

Hadley Grange Phase 3B & 4

at Clipstone Park

LEIGHTON BUZZARD, BEDFORDSHIRE

This stunning development of two, three, four and five bedroom homes, is located in the quaint yet well-connected town of Leighton Buzzard in Bedfordshire.

Taylor Wimpey

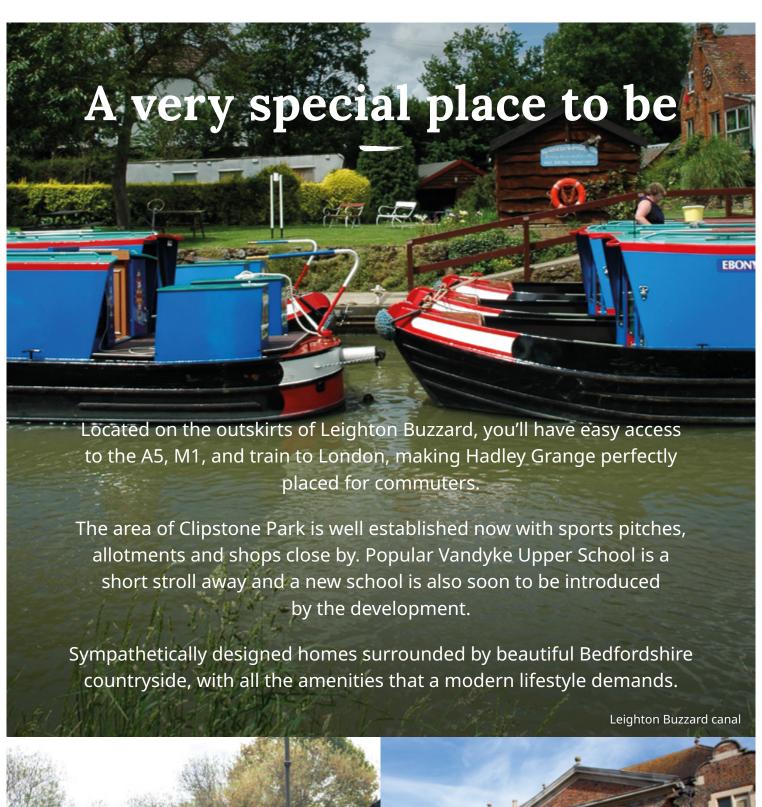
Contents

Hadley Grange Phase 3B & 4 at Clipstone Park

Situated in the popular area of Clipstone Park in Leighton Buzzard,
Hadley Grange is now an established development of contemporary
homes, having grown over the past few years. Future residents who are
looking to set up home here will enjoy the family friendly community,
convenient transport connections to London and all the amenities
that the popular market town has to offer.













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.







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

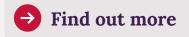
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Specification of our houses

Finishing touches	
Flat white finish to ceilings	√
White emulsion to walls	√
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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	✓



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Our homes





The Canford

2 BEDROOM HOME, TOTAL 676 sq ft



GROUND FLOOR

Lounge/Dining max.

3.98m × 4.73m 13' 1" × 15' 6"

Kitchen

1.85m × 3.02m 6' 1" × 9' 11"



FIRST FLOOR

Bedroom 1 min.

3.08m × 2.97m 10' 1" × 9' 9"

Bedroom 2 max.

3.98m × 2.56m 13' 1" × 8' 5"



Discover more about this home



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The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq ft





GROUND FLOOR

Living room

3.07m × 5.41m 10' 1" × 17' 9"

Kitchen/Dining max.

3.35m × 5.41m 11' 0" × 17' 9"

FIRST FLOOR

Bedroom 1

3.09m × 4.10m 10' 2" × 13' 6"

Bedroom 2

2.64m × 2.95m 8' 8" × 9' 8"

Bedroom 3

3.41m × 2.37m 11' 2" × 7' 9"

Discover more about this home



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The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft







GROUND FLOOR

Lounge max.

3.19m × 4.19m 10' 6" × 13' 9"

Kitchen/Dining max.

4.25m × 3.43m 14' 0" × 11' 3"

FIRST FLOOR

Bedroom 2 max.

4.25m × 2.82m 14' 0" × 9' 3"

Bedroom 3

2.15m × 3.59m 7' 1" × 11' 10"

SECOND FLOOR

Bedroom 1 max.

3.16m × 5.56m 10' 4" × 18' 3"



Discover more about this home



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| Observe | Dob Number | Color | Color



The Byford

3 BEDROOM HOME, TOTAL 958 sq ft



GROUND FLOOR

Lounge max. 3.98m × 4.24m

13' 1" × 13' 11"

Kitchen/Dining

5.06m × 2.87m 16' 7" × 9' 5"



FIRST FLOOR

Bedroom 1 max.

3.98m × 3.00m 13' 1" × 9' 10"

Bedroom 2

2.82m × 2.57m 9' 3" × 8' 5"

Bedroom 3

2.15m × 3.91m 7′ 1″ × 12′ 10″



Discover more about this home



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The Gosford

3 BEDROOM HOME, TOTAL 852 sq ft



GROUND FLOOR

Lounge max.

3.69m × 4.26m 12' 1" × 14' 0"

Kitchen/Dining max.

4.72m × 2.87m 15' 6" × 9' 5"



FIRST FLOOR

Bedroom 1 min.

2.96m × 2.83m 9' 9" × 9' 4"

Bedroom 2

2.63m × 3.30m 8' 8" × 10' 10"

Bedroom 3 max.

2.00m × 3.55m 6' 7" × 11' 8"



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The Huxford

4 BEDROOM HOME, TOTAL 1,156 sq ft



GROUND FLOOR

Living room

3.63m × 4.66m 11' 11" × 15' 4"

Kitchen/Dining

5.73m × 3.00m 18' 10" × 9' 10"



FIRST FLOOR

Bedroom 1

3.42m × 3.16m 11' 3" × 10' 5"

Bedroom 2

3.23m × 2.84m 10' 7" × 9' 4"

Bedroom 3

2.23m × 3.25m 7' 4" × 10' 8"

Bedroom 4

2.41m × 2.52m 7' 11" × 8' 3"



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The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft



GROUND FLOOR

Living room

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 Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft



GROUND FLOOR

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3.88m × 4.74m	12' 9" × 15' 7"
Kitchen/Dining	
8.11m × 2.88m	26' 7" × 9' 6"
Study	
2.10m × 2.65m	6' 11" × 8' 8"

^{*}Plot specific windows



FIRST FLOOR

FIRST FLOOR	
Bedroom 1 max.	
3.88m × 3.03m	12' 9" × 9' 11"
Bedroom 2 max. 3.09m × 3.33m	10' 2" × 10' 11"
Bedroom 3 max. 3.03m × 3.66m	10' 0" × 12' 0"
Bedroom 4 max. 2.75m × 3.28m	9' 0" × 10' 9"



Discover more about this home



View our current availability



The Elliston

4 BEDROOM HOME, TOTAL 1,227 sq ft



GROUND FLOOR

Lounge max.

3.81m × 4.26m 12' 6" × 14' 0"

Kitchen/Dining max.

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 max.

3.89m × 5.43m 12' 9" × 17' 10"



Discover more about this home



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The Midford

4 BEDROOM HOME, TOTAL 1,153 sq ft



GROUND FLOOR

Lounge

3.62m × 4.49m 11' 11" × 14' 9"

Kitchen/Dining

5.71m × 3.38m 18' 9" × 11' 1"

*Plot specific windows



FIRST FLOOR

Bedroom 1

3.27m × 3.61m 10' 9" × 11' 10"

Bedroom 2

2.81m × 3.53m 9' 3" × 11' 7"

Bedroom 3

2.81m × 2.52m 9' 3" × 8' 3"

Bedroom 4

2.35m × 2.23m 7' 9" × 7' 4"



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The Marford

4 BEDROOM HOME, TOTAL 1,546 sq ft



GROUND FLOOR

Lounge 4.76m × 3.91m	15' 8" × 12' 10"
Family room 3.26m × 3.91m	10' 8" × 12' 10"
Kitchen 3.32m × 4.79m	10' 11" × 15' 9"
Dining/Study 2.66m × 3.04m	8' 9" × 10' 0"



FIRST FLOOR

Bedroom 1 max. 3.64m × 4.91m	12' 0" × 16' 2"
Bedroom 2 max. 3.32m × 4.00m	10' 11" × 13' 2'
Bedroom 3 max. 3.23m × 4.03m	10' 7" × 13' 3"
Bedroom 4 2.55m × 3.81m	8' 4" × 12' 6"



Discover more about this home



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The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft







GROUND FLOOR

Lounge

3.35m × 4.74m 11′ 0″ × 15′ 7″

Kitchen/Dining max.

8.34m × 3.46m 27' 4" × 11' 4"

Study

2.73m × 2.31m 9' 0" × 7' 7"

FIRST FLOOR

Bedroom 1

3.39m × 3.98m 11′ 2″ × 13′ 1″

Bedroom 2

3.42m × 4.59m 11′ 3″ × 15′ 1″

Bedroom 3

3.64m × 2.78m 11′ 11″ × 9′ 2″

SECOND FLOOR

Bedroom 4

2.75m × 3.62m 9′ 0″ × 11′ 11″

Bedroom 5

2.54m × 2.98m 8' 4" × 9' 9"



Discover more about this home



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The Wayford

5 BEDROOM HOME, TOTAL 1,836 sq ft



GROUND FLOOR

Lounge 4.40m × 6.06m	14' 6" × 19' 11"
Kitchen 5.58m × 3.35m	18' 4" × 11' 0"
Dining room 3.39m × 3.06m	11' 1" × 10' 1"
Study 3.39m × 2.34m	11' 1" × 7' 8"

^{*}Plot specific windows



FIRST FLOOR

Bedroom 1 3.39m × 3.37m	11' 1" × 11' 1"
Bedroom 2 max. 3.47m × 3.73m	11' 5" × 12' 3"
Bedroom 3 3.02m × 3.86m	9' 11" × 12' 8"
Bedroom 4 4.10m × 2.39m	13' 5" × 7' 10"
Bedroom 5 3.22m × 2.33m	10' 7" × 7' 8"



View development



View our current availability

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The Winterford

5 BEDROOM HOME, TOTAL 2,076 sq ft



GROUND FLOOR

Lounge 5.22m × 4.12m	17' 2" × 13' 7"
Lounge 2 4.74m × 3.56m	15' 7" × 11' 8"
Kitchen/Dining 6.36m × 3.83m	20' 11" × 12' 7"
Study 2.97m × 2.60m	9' 9" × 8' 6"

^{*}Plot specific windows



FIRST FLOOR

Bedroom 1 4.05m × 3.56m	13' 4" × 11' 8"
Bedroom 2 3.49m × 3.79m	11' 5" × 12' 5"
Bedroom 3 3.95m × 2.66m	13' 0" × 8' 9"
Bedroom 4 2.75m × 3.44m	9' 0 × 11' 3"
Bedroom 5 2.76m × 2.71m	9' 1" × 8' 11"





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*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. The sq ft/sq m 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. All dimensions are + or – 50mm and floor plans are not shown to scale. 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. < job Number> / <Date>

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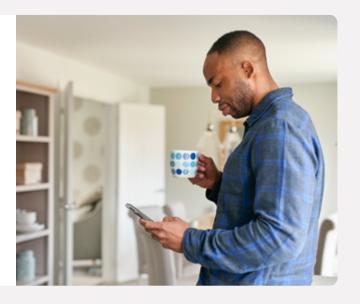


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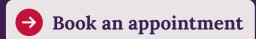
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