

Taylor
Wimpey



HADLEY GRANGE

at Clipstone Park

LEIGHTON BUZZARD | BEDFORDSHIRE



5 bedroom homes

-  **The Garrton**
5 bedroom home
Plots: 55, 56, 57, 106 & 107
-  **The Winterford**
5 bedroom home
Plots: 1, 5, 58 & 60
-  **The Wayford**
5 bedroom home
Plots: 6, 13, 54 & 61

4 bedroom homes

-  **The Marford**
4 bedroom home
Plots: 7, 14, 24, 25, 50, 52, 62, 81, 83, 93, 104, 119, 120, 122, 125, 155, 199 & 200
-  **The Manford**
4 bedroom home
Plots: 2, 49, 51, 53, 59, 63, 80, 82, 84, 103, 105, 118, 121, 123, 124 & 126
-  **The Elliston**
4 bedroom home
Plots: 110, 111, 149, 150, 151 & 152
-  **The Midford**
4 bedroom home
Plots: 91, 92, 94, 95, 108, 109, 112, 113, 114, 115, 129, 130, 133 & 134

3 bedroom homes

-  **The Colton**
3 bedroom home
Plots: 3, 4, 26, 27, 44, 45, 64, 65, 66, 67, 98, 99, 100, 131, 132, 135, 136, 141, 142, 160, 161, 173, 174, 177, 178, 213 & 214
-  **The Braxton**
3 bedroom home
Plots: 68, 69, 116, 117, 127, 128, 139, 140, 145, 146, 158, 159, 187, 188, 197, 198, 201 & 202
-  **The Easedale**
3 bedroom home
Plots: 76, 86, 89, 97, 101, 156 & 210
-  **The Benford**
3 bedroom home
Plots: 10, 11, 12, 19, 20, 21, 22, 23, 32 & 33
-  **The Gosford**
3 bedroom home
Plots: 8, 9, 15, 16, 17, 18, 28, 29, 46, 47, 48, 77, 85, 87, 88, 90, 96, 102, 157, 175, 176, 205, 206, 207, 208 & 209
-  3 bedroom home
Plots: *164, *165, *166, *167, *168, *169 & *170
-  3 bedroom home
Plots: *34, *35, *36, *37, *38, *39, *70 & *71

2 bedroom homes

-  **The Canford**
2 bedroom home
Plots: 30, 31, 74, 75, 78, 79, 137, 138, 143, 144, 147, 148, 153, 154, 189, 190, 203, 204, 211 & 212
-  2 bedroom home
Plots: *40, *41, *42, *43, *72, *73, *162, *163, *171, *172, *179, *180, *181, *182, *183, *184, *185 & *186

1-2 bedroom apartments

-  Plots: *191, *192, *193, *194, *195 & *196

*ah Affordable Homes

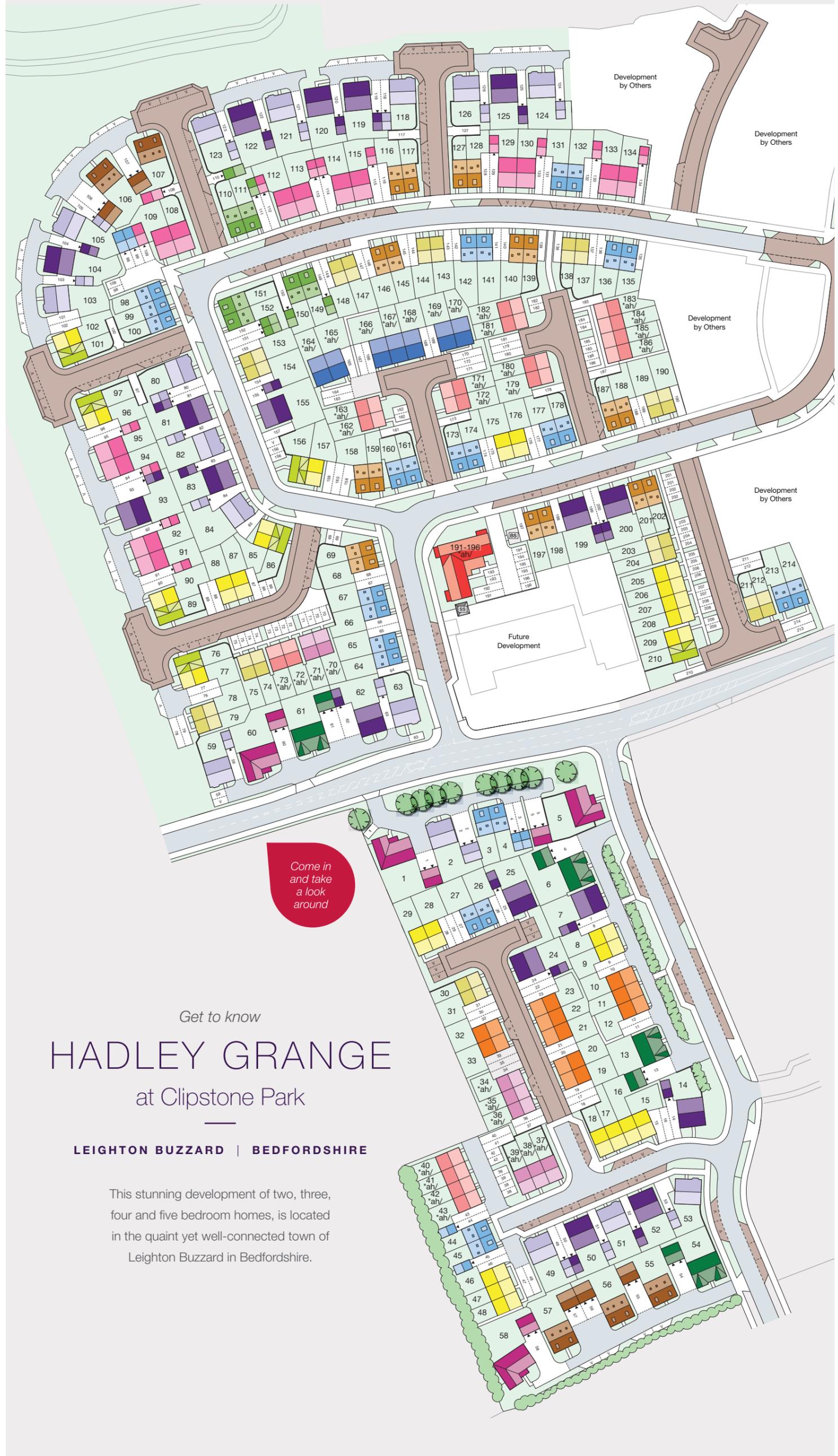
V Visitor Parking Place

▶ Garage Access

SS Sub Station

BS Bin Store

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 51067_TWSM February 2019.



Get to know

HADLEY GRANGE
at Clipstone Park

LEIGHTON BUZZARD | BEDFORDSHIRE

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.

CLIPSTONE PARK

Leighton Buzzard,
Bedfordshire,
LU7 9NX

CONTACT US ON

01525 305 021

SATNAV

LU7 9NX

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FROM LEIGHTON BUZZARD:

- Head east on Baker Street towards Church Street
- Turn right onto St Andrew's Street and continue onto Beaudesert
- At the roundabout, take the 1st exit onto Hockliffe Road / A4012
- After 0.9 miles the development will be on your right

FROM MILTON KEYNES:

- Head north-west on Saxon Gate towards Midsummer Blvd

- Take the A5 to Eastern Way in Central Bedfordshire for 10.9 miles
- Next, take Mile Tree Road, turning right onto Leighton Road
- The development will be on your left

FROM A5:

- Head south-east on the A5 towards Augustus Road
- Turn right onto Leighton Road / A4012
- Turn left and the development will be on your right



CLIPSTONE PARK. A VERY SPECIAL PLACE TO BE

Clipstone Park. Where your dream home awaits.

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.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

PROUD TO LIVE IN LEIGHTON BUZZARD

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 centre



 Multiple parks and greenery are within a short distance of the development



 Leighton Buzzard Railway

THE PERFECT PLACE TO BE

With an exceptional collection of two, three, four and five bedroom homes, this remarkable new development between Aylesbury and Milton Keynes provides something for all, whether you're a couple making their first steps on to the property ladder, or a growing family with a desire for space.



 Scenes from Leighton Buzzard centre



 Xscape, Central Milton Keynes



 Light Pyramid in Campbell Park, Milton Keynes



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

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.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home - or move to a new one - with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.com and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...



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THE GARRTON

5 BEDROOM HOME



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THE GARRTON

Ideal for family living is the three-storey, five-bedroom Garrton. Downstairs, the hall leads to the living room, study and bathroom. Towards the rear is the kitchen/dining room spanning the width of the property with two French doors opening onto the garden. Off the first floor landing, the en suite master bedroom with dressing room, two more bedrooms and family bathroom. The second floor consists of two further bedrooms and shower room.

TOTAL 1,825 sq. ft.

GROUND FLOOR



Lounge

3.34m x 4.74m 11' 0" x 15' 7"

Kitchen/Dining (min.)

8.34m x 2.85m 27' 4" x 9' 4"

Study

2.73m x 2.31m 9' 0" x 7' 7"

FIRST FLOOR



Bedroom 1

3.34m x 3.98m 11' 0" x 13' 1"

Bedroom 4

2.75m x 3.62m 9' 0" x 11' 11"

Bedroom 5

2.54m x 2.98m 8' 4" x 9' 9"

SECOND FLOOR



Bedroom 2

3.36m x 4.59m 11' 1" x 15' 1"

Bedroom 3

3.65m x 2.78m 12' 0" x 9' 2"

 **Plots:** 55, 56, 57, 106 & 107

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THE WINTERFORD

5 BEDROOM HOME



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THE WINTERFORD

The Winterford is a spacious family home offering lots of space for day to day living as well as relaxing and entertaining. A large lobby area opens onto two reception rooms, a study and a guest cloakroom. A kitchen and dining area with patio doors opening onto the private rear garden completes the ground floor. Four double bedrooms and a single occupy the first floor along with a main bathroom and en suite to bedroom one and two.

TOTAL 2,090 sq. ft.

GROUND FLOOR



Lounge 5.22m x 4.12m 17' 2" x 13' 7"

Lounge 2 4.74m x 3.56m 15' 7" x 11' 8"

Kitchen/Dining 6.36m x 3.83m 20' 11" x 12' 7"

Study 2.97m x 2.60m 9' 9" x 8' 6"

FIRST FLOOR



Bedroom 1 4.05m x 3.56m 13' 4" x 11' 8"

Bedroom 2 3.49m x 3.79m 11' 5" x 12' 5"

Bedroom 3 3.95m x 2.66m 13' 0" x 8' 9"

Bedroom 4 2.75m x 3.44m 9' 0" x 11' 3"

Bedroom 5 2.76m x 2.71m 9' 1" x 8' 11"

 **Plots:** 1, 5, 58 & 60

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THE WAYFORD

5 BEDROOM HOME



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THE WAYFORD

The five bedroom Wayford is a traditional double fronted home. A good sized living room and an open plan kitchen/breakfast room each open through French doors to the private garden. A family dining room, study, utility room and a guest cloakroom are also located on the ground floor. An en suite master bedroom, three double bedrooms, a well proportioned fifth bedroom and a main bathroom are found off the landing.

TOTAL 1,858 sq. ft.

GROUND FLOOR



Lounge	4.40m × 6.06m	14' 6" × 19' 11"
Kitchen	5.58m × 3.35m	18' 4" × 11' 0"
Dining room	3.39m × 3.06m	11' 1" × 10' 1"
Study	3.39m × 2.34m	11' 1" × 7' 8"

FIRST FLOOR



Bedroom 1	3.39m × 3.37m	11' 1" × 11' 1"
Bedroom 2 (max.)	2.98m × 3.47m	9' 10" × 11' 5"
Bedroom 3	3.02m × 3.12m	9' 11" × 10' 3"
Bedroom 4	4.10m × 2.39m	13' 5" × 7' 10"
Bedroom 5	3.22m × 2.33m	10' 7" × 7' 8"

 **Plots:** 6, 13, 54 & 61

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THE MARFORD

4 BEDROOM HOME

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THE MARFORD

The Marford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/ breakfast room, a dining room, and two reception rooms with French doors to the rear garden. The ground floor is completed by a guest cloakroom and under stairs storage room. An en suite master bedroom and three further double bedrooms are found upstairs, along with a main bathroom.

TOTAL 1,564 sq. ft.

GROUND FLOOR



Lounge
4.76m x 3.91m 15' 8" x 12' 10"

Family room
3.26m x 3.91m 10' 8" x 12' 10"

Kitchen
3.32m x 4.79m 10' 11" x 15' 9"

Dining/Study
2.66m x 3.04m 8' 9" x 10' 0"

FIRST FLOOR



Bedroom 1 max.
3.64m x 4.91m 12' 0" x 16' 2"

Bedroom 2 max.
3.32m x 4.00m 10' 11" x 13' 2"

Bedroom 3 max.
3.23m x 4.03m 10' 7" x 13' 3"

Bedroom 4
2.55m x 3.81m 8' 4" x 12' 6"

 **Plots:** 7, 14, 24, 25, 50, 52, 62, 81, 83, 93, 104, 119, 120, 122, 125, 155, 199 & 200

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THE MANFORD

4 BEDROOM HOME



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THE MANFORD

The Manford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom. An en suite master bedroom and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

TOTAL 1,385 sq. ft.

GROUND FLOOR



Lounge

3.88m x 4.74m 12' 9" x 15' 7"

Kitchen/Dining

8.11m x 2.88m 26' 7" x 9' 6"

Study

2.10m x 2.65m 6' 11" x 8' 8"

FIRST FLOOR



Bedroom 1 (max.)

3.88m x 3.03m 12' 9" x 9' 11"

Bedroom 2 (max.)

3.09m x 3.33m 10' 2" x 10' 11"

Bedroom 3 (max.)

3.03m x 3.66m 10' 0" x 12' 0"

Bedroom 4 (max.)

2.75m x 3.28m 9' 0" x 10' 9"

 **Plots:** 2, 49, 51, 53, 59, 63, 80, 82, 84, 103, 105, 118, 121, 123, 124 & 126

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THE ELLISTON

4 BEDROOM HOME



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THE ELLISTON

The Elliston is a four bedroom townhouse designed for flexible living. Downstairs, a living room leads through to a kitchen/dining room with French doors to the garden, while there is also a guest cloakroom and under stairs storage. Upstairs, two double bedrooms can be found along with a bathroom and further bedroom. Another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room.

TOTAL 1,249 sq. ft.

GROUND FLOOR



Lounge (max.)
3.81m x 4.26m 12' 6" x 14' 0"

Kitchen/Dining
4.89m x 2.90m 16' 1" x 9' 6"

FIRST FLOOR



Bedroom 2
2.73m x 2.46m 9' 0" x 8' 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.)
3.89m x 5.43m 12' 9" x 17' 10"

 **Plots:** 110, 111, 149, 150, 151 & 152

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THE MIDFORD

4 BEDROOM HOME



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THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

TOTAL 1,170 sq. ft.

GROUND FLOOR



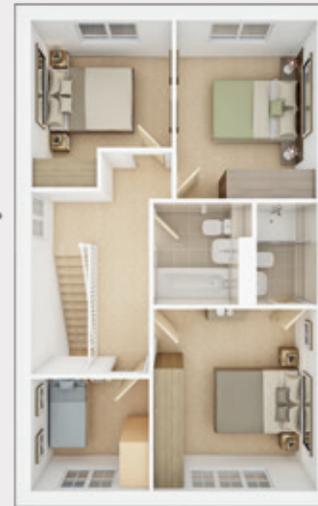
Lounge

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 (min.)

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

Bedroom 4

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

 **Plots:** 91, 92, 94, 95, 108, 109, 112, 113, 114, 115, 129, 130, 133 & 134

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THE COLTON

3 BEDROOM HOME



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THE COLTON

The Colton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/breakfast room leads through to a living/dining room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room.

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"

 **Plots:** 3, 4, 26, 27, 44, 45, 64, 65, 66, 67, 98, 99, 100, 131, 132, 135, 136, 141, 142, 160, 161, 173, 174, 177, 178, 213 & 214

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THE EASEDALE

3 BEDROOM HOME



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THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en-suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 931 sq. ft.

GROUND FLOOR



Lounge

3.02m x 5.10m 9' 11" x 16' 9"

Kitchen/Dining

2.95m x 5.10m 9' 8" x 16' 9"

FIRST FLOOR



Bedroom 1

3.08m x 3.78m 10' 1" x 12' 5"

Bedroom 2

2.95m x 2.86m 9' 8" x 9' 5"

Bedroom 3

2.95m x 2.15m 9' 8" x 7' 1"



Plots: 76, 86, 89, 97, 101, 156 & 210

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THE BENFORD

3 BEDROOM HOME



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THE BENFORD

With a versatile layout which would suit couples and families alike, the Benford is a well proportioned three bedroom property. The living/ dining room is perfect for entertaining, with French doors opening out to the garden, while the kitchen has plenty of space for relaxed family mealtimes. Upstairs is a large master bedroom, along with a well proportioned guest bedroom, a main bathroom and a further bedroom.

TOTAL 922 sq. ft.

GROUND FLOOR



Lounge/Dining

4.77m x 3.72m 15' 8" x 12' 3"

Kitchen

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

FIRST FLOOR



Bedroom 1

3.69m x 3.11m 12' 2" x 10' 3"

Bedroom 2 (max.)

2.24m x 3.55m 7' 4" x 11' 8"

Bedroom 3 (max.)

2.44m x 3.35m 8' 0" x 11' 0"



Plots: 10, 11, 12, 19, 20, 21, 22, 23, 32 & 33

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THE GOSFORD

3 BEDROOM HOME

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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en-suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 866 sq. ft.

GROUND FLOOR



Lounge (max.)
3.69m x 4.26m 12' 1" x 14' 0"

Kitchen/Dining
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"

 **Plots:** 8, 9, 15, 16, 17, 18, 28, 29, 46, 47, 48, 77, 85, 87, 88, 90, 96, 102, 157, 175, 176, 205, 206, 207, 208 & 209

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. TWSM 51067/November 2018.

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THE CANFORD

2 BEDROOM HOME

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THE CANFORD

The 2 bedroom Canford home is ideal for first time buyers and downsizers. A lounge/ diner opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a master bedroom with en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

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"

 **Plots:** 30, 31, 74, 75, 78, 79, 137, 138, 143, 144, 147, 148, 153, 154, 189, 190, 203, 204, 211 & 212

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. TWSM 51067/November 2018.

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