



# Apple of your eye

In the heart of a village, close to a market town, but ideal for enjoying a life of rural tranquility, this is a park that ticks all the boxes.

It was once an orchard, but Folly Park has had an equally fruitful existence since the days when the apple trees dominated the site. Superbly situated close to the centre of the attractive village of Clapham in Bedfordshire, it is now home to 90 park home plots.

In fact, the park is close to the north end of Clapham's High Street and has a general store next to its entrance. Along the High Street itself is an excellent selection of shops.

Folly Park has undergone substantial upgrading and modernisation recently, which only adds to the attraction of a

great riverside location – it overlooks the River Great Ouse and has a large grassed recreation area on the bank of the river. It's a beautiful spot to relax or enjoy the private fishing that is such an attraction for keen anglers.

The park has a wonderful community spirit, and the residents are particularly friendly and welcoming, but if you still want to venture off the site there are many walks and public bridleways in the area, as well as museums, art galleries, three golf courses and the famous Woburn Abbey, with its Safari Park.

The area also has a number of nature reserves and country parks, as well as other stately homes and gardens, and can boast some Areas of Outstanding Natural Beauty. Clapham is close to Bedford, too, for a wider range of shops and services. ■

## FOLLY PARK

Clapham, Bedfordshire MK41 6AL  
**Tel:** 01268 511555  
**Email:** info@britanniaparks.com  
**Web:** www.britanniaparks.com

### Prices from £109,995

- ▶ Pitch fee £132.43 per month
- ▶ Council Tax £1039.51pa
- ▶ Mains electricity
- ▶ Bottled LPG gas
- ▶ Over 50s, retired/semi-retired
- ▶ Cats welcome, no dogs

## FOR SALE

At the time of writing a new **Homeseeker Grampian** 42x12 (one double, one single bedroom) was available at **£109,995**. There was also a vacant plot suitable for a 40x10 home.

## What can I do around here?



### Moggerhanger Park

Georgian Grade 1 listed house and estate, with grounds, exhibition and tearooms open all year, and guided tours of the house on Sundays and Mondays. Regular events include murder mysteries, fireworks, Valentines parties, etc.



### Bromham Mill

Iconic local landmark by the Great Ouse, on a site occupied by mills since 1086. Flour is still ground, and there is a café and gift shops and lovely grounds for picnics and wildlife watching. Events, include milling and bread-making courses.

## LOCAL INFO

▶ **Local amenities**  
 General store at park entrance, other shops and post office on nearby High Street; other shops and services, including banks, in Bedford (1.5 miles). Sainsburys supermarket 2 miles.  
 ▶ **Health GPs, dentists and pharmacy** in Clapham; opticians in Bedford. Nearest hospital with A&E also in Bedford (2.7 miles).  
 ▶ **Transport** Bus stop at entrance for services to

Bedford and other local towns. Bedford station has trains to London several times and hour. Luton airport is 25 miles.  
 ▶ **Food and drink**  
 The Star in Clapham is a short walk; plenty of other pubs, restaurants and takeaways in Bedford.  
 ▶ **Entertainment**  
 Cinemas and theatres in Bedford and Milton Keynes (10 miles). Twinwood Arena at Clapham's former airfield hosts annual retro music festival (jazz, swing, etc). Xscape in Milton Keynes offers indoor real snow skiing and other entertainment.