



Hadley Grange Phase IV at Clipstone Park

LEIGHTON BUZZARD, BEDFORDSHIRE

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

Taylor
Wimpey

Contents



Hadley Grange Phase IV at Clipstone Park

A warm welcome to the fourth phase of Hadley Grange. Situated in the popular Clipstone Park development of Leighton Buzzard, future residents of this phase will enjoy the family friendly community and connections available in this desirable market town.



[→ 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.

[→ 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.

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



 [View the site plan](#)

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The Braxton

3 BEDROOM HOME, TOTAL 1,092 sq. ft. / 101.45 sq. m.



GROUND FLOOR

Living room 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 80665/March 2024

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The Kingdale

3 BEDROOM HOME, TOTAL 1,040 sq. ft. / 96.62 sq. m.



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](#)

[→ View our current availability](#)

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The Byford

3 BEDROOM HOME, TOTAL 976 sq. ft. / 90.67 sq. m.



GROUND FLOOR

Living room 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"

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The Marford

4 BEDROOM HOME, TOTAL 1,564 sq. ft. / 145.3 sq. m.



GROUND FLOOR

Living room

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

Kitchen

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

Family room

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

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"

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The Elliston

4 BEDROOM HOME, TOTAL 1,249 sq. ft. / 116.04 sq. m.



GROUND FLOOR

Living room max.

3.81m × 4.26m 12' 6" × 14' 0"

Kitchen/Dining max.

4.89m × 2.90m 16' 1" × 9' 6"



FIRST FLOOR

Bedroom 2

3.18m × 2.76m 10' 5" × 9' 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.

6.64m × 3.86m 21' 10" × 12' 8"

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The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq. ft. / 115.48 sq. m.



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"

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The Huxford

4 BEDROOM HOME, TOTAL 1,175 sq. ft. / 109.16 sq. m.



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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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 305021**.



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



[Book an appointment](#)



[How to buy a home](#)



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Taylor Wimpey

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