

Burleyfields

STAFFORD, STAFFORDSHIRE

Burleyfields is an exclusive collection of two, three and four bedroom homes offering new opportunities for first time buyers, downsizers and growing families.

Taylor Wimpey

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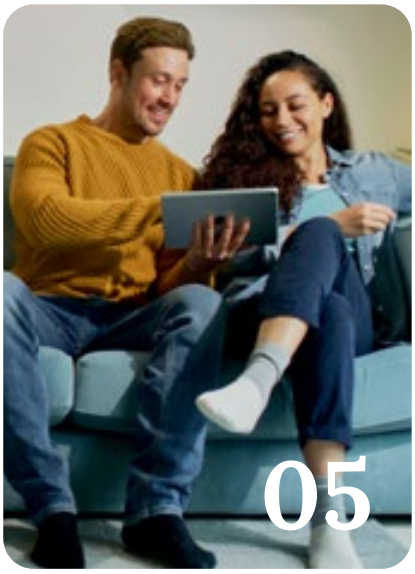
Welcome to Burleyfields



Personalise your home



Included as standard



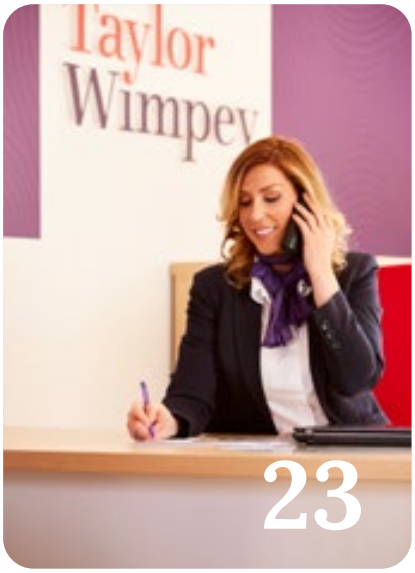
Our homes



Ways to buy



Take your next step



Welcome to Burleyfields

Located west of Stafford, Burleyfields is a development accessed through the adjacent Castlefields area with a recently created link to Doxey.

Part of a larger development, it features a spine road for new bus routes, new school, local centre and destination park with an equipped play area. Each home has been designed to suit a variety of needs, with modern designs and thoughtful layouts.



View the site plan

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

Life in Stafford

Burleyfields has been designed to deliver a sustainable new neighbourhood in the well-connected town of Stafford. With a strong sense of local identity, the centre of Stafford lies two miles east of the development and offers a vibrant mix of shops and amenities including Guildhall Shopping Centre.

Well regarded schools such as Rowley Park Primary Academy and King Edward VI High School are within close proximity to the development making Burleyfields an ideal environment for families. For those looking for a sense of urban edge and culture, Stafford Castle is just over a mile away.

The River Sow



Broad Eye Windmill



Church Lane

View this development



Personalise your home

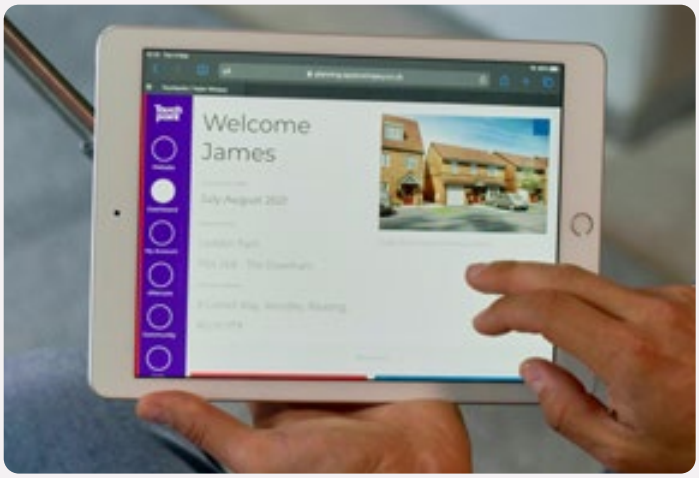
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

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.

Utility rooms†

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.





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.

Garden†

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



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.

Taylor Wimpey

STANDARD SPECIFICATION

BURLEYFIELDS
MARTIN DRIVE, STAFFORD,
STAFFORDSHIRE, ST16 1GN

TELEPHONE
01785 508 091

OPENING TIMES
Open 7 days a week 11am - 5pm
Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

	The Avonsford	The Beaford	The Brambleford	The Tetford	The Keeford	The Aynesdale	The Owlton	The Plumdale	The Corkham	The Henford	The Wansdale	The Kitham
Kitchen	2	2	3	3	3	3	3	4	4	4	4	4
Choice of Symphony kitchen units (up to Stage 40), complete with upstands and a stainless steel splashback behind the cooker	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrolux stainless steel electric built-under single oven	✓	✓	✓									
Electrolux stainless steel electric built-in single oven				✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrolux stainless steel gas hob with integrated extractor hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1.5 bowl sink and drainer with single-lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing provided for a washing machine	✓	✓	✓	✓	✓	✓	✓					
Plumbing provided for a dishwasher	✓	✓	✓	✓	✓	✓	✓					
Space provided for a freestanding fridge/freezer	✓	✓	✓	✓	✓	✓	✓					
Integrated Electrolux 70/30 fridge freezer								✓	✓	✓	✓	✓
Integrated Electrolux washing machine								✓	✓	✓	✓	✓
Integrated Electrolux dishwasher								✓	✓	✓	✓	✓
Bathrooms, En suites & Cloakrooms												
Geberit sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard chrome Calista filler taps to bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard chrome Calista mixer taps and WC basins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of standard Porcelanosa wall tiles to wet areas: • Half-height tiling to wet walls in bathrooms and en suites • Splashback tiling to basin in WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full-height tiling to en suite shower enclosure(s)		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full-height tiling to main bath enclosure(s)	✓											
Half-height tiling to three sides above baths		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fans fitted to all wet areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic shower over bath with full enclosure	✓											
Thermostatic shower with full enclosure to en suites		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Turf and flooring do not form part of our standard specification, but may be part of our optional extras to personalise your home. Please speak with a Sales Executive for plot specific details.

	The Avonsford	The Beaford	The Brambleford	The Tetford	The Keeford	The Aynesdale	The Owlton	The Plumdale	The Corkham	The Henford	The Wansdale	The Kitham
Central Heating/Hot Water System	2	2	3	3	3	3	3	4	4	4	4	4
Gas central heating and radiators – Ideal Boiler (Refer to housetype drawings for specific locations and sizes)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical, Windows & Joinery												
White uPVC Deta sockets, switches, TV outlets, and BT points (refer to electrical layouts for specific positions and locations)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains-operated smoke detectors, fully interconnected with battery backup	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light and power socket provided to garage (refer to planning layout for garage positions)								✓	✓	✓	✓	✓
Double over-counter kitchen socket with integrated USB charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Black PIR coach light fitted to front elevation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome lever door furniture to all internal and external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Newark internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with multi-point locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External Features												
Solar PV array (please refer to working drawings for confiiguration and Nr of panels)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
uPVC triple-glazed windows and external doors, featuring easy-clean hinges, lockable fasteners, white handles, and chrome locks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed and/or planted front garden (refer to landscape layout for details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRP front and rear doors (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Timber side gates with bolt-action locking mechanism (refer to working drawings for locations).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m close board fencing to rear garden. Boundary treatments may vary depending on plot levels and could include a combination of styles. Please refer to the external works drawing or speak with our sales team for plot-specific details	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Acrylic house number plaque	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Finishing Touches												
Walls and ceilings finished in Heathcliffe Castle Crown matte emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10-Year NHBC Buildmark Warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2-Year Taylor Wimpey Warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Find out more

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Our homes

2 bedroom homes



3 bedroom homes



4 bedroom homes



View the site plan



The Avonsford

2 BEDROOM HOME, TOTAL 704 sq. ft. (net)





GROUND FLOOR

Lounge/Dining

4.39m × 3.66m	14' 5" × 12' 0"

Kitchen

4.30m × 1.93m	14' 3" × 6' 1"

FIRST FLOOR

Bedroom 1

3.14m × 3.66m	10' 4" × 12' 0"

Bedroom 2

2.21m × 3.66m	7' 3" × 12' 0"

Discover more about this home

View our current availability

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The Beaford

2 BEDROOM HOME, TOTAL 771 sq. ft. (net)





GROUND FLOOR

Lounge/Dining

6.67m × 4.03m	12' 1" × 13' 3"

Kitchen

3.04m × 2.96m	10' 0" × 9' 9"

FIRST FLOOR

Bedroom 1

4.03m × 3.76m	13' 3" × 12' 4"

Bedroom 2

2.69m × 3.03m	8' 9" × 9' 11"

Discover more about this home

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The Brambleford

3 BEDROOM HOME, TOTAL 899 sq. ft. (net)





GROUND FLOOR

Lounge
3.85m × 3.86m 12' 8" × 12' 8"

Kitchen/Dining
4.70m × 2.91m 15' 5" × 9' 7"

FIRST FLOOR

Bedroom 1
3.04m × 3.07m 10' 0" × 10' 1"

Bedroom 2
2.49m × 3.38m 8' 2" × 11' 1"

Bedroom 3
2.13m × 2.31m 7' 0" × 7' 7"

Discover more about this home

View our current availability

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The Tetford

3 BEDROOM HOME, TOTAL 1,002 sq. ft. (net)





GROUND FLOOR

Lounge

3.24m × 3.81m	10' 7" × 12' 6"

Kitchen/Dining

4.90m × 3.24m	16' 1" × 10' 7"

FIRST FLOOR

Bedroom 1

3.18m × 2.76m	10' 5" × 9' 0"

Bedroom 2

3.07m × 341m	10' 1" × 11' 2"

Bedroom 3

2.52m × 2.97m	8' 3" × 9' 9"

Discover more about this home

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The Aynesdale

3 BEDROOM HOME, TOTAL 1,060 sq. ft. (net)





GROUND FLOOR

Kitchen/Dining
3.19m × 5.58m 10' 6" × 18' 4"

Lounge
3.18m × 5.58m 10' 5" × 18' 4"

FIRST FLOOR

Bedroom 1
3.36m × 2.75m 11' 0" × 9' 0"

Bedroom 2
3.26m × 3.24m 10' 8" × 10' 7"

Bedroom 3
2.76m × 2.74m 9' 1" × 9' 0"

Discover more about this home

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The Keeford

3 BEDROOM HOME, TOTAL 1,002 sq. ft. (net)





GROUND FLOOR

Kitchen/Dining
5.35m × 2.77m 17' 7" × 9' 1"

Lounge
3.24m × 3.69m 10' 8" × 12' 1"

FIRST FLOOR

Bedroom 1
4.78m × 2.76m 15' 8" × 9' 1"

Bedroom 2
3.06m × 3.96m 10' 1" × 13' 0"

Bedroom 3
2.51m × 2.98m 8' 3" × 9' 9"

Discover more about this home

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The Owlton

3 BEDROOM HOME, TOTAL 1,218 sq. ft. (net)







GROUND FLOOR

Lounge/Dining

4.03m × 4.70m	13' 2" × 15' 5"

Kitchen

4.80m × 2.49m	15' 9" × 8' 2"

FIRST FLOOR

Bedroom 1

4.70m × 3.14m	15' 5" × 10' 4"

Bedroom 3

3.33m × 2.53m	10' 11" × 8' 4"

SECOND FLOOR

Bedroom 2

3.42m × 3.69m	11' 3" × 12' 1"

Discover more about this home

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The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq. ft. (net)





GROUND FLOOR

Kitchen/Dining
3.29m × 6.59m 10' 9" × 21' 8"

Living/Study
3.21m × 6.59m 10' 6" × 21' 8"

FIRST FLOOR

Bedroom 1
3.43m × 3.44m 11' 3" × 11' 3"

Bedroom 2
3.24m × 3.01m 10' 8" × 9' 10"

Bedroom 3
2.15m × 3.53m 7' 1" × 11' 7"

Bedroom 4
2.15m × 3.06m 7' 1" × 10' 1"

Discover more about this home

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The Corkham

4 BEDROOM HOME, TOTAL 1,325 sq. ft. (net)





GROUND FLOOR

Kitchen/Dining

5.15m × 4.35m	16' 11" × 14' 3"

Living room

4.59m × 3.21m	15' 1" × 10' 7"

FIRST FLOOR

Bedroom 1

3.31m × 3.37m	10' 10" × 11' 1"

Bedroom 2

3.47m × 3.14m	11' 4" × 10' 4"

Bedroom 3

3.22m × 3.35m	10' 7" × 11' 4"

Bedroom 4

3.06m × 3.13m	10' 0" × 10' 3"

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The Henford

4 BEDROOM HOME, TOTAL 1,360 sq. ft. (net)





GROUND FLOOR

Kitchen/Dining
7.15m × 3.71m 23' 6" × 12' 2"

Lounge
3.32m × 4.98m 10' 11" × 16' 4"

FIRST FLOOR

Bedroom 1
3.93m × 2.72m 12' 11" × 8' 11"

Bedroom 2
3.92m × 2.93m 12' 10" × 9' 8"

Bedroom 3
3.13m × 3.78m 10' 3" × 12' 5"

Bedroom 4
3.14m × 2.15m 10' 4" × 7' 1"

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*These are Masonry Construction only and Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification (including timber frame variations), 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. TWWM 102656 / October 2026



The Wansdale

4 BEDROOM HOME, TOTAL 1,427 sq. ft. (net)





GROUND FLOOR

Kitchen		
5.44m × 3.24m	17' 10" × 10' 8"	
Dining		
2.51m × 3.24m	8' 3" × 10' 8"	
Lounge		
4.36m × 3.36m	14’ 4” × 11’ 0”	
Study		
2.52m × 3.35m	8’ 3” × 11’ 0”	

FIRST FLOOR

Bedroom 1		
3.63m × 3.33m	11' 11" × 10' 11"	
Bedroom 2		
3.84m × 3.39m	11' 1" × 12' 7"	
Bedroom 3		
3.13m × 3.25m	10' 3" × 10' 8"	
Bedroom 4		
2.54m × 3.33m	8' 4" × 10' 11"	

View our current availability

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The Kitham

4 BEDROOM HOME, TOTAL 1,517 sq. ft. (net)





GROUND FLOOR

Kitchen/Dining

5.42m × 5.89m	17' 9" × 19' 4"

Lounge

4.41m × 3.78m	14' 6" × 12' 5"

FIRST FLOOR

Bedroom 1

3.48m × 3.78m	11' 5" × 12' 5"

Bedroom 2

4.26m × 3.60m	14' 0" × 11' 10"

Bedroom 3

3.49m × 3.21m	11' 6" × 10' 6"

Bedroom 4

3.49m × 3.24m	11' 5" × 10' 8"

Discover more about this home

View our current availability

*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. TWWM 102656 / October 2026

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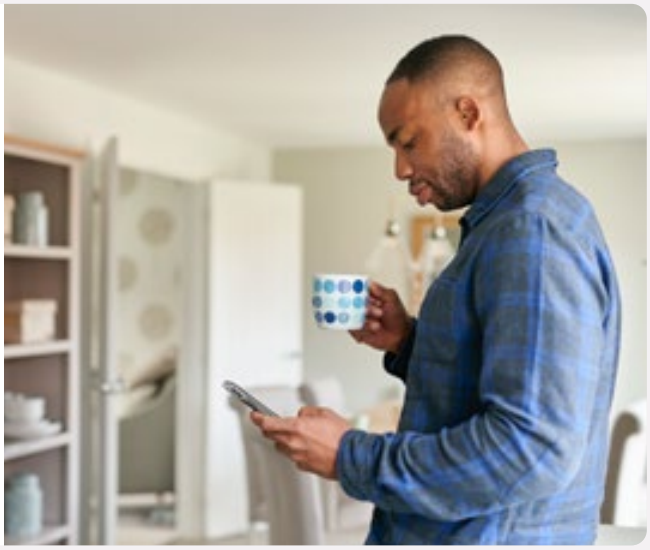
Here's how we can help



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