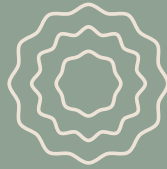




**GADE**  
HOMES



# Hayle Field

Thurleigh

Est. 1951

## Built for life.

Welcome to Gade Homes, where timeless design, expert workmanship, and a high-quality finish come as standard. As an experienced, independent homebuilder, we know what really matters – and it's much more than just bricks and mortar.

We've been building houses in and around the Home Counties for over 65 years, establishing a reliable reputation that's built on honesty, integrity, and the solid foundations of a family-run business.

A Gade home is thoughtfully built for life. We build with materials that tell a story, reduce carbon consumption through design and enhance the surrounding environment. Inside every room, every detail matters – from plentiful dimensions to a high-spec finish. Take your time to look around and discover a home that's built for life.

# Hayle Field

Rural living in the heart of Bedfordshire

A private development of just 20 houses within the village boundary of rural Thurleigh, Hayle Field is a thoughtfully designed collection of 3 & 4 bedroom traditional and chalet-style homes – perfect for growing families and downsizers alike.

Located just over five miles north of Bedford, Thurleigh lies within easy reach of Milton Keynes, St Neots, and Cambridge, in addition to a host of neighbouring villages dotted across beautiful Bedfordshire countryside.





Join the community at  
Thurleigh Cricket Club



## Where countryside meets community

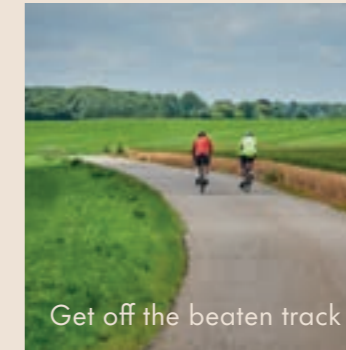
Nestled on England's highest plateau amongst arable fields and ancient woodlands, the pretty village of Thurleigh is home to around just 250 established dwellings that make up a friendly and vibrant community.

Village life is centred around the sociable village hall, school, church, and cricket club with sports and social facilities. The surrounding villages also offer plenty to explore and enjoy, including a variety of pubs, restaurants, and independent shops, as well as Keysoe International equestrian and events centre.

Schooling is well-provided for, with Thurleigh Primary School ranked top of Bedford Borough for KS2 results 2023. At senior level, three nearby independent schools offer single-sex or co-ed places for ages 7-18, whilst Sharnbrook Academy offers a successful and highly regarded secondary education from 11 years.



Village High Street



Get off the beaten track



Surrounded by nature



The Plough, Bolnehurst



# From valley to village

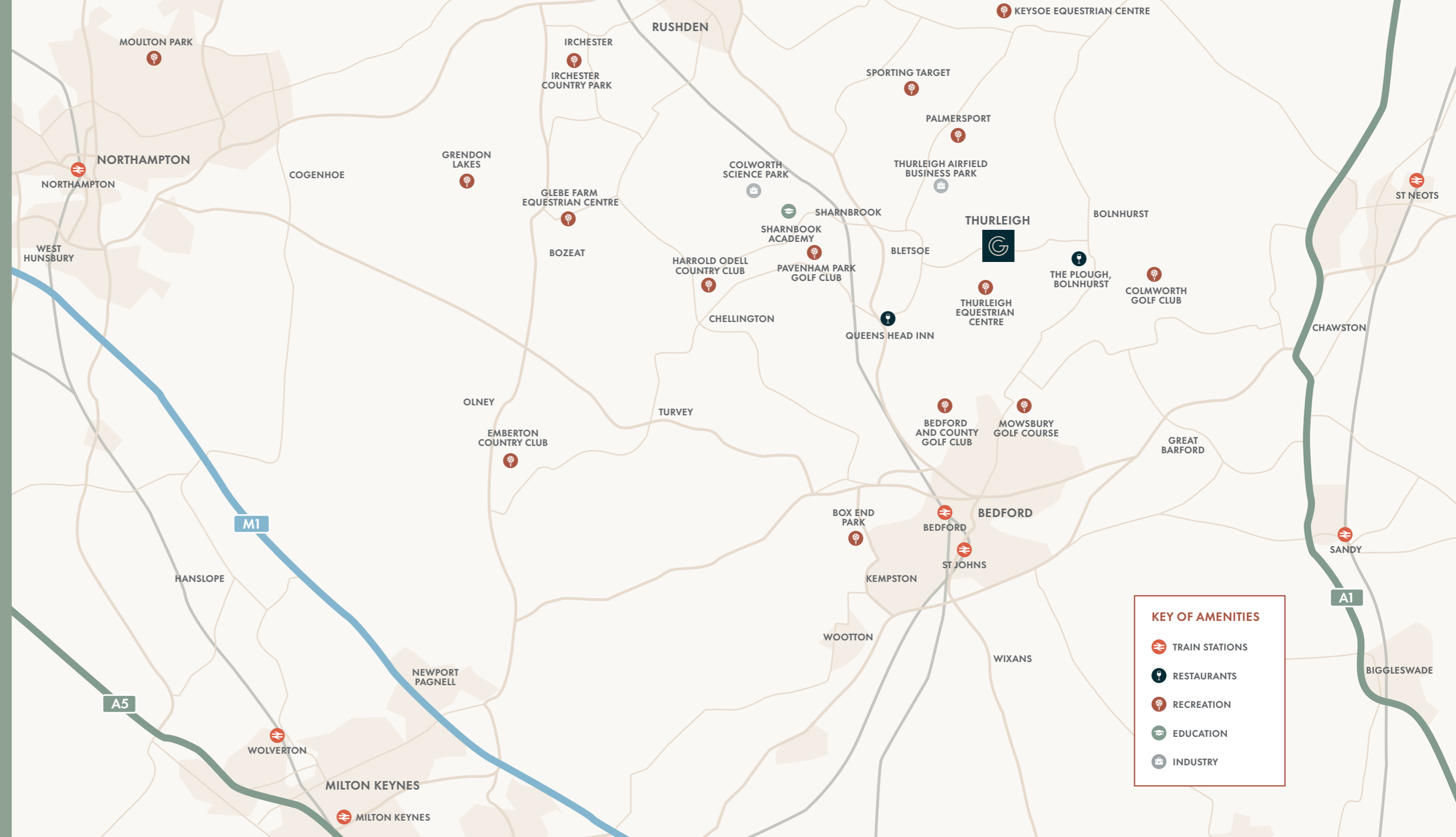
Taking its name from the surrounding valley views, Hayle Field is perfectly positioned for village life, local amenities and transport links.

## Ideally located

- Bedford - 15 minutes
- St Neots - 20 minutes
- Milton Keynes - 34 minutes
- Cambridge - 48 minutes

## Keep the city close with excellent transport links

- Bedford to London St Pancras  
average journey time 60 minutes
- St Neots to London Kings Cross  
average journey time 57 minutes



**No. 1, 2, 3 & 4**

3 bedrooms / 3 bathrooms  
Detached chalet with garage



**No. 11 & 12**

3 bedrooms / 3 bathrooms  
Semi-detached home with parking



**No. 13 & 14**

3 bedrooms / 3 bathrooms  
Detached home with garage



**No. 15, 16 & 18**

4 bedrooms / 4 bathrooms  
Detached home with garage



**No. 17 & 19**

3 bedrooms / 3 bathrooms  
Detached home with garage



**No. 20**

4 bedrooms / 4 bathrooms  
Detached home with garage



# Hayle Field

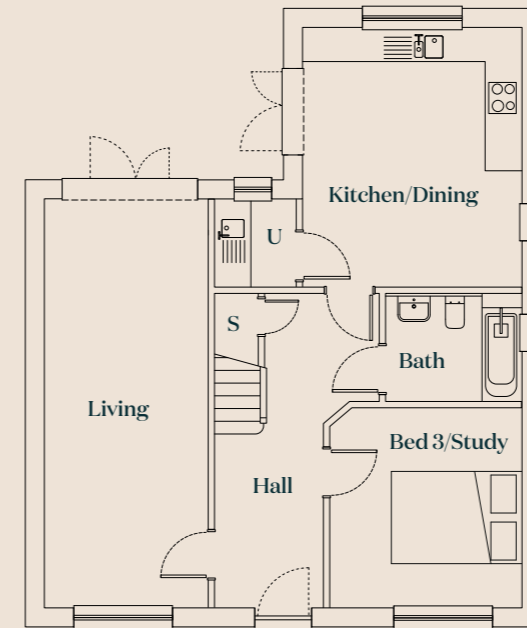
An exclusive collection of 20 thoughtfully designed properties combining traditional build details with contemporary interiors.





# No. 1, 2, 3 & 4

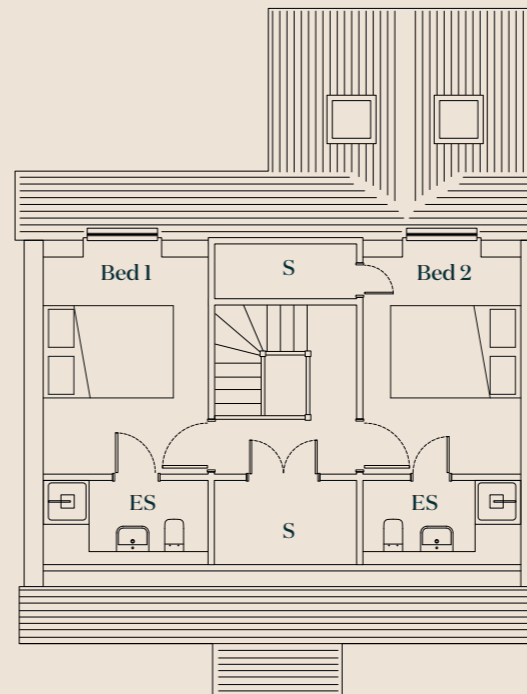
Hayle Field



Each double-fronted, detached property is accessed via a private front garden, with garage and driveway parking alongside. Inside, the spacious kitchen is flooded with natural light, whilst the living room benefits from a cosy feature fireplace.

## Ground floor

Hallway	5.73m x 1.96m	18.80ft x 6.43ft
Kitchen/Dining	4.72m x 3.96m	15.49ft x 12.99ft
Utility	1.59m x 1.50m	5.22ft x 4.92ft
Living Room	7.45m x 2.95m	24.44ft x 9.68ft
Bathroom	1.91m x 2.45m	6.27ft x 8.04ft
Bedroom 3	3.63m x 3.48m	11.9ft x 11.42ft



## First floor

Bedroom 1	3.90m x 2.97m	12.80ft x 9.74ft
En-suite 1	1.56m x 2.97m	5.12ft x 9.74ft
Bedroom 2	3.90m x 2.85m	12.80ft x 9.35ft
En-suite 2	1.56m x 2.85	5.1ft x 9.35ft

## Total floor area

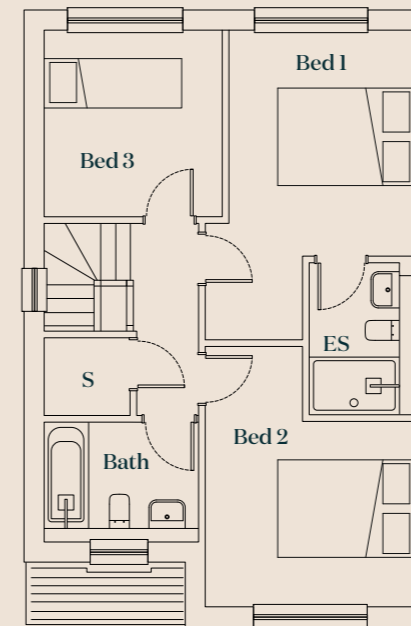
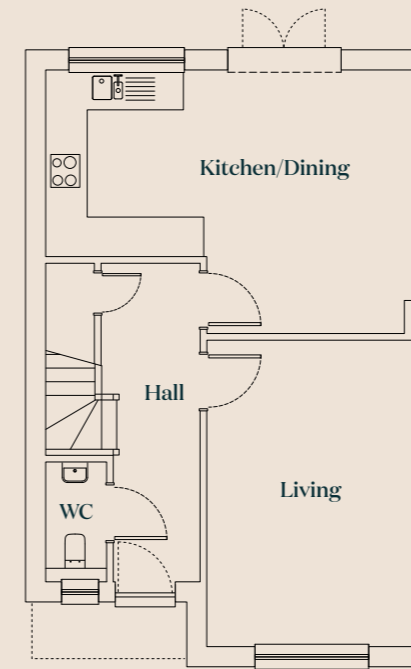
124m<sup>2</sup> / 1,330ft<sup>2</sup>

Plan shown is representative of No.2 with dormer windows to first floor (No.1, 3 and 4 have Velux windows). Dimensions are intended for guidance only and are subject to variation. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. U denotes utility. S denotes storage. WC denotes cloakroom. ES denotes en-suite. CGI indicative only. Ceiling height in eaves may be restricted.



# No. 11 & 12

Hayle Field



A pair of identical, semi-detached houses designed to make the most of garden views. Each has a generous kitchen/dining area, with double doors opening onto the terrace.

## Ground floor

Hallway	5.00m x 1.54m	16.40ft x 5.05ft
Cloakroom	1.90m x 0.97m	6.23ft x 3.18ft
Kitchen/Dining	4.15m x 5.86m	13.62ft x 19.23ft
Living Room	4.84m x 3.27m	15.88ft x 10.73ft

## First floor

Bedroom 1	4.93m x 2.95m	16.17ft x 9.68ft
En-suite	2.40m x 1.66m	7.87ft x 5.45ft
Bedroom 2	4.09m x 3.27m	13.42ft x 10.73ft
Bedroom 3	3.00m x 2.80m	9.84ft x 9.19ft
Bathroom	1.95m x 2.46m	6.40ft x 8.07ft

## Total floor area

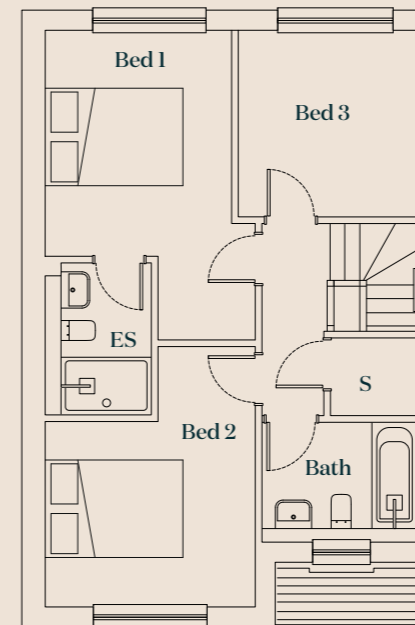
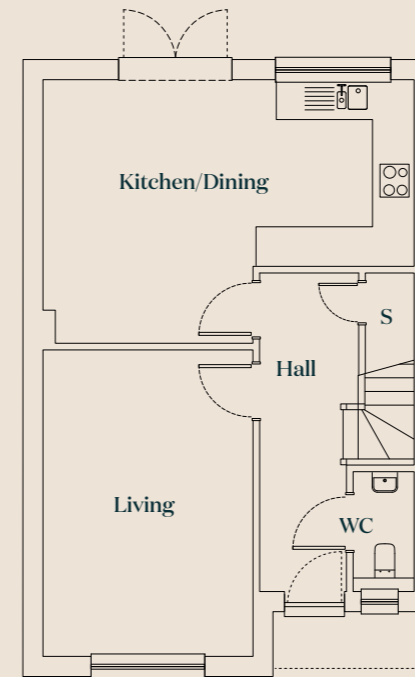
102m<sup>2</sup> / 1,097ft<sup>2</sup>

Plan shown is representative of No.11, No.12 is identical with a mirrored configuration. Dimensions are intended for guidance only and are subject to variation. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. WC denotes cloakroom. ES denotes en-suite. CGI indicative only.



# No. 13 & 14

Hayle Field



A light-filled interior and generous room sizes characterise these detached properties, each with a garage and private parking.

## Ground floor

Hallway	5.00m x 1.54m	16.40ft x 5.05ft
Cloakroom	1.90m x 0.97m	6.23ft x 3.18ft
Kitchen/Dining	4.15m x 5.87m	13.62ft x 19.26ft
Living Room	4.84m x 3.29m	15.88ft x 10.77ft

## First floor

Bedroom 1	2.96m x 4.93m	9.71ft x 16.17ft
En-suite	2.40m x 1.66m	7.87ft x 5.45ft
Bedroom 2	4.09m x 3.29m	13.42ft x 10.79ft
Bedroom 3	3.00m x 2.80m	9.84ft x 9.19ft
Bathroom	1.95m x 2.46m	6.40ft x 8.07ft

## Total floor area

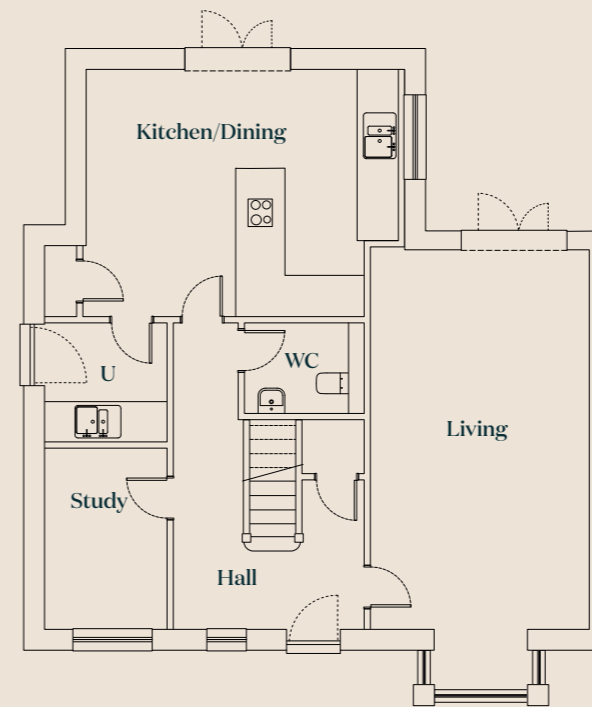
102m<sup>2</sup> / 1,097ft<sup>2</sup>

Dimensions are intended for guidance only and are subject to variation. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. WC denotes cloakroom. ES denotes en-suite. CGI indicative only.



# No. 15 & 16

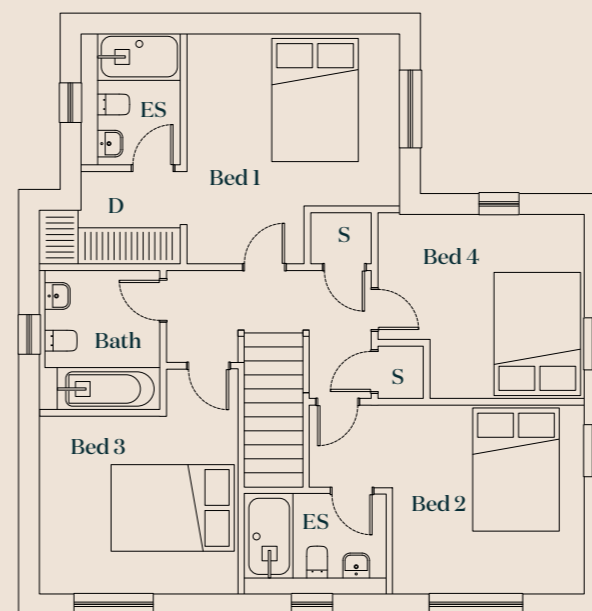
Hayle Field



This large, detached home has an attractive frontage of brick and render, and offers plentiful space for family living. Flexible room space and generous storage feature throughout.

## Ground floor

Hallway	5.15m x 3.18m	16.90ft x 10.43ft
Cloakroom	1.52m x 2.02m	4.99ft x 6.63ft
Kitchen/Dining	4.18m x 5.31m	13.71ft x 17.42ft
Utility	2.09m x 1.97m	6.86ft x 6.46ft
Living room	6.44m x 3.57m	21.13ft x 11.71ft
Study	3.03m x 2.09m	9.94ft x 6.86ft



## First floor

Bedroom 1	3.89m x 3.53m	12.76ft x 11.58ft
Dressing area	1.51m x 1.66m	4.95ft x 5.45ft
En-suite 1	2.26m x 1.66m	7.41ft x 5.45ft
Bedroom 2	3.16m x 4.68m	10.37ft x 15.35ft
En-suite 2	2.39m x 1.66m	7.84ft x 5.45ft
Bedroom 3	3.29m x 3.92m	10.79ft x 12.86ft
Bedroom 4	3.48m x 3.16m	11.42ft x 10.37ft
Bathroom	2.36m x 1.66m	7.74ft x 5.45ft

## Total floor area

151m<sup>2</sup> / 1,625ft<sup>2</sup>

Plan shown is representative of No.15, No.16 is identical with a mirrored configuration. Dimensions are intended for guidance only and are subject to variation. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. U denotes utility. S denotes storage. WC denotes cloakroom. ES denotes en-suite. D denotes dressing area. CGI indicative only.

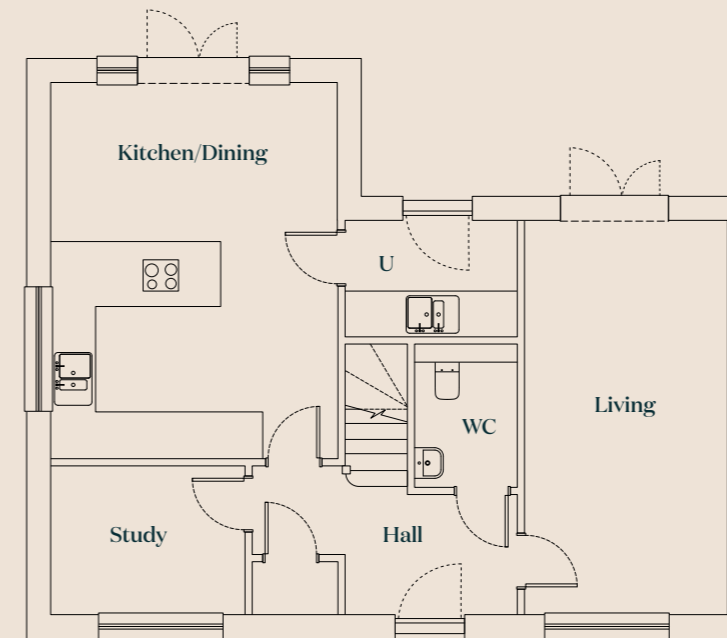


# No. 17

Hayle Field

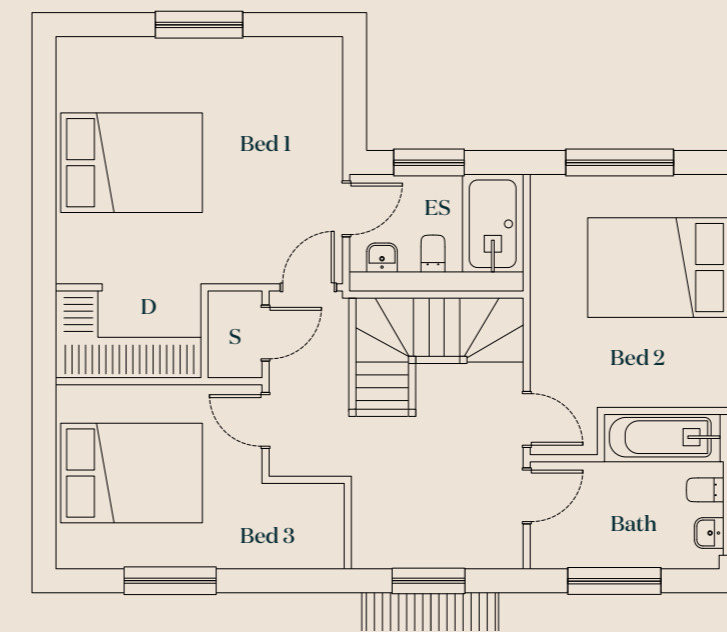


Dimensions are intended for guidance only and are subject to variation. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. U denotes utility. S denotes storage. WC denotes cloakroom. ES denotes en-suite. D denotes dressing area. CGI indicative only.



## Ground floor

Hallway	1.73m x 3.88m	5.68ft x 12.73ft
Cloakroom	2.06m x 1.46m	6.76ft x 4.79ft
Kitchen/Dining	5.49m x 4.19m	18.01ft x 13.75ft
Utility	1.67m x 2.50m	5.48ft x 8.20ft
Living room	5.76m x 2.94m	18.90ft x 9.65ft
Study	2.15m x 2.83m	7.05ft x 9.28ft



## First floor

Bedroom 1	3.60m x 4.19m	11.81ft x 13.75ft
Dressing area	1.30m x 2.08m	4.27ft x 6.82ft
En-suite 1	1.69m x 2.53m	5.54ft x 8.30ft
Bedroom 2	4.08m x 2.93m	13.39ft x 9.61ft
Bedroom 3	2.66m x 4.21m	8.73ft x 13.81ft
Bathroom	2.26m x 2.93m	7.41ft x 9.61ft

## Total floor area

131m<sup>2</sup> / 1,412ft<sup>2</sup>

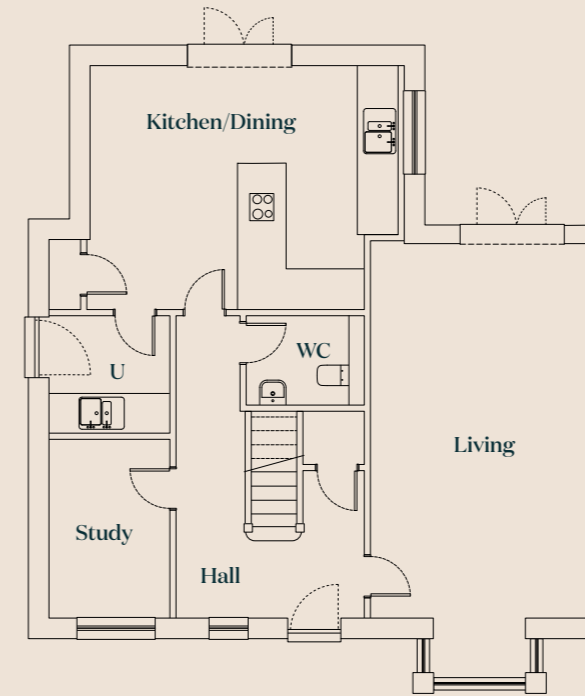


# No. 18

Hayle Field



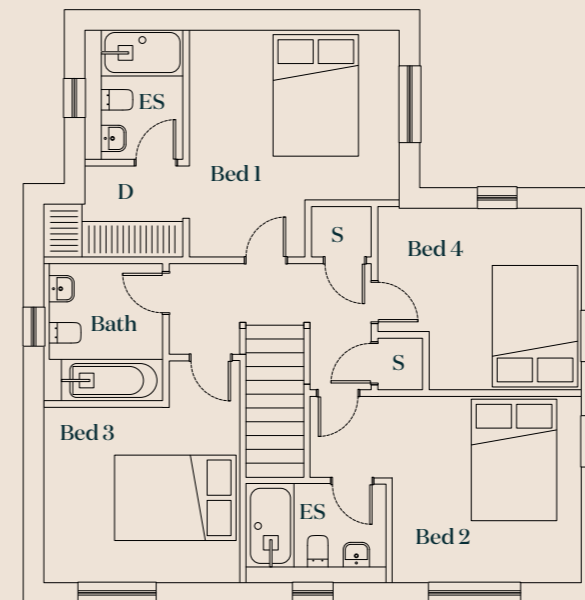
Dimensions are intended for guidance only and are subject to variation. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. U denotes utility. S denotes storage. WC denotes cloakroom. ES denotes en-suite. D denotes dressing area. CGI indicative only.



A gable porch and pretty front garden provide a warm welcome to this detached family home. It benefits from a flowing layout designed around the central staircase leading to four bedrooms and three bathrooms.

## Ground floor

Hallway	5.15m x 3.18m	16.90ft x 10.43ft
Cloakroom	1.52m x 2.02m	4.99ft x 6.63ft
Kitchen/Dining	4.18m x 5.31m	13.71ft x 17.42ft
Utility	2.09m x 1.97m	6.86ft x 6.46ft
Living room	6.44m x 3.57m	21.13ft x 11.71ft
Study	3.03m x 2.09m	9.94ft x 6.86ft



## First floor

Bedroom 1	3.89m x 3.53m	12.76ft x 11.58ft
Dressing area	1.51m x 1.66m	4.95ft x 5.45ft
En-suite 1	2.26m x 1.66m	7.41ft x 5.45ft
Bedroom 2	3.16m x 4.68m	10.37ft x 15.35ft
En-suite 2	2.39m x 1.66m	7.84ft x 5.45ft
Bedroom 3	3.29m x 3.92m	10.79ft x 12.86ft
Bedroom 4	3.48m x 3.16m	11.42ft x 10.37ft
Bathroom	2.36m x 1.66m	7.74ft x 5.45ft

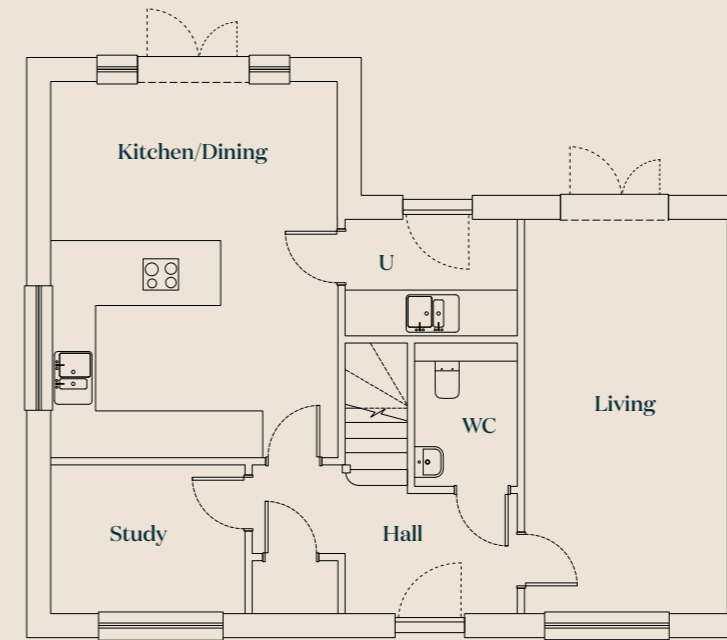
## Total floor area

151m<sup>2</sup> / 1,625ft<sup>2</sup>



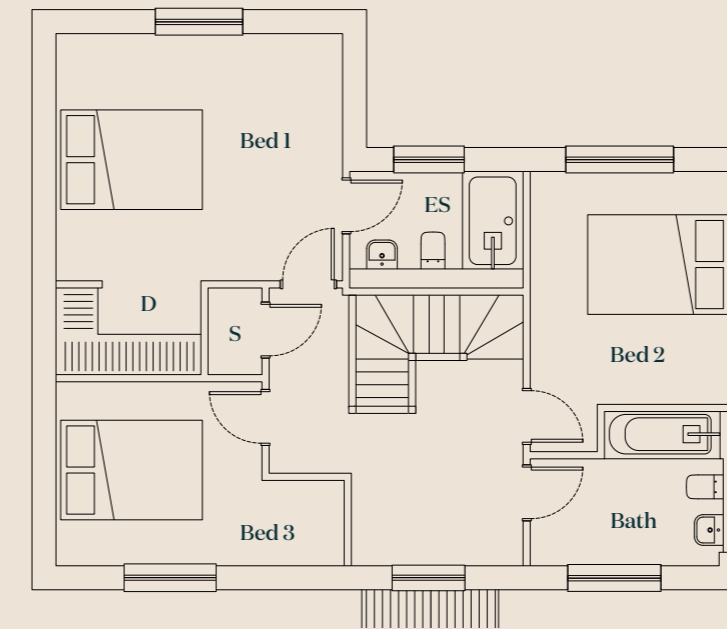
# No. 19

Hayle Field



## Ground floor

Hallway	1.73m x 3.88m	5.68ft x 12.73ft
Cloakroom	2.06m x 1.46m	6.76ft x 4.79ft
Kitchen/Dining	5.49m x 4.19m	18.01ft x 13.75ft
Utility	1.67m x 2.50m	5.48ft x 8.20ft
Living room	5.76m x 2.94m	18.90ft x 9.65ft
Study	2.15m x 2.83m	7.05ft x 9.28ft



## First floor

Bedroom 1	3.60m x 4.19m	11.81ft x 13.75ft
Dressing area	1.30m x 2.08m	4.27ft x 6.82ft
En-suite 1	1.69m x 2.53m	5.54ft x 8.30ft
Bedroom 2	4.08m x 2.93m	13.39ft x 9.61ft
Bedroom 3	2.66m x 4.21m	8.73ft x 13.81ft
Bathroom	2.26m x 2.93m	7.41ft x 9.61ft

## Total floor area

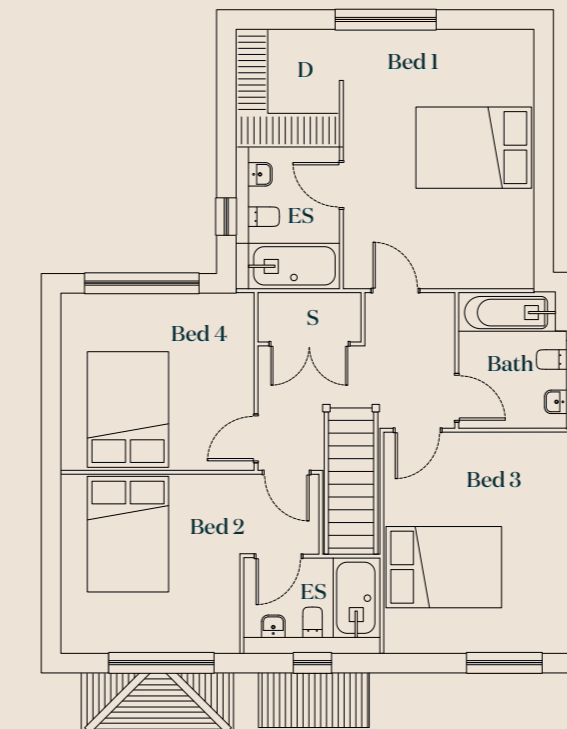
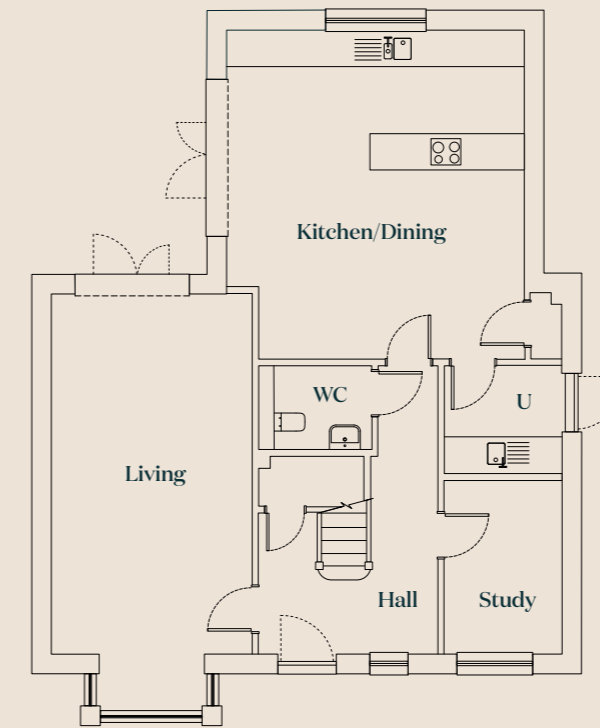
131m<sup>2</sup> / 1,412ft<sup>2</sup>

Dimensions are intended for guidance only and are subject to variation. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. U denotes utility. S denotes storage. WC denotes cloakroom. ES denotes en-suite. D denotes dressing area. CGI indicative only.



# No. 20

Hayle Field



The largest property on the development, this double-fronted, detached home offers a luxuriously spacious family kitchen and four bedrooms with ample storage, plus a garage and private parking.

## Ground floor

Hallway	5.15m x 3.18m	16.90ft x 10.43ft
Cloakroom	2.02m x 1.52m	6.63ft x 4.99ft
Kitchen/Dining	5.86m x 5.31m	19.23ft x 17.42ft
Pantry	1.14m x 0.55m	3.74ft x 1.80ft
Utility	2.09m x 1.97m	6.86ft x 6.46ft
Living room	6.44m x 3.57m	21.13ft x 11.71ft
Study	3.03m x 2.09m	9.94ft x 6.86ft

## First floor

Bedroom 1	3.33m x 4.60m	10.93ft x 15.09ft
Dressing area	1.86m x 2.07m	6.10ft x 6.79ft
En-suite 1	2.42m x 1.86m	7.94ft x 6.10ft
Bedroom 2	4.68m x 3.16m	15.35ft x 10.37ft
En-suite 2	2.39m x 1.66m	7.84ft x 5.45ft
Bedroom 3	3.92m x 3.29m	12.86ft x 10.79ft
Bedroom 4	3.48m x 3.16m	11.42ft x 10.37ft
Bathroom	2.40m x 1.92m	7.87ft x 6.30ft

## Total floor area

169m<sup>2</sup> / 1,819ft<sup>2</sup>

Dimensions are intended for guidance only and are subject to variation. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. U denotes utility. S denotes storage. WC denotes cloakroom. ES denotes en-suite. D denotes dressing area. CGI indicative only and representative of No.15, No.20 has similar materials and a red tiled roof.





## Traditional design, contemporary finish

Comfortable, beautiful interiors mean that your new house feels like home from the day you arrive. Muted, understated colour palettes and natural materials reflect the countryside on your doorstep whilst creating a calm and stylish atmosphere both inside and out.

The option to personalise individual finishes such as flooring and work surfaces allows you to create a home that suits you perfectly.



# Specification

## Kitchen

- Individually designed kitchens with generous drawers and units
- Quartz work surfaces\*\*
- Laminate work surfaces\*
- Stainless steel oven and combi single microwave/oven
- Integrated cooker hood
- Induction hob (4 ring in No. 1-14 / 5 ring in No. 15-20)
- Integrated 70/30 fridge/freezer
- Integrated dishwasher
- Large undermount stainless steel sink with inset drainage grooves\*\*
- Inset stainless steel single bowl sink with drainer\*
- LED downlights
- Amtico flooring

## Utility\*\*

- Quartz work surfaces
- Inset stainless steel single bowl sink with drainer
- Space for washing machine and tumble dryer
- Contemporary wall and base units
- Amtico flooring

## Bathroom & en-suite

- Contemporary white Ideal Standard sanitary ware with chrome fittings
- Heated chrome towel rail
- LED downlights
- Ceramic tiling to selected areas
- Shaver point
- Extractor fan
- Wall mirror to bathroom
- Amtico flooring

## Security & energy efficiency

- Expected B rating EPC
- Mains operated smoke detectors with battery backup to hall and landing
- Multipoint mortice locking front door
- White double-glazed UPVC windows with multipoint locking handles
- Dual flush toilet mechanism
- High insulation levels within roof spaces
- Low energy lighting
- Wired-only alarm provision
- EV-charger

## Finishes & features

- White solid internal doors with vertical panels and chrome handles
- Featured skirting and matching architrave
- Walls and ceilings painted in white matt emulsion finish
- Woodwork in satin finish
- TV and data point in living room
- Fibre broadband
- French doors to patio area

## External details

- Landscaping to front and rear gardens
- Generous patio area
- Water tap
- Lighting to front and rear doors
- Driveways with block paving
- Garages with power and lighting (No. 1-4 & 13-20)
- Timber sheds (No. 11 & 12)

## Heating

- Underfloor heating throughout ground floor
- Radiators throughout first floor
- Digitally controlled heating zones
- Heating generated by air source heat pump

\*No. 11, 12, 13 & 14.

\*\*No. 1, 2, 3, 4, 15, 16, 17, 18, 19 & 20.

Specification subject to variation.



## Personalise your home with optional extras

- Amtico and carpet flooring
- Quartz work surfaces\*
- Integrated washer/dryer
- Fitted wardrobes in predetermined areas
- Additional tiling options
- Electrical fixtures
- Automatic garage door
- Wireless alarm system

*All upgrades are subject to construction stage and additional costs.*





# The Gade difference

Part of Gade Group, Gade Homes have been building independently for over 65 years, establishing an excellent reputation through honesty and integrity. We have carefully selected an expert team for the development of Hayle Field who share our passion and vision for creating beautiful, unique family homes.

A Gade home is thoughtfully built for a lasting future, designed to respect and enhance its environment. We build sensitively with materials that complement locality, reduce carbon consumption through design, and create and retain as much green space as possible.

For every home we build, quality workmanship and a high specification finish is delivered as standard. A variety of options and upgrades are available to truly personalise your property, turning your dreams into reality.



## Buying a Gade home

We understand what a meaningful decision buying a new home can be, and take pride in offering a personal service throughout the process.

Whether it's design meetings with our construction team, assisting with legal documents, or support from our dedicated after-sales team, we're here to make your home-buying experience stress-free.

## Peace of mind

Prior to completion of your new home, you will have the opportunity to inspect your property in detail, allowing absolute peace of mind and transparency from the first stage of purchase.

As a registered user of the Consumer Code for New Homes, we are committed to building the highest quality houses that make beautiful homes.

## Aftercare

On completion, each one of our homebuyers receives dedicated access to our Customer Care for two years following purchase.

Manufacturer warranties and care guides will be provided for relevant items such as kitchen appliances, white goods, hot water cylinders and boilers. Each Gade home comes with a 10-year home warranty provided by Premier Guarantee.

## Our guarantee to you

Gade Homes is a premium-rated Premier Guarantee Builder with a Buildmark warranty and insurance. Your home will be independently surveyed by Premier Guarantee during the construction, with a certificate issued on completion.

Protection is provided for you, the purchaser, from exchange of contract. This stays with the property until the period expires, or transfers if the property is sold.





## For all enquiries please contact

Taylor Made New Homes  
**Telephone:** 01234 302043  
**Email:** [sales@taylormadenewhomes.co.uk](mailto:sales@taylormadenewhomes.co.uk)  
**Visit:** [taylorlandandpropertygroup.co.uk](http://taylorlandandpropertygroup.co.uk)

Hayle Field, High Street, Thurleigh,  
Bedfordshire, MK44 2DX



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