

settle.

Marston Fields

Bedfordshire

Eight 2 & 3-bedroom houses. available with Shared Ownership



Make the most of life in rural Bedfordshire

In the heart of The Forest of Marston Vale, Marston Moretaine is a large, attractive village with a strong sense of community.

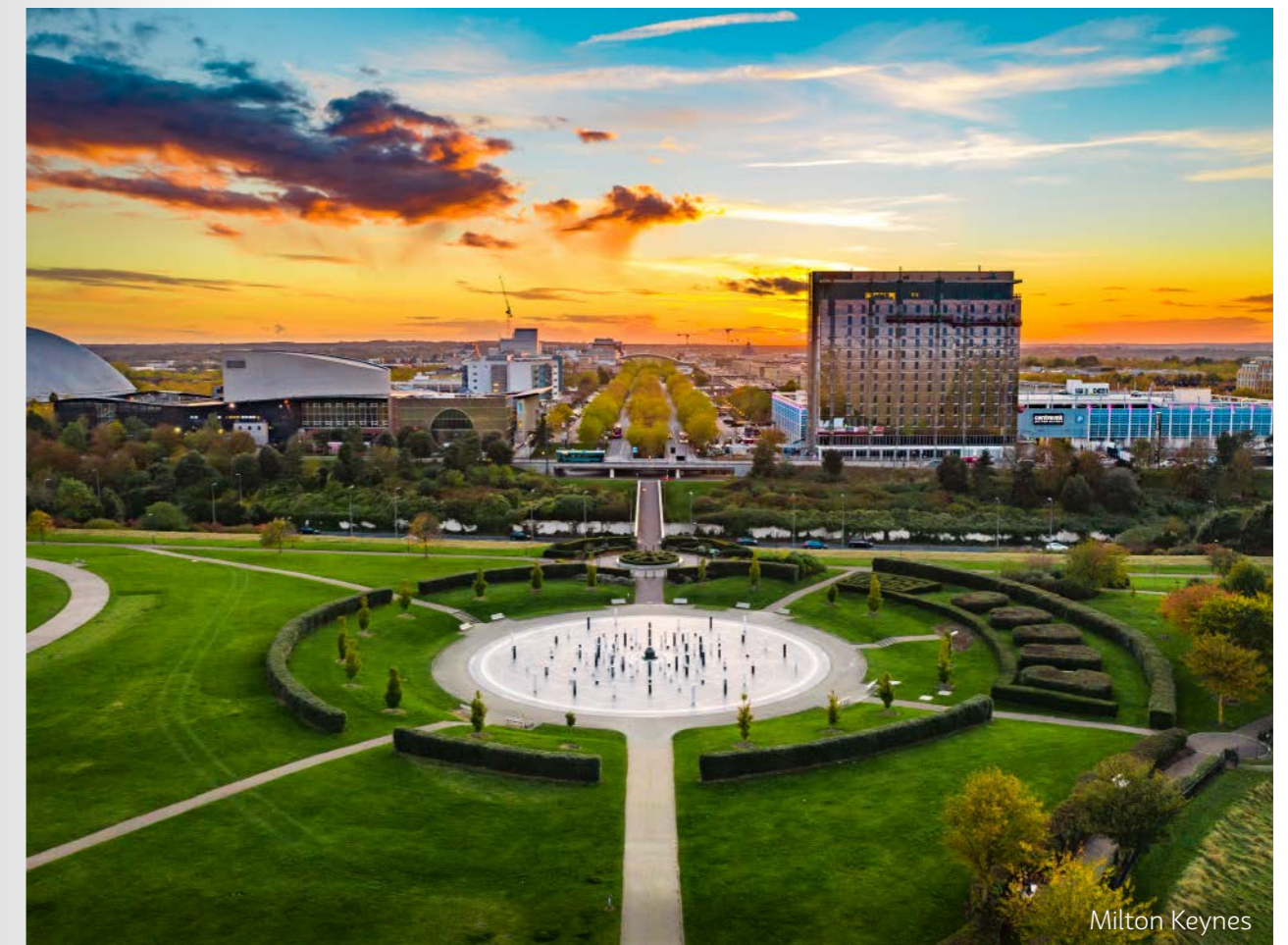
Nestled between the county town of Bedford to the north, and Milton Keynes to the south west, Marston Moretaine epitomises peaceful, countryside living. The historic village was once the centre of the brick-making industry, the clay pits now serving residents as recreational lakes and wetland conservation areas. The village hosts two pubs, including the historic Moreteyne Manor, the 14th Century parish church of St Mary's, an active village hall, cafes/takeaways and handy convenience stores; nearby towns offer major supermarkets. For a taste of retail therapy, Bletchley and Milton Keynes offer a full range of independent boutiques and branded outlets, shopping malls and weekly markets.

With excellent road and rail links, the village is within striking distance of an impressive variety of arts and entertainment venues: Bletchley Park hosts a range of

family-based activities and museum tours for WW2 historians and computer enthusiasts; and for thrill-seekers, look no further than Milton Keynes where you will find Snozone, The Big Rock Hub, Aqua Parks and go-karting.

The local area is a haven for walkers, runners, cyclists and water-sports' enthusiasts. Easy access to the immediate countryside offers endless opportunities to enjoy nature reserves and walking trails; together with a variety of local sports clubs including the scenic Millbrook Golf Club, there is something for everyone. The acclaimed Forest Centre & Millennium Country Park is only moments away by car, where you will find a host of forest and lakeside activities for all ages.

Away from it all, and yet so close to major attractions such as Woburn Safari Park, Centre Parcs, Gulliver's Land Theme Park and Woburn Abbey, the residents of Marston Fields are truly spoilt for choice.



Milton Keynes

Settle into your new home at Marston Fields, Marston Moretaine



Barton Hills National Nature Reserve, Bedfordshire

If you're thinking of buying a new home in rural Bedfordshire, take a look at our plans before making your own.

Enjoying a peaceful location on the outskirts of the historic village of Marston Moretaine, our contemporary development is surrounded by beautiful countryside. The local area offers an impressive range of recreational activities, accessible to all ages and providing a wealth of lifestyle opportunities for first-time buyers, young families, couples and singles alike.

Together with excellent transport links by both rail and road, Marston Fields presents an enviable location for country and commuter living.

Light and airy by day, these homes are warm and cosy when the sun goes down.

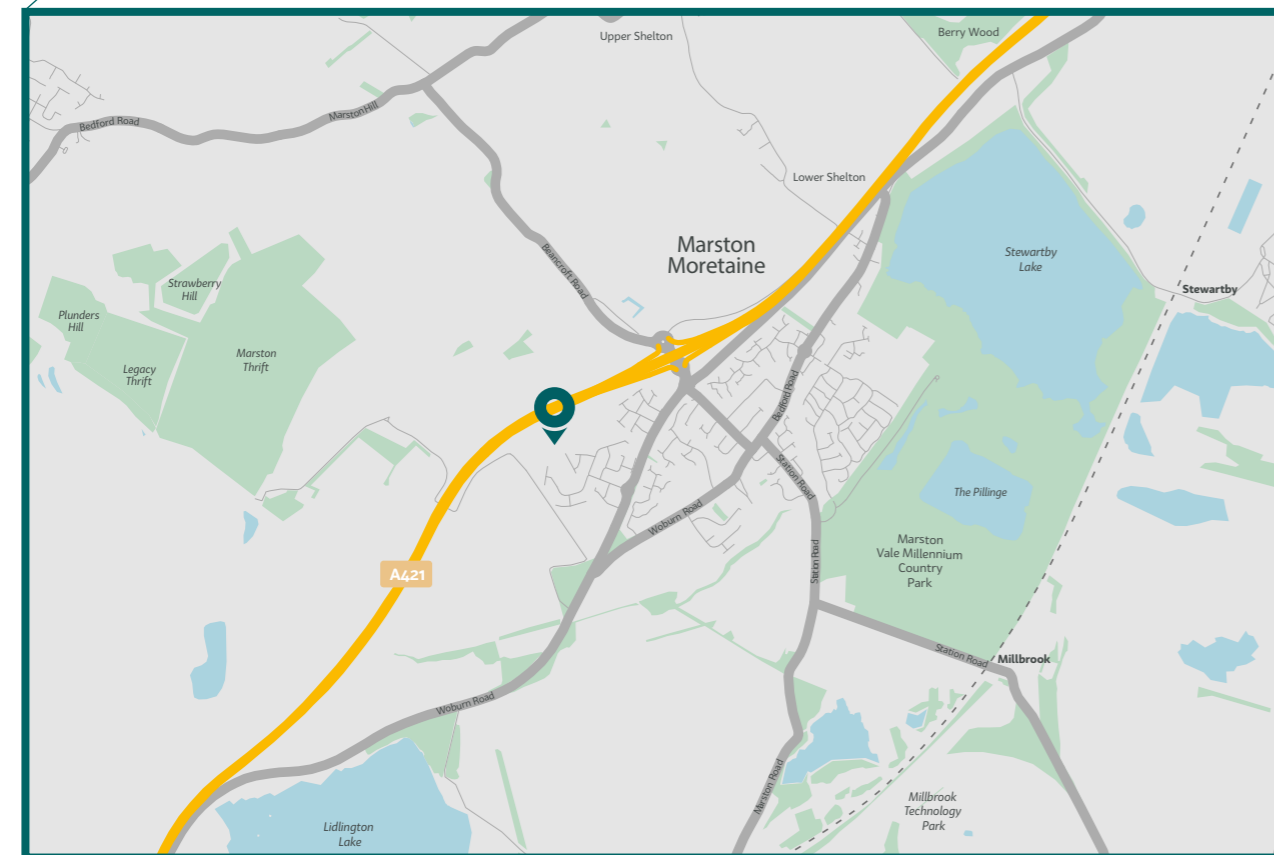
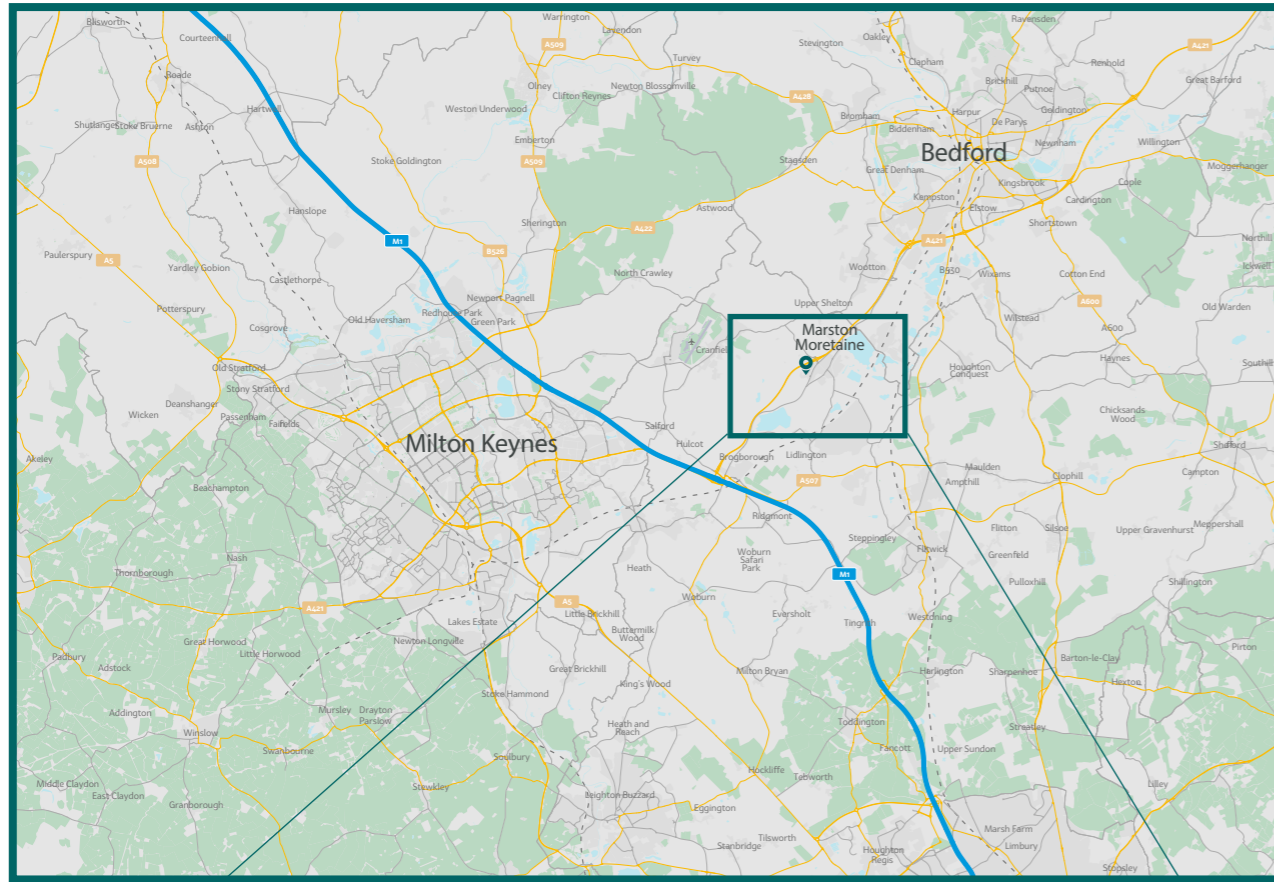
With a choice of affordable 2 or 3-bed accommodation, each carefully-designed and traditionally-built two-storey house includes a fully fitted kitchen, energy-efficient heating and contemporary bathroom fittings, plus a turfed front garden and a much sought-after rear garden with patio – a rarity for a flexible ownership scheme within easy reach of commuter links. But if you think these stylish new homes are out of reach – think again! These new homes are available through Settle's Shared Ownership programme, a government sponsored scheme to help you onto the housing ladder.



Bletchley Park



Woburn Safari Park



Marston Moretaine – a countryside village that’s very well connected

The A421 at Marston Moretaine takes you directly to Bedford 10 miles to the north, and to Milton Keynes 13 miles to the south west. Junction 13 of the M1 is just 3 miles to the south, a 5-minute drive away.

Millbrook Station is only a 4-minute drive from the development, providing direct links north to Bedford (17mins) and onward connections to London’s Kings Cross/St Pancras, with journey times of between 1 and 1.5 hours.

By rail from Millbrook:

Ridgmont (Lidlington)	8 minutes
Bedford	17 minutes
Bletchley	24 minutes
Milton Keynes (via Bletchley)	45 minutes
Luton Airport	1 hour
London KX/St Pancras	1 hour 6 minutes
London Euston	1 hour 8 minutes
Heathrow Airport	2hr 10 minutes

By bus from Marston Fields:

Bedford	32 minutes
Stewartby Lake	35 minutes
Lidlington	37 minutes
Milton Keynes	1 hour 3 minutes
Bletchley	1 hour 34 minutes

Journey times provided by google.co.uk

By road from Marston Fields:

Millbrook Station	1.8 miles
Stewartby Lake/Country Park	1.6 miles
Millbrook Golf Club	3.5 miles
Lidlington	3.5 miles
Center Parcs Woburn Forest	4 miles
Amphill	5 miles
Flitwick	6 miles
Bedford	10 miles
Bletchley	12 miles
Milton Keynes	13 miles
Luton	19 miles
Luton Airport	22 miles
Heathrow Airport	47 miles
Central London	58 miles

A421

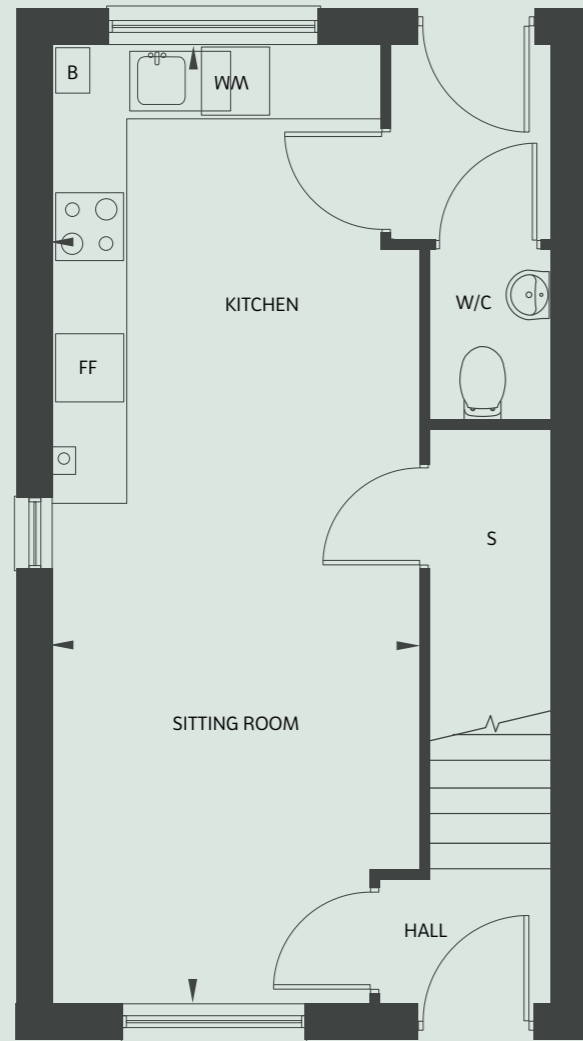
- Settle Affordable Rent
- Settle Shared Ownership
- David Wilson Private Sale





2-bedroom house

Plots 303*, 304, 317*, 318, 319*, 320.

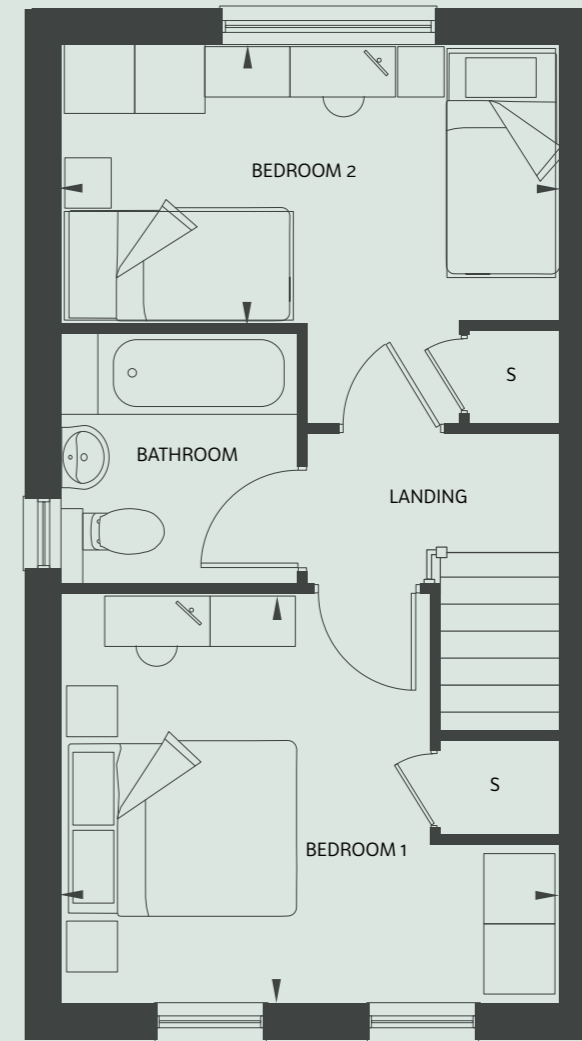


GROUND FLOOR

*Mirrored version of plan shown

B – Boiler ST – Storage WM – Washing Machine FF – Fridge/Freezer

KITCHEN / LIVING ROOM / DINING	4.24m x 8.20m	13' 11" x 26' x 10"
BEDROOM 1	4.25m x 3.49m	13' 11" x 11' x 5"
BEDROOM 2	4.25m x 2.40m	13' 11" x 7' x 10"
BATHROOM	2.03m x 2.17m	6' 8 x 7' x 1"
TOTAL AREA	69.0 Sq M	750 Sq Ft



FIRST FLOOR

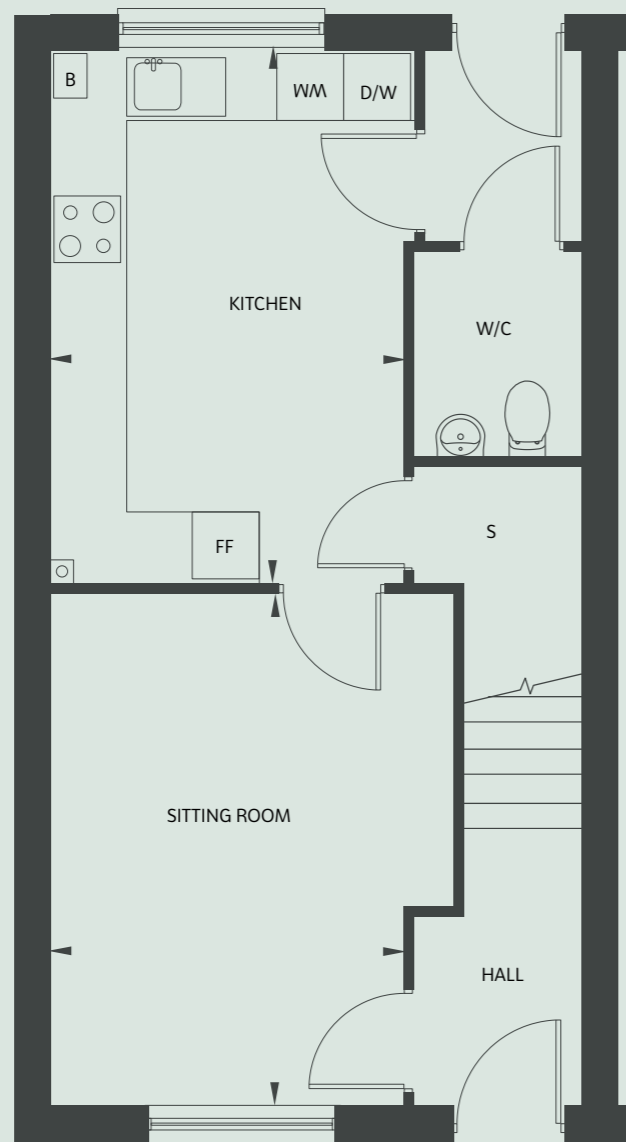
Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



Computer generated image

3-bedroom house

Plots 325* & 326

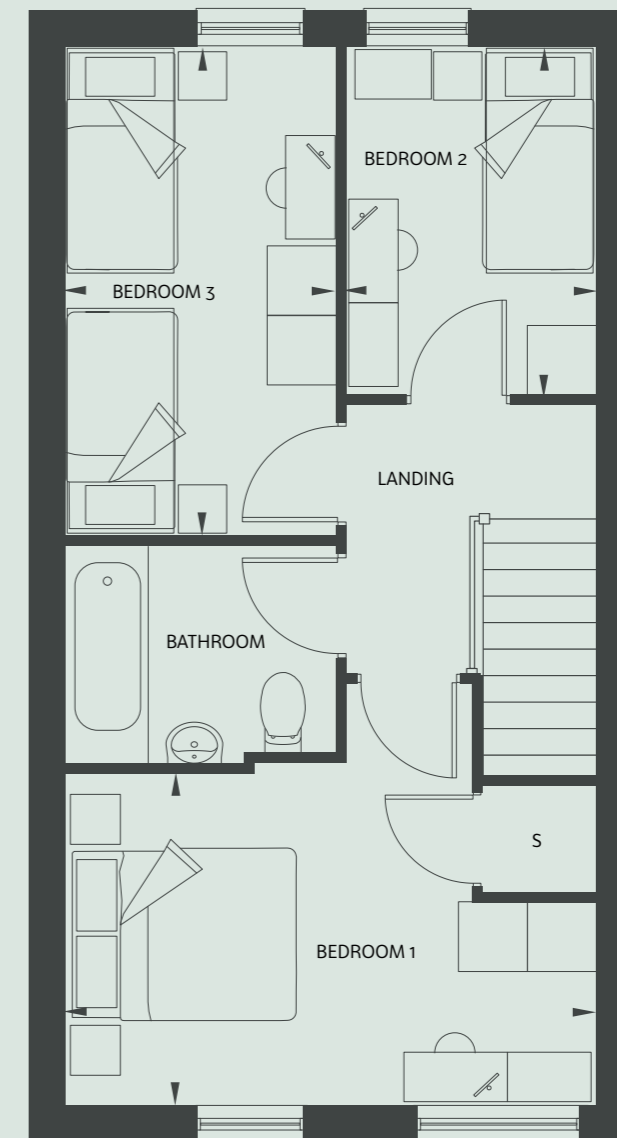


GROUND FLOOR

*Mirrored version of plan shown

B – Boiler ST – Storage WM – Washing Machine FF – Fridge/Freezer

KITCHEN	3.20m x 4.67m	10' 6" x 15' x 3"
SITTING ROOM	3.10m x 4.47m	10' 2" x 14' x 8"
BEDROOM 1	4.65m x 2.91m	15' 3" x 9' x 6"
BEDROOM 2	2.21m x 3.06m	7' 3" x 10 x 0"
BEDROOM 3	2.37m x 4.28m	7' 9" x 14 x 0"
BATHROOM	2.37m x 1.92m	7' 9 x 6' x 3"
TOTAL AREA	86.0 Sq M	927 Sq Ft



FIRST FLOOR

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

Homes designed for comfort and convenience

At Marston Fields, each Settle home has been designed with comfort, convenience and style in mind. With a traditional exterior, these two-bedroom houses offer private parking and gardens. Inside you'll find light, bright and contemporary interiors with open plan living spaces, sleek kitchens with integrated appliances, built-in storage, and neutral décor so you can make your home your own.



Computer generated image of a previous Settle Home

KITCHEN

- Contemporary fitted kitchen with integrated appliances, including: hob, single electric oven & chimney hood.
- Freestanding washing machine and fridge/freezer.

BATHROOM

- Modern white bathroom suite with chrome taps.
- Wall tiling around bath.

FLOORING

- Practical vinyl flooring to kitchen, living area, hallway and bathroom
- Carpet to stairs, landing and bedrooms.

GENERAL

- Dedicated parking
- Private garden.
- Double glazed windows.
- Loft access
- Telephone socket to hall and living room (subject to owners' subscription).
- TV points to living room and main bedroom
- Mains-powered smoke, carbon monoxide and heat detection systems.



Computer generated image of a previous Settle Home



Computer generated image of a previous Settle Home

Why buy from Settle?

As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs and creating diverse new neighbourhoods that let you live the life you choose.

At Settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

What is Shared Ownership?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase between 40-75%* of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI)

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

Am I eligible?

You'll need to meet the following criteria to qualify for shared ownership:

- + Have a household income of less than £80,000
- + Unable to buy a home on the open market that satisfies your housing need
- + You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

You won't be able to buy a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

Priority is given to buyers who are in, or have been in, eligible roles within the Ministry of Defence, current council or housing association tenants, and those who live or work in Bedfordshire. However, applications are welcome from all interested parties.

**lower share percentages may be available – please speak to a member of the sales team for more information.*

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process.





MARSTON FIELDS, BEDFORDSHIRE MK43
settlements.co.uk/marston-fields

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