

New Cardington Fields

Bedfordshire

A collection of 2, 3 and 4 bedroom new 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.



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



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.

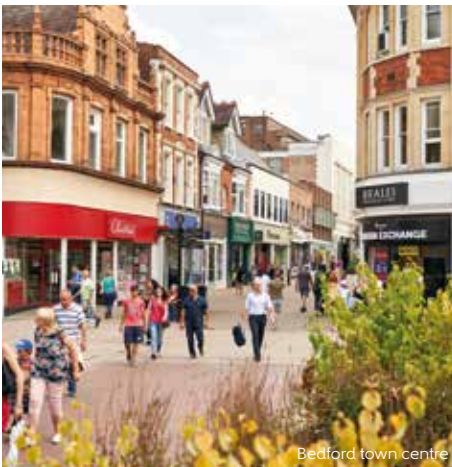


Carefully crafted homes, ideally located

New Cardington Fields is an attractive development of 2, 3 and 4-bedroom new homes close to the abundant attractions of Bedford town centre. This highly-desirable location offers easy access to a range of leisure and sports facilities, as well as substantial shopping opportunities and excellent transport connections by both road and rail. Boasting good local amenities and a well-regarded school within walking distance,

these elegant new homes are sure to appeal to a wide audience of buyers.

Built across a variety of styles to the exacting Bellway standard, these homes present a range of design features compatible with modern lifestyles including open-plan living spaces, contemporary fitted kitchens and en-suite bathrooms in addition to either garages or allocated parking to each property.



Choose a fine quality of life in New Cardington Fields

New Cardington Fields enjoys an ideal residential setting just 3.5 miles from the vibrant town centre of Bedford. Located approximately half a mile from the A421, this well-connected development benefits from excellent transport links to the key commuter areas of Milton Keynes and Luton. The nearby A421 is a useful connection that allows for travel to Milton Keynes in around 25 minutes and Bletchley in a little over 30 minutes. Bedford is less than a 15-minute drive away via the A603, while Luton is a 19.5 mile trip along the A6. The A1(M) is around 7.5 miles from home, while the M1 is 11.5 miles away and allows for onward travel to Northampton (45 minutes away) and London city centre, which can be reached in one hour and 40 minutes.

New Cardington is served by Bedford railway station, just 3.5 miles from home, which provides regular services to key commuter destinations such as London St Pancras in under 40 minutes. Those requiring international travel will find London Luton Airport less than a 45-minute drive from New Cardington Fields, via the A6.



Harpur Shopping Centre

Within a short distance of the development, residents will find a range of amenities, local supermarkets and a wholesale superstore, while Alban Retail Park, just 10 minutes away by car, also offers a large selection of shops. The Centre:MK is one of the UK's top shopping destinations, with 1000's of brands under one roof at the heart of Milton Keynes. Less than a 30-minute drive from home, this impressive shopping centre boasts an unrivalled collection of well-known stores, as well as a number of casual family restaurants.

Harpur Shopping Centre in Bedford is an indoor mall with over 30 retailers including high-street chains and department stores, along with a handful of cafés and coffee shops. Alternatively, St. Cuthbert's Arcade offers a unique shopping experience of independent boutiques and locally-run businesses, while several large supermarkets can also be found in Bedford town centre.

Film and history enthusiasts will delight in a visit to the monumental Cardington Studios, one of the largest indoor spaces in Europe and the former site of the world-famous Cardington Hangars. The studio itself holds regular events throughout the year and has been host to many blockbuster movies - all less than a mile from home.

For those who enjoy the outdoors, the nearby Priory Country Park boasts 360 acres of parkland, comprising lakes, meadows and vast woodland, all nestled on a bend of the River Great Ouse. Visitors can choose from a range of outdoor sports including sailing, canoeing and fishing, or a simple walk through the park's enchanting man-made labyrinth.

Gulliver's Land in Milton Keynes promises a fantastic day out for the whole family, incorporating rides, attractions and entertainment especially catering for ages two to 13. Woburn Safari Park is sure to be another hit with the children with over 80 species of wildlife left to roam 300 acres of parkland.

Ideally located for families, New Cardington Fields is close to a number of well-regarded local schools, covering primary through to higher education. Younger children are served by the popular Shortstown Primary School, which can be reached with less than a 10-minute walk, or Cotton End Forest School, just a 5-minute drive from home. Older students will also find a good selection of highly-rated schools within a short drive, including Bedford Academy, 7-minutes away by car, as well as Wixams Academy and Daubeney Academy - both an 11-minute drive away. Within Bedford, there is also a fantastic selection of private schools, such as Bedford Modern, Bedford School, Bedford Girls School and Bedford Greenacre Independent School. Those pursuing further study will find the award-winning University of Bedfordshire around a 12-minute drive from New Cardington Fields.



THE
ARTISAN
COLLECTION



Computer generated image.

New Cardington Fields offers a stunning collection of homes surrounded by local amenities and excellent transport links.





THE
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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



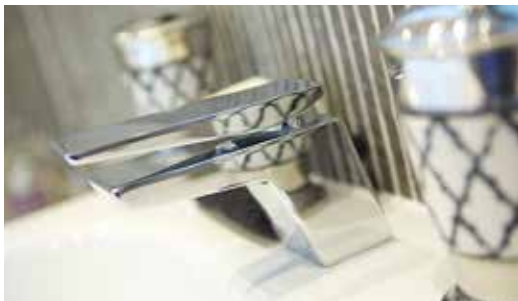


Make your new home as individual as you are

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.



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.

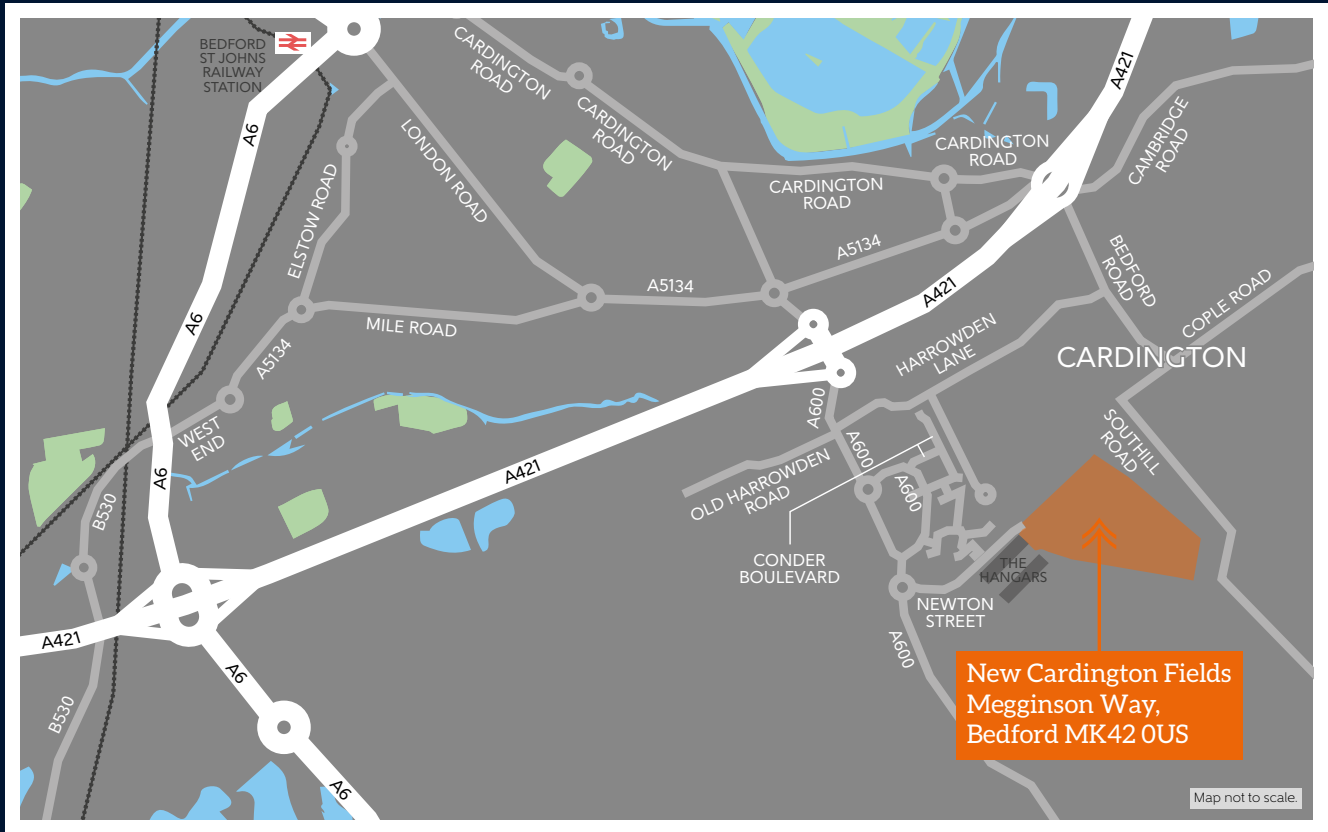
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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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