



# Cromwell Place

WIXAMS , BEDFORDSHIRE

A beautiful collection of two bedroom apartments and two, three, four and five bedroom homes in the thriving new town of Wixams.

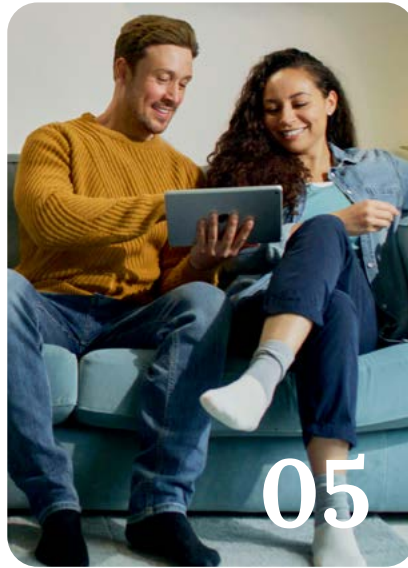
**Taylor**  
**Wimpey**

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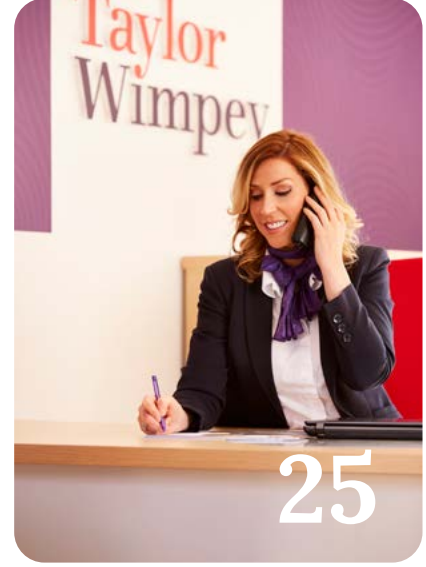
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# Welcome to Cromwell Place

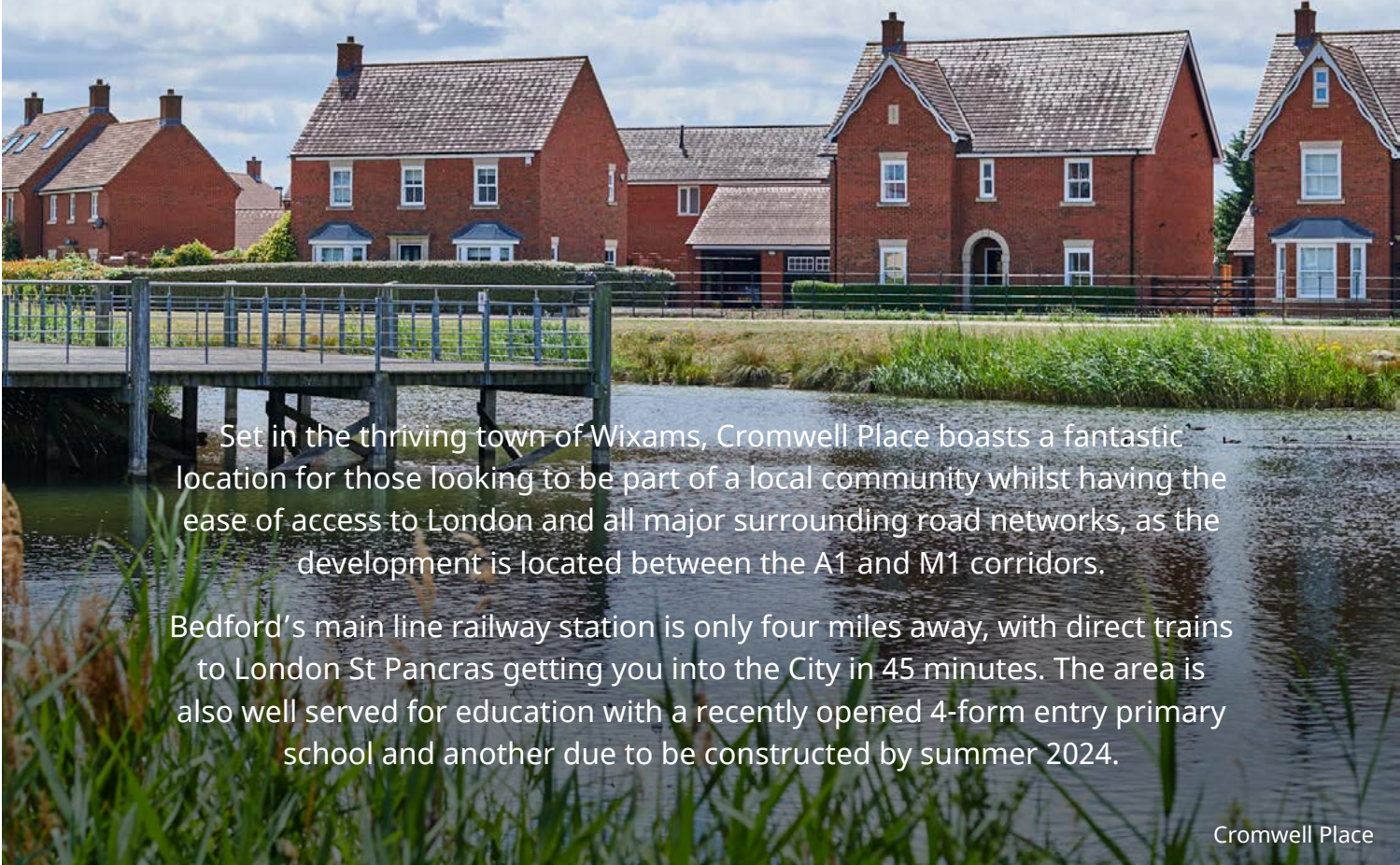
Located just three miles to the south of Bedford, Cromwell Place is a brand new collection of homes within the new community of Wixams. The development will eventually comprise approximately 1,500 stunning new homes with future residents benefitting from the proximity to Wixams town centre and a variety of retail, office, leisure, education and community facilities.



[→ View the site plan](#)



# The perfect location



Set in the thriving town of Wixams, Cromwell Place boasts a fantastic location for those looking to be part of a local community whilst having the ease of access to London and all major surrounding road networks, as the development is located between the A1 and M1 corridors.

Bedford's main line railway station is only four miles away, with direct trains to London St Pancras getting you into the City in 45 minutes. The area is also well served for education with a recently opened 4-form entry primary school and another due to be constructed by summer 2024.

Cromwell Place



Bedford train station



Bedford city 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 <sup>†</sup> /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 <sup>‡</sup>	✓
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 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

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



# The Greensand Apartments

## 2 BEDROOM APARTMENTS

**FIRST FLOOR PLOT 112  
SECOND FLOOR PLOT 113  
TOTAL 668 sq ft / 62.06m<sup>2</sup>**



### Kitchen/Dining/Living

6.50m × 3.10m      21' 4" × 10' 2"

### Bedroom 1

3.28m × 4.20m      10' 9" × 13' 9"

### Bedroom 2

3.28m × 2.50m      10' 9" × 8' 2"

**GROUND FLOOR PLOT 114  
TOTAL 700 sq ft / 65.03m<sup>2</sup>**



### Kitchen/Dining/Living

6.50m × 3.10m      21' 4" × 10' 2"

### Bedroom 1

3.28m × 4.20m      10' 9" × 13' 9"

### Bedroom 2

3.28m × 2.50m      10' 9" × 8' 2"

**FIRST FLOOR PLOT 115  
SECOND FLOOR PLOT 116  
TOTAL 700 sq ft / 65.03m<sup>2</sup>**



### Kitchen/Dining/Living

6.50m × 3.10m      21' 4" × 10' 2"

### Bedroom 1

3.28m × 4.20m      10' 9" × 13' 9"

### Bedroom 2

3.28m × 2.50m      10' 9" × 8' 2"



**Discover more about this home**

\*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. 81216 TWSM / February 2024.





# The Greensand Apartments

## 2 BEDROOM APARTMENTS

**GROUND FLOOR PLOT 108**  
TOTAL 668 sq ft / 62.06m<sup>2</sup>



**Kitchen/Dining/Living**  
6.50m x 3.10m      21' 4" x 10' 2"

**Bedroom 1**  
3.28m x 4.20m      10' 9" x 13' 9"

**Bedroom 2**  
3.28m x 2.50m      10' 9" x 8' 2"

**FIRST FLOOR PLOT 109**  
**SECOND FLOOR PLOT 110**  
TOTAL 668 sq ft / 62.06m<sup>2</sup>



**Kitchen/Dining/Living**  
6.50m x 3.10m      21' 4" x 10' 2"

**Bedroom 1**  
3.28m x 4.20m      10' 9" x 13' 9"

**Bedroom 2**  
3.28m x 2.50m      10' 9" x 8' 2"

**GROUND FLOOR PLOT 111**  
TOTAL 668 sq ft / 62.06m<sup>2</sup>



**Kitchen/Dining/Living**  
6.50m x 3.10m      21' 4" x 10' 2"

**Bedroom 1**  
3.28m x 4.20m      10' 9" x 13' 9"

**Bedroom 2**  
3.28m x 2.50m      10' 9" x 8' 2"



**Discover more about this home**

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# The Edale

2 BEDROOM COACH HOUSE, TOTAL 720 sq ft / 66.89m<sup>2</sup>



## FIRST FLOOR

### Lounge/Kitchen/Dining

3.80m × 5.35m      12' 6" × 17' 7"

### Bedroom 1

3.15m × 5.35m      10' 4" × 12' 7"

### Bedroom 2

3.01m × 2.45m      9' 11" × 8' 1"



[Discover more about this home](#)

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# The Beaford

2 BEDROOM SEMI-DETACHED HOME, TOTAL 778 sq ft / 72.28m<sup>2</sup>



## GROUND FLOOR

### Lounge/Dining

4.06m x 3.80m      13' 4" x 12' 6"

### Kitchen

2.10m x 2.92m      6' 9" x 9' 7"



## FIRST FLOOR

### Bedroom 1.

4.06m x 3.79m      13' 4" x 12' 5"

### Bedroom 2

4.06m x 2.70m      13' 4" x 8' 10"



**Discover more about this home**

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# The Eynsford

3 BEDROOM SEMI-DETACHED HOME, TOTAL 972 sq ft / 90.30m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.11m × 3.43m      10' 2" × 11' 3"

### Kitchen/Dining

5.07m × 3.80m      16' 8" × 12' 6"



## FIRST FLOOR

### Bedroom 1.

3.48m × 3.01m      11' 5" × 9' 1"

### Bedroom 2

2.15m × 3.47m      7' 1" × 11' 5"

### Bedroom 3.

2.84m × 2.92m      9' 4" × 7' 11"



**Discover more about this home**

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# The Elterdale

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1,369 sq ft / 127.18m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

4.79m × 3.38m      15' 9" × 11' 1"

### Study

2.61m × 3.16m      8' 7" × 10' 4"



## FIRST FLOOR

### Lounge

4.79m × 3.45m      15' 9" × 11' 4"

### Bedroom 3

2.52m × 3.20m      8' 3" × 10' 6"



## SECOND FLOOR

### Bedroom 1

3.19m × 4.31m      10' 6" × 14' 2"

### Bedroom 2

3.20m × 3.45m      10' 6" × 11' 4"



[Discover more about this home](#)

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# The Braxton

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1,092 sq ft / 101.45m<sup>2</sup>



## 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 6.70m      10' 4" x 18' 3"



**Discover more about this home**

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# The Aynesdale

3 BEDROOM DETACHED HOME, TOTAL 1,058 sq ft / 98.29m<sup>2</sup>



## GROUND FLOOR

### Lounge/Study

5.52m × 3.20m      18' 1" × 10' 6"

### Kitchen/Dining

5.52m × 3.21m      18' 1" × 10' 6"



## FIRST FLOOR

### Bedroom 1.

2.77m × 3.40m      9' 1" × 11' 2"

### Bedroom 2

3.23m × 3.27m      10' 7" × 10' 9"

### Bedroom 3 max.

2.67m × 2.80m      8' 9" × 9' 2"



[Discover more about this home](#)

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# The Trusdale

4 BEDROOM DETACHED HOME, TOTAL 1,243 sq ft / 115.48m<sup>2</sup>



## 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 Elliston

4 BEDROOM DETACHED HOME, TOTAL 1,249 sq ft / 116.03m<sup>2</sup>



## GROUND FLOOR

**Lounge max.**

3.81m × 4.26m      12' 6" × 14' 0"

**Kitchen/Dining**

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**

3.89m × 5.43m      12' 9" × 17' 10"



**Discover more about this home**

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# The Shilford

4 BEDROOM DETACHED HOME, TOTAL 1,449 sq ft / 134.62m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.21m × 4.93m      10' 6" × 16' 2"

### Kitchen/Dining

8.25m × 3.34m      27' 1" × 10' 11"

### Study

3.21m × 2.04m      10' 6" × 6' 8"



## FIRST FLOOR

### Bedroom 1

3.28m × 3.20m      10' 9" × 10' 6"

### Bedroom 2

3.39m × 3.38m      11' 1" × 11' 1"

### Bedroom 3

3.27m × 3.81m      10' 9" × 12' 6"

### Bedroom 4

3.35m × 2.56m      11'0" × 8' 5"



[Discover more about this home](#)

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# The Warkford

4 BEDROOM DETACHED HOME, TOTAL 1,462 sq ft / 135.82m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.28m × 4.92m      10' 9" × 16' 2"

### Kitchen

2.89m × 4.30m      9' 4" × 14' 1"

### Dining

3.38m × 3.13m      11' 1" × 10' 3"

### Study

3.23m × 2.50m      10' 9" × 8' 2"



## FIRST FLOOR

### Bedroom 1

3.34m × 3.90m      10' 11" × 12' 9"

### Bedroom 2

3.34m × 3.56m      10' 11" × 11' 8"

### Bedroom 3

3.35m × 2.90m      11' 0" × 9' 6"

### Bedroom 4

3.35m × 2.27m      11' 0" × 7' 5"



[Discover more about this home](#)

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# The Raynford

4 BEDROOM DETACHED HOME, TOTAL 1,652sq ft / 153.48m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.84m × 4.12m      12' 7" × 13' 6"

### Family room

3.86m × 2.85m      12' 8" × 9' 4"

### Kitchen/Dining

6.60m × 3.48m      21' 8" × 11' 5"

### Study

3.84m × 2.30m      12' 7" × 7' 6"



## FIRST FLOOR

### Bedroom 1

3.90m × 3.35m      12' 10" × 11' 0"

### Bedroom 2

3.32m × 3.54m      10' 11" × 11' 7"

### Bedroom 3

3.84m × 3.66m      12' 7" × 12' 0"

### Bedroom 4

2.20m × 3.84m      7' 2" × 12' 7"



[Discover more about this home](#)

\*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. 81216 TWSM / February 2024.





# The Garrton

5 BEDROOM DETACHED HOME, TOTAL 1,825 sq ft / 169.55m<sup>2</sup>



## GROUND FLOOR

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

## FIRST FLOOR

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

## SECOND FLOOR

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



[Discover more about this home](#)

\*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. 81216 TWSM / February 2024.

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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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## Existing home owner?

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# Taylor Wimpey