Fernwood

Cawston

A collection of 4 and 5 bedroom homes
A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 70 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 Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.
This exceptional new collection of four and five bedroom homes from Bellway is nestled in the beautiful village of Cawston. Life at Fernwood offers the serenity of village life, while being a stone’s throw from the vibrant market town of Rugby, and benefits from excellent proximity to road networks making it perfect for commuting and leisure travel.

Fernwood boasts thoughtfully designed homes that resonate quality and offer optimum space to relax, work and entertain in. The established village of Cawston is home to everyday amenities including shops, a school and Cawston Spinney woodland which offers a tranquil place to take a stroll. Step into idyllic village life at Fernwood.

A stunning village idyll near Rugby
You will discover an exciting array of pastimes from shopping to theatre, food and drink around Cawston. The Queen’s Diamond Jubilee Centre offers a range of sports activities including swimming, exercise classes, a gym and children’s activities.

For culture visit Rugby Theatre, established in 1949 and in the top ten of amateur theatre companies in the country. Sports fans enjoy the William Webb Ellis Museum, which is dedicated to the origin of rugby football. Then there’s the historic Rugby School, whose alumni include authors Lewis Carroll.

The pretty town centre streets offer everything from designer fashion to delicatessens, as well as homewares and DIY stores. The Clock Towers Shopping Centre and the numerous out of town outlets also boast many famous fashion brands and there is a local cinema where you can relax and watch the latest movie releases.

Rugby’s bustling market, which received a Royal Charter in 1235, sells a range of fruit and vegetables and is held three days a week in the town centre. A Farmers’ Market selling fresh produce, grown within 30 miles of Rugby, visits on the last Thursday of each month. For weekly grocery shopping Cawston has a local convenience store while a range of major supermarkets are located in and around Rugby.

Eat out with a mix of Mediterranean, Asian, Mexican and British cuisine all on offer. There is a good choice of independent and chain pubs and bars around town, offering something for everyone.

Education for toddlers to teenagers is catered for in Cawston, with Cawston Grange Primary School for 4-11 year olds in the village and a selection of secondary schools around Rugby. Pre school education includes Blue Strawberry Kids Day Centre and Nature Trails Day Nursery.

Cawston enjoys superb travel links, with the M45, M6 and M1 all within 10 miles. Rugby’s mainline railway station has regular services to Scotland, Birmingham, Manchester and London and for travel further afield Birmingham airport is just over an hour away by car.
Relax in the beautiful gardens at Coombe Abbey, visit Rugby Theatre for a little culture or delve into history at Warwick Castle. The choices are endless.
A charming collection of four and five bedroom contemporary homes designed with open plan living, individual styles and modern life in mind.
Make your new home as individual as you are

Additions
Your home, your choice

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 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.

Choose from our range of Additions options covering:

Kitchens:
~ Earthstone worktops
~ Integrated or freestanding washer/dryer
~ Integrated or freestanding tumble dryer
~ Built-under double oven
~ Ceramic hob
~ Stainless steel appliances
~ Fridge/freezer
~ Dishwasher
~ Microwave
~ Washing machine

Flooring:
~ Choose from carpets, vinyl, Amtico or ceramic

Tiling:
~ Full and half height tiling
~ Comprehensive upgrade options

Electrical:
~ Additional sockets
~ Additional switches
~ Chrome sockets
~ Chrome switches
~ Under-unit lighting
~ Shaver socket and light
~ Electric powered garage door controls
~ Tumble dryer vent
~ Dimmer switches
~ Recessed lighting
~ Light fittings
~ BT and TV points

Bathroom:
~ Heated towel rail

Security:
~ Intruder alarms
~ Security lights

Miscellaneous:
~ Turfed gardens
~ Fencing to rear garden
~ Outside tap
~ Wardrobes
~ Furniture package
~ Fire and surround
~ Bathroom and en suite accessories
~ Full height mirror over bath

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.
We’ll help you sell and buy
Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home as well as paying your estate agents’ fees.

We’ll buy yours so you can buy ours
Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents’ fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.

HELP TO BUY

Buy with just 5% deposit
Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development. Help to Buy is subject to eligibility and may not be available on this development. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.
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.

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

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.
How to find us