

# Blagdon Gardens

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Langford

A collection of 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](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



Computer generated image.

## A perfect place to call home

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Situated on the outskirts of the Mendip Hills and just a 35 minute drive to Bristol city centre, Blagdon Gardens is a development of new homes in Langford, an attractive countryside village within the Chew Valley. Ideally located for travel into Bristol or Bath and offering excellent local amenities as well as easy access to transport connections, these

properties are certain to appeal to first time buyers, families and commuters.

Built to the highest standard, this mix of 3 and 4 bedroom homes include en-suite bathrooms, open plan living spaces and contemporary fitted kitchens. Additionally, each property benefits from either garages or allocated parking.



# Everything is on your doorstep at Blagdon Gardens

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Blagdon Gardens, situated in Langford offers ease of access to key regional transport routes. The A38 for Bristol and the A368 for Bath and Weston-super-Mare, are both a minute's drive from the development whilst bus stops for local and regional routes are situated just a short walk away. The closest railway station is Yatton, 15 minutes away by car, which provides direct routes to Bristol Temple Meads, Weston-super-Mare and Cardiff Central. From Bristol Temple Meads, a direct train journey to London Paddington station takes approximately one hour and 45 minutes. For air travel, Bristol Airport lies within a 10-minute drive of Langford.

Langford offers all the local amenities you would expect including a number of village shops and a supermarket situated near to Blagdon Gardens. Imperial Retail Park, around a 25-minute car journey away, provides out-of-town shopping and casual restaurants.

A broader choice of retailers are available in Bristol, particularly within the Bristol Shopping Quarter, which also includes The Galleries and Cabot Circus shopping centres. The city centre also offers an array of independent markets and boutiques as well as in Clifton Village which lies just outside the city centre.



There are several country pubs near to the development, and two are within a five-minute walk – The Churchill Inn and Stag and Hounds. The Railway Inn, which is owned by the Thatcher family of cider makers, lies approximately two miles away. Located next to Myrtle Farm, where their apples are grown, the pub offers the full range of Thatchers ciders as well as a menu of locally-sourced food.

Bristol also provides a varied dining experience and the choice ranges from family chain restaurants to independent, upmarket eateries. Many can be found on the harbour-side, including two Michelin-starred restaurants – Casamia and Paco Tapas.

Langford benefits from its location on the border of the Mendip Hills, which offer a wealth of leisure opportunities. The gorges, rivers and caves of the Mendips make them a popular destination for walkers, cyclists and horse riders, as well as climbers and watersports enthusiasts of all abilities. Less than a five-minute drive from Blagdon Gardens is the Mendip Snowsport Centre, which has a ski and snowboard slope and also provides a variety of organised activities such as kayaking and caving.

Nearer to home, fitness classes, a swimming pool and football pitches are available at Churchill Sports Centre, under two miles from the development. Mendip Spring Golf Club is around 10 minutes away by car.

Bristol city centre, around 35 minutes' drive from Langford, provides further choice of leisure and entertainment. Numerous museums, galleries and live music and theatre venues contribute to Bristol's renowned arts scene and the city is also famous for its street art, with many pieces by the artist Banksy.

For families, there are a number of well-regarded schools in Langford, some of which are situated a short distance from Blagdon Gardens. Local primary schools include Churchill CE, Burrington CE and Sandford, all within a five-minute car journey of the development. For older students, secondary schools include the Churchill Academy, one mile away and the Chew Valley School, 20 minutes from Langford by car. The Sidcot School, an independent day and boarding school for pupils age 3 to 18, is located three miles away in Winscombe. City of Bristol College, which offers academic and vocational courses as well as apprenticeships, lies within a 30-minute drive of the development.



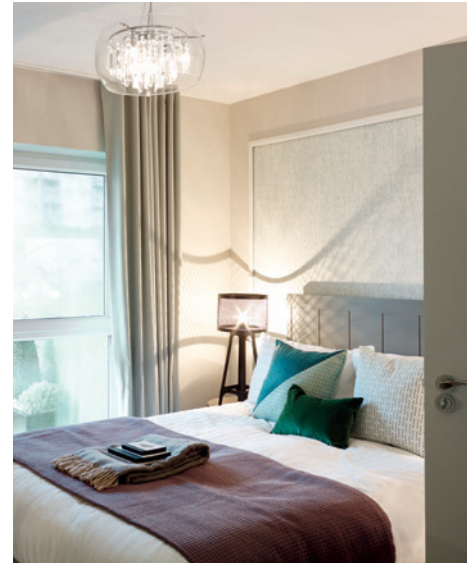
With excellent local amenities, transport links and within easy reach of Bristol city centre, Blagdon Gardens boasts a desirable location.



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







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:

- 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

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## 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.



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

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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, 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

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**Bellway**