

Lestone Mews

Leighton Buzzard

A collection of 2, 3 and 4 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



A perfect place to call home

Lestone Mews is an attractive development of 2, 3 and 4 bedroom homes situated in the traditional market town of Leighton Buzzard, close to both Milton Keynes and the picturesque Chiltern Hills. This well connected development is surrounded by excellent local amenities and family attractions as well as plentiful shopping facilities in the nearby town.

Built to the highest standard and offering a variety of styles, these homes present a range of design features including open-plan living spaces, contemporary fitted kitchens, bathrooms and en-suite bathrooms. Additionally each property benefits from either private garages or allocated parking. These wonderful homes are sure to appeal to professionals, first-time buyers and families alike.



Everything is on your doorstep at Lestone Mews

Lestone Mews is an attractive development of 2, 3 and 4 bedroom homes located in the traditional market town of Leighton Buzzard, close to the thriving city of Milton Keynes. Offering excellent transport connections the development is situated near to the A4146 connecting to the A5 and M1 which lies just over 8 miles away, putting London just 45 miles away by road. Leighton Buzzard railway station offers regular services to both Milton Keynes and London Euston with journey times taking around 12 minutes and 35 minutes respectively, ideal for commuters. Milton Keynes and Luton are just 25 minutes away by car. For those requiring international travel London Luton Airport is 30 minutes away.

This lovely development enjoys a sought after location close to both the picturesque Chiltern Hills and the desirable market town of Leighton Buzzard. The town itself offers plentiful shopping facilities with both high street brands and independent stores in abundance, alongside which sits an array of pubs, cafés and eateries in which to enjoy a drink and a bite to eat. There are also a number of major supermarkets within easy reach of the development.



The nearby Chiltern Hills Area of Outstanding Natural Beauty offers ample opportunities to enjoy the great outdoors, with acres of public green space on your doorstep, including countless walking routes, cycling trails and picnic spots. Ashridge Estate is a National Trust site, just a 20 minute drive from the development, which presents 5,000 acres of ancient woodland, chalk downlands and lush meadows. This area of outstanding natural beauty is ripe for exploration, with miles of footpaths, bridleways and open countryside, providing an ideal site to spot a host of enchanting wildlife.

Tiddenfoot Waterside Park, on the southern edge of Leighton Buzzard, is just over a mile from Lestone Mews. This former sand quarry has reverted to nature as wild plants and animals have been encouraged to reoccupy the land. The park is now a picturesque area for people of all ages to enjoy, with surfaced paths meandering through the park offering ideal routes for walkers and cyclists.

Leighton Buzzard Golf Club is around 2.5 miles from Lestone Mews. The first 9 holes were opened in 1925 and quickly gained a reputation as one of the finest layouts in Bedfordshire. Since then, the club has evolved into an 18 hole course offering a delightful blend of visual charm, ideal for golfers of all abilities.

This appealing development is located within easy reach of Aylesbury, Tring, Hemel Hempstead and Milton Keynes offering ample opportunity to explore the local area. Family friendly entertainment is in abundance in the close surrounding area with attractions such as the award-winning Whipsnade Zoo just a 15 minute drive from home.

For families, there are a number of well-regarded primary and secondary schools in the local area. Greenleas School, Overstone Combined School and Leighton Middle School cater for primary aged children, whilst secondary education is catered for with Cedars Upper School, The Cottesloe School and Vandyke Upper School, all of which are within easy reach. Central Bedfordshire College offers further education including apprenticeships and access courses. The Leighton Buzzard campus is just a short walk from Lestone Mews. The main campus in Dunstable is around 15 minutes away by car.



Lestone Mews offers an ideal location within easy reach of excellent transport connections, local amenities and leisure and retail facilities in the market town of Leighton Buzzard.

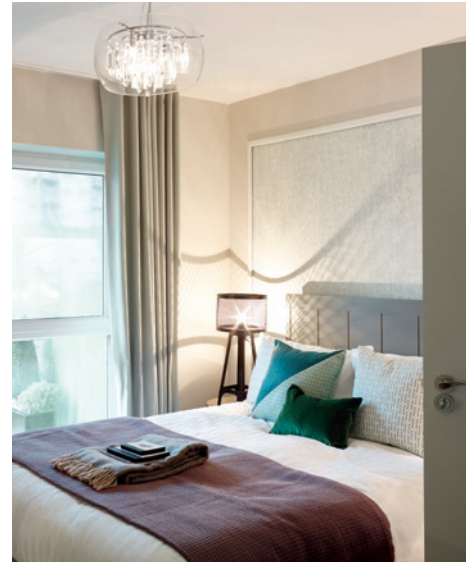




Discover a range of house styles
with 2, 3 or 4 bedrooms.
Each home at Lestone Mews is
finished to our exacting standards.



Computer generated image.



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:

- ~ 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
- ~ BT and TV points

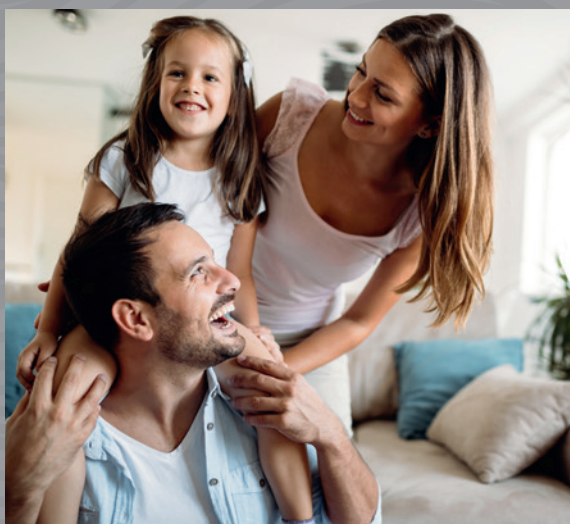
Miscellaneous:

- ~ 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

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



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.

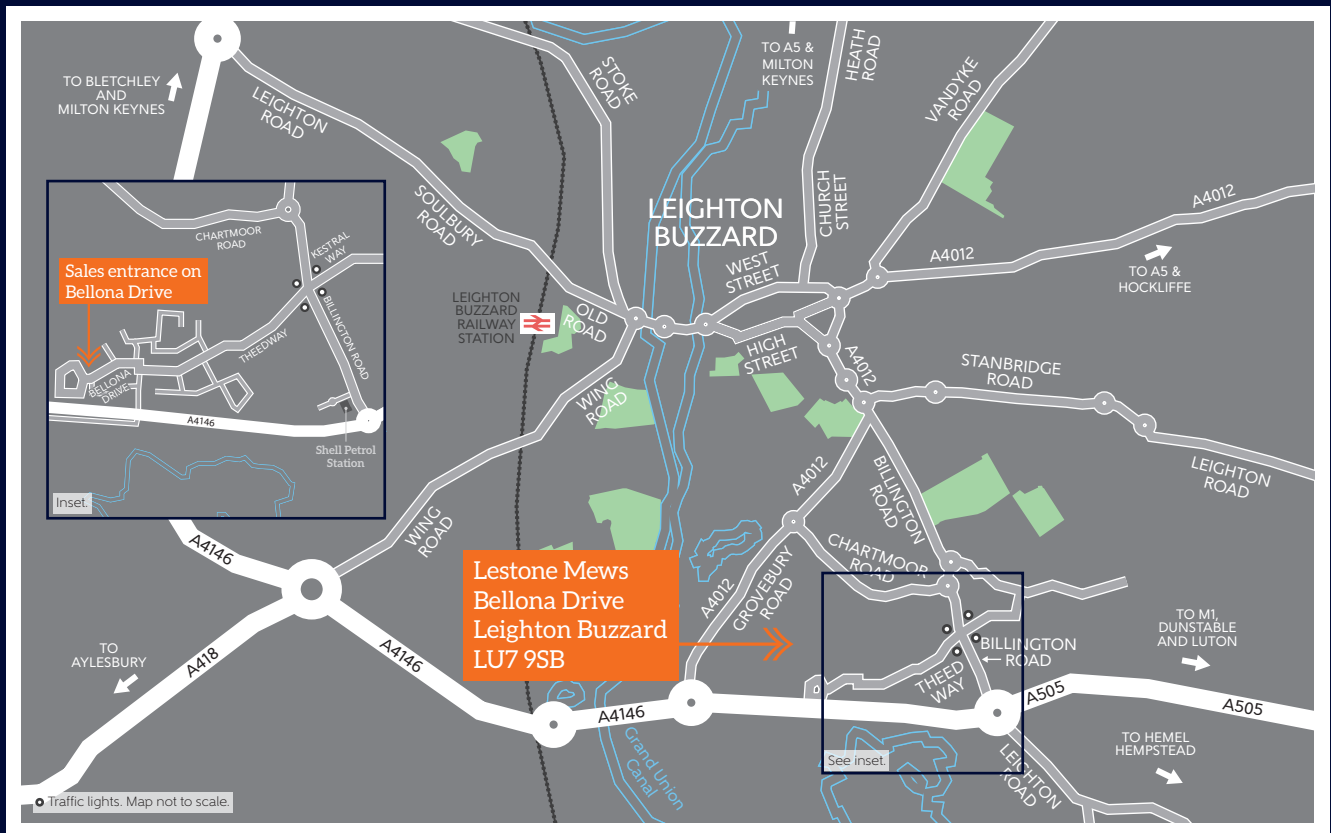
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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 demonstrate 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.

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