

A decorative graphic consisting of several grey and orange swirls and flourishes, positioned to the left of the main title.

Eaton Crescent

A stylish new development of 3 & 4 bedroom homes
in Eaton Socon, St. Neots, Cambridgeshire

Bellway

A reputation you can rely on.

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

70 years of great homes and great service.

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.





Beautifully designed family homes

Bellway Homes is delighted to introduce Eaton Crescent. Located in Eaton Socon, a delightful village just a short distance from St Neots, this exclusive development of 3 and 4 bedroom family homes is perfectly located for family life.

These beautiful family homes offer excellent provisions for family life. There are a number of local pre and primary schools in the area, all within easy walking distance of Eaton Crescent and several further education schools are within easy reach.

Further convenience is afforded for the errands daily life demands with a number of local shops located just a short distance from home along the Great North Road in the centre of this picturesque village. A little over a 10 minute drive from home you will find a major supermarket, perfectly convenient for the weekly shop.

If you prefer shopping to be a more leisurely activity, St Neots, less than 2 miles from the development is the largest town in Cambridgeshire. St Neots still retains its rich heritage and charm with plenty to offer. Market Square is one of the largest and most ancient of its kind in the country, dating back to the 12th century and a market is still held here every Thursday. Hidden courtyards running off the main high street and a mix of independent shops and high street brands make it the perfect place to find whatever you're looking for. You will also find a ten-pin bowling alley, pitch and putt and a renowned skate park as well as a six-screen cinema, numerous cafes, fine inns and restaurants to enjoy.

Beyond the town centre there are numerous beautiful green spaces to appreciate the great outdoors. Just 5 minutes from home set

amongst huge weeping willow trees with boating and fishing lakes, picnic areas, children's play areas as well as foot and cycle paths, Riverside Park provides the perfect setting for fun and relaxation. Ernulf Sports Centre and Swimming Pool, a five minute drive from the town centre offers many activities including tennis, badminton, squash and a gymnasium.

The University City of Cambridge is just 23 miles away from Eaton Crescent. Here you will find a choice of galleries showcasing an impressive range of art, a buzzing theatre scene presenting dance and family shows and all kinds of live music from internationally acclaimed orchestras to touring pop stars. The world-famous Folk Festival and ever-popular Beer Festival as well as a huge range of restaurants and bars, shopping opportunities and child friendly activities make Cambridge a superb social hub.

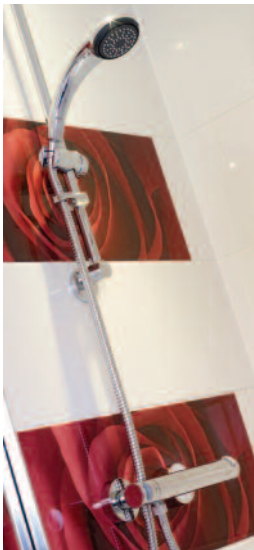
Eaton Crescent is ideally situated for those of you who commute. Adjacent to the A1 and close to the A428 affording easy reach of the M1, this development offers excellent access to the UK's motorway network. The nearby towns of Cambridge, Bedford and Peterborough are all within easy reach. The nearby train station at St Neots, just a 10 minute drive from home offers regular services into London Kings Cross, getting you into the City in around an hour.

Eaton Crescent is a development of beautifully designed and expertly crafted Bellway Homes set in a fantastic location. Convenient facilities, excellent transport connections and close proximity to neighbouring towns, Eaton Crescent is the perfect place to call home.





make your house your home



Add the finishing touches

A unique package that offers you the freedom to create your perfect dream home before you even move in.



Your home. Your choice

Take advantage of our unique Additions package and create a home that is as individual as you are.

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 importantly 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:

- Granite worktops
- Washer/dryer
- Built-under double oven or steam oven (where applicable)
- Ceramic and induction hobs
- Stainless steel appliances
- Fridge/freezer
- Dishwasher
- Microwave
- Washing machine

Flooring:

- Choose from carpets, vinyl or ceramic

Tiling:

- Full and half height tiling
- Comprehensive upgrade options

Plumbing:

- Water filter tap
- Heated towel rail

Security:

- Intruder alarms
- Security lights

Electrical:

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

Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Wardrobes
- Fire and surround
- Bathroom and en suite accessories





Two great ways to help you move.



Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle-free as possible.

The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No Estate Agents' fees to pay
- A guaranteed price for your old home
- A stress-free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

Part Exchange – the simplest and quickest way to move house!



To make the whole process of selling and buying easier, Bellway has put together a range of services. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The Estate Agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly – it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

Customer Care.

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible.

For seventy years the name Bellway has been synonymous with quality craftsmanship and quality homes; we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

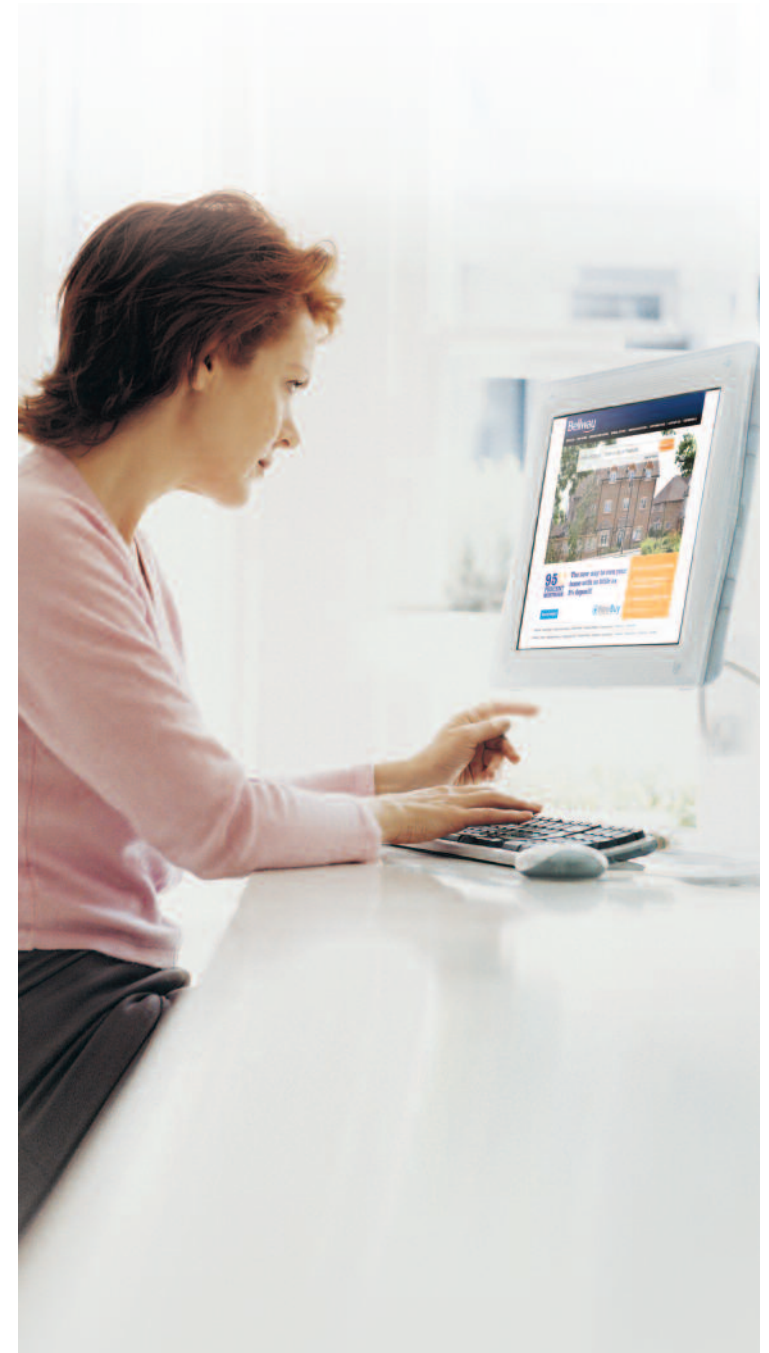
From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides 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.

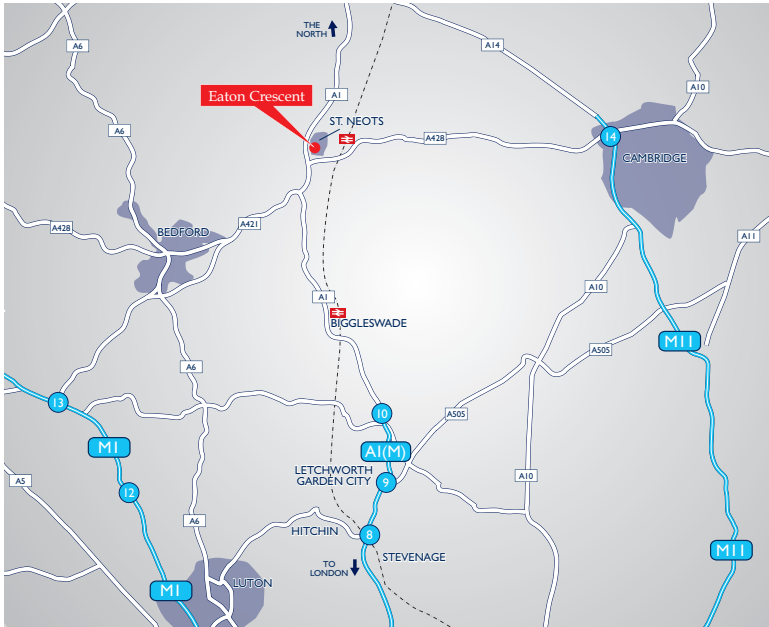
Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

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.



How to find us.



Bellway Homes Ltd, (Northern Home Counties Division)
St Andrews House, Caldecotte Lake Drive,
Caldecotte, Milton Keynes MK7 8LE
Telephone 01908 364200

www.bellway.co.uk

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.

Bellway