



Choose a fine quality of life at Brook Meadows

An ideal location offering the best of town and countryside

The development is situated off Meadow Road, a minute from the B530, northbound to Bedford, and five minutes from the A6 connecting the area to Luton and the M1 for London. Commuters will benefit from an excellent motorway network and good public transport services. The vibrant town centre of Bedford is 12 minutes away via the A6. Luton town centre can be reached in around 30 minutes to the south, while the major M1 motorway is around 14 minutes from Brook Meadows by car.

Kempston Hardwick train station is a four-minute drive away. An hourly service is available from Monday to Saturday to Bletchley, 33 minutes away, while an hourly service to Bedford also runs from Monday to Saturday, taking 12 minutes. Alternatively, Bedford railway station - under five miles from the development - offers regular services to Bletchley, London St Pancras International in 40 minutes and Gatwick Airport, East Grinstead, and Brighton, among other destinations.

Proposed plans for Wixams train station means residents could be close to a brand-new station by the end of 2024, benefitting from direct lines to Gatwick and Luton airports. London Luton Airport provides international travel a 34-minute drive away.

Residents of Wixams are well-supplied for everyday needs, with a supermarket a 10-minute walk from the development. More comprehensive shopping opportunities can be found in Bedford, where the town centre includes a range of high-street chains, department stores, locally run businesses, and commercial services. The Castle Quarter is known for its square mile of independent shops, while Harpur Shopping Centre - Bedford's premier shopping centre - is open seven days a week with over 30 stores to be perused, just a 15-minute drive from home.

The Interchange Retail Park is a seven-minute drive away and is home to popular retailers and fast-food favourites. Residents will find it easy to shop locally, with farm shops and traditional markets popular in the area - take advantage of seasonal produce, made

and reared in the surrounding rich countryside. As a traditional market town, Bedford boasts an impressive array of gourmet and farmers' markets, offering organic groceries, garden products, handmade homewares, and artisan gifts.

The rolling countryside makes it an ideal setting to embrace the outdoors, with attractive public parks, walking trails, and cycling routes to be explored. Priory Country Park is a prime example; a picturesque area of green space covering 360 acres nestled on the banks of the River Great Ouse, filled with outdoor leisure activities.

Residents have a number of unique experiences nearby for a different day out. Herrings Green Activity Farm - a 7-minute drive away, provides hours of family fun with tractor rides, pony grooming, an alpaca enclosure, and one of the UK's largest collections of birds of prey. Box End Park - five miles away - offers thrill-seekers the chance to enjoy a range of watersports with a stunning natural backdrop.

In nearby Milton Keynes, further leisure options are available including theatres, museums, cinemas and state-of-the-art sports stadia. Unique attractions include Snozone, an indoor ski hub and Big Rock Hub, an indoor climbing centre.

Those with young families are well catered for. Brook Meadows is well-served by a number of popular schools, covering primary through to further education. Children of primary school age will find a handful of schools nearby, including Wixams Tree Primary and Lake View School, both within a mile and a half of the development. Older students are served by Wixams Academy, a 7-minute drive away, while further schools can be found in Wilstead, Wootton, Stewartby, and Houghton Conquest.

Those pursuing further study may consider Cranfield University, specialising in technology and management, around an 18-minute drive from home, while the Bedford Campus of the notable University of Bedfordshire can be reached in just 17-minutes by car.



Beautifully designed homes, a thriving community

Amenities, transport, entertainment and education at your fingertips

Brook Meadows offers a collection of 2, 3 and 4-bedroom homes in Wixams, Bedfordshire forming part of an innovative new residential community, benefitting from the attractions and convenience of Bedford town centre as well as an abundance of sprawling countryside.

Enjoying close proximity to several schools, a sustainable transport network, good shopping opportunities, and purpose-built recreational spaces, Brook Meadows is sure to appeal to a wide audience of potential homebuyers, including first-time buyers, families, and investors.

