

Taylor
Wimpey



HADLEY GRANGE - PHASE II

at Clipstone Park

LEIGHTON BUZZARD | BEDFORDSHIRE

4 BEDROOM HOMES

The Midford
4 bedroom home
Plots: 4, 25, 26, 40, 99, 138, 139, 159, 179 & 189-194

The Elliston
4 bedroom home
Plots: 1, 2, 5-8, 27, 28, 186, 187, 195 & 196

The Manford
4 bedroom home
Plots: 3, 9, 18, 90-92, 100, 112, 133, 134, 160-163, 175, 184, 185 & 188

4 bedroom home*
Plot: 46

3 BEDROOM HOMES

The Gosford
3 bedroom home
Plots: 13-15, 17, 19, 23, 24, 29, 39, 41, 55, 60, 75-77, 87, 89, 96, 97, 105, 106, 109-111, 113, 115, 116, 123-125, 128, 131, 132, 147, 148, 164 & 165

The Easedale
3 bedroom home
Plots: 16, 20, 30, 38, 42, 54, 61, 78, 98, 103, 104, 114, 126, 127, 146, 166 & 178

The Byford
3 bedroom home
Plots: 10-12, 21, 22, 72-74, 84-86, 107 & 108

The Braxton
3 bedroom home
Plots: 101, 102, 149-158, 176, 177 & 180-183

The Colton
3 bedroom home
Plots: 56-59, 93-95, 129 & 130

The Benford*
3 bedroom home
Plots: 62, 66, 67, 71, 83, 135-137 & 143-145

3 bedroom home*
Plots: 47-51 & 169-174

2 BEDROOM HOMES

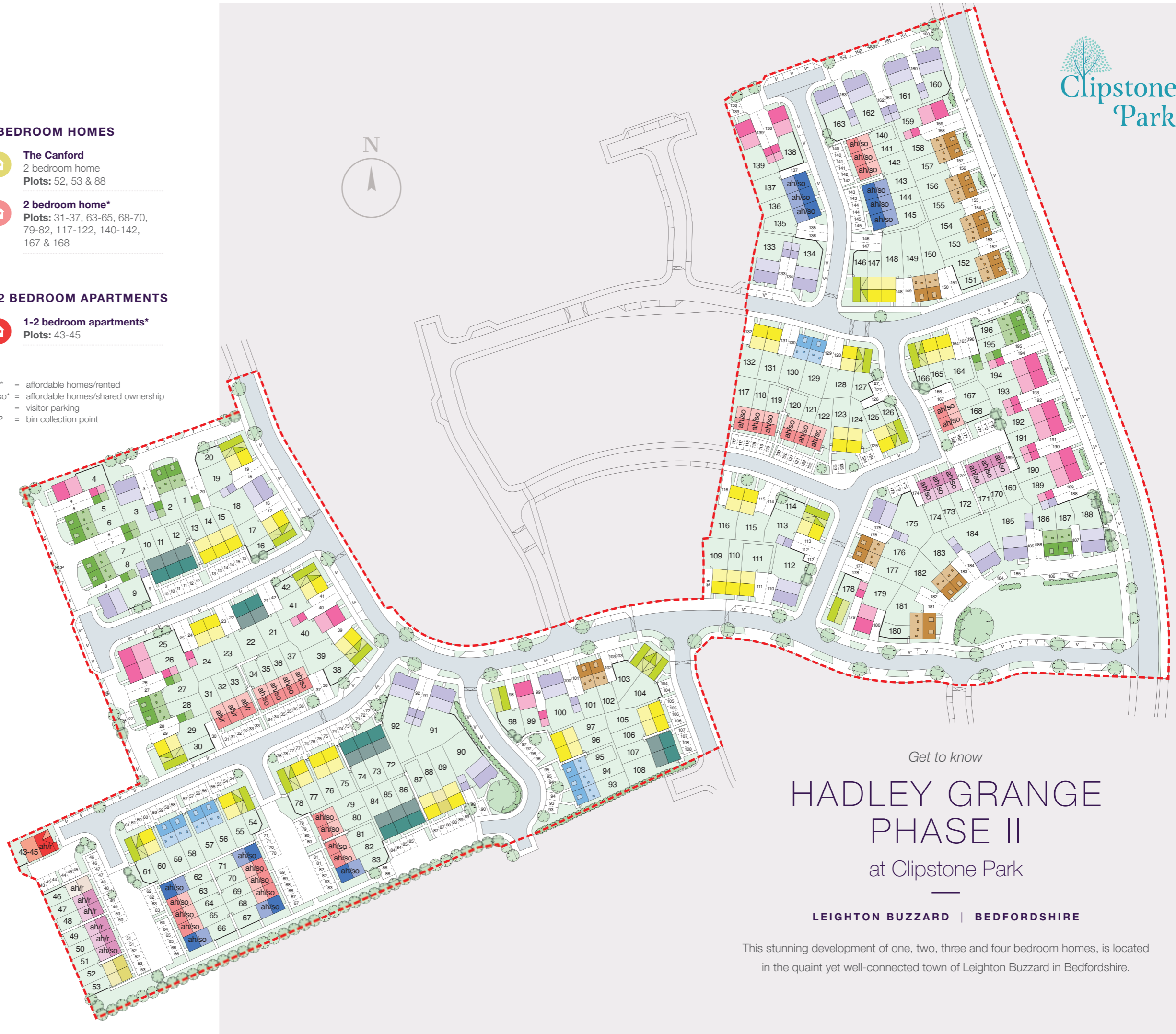
The Canford
2 bedroom home
Plots: 52, 53 & 88

2 bedroom home*
Plots: 31-37, 63-65, 68-70, 79-82, 117-122, 140-142, 167 & 168

1-2 BEDROOM APARTMENTS

1-2 bedroom apartments*
Plots: 43-45

ah/r* = affordable homes/rented
ah/so* = affordable homes/shared ownership
V = visitor parking
BCP = bin collection point



Get to know

HADLEY GRANGE PHASE II at Clipstone Park

LEIGHTON BUZZARD | BEDFORDSHIRE

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

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. 62853_TWSM September 2020.

CLIPSTONE PARK

Leighton Buzzard,
Bedfordshire,
LU7 9NX

CONTACT US ON

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SATNAV

LU7 9NX

📷 #taylorwimpey

🐦 @TaylorWimpey

📘 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



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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. Bedroom one with an en suite 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"



* 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 62853/SEPTEMBER 2020.

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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 main bedroom suite on the second floor, 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
3.89m (max.) x 5.43m 12' 9" (max.) x 17' 10"



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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. Bedroom one with an en suite 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"



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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 main bedroom suite on the second floor, 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"



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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 bedroom one with an en suite, 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"



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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 bedroom one with an en suite, 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"



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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 main bedroom with an en suite, 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"



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THE BYFORD

3 BEDROOM HOME



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THE BYFORD

The Byford is a three bedroom property, ideal for young families. The entrance hallway opens onto a well-sized living room, which leads on through to a light and airy kitchen/dining room. A guest cloakroom and under stairs storage cupboard complete the ground floor layout. Upstairs, bedroom one with an en suite is found along with the main bathroom, and two further well proportioned bedrooms, one of which has an adjoining closet attached.

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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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 includes bedroom one with an 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"



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CLIPSTONE PARK - PHASE II A VERY SPECIAL PLACE TO BE

Clipstone Park - Phase II. Where your dream home awaits.

This stunning development of one, two, three and four 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 one.

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



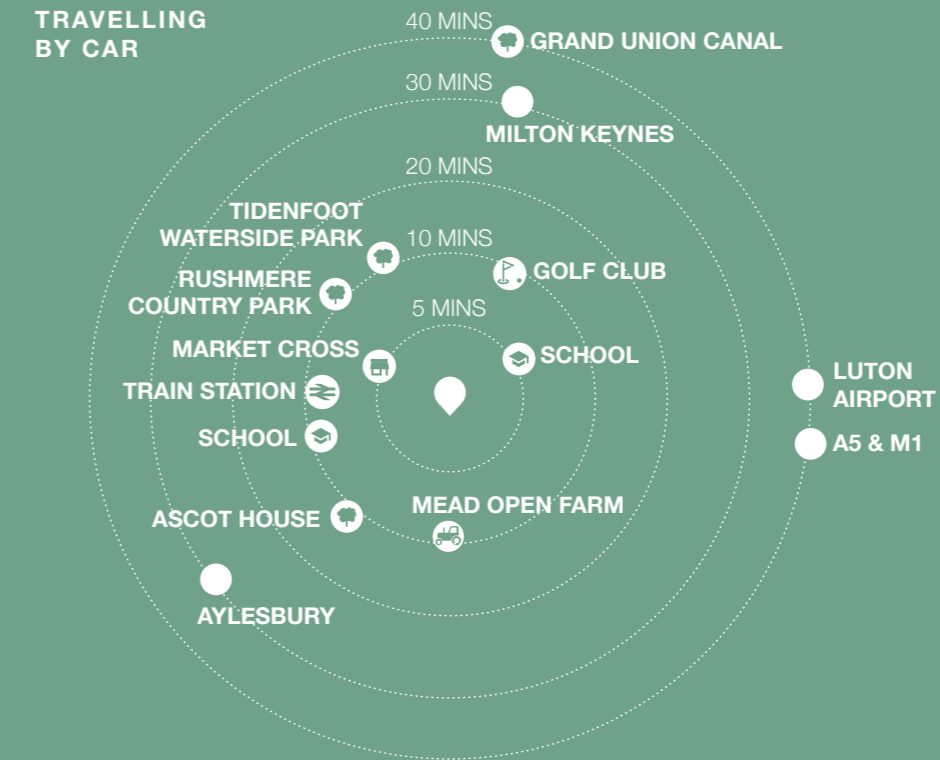
 Multiple parks and greenery are within a short distance of the development



 Leighton Buzzard Railway


THE PERFECT PLACE TO BE

With an exceptional collection of one, two, three and four 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 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.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...

