

# HAYFIELD WALK

HANSLOPE

H

HAYFIELD

# H HAYFIELD

*A stunning collection of two, three, four  
and five-bedroom luxury homes.*

**HAYFIELD WALK**  
HANSLOPE

HAYFIELD

# THINKING DIFFERENTLY

SINCE 2015

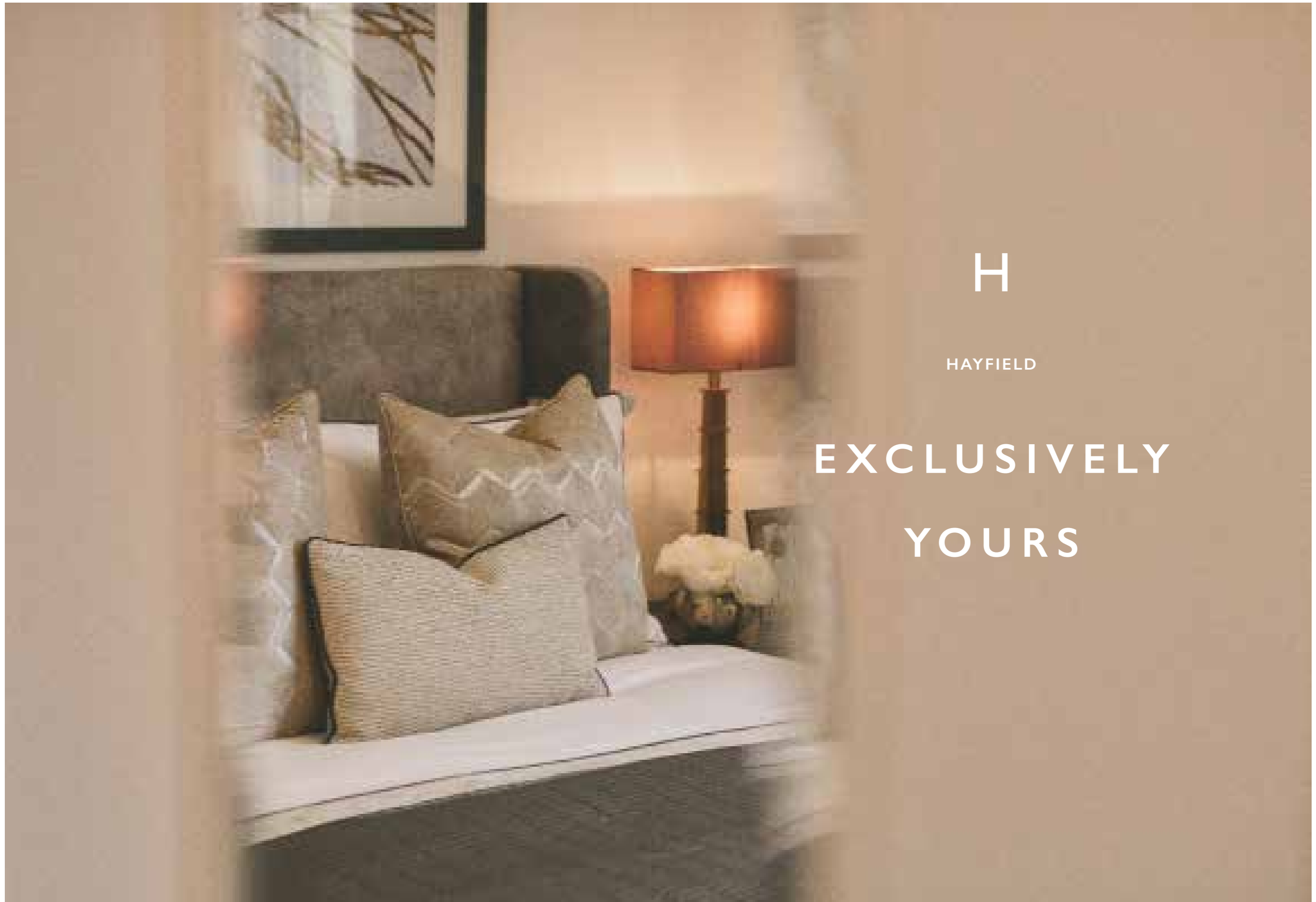


“We are immensely proud to be bringing this remarkable collection of new homes to the market, each displaying the meticulous craftsmanship and premium quality for which Hayfield is synonymous for.

In the scenic village of Hanslope, residents are sure to enjoy everything that Hayfield Walk has to offer. We look forward to welcoming people into the show home to see for themselves what sets us apart from the competition and has made us a multi award-winning housebuilder.”

**ANDY MORRIS**  
Managing Director

A stylized, handwritten signature in black ink, consisting of the letters 'AM' followed by a long, sweeping horizontal line that extends to the right.



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HAYFIELD

EXCLUSIVELY  
YOURS

## A HAYFIELD WAY OF LIFE

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This exceptional collection of homes benefits from scenic views over Hanslope and beyond. Landscaped Public Open Space, public footpaths and a children's play area will be integral features of the scheme design, which is being crafted with our signature style.

Hayfield Walk is within easy walking distance of the Ofsted Outstanding-rated Hanslope Primary School. A local village shop serving fresh food, a Post Office, GP Surgery, two pubs, a butcher and grocery store, a pet groomer, Chinese take away, three churches, the Village Hall and large recreation area are also close at hand.

While the beautiful countryside ensures you feel far from the crowd, the village is within easy reach of Wolverton and Milton Keynes train stations, which provide frequent direct services to London Euston. Hanslope is well-served by bus stops providing regular services to the neighbouring villages, as well as Milton Keynes - located seven miles away, and Northampton - located 10 miles away.





## AN IDYLIC, YET CONVENIENT LOCATION

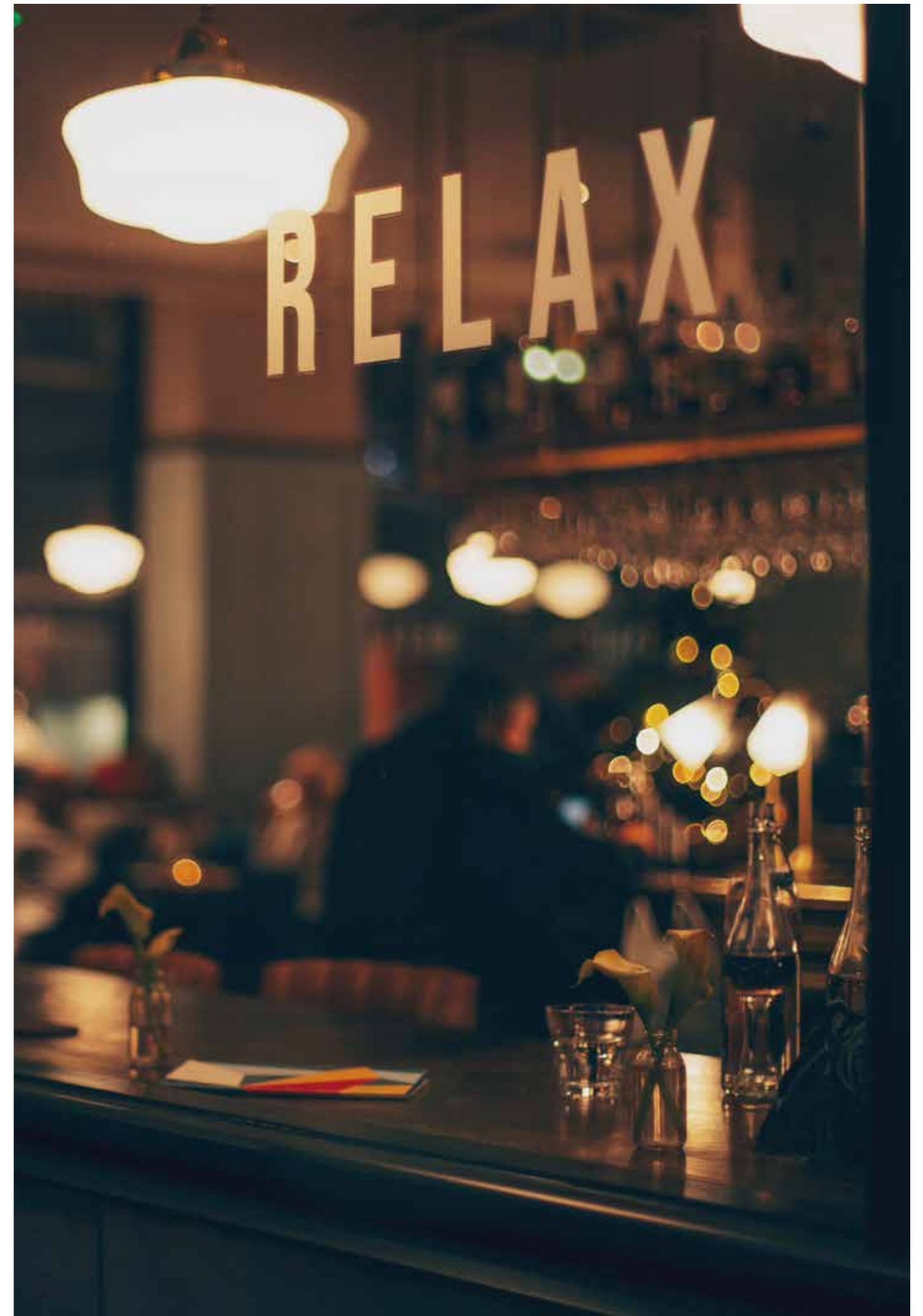
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Central Milton Keynes is only a 15-minute drive away, meaning that all it has to offer is close by, whilst keeping acres of countryside within view. The town centre boasts an enviable array of attractions such as bars, restaurants, a large shopping centre, first class sporting facilities and cultural venues, including the 19th Century estate of Bletchley Park, The National Museum of Computing and Milton Keynes Theatre.

In the opposite direction is the large county town of Northampton. Famed for its market square and independent bars and eateries, it also boasts popular destinations such as Northampton Guildhall and Earl Spencer's Althorp House.

The nearby historic market towns of Stony Stratford, Newport Pagnell and Towcester offer traditional pubs, community events, facilities such as vets and dentist surgeries, an array of independent shops and Waitrose & Partners. Meanwhile, the town of Wolverton is five miles away, offering a large supermarket, a local sports clubs and the famous Scarecrow Festival, held every September.

Commuting from Hanslope is made easy by the close proximity to the A508, A5, A34 and the M1. Further afield, the major cities of Birmingham and Oxford are both just over an hour away. Luton, Birmingham International and East Midlands Airports are also all within easy reach and offer flights to destinations across the globe.







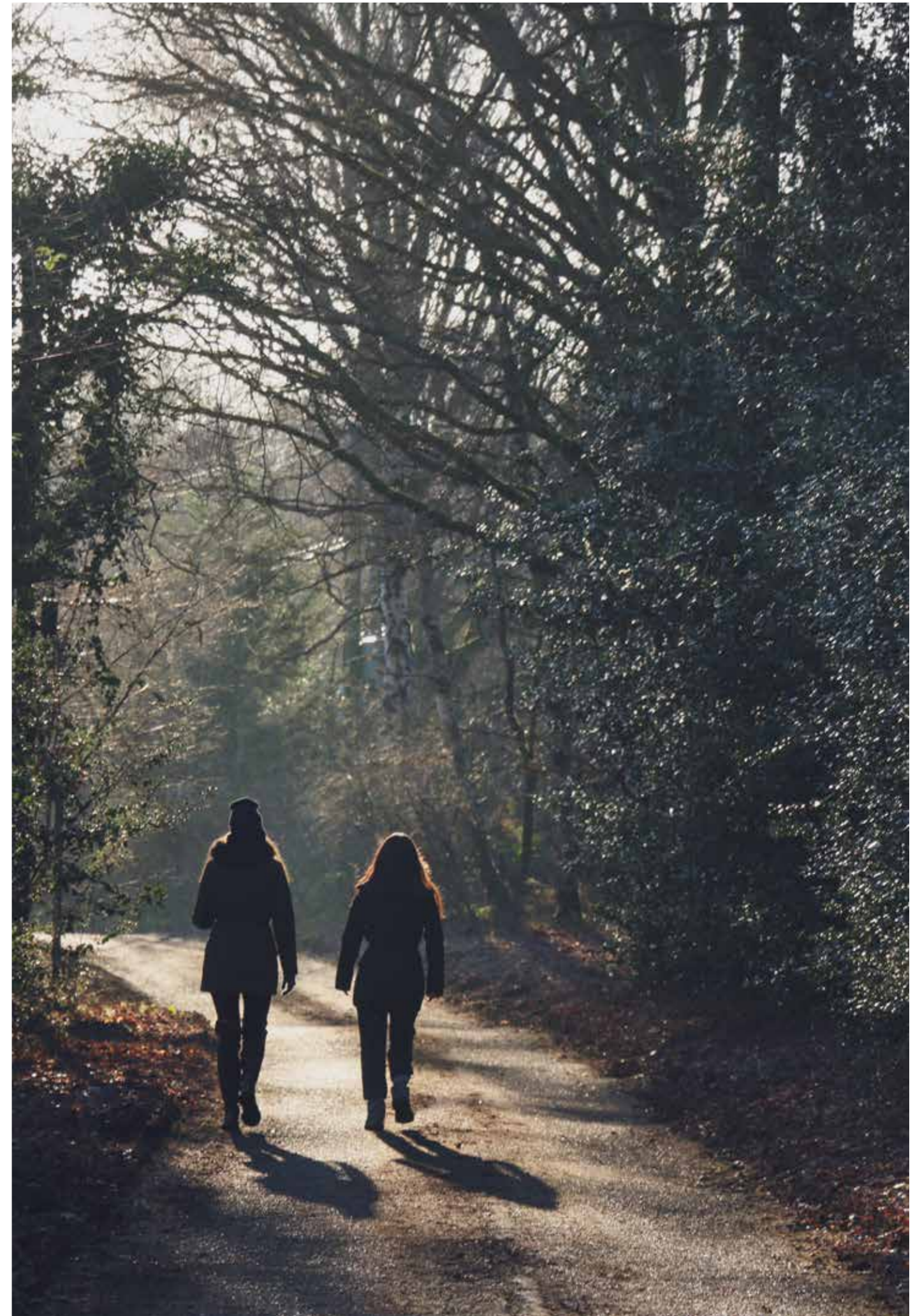
# EXPLORE THE GREAT OUTDOORS

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Hanslope's public footpaths will enable you to explore the local countryside within moments of leaving your front door. For days out and a change of scenery, there is also an array of country parks and estates close by. Only three miles away, the magnificent Salcey Forest is an oasis of nature and history, offering walking and cycling trails, archery, play areas and a café.

Located five miles away, the Canal Museum at Stoke Bruerne is the ideal place to embark on a stroll along the historic locks. Meanwhile, Emberton Country Park is where to head to for lakeside walks and family-friendly camping. The popular Willen Lake in Milton Keynes is home to Splash 'n' Play, water sports such as kayaking, open water swimming, canoeing and wakeboarding, as well as Treetop Extreme.

Living at Hayfield Walk will also enable you to arrive at major venues such as The National Bowl and Snozone in Milton Keynes and Silverstone - all within half an hour.





**HAYFIELD WALK**  
Castlethorpe Road, Hanslope, Buckinghamshire, MK19 7NZ

**HAYFIELD WALK**

**HANSLOPE**

## WITHIN HANSLOPE

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- Hanslope Recreation Ground 0.2 miles
- Hanslope GP Surgery (part of The Parks Medical Practice) 0.3 miles
- The Watt Arms 0.4 miles
- The Cock Inn 0.5 miles
- Hanslope Post Office 0.5 miles
- Hanslope Methodist Chapel 0.5 miles
- Shampooch Pet Groomers 0.5 miles
- The Crispy Duck Chinese Takeaway 0.5 miles
- Hanslope Primary School 0.6 miles
- Tompkins Butchers and Speciality Grocery Store 0.6miles
- Hanslope News 0.6 miles
- Hanslope Gospel Hall 0.6 miles
- Hanslope Village Hall 0.7 miles
- St James the Great Church 0.7 miles

## FURTHER AMENITIES

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- Milton Keynes Veterinary Group, Stony Stratford 4.8 miles
- Roadie Pharmacy, Roadie, Northampton 4.9 miles
- Tesco Superstore, Wolverton 5.2 miles
- Stratford House Dental Practice, Wolverton 5.2 miles
- Ruth's Floral Design Studio, Wolverton 5.8 miles
- Waitrose & Partners, Towcester 10.7 miles
- Northampton General Hospital 11.3 miles
- Milton Keynes University Hospital 12.1 miles

## NURSERIES/PRE SCHOOLS

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- Little Meadows Day Nursery, Hanslope 0.5 miles
- Hanslope Pre-school 0.7 miles

## PRIMARY SCHOOLS

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- Hanslope Primary School 0.6 miles
- Castlethorpe First School 1.4 miles
- Haversham Village School 3.8 miles
- The Webber Independent School, Stantonbury 6.9 miles

## SECONDARY SCHOOLS

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- The Radcliffe School, Wolverton 5.7 miles
- The Webber Independent School, Stantonbury 6.9 miles
- Sponne School, Towcester 10.9 miles



Wolverton Train Station  
With services to Milton Keynes Central  
(4 mins) and Northampton (13 mins)

4.4 miles

Milton Keynes Central  
Train Station  
With services to London Euston (35 mins),  
Rugby (23 mins), Coventry (29 mins)  
& Stoke-on-Trent (58 mins)

7.1 miles



Bus 33/33A from Northampton to  
Central Milton Keynes

0.2 miles



A508

2.7 miles

M1 junction 13

14.4 miles



H

HAYFIELD

DESIGN THAT  
ENDURES





# ARRANGEMENT OF HOMES

## THE STANTON

2 bedroom bungalow  
Homes 36, 37 & 38

## THE FAIRFORD

3 bedroom house  
Homes 20 & 32

## THE HAWFORD

3 bedroom house  
Homes 33 & 48

## THE CLAYDON

3 bedroom house  
Homes 13, 14 & 15

## THE CHACOMBE

3 bedroom house  
Homes 18, 41, 42, 47 & 50

## THE AVON

3 bedroom house  
Homes 17, 21, 44, 46 & 49

## THE HARCOURT

4 bedroom house  
Homes 19, 28 & 31

## THE HALLOW

4 bedroom house  
Homes 1, 30, 43 & 45

## THE RADLEY

4 bedroom house  
Homes 2, 29, 39 & 40

## THE BOURTON

5 bedroom house  
Homes 3 & 4

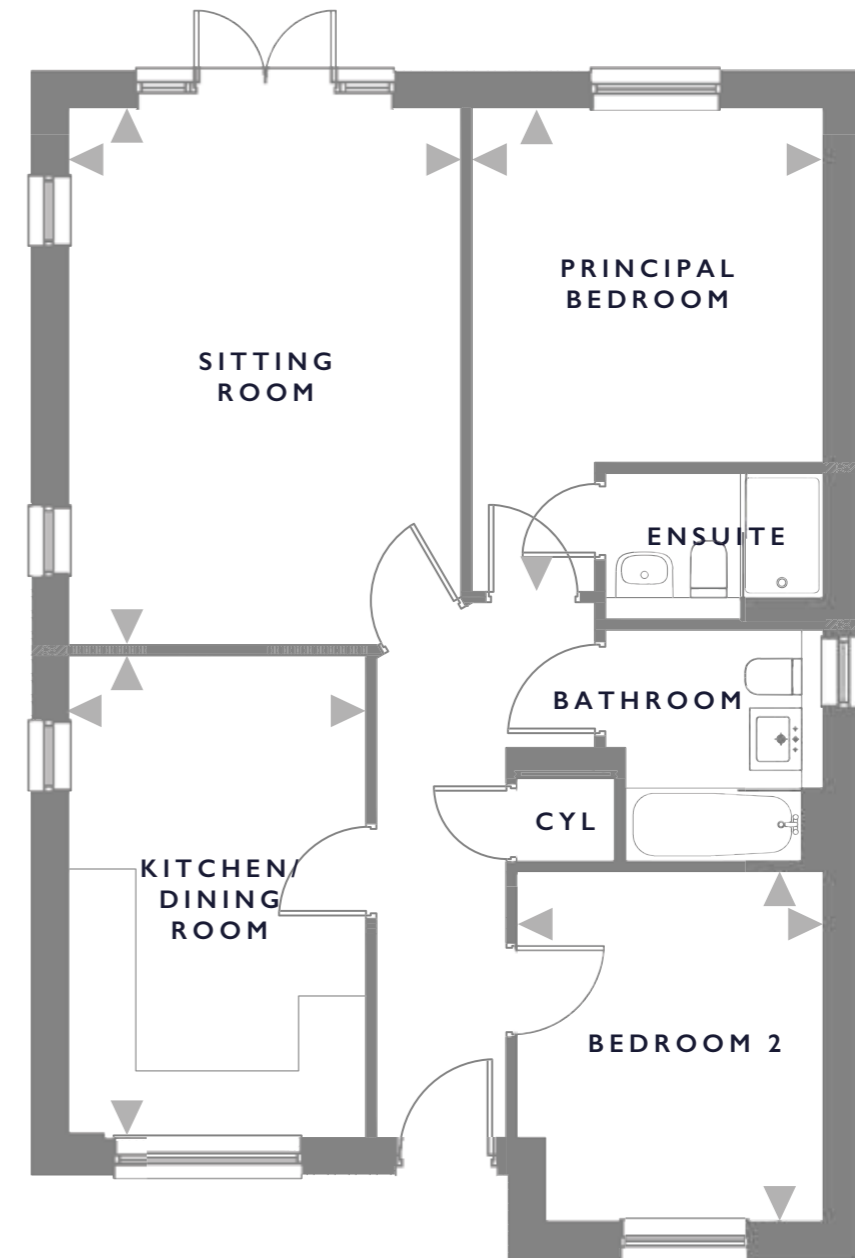
Homes 5, 6, 7, 8, 9, 10, 11, 12, 16, 22, 23, 24,  
25, 26, 27, 34 & 35 are affordable housing.



# THE STANTON

## 2 BEDROOM BUNGALOW

Homes 36, 37 & 38



### GROUND FLOOR

Sitting Room	5.18m x 3.78m	17'0" x 12'5"
Kitchen/Dining Room	4.65m x 2.87m	15'3" x 9'5"
Principal Bedroom	4.67m x 3.39m	15'3" x 11'1"
Bedroom 2	3.37m x 2.96m	11'0" x 9'8"

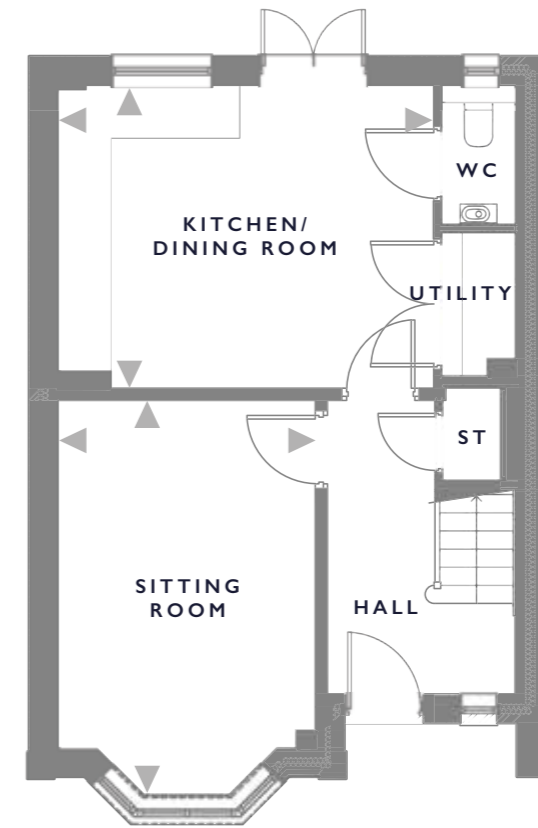
### GROUND FLOOR



# THE FAIRFORD

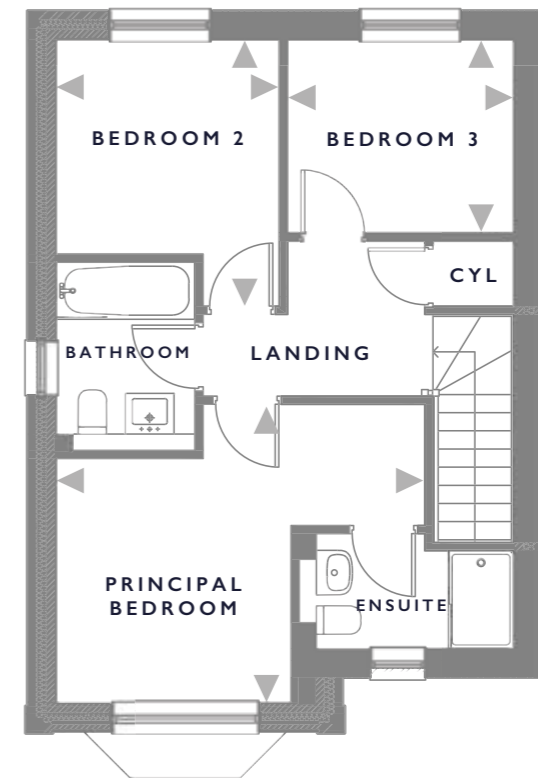
## 3 BEDROOM HOUSE

Homes 20 & 32



GROUND FLOOR

FIRST FLOOR



### GROUND FLOOR

Sitting Room 4.84m x 3.14m 15'10" x 10'3"  
Kitchen/Dining Room 3.72m x 4.61m 12'2" x 15'1"

### FIRST FLOOR

Principal Bedroom 3.66m x 4.52m 12'0" x 14'10"  
Bedroom 2 3.27m x 2.74m 10'9" x 9'0"  
Bedroom 3 2.37m x 2.78m 7'9" x 9'1"

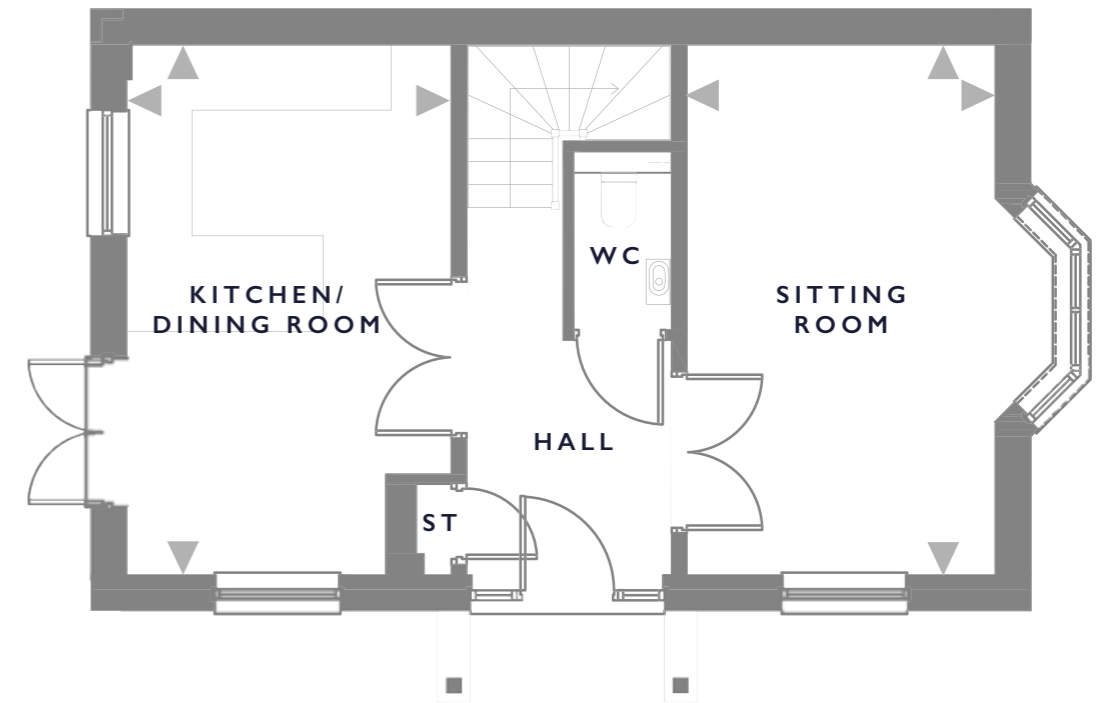
Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Ask a Sales Advisor for further details on specific homes.

Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Images are artists impressions and may vary. Cupboards in some properties may vary.

# THE HAWFORD

## 3 BEDROOM HOUSE

Homes 33 & 48



GROUND FLOOR

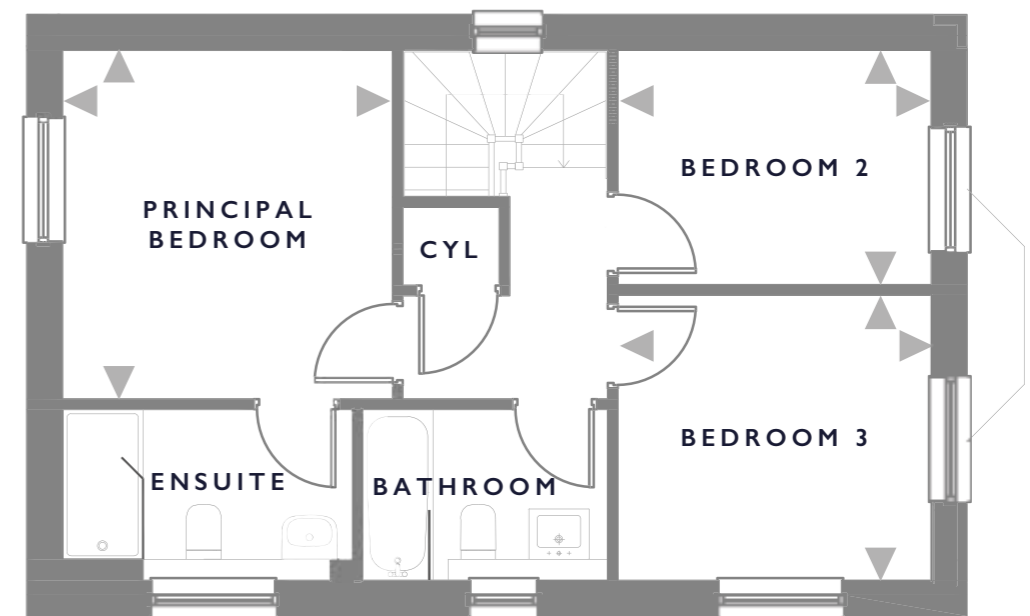
FIRST FLOOR

### GROUND FLOOR

Sitting Room 5.27m x 3.06m 17'3" x 10'0"  
Kitchen/Dining Room 5.27m x 3.23m 17'3" x 10'7"

### FIRST FLOOR

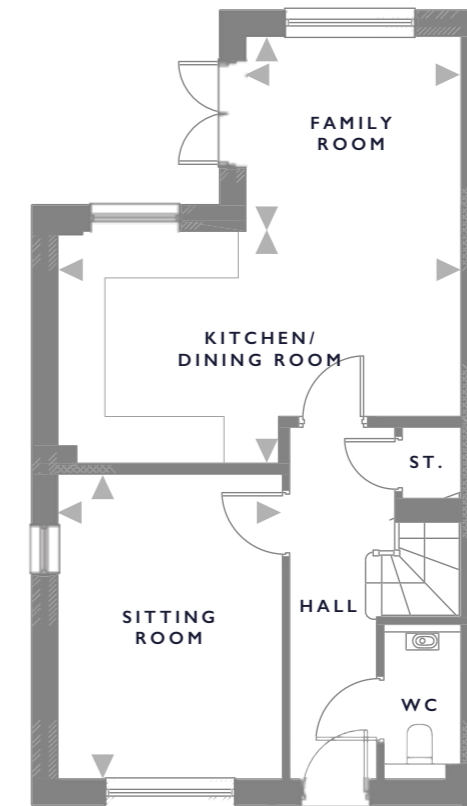
Principal Bedroom 3.47m x 3.28m 11'4" x 10'9"  
Bedroom 2 2.33m x 3.11m 7'8" x 10'2"  
Bedroom 3 2.84m x 3.11m 9'3" x 10'2"



# THE CLAYDON

## 3 BEDROOM HOUSE

Homes 13, 14 & 15 (13 is handed)



GROUND FLOOR

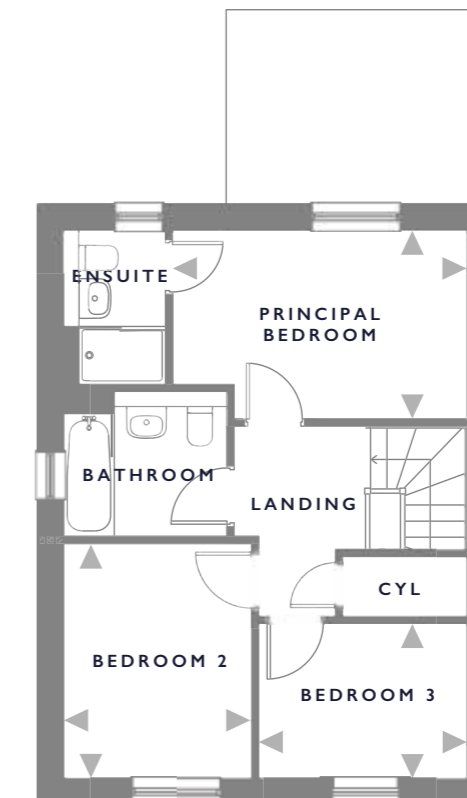
FIRST FLOOR

### GROUND FLOOR

Sitting Room	4.23m x 3.11m	13'10" x 10'2"
Kitchen/Dining Room	3.22m x 5.59m	10'6" x 18'4"
Family Room	2.70m x 2.98m	8'10" x 9'9"

### FIRST FLOOR

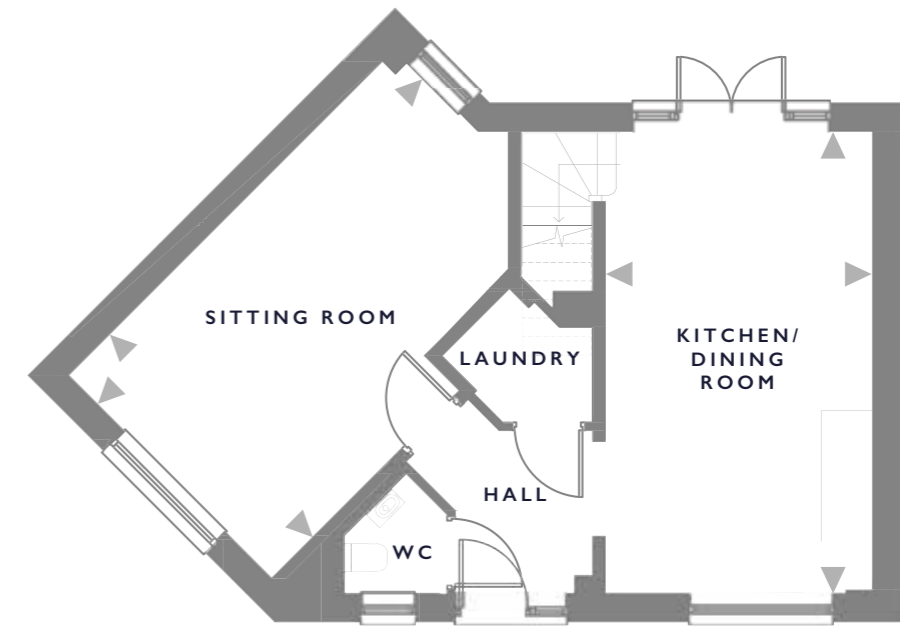
Principal Bedroom	2.62m x 4.08m	8'7" x 13'4"
Bedroom 2	3.25m x 2.60m	10'8" x 8'6"
Bedroom 3	2.14m x 2.88m	7'0" x 9'5"



# THE CHACOMBE

## 3 BEDROOM HOUSE

Homes 18, 41, 42, 47 & 50 (18, 42 & 47 are handed)



GROUND FLOOR

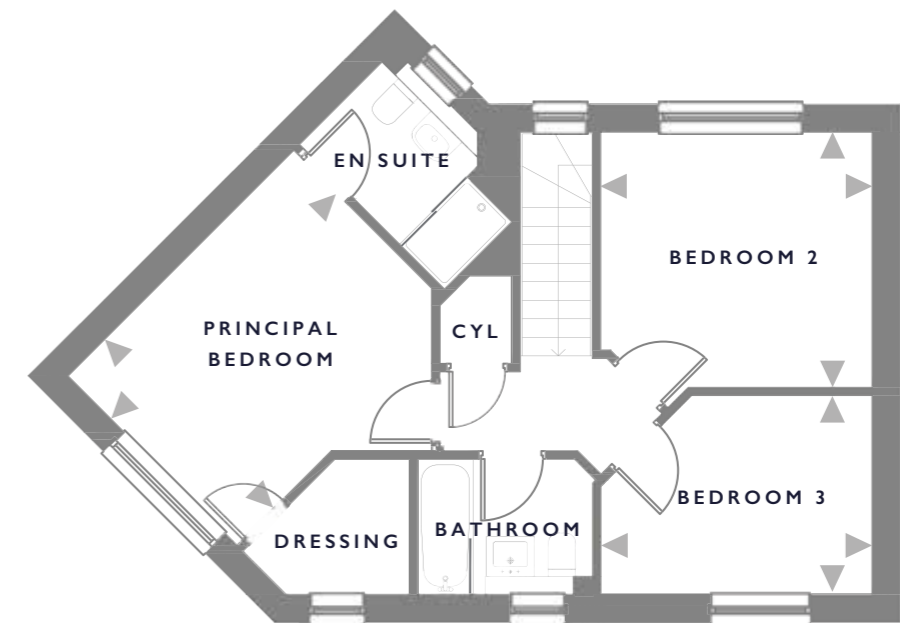
FIRST FLOOR

### GROUND FLOOR

Sitting Room 5.81m x 3.36m 19'0" x 11'0"  
Kitchen/Dining Room 5.81m x 3.62m 19'0" x 11'10"

### FIRST FLOOR

Principal Bedroom 4.02m x 3.01m 13'2" x 9'10"  
Bedroom 2 3.21m x 3.41m 10'6" x 11'2"  
Bedroom 3 2.50m x 3.41m 8'2" x 11'2"



# THE AVON

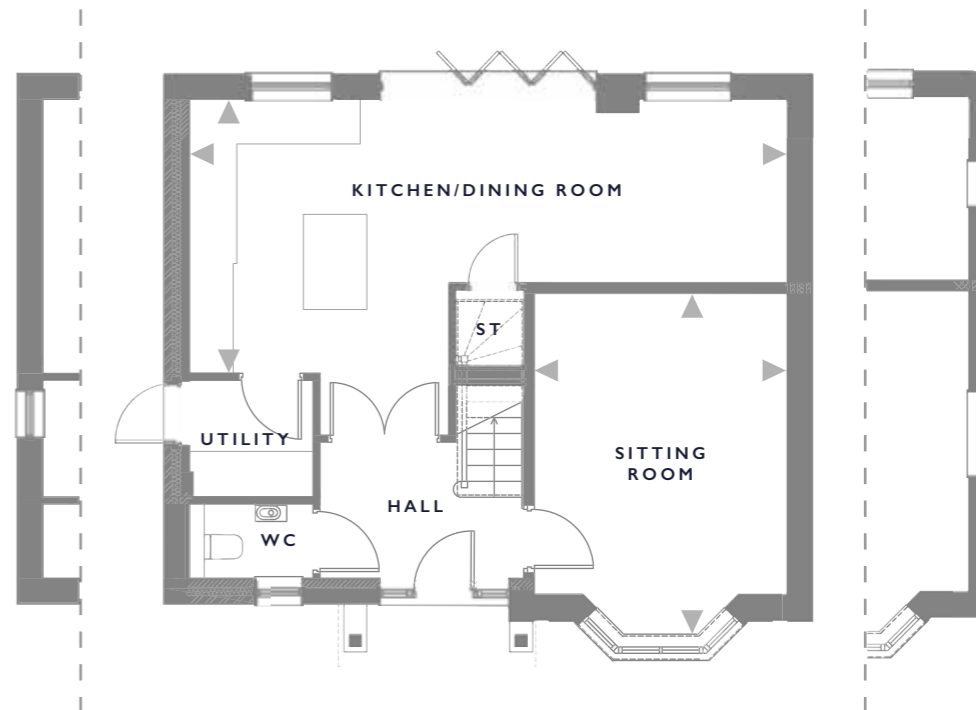
## 3 BEDROOM HOUSE

Homes 17, 21, 44, 46 & 49 (17, 44 & 46 are handed)



Home 46 only

Please ask a Sales Advisor for details



Home 21 only

Please ask a Sales Advisor for details

GROUND FLOOR

FIRST FLOOR

### GROUND FLOOR

Sitting Room 4.85m x 3.6m 15'11" x 11'9"

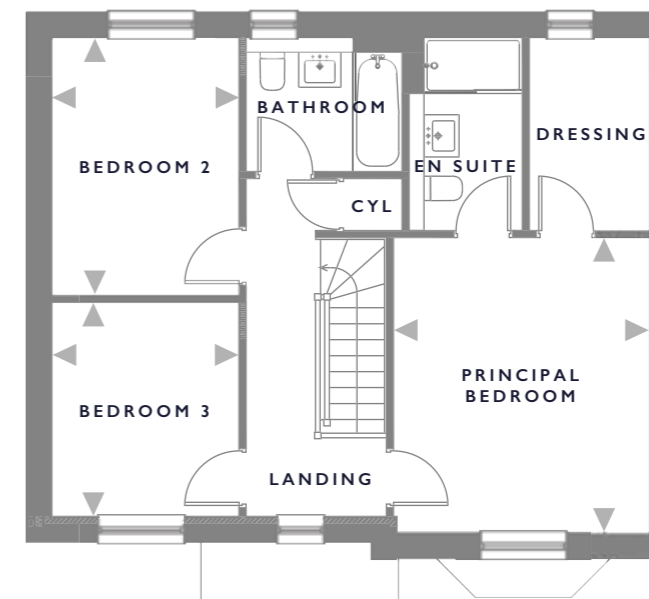
Kitchen/Dining Room 3.90m x 8.51m 12'9" x 27'10"

### FIRST FLOOR

Principal Bedroom 4.20m x 3.65m 13'9" x 11'11"

Bedroom 2 3.67m x 2.66m 12'0" x 8'9"

Bedroom 3 3.05m x 2.66m 10'0" x 8'9"



# THE HARCOURT

## 4 BEDROOM HOUSE

Homes 19, 28 & 31



Home 28 only  
Please ask a Sales Advisor for details

GROUND FLOOR

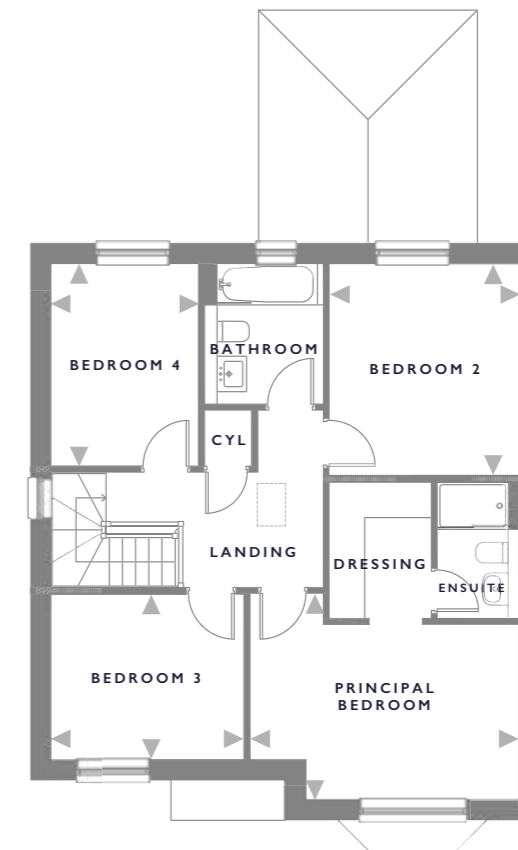
FIRST FLOOR

### GROUND FLOOR

Sitting Room	5.84m x 3.63m	19'1" x 11'11"
Kitchen/Dining Room	3.68m x 5.76m	12'1" x 18'11"
Family Room	3.94m x 3.00m	12'11" x 9'10"
Study	2.81m x 2.25m	9'3" x 7'5"

### FIRST FLOOR

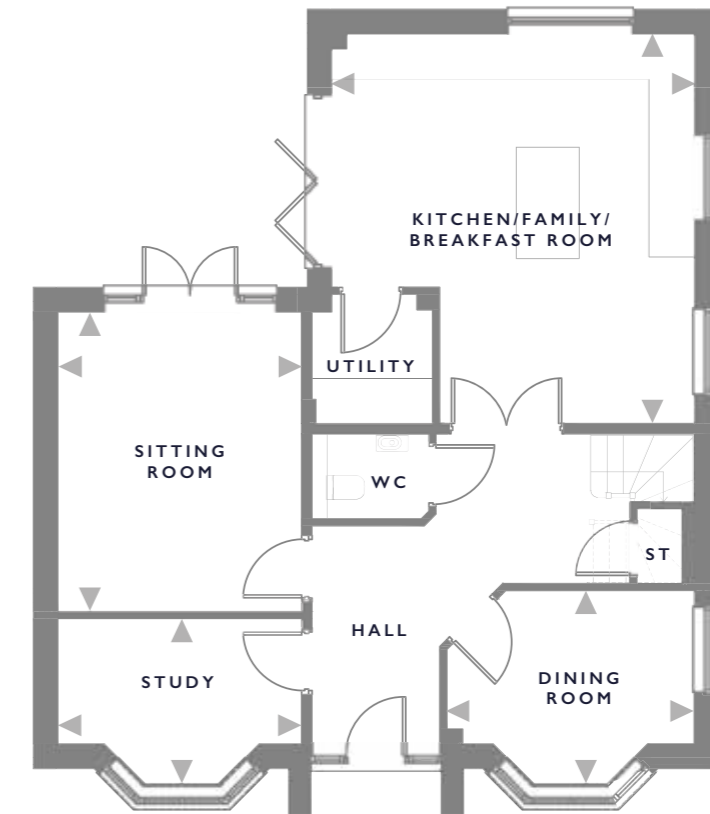
Principal Bedroom	3.49m x 4.58m	11'5" x 15'0"
Bedroom 2	3.59m x 3.24m	11'9" x 10'7"
Bedroom 3	2.80m x 3.27m	9'2" x 10'8"
Bedroom 4	3.43m x 2.50m	11'3" x 8'2"



# THE HALLOW

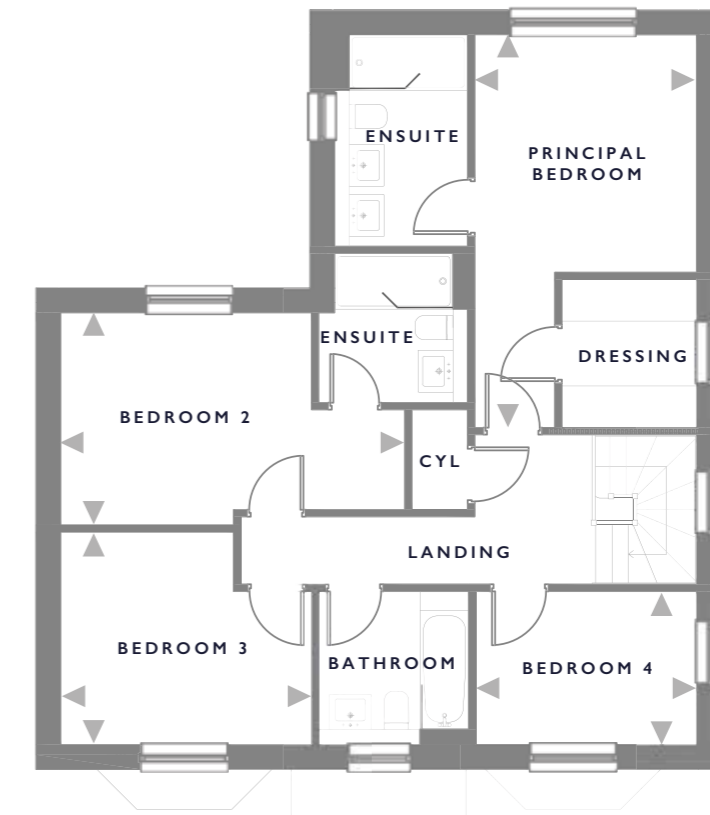
## 4 BEDROOM HOUSE

Homes 1, 30, 43 & 45 (43 & 45 are handed)



GROUND FLOOR

FIRST FLOOR



### GROUND FLOOR

Sitting Room 4.30m x 3.49m 14'1" x 11'5"

Kitchen/Family/Breakfast Room 5.59m x 5.19m 18'4" x 17'0"

Dining Room 2.80m x 3.54m 9'2" x 11'7"

Study 2.40m x 3.49m 7'10" x 11'5"

### FIRST FLOOR

Principal Bedroom 5.64m x 3.18m 18'6" x 10'5"

Bedroom 2 3.05m x 4.94m 10'0" x 16'2"

Bedroom 3 3.05m x 3.60m 10'0" x 11'10"

Bedroom 4 2.20m x 3.17m 7'2" x 10'5"

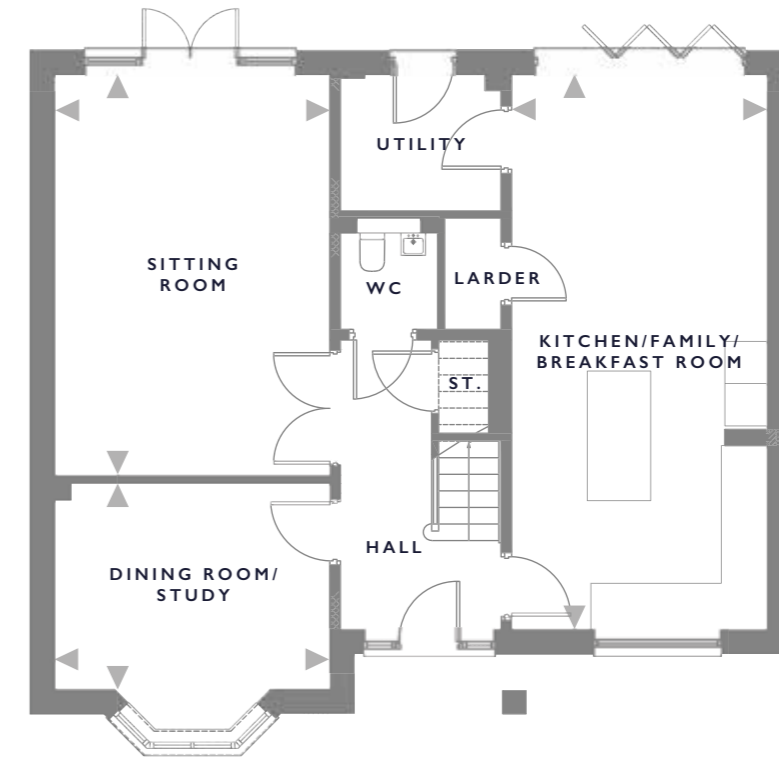
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# THE RADLEY

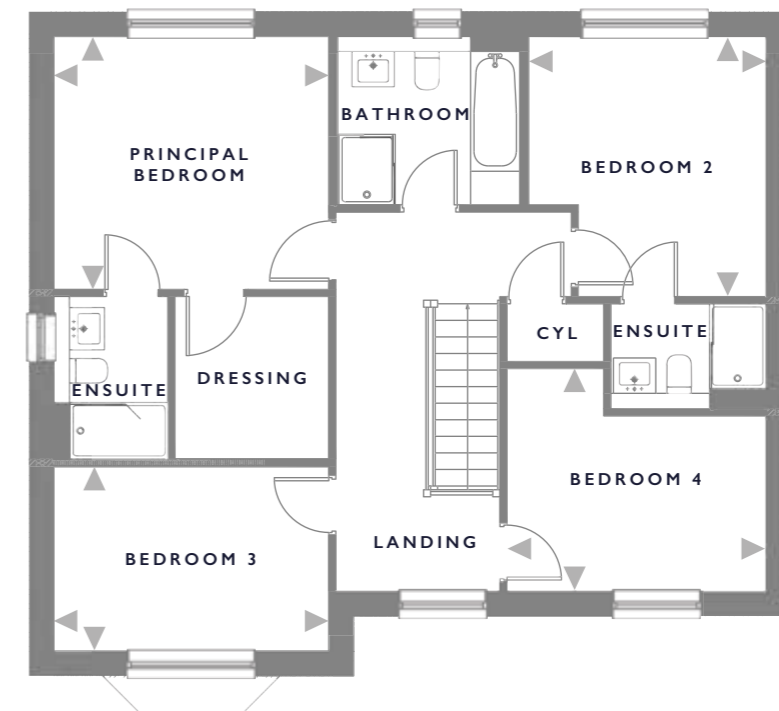
## 4 BEDROOM HOUSE

Homes 2, 29, 39 & 40 (39 is handed)



GROUND FLOOR

FIRST FLOOR



### GROUND FLOOR

Sitting Room 5.68m x 3.90m 18'7" x 12'9"

Kitchen/Family/Breakfast Room 7.86m x 3.62m 25'9" x 11'10"

Dining Room/Study 2.92m x 3.90m 9'7" x 12'9"

### FIRST FLOOR

Principal Bedroom 3.59m x 3.90m 11'9" x 12'9"

Bedroom 2 3.69m x 3.39m 12'1" x 11'1"

Bedroom 3 2.61m x 3.90m 8'7" x 12'9"

Bedroom 4 3.15m x 3.67m 10'4" x 12'0"

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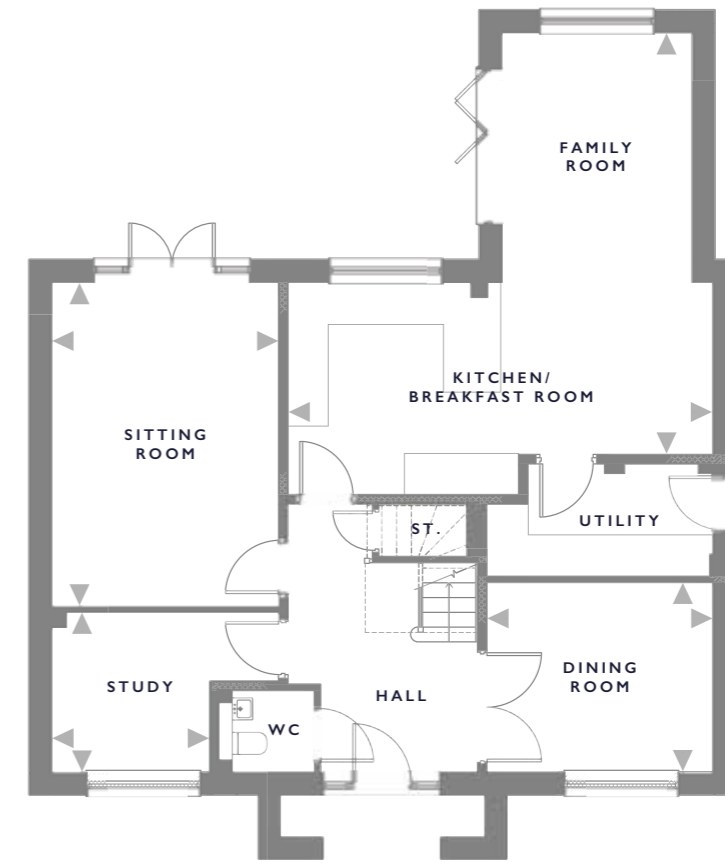
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# THE BOURTON

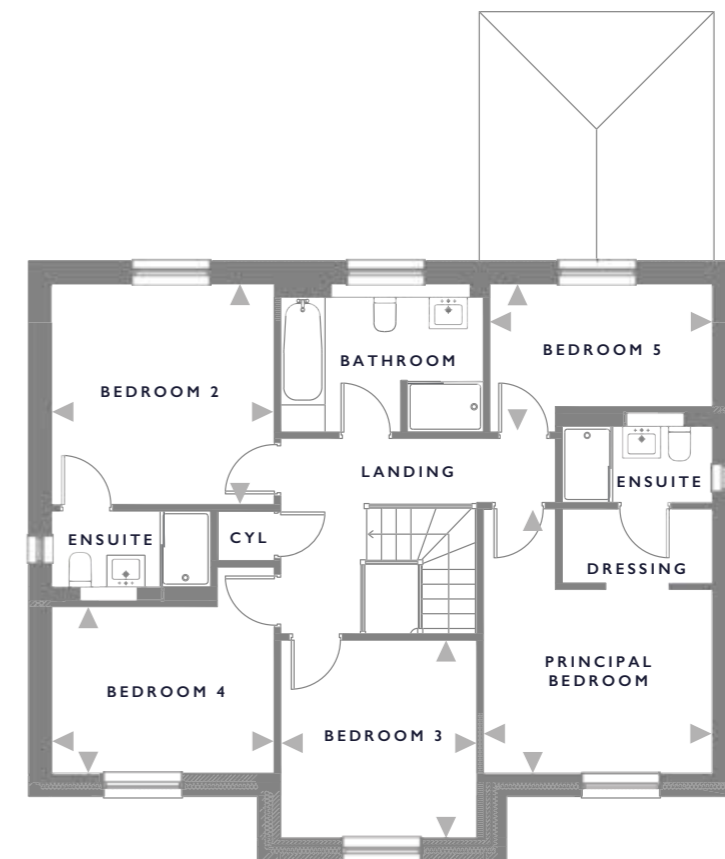
## 5 BEDROOM HOUSE

Homes 3 and 4 (3 is handed)



GROUND FLOOR

FIRST FLOOR



### GROUND FLOOR

Sitting Room	5.10m x 3.57m	16'9" x 11'8"
Kitchen/Family/Breakfast Room	6.65m x 6.7m	21'9" x 21'11"
Study	2.52m x 2.48m	8'3" x 8'2"
Dining Room	2.99m x 3.56m	9'9" x 11'8"

### FIRST FLOOR

Principal Bedroom	4.17m x 3.61m	13'8" x 11'10"
Bedroom 2	3.48m x 3.51m	11'5" x 11'6"
Bedroom 3	3.11m x 3.10m	10'2" x 10'2"
Bedroom 4	2.63m x 3.51m	8'7" x 11'6"
Bedroom 5	2.34m x 3.51m	7'8" x 11'6"

A close-up photograph of two copper handles mounted on a light-colored, possibly white or cream, cabinet door. The handles are made of a polished copper material, showing a warm, reddish-brown hue. They have a curved, ergonomic design. The background is a plain, light-colored surface, likely the cabinet door, with a subtle shadow cast by the handles. The lighting is soft and even, highlighting the texture and finish of the copper.

H

HAYFIELD

REFINED WITH  
CRAFT

# A PLACE YOU WILL BE PROUD TO CALL HOME

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We have fitted each home at Hayfield Walk with thoughtful interiors, carefully considered to enhance space and light, whilst ensuring residents have only the best fixtures, fittings and appliances. In addition to being visually attractive, cost-saving technologies maximise efficiency and sustainability, keeping running costs to a minimum.

## WHAT MAKES US DIFFERENT?

We delight in showing customers around our new homes, because we love seeing their reactions. We continuously develop our interiors to ensure they are the best they can possibly be, incorporating tactile materials and advanced features that rank quality and residents' comfort as a top priority.

As a result, each home comes with thoughtful specifications, leading appliances and unique detailing as standard.

In the next pages are just a few examples of the kind of elements that make our multi award-winning homes different by design. Our interior choices reflect our passion for housebuilding and creating living spaces in which residents can flourish, enjoying all the benefits of a new home.

We pride ourselves on the knowledge that our specifications exceed expectations and that we have played our part in making residents' lives that little bit easier







## KITCHENS

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The kitchens and utility rooms are equipped with a range of increased height wall cabinets from Moores Furniture. An excellent range of colours and handles will be available to customise your property (subject to build stage).

Silestone worktops and upstands to the Bourton, Radley, Hallow and Harcourt, including utility rooms. Laminate worktops and upstands with glass splashbacks to the Avon, Chacombe, Claydon, Hawford, Fairford and Stanton house designs.

Fully integrated luxury Bosch appliances to all homes, including a multi-functional single oven, induction hob, integrated dishwasher and integrated fridge freezer.

The Bourton, Radley, Hallow and Harcourt will be fitted with an additional oven with microwave function.

Karndean flooring to the kitchen/dining, utility, cloakroom, hall and store under stairs to all homes.

Bi-fold doors to the kitchen/family/garden room fitted to the Bourton, Radley, Hallow and Harcourt homes (please refer to working drawings).

Underfloor heating to the ground floor and conventional radiators to all homes. All homes will be heated by eco-friendly Daikin Air Source Heat Pumps.

## BATHROOMS & EN SUITES

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Contemporary white Laufen bathroom suites with chrome fittings and chrome towel rails to the Bourton, Radley, Hallow and Harcourt. Contemporary white ROCA bathroom suites with chrome fittings and white towel rails to the Avon, Chacombe, Claydon, Hawford, Fairford and Stanton homes.

Mirror with shaver socket to be provided to bathrooms and ensuites.

Minoli wall tiles and Karndean flooring to bathrooms and ensuites of the Bourton, Radley, Hallow, Harcourt, Chacombe, Claydon, Hawford, Fairford and Stanton house designs.

A mixture of wall mounted mirrored vanity units to bathrooms and master ensuites of all homes. (please refer to the Sales Advisors' working drawings).



## INTERNAL FEATURES

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Fitted wardrobes to the master bedroom of the Bourton, Radley, Hallow and Harcourt homes.

Improved sound performance construction to the dedicated study or smallest bedroom of all homes.

Glazed internal doors to ground floor rooms where applicable.

Heritage matt bronze ironmongery and hinges to hall, stairs and landing.

Farrow & Ball paint to woodwork in hall, stairs and landing.

Plinth block to hall, stairs and landing.



## ELECTRICAL & MULTIMEDIA

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Chrome electrical accessories to all ground floor rooms and white electrical accessories to first floor rooms.

White downlights to kitchen, dining, sitting room, hall, bathroom and en-suites, and pendant lighting to remaining rooms. (please refer to Sales Advisors' working drawings).

Feature pelmet lighting to lounge and LED strip lighting to ensuite or bathroom.

Directional spotlights (please refer to working drawings).

Ring Doorbell to all homes.

Smart electric vehicle fast-charging points to all homes.

OFNL fibre provision with up to 360Mbps download speeds.

Rooms wired for Sky & Freeview TV distribution.

Double glazed white UPVC windows with multi-point locking system to all homes.

## EXTERNAL FEATURES

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Turf to front gardens, with feature planting and turf to the rear gardens.

Power to garages where possible.

Closeboard fencing and respective access gate to each home.

## AFTERCARE

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Hayfield has a dedicated Customer Care Department providing peace of mind for two years after you move into the property.

Each home also comes with a 10-year NHBC Warranty.



Please refer to Hayfield's Sales Advisors for individual home specifications.  
Hayfield reserves the right to change the specification without prior notice.



## CUSTOMER CARE

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In keeping with everything we believe and do, being a Hayfield customer is not the usual 'customer' experience. What you see is what you get – and what you do see is of the highest standard, different, and the result of a design sensibility that understands only too well the importance of the decision you have to make. We welcome you in to the homes that we would love to live in ourselves.

## HELP SETTLING IN

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To assist you with settling into your new Hayfield home, we offer all of our customers the option of having a 'Man in a Van' for a day. Whether it's hanging pictures or putting up blinds, we're here to help you to make your finishing touches.

Find out more about our award-winning aftercare at:

[hayfieldhomes.co.uk/customer-care](https://www.hayfieldhomes.co.uk/customer-care)





A woman with long blonde hair, wearing a light blue button-down shirt, is sitting at a dark desk. She is smiling and looking towards the left. In front of her is a laptop. The background shows a large window with a grid pattern, and some papers are on the desk to the right.

H

HAYFIELD

BEGIN YOUR  
STORY  
WITH US

## HAYFIELD WALK



Contact a member of our Sales Advisors today  
to book your personal appointment.

CASTLETHORPE ROAD  
HANSLOPE  
BUCKINGHAMSHIRE  
MK19 7NZ

0800 161 5488

[hayfieldwalk@hayfieldhomes.co.uk](mailto:hayfieldwalk@hayfieldhomes.co.uk)

