

POPPY  
FIELDS  
LOWER  
STONDON

POPPY FIELDS SALES & MARKETING SUITE  
BEDFORD ROAD, LOWER STONDON SG16 6EA  
TEL: 01462 411903

**BLOOR HOMES**



# 1969

THE YEAR WE  
STARTED MAKING  
DREAM HOMES A REALITY







**At Poppy Fields, we are not only able to offer you a stunning location, we are also dedicated to building quality new homes that stand the test of time.**

Visit one of our developments built 10 years ago and see how the community has developed along with the landscaping and house type designs. As one of the leading privately-owned house builders in the country, our success is based on strong traditions of quality, value for money and a genuine desire to build homes that give our customers years of pleasure.

The company is still owned by John Bloor who is actively involved within the day to day running of the business to ensure the high quality we pride ourselves on is achieved on all our homes.

Our approach to the design of every new location we produce goes far beyond the provision of superior homes for today's varied lifestyle. We make every effort to conserve the natural balance of each location including the conservation of wildlife and the preservation of natural features.

Care and consideration is also taken to ensure that the environmental impact of every new home we build is kept to a minimum.

Whichever home you choose, you will find that our homes with their high specification, provide not only maximum comfort, but greater freedom of movement.

Plus, reserve a Bloor home in the early stages of construction and you will have the freedom of choice to select from our range of finishes for your kitchen, bathroom and en suite facilities.

Once reserved, you will be able to take advantage of "Your Choice" which allows you to choose additional fixtures and fittings to personalise your new Bloor home, or upgrade to a higher specification from the standard range used on this development at an extra cost.

We are proud to be building at Poppy Fields in Lower Stondon bringing quality homes and developing communities.

SAT NAV:



DEVELOPMENT:

Poppy Fields

FIND US HERE:

Poppy Fields, Lower Stondon. SG16 6JJ

**BLOOR HOMES**

Poppy Fields is perfectly placed for you to enjoy peaceful village life whilst being close enough to those essential larger town amenities. Everyday life is well catered for within the village itself with independent local shops, doctors surgery, post office, hairdressers and a variety of other locally run facilities.

Lower Stondon itself is positioned in an area of rich history, being located near to RAF Henlow which produced aircraft in the 1920's and 30's and became one of the largest maintenance units in the country, serving many front line aircraft through the war.

The aviation backstory is something that runs throughout the area and something which we have honoured and reflected within the development of Poppy Fields. Those who have a very keen interest can take a look inside the RAF Signals Museum and immerse yourself further in the fantastic heritage of the surrounding area.







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If you are looking for some breath-taking scenery, then just a 20 minute drive from the development are the stunning Hitchin Lavender Fields. Stroll through the flowers and have your senses awakened in the 25 miles of uniformed lavender rows and bask in the spectacular views of Bedfordshire and Hertfordshire (And even take some back to your new home!).

Closer to home, you can pass the days walking in Baulk Wood in Henlow, a quaint community nature reserve which is rich in wildlife, and creates a perfect haven for butterflies during the summer months.

DISCOVER A  
WEALTH OF  
AMENITIES ON  
YOUR DOORSTEP



◀ 13.3 MILES

### BEDFORD

Explore this traditional market town on the banks of the River Ouse.

[bedford.org.uk](http://bedford.org.uk)



▲ 8.2 MILES

### A1 RETAIL PARK

For those high street shops just down the road in nearby Biggleswade.

Biggleswade. SG18 8PS  
[a1retailpark.co.uk](http://a1retailpark.co.uk)

▼ 4.5 MILES

### HITCHIN LAVENDER FIELDS

Awaken the senses with glorious strolls through the lavender fields.

Hitchin. SG5 3UA  
[hitchinlavender.com](http://hitchinlavender.com)



▲ 0.5 MILES

### MOUNT PLEASANT GOLF CLUB

Tee off just a stones throw away from your home.

Bedfordshire. SG16 6JL  
[mountpleasantgolf.co.uk](http://mountpleasantgolf.co.uk)



All details correct at  
time of production.

Distances and journey  
times calculated using  
[maps.google.com](https://www.google.com/maps)



► 14.0 MILES

### LUTON AIRPORT

The closest airport for those much needed getaways is Luton, just a mere 30 minutes away.

Luton. LU2 9LY  
[london-luton.co.uk](http://london-luton.co.uk)



▼ 3.3 MILES

### BAULK WOOD

Explore the local trail paths and wildlife havens .

Bedfordshire. SG18 9SD  
[woodlandtrust.org.uk](http://woodlandtrust.org.uk)

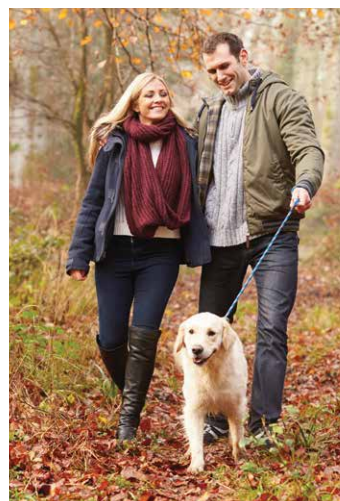


◀ 24.1 MILES

### MILTON KEYNES XSCAPE

Enjoy the wealth of activities from shopping, cinema, eating and drinking or even hit the slopes in Milton Keynes.

Milton Keynes. MK9 3XS  
[xscape Milton Keynes.co.uk](http://xscape Milton Keynes.co.uk)



◀ 5.9 MILES

### HITCHIN STATION

Just a short drive to Hitchin Station means you can get to London in 30 mins or to Peterborough, Cambridge and beyond for your commuter links.

Hitchin. SG4 9UL  
[thetrainline.com/stations/hitchin](http://thetrainline.com/stations/hitchin)



◀ 3.1 MILES

### THE HIVE

Perfect for keeping those little ones in check, head to The Hive for fantastic indoor play areas.

Bedfordshire. SG17 5HQ  
[thehiveshefford.co.uk](http://thehiveshefford.co.uk)

**Thriving village life with large town amenities close at hand.**

Poppy Fields is situated perfectly to experience the best of village life with a selection of larger towns all close to hand. If you're looking for a quiet Sunday lunch, then the Bird in Hand at Henlow which prides itself on that homely feel with good quality, traditional comfort food is only a short walking distance from the development itself.

With the village store and post office in the hub of Stondon, those every day essentials are always on hand. However for those well needed big shops, look to Letchworth for Tesco and Sainsburys for larger sized supermarkets to stock up those new kitchen cupboards.

You can rest assured that your children's education is well catered for with a choice of establishments for every age range. From the Stondon Stompers Pre School

based in the village, just a short walk from the development, to the Stondon Lower School, you can take your pick for good Ofsted rated schools which provide strong roots for the start of their educational journeys.

For middle school options, there is the Outstanding rated Robert Bloomfield School or the Samuel Whitbread Upper School both of which are located in the neighbouring town of Shefford, a 10 minute drive from Poppy Fields.

The Mount Pleasant Golf Club is located along Station Road and the perfect choice for those looking to de-stress and spend some time on the greens. With an impressive, modern clubhouse and exciting expansion plans Whether you are a complete beginner or a more seasoned player, this golf club is on your doorstep and one you can look forward to exploring.







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The historic market town of Hitchin is just a 12 minute drive from Lower Standon, where you will find a diverse mix of independent shops covering everything you would need, from food and drink to fashion and beauty. Explore for yourself the historic market place in the heart of the town centre and take in the exquisite examples of Tudor and Georgian architecture which this beautiful town is renowned for.

Only 8 miles away from Poppy Fields is Letchworth Garden City. The first ever 'garden city' to be introduced in the 19th Century, with the towns gardens boasting neatly clipped hedges and water features, it is still to this day something to admire. With amenities such as an outdoor pool, perfect for cooling off on those long summer days, and regular exhibitions and art shows for those culture vultures at the Broadway Studio & Gallery, there is something to explore for every member of the family.

Feeling adventurous? Head towards Milton Keynes and you will find all the high street brands under one roof at the Intu MK. For those looking for a little more adventure than browsing the isles, head to the Theatre district where you can explore the Theatres, the restaurants, adventure golf and even take to the slopes with Xscape, home to the popular indoor ski slopes.

If you are looking for leisurely ways to spend a weekend, you could take in a film at one of the local cinemas in Bedford, where you can find a vibrant night life, perfect for escaping the country life for the evening. Or why not head south to Stevenage where you will find places such as Knebworth House, Stevenage Museum, a fantastic arts centre in the Gordon Craig Theatre and of course for those who enjoy a Saturday afternoon on the terraces, Stevenage Football Club will welcome you through their turnstiles.

WE'RE HERE,  
LONG AFTER  
WE HAND  
OVER THE KEYS

**Making the choice to buy a new Bloor Home is an easy one. Buying a new home can eliminate many concerns that come with making a new move.**

With no repairs, or renovations, you can simply look forward to moving into your new home and enjoying everything life at Poppy Fields brings from day one.

We hope you never need it, but we understand the peace of mind that comes from having an insurance backed 10 year LABC warranty on your new home. As well as our own rigorous quality checks that are carried out during the entire build process, the warranty provider will also carry out their own inspections to ensure and clarify that your new home is built to the high quality in which we pride ourselves on.

Most of us don't regularly buy a new homes, so it's no wonder it can seem a little confusing at times. But it's not as scary as you might think. We'll hold your hand through the entire buying process. After all, we've been doing this for fifty years so rest assured, you're in good hands.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand. Simply follow our step-by-step guide and know that we'll be here to answer all your questions.

And what's more, we'll keep on looking after you and your home long after you've moved in.





