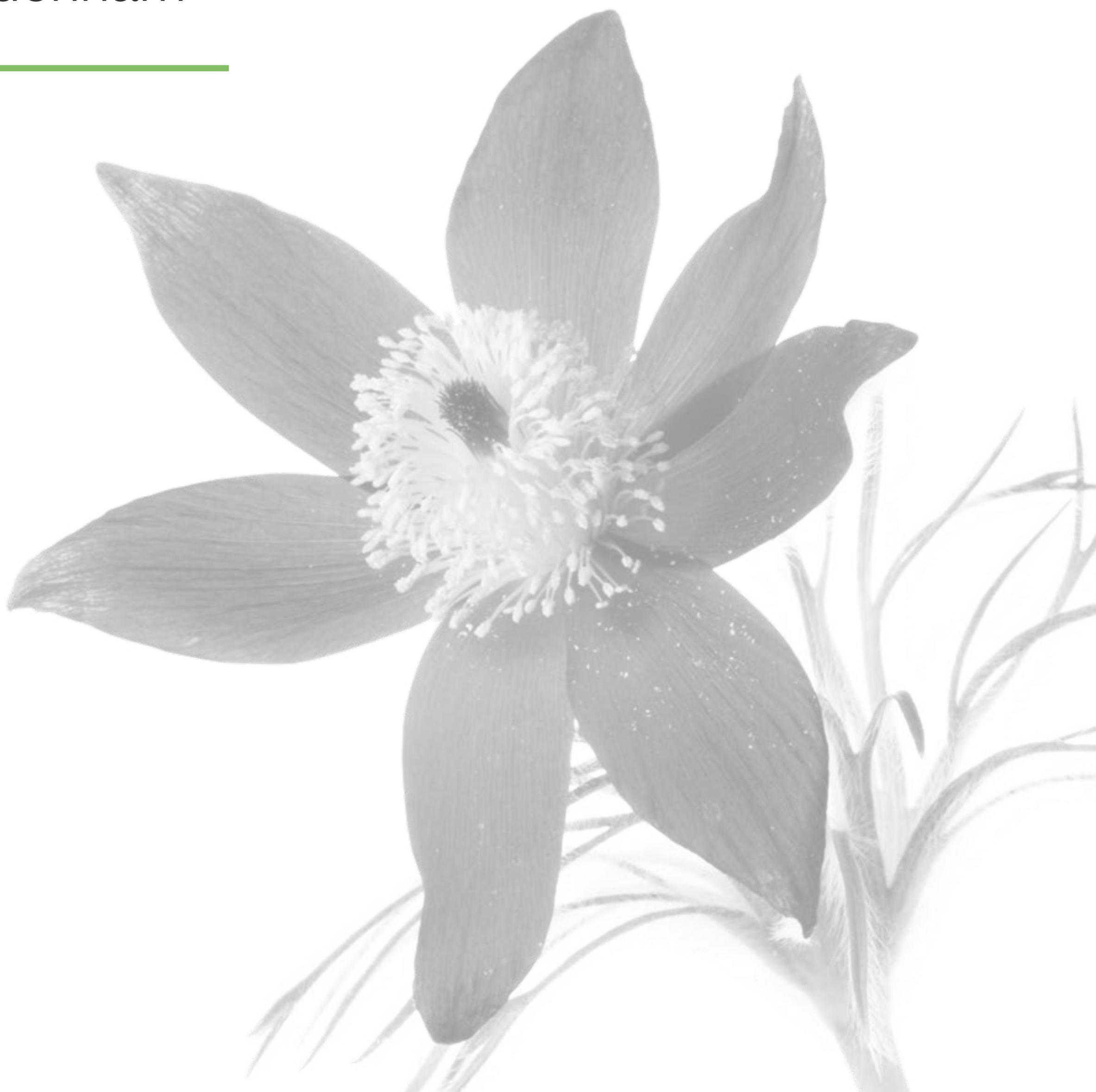




Chariot Fields

Biddenham





Contents



A Cala home to be proud of



Visit Chariot Fields and you'll find a range of beautifully designed homes. The stylish fittings and quality specifications, with an emphasis on sustainability, are complemented by attractive exteriors.

Each home will offer flexible interiors, ensuring buyers can effortlessly discover the perfect home.



Contemporary homes, country charm

Located in the historic village of Biddenham in the heart of rural Bedfordshire, Chariot Fields is an exceptional collection of beautifully designed, energy efficient 3, 4 & 5 bedroom family homes.



Village peace meets town buzz

This well considered setting marries country calm with everyday convenience, with a great selection of amenities in neighbouring Bromham. Cross Bromham Bridge and you'll find a convenience

store, post office, pharmacy, two cosy pubs and a charming coffee shop.

And when you want the buzz of a thriving town centre, with shops, bars and restaurants, the heart of Bedford is just over 3 miles away.



Enjoy a naturally active lifestyle



Immersing yourself in nature will be simple at Chariot Fields, with rolling fields all around and the banks of the River Great Ouse just a short distance away. Slightly further afield, Bromham Lake Nature Reserve is set in 25 acres of pretty wildflower

meadows and scenic woodlands.

For something more active, The Towers Health & racquet club has a gym, fitness studios, squash courts and a sports hall.

A world of flavours at your fingertips

Looking to eat out? Take your pick from characterful pubs, The Three Tuns, The Swan, The Prince of Wales and the charming Plough at Bolnhurst. The Pen & Cob brasserie at the Swan Hotel, located on Bedford's Embankment, is also perfect

for a delicious al fresco meal by the river.

For dining of a slightly more refined variety, Corner 5 Restaurant serves a contemporary menu using locally sourced ingredients.



Inspiring minds at every stage

The area is renowned for excellent schools, both state and independent, for all ages. Footsteps Nursery is a five-minute drive from Chariot Fields, while primaries Great Ouse, Bromham C of E, St James C of E and Kempston Rural lie within three miles.

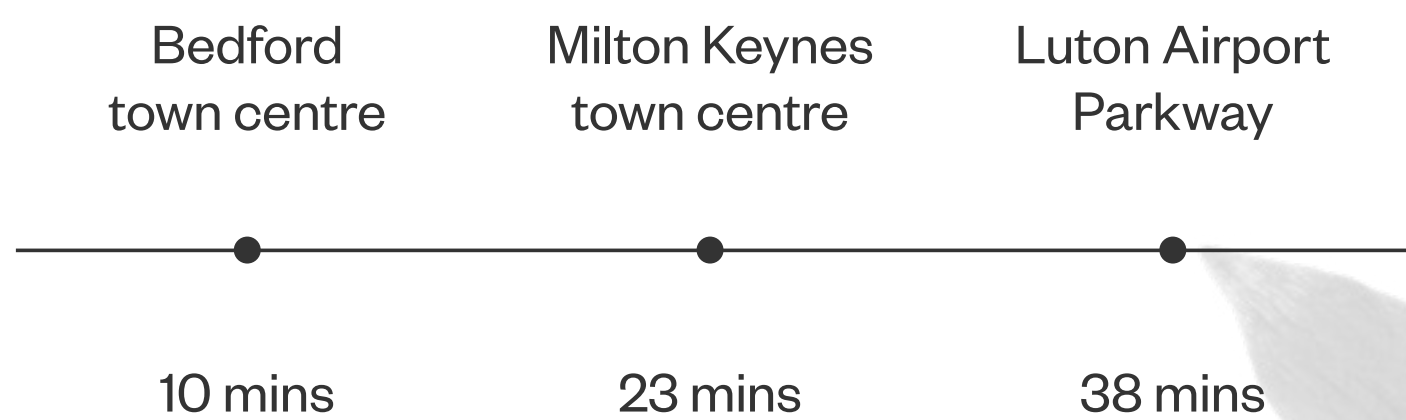
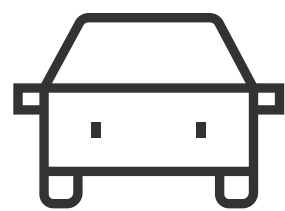
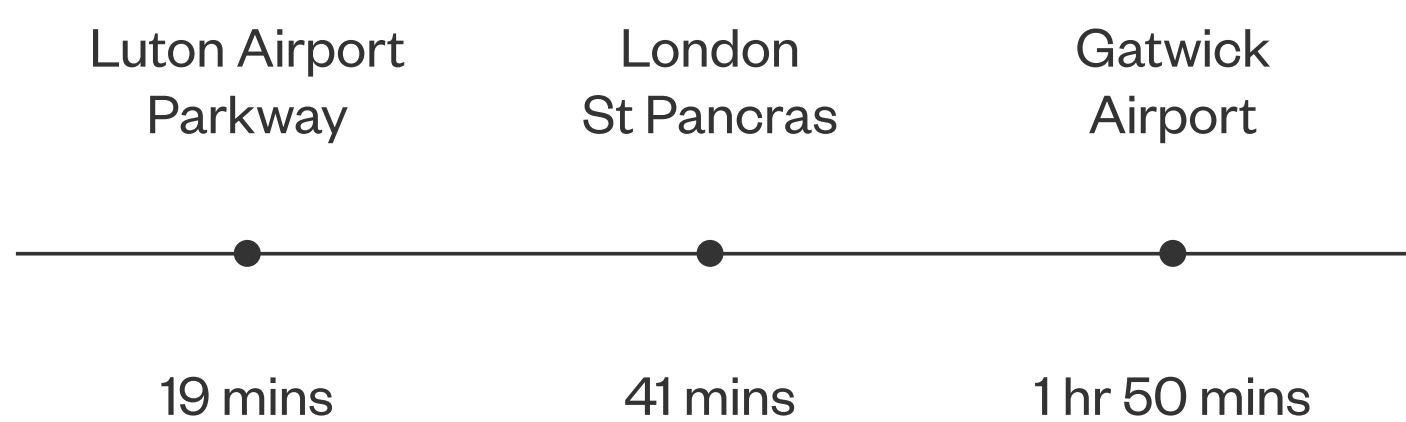
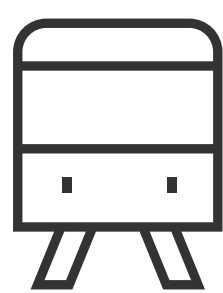
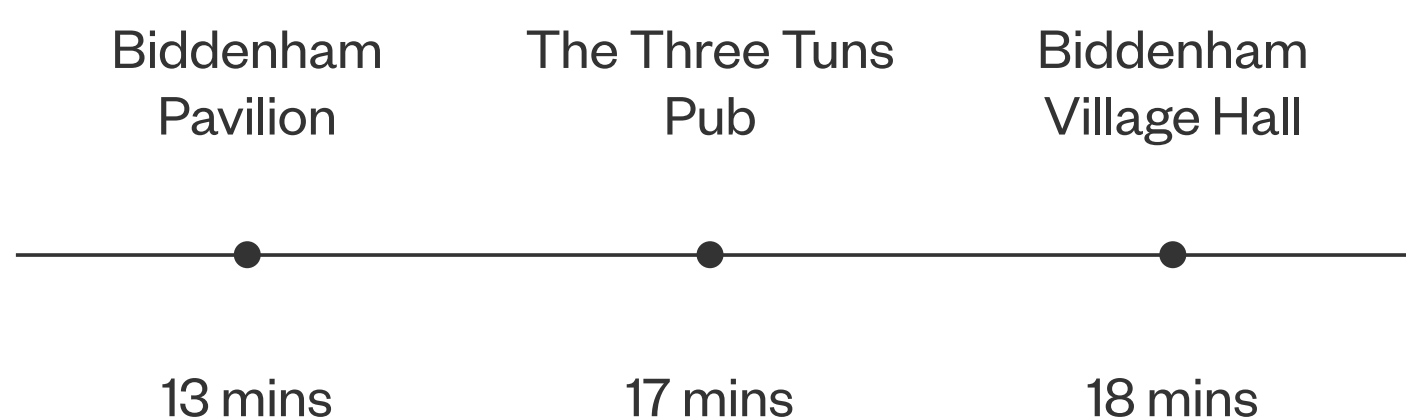
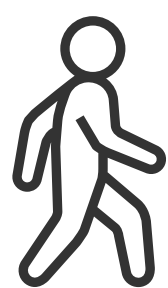
For older pupils, Biddenham International School & Sports College, Grange Academy and independent Bedford Modern School come highly recommended.



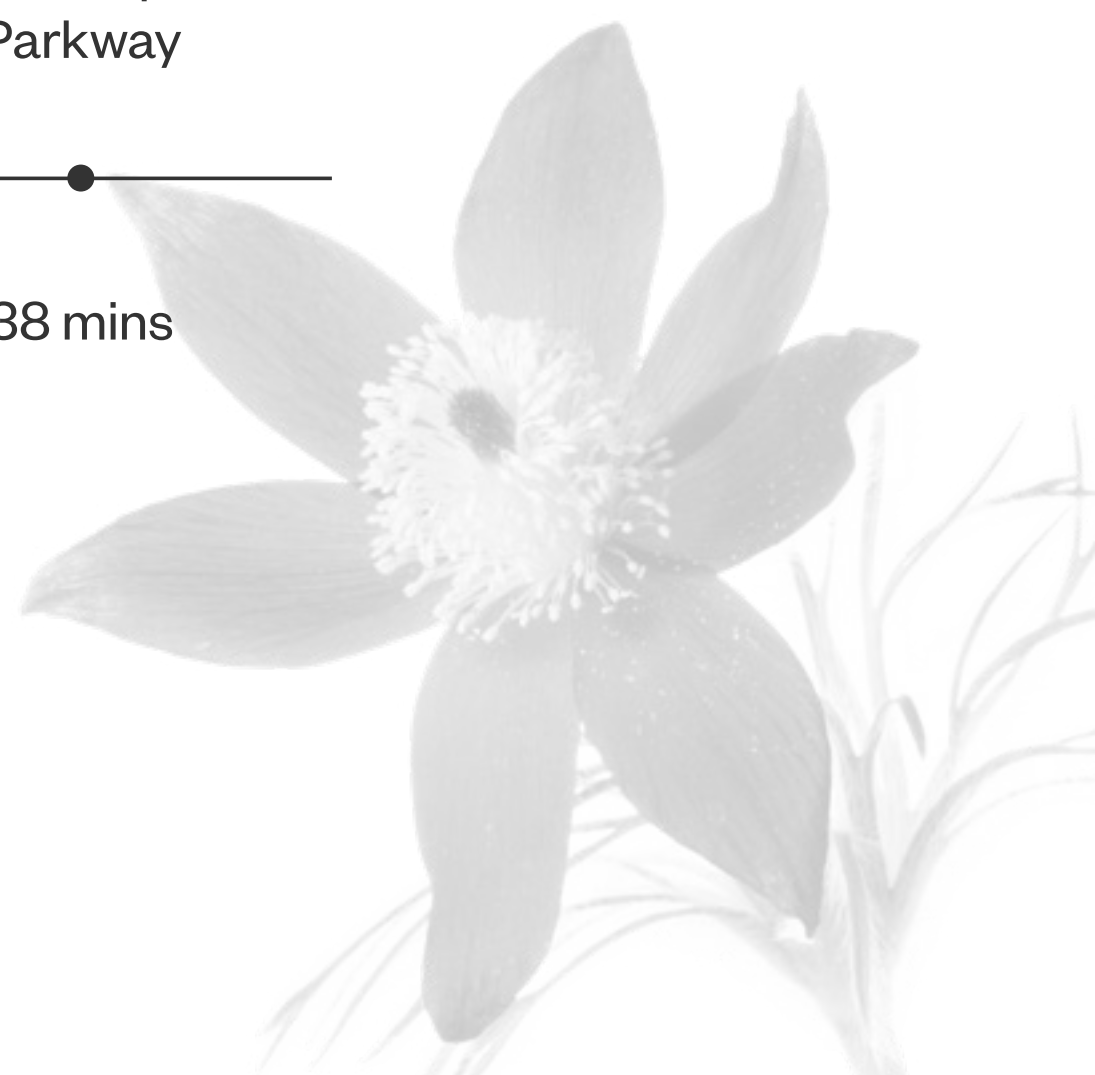
Effortless connections when you need them

Well positioned for both everyday journeys and longer travels, the area offers

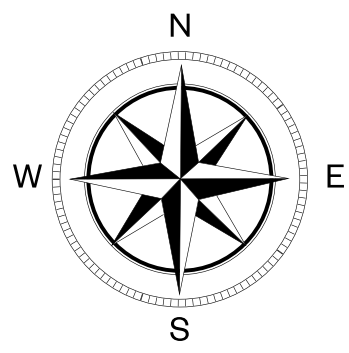
good connections by road, rail and foot, including easy access to the A1 and the M1.



Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps.



Housetypes to suit all lifestyles



The Beech
3 bedroom detached and semi-detached home

The Heather
3 bedroom semi-detached home

The Mulberry
3 bedroom semi-detached home

The Wintergreen
4 bedroom detached home with integral garage

The Whitebeam
5 bedroom detached home with integral garage

The Wisteria
5 bedroom detached home with garage

The Yew II
5 bedroom detached home with double garage

Affordable Rent

Shared Ownership

SS: Sub station.

IMPORTANT NOTICE TO CUSTOMERS: The development layout for Chariot Fields is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our sales consultants prior to reservation.

Exceptional homes with a specification to match

From elegant finishes to energy efficient innovations, these new homes exhibit careful craftsmanship in every detail.



What our customers say

“I found the perfect home for us at Hampton Lakes. I’d visited friends here before and loved the calm, spacious feel.”

“Buying off plan was exciting, and Cala kept me informed every step of the way. They were brilliant with updates and happy to help with personal touches.”

“The layout is perfect: my daughter has her own space, I have a proper home office, and the whole house feels modern, comfortable and truly ours. The community here has been so welcoming – I couldn’t be happier.”

Purchaser at
Hampton Lakes,
Peterborough



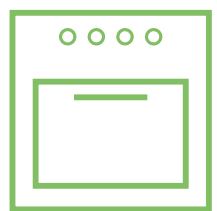
Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style. Your new home is covered by an NHBC or similar industry-regulated insurance

scheme covering the structural integrity of your new home from years 3 to 10. The first two years of the warranty is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



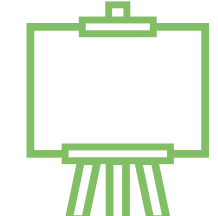
Less maintenance



A chain free move



Energy efficient



A blank canvas



Chariot Fields

Bromham Road, Biddenham,
Bedford, MK40 4AH



Terms & conditions

IMPORTANT NOTICE TO CUSTOMERS:

The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (North Home Counties) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. We reserve the right to implement minor changes to the sizes and specifications shown on any plans or drawings in this brochure without warning. Where alterations to the design, construction or materials to be used in the construction of the property would materially alter the internal floor space, appearance or market value of the property, we will ensure that these changes are communicated to potential purchasers. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a guide. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Floor plans, dimensions and specifications are correct at the time of publication.

Information contained in this brochure is accurate at time of publication on 25.06.26. CALA (North Home Counties) Limited. Registered in England & Wales company number 02522271. Registered office at: CALA House, 54 The Causeway, Staines-Upon-Thames, Surrey, TW18 3AX: Agent of CALA Management Limited.