

WESTFIELD VIEW

WESTONING

STYLISH NEW 2 & 3 BEDROOM
SEMI-DETACHED HOUSES



Marketing and Sales Brand
domovohomes.co.uk

YOUR PLACE, YOUR SPACE



CGI - GUIDE ONLY



Westfield View is where you get to have it all. Nestled on the edge of picturesque Westoning Village, among beautiful Bedfordshire countryside, it's your chance to retreat into tranquillity. Yet you're just a 3-minute drive from the M1 and a convenient, 7-minute drive from the nearest town, Flitwick.

Westoning is also within a 30-minute drive of larger towns and cities like Milton Keynes and Bedford. And you can be in central London in around an hour.

At Westfield View, all of life is there for the taking.



YOUR SPACE, YOUR WAY

These thoughtfully designed, 2 & 3 bedroom semi-detached houses echo the village's charming architecture, while providing flexible space and flow for modern lives. And with high quality, neutral finishes, you can settle straight in and start making your mark.

Each home comes with a private garden and parking, and there's a central green for socialising.

A MORE AFFORDABLE ROUTE TO HOME OWNERSHIP

These stylish new homes are available to buy through our shared ownership scheme. Which makes buying in this idyllic location more affordable. You'll find more details about this on [page 16](#).

WELCOME TO THE VILLAGE



KEEP CITY LIFE CLOSE BY

Settling into village life at Westfield View doesn't mean leaving urban attractions behind. With towns and cities like Milton Keynes, Luton, Bedford and central London in easy reach, you can work, shop and socialise in the bright lights. And then return to a quieter life in Westoning.

AT WESTFIELD VIEW, THERE'S A RELAXED, RURAL RHYTHM TO LIFE, RIGHT ON YOUR DOORSTEP.

You're just a 5-minute stroll from the friendly high street with a post office, pub, village store and butcher.

Wander a couple of minutes further and you're at the village hall – the heart of Westoning's welcoming community spirit and home to social clubs, a sewing bee, and yoga and pilates classes.



GREAT FOOD IN GREAT COMPANY



The Chequers is Westoning's popular gastropub, set on the high street with an authentic pizza kitchen and a menu featuring local, seasonal produce. Richly Thai Bar and Restaurant is the village's other much-loved place to meet and eat. And Nuyard Restaurant, a 2-minute drive away, is a great option for brunch or Sunday lunch.

Nuyard farm shop and garden centre is also a trove of fabulous finds. And for the weekly supermarket shop there's Tesco Superstore and Aldi at neighbouring Flitwick and Waitrose, a 10-minute drive away.

FUN FOR ALL AGES

English Heritage sites such as the De Grey Mausoleum, Wrest Park and Houghton House are less than a 15-minute drive from Westfield View. And Flitwick's pretty nature reserves are around a seven-minute drive. As is the town's leisure centre with a gym, swimming pool, sports hall and football pitches.

At Woburn, you can encounter rhinos just a 10-minute drive from home in the safari park. Or head up into the trees and fly the zip wire at Go Ape.

Closer to home, Westoning Public Park sits at the end of the high street. With a playground, football pitch and courts for tennis and basketball, it's perfect for picnics, playdates, kickabouts and keeping active.



Wrest Park

A GOOD EDUCATION

Next to the park, a handy five-minute walk from Westfield View, is Westoning Lower School for children aged two to nine.

For children aged 9 to 13, Woodland Middle School is a popular choice, a 5-minute drive away in Flitwick. And for young people aged 13 to 19, there's Harlington Upper School, a 4-minute drive away. Or Redborne Upper School and Community College, a 9-minute drive away. All have good Ofsted ratings.

For tiny tots, Merry Poppets nursery is a 2-minute drive from Westfield View.



Sharpenhoe Clappers

GO ADVENTURING

If you're in the mood for hiking or biking, glorious Bedfordshire countryside is all around you.

Within an 25-minute cycle you can be exploring the ancient woodlands of Sundon Hills Country Park or discovering the magnificent views of Sharpenhoe Clappers. They're both part of the stunning Chilterns National Landscape. And the Hub & Spoke Café at Harlington is the perfect place to refuel on the way home.

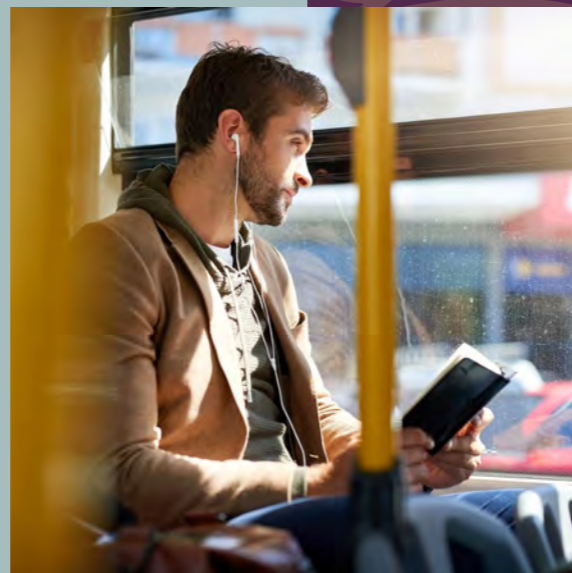


WELL CONNECTED

WITH FAST TRAVEL OPTIONS ON HAND, GETTING TO WHERE YOU NEED TO BE IS EASY FROM WESTONING.



There are bus stops a couple of minutes' walk from Westfield View and regular routes to locations such as Bedford, Toddington, Maulden and Milton Brown.



HARLINGTON STATION:

3-min drive / 7-min by bus / 11-min cycle

Journey times from there:

LUTON	11 mins
LUTON AIRPORT PARKWAY	14 mins
BEDFORD	18 mins
ST ALBANS CITY	25 mins
LONDON ST PANCRAS	46 mins
BRIGHTON	2 hrs 12 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.



LUTON AIRPORT PARKWAY 15 mins drive

HEATHROW AIRPORT 53 mins drive



Westfield View is just a 3-minute drive from the M1 for speedy travel south to London and north to Birmingham, Leicester and beyond.

LUTON	20 mins
MILTON KEYNES	26 mins
BEDFORD	30 mins
NORTHAMPTON	40 mins
LEICESTER	1hr 23 mins
CENTRAL LONDON	1 hr 25 mins
BIRMINGHAM	1hr 35 mins

SITE PLAN

SHARED OWNERSHIP

- SANSON
2 bedroom House
- SUTHERLAND
3 bedroom House

BPHA RENT



SPECIFICATION

KITCHEN

- Symphony unit doors – Urban white
- Symphony worktop & up-stand – Copper slate
- Electric oven, gas hob and hood.
- Furling Flooring vinyl range - Bowdown

BATHROOM

- Shower screen
- Towel rail
- Madagascar Blanco Porcelanosa wall tiles to wet areas
- Furling Flooring vinyl range – Bowdown

GENERAL

- Carpet provided
- Private garden with turf
- Solar panels
- Central heating & hot water via gas boiler
- 2 parking spaces
- EV charging point one per house*
- Broadband provided to property

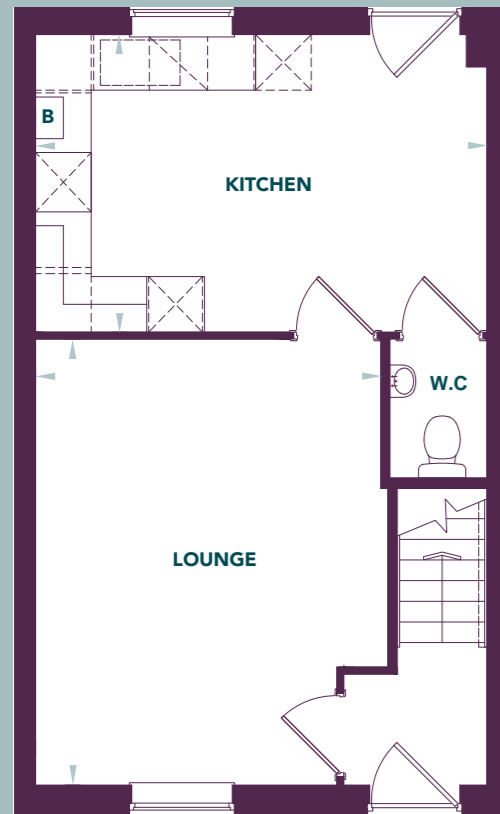
*For further advice on EV tariff and connection criteria, please speak to your Sales Advisor. Specification subject to change.

SANSOM

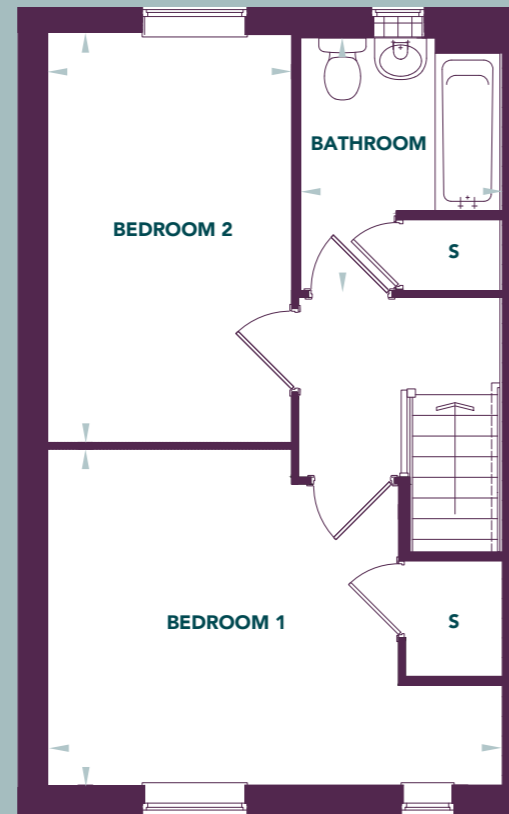
2 Bedroom semi-detached house

PLOTS 17 & 18*

Ground Floor



First Floor



KITCHEN

3.21m x 4.87m 10' 6" x 16"

LOUNGE

4.81m x 3.71m 15' 10" x 12' 2"

BEDROOM 1

3.62m x 4.87m 11' 11" x 16'

BEDROOM 2

4.40m x 2.62m 14' 5" x 8' 7"

79m²

850ft²

Max measurements taken

*Plot 18 layout is mirrored to Plot 17

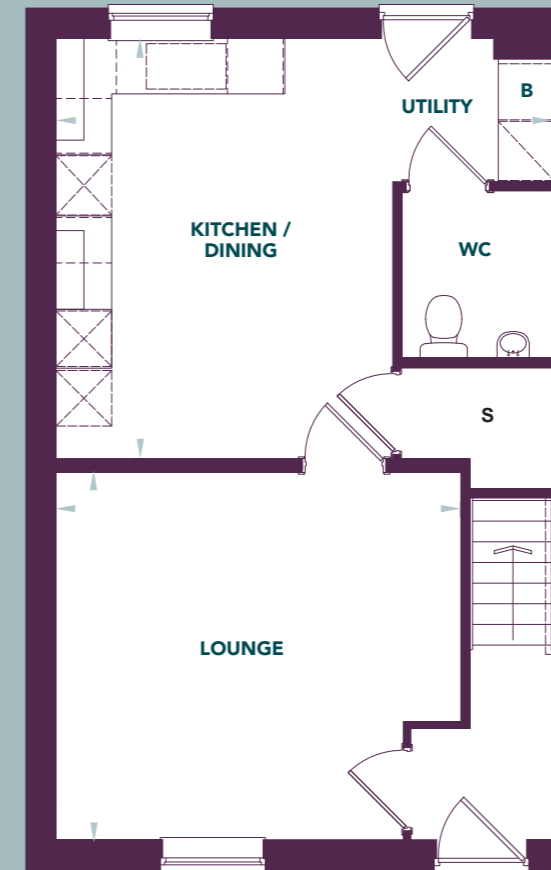
S = Store **B** = Boiler

SUTHERLAND

3 Bedroom semi-detached house

PLOTS 30 & 31*

Ground Floor



First Floor



KITCHEN/DINING

4.53m x 5.37m 14' 11" x 17' 8"

LOUNGE

3.96m x 4.39m 14' 4" x 13'

BEDROOM 1

4.18m x 3.12m 13' 9" x 10' 3"

BEDROOM 2

4.92m x 3.13m 14' 5" x 10' 3"

BEDROOM 3

3.35m x 2.70m 11' x 8' 10"

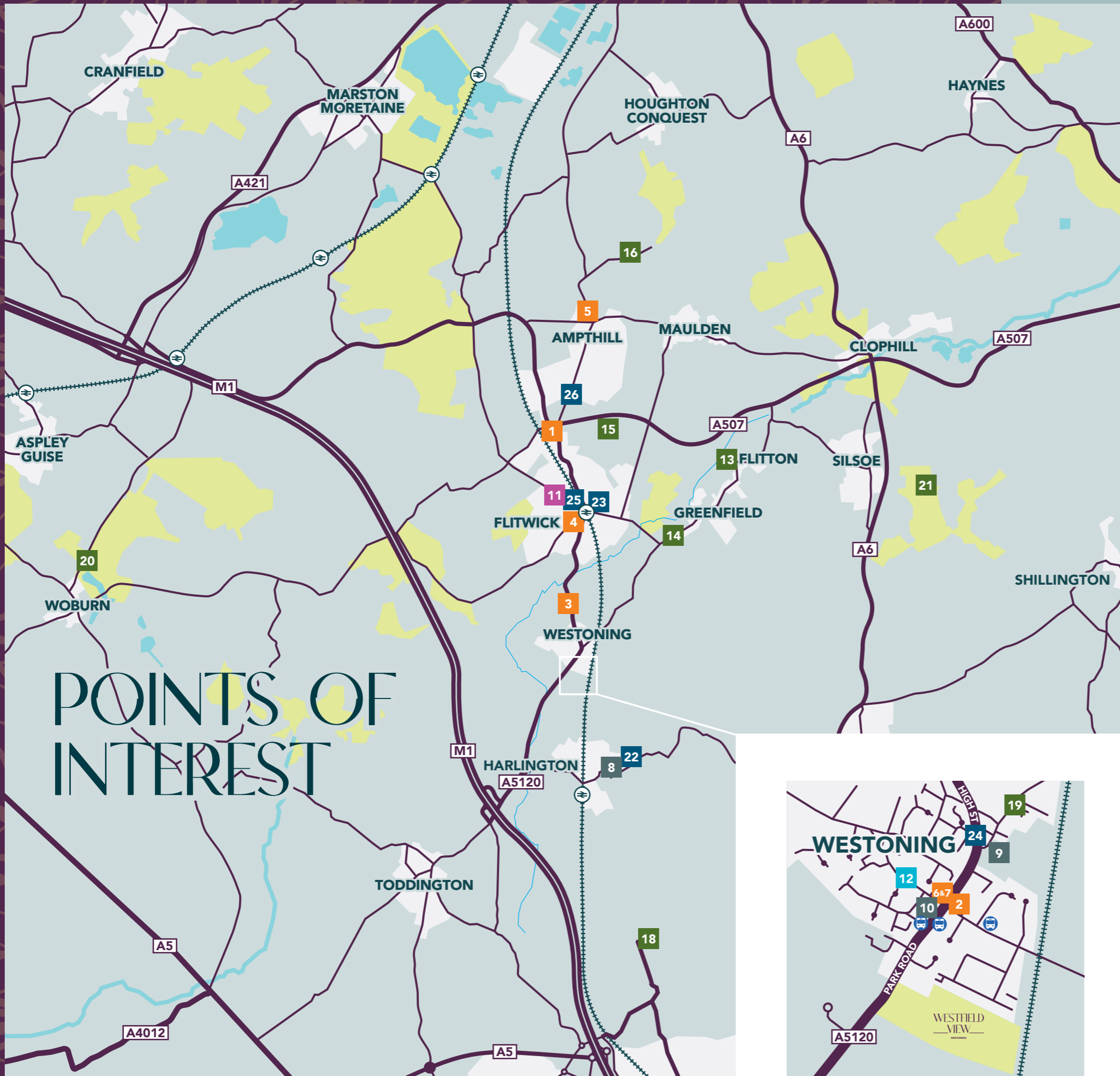
93.2m²

1001ft²

Max measurements taken

*Plot 31 layout is mirrored to Plot 30

S = Store **B** = Boiler



SHOPS

- 1 Aldi (Flitwick)
- 2 B W Deacon Butchers
- 3 Nuyard farm shop and garden centre
- 4 Tesco Superstore (Flitwick)
- 5 Waitrose (Ampthill)
- 6 Westoning Post Office
- 7 Westoning Village Store



CAFES, PUBS & RESTAURANTS

- 8 Hub & Spoke Café
- 9 Richly Thai Bar & Restaurant
- 10 The Chequers



SPORTS, FITNESS & WELLBEING

- 11 Flitwick Leisure Centre



CULTURE & ENTERTAINMENT

- 12 Westoning Village Hall



GREAT OUTDOORS

- 13 De Grey Mausoleum
- 14 Flitwick Moor & Folly Wood
- 15 Flitwick Nature Park
- 16 Houghton House
- 17 Sharpenhoe Clappers
- 18 Sundon Hills Country Park
- 19 Westoning Public Park
- 20 Woburn Safari Park
- 21 Wrest Park



EDUCATION

- 22 Harlington Upper School
- 23 Merry Poppets Nursery
- 24 Westoning Lower School
- 25 Woodland Middle School
- 26 Redborne Upper School and Community College

HOW SHARED OWNERSHIP WORKS

Shared ownership* is a government scheme that gives you an affordable route into owning your own home. It lets you buy a share of your property, rather than buying it outright, and pay a subsidised rent on the rest. So you can get into home ownership in manageable stages without taking on a bigger financial commitment than you can afford.

YOU CAN BUY MORE SHARES LATER

Initially, you can buy a share of between 10% and 75%** of a property we're selling through shared ownership. In the future, you can buy more shares in your home***, which is called staircasing. Or you can sell your share and move on.

✓ **MAKE MORTGAGE PAYMENTS ON THE SHARE YOU OWN.**

✓ **PAY RENT ON THE REMAINING SHARE.**

✓ **BUY MORE SHARES IN YOUR HOME, IF YOU CHOOSE – FROM 1% OR MORE.**



FIND MORE DETAILS IN OUR GUIDE TO SHARED OWNERSHIP.

[CLICK HERE](#)

DISCOVER MORE ABOUT BPHA STAIRCASING.

[CLICK HERE](#)

*Our shared ownership properties are sold as leasehold, with a lease term of 999 years.

**The share offered to you is based on an affordability check by an independent mortgage advisor.

***For some homes, there's a limit on the size of share you can buy.



MY SHARED OWNERSHIP JOURNEY

Rajpreet, 32, was renting in Milton Keynes when a divorce prompted her to rethink the next chapter of life. At this time, she was unsure which path to take “I wasn’t sure whether I could afford to buy, and I didn’t have much in savings. Renting again felt like starting over,” she said.

Facing uncertainty and what seemed like limited options, Rajpreet began to explore alternatives. That’s when a recommendation from a colleague introduced her to Domovo and the idea of shared ownership.

“MY FRIEND BOUGHT THROUGH DOMOVO A FEW YEARS AGO AND HAD A GREAT EXPERIENCE. I TRUSTED HER OPINION, SO I FOCUSED MY SEARCH ONTO DOMOVO,” Rajpreet explained.

Fast forward a few months, she now owns a 40% share in a two-bedroom semi-detached home in a peaceful neighbourhood outside Dunstable. With a £5,300 deposit, shared ownership made stepping onto the property ladder feel truly achievable. “I didn’t think I could afford to buy after the separation. But once I looked into shared ownership, it made so much sense. It’s affordable and gives me the option to buy more of the home in future.”

But it wasn’t just the house that won her over - it was the location too.

The local area quickly became one of her favourite aspects of the move. Moving from a busy town to a quieter, greener area has been a breath of fresh air. “There are lovely walks nearby, and I often go to Houghton Hall Park. It’s beautiful in the summer. I even get fresh farm milk and produce delivered to my door. That kind of thing just wasn’t part of life before.”

The move has had a noticeable impact, not just because the area is calmer, but also because it’s far more convenient for her day-to-day needs. “The access to major roads is great. It takes the same amount of time to get to work, but the drive is smoother and more enjoyable,” she said.

Shared ownership with Domovo proved to be the right choice. Rajpreet had been unsure about the concept at first as it was unfamiliar territory, but she came to appreciate how it allowed her to invest in a home at an affordable level, with the flexibility to increase her shares over time. Her monthly costs now sit below her previous rent payments, providing Rajpreet with both financial stability and long-term security.

With the support of Domovo’s sales team, the whole process was smoother than she expected. They stayed in regular contact, even after she was initially unsuccessful in securing a home, and reached out when another property became available, a gesture she truly appreciated.



Since moving in, Rajpreet has embraced the independence of home ownership. Her favourite part of the house is the open-plan kitchen: “I love cooking while watching TV, it’s where I spend most of my time after work. It’s the heart of my home”.

Now happily settled, Rajpreet is enjoying every aspect of her new home and the local area, embracing her new life filled with both peace and convenience. With Domovo’s support and the flexibility of shared ownership, she has found a realistic way onto the property ladder. Rajpreet is proud to call her new home her own and would encourage others in a similar position to explore shared ownership.

This review was incentivised with a gift voucher.



THE PERFECT PLACE TO SETTLE AND MAKE YOUR HOME AT WESTFIELD VIEW

BPHA AT WESTFIELD VIEW

bpha is a Housing Association located in the Oxford to Cambridge arc, which is committed to providing its customers with high quality, energy efficient, sustainable and affordable housing. Our vision is to build quality homes and connected communities whilst delivering a great service and value to customers. We are proud to be delivering these homes in partnership with Bloor Homes.

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A development by
bpha.org.uk



Marketing and sales brand
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The information provided by Domovo, the sales and marketing brand for bpha, is prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. All measurements are approximate. Floorplans are for illustration purposes only. Photographs/CGIs provided are for guidance only, could be from a previous phase, and may not reflect items included in the property sale. Any interested party is advised to check the measurements and to consult their own surveyor, solicitor and/or other professionals before committing themselves to any expenditure or other legal commitments. All customer reviews were obtained by incentive. While we strive to provide accurate and unbiased reviews, we cannot guarantee that all information is accurate, complete, or up to date. Any reliance placed on such information is strictly at your own risk. Any interested party is encouraged to conduct their own research and make decisions based on their own individual circumstances. Please note: Your home may be repossessed if you do not keep up repayments on your mortgage.