UNPARALLELED LIVING

— **АТ**



Rental homes managed by



UNPARALLELEDLIVING.UK





Our brand-new 1, 2, 3, and 4 bedroom homes located in Wixams, combine comfort, style, and convenience.

Experience hassle-free living and unparalleled support - a reflection of our commitment to exceeding expectations.

Features like our residents' app, zero deposit scheme, and 24/7 support set us apart from other homes.



24/7 SUPPORT

Help is always available, day or night



PROFESSIONAL MANAGEMENT

By trusted and experienced professionals



RESIDENTS' APP

Manage your home and maintenance from your phone



ZERO DEPOSIT

Moving made easier without upfront costs*



PET FRIENDLY

Our homes are for all the family, even the furry ones



FLEXIBLE RENTAL TERMS

Choose a rental plan that suits you and your lifestyle



Specifications

Our homes are built with renters in mind, giving you a hassle-free, move-in-ready experience with high-quality appliances, flooring and finishes, all unfurnished so you can make it your own.







MODERN KITCHENS

ULTRAFAST BROADBAND

DUAL ZONE HEATING*



SOLAR PANELS TO SOUTH-FACING ROOFS*



EV CHARGER ENABLED^A



PRIVATE GARDENS



INTEGRATED WHITE GOODS



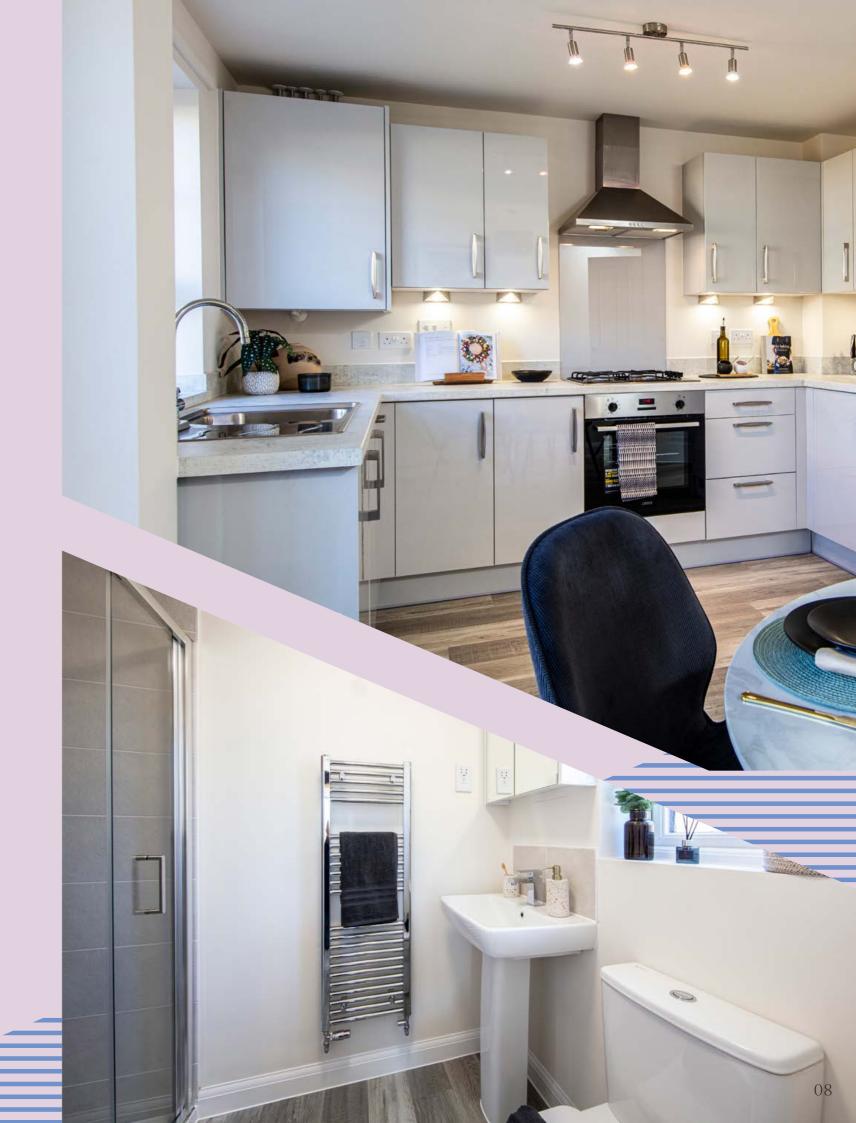
SOFT CLOSE HINGES



LUXURY VINYL PLANK FLOORING



SMART LOCK





Discover Wixams

A Thriving Community

Welcome to Wixams, a vibrant community where modern living is surrounded by natural beauty. Enjoy convenient access to local shops, peaceful parks, and nearby Bedford. Ideally located, Wixams is just 15 minutes from Bedford Hospital, 20 minutes from Woburn Safari Park, and 35 minutes from Luton Airport, all contributing to a dynamic and well connected lifestyle.









RIVER GREAT OUSE

Your Next Chapter Starts Here

Experience the evolving neighbourhood of Willow Grove, where contemporary open living encourages a true sense of belonging. With well-regarded schools including Willow Grove Primary School, Wixams Tree Primary School, and Wixams Academy, the area offers excellent primary and secondary education options. Combined with convenient local amenities and easy access to central Bedford, life here is both practical and enriching. Willow Grove does not just offer a home. It delivers a connected lifestyle shaped for comfort, growth, and future opportunity. Welcome to your next chapter. Welcome to Wixams.



A Place to Call Home

Wixams fosters a strong sense of community, with scenic parks, tranquil lakeside walks, and a host of vibrant cafes, local eateries, and the nearby Interchange Retail Park offering a wide range of shops and dining options to meet everyday needs. With planning and funding underway for the St Pancras line, future transport links promise even greater accessibility, making travel to London more convenient than ever. Willow Grove offers a lifestyle of relaxation and opportunity.

destinations. Whether by road, bus, or train, Wixams

offers a variety of routes to suit your journey.

Wixams is well-connected by a network of major roads, linking you to the UK's big cities and towns, ensuring smooth travel to various destinations:



Bedford Town Centre in 18 minutes



Milton Keynes in 34 minutes



Cambridge in 54 minutes

By Bus

A range of reliable bus services connect you to Bedford and beyond.



BEDFORD TOWN CENTRE 31 minute journey



MK18 HITCHIN 100 / 90 minute journey



MILTON KEYNES 92 minute journey

By Train

Willow Grove is a 13-minute drive from Bedford train station connecting you to major cities across the UK:

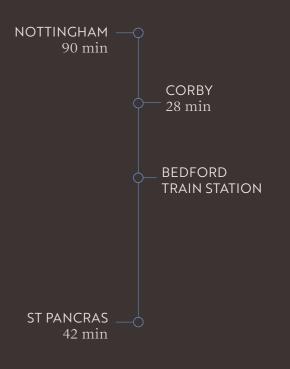
LONDON ST PANCRAS

Direct trains to London take approximately 40 minutes, making it convenient for trips to the city or international adventures via the Eurostar.

East Midlands Railway offers services to Corby in Northamptonshire.

NOTTINGHAM

Services to this popular city offer convenient links for day trips or business purposes.



Local amenities

WILLOW GROVE

ENTERTAINMENT / LEISURE

- 01. Wixams Playing Area 0.7 miles | 3 min drive*
- 02. Wanderer's Park Wixams Wanderers FC 1 mile | 5 min drive*
- 03. Elstow Playing Field 2 miles | 4 min drive*
- 04. Faraday Community Centre 3.5 miles | 10 min drive*
- 05. The Bull 4.8 miles | 9 min drive*
- 06. HG FIT 3.2 miles | 9 min drive*

RETAIL / ESSENTIALS

- 07. VioVet Ltd 2.4 miles | 5 min drive*
- 08. M&S Foodhall 3 miles | 7 min drive*
- 09. Morrisons 3 miles | 8 min drive*
- 10. Costcutter - Mile Road, Bedford 3.2 miles | 9 min drive*
- 11. The Interchange Retail Park 2.9 miles | 6 min drive*
- 12. The Range 3.1 miles | 8 min drive*
- 13. Bedford Hospital 5.7 miles | 18 min drive*

- 14. Britannia Pharmacy 3.6 miles | 11 min drive*
- 15. Sainsbury's 3.6 miles | 10 min drive*

TRAVEL

16. Bedford **Train Station** 4.4 miles | 13 min drive*

Wootton Green

Keeley Green

Gibraltar

Wootton

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Wixams

A421

Elstow

Bedford

13



Duck End

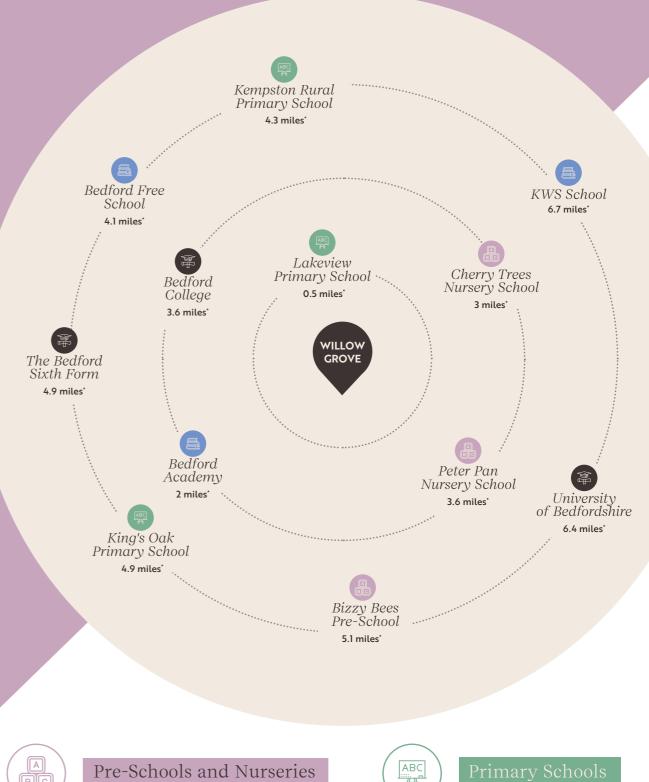
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Wilstead

14

Shortstown









Secondary Schools



Higher Education



1 bedroom homes

OCALDER
Plot: 421

2 bedroom homes

STEVENSON
Plot: 417

3 bedroom homes

ARCHFORDPlots: 409, 410, 418 & 419

FAIRWAYPlots: 407 & 408

GREENWOOD
Plots: 397-401 & 425-430

Plot: 406

KENNETTPlots: 402, 403, 422–424 &431–434

4 bedroom homes

Plots: 420 & 435

HERTFORDPlots: 404, 405 & 411

KEY

BS BIN STORE

CS CYCLE STORE

BIN COLLECTION POINT



18

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 speak to a member of our Sales Team for more details.

17

Willow Grove: West

Siteplan

2 bedroom homes

WINCHAM 2
Plot: 334

3 bedroom homes

CHESTERPlots: 272, 273, 328 & 332

DERWENT Plots: 287–289

ELLERTONPlots: 290–295 & 336

LUTTERWORTH Plots: 337 & 338

MAIDSTONE
Plots: 319, 320, 330 & 331

RICHMOND Plots: 321 & 322

4 bedroom homes

ENNERDALE
Plot: 335

HESKETH
Plots: 271, 327, 329 & 333

KEY

BIN COLLECTION POINT

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 speak to a member of our Sales Team for more details.





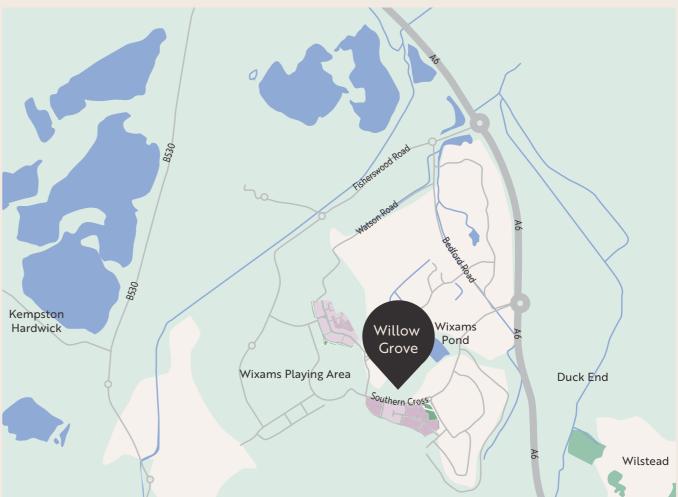


FROM THE NORTH

Start by joining the M1 southbound and continue towards London. Stay on the M1 for several miles until you reach Junction 13, then take the exit for the A421, following signs for Bedford and Kingston. Continue south on the A421 for about 5 miles, then take the exit for the A600 toward Bedford. Follow the A600, then turn left onto Cotton End Road. Continue along this road until you reach a T-junction, where you'll turn right onto Bedford Road. Stay on Bedford Road and continue straight over the roundabout to reach your new home.

FROM THE SOUTH

Join the M1 northbound and head towards
Bedford. Continue on the M1 until you reach
Junction 13, then take the exit for the A421,
following signs for Bedford and Kingston.
Stay on the A421 for about 5 miles, then take the
exit for the A600 toward Bedford. Follow the A600,
then turn left onto Cotton End Road. Continue
along this road until you reach a T-junction,
where you'll turn right onto Bedford Road. Stay
on Bedford Road and continue straight over the
roundabout to reach your new home.

















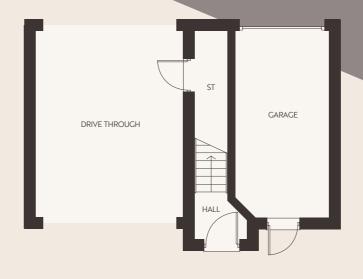




Calder

1 Bedroom Coach House

WILLOW GROVE PLOT: 421





Ground Floor

GARAGE

5.37m x 2.71m | 17'7" x 8'11"

First Floor

KITCHEN/LOUNGE/DINING

5.36m x 4.51m | 17'7" x 14'10"

BEDROOM 1

3.86m x 3.35m | 12'8" x 10'12"

BATHROOM

1.95m x 1.80m | 6'5" x 5'11"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | Dimension Location





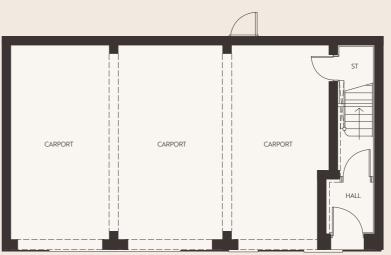


Stevenson

2 Bedroom Home

WILLOW GROVE PLOT: 417





First Floor

KITCHEN

3.71 x 1.89m | 12'2" x 6'2"

LOUNGE-DINING

5.92 x 5.23m | 19'5" x 17'2"

BEDROOM 1

3.93 x 3.12m | 12'11" x 10'3"

BEDROOM 2

3.22 x 3.11m | 10'7" x 10'2"

BEDROOM 1

1.96 x 1.70m | 6'5" x 5'7"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | Dimension Location





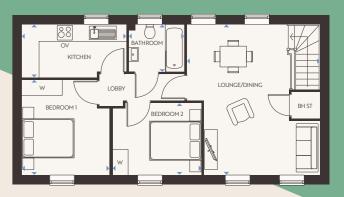


Wincham

2 Bedroom Home

WILLOW GROVE PLOT: 334





First Floor

LOUNGE/DINING

5.38m x 4.76m | 17' 8" x 15'8"

KITCHEN

3.71m x 1.90m | 12'2" x 6'3"

BEDROOM 1

3.40m x 3.12m | 11'2" x 10'3"

BEDROOM 2

3.19m x 2.57m | 10'6" x 8'5"

BATHROOM

1.97m x 1.70m | 6'5" x 5'7"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | OV – Oven – Dimension Location



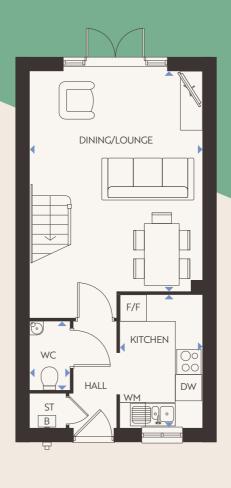




Richmond

2 Bedroom Homes

WILLOW GROVE PLOTS: 321 & 322





Ground Floor

KITCHEN

3.10m x 1.91m | 10'2" x 6'3"

LOUNGE/DINING

5.71m x 3.99m | 18'9" x 13'1"

WC

1.60m x 0.90m | 5'3" x 2'11"

First Floor

BEDROOM 1

3.99m x 2.63m | 13'1" x 8'8"

EN-SUITE

1.94m x 1.69m | 6'4" x 5'6"

BEDROOM 2

3.99m x 2.48m | 13'1" x 8'2"

BATHROOM

1.93m x 1.68m | 6'4" x 5'6"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | Dimension Location







Archford

3 Bedroom Homes

WILLOW GROVE PLOTS: 409, 410, 418 & 419





Ground Floor

KITCHEN/DINING

4.74m x 3.32m | 15' 7" x 10'11"

LOUNGE

4.62m x 3.75m | 15' 2"x 12'3"

WC

1.59m x 0.92m | 5' 2" x 3'0"

First Floor

BEDROOM 1

3.28m x 3.25m | 10'9" x 10'8"

EN-SUITE

2.13m x 1.40m | 6'12" x 4'7"

BEDROOM 2

3.90m x 2.47m | 12'10" x 8'1"

BEDROOM 3

2.30m x 2.19m | 7'7" x 7'2"

BATHROOM

2.19m x 1.84 | 7'2" x 6'0"

KE)

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | Dimension Location







Fairway

3 Bedroom Homes

WILLOW GROVE PLOTS: 407 & 408





Ground Floor

KITCHEN/DINING

5.39m x 4.28m | 17'8" x 14'0"

LOUNGE

5.73m x 3.05m | 18'9" x 10'0"

WC

1.44m x 1.03m | 4'9" x 3'4"

First Floor

BEDROOM 1

3.60m x 3.11m | 11'10" x 10'2"

EN-SUITE

2.16m x 1.65m | 7'1" x 5'5"

BEDROOM 2

3.41m x 3.17m | 11'2" x 10'5"

BEDROOM 3

3.54m x 2.14m | 11'7" x 7'0"

BATHROOM

2.52m x 1.70m | 8'3" x 5'7"

KE)

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | OV – Oven – Dimension Location







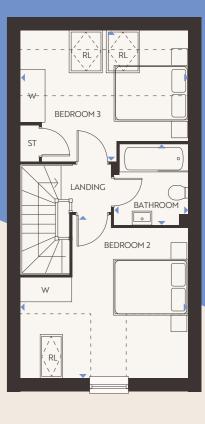
Greenwood

3 Bedroom Homes

WILLOW GROVE PLOTS: 397-401 & 425-430







Ground Floor

FAMILY/DINING

4.51m x 4.16m | 14'10" x 13'8"

KITCHEN

3.07m x 3.07m | 10'1" x 10'1"

STUDY

2.39m x 1.96m | 7'10" x 6'5"

WC

1.61m x 0.96m | 5'4" x 3'2"

First Floor

LOUNGE

4.17m x 3.25m | 13'8" x 10'8"

BEDROOM 1

4.17m x 3.32m | 13'8" x 10'11"

EN-SUITE

1.93m x 1.85m | 6'4" x 6'1"

Second Floor

BEDROOM 2

4.17m x 4.05m | 13'8" x 13'4"

BEDROOM 3

4.17m x 3.25m | 13'8" x 10'8"

BATHROOM

2.00m x 1.83m | 6'7" x 5'12"

KEY



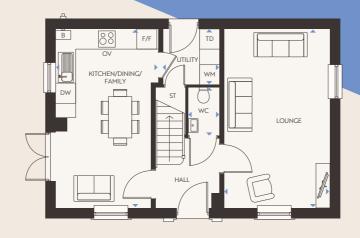




Hadley

3 Bedroom Home

WILLOW GROVE PLOT: 406





Ground Floor

KITCHEN/DINING/FAMILY

5.46m x 3.13m | 17'11" x 10'3"

LOUNGE

5.46m x 3.24m | 17'11" x 10'8"

UTILITY

1.73m x 1.69m | 5'8" x 5'6"

WC

1.48m x 0.93m | 4'10" x 3' 2"

First Floor

BEDROOM 1

4.32m x 4.06m | 14'2" x 13'4"

EN SUITE

1.81m x 1.75m | 5'11" x 5'9"

BEDROOM 2

3.34m x 2.98m | 10'12" x 9'9"

BEDROOM 3

2.71m x 2.27m | 8'11" x 7'5"

BATHROOM

2.03m x 1.70m | 6'8" x 5'7"

KE)

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | OV – Oven

Dimension Location | TD – Tumble Dryer



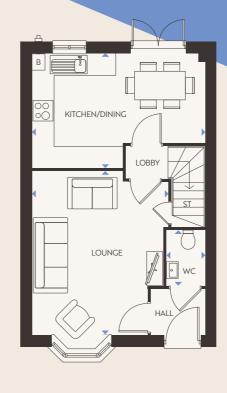


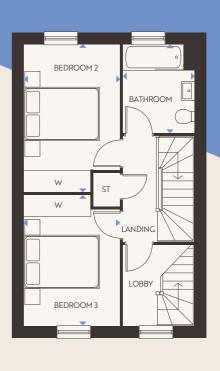


Kennett

3 Bedroom Homes

WILLOW GROVE PLOTS: 402, 403, 422-424 & 431-434







Ground Floor

KITCHEN/DINING4.78m x 3.23m | 15'8" x 10'7"

LOUNGE

4.64m x 3.77m | 15'3" x 12'4" WC

1.58m x 1.09m | 5'2" x 3'7"

First Floor

BEDROOM 2 4.18m x 2.69m | 13'9" x 8'10" BEDROOM 3

3.69m x 2.69m | 12'1" x 8'10"

BATHROOM

2.53m x 2.02m | 8'4" x 6'8"

Second Floor

BEDROOM 1

6.19m x 3.49m | 20'4" x 11'5"

EN SUITE

3.19m x 1.22m | 10'6" x 4'0"

KEY





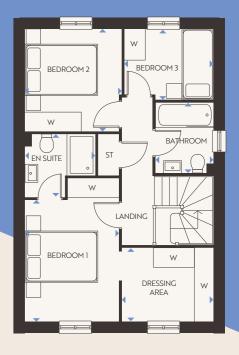


Chester

3 Bedroom Homes

WILLOW GROVE PLOTS: 272, 273, 328 & 332





Ground Floor

KITCHEN/DINING

5.57m x 3.43m | 18'3" x 11'3"

LOUNGE

5.07m x 3.30m | 16'8" x 10'10"

WC

2.24m x 0.93m | 7'4" x 3'1"

First Floor

BEDROOM 1

3.61m x 2.78m | 11'10" x 9'1"

DRESSING AREA

2.72m x 2.22m | 8'11" x 7'3"

EN SUITE

2.10m x 1.86m | 6'11" x 6'1"

BEDROOM 2

3.02m x 2.86m | 9'11" x 9'5"

BEDROOM 3

2.64m x 2.09m | 8'8" x 6'10"

BATHROOM

2.07m x 1.73m | 6'9" x 5'8"

KE)

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | Dimension Location







Derwent

3 Bedroom Homes

WILLOW GROVE PLOTS: 287-289





Ground Floor

KITCHEN/DINING

5.23m x 2.57m | 17'2" x 8'5"

LOUNGE

4.36m x 2.69m | 14'4" x 8'10"

UTILITY

1.62m x 1.57m | 5'4" x 5'2"

WC

1.62m x 0.98m | 5'4" x 3'3"

First Floor

BEDROOM 1

3.69m x 2.80m | 12'1" x 9'2"

DRESSING AREA

2.15m x 1.97m | 7'1" x 6'6"

EN SUITE

2.15m x 1.22m | 7'1" x 3'12"

BEDROOM 2

3.64m x 3.11m | 11'11" x 10'2"

BEDROOM 3

3.32m x 1.86m | 10'11" x 6'1"

BATHROOM

2.07m x 1.73m | 6'9" x 5'8"

KE)

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | Dimension Location







Ellerton

3 Bedroom Homes

WILLOW GROVE PLOTS: 290-295 & 336





Ground Floor

KITCHEN/DINING

4.64m x 3.08m | 15'3" x 10'1"

LOUNGE

4.00m x 3.64m | 13'1" x 11'11"

WC

1.74m x 1.07m | 5'9" x 3'6"

First Floor

BEDROOM 1

3.64m x 2.94m | 11'11" x 9'8"

EN SUITE

1.95m x 1.57m | 6'5" x 5'2"

BEDROOM 2

3.28m x 2.43m | 10'9" x 7'12"

BEDROOM 3

2.96m x 2.14m | 9'9" x 7'0"

BATHROOM

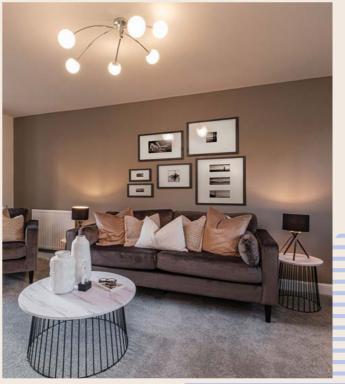
1.94m x 1.74m | 6'4" x 5'9"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | Dimension Location







Lutterworth

3 Bedroom Homes

WILLOW GROVE PLOTS: 337 & 338





Ground Floor

KITCHEN/DINING

5.43m x 3.36m | 17'10" x 11'0"

LOUNGE

5.43m x 3.09m | 17'10" x 10'2"

First Floor

BEDROOM 1

3.17m x 3.15m | 10'5" x 10'4"

EN SUITE

1.69m x 2.20m | 5'6" x 7'2"

BEDROOM 2

3.20m x 2.89m | 10'6" x 9'6"

BEDROOM 3

3.57m x 2.17m | 11'9" x 7'1"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | Dimension Location







Maidstone

3 Bedroom Homes

WILLOW GROVE PLOTS: 319, 320, 330 & 331





Ground Floor

KITCHEN/DINING

4.64m x 3.24m | 15'3" x 10'8"

LOUNGE

4.99m x 4.64m | 16'4" x 15'3"

WC

1.65m x 0.97m | 5'5" x 3'2"

First Floor

BEDROOM 1

3.62m x 2.63m | 11'11" x 8'8"

EN SUITE

2.63m x 1.39m | 8'8" x 4'7"

BEDROOM 2

3.15m x 2.63m | 10'4" x 8'8"

BEDROOM 3

2.71m x 1.95m | 8'11" x 6'5"

BATHROOM

1.95m x 1.74m | 6'5" x 5'9"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | Dimension Location







Ennerdale

3 Bedroom Home

WILLOW GROVE PLOT: 335





Ground Floor

KITCHEN/DINING

5.01m x 3.20m | 16'5" x 10'6"

LOUNGE

5.01m x 3.16m | 16'5" x 10'4"

WC

1.96m x 1.05m | 6'5" x 3'5"

First Floor

BEDROOM 1

4.23m x 3.90m | 13'11" x 12'9"

EN SUITE

2.09m x 1.45m | 6'10" x 4'9"

BEDROOM 2

3.82m x 2.68m | 12'6" x 8'10"

BEDROOM 3

2.26m x 2.12m | 7'5" x 6'11"

BATHROOM

2.37m x 1.96m | 7'9" x 6'5"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom |

→ Dimension Location





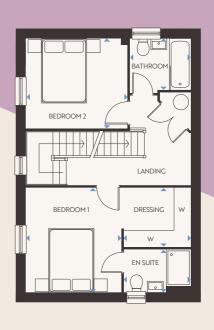


Hereford

4 Bedroom Homes

WILLOW GROVE PLOTS: 420 & 43!







Ground Floor

KITCHEN/DINING

5.50m x 3.11m | 8'1" x 10'2"

LOUNGE

1.90m x 1.72m | 6'3" x 5'8"

UTILITY

5.50m x 3.22m | 10'7" x 8'1"

WC

1.52m x 0.95m | 4'12" x 3'1"

First Floor

BEDROOM 1

3.50m x 3.20m | 11'6" x 10'6"

DRESSING AREA

2.35m x 1.98m | 7'9" x 6'6"

EN SUITE

2.23m x 1.45m | 7'4" x 4'9"

BEDROOM 2

3.40m x 3.01m | 11'2" x 9'11"

BATHROOM

2.03m x 1.73m | 6'8" x 5'8"

Second Floor

BEDROOM 3

4.30m x 3.01m | 14'1" x 9'11"

BEDROOM 4

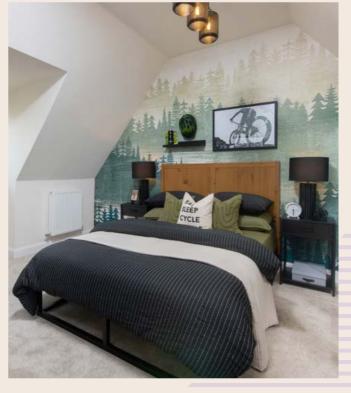
3.50m x 2.30m | 11'6" x 7'7"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | Dimension Location | ····· – Ristricted headroom







Hertford

4 Bedroom Homes

WILLOW GROVE PLOTS: 404, 405 & 41







Ground Floor

KITCHEN/DINING

5.85m x 4.14m | 19'2" x 13'7"

LOUNGE

5.85m x 3.24m | 19'2 x 10'8"

UTILITY

1.79m x 1.69m | 5'11" x 5'6"

WC

1.50m x 0.92m | 4'11" x 3'0"

First Floor

BEDROOM 1

3.46m x 3.17m | 11'4" x 10'5"

DRESSING ROOM

2.20m x 1.96m | 7'3" x 6'5"

EN SUITE

2.20m x 1.41m | 7'3" x 4'8"

BEDROOM 2

3.37m x 2.98m | 11'1" x 9'9"

BATHROOM

2.00m x 1.70m | 6'7" x 5'7"

Second Floor

BEDROOM 3

4.54m x 2.98m | 14'11" x 9'9"

BEDROOM 4

3.46m x 2.54m | 11'4" x 8'4"

SHOWER ROOM

2.43m x 1.46m | 7'12" x 4'10"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space | FF – Fridge/Freezer space | Dimension Location | ····· – Ristricted headroom | — Rooflight



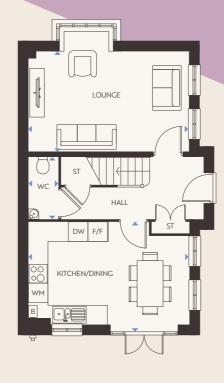


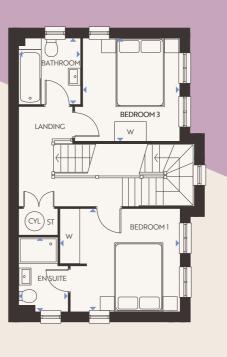


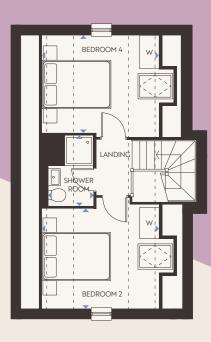
Hesketh

4 Bedroom Homes

WILLOW GROVE PLOTS: 271, 327, 329 & 333







Ground Floor

KITCHEN/DINING

5.01m x 3.21m | 16'5" x 10'6"

LOUNGE

5.01m x 3.16m | 16'5" x 10'4"

WC

1.91m x 0.8mm | 6'3" x 2'7"

First Floor

BEDROOM 1

3.40m x 3.21m | 11'2" x 10'6"

EN SUITE

2.32m x 1.54m | 7'7" x 5'1"

BEDROOM 3

3.21m x 3.01m | 10'6" x 9'11"

BATHROOM

2.07m x 1.94m | 6'9" x 6'4"

Second Floor

BEDROOM 2

3.65m x 2.96m | 11'12" x 9'9"

BEDROOM 4

3.65m x 3.08m | 11'12" x 10'1"

SHOWER ROOM

1.95m x 1.62m | 6'5" x 5'4"

KEY

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WILLOW GROVE

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