

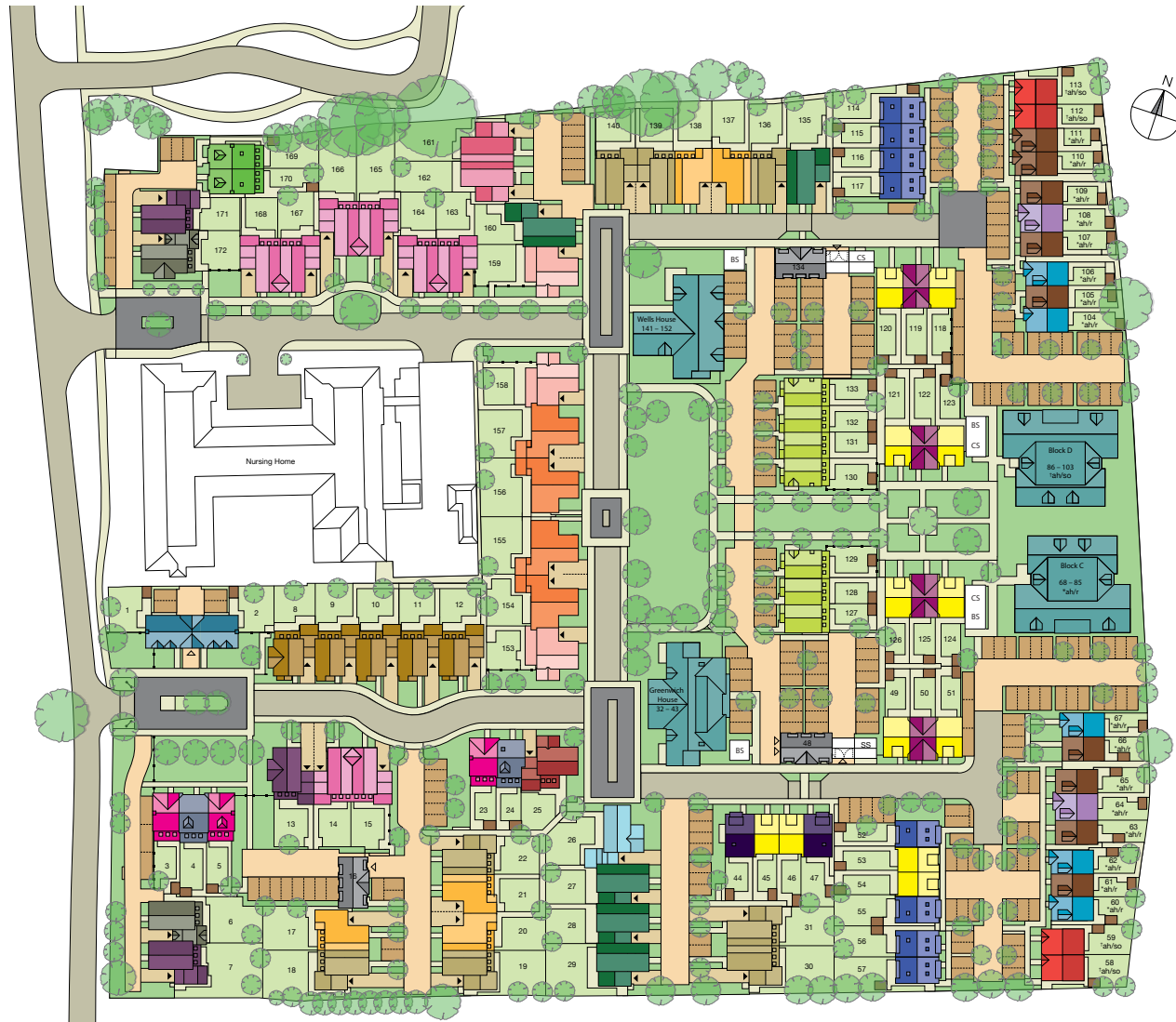


MERIDIAN  
SQUARE

HURST GREEN

A BRAND NEW OPPORTUNITY TO LIVE IN HURST GREEN  
CONTEMPORARY 3, 4 & 5 BEDROOM HOUSES AND 1 & 2 BEDROOM APARTMENTS

# SITE PLAN



## 1/2 bedroom homes

**THE WREN** 1/2 Bedroom Coach House  
Plots 16, 48 & 134

## 2 bedroom homes

**TYPE 7A†** 2 Bedroom Homes  
Plots 58, 59, 112 & 113

## 3 bedroom homes

**THE BIRCH** 3 Bedroom Homes  
Plots 44 & 47

**THE BURGESS** 3 Bedroom Homes  
Plots 52, 55, 56, 57, 114, 115, 116 & 117

**THE CLEMENT** 3 Bedroom Homes  
Plots 169 & 170

**THE ELLICOT** 3 Bedroom Homes  
Plots 50, 119, 122 & 125

**THE KNIBB** 3 Bedroom Homes  
Plots 1 & 2

**THE OLSEN** 3 Bedroom Homes  
Plots 4 & 24

**THE WHITEHURST** 3 Bedroom Homes  
Plots 45, 46, 49, 51, 53, 54, 118, 120, 121, 123, 124 & 126

**THE WILLARD** 3 Bedroom Homes  
Plots 3, 5 & 23

**TYPE 8A\*** 3 Bedroom Homes  
Plots 60, 62, 67, 104 & 106

**TYPE 8A1\*** 3 Bedroom Homes  
Plots 61, 63, 65, 66, 105, 107, 109, 110 & 111

## 4 bedroom homes

**THE DENNISON** 4 Bedroom Homes  
Plots 14, 15 & 163-168

**THE EASTGATE** 4 Bedroom Homes  
Plots 6 & 172

**THE JESSOP** 4 Bedroom Homes  
Plots 127-133

**THE JUBILEE** 4 Bedroom Homes  
Plots 153, 158 & 159

**THE KLINDWORTH** 4 Bedroom Homes  
Plots 27-29, 135 & 160

**THE REED** 4 Bedroom Homes  
Plots 7, 13 & 171

**THE SALISBURY** 4 Bedroom Homes  
Plots 8-12

**THE SHEPHERD** 4 Bedroom Home  
Plot 25

**THE WALLINGFORD** 4 Bedroom Homes  
Plots 18, 19, 22, 30, 31, 136, 139 & 140

**THE MERIDIAN** 4 Bedroom Homes  
Plots 161 & 162

**THE WESTMINSTER** 4 Bedroom Homes  
Plots 17, 20, 21, 137 & 138

**TYPE 9A\*** 4 Bedroom Homes  
Plots 64 & 108

## 5 bedroom homes

**THE ARNOLD** 5 Bedroom Home  
Plot 26

**THE HARRISON** 5 Bedroom Homes  
Plots 154-157

## 1 & 2 bedroom apartments

**GREENWICH HOUSE** 1 & 2 Bedroom Apartments  
Plots 32-43

**WELLS HOUSE** 1 & 2 Bedroom Apartments  
Plots 141-152

**BLOCK C\*** 1 & 2 Bedroom Apartments  
Plots 68-85

**BLOCK D†** 1 & 2 Bedroom Apartments  
Plots 86-103

- B/S = Bin Store
- C/S = Cycle Store
- \*ah/r = Rental Homes
- †ah/so = Shared Ownership
- ▶ = Garage Access
- ▷ = Drive Through/Car Port Access
- = Sheds

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. 22753/5 March 2017.



MERIDIAN  
SQUARE

HURST GREEN

AN UNPRECEDENTED DEVELOPMENT OF BRAND NEW, CONTEMPORARY HOMES IN HURST GREEN, SURREY.

OFFERING 3, 4 & 5 BEDROOM HOUSES AND 1 & 2 BEDROOM APARTMENTS TO THOSE WISHING TO LIVE OUTSIDE THE CITY BUT STILL IN ACCESSIBLE RANGE.



SEE HOW MUCH SPACE  
THERE IS TO EXPLORE ON  
YOUR DOORSTEP

MASTER PARK, OXTED

MERIDIAN SQUARE IS PERFECTLY  
LOCATED IN THE SURREY  
COUNTRYSIDE OFFERING RURAL LIFE,  
YET IN JUST 33 MINUTES YOU CAN  
BE IN THE HEART OF LONDON

Set within the picturesque village of Hurst Green in the Surrey countryside, Meridian Square is a stunning development of 3, 4 & 5 bedroom houses and 1 & 2 bedroom apartments set amid landscaped private gardens, green open spaces and tree-lined avenues.

Named after the Prime Meridian longitude line which passes through Hurst Green, Meridian Square offers a varied choice of homes to suit all. Whether you are a

first-time buyer, a young couple looking for your first home, or a family looking for more room, there is something for everyone.

Even city professionals looking for an escape after a busy day at work will find solace at Meridian Square. Conveniently located just 1 mile from Oxted and just over three quarters of a mile from Hurst Green station you can be in London Bridge in 33 minutes or Victoria in just 40.

#### LOCAL AMENITIES

- 0.3 miles **LONDIS**  
Village Shop
- 0.5 miles **POST OFFICE**  
Local
- 0.8 miles **HURST GREEN**  
Train Station
- 1.8 miles **MORRISONS**  
Supermarket
- 2.2 miles **ESSO GARAGE**  
Petrol Station

#### LUXURY LIFESTYLE

- 0.4 miles **LIFELINE FITNESS & REHABILITATION**  
Gym
- 2.2 miles **TANDRIDGE LEISURE POOL**  
Leisure Centre
- 2.4 miles **TANDRIDGE GOLF CLUB**  
Driving Range
- 3.6 miles **THE KENT & SURREY GOLF AND COUNTRY CLUB**  
Country Club



DESIRABLE HOMES AMID GREEN SPACES AND SOFT LANDSCAPING

AN EXCLUSIVE COLLECTION OF CAREFULLY LAID OUT HOMES TUCKED AWAY IN A PEACEFUL COUNTRYSIDE SETTING WITH EASY ACCESS TO THE CAPITAL AND BEYOND

Designed to complement the area, Meridian Square is full of pleasant green gardens, tree-lined avenues and green spaces. The varied designs and interesting finishes of the homes add style and flair, making this a secluded haven for couples or growing families.

Set in the beautiful suburbs of Hurst Green, a prime location for commuting or travelling further afield, Meridian Square is perfectly situated for the modern urbanite.

Amid beautiful landscaping, these generous homes with their combined contemporary living spaces and impressive character make Meridian Square a perfect buyer's choice. Each road and pathway, house and apartment is designed from the ground up to bring peace of mind, ease of living and practicality.

Meridian Square has all the benefits of modern design. Impressive and attractive, it is an inviting and relaxing place in which to live.



RAIL CONNECTIONS  
DIRECTLY INTO LONDON

OXTED RAIL STATION, OXTED

EVERYTHING ON HAND



PIZZA EXPRESS, OXTED



CUCINA ITALIA, OXTED

OFFERING THE PERFECT WORK/  
LIFE BALANCE, MERIDIAN SQUARE  
CATERS FOR ALL YOUR NEEDS

Busy Oxted just 1 mile away is conveniently close and full of amenities with Sainsbury's, Morrisons, and Waitrose supermarkets, as well as a selection of shops and services such as doctors, dentists, banks, building societies, grocers and newsagents throughout the town. You will find major brands mixing with independent shops. Take time out in cafes such as Costa or Café Nero, or dine out in restaurants like Pizza Express. The town centre has it all.

When looking for schooling, Meridian Square offers a selection of schools within close proximity. For primary and junior education Downs Way School and Holland Junior School are just a short trip from the development. Secondary education is also suitably catered for with the Oxted Secondary School close to Meridian Square. There are also numerous playgroups, nurseries and in addition the area is well catered for private schooling.

A SETTING FULL OF CHARACTER AND CHARM



THE GEORGE INN, OLD OXTED



THE MAPLE LOUNGE CAFE, OXTED

HURST GREEN AND OXTED BOTH ENCOMPASS THE CHARACTER AND STYLE ASSOCIATED WITH RURAL SURREY

Nestled amongst the brand names and high street shops you will find an abundance of boutique and independent businesses from eateries and restaurants to shops and bars – offering the perfect alternative to city life.

A walk across Hurst Green or Master Park in Oxted offers the perfect backdrop to discover the charm of the area in full. After a long weekend stroll or walking the dogs, drop in to one of the many traditional, local country pubs to relax and unwind ready for the busy, working week ahead.



A MIX OF BOUTIQUE & INDEPENDENT STORES

SHOPPING ON STATION ROAD, OXTED



EVERYMAN CINEMA, STATION RD W, OXTED



MASTER PARK, OXTED



HURST GREEN VILLAGE SIGN



THE DIAMOND PUB, OXTED



THE BARN THEATRE, OXTED



THE OLD TOWN HOUSE, OXTED





BROOK HILL  
LOOKING TO  
SANDY LANE

The Old Bell

1/2 Pint  
10 CASK

THE PERFECT RETREAT FOR  
A SUNDAY AFTERNOON

THE OLD BELL PUB, OXTED

WELL CONNECTED

PERFECTLY POSITIONED IN THE SOUTH-EAST FOR AN EXCITING LIFESTYLE

Whether your preference is to travel by road, rail or air Meridian Square is conveniently positioned for all.

For those commuting to London, Hurst Green rail station offers regular direct journeys of under 40 minutes into London Bridge or Victoria stations.

The A22, M23 and M25 are all within close proximity, making any journey by car a simple one.

However, if you are a regular flyer then Hurst Green is an excellent choice as Gatwick Airport is only 9 miles away, making trips and holidays a breeze.

OVERGROUND TRAIN

FROM HURST GREEN

2 mins	OXTED
11 mins	UPPER WARLINGHAM
16 mins	EAST CROYDON
33 mins	GLAPHAM JUNCTION
33 mins	LONDON BRIDGE
40 mins	LONDON VICTORIA

LONDON UNDERGROUND

FROM LONDON BRIDGE

3 mins	BANK
10 mins	CANARY WHARF
16 mins	OXFORD CIRCUS
21 mins	KINGS CROSS/ST. PANCRAS
21 mins	SOUTH KENSINGTON

\* Rail times from nationalrail.co.uk. Distances from maps.google.com.



A TRIP TO THE CONTINENT



BE IN LONDON IN 33 MINUTES



EATING OUT IN KENSINGTON



SHOPPING ON OXFORD STREET

## TIME TO ENJOY YOURSELF

LOCATED WITHIN EASY REACH OF LONDON AND THE LOCAL AREA, THERE ARE A WEALTH OF LEISURE ACTIVITIES ON YOUR DOORSTEP

For those who enjoy an active lifestyle, at the nearby Tandridge leisure centre, residents can keep fit with sports facilities including fitness classes, a swimming pool and gym, then relax in the sauna, steam room and cafe.

There are also many golf clubs including the North Downs and The Kent and Surrey Golf and Country Club close by. To enjoy the outdoors many woods and country pathways surround Hurst Green such as the Greensand Way and North Downs Way – look out for the privately owned 19th century Oxted Mill close by.

HEVER CASTLE



STATION ROAD EAST, OXTED



LOCAL RESTAURANTS & EATERIES



NORTH DOWNS GOLF CLUB, TANDRIDGE



## A DAY OUT

- 5.5 miles CHARTWELL, HOME OF WINSTON CHURCHILL
- 7 miles HEVER CASTLE AND GARDENS
- 7.3 miles THE BRITISH WILDLIFE CENTRE, LINGFIELD
- 12.7 miles WINNIE THE POOH CORNER/FOREST
- 15 miles CHISLEHURST CAVES

## SHOPPING

- 0.3 miles LONDIS
- 1.8 miles MORRISONS SUPERMARKET, OXTED
- 2.2 miles OXTED CENTRAL
- 23.0 miles BLUEWATER SHOPPING CENTRE
- 58 mins OXFORD STREET, LONDON (BY RAIL)

## EATING/DRINKING

- 0.3 miles THE DIAMOND, HURST GREEN
- 1.2 miles THE HAYCUTTER, OXTED
- 1.8 miles THE GEORGE INN, OXTED
- 2.1 miles CUCINA ITALIA, OXTED
- 2.2 miles GURKHA KITCHEN, OXTED

## ENTERTAINMENT/LEISURE

- 3.6 miles THE KENT & SURREY GOLF AND COUNTRY CLUB
- 5.0 miles NORTH DOWNS GOLF CLUB
- 8.8 miles MERCERS COUNTRY PARK
- 17.2 miles EPSOM DOWNS RACECOURSE
- 59 mins LONDON'S WEST END (BY RAIL)

## A PLACE TO DISCOVER

### PERFECTLY POSITIONED IN THE BEAUTIFUL SURREY COUNTRYSIDE

The south-east of England is without doubt one of the richest areas in the country for amenities and attractions, and with the M25 only 4.5 miles away, you have access to all of London, major routes, airports and the rest of the country.

There are many attractions and historical places to visit, such as the National Trust's Chartwell, the family home and garden of Sir Winston Churchill; Hever Castle,

the childhood home of Anne Boleyn with its family playgrounds and maze; or the Chislehurst Caves for exciting lamp-lit excursions into the dark.

Families or children are spoilt for choice with some of the most visited attractions in the country within reach. Attractions such as Chessington World of Adventures with its thrilling rides and endless excitement, or Pooh Corner for a gentler day out.



KENT & SURREY COUNTRY CLUB, EDENBRIDGE



GURKHA KITCHEN, OXTED



OXTED COUNTRYSIDE



CHALLENGE YOURSELF TO 18 HOLES

NORTH DOWNS GOLF CLUB, TANDRIDGE

FLEXIBLE AND CONTEMPORARY INTERIOR SPACE, PERFECT FOR MODERN DAY LIVING



THE INTERNAL SPACES OF THESE HOMES OFFER FLEXIBILITY AND A SPECIFICATION TO SUIT ANY LIFESTYLE

At Meridian Square you can work closely with your Sales Executive to make your home your own. We've got a brilliant range of carpets, tiles, fixtures and fittings for you to choose from to make your home as unique as you are.

Living in a new Taylor Wimpey home means that your living spaces are better equipped and much more energy efficient than older homes. You could save energy costs and be green too.

ALL THE REFINEMENTS FOR A LIFE OF EASE

## STYLE AND SPACE – WHICHEVER MERIDIAN SQUARE HOME YOU CHOOSE

Meridian Square offers a superb choice of homes, from 3, 4 & 5 bedroom houses to 1 & 2 bedroom apartments. So whether you are looking to live the apartment lifestyle within easy reach of London, or for more space to meet the needs of a growing family, you will find the personal space that fits – beautifully and stylishly. Not only do the homes come with all the advantages of the energy-efficiency only a brand-new home can offer, each home has been designed to offer a real sense of space and layouts perfectly suited to how we live, relax and entertain today.

At Meridian Square, many of the properties have garages and/or allocated parking and good-sized gardens. The development also boasts large areas of open space meaning you can enjoy the tranquil surroundings.



KINGS HILL, WEST MALLING, KENT



LEYTON GATE, WILMINGTON, KENT

## ABOUT TAYLOR WIMPEY

AT TAYLOR WIMPEY SOUTH EAST WE HAVE A PROVEN TRACK RECORD OF INNOVATION AND EXPERIENCE WITH AN UNRIVALLED REPUTATION FOR CREATING FIRST-CLASS RESIDENTIAL DEVELOPMENTS IN THE REGION

We call on this experience every time we plan, design and build a development, always considering the varied styles and heritage which can be particularly location specific.

Taylor Wimpey South East offer a range of properties from contemporary 1 & 2 bedroom apartments to traditional 2, 3, 4 & 5 bedroom houses. Recent developments include The Bridge in Dartford, Watermill Grange in Maidstone and The Keep in Kings Hill.

We are proud of our reputation and we trust our experience to deliver successful, innovative and exciting new home schemes for the South East region.

## OUR HISTORY

### WE BUILD OUR HOMES TODAY WITH THE SAME PASSION AND COMMITMENT THAT WE HAVE HAD FOR OVER 100 YEARS

In 2007, George Wimpey and Taylor Woodrow merged to form Taylor Wimpey. With a history of successful homebuilding and construction dating as far back as the 1880s, our company is the product of these decades of experience and expertise.

We have grown into one of the largest homebuilders in the UK and we continue to have an important role in not only creating homes and communities but also regenerating urban areas. The strength of our Company means that you can be safe in the knowledge that we will be here for many years to come.

We may ask a little more than 25 pounds and 14 shillings (see the picture below) for a deposit on one of our new homes, but we think that they are even better than the 'Wonder Houses' we built all those years ago! Why don't you see for yourself? Take a look around one of our new interior designed show homes and let us know what you think.



In accordance with the Property Misdescriptions Act 1991, the information contained in this document is provided for general guidance only, and does not form the whole part or any part of any offer of contract. Any particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. Customers are strongly advised to contact a Taylor Wimpey representative for further details.

All information and computer generated imagery contained in this document are taken from design intent material and may be subject to further design development. Train times and distances quoted in this document are approximate only and taken from Google Maps, National Rail and Transport For London, October 2013.

# THE WILLARD

## 3 BEDROOM HOME

Plots: 3, 5 & 23

**1157 sq ft**

The Willard is a 3 bedroom house with a versatile layout suitable for families or couples looking for extra space across three floors.

The pleasant living room which opens through bi-fold doors to the private rear garden is on the ground floor, together with a separate kitchen and dining area, a guest cloakroom and an under stairs cupboard.

The first floor landing leads to two bedrooms, a study and a family bathroom.

The master bedroom with en suite shower room occupies the entire top floor.





## GROUND FLOOR

### Living Room

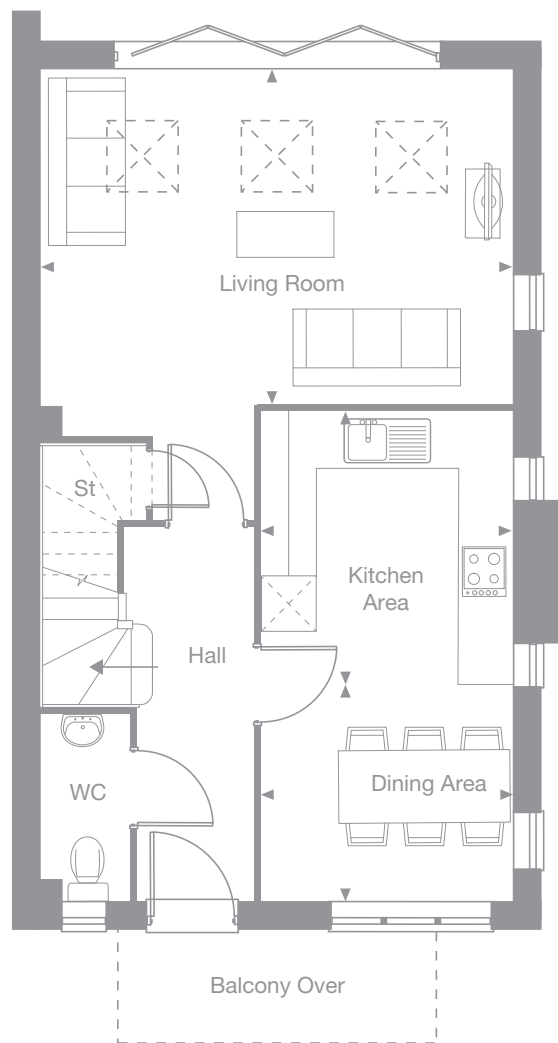
5175mm x 3646mm 17'0" x 12'0"

### Dining Area

2760mm x 2376mm 9'1" x 7'10"

### Kitchen Area

3000mm x 2760mm 9'10" x 9'1"



## FIRST FLOOR

### Bedroom 2

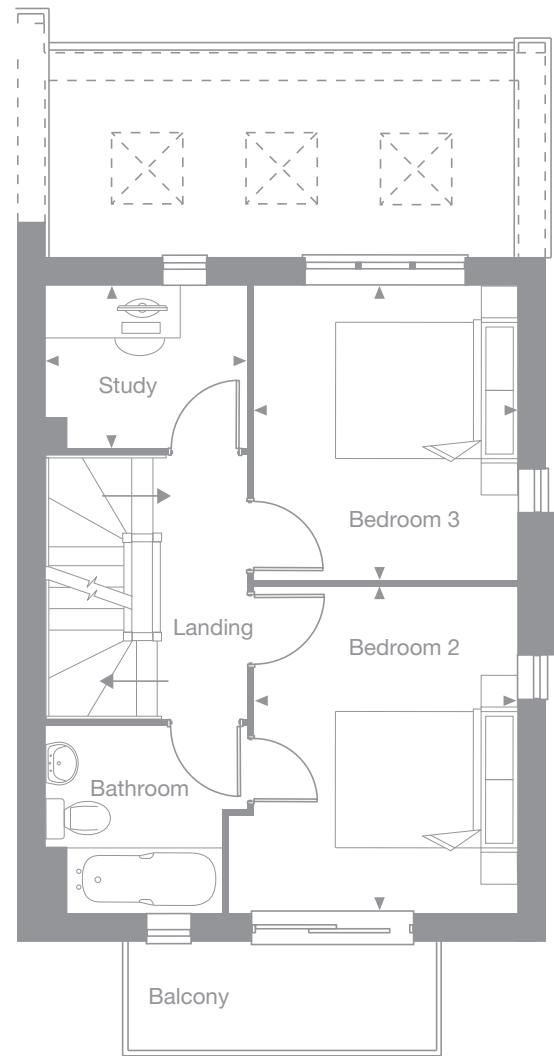
3596mm x 2867mm 11'10" x 9'5"

### Bedroom 3

3225mm x 2867mm 10'7" x 9'5"

### Study

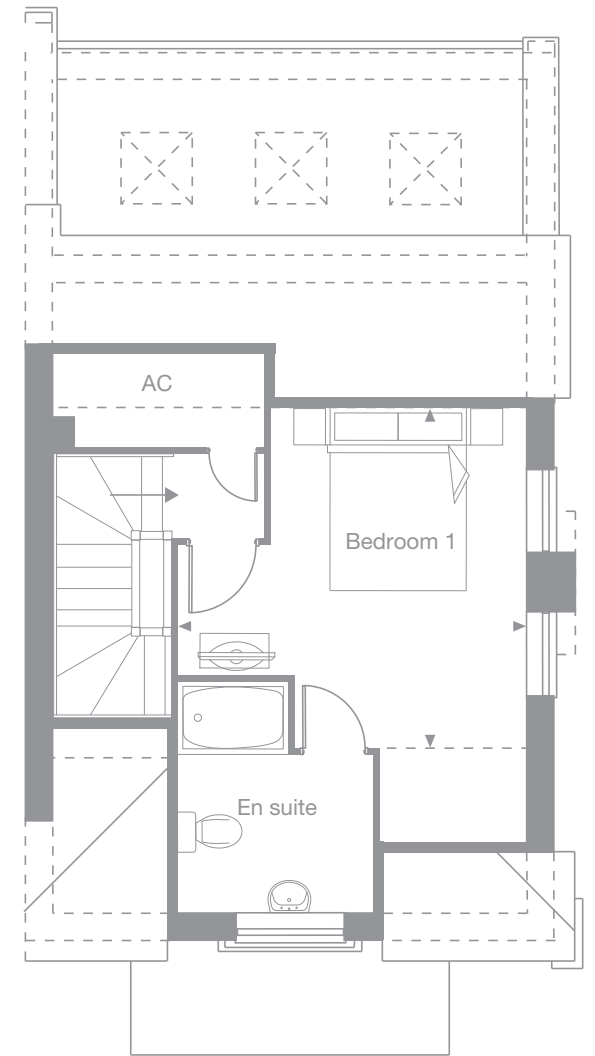
2200mm x 1783mm 7'3" x 5'10"



## SECOND FLOOR

### Bedroom 1

3815mm x 3727mm 12'6" x 12'3"



AC – Airing Cupboard --- Restricted headroom (height 1.5m) ☒ Rooflight windows St – Store WC – Cloakroom

The computer generated 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). 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. 22753\_2 April 2014

In association with  




**Taylor Wimpey**

# THE EASTGATE

## 4 BEDROOM HOME

Plots: 6 & 172

**1566 sq ft**

The Eastgate is a 4 bedroom home spanning three storeys – making it ideal for growing families in search of extra space.

The exceptional kitchen/family/dining area, which flows seamlessly together to create the ideal environment for day-to-day living, is complemented by bi-fold doors that open to the private rear garden. A guest cloakroom and under stairs storage complete the ground floor.

The first floor landing leads to the living room with Juliet balcony and also a master bedroom with en suite shower room and further Juliet balcony, another bedroom and a study.

An en suite double bedroom, a further bedroom and a bathroom are located on the top floor.



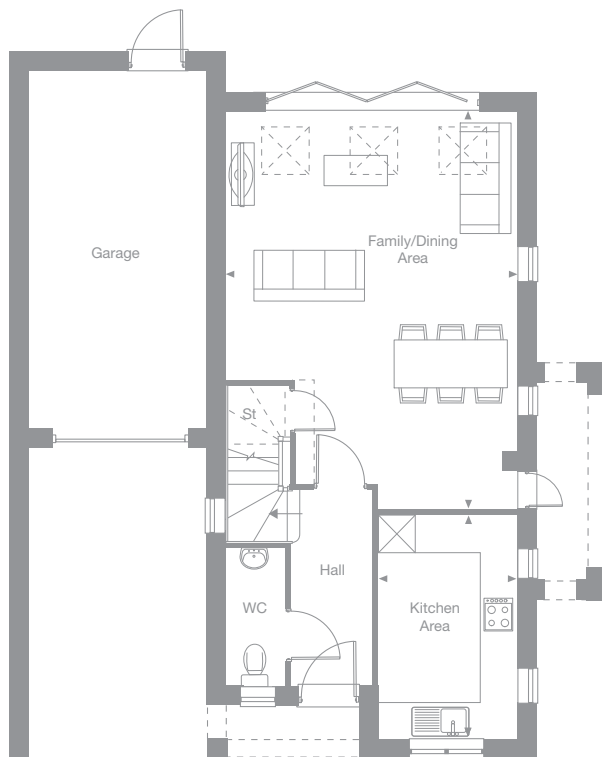
## GROUND FLOOR

### Family/Dining Area

6597mm x 4815mm 21'7" x 15'9"

### Kitchen Area

3760mm x 2310mm 7'6" x 12'6"



## FIRST FLOOR

### Living Room

5776mm x 2940mm 18'11" x 9'7"

### Bedroom 1

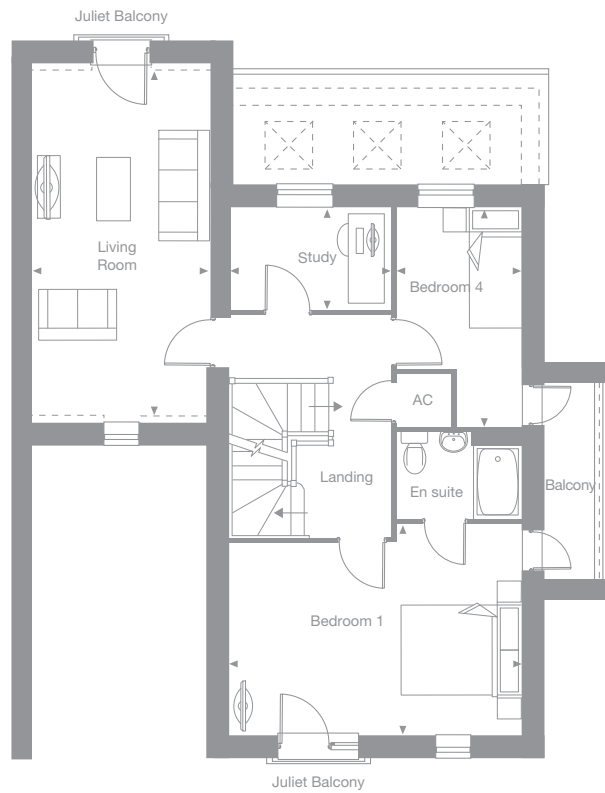
4825mm x 3550mm 15'10" x 11'7"

### Bedroom 4

2983mm x 2060mm 9'9" x 6'9"

### Study

3582mm x 2060mm 11'9" x 6'9"



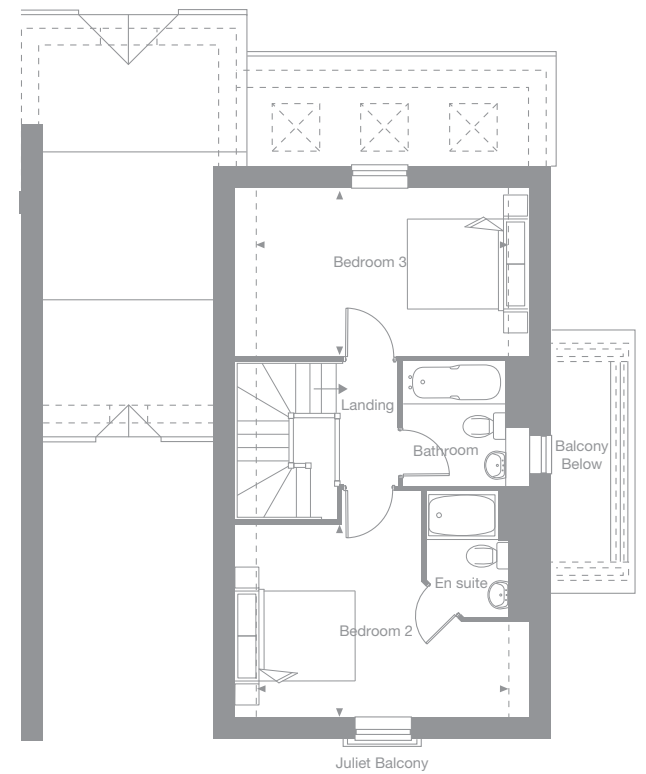
## SECOND FLOOR

### Bedroom 2

4185mm x 3165mm 13'8" x 10'4"

### Bedroom 3

4185mm x 2757mm 13'8" x 9'0"



AC – Airing Cupboard --- Restricted headroom (height 1.5m) ☒ Rooflight windows St – Store WC – Cloakroom

Layout and room dimensions vary to plot 6. Please speak to a Sales Executive for plot specific plans.

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In association with  




**Taylor Wimpey**

# THE KLINDWORTH

## 4 BEDROOM HOME

Plots: 27–29, 135 & 160

**1515 sq ft**

The Klindworth is a 4 bedroom home with versatile accommodation across three storeys.

Day-to-day life is centred around the contemporary kitchen with breakfast bar, while the spacious dining/family area is perfect for relaxing and has bi-fold doors to the garden outside. A guest cloakroom and a useful storage cupboard complete the ground floor layout.

Two bedrooms, one of which could be used as a study or playroom, occupy the first floor along with the living room, a main bathroom and an airing cupboard off the landing.

There's also a staircase leading up to two en suite double bedrooms.



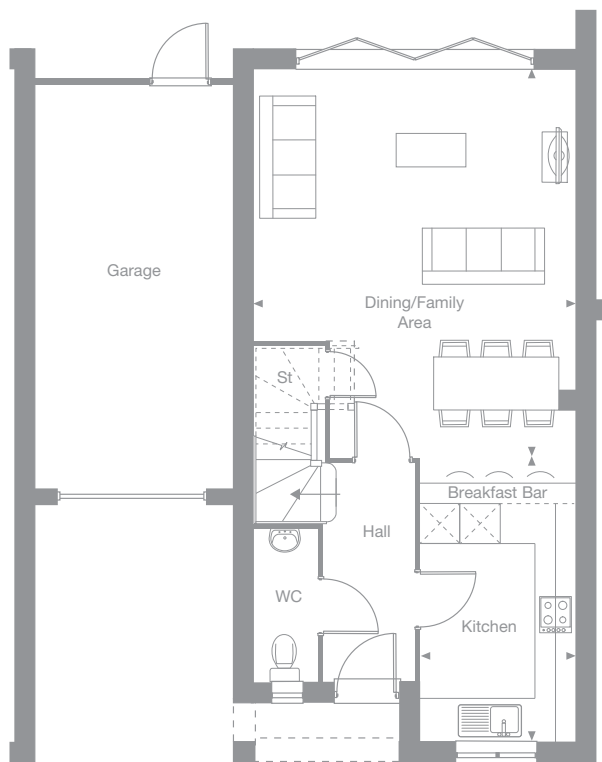
## GROUND FLOOR

### Dining/Family Area

5833mm x 4815mm 19'1" x 15'9"

### Kitchen

4237mm x 2300mm 13'10" x 7'6"



## FIRST FLOOR

### Living Room

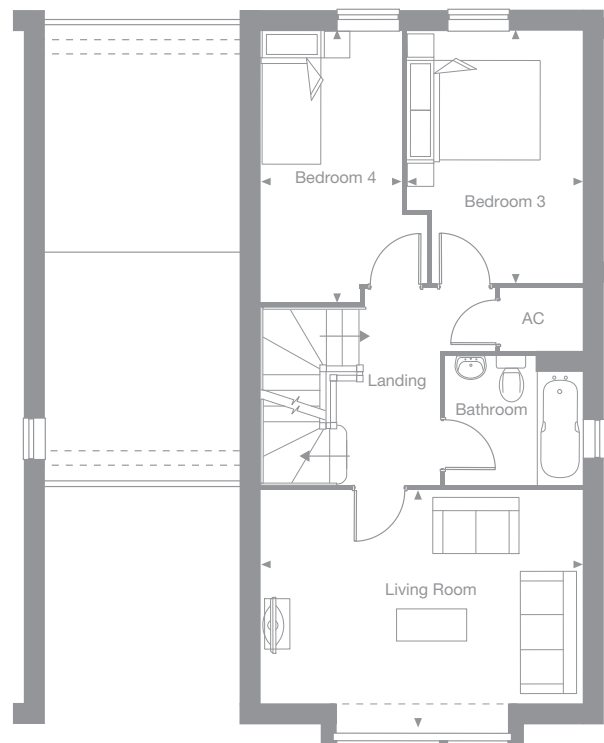
4825mm x 3581mm 15'9" x 11'8"

### Bedroom 3

3770mm x 2624mm 12'4" x 8'7"

### Bedroom 4

4053mm x 2098mm 13'3" x 6'10"



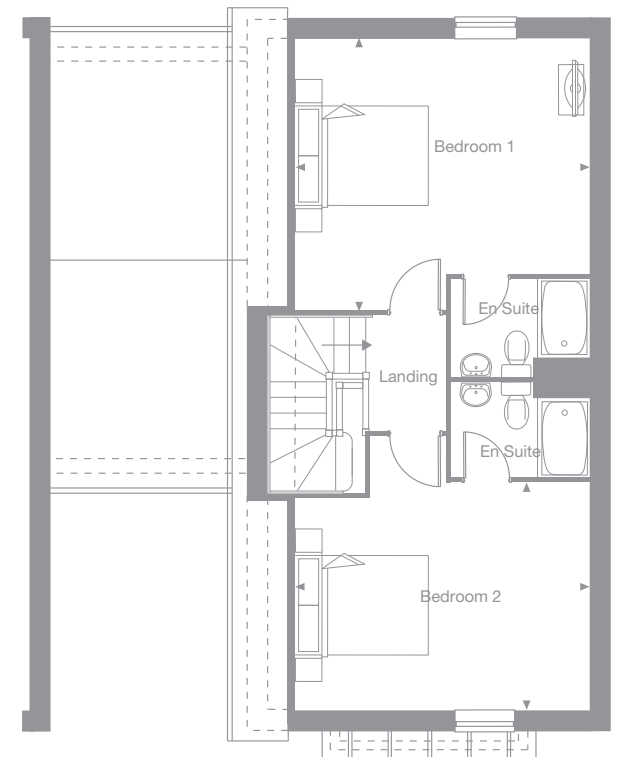
## SECOND FLOOR


### Bedroom 1

4431mm x 4053mm 14'6" x 13'3"

### Bedroom 2

4431mm x 3397mm 14'6" x 11'1"



AC – Airing Cupboard --- Restricted headroom (height 1.5m)  Rooflight windows St – Store WC – Cloakroom

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In association with  




**Taylor  
Wimpey**

# THE DENNISON

## 4 BEDROOM HOME

Plots: 14, 15 & 163–168

**1311 sq ft**

Offering spacious accommodation across its three storey layout, the 4 bedroom Dennison townhouse is tailor-made for the demands of family living.

The ground floor features a good-sized living/dining room opening through bi-fold doors to the private rear garden. A separate kitchen is also located off the entrance hallway, along with a cloakroom and an under stairs storage cupboard.

Two amply proportioned bedrooms with en suite shower rooms can be found off the first floor landing.

On the second floor, another two bedrooms with a central bathroom and airing cupboard complete the accommodation.



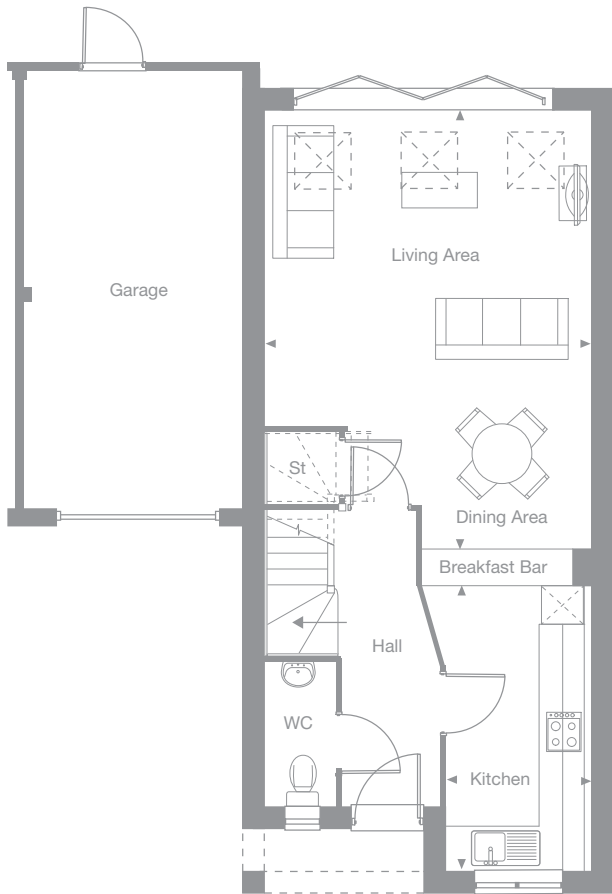
## GROUND FLOOR

### Living/Dining Room

6533mm x 4490mm 21'5" x 14'8"

### Kitchen

3914mm x 1902mm 12'10" x 6'2"



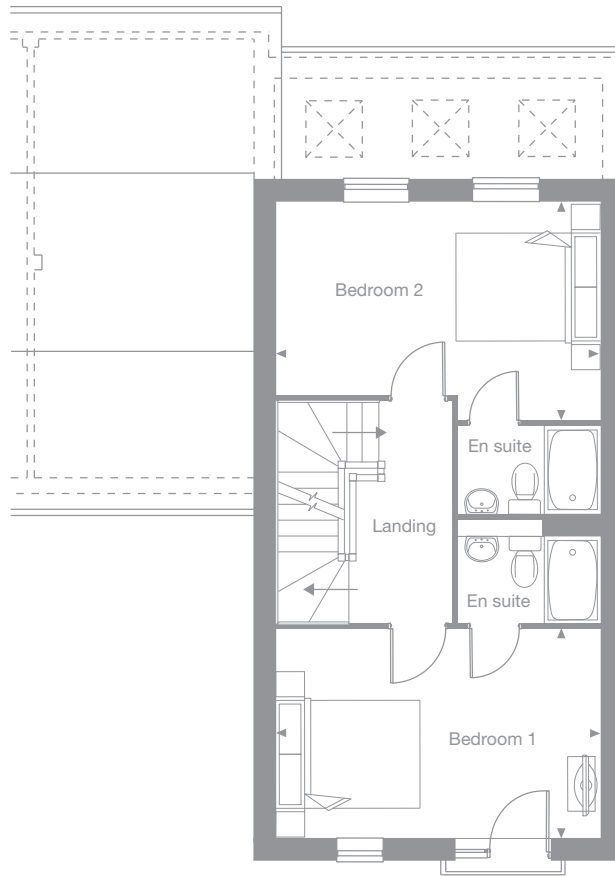
## FIRST FLOOR

### Bedroom 1

4490mm x 2887mm 14'8" x 9'5"

### Bedroom 2

4490mm x 3084mm 14'8" x 10'1"



Juliet Balcony

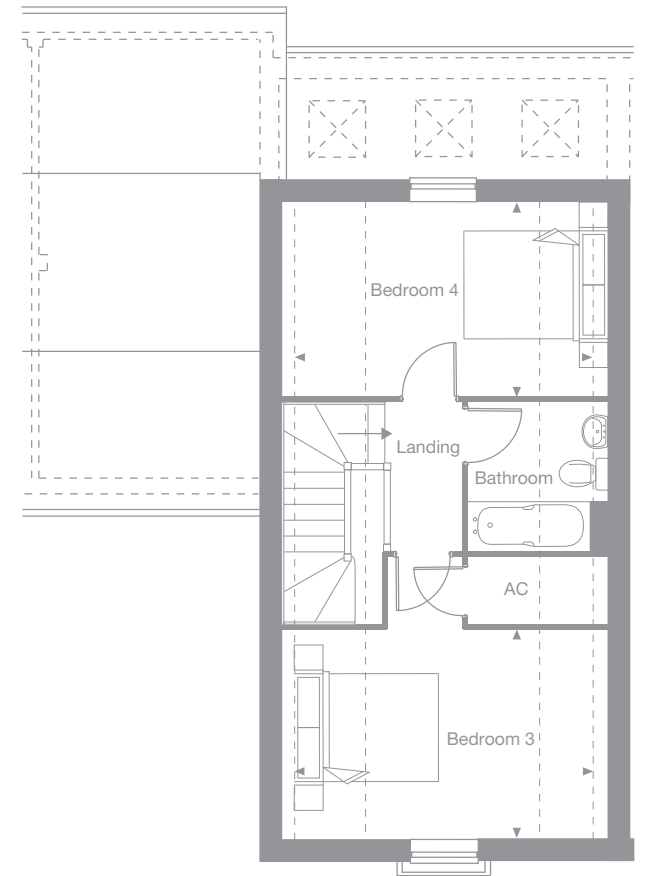
## SECOND FLOOR

### Bedroom 3

4168mm x 2898mm 13'8" x 9'6"

### Bedroom 4

4168mm x 2701mm 13'8" x 8'10"



Juliet Balcony

AC – Airing Cupboard --- Restricted headroom (height 1.5m) ☒ Rooflight windows St – Store WC – Cloakroom

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In association with  




**Taylor Wimpey**

# THE WALLINGFORD

## 4 BEDROOM HOME

Plots: 18, 19, 22, 30, 31, 136,  
139, 140, 161 & 162

**1182/1335/1360 sq ft**

A three storey layout provides the 4 bedroom Wallingford with the flexible lifestyle options required by many modern families.

The entrance hallway offers access to a kitchen, a light and airy living/dining room opening through bi-fold doors to the private rear garden, a cloakroom and under stairs storage.

Upstairs is the master bedroom with its bright windows and another bedroom, both with en suite shower facilities.

Another two bedrooms with vaulted ceilings, (one with French doors to a terrace to selected plots only), a family bathroom and an airing cupboard are located on the top floor.





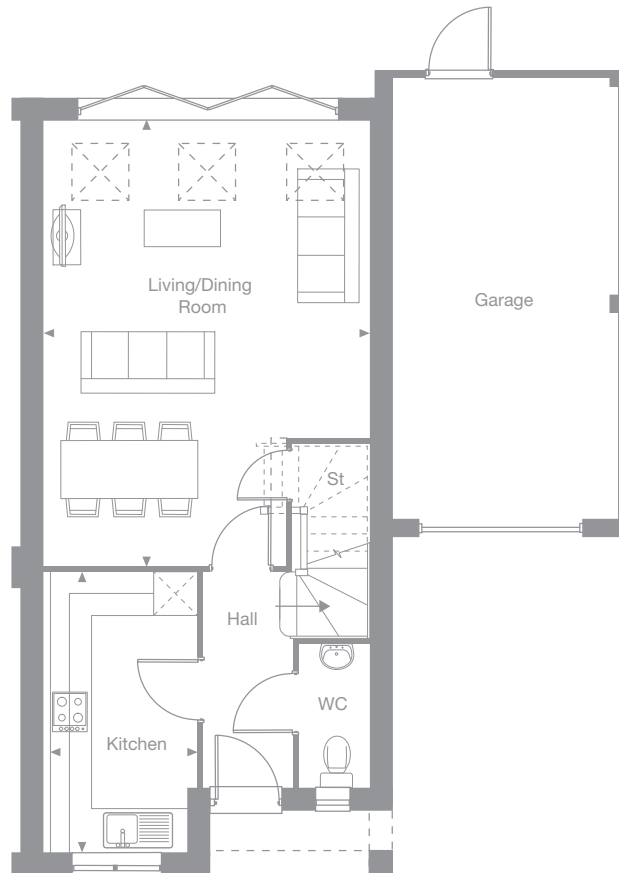
## GROUND FLOOR

### Living/Dining Room

6121mm x 4465mm 20'0" x 14'7"

### Kitchen

3856mm x 2023mm 12'7" x 6'7"



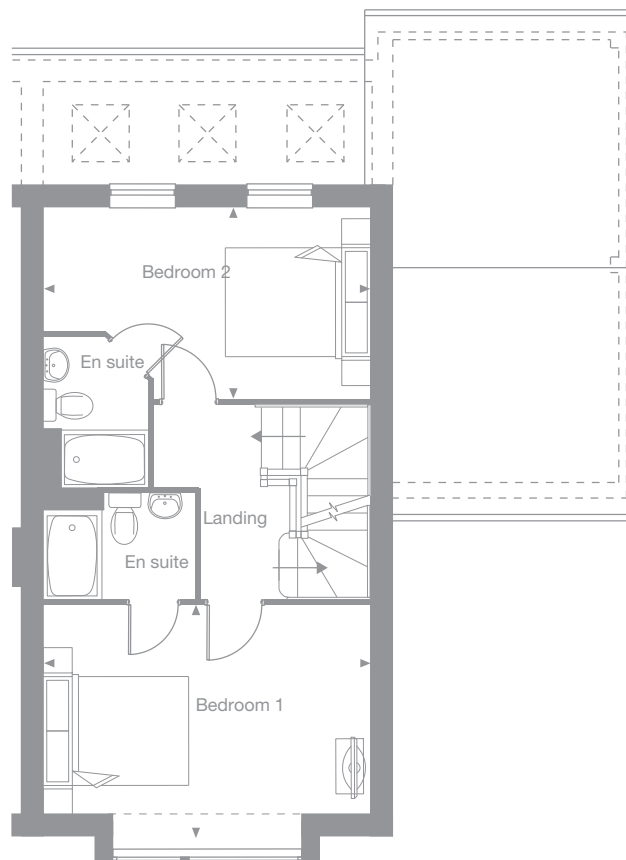
## FIRST FLOOR

### Bedroom 1

4465mm x 3274mm 14'7" x 10'8"

### Bedroom 2

4465mm x 2629mm 14'7" x 8'7"



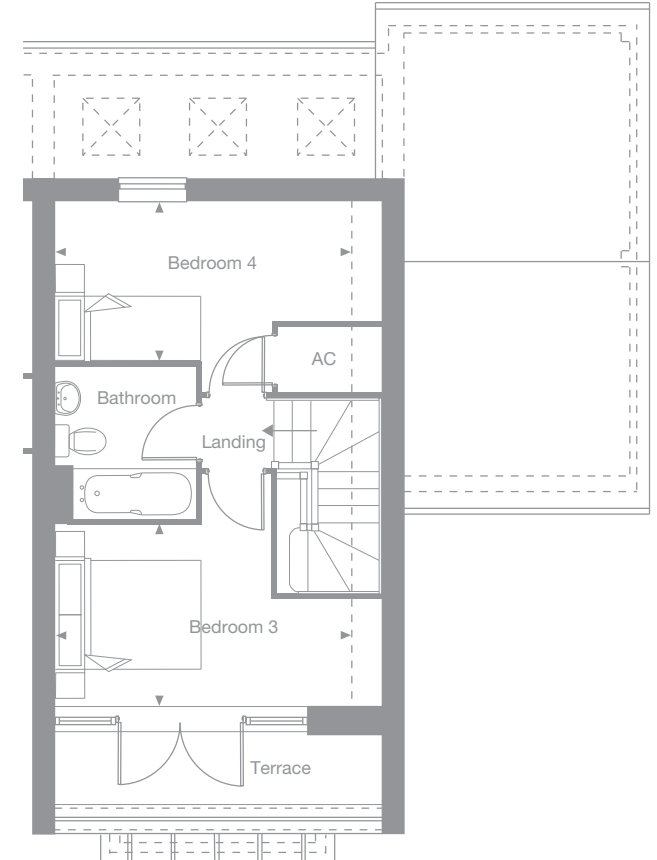
## SECOND FLOOR

### Bedroom 3

4071mm x 2486mm 13'4" x 8'1"

### Bedroom 4

4071mm x 2208mm 13'4" x 7'2"



AC – Airing Cupboard --- Restricted headroom (height 1.5m) ☒ Rooflight windows St – Store WC – Cloakroom

Layout and room dimensions vary to plots 140, 161 & 162. This includes allocation/position of doors, windows, en suites and terraces. Please speak to a Sales Executive for plot specific plans.

The computer generated 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). 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. 22753\_2 April 2014

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# THE WESTMINSTER

## 4 BEDROOM HOME

Plots: 17, 20, 21, 137 & 138

**1385 sq ft**

For families looking for extra space, the 4 bedroom Westminster offers an ideal solution.

A large living/dining room spans the entire width of the property, and opens through bi-fold doors to the garden. A separate kitchen, a cloakroom and a handy under stairs cupboard complete the ground floor.

Upstairs, the landing leads to three bedrooms, one with en suite shower facilities, a central bathroom and a convenient study space.

The master bedroom, with its dressing room, en suite shower room, airing cupboard and terrace through French doors occupies the whole top floor.



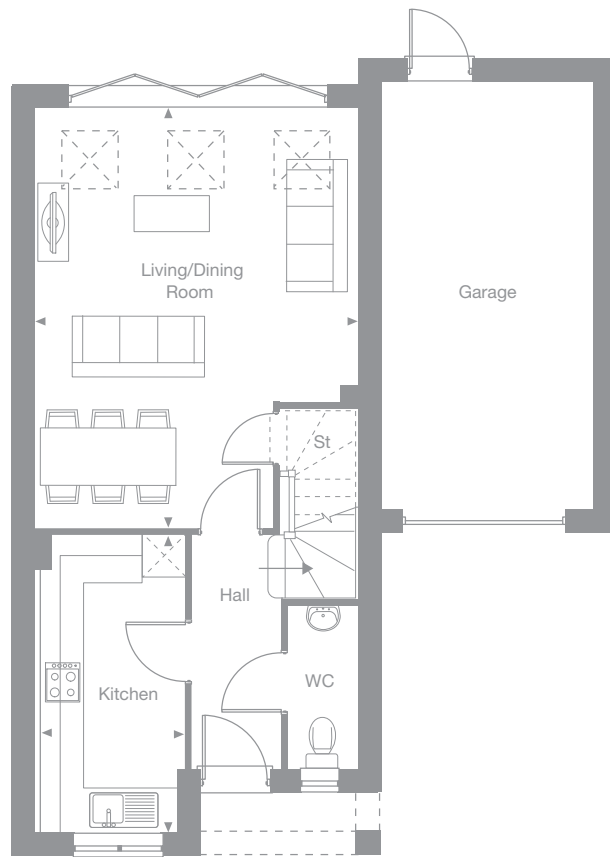
## GROUND FLOOR

### Living/Dining Room

5854mm x 4465mm 19'2" x 14'7"

### Kitchen

4123mm x 2023mm 13'6" x 6'7"



## FIRST FLOOR

### Bedroom 2

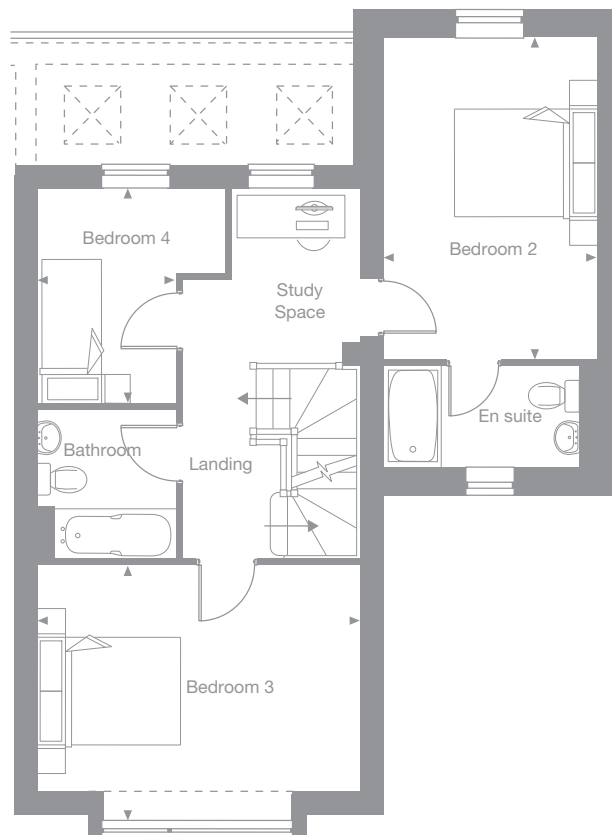
4457mm x 2950mm 14'7" x 9'8"

### Bedroom 3

4465mm x 3541mm 14'7" x 11'7"

### Bedroom 4

2962mm x 1915mm 9'8" x 6'3"



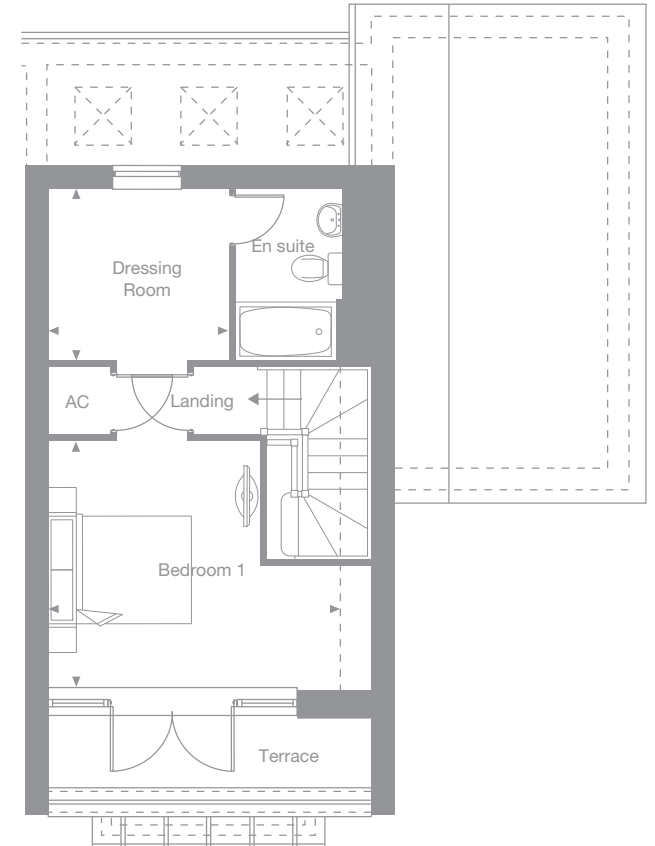
## SECOND FLOOR


### Bedroom 1

4071mm x 3453mm 13'4" x 11'3"

### Dressing Room

2528mm x 2366mm 8'3" x 7'9"



AC – Airing Cupboard --- Restricted headroom (height 1.5m)  Rooflight windows St – Store WC – Cloakroom

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# THE JUBILEE

## 4 BEDROOM HOME

Plots: 153, 158 & 159

**1506 sq ft**

This unique 4 bedroom property has a ground floor comprised of an expansive open plan layout which integrates the living room, dining room and kitchen area to achieve an attractive flowing feel throughout the home. The dining and living rooms benefit from stunning glass feature panels which allow natural light to flood the entire ground floor. The stylish fitted kitchen includes a breakfast bar, making this space perfect for busy families. A guest cloakroom and garage complete this floor.

Located on the first floor are three bedrooms, one including an en suite shower room, along with the beautiful family bathroom and a convenient study space situated on the landing.

The master bedroom suite dominates the second floor, with an en suite shower room and dressing area. A stunning glass feature wall leading on to a terrace through French doors also complements this space, allowing natural light to flood in.



## GROUND FLOOR

### Living Area

4200mm x 3925mm 13'9" x 12'10"

### Dining Area

3700mm x 3190mm 12'1" x 10'5"

### Kitchen/Breakfast Area

3820mm x 3350mm 12'6" x 10'11"

## FIRST FLOOR

### Bedroom 2

3700mm x 2564mm 12'1" x 8'4"

### Bedroom 3

4014mm x 3550mm 13'2" x 11'7"

### Bedroom 4

3387mm x 2712mm 11'1" x 8'10"

## SECOND FLOOR

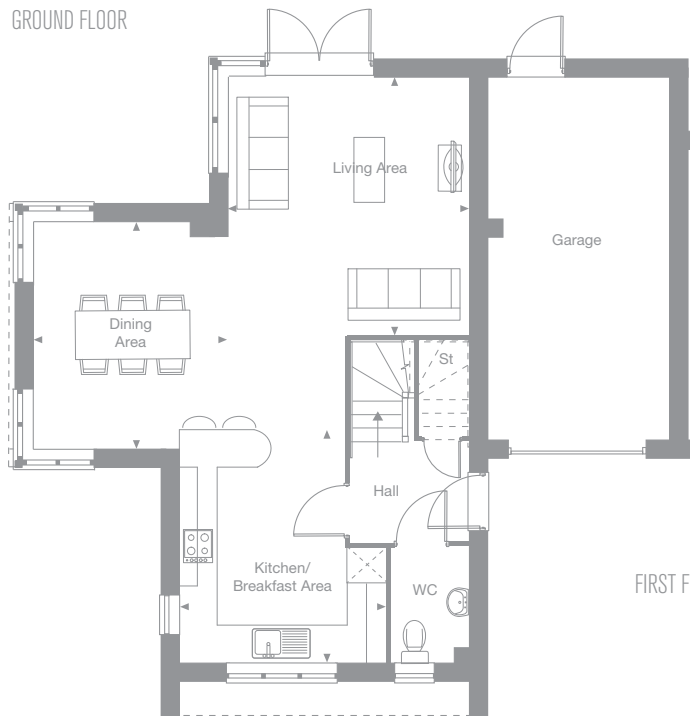
### Bedroom 1

4740mm x 4115mm 15'6" x 13'6"

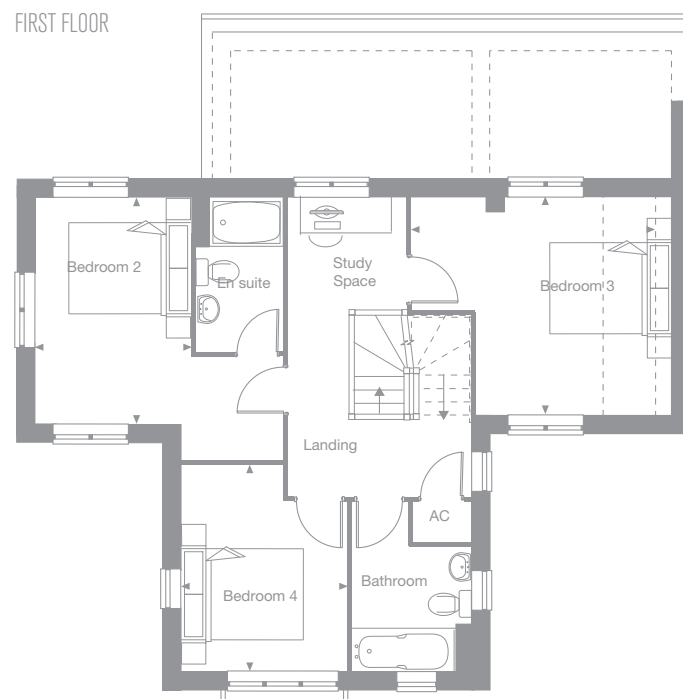
### Dressing Area

2387mm x 2375mm 7'9" x 7'9"

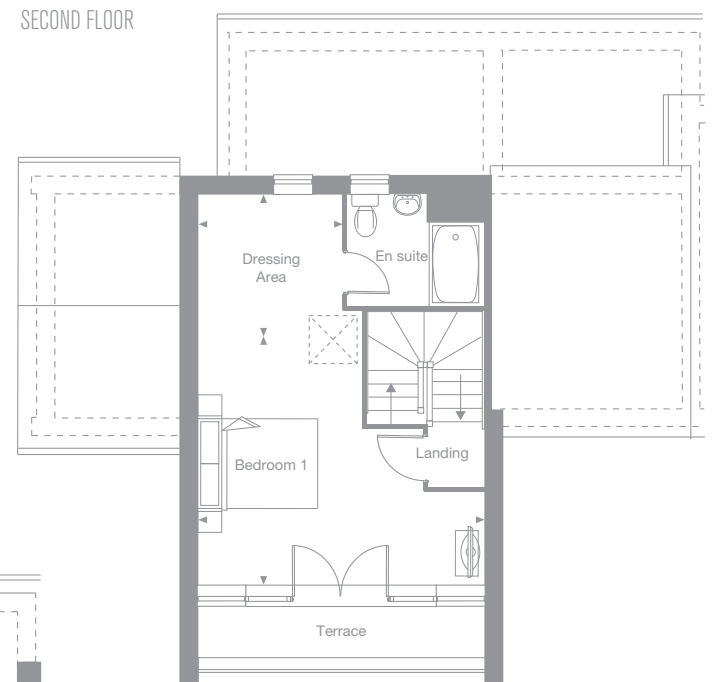
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



### Key:

AC – Airing Cupboard St – Store - - - - Restricted headroom WC – Cloakroom

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# THE MERIDIAN

## 4 BEDROOM HOME

Plots: 161 & 162

**1,335 sq ft**

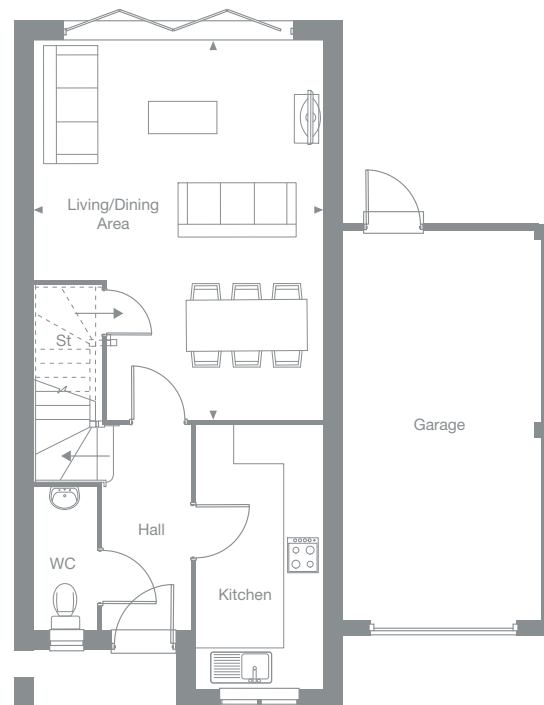
### GROUND FLOOR

#### Kitchen

4121mm x 2000mm 13'6" x 6'7"

#### Living/Dining Area

5936mm x 4525mm 19'6" x 14'10"



This attractive four bedroom home, set over three storeys, features a contemporary fitted kitchen and an open plan dining and living area, with access to the rear garden through stylish concertina doors. A guest cloakroom and handy under-stairs storage cupboard complete this floor.

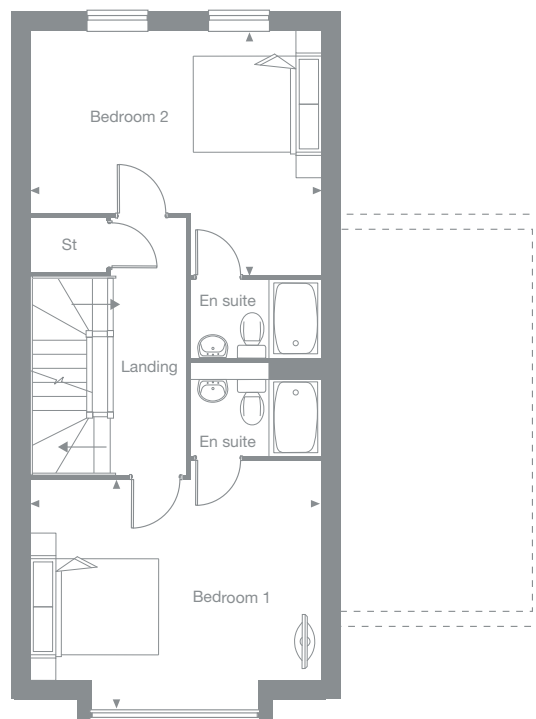
### FIRST FLOOR

#### Bedroom 1

4525mm x 3434mm 14'10" x 11'3"

#### Bedroom 2

4525mm x 3791mm 14'10" x 12'5"



The first floor is comprised of the master bedroom with en suite shower facilities, as well as a second double bedroom also featuring an en suite shower room.

Located on the second floor is the family bathroom and two further bedrooms, one of which includes access to a front-of-house terrace.

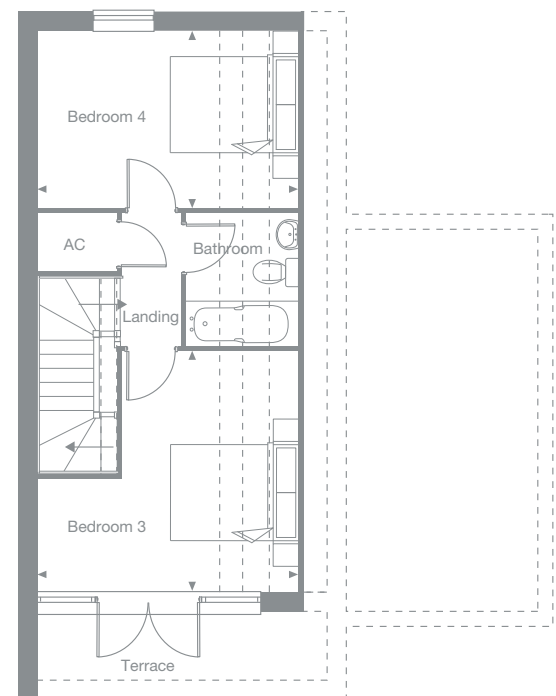
### SECOND FLOOR

#### Bedroom 3

4075mm x 3722mm 13'4" x 12'3"

#### Bedroom 4

4075mm x 2767mm 13'4" x 9'1"



#### Key:

AC – Airing Cupboard - - - - Restricted headroom St – Store WC – Cloakroom

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**Taylor Wimpey**

## HOW TO FIND US

### Meridian Square

Holland Road, Hurst Green, Oxted, Surrey RH8 9AX

**Sales hotline: 01883 770568**

Find the current opening hours for Meridian Square at [taylorwimpey.co.uk/southeast](http://taylorwimpey.co.uk/southeast)

### From M25

From Junction 6 on the M25, take the A22 exit to Eastbourne/A25/Godstone/Caterham/Westerham. At the roundabout, take the exit for the A22 southbound towards East Grinstead. At the next roundabout take the 1st exit onto Oxted Road/A25. Go through one roundabout, turn right onto Woodhurst Lane, continue onto Hurst Green Lane, go through another roundabout and continue onto Holland Road, where Meridian Square will be found on the left.



**Taylor Wimpey South East**

Weald Court, 103 Tonbridge Road,  
Hildenborough, Tonbridge, Kent TN11 9HL

[taylorwimpey.co.uk/southeast](http://taylorwimpey.co.uk/southeast)



# Taylor Wimpey