



# Hadley Grange Phase II & III at Clipstone Park

JOIN OUR EXCITING NEW COMMUNITY

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.

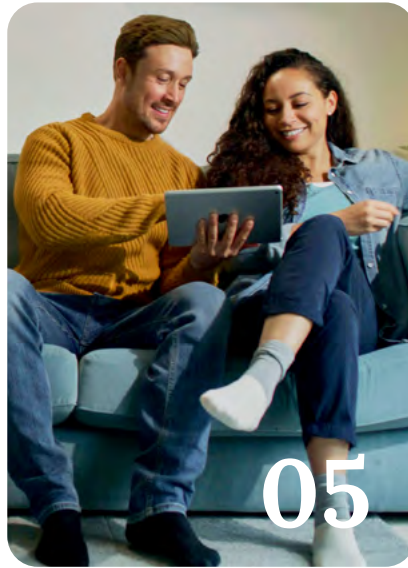
**Taylor**  
**Wimpey**

# Contents

→ **Hadley Grange**



→ **Personalise your home**



→ **Included as standard**



→ **Our homes**



→ **Ways to buy**



→ **Take your next step**



# Hadley Grange Phase II & III at Clipstone Park

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.



[View phase II & III site plans](#)

# A very special place to be



Clipstone Park is part of a bustling community in the heart of Bedfordshire. Situated in Leighton Buzzard, residents will benefit from being in close proximity to the town centre, whilst experiencing the idyllic landscape of the Chiltern Hills.

Leighton Buzzard canal



Leighton Buzzard Railway



Leighton Buzzard centre



[Watch development video](#)



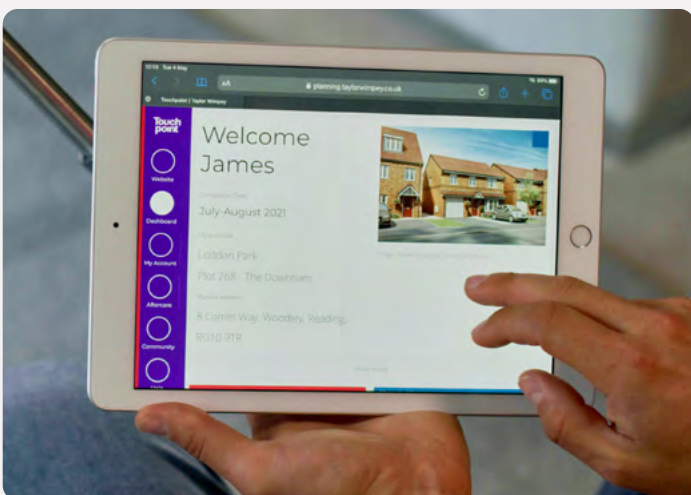
# Personalise your home

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.

[→ 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 Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

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<sup>†</sup>

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.

# Specification of our houses

<b>Kitchens</b>	
Fitted kitchen with 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	✓
<b>Bathrooms, en suites, utility and cloakrooms</b>	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
<b>Central heating/hot water system</b>	
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	✓
<b>Electrical features</b>	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
CAT 6 Data Cabling	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (light/power unless site layout dictates)	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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.

# Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White doors with chrome ironmongery	✓
Vinyl floor covering to all wet areas, kitchen, kitchen/diner and utility	✓
Carpet specification to all other rooms	✓
Half height tiling around the bath	✓
External features	
Concrete paving slabs in rear garden to width of patio doors	✓
Polished chrome door numerals	✓
Wiring for outside rear light	✓
Outside tap to rear garden	✓
Doorbell	✓
SS down wall light	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting) <sup>†</sup>	✓
Driveways finished in tarmac	✓
1.8m fencing to rear garden	✓
Turf as standard 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**

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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.



# Our homes

→ 2 Bedroom Homes



→ 3 Bedroom Homes



→ 4 Bedroom Homes



→ 5 Bedroom Homes



→ [View phase II & III site plans](#)



# The Canford

2 BEDROOM HOME, TOTAL 689 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](#)

\*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 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. TWSM 81216 / February 2024.



Phase 2 variant



# The Braxton

3 BEDROOM HOME, TOTAL 1,092 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"

[➔ 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. 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. TWSM 81216 / February 2024.



# The Byford

3 BEDROOM HOME, TOTAL 976 sq ft



## GROUND FLOOR

Lounge max.

3.98m x 4.24m      13' 1" x 13' 11"

Kitchen/Dining

5.06m x 2.87m      16' 7" x 9' 5"



## FIRST FLOOR

Bedroom 1 max.

3.98m x 3.00m      13' 1" x 9' 10"

Bedroom 2

2.82m x 2.57m      9' 3" x 8' 5"

Bedroom 3

2.15m x 3.91m      7' 1" x 12' 10"

[→ 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. 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. TWSM 81216 / February 2024.



# The Gosford

3 BEDROOM HOME, TOTAL 866 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"

[→ 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. 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. TWSM 81216 / February 2024.

Only available on phase 2



# The Easedale

3 BEDROOM HOME, TOTAL 931 sq ft



## GROUND FLOOR

### Lounge

3.02m × 5.10m      9' 11" × 16' 9"

### Kitchen/Dining

2.95m × 5.10m      9' 8" × 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m × 3.78m      10' 1" × 12' 5"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"

[→ 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. 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. TWSM 81216 / February 2024.

Only available on phase 2



# The Colton

3 BEDROOM HOME, TOTAL 1,153 sq ft



## GROUND FLOOR

### Lounge/Dining

4.78m x 3.27m 15' 8" x 10' 9"

### Kitchen min.

2.57m x 3.43m 8' 5" x 11' 3"

## FIRST FLOOR

### Bedroom 2 max.

4.78m x 3.07m 15' 8" x 10' 1"

### Bedroom 3

2.55m x 2.93m 8' 5" x 9' 8"

## SECOND FLOOR

### Bedroom 1 max.

3.74m x 5.13m 12' 4" x 16' 10"

[➔ 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. 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. TWSM 81216 / February 2024.



Phase 2 variant

# The Manford

4 BEDROOM HOME, TOTAL 1,385 sq ft



## GROUND FLOOR

### Lounge

3.88m x 4.74m      12' 9" x 15' 7"

### Kitchen/Dining

8.11m x 2.88m      26' 7" x 9' 6"

### Study

2.10m x 2.65m      6' 11" x 8' 8"



## FIRST FLOOR

### Bedroom 1 max.

3.88m x 3.03m      12' 9" x 9' 11"

### Bedroom 2 max.

3.09m x 3.33m      10' 2" x 10' 11"

### Bedroom 3 max.

3.03m x 3.66m      10' 0" x 12' 0"

### Bedroom 4 max.

2.75m x 3.28m      9' 0" x 10' 9"

[→ 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. 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. TWSM 81216 / February 2024.





# The Elliston

4 BEDROOM HOME, TOTAL 1,249 sq ft



## GROUND FLOOR

**Lounge max.**  
3.81m x 4.26m      12' 6" x 14' 0"

**Kitchen/Dining max.**  
4.89m x 2.90m      16' 1" x 9' 6"

## FIRST FLOOR

**Bedroom 2**  
3.18m x 2.76m      10' 5" x 9' 1"

**Bedroom 3 max.**  
2.34m x 3.31m      7' 8" x 10' 10"

**Bedroom 4 max.**  
2.45m x 3.31m      8' 1" x 10' 10"

## SECOND FLOOR

**Bedroom 1 max.**  
6.64m x 3.86m      21' 10" x 12' 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. 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. TWSM 81216 / February 2024.



Phase 2 variant



# The Midford

4 BEDROOM HOME, TOTAL 1,170 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"



## 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"



[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. 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. TWSM 81216 / February 2024.

Only available on phase 3



# The Marford

4 BEDROOM HOME, TOTAL 1,564 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"



## 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"

[→ 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. 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. TWSM 81216 / February 2024.

Only available on phase 3



# The Garrton

5 BEDROOM HOME, TOTAL 1,810 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"

[➔ 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. 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. TWSM 81216 / February 2024.

Only available on phase 3



# The Wayford

5 BEDROOM HOME, TOTAL 1,858 sq ft



## GROUND FLOOR

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



## FIRST FLOOR

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

[→ View development](#)

[→ 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. 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. TWSM 81216 / February 2024.

Only available on phase 3



# The Winterford

5 BEDROOM HOME, TOTAL 2,090 sq ft



## GROUND FLOOR

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



## FIRST FLOOR

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

[→ View development](#)

[→ 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. 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. TWSM 81216 / February 2024.

# Ways to buy

---

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?

---

 Here's how we can help

## Existing home owner?

---

 Here's how we can help



# Take your next step



Find your dream home on our website.



Book an 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 **01525 305 021**.



Find out how we can get you moving with our buying schemes.

[→ Book an appointment](#)

[→ How to buy a home](#)



**HADLEY GRANGE** Off Leighton Road, Leighton Buzzard, Bedfordshire, LU7 9NX

**CONTACT US ON 01525 305 021**

# Taylor Wimpey

Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Help to Buy, Part Exchange and easymover, go to [www.taylorwimpey.co.uk/terms](http://www.taylorwimpey.co.uk/terms). Information is correct at the time of going to print. Please speak to your sales executive for further details.