

Saxon Meadows

Kingsmere
Bicester

A collection of 2, 3, 4 and 5 bedroom homes

Bellway



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.



70
YEARS *of* QUALITY
SINCE 1946



Chic homes, perfectly placed

The sought-after new village of Kingsmere in Bicester is the perfect setting for Saxon Meadows, the second phase of homes created here by Bellway. The architecture of these 3, 4 & 5 bedroom homes fits in beautifully with the development's surroundings, while all are excellently appointed to offer the utmost convenience. You'll find a focus on the natural

environment in the layout of this stylish development, with mature trees and shrubs adding an appealing green touch. What's more, Saxon Meadows proximity to the beautiful town of Bicester means all the amenities you could need are just a stone's throw away.

Saxon Meadows: Where a wonderful quality of life awaits.



A fine Oxfordshire location

Kingsmere in Bicester is a new community which is constantly growing, set only a mile from the town centre with a vast range of amenities set to be introduced even closer to home as time goes by. These include recreation areas, a doctor's surgery and a selection of shops, as well as primary and secondary schools.

Meanwhile, the pretty town of Bicester within walking distance of your front door, offering all manner of attractions. These include a multi-screen cinema at Pioneer Square, plus an excellent choice of independent stores nestled alongside high street names many of these are dotted along Sheep Street and Market Square.

Bicester Village		5 mins
Oxford Parkway		9 mins
Milton Keynes		43 mins
London Marylebone		48 mins
Slough		52 mins
Birmingham		1 hr 6 mins

Bicester is well known for its monthly farmers' market every 2nd Thursday of the month while there are some great pubs and restaurants for a night out.

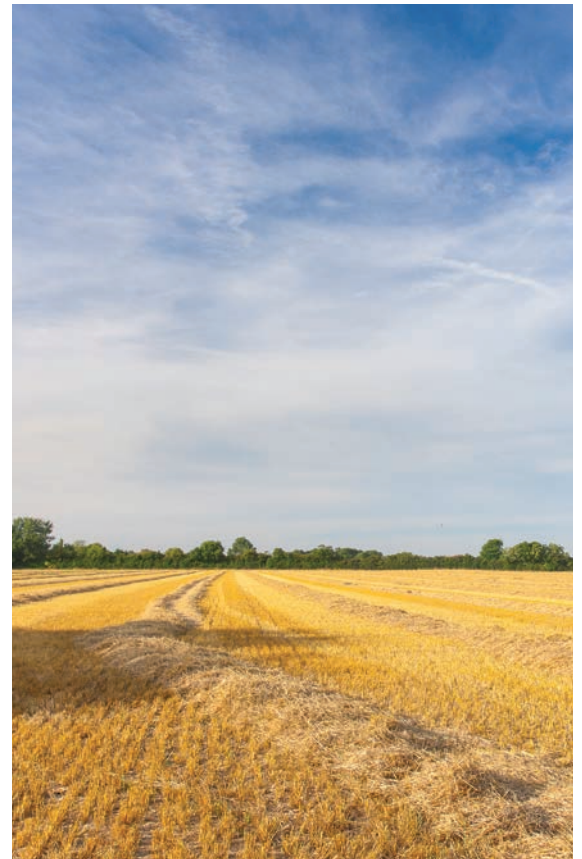
For some serious retail therapy, there is of course Bicester Village, the jewel in the local shopping crown. You'll find such designer brands as Balenciaga, Dior and Jimmy Choo, alongside eateries like itsu and Pret a Manger. Or take the 20-minute drive to the historic and beautiful city of Oxford which features a vast array of stores, not to mention its myriad cultural and leisure attractions.

If you're into keeping fit, head to Bicester Leisure Centre which boasts a 25m swimming pool, well-equipped gym and varied timetable of exercise classes. You may prefer to tee off at the town's golf and country club, or pay a visit to Garth Park with its 1840s hunting lodge and nine acres of parkland and formal gardens.

Saxon Meadows is situated just minutes away from the M40, affording you easy access to Birmingham and London. Bicester Village Railway Station can be reached in around five minutes by car, linking you to Oxford in 20 minutes and London Marylebone in under an hour. London Luton Airport can be reached in just over an hour for international travel.

Neighbouring Oxford offers a plethora of things to see and do, from its castle and its Christ Church Cathedral to the o2 Academy and the Phoenix Picturehouse.

Please note the train times are taken from East Croydon station and the tram times from Addiscombe Tramlink and are according to National Rail, which provides the fastest journey times. Journey times may vary according to travel conditions and time of day.



Saxon Meadows benefits from an outstanding location close to both town and country, with a huge range of amenities easily accessible from your front door.



Discover a range of house styles with 2, 3, 4 or 5 bedrooms. Each home at Saxon Meadows is finished to our exacting standards.



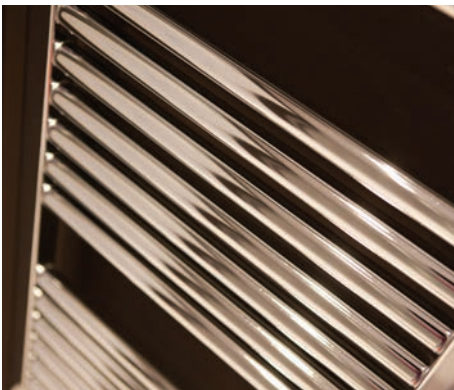




Make your new home
as individual as you are

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:

- ~ A choice of integrated or freestanding appliances
- ~ Upgrade to composite worktops
- ~ Built under double oven
- ~ Upgrade hob to ceramic induction

Flooring:

- ~ Choose from carpets, vinyl, ceramic tiles or laminate

Tiling:

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

Plumbing:

- ~ Heated towel rail

Security:

- ~ Intruder alarms
- ~ Security lights

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Shaver socket
- ~ Recessed lighting
- ~ BT and TV points
- ~ Electric powered garage door
- ~ Light fittings

Miscellaneous:

- ~ Wardrobes
- ~ Turf to rear garden

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

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.

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.



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.

To use the scheme, you will need at least a 5% deposit. You will then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

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



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.

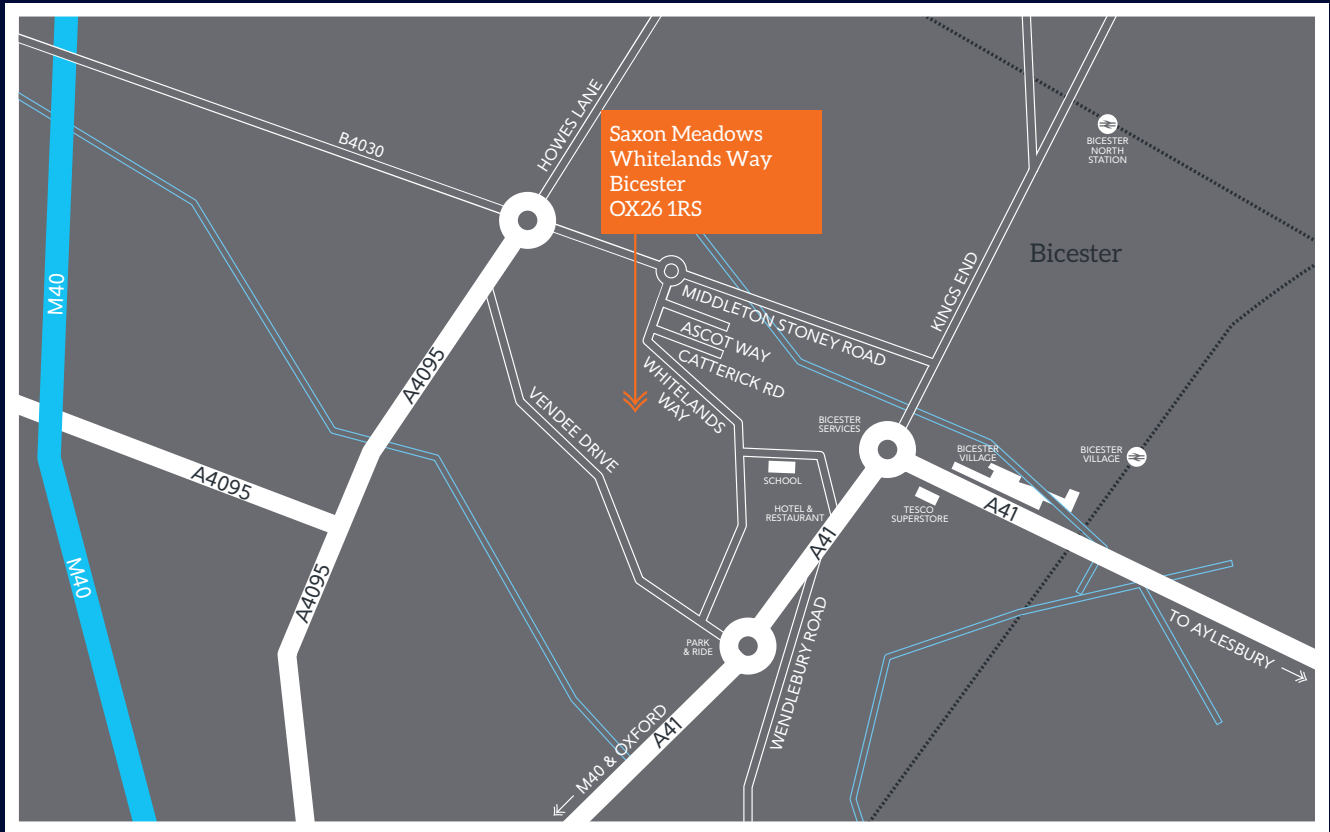
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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.

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