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LANCASTER
— PARK —

HUNGERFORD, BERKSHIRE

| BEWLEY
HOMES

Created for life

Welcome to Lancaster Park

There hasn't been a better time to connect with nature and enjoy the things that matter to you. In the bustling market town of Hungerford you're surrounded by the beautiful North Wessex Downs Area of Outstanding Natural Beauty, with London just over an hour away from nearby Hungerford Railway Station.

Designed for flexible living, these 3, 4 and 5-bedroom homes are perfect for families, first time buyers and couples.



Hungerford Town Centre



Hungerford Wharf

Homes for the way you live

Never before has there been so much desire to live and work close to open spaces and attractive countryside. Having the benefit of being able to take that early morning walk or run, getting the bicycle out to go to the shops and even walking the children to school, are these days high on our priority list. Of course, the close proximity of a railway station remains important for commuting and family outings as we look ahead. Hungerford has so much to offer, being set amidst the stunning Berkshire countryside with its host of green spaces and waterside walks.

This welcoming community has all the amenities you could want, with the quintessential town centre shops and weekly market within walking distance. Discover a better pace of life in this rural town with its post office, library, doctors' surgery, pharmacy and, just three minutes' drive away, a Tesco superstore. Leisure time is precious and when you want a coffee, lunch with friends or a special dinner, there is plenty of choice. Eliane of Hungerford is a stylish health food restaurant, The Tutti Pole is a popular tea shop and family restaurant and Bella Vita serves Italian food. With the exciting city of Oxford 45 minutes away, a day's shopping, history tour or a concert are easy options.

Newbury is a convenient hub, with its mix of independent and high street stores, cinema and arts venues and can be reached in 20 minutes by car or eight minutes by train. Enjoy yourself joining in Hungerford's many events and festivals, including the ancient Tutti Day, the food festival and Christmas Victorian Extravaganza.



The backdrop to your life

We create the place, you create the moments. We know that whilst each new home is given careful consideration by our architects and designers, it is you, your family and friends who will bring each room to life. The less you have to think about the home, the more you can relax and start making those all important personal memories.

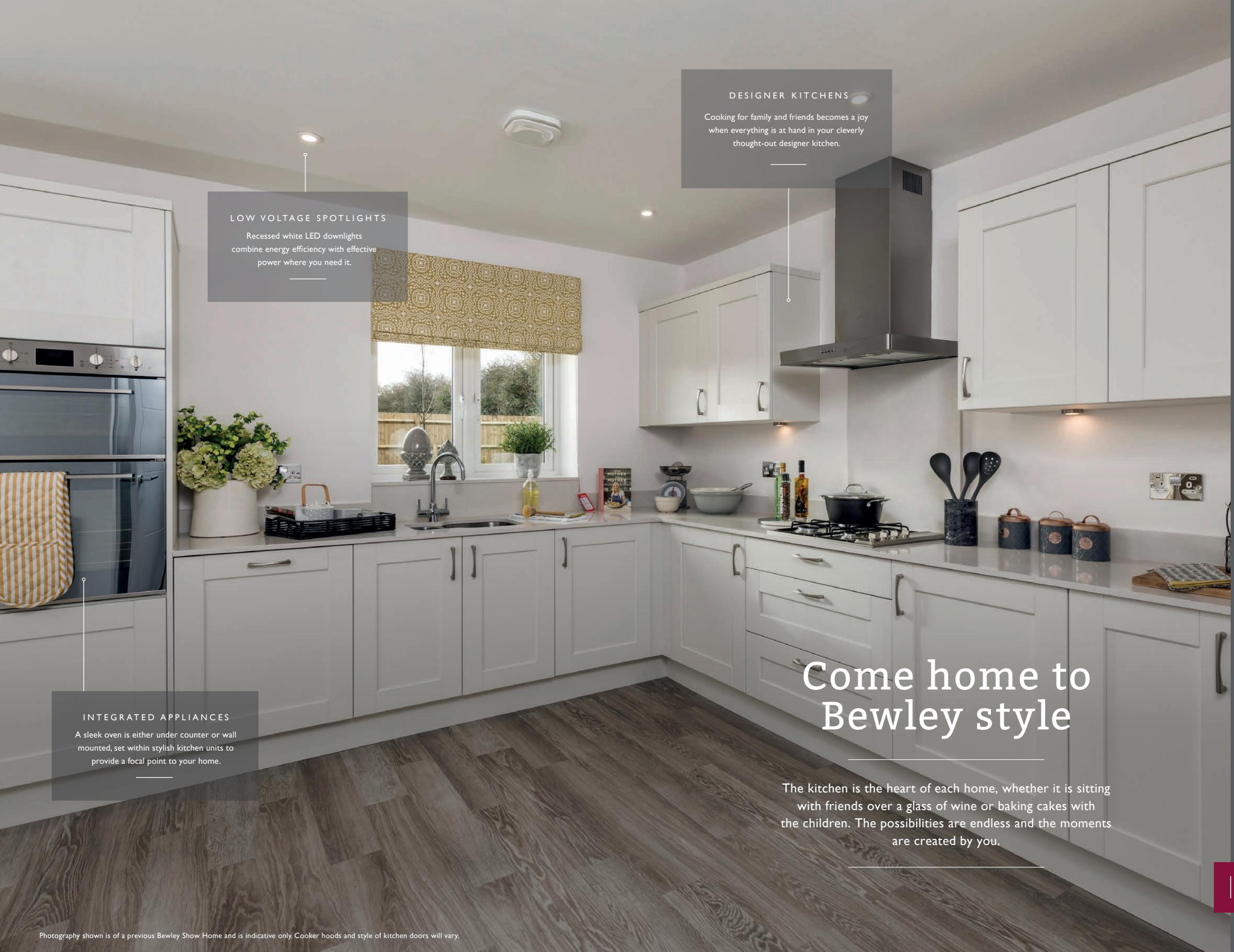


THE BEWLEY DIFFERENCE

Since 1991, Bewley Homes has been creating stunning developments which in turn form exciting new communities. Each street scene, open space or play area has been designed to open up the possibility of lifelong friendships with neighbours and giving families an environment in which they can relax and thrive. We think carefully about each location and how our homes will settle into the surrounding area.

As a Bewley customer, we know that the personal touch is very important to you. Our specifications are designed with you in mind, but there is also the opportunity to add some extra finishing touches should you wish. Subject to the stage of construction, there is often the chance to choose from our range of kitchens and tiling or to add to them from our Bewley Selections range of fixtures and fittings.

We are proud of our reputation; each customer is at the very heart of our business and we appreciate that the purchase of a new home is not taken lightly. By the quality of our homebuilding and the level of before and after service, we hope each relationship will continue for many years to come. We are proud to know that customers and their families decide to return to, or recommend, Bewley Homes as their first choice for a new home.



DESIGNER KITCHENS

Cooking for family and friends becomes a joy when everything is at hand in your cleverly thought-out designer kitchen.

INTEGRATED APPLIANCES

A sleek oven is either under counter or wall mounted, set within stylish kitchen units to provide a focal point to your home.

LOW VOLTAGE SPOTLIGHTS

Recessed white LED downlights combine energy efficiency with effective power where you need it.

Come home to Bewley style

The kitchen is the heart of each home, whether it is sitting with friends over a glass of wine or baking cakes with the children. The possibilities are endless and the moments are created by you.

BEWLEY
HOMES



Places for great moments

At Lancaster Park, Bewley Homes has combined contemporary design with the latest technology, whilst retaining more traditional elevational treatments across the range of new homes in the collection.

Focus has been given to offering flexibility in the floor spaces, enabling each homeowner to choose how each room will be brought to life with their furnishings. Whether the family needs extra play spaces for its younger members, home working areas, cosy kitchens for intimate dining or low maintenance gardens to take best advantage of those sunny summer evenings at home - Lancaster Park has it all to offer.

There is also a ten year warranty* and energy efficient building techniques which add to the overall appeal of a brand new home with Bewley.

Introducing The Garden Village Collection

The Garden Village Collection is a portfolio of beautifully crafted homes which forms the cornerstone of our developments and provide a wonderful backdrop for new communities.

Each house type upholds our founding principles of quality and design, with interior layouts designed to provide flexible labelless living.

We've designed the Garden Village Collection to encapsulate the 'wow' factor, employing stunning, functional design to create beautiful streetscapes.

Each of the Garden Village Collection designs offer Bewley's tried and tested attention to detail with modern, hub-living based design and generously proportioned interiors to create real value for our customers.



BEWLEY
HOMES

Your perfect blend of town & country

Hungerford is a quintessential English town nestled in some of England's most beautiful countryside with everything you need close at hand.

With the ever-changing waterside landscape of the Kennet and Avon Canal and the Rivers Kennet and Dun, you will have space to enjoy the countryside and live life to the full.

Enjoy the best of both worlds with a rural lifestyle in a thriving, connected town. Here you can eat out at a country inn, explore the North Wessex Downs Area of Outstanding Natural Beauty on your doorstep or take a direct train into the city for a night out.

Location photography of Hungerford highstreet. Travel times and distances taken from Google maps and quoted from RG17 0LR and are approximate only.



Hungerford Wharf



Wessex Downs (AONB)



Hungerford Wharf Bridge

AN IDEAL LOCATION

Lancaster Park is perfectly placed for Hungerford's schools. Little Rainbows Nursery and Pre-school, Hungerford Primary School and John O'Gaunt secondary school are all an easy a 12 minute walk away. When your youngsters want to let off steam and have fun, there is a play area four minutes' walk from home, in addition to the one planned for Lancaster Park. Nearby Hungerford Youth and Community Centre, is home to the busy Youth Club, as well as a host of clubs and organisations.

It is easy to get close to nature and Hungerford also boasts acres of green spaces including Hungerford Marsh Nature Reserve, a site of special scientific interest. Hungerford Common Freeman's Marsh, 90 acres of wildlife habitat, and The Croft are other stunning beauty spots for a stroll or a picnic.

If you enjoy sport, Hungerford offers a myriad of options. Join one of Berkshire's many golf clubs, play bowls or tennis at The Hungerford Club, or work out at CrossFit Hungerford. The town has a leisure centre with a pool, gym, sports hall and tennis courts, which is just half a mile from Lancaster Park. The Heronsgate Club offers a range of fitness classes, squash and a gym. The town is home to Hungerford Rugby Club, Hungerford Town Football Club that is supported by Bewley Homes and a Cricket Club.

For a day out, take a 15-mile trip to the home of Downton Abbey, Highclere Castle and gardens in Newbury. The Chiltern Hills Area of Outstanding Natural Beauty is just over an hour away and you can enjoy yourself on foot, by cycle or in a car.



A CONNECTION TO HOME

Lancaster Park enjoys excellent road and rail connections, whether you want to travel for work or leisure. Hungerford Railway Station is within walking distance and you can be at London Paddington in an hour and five minutes. With the M4 accessible,

the motorway network opens up. By road, Swindon can be reached in 29 minutes, Heathrow Airport in around an hour or Reading in 39 minutes. For a historic day out or a weekend away the glorious City of Bath is only 1 hour and 33 minutes away.

By Car Minutes

20 Newbury via the A4 29 Swindon via the M4 39 Reading via the M4 43 Oxford via the A34 1h2 Heathrow Airport via the M4 1h40 London via the M4

Information from google maps.

Train from Minutes

Hungerford Train Station Newbury 8 Reading 38 London 1h5 1h33 Southampton Airport Parkway 1h56 Heathrow Airport

Information taken from trainline.com.

Interior inspiration

Our high quality interiors are designed around life. Room labels are a thing of the past; each space is yours to use the way you choose.



KITCHEN & UTILITY



- Choice of designer kitchen units* with post formed laminate worktops and upstands with glass splashback to hob
- Pelmet lighting
- Stainless steel finished appliances consisting of:
 - Single oven – 1, 2 and 3 bedroom homes (2 x single ovens - 5 bedroom homes)
 - Double oven – 4 bedroom homes
 - 4 ring burner gas hob – 1, 2, 3 and 4 bedroom homes (5 ring burner gas hob - 5 bedroom homes)
 - Integrated extractor hood (1, 2 and 3 bedroom homes)
 - Contemporary chimney extractor hood (4 & 5 bedroom homes)
 - Integrated dishwasher (Slimline to 2 bedroom homes)
 - Integrated fridge/freezer
- Space, plumbing and electrics for future installation by purchaser of either washing machine or washer dryer
- Stainless steel 1½ bowl sink with polished chrome monobloc mixer tap
- Single bowl to utility
- Recessed white LED downlights (ceiling mounted fitting in utility)
- Chrome switches and sockets above kitchen worktop (4 & 5 bedroom homes only)
- Choice of Karndean flooring to kitchen area only and utility*



BATHROOM, EN-SUITE & CLOAKROOM

- White bathroom suite with steel bath and chrome fittings
- Vanity units
- Thermostatic mixer valve to shower cubicle
- Recessed white LED downlights
- Choice of half height wall tiling* behind sanitaryware to master en-suite and family bathroom. Full height tiling to shower cubicle
- Splashback to cloakroom wash basin
- Choice of Karndean flooring*
- White multi rail towel warmer to bathroom and en-suite



HIGH QUALITY FIXTURES & FITTINGS

- Double glazed white PVCu windows, multi-point locks with white furniture
- White moulded internal doors
- Polished chrome door furniture
- Oak handrails and newel caps to staircase balustrade, with balusters and strings painted white satinwood
- Moulded skirting boards and architraves
- White emulsion smooth finished ceilings throughout
- Internal walls painted white emulsion with woodwork painted white satinwood
- Wardrobes to master bedroom (refer to layouts as styles do vary)



EXTERIORS

- Shared access road, driveways and parking spaces to be tarmac
- Private footpaths and patios to be paving slabs
- Front gardens turfed and landscaped to approved design
- Rear gardens cleared, rotovated and prepared for turf
- Wiring for light fitting to all external doors. Front door overhead downlight or light fitting
- Light and power to garage
- Electric vehicle charging points (to some homes please refer to our Sales Executives)
- Water tap to rear of house



HEATING, SECURITY & ELECTRICS

- Gas fired boiler central heating system with thermostatic controlled radiators
- Mains operated smoke detectors
- Cabling for future installation of a wireless security alarm system
- TV points to kitchen/dining, kitchen/dining/family room or kitchen/breakfast room and master bedroom
- Media point to living room consisting of TV point, Sky Q and data point
- Shaver socket in bathroom and en-suite

*During these unprecedented times Bewley Home requests the understanding of its customers for the need to replace, on occasion, standard specification of a similar quality if we are unable to secure them due to availability. Subject to stage of construction and availability. Whilst these particulars are prepared with due care for the convenience of intending customers, the information and images contained herein are intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary according to plot and all details should be checked with the Sales Executive. Photography shown is indicative only and does not necessarily reflect the homes on offer at Lancaster Park.



Created for that sense of arrival



At Bewley Homes we have long prided ourselves on attention to detail. The elevations to each new home have been designed to create an engaging street scene and a true sense of arrival.

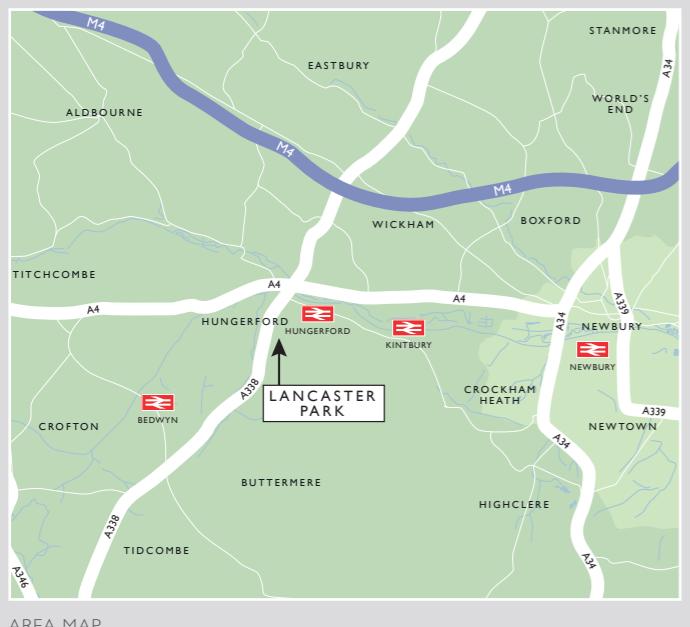
By using a variety of brick colours and treatments, and by adding interesting details to main elevations, our architects are able to ensure that character is built in from the outset. By achieving this, a new home can offer the very best of both worlds. The latest in building design is combined with features previously only associated with older properties.

Our customers tell us that having considered a second hand home against new, by choosing Bewley Homes they have been able to satisfy their desire for flexible accommodation and well planned space, whilst enjoying all the exterior features they had wished for, but had not expected to find on a brand new development.

From taking the keys, to unpacking that last box, there is truly something very special about creating your own unique style throughout a brand new Bewley home.

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— PARK —
HUNGERFORD, BERKSHIRE



AREA MAP



LOCAL MAP

For Sat Nav use
Salisbury Road, Hungerford, Berkshire RG17 0LR

REGISTERED OFFICE

BEWLEY HOMES, INHURST HOUSE, BRIMPTON ROAD, BAUGHURST, HAMPSHIRE RG26 5JJ

TELEPHONE 0345 68 68 600 | WWW.BEWLEY.CO.UK

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details, position and size of the garage / materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. Travel times quoted are approximate only. All internal and external photography of properties depicts previous Bewley Homes developments and are for guidance only. Other photographs are of the local area or indicative lifestyle images. Designed and produced thinkBDW 01/21 209663.

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