

H  
HAYFIELD

HAYFIELD  
OAKS

WOBURN SANDS  
BUCKINGHAMSHIRE



A photograph of a herd of deer in a lush green field. In the foreground, a large buck with prominent antlers is grazing. In the background, a herd of deer is scattered across the field, with a large, leafy tree on the left side. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

# HAYFIELD OAKS

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A HIGHLY PRESTIGIOUS  
COLLECTION OF ARTS AND  
CRAFTS ERA INSPIRED FOUR AND  
FIVE-BEDROOM EXECUTIVE HOMES



HAYFIELD

# THINKING DIFFERENTLY

SINCE 2015



“We are immensely proud to be bringing this remarkable collection of new homes to the market, each displaying the meticulous craftsmanship and premium quality for which Hayfield is synonymous for.

In the historic, sought-after town of Woburn Sands, residents are sure to enjoy everything that Hayfield Oaks has to offer. We look forward to welcoming people into the show home to see for themselves what sets us apart from the competition and has made us a multi award-winning housebuilder.”

A stylized, handwritten signature in dark ink, consisting of a series of loops and a long, sweeping tail.

**MARK BOOTH**  
CO-FOUNDER &  
MANAGING DIRECTOR



# A HAYFIELD WAY OF LIFE

This exceptional collection of four and five-bedroom detached homes will take pride of place in Woburn Sands; a beautiful, historic and quaint small town located in the county of Buckinghamshire. Influenced by the Art and Crafts era, this luxurious development of 53 homes is being crafted with our signature style.

Within half a mile of Hayfield Oaks is Woburn Sands train station, with services to London Euston station taking only an hour – changing once at Bletchley. Also on the doorstep is the highly acclaimed Frosts Garden Centre, which has a Market Kitchen, Igloo dining experiences, seasonal events for all the family, together with a fine array of gardening produce.

The close proximity to Woburn Abbey, its deer park and the Safari Park – together with the vast range of independent coffee shops, restaurants, boutique shops, local facilities and Ofsted Outstanding schooling – means residents will have a distinct advantage of location.



HIGH STREET, WOBURN



A close-up photograph of purple lavender flowers in the foreground, with a blurred background of yellow flowers and green foliage. The text is overlaid on the left side of the image.

HAYFIELD

TOWN  
LIFE WITH  
COUNTRYSIDE  
BENEFITS

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Central Milton Keynes is only a 15-minute drive away, meaning that all it has to offer is close by, whilst keeping acres of countryside within view. The town centre boasts an enviable array of attractions such as bars, restaurants, a large shopping centre, first class sporting facilities and cultural venues, including the 19th Century estate of Bletchley Park, The National Museum of Computing and Milton Keynes Theatre.

For travel further afield, Woburn Sands provides easy access to Bedford, Luton, Oxford, Northampton and London via the A421, A508, A418, A5 and M1. Milton Keynes Central train station has direct trains to London Euston station, departing every 10-15 minutes and arriving in the capital city in just over half an hour. Regular bus services also connect Woburn Sands to Central Milton Keynes and beyond.

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HAYFIELD

# EXPLORE THE GREAT OUTDOORS

Woburn Sands offers unrivalled access to explore Buckinghamshire's many scenic attractions. The glorious 360 acres of rich countryside at Woburn Abbey, deer park and Safari Park, is a short drive away. Woburn Golf Club boasts three of the UK's premier 18-hole courses, while the National Trust's Ascott and Sharpenhoe estates offer wonderful days out exploring ancient woodland.

Less than a mile away from Hayfield Oaks is Woburn Bike Trails, which boasts miles of cycling track for all skill levels, featuring jumps, narrow single tracks and long, wide bridleways.

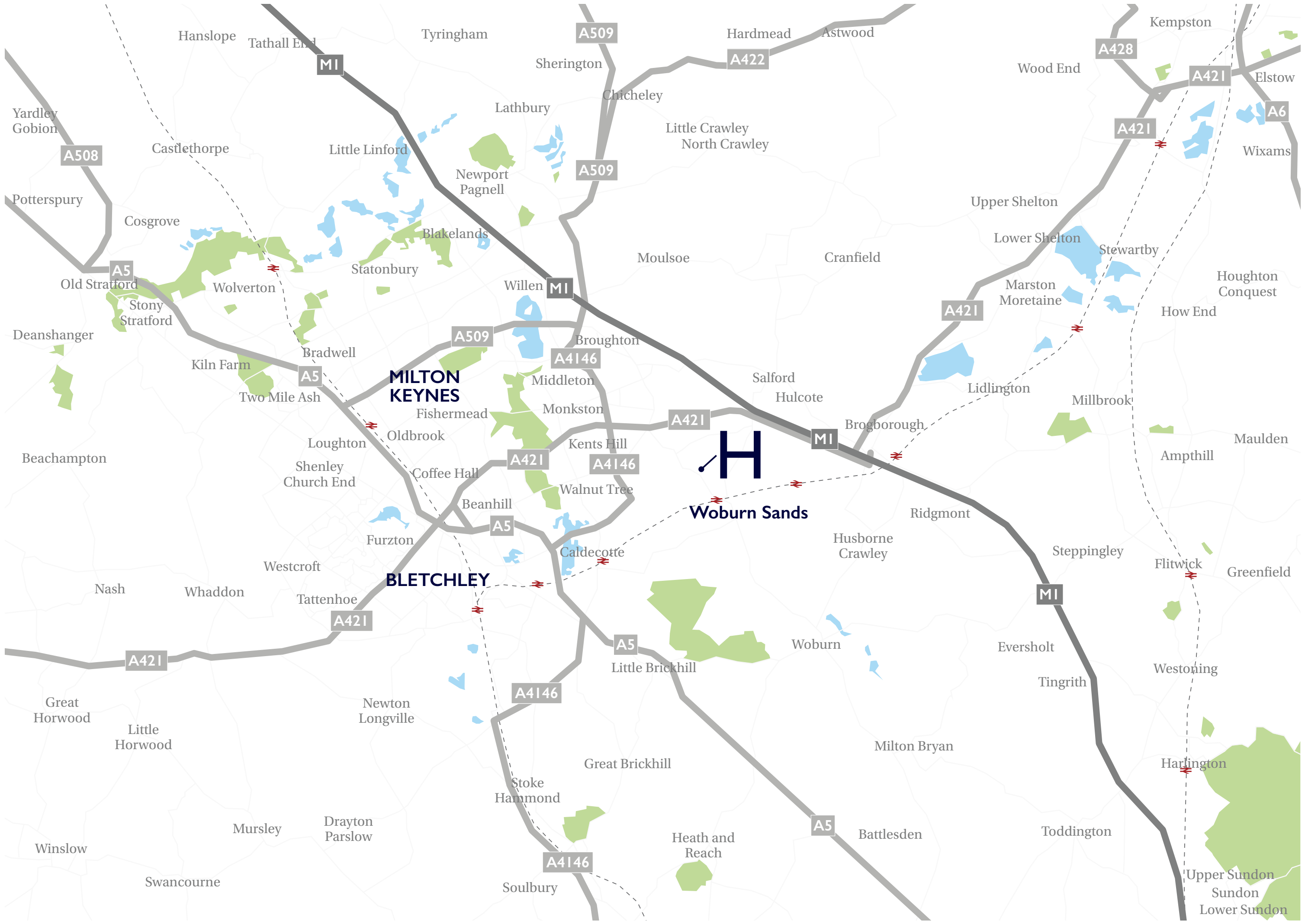
Living at Hayfield Oaks means you can enjoy all that the quintessential Woburn Village and the wider Borough of Milton Keynes has to offer. A day of leisure could start with brunch and a spot of retail therapy, followed by a luxury spa treatment, topped-off by indulging in the Tasting Menu at the stunning Paris House restaurant

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# H EXCLUSIVELY YOURS

The process of creating a Hayfield home is one taken with utmost care, superior attention to detail and unrivalled craftsmanship. It's why we're a multi-award winning, 5-Star Homebuilder.

We've raised the bar in the homebuilding industry by using the most prestige suppliers, materials and fittings. We've considered, revised, and perfected every detail of our homes to create a place we would love to live in ourselves, a Hayfield home.

At Hayfield Oaks there are seven distinct house designs to choose from. Each a mark of commitment to the fine detail, luxurious specification and quality of workmanship that we are renowned for. A large landscaped open space at the centre of the development creates a stunning focal point; a place where the community can come together.

Each home at Hayfield Oaks is detached and comes with private parking and generous private gardens. The highest attention to detail is evident in every room, producing calming and enticing living spaces.







HAYFIELD

# ARRANGEMENT OF HOMES

## THE BRINKLOW

4 bedroom house  
Homes 11, 33, 40, 44 & 53

## THE HUSBOURNE

4 bedroom house  
Homes 42, 45, 47 & 52

## THE MILTON

4 bedroom house  
Homes 5, 9, 27, 41

## THE SALFORD

4 bedroom house  
Homes 2, 6, 12, 18, 26, 29, 30, 32, 43 & 46

## THE ASPLEY

4 bedroom house  
Homes 10, 13, 15, 16, 17, 23 & 28

## THE ABBEY

4 bedroom house  
Homes 1, 3, 7 & 8

## THE WOBURN

5 bedroom house  
Homes 4, 14 & 31

Homes 19, 20, 21, 22, 24, 25, 36, 37, 38, 39,  
48, 49, 50 & 51 are affordable housing



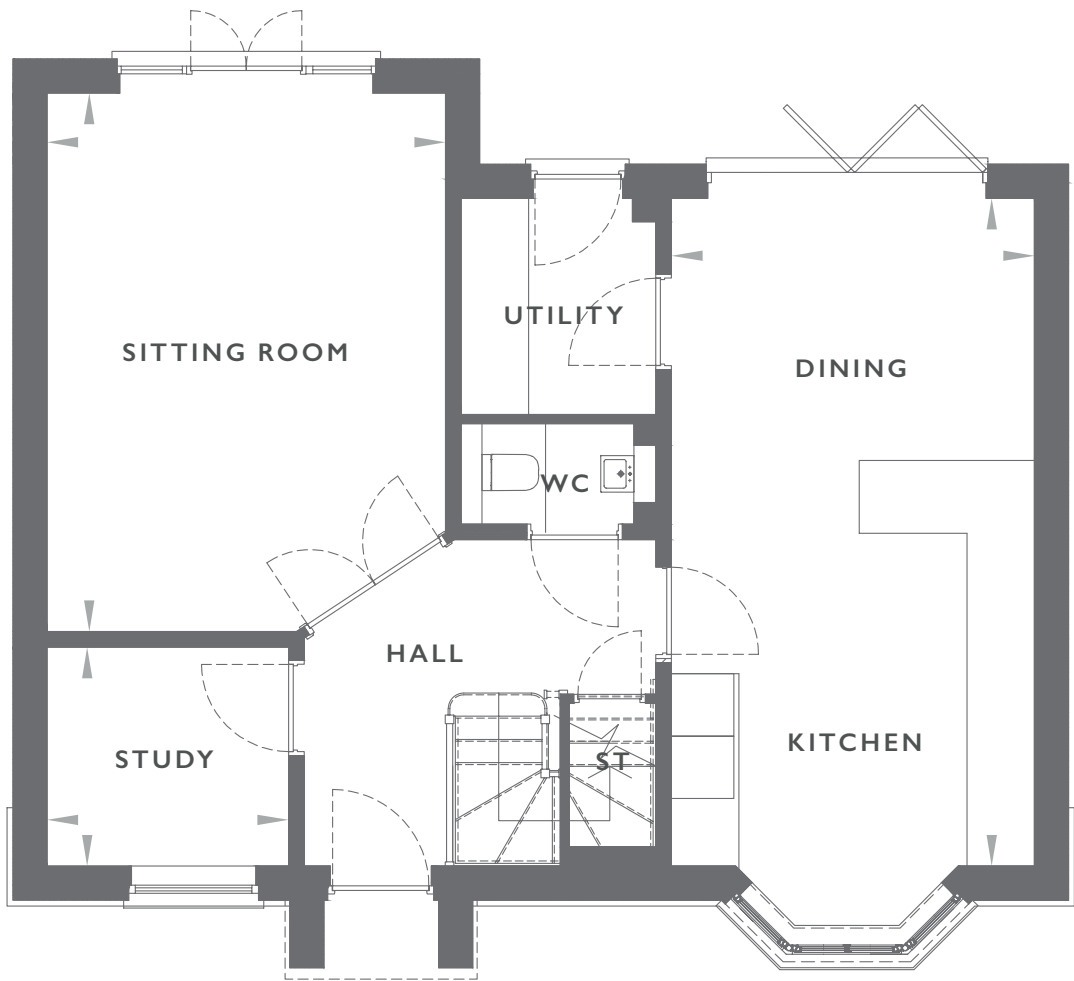
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# THE BRINKLOW

4 BEDROOM HOUSE

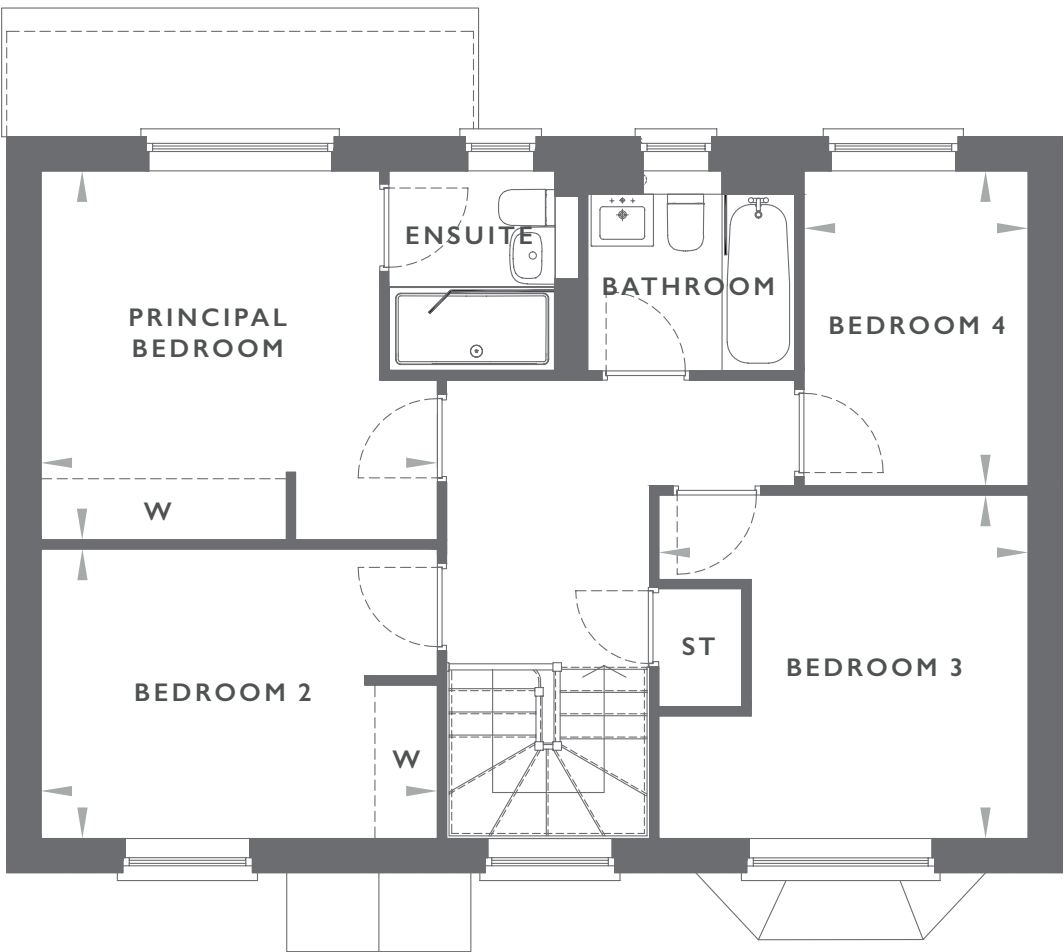






GROUND FLOOR

Sitting Room	5.18m x 3.83m	17' 0" x 12' 7"
Kitchen / Dining	6.42m x 3.49m	21' 0" x 11' 5"
Study	2.11m x 2.32m	6' 11" x 7' 7"



FIRST FLOOR

Principal Bedroom	3.55m x 3.82m	11' 7" x 12' 6"
Bedroom 2	2.78m x 3.82m	9' 1" x 12' 6"
Bedroom 3	3.30m x 3.56m	10' 10" x 11' 8"
Bedroom 4	3.03m x 2.16m	9' 11" x 7' 1"

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Ask a Sales Advisor for further details on specific homes.

Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Images are artists impressions and may vary. Cupboards in some properties may vary.



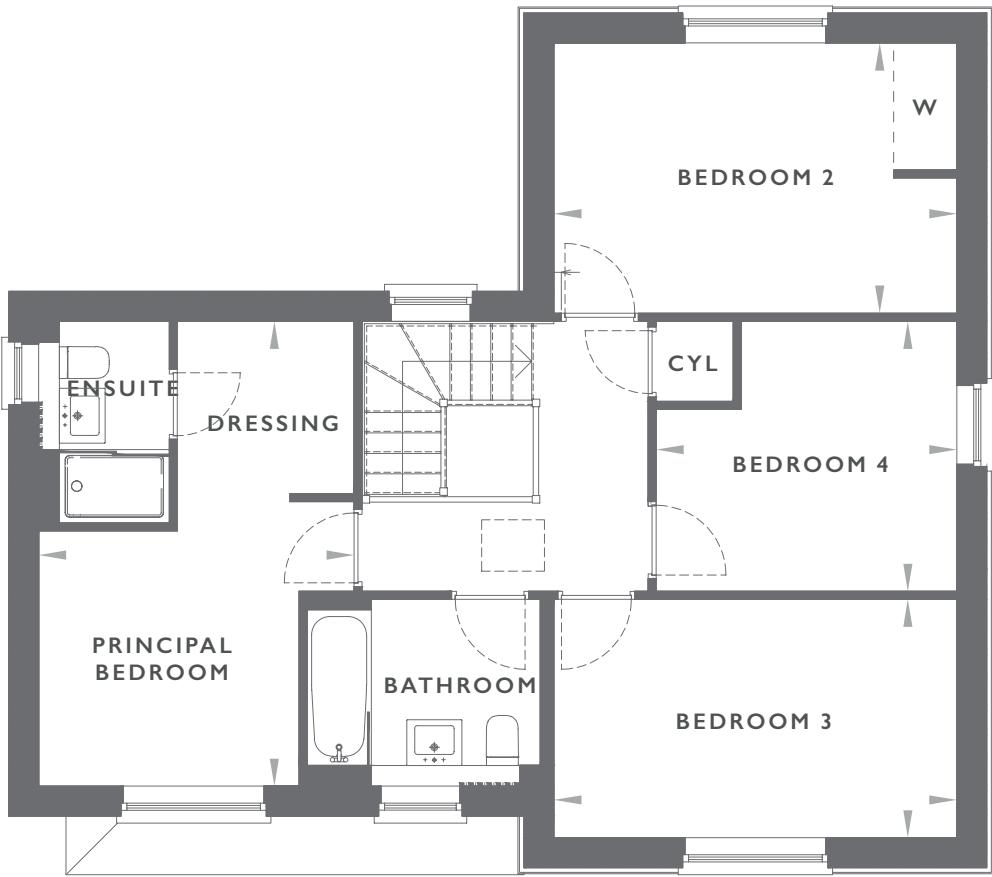
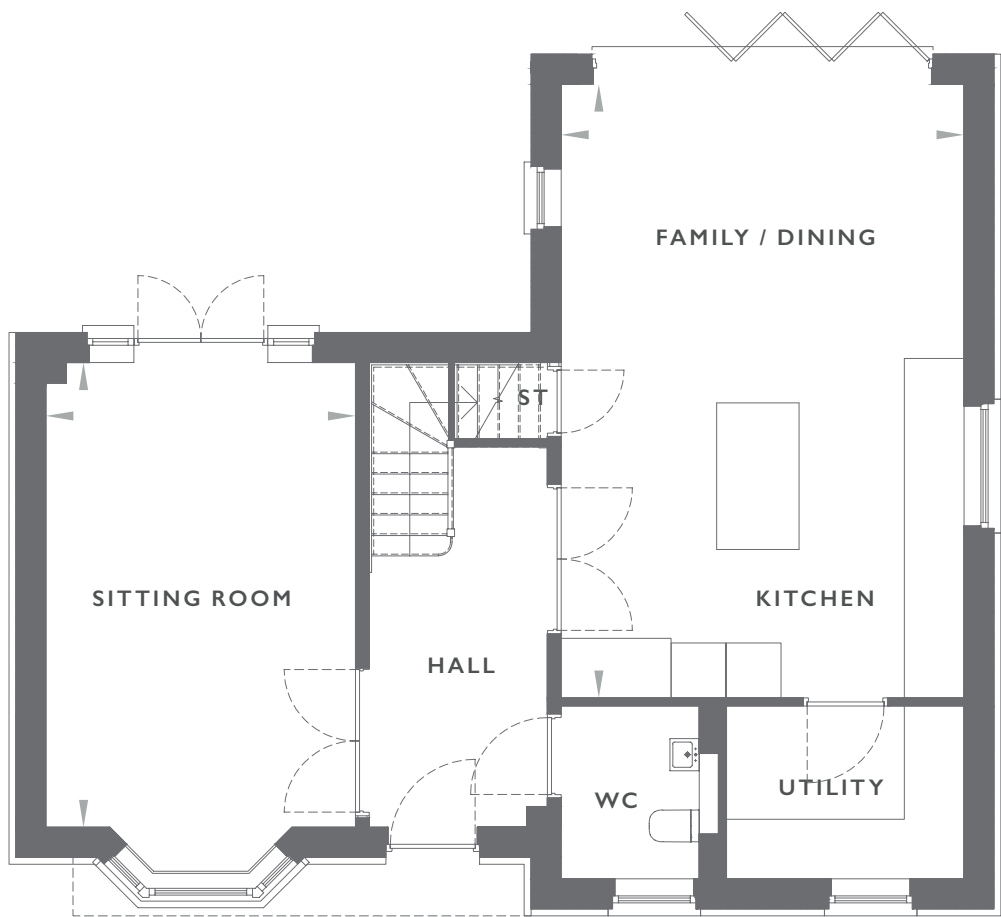
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# THE HUSBORNE

4 BEDROOM HOUSE







GROUND FLOOR

Sitting Room	5.07m x 3.38m	16' 7" x 11' 1"
Kitchen/Family/ Dining Room	6.70m x 4.40m	21' 11" x 14' 5"

FIRST FLOOR

Principal Bedroom	5.07m x 3.44m	16' 7" x 11' 3"
Bedroom 2	2.95m x 4.40m	9' 8" x 14' 5"
Bedroom 3	2.60m x 4.40m	8' 6" x 14' 5"
Bedroom 4	2.95m x 3.28m	9' 8" x 10' 9"

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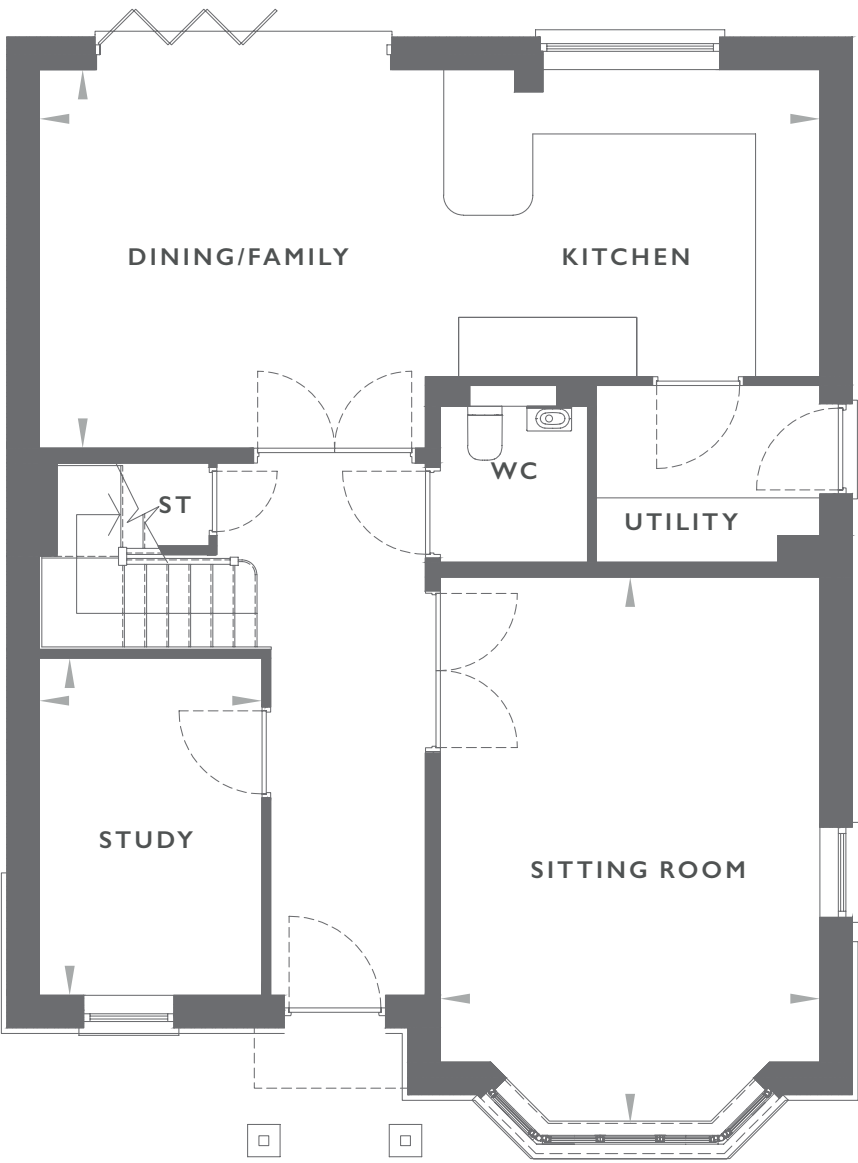
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# THE MILTON

4 BEDROOM HOUSE

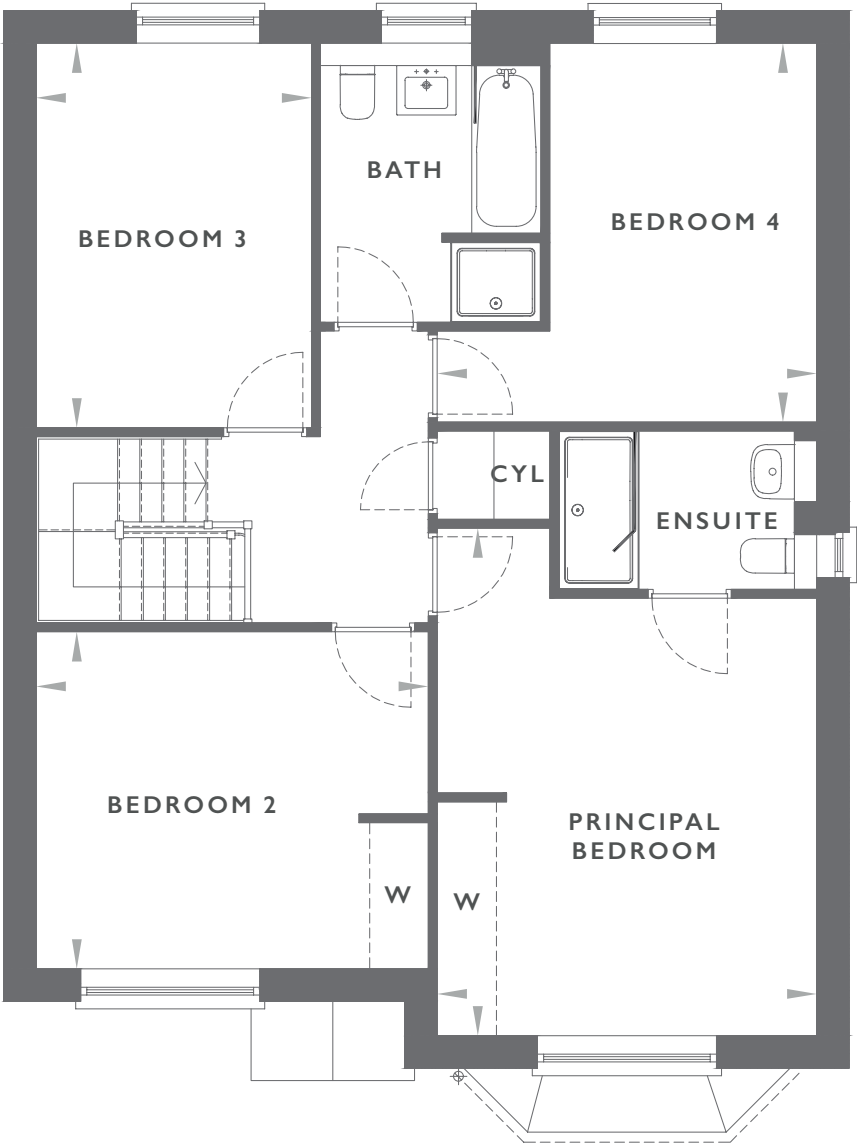






GROUND FLOOR

Sitting Room	5.52m x 3.83m	18' 1" x 12' 7"
Kitchen/Family/ Dining Room	3.82m x 7.88m	12' 6" x 25' 10"
Study	3.40m x 2.25m	11' 2" x 7' 4"



FIRST FLOOR

Principal Bedroom	5.13m x 3.83m	16' 9" x 12' 7"
Bedroom 2	3.40m x 3.96m	11' 2" x 13' 0"
Bedroom 3	3.88m x 2.78m	12' 9" x 9' 1"
Bedroom 4	3.83m x 3.83m	12' 6" x 12' 7"

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# THE SALFORD

4 BEDROOM HOUSE

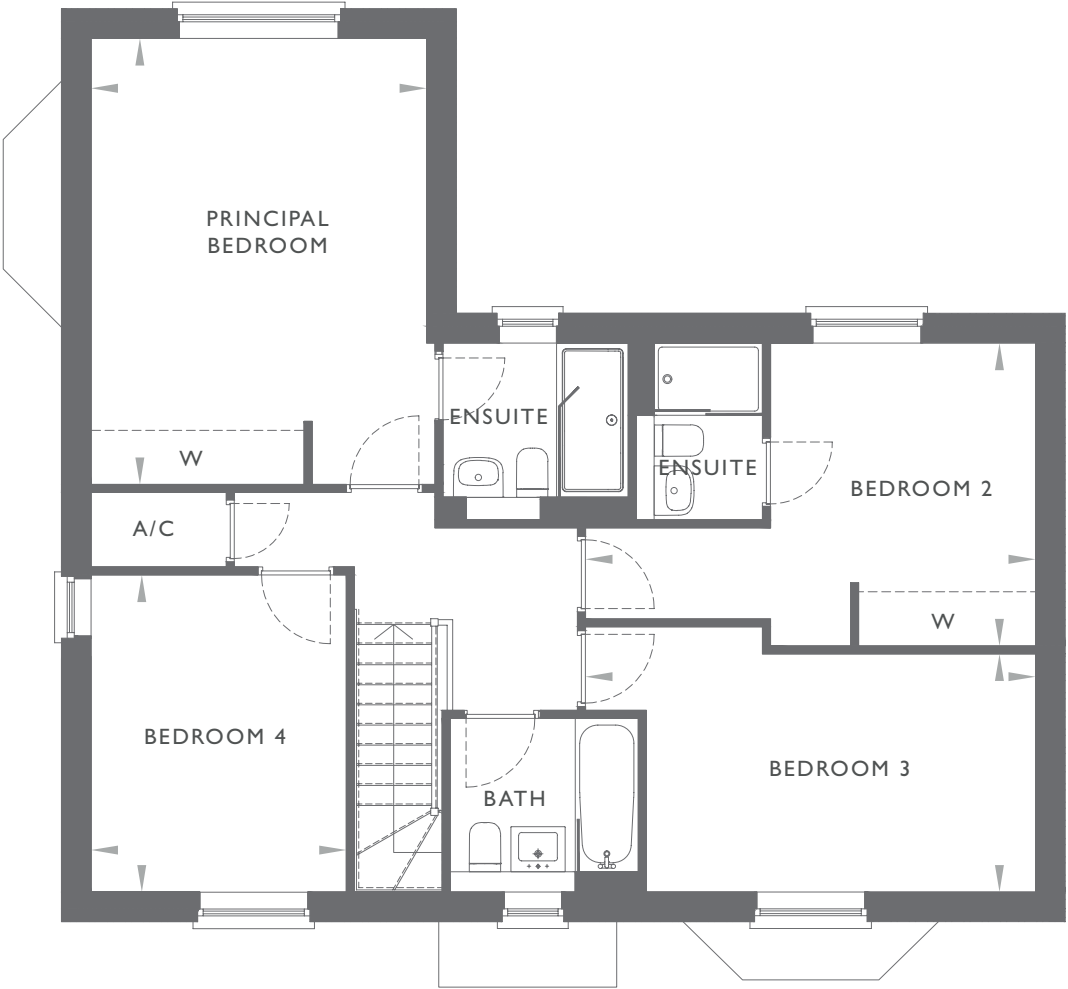






GROUND FLOOR

Sitting Room	5.32m x 3.72m	17' 5" x 12' 2"
Kitchen / Dining	6.08m x 4.89m	19' 11" x 16' 0"
Study	2.60m x 2.77m	8' 6" x 9' 1"



FIRST FLOOR

Principal Bedroom	4.94m x 3.72m	16' 2" x 12' 2"
Bedroom 2	3.36m x 4.99m	11' 0" x 16' 4"
Bedroom 3	2.64m x 4.99m	8' 8" x 16' 4"
Bedroom 4	3.51m x 2.83m	11' 6" x 9' 3"

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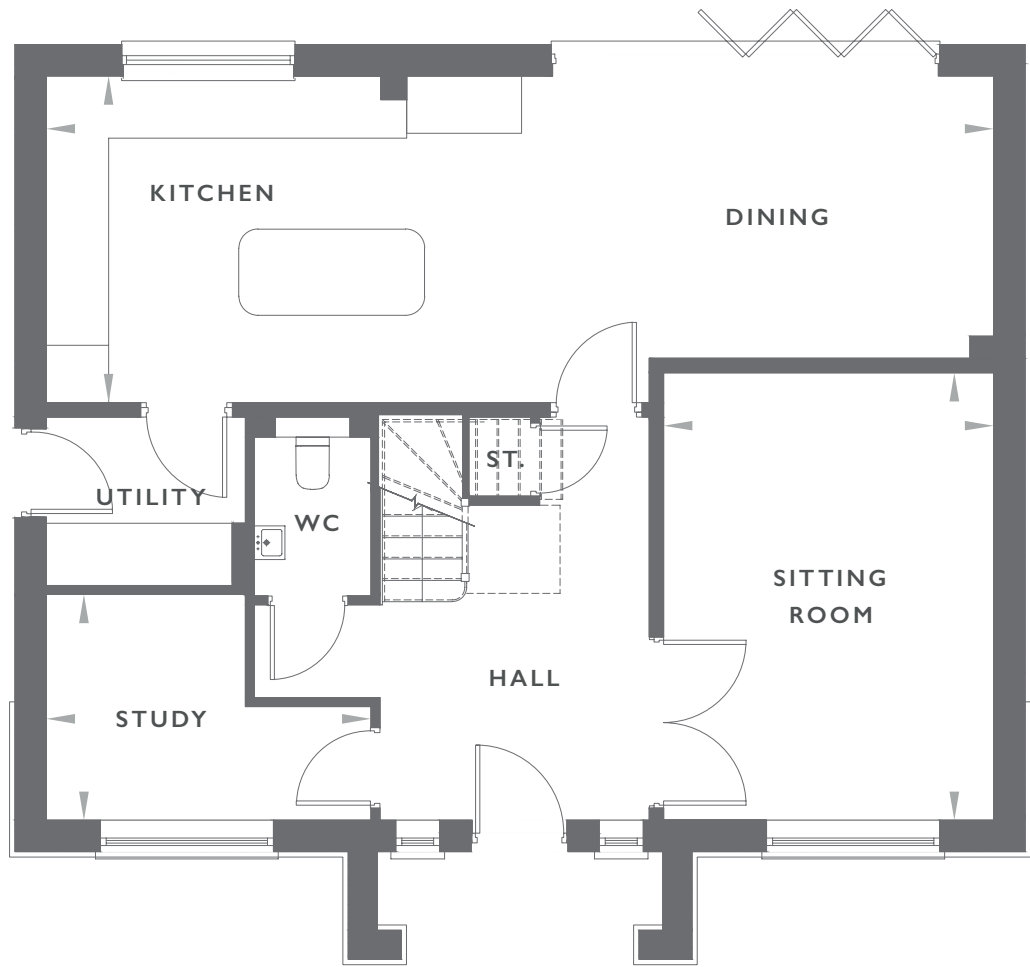
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# THE ASPLEY

4 BEDROOM HOUSE

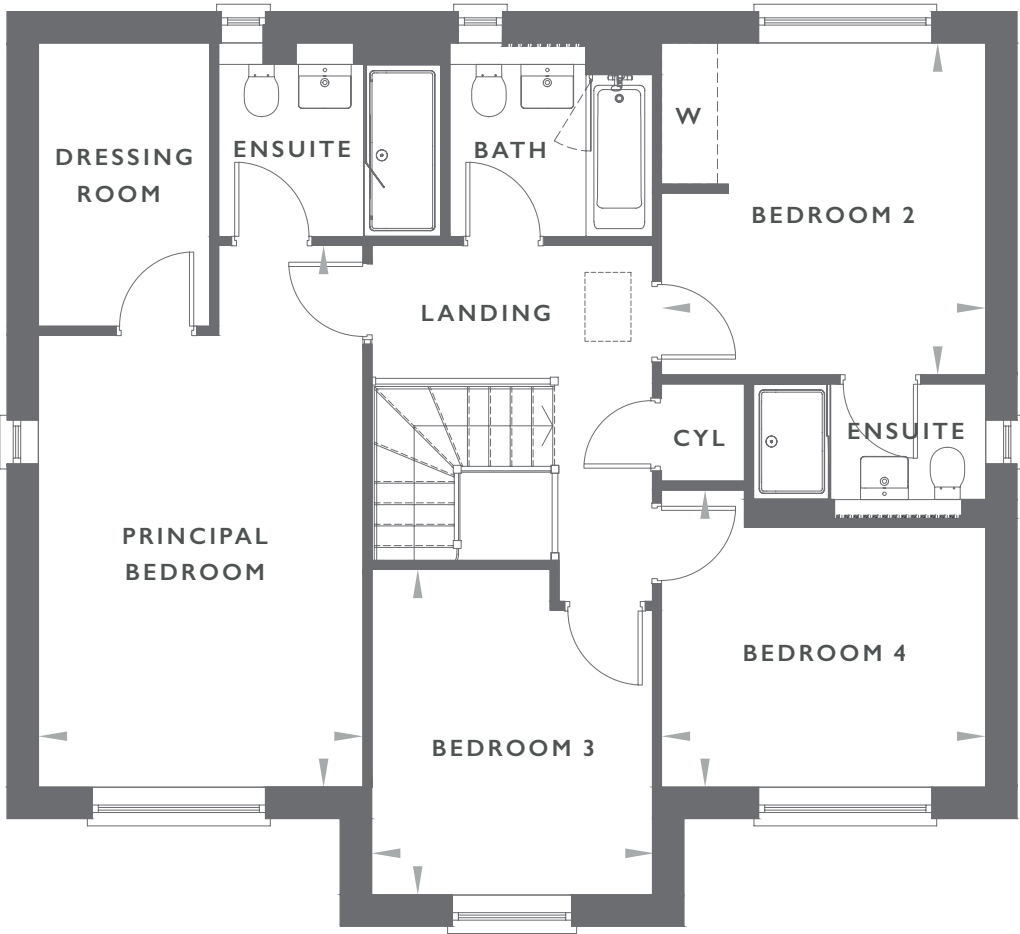






GROUND FLOOR

Sitting Room	4.67m x 3.45m	15' 4" x 11' 3"
Kitchen / Dining	3.41m x 9.89m	11' 2" x 32' 5"
Study	2.36m x 3.39m	7' 9" x 11' 1"



FIRST FLOOR

Principal Bedroom	5.66m x 3.39m	18' 6" x 11' 1"
Bedroom 2	3.47m x 3.39m	11' 4" x 11' 1"
Bedroom 3	3.40m x 2.95m	11' 2" x 9' 8"
Bedroom 4	3.10m x 3.39m	10' 2" x 11' 1"

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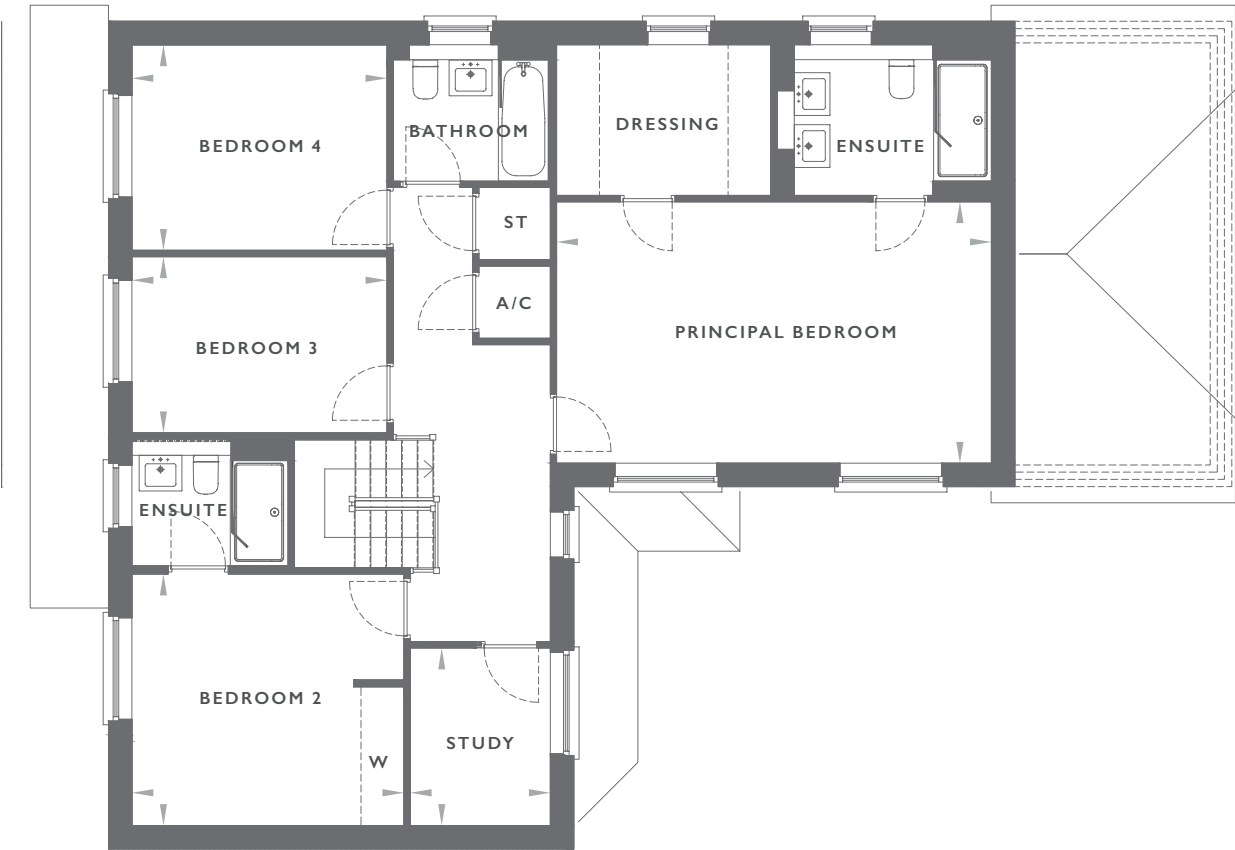
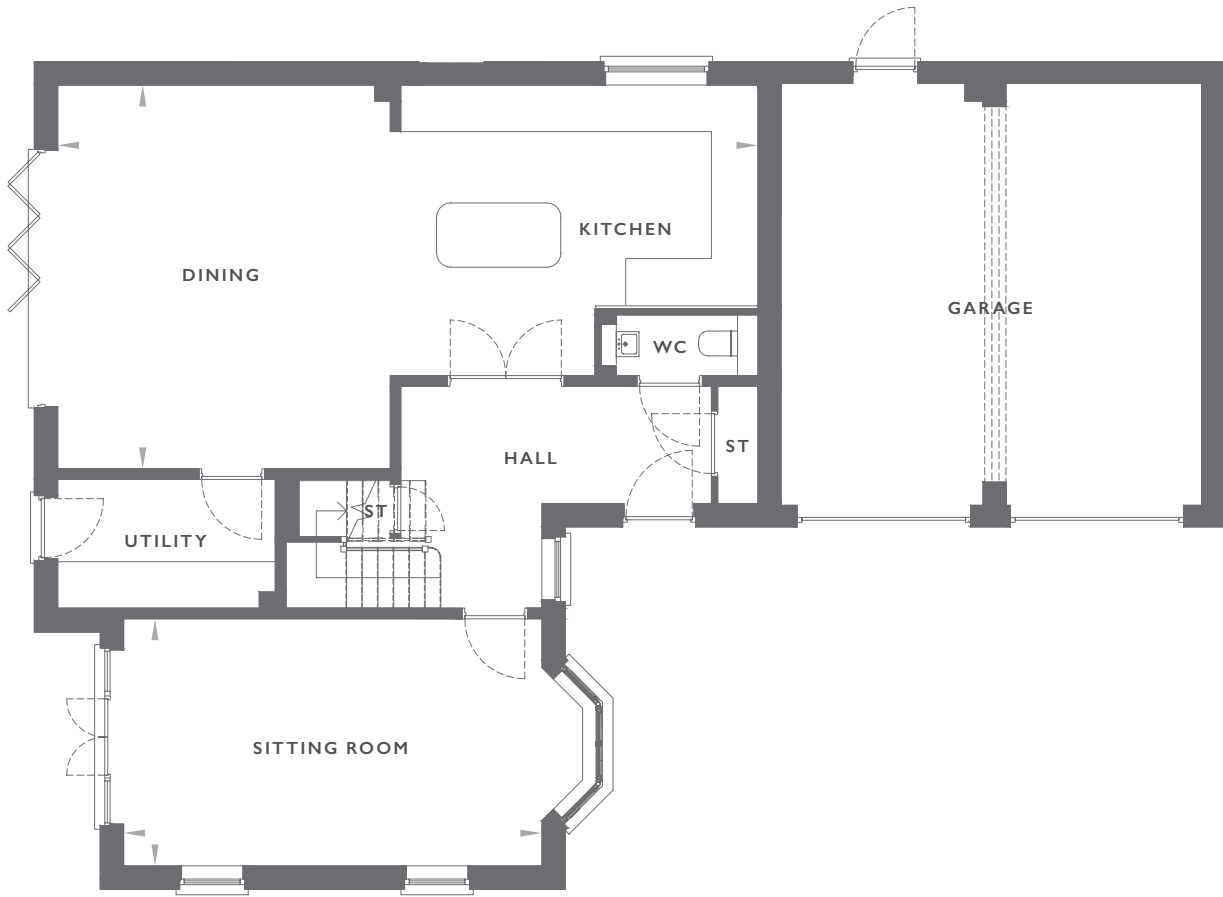
# THE ABBEY

4 BEDROOM HOUSE





Please note: the plan for home 1 (the show home) differs to that shown, speak to a sales advisor for details



GROUND FLOOR

Sitting Room	3.46m x 5.86m	11' 4" x 19' 2"
Kitchen/Family/ Dining Room	5.37m x 9.81m	17' 7" x 32' 1"

FIRST FLOOR

Principal Bedroom	3.66m x 6.09m	12' 0" x 19' 11"
Bedroom 2	3.52m x 3.81m	11' 6" x 12' 6"
Bedroom 3	2.47m x 3.57m	8' 1" x 11' 8"
Bedroom 4	2.88m x 3.57m	9' 5" x 11' 8"
Study	2.49m x 1.96m	8' 2" x 6' 5"

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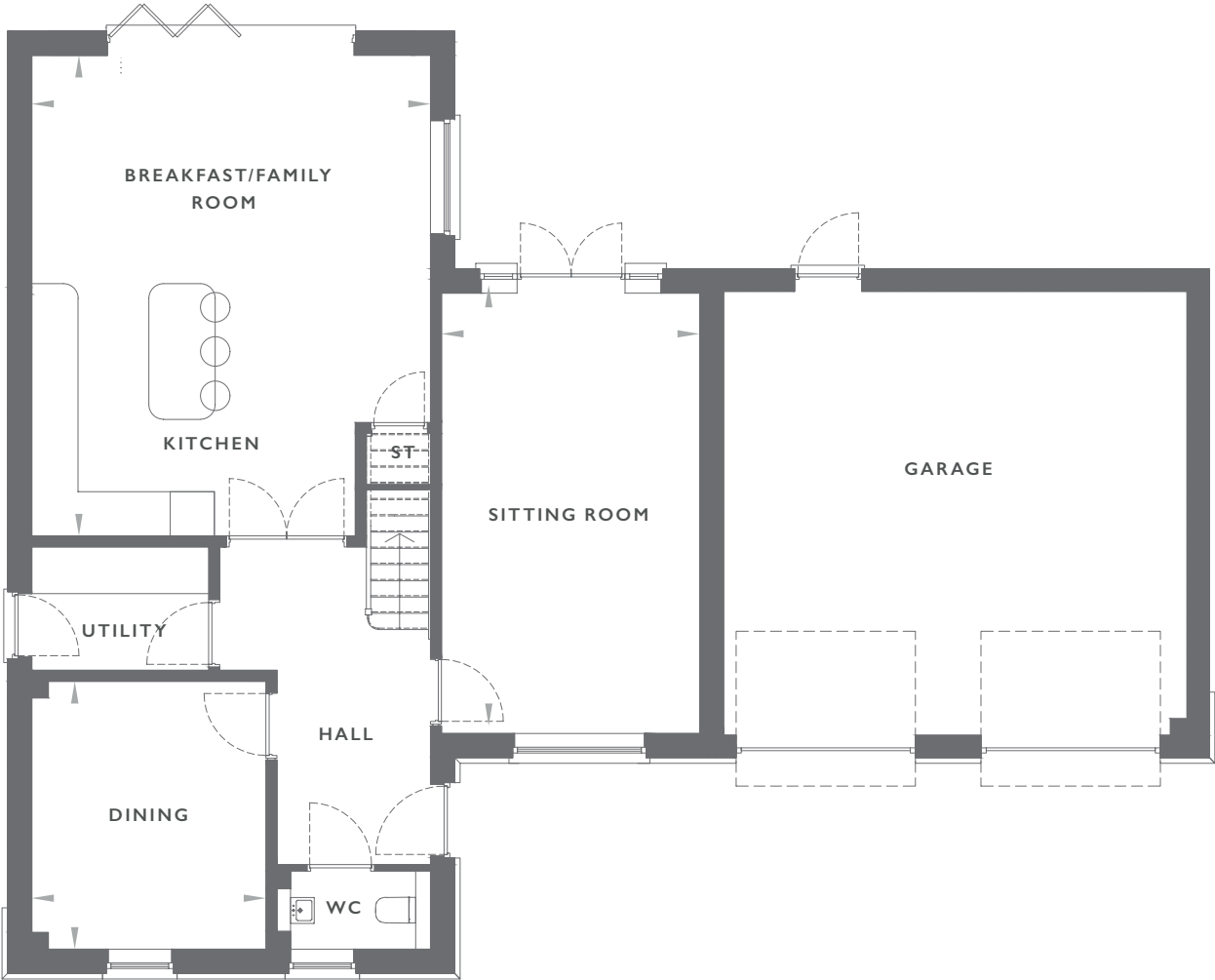
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# THE WOBURN

5 BEDROOM HOUSE

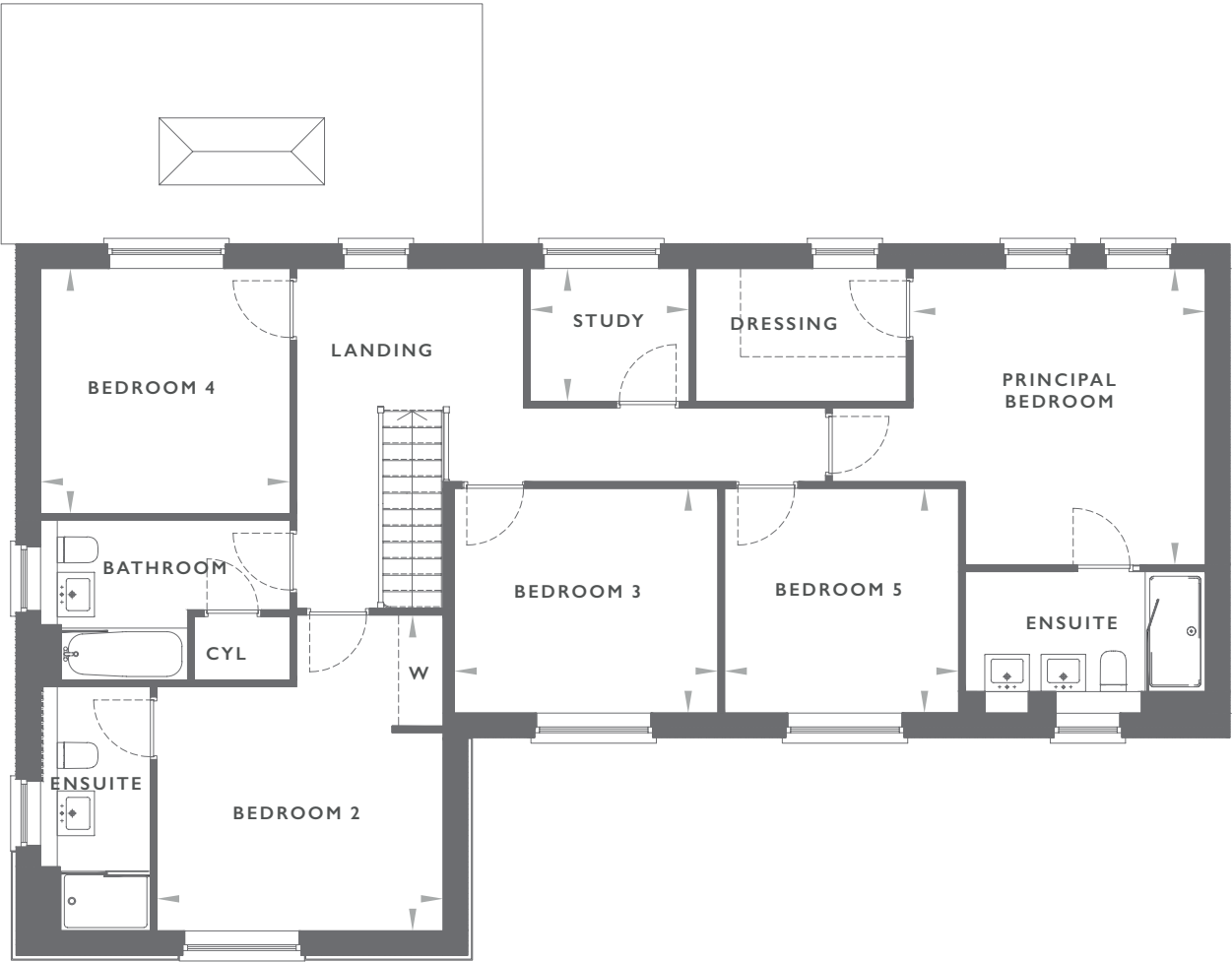






GROUND FLOOR

Sitting Room	5.97m x 3.50m	19' 7" x 11' 6"
Kitchen/Family Room	6.52m x 5.41m	21' 4" x 17' 9"
Dining Room	3.63m x 3.18m	11' 11" x 10' 5"



FIRST FLOOR

Principal Bedroom	3.98m x 3.93m	13' 1" x 12' 10"
Bedroom 2	4.24m x 3.85m	13' 11" x 12' 7"
Bedroom 3	3.02m x 3.54m	9' 11" x 11' 7"
Bedroom 4	3.29m x 3.35m	10' 9" x 11' 0"
Bedroom 5	3.02m x 3.14m	9' 11" x 10' 4"

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A blurred interior scene, likely a living room, with a wooden door handle in the foreground. The background shows a sofa and a coffee table, but they are out of focus. The text is overlaid on the left side of the image.

# THE ART OF HOMEMAKING

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Each home at Hayfield Oaks has thoughtful interiors, carefully considered to enhance space and light, whilst ensuring residents have only the best fixtures, fittings and appliances. In addition to being visually attractive, cost-saving technologies maximise efficiency and sustainability, keeping running costs to a minimum.



## KITCHENS

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The kitchens and utility rooms are equipped with a range of increased height wall cabinets from Manor Interiors. An excellent range of colours and handles will be available to customise your property (subject to build stage).

All homes have Silestone worktops, upstands and splashbacks.

Each home will have fully integrated luxury Neff appliances, including a selection from the following: multi-functional single oven, extra single oven, oven/microwave combi, steam oven, 80cm induction hob, integrated dishwasher, integrated fridge freezer, secondary fridge freezer, instant hot tap and glazed wall units. (Please refer to sales advisors' working drawings for details of each home).

Every home will have Minoli floor tiles to the kitchen/dining, utility, cloakroom, hall and store under stairs.

All homes have bi-fold doors to the kitchen/family/garden room.

## BATHROOMS & EN SUITES

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Each home will have contemporary white Laufen bathroom suites with chrome fittings and chrome towel rails.

Wall mounted mirrored vanity unit to bathrooms and master en-suites. (Please refer to the Sales Advisors' working drawings).

A mirror with shaver socket will be provided to all bathrooms and en-suites.

All homes have Minoli wall and floor tiles to bathrooms and en-suites.







## INTERNAL FEATURES

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Each home will have underfloor heating to the ground floor and conventional radiators to the first floor. In addition, the Woburn and Abbey homes will also have electric underfloor heating to bathroom and en-suite floors.

All homes have fitted wardrobes to the principal bedroom and bedroom 2.

Improved sound performance construction to the dedicated study or smallest bedroom.

Glazed internal doors to ground floor rooms, where applicable.

Heritage matt bronze ironmongery and hinges.

Farrow & Ball paint to woodwork in hall, stairs and landing.

## ELECTRICAL & MULTIMEDIA

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Intruder Alarm and Ring doorbell to all homes.

Chrome electrical accessories to all ground floor rooms and white electrical accessories to first floor rooms. Heritage matt bronze electrical accessories to hall, stairs, and landing.

White downlights to kitchen, dining, sitting room, hall, bathroom and en-suite and pendant lighting to remaining rooms. LED feature lighting to lounge, bathroom, or en-suite (Please refer to Sales Advisors' working drawings).

SONOS hard wired sound system to dedicated rooms (please refer to Sales Advisors' working drawings).

All rooms wired for Sky & Freeview TV distribution.

All homes have double-glazed UPVC grey windows with multi-point locking systems.

## EXTERNAL FEATURES

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Turf to front gardens, with feature planting and turf to the rear gardens.

Power to garages where possible.

Closeboard fencing and respective access gate to each home.

## AFTERCARE

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Hayfield has a dedicated Customer Care Department providing peace of mind for two years after you move into the property. Each home also comes with a 10-year NHBC Warranty.



HAYFIELD

FIVE STAR  
CUSTOMER  
SERVICE







## BEGIN YOUR STORY WITH US

Contact a member of our Sales Advisors today  
to book your personal appointment.

### HAYFIELD OAKS

NEWPORT ROAD  
WOBURN SANDS  
BUCKINGHAMSHIRE  
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**HAYFIELDOAKS@HAYFIELDHOMES.CO.UK**

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