

# Pinewood Grange

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Stowmarket  
Suffolk

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 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.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

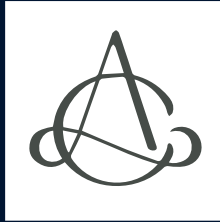
[www.consumercode.co.uk](http://www.consumercode.co.uk)

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 **75**  
YEARS of QUALITY  
SINCE 1946



THE  
**ARTISAN**  
COLLECTION



**Over 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 75 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.**





## Carefully crafted homes in an idyllic rural village

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Pinewood Grange is a development of 2, 3 and 4-bedroom new homes just one mile from the well-connected market town of Stowmarket. A selection of well-regarded local schools and excellent transport connections make Pinewood Grange an ideal setting for families and commuters alike.

Built to Bellway's exacting standards, these stunning homes perfectly complement the beautiful surroundings of the development. Each home presents a range of design features compatible with modern living including open plan living spaces, contemporary fitted kitchens and en-suite bathrooms and either garages or allocated parking.



# Choose a fine quality of life at Pinewood Grange

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Nestled between Bury St Edmunds to the west and Ipswich to the southeast, Pinewood Grange is around one mile from the historic market town of Stowmarket. Just moments from the A14, the development enjoys easy access to major towns and cities, such as Cambridge, Newmarket, Ipswich, Colchester and Norwich. Thanks to its excellent position on the main railway line between London and Norwich, Stowmarket is an ideal location for commuters, providing rail services to London, Cambridge, Ipswich and Norwich, to name a few.

Stowmarket is a veritable shoppers' paradise. Boasting a historic shopping centre less than 1.5 miles from the development, Stowmarket is home to a unique blend of national and independent stores, covering everything from fashion to technology. Complementing its attractive high street, Stowmarket is known for the quality of its dining options, with charming pavement cafés, family restaurants, stylish bars and traditional public houses, all waiting to be sampled.



River Gipping, Stowmarket

In keeping with its heritage as a traditional market town, Stowmarket continues to hold a twice-weekly street market featuring an eclectic range of stalls and vendors. Since the town was first granted a market charter in July 1347, this iconic outdoor market has continued to serve shoppers with fresh local produce, homewares, clothing and artisan gifts.

Residents of Pinewood Grange will delight in the beauty of its surroundings, overlooking a stream, wildlife area and attractive recreation park. A footpath and cycleway links nearby Cedar Primary School to Stowmarket town centre, while several parks and playgrounds can be found dotted around the area.

Stowmarket itself offers countless leisure opportunities just a 5-minute drive from home. The town's former Corn Exchange recently underwent a £1 million refurbishment to become a music venue, art gallery and theatre. History enthusiasts will enjoy a visit to the impressive Museum of East Anglian Life, with 17 historic buildings set in 75 acres of picturesque countryside.

Those leading active lifestyles can find a range of sports centres in the town, including gyms, swimming pools, climbing walls and group fitness studios, as well as a bowling green and artificial turf football pitch. Avid golfers can perfect their game at Stowmarket Golf Club, just a 10-minute drive away, offering an 18-hole parkland.

A perfect setting for families, Pinewood Grange enjoys close proximity to a range of schools, from infant care through to further education. Those with children of nursery age will find Cedars Park Pre-School just a 15-minute walk from home, while Busy Bees, Sunhill Early Years and Little Mice Day Nursery are all around a 5-minute drive from Pinewood Grange. Young children will find Cedars Park Primary School less than a mile from the development, while older students are served by Stowmarket High School and Stowupland High School, both within a 10-minute drive.

Those pursuing further study may consider the esteemed West Suffolk College – one of the country's leading Apprenticeship providers – or the nearby University of Suffolk, which was recently ranked in the top 10 for Course and Lecturers in the WhatUni Student Choice Awards.



Pinewood Grange has been designed to embrace the sense of community and beautiful countryside of Stowmarket.

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THE  
**ARTISAN**  
COLLECTION







THE  
ARTISAN  
COLLECTION

## 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







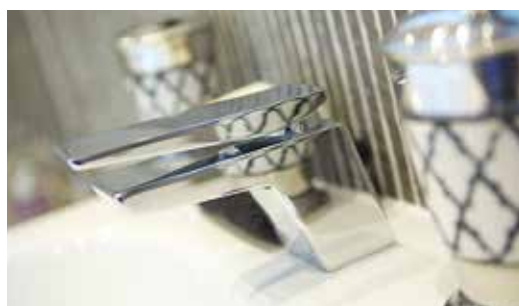
Make your new home as individual as you are

## *Additions*

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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.



# Making your move easier

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## 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.

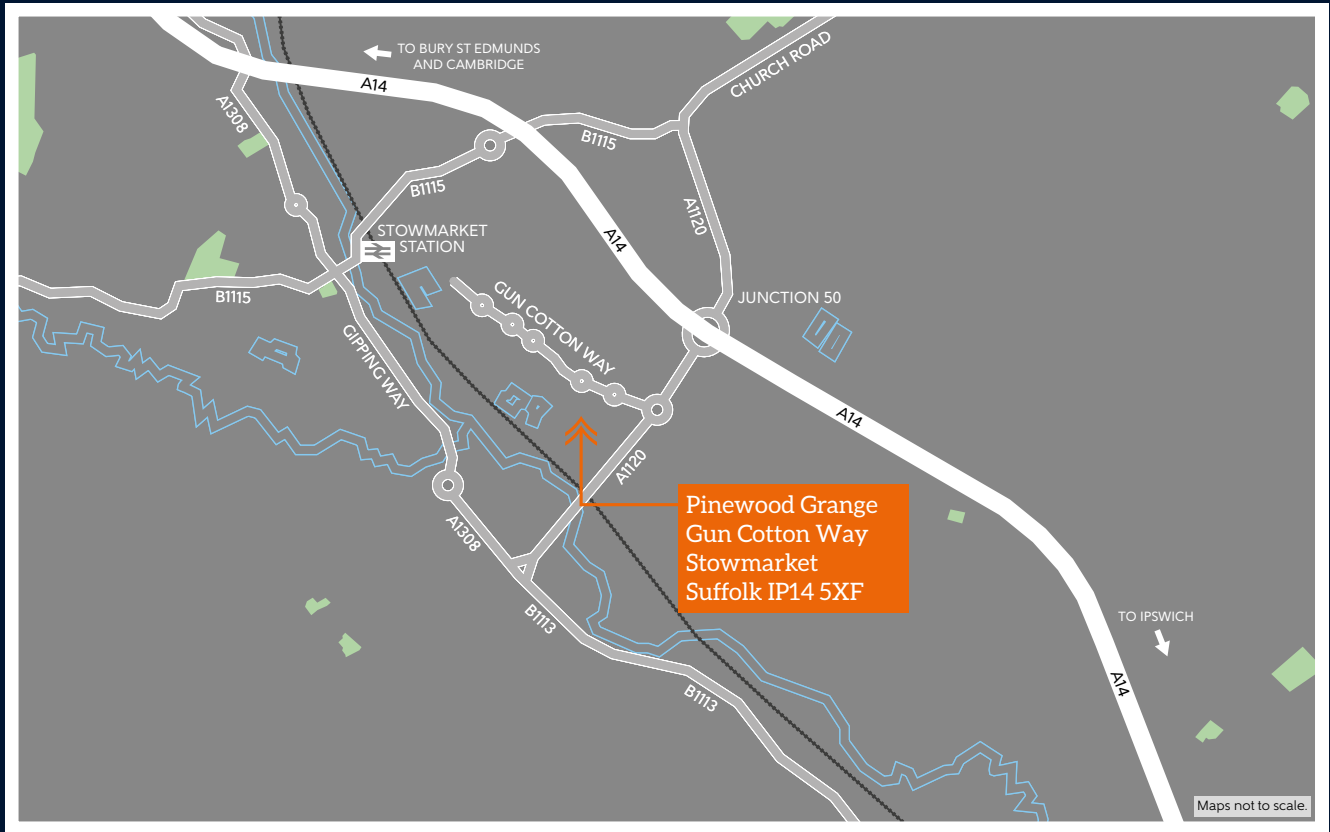
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YEARS of QUALITY  
SINCE 1946

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.

# How to find us



Bellway Homes Limited  
(Eastern Counties)  
Building 2030  
Cambourne Business Park  
Cambourne  
Cambridgeshire  
CB23 6DW

Telephone: 01480 425200  
[www.bellway.co.uk](http://www.bellway.co.uk)

**Bellway**