

Grove Meadows

Grove
Wantage

A collection of 2, 3 and 4 bedroom homes

Bellway



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for 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 straight forward 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.



70
YEARS *of* QUALITY
SINCE 1946



A charming collection of homes

Welcome to Grove Meadows, a charming collection of two, three and four-bedroom homes in the welcoming Oxfordshire village of Grove. These attractive properties from Bellway Homes are designed and built to the highest specification across an impressive range of two and three storey designs. Most homes at Grove Meadows have a garage or allocated parking

and a private garden, modern fitted kitchens and sleek bathrooms.

Grove is a desirable semi-rural location with a range of local amenities and excellent transport connections. Grove Meadows is sure to appeal to a variety of new home buyers including families, first time buyers and busy professionals.



Village life with excellent connections

Grove is the largest village in Oxfordshire's Vale of the White Horse and offers a warm and vibrant community with plenty of amenities close by for residents. It is an idyllic, peaceful location, a traditional village with excellent transport links.

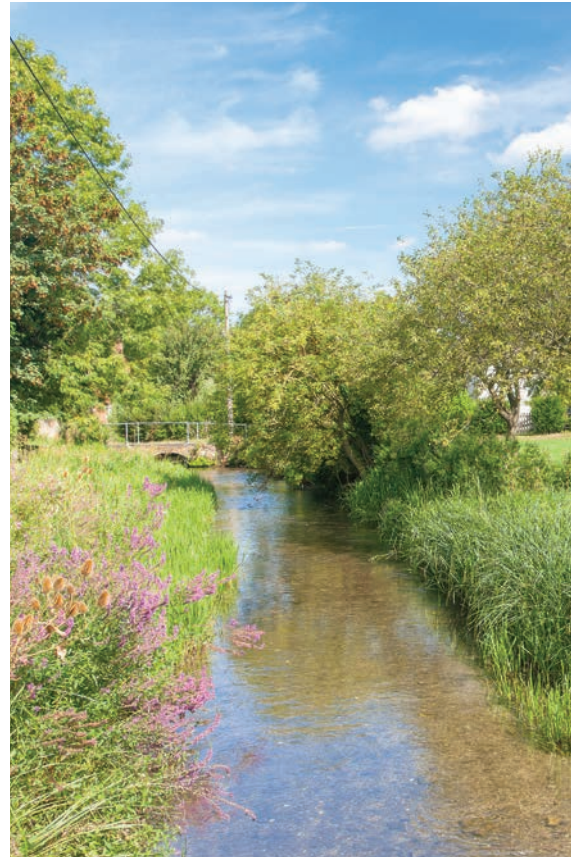
There are two shopping areas in Grove with popular names including Tesco Express and Waitrose alongside a health centre, doctor, dentist and chemist. The village hall, which is a registered charity and run by the community, is home to many thriving clubs and societies.



Located in the Thames Valley and at the edge of the Berkshire Downs, Grove offers a wide range of country pursuits, from walking and pony trekking to kite flying, cycling, fishing and forestry. The technology park at the edge of the village is home to a number of companies, including the impressive base of the famous Williams F1 Racing Team.

For education The Grove Church of England Primary School is just a five minute walk from home, and caters for children under 11, while St. James Church of England Primary School and Charlton Primary School are within two miles of Grove Meadows. Older students can attend King Alfred's Secondary School and Sixth Form, just 8 minutes drive from home, while leading independent Abingdon School (for boys) and Our Lady's Abingdon school, are 16 and 18 minutes drive away respectively.

The neighbouring town of Wantage is around two miles, less than a 10 minute drive, from Grove Meadows and promises an excellent range of retail opportunities, with a bustling market place and a selection of high street stores. A little further afield is the renowned university city of Oxford with impressive architecture and history, a varied theatre scene and restaurants from around the world. Road links from Grove are excellent with the M4, connecting to Reading, Slough, Newbury and London, reached in 20 minutes. Oxford is a 30 minute drive from home, via the A338/A420, which can also take you to Swindon in 40 minutes. Didcot Park Railway Station is closest to Grove Meadows and provides regular services to London Paddington in 44 minutes, as well as popular destinations including Cheltenham Spa, Oxford and Cardiff.



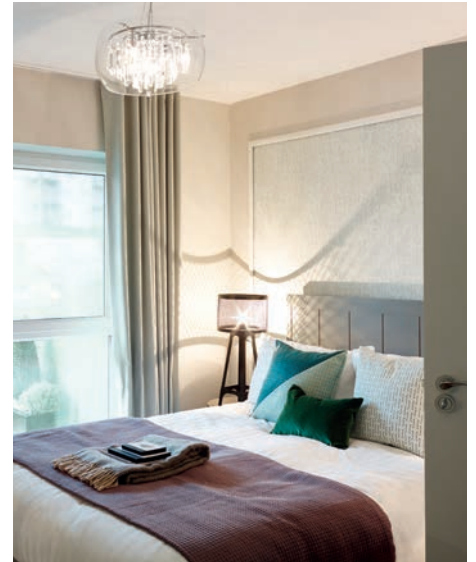
The impressive houses at Grove Meadows are excellently located for growing families with good schools close to home, great connections and plenty of countryside activities.





A superb collection of two, three and four bedroom homes in a range of traditional two-storey and townhouse designs.





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:

- ~ A choice of integrated or freestanding appliances
- ~ Upgrade to composite worktops
- ~ Built under double oven
- ~ Upgrade hob to ceramic induction

Flooring:

- ~ Choose from carpets, vinyl, ceramic tiles or laminate

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
- ~ Recessed lighting
- ~ BT and TV points
- ~ Electric powered garage door
- ~ Light fittings

Miscellaneous:

- ~ Wardrobes
- ~ Turf to rear garden

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



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.



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.



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 will 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.

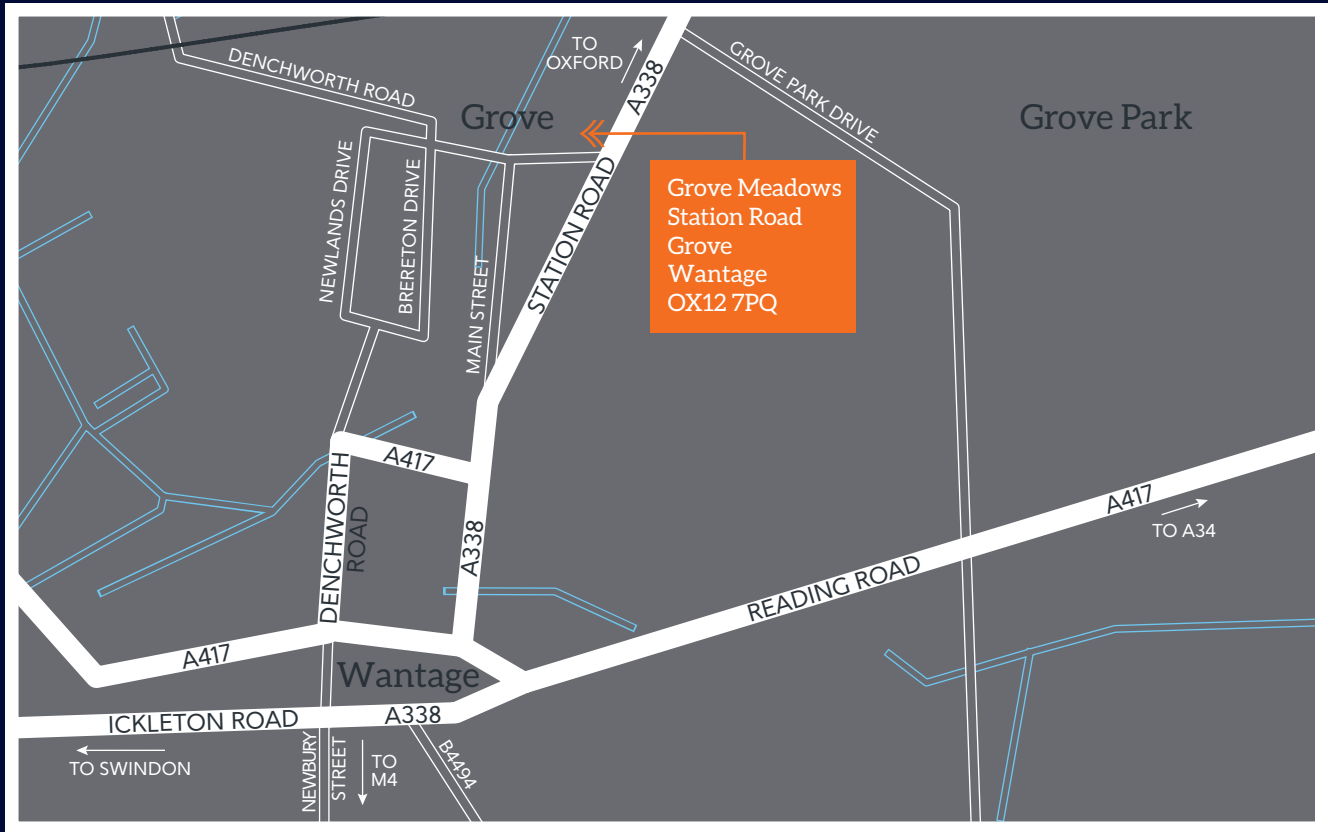
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

70
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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 livelocal.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.

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