



AWARD WINNING HOMES & PLACES

Since 2015, Hayfield has been the benchmark for beautifully created, award-winning homes in some of the UK's most desirable locations.

We are united by our passion and commitment in creating the truly exceptional homes of character and endurance, that leave a lasting legacy and lessen our impact on the environment.



LET US SHOW YOU AROUND

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Excellence As Standard



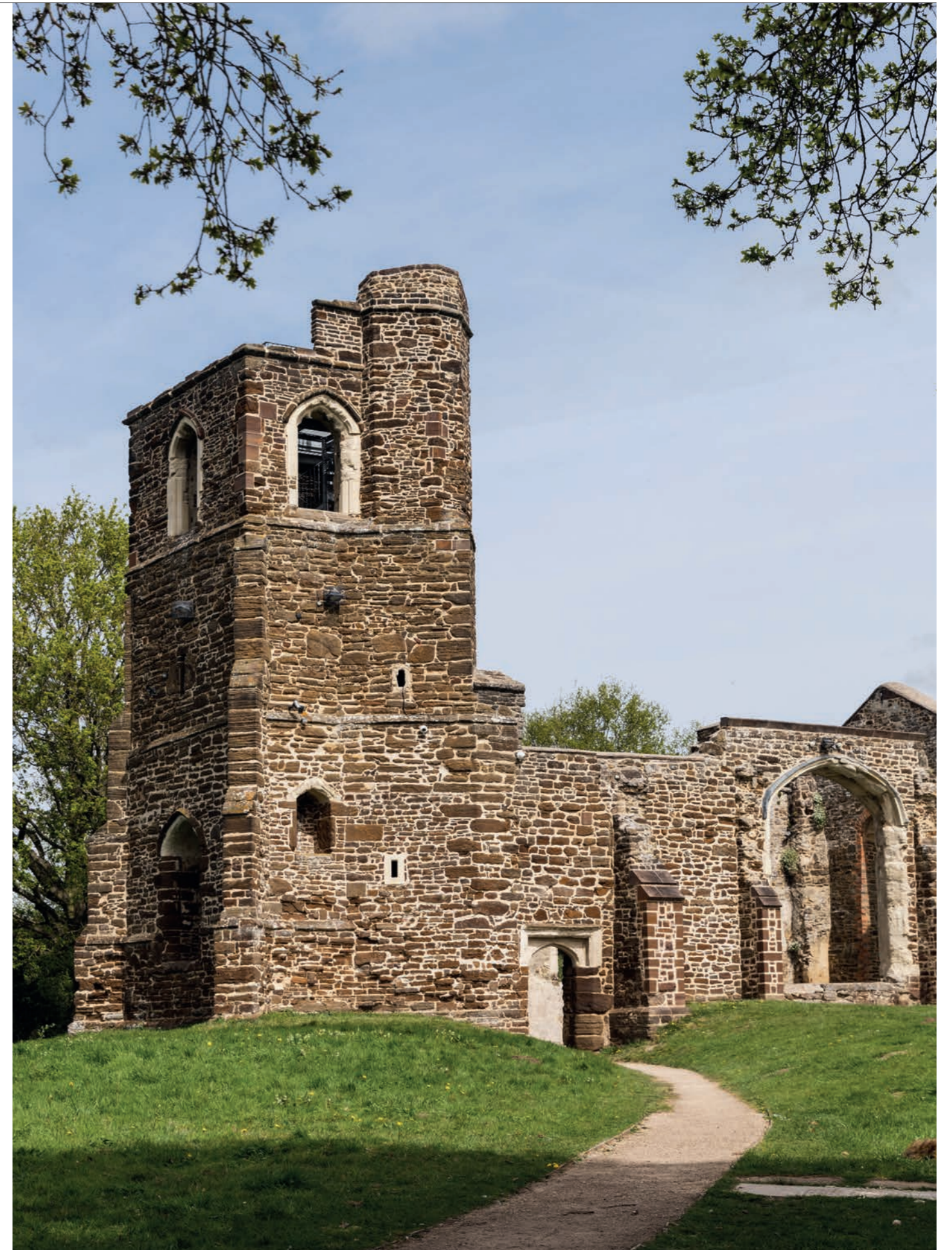
AN INSPIRING PLACE TO CALL HOME

Hayfield Lakes is a distinctive collection of two, three, four, and five-bedroom homes will take pride of place in the charming village of Clophill, next to the new 300-acre Clophill Lakes Nature Reserve.

These Zero Carbon Ready homes – comprising detached, semi-detached, and terraced houses and bungalows – all feature Hayfield’s signature specification.

Clophill is a highly sought-after village due to its rolling countryside views and great walks. The village itself is home to two public houses, an Ofsted Good rated primary school, recreation ground and village hall, as well as a swimming club and places of worship.

The Greensand Trust is currently underway with work to create Clophill Lakes Nature Reserve, which will be accessible via a dedicated pathway from Hayfield Lakes. The new community facility is a haven for rare wildlife and water fowl, including Otters and Kingfishers.





DISTINCTIVE & NATURAL

Hayfield homes are unique because everything we have goes into making them special. Superior customer care and specification comes as standard. For us, quality is second nature because we believe the details are not just the details – they're the essence that makes a home.

DETAILED & CRAFTED

A Hayfield home bears all the hallmarks of quality craftsmanship. From concept to construction, planning to specification, it's a journey designed to build a lasting legacy.



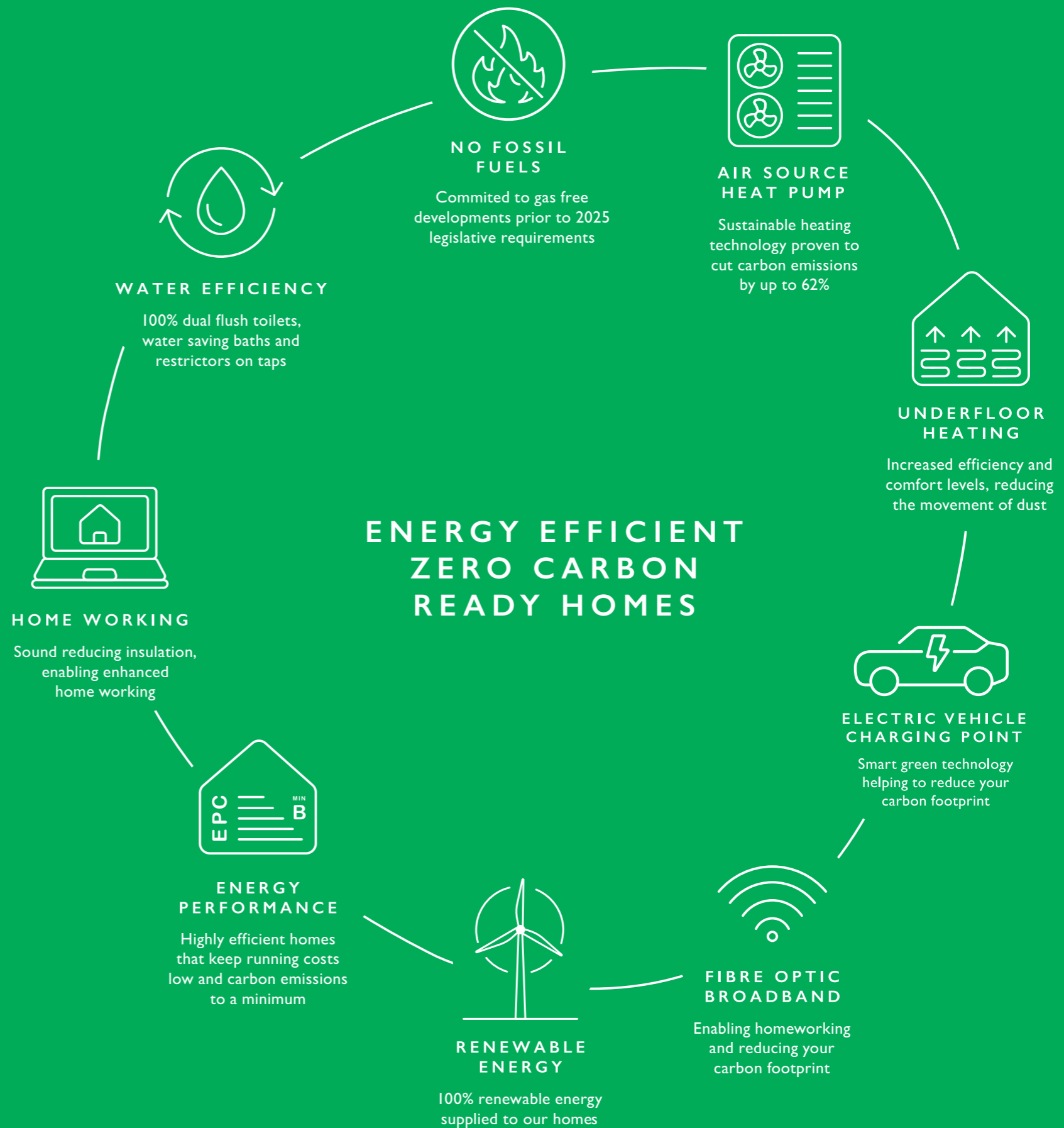
ECO
FOCUS

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COMMITTED TO SUSTAINABLE LIVING

At Hayfield, we have always been mindful to think differently when creating new homes. We have developed an innovative and responsible approach to minimise our impact on the environment and are committed to consistently bettering Government legislation.

Our Zero Carbon Ready Homes have been thoughtfully designed to include initiatives that leave a lasting legacy for future generations, while delivering sustainable communities and places that enhance people's wellbeing.



Local Area





EMBRACE LOCAL LIFE

Adjacent to Hayfield Lakes is the Clophill Lakes Nature Reserve, a 118-hectare site rich with natural beauty, wildlife and heritage.

This exceptional location features two lakes, woodlands, wetlands and meadows with the River Flit meandering through. New access pathways will be created, suitable for both walking and cycling, so all residents at Hayfield Lakes can have direct access to this haven of nature.

A stone's throw from Clophill lies the historic village of Silsoe, where you can surround yourself with open countryside and a sense of heritage. The village is on the Bedfordshire Scenic Route with designated conservation areas, historic parks and gardens, and a High Street characterised by listed buildings.

Silsoe enjoys a grand village focal point in the shape of Wrest Park – a magnificent stately home with 92-acres of glorious grounds. This English Heritage venue is a place for all seasons and ages – winter woodland walks, cream teas in the café and carefree days in the playground. Bletchley Park and The Woburn Estate are noteworthy neighbours for residents to enjoy.

EXPLORE THE AREA

The nearby town of Ampthill, less than four miles away, is a Georgian market town offering the namesake's Park and Gardens, schooling for all ages, various bars and restaurants as well as a Waitrose supermarket.

Bedfordshire's main county town offers an array of shops and restaurants, the expansive and highly popular Bedford Park and cultural attractions such as 'the Higgins Bedford' - a collection of two art galleries and a museum. If relaxing is the order of the day, then the Embankment is popular for watching the world go by next to the River Great Ouse during the warmer months. For longer trips, London Luton Airport is only seven miles away, making exploring foreign shores a walk in the park.



Location





WELL CONNECTED

For travel, Hayfield Lakes is conveniently located just a mile from the A6, taking you to Bedford in the north or Luton in the south. There's also the A507 taking you towards the A1(M) 11 miles away to the east, whilst the M1 motorway is just over 7 miles west.

If using public transport, Flitwick train station is only four miles away, offering regular direct services to London St Pancras in 48 minutes. There are also various bus services running through Clifton, such as the 44 service going between Bedford and Flitwick, or the FL3 between Haynes and Central Milton Keynes.

ON YOUR DOORSTEP

Bedford train station, less than 10 minutes away by car, runs regular services to London Bridge station in an hour. The 41 bus runs a regular service through Clophill, taking you to either central Bedford or Northampton. There is also the A2 bus towards central Milton Keynes.

For travel by car, Clophill is conveniently located less than half a mile from the A428 Northampton Road and A422 Newport Pagnell Road, with access to the M1 major motorway network just over 10 miles away.

WALKING DISTANCE

- Clophill Lakes Nature Reserve
- St Mary's CofE Lower School
- St Mary's Church

UNDER 2 MILES

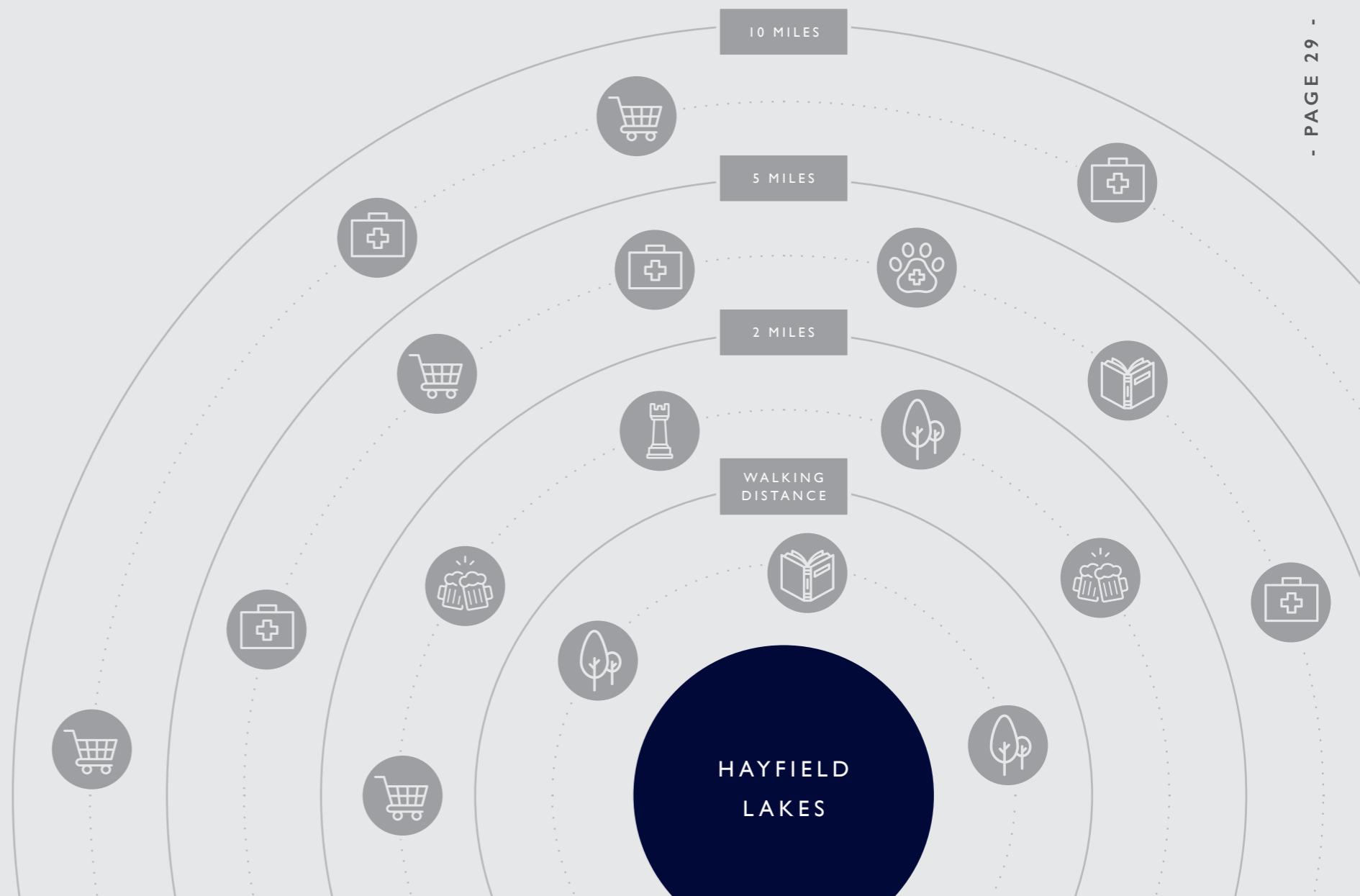
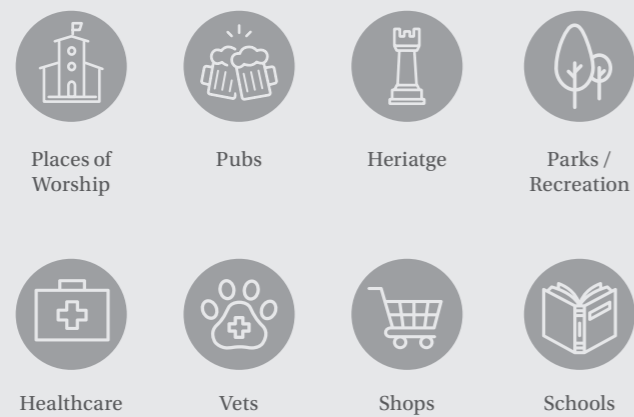
- Co-op Food
- Flying Horse Clophill (Pub)
- Clophill Recreation Ground
- The Stone Jug (Pub)
- Wrest Park, Silsoe (Heritage site)

UNDER 5 MILES

- Waitrose & Partners, Ampthill
- Lloyds Pharmacy, Shefford
- Shefford Dental Practice
- Stephen Hing Opticians
- Boness Vets
- Redborne Upper School, Ampthill

UNDER 10 MILES

- Tesco Superstore
- Shefford Health Centre
- Sainbury's Kempston
- Bedford Hospital



N.B. Times and distances taken from Google Maps and correct at time of publication

Our Homes



EXCLUSIVELY YOURS

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 Lakes, there are 10 beautiful house designs to choose from. Each a mark of commitment to the fine detail, eco credentials, luxurious specification and quality of workmanship that we are renowned for. Plentiful open space on the development creates beautiful, sustainable surroundings.

Each home at Hayfield Lakes comes with our high standard specification and includes private gardens and parking. The highest attention to detail is evident in every room, producing calming and enticing living spaces.





ARRANGEMENT OF HOMES

THE BLADON

2 bedroom bungalow
Home 18

THE NAPTON

2 bedroom bungalow
Home 17

THE COTHERIDGE

2 bedroom bungalow
Home 49

THE FLITTON

3 bedroom house
Home 6, 31, 44 & 45

THE AVON

3 bedroom house
Homes 1, 7, 8, 27,
28, 42 & 46

THE ASTON

4 bedroom house
Homes 5 & 43

THE HARCOURT

4 bedroom house
Homes 2, 3, 19, 20,
25, 26, 29 & 30

THE RADLEY

4 bedroom house
Homes 4, 47 & 48

THE HANWELL

5 bedroom house
Homes 22, 24 & 50

THE EATON I

5 bedroom house
Home 23

THE EATON II

6 bedroom house
Home 21



Homes 9-16 & 32-41 are affordable housing.

THE BLADON

2 BEDROOM BUNGALOW

Home 18



GROUND FLOOR



GROUND FLOOR

Sitting Room	3.38m x 4.88m	11'1" x 16'0"
Kitchen/Dining Room	3.41m x 3.40m	11'2" x 11'2"
Dining Room	3.38m x 3.28m	11'1" x 10'9"
Principal bedroom	3.38m x 3.60m	11'1" x 11'9"
Bedroom 2	2.71m x 3.40m	8'10" x 11'2"

THE NAPTON

2 BEDROOM BUNGALOW

Home 17



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GROUND FLOOR

Sitting Room	6.05m x 4.08m	19'10" x 13'4"
Kitchen/Dining Room	6.38m x 3.13m	20'11" x 10'3"
Principal bedroom	4.09m x 3.54m	13'5" x 11'7"
Bedroom 2	3.40m x 3.10m	11'1" x 10'2"

THE COTHERIDGE

2 BEDROOM BUNGALOW

Home 49



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GROUND FLOOR



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GROUND FLOOR

Sitting Room	3.61m x 6.45m	16'10" x 10'7"
Kitchen/Dining	3.43m x 4.30m	11'3" x 14'1"
Dining Room	3.61m x 3.30m	11'10" x 10'9"
Principal Bedroom	3.61m x 4.27m	11'10" x 14'0"
Bedroom 2	2.82m x 4.29m	9'3" x 14'1"

THE FLITTON

3 BEDROOM HOUSE

Homes 6, 31, 44, & 45



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GROUND FLOOR

Sitting Room	5.13m x 3.22m	16'10" x 10'7"
Kitchen/Dining Room	4.66m x 5.96m	15'2" x 19'6"

FIRST FLOOR

Principal Bedroom	3.62m x 2.84m	11'10" x 9'4"
Bedroom 2	4.66m x 2.84m	15'3" x 9'4"
Bedroom 3	2.48m x 3.02m	8'2" x 9'11"

FIRST FLOOR



GROUND FLOOR



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THE AVON

3 BEDROOM HOUSE

Homes 1, 7, 8, 27, 28, 42 & 46



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GROUND FLOOR

Sitting Room	4.28m x 3.60m	14'0" x 11'9"
Kitchen/Dining Room	2.62m x 8.51m	8'7" x 27'10"

FIRST FLOOR

Principal Bedroom	4.20m x 3.65m	13'9" x 11'11"
Bedroom 2	3.67m x 2.66m	12'0" x 8'9"
Bedroom 3	3.05m x 2.66m	10'0" x 8'9"

FIRST FLOOR



GROUND FLOOR



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THE ASTON

4 BEDROOM HOUSE

Homes 5 & 43



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GROUND FLOOR

Sitting Room	5.13m x 3.22m	16'10" x 10'7"
Family Room	4.66 x 5.96m	15'3" x 19'6"

FIRST FLOOR

Principal Bedroom	3.98m x 2.78m	13'0" x 9'1"
Bedroom 2	3.62m x 2.78m	11'10" x 9'1"
Bedroom 3	2.48m x 3.08m	8'2" x 10'1"
Bedroom 4	2.43m x 3.09m	7'11" x 10'1"

FIRST FLOOR



GROUND FLOOR



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THE HARCOURT

4 BEDROOM HOUSE

Homes 2, 3, 19, 20, 25, 26, 29 & 30



FIRST FLOOR



GROUND FLOOR



*Baywindow only on homes 2, 3, 19, 25 & 26

GROUND FLOOR

Sitting Room	5.24m x 3.63m	17'2" x 11'11"
Kitchen / Family Room	3.67m x 5.76m	12'0" x 18'11"
Family Room	3.94m x 3.00m	12'11" x 9'10"
Study	2.81m x 2.25m	9'3" x 7'5"

FIRST FLOOR

Principal Bedroom	3.49m x 4.58m	11'5" x 15'0"
Bedroom 2	3.59m x 3.24m	11'9" x 10'7"
Bedroom 3	2.80m x 3.27m	9'2" x 10'8"
Bedroom 4	3.43m x 2.50m	11'3" x 8'2"

THE RADLEY

4 BEDROOM HOUSE

Homes 4, 47 & 48



FIRST FLOOR



GROUND FLOOR



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GROUND FLOOR

Sitting Room	5.68m x 3.90m	18'7" x 12'9"
Kitchen/Dining Room	7.86m x 3.62m	25'9" x 11'10"
Study	2.92m x 3.90m	9'7" x 12'9"

FIRST FLOOR

Principal Bedroom	3.59m x 3.90m	11'9" x 12'9"
Bedroom 2	3.69m x 3.39m	12'1" x 11'1"
Bedroom 3	3.15m x 3.67m	10'4" x 12'0"
Bedroom 4	2.61m x 3.90m	8'7" x 12'9"

THE HANWELL

5 BEDROOM HOUSE

Homes 22, 24 & 50



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GROUND FLOOR

Sitting Room	6.93m x 3.90m	22'9" x 12'9"
Kitchen/Family	6.41m x 5.92m	21'0" x 19'5"
Dining Room	4.42m x 3.22m	14'6" x 10'7"

FIRST FLOOR

Principal Bedroom	6.14m x 5.92m	20'11" x 19'5"
Bedroom 2	4.25m x 3.27m	13'11" x 10'9"
Bedroom 3	3.52m x 3.55m	11'6" x 11'7"
Bedroom 4	3.31m x 2.96m	10'10" x 9'8"
Bedroom 5	3.19m x 2.91m	10'5" x 9'6"

FIRST FLOOR



GROUND FLOOR



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THE EATON I

5 BEDROOM HOUSE

Home 23



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GROUND FLOOR

Sitting Room	5.37m x 4.24m	17'7" x 13'10"
Kitchen/Breakfast/ Family	4.34m x 10.20m	14'3" x 33'5"
Dining Room	2.86m x 4.23m	9'4" x 13'10"
Study	2.77m x 3.66m	9'1" x 12'0"

FIRST FLOOR

Principal Bedroom	3.99m x 3.13m	13'1" x 10'3"
Bedroom 2	3.72m x 4.23m	12'2" x 13'10"
Bedroom 3	3.41m x 4.23m	12'2" x 13'10"
Bedroom 4	4.28m x 3.96m	14'0" x 13'0"
Bedroom 5	3.10m x 2.21m	10'2" x 7'3"

FIRST FLOOR



GROUND FLOOR



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THE EATON II

6 BEDROOM HOUSE

Home 21



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GROUND FLOOR

Sitting Room	5.37m x 4.24m	17'7" x 13'10"
Kitchen/Breakfast/Family	4.34m x 10.20m	14'3" x 33'5"
Dining Room	2.86m x 4.23m	9'4" x 13'10"
Study	2.77m x 3.66m	9'1" x 12'0"

FLAT OVER GARAGE

Sitting/Dining Room	6.72m x 4.87m	22'0" x 15'11"
Kitchen	2.84m x 3.68m	9'4" x 12'1"
Principal Bedroom	6.72m x 2.71m	22'0" x 8'10"

FIRST FLOOR

Principal Bedroom	3.99m x 3.13m	13'1" x 10'3"
Bedroom 2	3.72m x 4.23m	12'2" x 13'10"
Bedroom 3	3.41m x 4.23m	12'2" x 13'10"
Bedroom 4	4.28m x 3.96m	14'0" x 13'0"
Bedroom 5	3.10m x 2.21m	10'2" x 7'3"

FIRST FLOOR



GROUND FLOOR



FLAT OVER GARAGE



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Specification



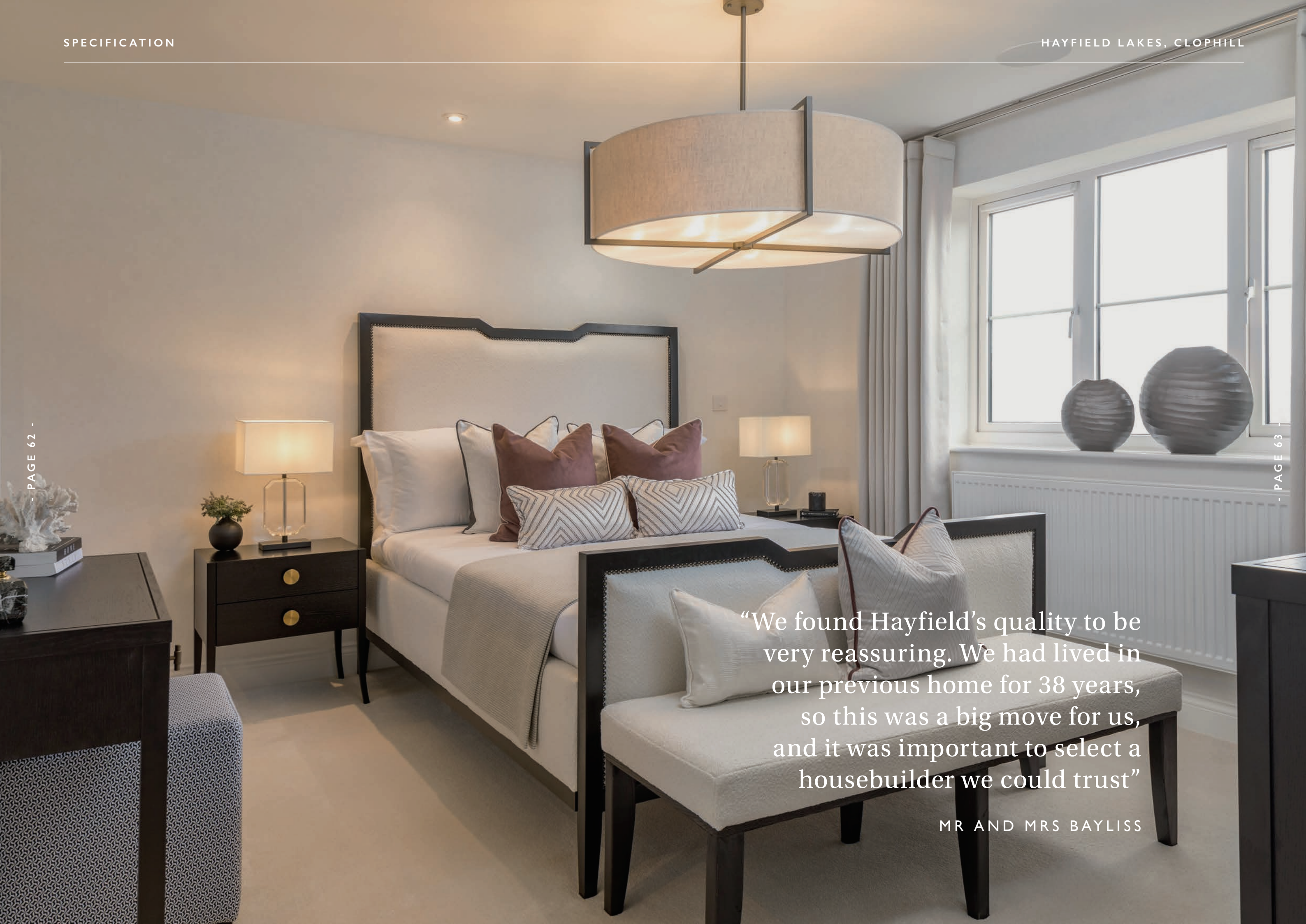
A PLACE YOU
WILL BE PROUD
TO CALL HOME

We have fitted each home at Hayfield Lakes with 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.



Specifications are a guideline only and we reserve the right to change the specification at any time without prior notice. The specification to bungalows may vary from that listed, speak to a Sales Development Manager for further information.



“We found Hayfield’s quality to be very reassuring. We had lived in our previous home for 38 years, so this was a big move for us, and it was important to select a housebuilder we could trust”

MR AND MRS BAYLISS



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KITCHEN

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

The Flitton and Avon homes will have a quality laminate worktop, complementing upstand and a stainless steel splashback. Laminate worktops and upstands to utilities where applicable.

The Bladon, Napton, Cotheridge, Aston, Harcourt, Radley, Hanwell and Eaton house designs all feature Silestone worktops with a full height splashback to hob and upstand to complement the worktop. Silestone worktops and upstands to utility rooms.

Fully integrated luxury appliances to all homes, including multifunctional oven, induction hob, fridge freezer and dishwasher (for homes with no utility room, an integrated washer/dryer to be installed).

The Bladon, Napton, Cotheridge, Aston, Harcourt, Radley, Hanwell and Eaton homes will be fitted with an additional oven with microwave function. Eaton homes will be fitted with an additional oven, steamer oven and separate fridge freezer. Please refer to working drawings.

Minoli floor tiles to the kitchen/dining, utility, cloakroom, hall and store under stairs of the Bladon, Napton, Cotheridge, Aston, Harcourt, Radley, Hanwell and Eaton homes. Karndean flooring to the kitchen/dining, utility, cloakroom, hall and store under stairs of the Flitton and Avon homes.

Bi-fold doors to the kitchen/family/garden room fitted to the Bladon, Cotheridge, Avon, Harcourt, Radley, Hanwell, Bladon, Cotheridge & Eaton homes. French doors to all other homes.



BATHROOMS & EN SUITES

Contemporary white Laufen bathroom suites with chrome fittings and chrome towel rails to the Bladon, Napton, Cotheridge, Aston, Harcourt, Radley, Hanwell and Eaton homes. Contemporary white ROCA bathroom suites with chrome fittings and chrome towel rails to the Flitton and Avon homes.

Mirror with shaver socket to be provided to bathrooms and en-suites.

Minoli floor and wall tiling to the Bladon, Napton, Cotheridge, Aston, Harcourt, Radley, Hanwell and Eaton homes. Minoli wall tiling and Karndean flooring to all other homes.

A mixture of wall mounted mirrored vanity units to bathrooms and principal en-suites of all homes (please refer to the working drawings).

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INTERNAL FEATURES

Fitted wardrobes to the principal bedroom of the Bladon, Napton, Cotheridge, Aston, Harcourt, Radley, Hanwell and Eaton homes. Built in wardrobes to the principal bedroom of the Flitton and Avon homes.

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 to hall, stairs and landing.

Plinth blocks to hall, stairs and landing.

Underfloor heating to the ground floor and conventional radiators to the first floor to all homes.

All homes will be heated by an eco-friendly Daikin Air Source Heat Pump.

Double glazed UPVC windows with multi-point locking systems to all homes.

Feature paintwork to woodwork in the hall, stairs and landing.



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ELECTRICAL & MULTIMEDIA

Chrome electrical accessories to all ground floor rooms and white electrical accessories to first floor rooms.

White downlights to kitchen, dining, sitting room, hall, bathroom and en-suite and pendant lighting to remaining rooms (please refer to working drawings).

LED feature lighting to bathroom or en-suite (please refer to working drawings).

Directional spotlights (please refer to working drawings).

All rooms wired for Sky & Freeview TV distribution.

OFNL fibre provision with up to 360Mbps download speeds.



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Specifications are a guideline only and we reserve the right to change the specification at any time without prior notice. The specification to bungalows may vary from that listed, speak to a Sales Development Manager for further information.

EXTERNAL FEATURES

Ring doorbell to all homes.

Smart electric vehicle fast-charging point to all homes.

Feature planting to the front gardens and turf to the rear gardens.

Power to garages where possible.

Closeboard fencing and respective access gate to each home.

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

In the scenic village of Clophill, residents are sure to enjoy everything that Hayfield Lakes 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.”

MARK BOOTH
CO-FOUNDER

A white, handwritten signature of Mark Booth, consisting of several overlapping loops and a long horizontal stroke extending to the right.

H HAYFIELD

BEGIN YOUR STORY WITH US

Visit us at:

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