

GREENWAY VIEW

A collection of
2, 3, 4 & 5 bedroom homes



part of the
untypical group



Welcome to *Greenway View*

A collection of 2, 3, 4 & 5 bedroom homes

This thoughtfully crafted collection of brand-new homes sits within the welcoming and fast-growing community of Wixams, Bedfordshire. Here, a thriving new neighbourhood combines community spirit with everyday convenience. Tree-lined avenues, green open spaces and lakeside paths offer places to explore and enjoy, all just moments from local amenities, excellent transport links and wider connections to Bedford, London and beyond.

Connected living in a *growing* community

Greenway View is perfect for those seeking a balanced lifestyle, offering both the benefits of a close-knit new community and the convenience of the town centre.



Within Wixams itself, residents will find all the essentials close to hand. A post office, pharmacy, garden centre and community hall are all within easy reach.

Additionally, primary schools and a secondary academy are located within the town and strengthen its appeal for new and growing families.



Convenience meets *countryside*

Those looking for variety will find it in abundance nearby. Bedford is just seven miles away and offers a broad selection of supermarkets, shops, cafés and other essential services. These excellent town centre facilities combine with extensive retail parks to offer complete convenience.

When it comes to open space, Greenway View residents are truly spoilt for choice. Wixams Water Nature Reserve offers a peaceful escape right on your doorstep. Priory Country Park, Box End Park and the vast Millennium Country Park are a short drive away, providing plenty of opportunity to reconnect with nature.



Discover what's nearby

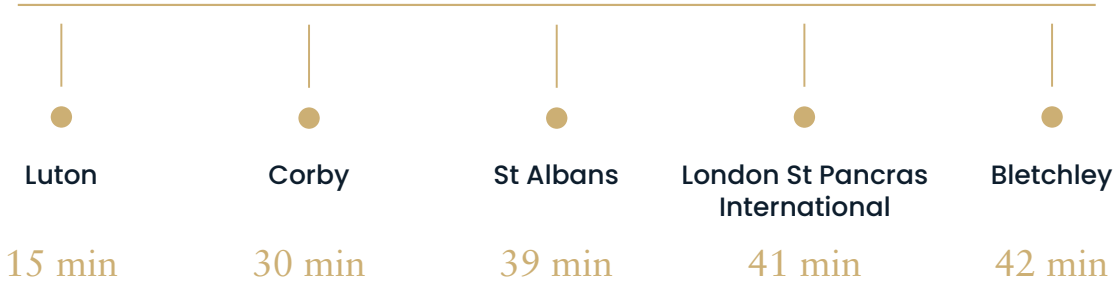
EDUCATION		Distance by car
1	Willow Grove Primary School	0.4 miles
2	Wixams Tree Primary Academy	0.9 miles
3	Wixams Academy	0.9 miles
4	Lakeview School	1.9 miles
5	Busy Bees Nursery	2.9 miles
6	Wilstead Primary & Preschool	2.9 miles
7	Daubeney Academy	3.6 miles
8	Bedford College	4.7 miles
9	University of Bedfordshire	5.9 miles
SHOPPING		
10	Welcome Wixams Co-op	1.9 miles
11	The Interchange Retail Park	2.8 miles
12	Harpur Shopping Centre	4.8 miles
13	Tesco Extra	5.5 miles
14	A1 Retail Park	15.9 miles
LEISURE		
15	Lakeview Village Hall	1.8 miles
16	Lakeside Fish and Chips	1.8 miles
17	Upcoming Universal UK Project	3.2 miles
18	Kempston Pool and Fitness	4.0 miles
19	Vue Cinema Bedford	4.7 miles
20	Bedford Corn Exchange	4.7 miles
21	The Quarry Theatre	5.1 miles
22	Oasis Beach Pool	5.1 miles
23	Box End Park	5.8 miles
GREEN SPACE		
24	Wixams Water Nature Reserve	0.6 miles
25	Wixams Village Lake	1.8 miles
26	The Forest Centre & Millennium Country Park	5.3 miles
27	Priory Country Park	5.7 miles
HEALTH		
28	Wootton Vale Healthy Living Centre	3.2 miles
29	Kempston Dental Practice	4.0 miles
30	Bedford Hospital	4.2 miles
31	Queens Park Surgery	5.5 miles
TRAVEL		
32	Future Wixams train station	0.6 miles
33	Bedford train station	4.9 miles
34	Luton Airport	19.9 miles

Driving distances taken from google.co.uk/maps and are approximate only.

Travelling further *afield*

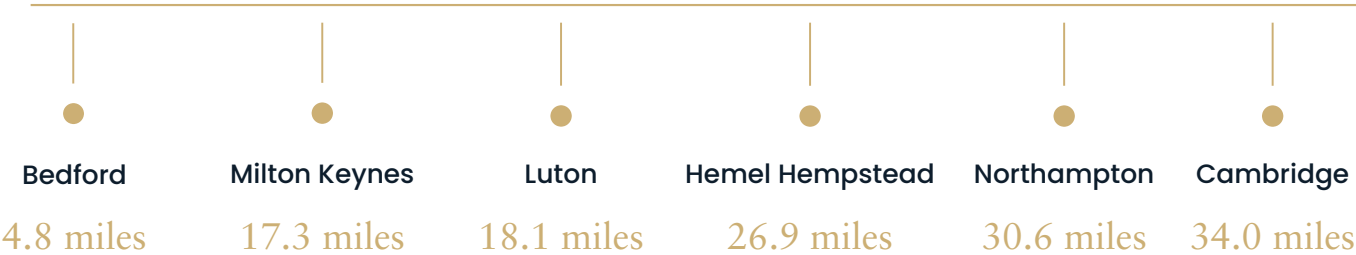
Bedford Station offers fast and regular train services to London St Pancras International in under an hour, making the morning commute or an occasional city escape achievable with minimum hassle. Looking ahead, the future Wixams Railway Station promises to bring national rail travel even closer to home, further enhancing connectivity for residents.

DIRECT TRAINS FROM BEDFORD STATION



Quick access to the M1, A6 and A421 places Milton Keynes and Luton Airport comfortable within reach – convenient travel links for both work and leisure.

BY CAR FROM GREENWAY VIEW



Distances and travel times taken from google.co.uk/maps and nationalrail.co.uk, and are approximate only.

Inspiring the *next generation*

Families at Greenway View can enjoy a full range of education, covering everything from primary through to secondary and further education. Wixams is home to a growing selection of schools, while Bedford offers a wider choice for sixth-form and further education.



PRIMARY SCHOOLS

Willow Grove Primary School

Wixams 8 min

Wixams Tree Primary Academy

Wixams 20 min

Lakeview School

Wixams 6 min

Wilstead Primary School & Pre-school

Bedford 9 min

SECONDARY SCHOOLS

Wixams Academy

Wixams 20 min

Daubeney Academy

Kempston 12 min

FURTHER EDUCATION

Bedford College

Bedford 15 min

University of Bedfordshire

Bedford 15 mins

Proximity to schools mentioned is for information only and is not a guarantee of admittance.

Proud to *be untypical*

As part of the untypical group, Hopkins Homes and Tilia Homes each offer something unique, yet are united by a shared commitment to quality, sustainability and customer satisfaction.

By bringing these two trusted brands together, untypical combines the best of tradition and innovation, offering a diverse range of homes that cater to a wide variety of lifestyles and aspirations.

Committed to sustainability and responsible building, untypical invests in greener materials, low-carbon technologies, and sustainable design to create communities that are better for people and the planet.

Find your *new home.*

Whether you choose the timeless elegance of Hopkins Homes or the modern practicality of Tilia Homes, you'll be joining a new community built on quality, care, and sustainability.

Explore our latest homes at Greenway View and discover how untypical is building better – better for today and for years to come.



Hopkins Homes

Founded on a deep respect for traditional craftsmanship and architectural heritage, Hopkins Homes has built a reputation as one of the UK's most distinguished homebuilding brands. Known for its attention to detail, character-rich designs, and unwavering commitment to quality, Hopkins Homes' properties are highly sought after. Whether you are looking for a charming family home or a premium property, Hopkins Homes delivers exceptional living spaces that combine timeless elegance with modern functionality, ensuring every residence is a place to truly call home.

Tilia Homes

Modern, flexible, and designed with today's homeowners in mind, Tilia Homes makes homeownership more attainable without compromising on style or function. Ideal for first-time buyers, growing families, or downsizers, Tilia Homes focuses on practical layouts, and long-term value. Each home is thoughtfully designed, ensuring comfort and cost savings for years to come, making them a smart and stylish choice for those seeking a fresh start or a new chapter in their lives.



With you at *every step*.

At Greenway View, buying your new home comes with the reassurance of two trusted developers, each with a long-standing reputation for care, quality and service.

From the first viewing to the day you collect your keys, our teams are here to make your experience smooth and enjoyable. We offer expert guidance throughout the purchase process and pride ourselves on being approachable, honest and responsive at every step.

Whether you're moving up, scaling down or starting fresh, we're here to help you make your move with confidence.

Offering a *helping hand*

For extra peace of mind, a range of schemes are available to help make your move more manageable.

Smooth Move

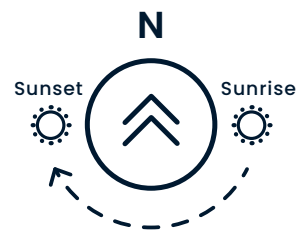
We can help you sell your existing home by working closely with trusted local estate agents, saving you time, reduce stress and we will pay for your agents fees.

Part Exchange

If you're an existing homeowner, you could trade in your property directly with us for a new one, eliminating the stress of chains and delays as well as saving you money on estate agents fees.

Keyworker Incentive

Buy a new home and you'll receive an incentive of £500 for every £25,000 you spend.



GREENWAY VIEW

WIXAMS



2 BEDROOM APARTMENTS

 Hollingford House
Homes: 130–138

2 BEDROOM HOMES

 The Wickmere
Homes: 129

3 BEDROOM HOMES

 The Hartwood
Homes: 80–84, 111, 144 & 145

 The Lingwood
Homes: 139 & 140

 The Glemford
Homes: 68, 69, 76, 77, 109, 110, 141, 142, 153–155, 166 & 167

4 BEDROOM HOMES

 The Bideford
Homes: 52, 53, 66, 67, 70–72, 112, 113, 128, 151, 152, 164 & 165

 The Chelford
Homes: 74 & 78

 The Ashleworth
Homes: 85 & 125

 The Rensford
Homes: 75, 97, 98, 126, 143 & 168

 The Sandford
Homes: 79, 96, 99 & 114

 The Moulton
Homes: 73 & 127

2 BEDROOM HOMES

 The Hopton
Homes: 29 & 30

3 BEDROOM HOMES

 The Flatford
Homes: 2, 3 & 56–60

 The Eaton
Homes: 6, 7, 26, 27, 41–44, 46, 47 & 62–65

 The Lynford
Homes: 1, 4, 9, 23 & 34

 The Chappel
Homes: 13, 14, 31 & 32

4 BEDROOM HOMES

 The Brundon
Homes: 10, 15, 28 & 33

 The Keswick
Homes: 11, 39 & 54

 The Southorpe
Homes: 5, 8, 12, 16, 25, 40, 45, 48 & 55

 The Gosfield
Homes: 17 & 22

 The Heacham
Homes: 18, 21, 24, 36, 37 & 49

 The Appleton
Homes: 19 & 20

5 BEDROOM HOMES

 The Barnston
Homes: 35, 38, 50, 51 & 61

-  Affordable Homes
- BCP – Bin Collection Point
- BS – Bin Store
-  Bollard
- CS – Cycle Store
- SS – Sub Station
- UP – Unallocated Parking
- V – Visitor Parking

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. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. October 2025.

HOLLINGFORD HOUSE

2 bedroom apartments



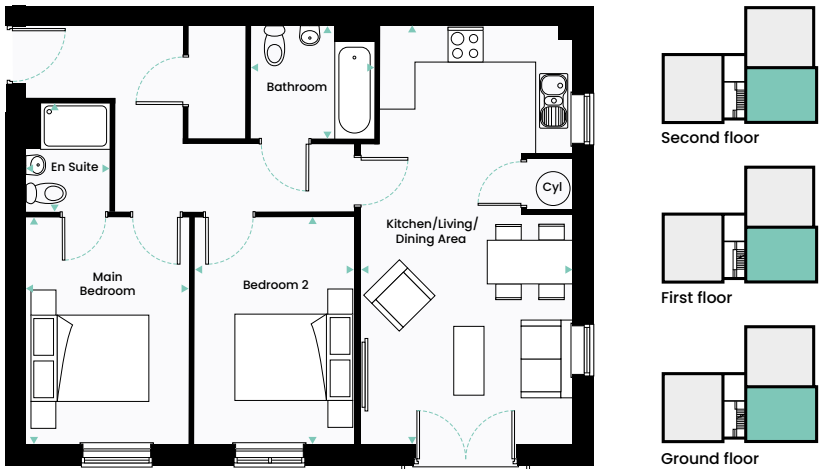
HOMES 130, 131, 132, 133, 134, 135, 136, 137, 138



TILIA
HOMES

HOLLINGFORD HOUSE

2 bedroom apartments



Plots 131, 134 & 137

Kitchen/Living/Dining Area
7.34m × 3.62m 24'1" × 11'11"
Main Bedroom
3.98m × 2.81m 13'1" × 9'3"
Bedroom 2
3.98m × 2.79m 13'1" × 9'2"

Bathroom
2.15m × 1.97m 7'1" × 6'6"
En Suite
1.90m × 1.58m 6'3" × 5'2"

70m² | 753.4ft²

► Dimensions
Cyl Hot water cylinder

*Plot specific Juliet balcony. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. Computer generated images are a generic indication of a finished house type. External finishes, materials and appearance will vary, please refer to home specific drawing and information in the sales office.

HOLLINGFORD HOUSE

2 bedroom apartments



Plots 130, 133 & 136

Kitchen/Living/Dining Area
6.29m × 4.49m 20'8" × 14'9"
Main Bedroom
3.78m × 3.26m 12'5" × 10'8"
Bedroom 2
4.49m × 2.75m 14'9" × 9'0"

Bathroom
2.15m × 1.96m 7'1" × 6'5"
En Suite
1.96m × 1.50m 6'5" × 4'11"

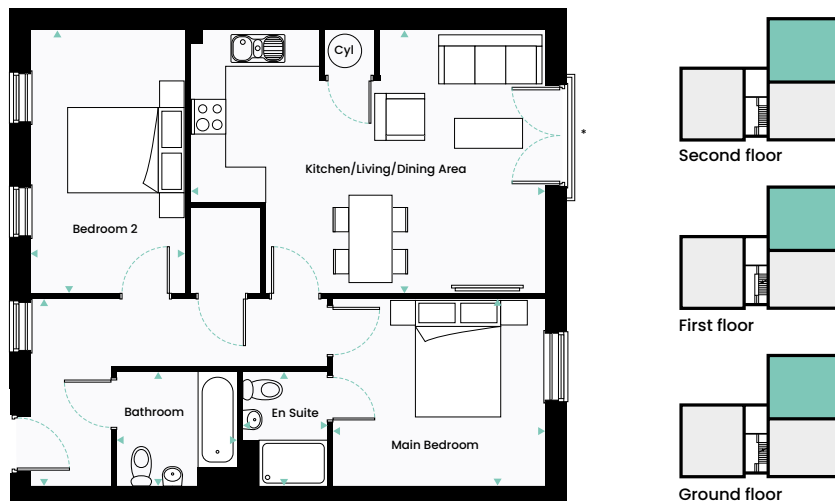
73m² | 785.7ft²

► Dimensions
Cyl Hot water cylinder

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HOLLINGFORD HOUSE

2 bedroom apartments



Plots 132, 135 & 138

Kitchen/Living/Dining Area

6.28m × 4.50m 20'7" × 14'9"

Main Bedroom

3.77m × 3.32m 12'4" × 10'11"

Bedroom 2

4.50m × 2.74m 14'9" × 9'0"

Bathroom

2.15m × 2.03m 7'1" × 6'8"

En Suite

2.03m × 1.50m 6'8" × 4'11"

74m² | 796.5ft²

► Dimensions
Cyl Hot water cylinder

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THE HOPTON

Two bedroom house



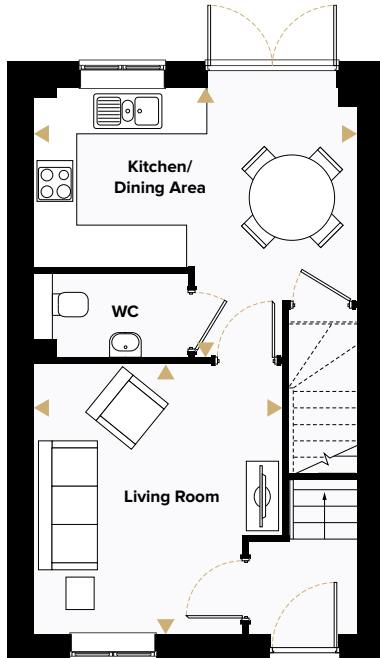
HOMES 29 & 30*



HOPKINS
HOMES

THE HOPTON

Two bedroom house



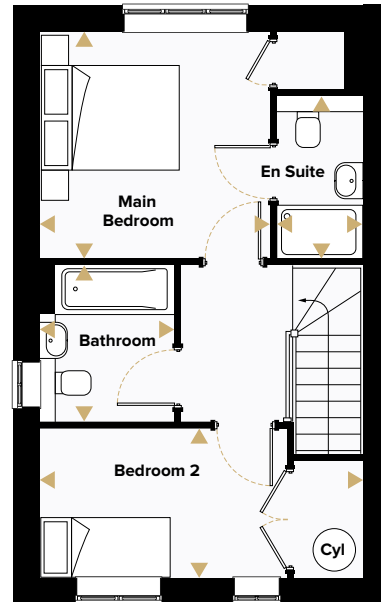
Ground Floor

Kitchen/Dining Area

4.61m × 3.84m 15'2" × 12'7"

Living Room

3.84m × 3.53m 12'7" × 11'7"



First Floor

Main Bedroom

3.28m × 3.23m 10'9" × 10'7"

Bedroom 2

3.53m × 2.13m 11'7" × 7'0"

Bathroom

2.22m × 1.93m 7'4" × 6'4"

En Suite

2.32m × 1.20m 7'8" × 3'11"

73.14m² | 787ft²

► Dimensions

Cyl Hot water cylinder

WC Toilet/cloakroom

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THE HARTWOOD

Three bedroom house



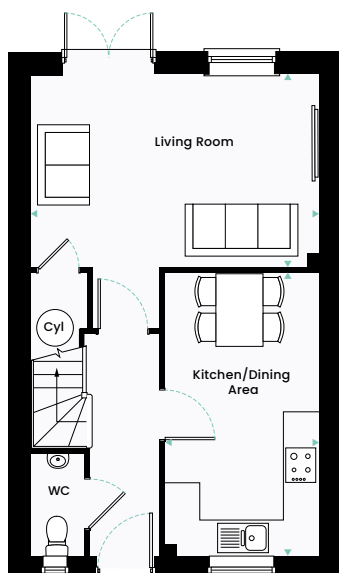
HOMES 80, 81*, 82, 83*, 84*, 111, 144 & 145*



TILIA
HOMES

THE HARTWOOD

Three bedroom house



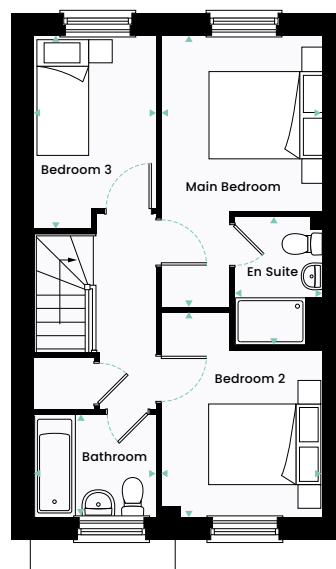
Ground Floor

Kitchen/Dining Area

4.77m × 2.61m 15'8" × 8'7"

Living Room

4.86m × 3.26m 15'11" × 10'8"



First Floor

Main Bedroom

4.58m × 2.70m 15'0" × 8'10"

Bedroom 2

3.45m × 2.70m 11'4" × 8'10"

Bedroom 3

3.26m × 2.06m 10'8" × 6'9"

Bathroom

2.06m × 1.73m 6'9" × 5'8"

En Suite

2.16m × 1.48m 7'1" × 4'10"

78.98m² | 850.1ft²

- Dimensions
- Cyl Hot water cylinder
- WC Toilet/cloakroom

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THE LINGWOOD

Three bedroom house



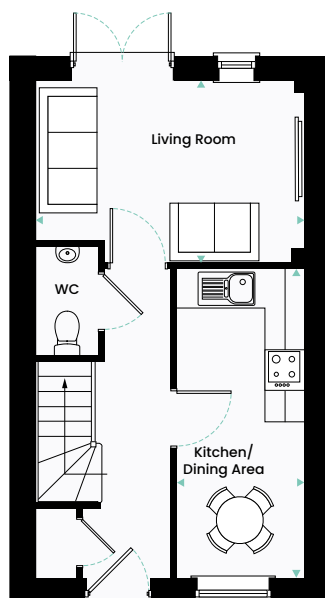
HOMES 139 & 140*



TILIA
HOMES

THE LINGWOOD

Three bedroom house



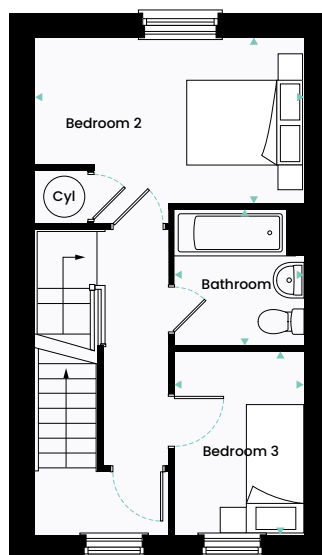
Ground Floor

Kitchen/Dining Area

4.70m x 1.94m 15'5" x 6'4"

Living Room

4.07m x 2.80m 13'4" x 9'2"



First Floor

Bedroom 2

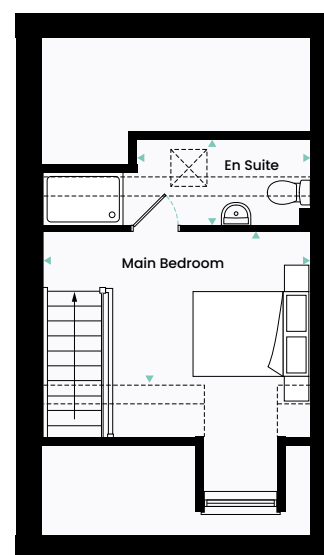
4.07m x 2.52m 13'4" x 8'3"

Bedroom 3

2.78m x 1.96m 9'1" x 6'5"

Bathroom

2.07m x 1.96m 6'9" x 6'5"



Second Floor

Main Bedroom

4.07m x 3.12m 13'4" x 10'3"

En Suite

2.66m x 1.30m 8'9" x 4'3"

79.82m² | 859.1ft²

- Dimensions
- Cyl Hot water cylinder
- - - Reduced Head Height
- Rooflight
- WC Toilet/cloakroom

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THE WICKMERE

Two bedroom coach house



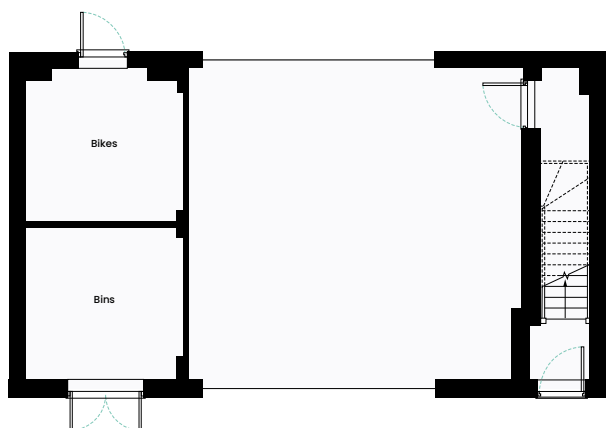
HOME 129



TILIA
HOMES

THE WICKMERE

Two bedroom coach house



Ground *Floor*



First *Floor*

Kitchen

3.63m × 1.81m 11'11" × 5'11"

Living/Dining Area

6.44m × 4.11m 21'2" × 13'6"

Main Bedroom

4.44m × 2.80m 14'7" × 9'2"

Bedroom 2

3.51m × 3.24m 11'6" × 10'8"

Bathroom

2.16m × 1.91m 7'1" × 6'3"

En Suite

2.25m × 1.91m 7'5" × 6'3"

82m² | 882.6ft²

► Dimensions

Cyl Hot water cylinder

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THE FLATFORD

Three bedroom house



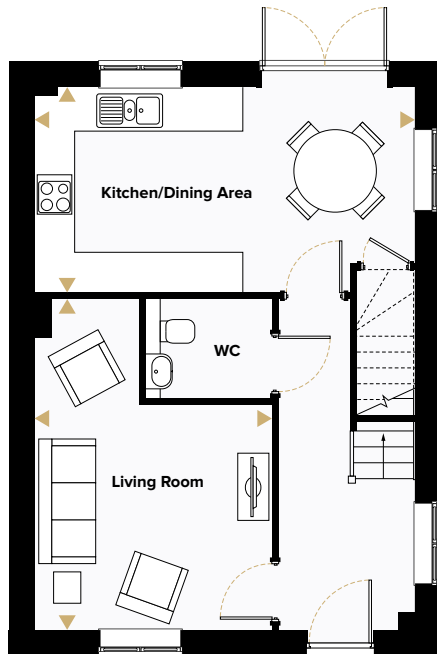
HOMES 2, 3*, 56, 57*, 58, 59* & 60*



HOPKINS
HOMES

THE FLATFORD

Three bedroom house



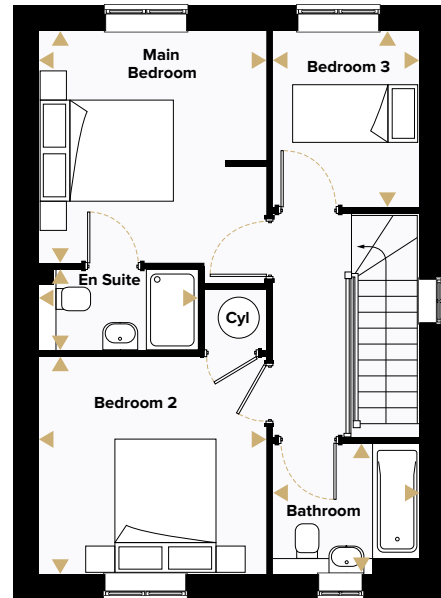
Ground Floor

Kitchen/Dining Area

5.63m × 2.95m 18'6" × 9'8"

Living Room

4.91m × 3.51m 16'1" × 11'6"



First Floor

Main Bedroom

3.40m × 3.37m 11'7" × 11'2"

Bedroom 2

3.37m × 3.21m 11'1" × 10'7"

Bedroom 3

2.58m × 2.16m 8'6" × 7'1"

Bathroom

2.16m × 1.93m 7'1" × 6'4"

En Suite

2.32m × 1.20m 7'8" × 3'11"

91.56m² | 985ft²

► Dimensions

Cyl Hot water cylinder

WC Toilet/cloakroom

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THE LYNFORD

Three bedroom house



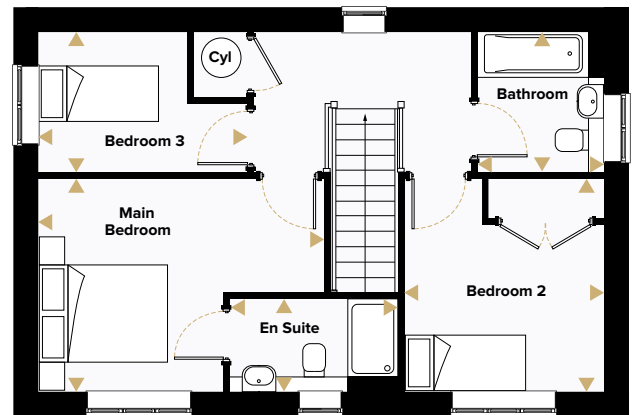
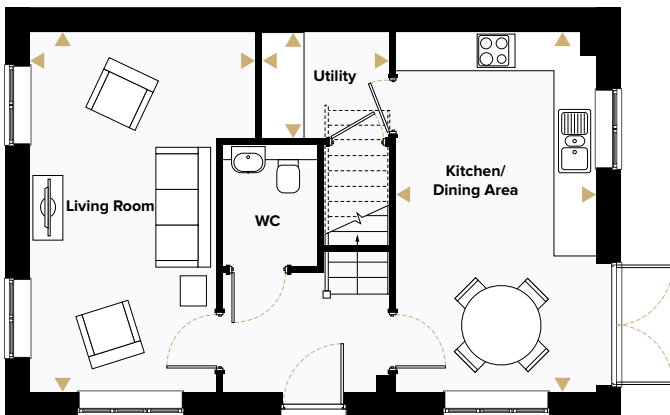
HOMES 1, 4*, 9*, 23 & 34



HOPKINS
HOMES

THE LYNFORD

Three bedroom house



Ground Floor

Kitchen/Dining Area

5.35m × 3.02m 18'2" × 9'11"

Living Room

5.53m × 3.39m 18'2" × 11'2"

Utility

1.96m × 1.65m 6'5" × 5'5"

First Floor

Main Bedroom

4.40m × 3.27m 14'5" × 10'9"

Bedroom 2

3.27m × 3.08m 10'9" × 10'1"

Bedroom 3

2.30m × 2.16m 7'7" × 7'1"

Bathroom

2.16m × 1.93m 7'1" × 6'4"

En Suite

2.55m × 1.43m 8'5" × 4'8"

96.10m² | 1,034ft²

- Dimensions
- Cyl Hot water cylinder
- WC Toilet/cloakroom

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THE EATON

Three bedroom house



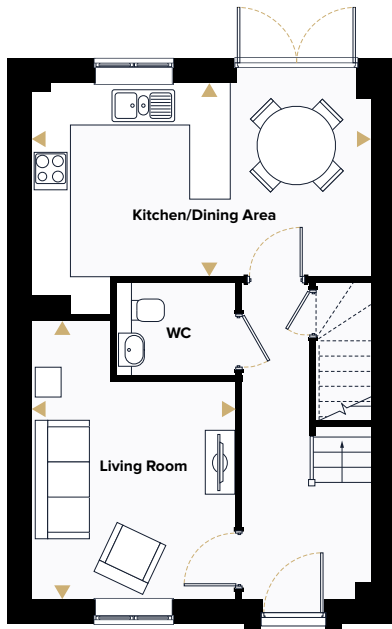
HOMES 6*, 7, 26, 27*, 41, 42*, 43, 44*, 46, 47*, 62, 63*, 64 & 65*



HOPKINS
HOMES

THE EATON

Three bedroom house



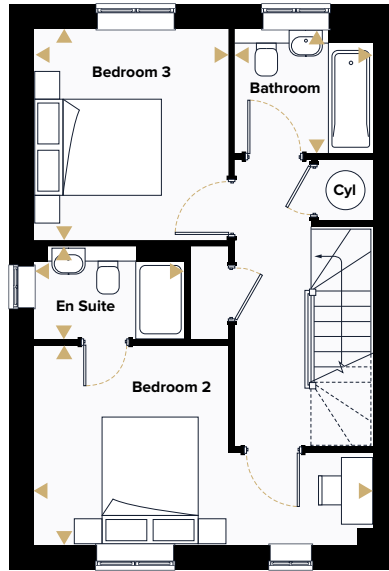
Ground Floor

Kitchen/Dining Area

5.29m × 2.99m 17'4" × 9'10"

Living Room

4.32m × 3.18m 14'2" × 10'5"



First Floor

Bedroom 2

5.29m × 3.10m 17'4" × 10'2"

Bedroom 3

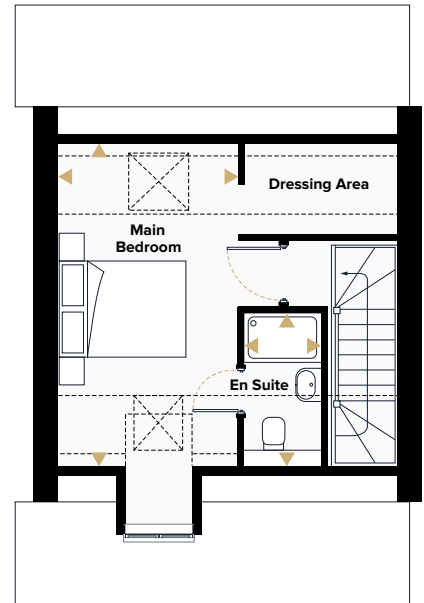
3.28m × 3.03m 10'9" × 9'11"

Bathroom

2.16m × 1.93m 7'1" × 6'4"

En Suite

2.35m × 1.43m 7'9" × 4'8"



Second Floor

Main Bedroom

4.96m × 2.81m 16'4" × 9'3"

En Suite

2.34m × 1.20m 7'8" × 3'11"

96.10m² | 1,034ft²

- Dimensions
- Cyl Hot water cylinder
- Reduced Head Height

- ☒ Rooflight
- WC Toilet/cloakroom

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THE BIDEFORD

Four bedroom house



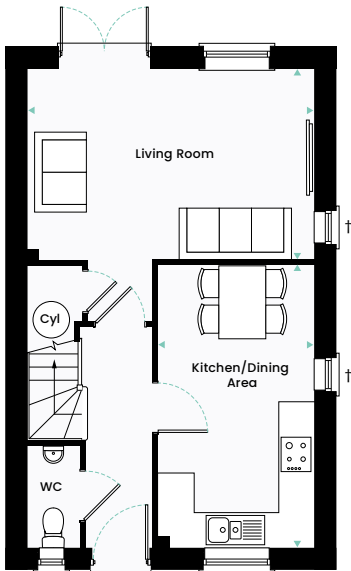
HOMES 52*, 53, 66*, 67, 70*, 71, 72*, 112*, 113, 128, 151*, 152, 164* & 165



TILIA
HOMES

THE BIDEFORD

Four bedroom house



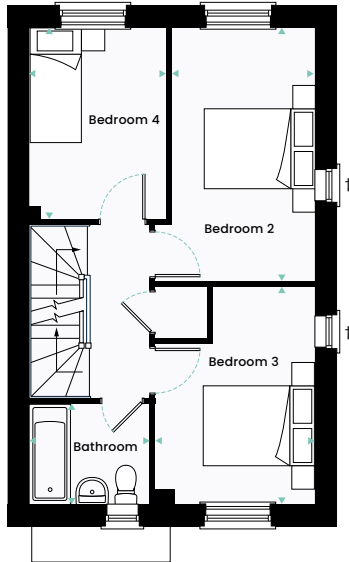
Ground Floor

Kitchen/Dining Area

4.79m × 2.64m 15'9" × 8'8"

Living Room

4.86m × 3.24m 15'11" × 10'8"



First Floor

Bedroom 2

4.32m × 2.43m 14'2" × 8'0"

Bedroom 3

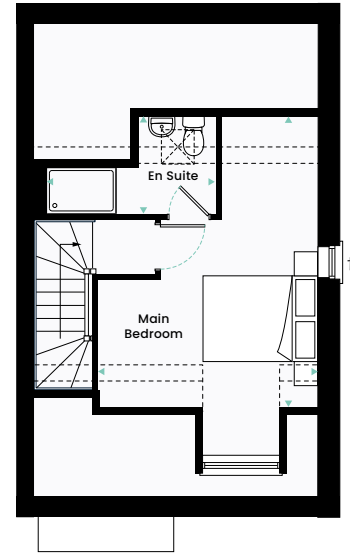
3.71m × 2.71m 12'2" × 8'11"

Bedroom 4

3.26m × 2.34m 10'8" × 7'8"

Bathroom

2.06m × 1.73m 6'9" × 5'8"



Second Floor

Main Bedroom

5.01m × 3.76m 16'5" × 12'4"

En Suite

2.94m × 1.67m 9'8" × 5'6"

102.71m² | 1,105.6ft²

► Dimensions
Cyl Hot water cylinder
- - - Reduced Head
Height

Rooflight
WC Toilet/cloakroom

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THE CHELFORD

Four bedroom house



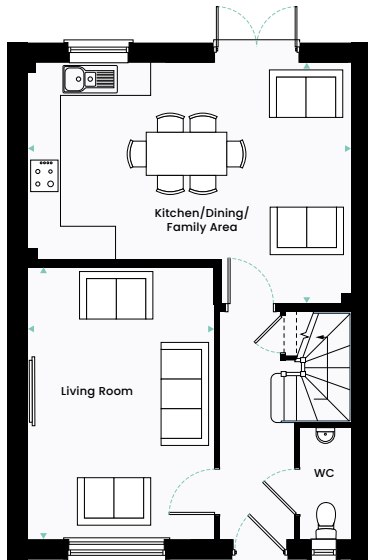
HOMES 74* & 78



TILIA
HOMES

THE CHELFORD

Four bedroom house



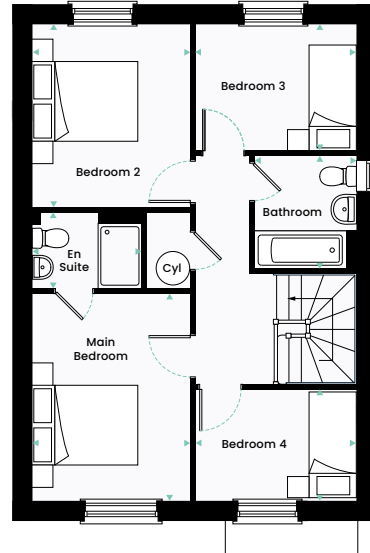
Ground Floor

Kitchen/Dining/Family Area

5.99m × 4.45m 19'7" × 14'7"

Living Room

5.03m × 3.45m 16'6" × 11'4"



First Floor

Main Bedroom

3.86m × 2.93m 12'8" × 9'7"

Bedroom 2

3.38m × 2.93m 11'1" × 9'7"

Bedroom 3

2.97m × 2.33m 9'9" × 7'8"

Bedroom 4

2.97m × 2.06m 9'9" × 6'9"

Bathroom

2.08m × 1.90m 6'10" × 6'3"

En Suite

2.01m × 1.40m 6'7" × 4'7"

105.46m² | 1,135ft²

- Dimensions
- Cyl Hot water cylinder
- WC Toilet/cloakroom

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THE CHAPPEL

Three bedroom house



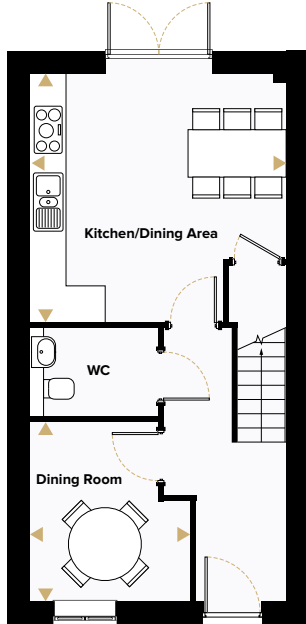
HOMES 13*, 14, 31 & 32*



HOPKINS
HOMES

THE CHAPPEL

Three bedroom house



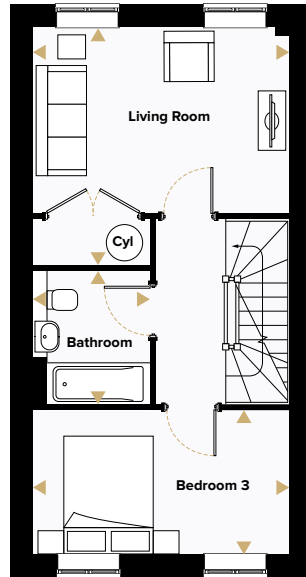
Ground Floor

Kitchen/Dining Area

4.31m × 4.15m 14'2" × 13'8"

Dining Room

2.97m × 2.66m 9'9" × 8'9"



First Floor

Living Room

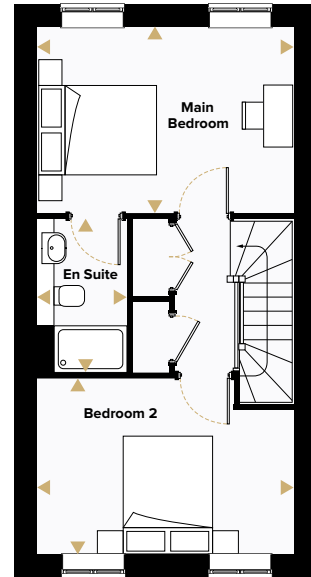
4.29m × 3.09m 14'1" × 10'2"

Bedroom 3

4.29m × 2.40m 14'1" × 7'11"

Bathroom

2.23m × 1.94m 7'4" × 6'5"



Second Floor

Main Bedroom

4.29m × 3.09m 14'1" × 10'2"

Bedroom 2

4.29m × 2.94m 14'1" × 9'8"

En Suite

2.56m × 1.48m 8'5" × 4'10"

113.30m² | 1,219ft²

► Dimensions

Cyl Hot water cylinder

WC Toilet/cloakroom

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THE BRUNDON

Four bedroom house



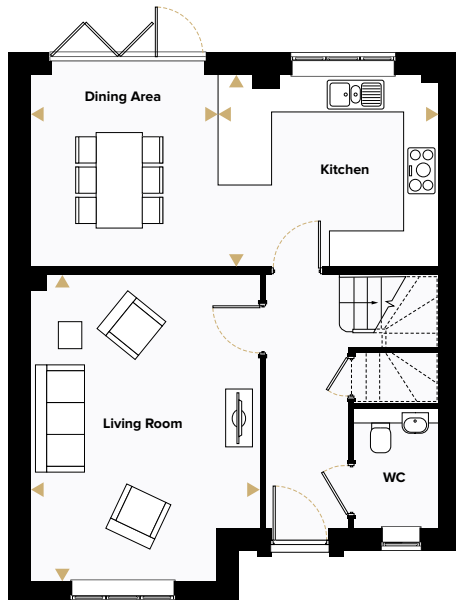
HOMES 10*, 15, 28 & 33



HOPKINS
HOMES

THE BRUNDON

Four bedroom house



Ground Floor

Kitchen

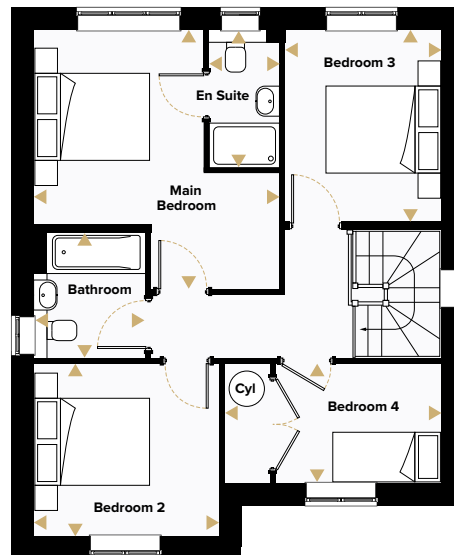
3.77m × 3.29m 12'4" × 10'10"

Dining Area

3.29m × 3.21m 10'10" × 10'7"

Living Room

5.24m × 3.91m 17'2" × 12'10"



First Floor

Main Bedroom

4.44m × 4.22m 14'7" × 13'10"

Bedroom 2

3.17m × 2.94m 10'5" × 9'8"

Bedroom 3

3.35m × 2.66m 11'0" × 8'9"

Bedroom 4

2.82m × 2.04m 9'3" × 6'9"

Bathroom

2.15m × 1.93m 7'1" × 6'4"

En Suite

2.37m × 1.20m 7'9" × 3'11"

114.50m² | 1,232ft²

► Dimensions

Cyl Hot water cylinder

WC Toilet/cloakroom

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THE ASHLEWORTH

Four bedroom house



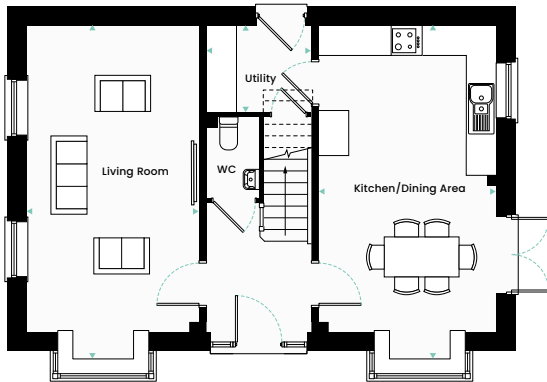
HOMES 85* & 125*



TILIA
HOMES

THE ASHLEWORTH

Four bedroom house



Ground Floor

Kitchen/Dining Area

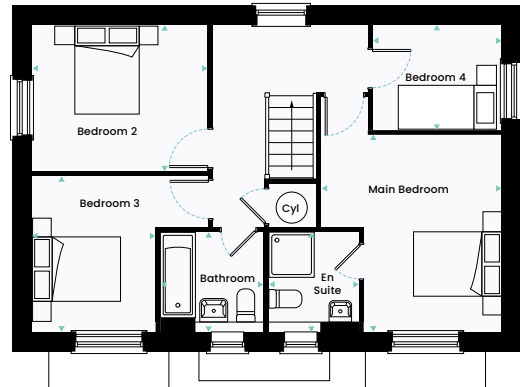
6.66m × 3.54m 21'10" × 11'7"

Living Room

6.64m × 3.44m 21'9" × 11'3"

Utility

2.09m × 1.74m 6'10" × 5'9"



First Floor

Main Bedroom

3.92m × 3.59m 12'10" × 11'9"

Bedroom 2

3.51m × 2.91m 11'6" × 9'7"

Bedroom 3

3.10m × 2.47m 10'2" × 8'1"

Bedroom 4

2.57m × 2.09m 8'5" × 6'10"

Bathroom

2.06m × 1.99m 6'9" × 6'6"

En Suite

1.99m × 1.79m 6'6" × 5'10"

115.59m² | 1,244ft²

- Dimensions
- WC Toilet/cloakroom
- Cyl Hot water cylinder
- - - Reduced Head Height

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THE GLEMFORD

Three bedroom house



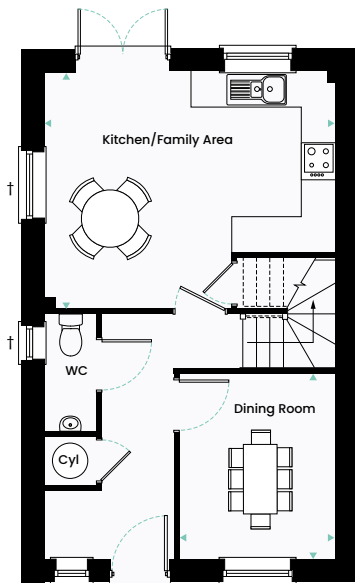
HOMES 68, 69, 76, 77*, 109*, 110*, 141*, 142*, 153*, 154*, 155*, 166 & 167



TILIA
HOMES

THE GLEMFORD

Three bedroom house



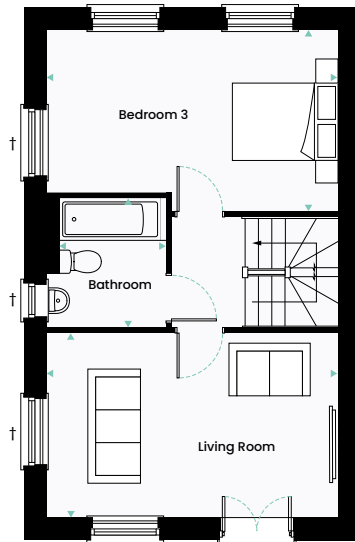
Ground Floor

Kitchen/Family Area

4.86m × 3.96m 15'11" × 13'0"

Dining Room

3.08m × 2.60m 10'1" × 8'6"



First Floor

Living Room

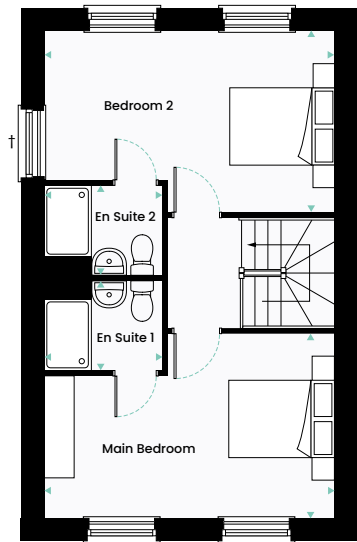
4.86m × 3.08m 15'11" × 10'1"

Bedroom 3

4.86m × 3.02m 15'11" × 9'11"

Bathroom

2.15m × 1.98m 7'1" × 6'6"



Second Floor

Main Bedroom

4.86m × 3.08m 15'11" × 10'1"

En Suite 1

1.98m × 1.50m 6'6" × 4'11"

Bedroom 2

4.86m × 3.02m 15'11" × 9'11"

En Suite 2

1.98m × 1.50m 6'6" × 4'11"

118.76m² | 1,278.4ft²

- Dimensions
- Cyl Hot water cylinder
- WC Toilet/cloakroom

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THE KESWICK

Four bedroom house



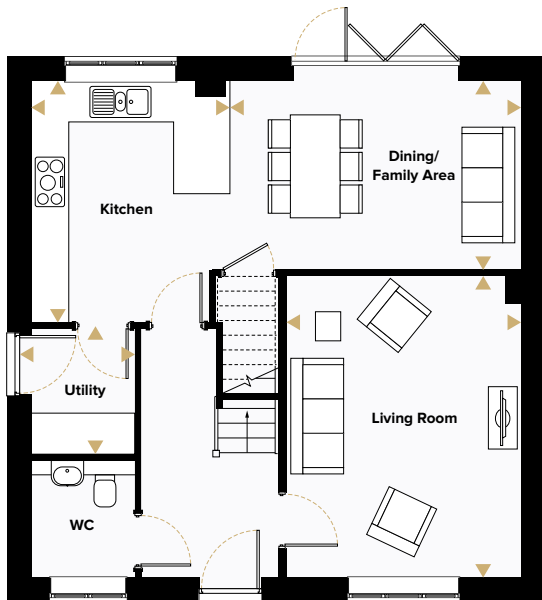
HOMES 11*, 39 & 54*



HOPKINS
HOMES

THE KESWICK

Four bedroom house



Ground Floor

Kitchen

3.84m × 3.16m 12'8" × 10'4"

Dining/Family Area

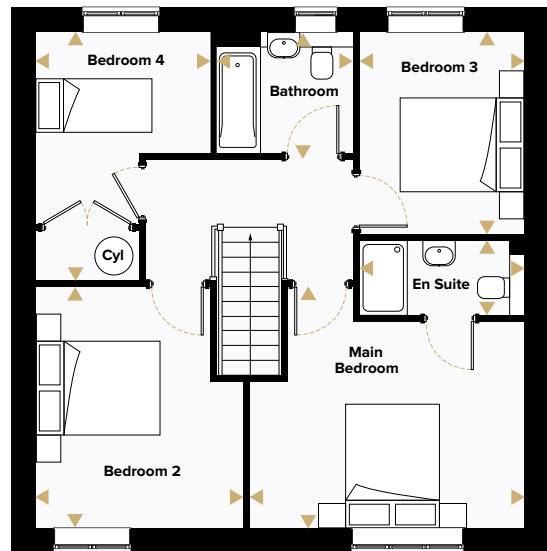
4.62m × 3.00m 15'2" × 9'10"

Living Room

4.80m × 3.72m 15'9" × 12'3"

Utility

1.99m × 1.65m 6'6" × 5'5"



First Floor

Main Bedroom

4.38m × 3.28m 14'5" × 10'9"

Bedroom 2

3.84m × 3.30m 12'7" × 10'10"

Bedroom 3

3.22m × 2.63m 10'7" × 8'8"

Bedroom 4

3.06m × 2.79m 10'1" × 9'2"

Bathroom

2.15m × 1.93m 7'1" × 6'4"

En Suite

2.63m × 1.20m 8'8" × 3'11"

124.50m² | 1,340ft²

► Dimensions

Cyl Hot water cylinder

WC Toilet/cloakroom

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THE RENSFORD

Four bedroom house



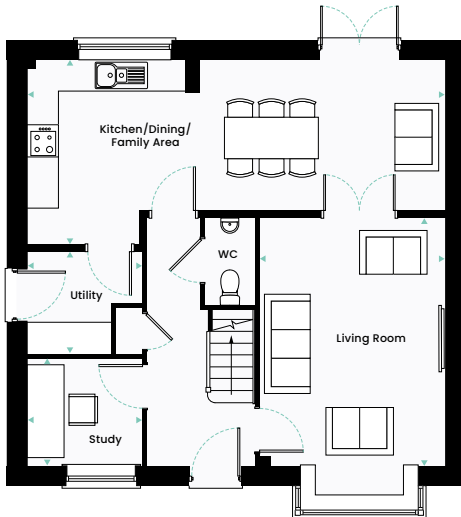
HOMES 75*, 97*, 98, 126*, 143 & 168*



TILIA
HOMES

THE RENSFORD

Four bedroom house



Ground Floor

Kitchen/Dining/Family Area

8.01m × 3.52m 26'3" × 11'7"

Living Room

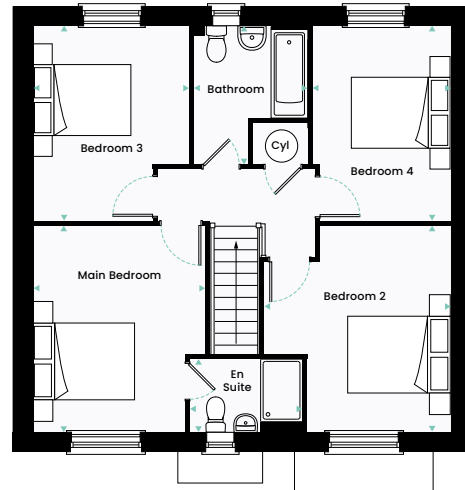
4.75m × 3.56m 15'7" × 11'8"

Study

2.20m × 2.06m 7'3" × 6'9"

Utility

2.20m × 1.96m 7'3" × 6'5"



First Floor

Main Bedroom

3.96m × 3.32m 13'0" × 10'1"

Bedroom 2

3.96m × 3.56m 13'0" × 11'8"

Bedroom 3

3.73m × 3.01m 12'3" × 9'11"

Bedroom 4

3.73m × 2.64m 12'3" × 8'8"

Bathroom

2.63m × 2.18m 8'8" × 7'2"

En Suite

2.16m × 1.40m 7'1" × 4'7"

125.59m² | 1,351ft²

- Dimensions
- Cyl Hot water cylinder
- WC Toilet/cloakroom

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THE SANDFORD

Four bedroom house



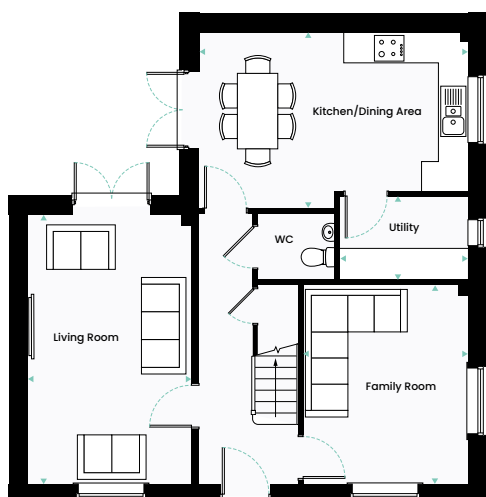
HOMES 79*, 96*, 99 & 114*



TILIA
HOMES

THE SANDFORD

Four bedroom house



Ground Floor

Kitchen/Dining Area

5.31m × 3.48m 17'5" × 11'5"

Living Room

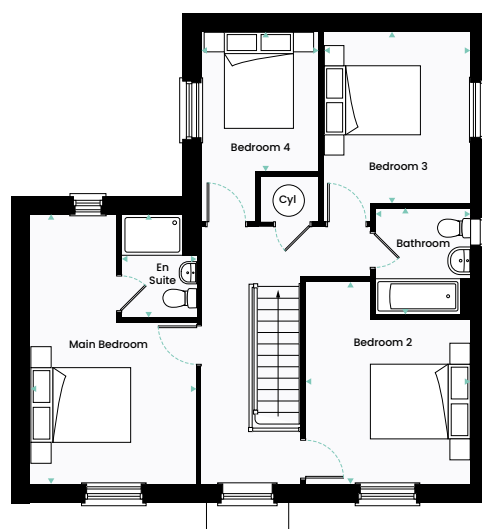
5.31m × 3.23m 17'5" × 10'7"

Family Room

3.94m × 3.26m 12'11" × 10'8"

Utility

2.54m × 1.64m 8'4" × 5'5"



First Floor

Main Bedroom

5.31m × 3.28m 17'5" × 10'9"

Bedroom 2

3.98m × 3.26m 13'1" × 10'8"

Bedroom 3

3.37m × 2.89m 11'1" × 9'6"

Bedroom 4

2.75m × 2.33m 9'0" × 7'8"

Bathroom

2.11m × 1.90m 6'11" × 6'3"

En Suite

2.03m × 1.47m 6'8" × 4'10"

130.5m² | 1,404.6ft²

- Dimensions
- Cyl Hot water cylinder
- WC Toilet/cloakroom

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THE MOULTON

Four bedroom house



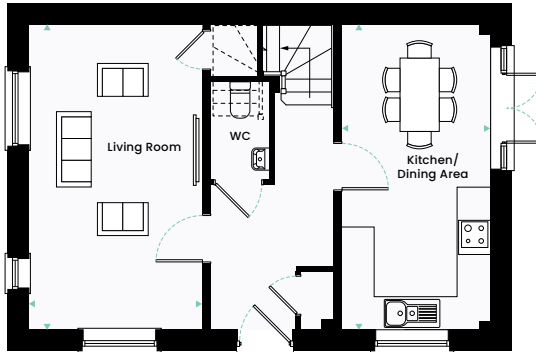
HOMES 73* & 127



TILIA
HOMES

THE MOULTON

Four bedroom house



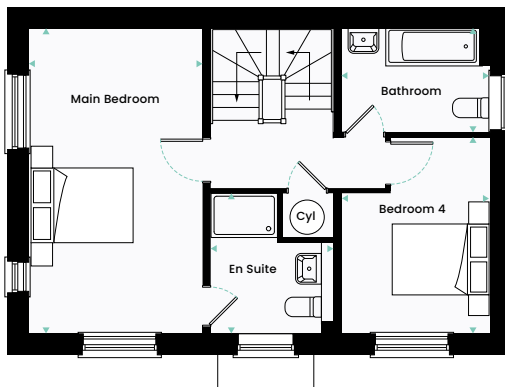
Ground Floor

Kitchen/Dining Area

5.54m × 2.69m 18'2" × 8'10"

Living Room

5.54m × 3.15m 18'2" × 10'4"



First Floor

Main Bedroom

5.54m × 3.15m 18'2" × 10'4"

Bedroom 4

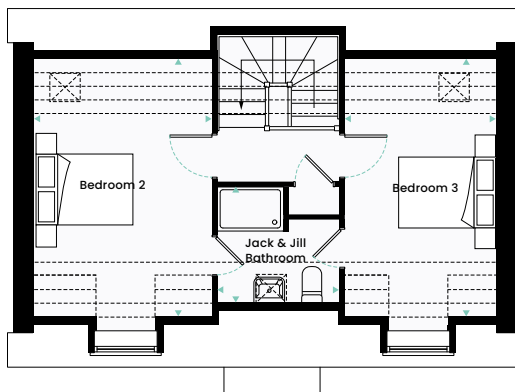
3.54m × 2.69m 11'7" × 8'10"

Bathroom

2.69m × 1.90m 8'10" × 6'3"

En Suite

2.53m × 2.21m 8'4" × 7'3"



Second Floor

Bedroom 2

4.67m × 3.20m 15'4" × 10'6"

Bedroom 3

4.67m × 2.75m 15'4" × 9'0"

Jack & Jill Bathroom

2.21m × 2.12m 7'3" × 6'11"

130.69m² | 1,406.7ft²

- Dimensions
- Cyl Hot water cylinder
- - - Reduced Head Height
- Rooflight
- WC Toilet/cloakroom

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THE SOUTHORPE

Four bedroom house

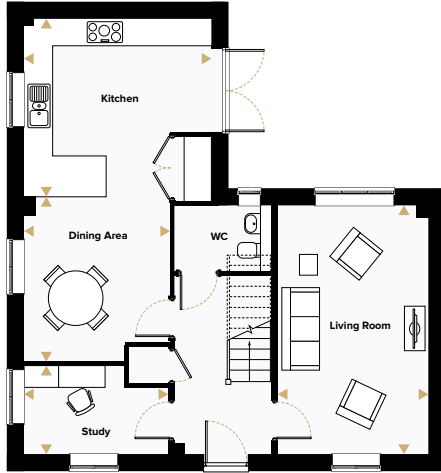


HOMES 5*, 8, 12, 16*, 25*, 40*, 45*, 48* & 55


HOPKINS
HOMES

THE SOUTHORPE

Four bedroom house



Ground Floor

Kitchen

4.18m × 3.96m 13'9" × 13'0"

Dining Area

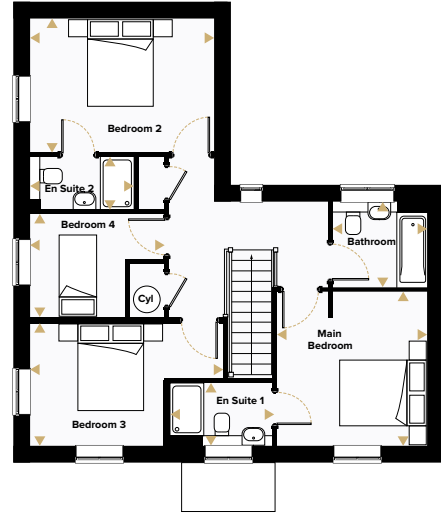
3.68m × 3.26m 12'1" × 10'9"

Living Room

5.53m × 3.35m 18'2" × 11'0"

Study

3.26m × 1.95m 10'9" × 6'5"



First Floor

Main Bedroom

3.50m × 3.40m 11'6" × 11'2"

Bedroom 2

4.18m × 3.04m 13'9" × 10'0"

Bedroom 3

4.38m × 2.80m 14'5" × 9'2"

Bedroom 4

3.06m × 2.36m 10'1" × 7'9"

Bathroom

2.15m × 1.93m 7'1" × 6'4"

En Suite 1

2.34m × 1.43m 7'8" × 4'8"

En Suite 2

1.60m × 1.20m 5'3" × 3'11"

134.70m² | 1,449ft²

► Dimensions

Cyl Hot water cylinder

WC Toilet/cloakroom

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THE GOSFIELD

Four bedroom house

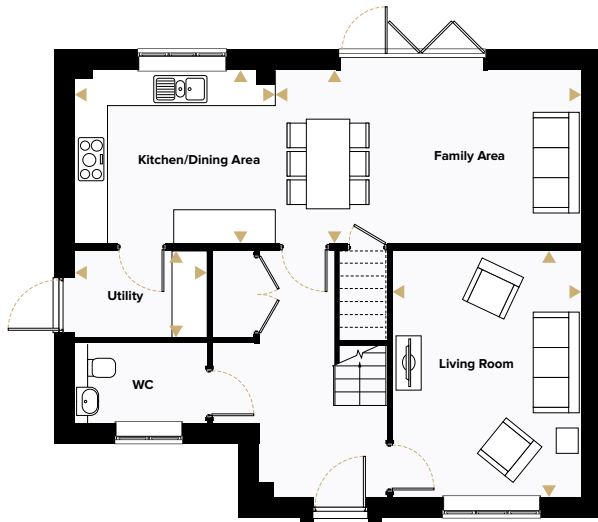


HOMES 17 & 22


HOPKINS
HOMES

THE GOSFIELD

Four bedroom house



Ground Floor

Kitchen/Dining Area

3.65m × 3.15m 12'0" × 10'4"

Family Area

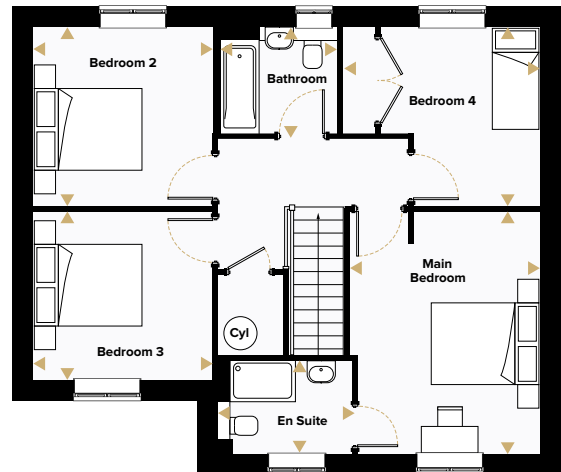
5.59m × 3.15m 18'4" × 10'4"

Living Room

4.48m × 3.44m 14'9" × 11'4"

Utility

2.41m × 1.58m 7'11" × 5'3"



First Floor

Main Bedroom

4.42m × 3.44m 14'6" × 11'4"

Bedroom 2

3.28m × 3.26m 10'9" × 10'8"

Bedroom 3

3.28m × 3.07m 10'9" × 10'11"

Bedroom 4

3.26m × 2.90m 10'8" × 9'6"

Bathroom

2.17m × 1.93m 7'2" × 6'4"

En Suite

2.45m × 1.70m 8'0" × 5'7"

136.60m² | 1,470ft²

- Dimensions
- Cyl Hot water cylinder
- WC Toilet/cloakroom

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THE HEACHAM

Four bedroom house



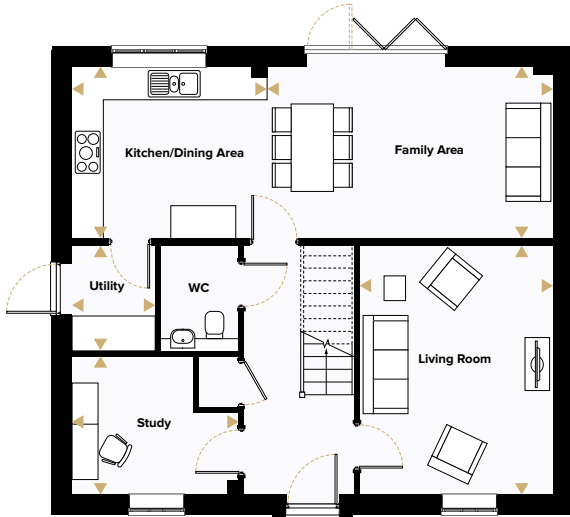
HOMES 18, 21, 24*, 36, 37 & 49



HOPKINS
HOMES

THE HEACHAM

Four bedroom house



Ground Floor

Kitchen/Dining Area

3.65m × 3.22m 12'0" × 10'7"

Family Area

5.39m × 3.22m 17'8" × 10'7"

Living Room

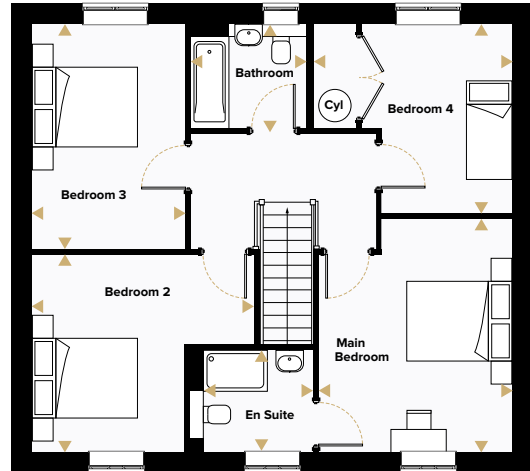
4.63m × 3.64m 15'2" × 12'0"

Study

3.14m × 2.56m 10'4" × 8'5"

Utility

1.97m × 1.57m 6'6" × 5'2"



First Floor

Main Bedroom

4.36m × 3.64m 14'4" × 12'0"

Bedroom 2

4.17m × 3.70m 13'8" × 12'2"

Bedroom 3

4.21m × 2.89m 13'10" × 9'6"

Bedroom 4

3.55m × 2.83m 11'8" × 9'4"

Bathroom

2.17m × 1.93m 7'2" × 6'4"

En Suite

2.27m × 1.91m 7'6" × 6'3"

146.20m² | 1,573ft²

► Dimensions

Cyl Hot water cylinder

WC Toilet/cloakroom

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THE APPLETON

Four bedroom house

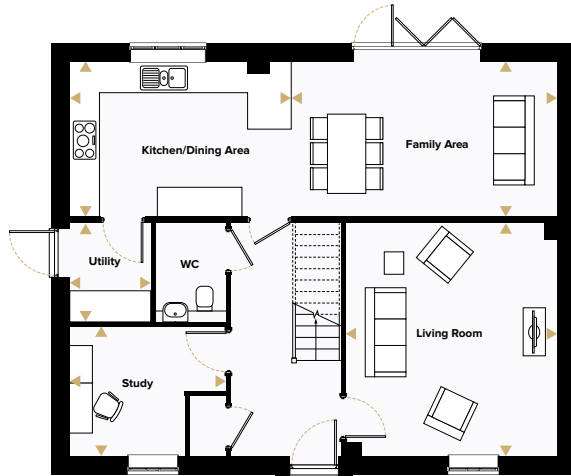


HOMES 19 & 20


HOPKINS
HOMES

THE APPLETON

Four bedroom house



Ground Floor

Kitchen/Dining Area

4.56m × 3.20m 15'0" × 10'6"

Family Area

5.47m × 3.20m 17'11" × 10'6"

Living Room

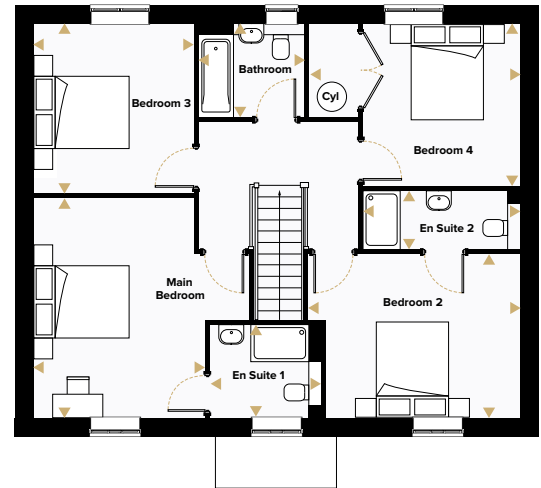
4.77m × 4.35m 15'8" × 14'3"

Study

3.22m × 2.65m 10'7" × 8'8"

Utility

2.02m × 1.66m 6'8" × 5'5"



First Floor

Main Bedroom

4.51m × 3.56m 14'10" × 11'8"

Bedroom 2

4.35m × 3.36m 14'3" × 11'1"

Bedroom 3

3.51m × 3.32m 11'6" × 10'11"

Bedroom 4

3.36m × 3.22m 11'1" × 10'7"

Bathroom

2.18m × 1.93m 7'2" × 6'4"

En Suite 1

2.27m × 1.90m 7'5" × 6'3"

En Suite 2

3.22m × 1.20m 10'7" × 3'11"

164.40m² | 1,769ft²

- Dimensions
- Cyl Hot water cylinder
- WC Toilet/cloakroom

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THE BARNSTON

Five bedroom house



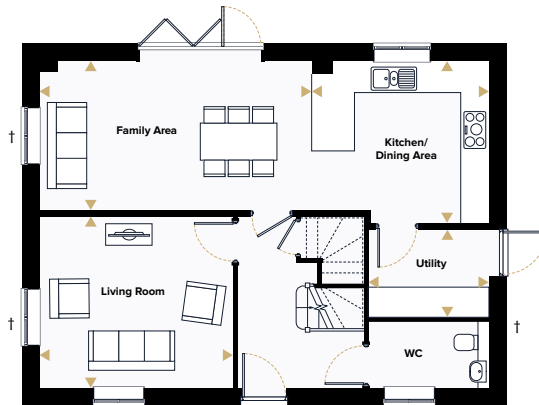
HOMES 35, 38*, 50, 51* & 61*



HOPKINS
HOMES

THE BARNSTON

Five bedroom house



Ground Floor

Kitchen/Dining Area

3.76m × 3.14m 12'4" × 10'4"

Family Area

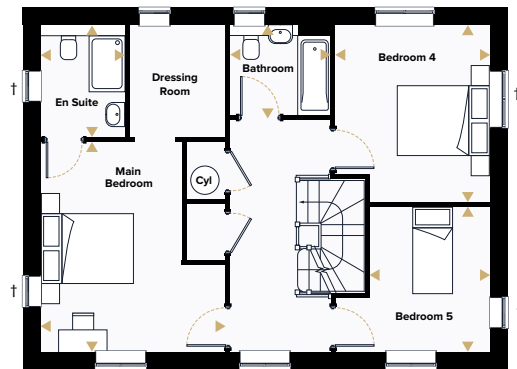
5.82m × 3.14m 19'1" × 10'4"

Living Room

4.12m × 3.70m 13'7" × 12'2"

Utility

2.56m × 1.87m 8'5" × 6'2"



First Floor

Main Bedroom

4.49m × 3.94m 14'9" × 12'11"

Bedroom 4

3.78m × 3.30m 12'5" × 10'10"

Bedroom 5

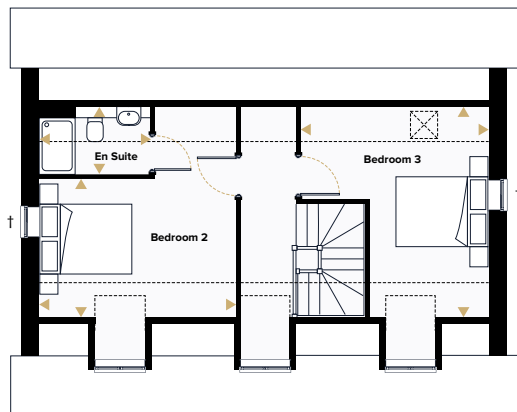
3.11m × 2.56m 10'3" × 8'5"

Bathroom

2.15m × 1.93m 7'1" × 6'4"

En Suite

2.18m × 1.80m 7'2" × 5'11"



Second Floor

Bedroom 2

4.17m × 2.92m 13'8" × 9'7"

Bedroom 3

4.45m × 2.56m 14'7" × 8'5"

En Suite

2.35m × 1.43m 7'9" × 4'8"

179.50m² | 1,932ft²

- Dimensions
- Cyl Hot water cylinder
- Reduced Head Height

- ☒ Rooflight
- WC Toilet/cloakroom

*Indicates handed plot. †Plot specific windows. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. Computer generated images are a generic indication of a finished house type. External finishes, materials and appearance will vary, please refer to home specific drawings and information in the sales office.

GREENWAY VIEW

Your new home specification



Specifications

Kitchen	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
Omega kitchen units with soft-close drawers and doors*	✓	✓	✓	✓
Quartz worktops with matching upstand to kitchen*	✓	✓	✓	✓
Under cupboard LED strip lights	✓	✓	✓	✓
Quartz single bowl with half sink drainer with mixer tap*	✓	✓	✓	✓
Ceramic four-ring electric hob	✓	✓	✓	✓
Stainless steel eye level single oven	✓			
Two stainless steel single ovens in tall housing unit		✓	✓	✓
Hoover integrated fridge freezer, washing machine and dishwasher*	✓	✓	✓	✓

Electrical				
TV point† (location - refer to working drawing)	✓	✓	✓	✓
BT telephone point (location - refer to working drawing)**	✓	✓	✓	✓
LED down lighters suitable for wet rooms to bathrooms and en suites	✓	✓	✓	✓
LED down lighters to kitchen and utility			✓	✓
Chrome bar with spot lights to kitchen	✓	✓		
Pendant light fittings with LED bulbs to all other areas	✓	✓	✓	✓
Fans to kitchen, utility, bathroom, en suite and cloakroom	✓	✓	✓	✓

Bathroom & En Suite				
Choice of wall tiles to sink, bath and shower areas*	✓	✓	✓	✓
Sanitaryware from the Hopkins approved range	✓	✓	✓	✓
Thermostatic shower (where applicable)**	✓	✓	✓	✓
Thermostatic mixer taps to baths and basins*	✓	✓	✓	✓
Fully tiled floor to bathroom and en suite	✓	✓	✓	✓
Dado wall height tiling to WC, en suite and bathroom	✓	✓	✓	✓
Full height tiling to bath area	✓	✓	✓	✓
Chrome wet towel rails - bathroom and en suite (where applicable)	✓	✓	✓	✓
Chrome shower screen	✓	✓	✓	✓

Internal Features				
All ceilings and walls finished in white emulsion	✓	✓	✓	✓
All woodwork finished in white satin	✓	✓	✓	✓
White vertical panel textured cottage doors	✓	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose, except double cupboards to have chrome door knobs	✓	✓	✓	✓
Ideal air source heat pump system	✓	✓	✓	✓
Underfloor heating to ground floor and radiators to first and second floor (where applicable)	✓	✓	✓	✓
Amtico LVT flooring to the ground floor (except separate living room & study)	✓	✓	✓	✓
Choice of carpet colours to all other rooms	✓	✓	✓	✓

10-year warranty and 2-year Hopkins Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. Photography is indicative only. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. †Please note TV points are provided – purchaser to arrange own connection including aerial. †Please refer to the external works drawing. †Please refer to the landscape drawing. **Please refer to the internal working drawings. October 2025.

Specifications

Windows & Doors	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
Double-glazed uPVC windows, utility doors and double doors	✓	✓	✓	✓
Front door in various styles and colours, double glazed with chrome door furniture*	✓	✓	✓	✓
Garage door (where applicable) – vertical steel up and over garage door			✓	✓

External Features				
Front path to main entrance, 900mm wide paving slabs	✓	✓	✓	✓
Patios – paving slabs providing an area of 2400mm x 1800mm	✓	✓	✓	✓
Front gardens – turf and landscaped‡	✓	✓	✓	✓
Fencing – Generally Concrete Slotted Posts with Panel Fencing‡	✓	✓	✓	✓
Rear gardens – rotavated and graded	✓	✓	✓	✓
Private drive (where applicable)‡	✓	✓	✓	✓
Ohme Epod 7.5kw car charging system	✓	✓	✓	✓
LED wall mounted lantern adjacent to the front door	✓	✓	✓	✓
Outside tap	✓	✓	✓	✓



GREENWAY VIEW

Your new home specification



TILIA
HOMES

Specifications

Kitchen	Apartments	2 bedrooms	3 bedrooms	4 bedrooms
Symphony kitchen units with soft-close drawers and doors*	✓	✓	✓	✓
Choice of 40mm laminate worktops with matching upstand to kitchen and utility room* and stainless steel splashback	✓	✓	✓	✓
Stainless steel single bowl sink with mixer tap*	✓	✓	✓	
Stainless steel single bowl with half sink drainer with mixer tap*				✓
Stainless steel four-ring ceramic hob	✓	✓	✓	✓
Hoover stainless steel under-counter single oven	✓	✓		✓
Hoover stainless steel eye level single oven			✓	
Space for appliances in kitchen and utility*	✓	✓	✓	✓

Electrical				
TV point† (location - refer to working drawing)	✓	✓	✓	✓
BT telephone point (location - refer to working drawing)**	✓	✓	✓	✓
Chrome bar with spot lights to kitchen and pendant to utility (where applicable)	✓	✓	✓	
LED down lighters to kitchen and utility				✓
LED down lighters suitable for wet rooms to bathrooms and en suites	✓	✓	✓	✓
Pendant light fittings with LED bulbs to all other areas	✓	✓	✓	✓
Fans to kitchen, utility, bathroom, en suite and cloakroom	✓	✓	✓	✓
Sky + wiring and satellite dish	✓			

Bathroom & En Suite				
Choice of wall tiles to sink, bath and shower areas*	✓	✓	✓	✓
Sanitaryware from the Tilia approved range	✓	✓	✓	✓
Thermostatic exposed rainfall shower with riser and handset (where applicable)		✓	✓	✓
Curved top glass bath panel	✓			
Thermostatic mixer taps to baths and basins*	✓	✓	✓	✓
Chrome wet towel rails to bathroom and en suite (where applicable)	✓	✓	✓	✓
Shower screen		✓	✓	✓

Internal Features				
All ceilings finished in white satinwood and walls finished in white emulsion	✓			
All ceilings and walls finished in white emulsion		✓	✓	✓
All woodwork finished in white satin	✓	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose , except double cupboards to have chrome door knobs	✓	✓	✓	✓
Ideal air source heat pump system		✓	✓	✓
Electric panel radiators with white finish and thermostatic valve**	✓			

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Specifications

Windows & Doors	Apartments	2 bedrooms	3 bedrooms	4 bedrooms
Double-glazed uPVC windows, utility doors and double doors	✓	✓	✓	✓
Front door in various styles and colours, double glazed with chrome door furniture*	✓	✓	✓	✓
Garage door (where applicable) – vertical steel up and over garage door		✓	✓	✓

External Features				
Front path to main entrance, 900mm wide paving slabs	✓	✓	✓	✓
Patios – paving slabs providing an area of 1800mm x 1800mm	✓	✓	✓	✓
Front gardens – landscaped§	✓	✓	✓	✓
Fencing – generally concrete slotted posts with panel fencing	✓	✓	✓	✓
Rear gardens – rotavated and graded	✓	✓	✓	✓
Private drive (where applicable)‡	✓	✓	✓	✓
Ohme Epod 7.5kw car charging system	✓	✓	✓	✓
LED wall mounted lantern adjacent to the front door	✓	✓	✓	✓
Outside tap		✓	✓	✓

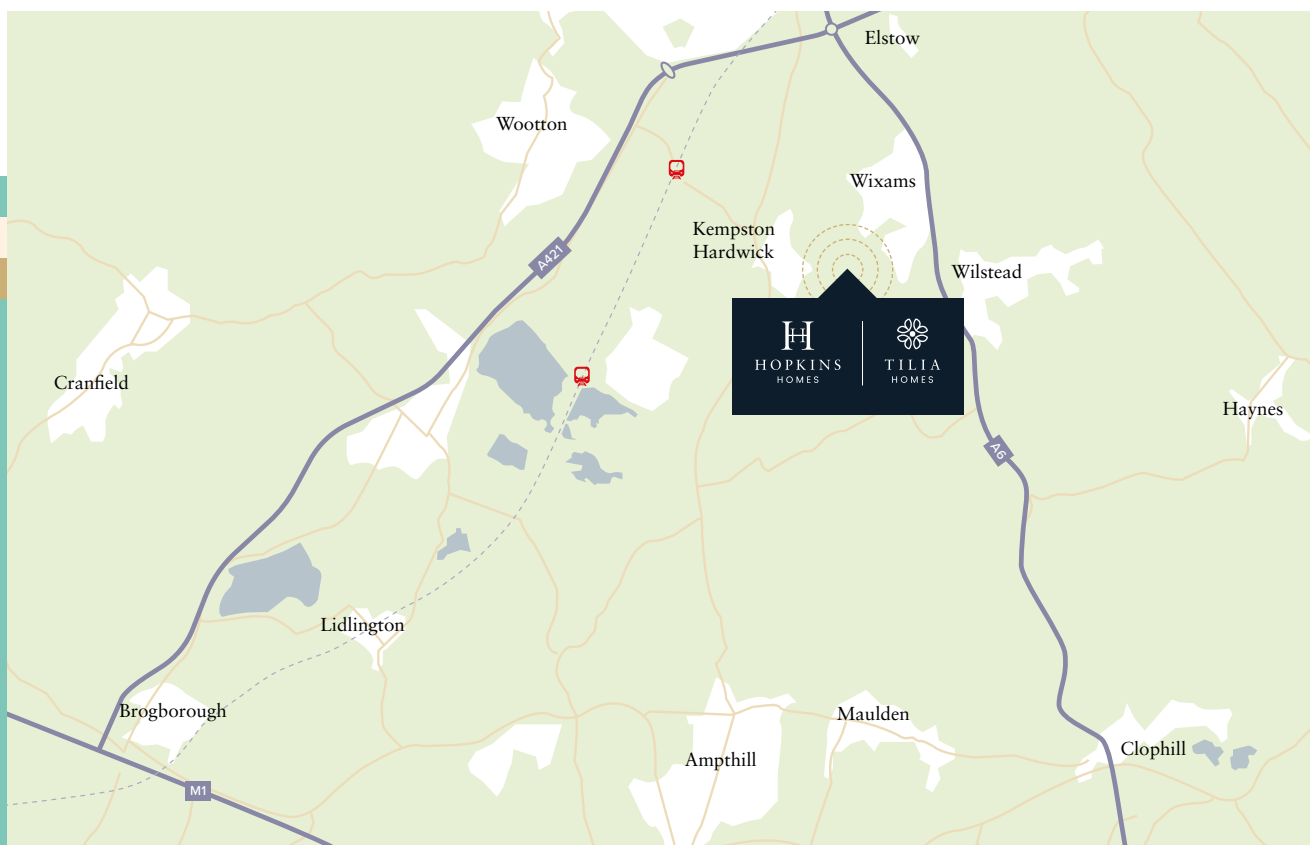


Contact our *team today*

Greenway View

Four Acre Drive, Wixams, Bedford MK42 6EY

what3words: [///dices.hindered.tend](https://www.what3words.com/dices.hindered.tend)



For further information please contact us: **01234 232441**
greenwayview.sales@untypical.co.uk

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