



# 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.



[View the site plan](#)



# A very special place to be

Located on the outskirts of Leighton Buzzard, you'll have easy access to the A5, M1, and train to London, making Hadley Grange perfectly placed for commuters.

The area of Clipstone Park is well established now with sports pitches, allotments and shops close by. Popular Vandyke Upper School is a short stroll away and a new school is also soon to be introduced by the development.

Sympathetically designed homes surrounded by beautiful Bedfordshire countryside, with all the amenities that a modern lifestyle demands.

Leighton Buzzard canal



Leighton Buzzard Railway



Leighton Buzzard centre



Watch development video





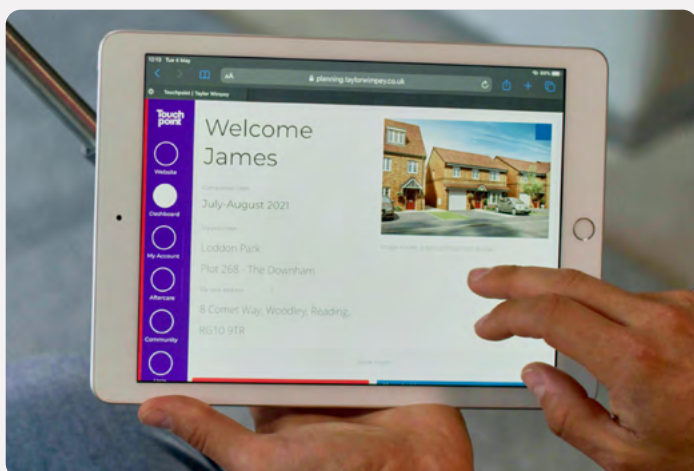
# Personalise your home

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.

[!\[\]\(d66ff64371a51729ac8c1cdaa685ba6f\_img.jpg\) 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 glazed windows, 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

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.  
 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 glazed windows	✓
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

 [View the site plan](#)



# The Canford

2 BEDROOM HOME, TOTAL 676 sq ft



## GROUND FLOOR

**Lounge/Dining** max.

3.98m x 4.73m 13' 1" x 15' 6"

**Kitchen**

1.85m x 3.02m 6' 1" x 9' 11"



## FIRST FLOOR

**Bedroom 1** min.

3.08m x 2.97m 10' 1" x 9' 9"

**Bedroom 2** max.

3.98m x 2.56m 13' 1" x 8' 5"



**Discover more about this home**



**View our current availability**

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\*PV solar panels will be installed to each roof and will vary on a plot by plot basis. Speak to your sales team for more information.



# The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq ft



## GROUND FLOOR

### Living room

3.07m x 5.41m 10' 1" x 17' 9"

### Kitchen/Dining max.

3.35m x 5.41m 11' 0" x 17' 9"



## FIRST FLOOR

### Bedroom 1

3.09m x 4.10m 10' 2" x 13' 6"

### Bedroom 2

2.64m x 2.95m 8' 8" x 9' 8"

### Bedroom 3

3.41m x 2.37m 11' 2" x 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 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 5.56m 10' 4" x 18' 3"

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# 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 x 4.26m 12' 1" x 14' 0"

**Kitchen/Dining max.**

4.72m x 2.87m 15' 6" x 9' 5"



## FIRST FLOOR

**Bedroom 1 min.**

2.96m x 2.83m 9' 9" x 9' 4"

**Bedroom 2**

2.63m x 3.30m 8' 8" x 10' 10"

**Bedroom 3 max.**

2.00m x 3.55m 6' 7" x 11' 8"



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# The Huxford

4 BEDROOM HOME, TOTAL 1,156 sq ft



## GROUND FLOOR

### Living room

3.63m x 4.66m 11' 11" x 15' 4"

### Kitchen/Dining

5.73m x 3.00m 18' 10" x 9' 10"



## FIRST FLOOR

### Bedroom 1

3.42m x 3.16m 11' 3" x 10' 5"

### Bedroom 2

3.23m x 2.84m 10' 7" x 9' 4"

### Bedroom 3

2.23m x 3.25m 7' 4" x 10' 8"

### Bedroom 4

2.41m x 2.52m 7' 11" x 8' 3"



Discover more about this home



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# The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft



## GROUND FLOOR

### Living room

3.46m x 6.09m 11' 4" x 20' 0"

### Kitchen/Dining max.

3.58m x 6.09m 11' 9" x 20' 0"



## FIRST FLOOR

### Bedroom 1

3.52m x 3.03m 11' 7" x 9' 11"

### Bedroom 2 max.

3.64m x 2.95m 11' 11" x 9' 8"

### Bedroom 3

2.51m x 3.05m 8' 3" x 10' 0"

### Bedroom 4 max.

3.54m x 2.25m 11' 7" x 7' 5"



Discover more about this home



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# The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft



## GROUND FLOOR

### Lounge

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

### 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"

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# 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"



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# The Midford

4 BEDROOM HOME, TOTAL 1,153 sq ft



## GROUND FLOOR

### Lounge

3.62m x 4.49m 11' 11" x 14' 9"

### Kitchen/Dining

5.71m x 3.38m 18' 9" x 11' 1"

\*Plot specific windows



## FIRST FLOOR

### Bedroom 1

3.27m x 3.61m 10' 9" x 11' 10"

### Bedroom 2

2.81m x 3.53m 9' 3" x 11' 7"

### Bedroom 3

2.81m x 2.52m 9' 3" x 8' 3"

### Bedroom 4

2.35m x 2.23m 7' 9" x 7' 4"



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# The Marford

4 BEDROOM HOME, TOTAL 1,546 sq ft



## GROUND FLOOR

### Lounge

4.76m x 3.91m 15' 8" x 12' 10"

### Family room

3.26m x 3.91m 10' 8" x 12' 10"

### Kitchen

3.32m x 4.79m 10' 11" x 15' 9"

### Dining/Study

2.66m x 3.04m 8' 9" x 10' 0"

\*Plot specific windows



## FIRST FLOOR

### Bedroom 1 max.

3.64m x 4.91m 12' 0" x 16' 2"

### Bedroom 2 max.

3.32m x 4.00m 10' 11" x 13' 2"

### Bedroom 3 max.

3.23m x 4.03m 10' 7" x 13' 3"

### Bedroom 4

2.55m x 3.81m 8' 4" x 12' 6"

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# The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft



## GROUND FLOOR

### Lounge

3.35m x 4.74m 11' 0" x 15' 7"

### Kitchen/Dining max.

8.34m x 3.46m 27' 4" x 11' 4"

### Study

2.73m x 2.31m 9' 0" x 7' 7"

## FIRST FLOOR

### Bedroom 1

3.39m x 3.98m 11' 2" x 13' 1"

### Bedroom 2

3.42m x 4.59m 11' 3" x 15' 1"

### Bedroom 3

3.64m x 2.78m 11' 11" x 9' 2"

## SECOND FLOOR

### Bedroom 4

2.75m x 3.62m 9' 0" x 11' 11"

### Bedroom 5

2.54m x 2.98m 8' 4" x 9' 9"



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\*PV solar panels will be installed to each roof and will vary on a plot by plot basis. Speak to your sales team for more information.



# The Wayford

5 BEDROOM HOME, TOTAL 1,836 sq ft



## GROUND FLOOR

### Lounge

4.40m x 6.06m 14' 6" x 19' 11"

### Kitchen

5.58m x 3.35m 18' 4" x 11' 0"

### Dining room

3.39m x 3.06m 11' 1" x 10' 1"

### Study

3.39m x 2.34m 11' 1" x 7' 8"

\*Plot specific windows



## FIRST FLOOR

### Bedroom 1

3.39m x 3.37m 11' 1" x 11' 1"

### Bedroom 2 max.

3.47m x 3.73m 11' 5" x 12' 3"

### Bedroom 3

3.02m x 3.86m 9' 11" x 12' 8"

### Bedroom 4

4.10m x 2.39m 13' 5" x 7' 10"

### Bedroom 5

3.22m x 2.33m 10' 7" x 7' 8"



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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>

# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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➔ Here's how we can help

## Existing home owner?

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➔ Here's how we can help





# Take your next step



Find your dream home  
on our website.



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appointment to  
view our show homes.**



Take a virtual tour of  
our homes from the  
comfort of your sofa.



Have your questions  
answered by calling our  
sales executives on  
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get you moving with  
our buying schemes.



**Book an appointment**



**How to buy a home**



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