

Langford Park

Spencers Wood
Reading

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 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 straightforward 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.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process

fairer and more transparent for purchasers.



Over **70**
YEARS of QUALITY
SINCE 1946



Your ideal home from Bellway

At Langford Park you will be sure to find the home for you. Situated in the sought-after Berkshire village of Spencers Wood, discover an idyllic village life while enjoying the wealth of attractions in the neighbouring and exciting city of Reading.

With properties ranging from 2 to 5 bedrooms, there is a home

for everyone. Beautifully designed with exceptional attention to detail and using only the highest specification, your new home has been crafted to a superb finish.

This exclusive collection of homes will stand the test of time for years to come, making you proud to call your Langford Park home your own.



Discover the beauty of Berkshire

Spencers Wood is a thriving village with a welcoming community. Close to home you will find a convenience store and post office within easy walking distance, and you can enjoy a light lunch and a drink at the popular local pub, the Farriers Arms. A library, artisan bakery and pharmacy can all be found close by.



The village primary school, Lambs Lane, is less than half a mile from Langford Park, while older children can attend Oakbank School which is just under 2 miles away. For higher education, the well regarded University of Reading is easily accessible, with courses ranging all the way from archaeology to zoology.

You will never be short of things to do at Langford Park. The vibrant town of Reading is only 4 miles away, with its fantastic range of shops, restaurants and entertainment. The Oracle shopping centre is home to a House of Fraser department store, as well as other high end outlets such as Hollister, Boss and Crew Clothing Co waiting to be discovered.

Entertainment-wise, catch a film at The Oracle's own ten-screen Vue Cinema or grab a bite to eat at any number of restaurants including Miller and Carter Steakhouse, Bella Italia or Café Rouge. Alternatively, discover the excellent dishes at Michelin Guide recommended L'Ortolan with its flair for original flavours.

Spencers Wood is excellently placed to get away from it all. Take the 20-minute drive to Dinton Pastures Country Park to take in its magnificent views, watersports, and award-winning children's play area. The delights of Wellington Country Park, including a mini railway and petting zoo, are also close by.

Langford Park is less than 3 miles from the M4 motorway, while Mortimer Railway Station is a 9 minute drive. From there you can take a 12 minute journey to Reading, which offers links to London Paddington in 34 minutes and Canary Wharf in 67 minutes. Heathrow Airport is less than 30 miles from home.



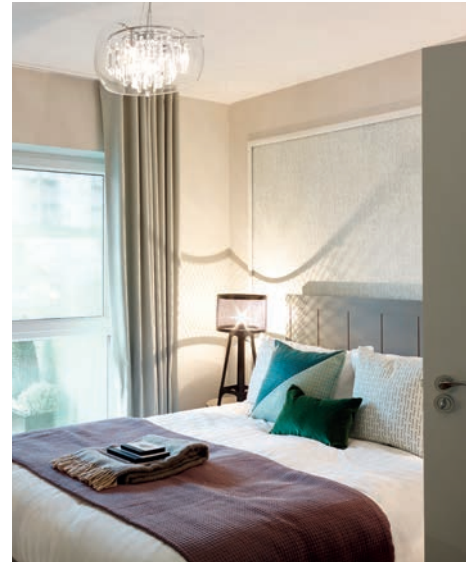
Watch Reading FC play at the Madejski Stadium or place a bet at Ascot Racecourse which is close by. Alternatively dance the day and night away at the annual Reading Festival.



Langford Park boasts enviable architecture and an impressive layout, all designed to perfectly complement its leafy Berkshire surroundings.







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 kitchen
- ~ Under Pelmet LED lights
- ~ Silestone Worktops
- ~ Glass Splashback
- ~ Wine cooler
- ~ Zanussi Induction hob or AEG double oven built under
- ~ Integrated microwave
- ~ Integrated or stand alone washer/dryer
- ~ Integrated or stand alone washing machine
- ~ Integrated fridge/freezer
- ~ Integrated dishwasher
- ~ Integrated cooker hood

Plumbing:

- ~ Upgraded Shower
- ~ Mira shower over bath with shower screen

Security:

- ~ Burglar Alarm

Electrical:

- ~ Additional TV Point
- ~ Additional BT Point
- ~ Media Plate
- ~ TV Aerial
- ~ Chrome socket
- ~ Chrome switches
- ~ Downlighters

Miscellaneous:

- ~ Upgrade and/or extend patio
- ~ Turf to rear garden
- ~ External single power socket
- ~ Automated garage door with remote control (Where garage attached to house)
- ~ 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

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.



Backed by
HM Government

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 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.

Over **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 demonstrate 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
(Thames Valley)
Pacific House,
Imperial Way,
Reading,
Berkshire
RG2 0TD

Tel: 0118 933 8020
Fax: 0118 931 3929
www.bellway.co.uk

Bellway