

HAYFIELD

Hayfield Place

SILSOE | BEDFORDSHIRE





Welcome to
Hayfield Place



Surround yourself with
open countryside and a
sense of heritage in Silsoe

Stately neighbours

Surround yourself with open countryside and a sense of heritage in Silsoe, a village 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.



An inspiring
place to
call home



Silsoe is home to the cornerstones of daily life, with an 'outstanding' rated primary school, leisure centre, village pub, central green and convenience store. The surrounding villages offer further choice, with the Georgian market town of Ampthill, the retail facilities of Flitwick and the pretty High Street at Arlesey close by – the latter two both enjoying direct train services to London Bridge in less than an hour.



HAYFIELD

Step outside of Silsoe and enjoy enviable connections to some of Bedfordshire's best towns – all within an easy commute but with just enough distance to keep the bustle at bay. Bedford, with its cosmopolitan Castle Quarter and shopping facilities, and Luton, with its airport, are both 10 miles away. A little further afield for extra choice are Milton Keynes, Hemel Hempstead, St Albans and Hitchin – all adding an extra dimension to living in Silsoe.

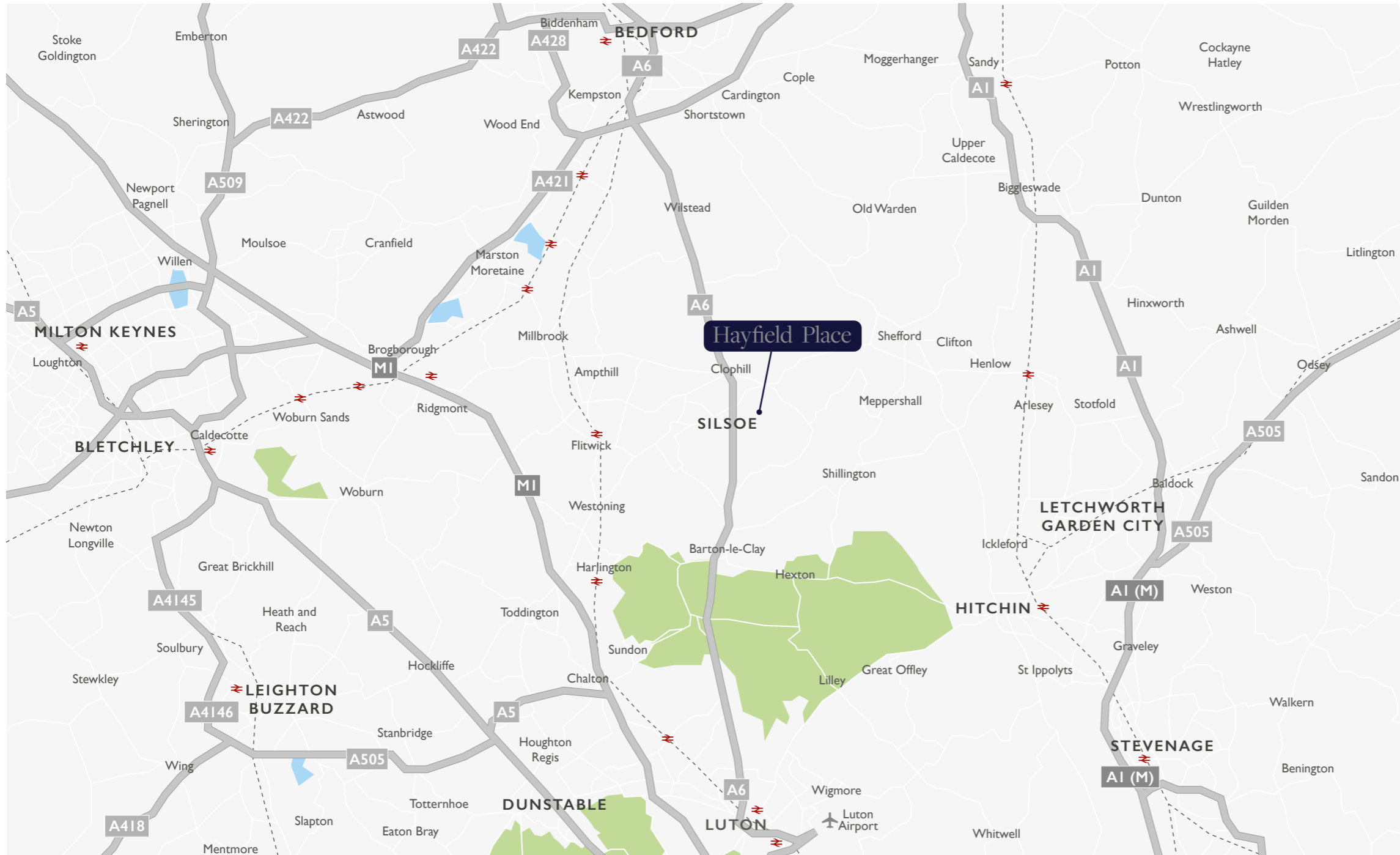
Close enough to commute,
with enough distance to
keep the bustle at bay



HAYFIELD

Perfectly located

High Street | Silsoe | Bedfordshire | MK45 4HR



Please note: All times and distances taken from Google Maps 2019 and NationalRail.co.uk

PLACES TO EXPLORE FROM HAYFIELD PLACE



Star & Garter	0.4 miles
Silsoe VC Lower School	0.6 miles
Wrest Park	0.8 miles
Silsoe Community Sports Centre	0.9 miles
Tree of Life Yoga	1.1 miles
Puddleducks Nursery	1.2 miles



The Millbrook Golf Course	2 miles
Amphill	4 miles
Flitwick train station	4.5 miles
Waitrose & Partners	4.5 miles
M1 motorway	8 miles
The Woburn Estate	9 miles
The Mall, Luton	10 miles
Bedford	10 miles
Luton Airport	12 miles
centre:mk	17 miles
Milton Keynes	18 miles



Times from Flitwick train station

Luton	8 minutes
Luton Airport Parkway	16 minutes
St Albans City	20 minutes
St Pancras International	41 minutes
Farringdon	46 minutes
City Thameslink	48 minutes
London Bridge	54 minutes

Arrangement of the homes

Hayfield Place is a collection of 2, 3, 4 and 5 bedroom homes arranged to create a welcoming new community in the village of Silsoe. Attractive street scenes will feature a number of different homes, all with sympathetically-designed façades, pleasing proportions and private gardens. In addition is an extensive choice of internal layouts, including aspects such as garden rooms, separate utility rooms, studies, open-plan living spaces, bay windows and bifold doors. As standard is a superior specification inside and out, installed with precision and care.

THE LULSEY
2 BEDROOMS
Homes 64, 65, 72 & 73

THE HATTON
3 BEDROOMS
Homes 11, 17 - 20, 40 - 43, 56 & 57

THE HARCOURT
4 BEDROOMS
Homes 30, 44, 47, 85, 86 & 91

THE CLOPHILL
5 BEDROOMS
Homes 33, 59, 81, 82 & 105

THE NAPTON
2 BEDROOMS
Homes 35, 60 & 102

THE LANGLEY
3 BEDROOMS
Homes 1, 12, 32, 36, 61 & 62

THE RADLEY
4 BEDROOMS
Homes 79 & 104

THE SILSOE
5 BEDROOMS
Homes 80 & 87

THE BUCKLAND
3 BEDROOMS
Homes 74, 75 & 76

THE ASTON
4 BEDROOMS
Homes 15, 16, 39, 45, 46, 77, 92, 93 & 94

THE BOURTON
5 BEDROOMS
Homes 13, 88 & 103

THE HAWFORD
3 BEDROOMS
Homes 2, 37, 38 & 78

THE HALLOW
4 BEDROOMS
Homes 29, 58, 63, 83 & 89

THE SOUTHMOOR
5 BEDROOMS
Homes 14, 31, 34, 84 & 90



The Lulsey

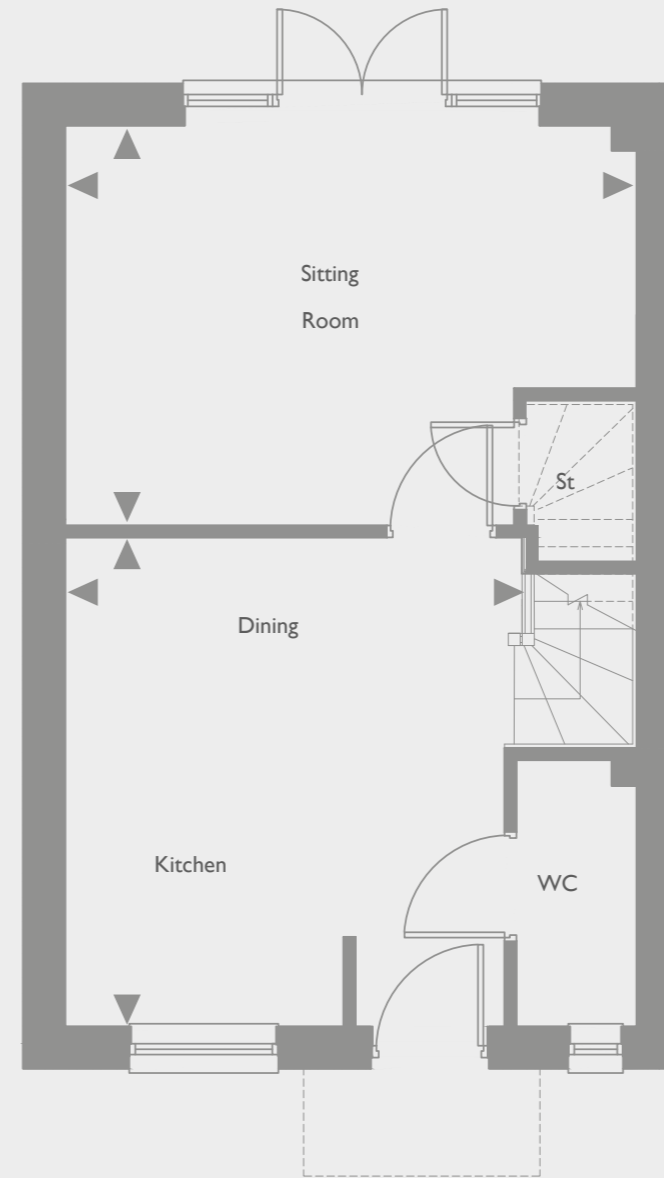
2 BEDROOM HOME

64 65 72 73

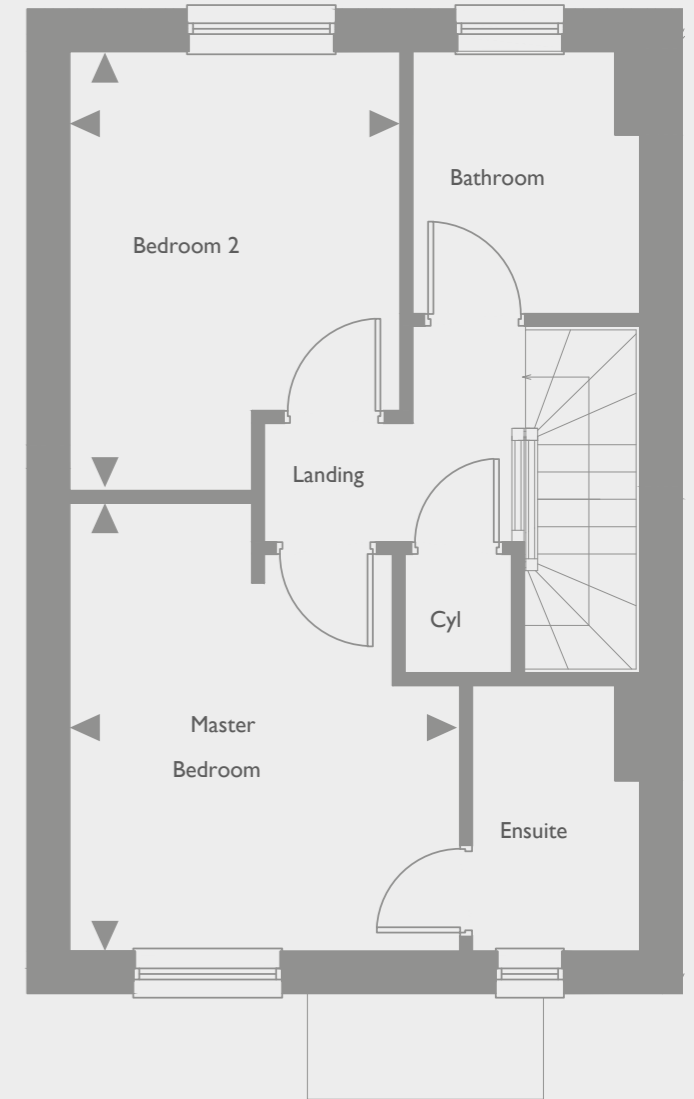
N.B. Homes 64 and 72 are handed



Computer generated image



Ground Floor



First Floor

GROUND FLOOR

Sitting Room	3.35m x 4.79m	11'0" x 15'8"
Kitchen	4.10m x 3.86m	13'5" x 12'8"

FIRST FLOOR

Master Bedroom	3.76m x 3.28m	12'3" x 10'9"
Bedroom 2	3.69m x 2.78m	12'1" x 9'1"

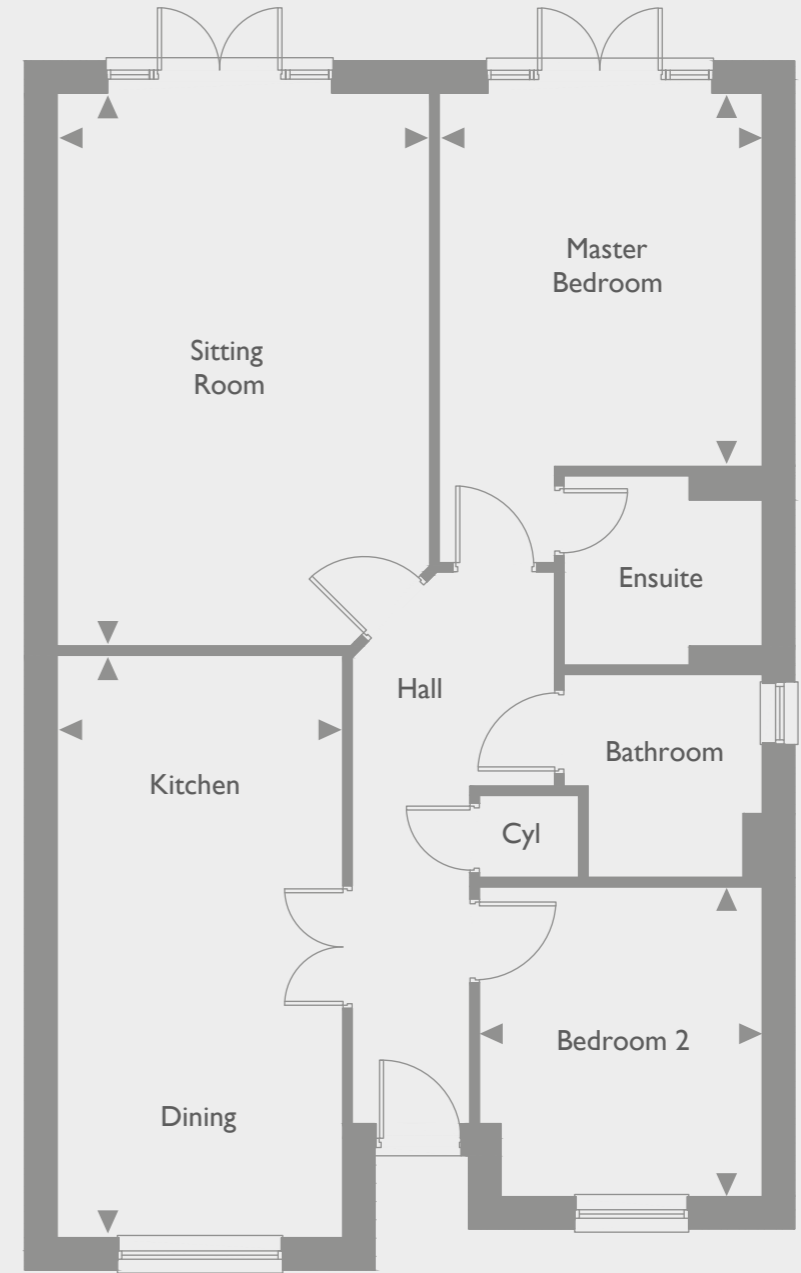
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The Napton

2 BEDROOM HOME

35 60 102

N.B. Homes 35 and 102 are handed



Ground Floor

GROUND FLOOR

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

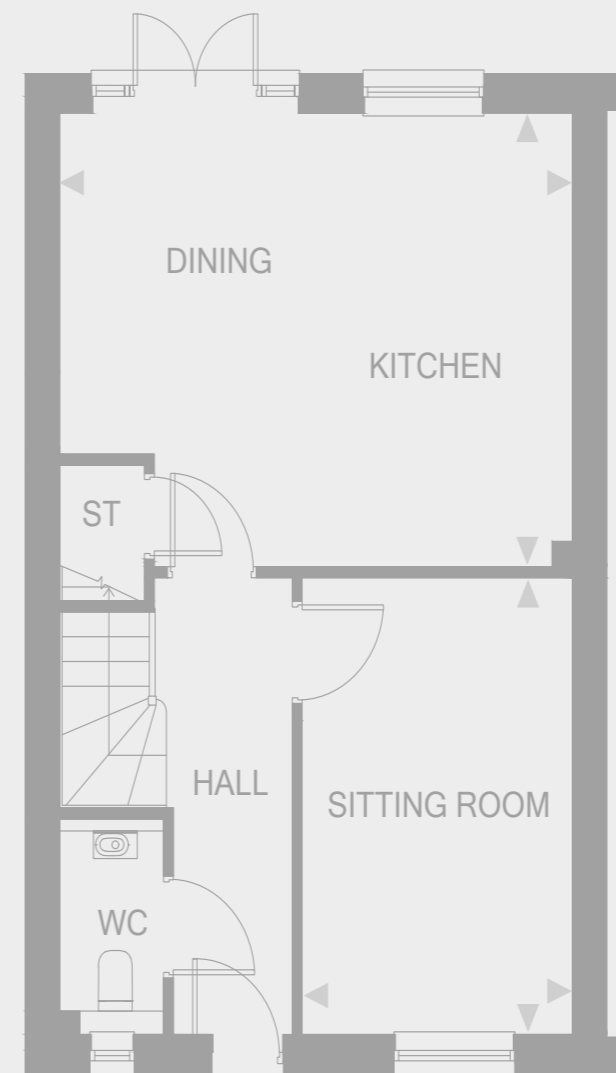
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The Buckland

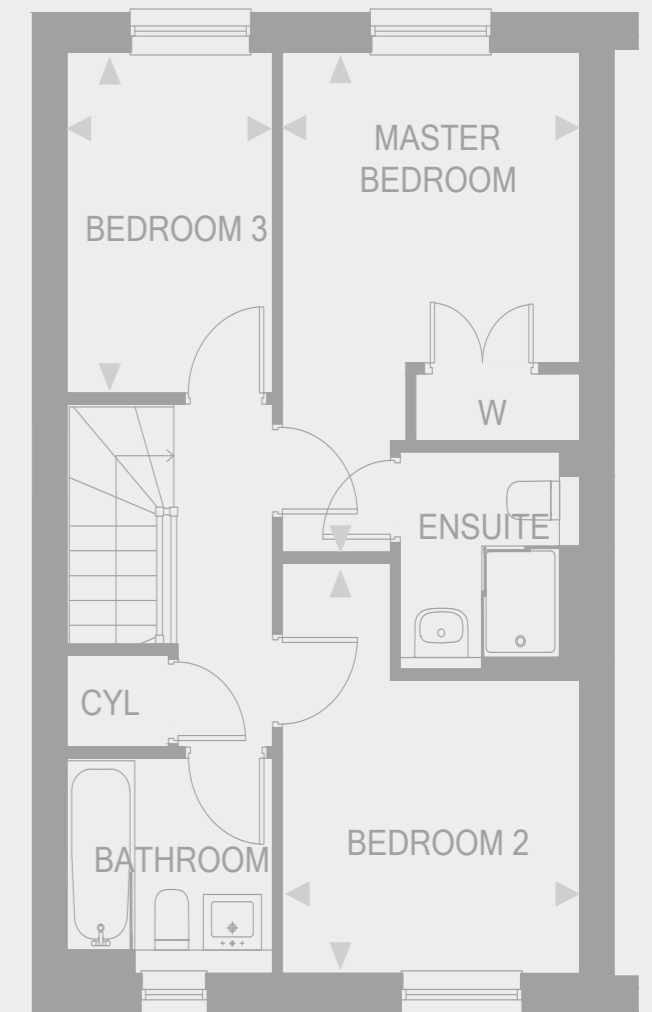
3 BEDROOM HOME

74 75 76

N.B. Homes 74 & 75 are handed



Ground Floor



First Floor

GROUND FLOOR

Sitting Room	3.52m x 5.29m	11'7" x 17'4"
Kitchen / Breakfast	4.65m x 3.04m	15'3" x 9'11"

FIRST FLOOR

Master Bedroom	4.49m x 3.06m	14'8" x 10'0"
Bedroom 2	3.68m x 3.06m	12'1" x 10'0"
Bedroom 3	3.06m x 2.12m	10'0" x 6'11"

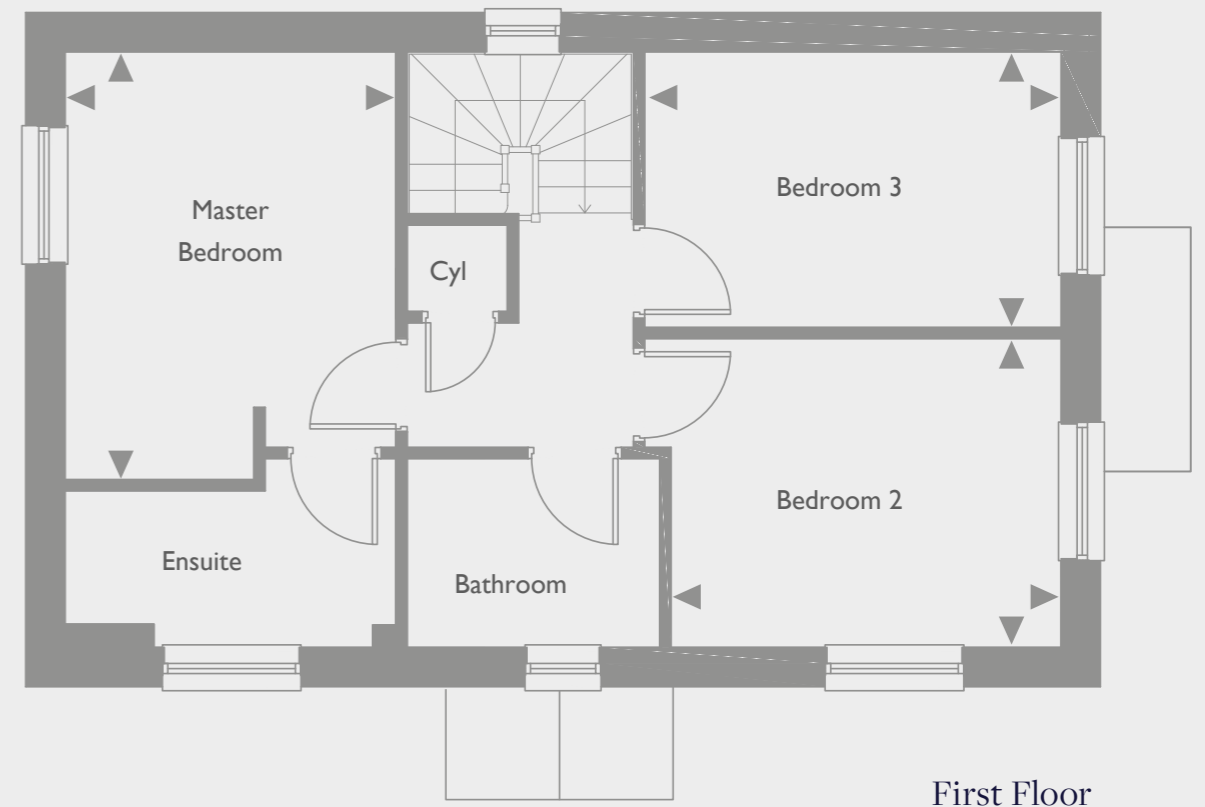
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The Hawford

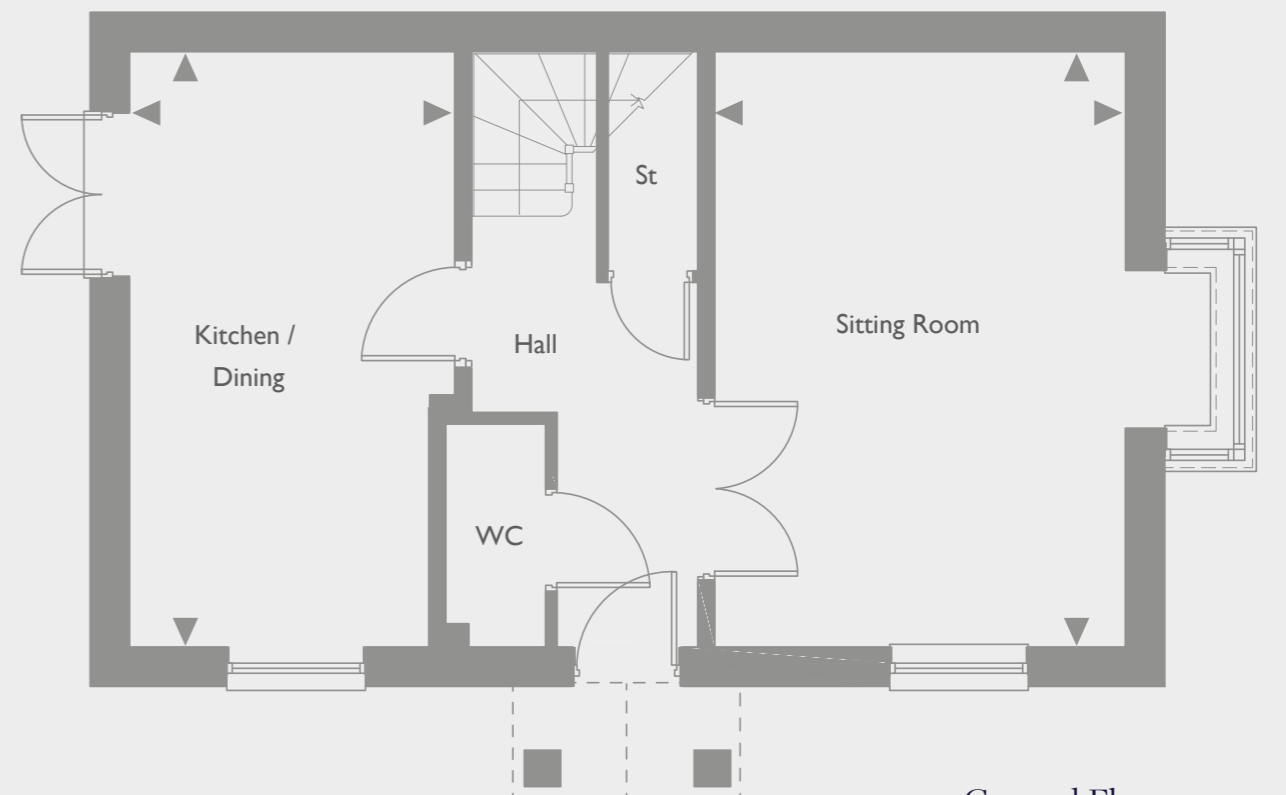
3 BEDROOM HOME

2 37 38 78

N.B. Home 37 is handed



First Floor



Ground Floor

GROUND FLOOR

Sitting Room	5.36m x 3.70m	17'7" x 12'1"
Kitchen / Dining	5.36m x 2.93m	17'7" x 9'7"

FIRST FLOOR

Master Bedroom	3.86m x 2.98m	12'8" x 9'9"
Bedroom 2	2.78m x 3.51m	9'1" x 11'6"
Bedroom 3	2.48m x 3.75m	8'1" x 12'3"

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The Hatton

3 BEDROOM HOME

11 17 18 19 20 40 41 42 43 56 57

N.B. Homes 11, 17, 19, 40, 42, & 56 are handed



Computer generated image

GROUND FLOOR

Sitting Room	4.10m x 4.46m	13'5" x 14'7"
Kitchen / Dining	5.32m x 3.42m	17'5" x 11'3"

FIRST FLOOR

Master Bedroom	3.62m x 4.46m	11'10" x 14'7"
Bedroom 2	2.71m x 4.46m	8'11" x 14'7"
Bedroom 3	4.56m x 3.25m	14'11" x 10'8"



Ground Floor

First Floor

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The Langley

3 BEDROOM HOME

1 12 32 36 61 62

N.B. Homes 1, 32, 36, 61 & 62 are handed



Computer generated image

GROUND FLOOR

Sitting Room	4.78m x 3.60m	15'8" x 11'9"
Kitchen / Dining	5.47m x 4.98m	17'11" x 16'4"
Family	2.77m x 3.53m	9'1" x 11'7"
Garden Room	4.00m x 3.56m	13'1" x 11'7"

FIRST FLOOR

Master 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

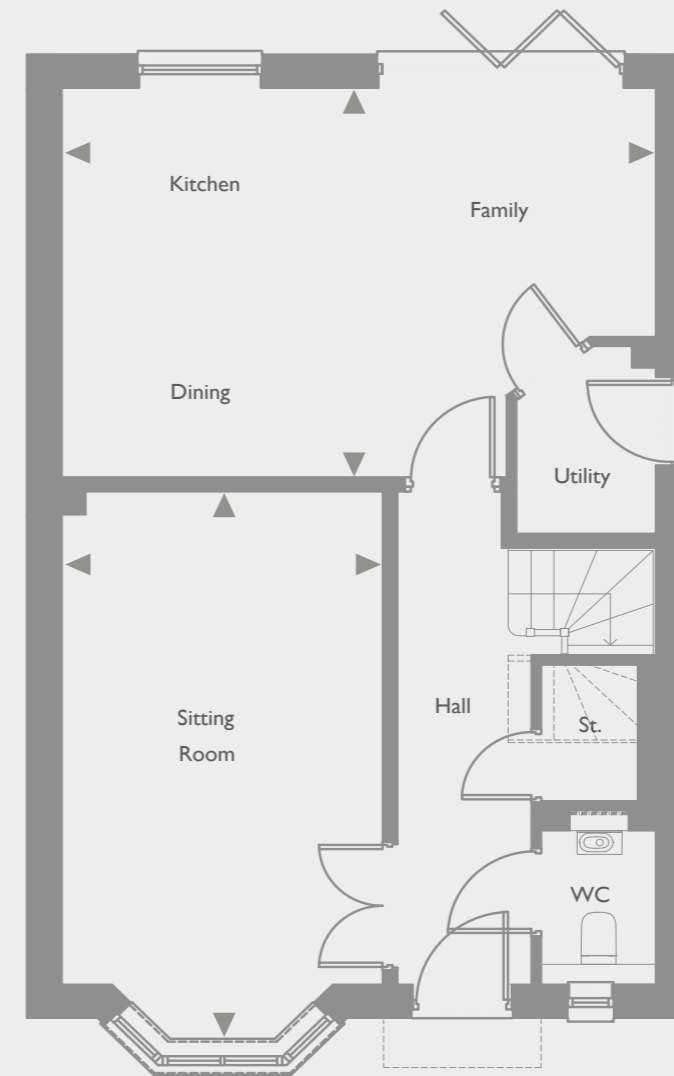
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The Aston

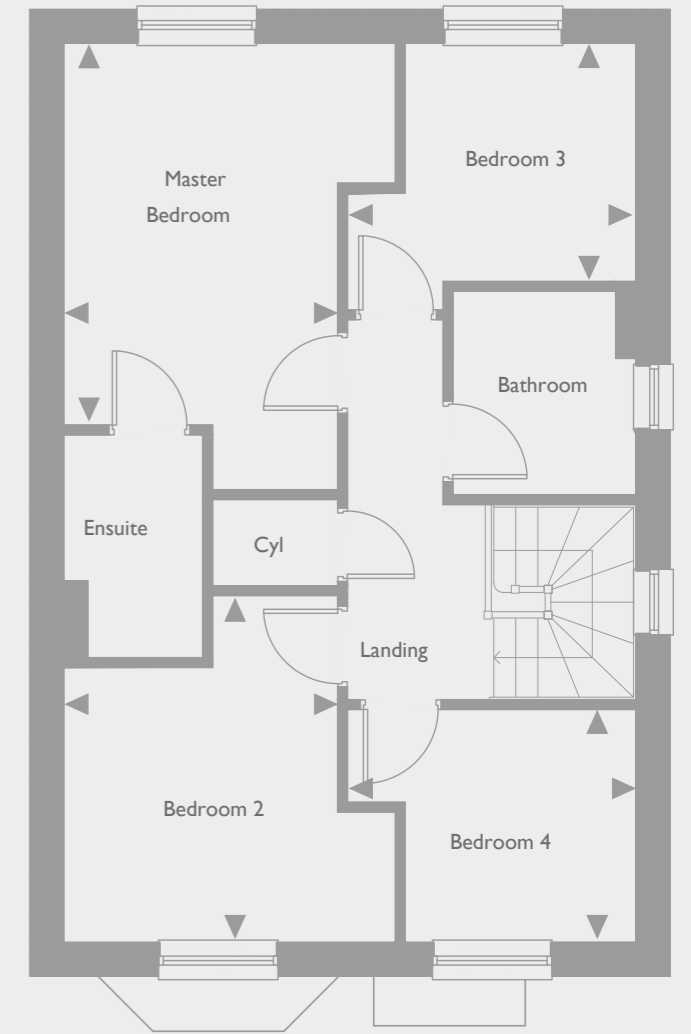
4 BEDROOM HOME

15 16 39 45 46 77 92 93 94

N.B. Home 15, 16, 46, 77, 92, 93 & 94 are handed



Ground Floor



First Floor

GROUND FLOOR

Sitting Room	5.72m x 3.22m	18'9" x 10'7"
Kitchen / Dining	4.07m x 5.96m	13'4" x 19'6"

FIRST FLOOR

Master Bedroom	3.98m x 2.86m	13'1" x 9'4"
Bedroom 2	3.62m x 2.86m	11'10" x 9'4"
Bedroom 3	2.48m x 3.00m	8'2" x 9'10"
Bedroom 4	2.43m x 3.01m	7'11" x 9'10"

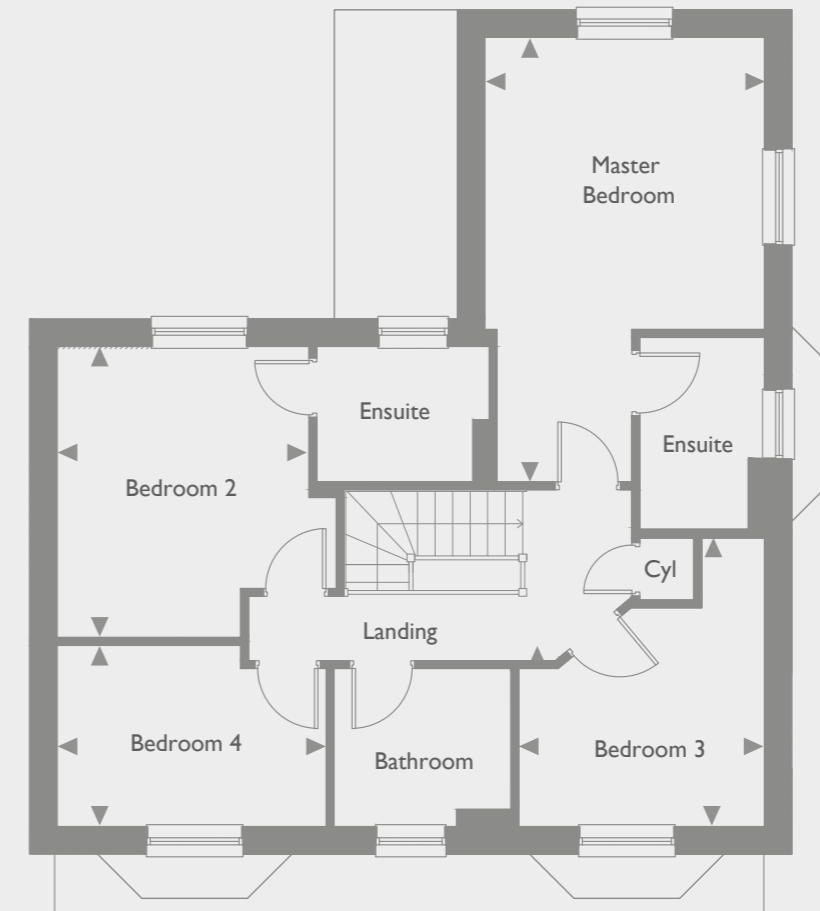
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The Hallow

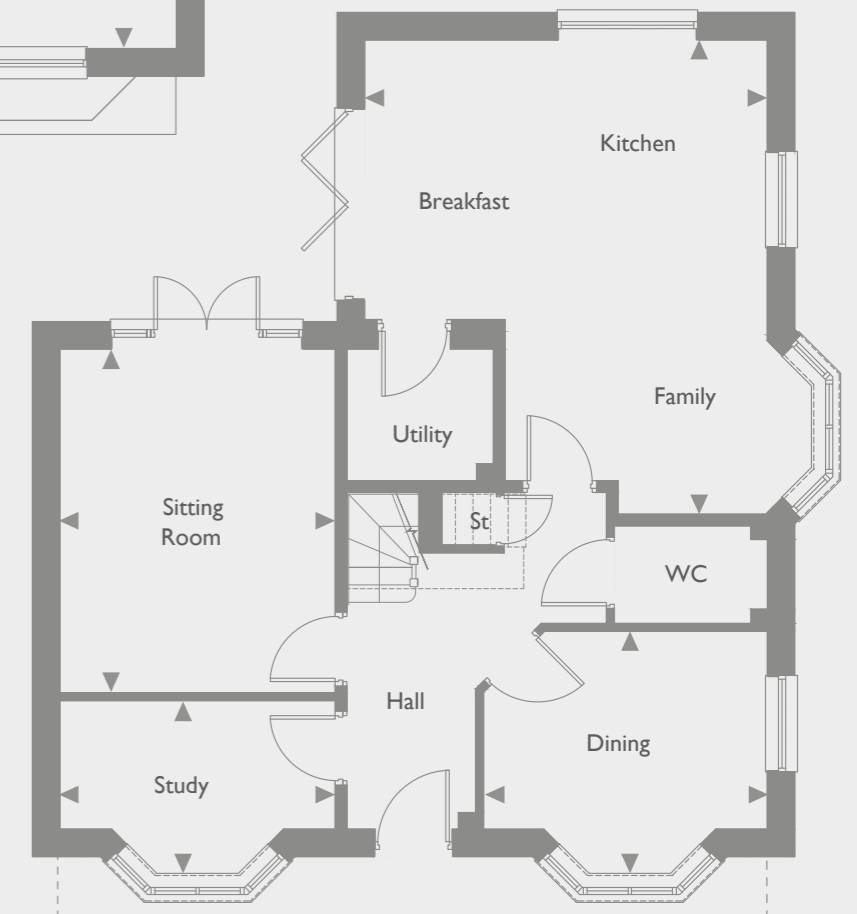
4 BEDROOM HOME

29 58 63 83 89

N.B. Homes 29 & 89 are handed



First Floor



Ground Floor

GROUND FLOOR

Sitting Room	4.44m x 3.55m	14'6" x 11'7"
Kitchen / Family	6.14m x 5.19m	20'1" x 17'0"
Dining	3.12m x 3.66m	10'3" x 12'0"
Study	2.23m x 3.55m	7'4" x 11'7"

FIRST FLOOR

Master Bedroom	5.74m x 3.61m	18'9" x 11'10"
Bedroom 2	3.75m x 3.25m	12'3" x 10'8"
Bedroom 3	3.74m x 3.17m	12'3" x 10'5"
Bedroom 4	2.34m x 3.47m	7'8" x 11'4"

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The Harcourt

4 BEDROOM HOME

30 44 47 85 86 91

N.B. Homes 30, 44, 86 & 91 are handed



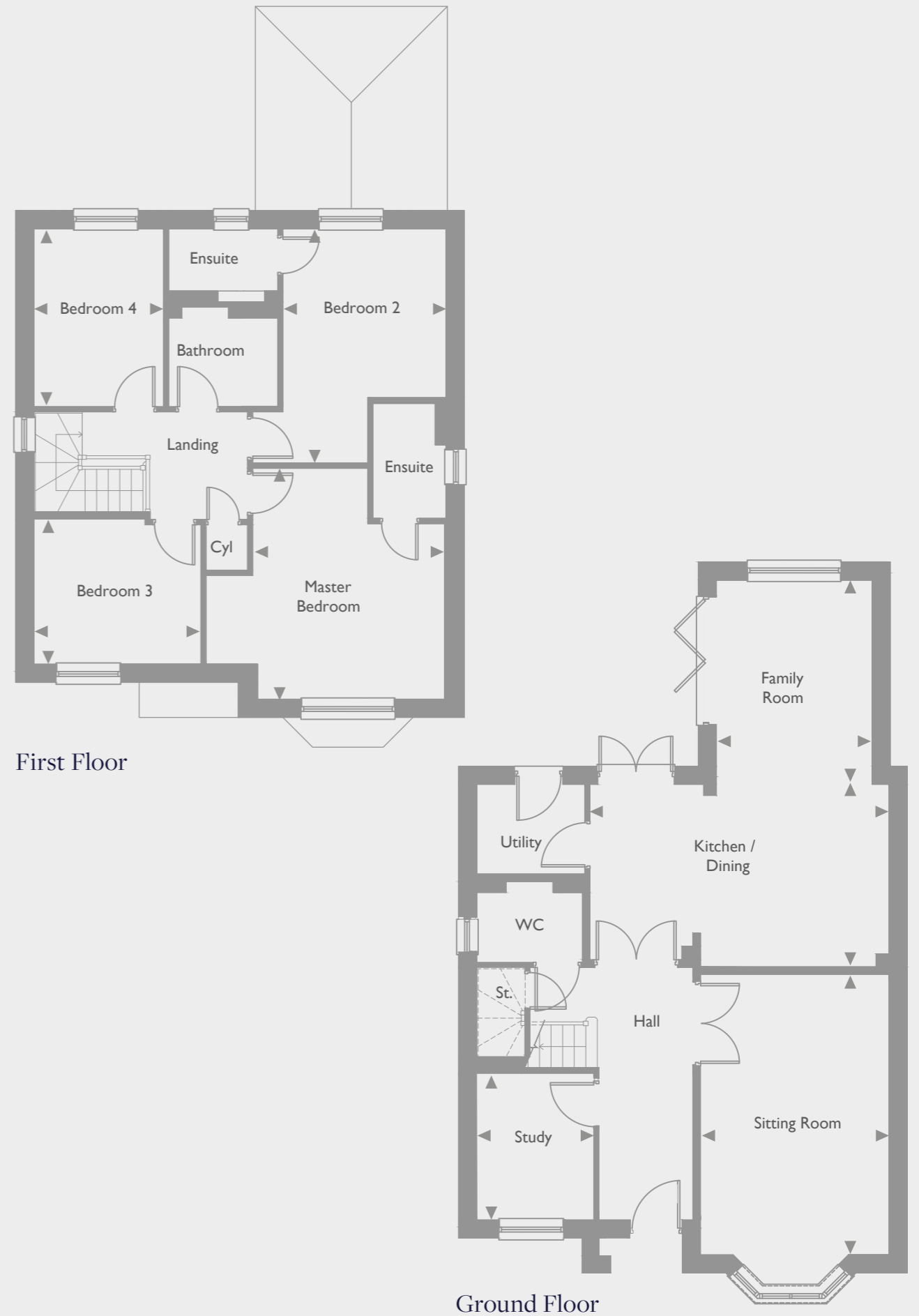
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GROUND FLOOR

Sitting Room	5.40m x 3.63m	17'8" x 11'11"
Kitchen / Dining	3.52m x 5.76m	11'6" x 18'11"
Family	3.94m x 3.00m	12'11" x 9'10"
Study	2.81m x 2.25m	9'3" x 7'5"

FIRST FLOOR

Master Bedroom	4.45m x 3.73m	14'7" x 9'8"
Bedroom 2	4.52m x 3.15m	14'10" x 10'4"
Bedroom 3	2.80m x 3.22m	9'2" x 10'6"
Bedroom 4	3.43m x 2.50m	11'3" x 8'2"



First Floor

Ground Floor

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The Radley

4 BEDROOM HOME

79 104



GROUND FLOOR

Sitting Room	5.70m x 3.90m	18'8" x 12'9"
Kitchen / Family	11.77m x 3.62m	38'7" x 11'10"
Dining / Study	3.52m x 3.90m	11'6" x 12'9"

FIRST FLOOR

Master Bedroom	3.59m x 3.93m	11'9" x 12'10"
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	2.62m x 3.90m	8'7" x 12'9"



First Floor

Ground Floor

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The Bourton

5 BEDROOM HOME

13 88 103



GROUND FLOOR

Sitting Room	5.10m x 3.57m	16'9" x 11'8"
Kitchen / Family	6.65m x 6.70m	21'9" x 21'11"
Study	2.52m x 2.53m	8'3" x 8'4"
Dining	2.99m x 3.56m	9'9" x 11'8"

FIRST FLOOR

Master Bedroom	3.50m x 3.61m	11'5" x 11'10"
Bedroom 2	3.48m x 3.51m	11'5" x 11'6"
Bedroom 3	2.10m x 3.10m	6'11" x 10'2"
Bedroom 4	2.63m x 3.51m	8'7" x 11'6"
Bedroom 5	2.62m x 3.51m	8'7" x 11'6"

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The Southmoor

5 BEDROOM HOME

14 31 34 84 90



Computer generated image

GROUND FLOOR

Sitting Room	5.20m x 3.67m	17'0" x 12'0"
Kitchen / Family	6.65m x 6.60m	21'9" x 21'7"
Study	2.82m x 2.63m	9'3" x 8'7"
Dining	3.38m x 3.56m	11'1" x 11'8"

FIRST FLOOR

Master Bedroom	3.27m x 3.61m	10'9" x 11'10"
Bedroom 2	3.48m x 3.61m	11'5" x 11'10"
Bedroom 3	2.81m x 3.00m	9'2" x 9'10"
Bedroom 4	2.41m x 3.61m	7'11" x 11'10"
Bedroom 5	2.62m x 3.51m	8'7" x 11'6"



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The Clophill

5 BEDROOM HOME

33 59 81 82 105

N.B. Homes 33 & 82 are handed



GROUND FLOOR

Sitting Room	5.55m x 3.57m	18'2" x 11'8"
Kitchen / Family	7.28m x 6.70m	23'10" x 21'11"
Study	2.74m x 2.53m	9'0" x 8'3"
Dining	3.06m x 3.69m	10'0" x 12'1"

FIRST FLOOR

Master Bedroom	3.87m x 3.74m	12'8" x 12'3"
Bedroom 2	3.48m x 3.41m	11'5" x 11'2"
Bedroom 3	3.10m x 3.01m	10'2" x 9'10"
Bedroom 4	2.62m x 3.73m	8'7" x 12'2"
Bedroom 5	2.76m x 2.72m	9'0" x 8'11"

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The Silsoe

5 BEDROOM HOME

80 87

N.B. Home 87 is handed



Computer generated image

GROUND FLOOR

Sitting Room	6.77m x 4.06m	22'2" x 13'3"
Kitchen / Family	7.37m x 6.62m	24'2" x 21'8"
Dining	3.24m x 3.22m	10'7" x 10'7"

FIRST FLOOR

Master Bedroom	5.90m x 5.13m	19'4" x 16'10"
Bedroom 2	3.26m x 3.95m	10'8" x 12'11"
Bedroom 3	3.50m x 3.08m	11'6" x 10'1"
Bedroom 4	3.17m x 3.09m	10'4" x 10'1"
Bedroom 5	2.41m x 4.54m	7'11" x 14'10"



First Floor



Ground Floor

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Inspired design
throughout

HAYFIELD

A place you will be proud to call home

We have fitted each home at Hayfield Place 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, these maximise efficiency and sustainability, keeping running costs to a minimum.



Kitchens & Utility Rooms

The kitchens and utility rooms are equipped with a range of wall and floor cabinets from Manor Interiors. For the five-bedroom homes, the kitchens will be complemented with glazed wall units or dresser style units where a breakfast bar is fitted (please refer to Sales Advisors' working drawings).

Silestone worktops and full-height upstands and splashbacks to the Bourton, Southmoor, Clophill and Silsoe homes. Silestone worktops with upstands and cooker splashbacks to the Aston, Hallow, Harcourt and Radley homes. Laminate worktops and upstands to The Lulsley, Napton, Hawford, Hatton and Langley homes. An excellent range of colours and handles will be available to customise your property (subject to build stage).

Fully integrated luxury Bosch appliances including a multi-functional single oven, induction hob, dishwasher and fridge freezer. Space for a washer/dryer where a utility room is not available (washer/dryer not included).

The Aston, Hallow, Harcourt, Radley, Bourton, Southmoor, Clophill and Silsoe homes will be fitted with an additional oven with microwave function.

Minoli floor tiles to the kitchen/dining, utility, cloakroom, hall and store under stairs of the Aston, Hallow, Harcourt, Radley, Bourton, Southmoor, Clophill and Silsoe homes. Karndean vinyl flooring to kitchen/dining, utility, cloakroom, hall and store under stairs to the Langley, Hatton, Hawford, Buckland, Lulsley and Napton.

Bi-fold doors to the kitchen/family/garden room fitted to the Aston, Hallow, Harcourt, Radley, Bourton, Southmoor, Clophill and Silsoe homes.

Conventional radiators will be provided to the ground and first floor of the Lulsley, Napton, Langley, Hawford and Hatton homes. Underfloor heating to the ground floor and conventional radiators to the first floor will be provided to all other homes.



Typical Hayfield Interiors

Bathrooms & En Suites

Contemporary white ROCA bathroom suites with chrome fittings to the Lulsley, Napton, Hawford, Hatton and Langley homes

Contemporary white Laufen bathroom suites with chrome fittings to the Aston, Hallow, Harcourt, Radley, Bourton, Southmoor, Clophill and Silsoe homes.

Heated chrome towel rail provided to bathrooms and ensuites of the Aston, Hallow, Harcourt, Radley, Bourton, Southmoor, Clophill and Silsoe homes. White towel rail in the cloakrooms of the Langley, Hatton, Hawford, Buckland, Lulsley and Napton homes.

Mirror with shaver socket to be provided to bathrooms and ensuites.

Minoli wall and floor tiles to bathrooms and ensuites of the Aston, Hallow, Harcourt, Radley, Bourton, Southmoor, Clophill and Silsoe homes. Karndean flooring to bathrooms and ensuites of the Langley, Hatton, Hawford, Buckland, Lulsley and Napton homes.

A mixture of wall mounted mirrored vanity units in the master ensuites to the Aston, Hallow, Harcourt, Radley, Bourton, Southmoor, Clophill and Silsoe homes (please refer to Sales Advisors' working drawings).



HAYFIELD



Electrical & Multimedia

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 ensuite and pendant lighting to remaining rooms.

All rooms wired for Sky & FreeviewTV distribution.

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



External Features

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

Power to garages where possible.

Closeboard fencing and respective access gate to each home.



Internal Features

Hammonds wardrobes to the master bedroom to the Langley, Aston, Hallow, Harcourt and Radley homes and also fitted in bedroom two of the Bourton, Southmoor, Clophill and Silsoe homes. Non-branded wardrobes to the master bedroom only in the Lulsley, Napton, Hawford, Buckland and Hatton homes.

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.

Aftercare

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.



Please refer to Hayfield's Sales Advisors for individual home specifications. Hayfield reserves the right to change the specification without prior notice.

HAYFIELD

Customer Care Charter

At Hayfield, our Customer Care team is committed to delivering a quality service throughout the customer journey and once you have moved into your new home. The Charter sets out our commitment to you and the level of after sales service we seek to achieve.



Before you move in

Approximately one week before you move in, we will arrange for your Sales Advisor and Site Manager to carry out your home demonstration. During your demonstration, we will outline what to expect and how to look after your new home, including how to maintain the heating and electrical equipment, as well as informing you about registering your appliances. This is a very important meeting and we recommend allowing three hours for the demonstration. We will give you all of the information you need to ensure a smooth move into your home.

When you move in

For your peace of mind your new home comes with a 10-year NHBC warranty and a two-year Hayfield Customer Care period. On the day you move in, our Sales Advisor will give you your Welcome Pack, which among other things will include your Home Manual. This manual will provide you with information about your new home, including a schedule of external and internal finishes, caring for and maintaining your new home, information about the NHBC warranty, details of your utility suppliers, our Customer Care contact details and our emergency out of hours service number.

After you have moved in

Shortly after you move in, we will send you a 'Welcome' letter and contact you within the following two weeks to arrange our post-occupation visit by our Site Manager. At this visit we will outline the NHBC Buildmark cover and advise you on the procedures for reporting defects during the warranty period. Hopefully you will have no issues, but with a man-made product built in all weather conditions, there may be remedial items which require our attention. We will discuss with you any defects (if any) you have noted since your occupation and how they will be rectified. Generally, within five days of visiting your property, our Site Manager will contact you outlining proposals for rectifying any defects reported. Remedial works will be attended to within the hours of 8:00am – 5:00pm, Monday – Friday. We aim to complete most non-urgent defects within four weeks, but in some circumstances this time scale may differ. We will endeavour to complete emergency works within 24 hours.

Emergencies

We define these as problems which are, or seem to be, harmful to your health and safety, security, or immediately harmful to your new home. During normal office hours you will be able to speak with a member of our customer care department. Outside of office hours please contact our Emergency Out of Hours Service number. Please do not contact any of our sub-contractors directly. We cannot accept any responsibility for works undertaken without our supervision or instruction.



Professional

Why choose us?

Hayfield is a quality-driven, best in class homebuilder, recently scooping a number of national awards for outstanding quality workmanship and value for money. Led by a strong management team who have previously worked together and united to create discerning developments in aspirational locations, Hayfield is a builder and retailer of quality, expertly crafted new homes. Providing a variety of properties with impeccable design and outstanding features, purchasers will love living in a home built by Hayfield.

We provide properties for all tastes and requirements and our intricate local knowledge means we also add value and enhance an area, be it by supplying flexible living areas tailored to the local market, or providing new community facilities.

Our passion for the property industry shines through our new homes – in our attention to detail and Hayfield personnel – and results in the delivery of a remarkable end product and a company you can trust.

A modern, best in class homebuilder, passionately creating desirable places that people aspire to call home.

Our experienced team care about the design, specification and quality of our homes, ensuring that we exceed customer expectations with a sense of pride.

Distinct

What makes us different?

We delight in showing customers around our new homes, because we love seeing their reactions. We continuously develop our interiors to ensure they are the best they can possibly be, incorporating tactile materials and advanced features that rank quality and residents' comfort as a top priority. As a result, each home comes with thoughtful specifications, leading appliances and unique detailing as standard.

These are just a few examples of the kind of elements that make our multi award-winning homes different by design. Our interior choices reflect our passion for housebuilding and creating living spaces in which residents can flourish, enjoying all the benefits of a new home.

We pride ourselves on the knowledge that our specifications exceed expectations and that we have played our part in making residents' lives that little bit easier.



HAYFIELD



“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 has become known.

In the historic village of Silsoe, residents are sure to enjoy everything that Hayfield Place has to offer and we look forward to welcoming people into the show home for a look around.”

A handwritten signature in blue ink, consisting of a stylized, circular scribble followed by a long, sweeping horizontal line that ends in a small hook.

MARK BOOTH
Managing Director

Postcode subject to change and to be used for navigational purposes only. This brochure and view homes are designed to give a general idea of the type of product on the development and how it can be decorated and furnished; they are not however, to be taken as part of the specification or contract. Dimensions are as accurate as practicable, but they may vary depending on the internal finishes. The latest materials are always used and, therefore, certain modifications are always inevitable. Each prospective purchaser should, therefore, check the plans and specification of the product in which they are interested at the sales office before making a reservation. Purchasers should obtain the approved postal name of the development from the sales advisors on reservation. The marketing name may not always be retained. Information within this brochure is correct at the time of print.

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