

Flitwick Road

Westoning







There's no place like home

Putting customers first

Building homes is what Amplus does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.





Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

Home is for making memories

Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

Home is where your family grows

From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

Home is a warm place

Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

Homes built to last

There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.





Home is where love resides

Set in the heart of Bedfordshire, Westoning blends countryside calm with modern convenience. This sought-after village offers a relaxed rural lifestyle, complete with picnics on the grasslands and evenings in the cosy local pub.

Education

Families will find a choice of highly regarded schools – from early years to secondary – close by. With excellent options across Bedfordshire, quality education is never far away, giving children the best start while keeping daily commutes simple.

Food and drink

Westoning and its surroundings serve up something for everyone. Enjoy hearty meals in the traditional village pub, stop by local cafés for a lighter bite, or explore the vibrant mix of restaurants nearby. Wherever you go, expect a warm welcome and relaxed atmosphere.

Commuting

Perfectly placed for travel, Westoning offers excellent connections by both road and rail. Harlington and Flitwick stations provide direct trains to London St Pancras, while the M1 makes driving straightforward. For further afield, London Luton Airport is just a short journey away.

Leisure and lifestyle

With open countryside on the doorstep, weekends are made for long walks, cycling and family outdoor adventures. Local parks, community events and nearby amenities add to the village's appeal, making Westoning a place where life feels both peaceful and connected.



Flitwick Road, Westoning

Development Plan



2 bedroom homes

- The Beech
- The Willow

3 bedroom homes

- The Elm
- The Maple
- The Oak

Facilities

- Bin collection point
- Substation
- Play Area

Ownership options

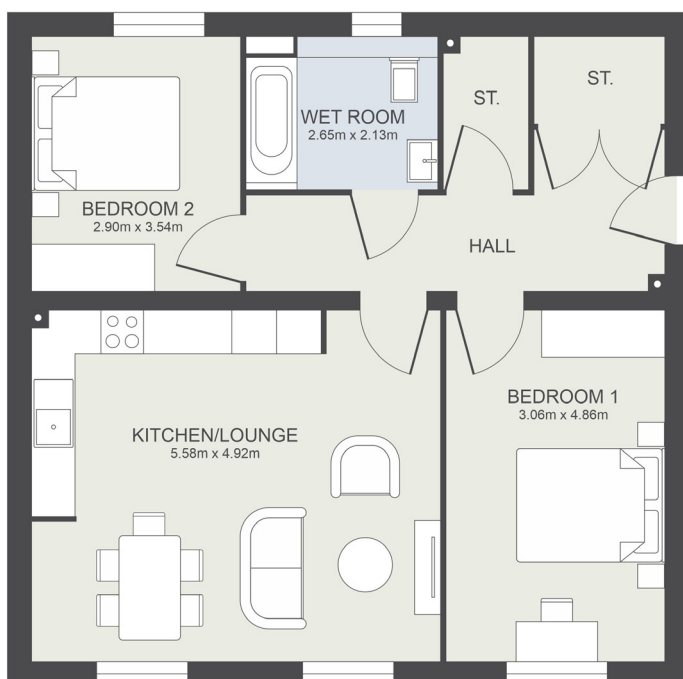
SHARED OWNERSHIP

- 28
- 29
- 47
- 48
- 53
- 54
- 63
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- 141
- 142

This development layout plan depicts the intended layout and development mix at the time of publication. However, those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process.



The Beach



Kitchen/Dining/ Living

5.58m x 4.92m
18'4" x 16'2"

Bedroom 1

3.06m x 4.86m
10'0" x 15'11"

Bedroom 2

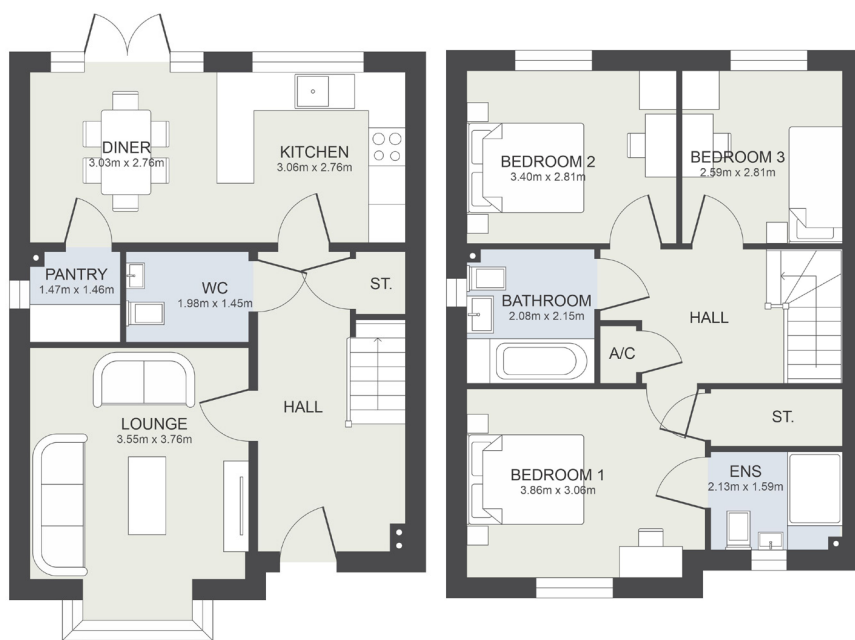
2.90m x 3.54m
9'6" x 11'7"

**All dimensions are
maximum sizes**

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



The Elm



Ground Floor

First Floor

Kitchen

3.06m x 2.76m
10'0" x 9'1"

Dining

3.03m x 2.76m
9'11" x 9'1"

Lounge

3.55m x 3.76m
11'8" x 12'4"

Bedroom 1

3.86m x 3.06m
12'8" x 10'0"

Bedroom 2

3.40m x 2.81m
11'2" x 9'3"

Bedroom 3

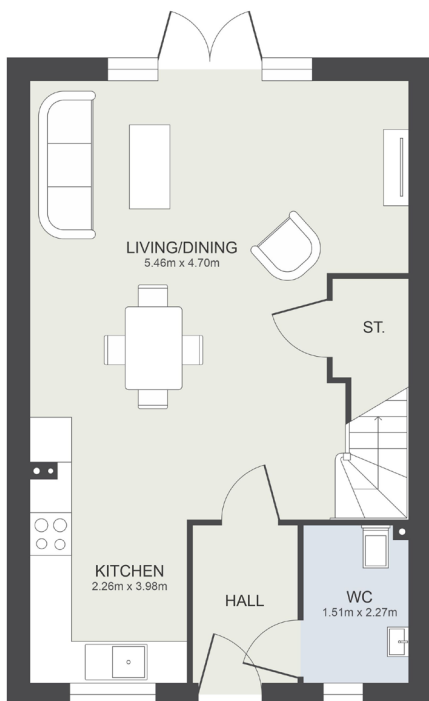
2.59m x 2.81m
8'6" x 9'3"

All dimensions are
maximum sizes

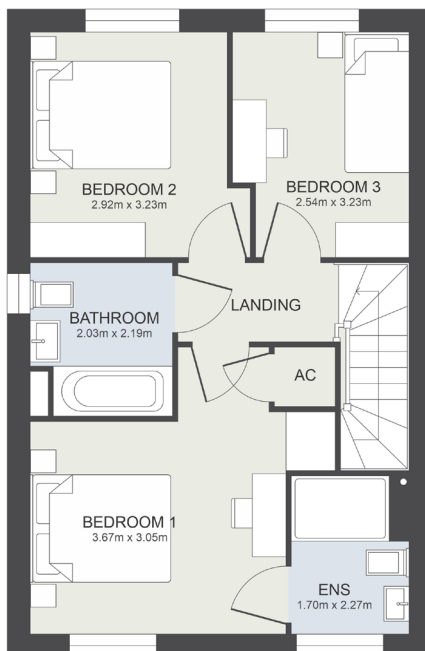
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The Maple



Ground Floor



First Floor

Dining/Living
5.46m x 4.70m
17'11" x 15'5"

Kitchen
2.26m x 3.98m
7'5" x 13'1"

Bedroom 1
3.76m x 3.05m
12'4" x 10'0"

Bedroom 2
2.92m x 3.23m
9'7" x 10'7"

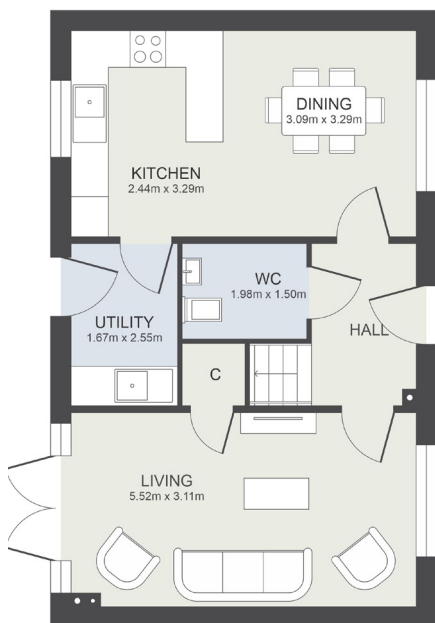
Bedroom 3
2.54m x 3.23m
8'4" x 10'7"

All dimensions are maximum sizes

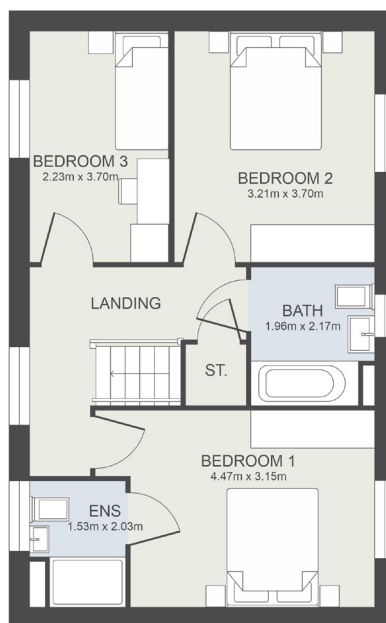
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The Oak



Ground Floor



First Floor

Kitchen
2.44m x 3.29m
8'0" x 10'10"

Dining
3.09m x 3.29m
10'2" x 10'10"

Lounge
5.52m x 3.11m
18'1" x 10'2"

Bedroom 1
4.47m x 3.15m
14'8" x 10'4"

Bedroom 2
3.21m x 3.70m
10'6" x 12'2"

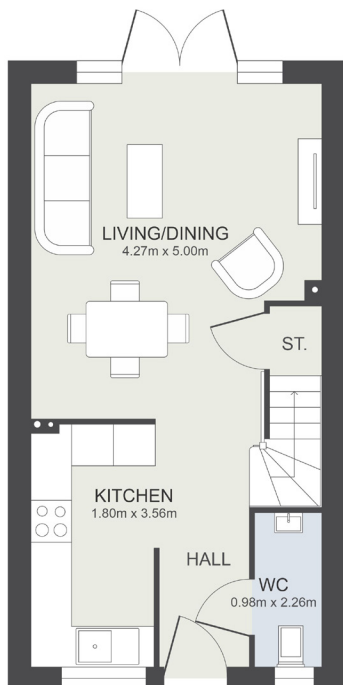
Bedroom 3
2.23m x 3.70m
7'4" x 12'2"

All dimensions are maximum sizes

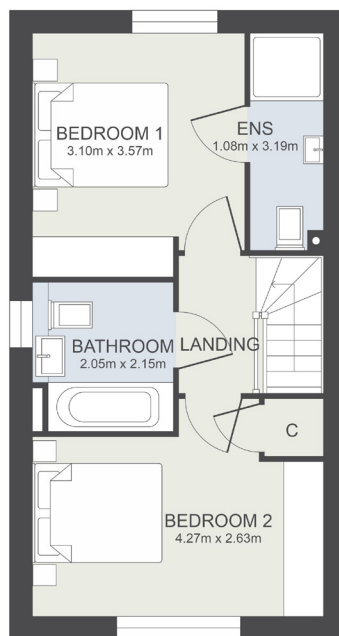
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The Willow



Ground Floor



First Floor

Dining/Living
4.27m x 5.00m
10'0" x 16'5"

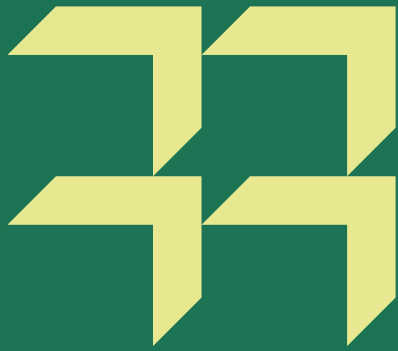
Kitchen
1.80m x 3.56m
5'11" x 11'8"

Bedroom 1
3.10m x 3.57m
12'2" x 11'9"

Bedroom 2
4.27m x 2.63m
14'0" x 8'8"

All dimensions are maximum sizes

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Our commitment to you

Before you move

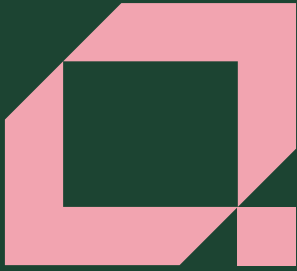
- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.

We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact: 0333 015 2414 or sales.gu@amplus.co.uk





For sales enquiries

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Further information relating to Amplius can be accessed via our website: amplius.co.uk

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