



THE
BRAMBLES

SHARED OWNERSHIP

LEIGHTON BUZZARD



A FRESH PLACE TO CALL HOME

Your new home is in the market town of Leighton Buzzard, frequently voted one of the best places to live in the county of Bedfordshire.

Here, you have the best of suburban living with bustling Milton Keynes on your doorstep for even more amenities. In addition, the surrounding canal and rolling hills offer an escape from the rush whenever you need it.

There is plenty to do in the local area. From dining and shopping to entertainment and cultural heritage, your new hometown has it all.



1. 24 MIN WALK



2. 24 MIN WALK



4. 19 MIN WALK



6. 24 MIN DRIVE



RURAL LIVING

1. CAFÉ SORELLI DINING

Italian cuisine is well-represented across Leighton Buzzard, but Café Sorelli is one of the better places to eat authentic dishes. It began as a café offering Italian coffee, but now you can order meals, snacks, and light bites from morning 'til night.

2. ME ME ME SHOPPING

If you need a gift for anyone in your life (or yourself), this is the place to try. From stationery and pet supplies to locally-sourced upcycled furniture, it's all at Me Me Me.

3. BICESTER VILLAGE SHOPPING

Less than an hour away by car, Bicester Village offers high-end shops, exclusive events, and fine dining. A great day out for those that love retail therapy.

4. MARTINI DINING

If you enjoy fine dining, Martini is a great choice. Offering the best of Italian cuisine, the team has been in residence for 20+ years, offering a refined seasonal menu and the very best of locally-sourced ingredients.

5. THE GLOBE INN DINING

With some of the best canal-side seating, The Globe Inn is a wonderful choice. Its traditional pub grub, excellent range of beers and spirits, and the views, will see you visiting for almost any occasion.

6. MIDSUMMER PLACE SHOPPING

Midsummer Place is a great spot, offering fashion and beauty brands, tech and homeware, plus brands you won't find elsewhere locally such as Apple and Hugo Boss.



1. 31 MIN DRIVE

VILLAGE LIFE RENEWED

For those who love being pampered and enjoy keeping fit, we've got you covered. Escape from the hustle and make time for yourself with a range of spas, health clubs, and gyms all on your doorstep.

2. 31 MIN WALK



3. 28 MIN WALK

1. CHAMPNEYS SPA WELLBEING

If you need a little longer to relax, Champneys is the place to go. You can book overnight stays and a range of treatments at any of these fine facilities.

2. SWEET BREEZE SPA WELLBEING

A calming space right in the centre of town. Book from an extensive array of treatments, all carried out with the highest customer care in a stylish, tranquil atmosphere.

3. ÉNERGIE FITNESS HEALTH

Around a 5-minute drive from the town centre, this friendly club offers swimming, gym facilities, fitness classes, and children's swimming lessons. Parking is free for members too.

1. 3.5 MILES - CYCLE



4 2.6 MILES - CYCLE



ESCAPE INTO NATURE

There's no place like home but when you're ready for an outdoors adventure, Leighton Buzzard has plenty to entertain you.



2. 2.7 MILES - CYCLE

1. ASCOTT HOUSE & GARDENS OUTDOORS

Now a National Trust site, Ascott House is a half-timbered house originating in 1606, transformed in the late 19th century. Explore the superb collections of furniture and art, then explore the beautiful landscaped gardens.

2. TIDDENFOOT WATERSIDE PARK ADVENTURE

To the south of Leighton Buzzard, discover this tranquil park filled with wildlife. The walk around the lake is just less than a mile and there is very little gradient, ideal for visitors with pushchairs or wheelchairs.

3. GRAND UNION CANAL OUTDOORS

Of course, the canal that runs through Leighton Buzzard is the perfect spot to enjoy nature close to home. You'll find walking trails and opportunities for boating, wildlife spotting, and other water-based activities.

4. RUSHMERE COUNTRY PARK OUTDOORS

This country park is a good day out for families, couples and dog walkers alike. It features a sculpture trail, cycling routes, a restaurant and cafe, and on-site parking.

3. 41 MIN WALK



CULTURE ON YOUR DOORSTEP

Theatre, the arts, and a little history. You'll be amazed at what you'll find on your doorstep.



1. 7 MIN DRIVE

1. LEIGHTON BUZZARD RAILWAY HISTORY

One of the most popular attractions in Bedfordshire, The Leighton Buzzard Railway is one of the last survivors of the hundreds of 2-foot gauge light railways. See the trains and take the 85-minute round trip from Page's Park to Stonehenge Works.

2. BUZZSTOCK CULTURE

Leighton Buzzard hosts its very own music festival each year in July. Buzzstock is a two-day event with top entertainment from the UK's best tribute acts.

3. MK GALLERY CULTURE

Head to nearby Milton Keynes for this incredible contemporary art space. Once you've finished with the art, it also has a Curzon cinema, café, and shop.

2. 9 MIN DRIVE



3. 24 MIN DRIVE



A PLACE TO LEARN

If you're moving with a family in tow, you'll be pleased to know you are surrounded by excellent schools for all ages. It's worth noting that all the local schools are Lower, Middle, or Upper.

ASHBOURNE DAY NURSERIES NURSERY

Ashbourne offers an 'Early Years Foundation Stage' curriculum which supports all areas of development for children from 3 months to 4 years old.

ST MICHAEL'S SCHOOL STEWKLEY PRIMARY

Accepting children from 4–11 years old, St Michael's mission statement encourages pupils to work together and as a team to help each other learn and develop.

UNIVERSITY OF BEDFORDSHIRE UNIVERSITY

Only a 30-minute drive from Leighton Buzzard, the University of Bedfordshire in Luton offers a wide range of courses to both UK and international students. It has campus locations in Luton, Bedford, Milton Keynes, and Aylesbury.

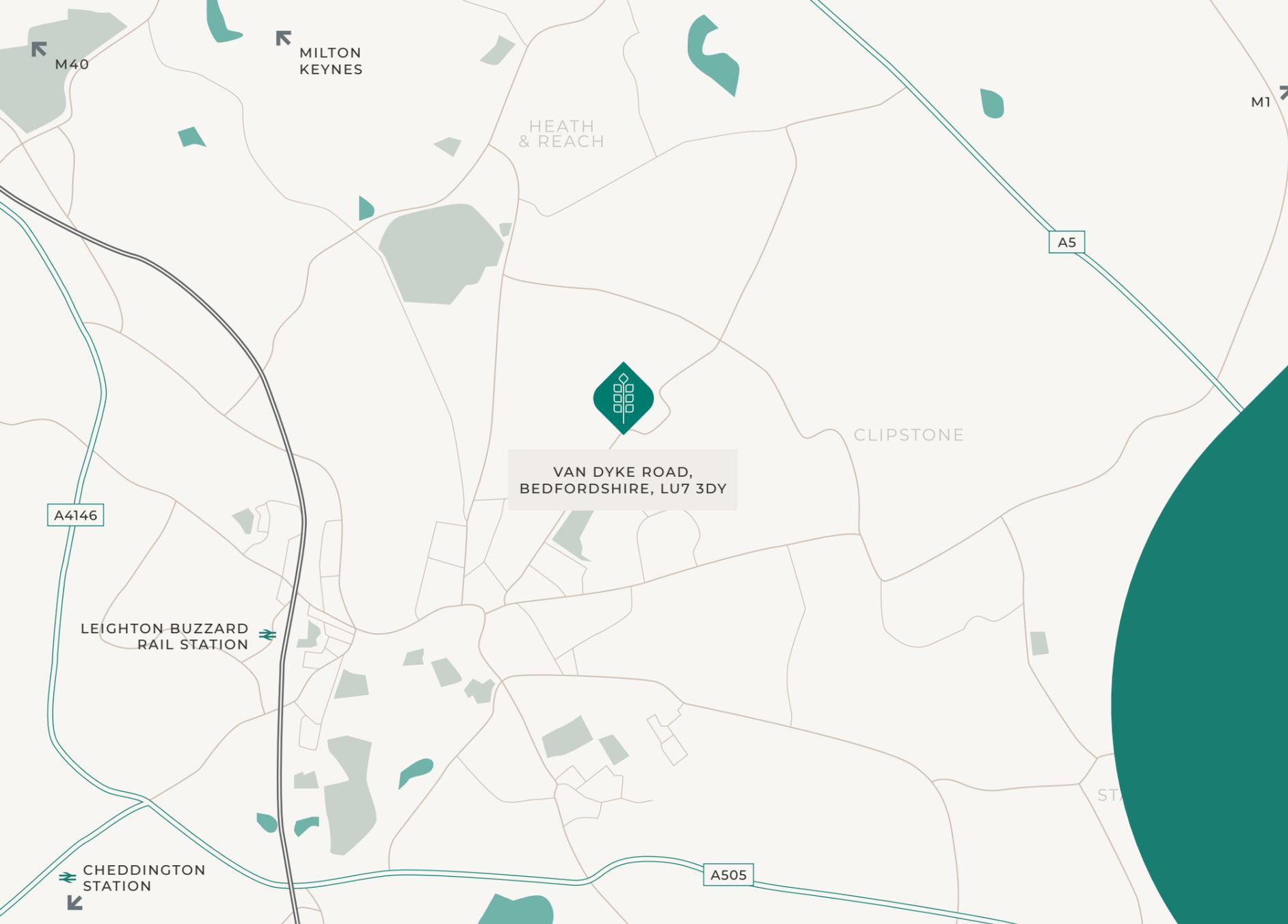
PULFORD COFE LOWER SCHOOL PRIMARY

With an Ofsted rating of 'Outstanding', this school takes pupils from ages 2–9 and promises "outstanding personal development".

VANDYKE UPPER SCHOOL SECONDARY

For children ages 13–18, the school is rated 'Good' by Ofsted and promises to "provide a caring environment where all students are supported as well as challenged".





BY CAR

EASY ACCESS TO THE
M1 MOTORWAY

15 mins
M1 Junction 11A

|
20 mins
Dunstable

|
23 mins
Leagrave Station

|
28 mins
Luton

|
30 mins
Luton Airport

|
85 mins
Central London

BY TRAIN

LEIGHTON BUZZARD RAIL
STATION IS A 7-MIN DRIVE

10 mins*
Milton Keynes Central

|
20 mins*
St Albans

|
28 mins*
Northampton

|
32 mins*
London Euston

|
60 mins*
Luton Airport Parkway

|
120 mins*
Gatwick Airport

|
145 mins*
Brighton

CONNECTIONS

You will enjoy the outstanding travel connections from your new home at The Brambles.

With Leighton Buzzard Rail Station just a 7-minute drive from your home, travelling into Central London couldn't be easier. The A5 is only 2 miles away, affording you access into London and the Midlands. For those seeking destinations further away, London Luton Airport is just 18 miles away by car.

SITE PLAN

- **THE LAUREL**
PLOTS 1, 2, 3, 5, 6, 7, 8, 9 & 10
2 BEDROOM HOUSE
- **THE HAWTHORN**
PLOTS 4 & 21
3 BEDROOM HOUSE
- **THE MAPLE**
PLOTS 36, 37, 40 & 41
3 BEDROOM HOUSE
- **THE BIRCH**
PLOTS 39 & 42
4 BEDROOM HOUSE
- **THE CEDAR**
PLOT 35 & 38
4 BEDROOM HOUSE
- **SYCAMORE HOUSE**
PLOTS 23 - 34
1 & 2 BEDROOM APARTMENTS



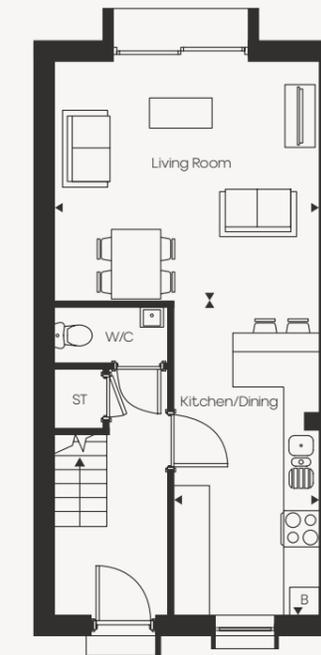
*Affordable rent. This is a computer generated image, house plots, design, positioning, landscaping and materials are subject to change. Please speak to a member of our Sales Team for more details.



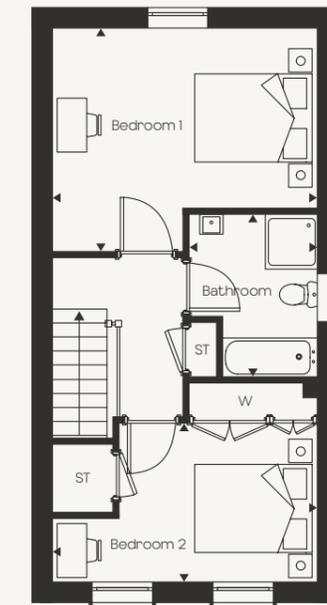
THE LAUREL

PLOTS 1, 2, 3, 5, 6, 7, 8, 9 & 10
2 BEDROOM HOUSE

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining	5.27m x 2.46m	17'3" x 8'1"
Living Room	4.47m x 3.99m	14'8" x 13'1"
Bedroom 1	4.47m x 3.73m	14'8" x 12'3"
Bedroom 2	4.47m x 3.32m	14'8" x 10'11"
Bathroom	2.71m x 2.19m	8'11" x 7'2"

80 TOTAL SQ M 861 TOTAL SQ FT

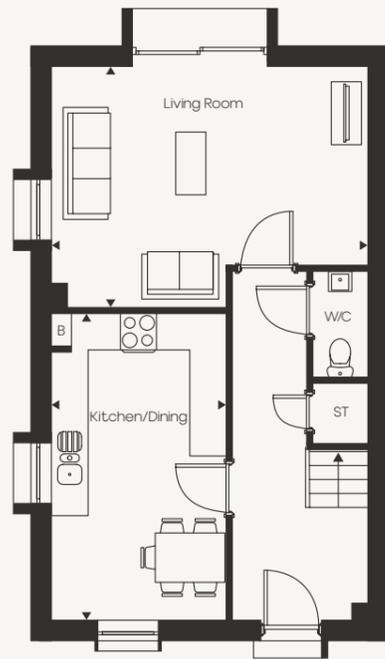
KEY ST – Store W – Wardrobe W/C – Cloakroom B – Boiler

Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only. This is a computer generated image, house plots, design, positioning, landscaping and materials are subject to change. Please speak to a member of our Sales Team for more details.

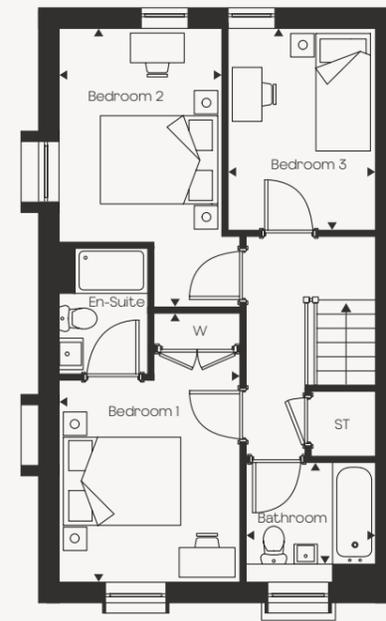
THE HAWTHORN

PLOTS 4* & 21
3 BEDROOM HOUSE

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining	5.08m x 2.93m	16'8" x 9'7"
Living Room	5.30m x 4.05m	17'5" x 13'4"
Bedroom 1	4.47m x 3.03m	14'8" x 9'11"
Bedroom 2	4.67m x 2.73m	15'4" x 8'11"
Bedroom 3	3.42m x 2.50m	11'3" x 8'2"
Bathroom	2.20m x 1.99m	7'2" x 6'6"

95 TOTAL SQ M 1022 TOTAL SQ FT

KEY ST – Store W – Wardrobe W/C – Cloakroom B – Boiler

*Plot 4 is handed. Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only. This is a computer generated image, house plots, design, positioning, landscaping and materials are subject to change. Please speak to a member of our Sales Team for more details.

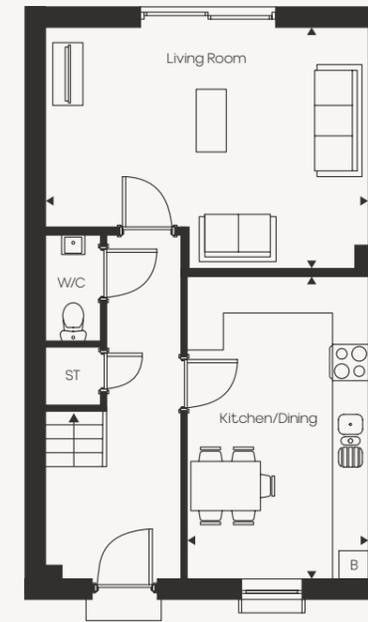




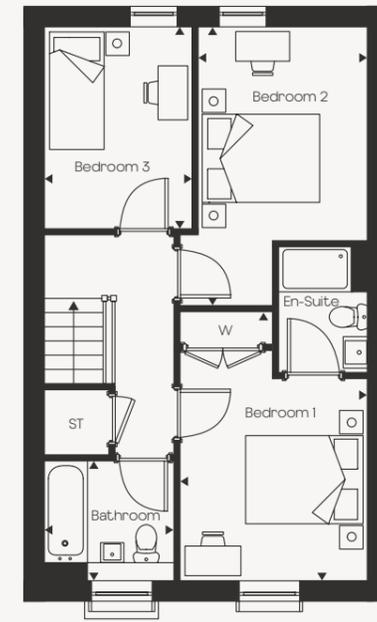
THE MAPLE

PLOTS 36, 37*, 40 & 41
3 BEDROOM HOUSE

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining	5.08m x 3.06m	16'8" x 10'1"
Living Room	5.43m x 4.07m	17'10" x 13'4"
Bedroom 1	5.59m x 3.17m	18'4" x 10'5"
Bedroom 2	4.69m x 2.87m	15'4" x 9'5"
Bedroom 3	3.42m x 2.48m	11'3" x 8'2"
Bathroom	2.18m x 1.99m	7'2" x 6'6"

98 TOTAL SQ M 1054 TOTAL SQ FT

KEY ST – Store W – Wardrobe W/C – Cloakroom B – Boiler

*Plot 37 is handed. Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only. This is a computer generated image, house plots, design, positioning, landscaping and materials are subject to change. Please speak to a member of our Sales Team for more details.

THE BIRCH

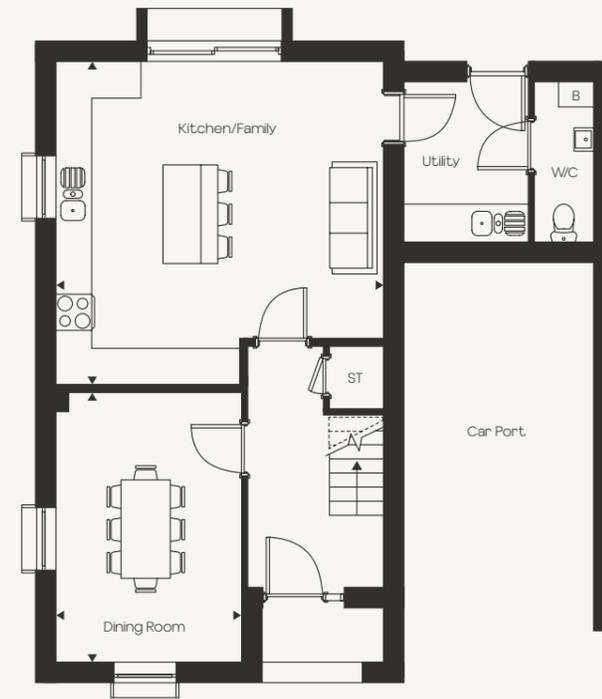
PLOTS 39 & 42
4 BEDROOM HOUSE

Kitchen/Family	5.52m x 5.38m	18'1" x 17'8"
Dining Room	4.52m x 3.16m	14'10" x 10'4"
Living Room	5.52m x 3.56m	18'1" x 11'8"
Bedroom 1	4.27m x 3.97m	14'0" x 13'0"
Bedroom 2	4.27m x 2.34m	14'0" x 7'6"
Bedroom 3	4.14m x 3.19m	13'7" x 10'6"
Bedroom 4	5.15m x 3.22m	16'11" x 10'7"
Study	3.22m x 3.22m	10'7" x 10'7"
Bathroom	3.19m x 2.17m	10'6" x 7'1"

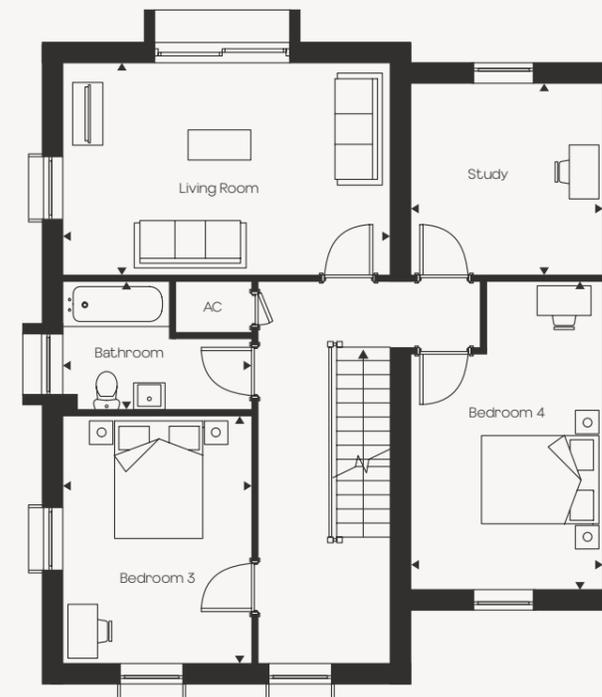
196 TOTAL SQ M 2109 TOTAL SQ FT



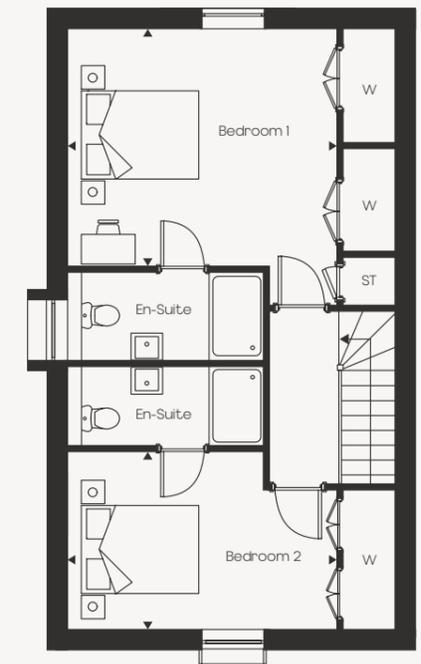
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



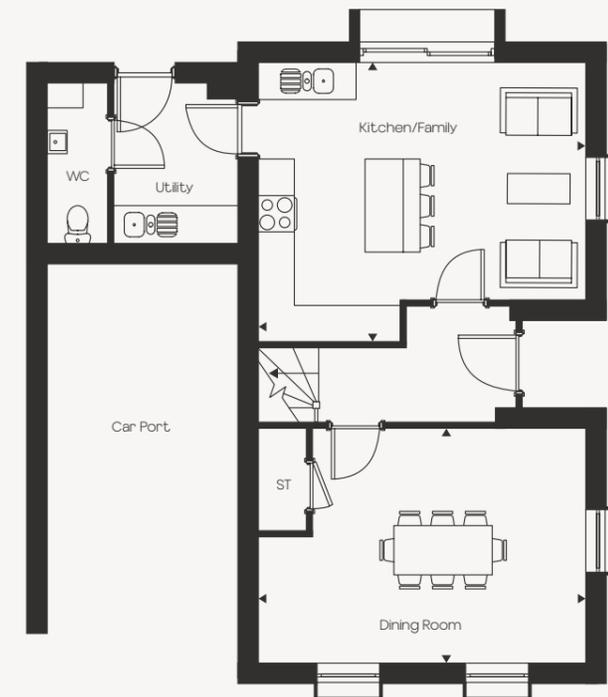
KEY ST – Store W – Wardrobe W/C – Cloakroom B – Boiler AC – Airing Cupboard

Plan dimensions in rooms with sloping ceilings are given to the theoretical 1500mm ceiling line. Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only. This is a computer generated image, house plots, design, positioning, landscaping and materials are subject to change. Please speak to a member of our Sales Team for more details.



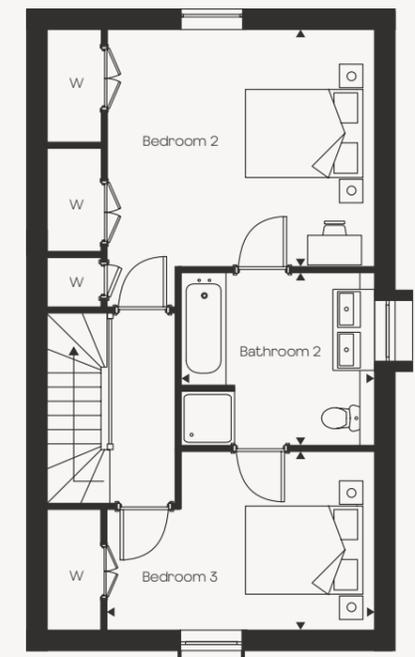


GROUND FLOOR



FIRST FLOOR

SECOND FLOOR



THE CEDAR

PLOTS 35 & 38*
4 BEDROOM HOUSE

Family Kitchen	5.52m x 4.66m	18'1" x 15'3"
Living Room	5.52m x 3.56m	18'1" x 11'8"
Dining Room	5.52m x 3.94m	18'1" x 12'11"
Bedroom 1	5.15m x 3.22m	16'11" x 10'7"
Bedroom 2	4.27m x 3.97m	14'8" x 13'0"
Bedroom 3	4.27m x 2.99m	14'8" x 9'8"
Bedroom 4	3.86m x 3.20m	12'8" x 10'6"
Study	2.26m x 2.02m	7'5" x 6'7"
Bathroom	3.20m x 2.45m	10'6" x 8'0"
Bathroom 2	3.29m x 2.91m	10'7" x 9'5"

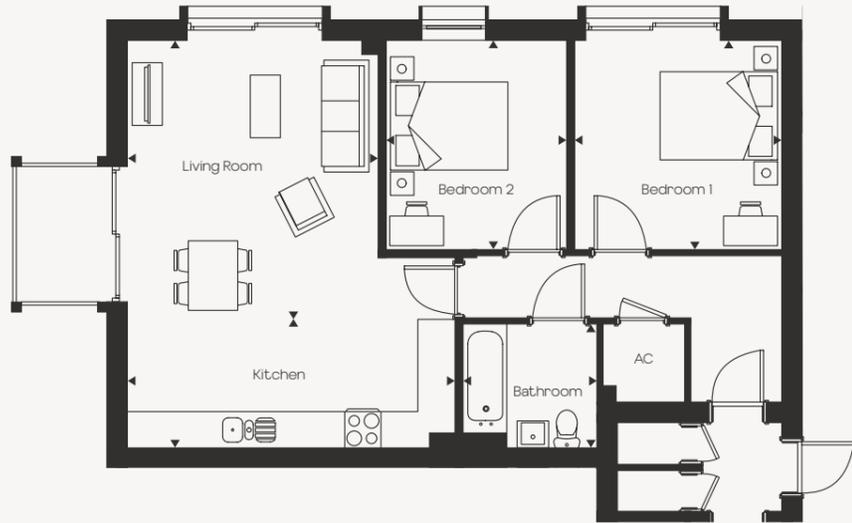
196 TOTAL SQ M

2109 TOTAL SQ FT

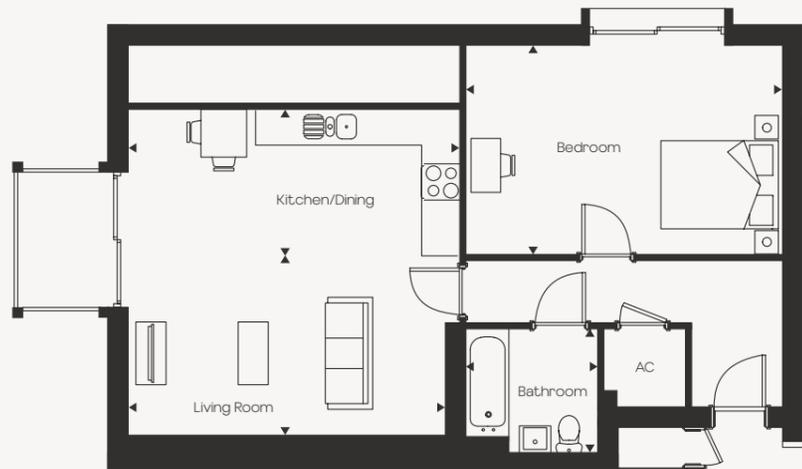
KEY ST – Store W – Wardrobe W/C – Cloakroom B – Boiler AC – Airing Cupboard

*Plot 38 is handed. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1500mm ceiling line. Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only. This is a computer generated image, house plots, design, positioning, landscaping and materials are subject to change. Please speak to a member of our Sales Team for more details.

GROUND FLOOR*/FIRST FLOOR**



SECOND FLOOR^



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SYCAMORE HOUSE

PLOTS 23 - 34
1 & 2 BEDROOM APARTMENTS

Ground floor (Plot 26)

Kitchen	5.47m x 3.16m	17'11" x 10'5"
Living Room	4.19m x 3.67m	13'9" x 12'0"
Bedroom 1	3.52m x 3.45m	11'7" x 11'4"
Bedroom 2	3.52m x 3.01m	11'7" x 9'10"
Bathroom	2.20m x 2.09m	7'3" x 6'10"

First floor (Plot 30)

Kitchen	5.44m x 3.16m	17'10" x 10'4"
Living Room	4.19m x 3.67m	13'9" x 12'0"
Bedroom 1	3.52m x 3.45m	11'7" x 11'4"
Bedroom 2	3.52m x 3.01m	11'7" x 9'10"
Bathroom	2.20m x 2.09m	7'3" x 6'10"

Second floor (Plot 34)

Kitchen/Dining	5.54m x 2.59m	18'2" x 8'6"
Living Room	5.28m x 2.77m	17'4" x 9'1"
Bedroom	5.31m x 3.52m	17'5" x 11'7"
Bathroom	2.21m x 2.09m	7'3" x 6'10"

2 BED: 70 TOTAL SQ M 753 TOTAL SQ FT 1 BED: 53 TOTAL SQ M 570 TOTAL SQ FT

KEY ST – Store W – Wardrobe W/C – Cloakroom B – Boiler AC – Airing Cupboard

*Plot 26 is showing. **Plot 30 is showing. ^Reduced head space relative to the the measurements that can be seen on the plans. Plot 34 is showing. Plots 23, 24, 25, 27, 28, 29, 31, 32 and 33 are handed. Floorplans are for illustrative purposes only. Room measurements are taken from the floor plans and are to be used as a guide only. This is a computer generated image, house plots, design, positioning, landscaping and materials are subject to change. Please speak to a member of our Sales Team for more details.





SPECIFICATION

Each home has been crafted for modern life. Designed for comfort and styled for convenience, these contemporary homes benefit from bright and light open-plan living, large windows for added light, sleek kitchens with integrated appliances and neutral decor so you can make your home your own.

KITCHEN

- Kitchen furniture is designed by Benchmark
- Single oven, ring gas hob with chimney-style extractor hood
- Integrated dishwasher
- Fully integrated combi fridge-freezer
- Fully integrated washing machine or integrated washer-dryer*
- Amtico flooring throughout open-plan kitchen/lounge
- Under pelmet lighting
- Slimline square-edge worktops
- Spotlights throughout kitchen



AMENITIES

- 1 parking space for apartments
- Balconies/terraces to all apartment plots
- Telephone entry system into apartment building
- Each house comes with 1 or 2 parking spaces/car port

*Apartments will have the washer-dryer option only which is not integrated and is in a dedicated utility store.

LIVING ROOM

- Wall and ceilings finished with matte White Emulsion Paint
- Cormar Carpets - Apollo Plus Range - Colour Pebblestone
- Amtico hard flooring throughout ground floor (except separate lounges)



CLOAKROOM

- Roca Debba WC with close coupled cistern and soft close toilet seat

BEDROOMS

- Fitted wardrobes to bedroom one



ELECTRICS

- Central heating radiators
- Combi or system boiler
- Future EV charging installation facility
- Full fibre broadband available*



BATHROOM

- Roca Contesa bath, anti-slip with 2 tap holes and steel feet
- Roca Debba mounted wall basin with single tap
- Shaver socket
- Floor to ceiling tiles behind bath and in showers (where applicable)
- Towel rail
- Roca Debba semi pedestal
- Roca Debba back to wall WC with close coupled cistern and soft close toilet seat
- Finish is white light
- Spotlights throughout bathrooms

*You are required to sign up to a provider who will provide a router for connection

THRIVE HOMES

Our business is built around the importance of a home as the foundation that enables individuals and families to build and sustain the lives they want.

We own and manage over 5,000 homes throughout Hertfordshire, Bedfordshire Buckinghamshire and Oxfordshire delivering much-needed homes for social and affordable rent, intermediate rent, leasehold, shared ownership and private market rent (through Thrive Places). We are focused on increasing housing availability and affordability in one of the most expensive parts of the UK.

Thrive Homes
Westside
London Road
Hemel Hempstead
HP3 9TD
www.thrivehomes.org.uk

Thrive
Homes



Thrive Homes agent, the Shared Ownership Shop, will be managing all sales on behalf of Thrive Homes.

To find out more contact:
0330 11 33 701
contactus@sharedownership-shop.co.uk

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www.thebrambles.info