

# The Willows

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Swallowfield

A collection of 3, 4 and 5 bedroom homes



## A reputation built on solid foundations

**Bellway has been building exceptional quality new homes throughout the UK for 70 years, creating outstanding properties in desirable locations.**

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with

the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straight forward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



## A life in beautiful Swallowfield

The Willows from Bellway is a traditional collection of three, four and five bedroom houses in the highly sought after Berkshire village of Swallowfield.

This small development borders open space for your enjoyment and all homes feature garages and parking. Each house has been designed and finished to the impressive standards associated with the Bellway name.

Swallowfield is a village with plenty of local amenities including a medical practice, parish hall, various public houses, a Post Office and numerous country pursuits.

This beautiful rural location is surrounded by extensive countryside for you to explore, and for riverside walks both the River Loddon and the River Blackwell are just a short stroll from home.



# A village home with great links to town and country

A rural lifestyle awaits you at The Willows, nestled in the centre of the Berkshire village of Swallowfield, a charming place with an array of local amenities, a welcoming community and surrounded by rolling countryside.

There is plenty of choice when it comes to wining and dining including the rustic George and Dragon serving homely British food. The centre of Swallowfield is just a few minutes from home with Swallowfield Parish Stores providing essential groceries as well as offering a Post Office. Nearby the village medical practice hosts GP services and a range of specialist clinics.

For children of primary school age there are a selection of good schools easily accessible from The Willows, including Grazeley Primary School. Younger children will enjoy Shinfield Infant and Nursery School which is located nearby and for older pupils Berkshire is home to a fine selection of state, private, faith and independent schools.

Wellington Country Park, just a few minutes away, promises a fantastic family day out, with the biggest outdoor play area in Berkshire plus zip wire, sand pits, soft play, nature trails and a miniature railway. You are just a short drive from the Chiltern Hills and the North Downs, both areas of outstanding natural beauty and perfect for walking, cycling, picnics and more.

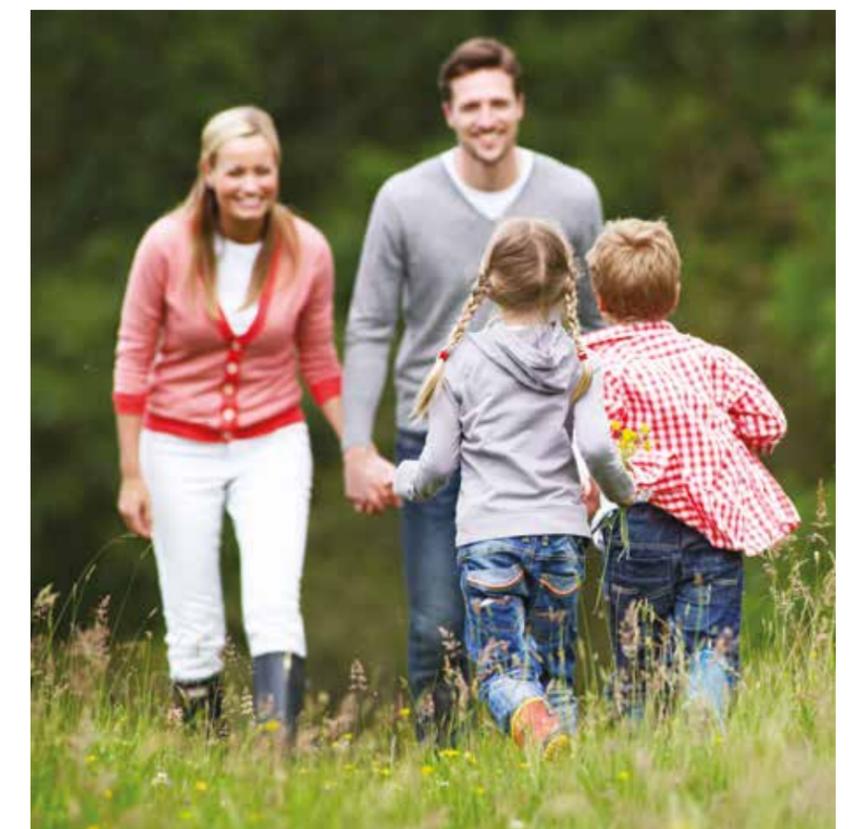
Living at Swallowfield you can enjoy all the countryside has to offer whilst being just a 20-minute drive to Reading. This cosmopolitan, university town offers larger scale shopping, culture and history as well as travel to London in as little as 46 minutes by train. Basingstoke, the largest town in neighbouring Hampshire, is also easily reached from The Willows.

Road links are excellent with the village situated just a short distance from both the M3 and M4 motorways. The M4 is less than a 10 minute drive via the northbound A33 Basingstoke Road and the M3 a 20 minute drive via the A33 southbound.

Your nearest major town is Reading, just 20 minutes by car using the northbound A33. For international travel Heathrow Airport can be reached in around half an hour by car and Gatwick Airport in just over an hour.



These charming homes are perfect for modern country living, close to the heart of the village and surrounded by beautiful Berkshire countryside.



Find an impressive range of 3, 4 and 5 bedroom homes at The Willows, all designed, built and finished to our exacting standards.

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Make your new home  
as individual as you are

*Additions*



### Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

### Choose from our range of Additions options covering:

#### Kitchens:

- ~ Upgrade door choices
- ~ Under pelmet LED unit lights
- ~ Wine cooler
- ~ Zanussi induction hob
- ~ Cooker hood
- ~ AEG integrated microwave (for tall units only)
- ~ Tumble dryer
- ~ Integrated or stand alone washing machine
- ~ Integrated or stand alone washer/dryer
- ~ Kitchen glass splashbacks
- ~ Kitchen worktops - Silestone

#### Bathroom:

- ~ Vanity unit cabinets
- ~ Inset mirrors
- ~ Tap upgrades
- ~ Bathroom accessories

#### Flooring:

- ~ Choose from carpets, Amtico Spacia or laminate

#### Tiling:

- ~ Full and half height tiling
- ~ Comprehensive upgrade options

#### Electrical:

- ~ Additional BT Point
- ~ Additional TV point
- ~ Chrome socket
- ~ Chrome switches
- ~ Downlighters

#### Plumbing:

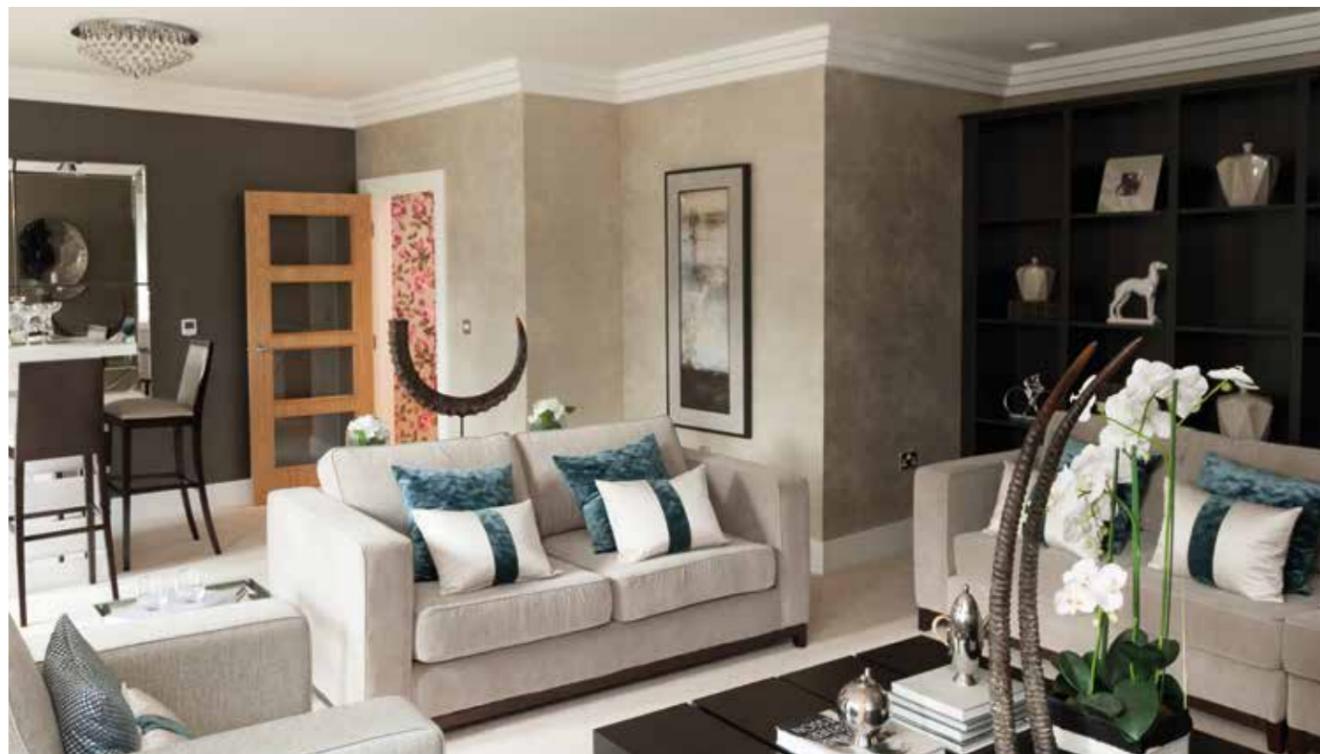
- ~ Upgraded shower
- ~ Mira shower over bath with shower screen and additional tiling

#### Security:

- ~ Burglar alarm

#### Miscellaneous:

- ~ Wardrobes



Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

# Making your move easier

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## PART EXCHANGE

### We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.

## HELP TO BUY

### Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

## EXPRESS MOVER

### We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home as well as paying your estate agents' fees.

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development. Help to Buy is subject to eligibility and may not be available on this development. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.

# Customer Care

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From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which, we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens,

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

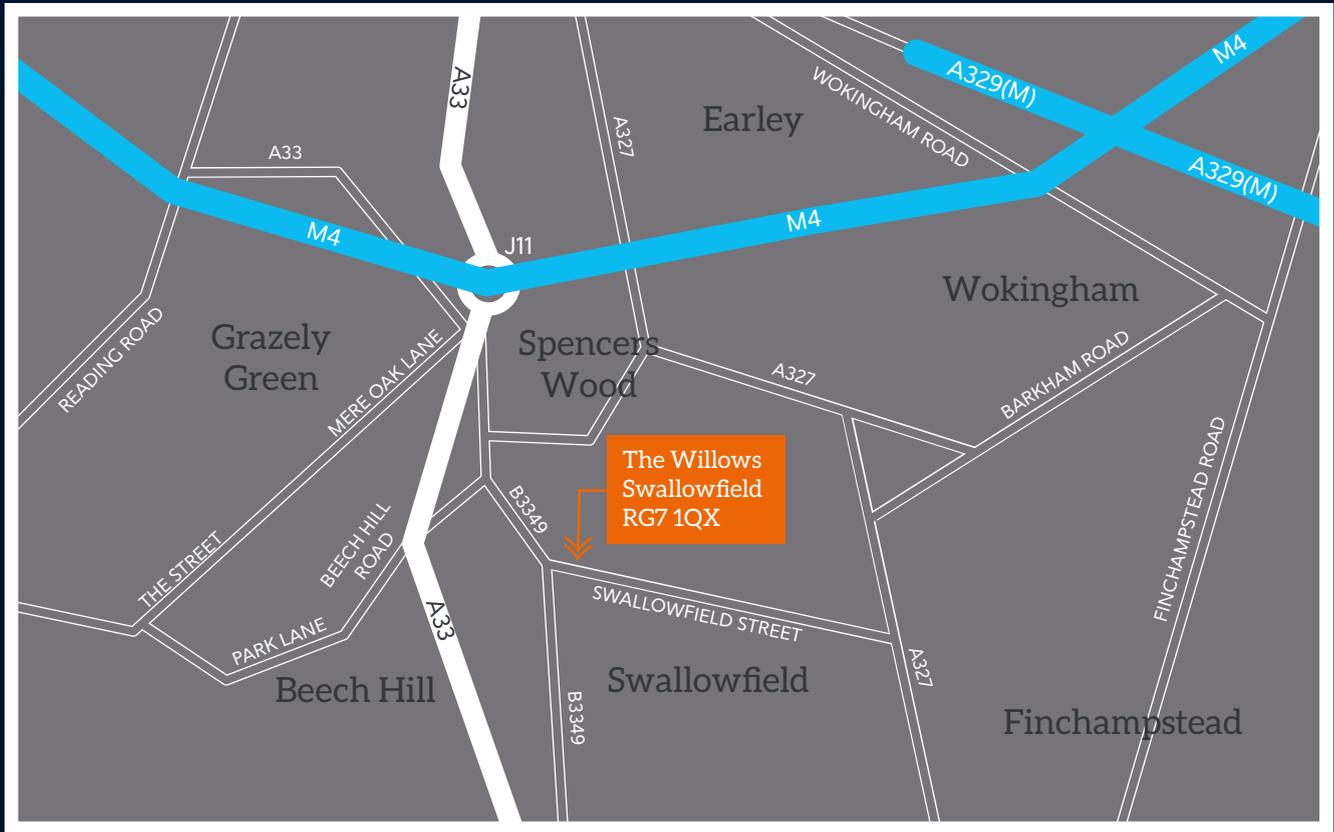
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**70**  
YEARS of QUALITY  
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to illustrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and livelocal.com

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

# How to find us



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**Bellway**