

# Dinton Heights at Loddon Park

*Woodley, Berkshire*

*An elite collection of 2, 3 & 4 bedroom houses  
and 1 & 2 apartments*

*A development by*

**Taylor  
Wimpey**

*Welcome to our carefully selected collection of homes. Built with the same passion and commitment that we have had for over 100 years, we are proud of the homes we build and we hope you'll love them.*



*Computer generated image of the street scene at Dinton Heights*



*Southlake, Woodley*

Welcome to

# Dinton Heights at Loddon Park

*A collection of beautifully designed  
2, 3 & 4 bedroom houses and  
1 & 2 bedroom apartments in a  
superbly placed setting.*







*“The moment you enter a Taylor Wimpey home you’ll see that we design and build our homes and communities around you.”*



## Lifestyle

*Welcome to a home where all the fixtures and fittings are brand new and unused. Where you won't need to worry about DIY and home improvements, so you can spend more time with your family and friends doing all the things you really enjoy.*

From the day you move in, you'll love the fact that everything in your new home is clean and untouched. Your new home will be decorated in neutral colours, so you'll get a blank canvas to stamp your own style and personality on from day one.

If you've reserved early enough in the build process, you'll get to choose from a range of fixtures, fittings and floor coverings from the options range that will be installed in your new home before you move in. Which means as soon as you unpack you can start using your dream kitchen or bathroom.

And while it's these finishing touches that make a house a home, you can also be sure that we've constructed your home to energy-efficient, modern building standards, so you can enjoy living in a safe and secure environment.

We use traditional construction techniques incorporating modern materials in our homes. Environmentally friendly features like efficient heating systems, double glazed windows, high levels of wall and loft insulation and well-designed ventilation systems will keep your home cosy and warm and effortlessly help you save energy and money.

Just before you move in, we'll explain how your new home works from top to bottom. And once you've moved in, our team will visit you a couple more times to check how you're settling in and help out with any issues you may have. And all our new homes come with a 2-year Taylor Wimpey warranty and a 10-year NHBC warranty, giving you absolute peace of mind right from day one.

The moment you enter a Taylor Wimpey home you'll see that we design and build our homes and communities around you. But we build more than just new homes - last year we helped to create and maintain over 15,000 jobs in the UK and through our planning obligations we contributed over £227million to our local communities. This included providing new roads and improved public transport, schools, nurseries, health centres and shops. Which means you can trust us to not only build stylish homes but to invest in the things that make you and your family happy.

*Images include optional upgrades at additional cost.*



Farmers' market, Woodley



Maidenhead, Berkshire



Edwardian boathouse, Reading



Berkshire landscape

## The Location

*Whether it is your first or second step on the property ladder or you are looking for a larger home for your family; Dinton Heights really puts you on the map with its combination of stylish layouts, impressive specification and well-connected location.*

There is a real buzz around university town Reading with its Science Park, innovation culture, and path-breaking research on everything from climate change to satellite imaging - and it makes an exciting place to be for work or play. You will find Woodley well-served with supermarkets such as Lidl and Waitrose, weekly market and monthly Farmers' Market, and friendly café bars and restaurants in the mix. Head to The Oracle in Reading for style-packed shopping, and names from H&M and Hollister to Superdry and Zara. The terraces are perfect for riverside wining and dining, while Reading also puts cuisine from Polish and Nepalese to Ethiopian and Brazilian on the menu.

When night falls you can really mix it up - cocktails, open mic nights and dancing at spots like the After Dark Club playing legendary 80's club music, the Sakura Bar with its DJs and booths,

Q club's house, chart and indie sounds - and many more. Check out what's on - Reading is home to a 10-screen Vue, Hexagon Theatre, and the South Street and Rising Sun Arts Centres. Established names on the club scene like Jongleurs meet new places to be seen like Sub 89 and The Bowery District, while the Reading Festival sees world-class acts headline each year.

Woodley's Woodford Park Leisure Centre with its fitness classes, tennis courts and badminton facilities amongst Berkshire's best. Dinton Pastures Country Park has over 335 acres of open space, a café to linger in, and lakes to windsurf, sail and kayak upon. Or simply enjoy your sport as a spectator at matches at Reading's Madejski Stadium.

Reading and Twyford stations are both on the London line with fast trains into Paddington in 30 and 48 minutes respectively\*. For those travelling abroad Heathrow airport is 26<sup>1</sup> miles from Woodley - while road links including the M4 are excellent.

\*Times are taken from [nationalrail.co.uk](http://nationalrail.co.uk)

<sup>1</sup>Times are taken from [theaa.com/route-planner](http://theaa.com/route-planner)



Welcome to

# Dinton Heights at Loddon Park






*A collection of beautifully designed 2, 3 & 4 bedroom houses and 1 & 2 bedroom apartments in a superbly placed setting.*

First stepper, second stepper, or looking for stylish space to share - Dinton Heights is about exceptional living, light and airy layouts and impressive specification, all in a well-connected location in Woodley, Reading. Enjoy convenient amenities from supermarkets and Farmer's markets to the superb Woodford Park Leisure Centre, while Reading's future-thinking tech, science and digital companies make it an exciting place for work or play. The Oracle is the destination for chic shopping, riverside terrace dining and a 10-screen Vue cinema, while top comedy venues and clubs provide an excellent nightlife options. Dinton Pastures Country Park offers acres of open space to stroll or for the thrill seekers you can try windsurfing on the lakes. If you need to commute to the capital then London Paddington is 31 minutes away from Reading station and 52 minutes from Twyford\*, there are also excellent road links, including the M4 providing access for those traveling by car.

\*Times are taken from nationalrail.com.







### 2 bedroom homes

-  **The Clover**  
2 bedroom home  
Plots: 212 & 213
-  **The Elm**  
2 bedroom home  
Plots: 152 & 236
-  **The Elm A**  
2 bedroom home  
Plot: 203
-  **The Yew**  
2 bedroom home  
Plot: 165
-  2 bedroom home\*  
Plots: 214 & 215






### 3 bedroom homes












-  **The Ash**  
3 bedroom home  
Plots: 207, 208 & 209
-  **The Alder**  
3 bedroom home  
Plots: 210, 211, 216, 217, 218, 219, 220, 221 & 222
-  **The Peony**  
3 bedroom home  
Plot: 137
-  **The Silverbirch**  
3 bedroom home  
Plots: 204, 205, 225 & 226

### 4 bedroom homes

-  **The Aspen**  
4 bedroom home  
Plots: 138, 139, 166 & 169
-  **The Foxglove**  
4 bedroom home  
Plots: 167, 168, 206 & 223
-  **The Primrose**  
4 bedroom home  
Plots: 150, 151, 224, 237 & 238
-  **The Rowan**  
4 bedroom home  
Plot: 162 & 164
-  **The Woodbine**  
4 bedroom home  
Plot: 163

### 1-2 bedroom apartments

-  **Lily House**  
1-2 bedroom home  
Plots: 227-232, 234 & 235
-  **Rosebay House**  
1-2 bedroom home  
Plots: 153-161
-  1-2 bedroom apartments\*  
Plot: 170-184
-  2 bedroom apartments\*  
Plots: 185-202
-  2 bedroom apartments\*  
Plots: 140-149

-  = Conservatory
-  = Bin Collection Point
-  = Cycle Storage Area
-  = Sub Station
-  = Bollards
-  = Unallocated Parking Space
-  = Visitor Parking Space
-  = Drive Through/Car Port Access
-  = Garage Access
-  \*ah/so = Shared ownership
-  \*ah/r = Rental homes

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. Please check the details of your chosen property with your Sales Executive prior to reservation.  
TWWL\_26070/April 2016.

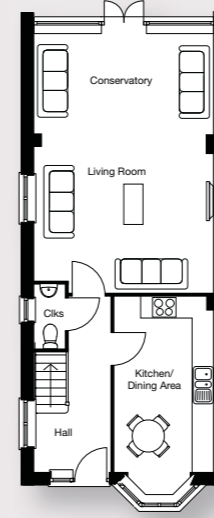


*Striking good looks and a stunning place to call home.*

This three-storey home impresses on every level. Enter the hallway to find the sleek kitchen, the perfect place for breakfast with its handsome bay window. To the rear is a light-filled living room with an airy conservatory, expertly merging outside and inside.

Upstairs are bedrooms 2 and 3 - both double, while bedroom 4 and a family bathroom lead off the landing.

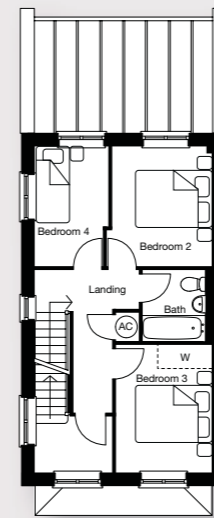
The second floor is entirely dedicated to the master bedroom suite offering luxury and privacy complete with en suite shower room and desirable dressing room.



*Ground Floor*

**Kitchen/Dining Area**  
5.29m x 2.75m      17'4" x 9'0"

**Living Room/Conservatory**  
6.96m x 4.90m      22'10" x 16'1"

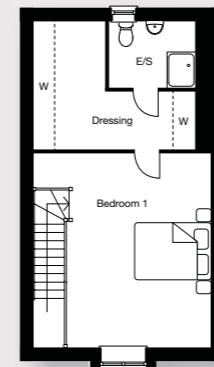


*First Floor*

**Bedroom 2**  
3.28m x 2.91m      10'9" x 9'7"

**Bedroom 3**  
3.43m x 2.68m      11'3" x 8'9"

**Bedroom 4**  
3.28m x 2.07m      10'9" x 6'9"



*Second Floor*

**Bedroom 1**  
5.26m x 4.90m      17'3" x 16'1"

Key  
AC - Airing Cupboard Clks - Cloakroom  
ES - En Suite W - Wardrobe



**The Aspen**  
4 Bedroom house

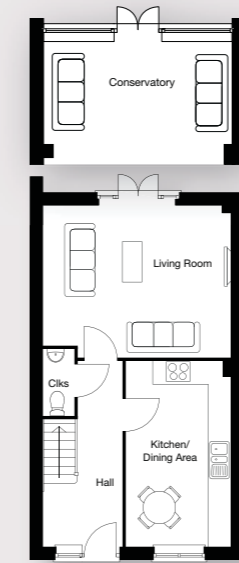


*Elegant looks and a design for relaxed living.*

The clever design of the Aspen includes an airy living room that overlooks and opens out to the garden, with some homes benefiting from an additional conservatory.

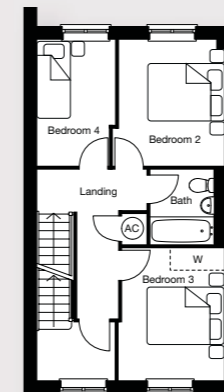
The front-facing kitchen is stylish and well-equipped with space to dine, whilst the convenient downstairs cloakroom adds to the layout.

The first floor has three bedrooms, two of which are double and another which could be used as a home office or hobby room. A family bathroom completes this floor. The second floor is dedicated to the master bedroom complete with dressing area and en suite shower room.



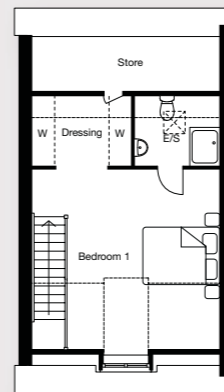
*Ground Floor*

<b>Kitchen/Dining Area</b>	4.81m x 2.75m	15'9" x 9'0"
<b>Living Room</b>	4.90m x 3.98m	16'1" x 13'1"
<b>Living Room/Conservatory (plots 166 &amp; 169 only)</b>	6.69m x 4.90m	22'10" x 16'1"



*First Floor*

<b>Bedroom 2</b>	3.27m x 2.91m	10'9" x 9'7"
<b>Bedroom 3</b>	3.42m x 2.78m	11'3" x 9'2"
<b>Bedroom 4</b>	3.27m x 2.06m	10'9" x 6'9"



*Second Floor*

<b>Bedroom 1</b>	4.90m x 4.70m	16'1" x 15'0"
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Key  
AC - Airing Cupboard Clks - Cloakroom E/S - En Suite  
..... Reduced head height ☒ - Roof light W - Wardrobe



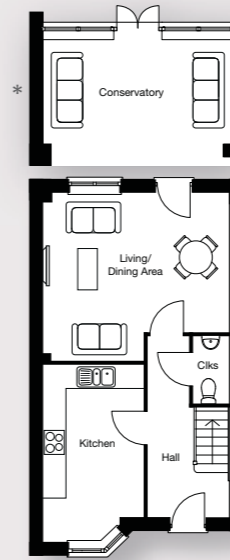


*A home that is effortlessly stylish and wonderfully welcoming.*

Designed to make a statement from the start, this home welcomes you in to find the kitchen with a contemporary feature window and the delightful living/dining area with views and access to the garden.

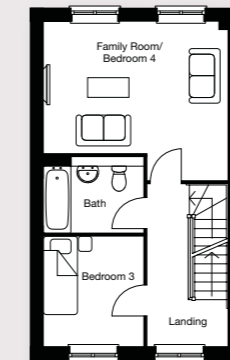
The first-floor is home to the flexible family room, which could alternatively be used as a fourth bedroom, with bedroom 3 and a bathroom completing this floor.

The second floor features two bedrooms - both double, including the master bedroom with its own en suite shower room. Bedroom 2 also has the benefit of an adjacent shower room.



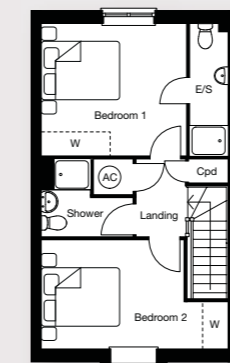
*Ground Floor*

<b>Kitchen</b>	4.58m x 2.56m	15'1" x 8'5"
<b>Living/Dining Area</b>	4.73m x 4.31m	15'6" x 14'2"
<b>Living/Dining Area/Conservatory (plot 224 only)</b>	7.31m x 4.73m	24'0" x 15'6"



*First Floor*

<b>Bedroom 3</b>	2.87m x 2.55m	9'5" x 8'5"
<b>Family Room/Bedroom 4</b>	4.72m x 4.07m	15'6" x 13'5"



*Second Floor*

<b>Bedroom 1</b>	3.71m x 3.38m	12'2" x 11'1"
<b>Bedroom 2</b>	4.72m x 2.79m	15'6" x 9'2"

Key  
 AC - Airing Cupboard Clks - Cloakroom Cpd - Cupboard  
 E/S - En Suite W - Wardrobe

Plot 151 is handed. Images include optional upgrades at additional costs. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.



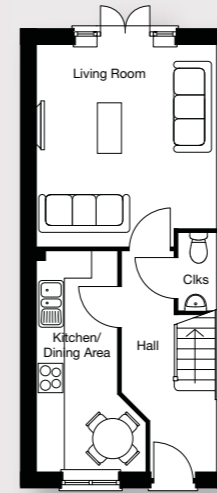
**The Rowan**  
4 Bedroom house



*Open the door to a superbly designed 4 bedroom family home.*

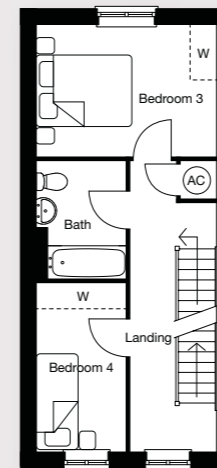
Perfect for growing families looking for extra space, this home is thoughtfully designed and uncompromising on style. You will find a sleek wall of units in the kitchen with space to dine, and a living room with double doors opening to the garden for everyone to enjoy.

Upstairs are bedroom 3 and bedroom 4 - which would also make an excellent study or home office - with a bathroom in-between, while the second floor features two double bedrooms - both with en suite shower rooms.



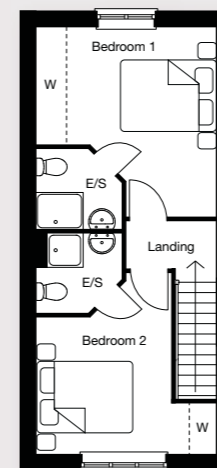
*Ground Floor*

<b>Kitchen/Dining Area</b>	4.89m x 2.41m	16'1" x 7'11"
<b>Living Room</b>	4.43m x 3.95m	14'7" x 13'0"



*First Floor*

<b>Bedroom 3</b>	3.95m x 2.89m	13'0" x 9'6"
<b>Bedroom 4</b>	3.77m x 1.92m	12'5" x 6'4"



*Second Floor*

<b>Bedroom 1</b>	4.16m x 3.95m	13'8" x 13'0"
<b>Bedroom 2</b>	4.03m x 3.95m	13'3" x 13'0"

Key  
AC - Airing Cupboard Clks - Cloakroom E/S - En Suite W - Wardrobe



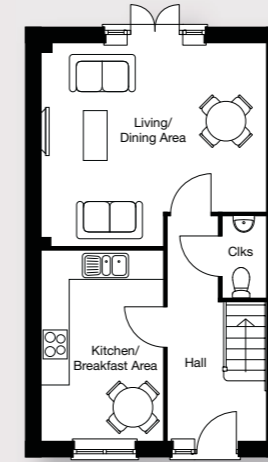


*A home beautifully styled for modern family living.*

With a layout set over three storeys, the living spaces are designed to suit the whole family. Together with a superb ratio of bathrooms/en suites to bedrooms, this home elevates the family home to a new level.

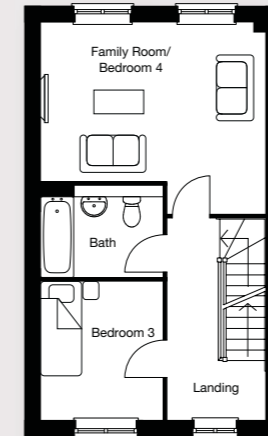
The front-facing kitchen has space for a breakfast area, while the open-plan living/dining area towards the back of the home boasts double doors to the garden.

The family room, a flexible bedroom space plus a contemporary bathroom are found on the first floor. The master bedroom with an en suite shower room, a further double bedroom and a shower room complete the second floor.



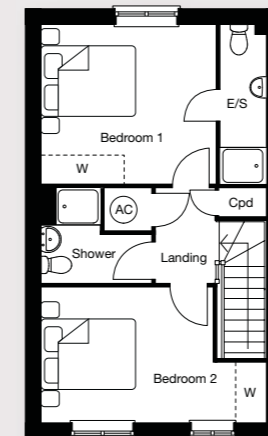
*Ground Floor*

<b>Kitchen/Breakfast Area</b>	3.95m x 2.56m	12'11" x 8'5"
<b>Living/Dining Area</b>	4.73m x 4.31m	15'6" x 14'2"



*First Floor*

<b>Bedroom 3</b>	2.87m x 2.55m	9'5" x 8'5"
<b>Family Room/Bedroom 4</b>	4.73m x 4.07m	15'6" x 13'5"



*Second Floor*

<b>Bedroom 1</b>	3.71m x 3.38m	12'2" x 11'1"
<b>Bedroom 2</b>	4.73m x 2.79m	15'6" x 9'2"

Key  
AC - Airing Cupboard Clks - Cloakroom Cpd - Cupboard  
E/S - En Suite W - Wardrobe





**The Peony**  
3 Bedroom house

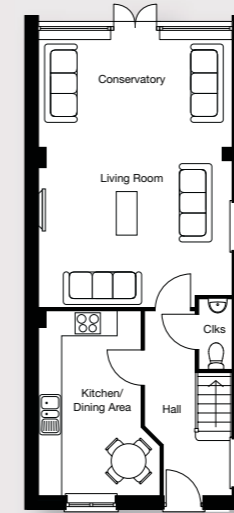


*Enjoy every aspect of a highly desirable 3 double bedroom home.*

Open the front door and be welcomed by the kitchen/dining area as well as a wonderful living room with a light and airy conservatory, boasting double doors to the garden.

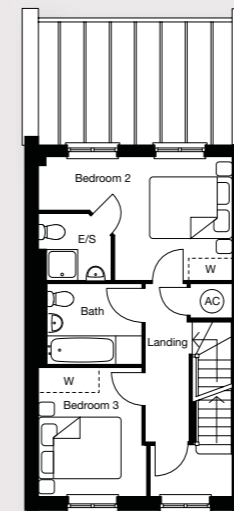
The first floor features two double bedrooms, one of which features an en suite shower room, along with the family bathroom.

The upper floor is devoted to the master bedroom with built-in dressing area and en suite shower room.



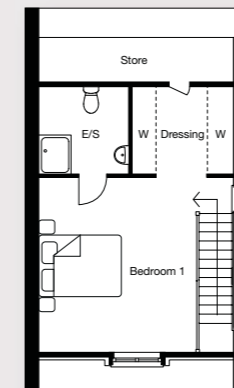
*Ground Floor*

<b>Kitchen/Dining Area</b>	4.56m x 3.00m	15'0" x 9'10"
<b>Living Room/Conservatory</b>	6.71m x 4.80m	22'0" x 15'9"



*First Floor*

<b>Bedroom 2</b>	4.80m x 3.02m	15'9" x 9'11"
<b>Bedroom 3</b>	3.17m x 2.68m	10'5" x 8'10"



*Second Floor*

<b>Bedroom 1</b>	4.80m x 4.33m	15'9" x 14'3"
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Key  
AC - Airing Cupboard Clks - Cloakroom E/S - En Suite W - Wardrobe

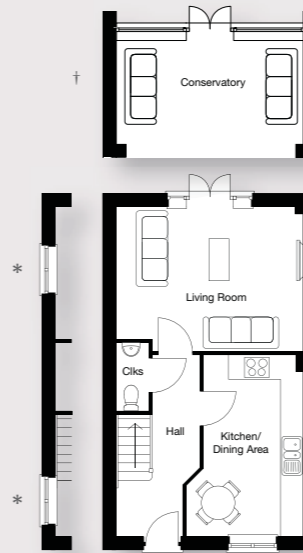


*The timeless townhouse designed for 21st century living.*

With the good looks of the classic townhouse coupled with its modern layout this home ticks all the boxes for contemporary living. You will find a sleek front-facing kitchen with space for a table, while the living room and conservatory open out to the garden, making for the ideal haven to unwind in.

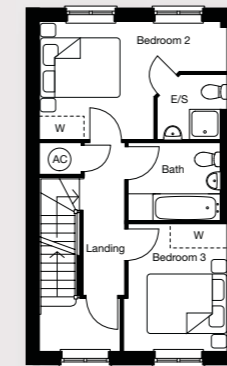
The first floor features two double bedrooms, one with en suite shower room, as well as a separate bathroom.

The second floor houses the master bedroom featuring an en suite shower room, dressing area, and built-in cupboard storage.



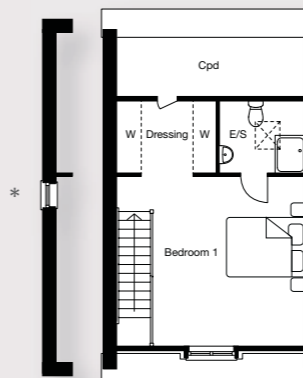
*Ground Floor*

<b>Kitchen/Dining Area</b>	4.56m x 3.00m	15'0" x 9'10"
<b>Living Room</b>	4.80m x 3.71m	15'9" x 12'2"
<b>Living Room/Conservatory (plot 207 only)</b>	6.71m x 4.80m	22'0" x 15'9"



*First Floor*

<b>Bedroom 2</b>	4.80m x 3.02m	15'9" x 9'11"
<b>Bedroom 3</b>	3.17m x 2.68m	10'5" x 8'10"



*Second Floor*

<b>Bedroom 1</b>	4.80m x 4.33m	15'9" x 14'3"
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Key  
AC - Airing Cupboard Clks - Cloakroom Cpd - Cupboard  
E/S - En Suite ☒ - Roof light W - Wardrobe



**The Alder**  
3 Bedroom house

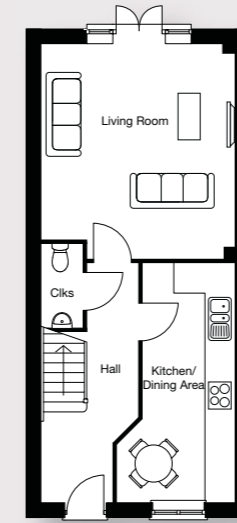


*Superb specification in a welcoming 3 bedroom home.*

From the front-facing kitchen with space to dine in the living room with doors opening to the garden at the rear, this home has style and charm from the start.

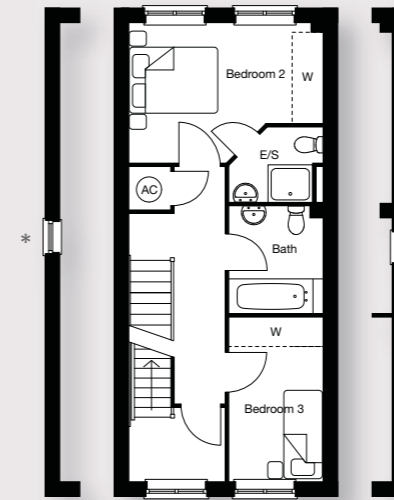
On the first floor double bedroom 2 has its own en suite shower room, with bedroom 3 - an ideal nursery, study or home office - and separate bathroom.

The master bedroom is set across the entire upper floor. With an en suite shower room and dressing area it is the perfect private retreat.



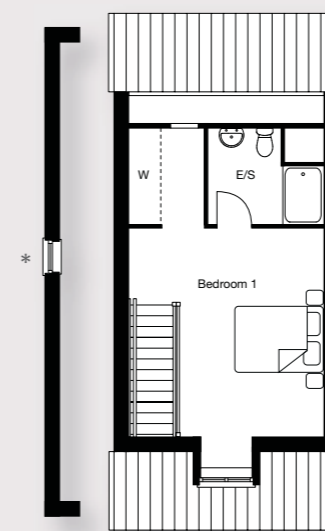
*Ground Floor*

<b>Kitchen/Dining Area</b>	4.88m x 2.41m	16'0" x 7'11"
<b>Living Room</b>	4.43m x 3.94m	14'7" x 12'11"



*First Floor*

<b>Bedroom 2</b>	3.94m x 2.89m	12'11" x 9'6"
<b>Bedroom 3</b>	3.36m x 1.89m	11'0" x 6'3"



*Second Floor*

<b>Bedroom 1</b>	4.23m x 3.94m	13'11" x 12'11"
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Key  
AC - Airing Cupboard Clks - Cloakroom  
E/S - En Suite W - Wardrobe



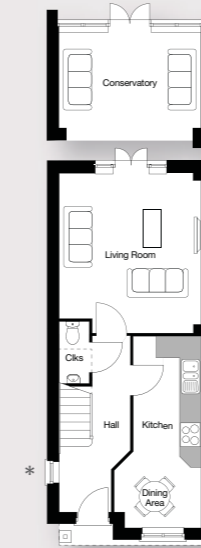


*A classic townhouse style home holding a stylish and contemporary layout.*

Enter the front door and discover a bounty of open-plan living. The kitchen/dining area at the front of the home has space to cook and dine whilst across the hallway you will find the living room and conservatory; a space perfect for family and friends.

On the first floor there is the family bathroom and a double bedroom which boasts an en suite shower room. Completing this floor is a flexible single bedroom which could be used as a study or a nursery.

The master bedroom can be found on the second floor and comes complete with an en suite shower room.

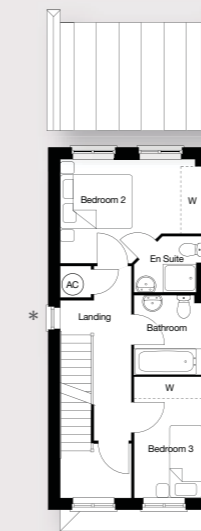


*Ground Floor*

**Kitchen/Dining Area**  
5.32m x 2.41m      17'5" x 7'11"

**Living Room**  
(plot 204 and 225 only)  
4.44m x 3.94m      14'7" x 12'11"

**Living Room/Conservatory**  
(plot 205 and 226 only)  
7.44m x 3.94m      24'5" x 12'11"



*First Floor*

**Bedroom 2**  
3.94m x 2.90m      12'11" x 9'6"

**Bedroom 3**  
3.36m x 1.89m      11'0" x 6'3"



*Second Floor*

**Bedroom 1**  
5.99m x 3.94m      19'8" x 12'11"

Key  
AC - Airing Cupboard    Clks - Cloakroom  
W - Wardrobe

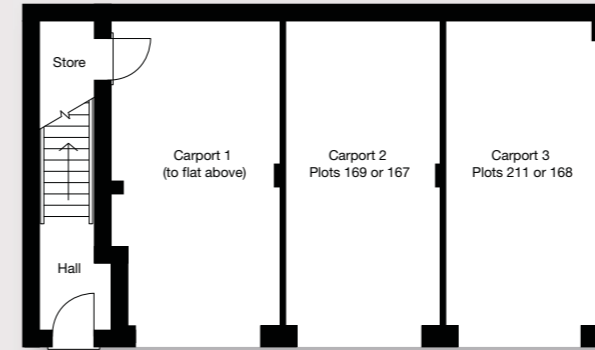


*The timeless appeal of the coach house in beautiful contemporary form.*

Offering all the benefits of modern living, this is a home that has no shortage of individual style. Enter at ground-floor level through your private entrance up the stairway and into a hallway featuring storage cupboard space. The triple-aspect open-plan kitchen/living/dining area makes the most of the light and is the perfect space to come home to.

Both bedrooms are doubles, one with en suite shower room, and there is a further bathroom to the property. The carport with handy additional storage cupboard completes an exceptional home.

*Ground Floor*

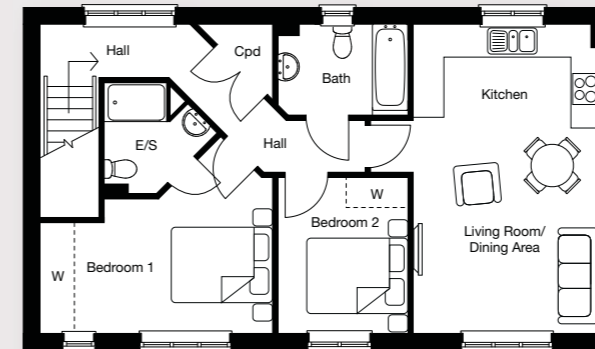


*First Floor*

**Kitchen/Living/Dining Area**  
 5.95m x 3.66m      19'6" x 12'0"

**Bedroom 1**  
 4.44m x 3.84m      14'7" x 12'7"

**Bedroom 2**  
 3.01m x 2.53m      9'11" x 8'4"



Key  
 Cpd - Cupboard E/S - En Suite W - Wardrobe



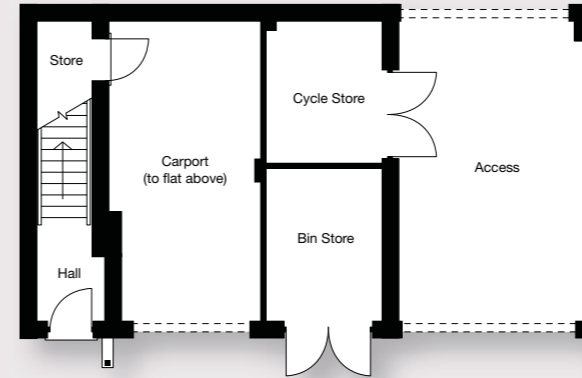


*A one-off home with a raft of appealing features.*

Whether you are looking for a stylish place to share or for modern living with a dash of individuality, the Elm is a fusion of the advantages of apartment living with the kudos of your own private front door.

With your carport directly below, the living space extends across the level above and offers informal, contemporary style in a two bedroom home. A double-aspect living/dining/kitchen area makes the perfect hub to relax or entertain. Both bedrooms are double, one with en suite shower room, and a further bathroom equips you for guests or sharers alike.

*Ground Floor*

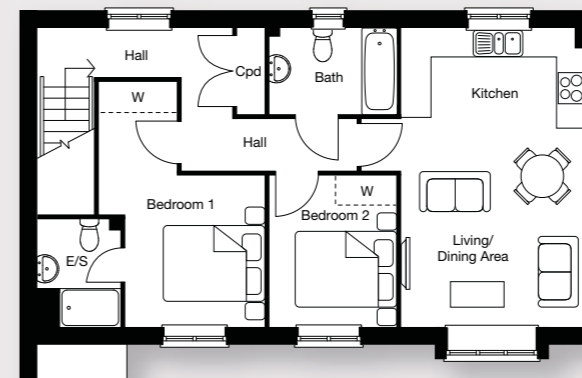


*First Floor*

**Kitchen/Living/Dining Area**  
 5.95m x 3.66m      19'6" x 12'0"

**Bedroom 1**  
 4.86m x 3.26m      15'11" x 10'9"

**Bedroom 2**  
 3.01m x 2.53m      9'11" x 8'4"



Key  
 Cpd - Cupboard    ES - En Suite    W - Wardrobe



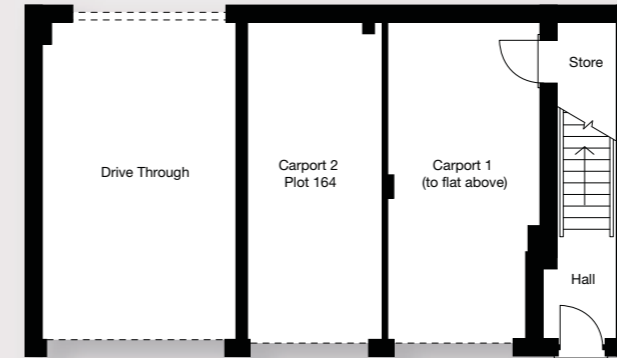
*Streamlined living for life in the fast-lane - and relaxing at leisure.*

Park in your private carport then enter through your own front door where stairs lead to a layout designed to offer superb space.

This coach-house style property has a double aspect open-plan kitchen/living/dining area, the perfect space to entertain or relax.

The master bedroom boasts an en suite shower room and there is also a further double bedroom and a family bathroom, making the Yew an appealing and flexible home.

*Ground Floor*

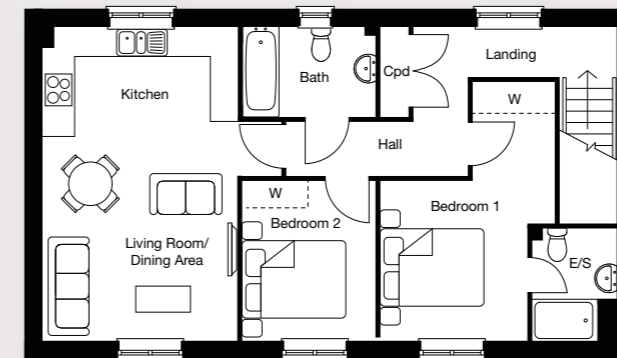


*First Floor*

**Kitchen/Living/Dining Area**  
 5.95m x 3.66m      19'6" x 12'0"

**Bedroom 1**  
 4.86m x 3.26m      15'11" x 10'9"

**Bedroom 2**  
 3.01m x 2.53m      9'11" x 8'4"



Key  
 Cpd - Cupboard    E/S - En Suite    W - Wardrobe

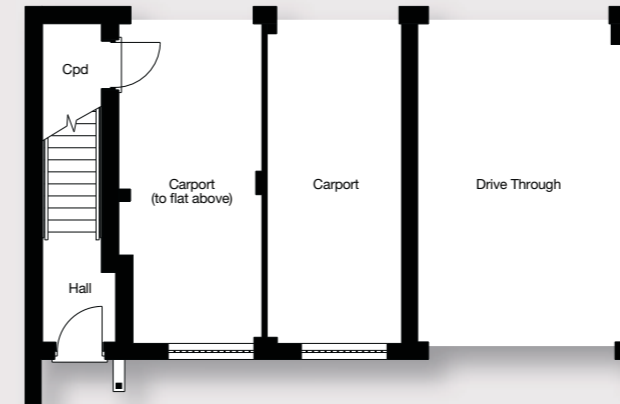


*A unique, coach-house style home perfect for modern living*

Whether you are a first time buyer or a couple, the Elm A is a stylish home bringing the advantages of apartment living with the advantage of having your own front door.

With the convenience of having your carport directly below along with a handy storage space, the living spaces are located on the first floor - providing the loft appeal to this home. The contemporary open-plan kitchen/living/dining area is perfect for relaxing and entertaining family and friends whilst the two double bedrooms offer space to relax and unwind. An en suite shower room and family bathroom complete the layout.

*Ground Floor*

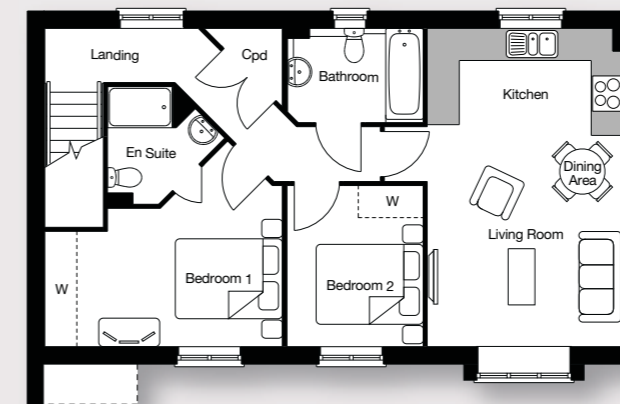


*First Floor*

**Kitchen/Living/Dining Area**  
 5.95m x 3.66m      19'6" x 12'0"

**Bedroom 1**  
 4.44m x 3.85m      14'7" x 12'7"

**Bedroom 2**  
 3.01m x 2.54m      9'11" x 8'4"



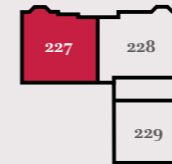
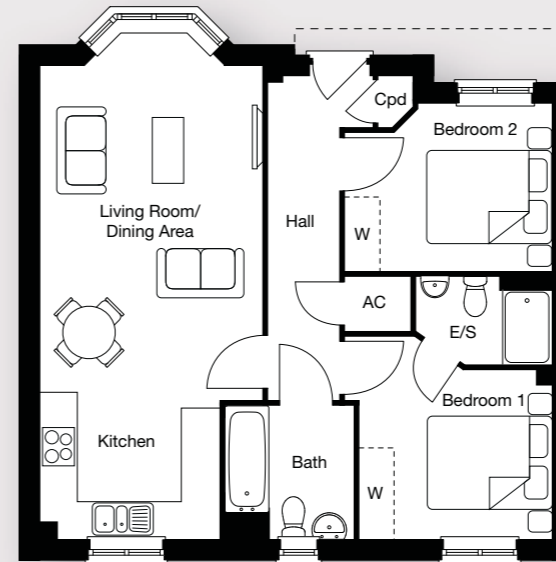
Key  
 Cpd - Cupboard W - Wardrobe



*A beautifully designed collection of 1 & 2 bedroom apartments in the well-connected location of Woodley, Reading.*

Anticipate the luxury of open-plan kitchen/living/dining areas when returning home to these contemporary designed apartments. Some with opulent bay windows creating dual aspect views, this living space is perfect for relaxing. While 1 bedroom apartments can relish in the double sized master bedroom with space for wardrobes and handy hallway storage areas, 2 bedroom apartments can enjoy their private en suite adjoined to the master bedroom.

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

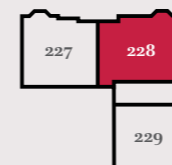
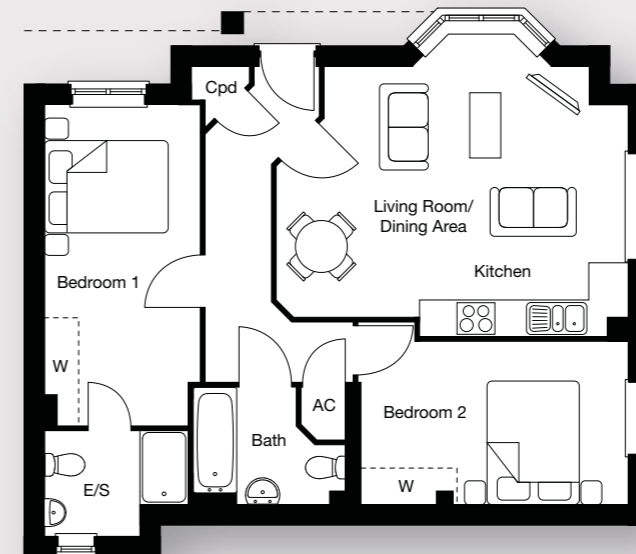


Ground Floor

*Ground Floor*

<b>Plot 227</b>	
<b>Kitchen</b>	2.90m × 2.25m      9'6" × 7'4"
<b>Living/Dining Area</b>	5.97m × 3.60m      19'7" × 11'10"
<b>Bedroom 1</b>	3.32m × 3.30m      10'11" × 10'10"
<b>Bedroom 2</b>	3.33m × 2.73m      10'11" × 8'11"

**Key**  
AC - Airing Cupboard Cpd - Cupboard E/S - En Suite  
W - Indicative Wardrobe Space

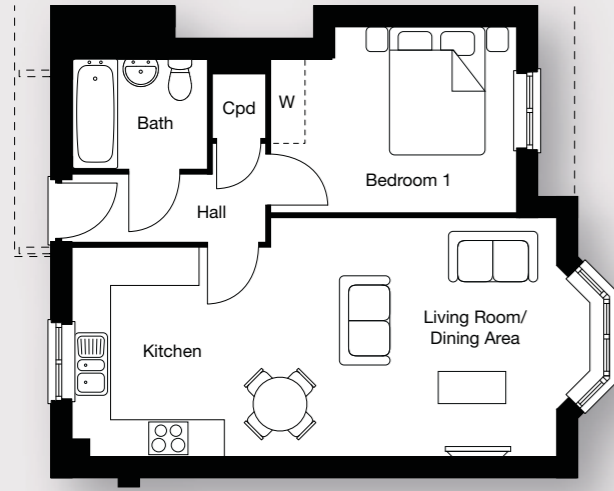


Ground Floor

*Ground Floor*

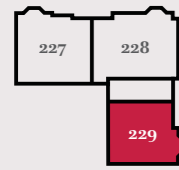
<b>Plot 228</b>	
<b>Kitchen/Living/Dining Area</b>	5.70m × 4.96m      18'8" × 16'3"
<b>Bedroom 1</b>	5.24m × 2.59m      17'2" × 8'6"
<b>Bedroom 2</b>	4.36m × 3.01m      14'3" × 9'10"

**Key**  
AC - Airing Cupboard Cpd - Cupboard  
E/S - En Suite W - Indicative Wardrobe Space



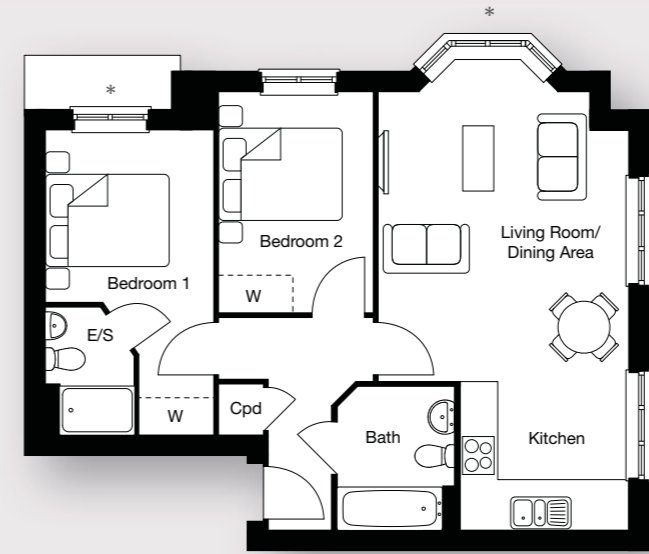
*Ground Floor*

<b>Plot 229</b>		
<b>Kitchen</b>	3.32m x 2.03m	10'11" x 6'8"
<b>Living/Dining Area</b>	6.13m x 3.79m	20'2" x 12'5"
<b>Bedroom 1</b>	3.90m x 3.89m	12'9" x 9'6"



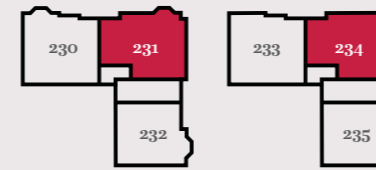
Ground Floor

Key  
Cpd - Cupboard W - Indicative Wardrobe Space



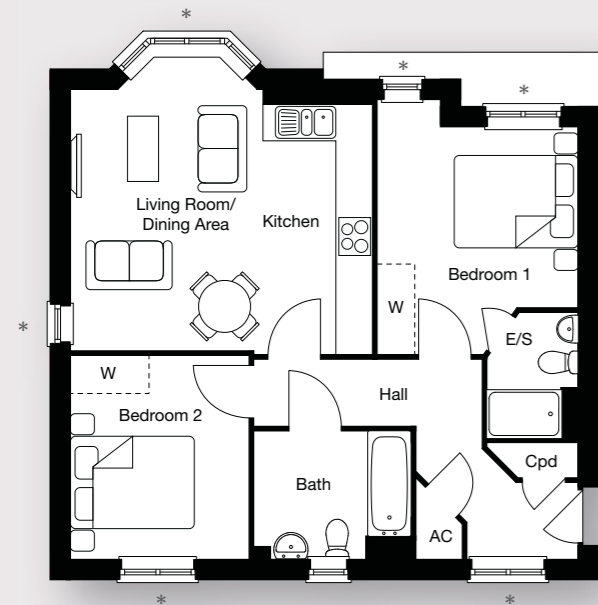
*First & Second Floor*

<b>Plots 231 &amp; 234</b>		
<b>Kitchen</b>	2.77m x 2.40m	9'1" x 7'10"
<b>Living/Dining Area (plot 231)</b>	5.29m x 4.11m	17'4" x 13'6"
<b>Living/Dining Area (plot 234)</b>	4.72m x 4.11m	15'6" x 13'6"
<b>Bedroom 1 (plot 231)</b>	5.24m x 2.74m	17'2" x 9'0"
<b>Bedroom 1 (plot 234)</b>	4.97m x 2.74m	16'3" x 9'0"
<b>Bedroom 2</b>	3.58m x 2.52m	11'9" x 8'3"



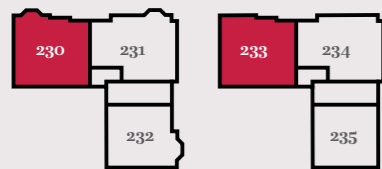
First Floor Second Floor

Key  
Cpd - Cupboard E/S - En Suite  
W - Indicative Wardrobe Space



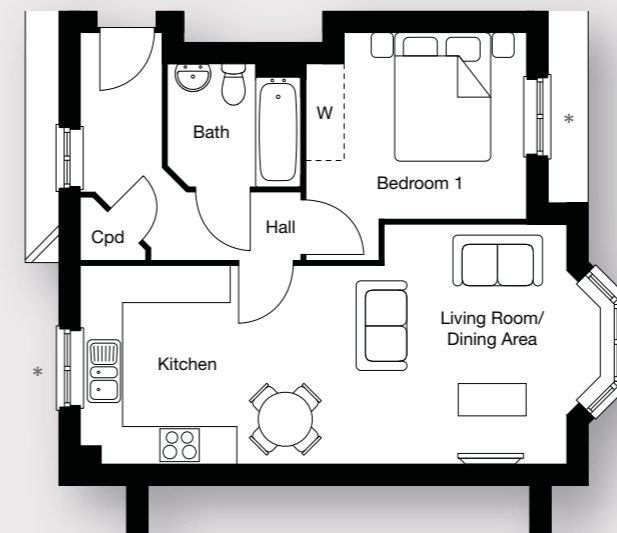
*First & Second Floor*

<b>Plots 230 &amp; 233</b>		
<b>Kitchen/Living/Dining Area (plot 230)</b>	4.91m x 4.80m	16'1" x 15'9"
<b>Kitchen/Living/Dining Area (plot 233)</b>	4.91m x 4.23m	16'1" x 13'11"
<b>Bedroom 1</b>	4.18m x 3.26m	13'9" x 10'8"
<b>Bedroom 2</b>	3.33m x 2.89m	10'11" x 9'6"



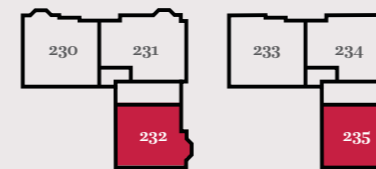
First Floor Second Floor

Key  
AC - Airing Cupboard Cpd - Cupboard  
E/S - En Suite W - Indicative Wardrobe Space



*First & Second Floor*

<b>Plots 232 &amp; 235</b>		
<b>Kitchen (plot 232)</b>	3.32m x 2.40m	10'11" x 7'10"
<b>Kitchen (plot 235)</b>	3.14m x 2.40m	10'4" x 7'10"
<b>Living/Dining Area (plot 232)</b>	5.76m x 3.79m	18'11" x 12'5"
<b>Living/Dining Area (plot 235)</b>	5.19m x 3.79m	17'0" x 12'5"
<b>Bedroom 1 (plot 232)</b>	3.89m x 3.55m	12'9" x 11'8"
<b>Bedroom 1 (plot 235)</b>	3.55m x 3.50m	11'8" x 11'6"



First Floor Second Floor

Key  
Cpd - Cupboard W - Indicative Wardrobe Space

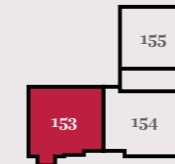
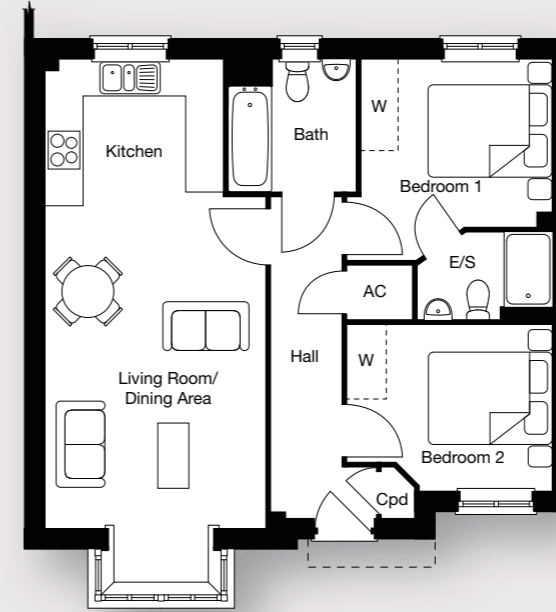
The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. \*Plot specific windows. TWWL 26241/April 2016.



*A contemporary collection of 1 & 2 bedroom apartments in the well-connected setting of Woodley, Reading.*

These are dual aspect open-plan kitchen/living/dining areas and plot specific windows, the perfect space for relaxing. In all apartments you can expect contemporary designed kitchens and bathrooms with fine finishings, along with wardrobe space and double bedrooms. Storage space is supplied for with hallway cupboards to hide away belongings; completing the luxurious apartment ready for your return home from a long day.

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

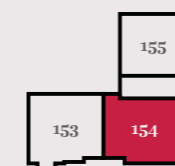
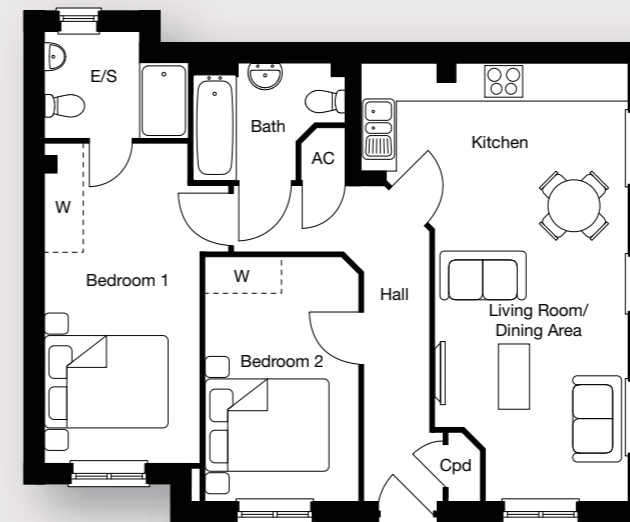


Ground Floor

*Ground Floor*

<b>Plot 153</b>		
<b>Kitchen/Living/Dining Area</b>	8.46m × 3.60m	27'11" × 11'10"
<b>Bedroom 1</b>	3.30m × 3.10m	10'9" × 10'2"
<b>Bedroom 2</b>	3.37m × 2.77m	10'11" × 8'11"

**Key**  
AC - Airing Cupboard Cpd - Cupboard  
W - Indicative Wardrobe Space

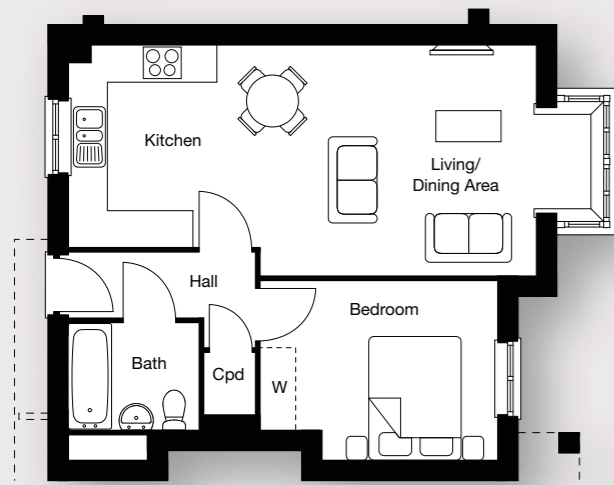


Ground Floor

*Ground Floor*

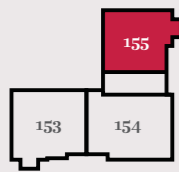
<b>Plot 154</b>		
<b>Kitchen/Living/Dining Area</b>	7.15m × 3.12m	23'5" × 10'4"
<b>Bedroom 1</b>	5.24m × 2.56m <sup>†</sup>	17'2" × 8'4" <sup>†</sup>
<b>Bedroom 2</b>	3.98m × 2.50m <sup>†</sup>	13'1" × 8'2" <sup>†</sup>

**Key**  
AC - Airing Cupboard Cpd - Cupboard  
W - Indicative Wardrobe Space



*Ground Floor*

<b>Plot 155</b>	
<b>Kitchen/Living/Dining Area</b>	7.62m × 3.79m      25'0" × 12'5"
<b>Bedroom</b>	3.92m <sup>†</sup> × 2.90m      12'10" <sup>†</sup> × 9'6"



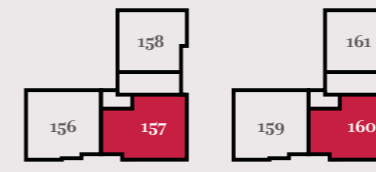
Ground Floor

Key  
Cpd - Cupboard W - Indicative Wardrobe Space



*First & Second Floor*

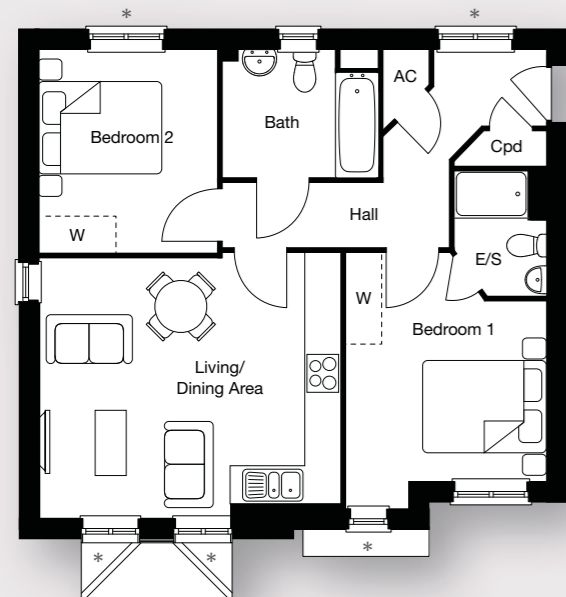
<b>Plots 157 &amp; 160</b>	
<b>Kitchen/Living/Dining Area</b>	7.12m × 4.11m      23'4" × 13'5"
<b>Bedroom 1</b>	4.97m × 2.74m      16'3" × 9'0"
<b>Bedroom 2</b>	3.58m × 2.52m      11'9" × 8'3"



First Floor

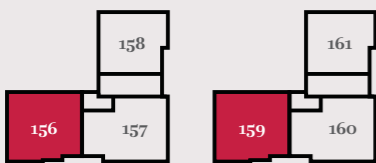
Second Floor

Key  
Cpd - Cupboard W - Indicative Wardrobe Space



*First & Second Floor*

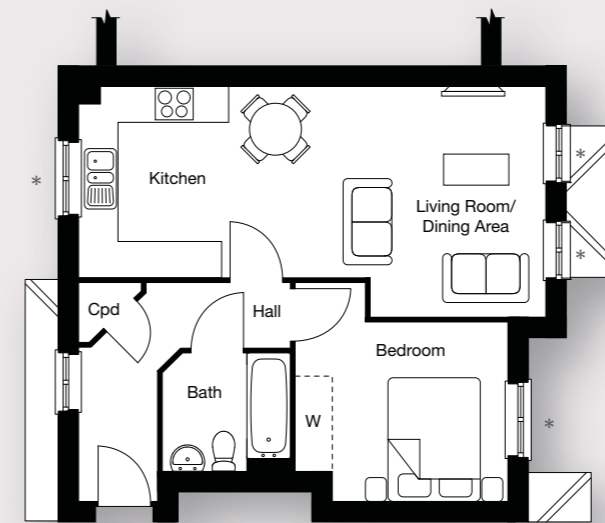
<b>Plots 156 &amp; 159</b>	
<b>Kitchen/Living/Dining Area</b>	4.23m <sup>†</sup> × 3.09m      13'10" <sup>†</sup> × 10'1"
<b>Bedroom 1</b>	3.73m × 3.26m <sup>†</sup> 12'3" × 10'8" <sup>†</sup>
<b>Bedroom 2</b>	3.33m × 2.89m      10'11" × 9'6"



First Floor

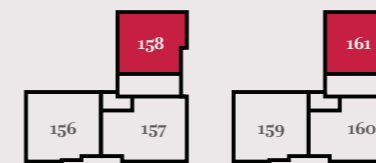
Second Floor

Key  
AC - Airing Cupboard Cpd - Cupboard  
E/S - En Suite W - Indicative Wardrobe Space



*First & Second Floor*

<b>Plots 158 &amp; 161</b>	
<b>Kitchen/Living/Dining Area</b>	7.59m × 3.79m      24'11" × 12'5"
<b>Bedroom</b>	3.50m × 2.90m      11'6" × 9'6"



First Floor

Second Floor

Key  
Cpd - Cupboard W - Indicative Wardrobe Space

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. \*Plot specific windows. †Maximum dimensions. TWWL 26241/April 2016.



*“Trust Taylor Wimpey to not only build stylish homes but to invest in the things that make you and your family happy. We know that there is no better recommendation than one that comes from the people who actually live in our new homes.”*

Of course, there are plenty of other reasons to choose a Taylor Wimpey home such as a range of schemes to help you move, the peace of mind of a 10-year NHBC warranty, excellent customer care, reduced energy costs and low maintenance.



## Buy now, buy new

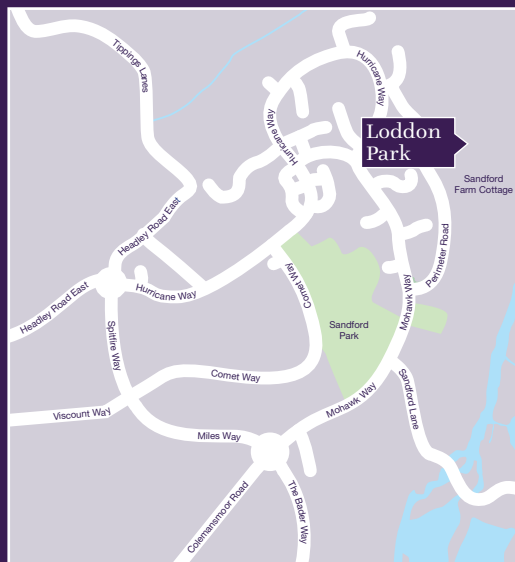
*As an award-winning house builder, we know that everything we do affects the quality of the homes and developments we build and ultimately the well-being of both our customers and the communities in which we work. We are proud of what we build and how we approach every stage of the home-building process.*

Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and site plans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Computer generated images depict typical views within the Dinton Heights development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the Sales Executive for up-to-date information when reserving your new home. As part of Taylor Wimpey UK Limited's general development policy, it reserves the right to sell individual units or blocks of units to Housing Associations or other bodies. Accordingly some units may already or at some time in the future be the subject of tenancy agreements. Such disposals may be over and above any planning requirements. Information correct at time of going to print. April 2016.

*Rest assured... we'll hold your hand every step of the way. From choosing your new home through to the day you move in and beyond, we will be there to help you.*

*We hope you like what you've seen and look forward to seeing you again soon.*





A development by

**Taylor  
Wimpey**

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## How to find us

From the M4  
 Travelling from a west or east direction along the M4, leave the motorway at Junction 10 and join the A329(M) motorway – signposted Reading East. Branch left – signposted Winnersh, Woodley, Earley A329. At next roundabout take the second exit onto the A3290 – signposted Winnersh, Woodley, Earley. At the following roundabout take the second exit onto the A3290 – signposted M4, Wokingham, Bracknell A329(M), Woodley. Continue to next roundabout and take the first exit onto The Bader Way – signposted Woodley, Sonning, then at the following roundabout take the third exit onto Mohawk Way – signposted Sandford. Loddon Park is on your right.

## Dinton Heights at Loddon Park

Sandford Farm,  
 off Mohawk Way,  
 Woodley, Berkshire, RG5 4TE

SatNav postcode: RG5 4TE

## Sales hotline

01184 028034

Sales Centre open:  
 Daily, 10.00am-5.00pm