

# ROYAL GARDENS

CROMWELL PLACE, WIXAMS

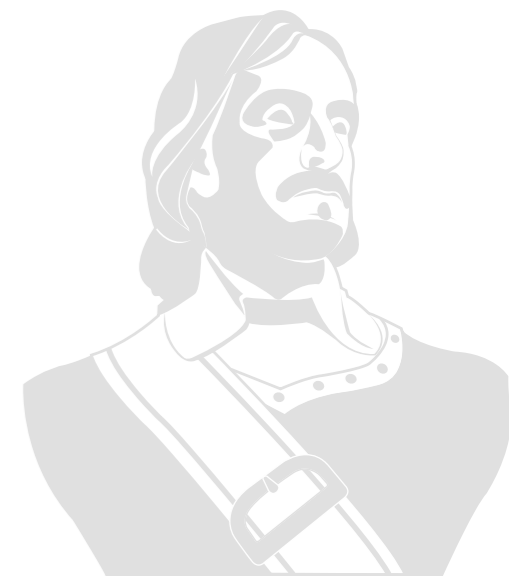


# Welcome to Royal Gardens

Nestled in the heart of the picturesque English countryside, Wixams is a thriving and contemporary new town that seamlessly blends the charm of rural living with the convenience of modern amenities. Situated just south of Bedford, this vibrant community is a testament to thoughtful urban planning, a commitment to quality of life and is home to our newest development, Royal Gardens.

Wixams began its transformation in the early 21st century and has rapidly evolved into a haven for families, professionals and nature enthusiasts alike. Its carefully designed layout incorporates spacious green areas, parks and nature reserves, making it not only a desirable address but an ideal location for those seeking a tranquil escape from the bustling urban landscape.

Whether you're seeking a peaceful retreat, a close-knit community or a place to raise a family, Wixams offers it all. With its commitment to green living, modern conveniences and a strong sense of community, it stands as a shining example of how thoughtful urban planning can create a harmonious blend of nature and modernity.





# Things to see & do

in Wixams

Wixams possesses its own unique allure for both residents and visitors, from leisurely walks through countryside landscapes to historic sites and local eateries – there's plenty to enjoy.

For exploring, there's the peaceful shores of the lake at Priory Country Park. Alternatively, the neighbouring towns offer vast woodlands at Everton Estate in Sandy, the great River Ouse and the Dunstable Downs and Whipsnade Estate as well as Willington Dovecote and Stables – both National Trust properties. Delve into the history of nearby the English Heritage site Wrest Park, a beautiful country estate and Grade I listed house, or visit Galley Hill Hillfort, part of a series of defended sites established on the Greensand ridge during the Late Bronze Age and Iron Age.

Stevington Windmill, the only complete windmill in Bedfordshire. RSPB The Lodge and Shamrock Summit are great places to visit near Wixams for nature reserve enthusiasts. For family fun days, there's Woburn Safari Park, Woburn Abbey, Bletchley Park Museum and the Shuttleworth Collection.

The area around Wixams offers opportunities for outdoor activities like cycling and fishing. You can also find local sports clubs for football, tennis, and other sports. Sports and fitness aficionados flock to Robinson Pool, Oasis Beach pool (an indoor oasis with a tropical vibe), an athletics stadium and a short distance away is the newly refurbished iFLY Indoor Skydiving Milton Keynes.



## Discover more

The local dining scene offers plenty of traditional pubs, or if preferred, you can sample cuisine from different parts of the world at the town's restaurants from the array of Mediterranean and Indian hot spots. Additionally, when it comes to dining, Bedford offers a diverse selection of eateries, catering to everything from light snacks to upscale dining experiences.

While Wixams itself is primarily residential, you can find shopping centres and retail outlets in nearby towns like Bedford and Milton Keynes for a bit of retail therapy. Bedford, situated to the north, offers a variety of options for shopping with both major High Street chains and independent stores, along with well-known supermarkets like Tesco, Sainsbury's and Morrison's. The town boasts an array of leisure facilities, including a six-screen Cineworld, multiple live entertainment venues including the Quarry Theatre, an art gallery and museums. Bedford's annual calendar is marked by notable events such as a film festival and outdoor cinema screenings.



# Wixams

Wixams is a new village and represents the single largest development in Bedfordshire. The whole area will provide 4500 new homes, 3,000,000 sq. ft. of employment and 100,000 sq. ft. of retail space in addition to four primary schools and a secondary school. There's also 300 acres of landscaped parkland, 15km of cycleways and brand-new play facilities.

The new High Street will form the central spine of activity for shops and community uses and the new station will be used and drawn upon by occupants of the Wixams Park area.

Interesting fact: The site was once the largest WWII munitions factory in the world.



**By Car**

Royal Gardens has ease of access to London and all major surrounding road networks, as the development is located between the A1 and M1 corridors.

**By Rail**

Three train services operate from Bedford. Govia Thameslink Railway services run to Brighton via Flitwick, Harlington, Luton, St Albans, London St Pancras, London Blackfriars, East Croydon and Gatwick Airport. East Midlands Trains operate between London St Pancras and Corby, Derby, Sheffield and Nottingham calling at Bedford, Wellingborough, Kettering, Market Harborough and Leicester. The Marston Vale Line runs to Bletchley via Bedford St Johns, Stewartby, Lidlington, Ridgmont and Woburn Sands. For commuters, direct trains to London St Pancras get you into the City in 45 minutes.

**By Bus**

Wixams has two bus routes which serve eight bus stops in the area. Buses run every 30 minutes. Bus stops will be provided close or outside the schools, once constructed, for safe an easy access by public transport.

<b>Education</b>	<b>Walk</b>	<b>Cycle</b>	<b>Car</b>	<b>Bus</b>
Wixams Tree Primary School (approx 0.9 miles)	20 mins	7 mins	5 mins	n/a
Wixams Academy (approx 0.9 miles)	20 mins	7 mins	5 mins	n/a
Daubeney Academy (approx 3.0 miles)	n/a	17 mins	9 mins	22 mins
Wilstead Pre-School Play Group & Primary School (approx 4.1 miles)	n/a	12 mins	10 mins	38 mins
Cygnets Nursery & Lakeview School (approx 4.7 miles)	36 mins	8 mins	10 mins	n/a
<b>Shopping</b>				
Welcome Wixams Convenience Store (approx 1.4 miles)	28 mins	6 mins	5 mins	n/a
The Interchange Retail Park (approx 2.2 miles)	n/a	11 mins	5 mins	8 mins
Aldi (approx 3.1 miles)	n/a	n/a	8 mins	n/a
M&S Foodhall (approx 3.1 miles)	n/a	10 mins	8 mins	15 mins
Tesco Express (approx 3.4 miles)	n/a	n/a	10 mins	n/a
St John's Retail Park (approx 4.5 miles)	n/a	n/a	13 mins	34 mins
Co-op (approx 4.8 miles)	n/a	8 mins	10 mins	n/a
<b>Amenities and attractions</b>				
Kempston Hardwick Train Station (approx 3.4 miles)	13 mins	n/a	5 mins	n/a
Kempston Swimming Pool (approx 3.4 miles)	n/a	20 mins	8 mins	n/a
Wootton Community Centre (approx 3.6 miles)	n/a	18 mins	6 mins	n/a
Bedford Hospital (approx 3.6 miles)	n/a	n/a	11 mins	15 mins
The Gym Group (approx 3.8 miles)	n/a	n/a	9 mins	n/a
Amphill Town (approx 4.1 miles)	n/a	24 mins	7 mins	n/a
Bedford Train Station (approx 4.3 miles)	n/a	n/a	11 mins	8 mins
The Quarry Theatre (approx 4.6 miles)	n/a	28 mins	12 mins	n/a
Centre Parcs Woburn Forest (approx 4.8 miles)	n/a	28 mins	9 mins	n/a
Tower Health & Racquets Club (approx 5.4 miles)	n/a	n/a	15 mins	n/a
The Higgins Art Gallery & Museum (approx 5.5 miles)	n/a	n/a	14 mins	n/a
Summerfields Minature railways (approx 7.0 miles)	n/a	n/a	14 mins	n/a
Wrest Park & Gardens (approx 9.3 miles)	n/a	n/a	18 mins	n/a
The Shuttleworth Collectiion (approx 11.9 miles)	n/a	n/a	21 mins	n/a

Driving and walking distances from Google maps.

Approximate distances are calculated with car travel as the reference, distances can vary based on the chosen mode of transportation.





## Why buy new

Buying new means you won't have to go through the expensive and lengthy process of renovating. You can move into your new home at Royal Gardens and enjoy the thoughtfully designed neutral decor until you put your own stamp onto it to make it your own.

Designed for modern living, our homes are built using carefully selected materials. Not only that, but new homes with efficient central heating and good insulation are more cost effective to run when compared to second-hand homes. On average, energy bills for new homes is 55% cheaper, saving households around £135 on monthly running costs.

### Brand new finishes and fittings

Everything you see will have just been installed, with stylish, modern fixtures and fittings. We offer a range of contemporary kitchens, tiles and flooring for you to choose from\*.

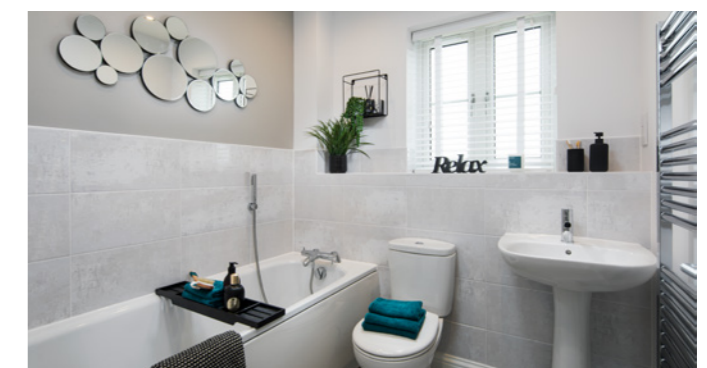
### Appliances and technology

There will be no need for you to think about replacing dishwashers or showers, we'll install the latest energy efficient appliances, ready and waiting for you to use as soon as you move in.

### A blank canvas

Replacing a previous owner's idea of 'interior design' can be a costly and time consuming process. Move into a brand new home at Royal Gardens, and you'll have the perfect blank canvas waiting for you to make your home your own.

\*Kitchen, ceramic tile and flooring choices will only be available subject to the stage of construction, in some instances, they will have already been pre-selected. Please ask the Sales Representative for further information.





## Abbey Saving Solution

Save thousands with the Abbey Saving Solution.

The Abbey Saving Solution is an exclusive scheme introducing money saving ideas to our customers. Offers and incentives can vary, plus you can tailor them to best suit your needs when purchasing your new home. Key incentives include, but are not limited to:

- ▲ Stamp Duty contributions
- ▲ Mortgage contributions
- ▲ Contributions towards energy bills
- ▲ Deposit contributions
- ▲ Legal fee and estate-agent contributions
- ▲ Money towards flooring

Across these incentives, customers have the opportunity to save thousands. This scheme is subject to conditions. Please ask the Sales Representative for further details and eligibility.












## Energy Efficient Homes

In today's rapidly changing world, many of us are increasingly turning our attention towards adopting a more sustainable lifestyle, while also reaping the benefits of reduced energy bills. This collective awareness of the environmental challenges we face has created a desire to make a positive impact with more of us making conscious decisions to minimise our carbon footprint by embracing energy-efficient practices.

We meticulously contemplate the design of our homes, ensuring they are energy efficient, leaving you to enjoy the benefits without having to put in the effort yourself.

What you get with an Abbey New Home:

-  Enhanced insulation
-  A-rated boilers
-  Low-flow taps and dual-flash toilets, helping reduce water usage
-  High EPC rated homes, meaning lower energy consumption
-  LED/low energy lighting
-  Full-cavity wall insulation
-  The latest energy efficient appliances

You'll see up to 63% improvement in heat loss in your Abbey New Home as well as reduced running costs.

Please ask the Sales Representative for further details.



# Beautiful Homes, Attractively Priced

Abbey New Homes is a residential housebuilder and property developer operating in the UK, Ireland and the Czech Republic.

For three generations, the sales sign in front of our developments has become a familiar sight in the South East of England. With many thousands of homes and satisfied customers to our credit, we continue to offer 'Beautiful Homes, Attractively Priced'. As a responsible developer, we endeavour to provide information that portrays as accurate a picture as possible, of your future home and we would like to point out the following: -whilst every care is taken to ensure accuracy of all published material, we reserve the right to amend or improve the specification, materials, floor layouts and site plans.

Please note that interior images shown in this particular brochure are indicative only and have been taken from other Abbey New Homes interiors. The landscaping shown in this brochure is indicative of a matured development with the artist giving some indication of how extra planting could be used to enhance the appearance of your home. The configuration of homes, garage positions, brick colours, windows, external treatments, and levels can vary from plot to plot. We can therefore only give typical illustrations.

Thank you for taking the time to read about our development, Royal Gardens. Please speak with our sales representatives who will be happy to provide further information and help you choose a house of which to be proud.

Royal Gardens

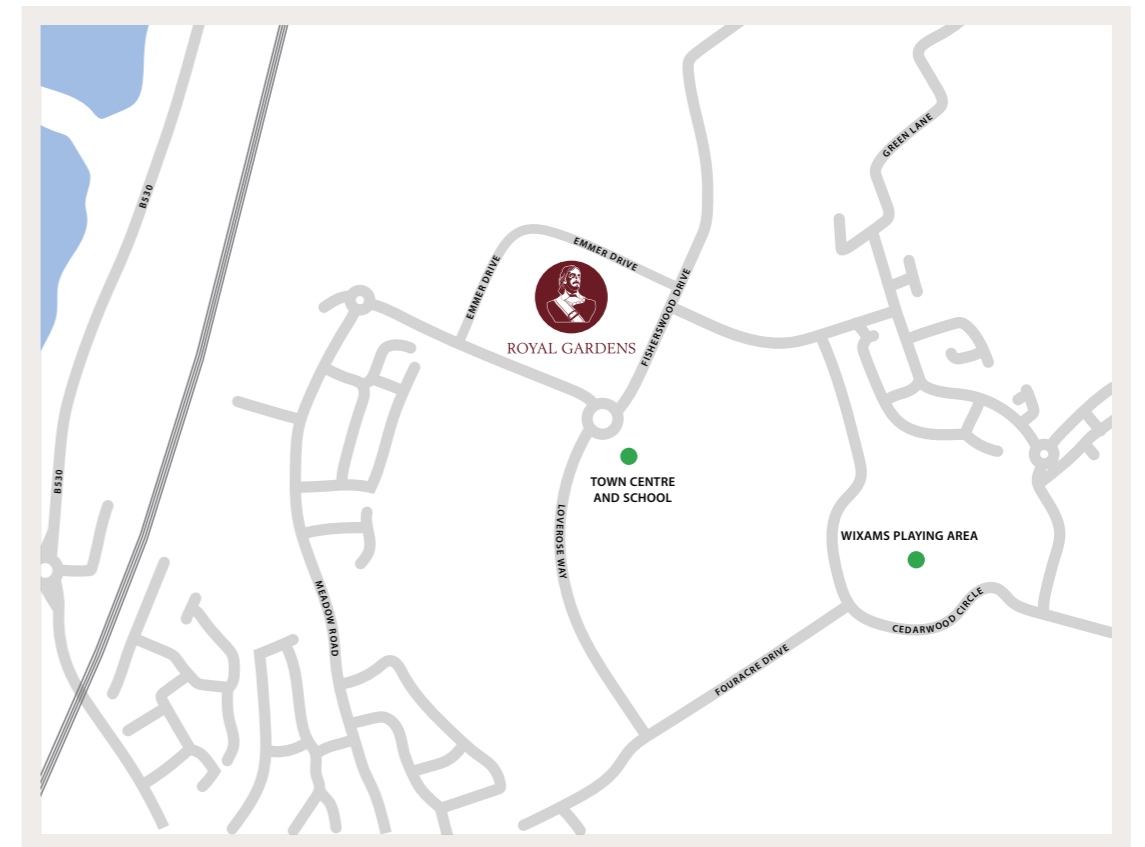
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Printed: November 2023



Protection for new-build home buyers



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