

Fern Hill Gardens

Faringdon

A collection of 1, 2, 3, 4 & 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

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.



Over **70**
YEARS of QUALITY
SINCE 1946



Computer generated image

A perfect place to call home

Fern Hill Gardens is a lovely development of 1, 2, 3, 4 and 5 bedroom homes incorporating a high-quality specification throughout. These new homes in Faringdon enjoy desirable design features and amenities throughout including en-suite shower rooms and open-plan living spaces.

Externally, all properties benefit from turfed gardens, garages and private parking.

The development is situated within easy reach of the historic town of Faringdon and offers easy access to the incredible surrounding countryside as well as excellent transport links.



Everything is on your doorstep at Fern Hill Gardens

The development is situated around 20 miles from Oxford and 11 miles from Swindon in the popular village of Faringdon. Ideal for commuters, major roads are easily accessible from Fern Hill Gardens with the A420 for Oxford and Swindon, the A419 for Cirencester and the M4 for Bristol, Newport, Reading and Cardiff all within easy reach. Swindon railway station is just a 30 minute drive away and offers regular services to Bath, Bristol, Reading and London Paddington amongst other destinations.

The historic town of Faringdon has a vibrant shopping district offering a mix of independent retailers, specialist boutiques and high street stores as well as hosting a weekly market dating back to the 13th century. Swindon, around a



20 minute drive from Fern Hill Gardens is also popular with shoppers. The Brunel Mall and The Parade offer a variety of chain and specialist retailers whilst Regent Circus is home to a multiplex cinema and a selection of restaurants. The Swindon Designer Outlet offers a selection of fashion and homeware brands.

Travelling further afield, Oxford can be reached by car in around 40 minutes. The City of Dreaming Spires, famous the world over for its University and its place in history is now a bustling cosmopolitan city. Oxford offers a wealth of shopping options as well as a myriad of cultural and architectural attractions.

Situated at the edge of the Cotswolds, Faringdon is surrounded by picturesque countryside providing endless opportunities for outdoor pursuits such as cycling, rambling and horse riding. Visit Faringdon's most iconic landmark, the 20th century Folly Tower. Sitting atop Folly Hill within a charming 4 acre circular woodland, the views at the top of the hill across 5 counties are spectacular.

Carswell Golf and Country Club, located five miles from Fern Hill Gardens, is just one of several golf courses in the area. The town also offers a tennis club, football, rugby and cricket teams and a leisure centre with gym, swimming pool and sports hall.

For families, several well-regarded schools can be found in the local area, including Faringdon Infant and Junior schools for younger children, and Faringdon Community College for older pupils. The college also has a sixth form for 16-18 year old students; other post-16 education providers include Swindon College and New College Swindon, both around 11 miles away.



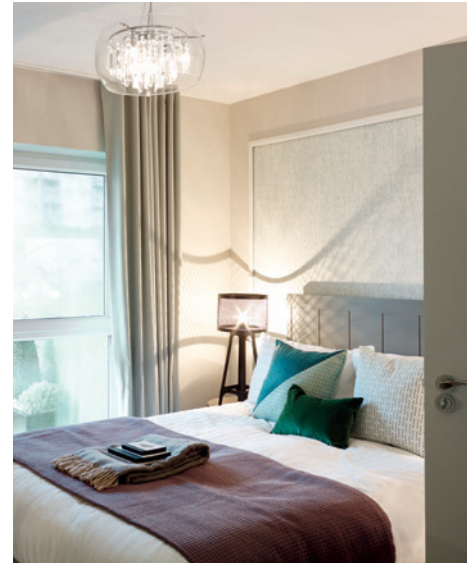
A stunning development in the historic town of Faringdon surrounded by stunning countryside and excellent transport links.



Discover a range of house styles
with 1, 2, 3, 4 and 5 bedrooms.
Each home at Fern Hill Gardens
is finished to our exacting standards.







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:

- Granite worktops
- Integrated or freestanding washer/dryer
- Built-under double oven (where applicable)
- 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:

- 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
- Recessed lighting
- Light fittings
- BT and TV points

Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Wardrobes
- Fire and surround

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

PART EXCHANGE

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.

EXPRESS MOVER

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.



Backed by
HM Government

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 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.

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.

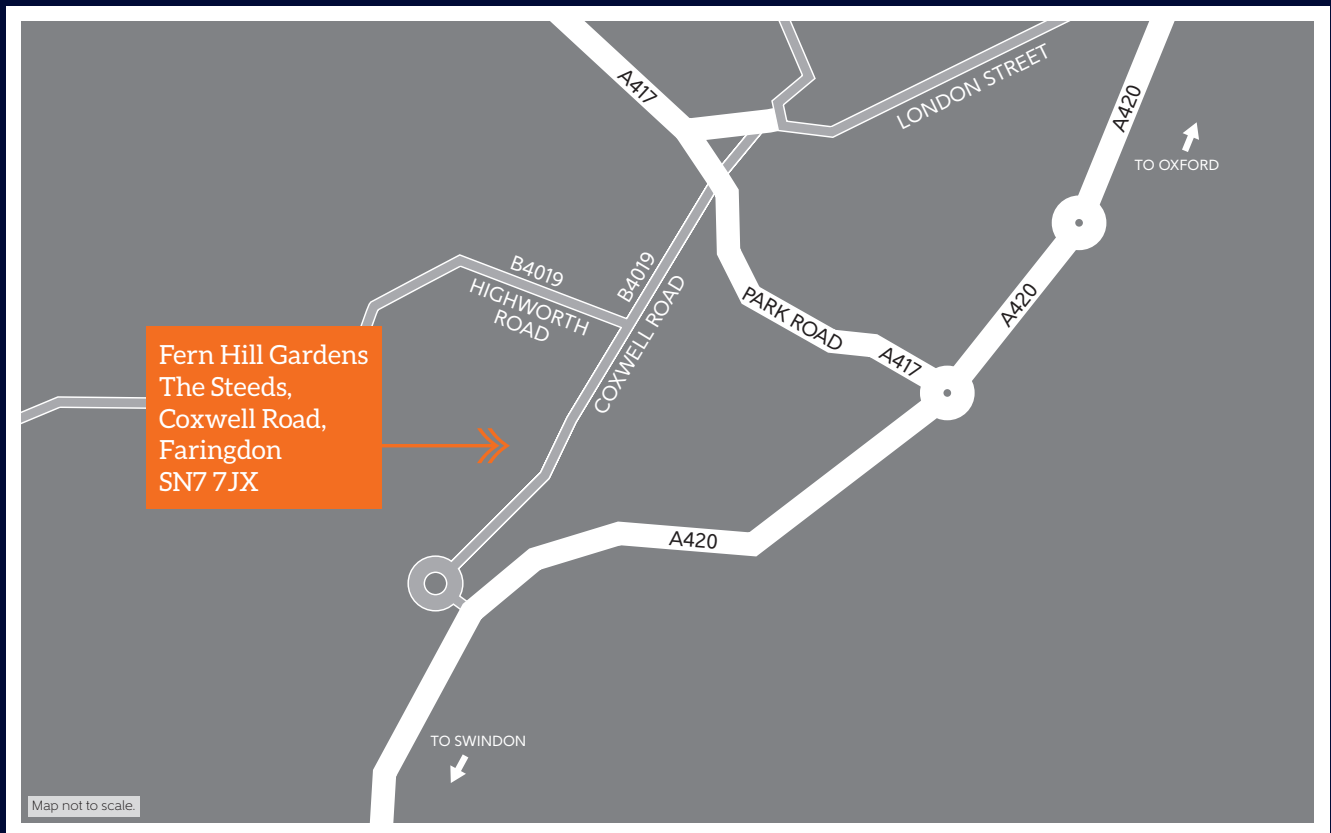
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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, where relevant, Transport for London.

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



Bellway Homes Limited
(South West)
The Hub
500 Park Avenue
Aztec West
Almondsbury
Bristol
BS32 4RZ

Telephone: 01454 451960
www.bellway.co.uk

Bellway