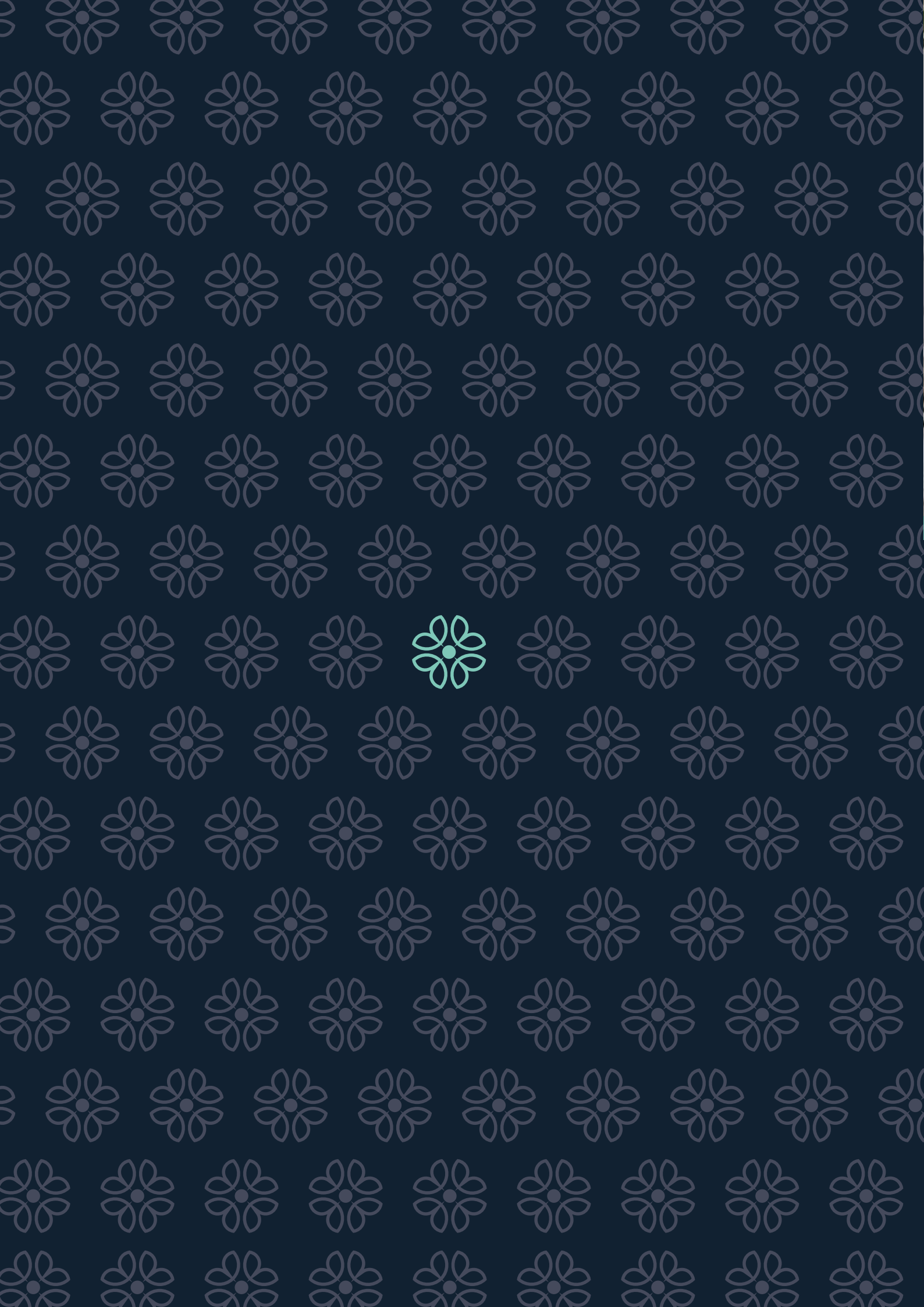




TILIA
HOMES

WIXAMS

A COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES



Welcome to *Tilia Homes at Wixams*

A collection of 2, 3 & 4 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

Wixams 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.

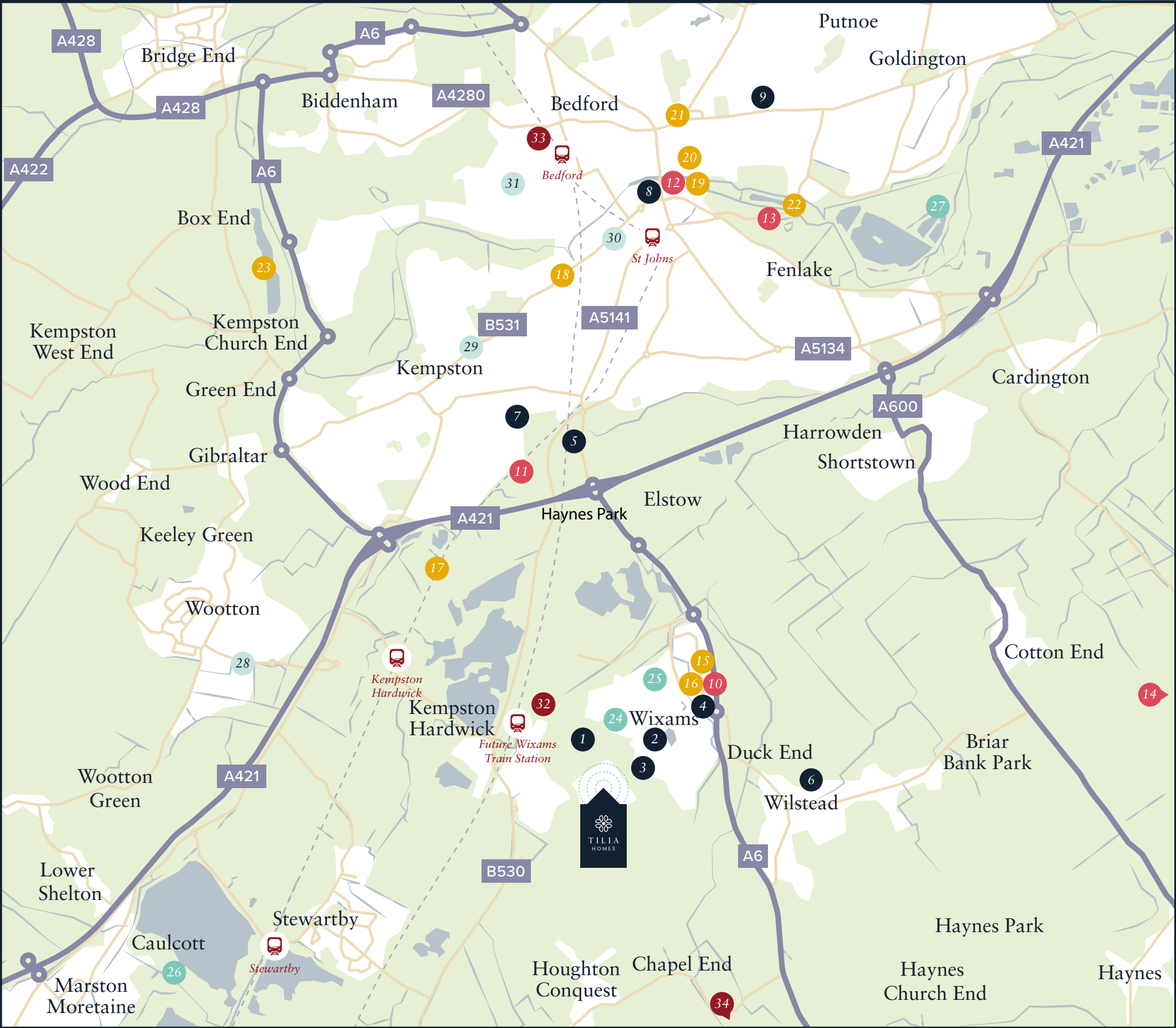


Convenience meets *countryside*

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, 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	Willstead 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

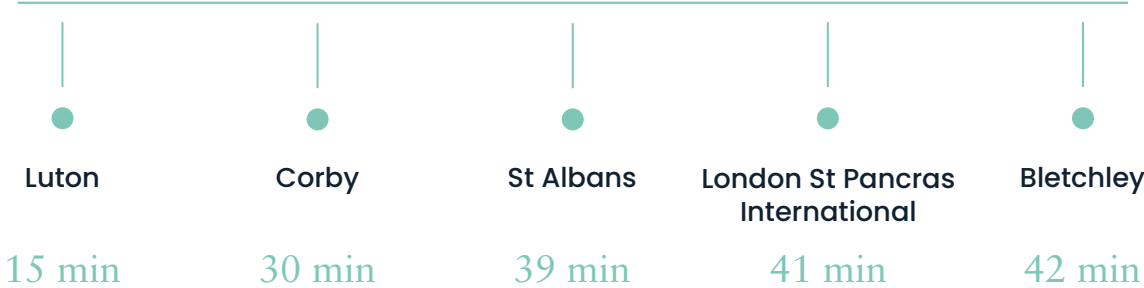
TRAVEL		
32	Future Wixams train station	0.6 miles
33	Bedford train station	4.9 miles
34	Luton Airport	19.9 miles

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

Travelling further *afield*

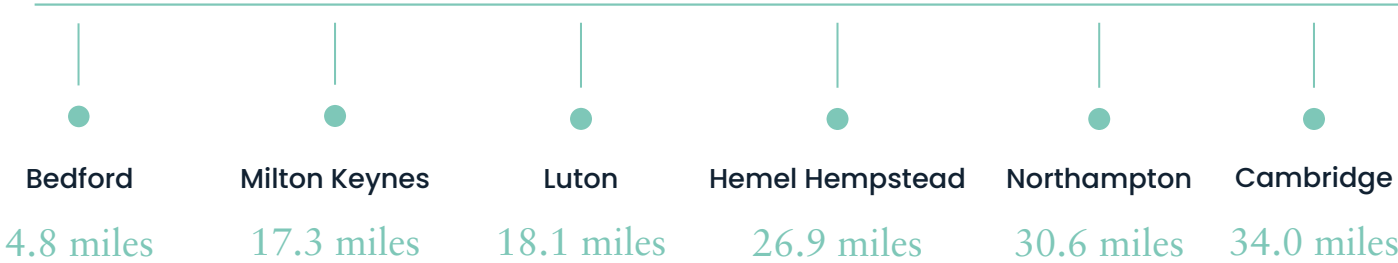
Bedford Station offers fast and regular train services to London St Pancras International in under an hour, making the morning commute or an occasional city escape achievable with minimum hassle. Looking ahead, the future Wixams Railway Station promises to bring national rail travel even closer to home,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



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



Inspiring the next *generation*

Families 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.



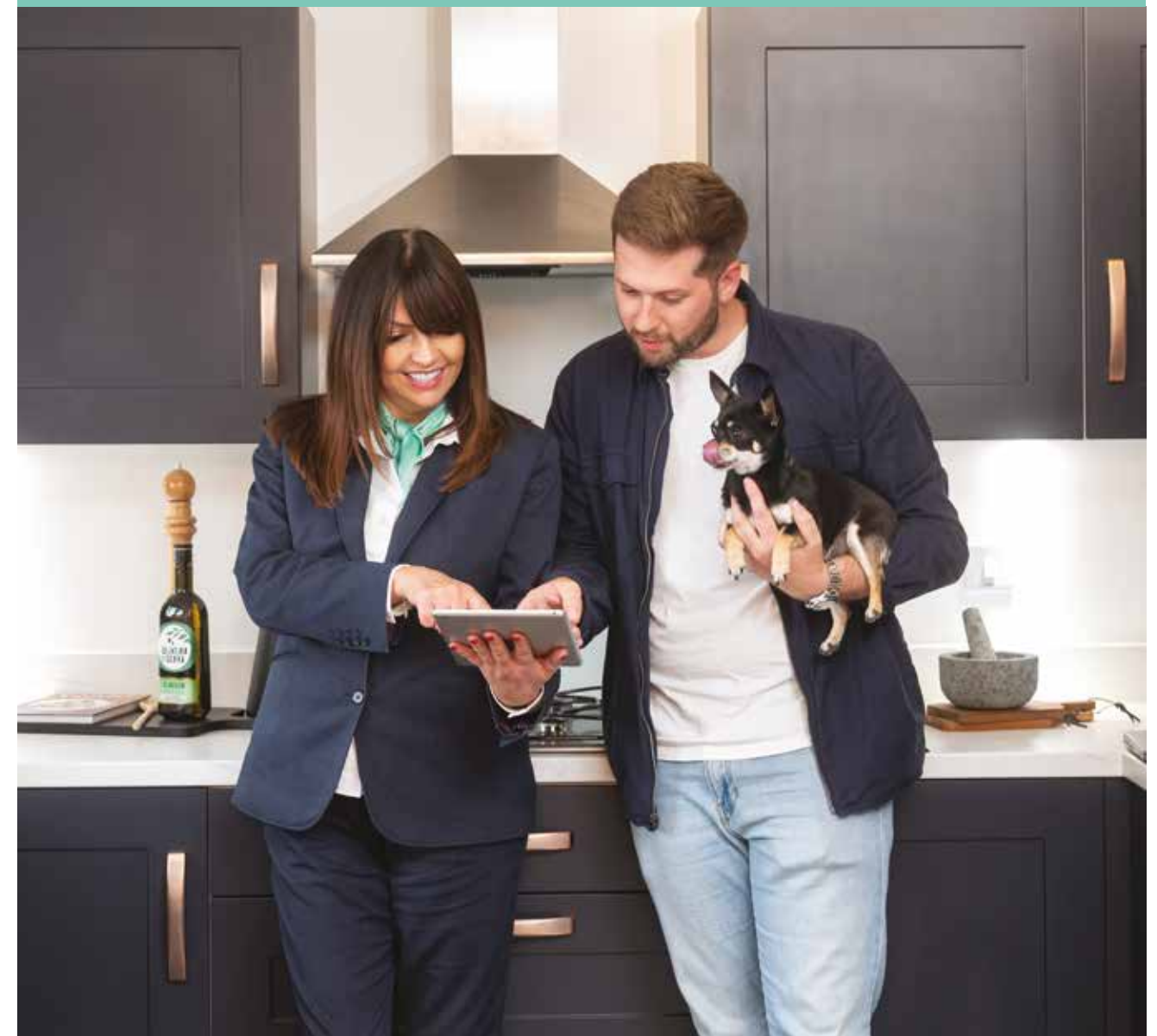
Modern Practicality, *Flexibility, and Attainability*

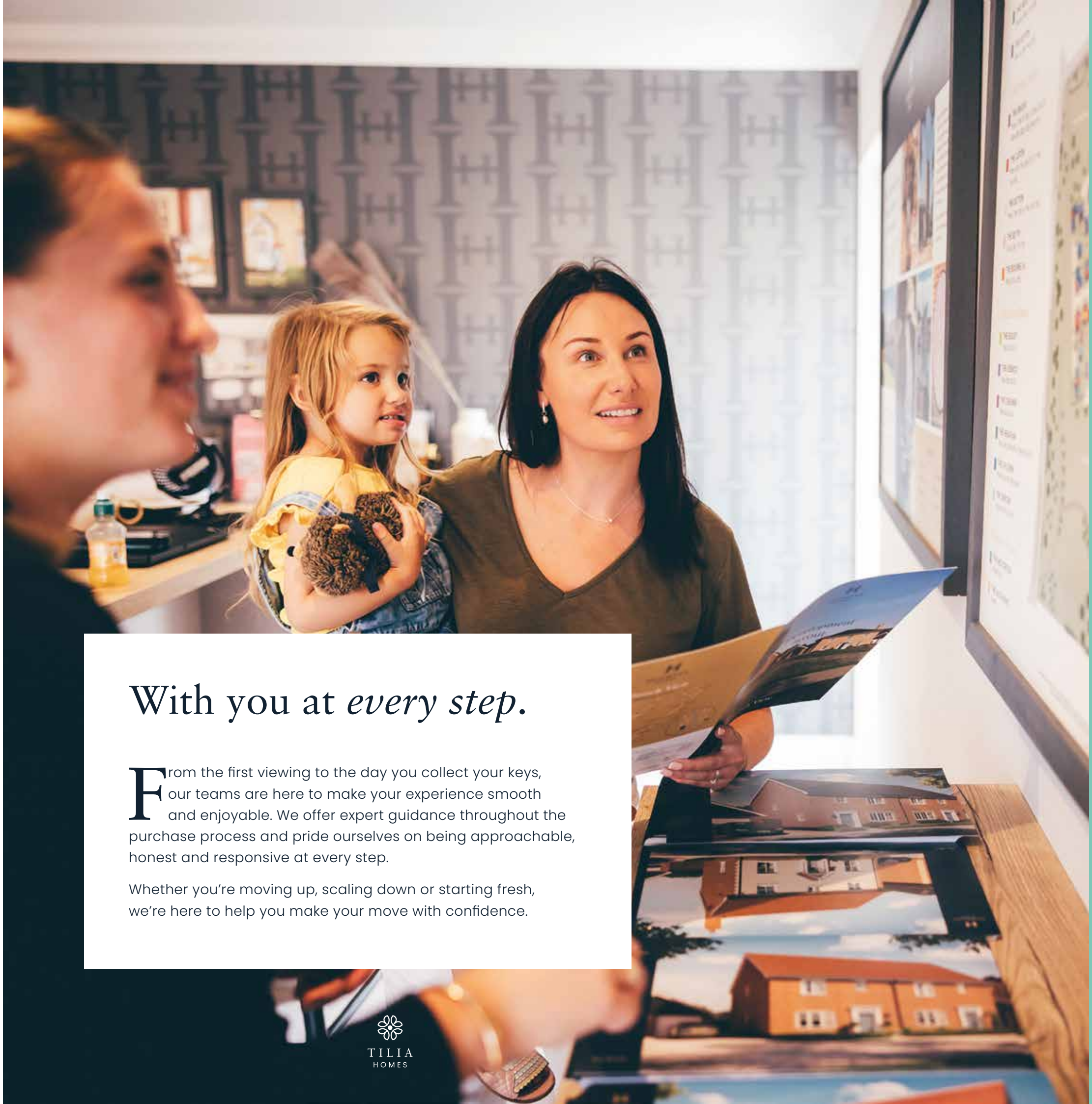
Tilia Homes makes homeownership more attainable without ever compromising on style or function. We are committed to being a responsible builder and offering customer great satisfaction, bringing a fresh, innovative approach to every community we create.

Modern, flexible, and thoughtfully designed, Tilia Homes are built with today's homeowners in mind. From first-time buyers to those looking to downsize, our practical layouts and energy-efficient designs ensure comfort and cost savings for years to come.

Designed for *Your Lifestyle*

We believe a home should work for you, not the other way around. At Tilia Homes, our designs prioritise flow and versatility, offering bright, open-plan spaces that easily transition from a productive home office to a relaxed sanctuary for entertaining. We focus on integrating smart, energy-saving features that lower your bills and high-quality finishes that reflect your personal style. By combining clever architectural thinking with a focus on real-world affordability, we create more than just a place to live; we provide a stylish, sustainable foundation where your future can truly take shape.



A woman with dark hair and a young girl with blonde hair are looking at a large display of property listings on a wall in a real estate office. The woman is holding a small hedgehog. The girl is holding a small brown stuffed animal. The woman is smiling and looking at the listings. The girl is looking at the listings with interest. The background shows a desk with a computer monitor and some papers.

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 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.

With you at *every step*.

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.

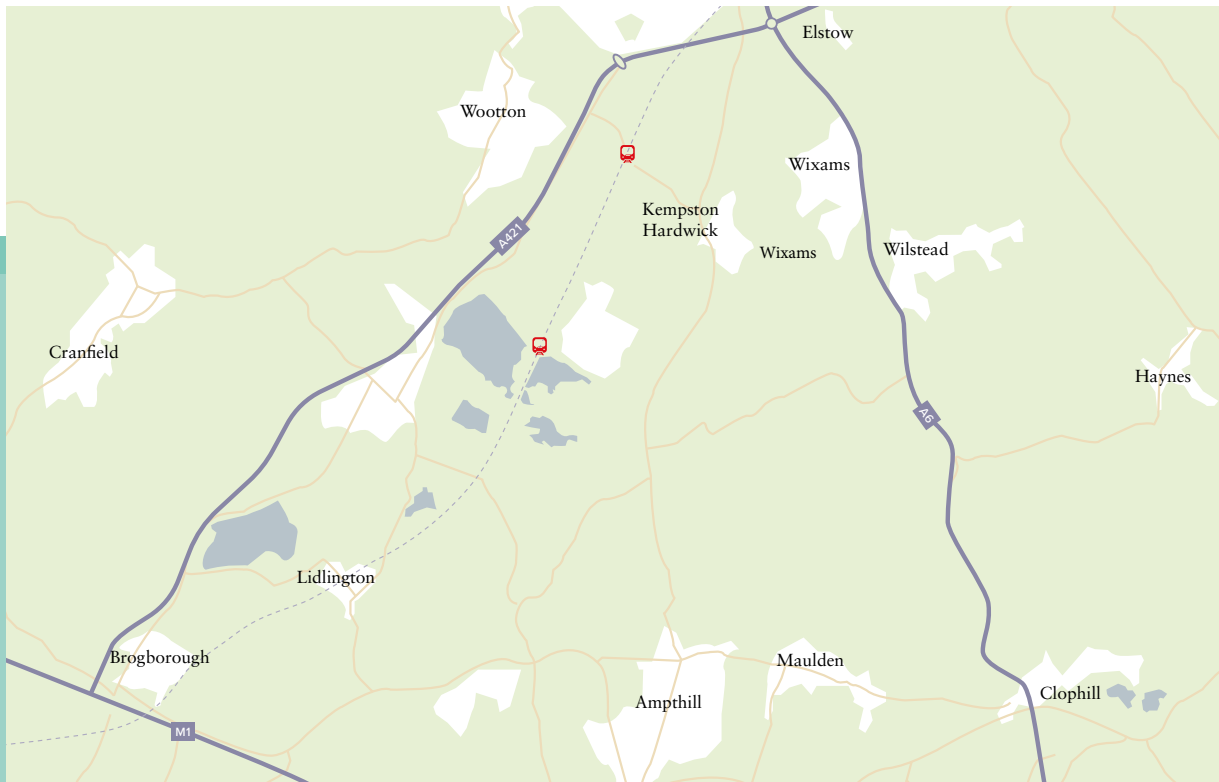


TILIA
HOMES

Contact our *team today*

Four Acre Drive, Wixams, Bedford MK42 6EY

what3words: [///wedding.zips.handover](https://wedding.zips.handover)



For further information please contact us: **01234 232441**
wixams.sales@tiliahomes.co.uk

Tilia Homes terms and conditions apply. Images and computer generated images are for illustrative purposes only. It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The Properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Other photographs are of the local area or are indicative lifestyle images. All details are correct at time of printing. The Wixams area is undergoing significant growth and future developments, which may alter the local environment, amenities and surroundings over time. Smooth Move – Terms and conditions apply. Fees to be agreed in advance between Tilia Homes and the estate agent. During the Smooth Move period, Tilia Homes reserves the right to continue marketing your chosen home. In the event that another purchaser is found, Tilia Homes reserves the right to cancel the Smooth Move reservation or offer an alternative property. If this happens, your holding fee will be refunded in full. Available on selected plots only. Please speak to a Sales Executive for further details. Part Exchange – Terms and conditions apply. Available on selected plots, subject to our valuation criteria, and is not available in conjunction with any other offer. Please speak to a Sales Executive for further details. Keyworker Discount – Terms and conditions apply, see www.tiliahomes.co.uk/termsandconditions. Eligibility: Available on selected plots only. Please speak to a Sales Executive for further details. February 2026.



TILIA
HOMES

HOLLINGFORD HOUSE

2 bedroom apartments



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



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

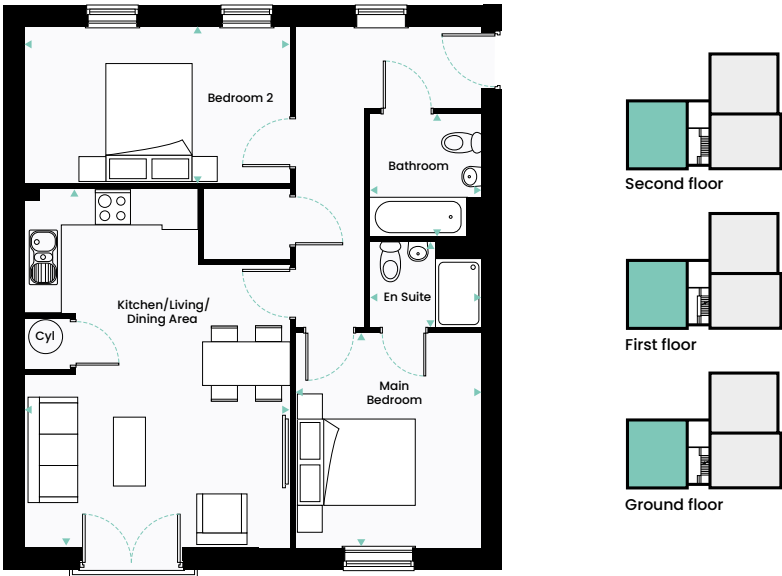


HOMES 130, 131, 132, 133, 134, 135, 136, 137, 138



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

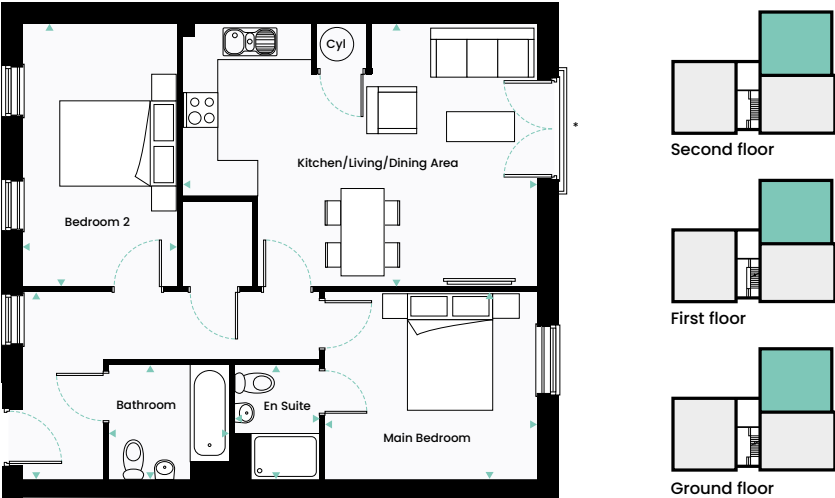


HOMES 130, 131, 132, 133, 134, 135, 136, 137, 138



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 HARTWOOD

Three bedroom house

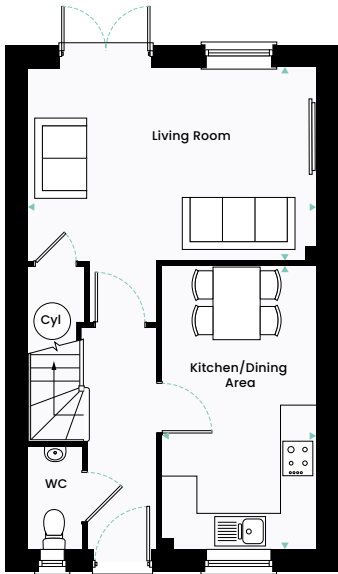


HOMES 80, 81*, 82, 83*, 84*, 111, 144 & 145*



THE HARTWOOD

Three bedroom house



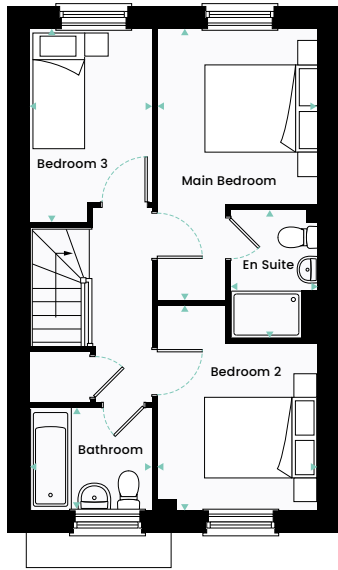
Ground Floor

Kitchen/Dining Area

4.77m x 2.61m 15'8" x 8'7"

Living Room

4.86m x 3.26m 15'11" x 10'8"



First Floor

Main Bedroom

4.58m x 2.70m 15'0" x 8'10"

Bedroom 2

3.45m x 2.70m 11'4" x 8'10"

Bedroom 3

3.26m x 2.06m 10'8" x 6'9"

Bathroom

2.06m x 1.73m 6'9" x 5'8"

En Suite

2.16m x 1.48m 7'1" x 4'10"

78.98m² | 850.1ft²

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

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THE
LINGWOOD

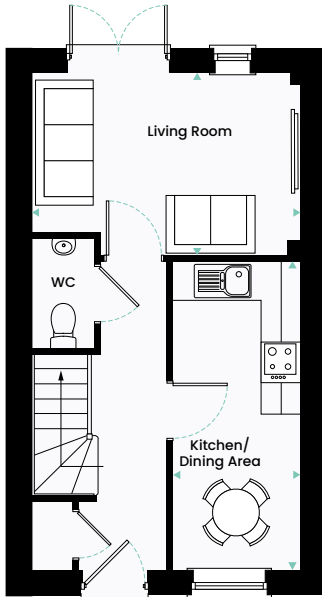
Three bedroom house



HOMES 139 & 140*

THE
LINGWOOD

Three bedroom house



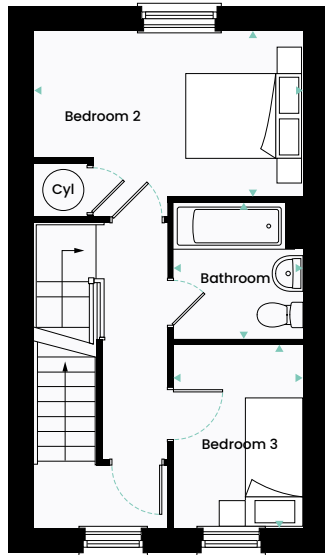
Ground Floor

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

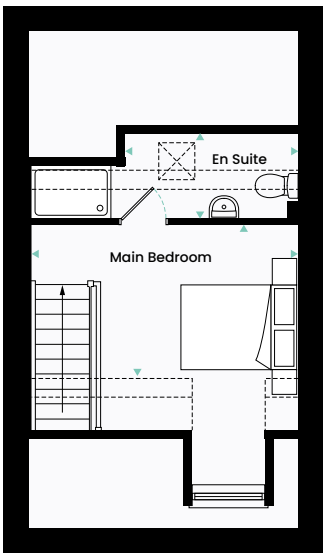
4.07m x 2.52m 13'4" x 8'3"

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

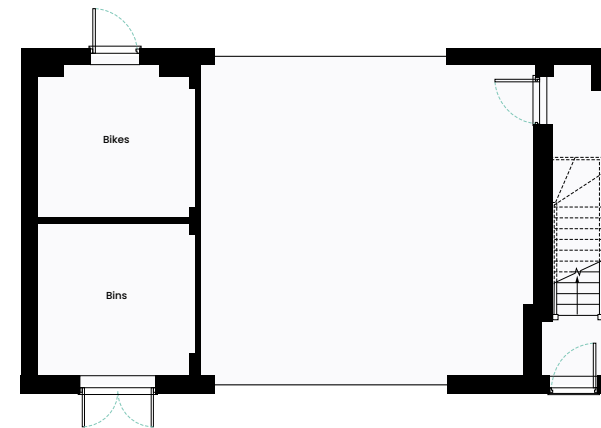


HOME 129



THE WICKMERE

Two bedroom coach house



Ground Floor



First Floor

Kitchen

3.63m x 1.81m 11'11" x 5'11"

Living/Dining Area

6.44m x 4.11m 21'2" x 13'6"

Main Bedroom

4.44m x 2.80m 14'7" x 9'2"

Bedroom 2

3.51m x 3.24m 11'6" x 10'8"

Bathroom

2.16m x 1.91m 7'1" x 6'3"

En Suite

2.25m x 1.91m 7'5" x 6'3"

82m² | 882.6ft²

► Dimensions

Cyl Hot water cylinder

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THE
BIDEFORD

Four bedroom house

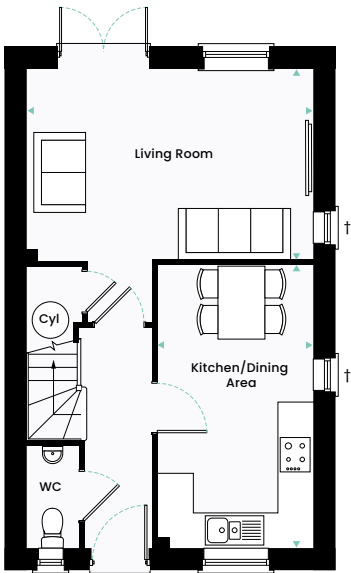


HOMES 52*, 53, 66*, 67, 70*, 71, 72*, 112*, 113, 128, 151*, 152, 164* & 165



THE
BIDEFORD

Four bedroom house



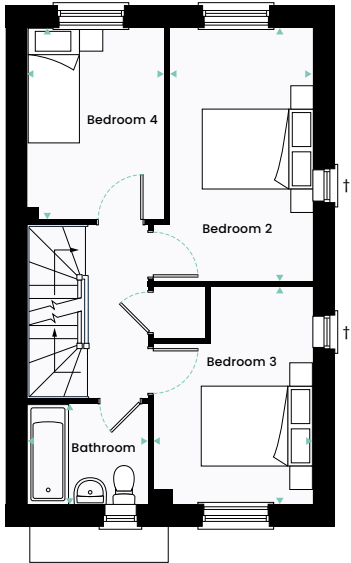
Ground Floor

Kitchen/Dining Area

4.79m x 2.64m 15'9" x 8'8"

Living Room

4.86m x 3.24m 15'11" x 10'8"



First Floor

Bedroom 2

4.32m x 2.43m 14'2" x 8'0"

Bedroom 3

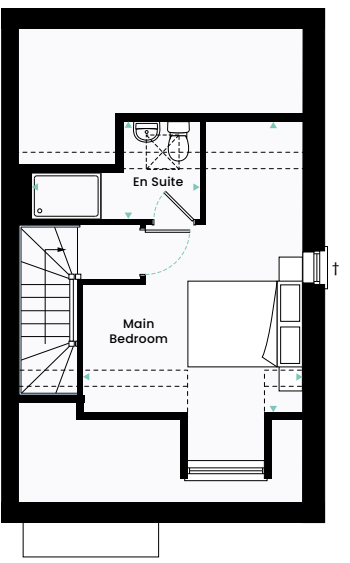
3.71m x 2.71m 12'2" x 8'11"

Bedroom 4

3.26m x 2.34m 10'8" x 7'8"

Bathroom

2.06m x 1.73m 6'9" x 5'8"



Second Floor

Main Bedroom

5.01m x 3.76m 16'5" x 12'4"

En Suite

2.94m x 1.67m 9'8" x 5'6"

102.71m² | 1,105.6ft²

- 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. 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.

THE CHELFORD

Four bedroom house

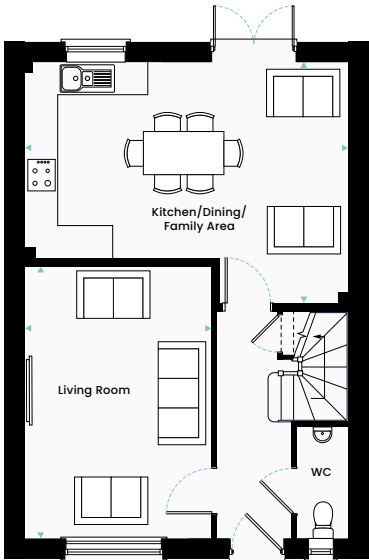


HOMES 74* & 78



THE CHELFORD

Four bedroom house



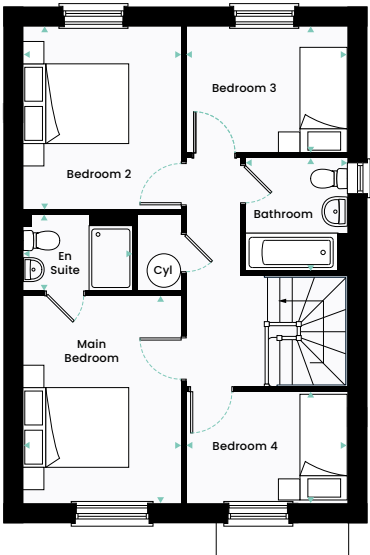
Ground Floor

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 ASHLEWORTH

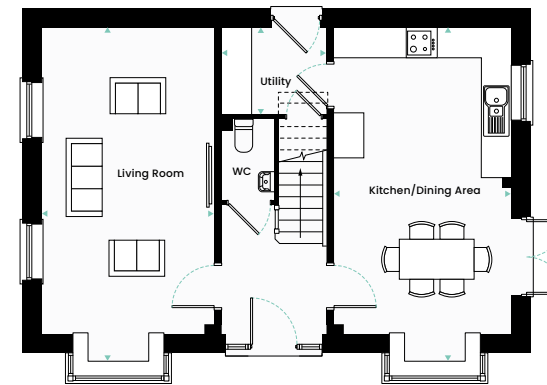
Four bedroom house



HOMES 85* & 125*

THE ASHLEWORTH

Four bedroom house



Ground Floor

Kitchen/Dining Area

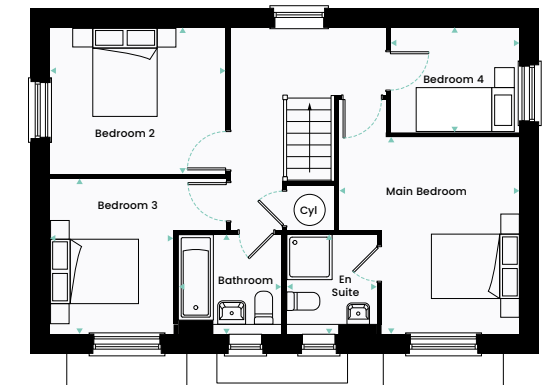
6.66m × 3.54m 21'10" × 11'7"

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

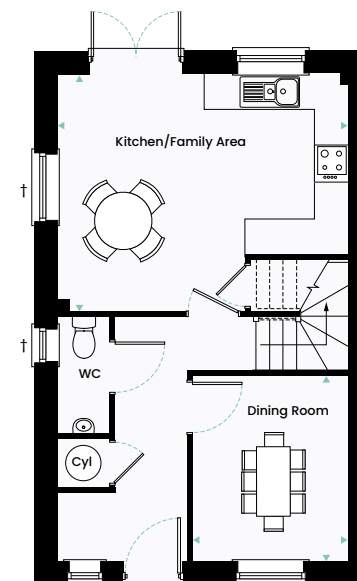


HOMES 68, 69, 76, 77*, 109*, 110*, 141*, 142*, 153*, 154*, 155*, 166 & 167



THE GLEMFORD

Three bedroom house



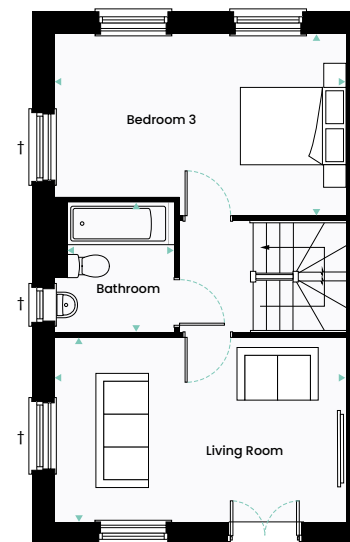
Ground Floor

Kitchen/Family Area

4.86m x 3.96m 15'11" x 13'0"

Dining Room

3.08m x 2.60m 10'1" x 8'6"



First Floor

Living Room

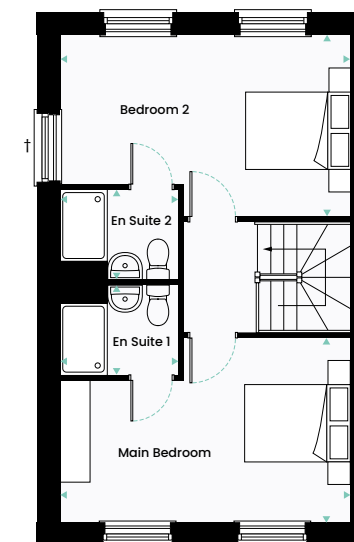
4.86m x 3.08m 15'11" x 10'1"

Bedroom 3

4.86m x 3.02m 15'11" x 9'11"

Bathroom

2.15m x 1.98m 7'1" x 6'6"



Second Floor

Main Bedroom

4.86m x 3.08m 15'11" x 10'1"

En Suite 1

1.98m x 1.50m 6'6" x 4'11"

Bedroom 2

4.86m x 3.02m 15'11" x 9'11"

En Suite 2

1.98m x 1.50m 6'6" x 4'11"

118.76m² | 1,278.4ft²

- Dimensions
- Cyl Hot water cylinder
- 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. 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.

THE RENSFORD

Four bedroom house



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



THE RENSFORD

Four bedroom house



Ground Floor

Kitchen/Dining/Family Area

8.01m × 3.52m 26'3" × 11'7"

Living Room

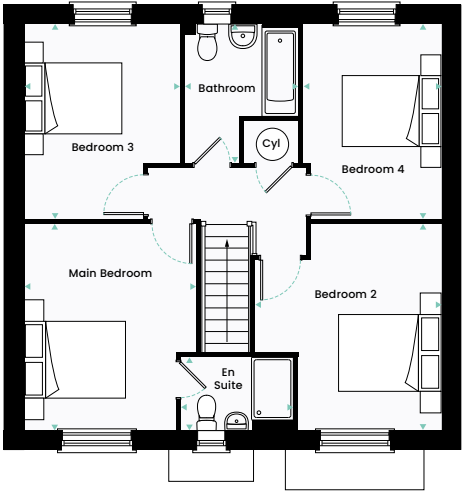
4.75m × 3.56m 15'7" × 11'8"

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*



THE
SANDFORD

Four bedroom house



Ground Floor

Kitchen/Dining Area

5.31m × 3.48m 17'5" × 11'5"

Living Room

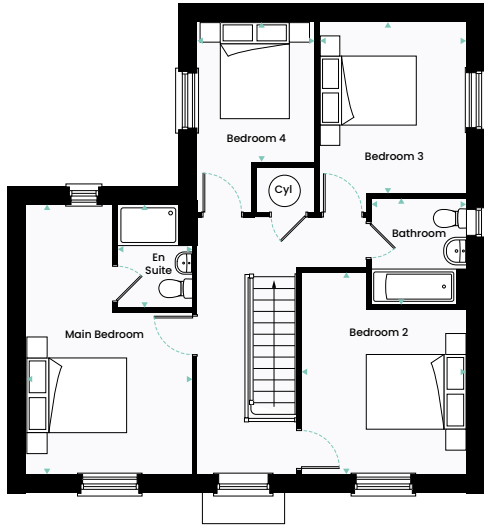
5.31m × 3.23m 17'5" × 10'7"

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

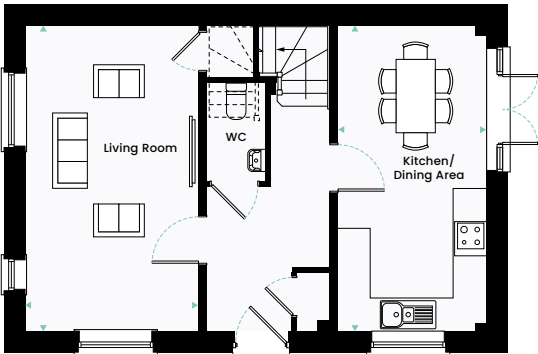


HOMES 73* & 127



THE
MOULTON

Four bedroom house



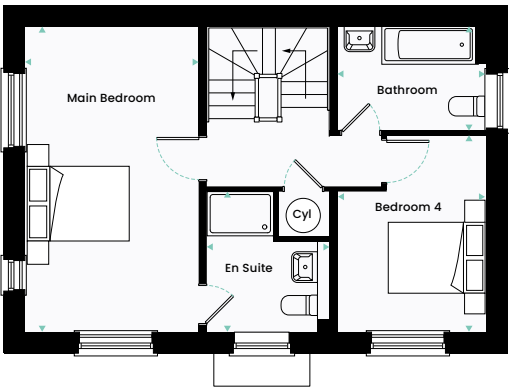
Ground Floor

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

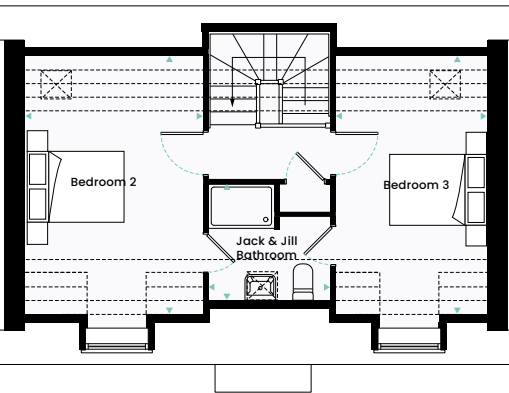
3.54m × 2.69m 11'7" × 8'10"

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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TILIA
HOMES

Your new home specification



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	✓	✓	✓	✓
Stainless steel under-counter single oven	✓	✓	✓	
Stainless steel under-counter double oven				✓
Space for appliances in kitchen and utility (where applicable)	✓	✓	✓	✓

Electrical

TV point† (location - refer to working drawing)**	✓	✓	✓	✓
Telephone point (location - refer to working drawing)**	✓	✓	✓	✓
USB points to kitchen and main bedroom	✓	✓	✓	✓
Chrome bar with spot lights to kitchen and pendant to utility (where applicable)	✓	✓	✓	
LED down lighters to kitchen and utility (where applicable)				✓
LED down lighters suitable for wet rooms to bathrooms & en suites (where applicable)	✓	✓	✓	✓
Pendant light fittings with LED bulbs to all other areas	✓	✓	✓	✓
Extractor fans to bathroom, utility and en suite (where applicable) and extractor hood/fan to kitchen	✓	✓	✓	✓
Sky+ wiring supported by a satellite dish	✓			

Bathroom & En Suite

Choice of wall tiles to sink, bath and shower areas*	✓	✓	✓	✓
Sanitaryware from the Tilia approved range	✓	✓	✓	✓
Thermostatic mixer taps to baths and basins	✓	✓	✓	✓
Towel rails to bathroom and en suite (where applicable)	✓	✓	✓	✓
En suite – Thermostatic exposed rainfall shower with riser and handset (where applicable)		✓	✓	✓

Internal Features

All ceilings and walls finished in white emulsion	✓	✓	✓	✓
All woodwork finished in white satinwood	✓	✓	✓	✓
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 connected to radiators within the home		✓	✓	✓
Electric panel radiators with white finish and thermostatic valve**	✓			

10-year warranty and 2-year Tilia 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. February 2026.

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	✓	✓	✓	✓
Power and lights to garage (if in curtilage)			✓	✓
Ohme Epod 7.5kw car charging system	✓	✓	✓	✓
LED wall mounted lantern adjacent to the front door	✓	✓	✓	✓
Outside tap		✓	✓	✓



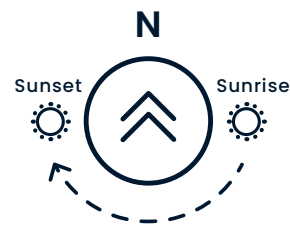


TILIA
HOMES

WIXAMS

A COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES

DEVELOPMENT SITE PLAN



WIXAMS

2 BEDROOM APARTMENTS



Hollingford House

Homes: 130–138

2 BEDROOM HOMES



The Wickmere

Home: 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

Existing Development

- 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.

