

# Greensands

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## Wantage

A collection of 1 & 2 bedroom apartments  
and 2, 3, 4 & 5 bedroom houses



## 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



## Truly spoilt for choice in Wantage

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Welcome to Greensands, a new collection of 1 & 2 bedroom apartments and 2, 3, 4 & 5 bedroom houses situated in Wantage. With such a vast selection of styles on offer, Greensands is ideal for a wide range of buyers. Families can take advantage of the number of well-regarded schools nearby, whilst downsizers can enjoy the low maintenance

aspects of apartment living. It's also ideal for those commuting either locally or further afield to Oxford, Swindon or Newbury, which are all reachable in under 45 minutes by car. Just a short walk from Wantage's town centre, Greensands is close to a wide range of amenities, supermarkets, shops, pubs and restaurants. There is something for everyone.



# Everything you desire in Wantage

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Residents won't need to go far for anything as Wantage's town centre is right on the doorstep. Enjoy the range of pubs serving traditional British classics and the many restaurants offering Italian, Indian and Thai cuisines. For a slice of fine French cuisine, there's a two Michelin-starred restaurant around 40 minutes away by car that promises an unforgettable dining experience.



Wantage offers plenty to satisfy the desires of shoppers, with the array of independent retailers and a variety of high street names that line its streets including WHSmith, Argos and New Look. Weekly markets pop up on Wednesdays and Saturdays which attract people from far and wide, as well as the Farmer's Market held on the last Saturday of every month.

The Wellness Spa at Richmond Letcombe Regis is just a 10-minute drive away, offering a range of treatments that'll leave you relaxed and rejuvenated. Closer to home, Wantage Leisure Centre is just over a mile away. As a one stop shop for fitness, the facility offers a modern gym, swimming pool and sports hall, together with a variety of group fitness classes. Avid golfers won't have to travel far for a round, with Frilford Heath, Drayton Park and Hadden Hill golf clubs all under ten miles from home.

Greensands is ideally positioned close to a variety of schools, including a new primary school at Kingsgrove opening its doors in September 2020. Other primary schools include Wantage CE and Stockham, both under 7 minutes away by car. Secondary and sixth form pupils are accepted at King Alfred's Academy, just a 4-minute drive away.

The development further benefits from an efficient local road network, providing journeys to Oxford in 28 minutes, Newbury in 30 minutes and Swindon in 45 minutes. The nearest station is just a 16-minute drive away at Didcot Parkway, offering services to Reading, London Paddington, Bristol Temple Meads and Weston-super-Mare.



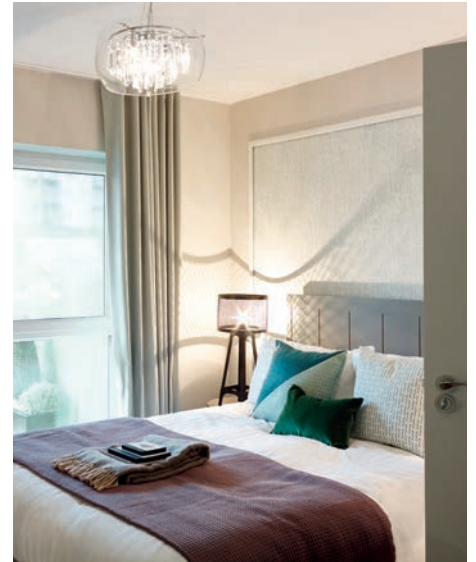
Endless opportunities for exploration and discovery await in the North Wessex Downs, with its ancient landscapes, charming towns and villages, and historic landmarks.



Greensands offers an enviably balanced lifestyle, combining town centre living with links to Oxford and Newbury.







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:

- ~ Upgrade kitchen units
- ~ Integrated or freestanding washer/dryer
- ~ Integrated or freestanding dishwasher
- ~ Integrated or freestanding washing machine
- ~ Silestone worksurfaces
- ~ Double oven\*
- ~ Integrated microwave\*
- ~ Wine cooler\*

### Flooring:

- ~ Choose from carpets, vinyl or laminate
- ~ Full and half height tiling
- ~ Comprehensive upgrade options

### Plumbing:

- ~ Heated towel rail

### Security:

- ~ ADT intruder alarm
- ~ Security lights

### Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ BT and TV points
- ~ Media plate

### Miscellaneous:

- ~ Landscaped gardens
- ~ Wardrobes
- ~ Automated garage

\*Where design permits

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

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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.

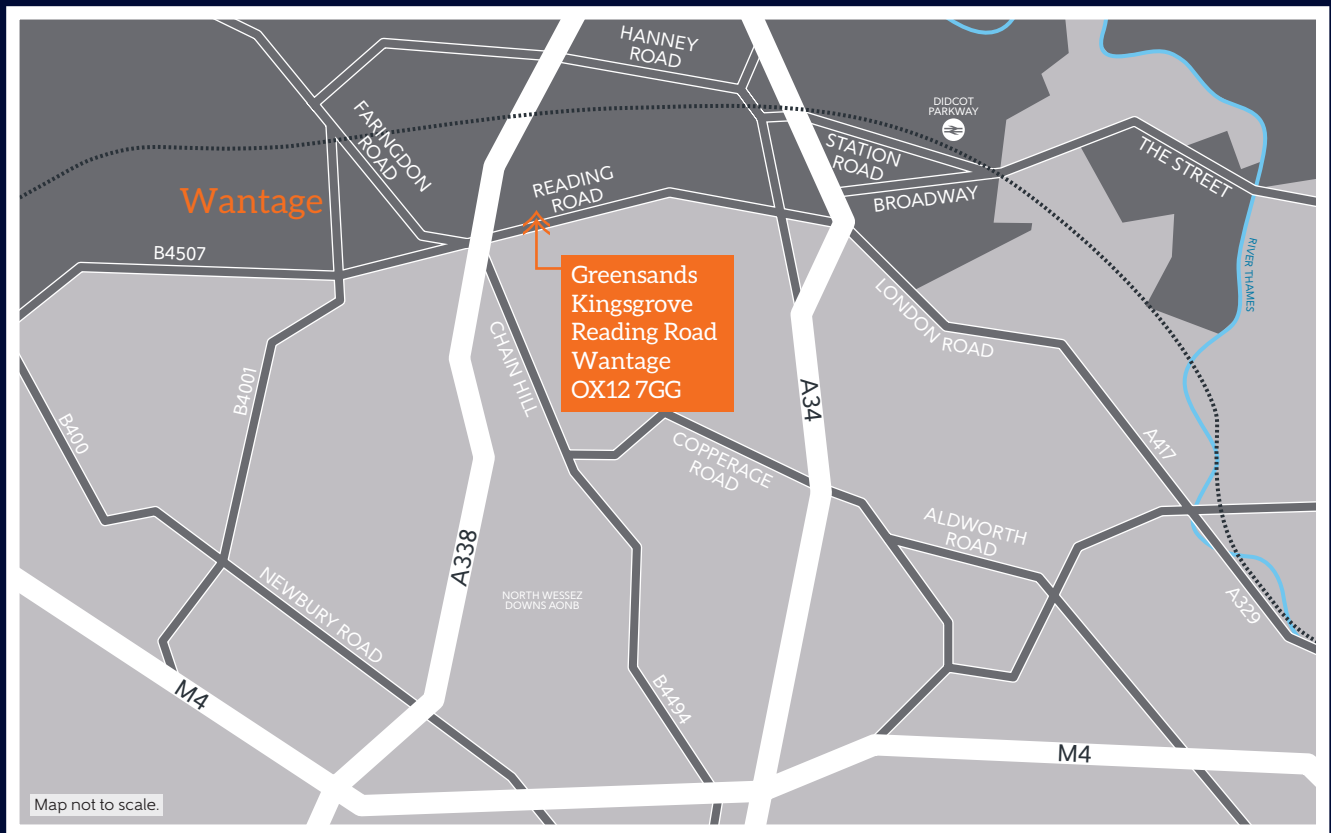
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SINCE 1946

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.

# How to find us



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**Bellway**