



Maryland

KEBBELL  
*Homes*

# A new beginning for this historic site

From cottage hospital to contemporary living  
– a perfect fusion of past and present...

Embracing its rich and significant historical past, Maryland House, a handsome Edwardian building, is celebrating an inspired renaissance into unique luxury apartments, along with the sensitive restoration of Cairns House, a family home of the same era.

In addition, there are five striking and substantial detached country homes, newly built within the grounds. The architecture of the original listed buildings is in the Arts and Crafts style and this heritage is respected throughout while introducing elegantly comfortable 21st century design within each home.

#### THE DUCHESS'S VISION OF COMFORT LIVES ON....

In its gracious parkland setting overlooking rolling countryside, Maryland House now containing the apartments, was the philanthropic inspiration of the Duchess of Bedford, wife of 11th Duke. Forming part of the Bedford Estate at that time, it was designed as a cottage hospital serving the local community. An important element of the cottage hospital movement was the provision of domestic comfort, unlike the austerity of other medical institutions at that time. With the re-birth of Maryland House, the ideal of comfort is given the highest priority and a contemporary interpretation is at the very heart of interior design here.



Above the main entrance to Maryland House is the heraldic shield bearing the motto 'honi soi qui mal y pense' which forms part of the Royal coat of arms of the United Kingdom and was adopted by the 11th Duke of Bedford as the family crest. There are various interpretations of the motto but the simplest and most direct indicates that the bearer 'be pure in thought and intent'.

## Maryland

# Sophisticated lifestyle in a countryside setting...

Exclusive....secluded.....yet closely connected

Located within this secure countryside setting, Maryland lies close to the centre of historic Woburn village, an exceptionally attractive and popular Georgian market town. Apart from the all-important Post Office and village store, the high street brims with a variety of intriguing shops selling high quality goods: gift shops, a flower shop, Souster and Hicks bespoke tailors, and an art gallery among many others. There are pubs and restaurants too, including the family run Galloways Restaurant, which is popular with local golfers, Olivier's restaurant, part of the Inn at Woburn hotel which is owned by the Duke of Bedford and Paris House, set in the idyllic surroundings of the Deer Park on the Woburn Estate which is the only restaurant in the county to have a Michelin Star.

Maryland is close to the core of the wonderful Woburn Estate with its famous safari park as well as extensive estate grounds and the majestic Abbey itself. And just a few miles south is Whipsnade Zoo – a perfect day out for all the family.

Nearby is the highly regarded Woburn Golf Club with three championship golf courses and is a high profile venue for professional golfing tournaments. There are also many riding, biking and hiking opportunities in the local area and enjoyable open spaces for outdoor and rambling activities.

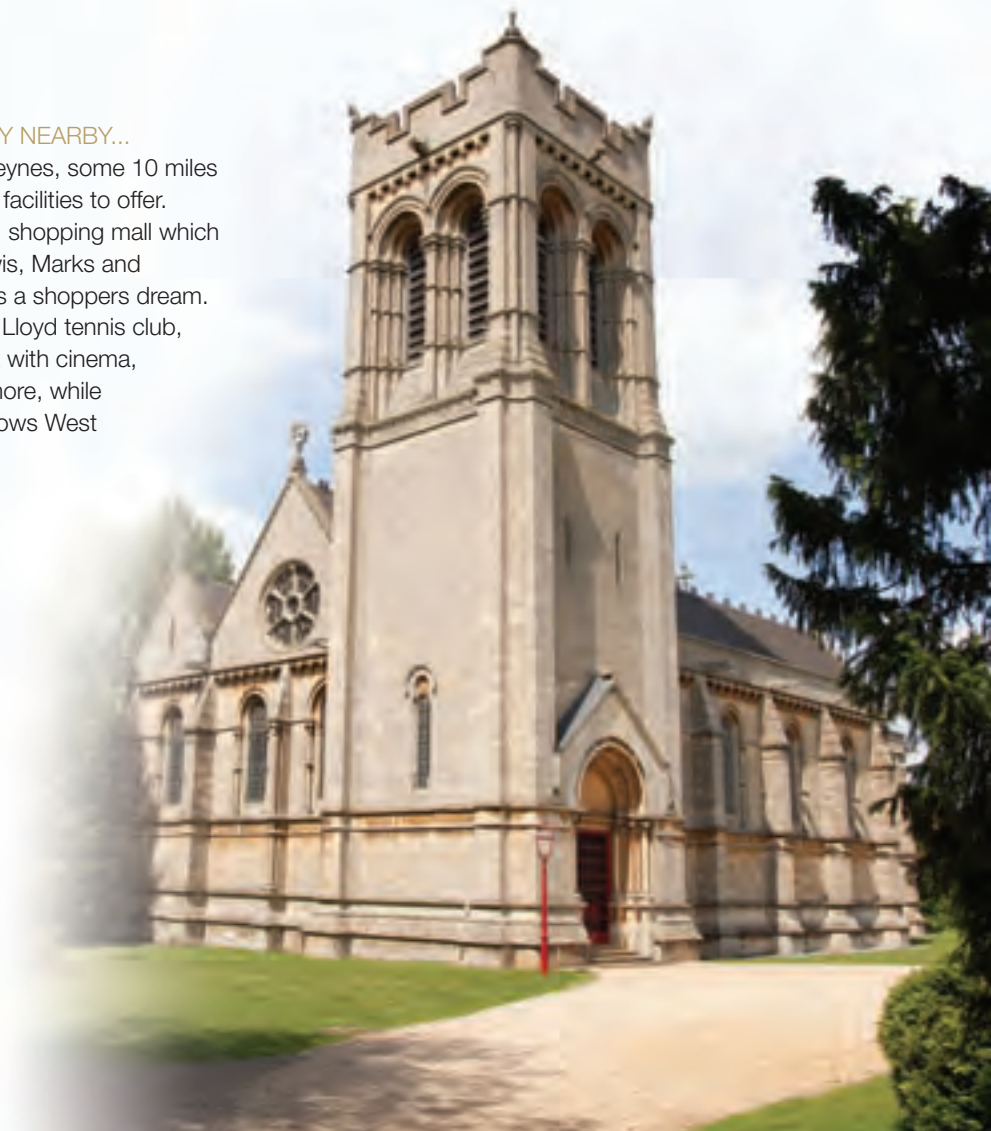
### AND AN EXCITING LIVELY CITY NEARBY...

The smart new city of Milton Keynes, some 10 miles north of Woburn, has a host of facilities to offer. The Midsummer Place covered shopping mall which includes branches of John Lewis, Marks and Spencer and House of Fraser is a shoppers dream. This lively city also has a David Lloyd tennis club, Xscape entertainment complex with cinema, snow dome, restaurants and more, while the thriving theatre regularly shows West End productions.



Above: Deer roam freely on the Estate.

Right: St Mary's Church, Woburn.

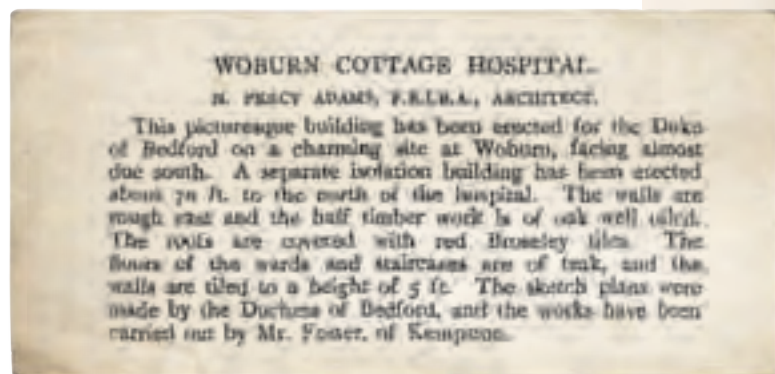


## Maryland

# 'The Flying Duchess' and history unfolding

Aristocrat, philanthropist, accomplished theatre nurse,  
radiographer and...fearless pilot!

The story behind the creation of Maryland is compelling and adds a rich and poignant texture to its history. Mary du Caurroy, Duchess of Bedford always had a passion for medicine and concern for those less fortunate than herself. She commissioned Henry Percy Adams and his assistant Charles Holden to design the cottage hospital at Maryland, then part of the Bedford Estate, in the Arts and Crafts style and this was opened in 1903. She had been most insistent that the facilities would be bright and cheerful and that there would be plenty of fresh air and light from the large windows to aid recovery. It provided free medical services to the local community and the costs were borne by the Bedford Estate. She was deeply involved in the daily running of the hospital and qualified as a surgeon's assistant in the theatre.



Thanks to the following for kindly allowing use of images.  
Bedfordshire and Luton Archive Service. Mr Brian Cairns,  
former Principal of Maryland College and Woburn Enterprises.

Right: Mary du Caurroy.







The Arts and Crafts Movement (1860-1910) was one of the most influential, profound and far-reaching design movements of modern times.

### FATE PLAYS ITS HAND.....AND DISAPPOINTMENT FOR THE DUCHESS

At the outbreak of the First World War, the cottage hospital became a special surgical unit receiving wounded soldiers from France. After the war, the building became a cottage hospital once more but in 1937 The Duke of Bedford told his wife, Mary, he could no longer afford to fund the hospital and it was a huge disappointment to her when it subsequently closed. She had taken up flying in the 20s when in her sixties and had become an intrepid pilot earning herself the title of 'the Flying Duchess' travelling to India and South Africa in record breaking times! Sadly, she took off one day on a routine flight and was never seen again. Her legacy at Maryland is however, an enduring testament to her determination and courage.

### ANOTHER WAR TIME ROLE TO PLAY...

But fate had another historically important role in store for the premises. During the Second World War, along with nearby Bletchley Park, it was taken over by the Political Intelligence Department as part of the extensive secret war operations on and around the Woburn Estate, Bedfordshire and Buckinghamshire. It became the base for the newspaper Nachrichten fur die Truppe (News for the Troops) a morale-sapping publication which was dropped on German troops informing them of allied successes.

### THEN AND NOW...

In post war years, it has been in educational use providing student accommodation annexed to the Cranfield Institute and more recently was purchased by Bedford County Council in conjunction with the Open University. Under the Principal, Brian Cairns, after whom Cairns House is named, Maryland House was home to Open University residential courses during the 70's and 80's.

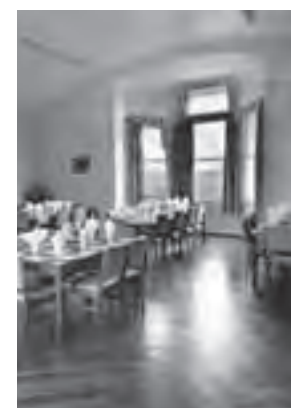
Now in the ownership of Kebbell Homes, a new and exciting chapter begins....



Above: Maryland House in use as a cottage hospital.

Right: Maryland College in the early 1980's when used as a residential college for Open University students.

Traces of Maryland's rich history and heritage are all around. Examples such as the handsome staircase, dramatic barrel vaulted ceilings and the 11th Duke of Bedford's heraldic crest and even the rainwater hoppers bearing the 'B' emblem of the Bedford Estate.



Maryland

Right: Original doorbell  
to Maryland House.

# Modern luxury in a classic setting

The same but different – Maryland House is now being beautifully restored while its intrinsic character and beauty remains unaltered.

The original cottage hospital has been skilfully redesigned to create just seven spacious and intriguing two and three bedroom apartments, each taking advantage of large light-filled windows with views across wonderful mature grounds, fields and rolling countryside. Many original features remain and are refreshed to give this important building a new vivacity while securing its heritage for future generations. The distinctive front entrance with the crest of the 11th Duke of Bedford above the door, the original staircase, dramatic vaulted ceilings - all these remain, preserving its immense character.







# Contemporary comfort and natural beauty

A passion for design excellence and a defining concern for ultimate comfort – these two elements have driven the interior designs at Maryland.

While the external appearances of the properties are in the classical style of a past era, the interiors tell quite another story. While many of us feel comfortable living in houses which outwardly reflect traditional values, within, the latest designs in fittings and fittings are at the top of our wish list. And Maryland is sure to delight.

Within each home is a fusion of practicality with aesthetics; function and form working together to create harmonious and strikingly contemporary living spaces which encourage relaxation and pleasure. Light is invited in through strategically placed windows and glazed doors; the grand new residences are orientated to capture outstanding views across open countryside and parkland. Subtle paint colours have a welcoming effect and accentuate the tasteful mood in every room. Storage is given a high priority and every home at Maryland has been carefully designed with this in mind.

Kitchens are impeccable, smart and sophisticated with glamorous finishes, subtle yet practical lighting and a range of high end appliances to thrill those who love culinary adventure. Bathrooms too are beautifully detailed with high quality contemporary sanitary ware, vanity furniture, mirrors, careful lighting and sleek tiling. So, thoughtful design and a carefully considered specification ensure life at Maryland is relaxed, carefree and comfortable.

Impressive homes of enduring value and distinction.



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# Kebbell Homes an eye for detail...

Kebbell Homes' enviable reputation rests on building desirable homes which are comfortable to live in, built to the highest standards and situated in coveted locations.

Design and implementation of development is managed by a highly experienced team taking particular and personal interest in each new home and its purchaser.

Kebbell Homes is the trading name of Kebbell Development Limited, a private family-owned company, established in 1953 by the late chairman, Thomas Kebbell. It continues to flourish under the leadership of Nicolas Kebbell, Managing Director. Based in Watford, the company builds from Durham in the North to Southampton in the South. It has also built in France and Houston, Texas.

The company has been involved historically in a substantial portfolio of diverse developments, but residential house building has always been its core business. All Kebbell Homes properties are designed and built according to the National House Building Council (NHBC) regulations and are covered by their 10-year warranty scheme.

**Please note:**

The contents of this brochure are for guidance only. Their accuracy cannot be guaranteed and they are expressly excluded from any contract. Some of the images shown are from other Kebbell developments and do not necessarily depict details which apply to Maryland.

During the planning and construction stages it may be necessary to change items of specification to others of a similar or superior standard.



Ellwood Hall, Chalfont St Giles.