

# L&Q

## at Willow Grove

SHARED OWNERSHIP



A collection of 2 and 3 bedroom homes available in the peaceful yet well-connected community of Wixams in Bedfordshire available through L&Q's Shared Ownership scheme.



[lqpricedin.co.uk/willowgrove](https://lqpricedin.co.uk/willowgrove)





A breath of fresh air

Computer generated image of L&Q at Willow Grove

# Introducing L&Q at Willow Grove

**L&Q at Willow Grove is an exciting collection of brand new homes perfect for couples and young families in the charming little community of Wixams.**

Wixams is a new village that has been created in the traditional way, complete with local shops, schools, a playground, ponds and a green. More amenities are planned for the near future.

Living at Willow Grove you'll enjoy the perfect balance of traditional village life and modern convenience. Tucked away from the main road and close to the shops, your home will have a fully fitted kitchen, bathrooms featuring contemporary suites and light, spacious living areas.

Each house has its own private garden to enjoy the summer sunshine, together with two dedicated parking bays.



# L&Q at Willow Grove



Computer generated image of L&Q at Willow Grove

## L&Q at Willow Grove Vital statistics



### SPACE TO GROW



2 bedroom  
houses

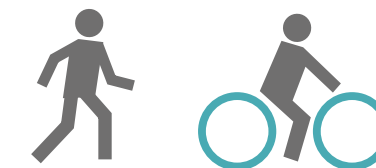
3 bedroom  
houses

### NATURAL BEAUTY



With rivers, lakes and  
countryside

### OUT & ABOUT



Riverside paths & cycle routes

### EAT & DRINK



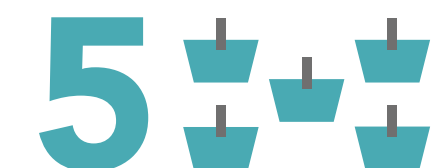
Local bars and riverside restaurants

### WELL CONNECTED



Up to 7 trains an  
hour to London

### LOCAL SUPERMARKETS



Plus 4 shopping centres nearby

## Beautiful Bedfordshire

**Close enough to London to make commuting easy, yet surrounded by farmland and fresh air, this is a great place to put down roots. You don't need to travel far to reach the Forest of Marston Vale, with its wetlands nature reserve, bridleways and footpaths.**

The rolling hills of the Chilterns are a favourite destination for cycling and Dunstable Downs is

a magical place to visit, especially at Christmas. Bedfordshire has a long and proud history and the jewel in the crown is Woburn Abbey with its magnificent collections of art, furniture, silver and gold, not to mention the famous Safari Park.

This might be a small county, but there are lots of things to do. Whether you fancy paragliding from a hilltop or relaxing in the spa at Luton Hoo, indoor surfing at Twinwoods or taking part in the river festival at Bedford, everything you need is on hand.



Times taken from tfl.gov.uk. Images depict the local area.





# Excellently placed for transport

## BY RAIL FROM BEDFORD STATION

Luton	14 mins
Luton Airport Parkway	15 mins
St Albans City	38 mins
London St Pancras	38 mins
West Hampstead	50 mins
Gatwick	1 hr 45 mins
Brighton	2 hr 23 mins

## TO THE AIRPORTS FROM WILLOW GROVE BY CAR

Luton Airport Parkway	32 mins
Stansted	1 hr
Heathrow	1 hr
Gatwick	1 hr 40 mins

## BY ROAD FROM WILLOW GROVE

Bedford town centre	15 mins
London Orbital (M25)	35 mins
Luton	29 mins
Milton Keynes	25 mins
Cambridge	1 hr 07 mins

www.nationalrail.co.uk  
 www.google.co.uk/maps  
 Times taken from tfl.gov.uk  
 Images depict the local area

# You're on the right track

It's just a short drive from your front door to Bedford Station and the journey to London St Pancras takes less than 40 minutes on the fast train. There are also handy rail connections to the Midlands, South Coast and Gatwick Airport.

The local area is well served with buses and in the future, there will be a stop right outside Willow Grove. You may choose to cycle or walk to your local Budgens of Wixams or Porto Gallo's Cafe restaurant which are situated near the village lake and Town Hall, just a few minutes away.

But for those days when you travel at a slower pace, this is a great area for parks, riverside rambles, cycle paths and country walks.

By car, it's easy to connect with larger towns such as Milton Keynes (check out the indoor skiing centre) and Cambridge (with its magnificent history). The M1 and A1 are both nearby, so you have a direct motorway route to all parts of the country.

When you're travelling abroad, Luton Airport is close and the Eurostar terminus at St Pancras a short train journey away.







## Get out and enjoy life

**Willow Grove is in the flourishing little village of Wixams, ensuring that you have everything you need for daily life – including a local supermarket – right on your doorstep.**

Up the road, the charming historic town of Bedford awaits. There has been a settlement here since Saxon times and the town has always had a flourishing market. Today you'll find shopping centres and an open air market, with a further retail centre just outside town.

Head over to the Riverside, on the banks of the Great Ouse, and discover a mouth-watering choice of restaurants, bars, cinema and live music. It's a great place for a night out.

Bedford has gyms, football, a famous athletics track, swimming pools, rowing club and local golf. If you're after an adventure, have a go at the world's largest indoor sky diving centre.

There's parkland to explore and towpath walks to enjoy. This is a part of the green belt where you really can get out and enjoy the fresh air.

### SPORTS

The Oasis beach pool is a tropical paradise that even boasts its own rapids, while the International Athletics Stadium has some of the finest facilities in the country.

**OASIS BEACH POOL**  
4.6 miles by car\*

### RIVERSIDE

The Riverside isn't only about the view. This exciting centre includes a wide choice of restaurants – including Wagamama and Zizzi – together with bars, live music and a 7 screen cinema.

**RIVER GREAT OUSE**  
2.4 miles by car\*

### CULTURE

Bedford offers a range of theatres, galleries, live music and an arts centre. There's a choice of museums too, including one dedicated to Glen Miller who was based here during WW2.

**PANACEA MUSEUM**  
4.6 miles by car\*

### EAT & DRINK

Whether you're after a romantic dinner or a quick take-away there are a host of excellent restaurants covering the world's cuisines, together with pubs, wine and cocktail bars.

**BEDFORD TOWN CENTRE**  
4.5 miles by car\*

### PARKS

Priory Marina Country Park and the charming Embankment Gardens are great for summer weekends, or maybe you'll prefer to while away the day with a leisurely boat trip down the river.

**PRIORY COUNTRY PARK**  
6.7 miles by car\*

### SHOPPING

From the charming shops of The Arcade (the Arcadia Sweet Shop is over 100 years old) to the big stores in the Howard and Harpur Centres, you'll find all the retail therapy you need.

**THE HARPUR SHOPPING CENTRE**  
4.5 miles by car\*

\* Source: [www.google.co.uk/maps](http://www.google.co.uk/maps). Images depict the local area.





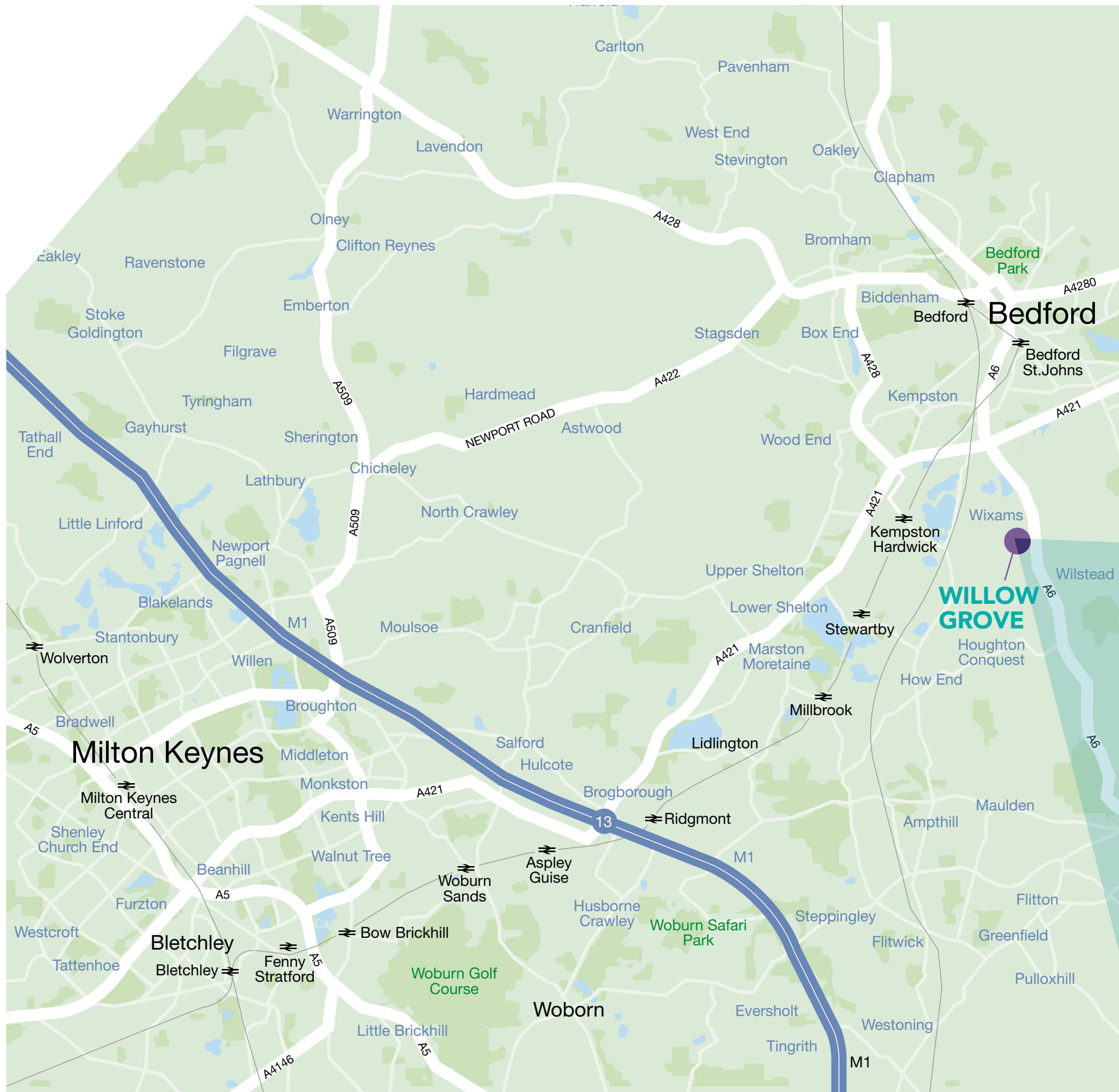
# L&Q at Willow Grove

Stylish  
interiors



Imagery depicts the L&Q at Willow Grove show home

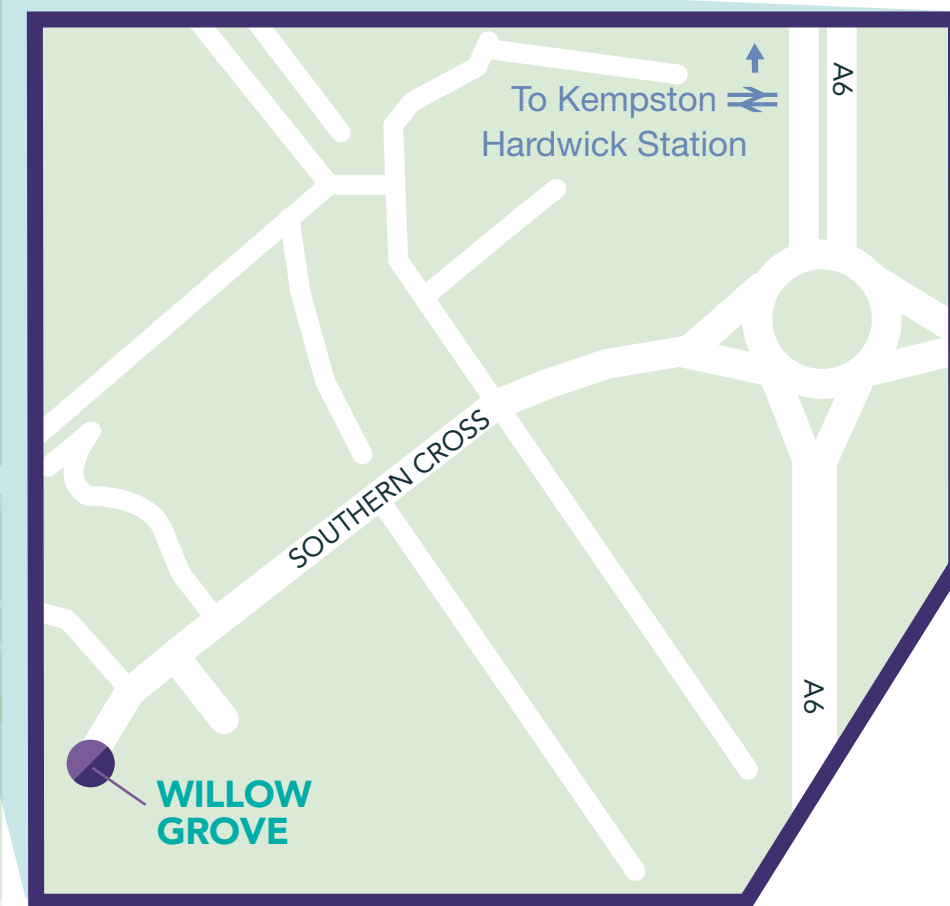




# How to find us

L&Q at Willow Grove  
Southern Cross, Wixams,  
Bedfordshire, MK42 6AW

By car, leave the M1 at junction 13 and  
follow the A421 and then A6 towards  
Bedford until you reach Southern Cross.  
By bus, catch the 44 from Bedford  
railway station to Wixams.



Map not to scale



# Get on the property ladder with Shared Ownership

**We're a leading housing association and one of London's largest residential developers. We offer an extensive range of Shared Ownership homes to part-buy and part-rent. We can help you buy a home in a way that works for you.**

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

**To find out more visit [lqpricedin.co.uk](http://lqpricedin.co.uk)**

## THE L&Q NEW HOMES WARRANTY

**When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.**

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty. This lasts for 2 years from the date of legal completion. For the 2 year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials.

The NHBC buildmark cover is valid for 10 years from the date the building was finished. Your sales negotiator can provide you with more details on the L&Q guarantee and NHBC buildmark cover.

**You can also access the full terms and conditions on our website: [www.lqgroup.org.uk](http://www.lqgroup.org.uk)**



**CONSUMER  
CODE FOR  
HOME BUILDERS**

All information in this document is correct at time of publication/going to print February 2019. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the positions of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries please direct them through your legal representative.

## A selection of other L&Q developments



**Birnam Mews**  
Warwickshire  
[www.lqpricedin.co.uk/birnammews](http://www.lqpricedin.co.uk/birnammews)



**Saxon Reach**  
Buckinghamshire  
[saxonreach.co.uk](http://saxonreach.co.uk)



**L&Q at Darwin Green**  
Cambridgeshire  
[www.lqpricedin.co.uk/darwingreen](http://www.lqpricedin.co.uk/darwingreen)



**L&Q at Willow Grove**

**Southern Cross, Wixams,  
Bedfordshire, MK42 6AW**

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Web: [lqpricedin.co.uk/willowgrove](http://lqpricedin.co.uk/willowgrove)

Tel: 0333 234 1178

**Disclaimer**

Registered office: One King's Hall Mews Lewisham London SE13 5JQ. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print February 2019. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.