

PAXTON MILL
LITTLE PAXTON

PAXTON MILL SALES & MARKETING SUITE
LAND AT RIVERSFIELD, LITTLE PAXTON, PE19 6EH
TEL: 01480 879879

BLOOR HOMES



BUILDING
QUALITY NEW
HOMES FOR
FIFTY YEARS

1969

THE YEAR WE
STARTED MAKING
DREAM HOMES A REALITY





At Paxton Mill we are not only able to offer you a spectacular 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 at Paxton Mill in Little Paxton, bringing quality homes and developing communities.

SAT NAV:



DEVELOPMENT:

Paxton Mill

FIND US HERE:

Land at Riversfield, Little Paxton. PE19 6EH

BLOOR HOMES

A superior collection of 2, 3 & 4 bedroom homes in the attractive village of Little Paxton.

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 village of Little Paxton 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 Cambridgeshire and beyond, and the comfort of a superbly crafted, brand new home.

The village of Little Paxton is situated in the bustling county of Cambridgeshire, 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.





Paxton Mill offers easy access to the A1 and the popular neighbouring town of St Neots, which is just a 6-minute drive away and only 5 miles from South of Huntingdon. With great commuter links from both towns you can be in London within an hour whilst Cambridge, Bedford, Milton Keynes and Peterborough are just over a 30-minutes' drive.

These beautiful 2, 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 Little Paxton, your new Bloor home really is in the perfect place.

DISCOVER A
WEALTH OF
AMENITIES ON
YOUR DOORSTEP



◀ 1 MILE

ST. NEOTS

The town of St. Neots is located within the Huntingdonshire district. The town sits alongside the River Great Ouse with stunning walks, countryside and fantastic amenities.



▲ 0.5 MILES

A1

Be on the motorway within a couple of minutes.

▼ 10 MINS DRIVE

SAMUEL PEPYS SCHOOL

Ofsted rating 'Outstanding' school.

St Neots. PE19 2EZ



▲ 2.7 MILES

PAXTON PITS NATURE RESERVE

Explore acres of woodland rich in wildlife, lakes and meadows on your doorstep.

Little Paxton. PE19 6ET
paxton-pits.org.uk



All details correct at time of production.

Distances and journey times calculated using maps.google.com

► 2.1 MILES

THE ANCHOR

Enjoy fantastic food and drink just a short drive from your home.

St Neots. PE19 6HA



▼ 3.5 MILES

ST. NEOTS RAILWAY STATION

It is on the East Coast Main Line, about 52 miles from London King's Cross. The station is managed and served by Great Northern.



◀ 33.3 MILES

LONDON LUTON AIRPORT

Within a 45 minute drive you can catch regular flights to a whole host of worldwide destinations.



◀ 6.6 MILES

GRAFHAM WATER

England's third largest reservoir can be found nestled in 1500 acres of beautiful countryside just ten minutes from your front door.

Cambridgeshire. PE28 0BH
anglianwaterparks.co.uk



◀ 2.3 MILES

WYBOSTON LAKES GOLF CLUB

Experience luxury at the award-winning spa. Or take on the 18 hole golf course.

Bedford. MK44 3AL
wybostonlakes.co.uk

We always go that extra mile to ensure we build in locations close to good schools, amenities and transport links, and Paxton Mill is certainly no exception.

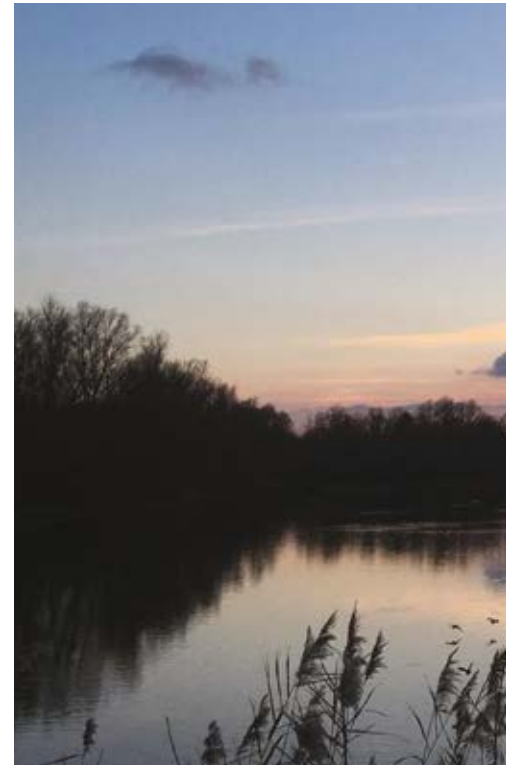
The village of Little Paxton has all your day-to-day amenities catered for, but just a short distance away is the charming market town of St. Neots nestled on the banks of the River Great Ouse. There is an abundance of places to eat and drink and a host of high-street stores within walking distance. There is a well-known skate park, leisure centre, cinema complex and if you are tired of the hustle and bustle there are beautiful public parks, where you can soak up the sun in green space.

For those who are feeling adventurous and want to enjoy some Summer entertainment you can head to Southlake Aqua Park where you and your family can take on the inflatable slides and jumps, or even try your hand at Paddleboarding and Water skiing.

Those looking for a more relaxing afternoon can hire a boat from All Aboard Boating and tour the River Ouse, and feast your eyes on wonderful wildlife, including Herons, Otters, Swans and even Seals. You can also take a respite and stop for a picnic or relax at one of the restaurants along the way.

History buffs can find out all about the historic town at the St Neots Museum or visit the Sacred Stones at Willow Row Barrow, which is a hand-crafted monument providing a haven of calm and provides a venue for education and performances.

Just 3 miles from the development is the Paxton Pits Nature Reserve, which is home to a range of wildlife habitats – famous for nightingales and cormorants as well as other birds, insects and mammals. Alongside beautiful lakes, riverside, meadow and woodland – you will experience nature in all its glory.





Families moving to Paxton Mill can rest assured that their children's education is well catered for, with a choice of establishments for every age range. The Samuel Pepys School is just a 10-minute drive from your front door and caters from the ages of 3-19, rated Ofsted Outstanding.

Little Paxton Primary School is also just 7 miles from the development, meaning you can take your pick of schools, which will provide strong roots for the start of your child's educational journey. For middle school options, there is the TBAP Unity Academy just 1.6 miles down the road, Ofsted Good.

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

Choosing to buy a new Bloor home eliminates many of your concerns that come with making a new move. With no repairs or renovations, you can simply look forward to moving into your new home and enjoying everything life at Paxton Mill brings from day one.

We hope you never need it, but we understand the peace of mind that comes from having an insurance backed 10-year NHBC warranty on your new home.

As well as our own rigorous quality checks that are carried out during the entire build process, the warranty provider will also carry out their own inspections to ensure and clarify that your new home is built to the high quality in which 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. But 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.

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

*Figure based on legal completions between July 2020 and June 2021.

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

Typical interiors 01,02

4,075

THE NUMBER OF
DREAMS WE MADE
REALITY LAST YEAR*



