



Hadley Grange Phase II & III at Clipstone Park

JOIN OUR EXCITING NEW COMMUNITY

This stunning development of two, three, four and five bedroom homes, is located in the quaint yet well-connected town of Leighton Buzzard in Bedfordshire.

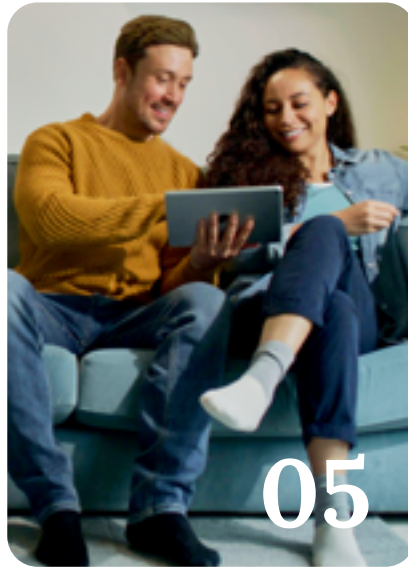
Taylor
Wimpey

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Hadley Grange Phase II & III at Clipstone Park

This stunning development of two, three, four and five bedroom homes, is located in the quaint yet well-connected town of Leighton Buzzard in Bedfordshire.



[View phase II & III site plans](#)

A very special place to be



Clipstone Park is part of a bustling community in the heart of Bedfordshire. Situated in Leighton Buzzard, residents will benefit from being in close proximity to the town centre, whilst experiencing the idyllic landscape of the Chiltern Hills.

Leighton Buzzard canal



Leighton Buzzard Railway



Leighton Buzzard centre



[Watch development video](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens	
Fitted kitchen with choice of doors	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated extractor fan	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
CAT 6 Data Cabling	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (light/power unless site layout dictates)	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White doors with chrome ironmongery	✓
Vinyl floor covering to all wet areas, kitchen, kitchen/diner and utility	✓
Carpet specification to all other rooms	✓
Half height tiling around the bath	✓
External features	
Concrete paving slabs in rear garden to width of patio doors	✓
Polished chrome door numerals	✓
Wiring for outside rear light	✓
Outside tap to rear garden	✓
Doorbell	✓
SS down wall light	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting) [†]	✓
Driveways finished in tarmac	✓
1.8m fencing to rear garden	✓
Turf as standard to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

 **Find out more**

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Our homes

→ 2 Bedroom Homes



→ 3 Bedroom Homes



→ 4 Bedroom Homes



→ 5 Bedroom Homes



→ [View phase II & III site plans](#)



Phase 2 variant

The Canford

2 BEDROOM HOME, TOTAL 689 SQ FT



GROUND FLOOR

Lounge/Dining max.

3.98m x 4.73m 13' 1" x 15' 6"

Kitchen

1.85m x 3.02m 6' 1" x 9' 11"



FIRST FLOOR

Bedroom 1 min.

3.08m x 2.97m 10' 1" x 9' 9"

Bedroom 2 max.

3.98m x 2.56m 13' 1" x 8' 5"

[→ Discover more about this home](#)

[→ View our current availability](#)

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Phase 2 variant



The Braxton

3 BEDROOM HOME, TOTAL 1,092 SQ FT



GROUND FLOOR

Lounge max.

3.19m x 4.19m 10' 6" x 13' 9"

Kitchen/Dining max.

4.25m x 3.43m 14' 0" x 11' 3"



FIRST FLOOR

Bedroom 2 max.

4.25m x 2.82m 14' 0" x 9' 3"

Bedroom 3

2.15m x 3.59m 7' 1" x 11' 10"



SECOND FLOOR

Bedroom 1 max.

3.16m x 5.56m 10' 4" x 18' 3"

[→ Discover more about this home](#)

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Phase 2 variant

The Byford

3 BEDROOM HOME, TOTAL 976 sq ft



GROUND FLOOR

Lounge max.

3.98m x 4.24m 13' 1" x 13' 11"

Kitchen/Dining

5.06m x 2.87m 16' 7" x 9' 5"



FIRST FLOOR

Bedroom 1 max.

3.98m x 3.00m 13' 1" x 9' 10"

Bedroom 2

2.82m x 2.57m 9' 3" x 8' 5"

Bedroom 3

2.15m x 3.91m 7' 1" x 12' 10"

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Phase 2 variant

The Gosford

3 BEDROOM HOME, TOTAL 866 sq ft



GROUND FLOOR

Lounge max.

3.69m x 4.26m 12' 1" x 14' 0"

Kitchen/Dining max.

4.72m x 2.87m 15' 6" x 9' 5"



FIRST FLOOR

Bedroom 1 min.

2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2

2.63m x 3.30m 8' 8" x 10' 10"

Bedroom 3 max.

2.00m x 3.55m 6' 7" x 11' 8"



[Discover more about this home](#)



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Only available on phase 2



The Easedale

3 BEDROOM HOME, TOTAL 931 sq ft



GROUND FLOOR

Lounge

3.02m × 5.10m 9' 11" × 16' 9"

Kitchen/Dining

2.95m × 5.10m 9' 8" × 16' 9"



FIRST FLOOR

Bedroom 1

3.08m × 3.78m 10' 1" × 12' 5"

Bedroom 2

2.95m × 2.86m 9' 8" × 9' 5"

Bedroom 3

2.95m × 2.15m 9' 8" × 7' 1"

[→ Discover more about this home](#)

[→ View our current availability](#)

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Only available on phase 2



The Colton

3 BEDROOM HOME, TOTAL 1,153 sq ft



GROUND FLOOR

Lounge/Dining

4.78m x 3.27m 15' 8" x 10' 9"

Kitchen min.

2.57m x 3.43m 8' 5" x 11' 3"

FIRST FLOOR

Bedroom 2 max.

4.78m x 3.07m 15' 8" x 10' 1"

Bedroom 3

2.55m x 2.93m 8' 5" x 9' 8"

SECOND FLOOR

Bedroom 1 max.

3.74m x 5.13m 12' 4" x 16' 10"

[→ Discover more about this home](#)

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Phase 2 variant



The Manford

4 BEDROOM HOME, TOTAL 1,385 sq ft



GROUND FLOOR

Lounge

3.88m × 4.74m 12' 9" × 15' 7"

Kitchen/Dining

8.11m × 2.88m 26' 7" × 9' 6"

Study

2.10m × 2.65m 6' 11" × 8' 8"



FIRST FLOOR

Bedroom 1 max.

3.88m × 3.03m 12' 9" × 9' 11"

Bedroom 2 max.

3.09m × 3.33m 10' 2" × 10' 11"

Bedroom 3 max.

3.03m × 3.66m 10' 0" × 12' 0"

Bedroom 4 max.

2.75m × 3.28m 9' 0" × 10' 9"

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Phase 2 variant



The Elliston

4 BEDROOM HOME, TOTAL 1,249 sq ft



GROUND FLOOR

Lounge max.

3.81m x 4.26m 12' 6" x 14' 0"

Kitchen/Dining max.

4.89m x 2.90m 16' 1" x 9' 6"



FIRST FLOOR

Bedroom 2

3.18m x 2.76m 10' 5" x 9' 1"

Bedroom 3 max.

2.34m x 3.31m 7' 8" x 10' 10"

Bedroom 4 max.

2.45m x 3.31m 8' 1" x 10' 10"



SECOND FLOOR

Bedroom 1 max.

6.64m x 3.86m 21' 10" x 12' 8"

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Phase 2 variant



The Midford

4 BEDROOM HOME, TOTAL 1,170 sq ft



GROUND FLOOR

Lounge

3.62m x 4.49m 11' 11" x 14' 9"

Kitchen/Dining

5.71m x 3.38m 18' 9" x 11' 1"



FIRST FLOOR

Bedroom 1

3.27m x 3.61m 10' 9" x 11' 10"

Bedroom 2

2.81m x 3.53m 9' 3" x 11' 7"

Bedroom 3

2.81m x 2.52m 9' 3" x 8' 3"

Bedroom 4

2.35m x 2.23m 7' 9" x 7' 4"



[Discover more about this home](#)



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Only
available
on phase 3



The Marford

4 BEDROOM HOME, TOTAL 1,564 sq ft



GROUND FLOOR

Lounge

4.76m × 3.91m 15' 8" × 12' 10"

Family room

3.26m × 3.91m 10' 8" × 12' 10"

Kitchen

3.32m × 4.79m 10' 11" × 15' 9"

Dining/Study

2.66m × 3.04m 8' 9" × 10' 0"



FIRST FLOOR

Bedroom 1 max.

3.64m × 4.91m 12' 0" × 16' 2"

Bedroom 2 max.

3.32m × 4.00m 10' 11" × 13' 2"

Bedroom 3 max.

3.23m × 4.03m 10' 7" × 13' 3"

Bedroom 4

2.55m × 3.81m 8' 4" × 12' 6"

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Only available on phase 3



The Garrton

5 BEDROOM HOME, TOTAL 1,810 sq ft



GROUND FLOOR

Lounge	3.35m × 4.74m	11' 0" × 15' 7"
Kitchen/Dining max.	8.34m × 3.46m	27' 4" × 11' 4"
Study	2.73m × 2.31m	9' 0" × 7' 7"

FIRST FLOOR

Bedroom 1	3.39m × 3.98m	11' 2" × 13' 1"
Bedroom 2	3.42m × 4.59m	11' 3" × 15' 1"
Bedroom 3	3.64m × 2.78m	11' 11" × 9' 2"

SECOND FLOOR

Bedroom 4	2.75m × 3.62m	9' 0" × 11' 11"
Bedroom 5	2.54m × 2.98m	8' 4" × 9' 9"

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Only available on phase 3

The Wayford

5 BEDROOM HOME, TOTAL 1,858 sq ft



GROUND FLOOR

Lounge

4.40m x 6.06m 14' 6" x 19' 11"

Kitchen

5.58m x 3.35m 18' 4" x 11' 0"

Dining room

3.39m x 3.06m 11' 1" x 10' 1"

Study

3.39m x 2.34m 11' 1" x 7' 8"



FIRST FLOOR

Bedroom 1

3.39m x 3.37m 11' 1" x 11' 1"

Bedroom 2 max.

3.47m x 3.73m 11' 5" x 12' 3"

Bedroom 3

3.02m x 3.86m 9' 11" x 12' 8"

Bedroom 4

4.10m x 2.39m 13' 5" x 7' 10"

Bedroom 5

3.22m x 2.33m 10' 7" x 7' 8"

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Only available on phase 3



The Winterford

5 BEDROOM HOME, TOTAL 2,090 sq ft



GROUND FLOOR

Lounge	5.22m × 4.12m	17' 2" × 13' 7"
Lounge 2	4.74m × 3.56m	15' 7" × 11' 8"
Kitchen/Dining	6.36m × 3.83m	20' 11" × 12' 7"
Study	2.97m × 2.60m	9' 9" × 8' 6"



FIRST FLOOR

Bedroom 1	4.05m × 3.56m	13' 4" × 11' 8"
Bedroom 2	3.49m × 3.79m	11' 5" × 12' 5"
Bedroom 3	3.95m × 2.66m	13' 0" × 8' 9"
Bedroom 4	2.75m × 3.44m	9' 0" × 11' 3"
Bedroom 5	2.76m × 2.71m	9' 1" × 8' 11"

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Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



First time buyer?

[→ Here's how we can help](#)

Existing home owner?

[→ Here's how we can help](#)



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01525 305 021**.



Find out how we can get you moving with our buying schemes.



Book an appointment



How to buy a home



HADLEY GRANGE Off Leighton Road, Leighton Buzzard, Bedfordshire, LU7 9NX

CONTACT US ON 01525 305 021

Taylor Wimpey

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