

Taylor  
Wimpey



# HADLEY GRANGE

at Clipstone Park

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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

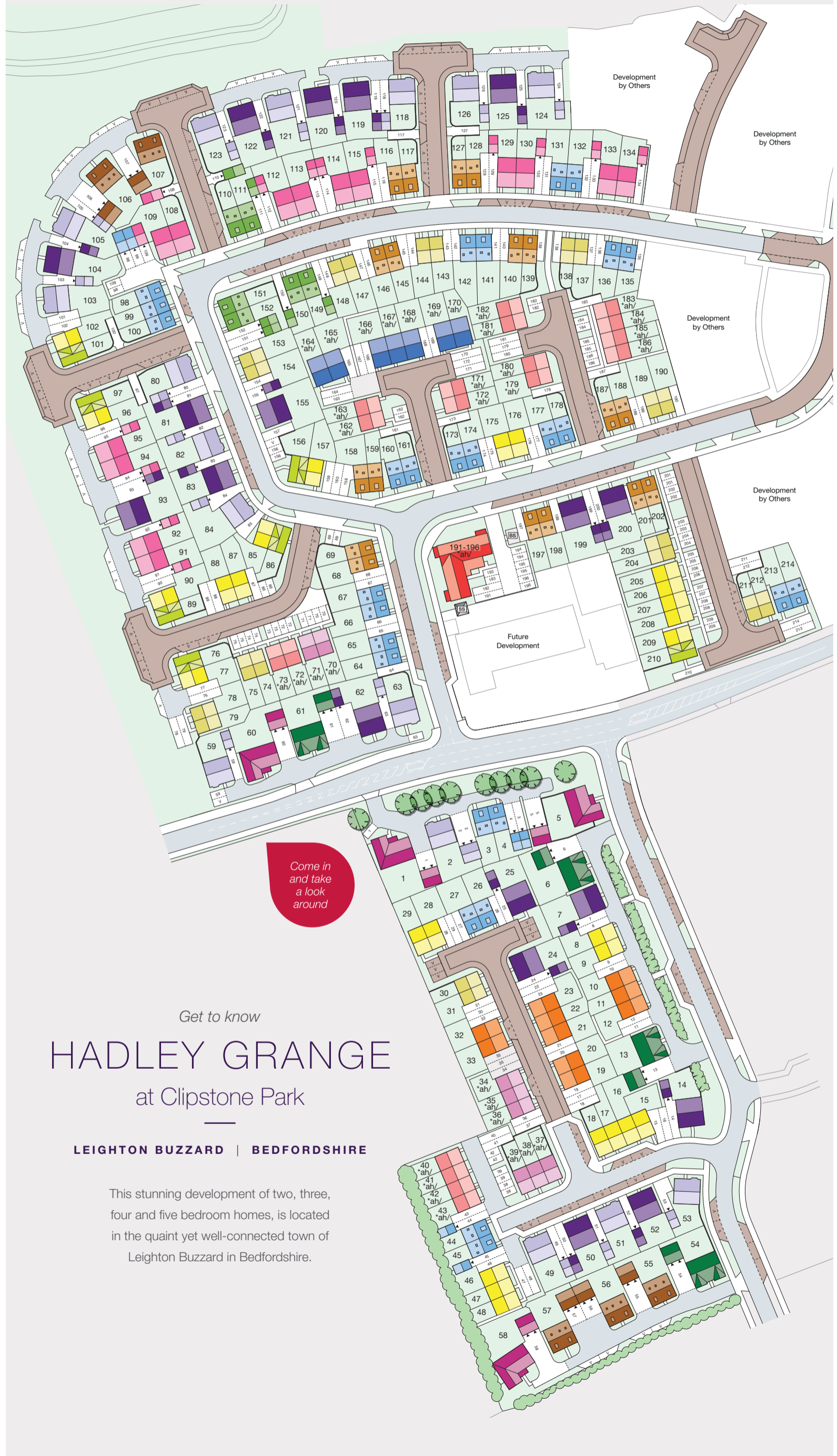
V Visitor Parking Place

► 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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🐦 @TaylorWimpey

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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

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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



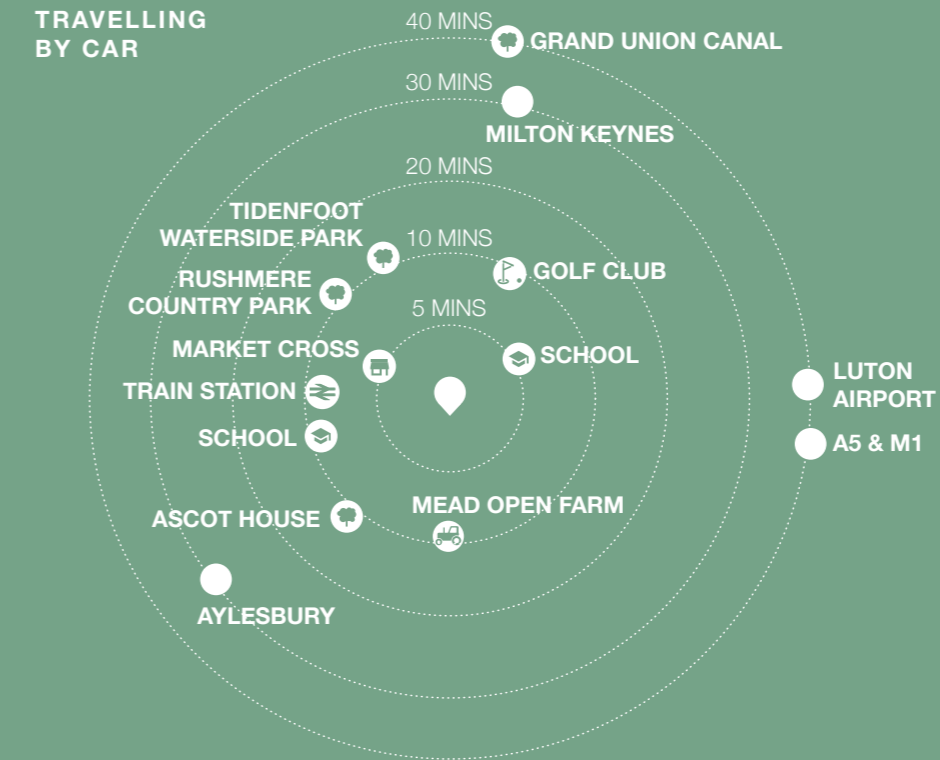
Multiple parks and greenery are within a short distance of the development



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](http://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

\* 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 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



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

## FIRST FLOOR



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

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

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The logo for Taylor Wimpey, consisting of the words "Taylor" and "Wimpey" stacked vertically in a white, serif font.

# 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 BRAXTON

3 BEDROOM HOME

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# THE BRAXTON

With three floors of versatile accommodation, the Braxton is ideal for families or couples. The entrance hallway leads to the kitchen/breakfast area, a living/dining room with French doors to the garden and a guest cloakroom. On the first floor is a family bathroom, a spacious double bedroom and a further bedroom. There's also a private staircase leading up to the en suite master bedroom on the top floor.

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"

 **Plots:** 68, 69, 116, 117, 127, 128, 139, 140, 145, 146, 158, 159, 187, 188, 197, 198, 201 & 202

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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

\* 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 BENFORD

3 BEDROOM HOME

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Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

# 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

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