

# Eastcotts Green

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Shortstown, Bedfordshire

A collection of 2, 3, 4 and 5 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 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](http://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.



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Over **70**  
YEARS of QUALITY  
SINCE 1946





## A perfect place to call home

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Eastcotts Green is a stunning new development of 2, 3, 4 and 5-bedroom homes located close to Bedford, with good local amenities, convenient shopping facilities and easy access to Milton Keynes, Luton and Northampton.

Eastcotts Green boasts an ideal location, situated within a short distance of New Cardington and

just a 10-minute drive from Bedford town centre.

These lovely homes, built to the highest standard, encompass a range of features including en-suite bathrooms, open-plan living spaces and contemporary fitted kitchens. Built in a range of styles, Eastcotts Green is sure to appeal to a wide audience of buyers.



# Everything is on your doorstep at Eastcotts Green

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Eastcotts Green, situated in Shortstown, Bedfordshire offers excellent transport connections with good commuter links by both road and rail. Milton Keynes can be reached in around 25 minutes via the A421, while Northampton can be reached in around 40 minutes via the same route. Luton is just over 30 minutes away, via the A421 and M1. Regular bus services run between the development and Bedford town centre, which can also be reached in just over a 10 minute drive. Bedford Station provides regular trains to popular destinations such as Nottingham, Gatwick Airport, London St Pancras International and Brighton.

Retail opportunities in the area are excellent, with a purpose-built 'village centre' offering a local supermarket, pharmacy and fast food outlet. A range of high-street chains, department stores, locally-run businesses and commercial services can also be found in nearby Bedford.

Interchange Retail Park is a shopping complex which offers brand-name stores at just a 5 minute drive from Eastcotts Green, while Harpur Shopping Centre in Bedford is home to over 30 retailers including high-street chains, department stores and cafés. Alternatively, The Bedford Church Arcade offers a unique shopping experience comprising independent boutiques and locally-run businesses.



Farm shops and traditional markets are popular in the area as residents take advantage of local and seasonal produce, made and reared in the surrounding regions of Bedfordshire's rich countryside. Nearby Bedford boasts traditional gourmet and farmers' markets, which also offer organic groceries, garden products, handmade homewares and artisan gifts.

Bedford, which can be reached in under 10 minutes by car from Eastcotts Green is in many ways a traditional market town situated on the banks of the River Ouse. Boasting a vibrant town centre, Bedford offers a wide range of high quality shops, as well as traditional, gourmet and farmers' markets, which offer organic groceries, garden products, handmade homewares and artisan gifts.

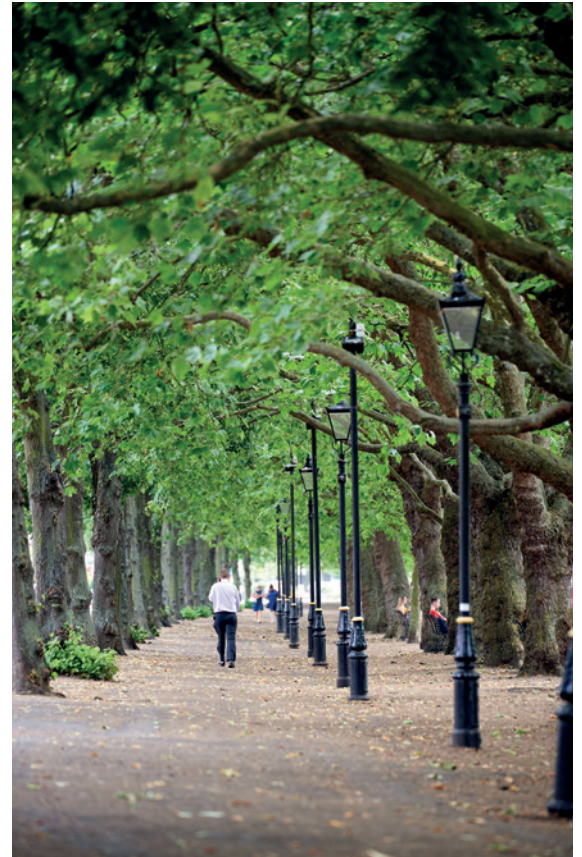
A thriving cultural scene is on offer in Bedford with notable venues such as The Quarry, The Place and the Bedford Corn Exchange, all promising a wealth of entertainment from critically acclaimed stage shows to family-friendly musicals.

Priory Country Park is just a 10-minute drive from the development and has 360 acres of parkland where visitors can walk, sail, canoe, fish, or explore the man-made labyrinth. Slightly further afield, the award-winning Gullivers Land in Milton Keynes is an enlightening day out for the whole family, with rides, attractions and entertainment serving ages 2 to 13. Nearby Woburn Safari Park is also well worth a visit, home to over 80 species of wildlife across 300 acres of parkland.

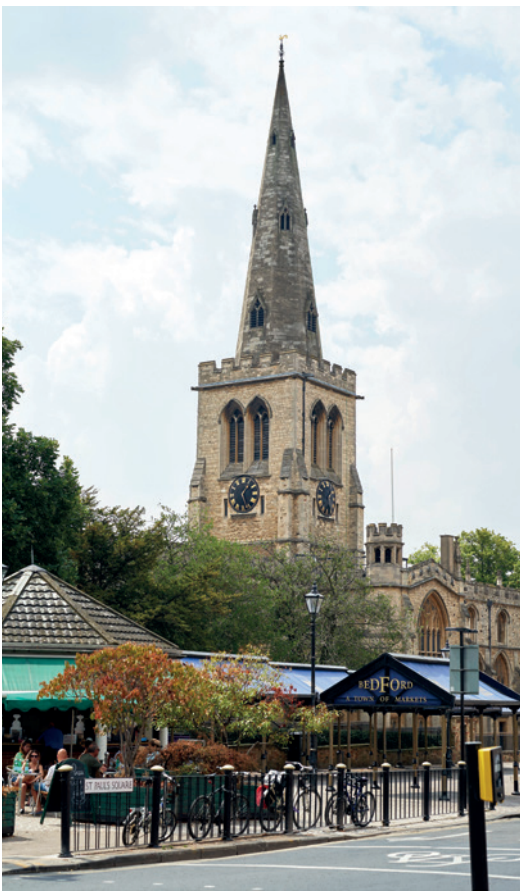
Residents will find a selection of well-regarded schools within easy reach of the development. Shortstown Primary School is within easy walking distance for parents and children. Elstow School for five to ten-year-olds is less than two miles away, while Willington Lower School is an eight minute drive. St John's School, which caters for two-year-olds to 19-years-of-age is just under 10 minutes' journey. The popular Bedford Girls' School and Bedford School for boys are 2.2 miles and 3.9 miles away respectively.

Students of higher-education will find the University of Bedfordshire has campuses at both Luton and at Milton Keynes.





Just a short distance from New Cardington and Bedford and boasting excellent local amenities and transport connections, Eastcotts Green is in an enviable location.







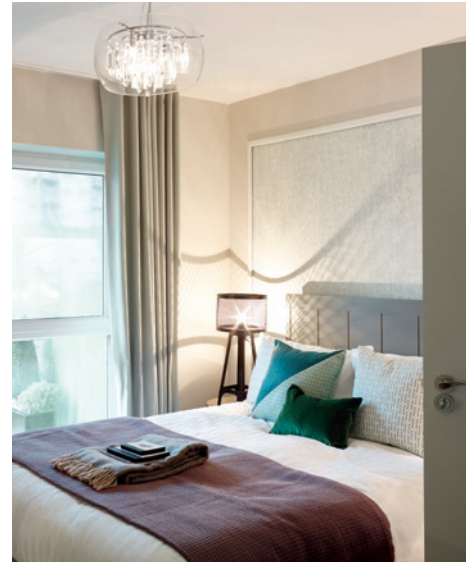


Discover a range of house styles  
with 2, 3, 4 or 5 bedrooms.  
Each home at Eastcotts Green is  
finished to our exacting standards.

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Make your new home  
as individual as you are  
*Additions*

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## 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:

- ~ Upgraded to composite worktops
- ~ Built-under double oven
- ~ Ceramic Induction hobs
- ~ Integrated or free standing appliances
- ~ Fridge/freezer
- ~ Dishwasher
- ~ Washer/Dryer
- ~ Washing machine

### Flooring:

- ~ Choose from:
- ~ Carpets
- ~ Vinyl
- ~ Ceramic tiles

### Tiling:

- ~ Full and half height tiling
- ~ Comprehensive upgrade options

### Plumbing:

- ~ Heated towel rail

### Security:

- ~ Intruder alarms
- ~ Security lights

### Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Shaver socket
- ~ Electric powered garage door
- ~ Light fittings
- ~ Telephone and TV points

### Miscellaneous:

- ~ Turf to rear garden
- ~ Wardrobes

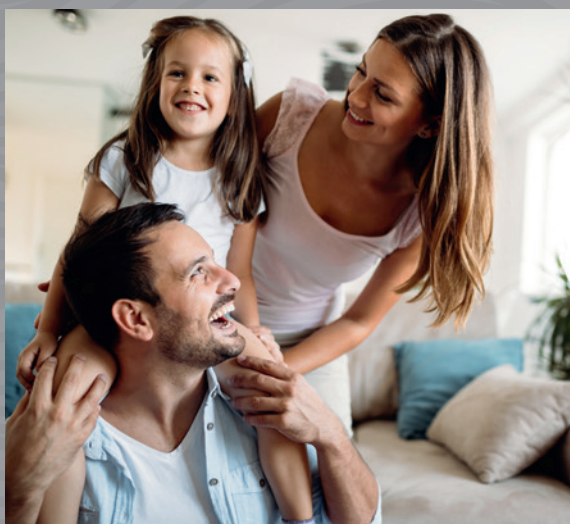
Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.



# Making your move easier

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## Buy with just 5% deposit with Help to Buy



Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers and there are regional price caps on the value of the property you are able to purchase with Help to Buy, please talk to one of our Sales Advisors for the regional details in your area.

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.



Backed by  
HM Government

## Sell your home quicker with no estate agent fees



Express Mover is a great solution if you've found an ideal Bellway home but have not yet sold your current property.

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price, and we will pay the estate agent fees for you.

You could soon be moving into your new dream home, start your journey with us today.



Help to Buy cannot be used in conjunction with other schemes. 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%. Help to Buy is subject to eligibility and may not be available on this development. Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Express Mover scheme.



# Customer Care

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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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Over **70**  
YEARS of QUALITY  
SINCE 1946

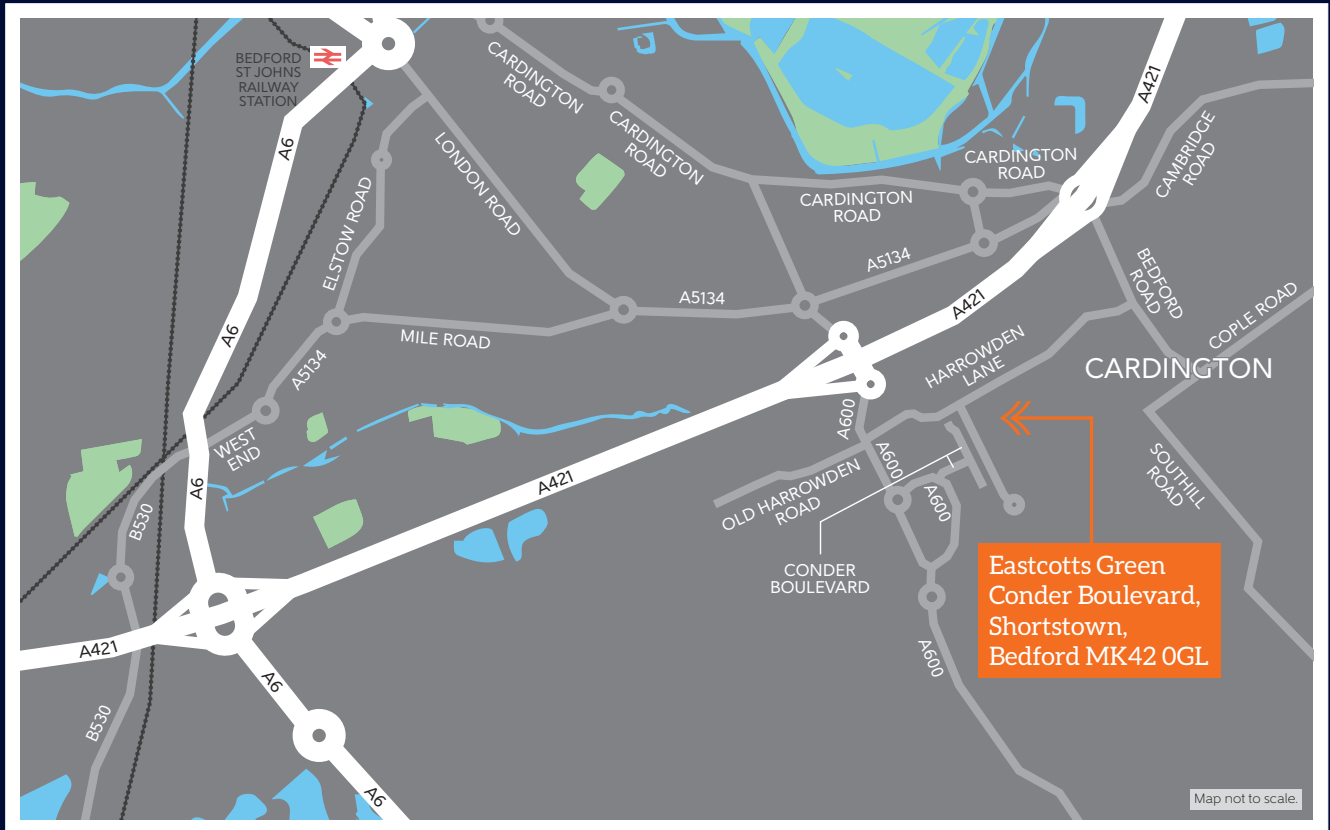
Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to 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 [livelovelocal.com](http://livelovelocal.com)

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

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**Bellway**