

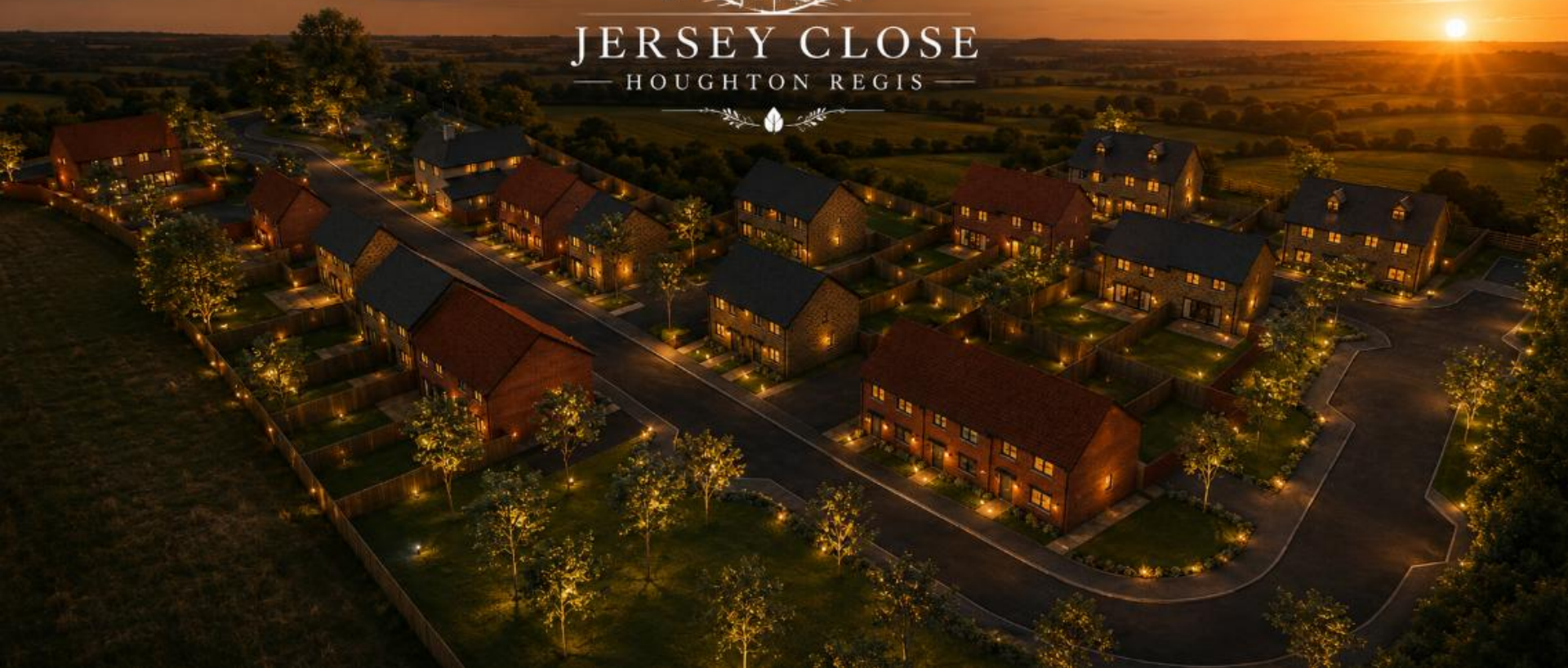


JERSEY CLOSE
— HOUGHTON REGIS —





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— HOUGHTON REGIS —



DISCOVER HOUGHTON REGIS

— A VIBRANT BEDFORDSHIRE TOWN —
TO CALL HOME

Perfectly placed in the heart of Bedfordshire, Houghton Regis offers the ideal balance of modern convenience and community spirit. With excellent transport links, outstanding local amenities and beautiful green spaces on your doorstep, it's a wonderful place for families to put down roots.

YOUR FAMILY HOME,
BUILT BY A FAMILY RUN COMPANY



JERSEY CLOSE
— HOUGHTON REGIS —

A HERITAGE OF QUALITY
A VISION FOR THE FUTURE

Building exceptional family homes with care, integrity and attention to detail. At Jersey Close, we create homes designed for modern living, in a location where memories are made and futures are built.

Your family home, built by a family run company.



EXCELLENT SCHOOLS

Houghton Regis offers a great choice of primary and secondary schools, including King'sland Academy and Houghton Regis Academy.

There are also several highly regarded nurseries and early years settings.



A STRONG COMMUNITY

A welcoming place with a real sense of community. From local events and markets to sports clubs and community groups, there's always something happening for all ages.



GREEN SPACES ON YOUR DOORSTEP

Enjoy scenic parks, nature reserves and walking routes including Tithe Farm Recreation Ground and the nearby Houghton Hall Park, perfect for family days out and outdoor adventures.



WELL CONNECTED

Excellent road links via the A5 and M1 (Junction 11A) and a mainline train station providing direct services to London Euston in under 45 minutes. Luton Airport is just a short drive away.



EVERYDAY AMENITIES

Shops, supermarkets, doctors, dentists, leisure centre and a variety of cafés and restaurants are all close by, making everyday life easy and convenient.



Whipsnade Zoo



All Saints Church



DINING OUT

Cosy pub lunches or international cuisine, Houghton Regis and nearby Dunstable offer a superb selection of dining options. Enjoy a chilled evening at The White Lion, a popular local pub with traditional fare, or tuck into classic grills and many family favourites at The White Hart Harvester. For a more traditional village pub atmosphere, The Old Red Lion offers hearty meals, real ales, and a very warm welcome. You'll also find a range of independent eateries and takeaway selections serving everything from Indian and Chinese cuisine to Italian and Mediterranean dishes. Local café, Esquires Coffee, serves artisan brews and homemade special treats, perfect for a morning start or for catching up with friends.



OUT & ABOUT

Enjoy the wonderful outdoors with an abundance of stunning walking trails and green spaces close by. Just a short stroll from your new home is Houghton Hall Park, a beautifully restored 17th century estate offering 42 acres of woodlands and meadows, perfect for anytime picnics, nature walks, or family days out. You'll also love The Farmstead at Limners. Just 3 miles east of Jersey Close, this vibrant new community hub features a café, play area, and flexible indoor spaces for local events, workshops, and fitness classes. The delightful Dunstable Downs is also nearby, all outdoor adventures are always within easy reach.

There's plenty to do around Houghton Regis. You can catch a show at the Grove Theatre in nearby Dunstable, or get active at Houghton Regis Leisure Centre, offering swimming, fitness classes, and a state-of-the-art gym. For family fun, ZSL Whipsnade Zoo, is just a short drive away. Buzzstock Music Festival @theweekend offers a day of fun every summer. Set in a 10 acre meadow, between Dunstable and Leighton Buzzard, thousands of people attend for a party with a great line up of music acts, crafts, food stalls, rides and lots of activities for all ages.

PROUD TO BUILD IN HOUGHTON REGIS

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SUPERB SCHOOLS

Ideal for families, Houghton Regis offers an extensive choice of schools and childcare options. The brand-new Ofsted 'Good' rated Thornhill Primary School provides ultra modern facilities, a nurturing environment for early education, reflecting the growing area's community and investment in the future. Other highly recommended schools include Tithe Farm Primary School and Houghton Regis Primary, each known for their dedicated staff and supportive learning settings and both Ofsted 'Good' rated.

The highly credited Chiltern School is an inclusive all through special school where staff have the specialist knowledge and skills to meet the needs of pupils aged 3 to 19 years with a range of Special Educational Needs and Disabilities.

Secondary school education include Academy of Central Bedfordshire Ofsted 'Good' rated and the new Houghton School newly opened in 2022, both in Houghton Regis. The All Saints Academy and Queensbury Academy in nearby Dunstable. Central Bedfordshire College in Dunstable offers further education and vocational training.



SHOPPING

Independent shops to national chains, all you need is close at hand. Bedford Square, the town's central shopping area, includes a post office, library and local health centre. White Lion Retail Park in Dunstable and Luton's The Mall are just a short drive away, providing an extensive variety of fashion, tech, homeware, and essentials.

For your everyday groceries, you'll find several major supermarkets nearby, including Tesco, Asda, Aldi, and Morrisons, making it easy to stay well equipped on household necessities. Local markets, bakeries, and convenience stores add a warm community feel and offer fresh produce and specialty items close to home.



PROUD TO BUILD IN HOUGHTON REGIS

HOUGHTON REGIS GREAT CONNECTIONS

WELL CONNECTED, PERFECTLY PLACED

Jersey Close is conveniently located for travel and commuting, with excellent transport links to London, Milton Keynes and Northampton.

For commuters The M1 at J11A is just 2.5 miles from the development, offering a direct route south to London, or north to Milton Keynes and Northampton. Nearby Leagrave and Luton train stations offer regular services into London St Pancras International in under 40 minutes.

For international travel, London Luton Airport is under 10 miles away, making getaways or business trips hassle-free.



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BY RAIL



BY ROAD

Milton Keynes
16 miles (26 mins)

Dunstable
3 miles (12 mins)



JERSEY CLOSE



Bedford
23 miles (35 mins)

Luton
7 miles (20 mins)

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A BEAUTIFULLY PLANNED COMMUNITY THOUGHTFULLY DESIGNED FOR MODERN FAMILY LIVING



OUR HOMES

- A THE IVY**
Two Bedroom Semi Detached
- B THE HARLO**
Three Bedroom Semi Detached
- CB THE NOVIE**
Three Bedroom Detached Home
- C THE LUCY**
Four Bedroom Semi Detached
- D THE SUMMER**
Four Bedroom Detached Home

- * Affordable Housing (Rent)
- * Affordable Housing (SO)

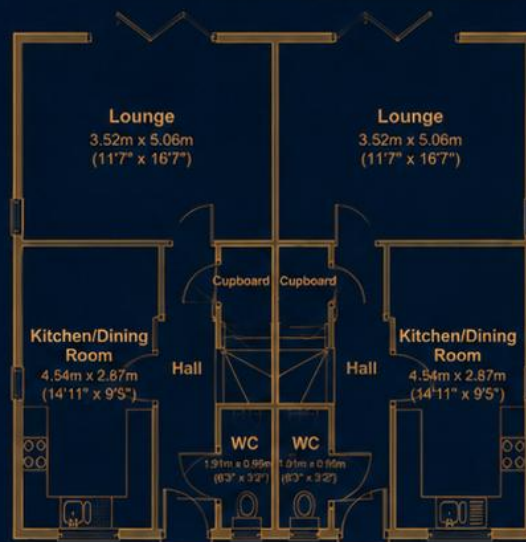


THE IVY

TWO BEDROOM SEMI DETACHED

A THOUGHTFULLY DESIGNED
COLLECTION OF FAMILY HOMES

BUILT BY A FAMILY RUN COMPANY



For illustration purposes only – Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.



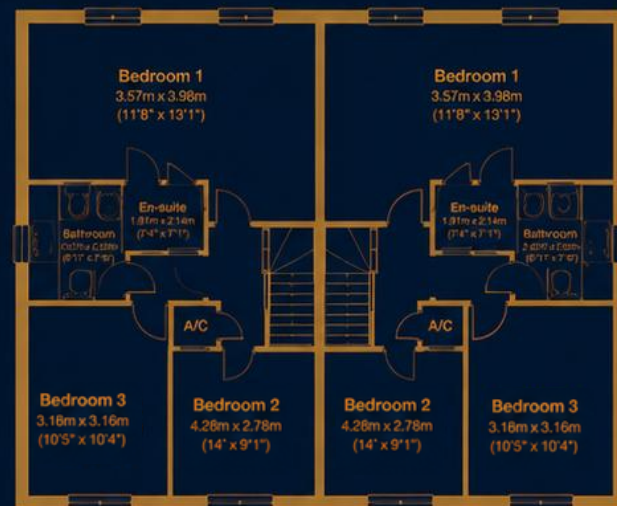


THE HARLO

THREE BEDROOM
SEMI DETACHED HOME

A THOUGHTFULLY DESIGNED
COLLECTION OF FAMILY HOMES

BUILT BY A FAMILY RUN COMPANY



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Plan produced using PlanUp.





THE NOVIE

THREE BEDROOM
CUSTOM BUILD DETACHED HOME

A THOUGHTFULLY DESIGNED
COLLECTION OF FAMILY HOMES

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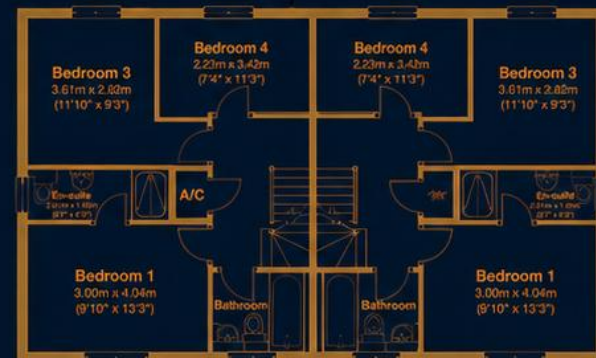


THE LUCY

FOUR BEDROOM
SEMI DETACHED HOME

A THOUGHTFULLY DESIGNED
COLLECTION OF FAMILY HOMES

BUILT BY A FAMILY RUN COMPANY



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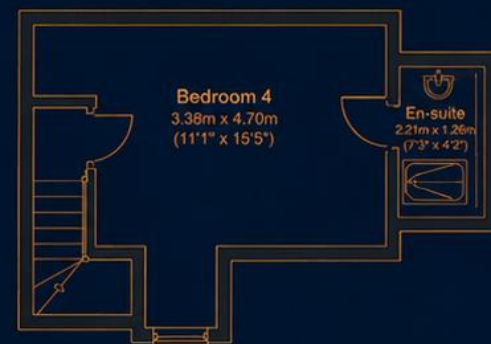
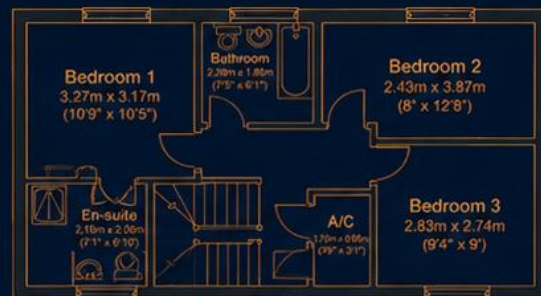


THE SUMMER

FOUR BEDROOM
DETACHED HOME

A THOUGHTFULLY DESIGNED
COLLECTION OF FAMILY HOMES

BUILT BY A FAMILY RUN COMPANY



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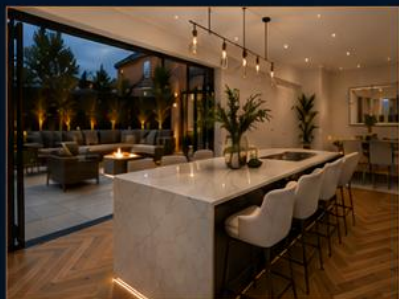
GPS THE DIFFERENCE

At Jersey Close, we believe true luxury lies in the details. Our commitment to exceptional quality is reflected in every aspect of your home.



KITCHEN

- ✓ Luxury Rocco Banham modern handleless kitchen units with soft close
- ✓ Quartz work surfaces
- ✓ Neff ovens and combi microwaves
- ✓ Caple/AEG appliances including: full height fridge and freezer, self extracting induction hob, dishwasher, washing machine and tumble dryer
- ✓ Luxury monobloc mixer tap to underslung sink
- ✓ Herringbone luxury Karndean flooring
- ✓ Under unit lighting
- ✓ Bi folds to rear garden



BATHROOMS & EN-SUITES

- ✓ Fully tiled with Verona signature Tiles
- ✓ Luxury sanitaryware with high quality vanity units to sinks
- ✓ Rain head and normal head to showers
- ✓ Vado chrome ironmongery
- ✓ Chrome heated towel rails
- ✓ Mist free mirrors with lighting



GENERAL

- ✓ Samsung Air source heat pumps serving underfloor heating to ground floor and radiators to first floor
- ✓ Mains powered smoke and heat detectors
- ✓ Cottage style internal doors finished in white with chrome handles
- ✓ Quality carpets fitted to main reception, stairs and the remainder of the first floor
- ✓ Chrome sockets throughout
- ✓ Downlighters to entrance hall, kitchen/diners and all wetrooms
- ✓ Glazed balustrade to feature staircase
- ✓ Cat 5e cabling for high speed broadband
- ✓ Mains powered alarm



OUTSIDE

- ✓ Landscaped front gardens and turfed rear gardens
- ✓ Generous patios and paving in modern porcelain slabs
- ✓ Outside tap and power point
- ✓ Chrome wall lights at all points of exit from the property
- ✓ Power and light to the garage
- ✓ Electric roller door to double garage
- ✓ Block paved driveways



10 YEAR
BUILD ZONE WARRANTY



MAKING YOUR MOVE,
Simple & Stress-Free

Our GPS Concierge service is designed to help you secure your dream home before you sell your current one.



GPS CONCIERGE SERVICE INCLUDING ASSISTED MOVE

If you are considering a new home with GPS Estates but haven't sold your existing property, then GPS Concierge is for you.

- ✓ Tailored support to help you sell your home
- ✓ Solutions to suit your individual circumstances
- ✓ Part Exchange options available
- ✓ Access to our trusted estate agent network
- ✓ A dedicated team to guide you every step of the way



HOW IT WORKS

Our Concierge service is designed around you.

We'll discuss your needs, create a bespoke plan to sell your current home, and help you secure your new home with confidence.

From marketing your property to exploring part exchange options, we'll make your move as smooth and stress-free as possible.



YOUR MOVE, OUR PRIORITY

When buying a new home with GPS Estates, you can expect an efficient, professional experience from start to finish.

Our experienced team will be with you every step of the way, ensuring you feel supported throughout your journey.

Speak to your Sales Consultant about GPS Concierge to get started.



0% DEPOSIT SCHEME OFFERED BY SKIPTON



Skipton Building Society offers a 100% no-deposit mortgage for new build homes, known as the Track Record mortgage. This mortgage is designed for first-time buyers who have been renting for at least 12 consecutive months and are up to date with all rental payments.

It allows for a deposit of less than 5%, or even no deposit at all, making it an accessible option for those struggling to save for a deposit.

The mortgage is a five-year fixed rate, with a maximum term of 35 years, and the interest rate will not change during the term.

This mortgage is particularly beneficial for renters who are facing rising rents and increasing property prices.

0% deposit mortgages available through Skipton Building Society's Track Record Mortgage, subject to eligibility, status and lending criteria.

OUR PROMISE TO YOU



PERSONALISED SERVICE

Solutions tailored to your individual needs.



EXPERT GUIDANCE

Our experienced team is here to help at every stage.



STRESS-FREE MOVE

We take the pressure out of selling and moving.



BUILDING HOMES. CREATING FUTURES.

More than just houses, we build homes for generations to come.



10 YEAR BUILD ZONE WARRANTY

Your home may be repossessed if you do not keep up repayments on your mortgage.



GPS ESTATES LTD

BUILDING STUNNING FAMILY HOMES
BY A FAMILY RUN BUSINESS

At GPS Estates, we believe a home is more than just bricks and mortar – it's where life happens, memories are made, and futures are built.

The GPS Estate Legacy is a reflection of our passion for quality, craftsmanship and thoughtful design. Every detail, inside and out, has been carefully considered to create homes that are beautiful, practical, and built to last.

As a family run business, we take personal pride in everything we do. From the first sketch to the final finish, our name is on every home we build – because we're not just building houses, we're creating homes for families like ours to enjoy for generations.

YOUR FAMILY HOME
BUILT BY A FAMILY RUN COMPANY





JERSEY CLOSE

HOUGHTON REGIS

Please contact

Kathleen Sowka on 07507679761 or Aletta Fendick 07432121050

✉ enquiries@blre.uk

📍 Jersey Close Farm, Jersey Close, Houghton Regis, LU5 6XN

/// What3words ///chimp.moods.bronze