



homemade

homes by accent



Computer generated image is illustrative only

Ravensden Park

BEDFORD

A stylish collection of shared ownership homes for sale



Great River Ouse, Bedford

St. Lawrence's Church of town Willington, Bedford



Have it all at Ravensden Park

Retreat to the countryside, stay connected to town and city

Ravensden Park is a new community nestled in a scenic valley close to the charming market town of Bedford. Set in a lush country park of more than 20 acres, it has enviable leafy views across sweeping countryside. And yet it's just 4 miles from Bedford's town centre and has fast links to major cities, including London, Luton and Milton Keynes.

We have 10 spacious new homes for sale at Ravensden Park, and they're all available to buy on a more affordable shared ownership basis (see page 21 for details). With eight 2-bedroom houses and two 3-bedroom houses, there's a home for you here whether you're buying as a couple or a small or growing family. And with elegant, traditional architecture, flexible layouts and smart, neutral finishes, they're ready for you to settle in and add your own style straightaway.

Surrounded by wide, open countryside, Ravensden Park is a perfect place to enjoy a slower, rural pace of life, but without leaving the buzz of town and city behind. With Bedford train station just a 12-minute drive away, and easy access to key roads such as the A6 and A1, commuting is easy – for work and play.

Whatever you're into, from country walks and cosy pubs to high-octane sports and cocktail bars, this is your opportunity to create a life you really love.

A welcoming place
to call home



Get settled with shared ownership at Ravensden Park

A more affordable way to buy the home of your dreams

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 Ravensden Park are available to buy using the government's shared ownership scheme. It's 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 you decide when to sell. Buying a percentage means you'll need a smaller deposit and a smaller mortgage. You can start by buying a share of between 25% to 75%. Once you've moved in, you can carry on buying more shares - if you choose to and can afford it - until you own your home 100%.

We offer an extensive range of shared ownership homes across the country, and have helped families, couples and people buying alone to find the right home for them. From apartments to detached houses, from Surrey to Yorkshire, we can help you find what you're looking for.

Visit homemadehomes.com/information/ or speak to our sales team to find out more about shared ownership.

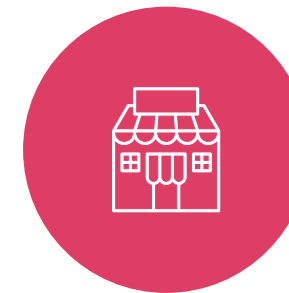


Perfectly positioned in the Bedfordshire countryside

Ravensden Park puts everything you need within a walk, a cycle or a quick drive



Thoughtfully designed,
energy-efficient homes with
high-quality finishes



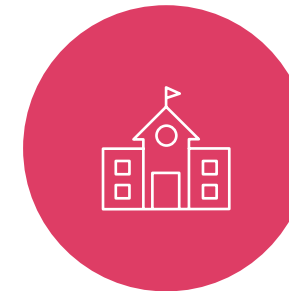
A friendly village pub
serving good food



Private gardens, spacious drives and
electric car charging for every home



A 6-minute drive to Aldi, a 10-minute
drive to Waitrose and a 12-minute
drive to Tesco Superstore



A primary school with a good
Ofsted rating in the village



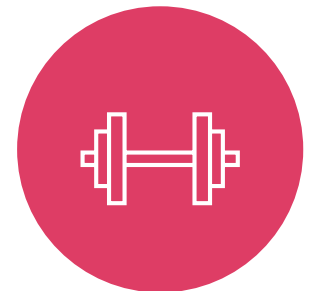
Countryside walks meandering
through meadows and woods
and along the river



Lots of well-known and
independent restaurants, bars
and cafés in Bedford



A 14-minute drive to Bedford
and a 17-minute drive to Rushden



A golf course and equestrian centre
a 2-minute drive away and many
sports facilities in Bedford

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps

All of life's must-haves, close to home

Sports

There are plenty of sporting opportunities in this area, including Mowsbury Golf Course and TyCroes Farm Equestrian Centre a 2-minute drive from Ravensden Park. And Bedford Rowing Club and Towers Health & Racquets Club an 11-minute drive away.

Mowsbury Golf Course – 1.2 miles

Great outdoors

Spanning 360 acres, Priory Country Park boasts lakes, fishing ponds, meadows, woodland and riverside walks along the Great Ouse. You can ride the zip wire, tackle the canoe slalom course, use the outdoor gym, stop for cake in the café or bring a picnic.

Priory Country Park – 4.3 miles

Culture

Bedford Corn Exchange runs a varied programme of performances, including theatre, comedy and music. And one of only two residencies of the Philharmonia Orchestra outside London. Bedford is also home to a wide variety of galleries and museums, such as Eagle Gallery.

Bedford Corn Exchange – 4 miles

Shopping

Bedford's town centre is home to many independent stores tucked along arcades and around the cosmopolitan Castle Quarter. For well-known brands, there's the Harpur Shopping Centre. And the weekly farmer's market brings a trove of artisan treats.

Ravensden Corner Shop – 0.2 miles

Eat & drink

You'll find quaint cafés, high-calibre restaurants, cosy pubs, stylish bars and lively nightclubs in Bedford. Enjoy a river view at Zizzi or Wagamama, tuck into bagels at Vanilla Tree in the Castle Quarter and savour cocktails at Coco's. There are gastropubs closer to home too.

The Horse & Jockey – 1.3 miles

Family

Ravensden Park is within easy reach of nurseries, primary schools and secondary schools with good Ofsted ratings. And when school's out, there's plenty to keep kids entertained, from the playground at nearby Mowsbury Park to Vue cinema in town and Box End water park on the outskirts.

Ravensden C of E Primary Academy – 1.5 miles

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps



Great connections

Village life with fast links to towns and cities

Although Ravensden Park is set in the countryside with leafy views across rolling hills, it's just 4 miles from Bedford train station. There are around six trains an hour to London and the station offers links to the Midlands and the North too.

The A6 is also just 4 miles away from Ravensden Park for journeys to Luton, Milton Keynes, Rushden and Kettering. And the A1, for trips north and south, is only 8 miles away. There are local buses to take you into Bedford and out to other towns and villages, and there are plans to improve commutability from Bedford even further. For getting away abroad, you can be at Luton Airport in under an hour.

1. Aldi

2. Waitrose

3. Tesco Superstore

4. Harpur Shopping Centre

5. Church Arcade

6. St Cuthbert's Arcade

7. Greyfriar's Arcade

8. The Horse & Jockey

9. Mowsbury Golf Course

10. TyCroes Farm Equestrian Centre
11. Bedford Rowing Club

12. Bedford Modern Swimming Pool

13. Bedford Autodrome

14. Bedford Athletics Stadium

15. Cineworld

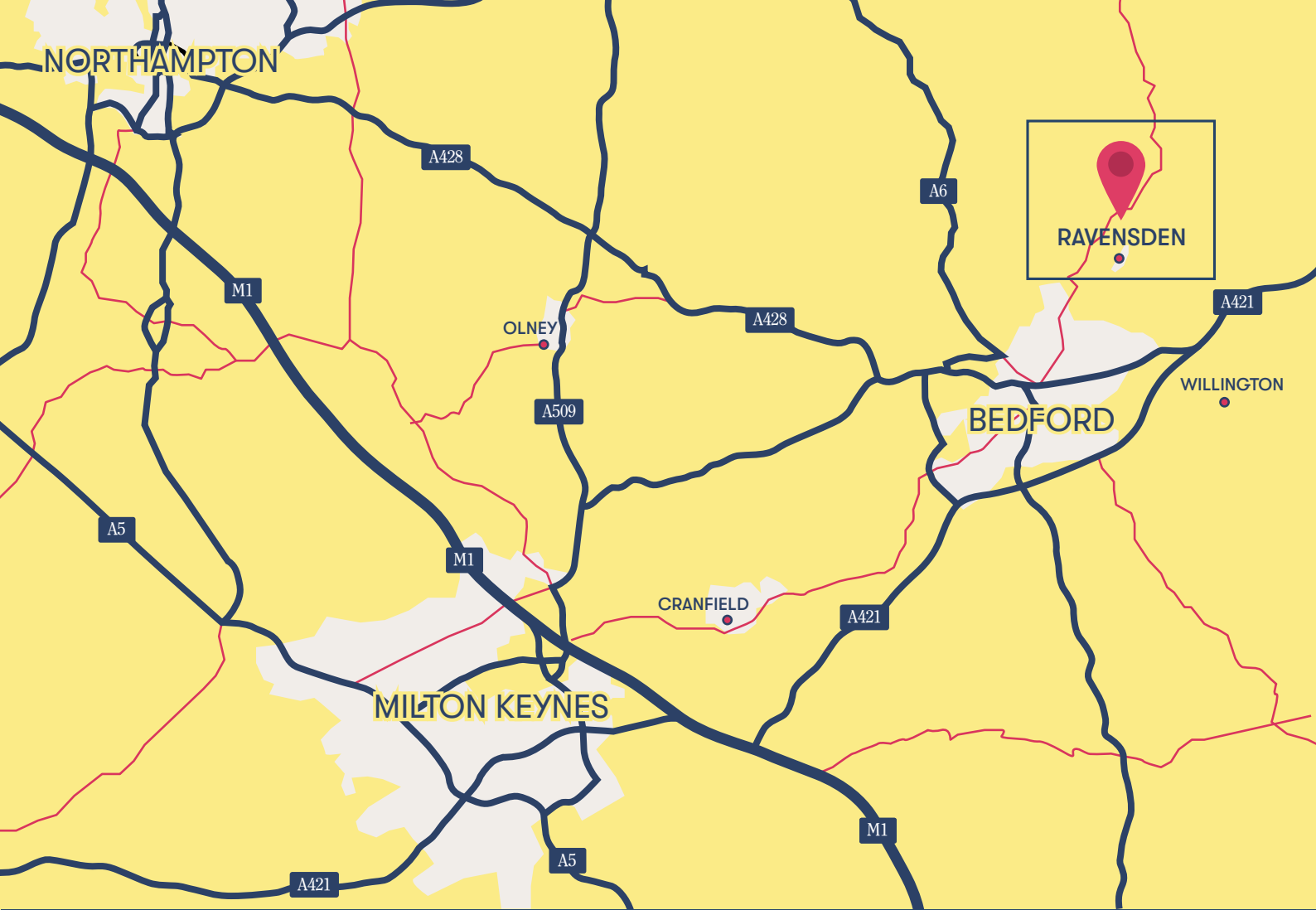
16. Bedford Arts & Crafts Centre

17. Bedford Escape Rooms

18. Bedford Corn Exchange

19. Priory Country Park

20. Mowsbury Park



By car from Ravensden Park

Bedford town centre	14 minutes
Rushden	17 minutes
Milton Keynes	32 minutes
Kettering	35 minutes
Northampton	35 minutes
Luton	52 minutes
London Luton Airport	57 minutes
Peterborough	48 minutes
Cambridge	49 minutes
Bury St Edmunds	1hr 8 mins
Birmingham	1hr 38 mins



By train from Bedford

Harlington	15 minutes
London St Pancras	41 minutes
Milton Keynes	1hr 10 minutes
London Bridge	1hr 16 minutes
Northampton	1hr 30 mins

[Sources: *google.com/maps. Times shown are approximate and subject to traffic.
**thetrainline.com. Times shown are for one of the fastest travel times – average journeys may be longer.]

Ravensden Park

Development Layout

Shared Ownership
2 Bed Houses

 The Aspen

Shared Ownership
2 Bed Houses

 The Priory

Shared Ownership
3 Bed Houses

 The Beech

Other homes for sale or rent

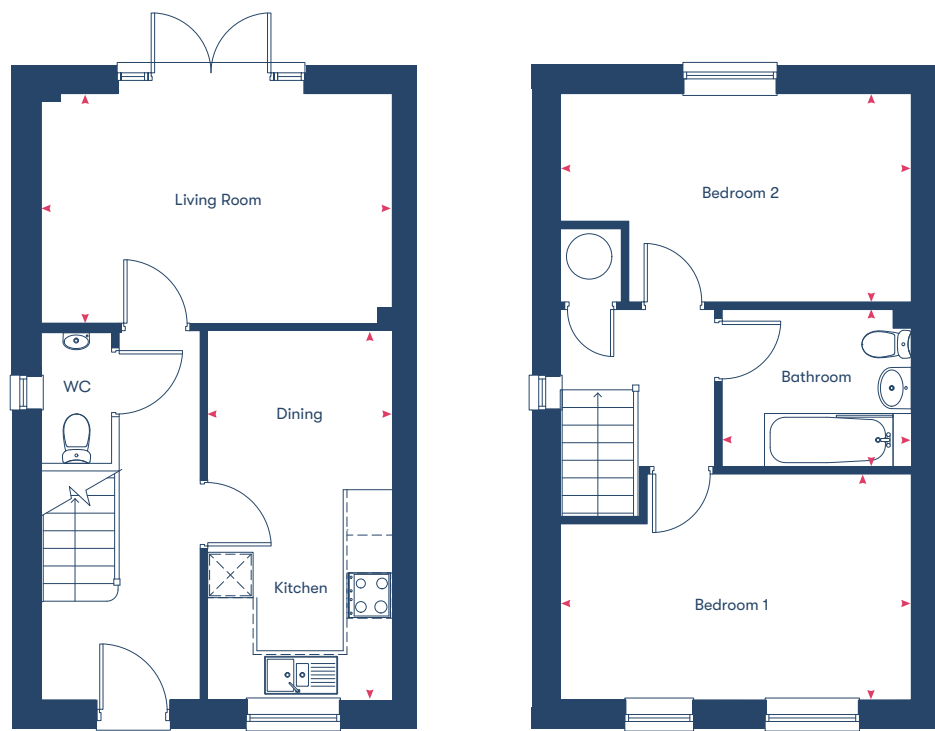




The Aspen

2 bedroom houses

Plots 53, 54*, 84, 85*, 153*, 154



Ground Floor

First Floor

Kitchen/Dining	4.92m	x	2.48m
Living Room	3.07m	x	4.69m
Bedroom 1	3.02m	x	4.69m
Bedroom 2	2.79m	x	4.69m
Bathroom	2.11m	x	2.64m
74.5m²			

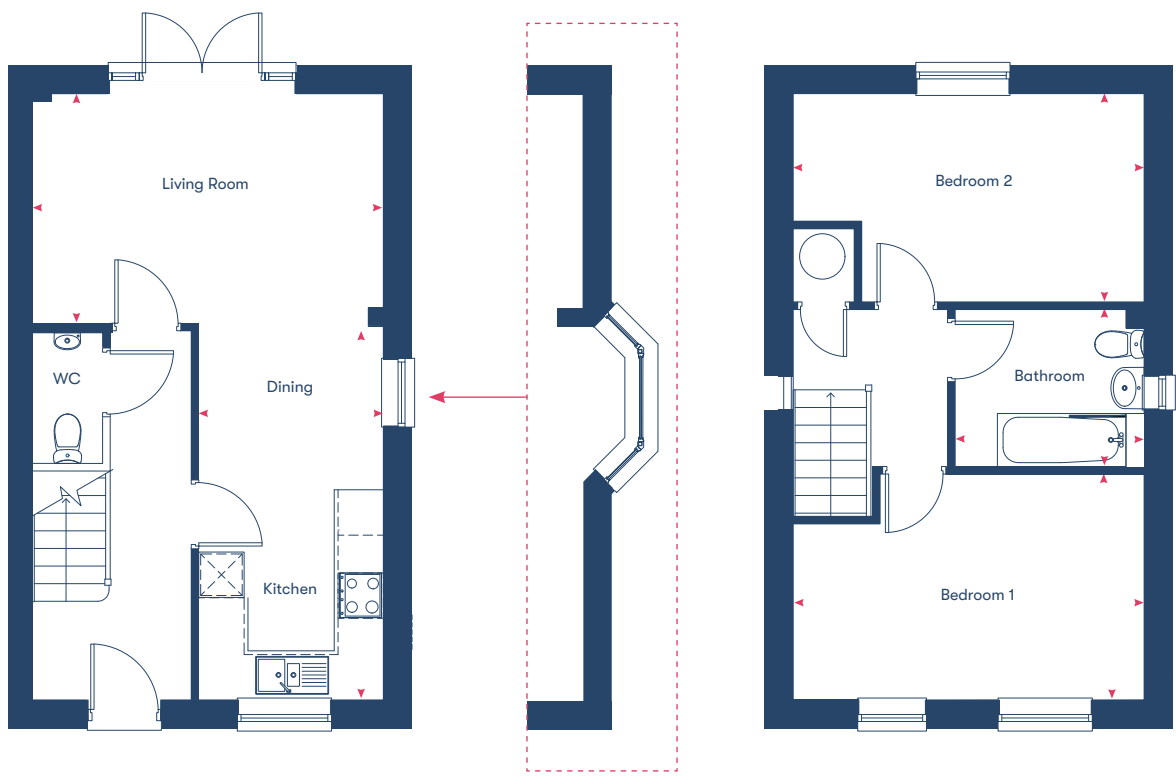
*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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 Priory

2 bedroom houses

Plots 151, 152*



Ground Floor

Plot 151 window configuration

First Floor

Kitchen/Dining	4.92m	x	2.48m
Living Room	3.07m	x	4.69m
Bedroom 1	3.02m	x	4.69m
Bedroom 2	2.79m	x	4.69m
Bathroom	2.11m	x	2.64m
74.5m²			

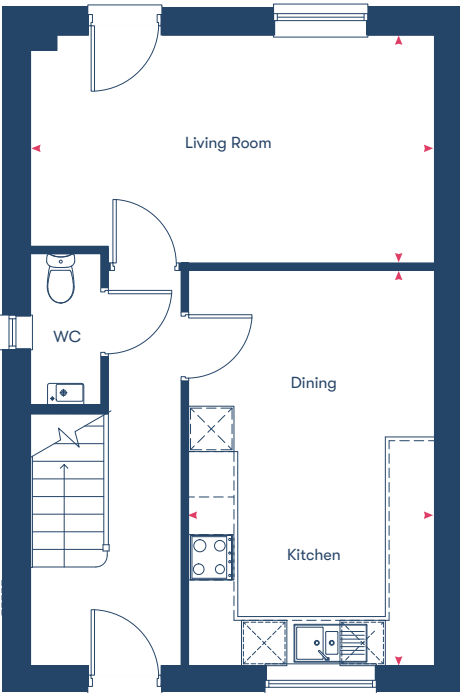
*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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.

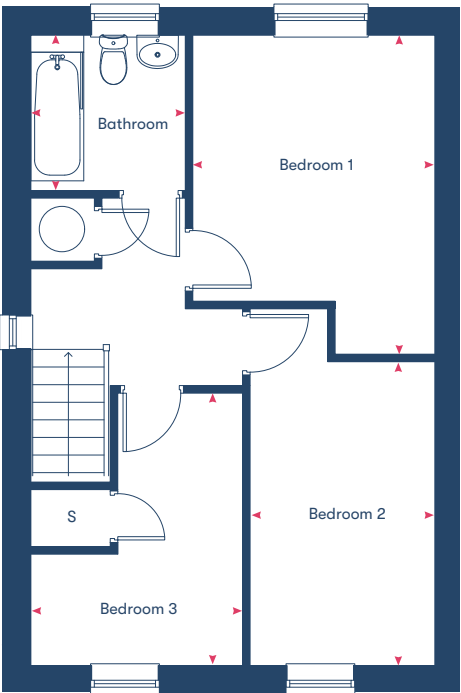
The Beech

3 bedroom houses

Plots 156*, 157



Ground Floor



First Floor

Kitchen/Dining	5.26m x 3.29m
Living Room	2.83m x 5.39m
Bedroom 1	3.40m x 3.24m
Bedroom 2	4.70m x 2.48m
Bedroom 3	3.86m x 2.84m
Bathroom	2.09m x 2.08m
89m ²	

*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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.

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 by Accent, 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 



Brooklands,
Milton Keynes



Great Denham,
Bedfordshire



Willow Grove,
Wixams



homemade

homes by accent

All information supplied is correct when published (October 2023) and is not intended to form part of any contract or warranty. Computer-generated images are an artist's impression and features such as landscaping, windows, brick, and other materials may vary, as may heating and electrical layouts. Any furniture and landscaping are shown for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout. You should not use dimensions for carpet sizes, appliance spaces, or furniture items. Information regarding schools, transport, and amenities should be considered general guidance only; we make every effort to ensure this information is current; however, you should not rely solely on the information presented. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Any 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, landscaping, or local authority street lighting. Footpaths are subject to change. For a shared ownership home, you need to pay rent to us for the share you do not own. The monthly rent payment will be listed in each advert on our website. We will review your rent at times set out in your lease. Your rent is reviewed, usually once a year. Your rent will go up when it is reviewed. It will not go down. The monthly payment for service charges will be listed in each advert on our website and reviewed annually. We support the development of mixed-tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of these homes may change subject to demand.

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

Homemade Homes by Accent is a brand used by Accent Housing Ltd, a Charitable Registered Society under the Co-operative and Community Benefit Societies Act 2014, registered no: 19229R. Authorised and regulated by the Financial Conduct Authority. Registered Office: Charlestown House, Acorn Park Industrial Estate, Charlestown, Shipley, West Yorkshire, BD17 7SW

Accent Housing Limited
Charlestown House
Acorn Park Industrial Estate
Charlestown
Shipley
BD17 7SW

T 0345 678 0552
W [homemadehomes.com](https://www.homemadehomes.com)
E info@homemadehomes.com