

Willow Grove

WILLOW GROVE

— A LOCATION LIKE NO OTHER —



Perfectly positioned in the Bedfordshire countryside and just a short journey away from Bedford town centre, Willow Grove will be home to a wide selection of carefully crafted homes, interspersed with beautiful nature including a lake and country park. There are a number of great schools and a host of independent shops nearby, meaning this development will prove popular with families and couples alike.

With excellent commuter links to the surrounding area, this development could be the ideal place for working professionals to escape the hustle and bustle of city life, while being within a short commute of the major business hubs of Milton Keynes Central, Bedford and London. Fast trains from Bedford train station will take you into London St Pancras in around 40 minutes and the station is located just 15 minutes away from your new home.

THE HARROWDEN SPECIAL

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This two bedroom coach house sits on top of three car ports, one of which belongs to the property. On entering this home through the front door and up the stairs, you emerge into a spacious open-plan lounge/dining room. Walking through the hallway you find your kitchen with breakfast area, two double bedrooms and a bathroom. Perfect for first-time buyers and commuters.



DAVID WILSON HOMES

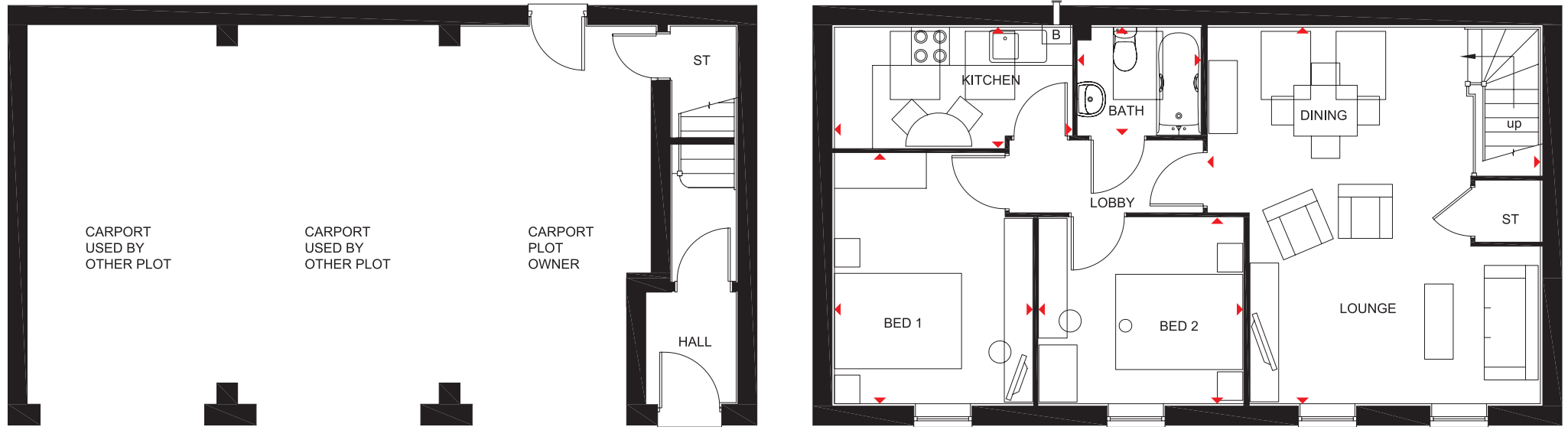
WHERE QUALITY LIVES

THE HARROWDEN SPECIAL

TWO BEDROOM HOME

Key

- B Boiler
- ST Store
- ◀▶ Dimension Location



First Floor

Lounge/Dining	5924 x 5244 mm	19'5" x 15'0"
Kitchen	3740 x 1897 mm	12'3" x 6'3"
Bedroom 1	3938 x 3123 mm	12'11" x 10'3"
Bedroom 2	3219 x 2928 mm	10'7" x 9'7"
Bathroom	1941 x 1700 mm	6'4" x 5'7"

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DAVID WILSON HOMES

WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



This family home has been carefully designed throughout - from the large front window that brings natural light streaming into the airy lounge to the kitchen with dining area that leads to the rear garden

via French doors. Upstairs the master bedroom features an en suite with double shower while the rest of the family can enjoy a further double bedroom, a single bedroom and a family bathroom.



DAVID WILSON HOMES

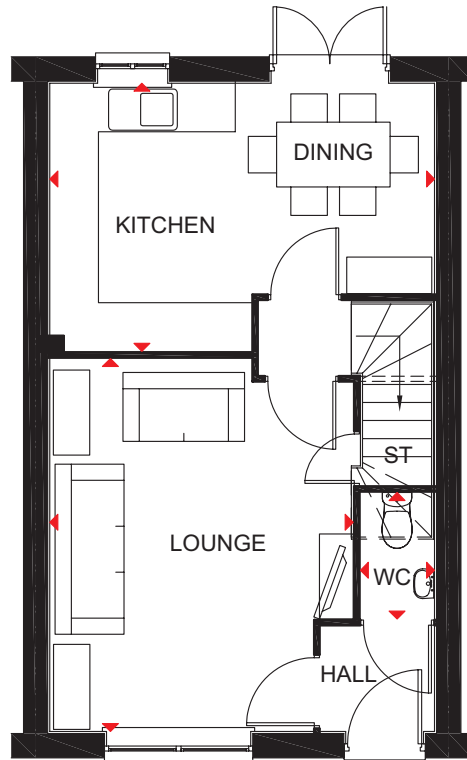
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM TERRACED HOME

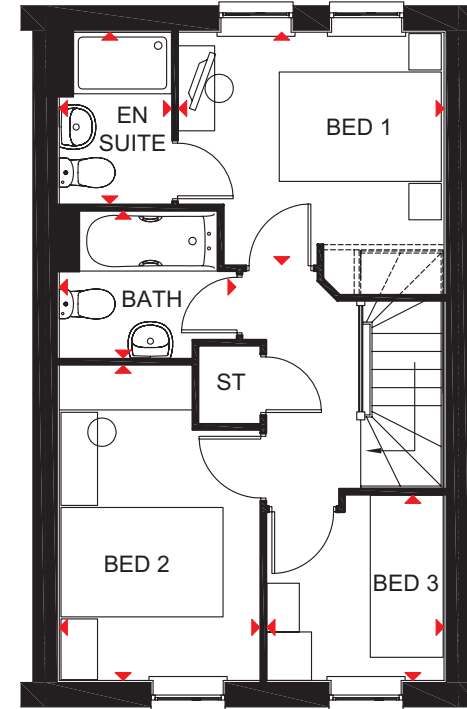
Key

- ST Store
- ◀▶ Dimension location



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 915 mm	5'1" x 3'0"



First Floor

Bedroom 1	2869 x 3276 mm	9'5" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'5" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

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THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This popular three bedroom home features a spacious kitchen with family/dining areas and a large lounge with French doors opening onto the garden. Upstairs is the master bedroom with en suite, a further double bedroom, a single bedroom and a family bathroom.



DAVID WILSON HOMES

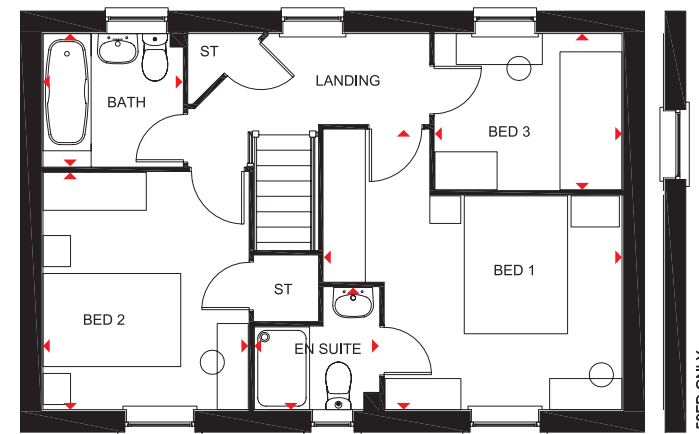
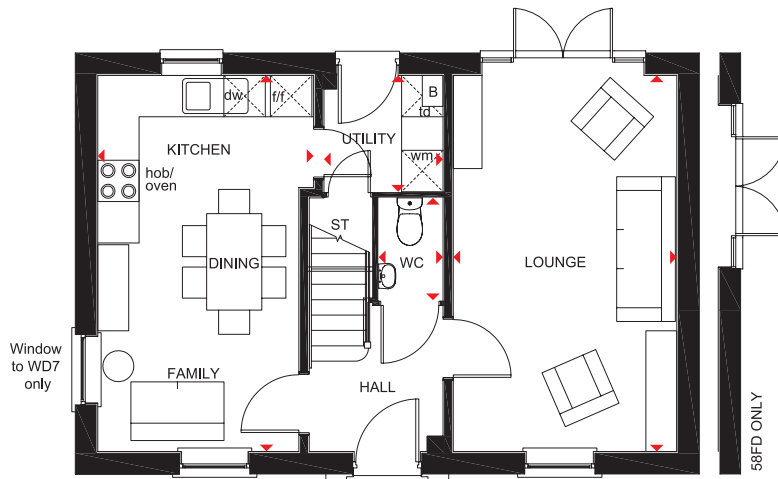
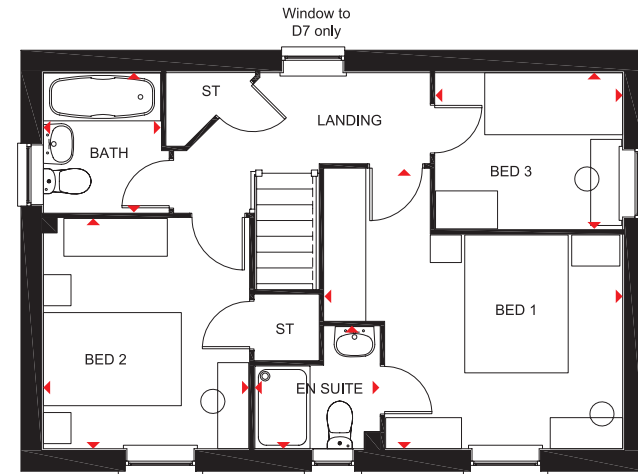
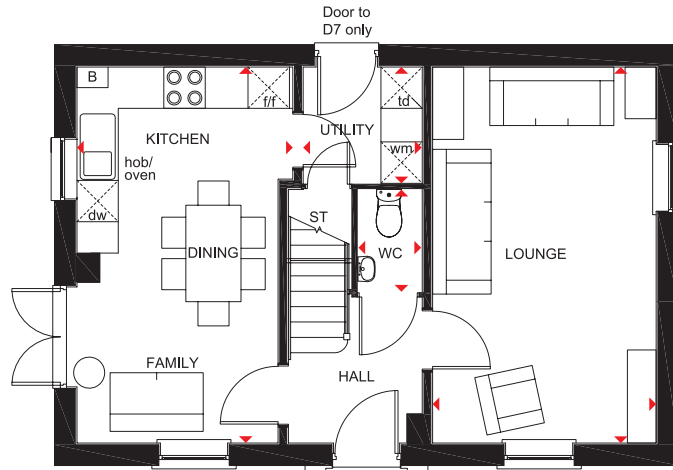
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM HOME

Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	5455 x 3242 mm	17'11" x 10'8"
Kitchen/Dining/Family	5455 x 3131 mm	17'11" x 10'3"
Utility	1727 x 1688 mm	5'8" x 5'6"
WC	1484 x 932 mm	4'10" x 3'1"

First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En suite	1806 x 1750 mm	5'11" x 5'7"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1700 mm	6'8" x 5'7"

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THE KENNETT

THREE BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Kennett is a good-sized family home, ideal for flexible modern living. The bright, open-plan dining kitchen features French doors leading to the rear garden. There's a spacious bay-fronted lounge

perfect for the family to relax in. Upstairs you will find two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious master bedroom with en suite.



DAVID WILSON HOMES

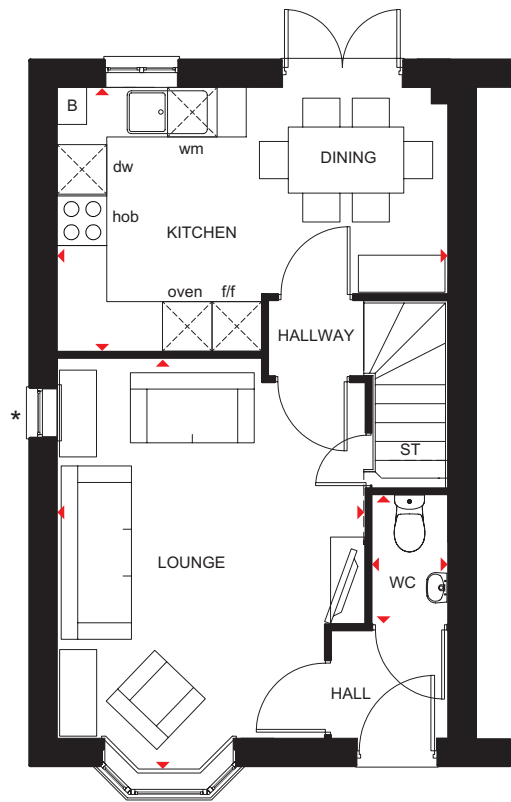
WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM SEMI-DETACHED HOME

Key

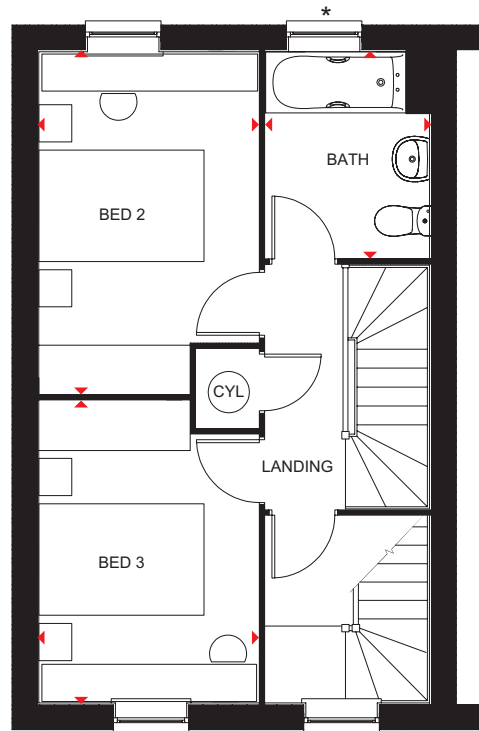
B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension Location
ST	Store	wm	Washing machine space		
CYL	Cylinder	dw	Dishwasher space		



*Window to specific plots only. Window may not open on some plots.

Ground Floor

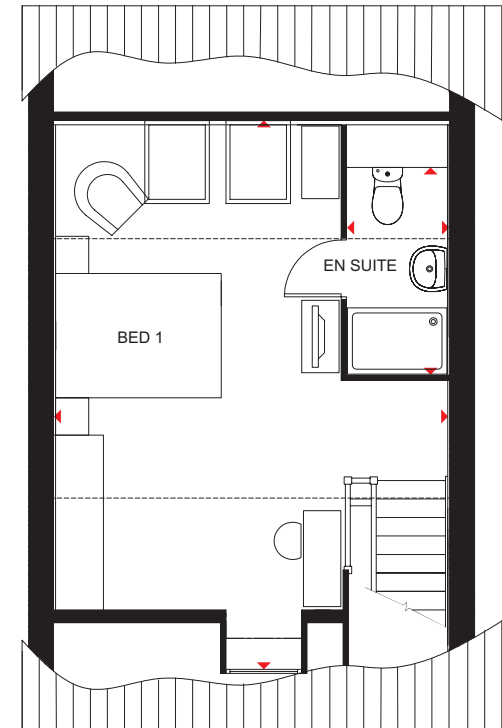
Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 915 mm	5'1" x 3'0"



*Window to specific plots only. Window may not open on some plots.

First Floor

Bedroom 2	4116 x 2659 mm	13'6" x 8'8"
Bedroom 3	3658 x 2659 mm	12'0" x 8'8"
Bathroom	2498 x 1985 mm	8'2" x 6'6"



Second Floor

Bedroom 1	6240 x 4733* mm	20'6" x 15'6"*
En Suite	1210 x 2497* mm	3'11" x 8'2"*

* Overall floor dimension includes lowered ceiling areas

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THE BRADGATE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



A home to suit all the family. The Bradgate offers a combination of flexible communal areas and dedicated quiet space. An expansive open-plan kitchen with separate utility has dining and family areas leading to the garden - and extended living space in good weather - via a beautiful walk-in glazed bay with

French doors. A separate study and a lounge with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious master with en suite, ensures everyone has space of their own. A family bathroom completes this truly superb family home.



DAVID WILSON HOMES

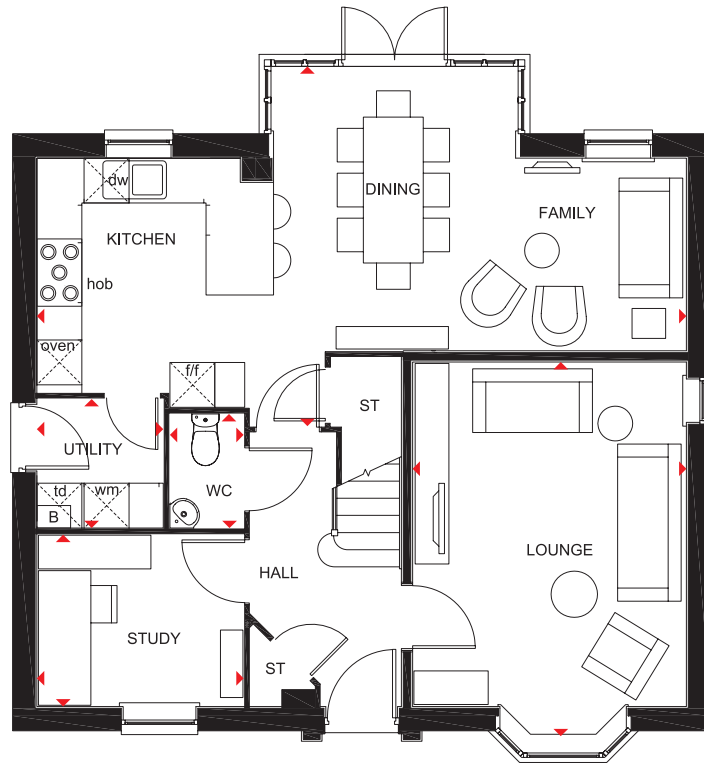
WHERE QUALITY LIVES

THE BRADGATE

FOUR BEDROOM HOME

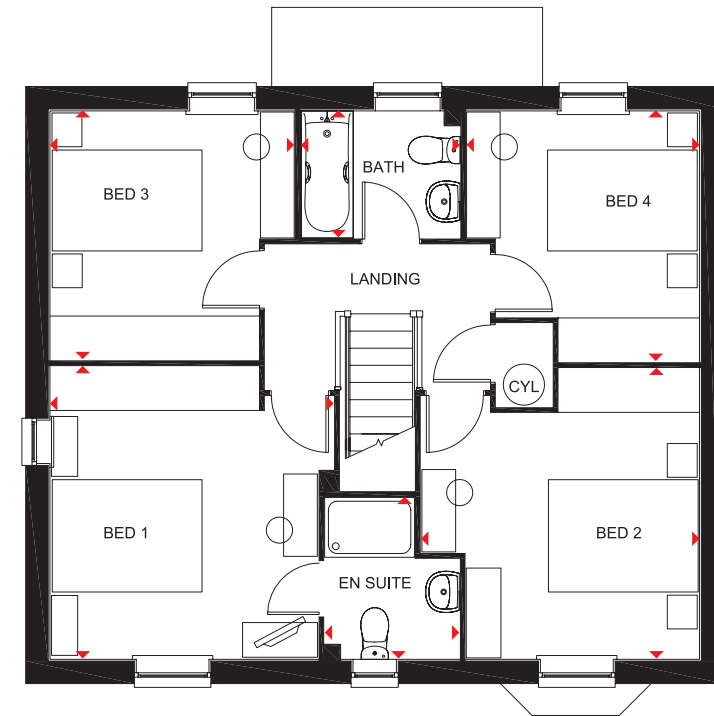
Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	4999 x 3658 mm	16'4" x 12'0"
Kitchen/Dining/Family	8677 x 4807 mm	28'5" x 15'9"
Study	2762 x 2295 mm	9'0" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1524 x 986 mm	5'0" x 3'2"



First Floor

Bedroom 1	3910 x 3791 mm	12'9" x 12'5"
En Suite	2162 x 1799 mm	7'1" x 5'10"
Bedroom 2	3720 x 3885 mm	12'2" x 12'9"
Bedroom 3	3329 x 3263 mm	10'11" x 10'8"
Bedroom 4	3353 x 3112 mm	11'0" x 10'2"
Bathroom	2124 x 1700 mm	6'11" x 5'7"

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THE HERTFORD

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This is truly an impressive four bedroom family home. The open-plan kitchen/dining/family room feels particularly bright and airy, with French doors to the garden. To relax, the lounge is the perfect place to spend a cosy evening

together in front of the television. Upstairs, the spacious master bedroom has its own en suite and dressing area. Three more comfortable bedrooms, a family bathroom and a separate shower room complete this lovely family home.



DAVID WILSON HOMES

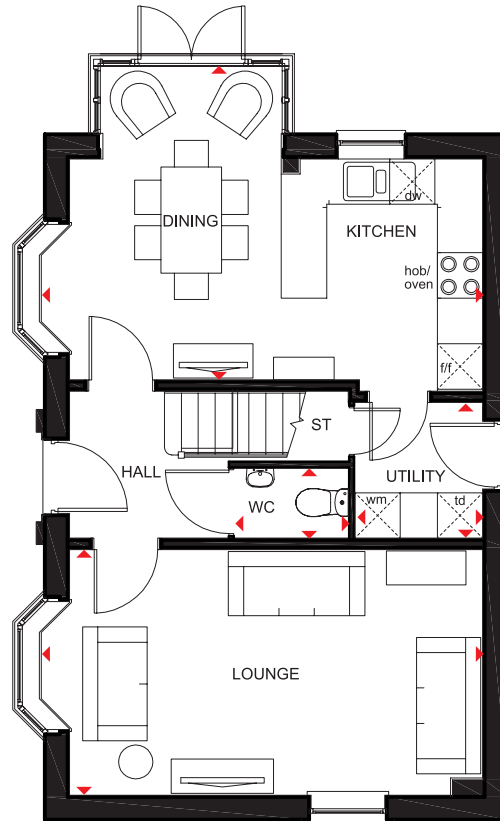
WHERE QUALITY LIVES

THE HERTFORD

FOUR BEDROOM HOME

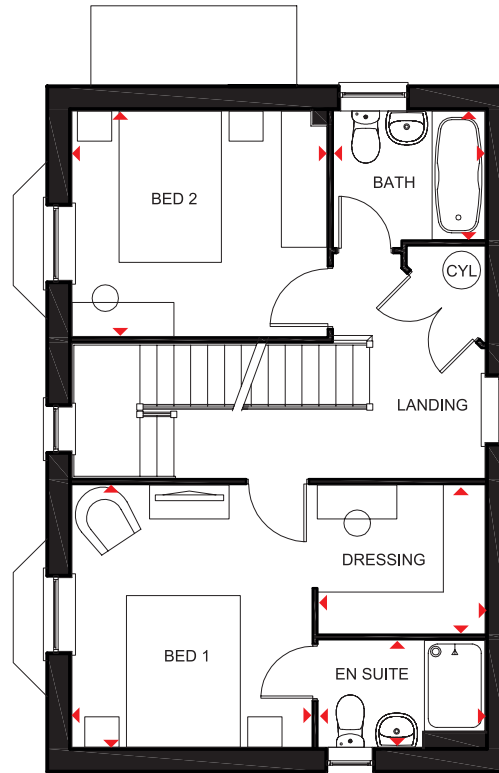
Key

ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



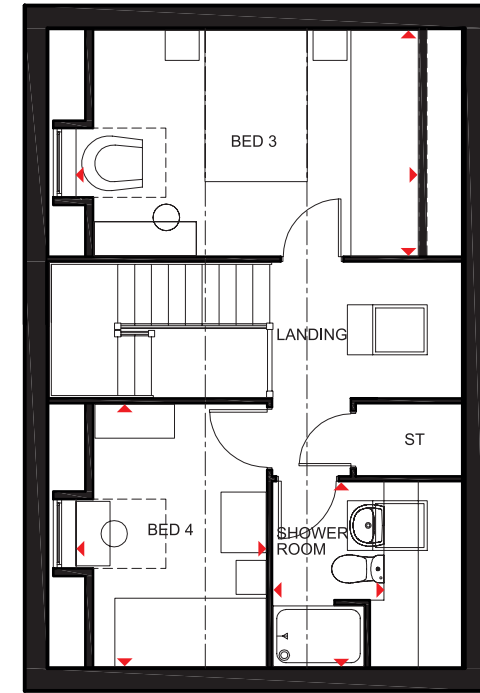
Ground Floor

Lounge	5852 x 3242 mm	19'2" x 10'7"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 1791 mm	5'6" x 5'10"
WC	1500 x 920 mm	4'11" x 3'0"



First Floor

Bed 1	3462 x 3166 mm	11'4" x 10'4"
En suite	2200 x 1410 mm	7'2" x 4'7"
Dressing	2200 x 1963 mm	7'2" x 6'5"
Bed 2	3366 x 2978 mm	11'0" x 9'9"
Bath	2000 x 1700 mm	6'6" x 5'6"



Second Floor

Bed 3	4540* x 2978 mm	14'10"* x 9'9"
Bed 4	3462 x 2537* mm	11'4" x 8'3"*
Shower room	2432 x 1464* mm	7'11" x 4'9"*

*Overall floor dimension includes lowered ceiling areas

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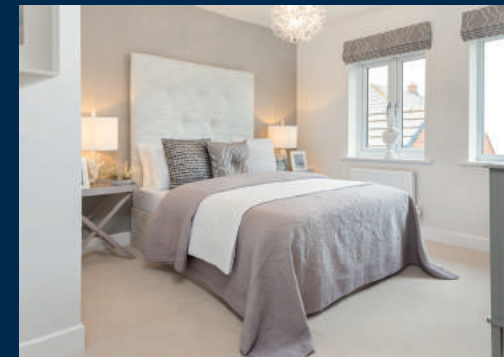


THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This beautifully crafted four bedroom home features a contemporary dining kitchen with a glazed bay leading out to the garden and adjoining utility room. There is also a spacious bay-fronted lounge, study and WC to

complete the downstairs. Upstairs you will find a master bedroom with en suite shower room, a further two double bedrooms, one single bedroom and a family bathroom. This home comes complete with a detached garage.



DAVID WILSON HOMES

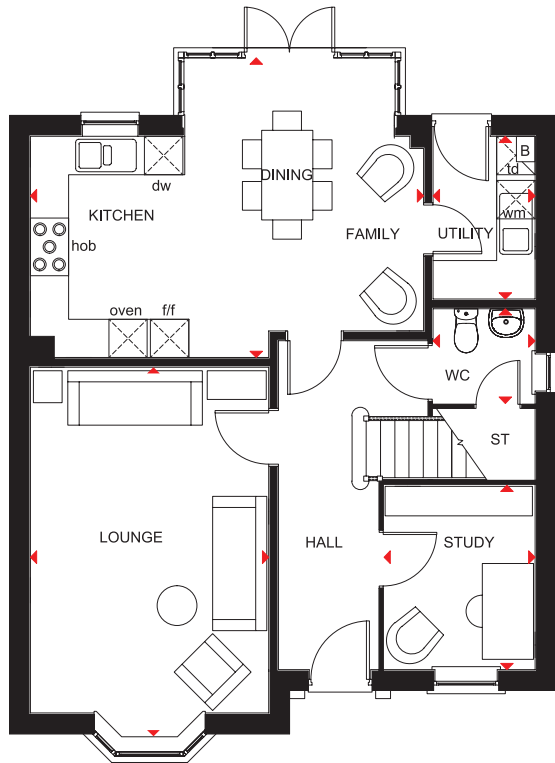
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM HOME

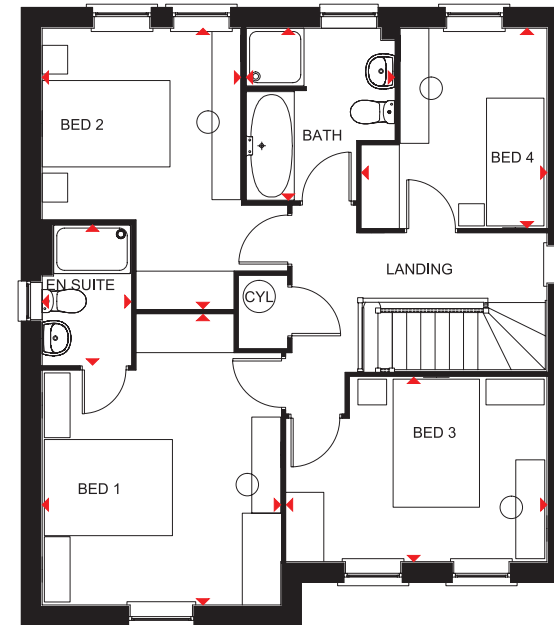
Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	3728 x 5802 mm	12'2" x 19'0"
Kitchen/Dining/Family	6147 x 4685 mm	20'2" x 15'4"
Study	2361 x 2886 mm	7'9" x 9'6"
Utility	1593 x 2545 mm	5'3" x 8'4"
WC	2545 x 1593 mm	8'4" x 5'3"



First Floor

Bedroom 1	3728 x 4543 mm	12'3" x 14'11"
En suite	1390 x 2190 mm	4'7" x 7'2"
Bedroom 2	3841 x 4384 mm	12'7" x 14'4"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	2893 x 3120 mm	9'6" x 10'3"
Bathroom	2689 x 316 mm	8'10" x 7'7"

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THE LAYTON

FOUR BEDROOM HOME



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an impressive family home designed for modern, flexible living where light and space rule. The generous open-plan kitchen, with a walk-in bay and French doors leading to the garden, includes a breakfast area as well as a dedicated dining space with bay

window. A separate study and a spacious lounge, also with an attractive bay window and French doors leading to the garden, provide room for work and play. The first floor accommodates four double bedrooms, the master with en suite, and a family bathroom.



DAVID WILSON HOMES

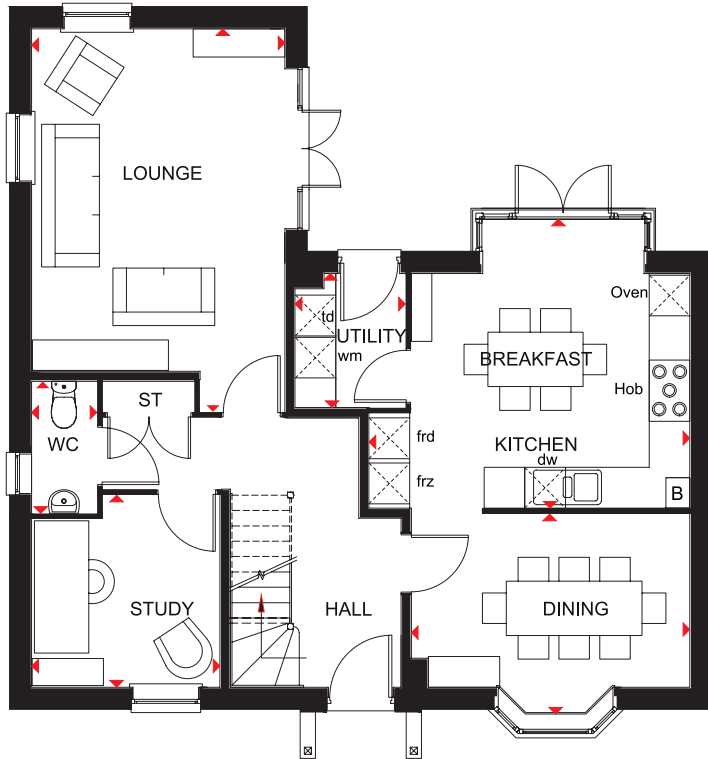
WHERE QUALITY LIVES

THE LAYTON

FOUR BEDROOM HOME

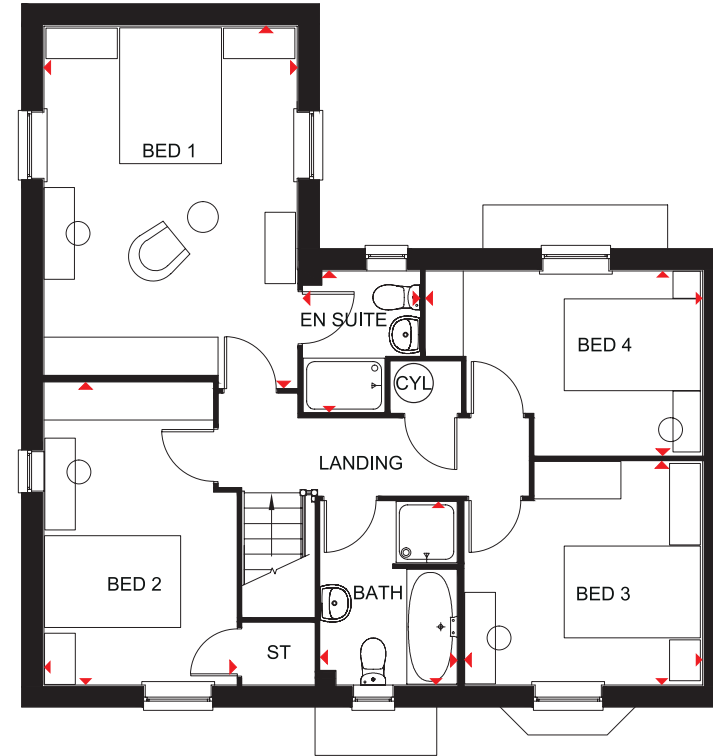
Key

B	Boiler	frd	Fridge space	dw	Dishwasher space
ST	Store	frz	Freezer space	td	Tumble dryer space
CYL	Cylinder	wm	Washing machine space	◀▶	Dimension location



Ground Floor

Lounge	5637 x 3727 mm	18'5" x 12'2"
Dining	4100 x 2943 mm	13'5" x 9'7"
Kitchen/Breakfast	4255 x 4725 mm	14'11" x 15'6"
Utility	1975 x 1624 mm	6'5" x 5'4"
Study	2772 x 2826 mm	9'1" x 9'3"
WC	1942 x 961 mm	6'4" x 3'2"



First Floor

Bedroom 1	5321 x 3727 mm	17'5" x 12'3"
En Suite	1715 x 2085 mm	5'8" x 6'10"
Bedroom 2	4443 x 2833 mm	14'7" x 9'4"
Bedroom 3	3500 x 3285 mm	11'6" x 10'9"
Bedroom 4	4070 x 2716 mm	13'4" x 8'11"
Bathroom	2698 x 2010 mm	8'10" x 6'7"

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THE MOORECROFT

FIVE BEDROOM HOME



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This impressive family home, designed for flexible, modern living, has a generous open-plan kitchen, with adjacent utility and a bright family area leading to the garden via a glazed walk-in bay. A spacious lounge – which also has French doors leading to the garden and the separate dining room– both create light and airy

places to entertain and relax. Four double bedrooms – the master with full en suite – and a family bathroom with shower are on the first floor, while another en suite double bedroom and a den are on the top floor.



DAVID WILSON HOMES

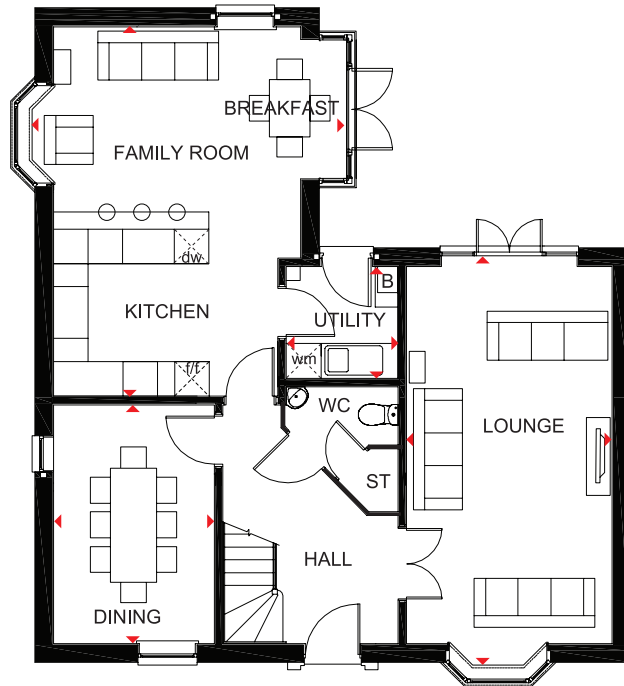
WHERE QUALITY LIVES

THE MOORECROFT

FIVE BEDROOM HOME

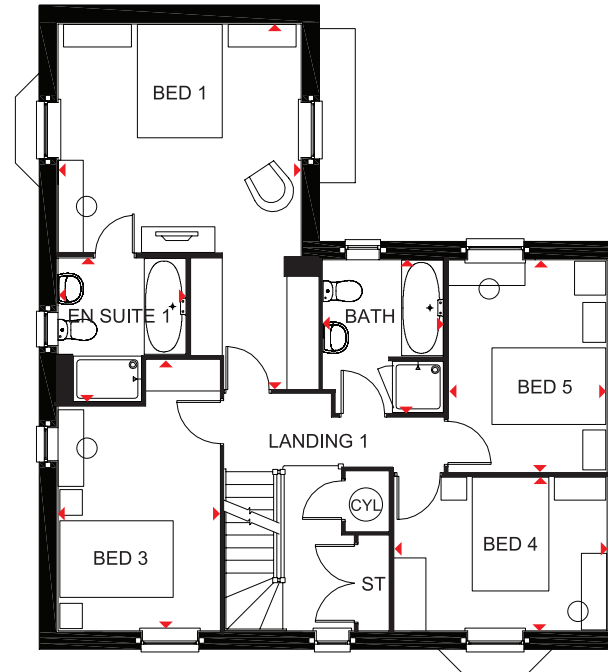
Key

B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
ST	Store	wm	Washing machine space		
CYL	Cylinder	dw	Dishwasher space		



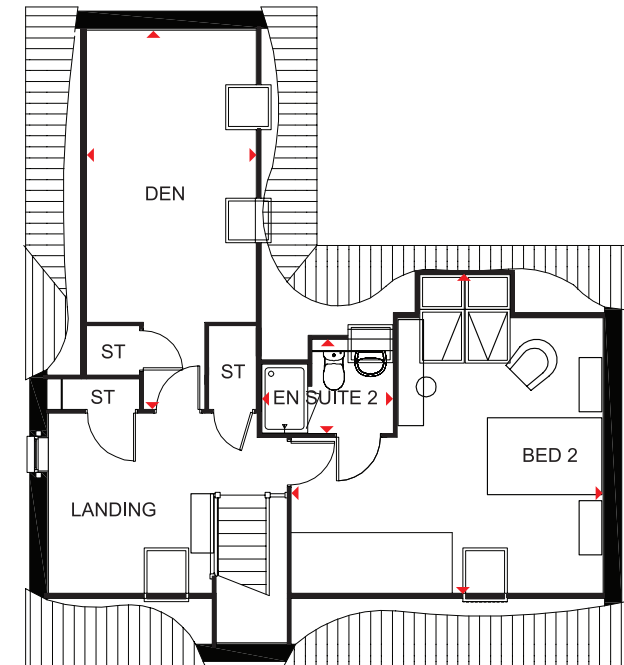
Ground Floor

Lounge	6987 x 3562 mm	22'11" x 11'8"
Kitchen/Breakfast/Family	6412 x 5512 mm	21'0" x 18'1"
Utility	1938 x 1938 mm	6'4" x 6'4"
Dining	4144 x 2790 mm	13'7" x 9'2"



First Floor

Bedroom 1	6441 x 4290 mm	21'2" x 14'1"
En suite 1	2258 x 2553 mm	7'5" x 8'4"
Bedroom 3	4765 x 2859 mm	15'8" x 9'5"
Bedroom 4	3764 x 2725 mm	12'4" x 8'11"
Bedroom 5	3753 x 2802 mm	12'4" x 9'2"
Bathroom	2688 x 2134 mm	8'10" x 7'0"



Second Floor

Bedroom 2	5528 x 5427 mm	18'2" x 17'10"
En suite 2	2303 x 1437 mm	7'7" x 4'9"
Den	6628 x 2966 mm	21'9" x 9'9"

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THE WINSTONE

FOUR BEDROOM DETACHED HOME



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The Winstone is a truly magnificent detached family home. The elegant central hall leads to the stylish open-plan kitchen with bright breakfast and family areas, and a glazed bay leading to the garden. French doors also open onto the garden from the spacious lounge. The separate dining room, study and utility room

complete the ground floor. Upstairs are four double bedrooms, the beautiful master bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with shower provides for the rest of the family.



DAVID WILSON HOMES

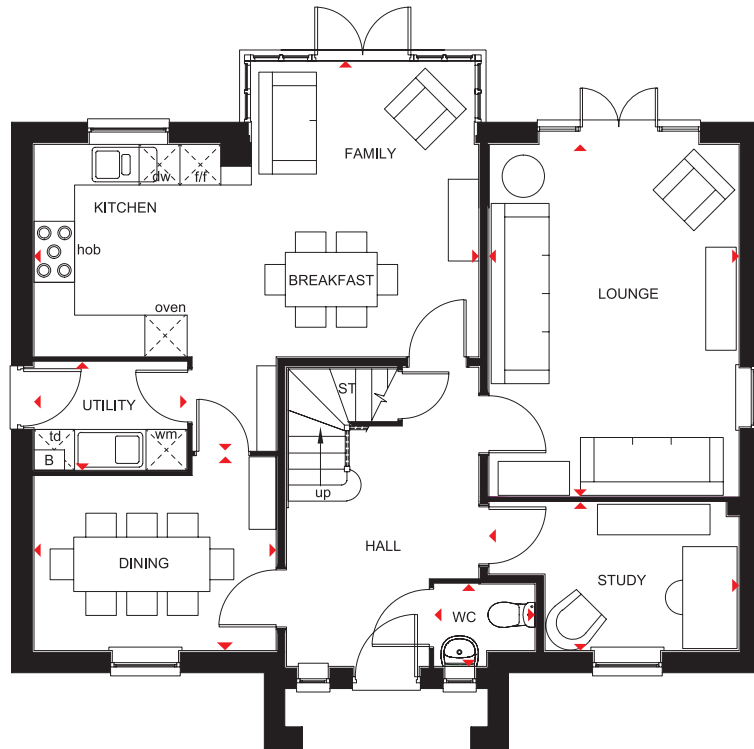
WHERE QUALITY LIVES

THE WINSTONE

FOUR BEDROOM DETACHED HOME

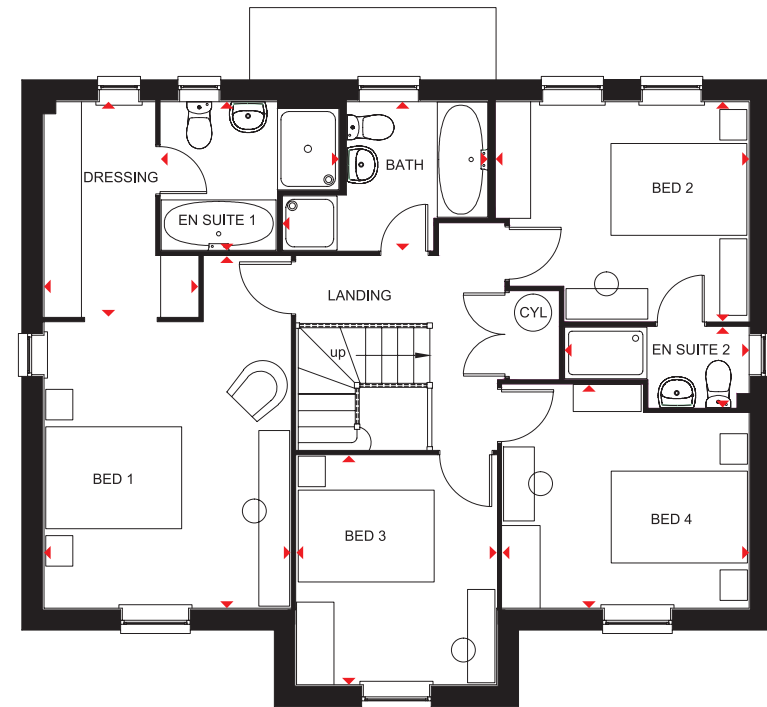
Key

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ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	5171 x 3675 mm	16'11" x 12'0"
Kitchen/Family/Breakfast	6540 x 5725 mm	21'5" x 18'9"
Dining	3563 x 2851 mm	11'8" x 9'4"
Study	3675 x 2180 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1475 x 1210 mm	4'10" x 4'0"



First Floor

Bedroom 1	5169 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En suite 1	2615 x 2182 mm	8'7" x 7'2"
Bedroom 2	3722 x 3223 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3368 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3280 mm	11'10" x 10'9"
Bathroom	3014 x 2182 mm	9'10" x 7'2"

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THE BUCKINGHAM

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Designed over two-and-a-half floors, The Buckingham is a very spacious detached family home. The hub of the house is the large open-plan kitchen and breakfast room with family area leading to the dining room. Both have access onto the rear garden via elegant French doors. There is also a separate utility room. The front-aspect lounge

provides ample room for everyone to relax, and there's quiet space to work in the study. The first floor has an expansive master bedroom with full en suite and dressing area. Two further double bedrooms and a bathroom with shower can be found here too. Upstairs again and there are two more double bedrooms and another bathroom with shower.



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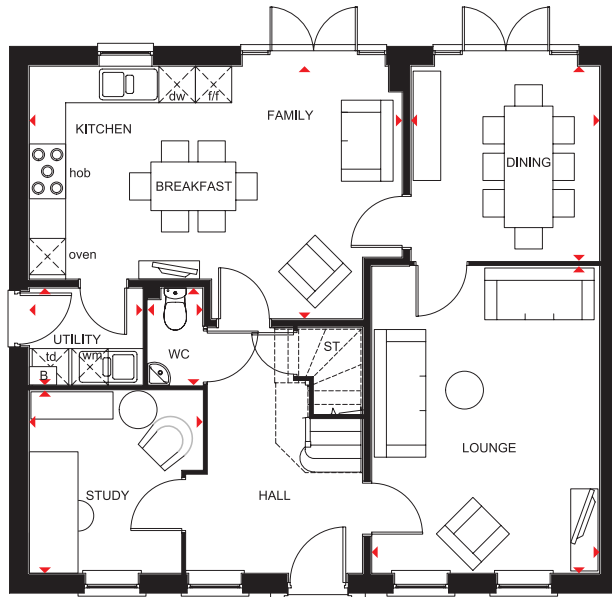
WHERE QUALITY LIVES

THE BUCKINGHAM

FIVE BEDROOM HOME

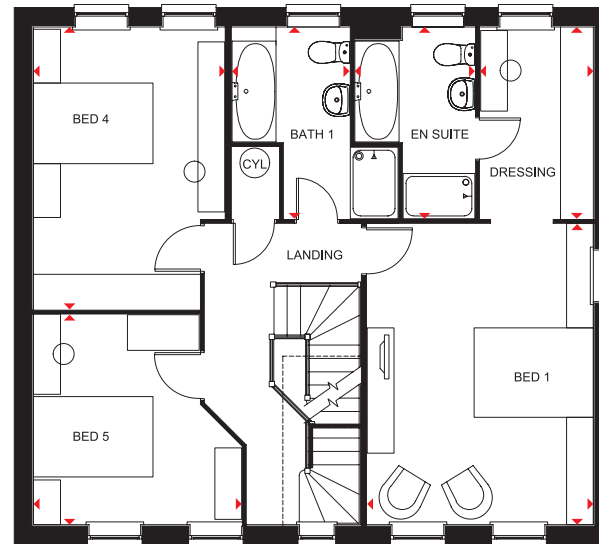
Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	↔	Dimension location
CYL	Cylinder	dw	Dishwasher space		



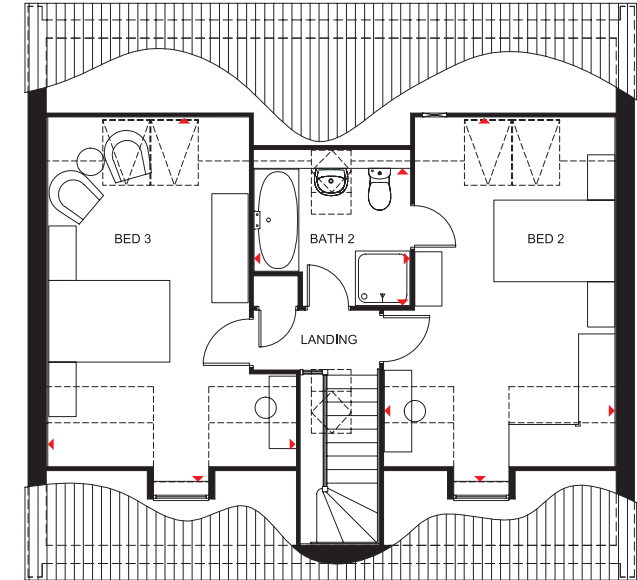
Ground Floor

Lounge	5050 x 3750 mm	16'7" x 12'4"
Kitchen/Family/Breakfast	6130 x 4151 mm	20'1" x 13'7"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	3006 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1595 mm	6'1" x 5'3"
WC	1595 x 900 mm	5'3" x 2'11"



First Floor

Bedroom 1	5037 x 3785 mm	16'6" x 12'5"
Dressing	3214 x 1898 mm	10'7" x 6'3"
En suite	3214 x 2011 mm	10'7" x 6'7"
Bedroom 4	4730 x 3213 mm	15'6" x 10'6"
Bedroom 5	3521 x 3486 mm	11'7" x 11'5"
Bathroom 1	3214 x 1969 mm	10'7" x 6'5"



Second Floor

Bedroom 2	6024* x 3811 mm	19'9"* x 12'6"
Bedroom 3	6024* x 4101 mm	19'9"* x 13'5"
Bathroom 2	2575 x 2266* mm	8'5" x 7'5"*

*Overall floor dimension includes lowered ceiling areas

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. 349410



THE LICHFIELD

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



An impressive three-storey home with spacious rooms for maximum comfort. The large kitchen, with adjoining utility, has breakfast and family space. French doors lead to the garden from here as well as from the separate dining room, which also

has elegant double doors opening into the lounge. Upstairs is the master bedroom with full en suite and dressing area. Both the first and second floors have two double bedrooms and bathroom with shower, providing indulgent space for all the family.



DAVID WILSON HOMES

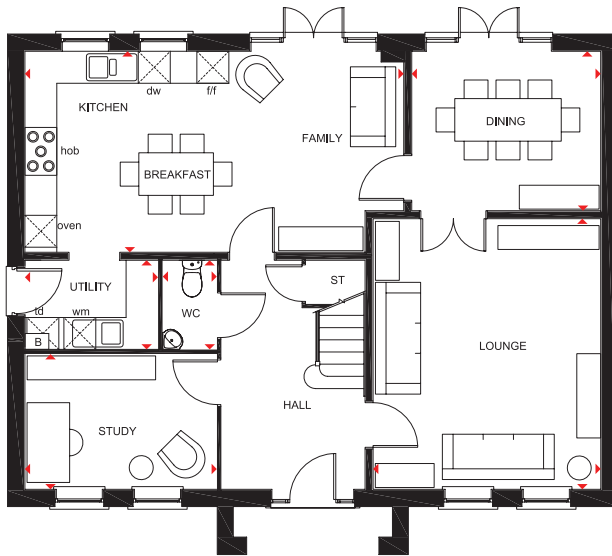
WHERE QUALITY LIVES

THE LICHFIELD

FIVE BEDROOM HOME

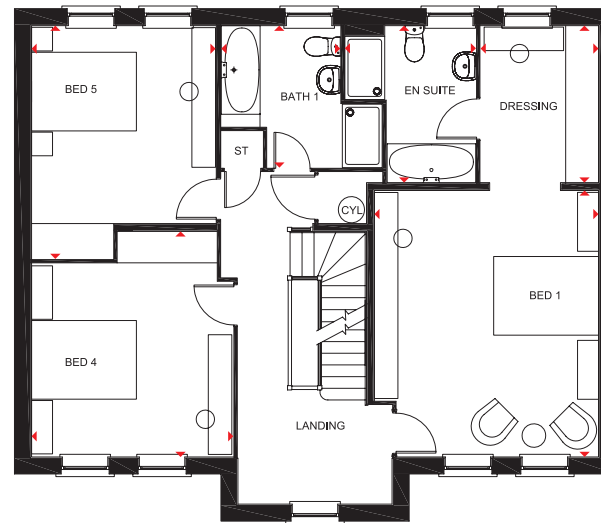
Key

ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



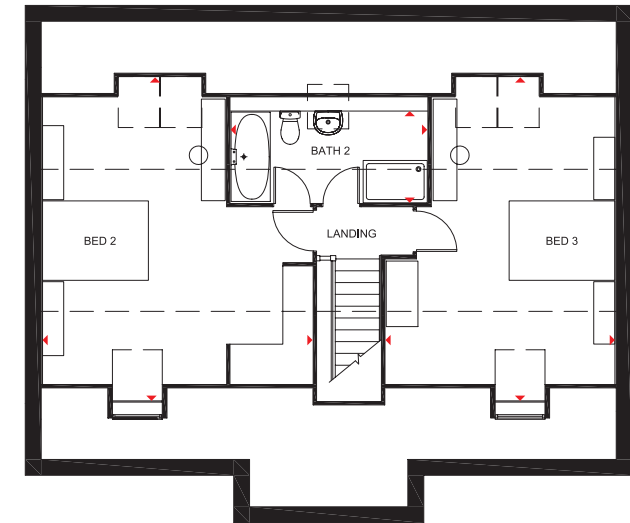
Ground Floor

Lounge	5084 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	7115 x 3775 mm	23'4" x 12'4"
Dining	3550 x 2994 mm	11'7" x 9'9"
Study	3605 x 2539 mm	11'9" x 8'4"
Utility	2500 x 1675 mm	8'2" x 5'6"
WC	1675 x 1016 mm	5'6" x 3'4"



First Floor

Bedroom 1	5084 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En Suite	2994 x 2500 mm	9'10" x 8'2"
Bedroom 4	4303 x 3848 mm	14'1" x 12'8"
Bedroom 5	4450 x 3511 mm	14'7" x 11'6"
Bathroom 1	2707 x 2268 mm	8'11" x 7'5"



Second Floor

Bedroom 2	6111* x 5102 mm	20'0" x 16'8"
Bedroom 3	6111* x 4336 mm	20'0" x 14'3"
Bathroom 2	3715 x 1733* mm	12'2" x 5'8"

*Overall floor dimension includes lowered ceiling areas

All images used are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. All images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. 349417



Willow Grove

Wixams Phase 1

- **The Harrowden Special [BW3]**
2 bedroom FOG
- **The Archford (P382)**
3 bedroom home
- **The Hadley (P341)**
3 bedroom home
- **The Kennett (T310)**
3 bedroom home
- **The Bradgate (H417)**
4 bedroom home
- **The Hertford (H470)**
4 bedroom home
- **The Holden (H469)**
4 bedroom home
- **The Layton (H436)**
4 bedroom home
- **The Winstone (H421)**
4 bedroom home
- **The Buckingham (H597)**
5 bedroom home
- **The Litchfield (H533)**
5 bedroom home
- **The Moorecroft (H536)**
5 bedroom home
- SO **Affordable Housing Shared Ownership**
- R **Affordable Housing Rented**
- V **Visitor Parking Space**
- BCP **Bin Collection Point**
- PS **Pump Station**
- SH **Show Home**



See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

Images and site layout are intended for illustrative purposes only and should be treated as general guidance only. Site layout including parking arrangements, social/affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Willow Grove is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.