

Barnfield Place

LUTON | BEDFORDSHIRE

Set in the well-connected town of Luton, Barnfield Place is a brand-new community offering a selection of 3, 4 and 5 bedroom new homes in a range of contemporary styles.

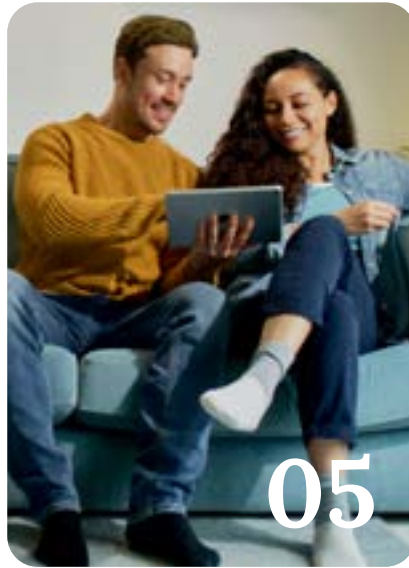
Taylor
Wimpey

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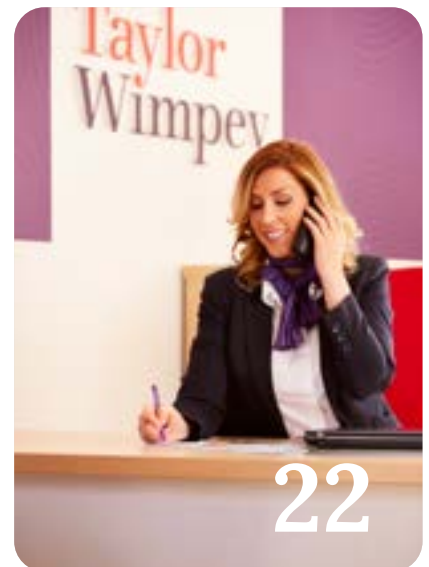
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Welcome to Barnfield Place

A warm welcome to Barnfield Place.

Set in the well-connected town of Luton, Barnfield Place is a brand-new community offering a selection of 3, 4 and 5 bedroom homes in a range of contemporary styles.



[→ View the site plan](#)



Life in Barnfield

The suburb of Barnfield is nestled between the beautiful Chiltern Hills and the Galley and Warden Hills. With green open space on your doorstep and just a short distance from a variety of shops, leisure facilities and eateries in town, it's the perfect choice for families looking for the best of both worlds.

Nature lovers will be spoilt for choice, with Whipsnade Zoo, Woburn Safari Park and the beautiful Barton Hills Nature Reserve all close to home. For those looking for big city entertainment, London is less than 30 minutes away by train.



Green space perfect for weekend strolls



Warden Park



[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

We carefully consider how to design our homes to be energy efficient. Sustainable features can be seen throughout our homes, from high quality insulated roofs, walls, and windows, to energy efficient appliances, and water saving taps. Our new build homes come with a smaller carbon footprint than an equivalent second-hand property, which is great news for the planet and means lower energy bills for you.



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	✓
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

→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



The Kingdale

3 BEDROOM HOME, TOTAL 1,040 sq. ft.



GROUND FLOOR

Lounge

3.07 × 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 2

3.41m × 2.37m 11' 2" × 7' 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 Ardale

3 BEDROOM HOME, TOTAL 1,012 sq. ft.



GROUND FLOOR

Lounge max.

4.26m × 3.69m 14' 0" × 12' 1"

Kitchen/Dining

4.72m × 2.87m 15' 6" × 9' 5"



FIRST FLOOR

Bedroom 1

2.96m × 2.83m 9' 9" × 9' 4"

Bedroom 2

3.30m × 2.63m 10' 10" × 8' 8"

Bedroom 3 max.

3.55m × 2.00m 11' 8" × 6' 7"

[→ View development](#)

[→ View our current availability](#)

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The Braxton

3 BEDROOM HOME, TOTAL 1,092 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"



FIRST FLOOR

Bedroom 1 max.

3.16m × 5.56m 10' 4" × 18' 3"



[Discover more about this home](#)



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The Coltford

3 BEDROOM HOME, TOTAL 1,021 sq. ft.



GROUND FLOOR

Lounge max.

4.26m × 3.69m 14' 0" × 12' 1"

Kitchen/Dining

4.72m × 2.87m 15' 6" × 9' 5"



FIRST FLOOR

Bedroom 1

2.96m × 2.83m 9' 9" × 9' 4"

Bedroom 2

3.30m × 2.63m 10' 10" × 8' 8"

Bedroom 3 max.

3.55m × 2.00m 11' 8" × 6' 7"



[View development](#)



[View our current availability](#)

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The Amersham

3 BEDROOM HOME, TOTAL 990 sq. ft.



GROUND FLOOR

Lounge max.

2.89m × 4.03m 9' 6" × 13' 3"

Kitchen/Dining

4.37m × 2.88m 14' 4" × 9' 5"



FIRST FLOOR

Bedroom 1

3.21m × 4.21m 10' 6" × 13' 10"

Bedroom 2

4.37m × 3.03m 14' 4" × 9' 11"

Bedroom 3 max.

2.90m × 2.90m 9' 6" × 9' 6"

Study

2.23m × 1.68m 7' 4" × 5' 6"

[→ Discover more about this home](#)

[→ View our current availability](#)

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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

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

Bedroom 2

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](#)

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The Manford

4 BEDROOM HOME, TOTAL 1,385 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"



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 Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq. ft.



GROUND FLOOR

Lounge

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 Rossdale

4 BEDROOM HOME, TOTAL 1,243 sq. ft.



GROUND FLOOR

Lounge

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"

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The Garrton

5 BEDROOM HOME, TOTAL 1,825 sq. ft.



GROUND FLOOR

Lounge	3.34m × 4.74m	11' 0" × 15' 7"
Kitchen/Dining min.	8.34m × 2.85m	27' 4" × 9' 4"
Garage	2.73m × 2.31m	9' 0" × 7' 7"



FIRST FLOOR

Bedroom 1	3.34m × 3.98m	11' 0" × 13' 1"
Bedroom 4	2.75m × 3.62m	9' 0" × 11' 11"
Bedroom 5	2.54m × 2.98m	8' 4" × 9' 9"



SECOND FLOOR

Bedroom 2	3.36m × 4.59m	11' 1" × 15' 1"
Bedroom 3	3.65m × 2.78m	12' 0" × 9' 2"

[➔ Discover more about this home](#)

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The Wayford

5 BEDROOM HOME, TOTAL 1,856 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"



FIRST FLOOR

Bedroom 1	3.39m × 3.41m	11' 1" × 11' 3"
Bedroom 2 max.	2.98m × 3.47m	9' 10" × 11' 5"
Bedroom 3	3.02m × 3.12m	9' 11" × 10' 3"
Bedroom 4	4.13m × 2.42m	13' 7" × 8' 0"
Bedroom 5	3.26m × 2.33m	10' 9" × 7' 8"

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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 **01582 853 529**.



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

[→ Book an appointment](#)

[→ How to buy a home](#)



BARNFIELD PLACE Barnfield Avenue, Luton, Bedfordshire, LU2 7AS

CONTACT US ON 01582 853 529

Taylor Wimpey

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