



A superior English village

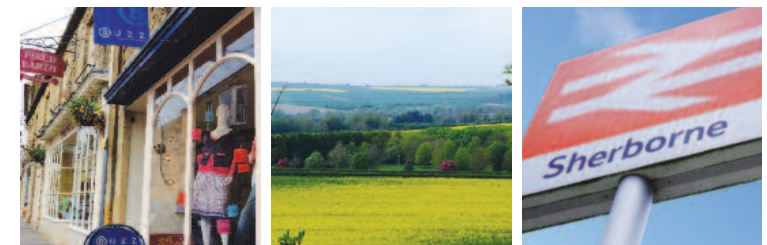
location close to beautiful, historic Sherborne

Rushington Place offers an exciting opportunity to purchase an individual family home in a popular South Somerset village on the edge of the beautiful Blackmore Vale and close to the borders of Dorset. New from Bellway Homes, this prestigious and exclusive development offers a choice of superior three and four bedroom homes and two bedroom apartments.

The village of Milborne Port, just three miles from the historic town of Sherborne offers a wide range of convenient facilities, including regular bus services, a doctor's surgery, library, vets, dentist, a large village hall with adjoining playing fields, post office and shops including a pharmacy, small supermarket and newsagents. There are three charming country pubs - The Queen's Head, The Tippling Philosopher and the Gainsborough Arms - which all serve meals, as well as some intriguing local Dorset and Somerset brews! The village school for infants and juniors is well regarded and some fine secondary schools - and world famous private schools - are located at nearby Sherborne.

Milborne Port is surrounded by fields and traditional English countryside. Its footpaths, bridleways and lanes are ideal for family walks, cycling excursions or perhaps horse riding, and there are some spectacular and panoramic views to be enjoyed along the way. The village is only three miles from the stunning town of Sherborne, famed as one of the most beautiful towns in England. Winner of numerous Britain in Bloom Awards, it boasts numerous medieval buildings as well as a superb abbey and a choice of two castles. It's also a distinctly upmarket shopping location, with excellent boutiques, independent shops and a strong tradition of arts and antiques trading. There are bustling markets to be enjoyed on Thursdays and Saturdays, and the Farmers' Market on the 3rd Friday of every month is simply not to be missed as it specialises in offering the very best of local Somerset and Dorset produce!

Conveniently the town has a mainline railway station with services to London Waterloo and Exeter. If you love horse racing, you may also want to explore Wincanton, with its world famous track, which is just eight miles away. The A303 at Wincanton also offers fast road access to the West or to London via the M3. The coast at Weymouth is only 30 miles away and the area boasts a host of superb family destinations to enjoy and some of England's finest countryside to explore at your leisure on warm summer days.



Picture life at Rushington Place



development layout



The Stoke
3 bedroom home
plots 16, 17 & 18

The Sandhurst
3 bedroom home
plots 19, 20, 23, 24 & 25

The Sandhurst B
3 bedroom home
plots 33, 34 & 35

The Sandhurst C
3 bedroom home
plots 21 & 22

The Somerton
3 bedroom home
plot 27

The Weston
4 bedroom home
plots 28, 37, 43 & 44

The Sutton
3 bedroom home
plots 29, 30, 31, 32, 38,
39 & 40

The Stalbridge
3 bedroom home
plots 41 & 42

The Rushmore
2 bedroom apartment over garages
plots 26, 36 & 74

The Cheshire
4 bedroom home
plot 76

The Leicester
4 bedroom home
plot 75

The Richmond
3 bedroom home
plot 46

The Richmond A
3 bedroom home
plot 45

The Richmond B
3 bedroom home
plot 47

The Richmond C
3 bedroom home
plot 48

The Islington
4 bedroom home above garages
plot 56

The Bath
3 bedroom home
plots 49, 50, 51, 52, 53, 54,
55, 61, 62, 63, 64 & 65

The Minstead
3 bedroom home
plots 57, 58, 59 & 60

Two bedroom apartments
plots 66-73

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Consultant.

Key to plan. ----- Drive through.

Fantastic new homes...



Rushington Place Milborne Port



Houses

- UPVC double glazed sealed windows
- Gas fired central heating
- Adjustable ventilators to windows
- 5-lever BS rated mortise lock to front door
- Lockable handles to all downstairs windows
- Mains linked smoke detectors
- Porch light
- RCD cut-out on consumer unit
- Choice of fitted kitchen, with upstands and splashbacks*
- Smooth ceilings throughout
- Built in oven, hob and hood
- 2 panel smooth internal doors
- Chrome internal ironmongery
- TV and BT point to living room
- TV and BT point to master bedroom
- Roca sanitaryware with choice of tiling*
- Shaver point to bathroom (and en suite, where applicable)
- Landscaped front garden (where applicable)
- Door bell
- 10 year **NHBC** warranty

Apartments

- UPVC double glazed sealed windows
- Gas fired central heating
- Adjustable ventilators to windows
- 5-lever BS rated mortise lock to front door
- Mains linked smoke detectors
- RCD cut-out on consumer unit
- Audio entry system
- Choice of fitted kitchen with up stands and splashbacks*
- Built in oven, hob and cooker hood
- Washer/dryer
- Smooth ceilings throughout
- 2 panel smooth internal doors
- Chrome internal ironmongery
- TV and BT point to living room
- TV and BT point to master bedroom
- Landscaping to communal gardens (where applicable)
- Roca sanitaryware with a choice of tiling*
- Shaver point to bathroom (and en suite, where applicable)
- 10 year **NHBC** warranty

*Subject to build stage

...with a superb specification



Photographs are used for illustrative purposes only and depict typical Bellway interiors from previous developments.



Customer Care

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

For sixty 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.

Bespoke Additions is a unique package that offers you the freedom to personalise your new Bellway home, before you even move in.

Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

Choose from our range of Bespoke Additions options covering the following areas:

Kitchens: Granite worktops • Integrated or freestanding washer/dryer
• Integrated or freestanding tumble dryer • Built-under double oven • Ceramic hob
• 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
• Tumble dryer vent • Dimmer switches • Recessed lighting • Light fittings • BT and TV points
• **E-LIFE** packages allow potential home owners the opportunity to customise their new homes with distributed audio systems, home cinema and surround sound packages as well as an option which will allow you to set up a home network

Miscellaneous: Landscaped gardens • Fencing to rear garden • Conservatories • Wardrobes
• Furniture package • Fire and surround • Curtain package • Bathroom and en suite accessories
• Full height mirror over bath • Glazed internal doors (houses only)

Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you talk to our Sales Advisor now.

All Bespoke Additions options are subject to normal Bellway terms and conditions and are limited to our standard variation list. You are advised that Bespoke Additions is subject to build stage. Please consult our Sales Advisor for further details.



**BESPOKE
ADDITIONS**

YOUR HOME, DESIGNED BY YOU

Two great ways to help you move

Part Exchange

Buy and sell in one easy move with Bellway

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!

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.

Express Mover

The fast and free way to sell your home

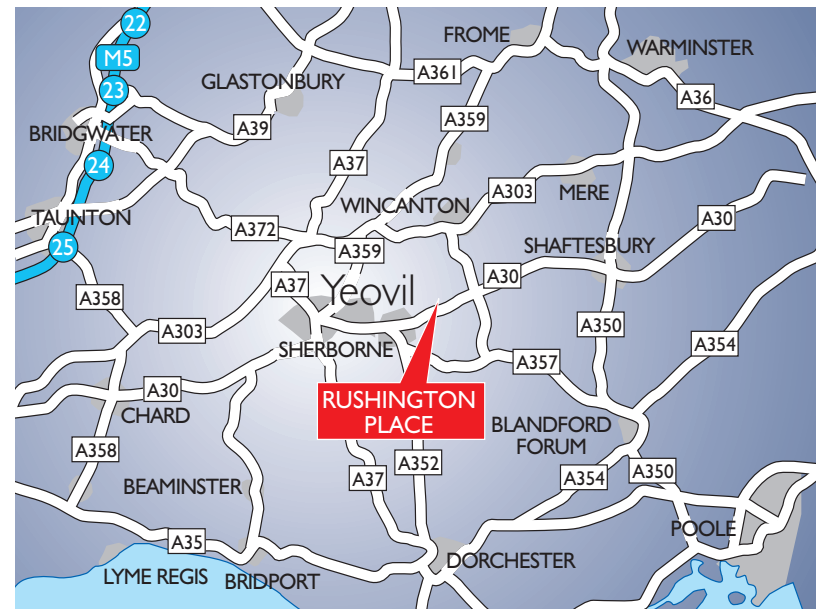
To make the whole process of selling and buying easier, Bellway has put together a range of services to make your move as hassle free as possible. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

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 be displayed in our sales office
- 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

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 cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Designed and produced by thinkBDW 01206 547151 or 020 7758 3510. 113247 07/10.

How to find us



Area Map



Local Map

Maps not to scale

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