



**BLOOR HOMES  
AT LANGFORD MEADOWS  
LANGFORD**

BLOOR HOMES AT LANGFORD MEADOWS  
SALES & MARKETING SUITE  
TITHE FARM CLOSE, CHURCH STREET,  
LANGFORD, BEDFORDSHIRE. SG18 9NE  
TEL: 01462 889668



Bloor Homes at Langford Meadows  
is a development in conjunction with  
Rosconn Strategic Land Limited



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1969

THE YEAR WE  
STARTED MAKING  
DREAM HOMES A REALITY



**In Langford, we are not only able to offer you a stunning location, we are also dedicated to building quality new homes that stand the test of time.**

Visit one of our developments built 10 years ago and see how the community has developed along with the landscaping and house type designs. As one of the leading privately-owned house builders in the country, our success is based on strong traditions of quality, value for money and a genuine desire to build homes that give our customers years of pleasure.

The company is still owned by John Bloor who is actively involved within the day to day running of the business to ensure the high quality we pride ourselves on is achieved on all our homes.

Our approach to the design of every new location we produce goes far beyond the provision of superior homes for today's varied lifestyle. We make every effort to conserve the natural balance of each location including the conservation of wildlife and the preservation of natural features. Care and consideration is also taken to ensure that the environmental impact of every new home we build is kept to a minimum.

Whichever home you choose, you will find that our homes with their high specification, provide not only maximum comfort, but greater freedom of movement.

Plus, reserve a Bloor home in the early stages of construction and you will have the freedom of choice to select from our range of finishes for your kitchen, bathroom and en suite facilities.

Once reserved, you will be able to take advantage of "Your Choice" which allows you to choose additional fixtures and fittings to personalise your new Bloor home, or upgrade to a higher specification from the standard range used on this development at an extra cost.

We are proud to be building in Langford, Bedfordshire, bringing quality homes and developing communities.

SAT NAV:	DEVELOPMENT: Bloor Homes at Langford Meadows
	FIND US HERE: Church Street, Langford, SG18 9NE

**A superior collection of 3 & 4 bedroom homes in the attractive village of Langford.**

At Bloor Homes, we know that choosing where you want to live is as important as getting the timing of your move just right. That is why we believe our new collection of homes in the semi-rural village of Langford will be the next place you want to call home.

This is a truly wonderful place to live with open countryside within easy reach. The development combines all the benefits of a peaceful location, convenient and accessible transport links to the vibrancy of Bedfordshire and beyond, and the comfort of a superbly crafted, brand new home.



01



02



03



04

The semi-rural village of Langford is situated in the bustling county of Bedfordshire, boasting an excellent range of day-to-day services and amenities within the village, and surrounding areas – giving you and your family everything you need close by.

Bloor Homes at Langford Meadows is close to the A1 meaning fantastic connections to the neighbouring towns; including Biggleswade just a mere 5 minutes down the road, Hitchin (9 miles), Bedford (14.7 miles) and Milton Keynes. Enjoy direct services from the nearest station in Biggleswade to London St Pancras International within 45 minutes making this development the commuters dream.

These beautiful 3 & 4 bedroom homes demonstrate Bloor Homes' commitment to traditional craftsmanship, attention to detail and real quality in everything we do. With their location being somewhere as attractive as the village of Langford, your new Bloor home really is in the perfect place.



◀ 1.3 MILES

A1

Be on the motorway within 3 minutes

[trafficengland.com](http://trafficengland.com)



▶ 18.4 MILES

LUTON AIRPORT

In just under 40 minutes you can catch flights to a whole host of worldwide destinations.

Luton, LU2 9LU  
[london-luton.co.uk](http://london-luton.co.uk)



▼ 2.2 MILES

SOUTH TO LONDON ST PANCRAS

Biggleswade is on the East Coast Main Line, and trains from the station travel north to Peterborough and south to London King's Cross.

Station Rd, Biggleswade  
SG18 8AL

▼ 2 MINUTE WALK

LANGFORD VILLAGE ACADEMY

Langford Village Academy is part of the Bedfordshire Schools Trust (BEST) providing strong routes for your child's educational journey.

Biggleswade SG18 9QA  
[langfordvillageacademy.org.uk](http://langfordvillageacademy.org.uk)



▲ 2 MILES

BIGGLESWADE

Charming market town of Biggleswade, offering you a host of local amenities, stunning countryside and fantastic travel links.

Biggleswade, SG18 0JS



◀ 8.9 MILES

HITCHIN LAVENDER FIELDS

Awaken the senses with glorious strolls through the lavender fields.

Hitchin, SG5 3UA  
[hitchinlavender.com](http://hitchinlavender.com)



▲ 4.9 MILES

THE A1 RETAIL PARK

Shop until you drop with a host of fantastic shops with retailers like M&S, Next, Matalan, TK Maxx, H&M & Laura Ashley.

The A1 Retail Park  
Biggleswade, SG18 8PS



◀ 7 MILES

HENLOW COMMON AND LANGFORD MEADOWS

A scenic countryside walk on your doorstep.

SG18 9QB  
[centralbedfordshire.gov.uk](http://centralbedfordshire.gov.uk)



◀ 5.3 MILES

THE HIVE

Perfect for keeping those little ones in check, head to The Hive for fantastic indoor play areas.

Bedfordshire. SG17 5HQ  
[thehiveshefford.co.uk](http://thehiveshefford.co.uk)

**We always go that extra mile to ensure we build in locations close to good schools, amenities and transport links, and Bloor Homes at Langford Meadows is certainly no exception.**

Families moving to Bloor Homes at Langford Meadows can rest assured that their children's education is well catered for, with a choice of establishments for every age range.

The Langford Village academy is just a 2-minute walk from your front door and caters from the ages of 3 to 11.

It is only around 3 miles away to the Biggleswade Academy, meaning you can take your pick for good Ofsted rated schools, which provide strong roots for the start of your child's educational journey.

For middle school options, there is the Henlow Church of England academy, which is just a 6-minute drive from the development, while the Etonbury Academy is 4.6 miles away (both rated 'good').

The village of Langford has all your day-to-day amenities catered for with a small shopping parade within walking distance, including a convenience store, pharmacy and other essential items.

Those looking to take in scenic walks can explore Henlow Common and Langford Meadows – acres of countryside right on your doorstep.



For a wider range of shops and entertainment options, visit the popular market town of Biggleswade (2 miles). Here you will find everything from your high street brands to independent names and places to eat and drink for the whole family to enjoy.

The historic market town of Hitchin is under a 20-minute drive from Langford, where you will find a diverse mix of independent shops covering everything you would need, from food and drink to fashion and beauty.

Explore for yourself the historic market place in the heart of the town centre and take in the exquisite examples of Tudor and

Georgian architecture which this beautiful town is renowned for as well as taking a stroll through the stunning Hitchin Lavender Fields.

Feeling adventurous? Head towards Milton Keynes where you will never be short of things to do and see. Thrill seekers can take a slope at Xscape and those wanting a more peaceful experience can browse the theatres, restaurants and stores.

From rolling countryside, to good schools and a wide range of leisure and everyday amenities – there really is something for every member of the family at Bloor Homes at Langford Meadows.

WE'RE HERE,  
LONG AFTER  
WE HAND OVER  
THE KEYS

**Choosing to buy a new Bloor home eliminates many of your worries. With no repairs or renovations to do, you will be able to enjoy spending more quality time with your friends and family.**

We hope that you will never need it, but that doesn't mean we don't understand the peace of mind that comes with having an insurance backed 10 year warranty from the NHBC.

As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out their own inspections on your new home, ensuring that it's built to the high quality we pride ourselves on.

Most of us don't regularly buy a new home, so it's no wonder it can seem a little confusing at times. It's not as scary as you might think, we'll hold your hand through the entire buying process. After all, we've been doing this for over fifty years so rest assured, you're in good hands.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand. Simply follow our step by step guide and know that we'll be here to answer all your questions. The first step to making your move, is deciding if new is right for you.

And what's more, we'll keep on looking after you and your home long after you've moved in.

3,548

THE NUMBER OF  
DREAMS WE MADE  
REALITY LAST YEAR\*



\*Figure based on legal completions between July 2019 and June 2020.

All information shown in this brochure was correct at time of going to press.

Right: Typical interiors 01 & 02