



THE
ARTISAN
COLLECTION

Linmere Gateway

AREA GUIDE



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bellway.co.uk

Bellway



Beautiful homes, ideally located

COMMUNITY, COUNTRYSIDE AND CONVENIENCE ON YOUR DOORSTEP.

Linmere Gateway is a collection of 1, 2, 3 and 4-bedroom homes and apartments forming part of a desirable new residential community in the well-connected town of Houghton Regis. Residents will benefit from excellent transport links within the close surrounding area, frequent local rail services and a prime location within

commuting distance of London. Luton, Dunstable and Milton Keynes are all less than 30 minutes away by car. The M1 is accessible in around 6 minutes, providing direct access into North West London. For international travel, Luton Airport is around 20 minutes away by car.



Choose a fine quality of life in Houghton Regis

A DESIRABLE LOCATION WITH A THRIVING COMMUNITY SPIRIT.

Houghton Regis itself is a highly desirable area boasting a vibrant town centre. Offering a wealth of amenities alongside excellent family attractions and plentiful local shopping opportunities, Linmere Gateway is ideally located. The town itself is served by the Bedford Square shopping centre and a large supermarket in addition to many neighbourhood shops, a wide range of local businesses, medical practitioners, a library and a number of community facilities. All the facilities you could need for day-to-day life.

In addition, Linmere Gateway is just a 10 minute drive from the centre of Dunstable. Boasting culture and heritage, Dunstable is alive with local history. If you enjoy dining out, Dunstable doesn't disappoint. There are a range of restaurants on offer catering to every taste in addition to numerous bars and charming cafés.

The local area is home to acres of open countryside, recreational parks and sports facilities. The Village Green, just a few minutes from home, is over seven acres of public open space and is the centre point for many recreational activities,



community events and sporting fixtures. A play area offers exciting play equipment and a basketball court. In addition, Houghton Hall Park, just a 5 minute drive from home provides 42 acres of parkland and woodland and history to explore.

Linmere Gateway is well situated for those who enjoy an active lifestyle. Houghton Regis Leisure Centre is within easy walking distance from home and offers a state of the art gym, spinning and workout studios and a swimming pool in addition to badminton and squash facilities. Slightly further afield, residents will find the newly completed Dunstable Centre boasting an excellent range of sporting facilities.

Golfers will appreciate the three golf clubs on their doorstep, including Dunstable Downs Golf Club, positioned on the edge of the beautiful Chiltern Hills as well as Tileworth Golf Centre, both less than a 15 minute drive from home.

For education, choose from a number of well-regarded schools from pre-school through to further education facilities. Thornhill Primary School is just a 5 minute walk from home. Linmere will also be home to a new secondary school, providing places for 900 pupils as well as a 220 pupil sixth form. Central Bedfordshire College can be reached in less than 10 minutes by car.





How to find us

