



DAVIDSONS  
HOMES



STYLISH  
LIVING

Welcome to  
Biddenham Park,  
Bedford



BIDDENHAM PARK  
BEDFORD



GREAT  
LOCATION



# Davidsons Homes is building a selection of 2, 3, 4 & 5 Bedroom Homes in Bedford

If you are looking for a beautiful 2, 3, 4 or 5 bedroom home with excellent commuter links, close to an historic town surrounded by lovely parks and waterways to explore, then the new Davidsons development at Bedford might just be the place for you.

Like all Davidsons developments, Biddenham Park has been chosen with great care to offer residents all the necessary elements of 21st Century living. With its two rail stations and excellent road infrastructure, Bedford is well situated for commuting to London - it's less than an hour to St Pancras - as well as Milton Keynes, Northamptonshire and Cambridgeshire.

In many ways, the River Great Ouse is the lifeblood of the town and its brewing industry heritage, snaking through the several parks - two of which have Green Flag status - in the town and providing ample walking and leisure opportunities.

On top of all that are the usual modern amenities you'd expect such as supermarkets, hospitals, schools and leisure facilities all within easy reach. You will find music and culture at renowned venues such as the Bedford Corn Exchange and Esquires.

Beyond the town itself, travel a few miles in any direction and you'll find quaint pubs, lovely villages, golf courses, fishing lakes and even the must-visit family attraction Center Parcs (the Woburn Forest park is less than half an hour away by car). Plus there are all sorts of fascinating facts to discover about this classically British melting pot of a town - such as the Norse origins of the name, the large population of Italian descent and the nearby air hangar with links to Hollywood movies such as Star Wars and Batman!

Read on to find out why our Biddenham Park is the perfect place for you to call home.

*All this and more awaits you when you reserve your new home in Bedford.*



TOWN  
AMENITIES AND  
EXCELLENT  
TRANSPORT  
LINKS NEARBY



A DEVELOPMENT OF  
2, 3, 4 & 5 BEDROOM  
HOMES IN THE MARKET  
TOWN OF BEDFORD,  
BEDFORDSHIRE



*Stylish Living*

THREE  
GENERATIONS OF  
THE WILSON  
FAMILY HAVE  
TAKEN PRIDE IN  
BUILDING HOMES IN  
THIS AREA



EACH DAVIDSONS  
HOME IS BUILT  
WITH CARE AND  
CRAFTSMANSHIP,  
OTHERWISE IT'S  
NOT A DAVIDSONS  
HOME



Building homes not  
only for you, but for  
generations to come.

*That's the Davidsons  
difference.*

Davidsons Homes has been born out of a long standing family tradition, with Albert Wilson starting to build homes in the early part of the last century; that's why the foundations are so strong. Albert Wilson built wonderful homes and a great company on the grounds of fantastic attitudes and values, becoming a highly respected major national house builder and one of the industry's best known names over the 60 years he worked. The brand was then acquired by an international construction group, but the traditions

lived on when the family decided to start Davidsons Homes, building for the generations to come. With a Davidsons home, the values and commitment to build fantastic places to live still remains. A new, fresh and experienced team still believe in using traditional craftsmen, but also the most innovative technology and construction methods to produce the final product. A home with style, efficiency and sustainability for generations to come.



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





CONVENIENT  
LOCATION WITHIN EASY  
REACH OF BOTH TOWN  
AND COUNTRYSIDE



GREAT FOR FAMILIES  
OR YOUNG  
PROFESSIONALS ALIKE



RIVER GREAT OUSE  
ON YOUR  
DOORSTEP

# At Davidsons we understand everyone is different and choice is important to us.

Here at Davidsons Homes, we build a home with the buyer at the forefront of everything we do. We create interior spaces that are well thought out and crafted with comfort and convenience in mind, including pre-wired cables for your plasma TV, outside taps for you to water your new garden, power and lighting in your garage, right through to soft-closing toilet seats. Our kitchens feature top brand appliances and

the best quality tiles and surfaces. Buyers can choose different flooring, tiles & appliances to create a unique home.

*Depending on when you reserve your Davidsons Home, you could choose flooring, tiles and appliances to create a home as unique as you are.*

BUILDERS  
&  
PLACEMAKERS  
Est. 2007


3 Generations of Housebuilders

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





OUR BATHROOMS  
ARE FITTED  
WITH DESIGNER  
SANITARYWARE AND  
TILES



OUR KITCHENS BENEFIT  
FROM HIGH-END  
APPLIANCES AND THE  
BEST QUALITY TILES  
AND SURFACES



## Got a house to sell? Talk to us about *Part Exchange!*

When you buy a new home using our Part Exchange scheme, we'll offer to buy your existing property from you, at a price we agree with you based on two independent valuations.

If your home qualifies for Part Exchange, there's no waiting for months with your house on the market, worrying about whether you will be able to sell. We agree the offer price up front, organise the survey and aim to complete the transaction as soon as we can, so you can get on with planning your move.

You avoid all the stress of trying to sell your house on the market, managing and paying for estate agents, and worrying about house buying chains. It's straightforward, to make your home move as easy as possible.



*Great Spaces*

### Financial advice available.

Please speak to your development sales manager  
who will be happy to help.

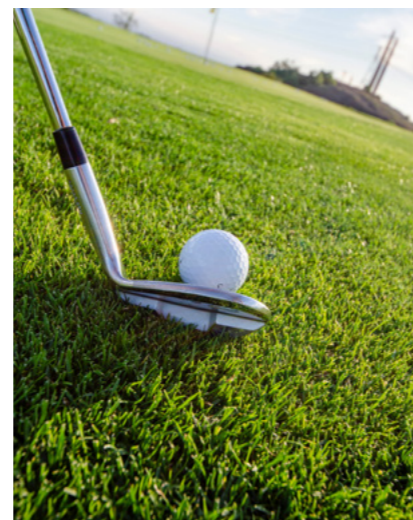
*Elegance*

## THE LOCAL AREA

Places of Interest

### within 15mins drive

<b>Box End Park Watersports</b> Two purpose built watersports lakes, offering safe, quality water sports activities to all ages	7.6 miles away
<b>The Bedford Great Denham Golf Village</b> The Golf Course in Great Denham is a much-valued green space by residents and golfers alike	2.5 miles away
<b>The Leslie Sell Activity Centre</b> The Leslie Sell Activity Centre, LSAC is a Scout Activity Centre within Bedfordshire	2 miles away
<b>Bromham Lake (Nature Reserve)</b> 10.9 hectare Local Nature Reserve east of Bromham in Bedfordshire	2 miles away
<b>Priory Country Park</b> 360 acre green space made up of lakes, meadows and woodland	4.9 miles away
<b>Bedford Town Centre</b> Based on the banks of the River Great Ouse, Bedford offers something that many other towns can't	7.6 miles away
<b>Tesco Superstore</b> British multinational grocerie store	5.1 miles away
<b>Bedford Park</b> Large urban park	2.9 miles away



## THE LOCAL AREA

Places of Interest

### within 40mins drive

<b>Woburn Safari Park</b> Safari Park with species such as southern white rhino, elephants, tigers and black bears	15 miles away
<b>Silverstone Circuit</b> Motor racing circuit in England, near the Northamptonshire villages of Towcester	30 miles away
<b>Milton Keyens Town Centre</b> With 1000's of brands under one roof, centre:mk is one of the UK's top shopping destinations	15 miles away
<b>Herrings Green Activity Farm &amp; Bird of Prey Centre</b> Child-friendly farm attraction with owl, eagle & hawk displays, goats & rabbits, plus a play area	10 miles away
<b>Shuttleworth Swiss Garden</b> Outstanding example of the Regency fashion for creating landscapes in a picturesque alpine style	14.5 miles away
<b>Houghton House</b> Ruined mansion house in the parish of Houghton Conquest	9.9 miles away
<b>London Luton Airport</b> International airport located in Luton	29.6 miles away
<b>Whipsnade Zoo</b> Zoo and safari park located at Whipsnade	29.3 miles away



## THE LOCAL AREA

Places of Interest

### Bars & Restaurants

<b>Deshi Spice</b> Curry house crowned 'best' in county at national awards	2.6 mile away
<b>Three Rooms</b> 120 seater Indian restaurant that offers a unique and casual dining experience	3.6 miles away
<b>Indiya</b> Indian restaurant offering our guests a chic dining experience with an authentic and varied menu	2.8 miles away
<b>Eileen's By Steve Barringer</b> High end restaurant in Bedford named in the 2022 Michelin Restaurant Guide	10 miles away
<b>Paris House</b> High end restaurant in Woburn named in the 2022 Michelin Restaurant Guide	16.7 miles away
<b>Brewhouse &amp; Kitchen - Bedford</b> Microbrewery and British Pub.	3.4 miles away
<b>The Flute wine bar</b> A high class Wine bar with plenty of atmosphere and fun, fine wines, beers and sprits	3.3 miles away



Distances may vary from each site

[davidsonshomes.co.uk](http://davidsonshomes.co.uk)

## THE LOCAL AREA

Places of Interest

### Cafés & Bakeries

<b>The Mill Yard Coffee Lounge</b> Coffee shop with outside and inside seating area. Homemade Cakes and scones	3.2 miles away
<b>Oso Coffee</b> Jazz and delicious food	9.5 miles away
<b>Espresso Head</b> Award winning Icelandic inspired speciality coffee shop with community at their heart!	23 miles away
<b>Coffee With Art</b> Independent coffee shop with direct trade coffee. Set in a unique & relaxing surroundings	3.2 miles away
<b>Fancy Bakery</b> Small artisan bakery specialising in sweet bakes, pastries, savouries & sourdough	2.4 miles away
<b>Frescoes Coffee House</b> Independent coffee house comprising three beautifully styled rooms, nestled in the heart of Bedford	3.1 miles away
<b>Flitwick Lounge Coffee house</b> Coffee shop serving cakes, coffee, freshly made sandwiches and much more	12.4 miles away



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## TRANSPORT LINKS



### Bedford Train Station

2.5 miles away  
Trains to London every 10mins (direct)  
Trains to Luton Airport every 10mins

### Drive Times

to Leicester (via M1)	1 hr 24mins
to London (via M1)	1 hrs 50mins
to Birmingham (via M1 & M6)	1 hr 36mins
to Milton Keynes (via A422)	25mins
to Luton (via A6)	49mins
to Cambridge (via A428 and A421)	1 hr 10mins
to London st pancras (via M1)	1 hr 36mins



### Airports

Birmingham (BHX)	1 hr 25mins
East Midlands Airport (EMA)	1 hr 29mins
London Luton (LTN)	40mins
London Heathrow (LHR)	1 hr 20mins
London Stansted Airport (STN)	1 hr 20mins

Distances may vary from each site

## LOCAL AMENITIES



### Supermarkets

Sainsburys	1.9 miles away
Aldi	1.9 miles away
Waitrose	5.1 miles away

### Hospital A&E

Bedford Hospital	3.4 miles away
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### Gyms & Leisure Centres

Fitness First Bedford	4.6 miles away
énergie Fitness Bedford	3.1 miles away
PureGym Bedford Heights	2.4 miles away

### Nursery's

Footsteps Nursery School	Ofsted - Good
Monkey Puzzle Bedford	Outstanding
Busy Bees in Bedford	Good
Lavenders Day Nursery	No report

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## LOCAL SCHOOLS

### Priory Primary School

2.6 miles away

Ofsted Outstanding

### Bedford College

3.4 miles away

Ofsted Outstanding

### Bedford Free School

3.3 miles away

Ofsted Outstanding

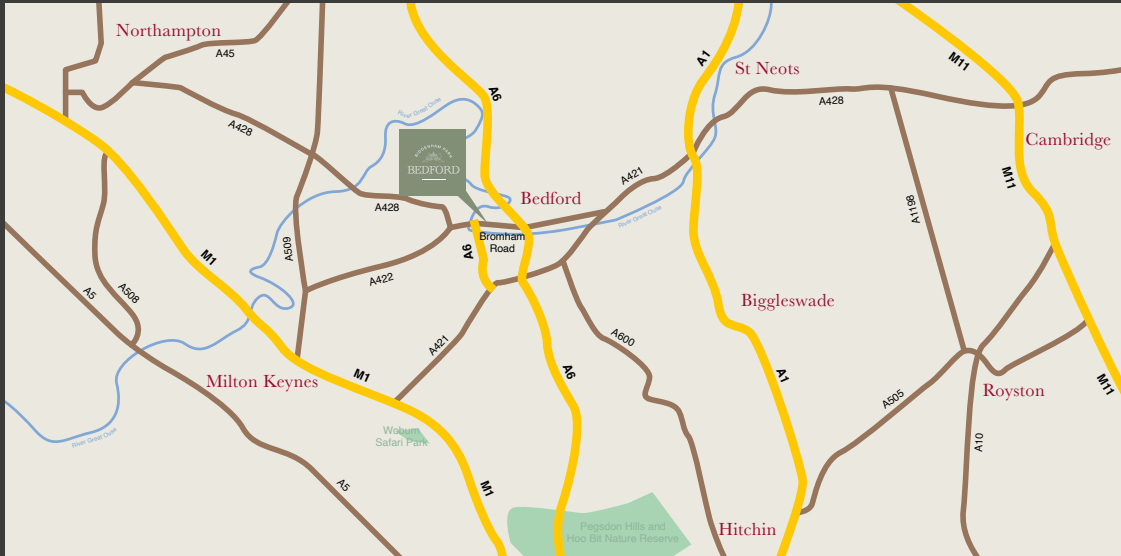
### Livingstone Primary School

2.2 miles away

Ofsted Good

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Stoke Road, Blisworth  
Northamptonshire, NN7 3DB

**01604 953200**

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