



Leestone Park

LEIGHTON BUZZARD



Welcome Home

WITH REDROW

Accessible and affordable family homes are waiting for you at Leestone Park, a modern development in Leighton Buzzard in Bedfordshire. Choose convenience and beauty, with great transport links to Milton Keynes and Luton and an abundance of scenic countryside and green spaces.

Treat yourself and your family to an area of great natural beauty and a long history. Wherever you are on the property ladder, and whatever you're looking for in a home, you're sure to find something for you at Leestone Park.



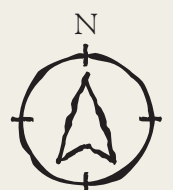
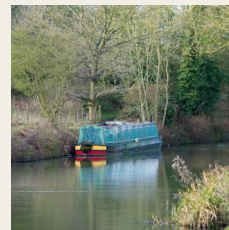
Leestone Park

LEIGHTON BUZZARD

A stylish collection of modern and individually styled 3 and 4 bedroom homes from Redrow's Heritage Collection. Combining 1930s-inspired architecture with modern finishes, it lends a unique yet timeless look that's also low maintenance.

Plans for an on-site primary school and other facilities, plus the many amenities of Leighton Buzzard just a stone's throw away, mean your new life at Leestone Park will be as stress-free as we can make it.

WELCOME TO LEESTONE PARK



□ - Bin Collection Point

This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our site Sales Consultant.

Beautifully

LOCATED

Situated in pleasant Bedfordshire, residents will be able to take full advantage of the county's famous waterways and parks. Leighton Buzzard itself is steeped in history, with the 13th century All Saint's Church (known as the 'cathedral of South Bedfordshire') being amongst the most notable, with much more to find nearby.

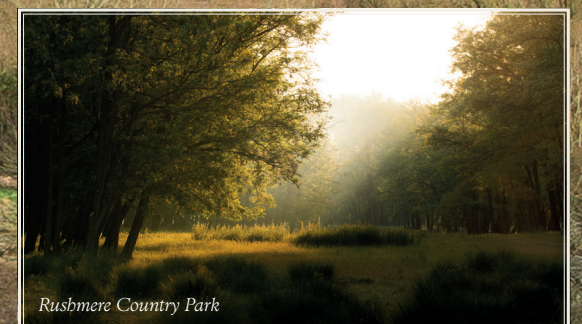
The nearby Leighton Buzzard Railway (6 minutes by car) is one of England's longest and oldest narrow-gauge lines, dating back to just after the First World War. Visitors can explore the history of the railway and the local area, as well as see the collecting of locomotives and rolling stock.

Fully immersing yourself in nature is as simple as a 3-minute drive or a 30-minute walk, with Rushmere Country Park practically on your doorstep. With 400 acres of woodland, heathland and lakes to explore there's plenty to do, especially with the many facilities – a Sculpture Trail, play areas, cafés and a visitor centre are just some examples. There are even multiple paths for walking, cycling and horse riding, letting you discover nature in your own way.

Leestone Park lets you enjoy countryside aesthetics and city convenience, with easy access to Milton Keynes and Luton for commuters who aren't willing to compromise quality of life.



Leighton Buzzard Railway



Rushmere Country Park

Adventure

ON YOUR DOORSTEP

At Leestone Park you'll never be short of things to do. Leighton Buzzard is fortunate enough to boast the Library Theatre which hosts everything from classic plays, modern films, and even comedy workshops, as well as providing all the services you'd expect from a library.

Nature lovers will enjoy Tiddenfoot Waterside Park a mere 7 minutes away. Ramblers and twitchers alike will be entertained, as conservation efforts have led to fantastic scenery and a varied selection of wildlife to observe.

Feeling adventurous? With the Dunstable Downs on your doorstep you have an endless span of countryside to explore.

Take the Icknield Way Trail to the Five Knolls and appreciate the beautiful scenery that surrounds Leestone Park.

You can take a step back in time at the nearby Ascott House, 9 minutes by car. Tudor-era architecture hides art from renowned artists, and pieces such as Han dynasty Chinese porcelain, the famous 'Five Mares' by Stubbs, and 'Madonna and Child with St John' by Andrea del Sarto. The Victorian gardens are also open to the public, with a topiary sundial, oval pond and other delightful features.

All this and more without even making the short journey to the bustling hubs of Luton or Milton Keynes. Life at Leestone Park will be as full as you want to make it.



Ascott House Theatre



Tiddenfoot Waterside Park

DISCOVER

Leighton Buzzard

The town is packed with activities to keep you and your family entertained. Lively local markets bring fresh produce and craft goods within your reach, with a monthly farmer's market and regular craft market, as well as year-round pop-up markets for a constant variety of new and unique goods. It even boasts its own brewery, named after the town, which provides a wide range of delicious local ales with regular open days and friendly staff.

It also features a charming canal, part of the famous and historic Grand Union Canal that stretches from London to Birmingham, a full 220km. As well as adding to the picturesque beauty of the town, it allows for long leisurely walks taking in the unique atmosphere of Leighton Buzzard. Should the fancy strike you, charter cruises and narrowboat rentals are possible for day trips or short breaks so you can explore the surrounding waterways in style.

Leighton Buzzard's unusual name is the subject of some uncertainty. First mentioned in 1086, it's seen over 60 different spellings and was originally known as just 'Leighton', from the Old English phrase for 'farm in a clearing in a wood'. 'Buzzard' was added later to differentiate it from another Leighton nearby in Cambridgeshire, now known as Leighton Bromswald. Buzzard itself is thought to be a corruption of Busar, or Beau-desert, though again this part of the name has seen around 40 different spellings.

You are perfectly situated to enjoy Leighton Buzzard's long and colourful history and stunning architecture. This tradition is complemented by all its modern conveniences, with multiple big-name supermarkets and chains within easy reach, along with a range of further amenities that cater to your daily needs. Old and new coexist peacefully to give you the best of both worlds

Leighton Buzzard Cross, Restored 1853



Leighton Buzzard Railway

The Leighton Buzzard Railway makes for a wonderful day out. This working museum features a range of old steam engines that can be ridden, together with a miniature railway, quarry digger displays, and an engine shed show.



Leighton Buzzard Cross

The origins of town's market cross are unknown, with the beautiful 27 ft. high structure reportedly dating back to the 15th century, paid for by Alice, Duchess of Suffolk, who was Lady of the Manor at the time.



Leighton Buzzard Canal

The town's canal is a great place to watch life quite literally float on by, with cycling and walking routes alongside the canal as well. There's also an annual one day festival that celebrates canal-life and the importance of conversation.



Tiddenfoot Waterside Park

What was once a sand quarry is now a space for people and wildlife. Enjoy its mile-long lake walk, playgrounds and woodland areas, with wooden benches available providing moments of brief respite. It makes for an ideal getaway when you're after some peace and quiet.



Leighton Buzzard Market

Discover the Leighton Buzzard Market that's held twice a week at the heart of the town's high street, offering fresh fruit and vegetables, plants and flowers, further complemented by the specialist pop-up, farmer's and craft markets.



Rushmere Country Park

A fantastic range of outdoor pursuits await at Rushmere Country Park, whether it's taking on the network of walking, cycling and horse-riding trails, discovering the magical Sculpture Trail, or gazing upon the families of herons. There's also an on-site café, playground and visitor centre, as well as a meadow that's perfect for an afternoon picnic.

Wine & DINE

You'll be spoilt for choice when eating out, with Trip Advisor listing over a hundred potential restaurants and cafés, giving you the best venue no matter the occasion. Catering to every taste, from Thai to Italian, American to Indian, enjoy experiencing the many gourmet locations just a short drive away.

For a night on the town there are plentiful highly-rated pubs such as The Stag which is just around the corner, offering bar games and a beer garden for warm summer nights with friends.

Not much further in you'll find The Lancer, The Sun and other places offering traditional surroundings, hot pub grub, and cold drinks for a memorable evening out.

For a relaxed lunchtime or weekend there are multiple fantastic independent cafés in Leighton town centre. Ollie Vees serves cocktails and coffees, Chrissy's Cakery offers cupcakes and hot drinks, and there are many others to discover for yourself. More familiar faces like Costa and Caffè Nero can be found also.



Pizza Express, Leighton Buzzard

Satisfy your cravings for pizza, pasta and more with this Italian restaurant. Open from lunch until late and serving hot and cold drinks, it's the perfect place for a family meal or date night.



Martini, Leighton Buzzard

Authentic Italian food from a family owned restaurant using only fresh ingredients. A dedicated and enthusiastic staff bring a passion for food and pride for good service to their work.



Swan Hotel, Leighton Buzzard

This cosy 17th-century building hosts a Tudor-style pub for guests and passers by to relax in, with a warm atmosphere and outdoor seating. Conveniently located near the town centre.



Costa Coffee, Leighton Buzzard

Great coffee served fast, as well as snacks and hot food. Ideal for a quick sit-down lunch to build your strength for exploring the town or grabbing something to go with minimum fuss.



Waitrose, Leighton Buzzard

With hot food to go, a wine bar and made-in-branch baguettes, you can take care of your hunger pangs whilst bringing home your weekly shop. You can even take ready-made-meals back for the family.



The Black Lion, Leighton Buzzard

Craft beers and ales in a friendly setting. Eight hand pulls, eight traditional ciders and over eighty bottled continental beers, plus a real open fire to take advantage of in the colder months.



A BRIGHT Future

A lower school is planned for the development itself in time. For other ages, or for more options, the town has everything from nurseries to colleges, with the University of Bedfordshire having a campus in both Luton and Milton Keynes.

LEIGHTON MIDDLE SCHOOL

Judged 'Good' by Ofsted in June 2018, Leighton Middle School is also a part of Challenge Partners, receiving annual peer reviews. This focus on pushing themselves extends to the children in their care, with multiple clubs available for your kids (present or future) to excel in. These include music-orientated options such as Choir, Orchestra or Jazz Band, to sports clubs like Football, Fitness, Team Building, Boccia and Cheerleading. They also provide Breakfast and After School Clubs for that little extra help in fitting the school run into your commuting. Modern teaching accessories like interactive whiteboards are present in every classroom, and extensive playing fields are available during good weather.

CEDARS UPPER SCHOOL

Nestled just a short walk from Tiddenfoot Waterside Park, Cedars Upper School is an academy school situated on the southern outskirts of Leighton Buzzard. The school prides itself on the nurturing of excellence, providing a platform for all their students to thrive and grow, both academically and socially. Rated 'Good' by Ofsted, Cedars Upper School offers a diverse curriculum of subjects including sport, arts and design & technology. The school's focus on community outreach is best encapsulated by its membership of the Chiltern Learning Trust, which gives them the chance to work with local schools to improve the teaching and learning standards in the local area.

PULFORD LOWER SCHOOL

As the oldest school in the town, Pulford has a rich heritage and strong relationship with the church due to its founder Joshua Pulford, a vicar. In the latest Ofsted rankings, Pulford Lower School was rated as Outstanding in key areas: early years provision; outcomes for children and learners; quality of teaching, learning and assessment; and effectiveness of leadership and management. In fact, the excellent academic progress of the pupils was only matched by their "spiritual, moral, social and cultural development", described in the report as "excellent". The school takes pre-schoolers and has a before-and-after-school club, Little Saints, which operates every day during term-time.

UNIVERSITY OF BEDFORDSHIRE

For more than 100 years, the innovative University of Bedfordshire has been educating students of all ages and backgrounds. It's this heritage that has helped build a rich academic reputation across its campuses in Luton, Bedford, Milton Keynes, Aylesbury and Putteridge Bury. The university offers a vast range of undergraduate, postgraduate and foundation degrees across the sectors of creative arts, technologies and science, health and social, business, and education and sport. Diversity is also a key drive, with students from over 100 different countries currently studying at the university. All receiving a platform of support that includes career and job-seeking advice, volunteer and work experience placements, personal tutors and modern accommodation.

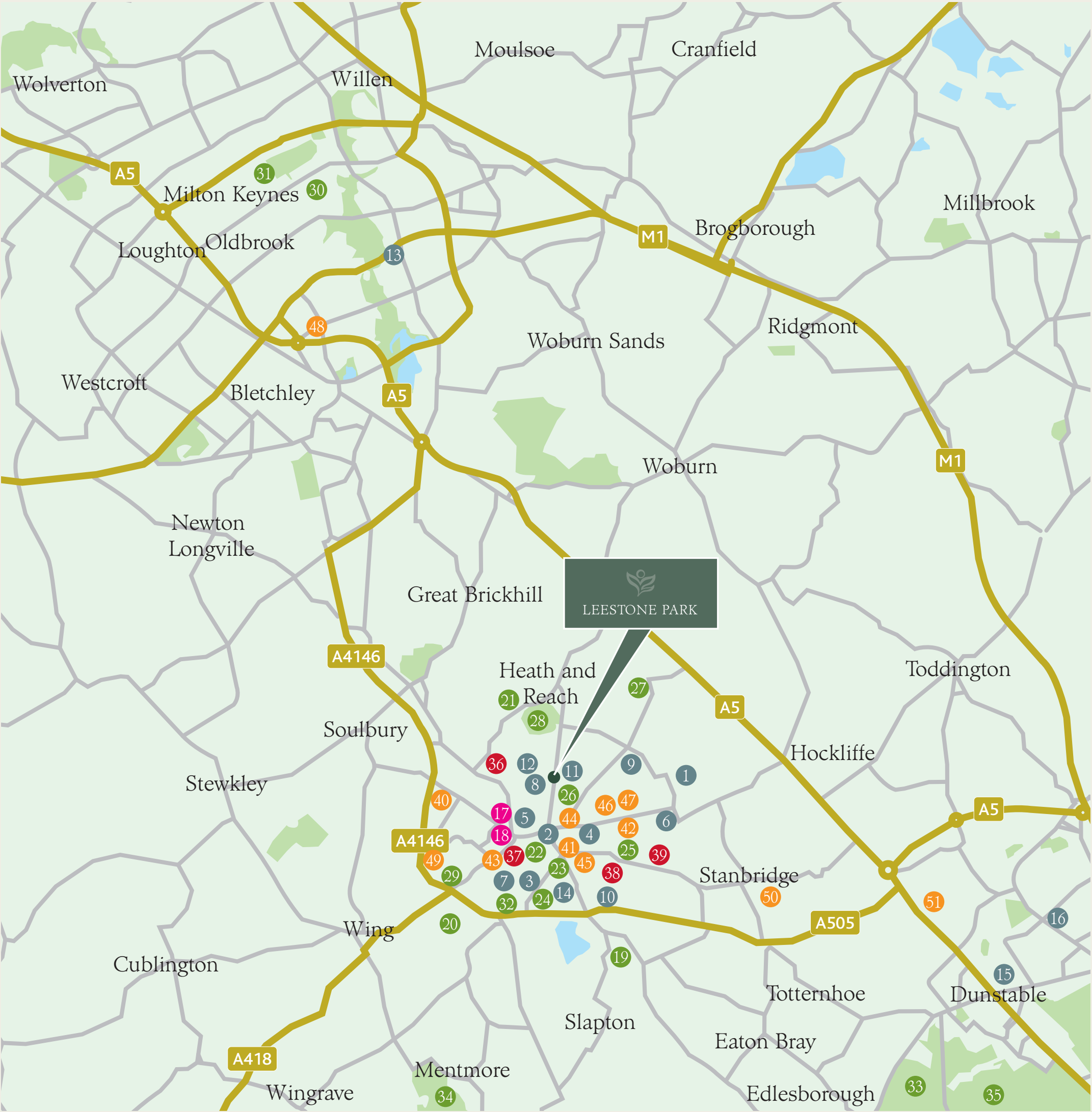
FOOTSTEPS NURSERY AND PRE-SCHOOL

Footsteps aims to be a 'home from home' for your children, from birth to 8 years. They use a range of educational philosophies such as Montessori, Rudolf Steiner, Vygotsky, and Reggio Emilia to provide the best education possible. They're keen to work with you to give your child consistency between home and school, whether that involves potty training or a scheduled naptime. If your kids are still breastfeeding, they can be provided with fresh or frozen breast milk, and whatever their nutritional needs the staff will work to the timeframe you specify to ensure the least amount of disruption to their day-to-day life.

MARY BASSETT LOWER SCHOOL

Mary Bassett is the parents' and students' favourite, receiving very high scores from surveys. Every parent or carer said their child was happy at the school and making good progress, with 98% agreeing they would recommend it. Rated as 'Good' by Ofsted, Mary Bassett is also accredited with the Nurture Group Network Quality Mark, Healthy Schools status, and the School Games Platinum mark. They're also working towards a Gold Artsmark to recognise their commitment to the arts and cultural learning. Your children will receive a well-rounded and broad educational experience at Mary Bassett, truly preparing them for whatever the future holds.

Ofsted rating correct at time of print. June 2019.



YOUR
Local Area

Everything you could need is conveniently located near Leestone Park.

Beyond shopping and entertainment, Leighton Buzzard has medical and dental practices for routine check-ups and procedures. For anything else Luton is just slightly further afield, serving as a transport hub to the wider Britain and the world with its train station and airport, and even more options for fun and business.

SCHOOLS

- 1 Beaudesert Lower School
 - 2 Leighton Middle School
 - 3 Pulford Lower School
 - 4 Footsteps Nursery and Pre-school
 - 5 Mary Bassett Lower School
 - 6 Brooklands Middle School
 - 7 Cedars Upper School
 - 8 Doversy Down Lower School
 - 9 Gilbert Inglefield Academy
 - 10 Greenleas School
 - 11 Heathwood Lower School
 - 12 Oakbank School
 - 13 The Open University
 - 14 Central Bedfordshire College - Leighton Buzzard
 - 15 Central Bedfordshire College - Dunstable
 - 16 University of Bedfordshire
- 26 Sand Museum
 - 27 Stonehenge Works Railway Station
 - 28 Leighton Buzzard Golf Club
 - 29 Energie Fitness Leighton Buzzard
 - 30 Cineworld Milton Keynes
 - 31 Bella Italia Milton Keynes
 - 32 Tiddenfoot Leisure Centre
 - 33 Ivinghoe Beacon
 - 34 Mentmore Towers
 - 35 Dunstable Downs

HEALTH

SHOPPING & DINING

TRANSPORT

- 17 Leighton Buzzard Train Station
- 18 Leighton Buzzard Bus Stop

LEISURE & ENTERTAINMENT

- 19 Mead Open Farm
 - 20 Ascott House
 - 21 Rushmere Country Park
 - 22 Parsons Close Recreation Ground
 - 23 Splash N Play
 - 24 Leighton Buzzard Brewing Company
 - 25 Leighton Buzzard Theatre
- 40 Tesco Superstore
 - 41 Pizza Express
 - 42 Martini
 - 43 Swan Hotel
 - 44 Costa Coffee
 - 45 The Black Lion
 - 46 Waterborne Walk Shopping Centre
 - 47 Waitrose
 - 48 MK1 Shopping and Leisure Centre
 - 49 The Ship Inn
 - 50 The Five Bells
 - 51 Graziano Italian Restaurant



MY REDROW, MY HOME, MY WAY

*Supporting you through your new home search and purchase.
Do it the easy way, online with My Redrow.*

*It's the online way to save
your favourite developments,
house styles and even plots,
manage your appointments
and select & purchase your
Finishing Touches.*

SEARCHING FOR YOUR NEW HOME:

- Be the first to hear about relevant new homes as they become available and save them to your favourites.
- Take a closer look at the high specification included as standard in all Redrow homes and the finishing touches available.
- Manage your show home viewings and telephone appointments using our real-time calendar.

READY TO RESERVE?

- Not sure of the next steps? See our handy tips and checklists.
- Contact one of our recommended New Build Mortgage Specialists to advise you about the best financial solution for you.
- Find a recommended legal expert - ones we know and trust to help your home purchase run smoothly.

ONCE YOU'VE RESERVED YOUR HOME:

- Style and personalise your new home online, all from the comfort of your own home, any time of day or night.
- Confirm your Style and Colour Choices and pay for Optional Extras* securely online by credit or debit card.
- Use our handy interactive checklists to keep up to date with your legal and financial milestones as you move towards Exchange of Contracts.
- Check the build stage progress of your new home.
- Find your important home purchase details all in one place in My Documents.

*Availability of choices and optional extras are dependent on the build stage of each home at the time of reservation.

It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details, position and size of the garage / materials used. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. All internal and external photography of properties depicts previous Redrow developments. Other photographs are of the local area or indicative lifestyle images.

Leestone Park



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