

Hampton Trove

Hampton Magna
Warwickshire

A collection of 2, 3 and 4 bedroom houses



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 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.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



Over **75**
YEARS of QUALITY
SINCE 1946



THE
ARTISAN
COLLECTION



Almost 75 years of housebuilding expertise and innovation distilled into our flagship range of new homes.

Artisan traditions sit at the heart of Bellway, who for more than 70 years have been constructing homes and building communities. This proud history provides us with a solid foundation from which to develop and grow; culminating in the launch of our Artisan Collection.

Timeless qualities, such as craftsmanship, attention to detail and excellence, are combined with contemporary construction techniques to create a new generation of properties suited to today's homebuyer. External design features reflect the local environments in which we build and a refreshed and improved internal

specification carefully marries design with practicality, meeting the aspirations of our valued customers and creating homes people want to live in.

The feedback from our customers across Great Britain has helped to develop the house styles within this new range, which embody our high standards of quality and sustainability, together with an unwavering belief in workmanship. Today's lifestyles demand exceptional new homes. The Artisan Collection delivers that and more, to become our hallmark of excellence and legacy for tomorrow.

Inspired by you. Crafted by Bellway.



An idyllic countryside location

Hampton Trove is an elegant collection of 2, 3 and 4-bedroom which enjoys a desirable semi-rural location in the popular Warwickshire village of Hampton Magna. This well-connected development boasts easy access to the shopping, dining and entertainment opportunities in nearby Warwick, Leamington Spa, and Coventry, while promising excellent commuter

links and well-regarded local schools in the close surrounding area.

Built across a variety of styles to the high Bellway standard, these homes present a variety of design features including open-plan living spaces, contemporary fitted kitchens, bathrooms and en-suite bathrooms in addition to garages or allocated parking.



Choose a fine quality of life in Warwickshire

Hampton Trove offers excellent transport connections with good road and rail links to surrounding towns and cities. The development is located less than one mile from the Warwick Bypass, which links with Junction 15 of the M40 in around 3.5 miles. Warwick town centre can be reached in less than 10 minutes, while Royal Leamington Spa is five miles to the east. Coventry city centre can be reached in just over a 15-minute drive via the A46. Less than a 10-minute drive from the development is Warwick Station, which offers regular services to Leamington Spa, Birmingham Moor Street, London Marylebone, and Stratford-Upon Avon, among other destinations. Leamington Spa Train Station, around 15 minutes by car, serves a number of major destinations. International travel is covered by Birmingham airport, which is just 25 minutes away by car.



Situated in a popular Warwickshire village close to the vibrant centres of Warwick, Leamington Spa and Coventry, Hampton Trove promises easy access to a number of excellent leisure opportunities. The attractive market town of Warwick is just over a 5-minute drive from the development. The remarkable Warwick Castle is a highlight of this charming county town, and the superb Mill Gardens – which lies beneath the walls of the castle, on the banks of the River Avon – is a stunning sight to behold, hosting a variety of community events throughout the year.

The beautiful spa town of Leamington Spa is home to three public parks: Victoria Park, the Pump Room Gardens and Jephson Gardens; all backing onto the River Leam. The Royal Spa Centre Theatre is a great music and comedy venue, while the nearby Loft Theatre is an excellent destination for drama lovers. The town also features a number of upscale restaurants and pubs. A little further afield, the vibrant city of Coventry is just a 15-minute drive from Hampton Trove and offers a wealth of entertainment to suit residents of any age. With a comprehensive shopping centre, a collection of theatres, museums, leisure centres and awarding-winning restaurants, this picturesque city is well worth a visit.

In addition to good local amenities and nearby shopping facilities, Hampton Trove offers a major supermarket within a short drive, while the local village shop provides day-to-day conveniences within easy walking distance. A wealth of high street stores and independent shops can be found nestled alongside Warwick's historic buildings, with Swan Street, Smith Street and West Street among some of the town's major shopping areas. Market Place – at the heart of the town – hosts a bustling weekend market throughout the year.

An ideal setting for families, Hampton Trove is within easy reach of a number of highly-regarded local schools, covering primary through to further education. Younger children will find the popular Budbrooke Primary School just over a 5-minute walk from the development, while a number of other primary schools can be found within a 10-minute drive, including Newburgh Primary School, Westgate Primary School and St. Mary Immaculate RC Primary School. Older students are served by the well-rated Aylesford School and Sixth Form College. Those pursuing further study will benefit from close proximity to Warwick University.

A stunning range of 2, 3 and 4 bedroom homes ideally located in a stunning village location.





THE
ARTISAN
COLLECTION





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Specification

An enhanced specification is the hallmark of the Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Dedicated to delivering quality





Make your new home as individual as you are

Additions

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, subject to build stage, 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.



Sell your home quicker with Express Mover and no estate agent fees to pay



How it works

Introduction

Our Sales Advisor will ask for your details and those of your current home, which we will then pass to our Intermediate Management Agent (IMA).

Valuation arrangements

The IMA will contact you directly to arrange an appointment for local estate agents to value your home.

Estate agent visit

Photographs and measurements will be taken of each room, with floorplans drawn up and short summaries written to describe your home.



Property appraisal

The IMA will complete a detailed Property Appraisal based on the property information and local market data.

Price discussion

Our IMA will send you the property appraisal via email and will then call you to discuss the marketing strategy for your home.

Instruction

Should you agree to proceed with Express Mover, our IMA will email you an electronic agreement for you to sign and return. This will allow the marketing process to begin.

Marketing

Our IMA will instruct the nominated estate agent(s) to begin marketing your home at the agreed price.

Viewings

The appointed estate agent(s) will contact you to organise viewings of your home.

Property report

Our IMA will keep you updated with regular property reports, making any recommendations which will assist in securing a sale.

Offer

Our IMA will keep you informed of any potential offers and once an offer on your home has been accepted, you will be invited to make an appointment to reserve your new Bellway Home. Your dedicated Sales Advisor will be on hand to guide you through this stage of the process.

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 **75**
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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