





## AWARD WINNING HOMES & PLACES

Since 2015, Hayfield have been the benchmark for beautifully crafted, 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 leaving 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

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**This distinctive collection of two, three and four-bedroom homes will take pride of place in the charming village of Bromham.**

The 80 zero carbon ready homes, comprising detached, semi-detached, terraced houses and bungalows all feature Hayfield's signature specification. The homes have been designed around stunning Public Open Space and a fully equipped children's play area.

Bromham is a highly sought-after Bedfordshire village and is home to a wide variety of amenities including local shops, a post office, good pubs, parks and recreation grounds, a library, schooling and places of worship.







## DISTINCTIVE & NATURAL

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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 details. They're the essence that makes a home.



## DETAILED & CRAFTED

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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

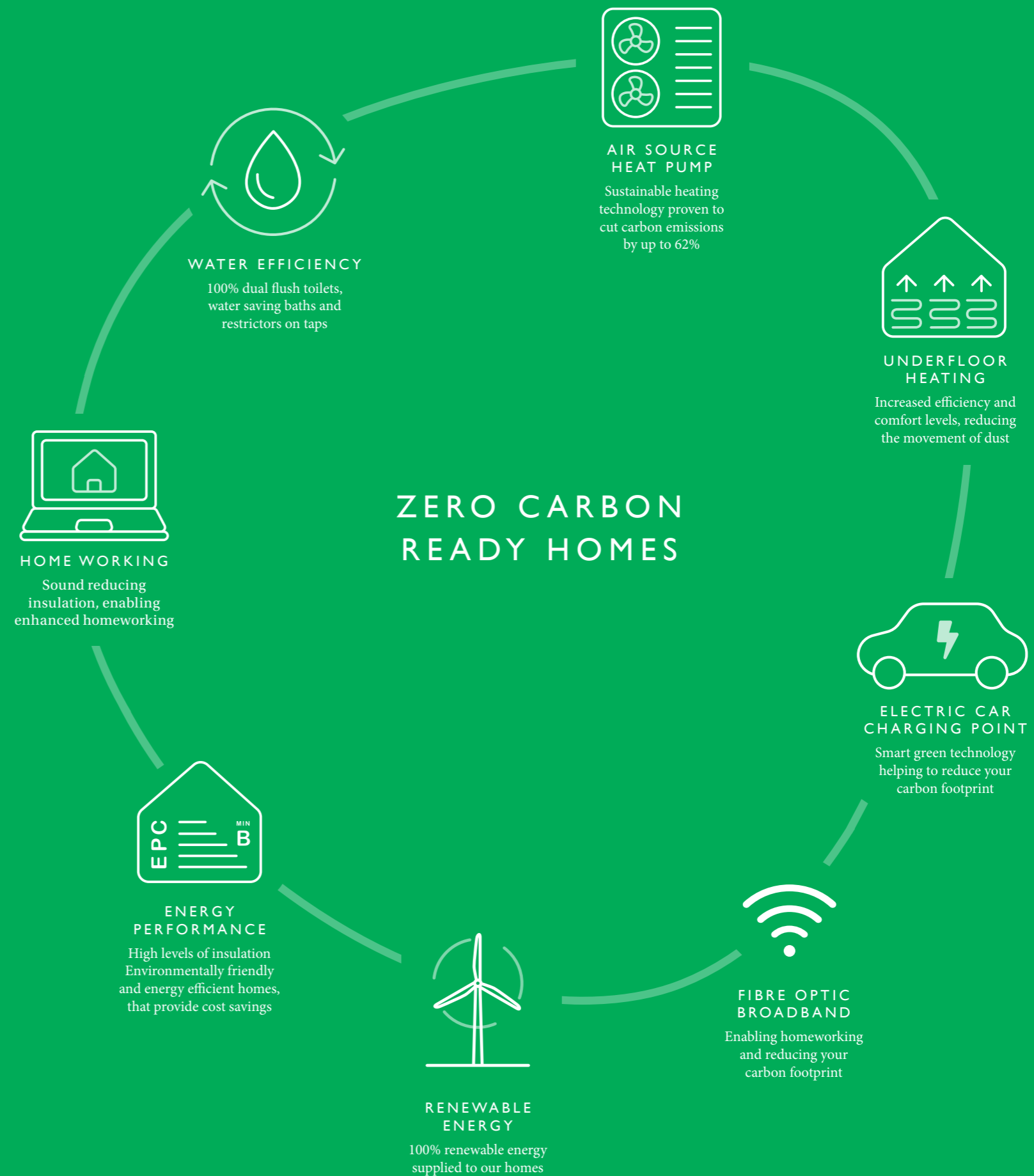
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## COMMITTED TO SUSTAINABLE LIVING

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.



## ZERO CARBON READY HOMES



# Local Area







## EMBRACE LOCAL LIFE

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Hayfield Park is the perfect base to explore a range of attractions in and around Bedfordshire. Just under four miles away lies The Embankment, a stunning area where you can relax next to the River.

The Priory Country Park is also close by and great for exploring. For those with a competitive streak, there are numerous golf clubs locally, such as the Bedfordshire Golf Club and Bedford and County Golf Club.

Within a 20-minute drive, you can enjoy Emberton Country Park. Set in 200 acres of mature unspoilt parkland, there are lakeside walks, play areas, an abundance of wildlife, and camping – all in a family friendly setting.



## EXPLORE THE AREA

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Less than four miles away lies the historic market town of Bedford. The River Great Ouse that meanders through Bromham is a focal point of Bedford town, with lots of opportunities to relax by the riverside during the warmer months.

With a great number of independent and high-street shops, eateries, bars and attractions, Bedford has plenty to offer for all ages.

St Neots, just under 20 miles northeast of Hayfield Park, is a vibrant market town boasting independent pubs, wine bars, cafes, restaurants, and shops, as well as scenic walks alongside the River Great Ouse and Paxton Pits Nature Reserve.

Large town amenities such as supermarkets, theatres and cinemas are complemented by local museums and family attractions, such as Southlake Aqua Park.

Milton Keynes town centre features a number of national attractions and first-class sporting facilities. There is also an array of cultural venues to visit, including the 19th Century estate of Bletchley Park, The National Museum of Computing and Milton Keynes Theatre.

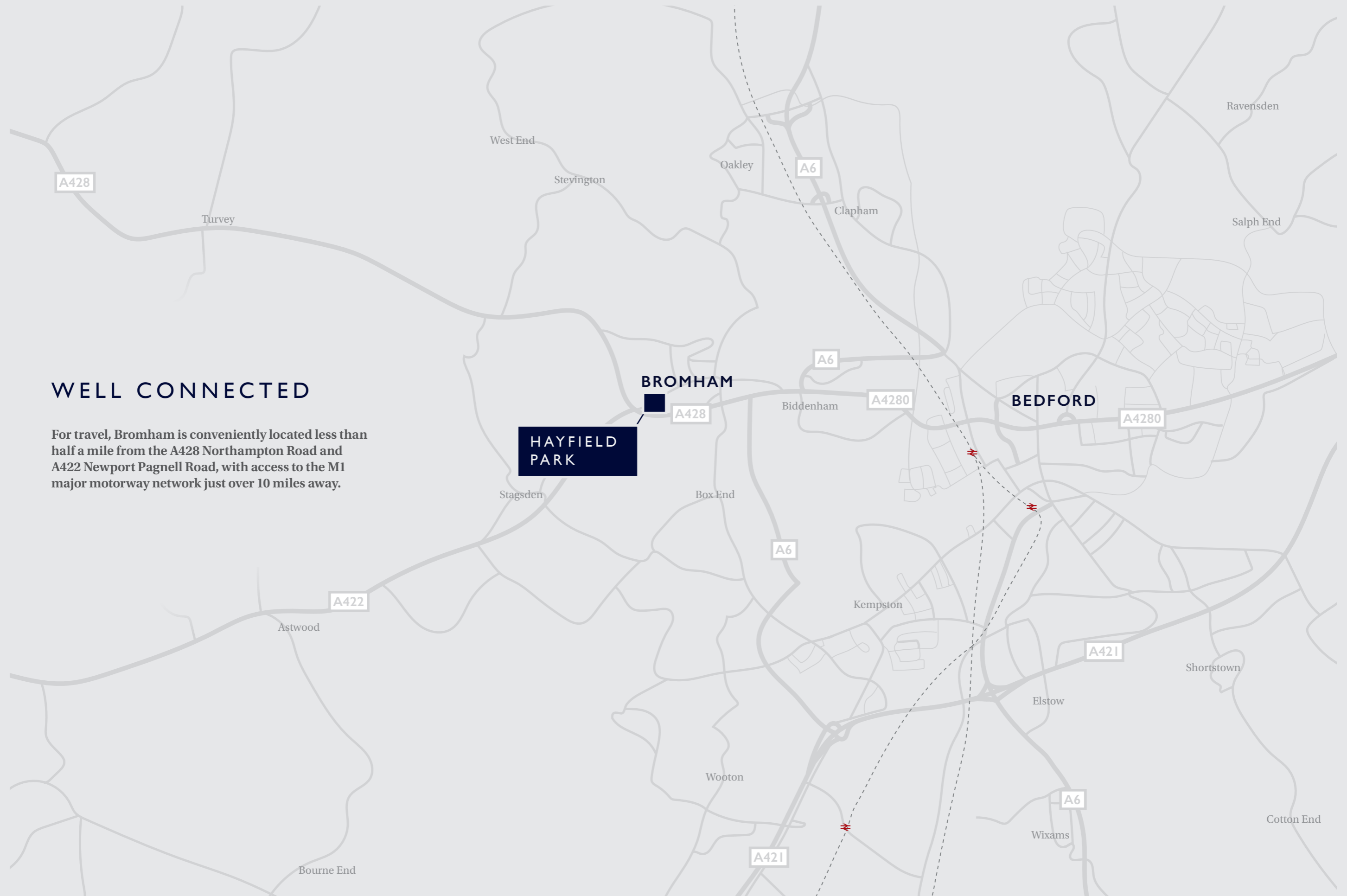




# Location







## WELL CONNECTED

For travel, Bromham 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.

## 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 Bromham, taking you to either central Bedford or Northampton. There is also the A2 bus towards central Milton Keynes.

For travel by car, Bromham 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

- Bromham CofE Primary School
- Budgens
- Berry drive store
- Bus 41 - Northampton to Bedford
- BP Petrol station

### UNDER 5 MILES

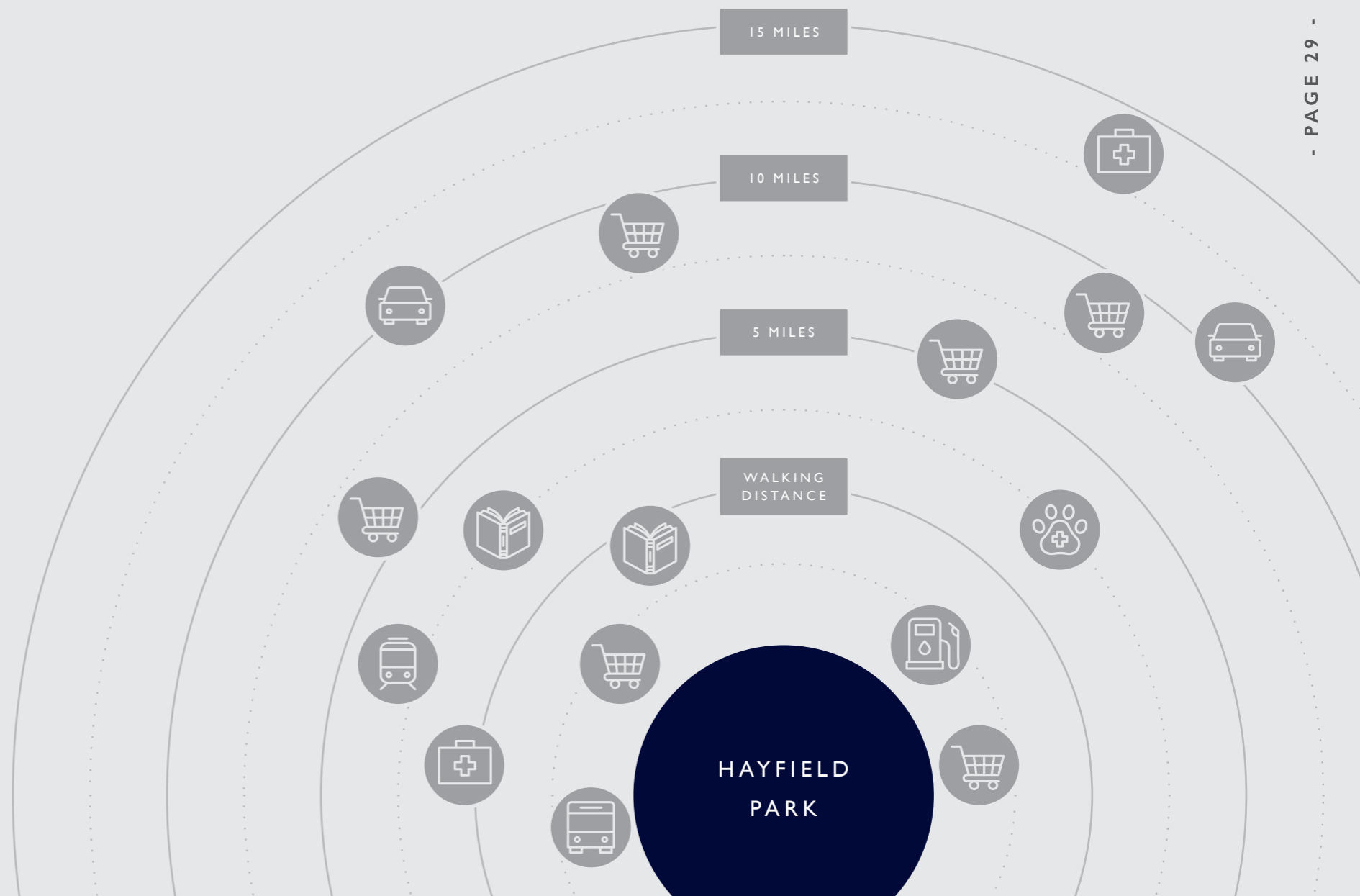
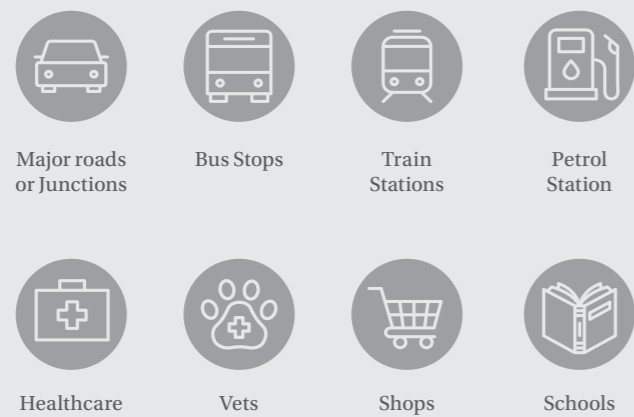
- The De Parys Group (GP)
- Bromham Pharmacy
- Biddenham School
- Bedford Hospital
- Medivet Great Danham
- Sainsbury's
- Bedford train station

### UNDER 10 MILES

- Waitrose
- Frost's Garden Center
- Tesco Superstore

### UNDER 15 MILES

- Milton Keynes Hospital
- M1 Junction 14
- M1 Junction 13



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



# Our Homes





## EXCLUSIVELY YOURS

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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 Park there are 11 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 Park 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 STANTON

2 bedroom bungalow  
Homes 46, 47, 50 & 51

## THE MILLBROOK

4 bedroom house  
Homes 34, 37, 39 & 76

## THE STRATFORD

3 bedroom bungalow  
Homes 44, 45, 48, 49 & 52

## THE HENLEY

4 bedroom house  
Homes 16, 32, 33,  
36, 38, 40 & 41

## THE FAIRFORD

3 bedroom house  
Homes 14, 15, 17, 35 & 70

## THE HARCOURT

4 bedroom house  
Homes 20, 23, 24, 42,  
43, 72, 73 & 75

## THE HAWFORD

3 bedroom house  
Homes 13, 25, 53, 69 & 71

## THE HALLOW

4 bedroom house  
Homes 1, 12, 18, 21,  
22, 27, 30, 31 & 74

## THE CHACOMBE

3 bedroom house  
Home 8

## THE RADLEY

4 bedroom house  
Homes 19, 28 & 29

## THE AVON

3 bedroom house  
Homes 7, 9, 10, 11 & 26





# THE STANTON

## 2 BEDROOM BUNGALOW

Homes 46, 47, 50 & 51



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### GROUND FLOOR - Homes 46, 47 & 50

Sitting Room	3.53m x 3.52m	11'7" x 11'6"
Kitchen/Dining Room	4.72m x 2.47m	15'5" x 8'1"
Principal Bedroom	3.90m x 3.60m	12'9" x 11'10"
Bedroom 2	4.09m x 2.59m	13'5" x 8'6"

### GROUND FLOOR - Home 51

Sitting Room	5.18m x 3.68m	17'0" x 12'1"
Kitchen/Dining Room	4.60m x 2.73m	15'1" x 8'11"
Principal Bedroom	4.67m x 3.49m	15'3" x 11'5"
Bedroom 2	3.37m x 2.96m	11'0" x 9'8"

GROUND FLOOR  
Homes 46, 47 & 50



GROUND FLOOR  
Home 51



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# THE STRATFORD

## 3 BEDROOM BUNGALOW

Homes 44, 45, 48, 49 & 52



GROUND FLOOR

### GROUND FLOOR

Sitting Room	4.15m x 4.10m	13'7" x 13'5"
Kitchen/Breakfast Room	4.58m x 5.23m	15'0" x 17'1"
Principal Bedroom	4.72m x 4.10m	15'5" x 13'5"
Bedroom 2	3.40m x 3.72m	11'1" x 12'2"
Dining Room/Bedroom 3	3.40m x 2.77m	11'1" x 9'1"



# THE FAIRFORD

## 3 BEDROOM HOUSE

Homes 14, 15, 17, 35 & 70



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### GROUND FLOOR

Sitting Room	4.86m x 3.16m	15'11" x 10'4"
Kitchen/Dining Room	3.72m x 4.06m	12'2" x 13'4"

### FIRST FLOOR

Principal Bedroom	3.66m x 2.88m	12'0" x 9'5"
Bedroom 2	2.63m x 3.01m	8'7" x 9'10"
Bedroom 3	2.37m x 2.50m	7'9" x 8'2"

FIRST FLOOR



GROUND FLOOR





# THE HAWFORD

## 3 BEDROOM HOUSE

Homes 13, 25, 53, 69 & 71



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### GROUND FLOOR

Sitting Room	5.26m x 3.06m	17'3" x 10'0"
Kitchen/Dining Room	5.25m x 3.23m	17'2" x 10'7"

### FIRST FLOOR

Principal Bedroom	3.47m x 3.28m	11'4" x 10'9"
Bedroom 2	2.84m x 3.11m	9'3" x 10'2"
Bedroom 3	2.33m x 3.11m	7'8" x 10'2"

FIRST FLOOR



GROUND FLOOR



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# THE CHACOMBE

3 BEDROOM HOUSE

Home 8



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## GROUND FLOOR

Sitting Room	5.81m x 3.36m	19'0" x 11'0"
Kitchen/Dining Room	3.62m x 6.41m	11'10" x 21'0"

## FIRST FLOOR

Principal Bedroom	3.90m x 4.02m	12'9" x 11'0"
Bedroom 2	3.21m x 3.41m	10'6" x 11'2"
Bedroom 3	2.50m x 3.41m	8'2" x 11'2"

FIRST FLOOR



GROUND FLOOR



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# THE AVON

## 3 BEDROOM HOUSE

Homes 7, 9, 10, 11 & 26



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### GROUND FLOOR

Sitting Room	4.28m x 3.60m	14'0" x 11'9"
Kitchen/Dining Room	3.90m x 8.51m	12'9" 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 MILLBROOK

## 4 BEDROOM HOUSE

Homes 34, 37, 39 & 76



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### GROUND FLOOR

Sitting Room	5.13m x 4.13m	16'10" x 13'6"
Family Room	4.83m x 7.23m	15'10" x 23'8"

### FIRST FLOOR

Principal Bedroom	4.95m x 3.49m	16'3" x 11'5"
Bedroom 2	2.95m x 4.40m	9'8" x 14'5"
Bedroom 3	2.16m x 3.66m	7'1" x 12'0"
Bedroom 4	2.35m x 3.35m	7'8" x 11'0"

FIRST FLOOR



GROUND FLOOR





# THE HENLEY

## 4 BEDROOM HOUSE

Homes 16, 32, 33, 36, 38, 40 & 41



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### GROUND FLOOR

Sitting Room	4.87m x 3.14m	15'11" x 10'4"
Kitchen / Family Room	4.20m x 7.83m	13'9" x 25'8"
Study	2.31m x 2.43m	7'7" x 8'0"

### FIRST FLOOR

Principal Bedroom	4.68m x 3.19m	15'4" x 10'6"
Bedroom 2	4.25m x 3.13m	13'11" x 10'3"
Bedroom 3	3.74m x 2.68m	12'3" x 8'9"
Bedroom 4	3.13m x 2.72m	10'3" x 8'11"

FIRST FLOOR



GROUND FLOOR



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# THE HARCOURT

## 4 BEDROOM HOUSE

Homes 20, 23, 24, 42, 43, 72, 73 & 75



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### GROUND FLOOR

Sitting Room	5.24m x 3.63m	17'2" x 11'11"
Kitchen/Dining 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	2.96m x 4.60m	9'8" x 15'01"
Bedroom 2	3.59m x 3.24m	11'9" x 10'7"
Bedroom 3	2.80m x 3.24m	9'2" x 10'7"
Bedroom 4	3.43m x 2.50m	11'3" x 8'2"

FIRST FLOOR



GROUND FLOOR



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# THE HALLOW

## 4 BEDROOM HOUSE

Homes 1, 12, 18, 21, 22, 27, 30, 31 & 74



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### GROUND FLOOR

Sitting Room	4.50m x 3.49m	14'9" x 11'5"
Kitchen/Family Room	5.59m x 5.19m	18'4" x 17'0"
Dining Room	3.07m x 3.54m	10'1" x 11'7"
Study	2.17m x 3.49m	7'1" x 11'5"

### FIRST FLOOR

Principal Bedroom	5.64m x 3.18m	18'6" x 10'5"
Bedroom 2	3.05m x 3.60m	10'0" x 11'9"
Bedroom 3	3.05m x 3.60m	10'0" x 11'10"
Bedroom 4	2.48m x 3.17m	8'2" x 10'5"

FIRST FLOOR



GROUND FLOOR



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# THE RADLEY

## 4 BEDROOM HOUSE

Homes 19, 28 & 29



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### GROUND FLOOR

Sitting Room	5.68m x 3.90m	18'7" x 12'9"
Kitchen/Family Room	7.86m x 3.62m	25'9" x 11'10"
Dining Room/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	2.61m x 3.90m	8'7" x 12'9"
Bedroom 4	3.15m x 3.67m	10'4" x 12'0"

FIRST FLOOR



GROUND FLOOR



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# Specification





A PLACE YOU  
WILL BE PROUD  
TO CALL HOME

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We have fitted each home at Hayfield Park 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.





“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





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.

## KITCHEN

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

Silestone worktops and upstands to the Hallow, Harcourt, Henley, Millbrook and Radley including utilities. Laminate worktops and upstands with glass splashbacks to Stanton, Avon, Chacombe, Fairford, Hawford and Stratford.

Fully integrated luxury Bosch appliances to all homes, including a multi-functional single oven, induction hob, integrated dishwasher and integrated fridge freezer.

The Hallow, Harcourt, Henley, Millbrook and Radley will be fitted with an additional oven with microwave function.

Karndean flooring to the kitchen/dining, utility, cloakroom, hall and store under stairs to the Hallow, Harcourt, Henley, Millbrook, Radley, Stanton, Avon, Chacombe, Fairford, Hawford and Stratford.

Bi-fold doors to the kitchen/family/garden room fitted to Hallow, Harcourt, Henley, Millbrook, Radley (please refer to the working drawings).





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## BATHROOMS & EN SUITES

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Contemporary white Laufen bathroom suites with chrome fittings and chrome towel rails to the Hallow, Harcourt, Henley, Millbrook and Radley.

Contemporary white ROCA bathroom suites with chrome fittings and white towel rails to the Avon, Chacombe, Fairford, Hawford, Stratford and Stanton homes.

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

Minoli wall tiling and Karndean flooring to bathrooms and en suites of the Hallow, Harcourt, Henley, Millbrook, Radley, Stanton, Avon, Chacombe, Fairford, Hawford and Stratford.

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

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Fitted wardrobes to the principal bedroom of the Hallow, Harcourt, Henley, Millbrook and Radley 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 & landing only.

Feature paint to woodwork in Hall, Stairs and Landing.

Plinth Block to Hall, Stairs & Landing.

Underfloor heating to the ground floor and conventional radiators on the first floor to all homes. All homes will be heated by eco-friendly Daikin Air Source Heat Pumps.

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





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## ELECTRICAL & MULTIMEDIA

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**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 the working drawings).

LED strip lighting to en suite or bathroom (please refer to the working drawings).

Directional Spotlights (please refer to the working drawings).

OFNL fibre provision with up to 360Mbps download speeds.

All rooms wired for Sky & Freeview TV distribution.





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## EXTERNAL FEATURES

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Ring doorbell to all homes.

Smart electric vehicle fast-charging points to all homes.

Feature planting to front gardens, with turf to the rear gardens.

Power to garages where possible.

Closeboard fencing and respective access gate to each home.

Sheffield bicycle stand provided to all homes.



“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 Bromham, residents are sure to enjoy everything that Hayfield Park 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.”

ANDY MORRIS  
Managing Director





**H**  
**HAYFIELD**

**BEGIN YOUR STORY WITH US**

Visit us at:

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