

MARSTON PARK

GOLD FURLONG, MARSTON MORETAINE, BEDFORD



A BEAUTIFUL RANGE OF 3, 4 & 5 BEDROOM HOMES



A LUXURIOUS MODERN HOME IN THE ESTABLISHED BEDFORDSHIRE VILLAGE OF MARSTON MORETAINE

**TRADITIONALLY STYLED HOMES
WITH EVERY MODERN LUXURY**

Located close to the heart of the well established Bedfordshire village of Marston Moretaine, Marston Park is an inspired new development from 5 Star housebuilder Barratt. It provides a wide choice of traditionally styled homes and the perfect opportunity for individuals, couples and growing families to enjoy life in a thriving village community.

Whether you choose a 3, 4 or 5 bedroom home, you can depend on high quality and the peace of mind of knowing that your new home has been planned and built with care by Britain's leading housebuilder.





OUT AND ABOUT

ENJOYING THE COUNTRYSIDE, MILTON KEYNES, BEDFORD AND THE FOREST OF MARSTON VALE

Milton Keynes and Bedford are within easy reach and offer the full range of shopping, restaurants, nightlife and entertainment, with cinemas, theatres and clubs.

Closer to home, Marston Vale Forest Centre offers a unique range of facilities and activities at a Community Forest set up to return natural forest cover and create wild places for everyone to enjoy. The Forest Centre and Millennium Country Park provide extensive country walks, as well as children's activity areas and boating on landscaped lakes. The leisure centre has a licensed restaurant providing the perfect place for families to while away the weekends.



LOCAL AREA

A WELCOMING COMMUNITY, FASCINATING WOODLAND WALKS - CLOSE TO MILTON KEYNES AND BEDFORD

Marston Park is a new development that will become an integral part of the thriving village of Marston Moretaine. With easy connections to Bedford and Milton Keynes, Marston Moretaine combines a convenient location, historic features, including a church with a unique Norman tower and attractive rural surroundings. Wooded walks and lakes provide country leisure opportunities, while the village itself offers all the essentials of life, including schools and local shops, together with a range of clubs and societies.

Marston Park will provide a welcoming, growing community, easy access to the countryside – and all the comforts of a new Barratt home.



LOCAL AMENITIES

A TRADITIONAL VILLAGE SETTING EVERYTHING YOU NEED IN EASY REACH

Marston Moretaine has grown around Mortaine Manor, a moated 16th Century manor house, which is now a beautiful country house restaurant and popular wedding venue. The village is also served by several shops, an Indian restaurant and a public house.

It also benefits from a mobile library service which visits many locations around the village. There is a busy village hall, which offers residents the chance to enjoy numerous clubs and activities, as well as a sports pavilion, the home of both of Marston Moretaine's football clubs and cricket club.

Two lower schools – both exceptionally well equipped – village sports clubs and groups catering for toddlers to teens and exciting forest and lakeside leisure facilities make Marston Moretaine ideal for families.



TRANSPORT LINKS

LINKS TO BEDFORD, CAMBRIDGE AND LONDON ROAD AND TRAIN CONNECTIONS

The new bypass ensures that both Bedford and Milton Keynes are just a few minutes' drive away. It also provides Marston Moretaine with an easy link to the M1, putting Luton and London in easy reach. There are regular bus services to Bedford and Flitwick, as well as Milton Keynes.

Marston Moretaine is served by Millbrook Railway Station, on the Marston Vale Line. Linking Bedford and Milton Keynes, the line provides a convenient connection to London trains.

MARSTON PARK

DEVELOPMENT LAYOUT - GOLD FURLONG, MARSTON MORETAINE, BEDFORDSHIRE, MK43 0EG

-  ● Aylesbury 3 bedroom home
-  ● Barwick 3 bedroom home
-  ● Brentwood 3 bedroom home
-  ● Faringdon 3 bedroom home
-  ● Morpeth 3 bedroom home
-  ● Alnwick 4 bedroom home
-  ● Aydon 4 bedroom home
-  ● Cambridge 4 bedroom home
-  ● Helmsley 4 bedroom home
-  ● Lincoln 4 bedroom home
-  ● Oakhampton 4 bedroom home
-  ● Thornbury 4 bedroom home
-  ● Woodbridge 4 bedroom home
-  ● Warwick 5 bedroom home
-  ● Self Build Plots
With Detailed Planning Consent
-  SO Affordable Housing
Shared Ownership
-  R Affordable Housing
Rented
-  BS Bin Store
-  CS Cycle Store



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IMPORTANT INFORMATION: Images and site layout are intended for illustrative purposes only and should be treated as general guidance only. Site layout including parking arrangements, affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any revisions to planning consents including layout plans will be available. Individual features such as windows, brick, other materials and colours may vary from those shown. Please ask our sales adviser for details of the treatments specified for individual plots. Images, site layouts, landscaping and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Marston Park is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

MARSTON PARK PHASE 3A

DEVELOPMENT LAYOUT – BEDFORD ROAD, MARSTON MORETAINE, BEDFORD, MK43 0LD



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CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt, we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process, we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand. Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Housebuilder" by the independent Home Builders Federation. Across the country, 29,000 homebuyers took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



“

The whole move was perfect from day one. We've had absolute peace of mind with the property. With a new build you get brand new appliances, as well as a new boiler and central heating. With Barratt's NHBC 10 year warranty and a two year fixtures and fittings warranty you're left with nothing to worry about, which is a real luxury compared to living in a second hand home.

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“

We both have very high expectations when it comes to customer care and we can honestly say that we were impressed. The Sales Advisers were extremely helpful and friendly and we built a great relationship with everyone on the team.

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“

The Help to Buy scheme was really beneficial to us – without it we wouldn't have been able to upgrade to a larger property. Our new home suits our needs perfectly because it has more space to raise a child, and the local area is ideal for family living with a lovely park just down the road for our son to play in.

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5 GREAT REASONS TO BUY WITH BARRATT

1. 5 Stars for Customer Satisfaction

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312*** per year on your energy bill.



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