

Reflections

Swanwick Lane
Swanwick

A collection of 2, 3 and 4 bedroom homes



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 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.



Over **70**
YEARS of QUALITY
SINCE 1946



Reflecting an ideal way of life

Set in the picturesque Hampshire village of Swanwick, Reflections is an outstanding collection of just 22 private new homes from national housebuilder Bellway. Offering a choice of two, three and four bedroom homes, these superbly appointed properties give you all the convenience, style and charm you are looking for in a place you will be proud to call home.

The location of Reflections is simply second to none, positioned within walking distance of the idyllic Swanwick Marina and the scenic Swanwick Lakes Nature Reserve. The transport links are also exceptional, thanks to the development's proximity to the M27, Swanwick railway station, and Southampton airport.



A beautiful Hampshire location

Swanwick is a village whose origins date all the way back to the Bronze Age. Today, it's a community which is close to a plethora of attractive amenities, and which is surrounded by some of the most beautiful scenery in England.



Within a few minutes' drive, you'll find a selection of supermarkets, along with medical facilities including a GP surgery, dental practice and a hospital. For a day's retail therapy, there is the Whiteley Shopping Centre in Fareham, whose 50 stores include Marks & Spencer, Fat Face and Monsoon. The mall, which is about ten minutes away by car, also features a multi-screen cinema and indoor climbing centre.

Swanwick Marina is a short walk from home, where you'll find the Boat House Café for a drink and a bite to eat in beautiful waterside surroundings. Another popular restaurant nearby is The Navigator, a pub within close walking distance which specialises in locally sourced food and ales.

You can also take a stroll to the Swanwick Lakes Nature Reserve, whose features include lakes, woods and grassland, with lots of opportunities to spot wildlife. Reflections is also close to the New Forest and the South Downs national parks, which both offer a myriad of ways to enjoy time in the fresh air.

Swanwick is well served when it comes to education. Little ones are catered for at Whiteley, Cornerstone and Park Gate primary schools, while older pupils can attend Brookfield Community School and The Hamble School. The University of Southampton is around 20 minutes away for higher education.

Reflections is just moments away from the M27 for journeys to Southampton, Portsmouth and Chichester. The nearest railway station is Swanwick, 5 minutes' drive away, which also affords links to Southampton and Portsmouth. Southampton Airport is 15 minutes away by car.



The nearby River Hamble, upon which Swanwick Marina sits, was the setting for the 1980s television series *Howards' Way* and offers a glorious location for leisurely walks.





Computer generated image.

Here at Reflections there is an attractive range of new homes with two, three and four bedrooms, set in a charming village location.





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:

- ~ Integrated fridge/freezer
- ~ Integrated or freestanding washing machine
- ~ Silestone work surfaces
- ~ Upgrade double oven
- ~ Upgrade hob
- ~ Integrated dishwasher

Flooring:

- ~ Choose from a selection of carpets, vinyl, ceramic or Amtico

Tiling:

- ~ Upgrade tiling
- ~ Full and half height tiling

Plumbing:

- ~ Heated towel rail

Security:

- ~ Intruder alarms

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Recessed spot lighting
- ~ BT and TV points

Miscellaneous:

- ~ Landscaped gardens
- ~ Made to measure sliding wardrobes
- ~ Upgrade shower packages

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

Backed by
HM Government

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 may 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.

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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, where relevant, Transport for London.

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



Bellway Homes
(Wessex Division)
Bellway House,
Embankment Way,
Castleman Business Centre,
Ringwood, Hampshire
BH24 1EU

Telephone 01425 477666
Fax 01425 476774
www.bellway.co.uk

Bellway