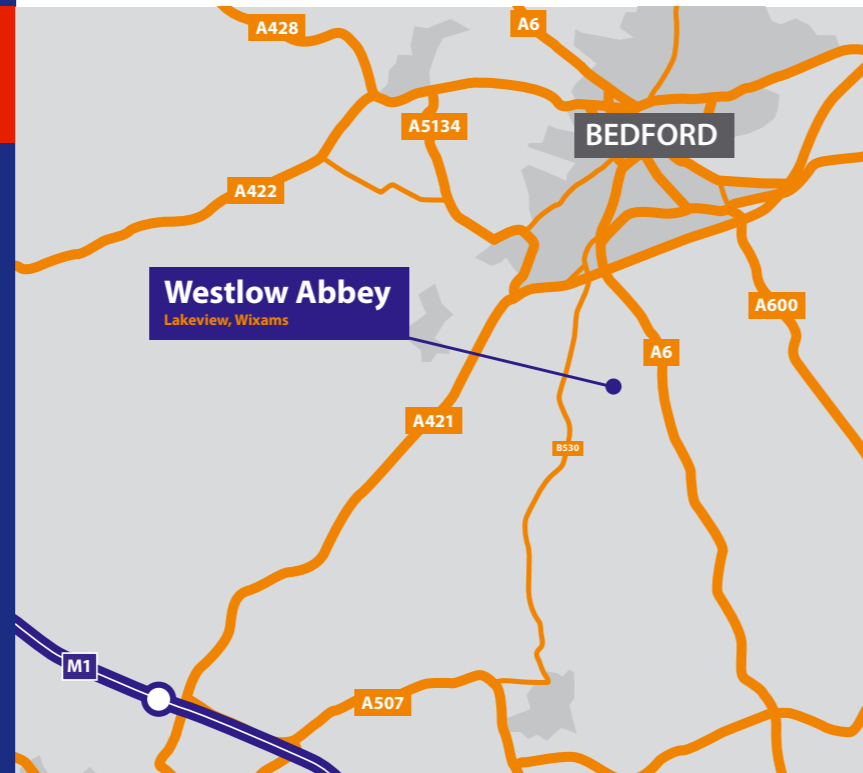


How to find us:

From M1
Exit at J13 travelling on the A421 signposted Bedford. After approximately 8 miles, take the exit signposted Luton A6, turning right at the roundabout.

From A1
Take the A421 exit signposted Bedford. After approximately 9 miles, take the exit signposted Luton A6, turning left at the roundabout.

From A6
Once you're on the A6 signposted Luton, go straight on, crossing two roundabouts. At the third roundabout, turn right into Wixams Village. Westlow Abbey Home Information Centre is straight ahead on the left.



Maps not to scale.

Westlow Abbey,
141 Bedford Road, Wixams, Bedford,
Bedfordshire, MK45 3HS
Sales hotline: 0845 676 2532

See website for opening hours

Taylor Wimpey South Midlands
A division of Taylor Wimpey UK Ltd.
Beech House, 551 Avebury Boulevard,
Central Milton Keynes, Buckinghamshire,
MK9 3DR.

taylorwimpey.co.uk

Please note:

Information correct at time of going to print, in September 2009. Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Please ask the Sales Executive for up-to-date information when reserving your new home.

Westlow Abbey



A new community drawing on the best traditions of Bedfordshire's market towns. 2 to 6 bedroom homes

Westlow Abbey

Westlow Abbey, three miles south of Bedford, comprises a superb range of two, three, four, five and six bedroom homes.

Part of Lakeview, the first of four villages which will make up the self-contained, sustainable town of Wixams, is designed for the new community drawing on the best traditions of Bedfordshire's market towns.


















Homes will benefit from new shops, community and leisure facilities, schools and employment areas, in addition to 300 acres of sports pitches, parklands and green open space. Each of the four villages will have its own centre, play and landscaped areas, and each will be within easy reach of Wixams town centre.

A new transport network puts bus stops within comfortable walking distance of the homes, a new railway station will open, offering quick links to London and nearby towns and cities, and an extensive network of cycleways and paths make getting around a breeze.

Beyond the town boundaries, the re-aligned A6 and the A421 Bedford southern bypass provide quick links from Wixams to the region's major commuter routes, including the M1 and A1, while those travelling further afield will appreciate that Luton Airport is just a 30-minute drive away.

For days out, Wixams lies amidst beautiful countryside and within easy reach of a wide range of established visitor attractions, including Woburn Safari Park and Wild Britain, Gulliver's Land theme park and the Millennium Country Park in the Forest of Marston Vale.



-  **The Heritage**
5/6 bedroom home
Plots: 72 & 78
-  **The Lavender**
5 bedroom home
Plots: 61, 65, 82, 91, 99, 104 & 107
-  **The Magellan**
5/6 bedroom home
Plots: 83
-  **The Regent**
4 bedroom home
Plots: 59, 60, 87, 94 & 95
-  **The Framlingham**
4 bedroom home
Plots: 51, 58, 66, 70, 80, 81, 90 & 108
-  **The Azalea**
4 bedroom home
Plots: 69 & 109
-  **The Hillier (type 1)**
4 bedroom home
Plots: 63, 71, 77, 100, 101 & 105
-  **The Hillier (type 2)**
4 bedroom home
Plots: 64 & 76
-  **The Coniston**
3 bedroom home
Plots: 84 – 86, 102 & 103
-  **The Gosford**
3 bedroom home
Plots: 49, 50, 53, 62, 67, 68, 73, 74, 92 & 93
-  **The Saltwell**
2 bedroom home
Plots: 54 – 56
-  **The Brenig (type 1)**
2 bedroom home
Plots: 52 & 96
-  **The Brenig (type 2)**
2 bedroom home
Plot: 57
-  **The Cook**
2 bedroom home
Plots: 98 & 106
-  **The Drake**
2 bedroom home
Type 1: Plot 88
Type 2: Plot 89
-  **The Shackleton**
4 bedroom home
Plot: 75 & 79
-  **The Bonnington**
3 bedroom home
Plot: 97



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.



Key features

- Large impressive looking family home with impressive external features including 2 bay windows
- Substantial kitchen breakfast room and separate dining room, both with French doors leading into the garden
- 2 more reception rooms on the ground floor
- 5 large bedrooms, 2 with ensembles
- Home office or optional extra bedroom on first floor

The artist's colour drawing 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). Please enquire for further details.

5/6 bedroom home

The Heritage

Ground Floor

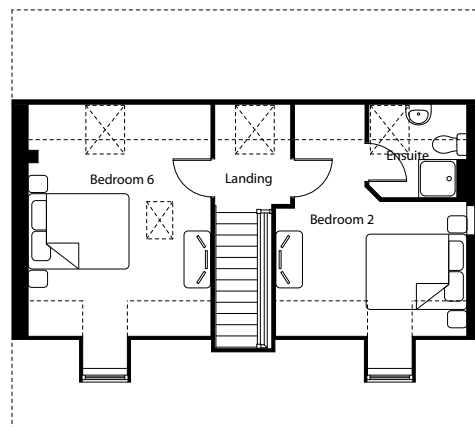
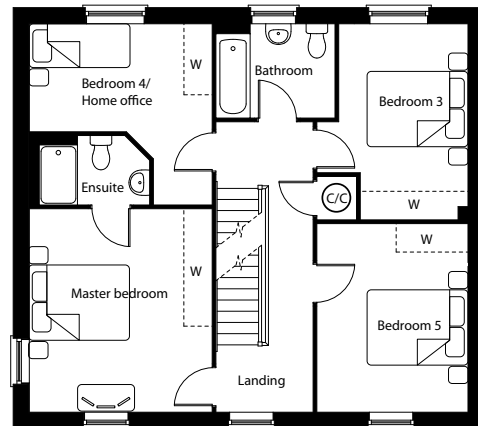
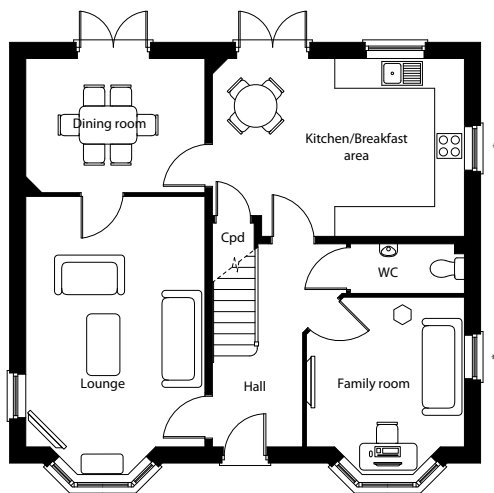
Kitchen/Breakfast area (max.)	5.08m × 3.58m	16' 8" × 11' 9"
Dining room	2.70m × 3.61m	8' 10" × 11' 10"
Lounge	5.04m × 3.61m	16' 7" × 11' 10"
Family room	3.01m × 3.18m	9' 11" × 10' 5"

First Floor

Master bedroom	4.10m × 3.68m	13' 5" × 12' 1"
Bedroom 3	3.95m × 2.60m	13' 0" × 8' 7"
Bedroom 4/Home office	2.17m × 3.68m	7' 2" × 12' 1"
Bedroom 5	3.80m × 3.04m	12' 6" × 10' 0"

Second Floor

Bedroom 2	4.67m × 3.85m	15' 4" × 12' 8"
Bedroom 6	4.67m × 3.68m	15' 4" × 12' 1"



Please note

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The Magellan



Key features

- Impressive double fronted 5 bedroom property boasting sash appearance and dormer windows with feature brickwork
- Well proportioned rooms over 3 floors allows for versatile room planning
- The ground floor has a kitchen breakfast room, utility and separate dining room
- 5 bedrooms with a separate study that could be utilised as an optional 6th bedroom

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5/6 bedroom home

taylorwimpey.co.uk

The Magellan

Ground Floor

Kitchen/Breakfast area

2.85m x 3.52m 9'4" x 11'7"

Utility

1.58m x 2.07m 5'2" x 6'9"

Dining area

3.10m x 2.77m 10'2" x 9'1"

Lounge

6.02m x 3.39m 19'9" x 11'2"

First Floor

Master bedroom

3.60m x 3.47m 11'10" x 11'5"

Home office

2.35m x 3.05m 7'9" x 10'0"

Bedroom 2

2.95m x 3.56m 9'8" x 11'8"

Bedroom 5

3.00m x 2.47m 9'10" x 8'1"

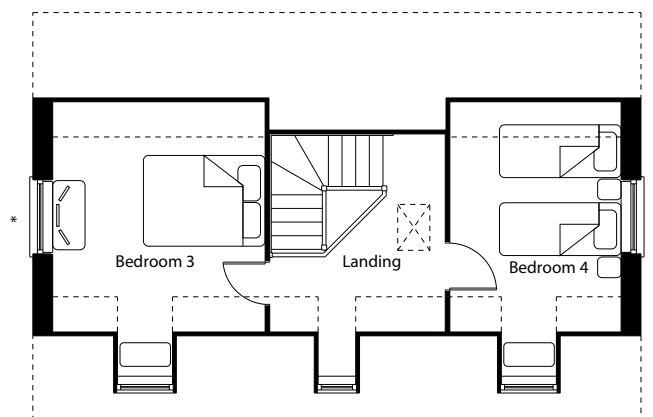
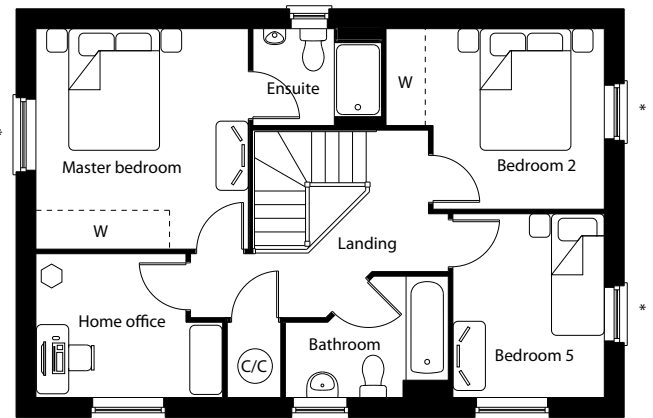
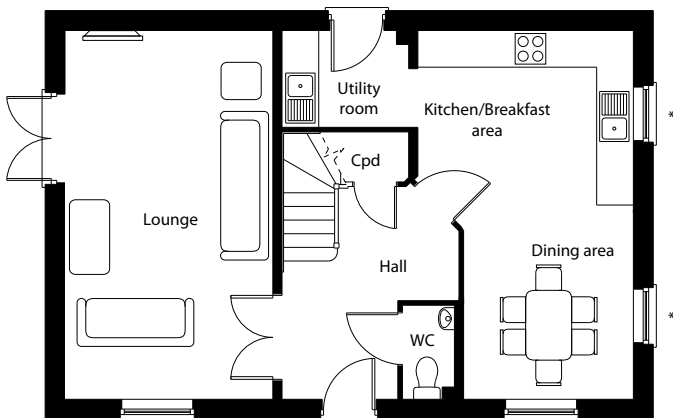
Second Floor

Bedroom 3

3.76m x 3.47m 12'4" x 11'5"

Bedroom 4

3.76m x 2.79m 12'4" x 9'2"



Please note

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Key features

- Contemporary open plan ground floor for flexible family living with a separate home office
- Large lounge on the first floor for formal entertaining
- 4 double bedrooms plus 2 ensembles with double sized showers

4 bedroom home

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The Regent

Ground Floor

Kitchen

4.80m x 2.72m 15'9" x 8'11"

Dining/Family area

3.80m x 7.03m 12'9" x 23'1"

First Floor

Lounge

3.97m x 4.62m 13'0" x 15'2"

Bedroom 3

3.08m x 2.75m 10'1" x 9'0"

Bedroom 4

3.74m x 2.28m 12'4" x 7'6"

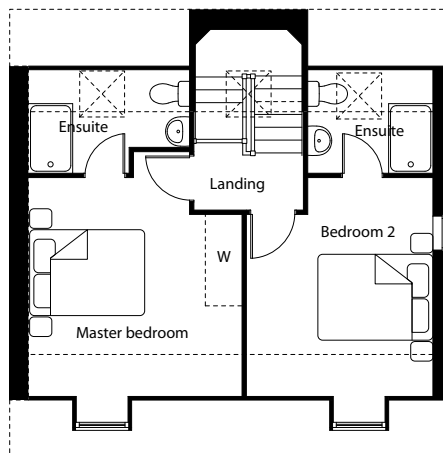
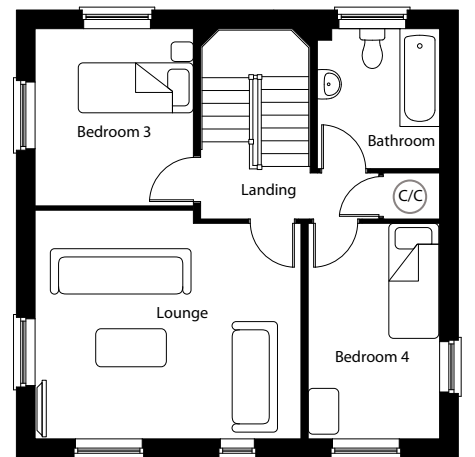
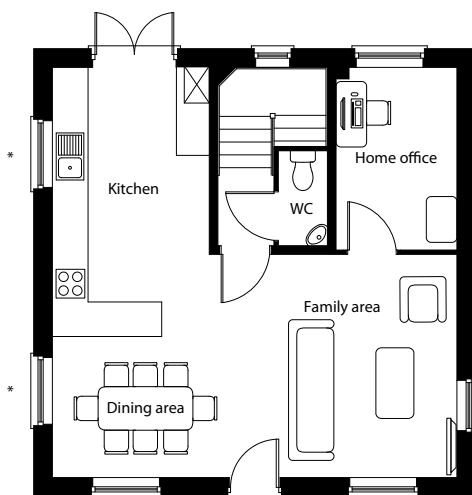
Second Floor

Master bedroom

3.80m x 3.71m 12'6" x 12'2"

Bedroom 2

3.80m x 3.24m 12'6" x 10'8"



Please note

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The Framlingham



Key features

- Classic double fronted, L-shaped property
- Extensive kitchen and family or breakfast room plus separate dining room
- Double doors leading out to the garden from the lounge and kitchen area, great for entertaining
- Spacious master bedroom with double sized shower in ensuite

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4 bedroom home

The Framlingham

Ground Floor

Kitchen/Breakfast/Family area

6.82m x 3.44m 22' 5" x 11' 3"

Lounge

4.56m x 4.49m 15' 0" x 14' 9"

Dining room

3.42m x 3.06m 11' 3" x 10' 1"

First Floor

Master bedroom

6.05m x 3.44m 19' 10" x 11' 3"

Bedroom 2

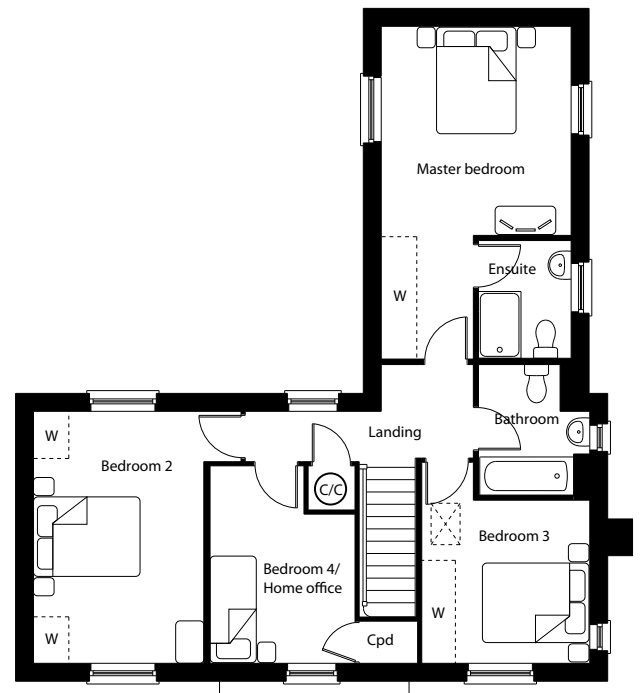
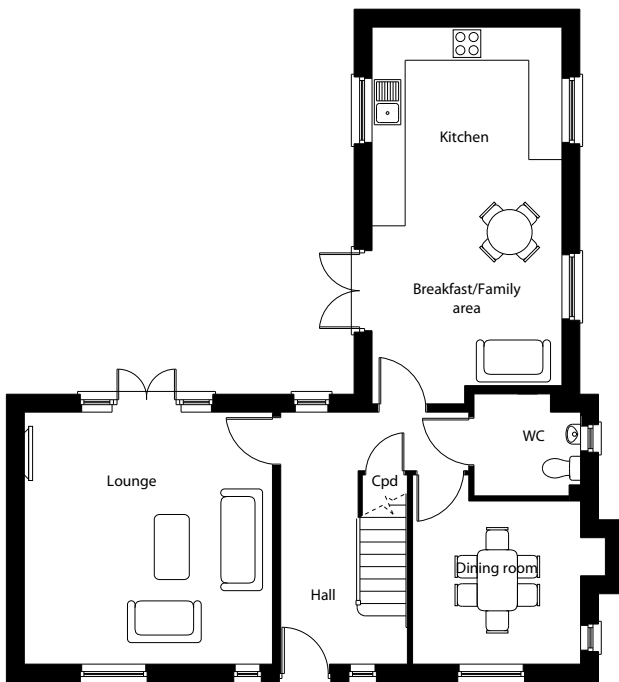
4.56m x 3.08m 15' 0" x 10' 1"

Bedroom 3

2.95m x 3.06m 9' 8" x 10' 1"

Bedroom 4/Home office

3.57m x 2.67m 11' 9" x 8' 9"



Please note

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The Azalea



Key features

- Classic double fronted family property
- Spacious hallway with double doors leading to lounge
- 2 further reception rooms and a kitchen breakfast room
- French doors to garden from kitchen and lounge
- 4 double bedrooms with 2 ensembles and a family bathroom

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4 bedroom home

taylorwimpey.co.uk

The Azalea

Ground Floor

Kitchen/Breakfast area

4.82m x 3.86m 15' 10" x 12' 8"

Lounge

4.51m x 4.15m 14' 10" x 13' 7"

Dining room

3.24m x 2.95m 10' 8" x 9' 8"

Home office

2.92m x 2.96m 9' 7" x 9' 9"

First Floor

Master bedroom

4.27m x 3.31m 14' 0" x 10' 11"

Bedroom 2

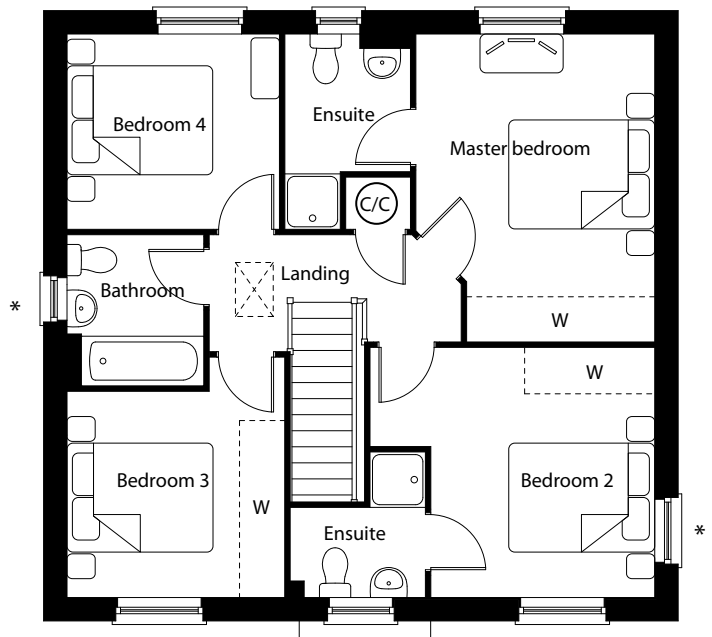
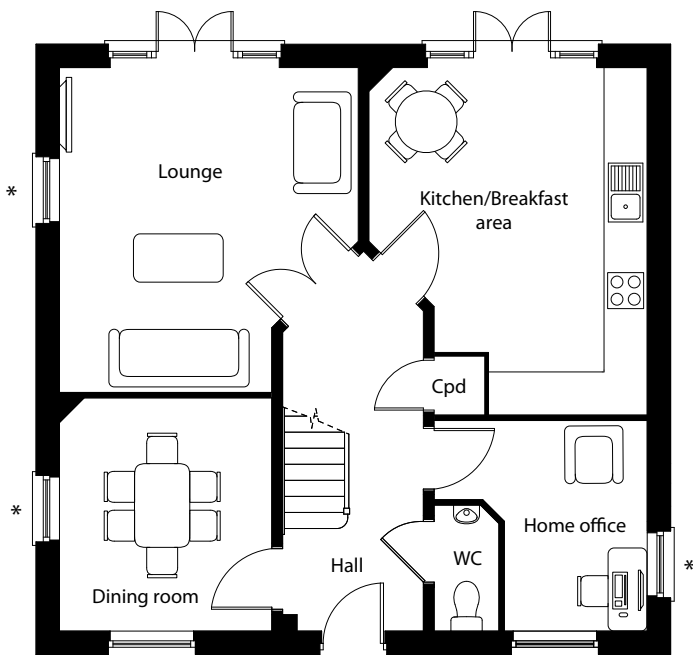
3.47m x 3.95m 11' 5" x 13' 0"

Bedroom 3

2.86m x 3.02m 9' 5" x 9' 11"

Bedroom 4

2.71m x 2.95m 8' 11" x 9' 8"



Please note

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The Hillier (type 1)



Key features

- Traditional double fronted family home
- Spacious kitchen dining room with separate utility area
- Large lounge with double door entrance and French doors to garden
- Ensuite to master bedroom with double sized shower
- 3 further bedrooms and home office flexibility

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4 bedroom home

The Hillier (type 1)

Ground Floor

Kitchen/Dining area

6.02m x 3.52m 19' 9" x 11' 7"

Lounge

6.02m x 3.39m 19' 9" x 11' 2"

First Floor

Master bedroom

3.60m x 3.47m 11' 10" x 11' 5"

Bedroom 2

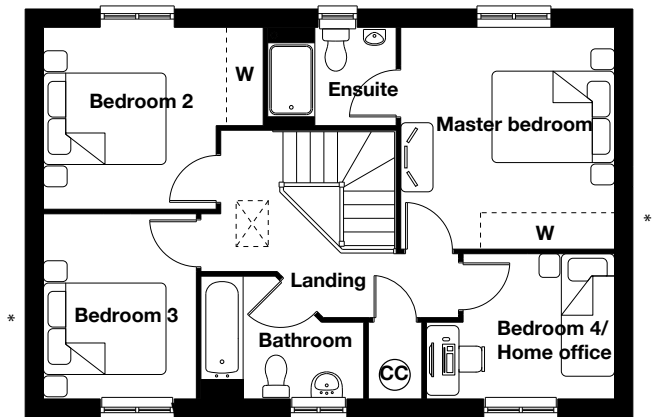
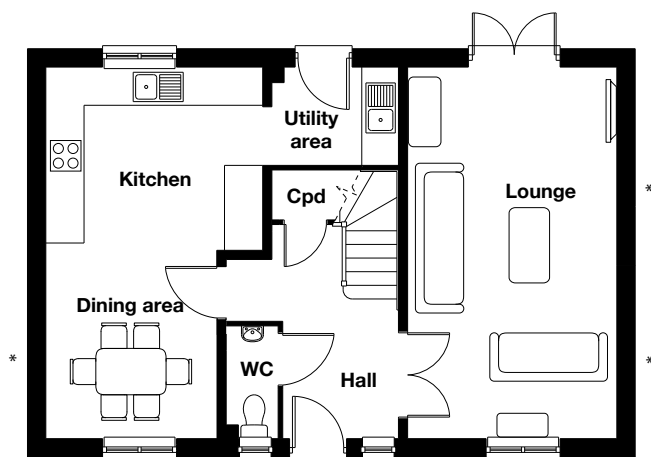
2.95m x 3.56m 9' 8" x 11' 8"

Bedroom 3

3.00m x 2.47m 9' 10" x 8' 1"

Bedroom 4/Home office

2.35m x 3.05m 7' 9" x 10' 0"



Please note

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The Hillier (type 2)



Key features

- Traditional double fronted family home
- Spacious kitchen dining room with separate utility area
- Large lounge with double door entrance and French doors to garden
- Ensuite to master bedroom with double sized shower
- 3 further bedrooms and home office flexibility

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4 bedroom home

The Hillier (type 2)

Ground Floor

Kitchen/Dining area

6.02m x 3.52m 19' 9" x 11' 7"

Lounge

6.02m x 3.39m 19' 9" x 11' 2"

First Floor

Master bedroom

3.60m x 3.47m 11' 10" x 11' 5"

Bedroom 2

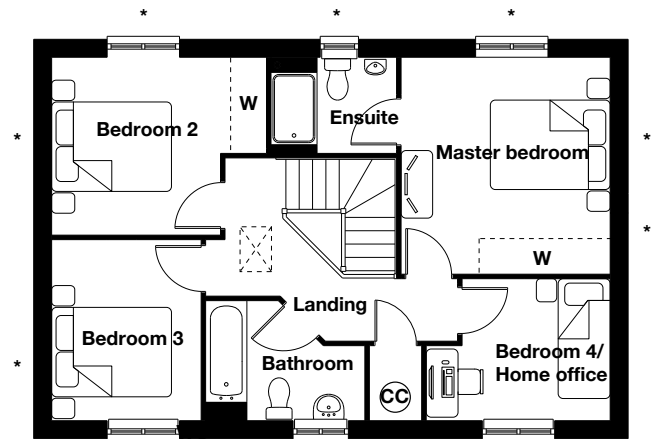
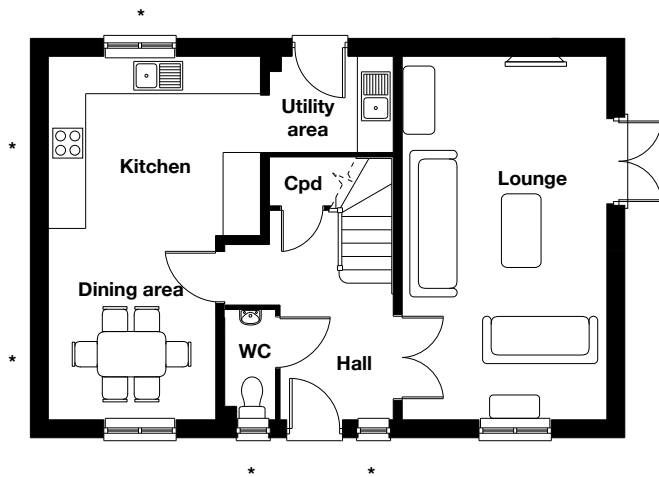
2.95m x 3.56m 9' 8" x 11' 8"

Bedroom 3

3.00m x 2.47m 9' 10" x 8' 1"

Bedroom 4/Home office

2.35m x 3.05m 7' 9" x 10' 0"



Please note

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Key features

- 3 bedroom home in a flexible design over 3 floors
- The kitchen is designed to make room for a breakfast area
- Lounge dining room with double doors to the garden
- 2 bedrooms on first floor with the top floor dedicated entirely to a master suite

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3 bedroom home

The Coniston

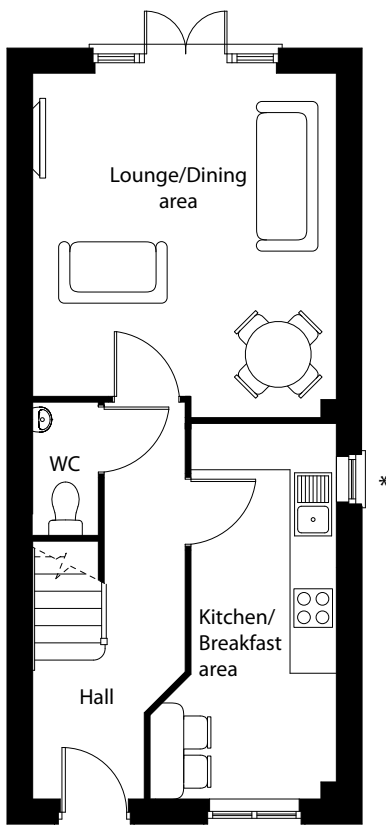
Ground Floor

Kitchen/Breakfast area

4.86m x 2.41m 16' x 7' 11"

Lounge/Dining area

4.46m x 3.93m 14' 8" x 12' 11"



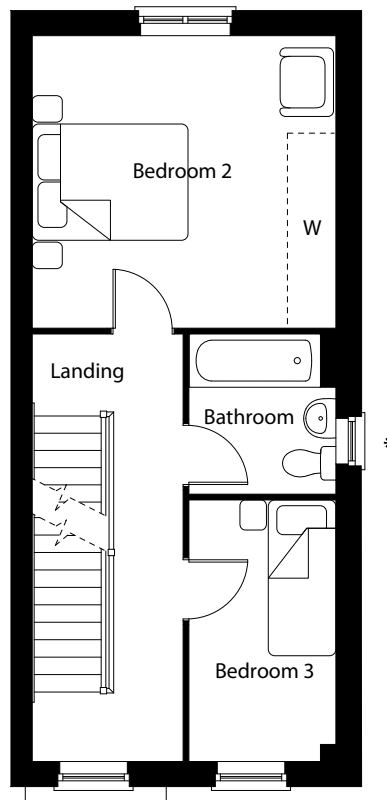
First Floor

Bedroom 2

3.79m x 3.93m 12' 5" x 12' 11"

Bedroom 3

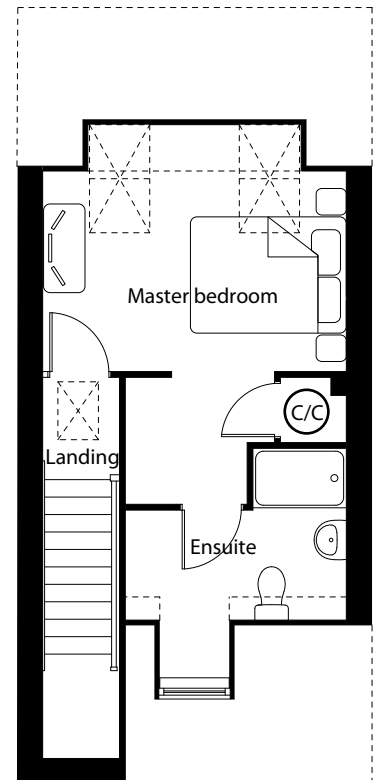
3.38m x 1.90m 11' 1" x 6' 3"



Second Floor

Master bedroom

3.73m x 3.93m 12' 3" x 12' 11"



Please note

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The Gosford



Key features

- Well proportioned room plan and timeless architectural design
- Light and bright lounge and dining area with French doors leading to the garden
- Ensuite to master bedroom
- Bedroom 3 also designed as optional home office space

3 bedroom home

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The Gosford

Ground Floor

Kitchen

3.27m x 2.65m 10' 9" x 8' 8"

Lounge/Dining area

4.25m x 4.89m 13' 11" x 16' 1"

First Floor

Master bedroom

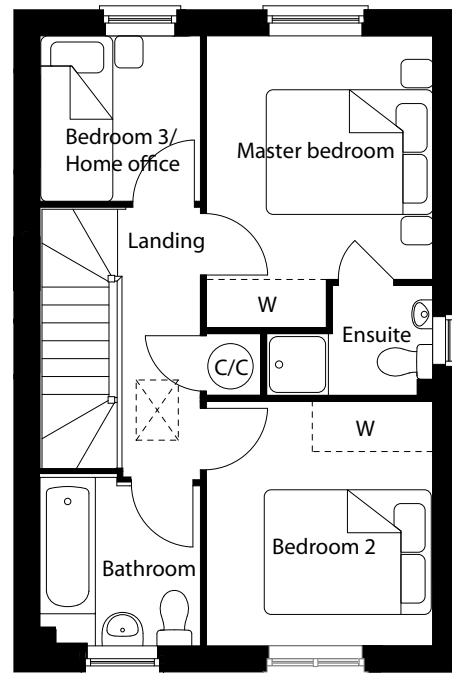
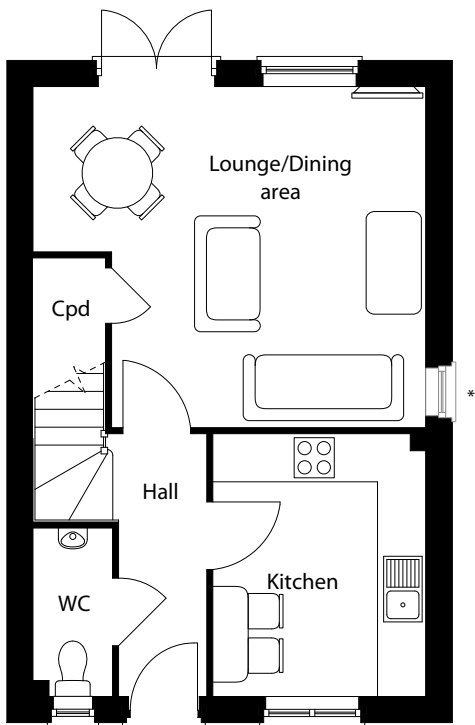
3.63m x 2.82m 11' 11" x 9' 3"

Bedroom 2

3.04m x 2.82m 10' 0" x 9' 3"

Bedroom 3/Home office

2.06m x 2.00m 6' 9" x 6' 7"



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The Saltwell



Key features

- 2 bedroom ideal first home or downsizing property
- French doors from the lounge into the garden
- Open plan kitchen entrance creates space in the hallway

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2 bedroom home

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The Saltwell

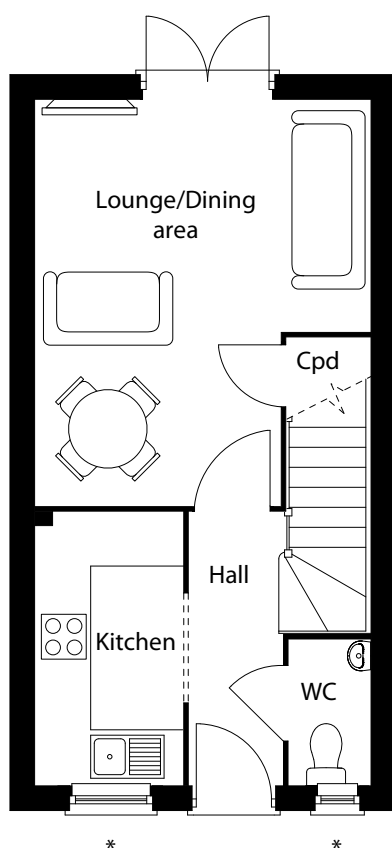
Ground Floor

Kitchen

3.03 × 1.63 9' 11" × 5' 4"

Lounge/dining area (max.)

4.50m × 3.69m 14' 9" × 12' 1"



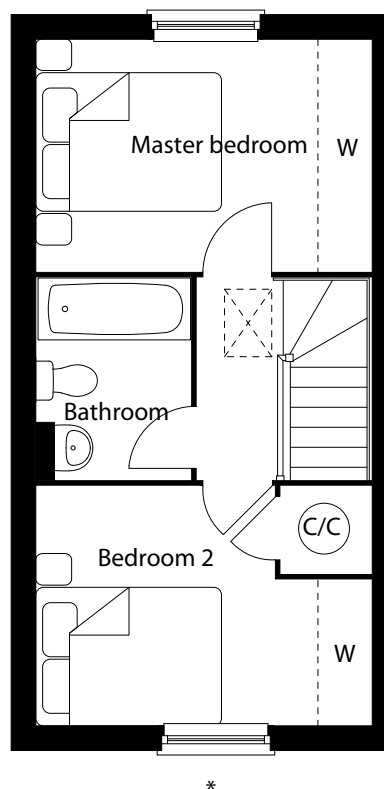
First Floor

Master bedroom

2.56 × 3.69 8' 5" × 12' 1"

Bedroom 2 (max.)

2.65m × 3.69m 8' 8" × 12' 1"



Please note

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The Brenig (type 1)



Key features

- 2 bedroom home above parking
- Private entrance and stairwell
- Bedroom 1 with ensuite shower room
- Spacious open plan living area

2 bedroom home

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The Brenig (type 1)

First Floor

Kitchen

2.56m x 2.71m 8'5" x 8'11"

Lounge

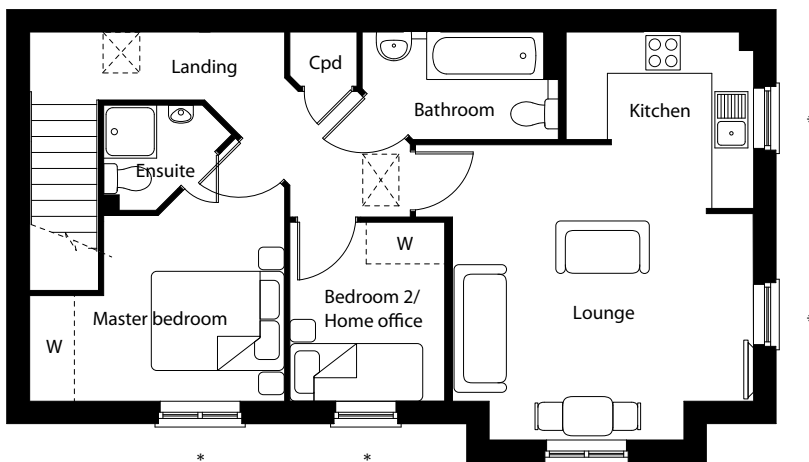
4.28m x 4.36m 14'1" x 14'4"

Master bedroom

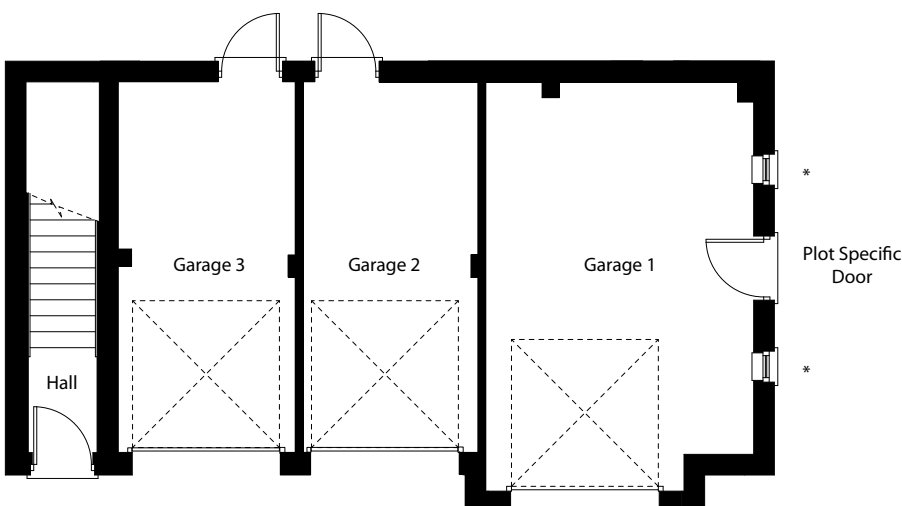
2.68m x 3.70m 8'10" x 12'2"

Bedroom 2/Home office

2.60m x 2.24m 8'6" x 7'5"



Plot Specific
Doors



Please note

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Key features

- 2 bedroom home with single garage
- Private entrance and stairwell
- Bedroom 1 with ensuite shower room
- Spacious open plan living area

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2 bedroom home

The Brenig (type 2)

First Floor

Kitchen

2.56m x 2.71m 8'5" x 8'11"

Lounge

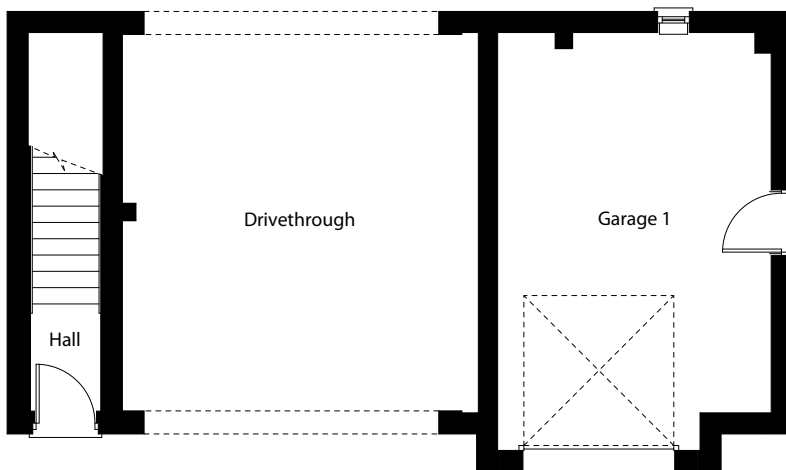
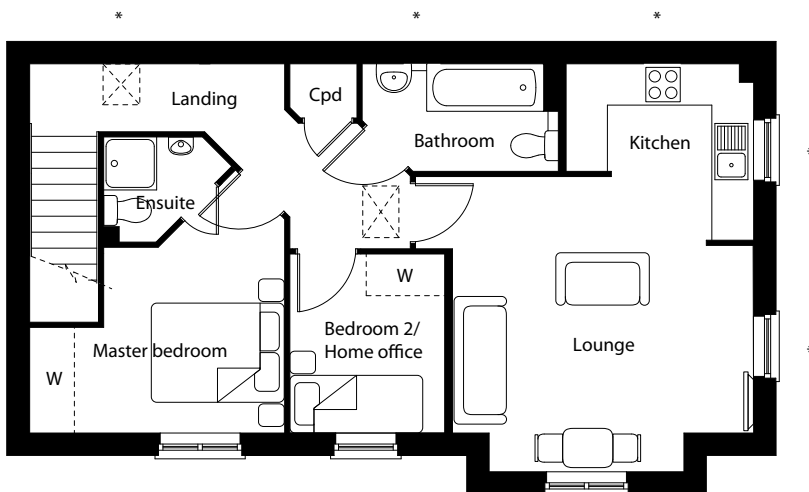
4.28m x 4.36m 14'1" x 14'4"

Master bedroom

2.68m x 3.70m 8'10" x 12'2"

Bedroom 2/Home office

2.60m x 2.24m 8'6" x 7'5"



Please note

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The Drake (type 1 & 2)



Key features

- 2 bedroom home with single garage
- Private entrance and stairwell with personnel door to garage on selected plots
- Large main bedroom with ensuite shower room
- Spacious open plan living area

2 bedroom home

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The Drake (type 1 & 2)

First Floor

Kitchen

2.58m x 2.71m 8'6" x 8'11"

Lounge

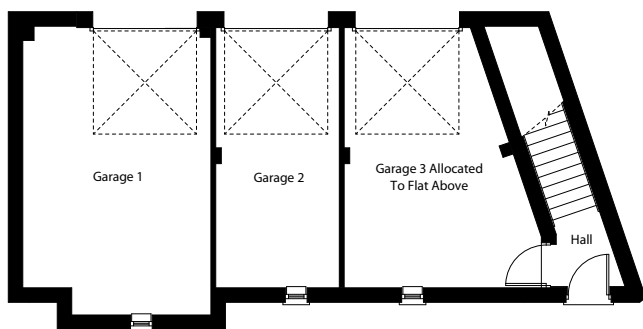
4.28m x 4.36m 14'1" x 14'4"

Master bedroom

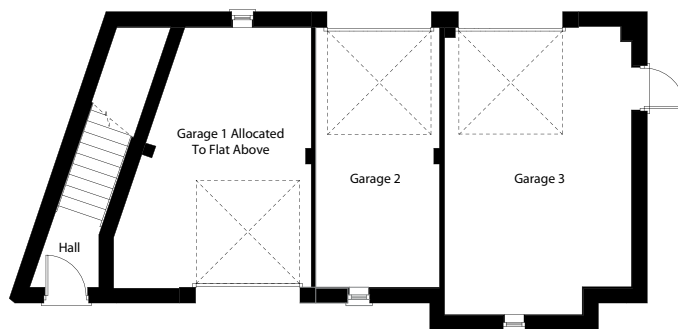
2.68m x 5.62m 8'10" x 18'5"

Bedroom 2/Home office

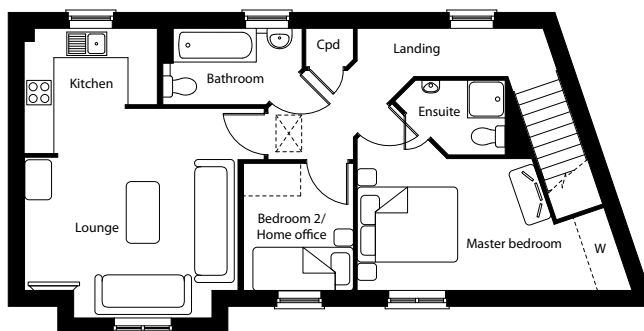
2.60m x 2.24m 8'6" x 7'5"



Ground Floor (type 1)



Ground Floor (type 2)



Please note

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Key features

- Family home with 4 bedrooms and optional home office space
- Utility room off kitchen and separate dining room
- Large lounge with double French windows to garden
- Ensuite to master bedroom with double sized shower

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4 bedroom home

The Shackleton

Ground Floor

Kitchen/Breakfast area

2.47m x 3.52m 8'1" x 11'7"

Dining room

2.25m x 3.52m 7'5" x 11'7"

Lounge

6.02m x 3.39m 19'9" x 11'2"

First Floor

Master bedroom

3.60m x 3.47m 11'10" x 11'5"

Bedroom 2

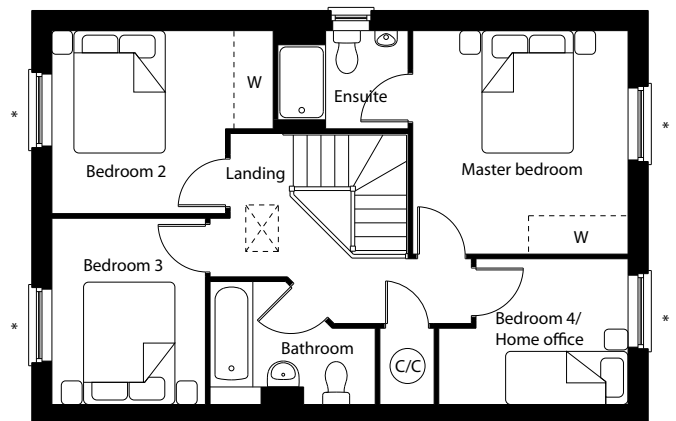
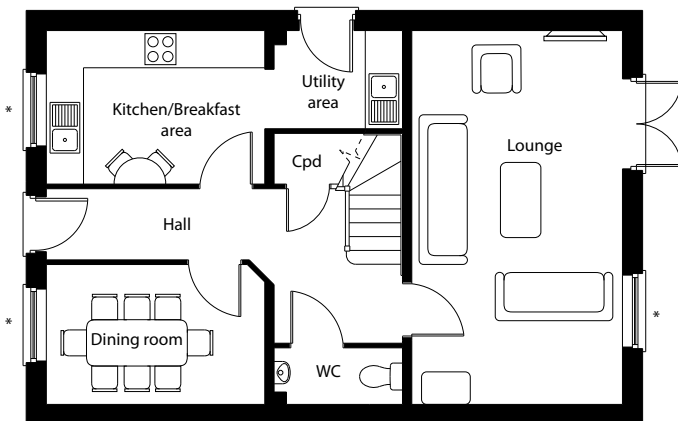
2.95m x 3.56m 9'8" x 11'8"

Bedroom 3

3.00m x 2.47m 9'10" x 8'1"

Bedroom 4/Home office

2.35m x 3.05m 7'9" x 10'



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The Lavender



Key features

- 5 bedroom double fronted family home
- Large kitchen breakfast room and separate utility
- Dining room and home office on the ground floor
- 5 good size bedrooms, 2 with large ensuites
- Shower room to top floor for bedrooms 4 and 5
- Master bedroom has dressing area and ensuite with double sized shower

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5 bedroom home

The Lavender

Ground Floor

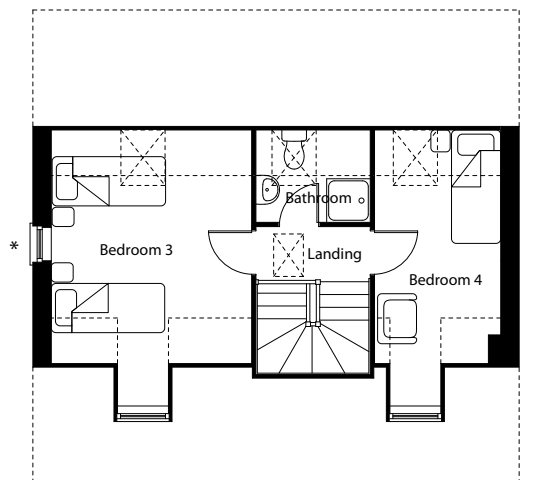
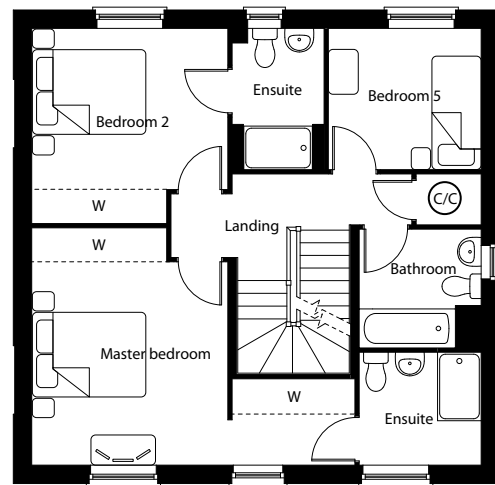
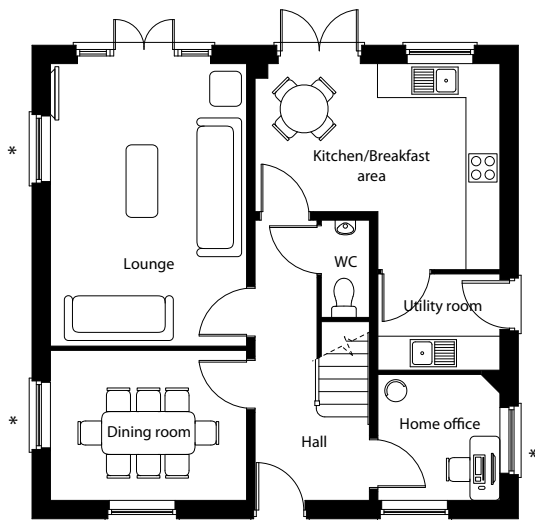
Kitchen area 3.64m x 2.15m	11' 11" x 7' 2"
Breakfast area 2.61m x 2.17m	8' 7" x 7' 1"
Utility room 1.70m x 2.15	5' 7" x 7' 1"
Dining room 2.65m x 3.46m	8' 8" x 11' 4"
Lounge 4.99m x 3.46m	16' 4" x 11' 4"
Home office 2.22m x 2.15m	7' 4" x 7' 1"

First Floor

Master bedroom 3.46m x 4.19m	11' 4" x 13' 9"
Bedroom 2 3.44m x 3.46m	11' 4" x 11' 4"
Bedroom 5 2.49m x 2.70m	8' 2" x 8' 10"

Second Floor

Bedroom 3 4.12m x 3.54m	13' 6" x 11' 7"
Bedroom 4 4.12m x 2.23m	13' 6" x 7' 4"



Please note

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Green Specification

Ecohomes

We are working towards being awarded an Ecohomes 'Very Good' rating on this development.
www.nhbcbuilder.co.uk
www.bre.co.uk

Responsible sourcing of materials

The largest material contributors to this development have supplied Taylor Wimpey with certification to confirm that the materials being used have been responsibly sourced.

Considerate Constructors Scheme

This development is registered with the Considerate Constructors Scheme which means you can be reassured that the development has been assessed for its consideration to the environment, workforce, and neighbours to the site.
www.considerateconstructorsscheme.org.uk

ECO-LABELLED WHITE GOODS

Where supplied any white goods are A rated. On purchasing a home from this development, we will provide you with a leaflet explaining energy ratings on appliances and how to consider energy efficiency when purchasing new appliances for your home.

Internal lighting

100% of the fixed internal light fittings in all the homes are dedicated energy efficient fittings.

External lighting

The entrance of each home will be fitted with an energy efficient light with a PIR sensor to address not only energy efficiency but security of your home.

Recycling

You will find useful provision of recycling bins in the kitchen area to enable the separation and recycling of waste. We will also supply you with information on local recycling facilities.

Internal water use

All toilets are dual flush (6/4 litres) and where provided showers have flow rate adjusters, this also applies to bath/shower mixers.

External water use

Each individual property will have a water butt. This captured water can be used for watering gardens or car washing for example.

Cycle storage

We make sure that all our homes on this development benefit from either oversized garages or sheds.

Home Office

We ensure sure you have the ability to run a home office from your new property by providing a room (study for example) or second bedroom with 2 x BT points and 2 x double sockets.

Home User Guide

Every purchaser will be supplied with a straightforward guide to their home outlining the environmental performance of the property as well as information relating to the site and surroundings.



The Green Specification is correct at the time of going to print, but is subject to change without notice. Please also be aware that some of these elements may not apply to the development or plot you are interested in and you need to check with your Sales Executive to find out more.

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15440/Sept 2009