



homemade

homes by accent



New Cardington Fields Bedfordshire

A stylish collection of shared ownership homes for sale



Below: Bedford embankment and bridge over the River Ouse



Welcome to New Cardington Fields

A friendly neighbourhood in the village of Cardington with unique homes ready for you and your family.



New Cardington Fields is set on the edge of the village of Cardington, just 3.5 miles from the vibrant town centre of Bedford and close to the world-famous Cardington Hangars. Famed for their role in developing airships throughout the last century and now home to Cardington Studios. One of the largest indoor spaces in Europe, they regularly play host to blockbuster movies and stadium tour rehearsals throughout the year.

With several unique layouts to choose from, our homes at New Cardington fields are designed to suit your lifestyle for many years to come. Complete with modern fully-fitted kitchens, leading through into your own private turfed rear gardens, ideal for entertaining or just ready for you to stretch out and enjoy those long summer evenings.

From your base in Cardington, you're within easy reach of the thriving market town of Bedford. With its twice weekly markets, held on a Wednesday and Saturday, continuing a long tradition that started back in the 1500's.

For those who prefer the outdoors, the nearby Priory Country Park is set in 360 acres of picturesque parkland, comprising lakes, meadows and a vast woodland, which is partly enclosed by the Great River Ouse. Visitors can choose from a range of outdoor sports including sailing, canoeing and fishing, or for a more leisurely afternoon a stroll around the lake, enjoying the wildlife on show will take 30 minutes.

Slightly further a field is Houghton House, a former 17th-century mansion commanding magnificent views across the area, ideal for relaxing weekend walks and family picnics. Whilst the mansion was dismantled in 1797, the ruins have survived to this day and are very popular with both day trippers and locals alike.

The Bushwillow

Plots 338, 339, 340, 341









Shared Ownership at New Cardington Fields

Makes owning your own home, a reality.

Everyone should have the opportunity to find a home they love and Shared Ownership could be the answer for you. It's a great way to get on the property ladder and offers a real alternative to renting.

Homes at New Cardington Fields are available to purchase using the Government's Shared Ownership scheme. Shared Ownership is another way to buy your home where you buy a percentage and pay rent on the rest. Homemade Homes own part of it - but you're living there, you decorate it and decide when to sell. Buying a percentage means a smaller deposit and a smaller mortgage. It has been a great first step on the ladder for many people. You can start with shares from 25% to 75% - once you've moved in you can carry on buying further shares until you own it 100%.

Homemade Homes offer an extensive range of Shared Ownership homes across the country. We've helped families, couples and professionals find the right home. From apartments to detached houses, from Surrey to Yorkshire, we can help you find what you are looking for.

Visit homemadehomes.com/information or speak to our dedicated Sales Team to find out more about Shared Ownership.

Enjoy the very best of both worlds at **New Cardington Fields**

With the vibrant town centre of Bedford and the picturesque Bedfordshire countryside right on your doorstep.



Spacious homes with contemporary kitchens complete with integrated appliances



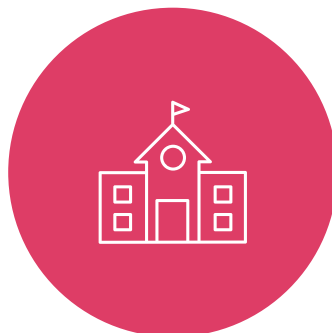
Close to a range of local shops and services



Private gardens and parking for every home



A range of local supermarkets and a wholesale superstore, are within a short distance



Close to two well regarded primary schools, and several secondary schools in nearby Bedford



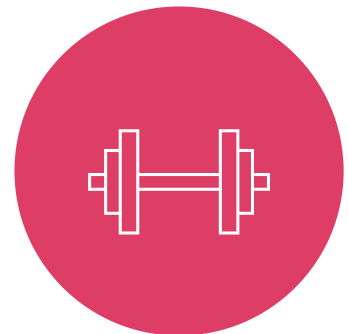
Nearby Priory Country Park boasts 360 acres of parkland, comprising lakes, and vast woodland



Easy access to a number of bars in restaurants in nearby Bedford



Less than 40 minutes to London St Pancras by train when using nearby Bedford train station



A great choice of gyms and sports centres close to home



There's lots to see and do in **Cardington**

From left to right:
The Cardington Hangars
The Great River Ouse, Bedford
Swiss Garden, Old Warden
Bedford Market Place



New Cardington Fields enjoys a highly desirable village location surrounded by open spaces ready for you to explore. So whether it's a leisurely walk along the Great River Ouse, or a short trip to Wrest Park country house and gardens, and it's splendid 90-acre country estate. There'll be no shortage of options.

If you prefer shopping then New Cardington Fields has you covered there too. The Centre:MK one of the UK's top shopping destinations, is just a short 30 minute drive away. Slightly closer to home you'll find the Harpur Shopping Centre in Bedford, packed with over 30 retailers including a good selection of high-street chains, along with a handful of cafés and coffee shops.



Those with young families, will be reassured to hear that New Cardington Fields is close to a number of well-regarded local primary schools. The popular Shortstown Primary School, is less than a 10 minute walk, with Cotton End Forest School, just a 5 minute drive from home.

For those with older children, there's a good selection of secondary schools nearby, Bedford Academy is just a short 7 minutes by car. Only slightly further afield you'll find the Wixams Academy and Daubeney Academy, both just an 11 minute drive away.

You'll find all the amenities you'll need for daily life close at home in **New Cardington Fields...**



Sports

Do you enjoy a round of golf or tennis? Like hitting the pool or heading out on two wheels? What about martial arts or maybe cricket? Whatever your preferences, nearby Bedford has a range of great clubs and sports facilities to help you to stay fit and healthy.

The Gym Group, Bedford — **3.2 miles**
Fitness First, Bedford — **4.1 miles**



Culture

Get ready for the perfect family day out at the Shuttleworth Collection. Enjoy the amazing gardens and woodland sculpture trail before discovering it's unique collection of vintage vehicles and aircraft, all set in 875 acres of parkland at Old Warden Park.

Shuttleworth Collection, Old Warden — **8.7 miles**



Eat & Drink

Whether you're meeting a friend for coffee, having a celebration or taking the family out for lunch, there are plenty of options to explore in Bedford. Closer to home you'll find popular traditional local The King's Arms, serving a great selection of food and drink, complete with it's own willow-shaded beer garden.

The King's Arms, Cardington — **1 mile**

Great Outdoors

New Cardington Field is a haven for nature lovers, with the area boasting beautiful wildlife reserves, country parks and gardens.

The nearby Priory Country Park boasts an impressive 360 acres of parkland, comprising lakes, meadows, and vast woodland just waiting for you to explore.

Priory Country Park, Bedford — **3.2 miles**



Shopping

For all your daily essentials, there's a Tesco Express Superstore just a short walk away. Less than a 30-minute drive you'll find one of the UK's top shopping destinations, The Centre:MK. Boasting an impressive collection of well-known stores, as well as a number of casual family restaurants.

Harpur Shopping Centre, Bedford — **2.8 miles**
Centre:MK, Milton Keynes — **17.9 miles**



Family

Gulliver's Land in Milton Keynes boasts a great selection of rides and attractions designed specifically for younger children aged up to 13.

Sure to be another hit with the kids is Woburn Safari Park. A drive through park nestled in over 300 acres of Bedfordshire parkland, and home to over 80 species of animals.

Gulliver's Land, Milton Keynes — **17.1 miles**
Woburn Safari Park — **13.1 miles**

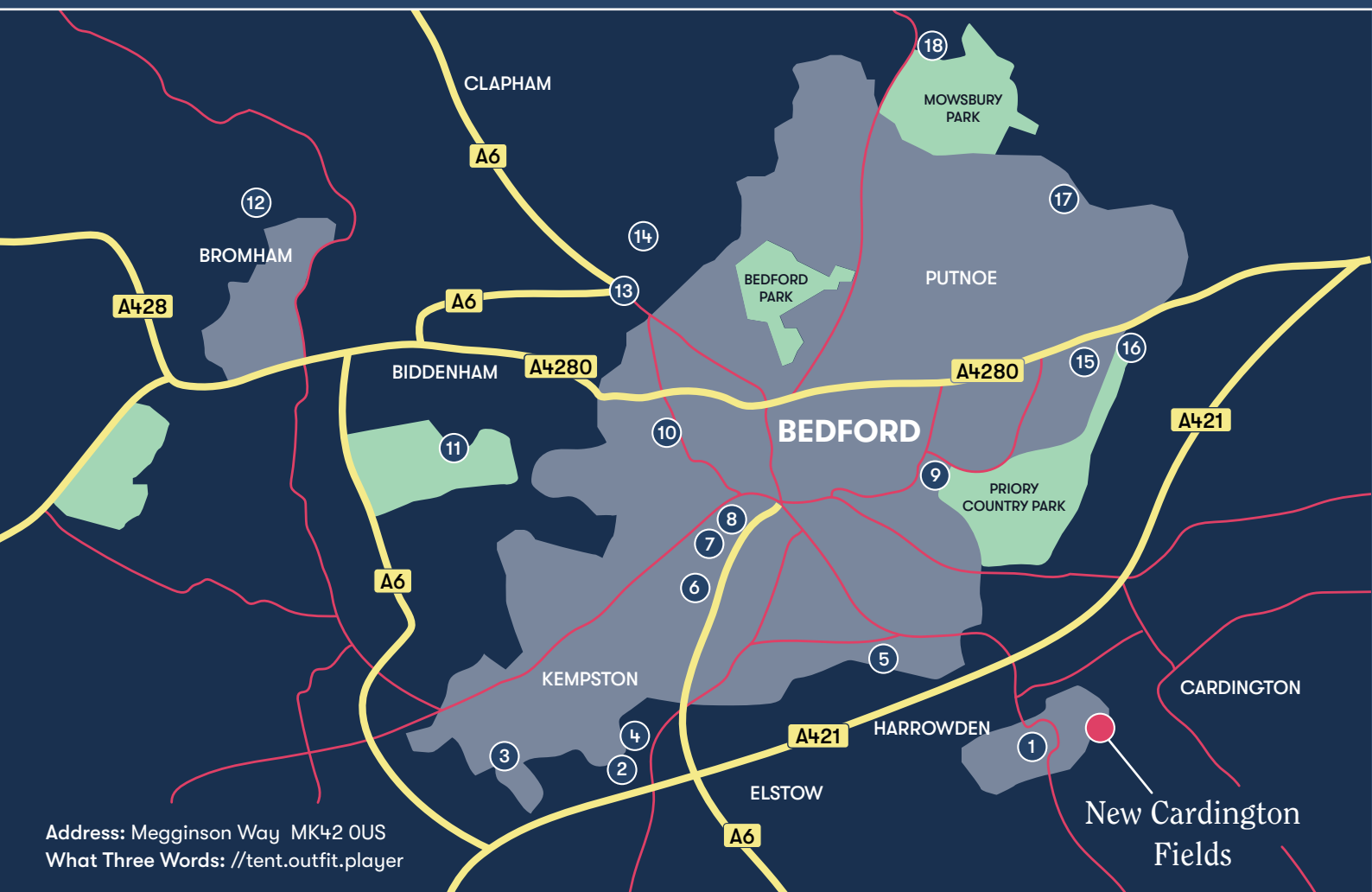


A new community, but lots to explore...

Fantastic local amenities and excellent transport connections by both road and rail, make New Cardington Field ideal for families and commuters alike.

We've highlighted some of the many points of interest on our map below, but there's so many more for you to discover.

- | | | | |
|---|--------------------------------|----|-----------------------------------|
| 1 | Shortstown Primary School | 10 | Bedford Train Station |
| 2 | The Interchange Retail Park | 11 | Bedford Great Denham Golf Village |
| 3 | Police HQ Bedfordshire | 12 | Leslie Sell Activity Centre |
| 4 | Simply Gym Bedford | 13 | Sainsbury's Supermarket |
| 5 | Bedford Academy | 14 | Towers Health & Racquets Club |
| 6 | Morrisons Supermarket | 15 | Tesco Supermarket |
| 7 | Bedfordshire Hospital | 16 | Waitrose Supermarket |
| 8 | Bedford St Johns Train Station | 17 | ALDI |
| 9 | Oasis Beach Pool | 18 | Mowsbury Golf Course |



Address: Megginson Way MK42 0US
What Three Words: //tent.outfit.player

New Cardington
Fields



You'll be well connected at New Cardington Fields

If you're visiting London, then a direct train from Bedford to London St Pancras takes just a little under 40 minutes. By car, you can reach the M1 in under 15 minutes from home via the A421, and Milton Keynes in around 30 minutes. If you're travelling a little further afield then London Luton airport, with it's array of foreign destinations is just over 20 miles away.

By train from Bedford Station



Luton	15 minutes
Kettering	18 minutes
London St. Pancras	37 minutes
St Albans	38 minutes
Gatwick Airport	1 hour 46 minutes
Brighton	2 hours 24 minutes

By car from New Cardington Fields



Bedford	10 minutes
Milton Keynes	28 minutes
London Luton Airport	33 minutes
Cambridge	60 minutes
Standsted Airport	1 hour 11 minutes
Birmingham	1 hour 35 minutes

Travel times are approximate, and may vary. Source: [trainline.com](https://www.trainline.com) and [google.co.uk/maps](https://www.google.co.uk/maps)





Specification

Kitchen

- › Contemporary kitchen with soft close doors and drawers
- › Stainless steel splashback to hob
- › Stainless steel 1.5-bowl sink with chrome mixer tap
- › Recessed LED spotlights
- › Vinyl flooring

Bathroom

- › Contemporary white sanitaryware
- › Glass shower screen
- › Heated towel radiator
- › Recessed LED spotlights
- › Vinyl flooring

General

- › Double glazed, uPVC windows
- › White emulsion on walls and ceilings
- › Smoke alarms
- › Mains operated carbon monoxide detector
- › White satin woodwork with five panelled interior doors
- › Pendant lighting in bedrooms, hall, landing and living areas
- › Outside tap
- › Mains operated doorbell
- › Turfed garden





The Cypress
Plots 336, 337

New Cardington Fields

Development Layout



/// what3words.com/tent.outfit.player



We support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of all homes may change subject to demand. The site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing will not show land contours, gradients, boundary treatments, hard & soft landscaping, or local authority street lighting. Footpaths and roads are subject to change. Any illustrated numbered car parking spaces will be confirmed in your conveyance plans.



The Alder

Two Bedroom Homes

PLOTS: 160, 161, 164, 165 173, 174, 181, 182
470, 471, 525, 526, 534, 535



The Bushwillow

Three Bedroom Homes

PLOTS: 338, 339, 340, 341



The Cypress

Three Bedroom Homes

PLOTS: 336, 337

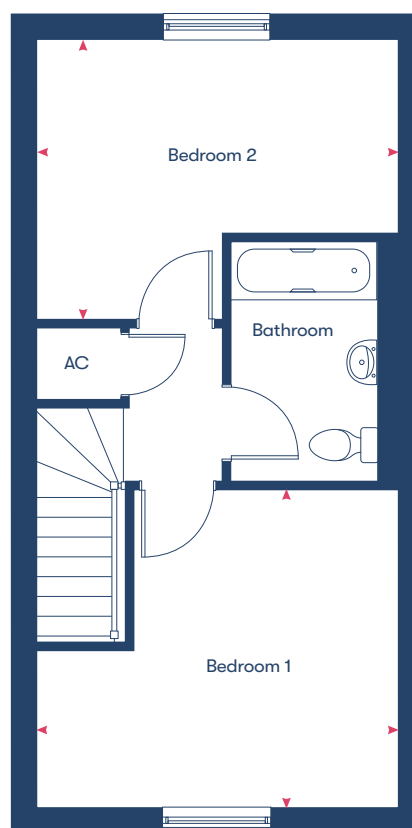


The Alder

Two bedroom house



Ground Floor



First Floor

Kitchen	3.27m x 2.47m	10'9" x 8'1"
Living Room	4.18m x 4.16m	13'8" x 13'7"
Bedroom 1	4.18m x 3.68m	13'8" x 12'1"
Bedroom 2	4.18m x 3.23m	13'8" x 10'7"

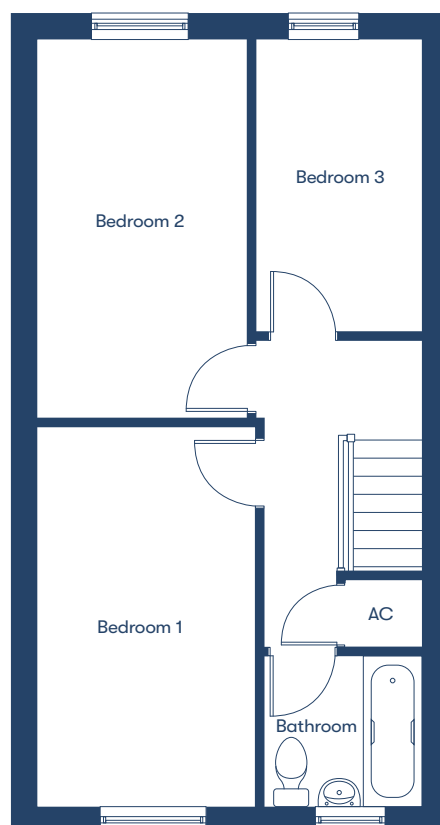
Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

The Bushwillow

Three bedroom house



Ground Floor



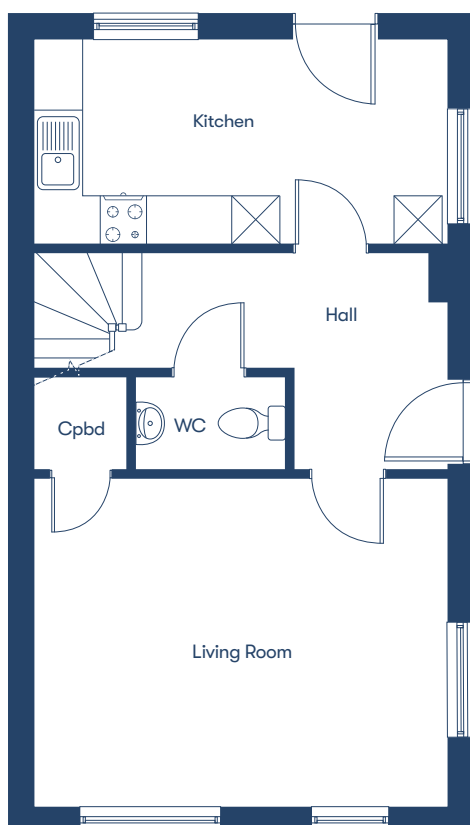
First Floor

Kitchen	3.44m x 2.80m	11'3" x 9'2"
Living Room	4.85m x 4.58m	15'11" x 15'0"
Bedroom 1	4.78m x 2.75m	15'8" x 9'2"
Bedroom 2	4.78m x 2.65m	15'8" x 8'8"
Bedroom 3	3.69m x 2.10m	12'1" x 6'10"

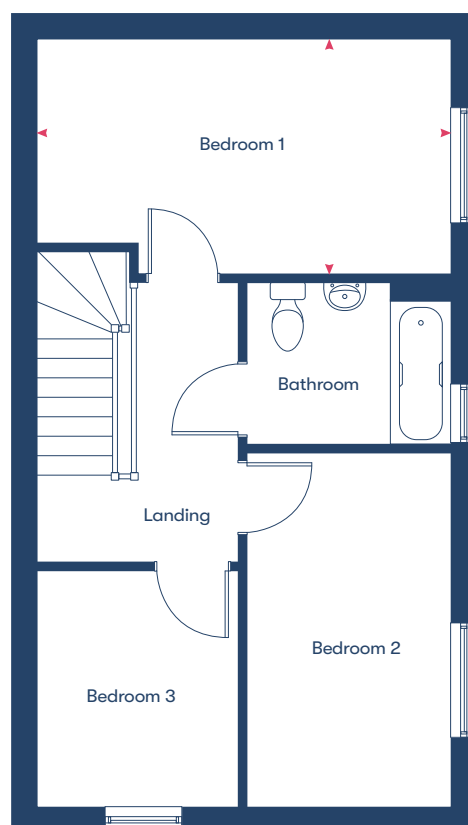
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The Cypress

Three bedroom house



Ground Floor



First Floor

Kitchen	4.84m x 2.38m	15'10" x 7'10"
Living Room	4.84m x 3.86m	15'10" x 12'8"
Bedroom 1	4.84m x 2.75m	15'10" x 9'0"
Bedroom 2	4.15m x 2.39m	13'7" x 7'10"
Bedroom 3	2.75m x 2.35m	9'0" x 7'8"

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Shared Ownership Specialists

Dedicated to finding you your next home or helping you take the first step onto the property ladder.

Welcome to Homemade Homes, the experienced property sales team within Accent Housing.

Accent Housing Limited provides over 20,000 homes in the North, South and East of the UK. We want to be with you for your journey. Whether that's helping you to take the first step onto the housing ladder or helping you search for a new home, we'll be right there with you.

We have Shared Ownership homes across the country, from Surrey to Yorkshire and have helped hundreds of people to fulfil their home ownership ambitions. We offer new and resale shared ownership homes, and also help our current customers to buy more of their home or sell it when they want to move on.

Visit our website dedicated to all things Shared Ownership
www.homemadehomes.com

A selection of developments from **homemade** 



Brooklands, Milton Keynes



Willow Grove, Wixams



Great Denham, Bedfordshire

Our **homes** are
made, by **you...**







homemade

homes by accent

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT.

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