

Amen Corner

London Road
Binfield

A collection of 1, 2, 3, 4 and 5 bedroom homes



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 70 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process

fairer and more transparent for purchasers.



Abbotswood Park, Leavesden



Claremont, Ascot

Over **70**
YEARS of QUALITY
SINCE 1946

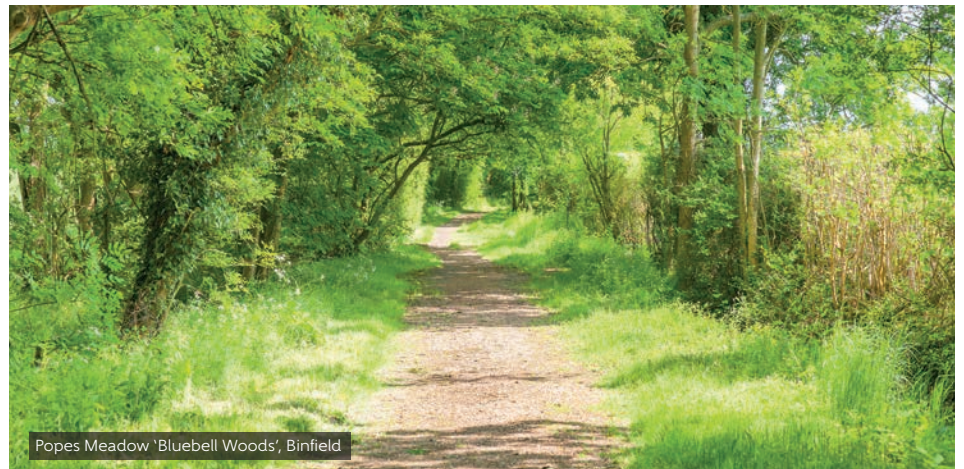


Computer generated image of The Ennis at Amen Corner.

A charming village lifestyle

Welcome to Amen Corner, a collection of homes set within the historic parish of Binfield. Amen Corner borders ancient woodland and will feature a primary school, tree lined boulevards, natural green spaces with wild flower planting, and for children there are designated play areas and an adventure trail.

Be at the heart of this new community, with easy access to woodland walks and picturesque countryside via the footpaths that will run from Amen Corner. Whether you are a first time buyer, have a growing family, need something smaller, or are simply looking for a change every lifestyle is catered for.



Popes Meadow 'Bluebell Woods', Binfield

Enjoy town and country from Amen Corner

Amen Corner is ideally located for town and country, situated minutes away from the sought-after village of Binfield and a short drive to the thriving towns of Bracknell, Wokingham and Reading.

Close to home, Binfield Village caters for all of your daily essentials with its parade of independent shops, a restaurant, a doctors' surgery, post office and Co-op store. For leisure, Bracknell Ski Slope at the John Nike Leisure Centre, situated directly opposite the development offers all year round winter sports, snooker and a well-equipped gym. In addition, the centre offers a multi-activity camp to help entertain the children in the school holidays. The Coppid Beech Hotel, which is next to the Leisure Centre, features a spa and swimming pool, restaurant and even live entertainment.

For the great outdoors follow the footpaths to the neighbouring woodland areas and open spaces. The peaceful Popes Meadow, locally known as the 'Bluebell Woods', offers a tranquil backdrop for long walks. For young children there is a grass area with play equipment and older children can explore the adventure trail along the woodland edge to the north of the development. Slightly further afield, Foxley Fields in Binfield boasts an all-weather pitch, tennis courts and a children's play area. Alternatively why not take the newly created cycle path from Amen Corner, which links Binfield to Wokingham.

Education options are plentiful with a new on-site Primary School planned for 2019. For under fives, Merrydale Day Nursery and Pre-School is within walking distance. Further schools can be found in nearby Binfield, Bracknell and Wokingham. For higher education the Newbold College in Binfield is a four-minute drive away or Bracknell and Wokingham College 10-minutes by car.

For more extensive amenities, Bracknell and Wokingham are both around two miles away and Reading around 10-miles. Bracknell is currently undergoing a £240 million town centre regeneration 'The Lexicon', which incorporates high street and designer retailers such as the Fenwick department store, Marks and Spencer and Waitrose. It will also be home to a 12-screen cinema and restaurants to include Zizzi, Wagamama and Carluccio's. Wokingham, a historic market town, has a more traditional feel with both independent and big name stores. Whilst the large town of Reading offers retail therapy at The Oracle Shopping Centre, dining and riverside relaxation.





Binfield Village.



Pope's Meadow.



Bracknell Ski Slope, John Nike Leisure Centre.

The parish of Binfield boasts a wealth of rich history, including the site of Henry VII's hunting lodge and honeymoon destination for painter John Constable.



Binfield Bridleway.




Bracknell and Wokingham College.


Amen Corner is ideally located for business or pleasure, with excellent links into neighbouring towns, central London and beyond.





Travel times are approximate only, as taken from www.google.co.uk. Computer generated image is indicative only.

From Amen Corner cycle to: 
 Binfield Village 8 mins
 Wokingham 11 mins
 Bracknell 12 mins

From Amen Corner by car to: 
 Bracknell 2 miles
 Wokingham 3.4 miles
 Maidenhead 9.8 miles
 Reading 11.4 miles
 Heathrow Airport 25 miles

From Amen Corner by car to: 
 M4, Junction 10 4 miles
 M3, Junction 3 8 miles
 M25, Junction 12 (Chertsey) 16 miles

By train from Bracknell: 
 Reading 20 mins
 Maidenhead 43 mins
 Clapham Junction 50 mins
 London Waterloo 60 mins

By train from Wokingham: 
 Reading 11 mins
 Oxford 25 mins
 Guildford 25 mins
 Staines upon Thames 32 mins
 London Paddington 49 mins
 London Waterloo 68 mins



Binfield Village

Popes Meadow

Blackmans Copse

Bracknell →


LONDON ROAD (B3408)

Coppid Beech Hotel

Laithwaite's Wine

Bracknell Ski Centre

John Nike Leisure Centre

A young boy wearing a straw hat, a blue and white checkered shirt, and blue shorts is sitting on a lawn covered with fallen yellow leaves. He is leaning against the thick trunk of a large, old tree and is reading an open book. The background shows a lush green park with other trees and a soft, natural light.

Building a sustainable future for the community of Amen Corner.

Bellway has invested in creating a new community that complements the immediate local area, whilst ensuring residents benefit from a sustainable way of life both now and for generations to come.



Amen Corner Primary School

Designed taking inspiration from the local environment the school is set to open during 2019, providing 210 school places.

Children's play

Families with young children will enjoy the grassed play area, whilst older children will love the timber adventure trail situated along the woodland edge.

Next to nature

An ecological corridor will create a buffer between the woodland and residential area and include wild flower grass to provide flowers and seeds for local wildlife.

New planting along London Road, tree lined avenues, evergreen hedging and shrubs will ensure the development echoes its surroundings.



Transport links

A significant investment has been made into enhancing the surrounding transport links creating two new dedicated access roads into Amen Corner, a new footpath and a cycle path which links Binfield to Wokingham.



Natural open space

To the west of the development there will be a large area of natural open space featuring grassland, wild flowers, shrubs and trees perfect for dog walking, exploring and taking in the fresh air.

Ancient woodlands

Ecologists together with Bellway are working to restore and enhance the existing ancient woodland, creating walkways for all to enjoy.



Computer generated image of plots 1, 2, 3 and 11.

Amen Corner is perfectly positioned to enjoy village life, embraced by ancient woodland and open space.





Make your new home
as individual as you are

Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Integrated dishwasher
- ~ Freestanding or integrated washer/dryer
- ~ Freestanding or integrated washing machine
- ~ Quartz work surfaces to kitchen

Flooring:

- ~ Ceramic floor tiling to kitchens
- ~ Choice of wood laminate flooring and carpets

Bathroom and En Suite:

- ~ Choice of additional ceramic wall tiling
- ~ Choice of premium range tiles
- ~ Mirror or mirrored cabinet to bathroom or en suite

Security:

- ~ Wireless intruder alarm

Electrical:

- ~ Additional media plates
- ~ Additional TV and telephone points
- ~ Upgrade to chrome plates

Miscellaneous:

- ~ Fitted wardrobes to all bedrooms
- ~ Turf to rear garden

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Making your move easier

PART EXCHANGE

We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.

EXPRESS MOVER

We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home as well as paying your estate agents' fees.



Backed by
HM Government

HELP TO BUY

Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development. Help to Buy is subject to eligibility and may not be available on this development. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens,

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

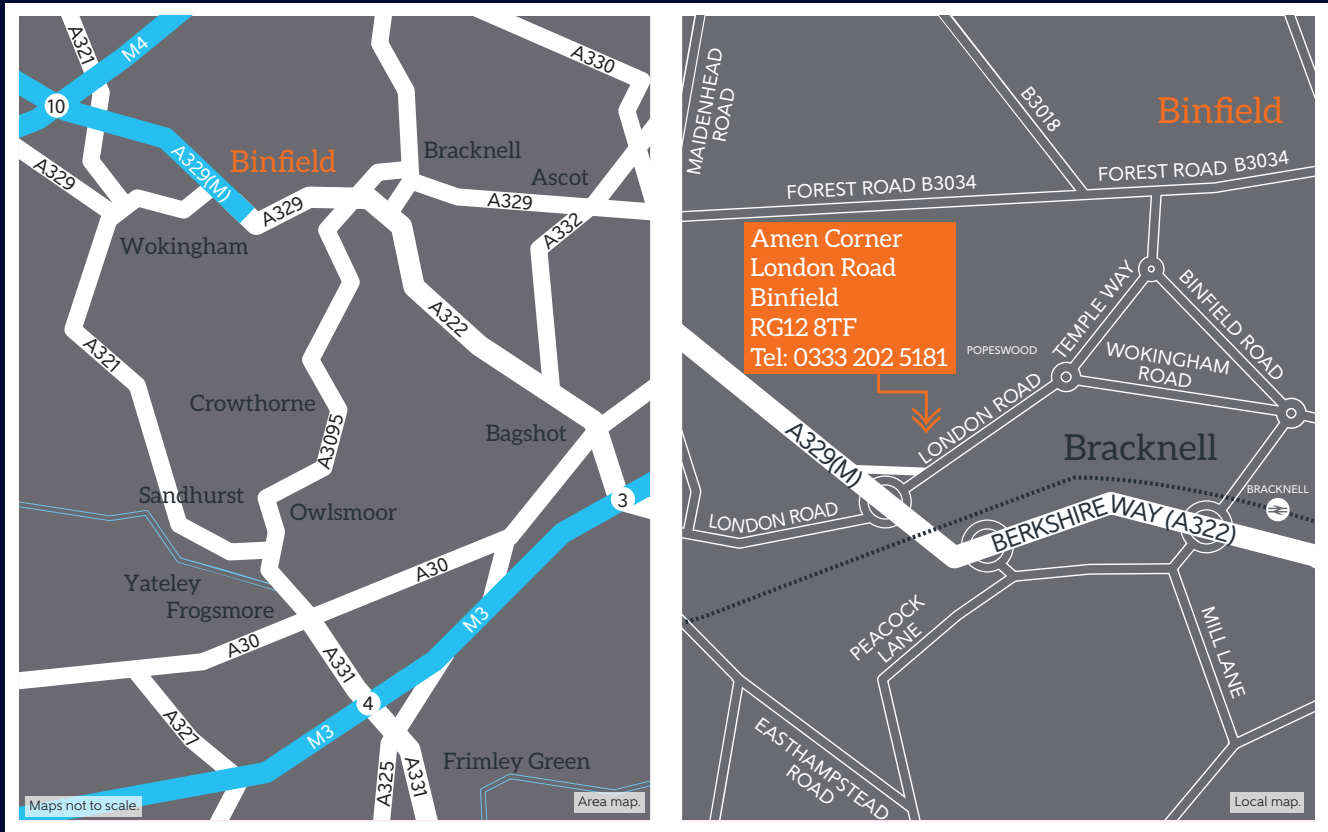
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **70**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

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