



HF

HAMPDEN FIELDS
— WEST —

Hampden Fields West

AYLESBURY, BUCKINGHAMSHIRE

Hampden Fields West will feature a brand new collection of modern apartments and 2, 3, 4 & 5 bedroom homes that are built with the future in mind.

Taylor
Wimpey

Contents



Welcome to Hampden Fields West

A spacious development, surrounded by green open space and just a short drive from the amenities and entertainment of Aylesbury, it is intended to offer peace and quiet and connectivity in equal measure.

With inspiration taken from the local Buckinghamshire architecture and landscape, the homes will have attractive frontages with unique detailing that reflect the surrounding area. Flexible, spacious interiors and energy efficient features ensure each home is designed for modern living.



[→ View the site plan](#)

The perfect place to be

Hampden Fields West's proximity to Aylesbury means it's within easy reach of Aylesbury train station, offering direct links to London Marylebone, so you can reach the capital in just over an hour. There are several schools and nurseries within easy reach of the development and a supermarket and convenience shops are all within a short distance by car, as are dental surgeries, GP practices and a hospital.

In addition to new homes, Hampden Fields is proposed to include new schools, play areas and dedicated sports and recreation areas; a family friendly environment. There's plenty of green space proposed around the development, including a wildflower meadow as well as a community orchard, meaning plenty of space for children and families to play, relax and exercise.

Aylesbury Market



Aylesbury Theatre



Aylesbury Canal



[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 oven with an 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, air source heat pumps 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	✓
Electric oven and 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	
Air source heat pump will provide heating and 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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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

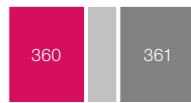


 [View the site plan](#)

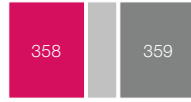


Brook apartments

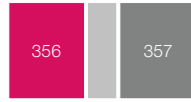
1 & 2 BEDROOM APARTMENTS



Second floor



First floor



Ground floor

NET 738 sq ft

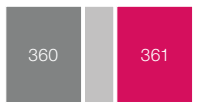
PLOTS 356, 358 & 360

Living room/Dining/Kitchen

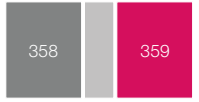
7.64m × 5.27m 25' 1" × 17' 3"

Bedroom 1

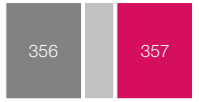
3.61m × 3.59m 11' 10" × 11' 9"



Second floor



First floor



Ground floor

NET 854 sq ft

PLOTS 357, 359 & 361

Living room/Dining/Kitchen

5.76m × 5.27m 18' 11" × 17' 3"

Bedroom 1

3.22m × 3.59m 10' 7" × 11' 9"

Bedroom 2

3.01m × 2.68m 9' 10" × 8' 9"

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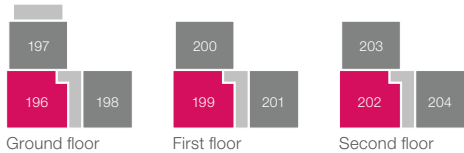


Bedgrove apartments

1 & 2 BEDROOM APARTMENTS



NET 877 sq ft



PLOTS 196, 199 & 202

Living room/Dining/Kitchen

6.46m × 5.27m 21' 2" × 17' 3"

Bedroom 1

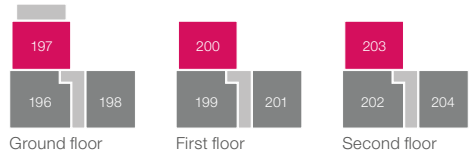
3.63m × 3.53m 11' 11" × 11' 7"

Bedroom 2

3.01m × 2.68m 9' 10" × 8' 9"



NET 738 sq ft



PLOTS 197, 200 & 203

Living room/Dining/Kitchen

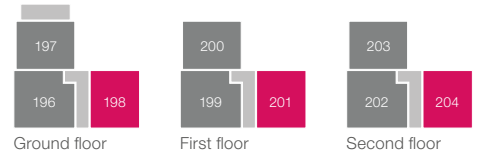
7.64m × 5.27m 25' 1" × 17' 3"

Bedroom 1

3.61m × 3.53m 11' 10" × 11' 7"



NET 738 sq ft



PLOTS 198, 201 & 204

Living room/Dining/Kitchen

7.64m × 5.27m 25' 1" × 17' 3"

Bedroom 1

3.57m × 3.53m 11' 8" × 11' 7"

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The Gildale

2 BEDROOM HOME, NET 727 sq ft



GROUND FLOOR



FIRST FLOOR

Living room
3.86m × 3.29m 12' 8" × 10' 9"

Kitchen
3.86m × 2.80m 12' 8" × 9' 2"

Bedroom 1
3.88m × 3.80m 12' 0" × 12' 5"

Bedroom 2
2.71m × 3.80m 8' 11" × 12' 5"

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The Eynsford

3 BEDROOM HOME, NET (MID TERRACE) 959 sq ft / (SEMI-DETACHED/END TERRACE) 964 sq ft



GROUND FLOOR

Living room

4.19m × 3.43m 13' 9" × 11' 3"

Kitchen/Dining

5.04m × 3.72m 16' 6" × 12' 2"



FIRST FLOOR

Bedroom 1

4.00m × 4.04m 13' 2" × 13' 3"

Bedroom 2

2.15m × 3.46m 7' 1" × 11' 4"

Bedroom 3

2.80m × 2.91m 9' 2" × 9' 6"

[→ Discover more about this home](#)

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The Carrdale

3 BEDROOM HOME, NET 1,060 sq ft



GROUND FLOOR

Living room

3.23m x 5.56m 10' 7" x 18' 3"

Kitchen/Dining

3.21m x 5.56m 10' 6" x 18' 3"



FIRST FLOOR

Bedroom 1

3.37m x 2.77m 11' 1" x 9' 1"

Bedroom 2

3.25m x 3.29m 10' 8" x 10' 10"

Bedroom 3

2.77m x 2.72m 9' 1" x 8' 11"

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The Aynesdale

3 BEDROOM HOME, NET (DETACHED) 1,060 sq ft / (SEMI-DETACHED/END TERRACE) 1,062 sq ft



GROUND FLOOR

Living room

5.60m × 3.18m 18' 4" × 10' 5"

Kitchen/Dining

5.56m × 3.19m 18' 3" × 10' 6"



FIRST FLOOR

Bedroom 1

2.75m × 4.48m 9' 0" × 14' 8"

Bedroom 2

3.28m × 3.24m 10' 9" × 10' 7"

Bedroom 3

2.76m × 2.77m 9' 1" × 9' 1"



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The Harrton

3 BEDROOM HOME, NET (MID TERRACE) 1,133 sq ft / (SEMI-DETACHED/END TERRACE) 1,136 sq ft



GROUND FLOOR

Kitchen/Living

4.38m x 6.61m

14' 4" x 21' 9"



FIRST FLOOR

Bedroom 1

4.42m x 3.13m

14' 6" x 10' 3"

Bedroom 3

2.37m x 3.32m

7' 9" x 10' 11"



SECOND FLOOR

Bedroom 2

3.34m x 3.38m

10' 11" x 11' 1"



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The Owlton

3 BEDROOM HOME, NET (MID TERRACE) 1,222 sq ft / (SEMI-DETACHED/END TERRACE) 1,123 sq ft



GROUND FLOOR

Living/Dining

4.72m x 4.03m 15' 6" x 13' 3"

Kitchen

2.51m x 4.79m 8' 3" x 15' 9"

FIRST FLOOR

Bedroom 1

4.75m x 3.14m 15' 7" x 10' 4"

Bedroom 3

2.55m x 3.33m 8' 4" x 10' 11"

SECOND FLOOR

Bedroom 2

3.71m x 3.42m 12' 2" x 11' 2"



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The Trelton

4 BEDROOM HOME, NET 1,243 sq ft



GROUND FLOOR

Living/Dining

4.94m × 3.30m 16' 3" × 10' 10"

Kitchen

2.87m × 3.15m 9' 5" × 10' 4"

FIRST FLOOR

Bedroom 1

4.67m × 3.40m 15' 4" × 11' 2"

Bedroom 2

2.78m × 3.07m 9' 2" × 10' 1"

SECOND FLOOR

Bedroom 3

3.89m × 2.74m 12' 9" × 9' 0"

Bedroom 4

2.54m × 3.09m 8' 4" × 10' 2"

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The Albury

3 BEDROOM HOME, NET 1,258 sq ft



GROUND FLOOR

Kitchen/Dining

4.38m x 3.26m 14' 5" x 10' 8"

Study

2.24m x 3.19m 7' 4" x 10' 5"



FIRST FLOOR

Living room

4.38m x 3.25m 14' 5" x 10' 8"

Bedroom 3

2.36m x 3.30m 7' 9" x 10' 10"



SECOND FLOOR

Bedroom 1

4.38m x 3.71m 14' 5" x 12' 2"

Bedroom 2

3.38m x 2.76m 11' 1" x 9' 1"

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The Densdale

3 BEDROOM HOME, NET 1,389 sq ft



GROUND FLOOR

Kitchen/Dining

4.96m x 3.29m 16' 3" x 10' 9"

Study

2.78m x 3.05m 9' 1" x 10' 0"

FIRST FLOOR

Living room

4.96m x 3.30m 16' 3" x 10' 10"

Bedroom 1

4.96m x 3.06m 16' 3" x 10' 1"

SECOND FLOOR

Bedroom 2

4.53m x 3.34m 14' 10" x 11' 0"

Bedroom 3

4.53m x 3.10m 14' 10" x 10' 2"

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The Plumdale

4 BEDROOM HOME, NET 1,252 sq ft



GROUND FLOOR

Living room

6.59m × 3.21m 21' 8" × 10' 6"

Kitchen/Dining

6.59m × 3.29m 21' 8" × 10' 9"



FIRST FLOOR

Bedroom 1

3.41m × 3.56m 11' 2" × 11' 8"

Bedroom 2

3.01m × 4.30m 9' 10" × 14' 1"

Bedroom 3

3.53m × 2.15m 11' 7" × 7' 1"

Bedroom 4

3.09m × 2.15m 10' 2" × 7' 1"

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The Colford

4 BEDROOM HOME, NET 1,252 sq ft



GROUND FLOOR

Living room

4.33m × 3.42m 14' 2" × 11' 3"

Kitchen/Dining

6.60m × 3.03m 21' 8" × 9' 11"

Study

2.18m × 2.26m 7' 2" × 7' 5"



FIRST FLOOR

Bedroom 1

3.35m × 3.40m 11' 0" × 11' 2"

Bedroom 2

3.00m × 3.20m 9' 10" × 10' 6"

Bedroom 3

3.16m × 2.36m 10' 4" × 7' 9"

Bedroom 4

3.50m × 2.15m 11' 8" × 7' 1"

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The Meadowford

4 BEDROOM HOME, NET 1,354 sq ft



GROUND FLOOR

Living room	3.13m × 4.92m	10' 3" × 16' 2"
Kitchen	2.76m × 4.17m	9' 1" × 13' 8"
Dining room	2.83m × 3.28m	9' 3" × 10' 9"
Family room/Study	3.13m × 2.58m	10' 3" × 8' 6"



FIRST FLOOR

Bedroom 1	3.00m × 4.75m	9' 10" × 15' 7"
Bedroom 2	3.17m × 4.02m	10' 5" × 13' 2"
Bedroom 3	2.88m × 3.49m	9' 5" × 11' 5"
Bedroom 4	3.00m × 2.77m	9' 10" × 9' 1"

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The Rightford

4 BEDROOM HOME, NET 1,355 sq ft



GROUND FLOOR

Living room

3.17m x 4.20m 10' 5" x 13' 9"

Kitchen/Dining

8.28m x 3.28m 27' 2" x 10' 9"

Study

2.78m x 2.12m 9' 6" x 6' 11"



FIRST FLOOR

Bedroom 1

2.99m x 4.72m 9' 10" x 15' 6"

Bedroom 2

3.17m x 4.03m 10' 5" x 13' 3"

Bedroom 3

2.91m x 3.49m 9' 7" x 11' 5"

Bedroom 4

2.99m x 2.27m 9' 10" x 7' 5"

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The Threldale

4 BEDROOM HOME, NET 1,461 sq ft



GROUND FLOOR

Kitchen/Dining

5.06m × 3.45m 16' 7" × 11' 4"

Study

2.87m × 3.07m 9' 5" × 10' 1"

FIRST FLOOR

Living room

5.06m × 3.47m 16' 7" × 11' 5"

Bedroom 2

2.93m × 3.08m 9' 7" × 10' 1"

SECOND FLOOR

Bedroom 1

2.75m × 3.66m 9' 0" × 12' 0"

Bedroom 3

2.77m × 3.12m 9' 1" × 10' 3"

Bedroom 4

2.29m × 3.34m 7' 6" × 10' 11"

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The Elterham

4 BEDROOM HOME, NET 1,734 sq ft



GROUND FLOOR

Living room

3.55m × 4.12m 11' 8" × 13' 6"

Kitchen/Dining

9.18m × 4.23m 30' 1" × 13' 11"



FIRST FLOOR

Bedroom 1

4.45m × 3.60m 14' 7" × 11' 10"

Bedroom 2

4.64m × 3.60m 15' 3" × 11' 10"

Bedroom 3

3.55m × 3.59m 11' 8" × 11' 10"

Bedroom 4

3.37m × 3.45m 11' 1" × 11' 4"

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The Aireton

5 BEDROOM HOME, NET 1,645 sq ft



GROUND FLOOR

Living room	3.18m × 3.73m	10' 5" × 12' 3"
Kitchen/Dining	7.83m × 3.52m	25' 8" × 11' 7"
Study	2.43m × 1.80m	8' 0" × 5' 11"

FIRST FLOOR

Bedroom 1	3.17m × 5.30m	10' 5" × 17' 5"
Bedroom 3	2.31m × 3.90m	7' 7" × 12' 10"
Bedroom 5	2.24m × 3.39m	7' 4" × 11' 1"

SECOND FLOOR

Bedroom 2	3.19m × 4.48m	10' 6" × 14' 9"
Bedroom 4	3.40m × 2.13m	11' 2" × 7' 0"

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The Thirlford

5 BEDROOM HOME, NET 1,804 sq ft



GROUND FLOOR

Living room	3.93m × 4.87m	12' 11" × 16' 0"
Kitchen/Dining	6.77m × 4.10m	22' 2" × 13' 5"
Family Room	3.20m × 3.50m	10' 6" × 11' 6"
Study	3.33m × 2.14m	10' 11" × 7' 0"



FIRST FLOOR

Bedroom 1	3.84m × 3.54m	12' 7" × 11' 7"
Bedroom 2	3.33m × 2.74m	10' 11" × 9' 0"
Bedroom 3	2.92m × 3.61m	9' 7" × 11' 10"
Bedroom 4	3.80m × 2.52m	12' 6" × 8' 3"
Bedroom 5	3.15m × 2.43m	10' 4" × 8' 0"

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The Dunnerton

5 BEDROOM HOME, NET 1,917 sq ft



GROUND FLOOR

Living room

3.28m x 4.92m 10' 9" x 16' 2"

Kitchen

3.29m x 4.21m 10' 10" x 13' 10"

Dining room

3.29m x 3.11m 10' 10" x 10' 2"

Study

3.28m x 2.44m 10' 9" x 8' 0"



FIRST FLOOR

Bedroom 2

3.29m x 3.79m 10' 10" x 12' 5"

Bedroom 3

3.29m x 3.62m 10' 10" x 11' 10"

Bedroom 4

3.27m x 2.78m 10' 9" x 9' 1"

Bedroom 5

3.93m x 2.34m 12' 11" x 7' 8"



SECOND FLOOR

Bedroom 1

4.50m x 4.61m 14' 9" x 15' 1"

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The Patterham

5 BEDROOM HOME, NET 1,928 sq ft



GROUND FLOOR

Living room

3.54m × 4.01m 11' 8" × 13' 2"

Kitchen/Dining

7.67m × 5.50m 25' 2" × 18' 0"

Family room

3.42m × 2.82m 11' 3" × 9' 3"



FIRST FLOOR

Bedroom 1

3.55m × 3.70m 11' 8" × 12' 1"

Bedroom 2

3.33m × 3.78m 10' 11" × 12' 5"

Bedroom 3

3.83m × 3.56m 12' 7" × 11' 8"

Bedroom 4

4.12m × 2.91m 13' 6" × 9' 7"

Bedroom 5

3.08m × 2.54m 10' 1" × 8' 4"

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