

The Kilns @ Wootton Park

Wootton, Bedfordshire

*The Elite Collection
3, 4 and 5 bedroom homes*

A development by

**Taylor
Wimpey**



Welcome to





The Kilns @ Wootton Park

The Kilns @ Wootton Park is an exciting new neighbourhood on the southern fringes of the Bedfordshire village of Wootton.








The development will comprise a selection of spacious three, four and five-bedroom houses, located off Fields Road.









5 bedroom homes

-  **The Oak**
5 bedroom home
Plots: 40, 43, 44, 91, 92 & 10
-  **The Maple**
5 bedroom home
Plots: 9, 48, 95, 107, 114, 133, 160, 171 & 172
-  **The Willow**
5 bedroom home
Plots: 2, 42, 45, 77, 87, 89, 91, 144, 145, 164, 174 & 184
-  **The Larch**
5 bedroom home
Plots: 62, 64, 65, 83, 85, 111, 136, 142, 143, 146, 147,

4 bedroom homes

-  **The Fir**
4 bedroom home
Plots: 1, 12, 47, 76, 86, 88, 9, 100, 113, 115, 137 & 173
-  **The Aspen**
4 bedroom home
Plots: 3, 14, 49, 72, 78, 90, 9, 110, 134 & 139
-  **The Poplar**
4 bedroom home
Plots: 140, 169 & 175
-  **The Sycamore**
4 bedroom home
Plots: 8, 11, 13, 15, 46, 63, 64, 84, 97, 105, 112 & 132
-  **The Hazel**
4 bedroom home
Plots: 10, 75, 80, 101, 116, 152, 153, 156, 159 & 161
-  **The Elm**
4 bedroom home
Plots: 7, 41, 81, 104, 133, 149 & 187
-  **The Spruce**
4 bedroom home
Plots: 73, 102, 103, 157, 165, 166 & 191
-  **The Alder**
4 bedroom home
Plots: 74, 158 & 192

3 bedroom homes





-  **The Ash**
3 bedroom home
Plots: 18, 19, 70, 71, 98, 150, 151, 154, 155, 178, 179, 197, 198, 199 & 200
-  **The Yew**
3 bedroom home
Plots: 176 & 177
-  **The Elder**
3 bedroom home
Plots: 4, 16, 39, 68, 69, 79, 8, 108, 135, 141, 167, 188 & 195
-  **The Beech**
3 bedroom home
Plots: 5, 6, 109, 189 & 190
-  **The Birch**
3 bedroom home
Plots: 17, 20, 21, 37, 38, 67, 162, 163, 168, 180, 181, 182, 183, 185, 186, 193, 194 & 196
-  **3 bedroom home**
Plots: 24, 25, 26, 27, 31, 32, 33, 50, 51, 119, 120, 121, 125, 126, 127, 128 & 129

2 bedroom homes

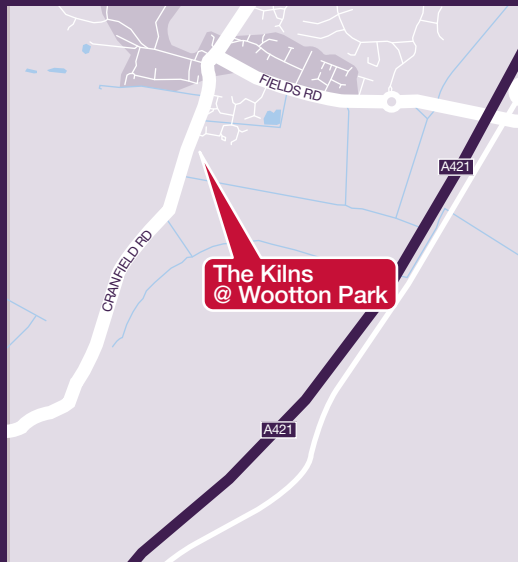
-  **2 bedroom home**
Plots: 22, 23, 28, 29, 30, 34, 35, 36, 52, 53, 117, 118, 122, 123, 124, 130 & 131

1-2 bedroom apartments

-  **1-2 bedroom apartment**
Plots: 54, 55, 56, 57, 58, 59, 60 & 61

-  Bin Storage Area
 -  Cycle Storage Area
 -  Substation
 -  Visitor Parking Space
 -  Garage
- *ah/so Shared ownership
*ah/r Rented homes

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. 44676 TWSM / January 2018



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Taylor Wimpey

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How to find us

From Bedford:

Take the A6 south from Bedford centre onto the A421 heading West towards Woburn. Continue on the A421, leaving at the upcoming junction onto Woburn Road. At the roundabout take the first exit onto Fields Road, and follow this over the bridge, straight over the following roundabout and then take the left hand turn at the junction onto Cranfield Road. Drive down Cranfield Road where the development can be found on the left hand side.

From the M1:

Leave the M1 at junction 13 and take the first exit at the roundabout onto the A421 towards Bedford. Drive along the A421, leaving at the upcoming junction (towards Cranfield/Marston Moretaine) and take the first exit at the roundabout onto Beancroft Road. At the junction turn right onto Bedford Road, continuing onto Upper Shelton Road, then Cranfield Road, where the development can be found on the right hand side.

The Kilns @ Wootton Park

Cranfield Road, Wootton,
 Bedfordshire, MK43 9QL

Sales hotline

01234 866452

Taylor Wimpey South Midlands

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The Oak
5 Bedroom home



The five bedroom Oak is an ideal property for larger families in search of extra space.

The large lounge and dining area are great spaces to entertain and they benefit from French doors leading into the garden. Connected to the dining room is the modern kitchen, which comes complete with a separate utility area. Also on this floor is a study, a cloakroom and useful storage cupboards.

The master suite can be found upstairs and it features a walk in wardrobe and an en suite, offering a peaceful retreat from the rest of the house. There are three further double bedrooms, one of which benefits from an en suite, a single bedroom and a main family bathroom. The Oak also features an integral double garage.



Ground Floor

Lounge

3.68m × 6.43m 12' 1" × 21' 1"

Kitchen/Breakfast

3.86m × 3.84m 12' 8" × 12' 7"

Utility

2.85m × 1.73m 9' 4" × 5' 8"

Dining

3.05m × 4.18m 10' 0" × 13' 8"

Study

4.04m × 2.18m 13' 3" × 7' 2"



First Floor

Bedroom 1 (max.)

5.39m × 8.55m 17' 8" × 28' 1"

Bedroom 2

3.92m × 3.44m 12' 10" × 11' 3"

Bedroom 3

3.74m × 3.26m 12' 3" × 10' 8"

Bedroom 4

3.74m × 3.08m 12' 3" × 10' 1"

Bedroom 5

3.05m × 3.02m 10' 0" × 9' 11"

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The Maple
5 Bedroom home



The Maple is a generous five bedroom home, ideal for larger families looking for extra space.

The spacious lounge opens out into the kitchen/breakfast area through double doors, making this an ideal space to relax with the family and entertain. Both these spaces also benefit from French doors that lead out into the garden. A separate utility room also provides outside access from the kitchen. The ground floor is completed by a separate dining room and study, both of which benefit from bay windows making them light and airy spaces.

Upstairs, there are four double bedrooms and one single with the master bedroom and bedroom 2 benefiting from en suites. The other bedrooms are served by the family bathroom.



Ground Floor

Lounge

4.61m × 5.86m 15' 2" × 19' 3"

Kitchen/Breakfast area

5.82m × 3.11m 19' 1" × 10' 2"

Utility

1.78m × 1.80m 5' 10" × 5' 11"

Dining room

3.39m × 3.75m 11' 1" × 12' 4"

Study

3.39m × 2.88m 11' 1" × 9' 6"



First Floor

Bedroom 1

3.37m × 4.32m 11' 1" × 14' 2"

Bedroom 2 (max).

4.01m × 3.04m 13' 2" × 10' 0"

Bedroom 3 (max).

4.32m × 2.91m 14' 2" × 9' 7"

Bedroom 4

3.28m × 3.41m 10' 9" × 11' 2"

Bedroom 5

3.08m × 2.33m 10' 1" × 7' 8"

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The Willow
5 Bedroom home



A traditional double fronted property with three floors of spacious living accommodation, the five bedroom Willow is ideal for flexible family living.

The central entrance hallway leads to a large lounge and a separate study at the front of the property, as well as the spacious kitchen/dining room, which opens through French doors to the private rear garden. A guest cloakroom and useful storage closet complete the ground floor.

The en suite master bedroom with separate dressing room, plus two double bedrooms and a main bathroom are found on the first floor. Two further bedrooms are located on the top floor.



Ground Floor

Lounge

3.58m × 4.59m 11' 9" × 15' 1"

Kitchen/Dining (max.)

8.10m × 3.24m 26' 7" × 10' 8"

Study

2.40m × 3.09m 7' 11" × 10' 2"



First Floor

Bedroom 1 (max.)

3.38m × 5.75m 11' 1" × 18' 10"

Bedroom 3 (max.)

2.45m × 4.03m 8' 1" × 13' 2"

Bedroom 4 (max.)

2.92m × 3.49m 9' 7" × 11' 5"



Second Floor

Bedroom 2 (max.)

3.38m × 5.17m 11' 1" × 17' 0"

Bedroom 5/Lounge (max.)

3.58m × 5.17m 11' 9" × 17' 0"

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The Larch
5 Bedroom home



The Larch is a five bedroom detached house with two floors of generous living space.

The entrance hallway leads through to a good sized lounge, a spacious kitchen/ breakfast room for relaxed family mealtimes, and a separate dining room for more formal occasions.

Both the lounge and the kitchen offer access through French doors to the private rear garden. A useful utility room, a guest cloakroom and the integral double garage complete the ground floor accommodation. A master bedroom with en suite shower room can be found off the light and airy central landing. The first floor also features a second en suite bedroom, plus three further double bedrooms and a family bathroom.



Ground Floor

Lounge (min.)

5.26m × 3.90m 17' 3" × 12' 10"

Kitchen (max.)

5.69m × 3.30m 18' 8" × 10' 10"

Dining

3.06m × 3.20m 10' 1" × 10' 6"



First Floor

Bedroom 1 (max.)

4.53m × 3.81m 14' 10" × 12' 6"

Bedroom 2

3.81m × 3.52m 12' 6" × 11' 7"

Bedroom 3

3.40m × 2.69m 11' 2" × 8' 10"

Bedroom 4

3.28m × 2.69m 10' 9" × 8' 10"

Bedroom 5 (min.)

2.85m × 3.00m 9' 4" × 9' 10"

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The Fir
4 Bedroom home



With four double bedrooms The Fir is a spacious home ideal for growing families.

The entrance hallway opens into the well proportioned kitchen/ dining area, which also benefits from French doors to the garden. For more formal occasions there is a dedicated dining room at the front of this property. Also on this floor is a dual aspect living room, a dedicated study, a guest cloakroom and a practical storage cupboard.

Upstairs four double bedrooms can be found with the master benefiting from an en suite shower room. This floor is completed by the main family bathroom.



Ground Floor

Lounge

3.55m × 6.35m 11' 8" × 20' 10"

Kitchen/Breakfast

4.08m × 5.11m 13' 5" × 16' 9"

Dining

2.94m × 3.58m 9' 8" × 11' 9"

Study

2.41m × 2.61m 7' 11" × 8' 7"



First Floor

Bedroom 1

4.05m × 3.39m 13' 4" × 11' 2"

Bedroom 2 (max.)

4.08m × 3.07m 13' 5" × 10' 1"

Bedroom 3

3.61m × 3.16m 11' 10" × 10' 5"

Bedroom 4 (max.)

3.61m × 3.10m 11' 10" × 10' 2"

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The Poplar
4 Bedroom home



The four bedroom Poplar has been designed to offer extra space for growing families.

A dual aspect living room and a spacious kitchen/ breakfast/family room both open through French doors to the private rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout.

The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.



Ground Floor

Lounge

4.56m × 4.49m 15' 0" × 14' 9"

Kitchen/Family

6.82m × 3.44m 22' 5" × 11' 3"

Dining

3.41m × 3.05m 11' 2" × 10' 0"



First Floor

Bedroom 1 (max.)

6.07m × 3.44m 19' 11" × 11' 3"

Bedroom 2 (min.)

4.56m × 3.08m 15' 0" × 10' 1"

Bedroom 3 (min.)

3.05m × 2.98m 10' 0" × 9' 8"

Bedroom 4 (max.)

3.48m × 2.68m 11' 5" × 8' 10"

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The Aspen
4 Bedroom home



The Aspen is a traditional double fronted four bedroom home with substantial accommodation for growing families or professional couples.

A contemporary fitted kitchen leads through double doors to the family/dining room, which opens out to the private rear garden. The lounge also has French doors to the garden, making it great for summer entertaining. There's also a study which is large enough to serve as a formal dining room, plus a guest cloakroom downstairs.

Upstairs, the landing leads to a well proportioned en suite master bedroom, two spacious double bedrooms, a single bedroom and a family bathroom.



Ground Floor

Lounge

4.75m × 3.91m 15' 7" × 12' 10"

Kitchen

4.78m × 3.33m 15' 8" × 10' 11"

Family

3.91m × 3.26m 12' 10" × 10' 8"

Study/Dining

3.01m × 2.66m 9' 11" × 8' 9"



First Floor

Bedroom 1 (max.)

4.68m × 3.22m 15' 4" × 10' 7"

Bedroom 2

3.99m × 3.33m 13' 1" × 10' 11"

Bedroom 3 (max.)

4.72m × 3.00m 15' 6" × 9' 10"

Bedroom 4

3.82m × 2.54m 12' 6" × 8' 4"

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The Sycamore
4 Bedroom home



A traditional four bedroom family home, the Sycamore offers plenty of space for day to day living as well as relaxing and entertaining.

The central entrance hallway leads to a large dual aspect living room opening through French doors to the private garden, plus a spacious kitchen/dining room with a utility area. Under stairs storage and a guest cloakroom complete the ground floor layout.

Upstairs, the master bedroom has an en suite shower room, and there are also two further double bedrooms and a well proportioned fourth bedroom as well as a family bathroom.



Ground Floor

Lounge

4.74m × 3.89m 15' 6" × 12' 8"

Kitchen

4.07m × 3.24m 13' 4" × 10' 6"

Dining

4.03m × 2.86m 13' 2" × 9' 4"

Study

2.62m × 2.10m 8' 6" × 6' 9"



First Floor

Bedroom 1 (max.)

3.77m × 3.89m 12' 4" × 12' 8"

Bedroom 2

4.22m × 2.79m 13' 8" × 9' 2"

Bedroom 3 (max.)

3.44m × 3.10m 13' 3" × 10' 2"

Bedroom 4 (max.)

3.90m × 2.75m 12' 8" × 9' 0"

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The Hazel
4 Bedroom home



The Hazel is a four bedroom property which will appeal to growing families in search of extra space.

The central entrance hallway leads to a large dual aspect living room opening through French doors to the private garden, plus a spacious kitchen/dining room with a utility area. Under stairs storage and a guest cloakroom complete the ground floor layout.

Upstairs, the master bedroom has an en suite shower room, and there are also two further double bedrooms and a well proportioned fourth bedroom as well as a family bathroom.



Ground Floor

Lounge

6.02m × 3.45m 19' 9" × 11' 4"

Kitchen

3.58m × 2.86m 11' 9" × 9' 5"

Dining

3.16m × 2.77m 10' 4" × 9' 1"



First Floor

Bedroom 1 (max.)

3.51m × 3.40m 11' 7" × 11' 2"

Bedroom 2 (max.)

3.64m × 2.98m 11' 11" × 9' 10"

Bedroom 3 (max.)

3.05m × 2.95m 10' 0" × 9' 8"

Bedroom 4 (max.)

3.09m × 2.53m 10' 2" × 8' 4"

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The Elm
4 Bedroom home



There's a wealth of space to cater for busy family lifestyles in the four bedroom Elm.

A large kitchen/dining room forms the heart of the home for day to day living, with a handy utility area providing access to outside. A spacious living room has French doors to the garden, while there's also a guest cloakroom and storage closet off the hallway.

Three double bedrooms, including the master with en suite facilities, plus an additional bedroom and main bathroom, occupy the first floor.



Ground Floor

Lounge

6.02m × 3.45m 19' 9" × 11' 4"

Kitchen

3.58m × 2.86m 11' 9" × 9' 5"

Dining

3.14m × 2.77m 10' 4" × 9' 1"



First Floor

Bedroom 1 (max.)

3.51m × 3.40m 11' 7" × 11' 2"

Bedroom 2

3.64m × 2.98m 11' 11" × 9' 10"

Bedroom 3 (max.)

3.05m × 2.95m 10' 0" × 9' 8"

Bedroom 4 (max.)

3.09m × 2.53m 10' 2" × 8' 4"

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The Spruce
4 Bedroom home



The four bedroomed Spruce is ideally suited to modern family life.

A large kitchen/ dining room opens through French doors to the private rear garden. A good sized lounge, a guest cloakroom and a useful storage cupboard complete the ground floor layout.

An en suite master bedroom is located off the upstairs landing, along with a family bathroom, a second double bedroom and two additional bedrooms; one of which could be used as an office space or playroom.



Ground Floor

Lounge

4.49m × 3.27m 14' 9" × 10' 9"

Kitchen/Dining

5.36m × 3.38m 17' 7" × 11' 1"



First Floor

Bedroom 1

3.79m × 3.17m 12' 5" × 10' 5"

Bedroom 2

3.35m × 3.17m 11' 0" × 10' 5"

Bedroom 3 (max.)

3.30m × 2.10m 10' 10" × 6' 11"

Bedroom 4

2.23m × 2.10m 7' 4" × 6' 11"

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The Alder
4 Bedroom home



The Alder is a spacious 4 bedroom home, perfect for growing families or professional couples.

A good sized kitchen/dining room forms the heart of the home for day to day living and opens through French doors to the private rear garden. Downstairs also includes a spacious lounge area, a guest toilet and cloakroom.

The en suite master bedroom and three further bedrooms are located on the first floor. Bedroom four could alternatively be used as an office or nursery.



Ground Floor

Lounge

4.49m × 3.27m 14' 9" × 10' 9"

Kitchen/Dining

5.36m × 3.38m 17' 7" × 11' 1"



First Floor

Bedroom 1

3.79m × 3.17m 12' 5" × 10' 5"

Bedroom 2

3.35m × 3.17m 11' 0" × 10' 5"

Bedroom 3 (max.)

3.30m × 2.10m 10' 10" × 6' 11"

Bedroom 4

2.23m × 2.10m 7' 4" × 6' 11"

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The Ash
3 Bedroom home



The Ash is a three bedroom townhouse with bags of versatility to appeal to growing families or professional couples.

The entrance hallway leads to a light and airy living/dining room with French doors to the private rear garden. There's also a contemporary fitted kitchen/breakfast room, a guest cloakroom and under stairs storage downstairs.

A spacious double bedroom, a further bedroom, and a family bathroom are located off the first floor landing. The master bedroom is situated on the second floor with an en suite shower room, making it the perfect retreat.



Ground Floor

Lounge/Dining

4.78m × 3.70m 15' 8" × 12' 2"

Kitchen (max.)

3.43m × 3.03m 11' 3" × 10' 0"



First Floor

Bedroom 2

4.79m × 3.37m 15' 9" × 11' 1"

Bedroom 3

2.90m × 2.56m 9' 6" × 8' 5"



Second Floor

Bedroom 1 (max ex. dormer)

6.20m × 3.66m 20' 4" × 12' 0"

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The Yew
3 Bedroom home



The three bedroom Yew is a family size property with plenty of space for contemporary living.

A dual aspect lounge has French doors out to the private rear garden, while there's also a light and airy kitchen/dining room and useful cloakroom off the entrance hallway.

The en suite master bedroom is found upstairs, along with two further well proportioned bedrooms and a family bathroom.



Ground Floor

Lounge

5.10m × 3.02m 16' 9" × 9' 11"

Kitchen/Dining

5.10m × 3.02m 16' 9" × 9' 11"



First Floor

Bedroom 1

3.78m × 3.08m 12' 5" × 10' 1"

Bedroom 2

3.02m × 2.86m 9' 11" × 9' 5"

Bedroom 3

3.02m × 2.15m 9' 11" × 7' 1"

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The Elder
3 Bedroom home



The Elder is a three bedroom property which would ideally suit a couple or a young family.

The entrance hallway leads to a kitchen/dining room and a light and airy lounge with French doors to the private garden. There's also a guest cloakroom downstairs.

Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or nursery.



Ground Floor

Lounge

5.10m × 3.02m 16' 9" × 9' 11"

Kitchen/Dining

5.10m × 3.02m 16' 9" × 9' 11"



First Floor

Bedroom 1

3.78m × 3.08m 12' 5" × 10' 1"

Bedroom 2

3.02m × 2.86m 9' 11" × 9' 5"

Bedroom 3

3.02m × 2.15m 9' 11" × 7' 1"

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All dimensions are + or - 50mm and floor plans are not shown to scale. TWSM 44676 / January 2018.



The Beech
3 Bedroom home



With a versatile layout which would suit couples and families alike, the Beech is a well proportioned three bedroom property.

The lounge/dining room is perfect for entertaining, with French doors opening out to the private rear garden, while the breakfast kitchen has plenty of space for relaxed family mealtimes. A handy storage closet and a guest cloakroom are also located off the entrance hallway.

Upstairs, the master bedroom includes an en suite shower room. Also on the first floor are a well proportioned guest bedroom, a main bathroom and a further bedroom which could alternatively be used as a nursery or study.



Ground Floor

Lounge/Dining

4.72m × 3.70m 15' 6" × 12' 2"

Kitchen (max.)

3.43m × 3.08m 11' 3" × 10' 1"



First Floor

Bedroom 1 (min.)

2.96m × 2.83m 9' 9" × 9' 4"

Bedroom 2

3.30m × 2.63m 10' 10" × 8' 8"

Bedroom 3 (max.)

3.70m × 2.00m 12' 2" × 6' 7"

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The Birch
3 Bedroom home



The 3 bedroom Birch will appeal to first-time buyers, couples and families looking for a little extra space.

A large kitchen/dining room opens through French doors to the private rear garden, making it perfect for entertaining and al fresco dining. A good sized lounge, a guest cloakroom and a store cupboard complete the ground floor layout.

The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could provide a dedicated work space or play room.



Ground Floor

Lounge (max.)

3.69m × 4.27m 12' 1" × 14' 0"

Kitchen/Dining

4.72m × 2.88m 15' 6" × 9' 5"



First Floor

Bedroom 1 (min.)

2.96m × 2.83m 9' 9" × 9' 3"

Bedroom 2

2.63m × 3.31m 8' 8" × 10' 10"

Bedroom 3 (max.)

2.01m × 3.55m 6' 7" × 11' 8"

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