



# HAYFIELD GARDENS

TODDINGTON

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HAYFIELD

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## Award winning homes & places

Since 2015, Hayfield has set the benchmark for creating beautiful, award-winning homes in some of the UK's most desirable locations. We take pride in doing things differently, creating sustainable homes and new communities that we would love to live in ourselves.

HAYFIELD



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**HAYFIELD**

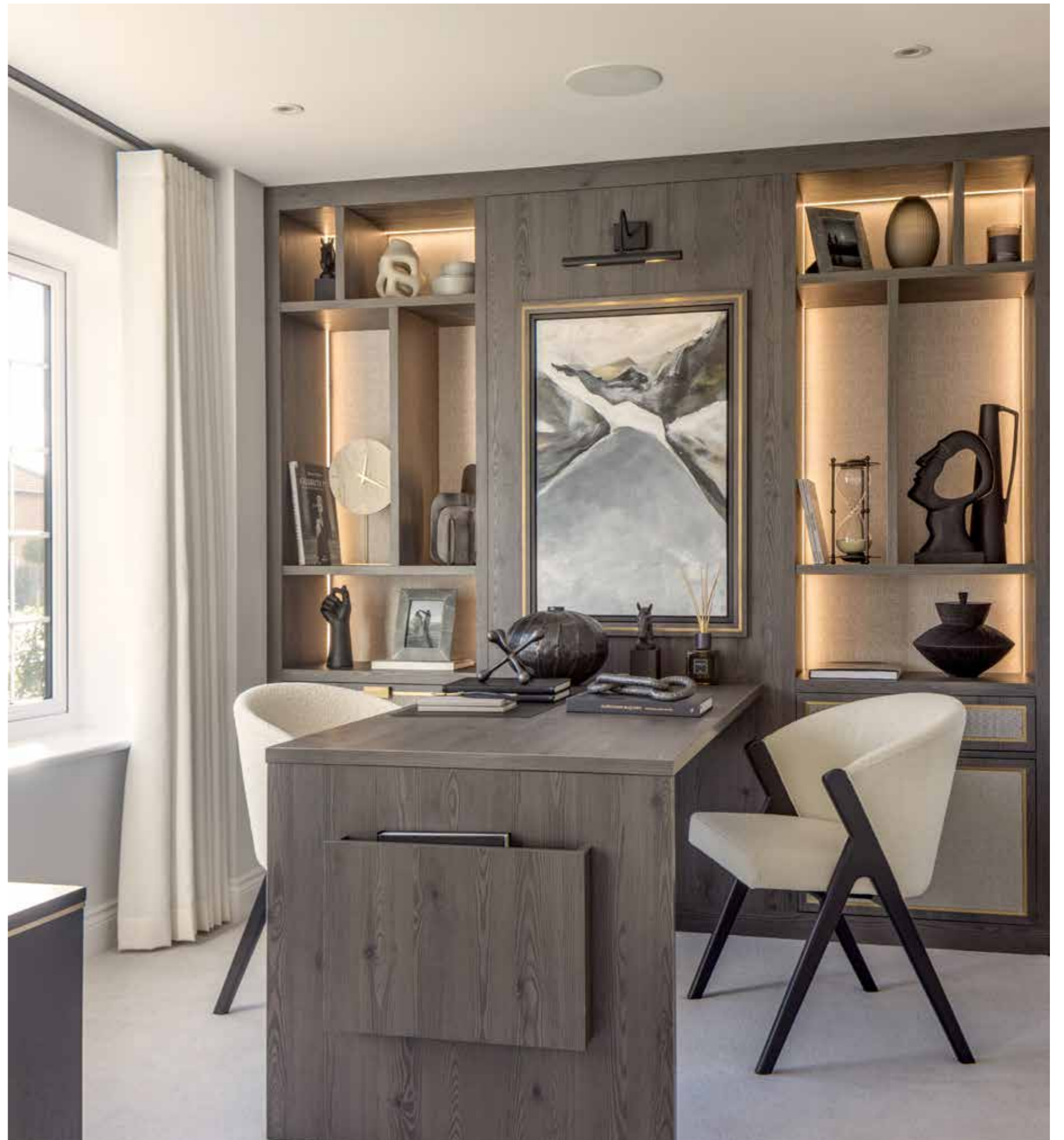
EXCELLENCE AS STANDARD

# An inspiring place to call home

A Hayfield home is anything but ordinary. We use different suppliers, different materials, and different fittings to create a home that looks and feels original and is full of personality. It's what we call the Hayfield Difference.

Hayfield Gardens has been designed to blend seamlessly with its surroundings and offer a range of brand-new homes with an unrivalled specification and the gold standard of energy efficiency.

The curation of 60 two, three, four and five-bedroom homes will take pride of place in the charming Bedfordshire village of Toddington, and each detached, semi-detached and terraced home will be EPC A-rated and boast our premium specification, as standard.





ECO  
REDEFINED

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We apply an innovative and responsible approach to minimise our impact on the environment, for the benefit of our customers and the planet.

Every detail has been carefully considered to achieve the gold standard of efficiency, so that our customers can live a more sustainable lifestyle whilst not compromising on luxury.



# MARKET LEADING EPC A-RATED SPECIFICATION, AS STANDARD

## INCREASED LOFT INSULATION

500mm loft insulation, achieving 0.9 u-value, minimising heat loss

## ENERGY EFFICIENCY

Highly efficient EPC A-rated homes that reduce carbon emissions by over 75% compared to Part L 2021 regulations.

## SOLAR PV DIVERTER

When the home is not in use, power is diverted to other areas so the generated power is not lost

## SOLAR PV PANELS

Produces low carbon electricity

## LIGHTING

100% low energy LED lighting throughout

## WATER SAVING MEASURES

Dual flush toilets, water saving baths and flow restrictors on taps

## EV CHARGING

Electric vehicle charging point to reduce reliance on fossil fuels

## THERMALLY BROKEN LINTELS

Improves thermal performance to windows and doors

## AIR SOURCE HEAT PUMP

Provides highly efficient, low carbon space heating and hot water supply

## EXTERNAL WALL INSULATION

Full-fill 125mm cavity wall insulation

## FIBRE OPTIC BROADBAND

Enhancing home working and reducing your carbon footprint

## UNDERFLOOR HEATING & FLOOR INSULATION

Works by circulating warm water through a series of continuous loops under the floor. 150mm floor insulation minimises heat loss

## SOUND REDUCING INSULATION

Sound reducing insulation to the home office or smallest bedroom for easier home working



ECO REDEFINED

# Committed to sustainable living

Our homes are more than just bricks and mortar. Every detail has been carefully considered to create homes that achieve the gold standard of efficiency, meaning residents can live a more sustainable lifestyle whilst not compromising on luxury.

## CARBON EMISSIONS

To have the best chance of avoiding a 2°C rise in global temperatures, the average global carbon footprint per year needs to drop to under 2 tonnes by 2050. We introduced our Zero Carbon Ready specification in 2021—four years in advance of the 2025 Future Homes Standard legislation.

The average EPC A-rated Hayfield home emits 0.1 tonnes of carbon per year, which is 97% less carbon emissions compared to a typical existing home and 89% less emissions than the average new build home.

## TYPICAL CARBON EMISSIONS



Source: data from the Home Builders Federation (HBF) "Watt a Save" report & Hayfield Energy Performance Certificates. Hayfield homes only have a carbon emission score, due to the supply from the National Grid, which is not decarbonised.



# Location

## LOCAL AREA

## Embrace local life

Nestled in the heart of Bedfordshire, the village of Toddington is a hidden gem, with an enchanting blend of timeless charm and modern convenience. The village's welcoming atmosphere and close-knit community make it a place where you can truly feel at home.

Toddington's appeal extends beyond its picturesque architecture. The village boasts stunning natural beauty, with rolling countryside and scenic walks. The charming local shops and eateries invite you to savour the flavours of Bedfordshire, while the vibrant village square is the heart of the community.





LOCAL AREA

## Explore the area

Toddington offers an enviable location with easy access to major towns and transport links. Just a stone's throw away you'll find the bustling city of Milton Keynes known for its thriving shopping centres, cultural attractions, and excellent dining options. Meanwhile, a short drive in the opposite direction leads to the historic market town of Dunstable, where the local markets and charming streets beckon you to explore its rich history.

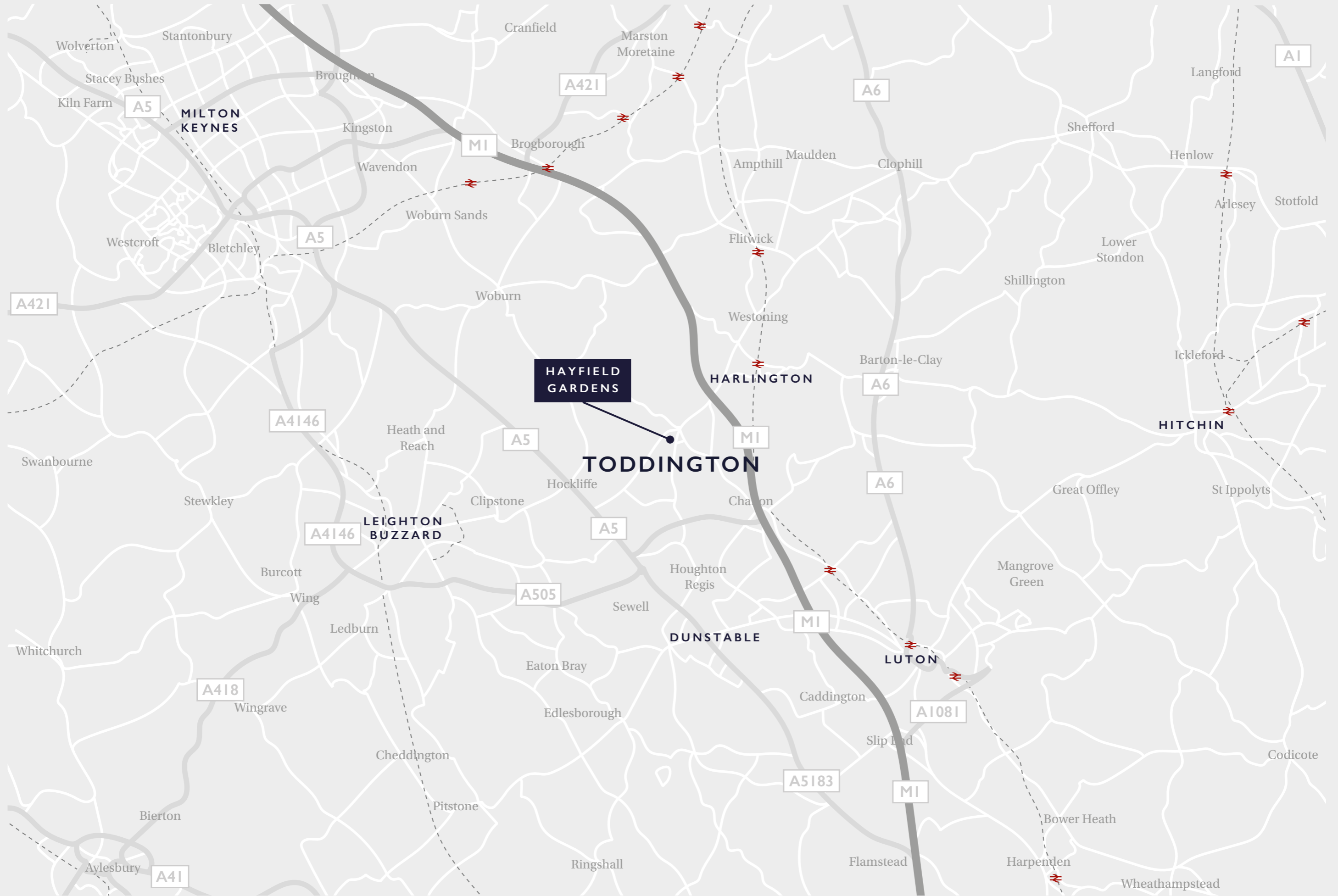
Toddington Lakes offers a haven for outdoor enthusiasts and nature lovers alike, where you can take a leisurely stroll or have a relaxing day fishing. For golf enthusiasts, the local golf course provides a picturesque backdrop with its rolling fairways and beautifully landscaped greens.

Toddington St George CofE Primary School, Chalton Lower School and Parkfields Middle School are all rated Ofsted 'Good'.

There is also plenty of private schooling locally, including St Georges School (Dunstable), King's House School and Oakwood Primary School.









LOCAL AREA

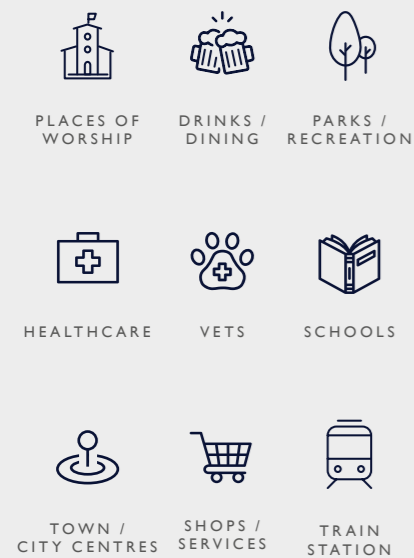
# On your doorstep

For those seeking seamless connectivity, Toddington boasts excellent transport links. The M1 motorway is conveniently close, offering quick access to London, Milton Keynes, and beyond.

The village is also served by a well-connected local train station, allowing residents to hop on a train and explore the surrounding areas.

Whether you're drawn to the energy of city life or the tranquillity of the countryside, Toddington's excellent location ensures that you're never too far from where you want to be.

This unique blend of rural charm and urban accessibility makes Toddington an ideal place to call home.



- UNDER 1 MILE**
- Toddington St. George CofE Primary School – 0.5 miles
  - Nisa local – 0.5 miles
  - Bistro Twenty Four – 0.5 miles
  - BP petrol station – 0.6 miles
  - Tuda pharmacy – 0.6 miles
  - Toddington Medical Centre – 0.6 miles
  - St George of England Church – 0.7 miles
  - The Griffin Pub – 0.7 miles

- UNDER 5 MILES**
- Chalgrave Manor Golf Club – 1.7 miles
  - Poplars Garden Centre – 2 miles
  - Toddington Fishery – 2.2 miles
  - Harlington Train Station – 2.8 miles
  - Harlington Upper School – 3.3 miles
  - Tilsworth Veterinary Clinic – 4.4 miles
  - Sundon Hills Country Park – 4.5 miles

- UNDER 10 MILES**
- Tesco Superstore – 5.2 miles
  - Sainsbury's – 5.9 miles
  - Luton & Dunstable Hospital – 6.8 miles
  - Waitrose – 7.1 miles
  - National Trust Dunstable Downs – 7.2 miles



N.B. Times and distances taken from Google Maps and correct at time of publication



# Our homes

LET US SHOW YOU AROUND

## Exclusively yours

At Hayfield Gardens, there are eleven exquisite house designs to choose from, each a mark of commitment to the fine detail, eco credentials, luxurious specification and quality workmanship for which we are renowned.

The development has beautiful, sustainable surroundings and each home includes private gardens and parking.



# Arrangement of homes

## THE STANTON

2 bedroom bungalow  
Homes 2, 3 17 & 18

## THE FAIRFORD

3 bedroom house  
Homes 25, 26, 27, 35 & 36

## THE HAWFORD

3 bedroom house  
Homes 28, 34 & 57

## THE CLAYDON

3 bedroom house  
Home 54, 55 & 56

## THE DASSETT

3 bedroom house  
Home 16

## THE OAKLEY

4 bedroom house  
Homes 23, 29 - 31, 46, 49, 50 & 58

## THE KINGSTON

4 bedroom house  
Homes 1

## THE HENLEY

4 bedroom house  
Homes 19, 21, 22, 32, 33,  
44, 45, 47, 52 & 59

## THE HALLOW

4 bedroom house  
Homes 24, 43, 53 & 60

## THE HANWELL

5 bedroom house  
Homes 20 & 51

## THE CAMPTON

5 bedroom house  
Homes 48



Homes 4-15, 37-42 & 54-56 are affordable housing.





Computer Generated Image.

# The Stanton

## 2 BEDROOM BUNGALOW

Homes 2, 3 17 & 18

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 our Sales Development Manager 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 homes may vary.



Sitting room	3.95m x 3.20m	12'11" x 10'6"
Kitchen/dining	4.60m x 3.97m	15'1" x 13'0"
Principal bedroom	4.78m x 3.01m	15'8" x 9'10"
Bedroom 2	3.63m x 2.78m	11'11" x 9'1"





Computer Generated Image.

# The Fairford

## 3 BEDROOM HOUSE

Homes 25, 26, 27, 35 & 36

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FIRST FLOOR



<b>Principal bedroom</b>	2.99m x 4.52m	9'10" x 14'10"
<b>Bedroom 2</b>	2.62m x 3.01m	8'7" x 9'10"
<b>Bedroom 3</b>	2.37m x 2.50m	7'9" x 8'2"

GROUND FLOOR



<b>Sitting room</b>	4.41m x 3.16m	14'5" x 10'4"
<b>Kitchen/dining</b>	4.14m x 4.24m	13'7" x 13'11"





Computer Generated Image.

# The Hawford

## 3 BEDROOM HOUSE

Homes 28, 34 & 57

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FIRST FLOOR



<b>Principal bedroom</b>	3.47m x 3.28m	11'4" x 10'9"
<b>Bedroom 2</b>	2.84m x 3.11m	9'3" x 10'2"
<b>Bedroom 3</b>	2.33m x 3.11m	7'8" x 10'2"

GROUND FLOOR



<b>Sitting room</b>	5.27m x 3.63m	17'3" x 11'10"
<b>Kitchen/dining</b>	5.27m x 3.23m	17'3" x 10'7"





# The Claydon

## 3 BEDROOM HOUSE

Homes 54, 55 & 56

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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 2.89m	7'0" x 9'5"

GROUND FLOOR



Sitting room	4.23m x 3.11m	13'10" x 10'2"
Kitchen/dining	5.92m x 5.59m	19'5" x 18'4"





# The Dasset

## 3 BEDROOM HOUSE

Home 16

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FIRST FLOOR



<b>Principal bedroom</b>	4.57m x 3.65m	15'0" x 11'11"
<b>Bedroom 2</b>	3.75m x 2.66m	12'3" x 8'9"
<b>Bedroom 3</b>	3.20m x 2.66m	10'6" x 8'9"

GROUND FLOOR



<b>Sitting room</b>	5.15m x 4.12m	16'10" x 13'6"
<b>Kitchen/dining/family</b>	7.50m x 3.60m	24'7" x 11'9"





Computer Generated Image.

# The Oakley

## 4 BEDROOM HOUSE

Home 23, 29 - 31, 46, 49, 50 & 58

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FIRST FLOOR



<b>Principal bedroom</b>	4.75m x 3.01m	15'7" x 9'10"
<b>Bedroom 2</b>	3.57m x 2.89m	11'8" x 9'6"
<b>Bedroom 3</b>	2.48m x 3.08m	8'2" x 10'1"
<b>Bedroom 4</b>	2.43m x 3.20m	7'11" x 10'6"

GROUND FLOOR



<b>Sitting room</b>	5.13m x 3.34m	16'9" x 10'11"
<b>Kitchen/Dining</b>	4.66m x 6.19m	15'3" x 20'3"





# The Kingston

## 4 BEDROOM HOUSE

Home 1

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FIRST FLOOR



<b>Principal bedroom</b>	4.13m x 3.77m	13'6" x 12'4"
<b>Bedroom 2</b>	4.04 x 3.17m	13'3" x 10'5"
<b>Bedroom 3</b>	2.52m x 3.60m	8'3" x 11'9"
<b>Bedroom 4</b>	2.62m x 3.37m	8'7" x 11'0"

GROUND FLOOR



<b>Sitting room</b>	4.71m x 3.93m	15'5" x 12'10"
<b>Kitchen/Dining/Family</b>	6.76m x 3.73m	22'2" x 12'3"
<b>Study</b>	1.90m x 2.86m	6'2" x 9'5"





Computer Generated Image.

# The Henley

## 4 BEDROOM HOUSE

Homes 19, 21, 22, 32, 33, 44, 45, 47, 52 & 59

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FIRST FLOOR



<b>Principal bedroom</b>	4.68m x 4.91m	15'4" x 16'1"
<b>Bedroom 2</b>	4.24m x 3.13m	13'11" x 10'3"
<b>Bedroom 3</b>	3.74m x 3.53m	12'3" x 11'7"
<b>Bedroom 4</b>	3.13m x 2.59m	10'3" x 8'6"

GROUND FLOOR



<b>Sitting room</b>	4.86m x 3.05m	15'11" x 10'0"
<b>Kitchen/Dining/Family</b>	4.70m x 7.83m	15'5" x 25'8"
<b>Study</b>	2.30m x 2.53m	7'7" x 8'4"





Computer Generated Image.

# The Hallow

## 4 BEDROOM HOUSE

Home 24, 43, 53 & 60

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 our Sales Development Manager 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 homes may vary.

FIRST FLOOR



<b>Principal bedroom</b>	5.64m x 3.18m	18'6" x 10'5"
<b>Bedroom 2</b>	3.05m x 4.94m	10'0" x 16'2"
<b>Bedroom 3</b>	3.05m x 3.60m	10'0" x 11'10"
<b>Bedroom 4</b>	2.50m x 3.17m	8'2" x 10'5"

GROUND FLOOR



<b>Sitting room</b>	4.64m x 3.50m	15'2" x 11'6"
<b>Kitchen/Family/Breakfast</b>	5.59m x 5.19m	18'4" x 17'0"
<b>Dining room</b>	3.09m x 3.54m	10'1" x 11'7"
<b>Study</b>	2.14m x 3.50m	7'0" x 11'6"





Computer Generated Image.

# The Hanwell

## 5 BEDROOM HOUSE

Homes 20 & 51

\*Bay and additional windows to home 51 only - changing Dining room dimensions to 2.64m x 4.46m (8'8" x 14'7")

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FIRST FLOOR



<b>Principal Bedroom</b>	4.15m x 5.58m	13'7" x 18'3"
<b>Bedroom 2</b>	4.37m x 3.22m	14'4" x 10'7"
<b>Bedroom 3</b>	4.30m x 2.80m	14'1" x 9'2"
<b>Bedroom 4</b>	3.06m x 2.80m	10'0" x 9'2"
<b>Bedroom 5</b>	1.89m x 3.41m	6'2" x 11'2"

GROUND FLOOR



<b>Sitting room</b>	4.70m x 3.90m	15'5" x 12'9"
<b>Kitchen/Family/ Breakfast</b>	7.15m x 5.58m	23'5" x 18'3"
<b>Dining room</b>	2.64m x 3.90m	8'8" x 12'9"
<b>Study</b>	2.66m x 3.90m	8'9" x 12'9"





Computer Generated Image.

# The Campton

## 5 BEDROOM HOUSE

Homes 48

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FIRST FLOOR



<b>Principal bedroom</b>	3.94m x 3.75m	12'11" x 12'3"
<b>Bedroom 2</b>	2.76m x 4.05m	9'0" x 12'3"
<b>Bedroom 3</b>	3.33m x 3.79m	10'11" x 12'5"
<b>Bedroom 4</b>	3.36m x 4.04m	11'0" x 13'3"
<b>Bedroom 5</b>	3.36m x 2.82m	11'0" x 9'3"

GROUND FLOOR



<b>Sitting room</b>	4.50m x 3.90m	14'9" x 12'9"
<b>Kitchen/Family/ Breakfast</b>	4.20m x 9.02m	13'9" x 29'6"
<b>Dining room</b>	2.70m x 3.90m	8'10" x 12'9"
<b>Study</b>	2.10m x 2.82m	6'11" x 9'3"



# Specification

DIFFERENT BY DESIGN

## It's all in the detail

We have fitted each home at Hayfield Gardens 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.

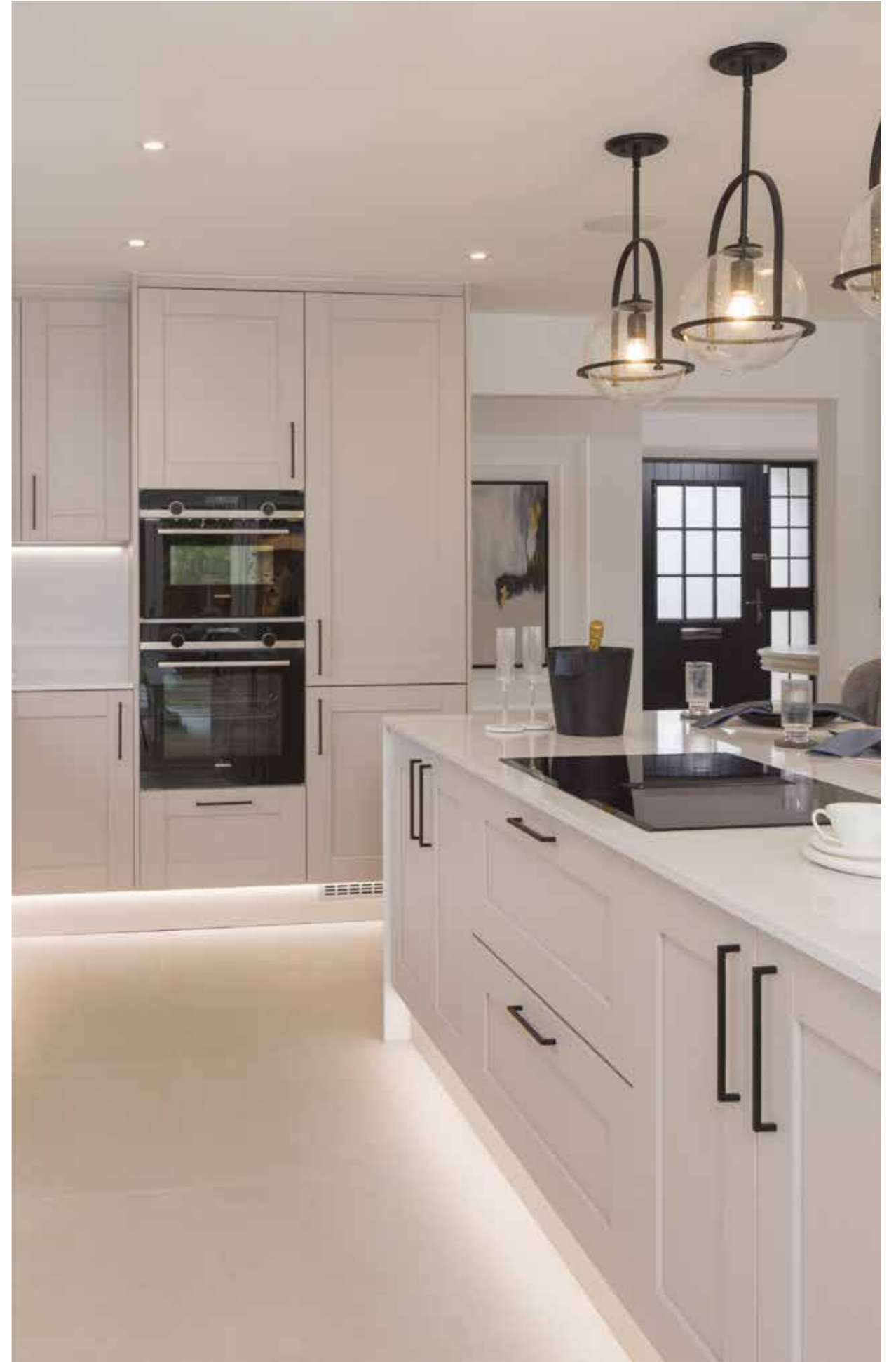


# Kitchen

SPECIFICATION	FAIRFORD	HAWFORD	CLAYDON	STANTON	DASSETT	OAKLEY	KINGSTON	HENLEY	HALLOW	HANWELL	CAMPTON
Bespoke kitchen base and full height wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED lights to plinths and under wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Premium laminate worktop with square edge profile	✓	✓	✓								
Premium laminate upstand to match worktop	✓	✓	✓								
Quartz worktop with double chamfer front edge profile				✓	✓	✓	✓	✓	✓	✓	✓
Quartz upstand to match worktop				✓	✓	✓	✓	✓	✓	✓	✓
Siemens Integrated electric oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Siemens Integrated microwave combi oven				✓	✓	✓	✓	✓	✓	✓	✓
Siemens Integrated 60cm induction hob	✓	✓	✓	✓							
Siemens Integrated telescopic hood	✓	✓	✓	✓	✓	✓		✓			
Siemens Integrated 80cm induction hob					✓	✓		✓			
Siemens Integrated 80cm vented induction hob							✓		✓	✓	✓
Siemens Integrated integrated fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Siemens Integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Siemens Integrated washer/dryer		✓	✓								
Pop up socket to island with USB ports						✓		✓	✓	✓	✓
Bespoke cutlery tray to fit drawer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Franke stainless steel sink	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Karndean LVT flooring	✓	✓	✓	✓	✓	✓	✓	✓			
Ceramic floor tiling by Minoli									✓	✓	✓

Specifications are a guideline only and we reserve the right to change the specification at any time without prior notice. The specification to bungalows may vary from that listed, speak to a Sales Development Manager for further information.







# Bathroom

SPECIFICATION	FAIRFORD	HAWFORD	CLAYDON	STANTON	DASSETT	OAKLEY	KINGSTON	HENLEY	HALLOW	HANWELL	CAMPTON
ROCA lavatory with concealed cistern	✓	✓	✓								
ROCA basin	✓	✓	✓								
ROCA bath with tiled side	✓	✓	✓								
Wall mounted mirrored vanity unit to en suite only	✓	✓									
Laufen lavatory with concealed cistern				✓	✓	✓	✓	✓	✓	✓	✓
Laufen basin				✓	✓	✓	✓	✓	✓	✓	✓
Freestanding bath to principal en suite										✓	✓
Laufen bath with tiled bath side in the family bathroom				✓	✓	✓	✓	✓	✓	✓	✓
Mirror above sink in family bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rainfall shower with fixed and handheld head	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vanquish recessed LED mirrored cabinet				✓	✓	✓	✓	✓	✓	✓	✓
Recessed mirror with glass shelves in WC							✓	✓	✓	✓	✓
Electric thermostatic towel rails	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Minoli ceramic wall tiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Minoli ceramic floor tiling									✓	✓	✓
Karndean LVT flooring	✓	✓	✓	✓	✓	✓	✓	✓			

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# General

SPECIFICATION	FAIRFORD	HAWFORD	CLAYDON	STANTON	DASSETT	OAKLEY	KINGSTON	HENLEY	HALLOW	HANWELL	CAMPTON
Karndean LVT flooring to the utility, hall, cloakroom and store under stairs (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓			
Ceramic floor tiling by Minoli to the utility, hall, cloakroom and store under stairs (where applicable)									✓	✓	✓
Plinth blocks to architrave	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Feature grey paint to woodwork in hall, stairs and landing areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Handrail and newel posts painted black	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Built in wardrobes to the principal bedroom	✓	✓	✓								
Bespoke fitted wardrobes in the principal bedroom				✓	✓	✓	✓	✓	✓	✓	✓
Contemporary matt black ironmongery	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Timber entrance door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Side lights side panels to the front door with obscure glass	✓	✓	✓		✓		✓	✓	✓	✓	✓
Smokey chrome door handle and letterbox	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
French doors leading to the garden	✓	✓	✓	✓		✓					
Bi folding glass doors with personnel access					✓		✓	✓	✓	✓	✓
Glazed internal doors where appropriate	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Grey uPVC windows with glazing bars with chrome furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Matt black sockets throughout	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Television aerial sockets at level suitable for wall mounting in selected rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Downlights to hall, landing, kitchen, WC, bathrooms, en suites and utility room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Underfloor heating to the ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Increased sound reducing insulation to study							✓	✓	✓	✓	✓
Increased sound reducing insulation to smallest bedroom	✓	✓	✓	✓	✓	✓					

Specifications are a guideline only and we reserve the right to change the specification at any time without prior notice. The specification to bungalows may vary from that listed, speak to a Sales Development Manager for further information.







# External

SPECIFICATION	FAIRFORD	HAWFORD	CLAYDON	STANTON	DASSETT	OAKLEY	KINGSTON	HENLEY	HALLOW	HANWELL	CAMPTON
Air source heat pump	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Patio area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fully turfed rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6ft closeboard fencing with access gate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Feature planting to the front	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Roof mounted solar PV panels	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED lantern to front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ring video doorbell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EVIQ 7 Pro electric vehicle charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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# H

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### HAYFIELD

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