

Poppy View

Saffron Walden

A collection of 2, 3 and 4 bedroom homes



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

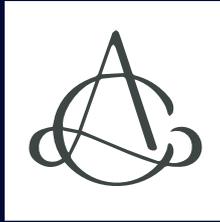
Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



Over **75**
YEARS of QUALITY
SINCE 1946



THE
ARTISAN
COLLECTION



Over 75 years of housebuilding expertise and innovation distilled into our flagship range of new homes.

Artisan traditions sit at the heart of Bellway, who for more than 75 years have been constructing homes and building communities. This proud history provides us with a solid foundation from which to develop and grow; culminating in the launch of our Artisan Collection.

Timeless qualities, such as craftsmanship, attention to detail and excellence, are combined with contemporary construction techniques to create a new generation of properties suited to today's homebuyer. External design features reflect the local environments in which we build and a

refreshed and improved internal specification carefully marries design with practicality, meeting the aspirations of our valued customers and creating homes people want to live in.

The feedback from our customers across Great Britain has helped to develop the house styles within this new range, which embody our high standards of quality and sustainability, together with an unwavering belief in workmanship. Today's lifestyles demand exceptional new homes. The Artisan Collection delivers that and more, to become our hallmark of excellence and legacy for tomorrow.

Inspired by you. Crafted by Bellway.



Computer generated image, please note front door colour may differ.

Find your perfect new home

Poppy View is a beautiful selection of 2, 3 & 4 bedroom homes in the pretty market town of Saffron Walden. Each of these new homes has been designed and built to Bellway's exacting standards to provide versatile living spaces that can suit many lifestyles. Spacious open plan interiors enjoy a high specification and every property features a garage

or off-road parking. With the town centre just a mile from your door, a great selection of local schools nearby, direct train services to London and Cambridge a short drive away, Poppy View is the perfect choice for first-time buyers, growing families and people looking to downsize to a low maintenance, brand new home.

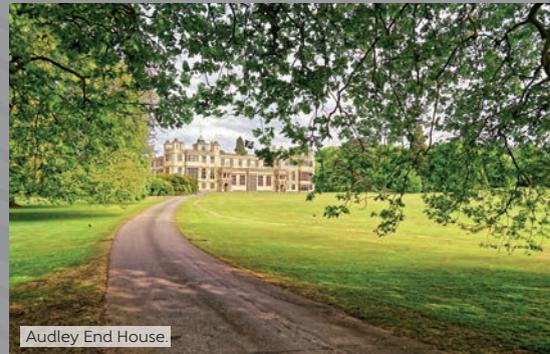


Saffron Walden.



Saffron Walden.

Market town charm right on your doorstep



Audley End House.

Saffron Walden is a market town that is as charming as it is historic, its picturesque streets lined with ancient architecture that reflects its rich heritage.

Within these buildings you'll find all the essentials, including high street banks, pharmacies, opticians and a post office, to name a few. There is also a choice of leading supermarkets that can satisfy all your everyday needs.



Saffron Walden Clock Tower.

In addition to the necessities, there is also no shortage of shopping to enjoy. A huge range of independent boutiques and cafés are just begging to be explored, each as individual as the next. Alternatively, the local market sells everything from fresh local produce to clothing and collectables. For a great day out, head over to Audley End to explore the spectacular mansion house and award-winning gardens or go for a ride on the unique miniature railway.

Alternatively, book a tour of Saffron Grange Vineyard or enjoy a few holes at Saffron Walden Golf Club. All three are within 10 minutes by car. Keeping fit is also made easy with the Lord Butler Fitness Centre within walking distance.

Nights out are well-catered for with a selection of pubs and restaurants that range from hearty feasts to fine dining. Why not complement the meal with a show at Saffron Hall, a film at Saffron Screen or an exhibition at The Fry Art Gallery?

Families will love the highly regarded selection of local schools, including RA Butler Academy Infant and Junior School and Saffron Walden County High School, both less than a five-minute drive away.

Saffron Walden also benefits from excellent road and rail links. Audley End railway station is located eight minutes away and will take you direct to the beautiful streets of Cambridge in just 17 minutes or the buzz of London in 55 minutes. Alternatively, the M11, A11 and A120 provide excellent road connections, putting Stansted Airport just 24 minutes away.



THE
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COLLECTION



Computer generated image.

A home at Poppy View puts you at the heart of one of Essex's most sought-after locations with two of the country's greatest cities just minutes away.





THE
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Specification

An enhanced specification is the hallmark of the Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Dedicated to delivering quality





Make your new home as individual as you are

Additions

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options, subject to build stage, to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.



Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

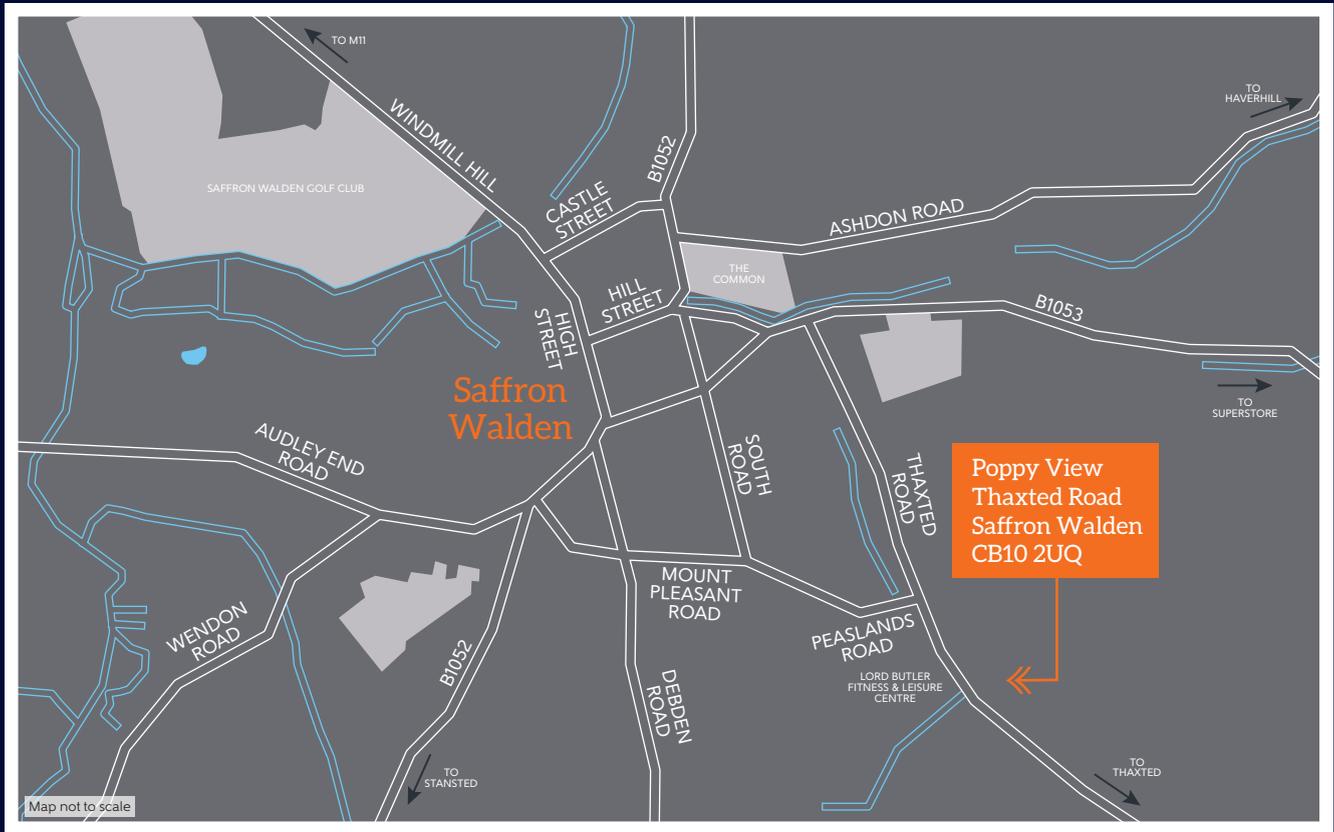
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

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