



Cromwell Place Phase 2

WIXAMS , BEDFORDSHIRE

A beautiful development on the doorstep of Wixams town centre in Bedfordshire, consisting of 2 bedroom apartments to 2, 3, 4 and 5 bedroom homes.

Taylor
Wimpey

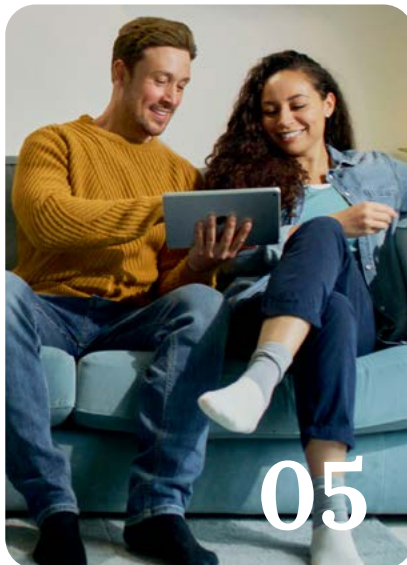
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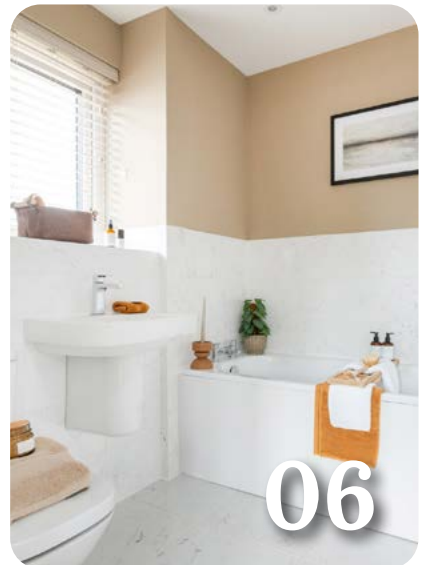
**Welcome to
Cromwell Place
Phase2**



**Personalise
your home**



**Included
as standard**



Our homes



Ways to buy



**Take your
next step**




Welcome to Cromwell Place Phase 2

Located just three miles to the south of Bedford, Cromwell Place Phase 2 is a brand new collection of homes within the new community of Wixams. The development will eventually comprise approximately 1,500 stunning new homes with future residents benefitting from the proximity to Wixams town centre and a variety of retail, office, leisure, education and community facilities.



[→ View the site plan](#)

The perfect location



Set in the thriving town of Wixams, Cromwell Place Phase 2 boasts a fantastic location for those looking to be part of a local community whilst having the ease of access to London and all major surrounding road networks, as the development is located between the A1 and M1 corridors.

Bedford's main line railway station is only four miles away, with direct trains to London St Pancras getting you into the City in 45 minutes. There are several schools covering all ages at Wixams with Willow Grove Primary school having recently opened directly opposite our development.

Cromwell Place



Bedford train station



Bedford city centre



[Watch development video](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in gas hob and integrated hood and extractor fan too.

For those homes with utility rooms units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps.

Energy efficiency

Designed with the future in mind, each home features triple glazing, PV solar panels and waste water heat recovery systems. Each plot also comes with an EV car charger for an electric car.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.

Outside

The outside of your home is just as carefully considered as the inside. Your back garden includes a slabbed patio area and your privacy is protected by a garden fence. You'll also have an outside tap included to make watering your plants that bit easier!



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens	
Fitted kitchen with a choice of doors	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap [†] /1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated extractor fan	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Fibre connection [‡]	✓
One double socket in kitchen and two in main bedroom to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable
 ** = Speak to your sales executive about an optional pathway ‡ = Ask the sales team for details

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 Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. Standard specifications are correct at time of going to print, but are subject to change without notice.
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Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White internal doors with chrome ironmongery	✓
Half height tiling to walls around bath area (only in all main bathrooms)	✓
External features	
Smooth finish buff concrete slabs to pathways and patios	✓
Digital terrestrial aerial	✓
Address plaque	✓
Stainless steel down wall light	✓
Wiring for outside rear light	✓
Outside tap to rear garden	✓
Intercom for apartments	✓
Car chargers	✓
Photovoltaic solar panels	✓
Triple glazing	✓
Personnel doors and landing zone are standard to homes with a garage**	✓
Gardens, paths and drives	
Driveways finished in tarmac	✓
450x450 paving slabs	✓
1.8m fencing to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

 **Find out more**

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Our homes

→ 2 bedroom homes



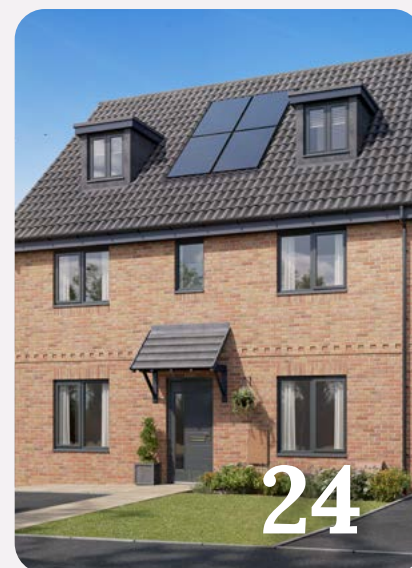
→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



The Greensand Apartments

2 BEDROOM APARTMENTS

GROUND FLOOR PLOT 1
TOTAL 668 sq ft net

FIRST FLOOR PLOT 2
SECOND FLOOR PLOT 3
TOTAL 668 sq ft net

GROUND FLOOR PLOT 4
TOTAL 668 sq ft net



Kitchen/Dining/Living

6.50m x 3.10m 21' 4" x 10' 2"

Bedroom 1

3.28m x 4.20m 10' 9" x 13' 9"

Bedroom 2

3.28m x 2.50m 10' 9" x 8' 2"

Kitchen/Dining/Living

6.50m x 3.10m 21' 4" x 10' 2"

Bedroom 1

3.28m x 4.20m 10' 9" x 13' 9"

Bedroom 2

3.28m x 2.50m 10' 9" x 8' 2"

Kitchen/Dining/Living

6.50m x 3.10m 21' 4" x 10' 2"

Bedroom 1

3.28m x 4.20m 10' 9" x 13' 9"

Bedroom 2

3.28m x 2.50m 10' 9" x 8' 2"



Discover more about this home

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The sq ft stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 83651 TWSM / OCTOBER 2024.



The Greensand Apartments

2 BEDROOM APARTMENTS

**FIRST FLOOR PLOT 5
SECOND FLOOR PLOT 6
TOTAL 668 sq ft net**

**GROUND FLOOR PLOT 7
TOTAL 700 sq ft net**

**FIRST FLOOR PLOT 8
SECOND FLOOR PLOT 9
TOTAL 700 sq ft net**



Kitchen/Dining/Living

6.50m x 3.10m 21' 4" x 10' 2"

Bedroom 1

3.28m x 4.20m 10' 9" x 13' 9"

Bedroom 2

3.28m x 2.50m 10' 9" x 8' 2"

Kitchen/Dining/Living

6.50m x 3.10m 21' 4" x 10' 2"

Bedroom 1

3.28m x 4.20m 10' 9" x 13' 9"

Bedroom 2

3.28m x 2.50m 10' 9" x 8' 2"

Kitchen/Dining/Living

6.50m x 3.10m 21' 4" x 10' 2"

Bedroom 1

3.28m x 4.20m 10' 9" x 13' 9"

Bedroom 2

3.28m x 2.50m 10' 9" x 8' 2"



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The Edale

2 BEDROOM COACH HOUSE, TOTAL 707 sq ft net



FIRST FLOOR

Lounge/Kitchen/Dining

3.80m × 5.35m 12' 6" × 17' 7"

Bedroom 1

3.15m × 5.35m 10' 4" × 12' 7"

Bedroom 2

3.01m × 2.45m 9' 11" × 8' 1"



[Discover more about this home](#)

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The Beaford

2 BEDROOM SEMI-DETACHED HOME, TOTAL 778 sq ft net



GROUND FLOOR

Lounge/Dining

4.06m × 3.80m 13' 4" × 12' 6"

Kitchen

2.10m × 2.92m 6' 9" × 9' 7"



FIRST FLOOR

Bedroom 1.

4.06m × 3.79m 13' 4" × 12' 5"

Bedroom 2

4.06m × 2.70m 13' 4" × 8' 10"



Discover more about this home

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The Eynsford

3 BEDROOM SEMI-DETACHED HOME, TOTAL 972 sq ft net



GROUND FLOOR

Lounge

3.11m × 3.43m 10' 2" × 11' 3"

Kitchen/Dining

5.07m × 3.80m 16' 8" × 12' 6"



FIRST FLOOR

Bedroom 1.

3.48m × 3.01m 11' 5" × 9' 1"

Bedroom 2

2.15m × 3.47m 7' 1" × 11' 5"

Bedroom 3.

2.84m × 2.92m 9' 4" × 7' 11"



[Discover more about this home](#)

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The Braxton

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1,070 sq ft net



GROUND FLOOR

Lounge max.

3.19m x 4.19m 10' 6" x 13' 9"

Kitchen/Dining max.

4.25m x 3.43m 14' 0" x 11' 3"



FIRST FLOOR

Bedroom 2 max.

4.25m x 2.82m 14' 0" x 9' 3"

Bedroom 3

2.15m x 3.59m 7' 1" x 11' 10"



SECOND FLOOR

Bedroom 1 max.

3.16m x 6.70m 10' 4" x 18' 3"



Discover more about this home

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The Aynesdale

3 BEDROOM DETACHED HOME, TOTAL 1,058 sq ft net



GROUND FLOOR

Lounge/Study

5.52m × 3.20m 18' 1" × 10' 6"

Kitchen/Dining

5.52m × 3.21m 18' 1" × 10' 6"



FIRST FLOOR

Bedroom 1.

2.77m × 3.40m 9' 1" × 11' 2"

Bedroom 2

3.23m × 3.27m 10' 7" × 10' 9"

Bedroom 3 max.

2.67m × 2.80m 8' 9" × 9' 2"



Discover more about this home

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The Henford

4 BEDROOM DETACHED HOME, TOTAL 1,359 sq ft net



GROUND FLOOR

Lounge

3.34m x 5.00m 11' 0" x 16' 5"

Kitchen/Dining

7.10m x 3.75m 23' 3" x 12' 4"



FIRST FLOOR

Bedroom 1

3.96m x 2.74m 13' 0" x 9' 0"

Bedroom 2

3.88m x 2.96m 12' 9" x 9' 9"

Bedroom 3

3.05m x 3.77m 10' 0" x 12' 5"

Bedroom 4

3.13m x 2.13m 10' 3" x 7' 0"

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The Rossdale

4 BEDROOM DETACHED HOME, TOTAL 1,226 sq ft net



GROUND FLOOR

Lounge

3.46m × 5.09m 11' 4" × 20' 0"

Dining area

2.23m × 3.20m 7' 4" × 10' 6"

Kitchen

3.58m × 2.87m 11' 9" × 9' 5"

Utility

2.00m × 1.45m 6' 7" × 4' 9"



FIRST FLOOR

Bedroom 1

3.52m × 2.95m 11' 7" × 9' 8"

Bedroom 2

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4

3.54m × 2.25m 11' 7" × 7' 5"

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The Trusdale

4 BEDROOM DETACHED HOME, TOTAL 1,226 sq ft net



GROUND FLOOR

Lounge

3.46m × 6.09m 11' 4" × 20' 0"

Kitchen/Dining max.

3.58m × 6.09m 11' 9" × 20' 0"



FIRST FLOOR

Bedroom 1

3.52m × 3.03m 11' 7" × 9' 11"

Bedroom 2 max.

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4 max.

3.54m × 2.25m 11' 7" × 7' 5"



Discover more about this home

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The Elliston

4 BEDROOM DETACHED HOME, TOTAL 1,227 sq ft net



GROUND FLOOR

Lounge max.

3.81m × 4.26m 12' 6" × 14' 0"

Kitchen/Dining

4.89m × 2.90m 16' 1" × 9' 6"



FIRST FLOOR

Bedroom 2

2.73m × 2.46m 9' 0" × 8' 1"

Bedroom 3 max.

2.34m × 3.31m 7' 8" × 10' 10"

Bedroom 4 max.

2.45m × 3.31m 8' 1" × 10' 10"



SECOND FLOOR

Bedroom 1

3.89m × 5.43m 12' 9" × 17' 10"



[Discover more about this home](#)

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The Shilford

4 BEDROOM DETACHED HOME, TOTAL 1,449 sq ft net



GROUND FLOOR

Lounge

3.21m x 4.93m 10' 6" x 16' 2"

Kitchen/Dining

8.25m x 3.34m 27' 1" x 10' 11"

Study

3.21m x 2.04m 10' 6" x 6' 8"



FIRST FLOOR

Bedroom 1

3.28m x 3.20m 10' 9" x 10' 6"

Bedroom 2

3.39m x 3.38m 11' 1" x 11' 1"

Bedroom 3

3.27m x 3.81m 10' 9" x 12' 6"

Bedroom 4

3.35m x 2.56m 11' 0" x 8' 5"



[Discover more about this home](#)

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The Warkford

4 BEDROOM DETACHED HOME, TOTAL 1,462 sq ft net



*Bay window is plot specific



GROUND FLOOR

Lounge

3.28m × 4.92m 10' 9" × 16' 2"

Kitchen

2.89m × 4.30m 9' 4" × 14' 1"

Dining

3.38m × 3.13m 11' 1" × 10' 3"

Study

3.23m × 2.50m 10' 9" × 8' 2"

FIRST FLOOR

Bedroom 1

3.34m × 3.90m 10' 11" × 12' 9"

Bedroom 2

3.34m × 3.56m 10' 11" × 11' 8"

Bedroom 3

3.35m × 2.90m 11' 0" × 9' 6"

Bedroom 4

3.35m × 2.27m 11' 0" × 7' 5"



[Discover more about this home](#)

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The sq ft stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 83651 TWSM / OCTOBER 2024.



The Raynford

4 BEDROOM DETACHED HOME, TOTAL 1,652sq ft net



GROUND FLOOR

Lounge

3.84m × 4.12m 12' 7" × 13' 6"

Family room

3.86m × 2.85m 12' 8" × 9' 4"

Kitchen/Dining

6.60m × 3.48m 21' 8" × 11' 5"

Study

3.84m × 2.30m 12' 7" × 7' 6"



FIRST FLOOR

Bedroom 1

3.90m × 3.35m 12' 10" × 11' 0"

Bedroom 2

3.32m × 3.54m 10' 11" × 11' 7"

Bedroom 3

3.84m × 3.66m 12' 7" × 12' 0"

Bedroom 4

2.20m × 3.84m 7' 2" × 12' 7"



Discover more about this home

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The Garrton

5 BEDROOM DETACHED HOME, TOTAL 1,803 sq ft net



GROUND FLOOR

Lounge

3.34m × 4.74m 11' 0" × 15' 7"

Kitchen/Dining min.

8.34m × 2.85m 27' 4" × 9' 4"

Study

2.73m × 2.31m 9' 0" × 7' 7"

FIRST FLOOR

Bedroom 1

3.34m × 3.98m 11' 0" × 13' 1"

Bedroom 4

2.75m × 3.62m 9' 0" × 11' 11"

Bedroom 5

2.54m × 2.98m 8' 4" × 9' 9"

SECOND FLOOR

Bedroom 2

3.36m × 4.59m 11' 1" × 15' 1"

Bedroom 3

3.65m × 2.78m 12' 0" × 9' 2"



[Discover more about this home](#)

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