

LEESTONE CHASE

KEMSLEY DRIVE,
LEIGHTON BUZZARD, BEDFORDSHIRE,
LU7 3HE

A collection of beautiful 2 & 3
bedroom houses at this exciting new
development situated on the edge of
the historic & sought-after market town
of Leighton Buzzard





Welcome

Leestone Chase in Leighton Buzzard is an exciting new development offering thoughtfully designed homes in a well-connected Bedfordshire location. Combining modern living with green surroundings, it creates an ideal setting for families, professionals and first-time buyers seeking comfort, convenience and community.

Set on the edge of the thriving market town of Leighton Buzzard, Leestone Chase enjoys excellent transport links, with direct rail services to London and easy access to Milton Keynes, Luton and the M1. Residents can enjoy a fantastic range of amenities, from shopping at Waitrose & Partners and Waterborne Walk Shopping Centre to browsing independent boutiques such as Room No9 Gift Shop & Cafe and Happydashery.

Leighton Buzzard also boasts an excellent food scene, with popular dining spots including Mama Rosa, Mevan Restaurant & Bar and Number One Kitchen Turkish Restaurant. For outdoor leisure, Rushmere Country Park, the Grand Union Canal and Tiddenfoot Waterside Park are all nearby. Families are particularly well served by highly regarded schools, with a number of local lower, middle and upper schools rated Good or Outstanding by Ofsted.

Everything you need close to home



Leighton Leisure & Community Centre
and the Grand Union Canal close by



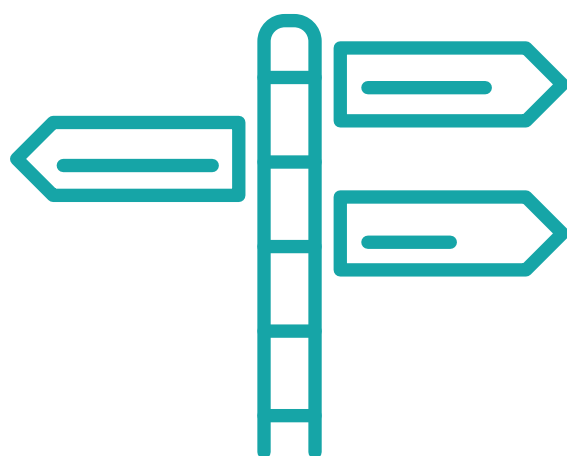
A short walk from
Leighton Buzzard town centre



There are 6 lower and 3 middle
schools nearby and are all rated
good and outstanding by Ofsted



Local amenities include several
supermarkets, butcher, cafes, pubs
and restaurants, post office and
Leighton Leisure & Community Centre



Rushmere Country Park, Leighton Buzzard Steam
Railway and Leighton Buzzard Golf Club all close by



Leighton Buzzard Market



Market Square, Leighton Buzzard

Easy connections

Leighton Buzzard railway station, just a short distance from Leestone Chase, offers direct services to London Euston in around 30 minutes, ideal for commuters. The development also benefits from excellent road links via the A5, A4146 and M1, connecting residents to Milton Keynes, Luton and beyond. A reliable local bus network and London Luton Airport, just 17 miles away, add further convenience.

By Train



From Leighton Buzzard Station



Milton Keynes
12 mins



Watford
17 mins



London Euston
34 mins

By Car



From Leestone Chase



Tesco Superstore
1.8 miles



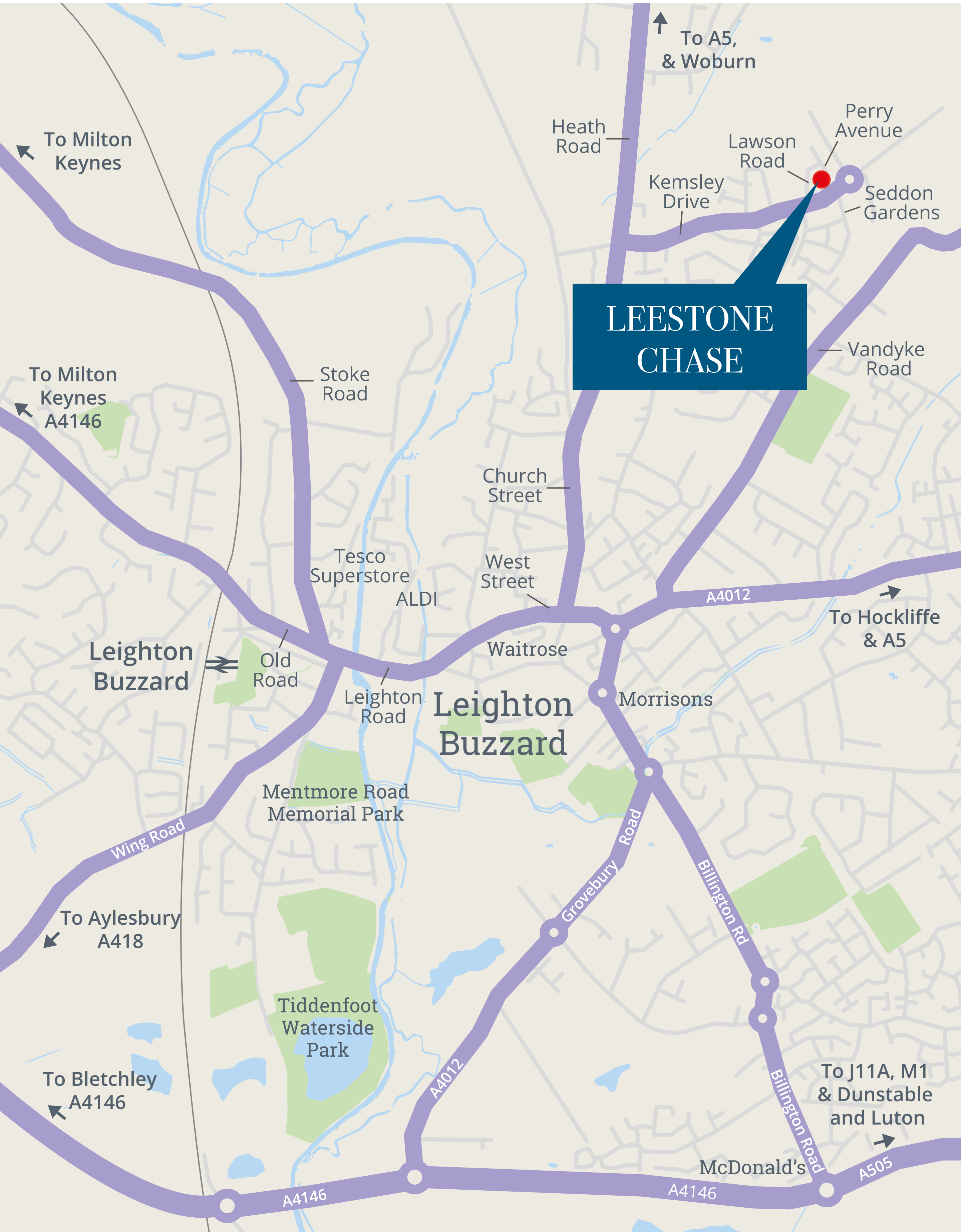
Leighton Buzzard Station
2.1 miles



Luton
14 miles

Location Map

Kemsley Drive,
Leighton Buzzard, Bedfordshire,
LU7 3HE



Specification

Homes elegantly crafted to match your lifestyle.

Kitchen

- Contemporary fitted kitchen with worktops
- Built-in electric oven
- Built-in electric ceramic hob
- Stainless steel cooker hood
- Stainless steel splashback to hob
- Freestanding fridge/freezer*
- Integrated fridge/freezer**
- Freestanding washer/dryer*
- Integrated washer/dryer**
- Single bowl sink*
- 1 ½ bowl sink**
- Vinyl flooring

Bathroom

- White bathroom suite
- Chrome heated towel rail
- Glass shower screen
- Thermostatic shower over bath
- Full height wall tiles to bath & as splash back to basin
- Shaver point
- Vinyl flooring

*Plots 78-81. ** Plots 85-89

Cloakroom

- White sanitary ware
- Wall tiles as splashback to basin
- Vinyl flooring

Interiors

- Double glazed UPVC windows
- Carpet to stairs, landing & bedrooms, vinyl flooring throughout ground floor
- Smoke detector
- Air source heat pump heating system with radiators & hot water cylinder
- Media plate to living room incorporating 2 satellite modules, single TV IEC Coax and single ethernet module

Exteriors

- Patio area
- Turf to rear garden
- Rear garden tap
- Shed
- 2 allocated parking spaces
- EV charging point linked to property's electricity supply
- 990 year lease



Photography is for illustrative purposes only and depicts a typical Hightown Homes show home

Site Plan



2 Bedroom House



3 Bedroom House

Floor Plan

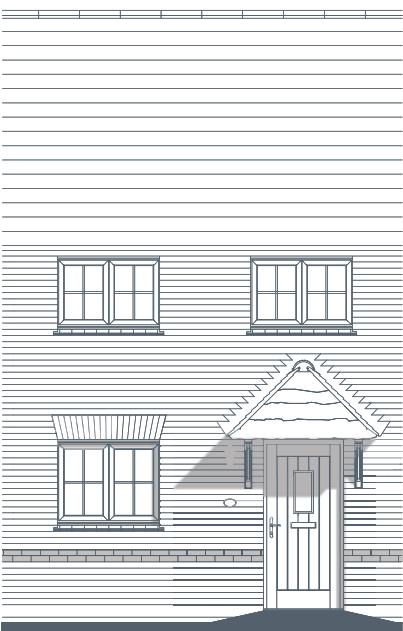
2 Bedroom House

Plot 78*		15 Perry Avenue, Leighton Buzzard, Beds, LU7 3SU
Plot 79*		11 Perry Avenue, Leighton Buzzard, Beds, LU7 3SU
Plot 80		9 Perry Avenue, Leighton Buzzard, Beds, LU7 3SU
Plot 81		7 Perry Avenue, Leighton Buzzard, Beds, LU7 3SU

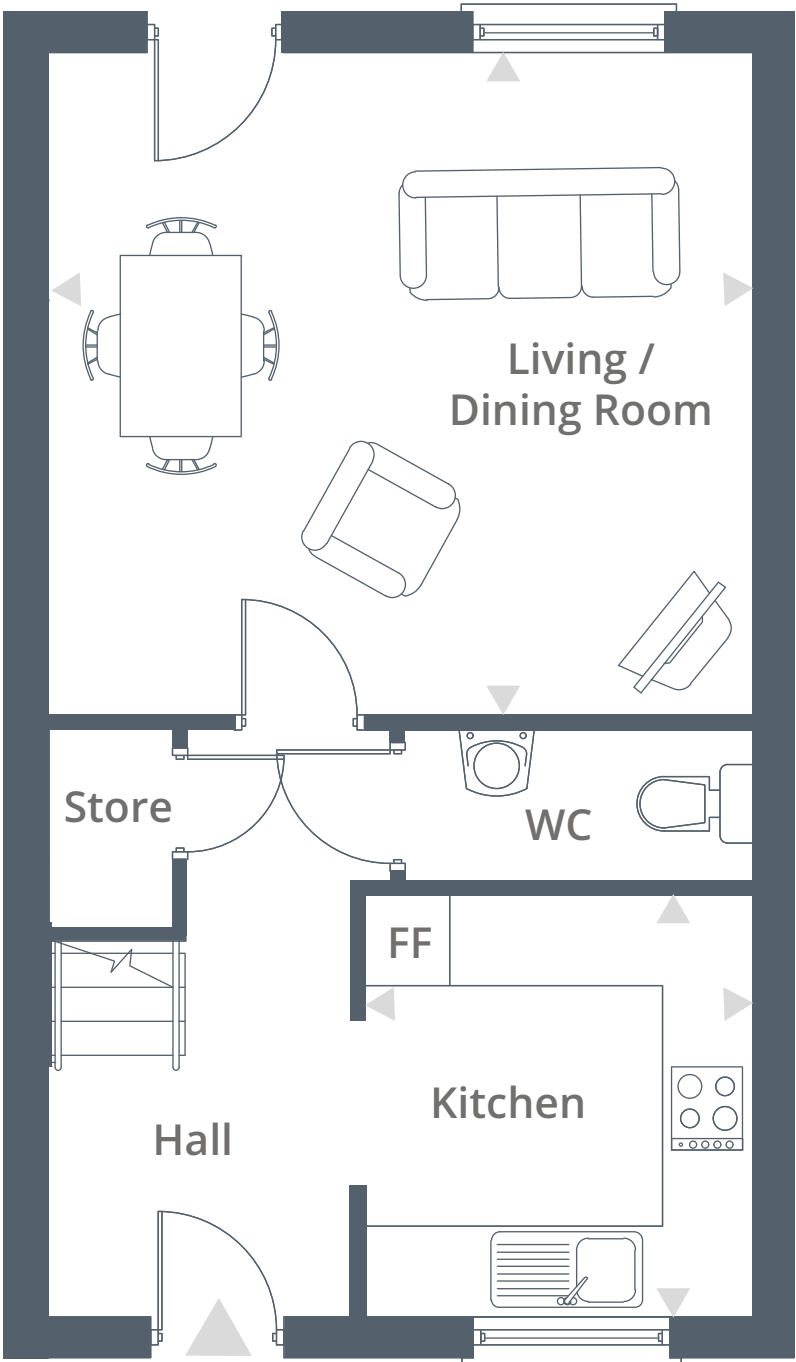
* PLOTS 78 & 79 ARE HANDED TO THE PLAN DRAWN



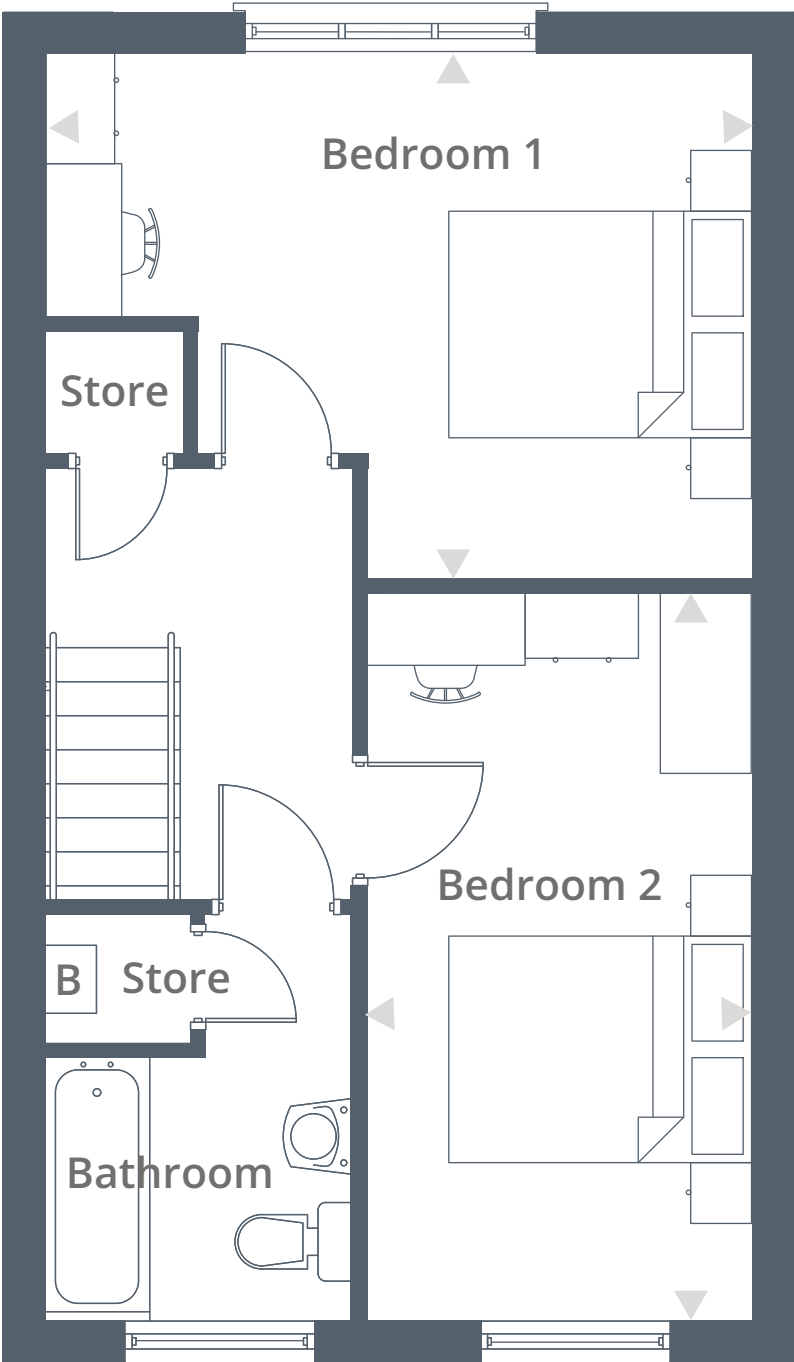
FRONT ELEVATION
PLOTS 78* & 81



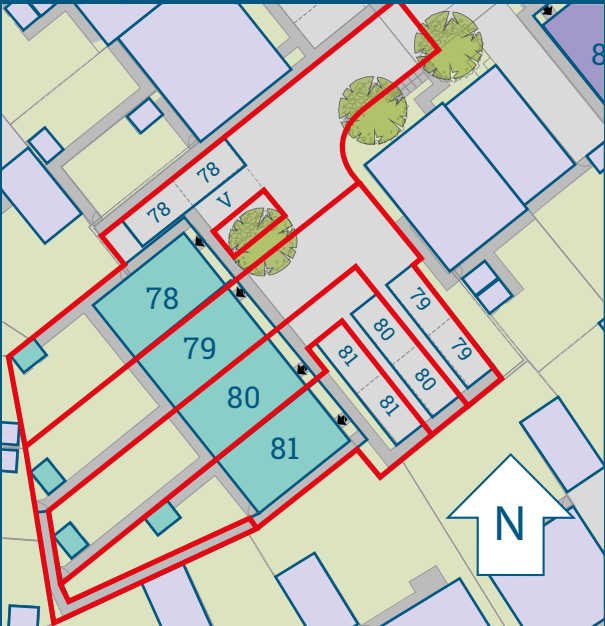
FRONT ELEVATION
PLOTS 79* & 80



GROUND FLOOR



FIRST FLOOR



Dimensions

Living / Dining Room	4.66m x 4.35m	14' 7" x 14' 3"
Kitchen	2.75m x 2.57m	9' 0" x 8' 5"
Bedroom 1	4.66m x 3.45m	15' 4" x 11' 4"
Bedroom 2	4.75m x 2.58m	15' 7" x 8' 5"

Total Area 76 m² / 818 ft²

Floor Plan

3 Bedroom House

Plot 85*	2 Perry Avenue, Leighton Buzzard, Beds, LU7 3SU
Plot 86	4 Perry Avenue, Leighton Buzzard, Beds, LU7 3SU
Plot 87	6 Perry Avenue, Leighton Buzzard, Beds, LU7 3SU
Plot 88	8 Perry Avenue, Leighton Buzzard, Beds, LU7 3SU
Plot 89	10 Perry Avenue, Leighton Buzzard, Beds, LU7 3SU

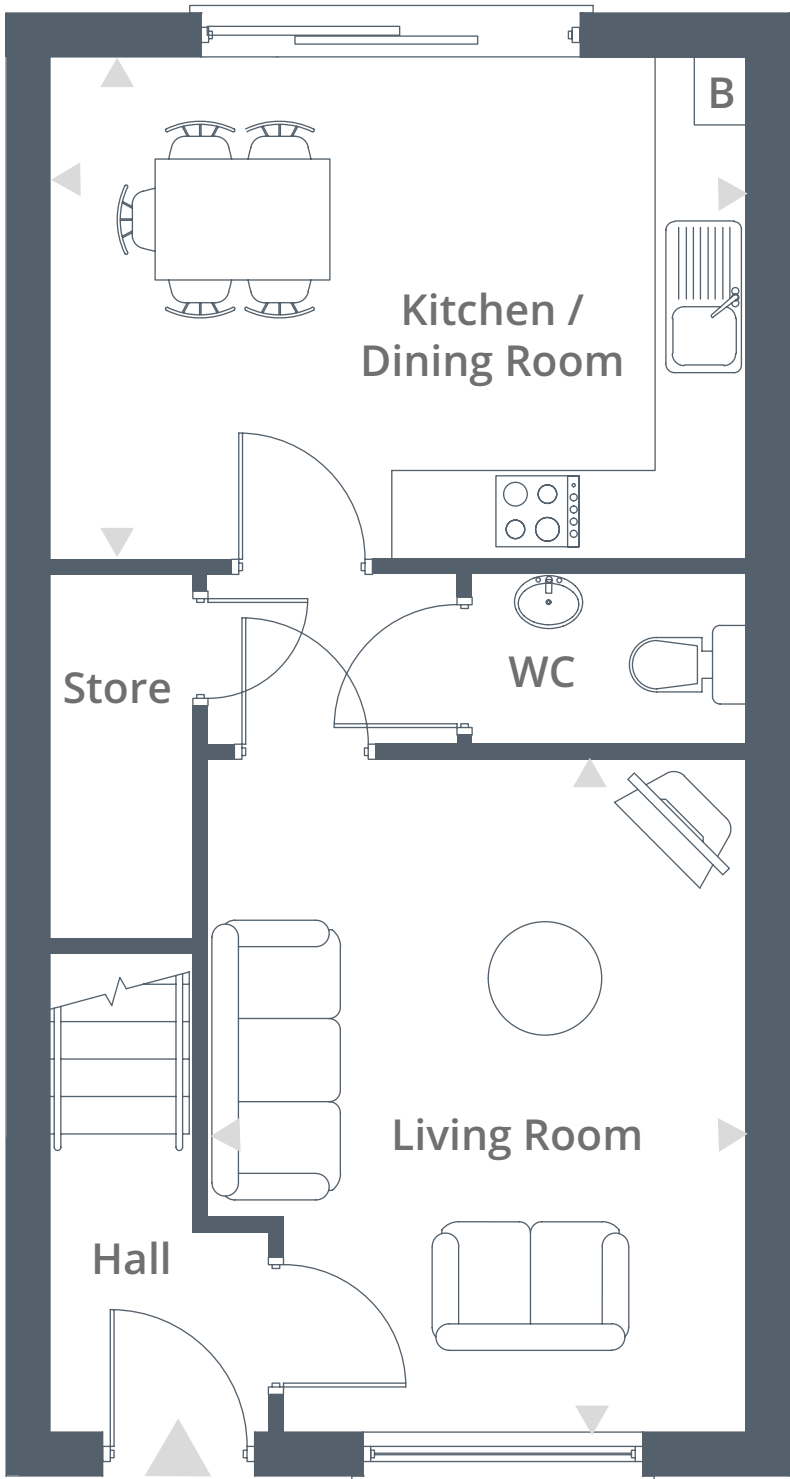
* PLOT 85 IS HANDED TO THE PLAN DRAWN



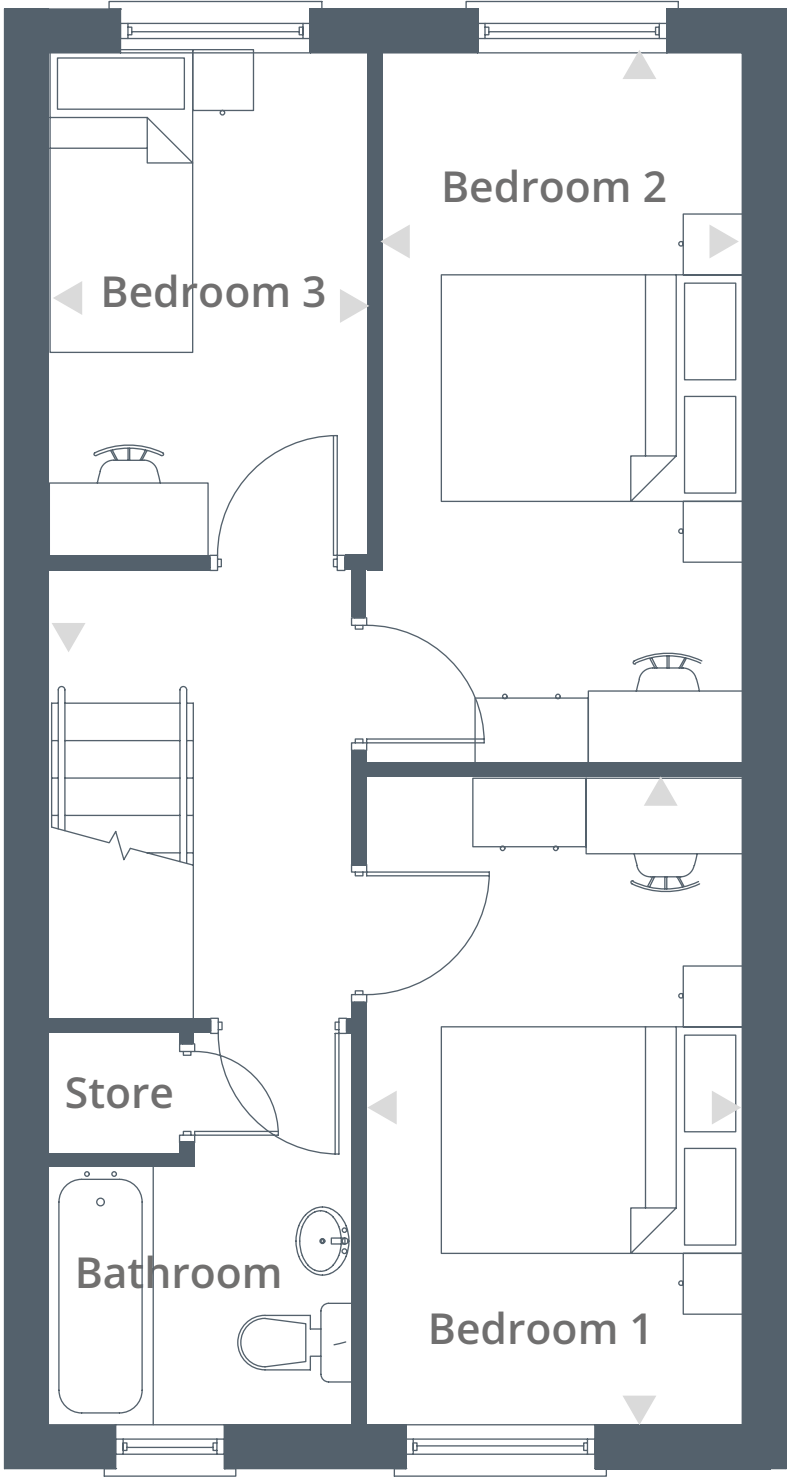
FRONT ELEVATION
PLOTS 85* & 89



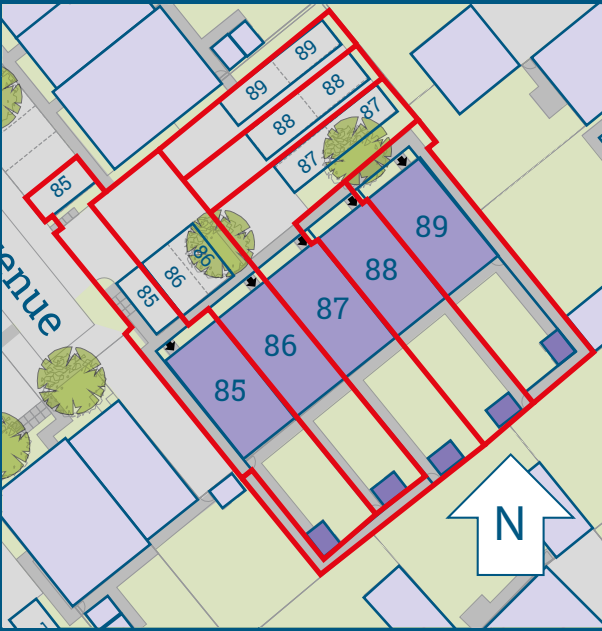
FRONT ELEVATION
PLOTS 86, 87 & 88



GROUND FLOOR



FIRST FLOOR



Dimensions		
Living / Dining Room	4.45m x 3.08m	14' 7" x 10' 1"
Kitchen	4.63m x 3.34m	15' 2" x 10' 11"
Bedroom 1	4.42m x 2.51m	14' 6" x 8' 3"
Bedroom 2	4.60m x 2.44m	15' 1" x 8' 0"
Bedroom 3	3.35m x 2.13m	11' 0" x 7' 0"
Total Area 83 m ² / 893 ft ²		

What is Shared Ownership?

How does it work?

Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share in a new build or resale property.

The purchaser pays a mortgage on the share they own, and pays a subsidised rent to a housing association on the remaining share. Because the purchaser only needs a mortgage for the share they are purchasing, the amount of money required for a deposit is usually lower when compared to the amount that would be required when purchasing outright.

The purchaser has the option to increase their share during their time in the property via a process known as 'staircasing', and in most cases can staircase all the way to 100%. In this instance, the shared owner will no longer pay any rent, just their mortgage along with any relevant service charges and ground rent.

Example breakdown of costs

PROPERTY VALUE

£255,000

- Pay £350.63 a month rent on the remaining share
- Pay £108.99 monthly service charge
- Pay a mortgage on the 50% share of the property you buy

5%
DEPOSIT

£5,100

50% MINIMUM SHARE

£124,950

50% MORTGAGE

£124,950

10 steps to buying with Shared Ownership



1

See what's available



2

Register and go through a mortgage assessment



3

Arrange to view property with sales team



4

Apply



5

Reserve



6

Arrange a mortgage



7

The legal bit



8

Exchange



9

Complete



10

Move in!

LEESTONE CHASE

KEMSLEY DRIVE, BERRYFIELDS,
LEIGHTON BUZZARD, BEDFORDSHIRE,
LU7 3RG

FIND OUT MORE



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hightownhomes.com



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