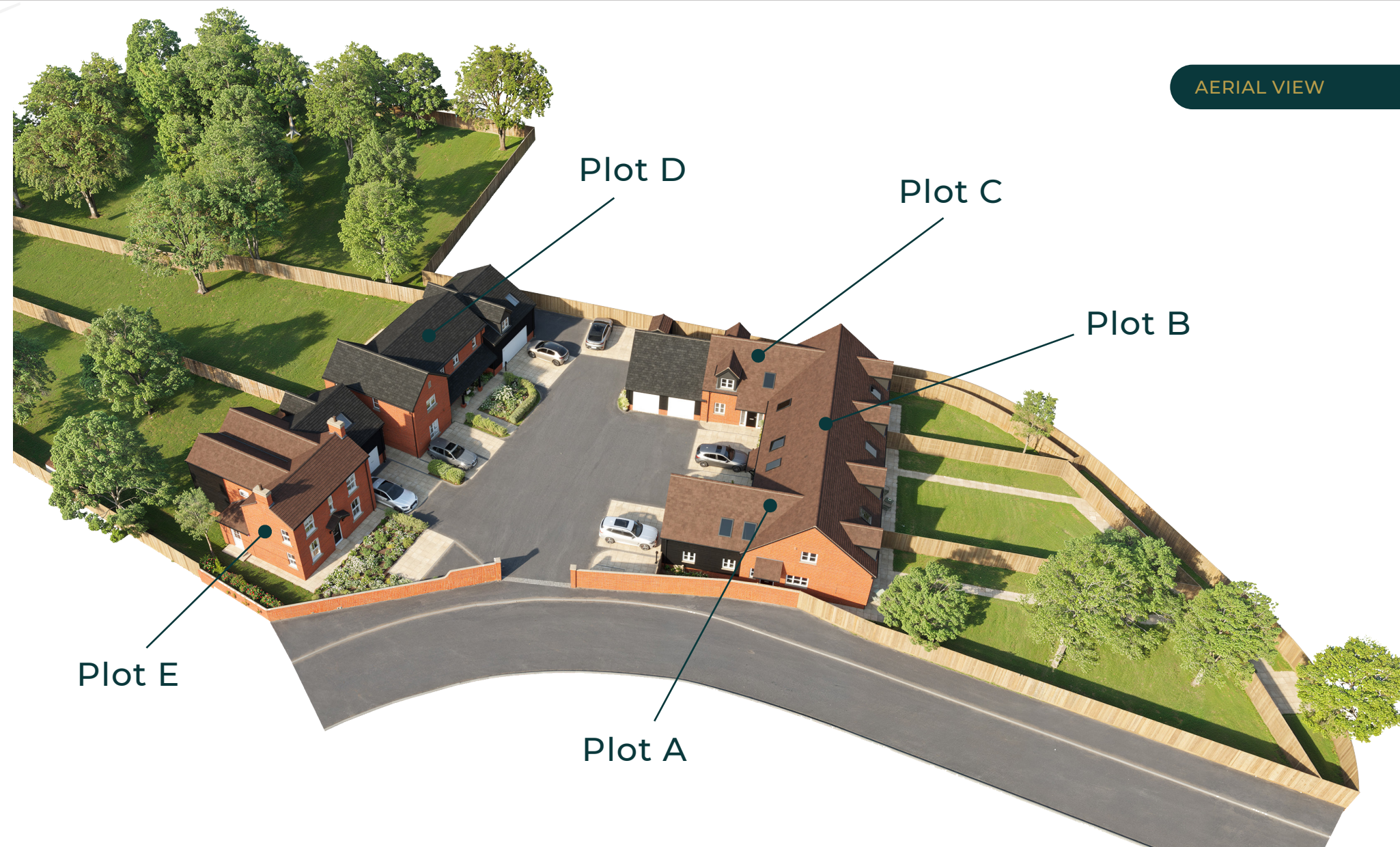
Water Hall Farm is an exclusive development of five homes set within the rural village of Salford, Bedfordshire.

The scheme brings together three barn-style residences and two detached family homes, carefully arranged to create a private and considered setting.

Each property has been designed with space, light, and quality in mind, combining contemporary layouts with materials that sit comfortably within the surrounding countryside.

With a focus on understated luxury and long-term quality, Water Hall Farm offers a calm, confident architectural presence that avoids short-lived trends in favour of timeless design.

"Designed for people who value quality over attention, privacy over display, and a considered way of living."



Village Life

Situated in the peaceful village of Salford, offering true countryside living without isolation.

Connectivity

Excellent access to the M1 motorway and mainline stations at Milton Keynes and Woburn Sands.

Nearby

The historic Woburn Estate and extensive shopping at Milton Keynes are just minutes away.



LOCAL SURROUNDINGS

Historic Charm & Modern Convenience

Salford is a well-established Bedfordshire village, offering a peaceful rural setting with excellent access to surrounding towns. Just moments away lies the historic village of Woburn, renowned for its Georgian architecture, independent boutiques, and fine dining.

Village Life

Situated in the peaceful village of Salford, offering true countryside living without isolation. The village centre is easily accessible on foot and is home to a highly regarded public house and eatery, a village hall, and a children's playground. Regular bus routes provide convenient connections to surrounding towns, making day-to-day life both practical and well connected.

Historic Estates

Life at Water Hall Farm is enriched by its close proximity to Woburn Sands, a vibrant and well-regarded small town just moments away. Woburn Sands offers a strong sense of local character, with a wide selection of independent shops, coffee houses, bistros, and restaurants, alongside excellent pubs and varied cuisine. This sits alongside easy access to the wider Woburn Estate, balancing heritage, leisure, and everyday convenience.



Countryside Walk



Woburn Abbey & Gardens

Plot A

Three Bedroom Barn-Style Home

A contemporary barn-inspired home offering open-plan living with a strong connection to the rural setting.

TOTAL AREA
1554 sq ft

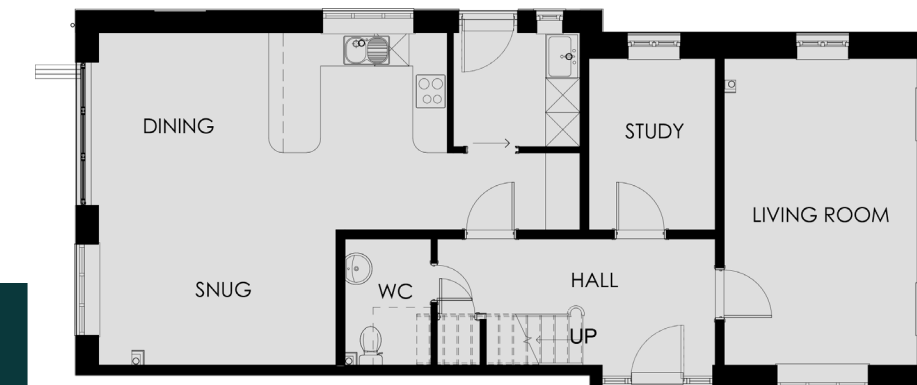
THE INTERIORS

Interior Living Spaces

Designed for modern living with open-plan layouts, high-quality finishes, and an abundance of natural light throughout



Ground & First Floor



Specification Highlights

- Outdoor Space: Generous private garden with patio area for dining
- Dedicated off-street parking for two cars, with additional visitor parking available within the development
- Energy-efficient construction with modern glazing throughout

Plot B

Three Bedroom Barn-Style Home

A contemporary barn-inspired home offering open-plan living with generous bi-folds and a calm internal layout.

TOTAL AREA
1765 sq ft

THE INTERIORS

Interior Living Spaces

Designed for modern living with open-plan layouts, high-quality finishes, and an abundance of natural light throughout



Ground & First Floor



Specification Highlights

- Outdoor Space: Generous private garden with patio area for dining
- Single garage, dedicated off-street parking for two cars, with additional visitor parking available within the development
- Energy-efficient construction with modern glazing throughout

Plot C

Three Bedroom Barn-Style Home

A contemporary barn-inspired home offering open-plan living designed to balance openness with privacy.

TOTAL AREA
1600 sq ft

THE INTERIORS

Interior Living Spaces

Designed for modern living with open-plan layouts, high-quality finishes, and an abundance of natural light throughout



Ground & First Floor



Specification Highlights

- Generous private garden with patio area for dining
- Single garage with internal access, Dedicated off-street parking for two cars, with additional visitor parking available within the development
- Energy-efficient construction with modern glazing throughout
- All bedrooms have en-suites, with a dressing room to the main bedroom

Plot D

An executive four-bedroom detached home

A spacious family home built to a high specification using premium materials

TOTAL AREA
2487 sq ft

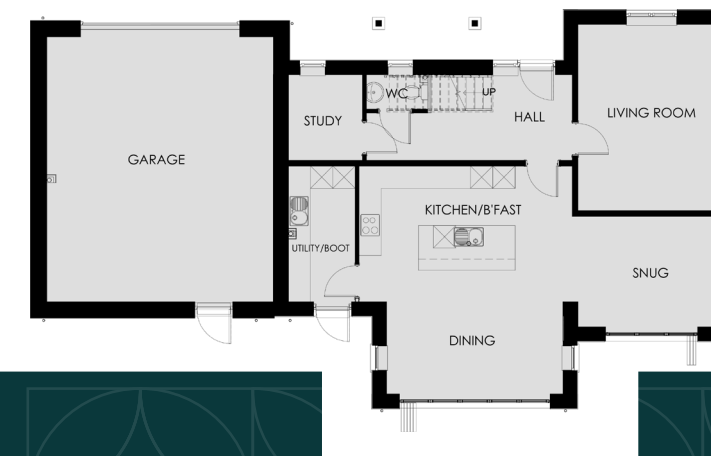
THE INTERIORS

Interior Living Spaces

Designed for modern living with open-plan layouts, high-quality finishes, and an abundance of natural light throughout



Ground & First Floor



Specification Highlights

- Large Open Plan Kitchen and Dining Area
- Extremely generous private garden with countryside views
- Energy-efficient construction with modern glazing throughout
- Oversized double garage with dedicated parking for three vehicles

Plot E

Four bedroom renovated Farmhouse

A traditional farmhouse modernised to a luxury standard

TOTAL AREA
1957 sq ft

Ground & First Floor



Specification Highlights

- Large Open Plan Kitchen and Dining Area
- Extremely generous private garden with countryside views
- Energy-efficient construction with modern glazing throughout
- Large Garage with Dedicated off-street parking for three vehicles



Specification Highlights

Every home at Water Hall Farm has been finished to an exacting standard, combining traditional craftsmanship with modern technology.

- *Kitchens & Utility*
All kitchens are supplied by the prestigious and renowned German manufacturer Hacker
- *Bathrooms & En-suites*
Modern white sanitaryware with chrome fittings. Full height tiling to shower areas and vanity units to master en-suites
- *Energy & Efficiency*
Underfloor heating is provided to both ground and first floors, supported by air source heat pumps across all homes. High levels of insulation and energy-efficient glazing are specified throughout, delivering homes with a high overall efficiency rating
- *External Areas*
Landscaped front gardens and turf to rear gardens. Paved patio areas, external lighting, and off-street parking for all plots

Full detailed specification available on request. Specification is subject to change.



"Water Hall Farm offers a considered way of living, where architecture, setting, and space come together with clarity and purpose."

Location Map

CONNECTIVITY

- **M1 (Junction 13):** approx. 5 minutes
- **Milton Keynes Central Station:** approx. 10 minutes
- **Direct services to London Euston:** approx. 30 minutes
- **London:** approx. 1 hour by road
- **London Luton Airport:** approx. 30 minutes

NEARBY TOWNS & VILLAGES

- **Woburn:** historic village with boutique shops and dining
- **Amphill:** market town with independent retailers and cafés
- **Olney:** traditional riverside town with period architecture
- **Milton Keynes:** regional centre for retail, dining, and culture





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For further information or to arrange a private viewing,
please contact the appointed selling agent.



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