



# A friendly community

This is a rural park that is within easy reach of good amenities and a number of interesting towns.

**J**ust two miles north of Bedford off the A6, Peppercorn Park is surrounded by open countryside and many of its 75 plots enjoy fine views across open farmland – horses grazing in adjacent pastures are a common sight for the residents.

The park has a friendly, community atmosphere. As well as the wonderful country-side surroundings, the village of Clapham has useful amenities, including several pubs, an Italian restaurant, an active allotments association and a village hall

## FOR SALE

At the time of writing two new homes were for sale: a **40x20 Stately-Albion Chatsworth Gold** 2 bed, **£149,995**; and a **34x22 Omar Sheringham** 2 bed, **£145,000**. There was also a pre-owned **1988 Omar Ranchouse** 38x12 2 bed, **£65,000**. All three are currently available with one year's free ground rent.

where locals can learn a range of skills from line dancing to foreign languages.

The Bedford & County Golf Club is close to the park – with several other courses within easy reach – and the area has a wealth of other recreational activities such as fishing and horse riding.

Bedford, a busy shopping centre, has the delightful river Great Ouse meandering through its centre providing many delightful walks along the riverbanks.

The popular indoor shopping centre and ski slope at Milton Keynes is within easy driving distance of the park, as is the famous Billing Aquadrome, with its range of activities from fishing to funfairs.

Other towns within easy reach include Huntingdon and St Neots, both also on the Great Ouse, and Northampton. Grafham Water, near Huntingdon, is a popular sailing and fly fishing centre and has a nature reserve on its western shore. ■

## PEPPERCORN PARK

Clapham, Bedfordshire MK41 6HB  
**Tel:** 01252 408891  
**Email:** info@britanniaparks.com  
**Web:** www.britanniaparks.com

### Buy new from £145,000

- ▶ Ground rent £132.43 per month
- ▶ Council tax £1040pa
- ▶ Bottled/piped LPG gas
- ▶ Over 50s, retired/semi-retired
- ▶ Pets welcome

## LOCAL INFO

### Local amenities

#### General stores

and **post office** in Clapham (less than 1 mile); **major supermarket** 1.5 miles; **banks** and **other services** in Bedford (2 miles).

▶ **Health** Several **GP's surgeries** within 1.5 miles; **dentist** and **pharmacy** in Calpham (0.5 miles); **opticians** in Bedford (2 miles); nearest **hospital with A&E** 3 miles.

#### Transport

Some **buses** from Clapham village,

**others** on A6 (less than a mile) on Bedford-Rushden routes. **Nearest station** Bedford, with main line services.

▶ **Food and drink** Several **pubs** and a **restaurant** in Clapham and several **takeaways** within 2 miles; plenty of choice in Bedford.

▶ **Entertainment** **Cinema** and **leisure centres** in Bedford; **theatres** and the **Xscape indoor ski and entertainment complex** in Milton Keynes (13 miles). There is a **golf course** near the park, and **fishing** and **riding** nearby.

## What can I do around here?



### Sing Pennsylvania 6500...

... at the annual Glenn Miller Festival, held at nearby Twinbrook Airfield, from where the bandleader was flying when his plane was lost in 1944. There's also a Glenn Miller Museum and other exhibits and events.



### A different Miller...

Beside the River Great Ouse, Bromham Mill is a re-stored 17th-century watermill with milling and baking, along with other craft activities. Guided tours, two galleries, plus café and picnic area.



# Free year from Britannia

**BRITANNIA** Parks is offering a year's free ground rent to customer's buying selected homes on a number of its parks.

The ground rent offer covers homes at Waterbeach Park, Cambridgeshire; Swinhope Park, Lincolnshire (pictured above); Westgate Park, Lincolnshire; Peppercorn Park, Bedfordshire; Hedgebarton Park, Kent; and Tregatillian Park, Cornwall.

The homes range from a new Omar Oulton Excel 38x11 at Hedge Barton costing £112,500 to a new 48x20 Homeseeker Pendle Cottage at Waterbeach Park priced

at £185,000, plus a pre-owned Omar Ranchhouse 38x12 at Peppercorn Park for £65,000.

One leisure home is also included in the offer, a 44x22 Pathfinder Special at Tregatillian Park costing £112,000.

All buyers have to do is quote the word 'Freeground' when placing a deposit on any of the homes. ■

► For full details of all the homes included in the offer, see the website: **[www.britanniaparks.com](http://www.britanniaparks.com)**.