

CYGNET MEWS

WILKINSON ROAD, BEDFORD MK43 9AD



AN OUTSTANDING DEVELOPMENT OF 1, 2, 3 & 4 BEDROOM HOMES



HIGH QUALITY HOMES ON THE CUSP OF RURAL BEDFORDSHIRE

DREAM HOMES IN THE PERFECT LOCATION

Just a short distance from Bedford's historic town centre, Cygnet Mews is a stunning new development from leading housebuilder Barratt Homes. Spacious and high quality properties, coupled with a leafy location, make this new community a desirable place to call home.

With 1, 2, 3 and 4 bedroom properties designed with contemporary lifestyles in mind, we have created attractive and modern homes that embrace their unique surroundings and are perfect for you.





OUT AND ABOUT

FULL OF CHARM AND CHARACTER

With its historic heart and waterside charm, Bedford sets an impressive backdrop to a wide range of entertainment opportunities; the number of water-based activities reflects the town's love of the River Great Ouse and the leafy riverside Embankment provides a wonderful setting for a walk whatever the season. Three shopping centres and weekly local markets cater for every taste, as do the exciting variety of traditional pubs and exotic restaurants, while the museums and annual cultural events promise fun all year round.



LOCAL AREA

BEDFORD STANDS OUT FROM THE CROWD

With the River Great Ouse carving its way through the centre of the town, it's not surprising the water offers a calming influence over Bedford. Those seeking a peaceful atmosphere and slower pace of life are drawn to the traditional features of this ancient town, which sits off the edge of rolling green countryside.

While the picturesque setting captures the heart, Bedford also caters easily for modern tastes and over the next fifteen years is set to undergo major transformations, with big developments in the town centre, a Cultural Quarter and riverside sure to charm many new residents.



LOCAL AMENITIES

FIND EVERYTHING YOU NEED ON YOUR DOORSTEP

The Kempston area of Bedford is perfect for those seeking an affordable property in a growing community, where every day needs will be easily met with three major supermarkets a short drive away, along with a selection of pubs and takeaways, banks, a post office and pharmacy.

With primary and secondary schools not far away, Cygnet Mews is the ideal solution for families and the local cricket club, park and swimming pool provide ample entertainment for the active.



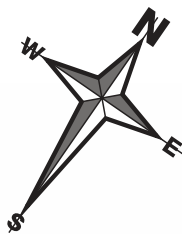
TRANSPORT LINKS

TRAVEL FROM A TO B WITH EASE

Bedford's road network is second-to-none and with the M1, A1 and A6 all close to hand, north and south bound travel has never been easier. Via the A421, Milton Keynes can be reached within 30 minutes and Cambridge in 50 minutes, while Luton is just 40 minutes away on the A6. The outstanding rail links have proved extremely popular with those wanting a direct service into London, making it a big draw for commuters looking for affordable properties and the lifestyle they crave.

CYGNET MEWS

SITE PLAN



	Aylsham	1 bedroom home
	Stroud	1 bedroom home
	Stroud Special	1 bedroom home
	Aylsham Special	2 bedroom home
	Amber	2 bedroom home
	Astwood	2 bedroom home
	Brentwood	3 bedroom home
	Dartmouth	3 bedroom home
	Faringdon	3 bedroom home
	Finchley	3 bedroom home
	Finchley Special	3 bedroom home
	Woburn	3 bedroom home
	Helmsley	4 bedroom home
	Hexham	4 bedroom home
	Hythe	4 bedroom home
	Woodbridge	4 bedroom home



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.



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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.



