

Bearroc Park

Berkhamsted, Hertfordshire

*A charming collection of
3, 4 & 5 bedroom homes*

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.

Welcome to

Bearroc Park

Discover a charming range of traditional style 3, 4 and 5 bedroom family homes located in the historical yet lively town of Berkhamsted.



“Berkhamsted is a charming and historic market town offering the best of modern life, all set in rolling, Hertfordshire countryside.”





“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 brand new carpets, fixtures and fittings 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.



A fantastic range of green spaces such as parklands and woodlands side-by-side with shops, canalside pubs and popular restaurants.



Location

Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Berkhamsted is a traditional English town with much of its heritage and charm well preserved; with a medieval castle and gothic town hall remaining prominent features of the community.

The high street runs parallel with Grand Union Canal and offers shops, restaurants and cafés side-by-side with beautiful river walks, picnic spots and canal-side pubs and bistros. You'll find a variety of shops in the town centre ranging from quaint stores and boutiques to high street brands all catering for your everyday needs and shopping spree desires. A traditional market is set-up along the high street every Wednesday and Saturday selling fruits, vegetables and artisan foods fresh from local farmers and producers. A great choice of eateries can be found throughout the heart of Berkhamsted such as independent pubs and restaurants and popular favourites such as Pizza Express, Carluccio's, Zaza and Bill's – there's something for everyone for every occasion.

Sporting and leisure activities are well catered for in the Berkhamsted area with the Sportspace centre under a mile* from Bearroc Park providing swimming pool facilities, sports courts and

a gym and fitness studio. Playing fields, recreation grounds and woodlands dotted throughout the town all provide green spaces perfect for sports, walks and socialising. The local cricket and golf clubs offer the chance to start up a new hobby and meet new people whilst enjoying the beautiful Hertfordshire countryside.

A wide range of education options are available in Berkhamsted and the surrounding area. A mix of comprehensive and independent institutions from nurseries and primary schools to secondary schools and colleges make this area an ideal place for families. The little ones can attend one of the many “Outstanding” primary schools such as Westfield Primary and Nursery and St Thomas More Catholic Primary. The local secondary school, Ashlyns, caters for older children as well as providing a sixth form. Berkhamsted School is an independent day and boarding school offering both single sex (from age 11–16) and co-educational

teaching for boys and girls aged 3–18. The independent school Egerton Rothesay neighbours Bearroc Park, providing a good school for 5–19 year olds right on your doorstep.

Berkhamsted is located on the far west edge of Hertfordshire, with excellent links into London with the M25 just 7.4miles away and links towards Birmingham and Bristol along the M1, M40 and M4. Commuters will benefit from excellent rail services to the heart of London, with regular services direct to London Euston in just 31 minutes.*

**Distances are taken from Google maps. Railway services taken from thetrainline.com. *Taken from reports.ofsted.gov.uk*



Welcome to

Bearroc Park

With a wonderful collection of 3, 4 & 5 bedroom homes available in a range of contemporary and traditional styles with carefully planned interiors, you are sure to discover the perfect home for you and your family.

Located on the edge of the historic yet vibrant town of Berkhamsted, Bearroc Park is beautifully positioned amongst the rolling countryside of the Chiltern Hills, an Area of Outstanding Natural Beauty.

2 bedroom homes

 **The Ashlee***
2 bedroom home
Plots: 21-23, 25, 26,
28-32, 43 & 45-47

3 bedroom homes

 **The Bennett***
3 bedroom home
Plots: 16, 24, 27 & 33

 **The Buckland***
3 bedroom home
Plots: 17-20 & 34

 **The Elvendon**
3 bedroom home
Plots: 37, 53, 62 & 63

 **The Falconer**
3 bedroom home
Plot: 92

 **The Pimlock**
3 bedroom home
Plots: 15, 35, 39, 41,
42, 48, 50, 51, 60 & 64

 **The Wroxhill**
3 bedroom home
Plots: 52, 54 & 88

4 bedroom homes

 **The Bixmoor**
4 bedroom home
Plots: 74 & 86

 **The Cookshall***
4 bedroom home
Plot: 44

 **The Greatwood**
4 bedroom home
Plots: 38, 58, 61 & 87

 **The Greenfield**
4 bedroom home
Plots: 2 & 55

 **The Hodgemoor**
4 bedroom home
Plots: 13, 73 & 89

 **The Knighton**
4 bedroom home
Plots: 4, 57, 59, 65, 66,
68-70, 76, 77, 82 & 83

 **The Oaken**
4 bedroom home
Plots: 3, 7, 14, 36,
40 & 49

 **The Rosedown**
4 bedroom home
Plots: 5, 78 & 79

 **The Tomlin**
4 bedroom home
Plot: 6

 **The Wellgrove**
4 bedroom home
Plots: 1, 8 & 72

5 bedroom homes

 **The Hawridge**
5 bedroom home
Plots: 56, 67 & 71

 **The Jenkin**
5 bedroom home
Plots: 9-12, 90 & 91

 **The Ringshall**
5 bedroom home
Plots: 75, 80, 81, 84 & 85

*ah/r = Affordable Housing/
Rented
BCP = Bin Collection Point
▶ = Garage Access
LAP = Local Area of Play



Hello.
You'll find our
Show Home and
Welcome Centre
right here.

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. 26948/May 2016.



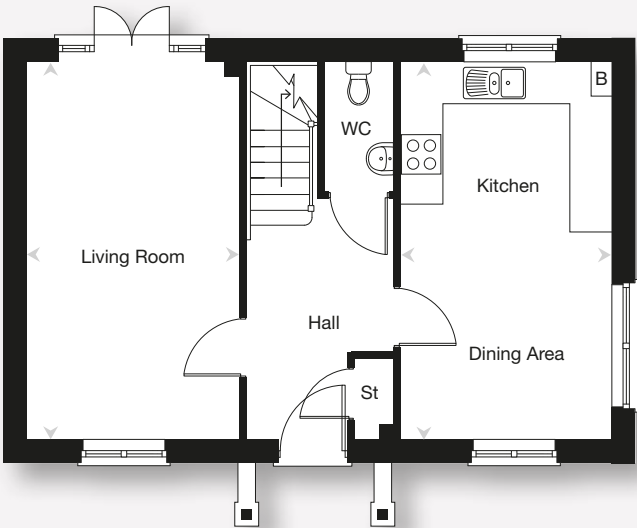
The Elvendon
3 Bedroom house



With its stylish open-plan layout, the 3 bedroom Elvendon is perfect for young families.

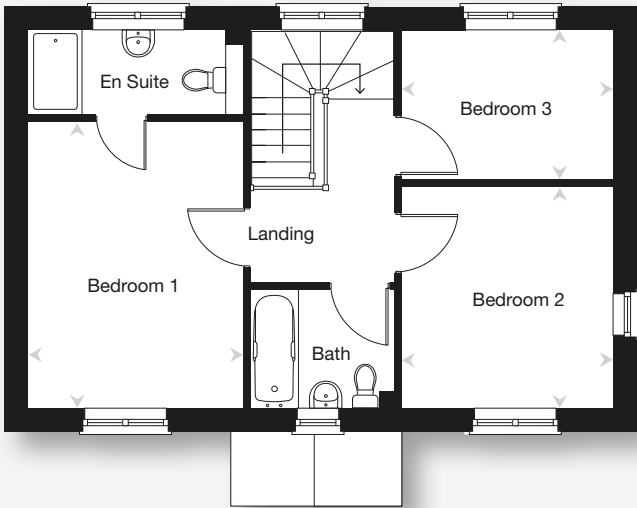
The living room spans the depth of the ground floor and has double doors opening on the garden. Across the hall is the open-plan kitchen/dining area, ideal for family mealtimes. A guest cloakroom and storage cupboard can also be found off the hallway.

The master bedroom is located upstairs and boasts an en suite shower room. An additional double bedroom and flexible, single bedroom space and family bathroom complete the first floor layout.



Ground Floor

Kitchen/Dining Area	
5394mm x 3026mm	17'8" x 9'11"
Living Room	
5394mm x 3020mm	17'8" x 9'11"



First Floor

Bedroom 1	
4083mm x 3082mm	13'5" x 10'1"
Bedroom 2	
3166mm x 3026mm	10'5" x 9'11"
Bedroom 3	
3026mm x 2140mm	9'11" x 7'0"

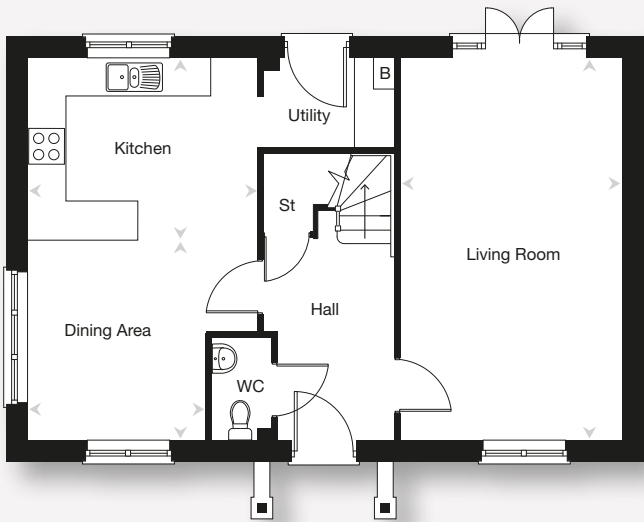
Key
B - Boiler St - Storage WC - Cloakroom



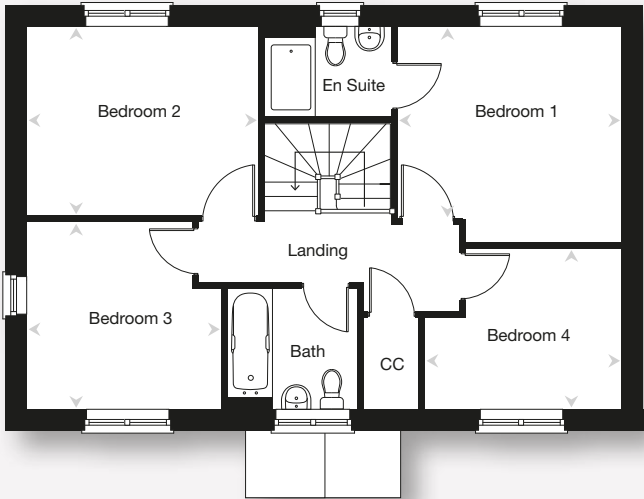
A traditional double-fronted property with a contemporary layout of living space, the Greatwood is an ideal family home.

The open-plan kitchen/dining area makes a fabulous heart to this home and features a practical utility space creating the perfect environment for family living. Across the hall is the living room with double doors to the garden. The ground floor also features a guest cloakroom and under stairs storage cupboard.

Upstairs the master bedroom boasts an en suite shower room, plus a further two double bedrooms and a single, bedroom space.



<i>Ground Floor</i>		
Kitchen	3580mm x 2860mm	11'9" x 9'5"
Dining Area	3165mm x 2775mm	10'5" x 9'1"
Living Room	6025mm x 3457mm	19'9" x 11'4"



<i>First Floor</i>		
Bedroom 1	3519mm x 3033mm	11'7" x 9'11"
Bedroom 2	3642mm x 2987mm	11'11" x 9'10"
Bedroom 3	3054mm x 2950mm	10'0" x 9'8"
Bedroom 4	3099mm x 2537mm	10'2" x 8'4"

Key
B - Boiler CC - Cylinder Cupboard St - Storage
WC - Cloakroom



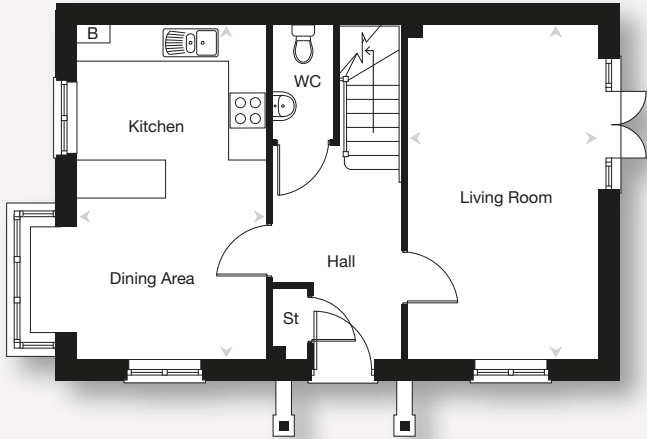
The Falconer
3 Bedroom house



The 3 bedroom Falconer is ideal for couples and young families looking for a traditionally styled home with contemporary features.

At the heart of this home is the open-plan kitchen/ dining area featuring excellent worktop space and a bay window. Across the hall is the living room boasting double doors onto the garden, making for a bright and airy space perfect for relaxing and entertaining.

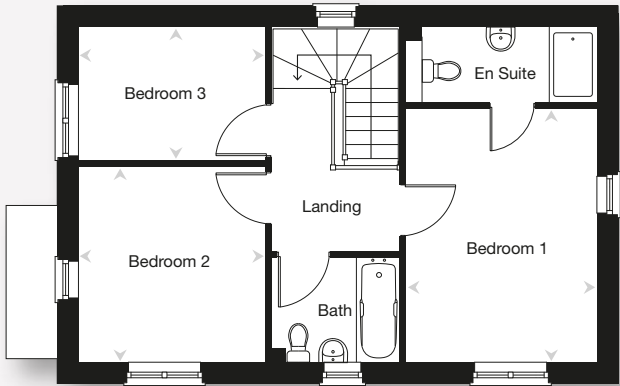
Upstairs are the three bedrooms, the master bedroom featuring an en suite shower room, an additional double bedroom and a flexible, single bedroom space.



Ground Floor

Kitchen/Dining Area
5394mm x 3026mm 17'8" x 9'11"

Living Room
5394mm x 3020mm 17'8" x 9'11"



First Floor

Bedroom 1
4083mm x 3082mm 13'5" x 10'1"

Bedroom 2
3156mm x 3026mm 10'4" x 9'11"

Bedroom 3
3026mm x 2150mm 9'11" x 7'1"

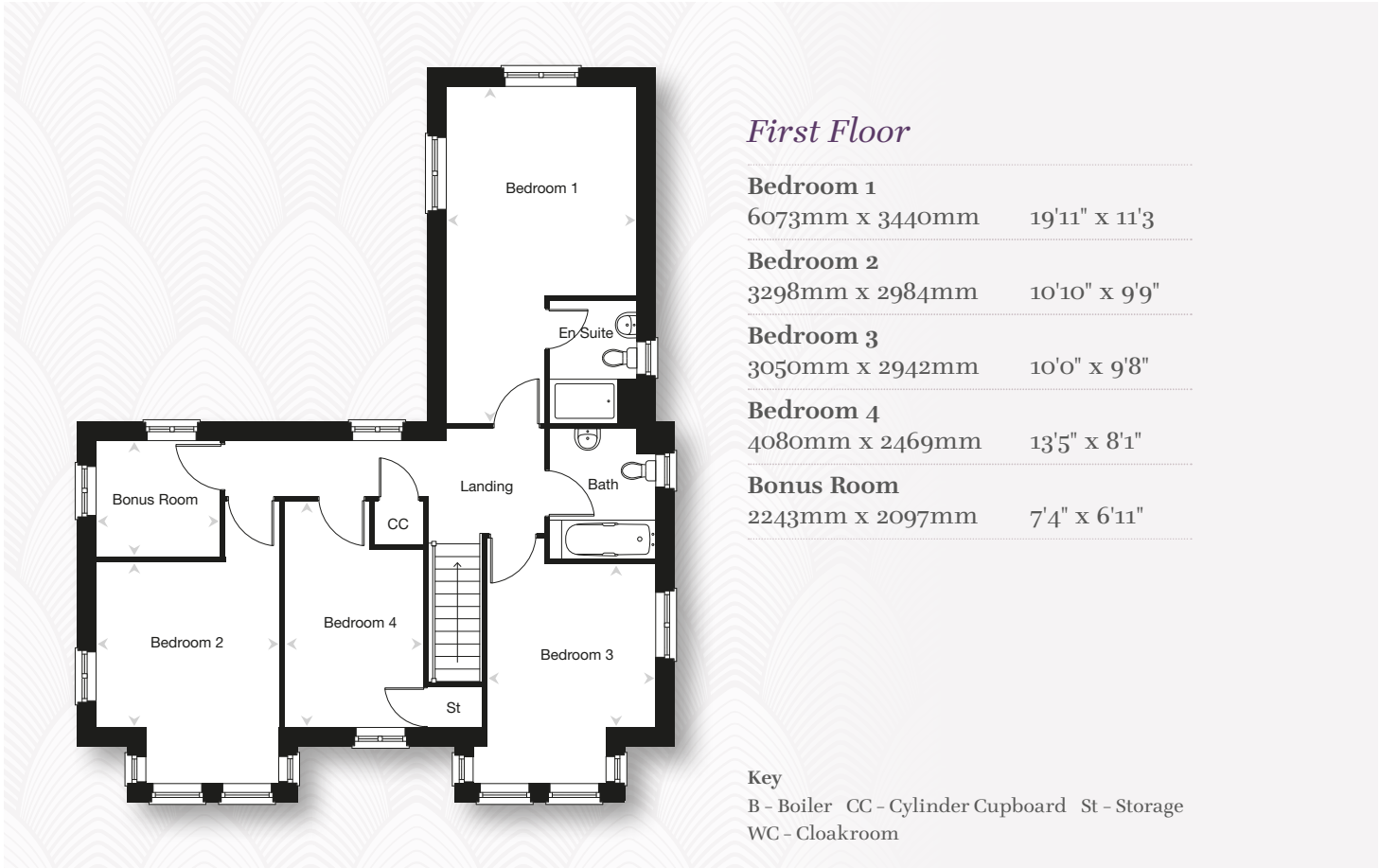
Key
B - Boiler St - Storage WC - Cloakroom



The Wellgrove provides excellent living areas and 4 bedrooms in a modern L-shaped layout.

On the ground floor is the kitchen/breakfast area with double doors onto the garden making for a fresh and open space perfect for mealtimes and get-togethers. Off the hallway are the living and dining rooms each featuring a bay window.

The four bedrooms are on the first floor, and include a master bedroom with an en suite shower room, three further double bedrooms, and a flexible study or hobbies room.





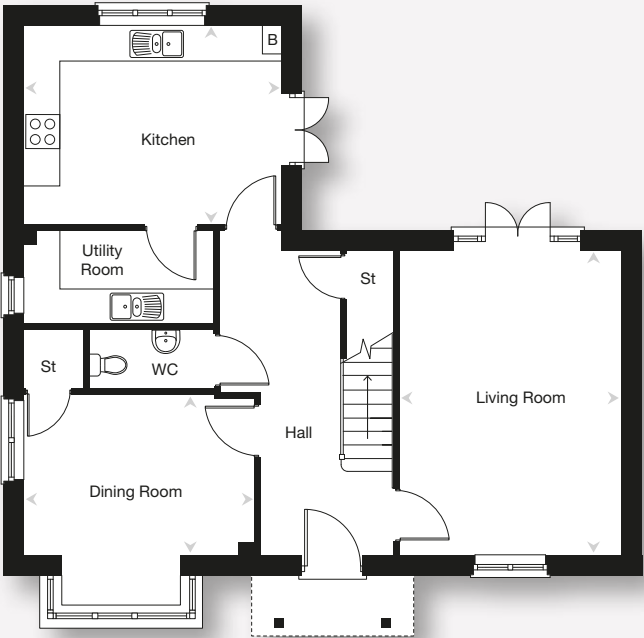
The Knighton
4 Bedroom house



A traditional family home with a unique layout of separate living spaces and 4 bedrooms.

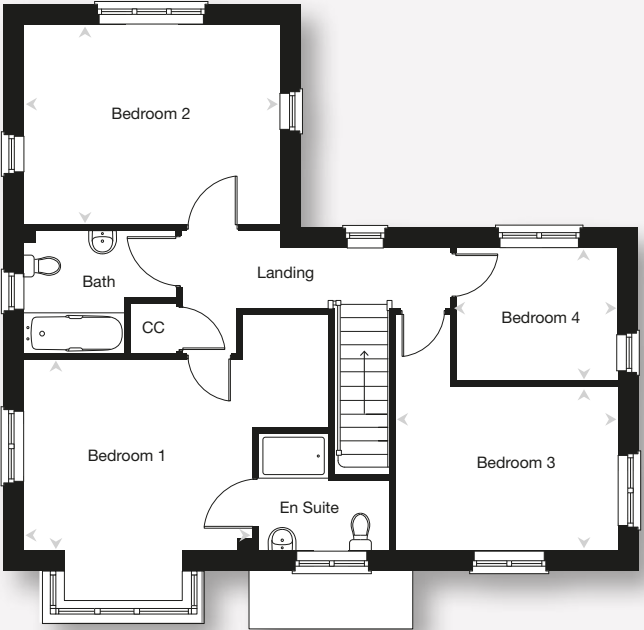
The kitchen sits at the back of the property and features double doors opening onto the garden plus a practical utility room. Leading off the central hallway are the separate living and dining rooms, ideally suited for family life.

Upstairs are the four bedrooms and the family bathroom. The master bedroom features an en suite shower room plus a bay window. The first floor also boasts two further double bedrooms and a flexible single bedroom space that could be utilised as a study, nursery or hobbies room.



Ground Floor

Kitchen		
4269mm x 3272mm	14'0" x 10'9"	
Living Room		
5056mm x 3639mm	16'7" x 11'11"	
Dining Room		
3774mm x 2605mm	12'5" x 8'7"	



First Floor

Bedroom 1		
3803mm x 3197mm	12'6" x 10'6"	
Bedroom 2		
4269mm x 3321mm	14'0" x 10'11"	
Bedroom 3		
3714mm x 2769mm	12'2" x 9'1"	
Bedroom 4		
2695mm x 2213mm	8'10" x 7'3"	

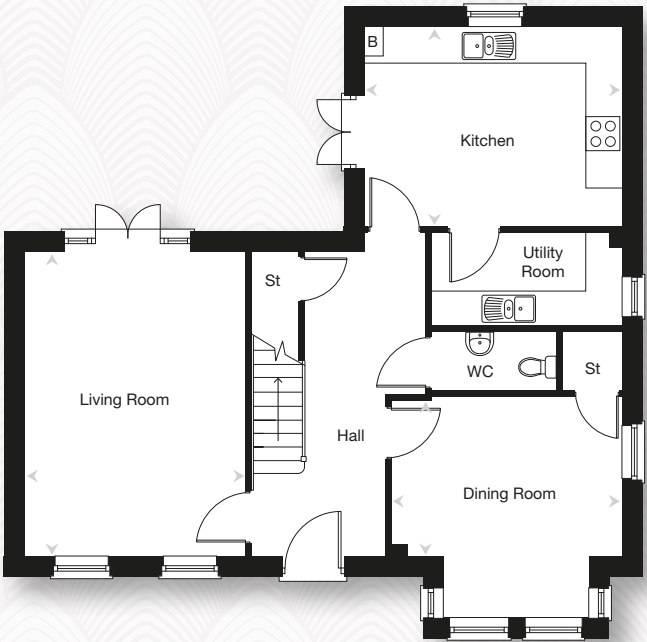
Key
B - Boiler CC - Cylinder Cupboard St - Storage
WC - Cloakroom



A contemporary layout with traditional features makes the Oaken a wonderful home for growing families.

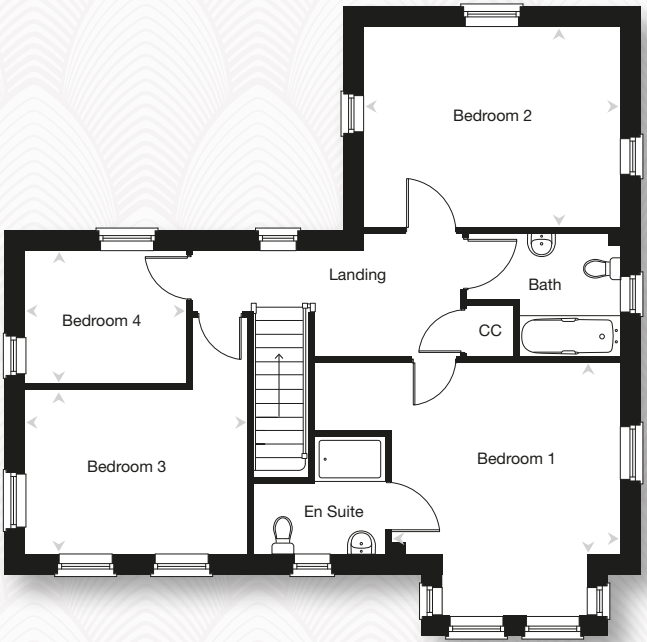
The ground floor is comprised of a modern fitted kitchen with double door access to the garden along with the separate dining and living rooms. A practical utility room, guest cloakroom and storage cupboards complete the layout.

The master bedroom can be found on the first floor and boasts an en suite shower room and a bay window. Leading off the landing are two further double bedrooms, a flexible, single bedroom space plus the beautifully fitted family bathroom.



Ground Floor

Kitchen	4269mm x 3272mm	14'0" x 10'9"
Living Room	5056mm x 3639mm	16'7" x 11'11"
Dining Room	3774mm x 2605mm	12'5" x 8'7"



First Floor

Bedroom 1	3802mm x 3197mm	12'6" x 10'6"
Bedroom 2	4269mm x 3321mm	14'0" x 10'11"
Bedroom 3	3714mm x 2769mm	12'2" x 9'1"
Bedroom 4	2695mm x 2213mm	8'10" x 7'3"

Key
B - Boiler CC - Cylinder Cupboard St - Storage
WC - Cloakroom



The Jenkin
5 Bedroom house

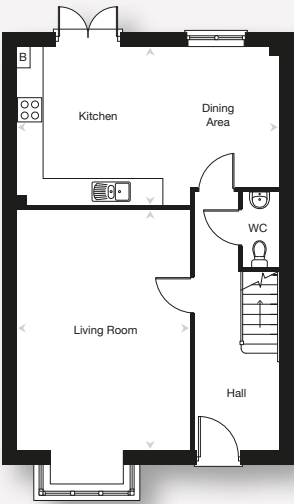


A traditionally styled 2.5 storey townhouse, the Jenkin features a modern interior layout.

The welcoming living room features a bay window and across the hall is an open-plan kitchen/dining area with double doors to the garden, ideal for socialising.

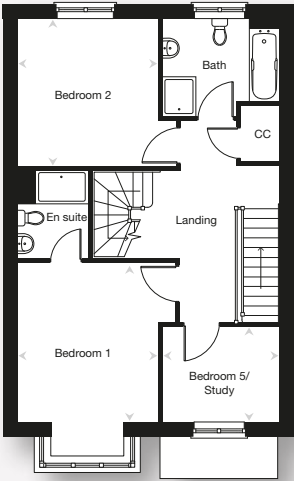
The first floor holds the master bedroom which boasts a bay window and en suite shower room. A further double bedroom, flexible study/bedroom space and family bathroom complete this storey.

Two double bedroom spaces and a shower room on the second floor create a secluded living environment ideal for guests or older children.



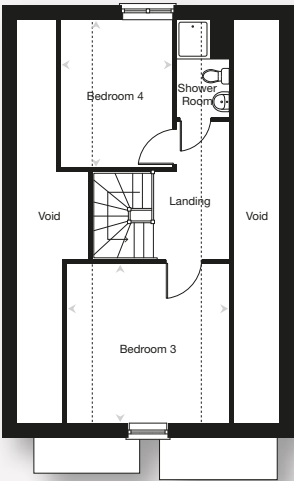
Ground Floor

Kitchen/Dining Area		
6069mm x 3670mm	19'11"	x 12'0"
Living Room		
5530mm x 3977mm	18'2"	x 13'1"



First Floor

Bedroom 1		
3689mm x 3263mm	12'1"	x 10'8"
Bedroom 2		
3428mm x 3264mm	11'3"	x 10'9"
Bedroom 5/Study		
2718mm x 2230mm	8'11"	x 7'4"



Second Floor

Bedroom 3		
3773mm x 3689mm	12'5"	x 12'1"
Bedroom 4		
3428mm x 2612mm	11'3"	x 8'7"

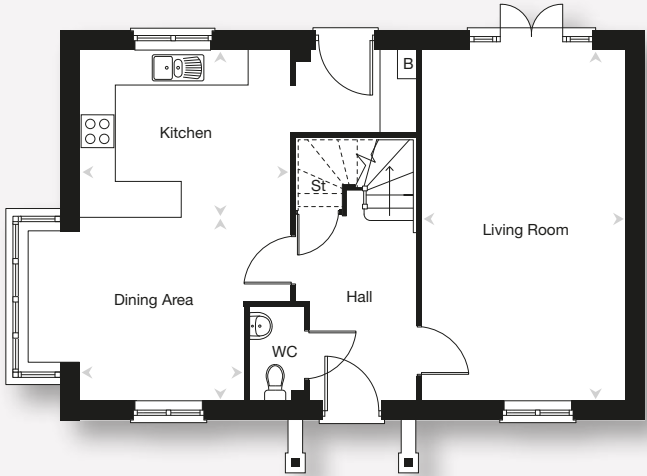
Key
B - Boiler CC - Cylinder Cupboard
--- Restricted Headroom WC - Cloakroom



A fabulous 4 bedroom home perfectly arranged for the busy, sociable lives of young and growing families.

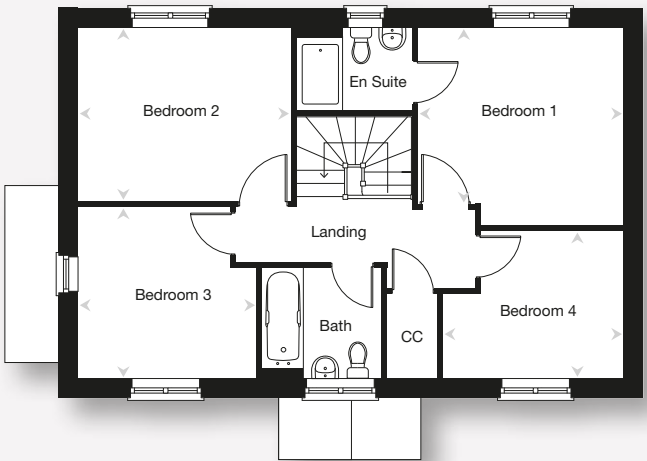
The contemporary open-plan kitchen/dining area is ideal for family mealtimes and entertaining friends and includes a practical utility space. A separate living room spanning the depth of the home features double doors onto the garden. Off the hallway is a guest cloakroom and under stairs storage cupboard.

The master bedroom boasts an en suite shower room. There are two further double bedrooms plus a flexible, single bedroom space on the first floor.



Ground Floor

Kitchen	3580mm x 2860mm	11'9" x 9'5"
Dining Area	3165mm x 2775mm	10'5" x 9'1"
Living Room	6025mm x 3457mm	19'9" x 11'4"



First Floor

Bedroom 1	3519mm x 3033mm	11'7" x 9'11"
Bedroom 2	3642mm x 2987mm	11'11" x 9'10"
Bedroom 3	3054mm x 2950mm	10'0" x 9'8"
Bedroom 4	3099mm x 2537mm	10'2" x 8'4"

Key
B - Boiler CC - Cylinder Cupboard
St - Storage WC - Cloakroom



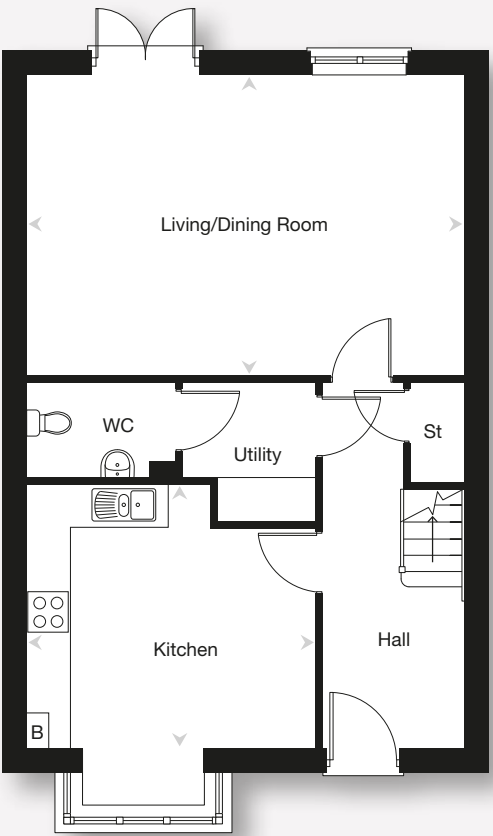
The Tomlin
4 Bedroom house



The Tomlin is a traditionally styled townhouse featuring contemporary living spaces and 4 bedrooms making for a wonderful family home.

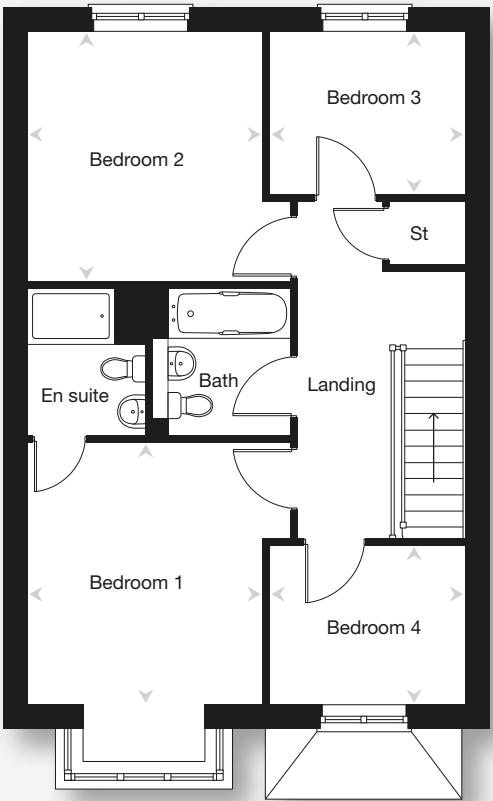
The kitchen features a bay window plus perfect space for a breakfast table. Down the hallway is the open-plan living/dining room with double doors onto the rear garden. A handy utility room, guest cloakroom and storage cupboard complete the layout.

Upstairs is the master bedroom with an en suite shower room and a bay window. A further double bedroom can be found along with two flexible, single bedroom spaces.



Ground Floor

Kitchen	
3977mm x 3673mm	13'1" x 12'1"
Living/Dining Room	
6069mm x 4153mm	19'11" x 13'8"



First Floor

Bedroom 1	
3634mm x 3263mm	11'11" x 10'8"
Bedroom 2	
3475mm x 3264mm	11'5" x 10'9"
Bedroom 3	
2717mm x 2271mm	8'11" x 7'5"
Bedroom 4	
2718mm x 2230mm	8'11" x 7'4"

Key
B - Boiler St - Storage WC - Cloakroom



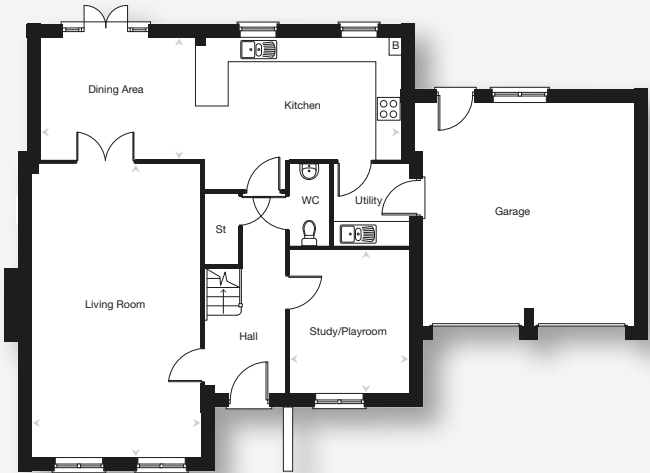
The Ringshall
5 Bedroom house



The Ringshall brings together contemporary living spaces and generously-sized bedrooms suitable for growing families.

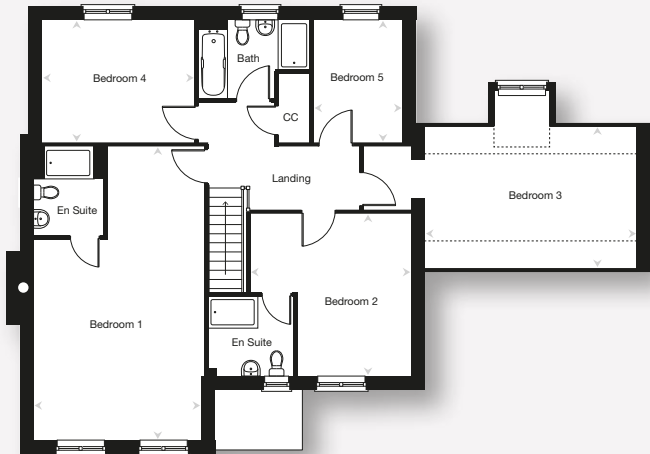
At the heart of this family home is the open-plan kitchen/dining area boasting double doors onto the garden and a practical utility room. There is a separate living room, whilst a secluded study/playroom and guest cloakroom complete the ground floor plan.

The master bedroom features an en suite shower room and windows to the front. There are three further double bedrooms with one featuring an en suite shower room, a flexible single bedroom space and the family bathroom.



Ground Floor

Kitchen/Dining Area		
8882mm x 2990mm	29'2"	x 9'10"
Living Room		
7204mm x 4147mm	23'8"	x 13'7"
Study/Playroom		
3541mm x 2961mm	11'7"	x 9'9"



First Floor

Bedroom 1		
7204mm x 4208mm	23'8"	x 13'10"
Bedroom 2		
4000mm x 3976mm	13'1"	x 13'1"
Bedroom 3		
5186mm x 3469mm	17'0"	x 11'5"
Bedroom 4		
3742mm x 2990mm	12'3"	x 9'10"
Bedroom 5		
2990mm x 2200mm	9'10"	x 7'3"

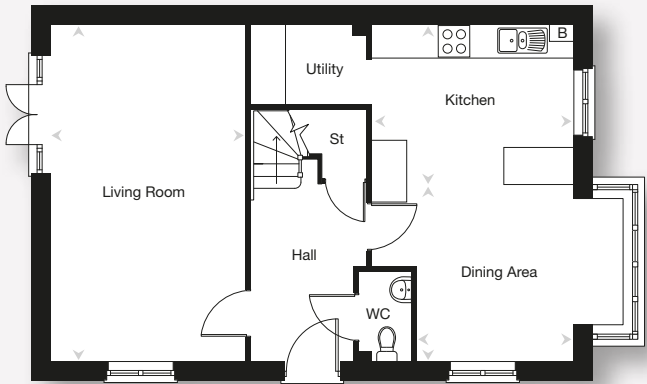
Key
B - Boiler CC - Cylinder Cupboard
St - Storage WC - Cloakroom



A 4 bedroom property with open living areas and versatile bedroom space. The Hodgemoor is ideal for growing families looking for a contemporary home.

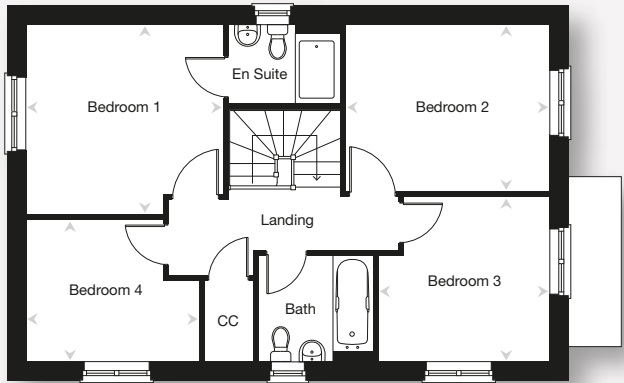
On the ground floor is the open-plan kitchen/ dining area with bay window, and a handy utility space. The living room is a light and airy space ideal for relaxing, with double doors onto the garden.

Up to the first floor, you'll find the master bedroom complete with an en suite shower room. A second double bedroom and two flexible, single bedroom spaces complete the layout along with a family bathroom.



Ground Floor

Kitchen	
3580mm x 2865mm	11'9" x 9'5"
Dining Area	
3160mm x 2775mm	10'4" x 9'1"
Living Room	
6025mm x 3457mm	19'9" x 11'4"



First Floor

Bedroom 1	
3519mm x 3400mm	11'7" x 11'2"
Bedroom 2	
3642mm x 2987mm	11'11" x 9'10"
Bedroom 3	
3054mm x 2953mm	10'0" x 9'8"
Bedroom 4	
3099mm x 2537mm	10'2" x 8'4"

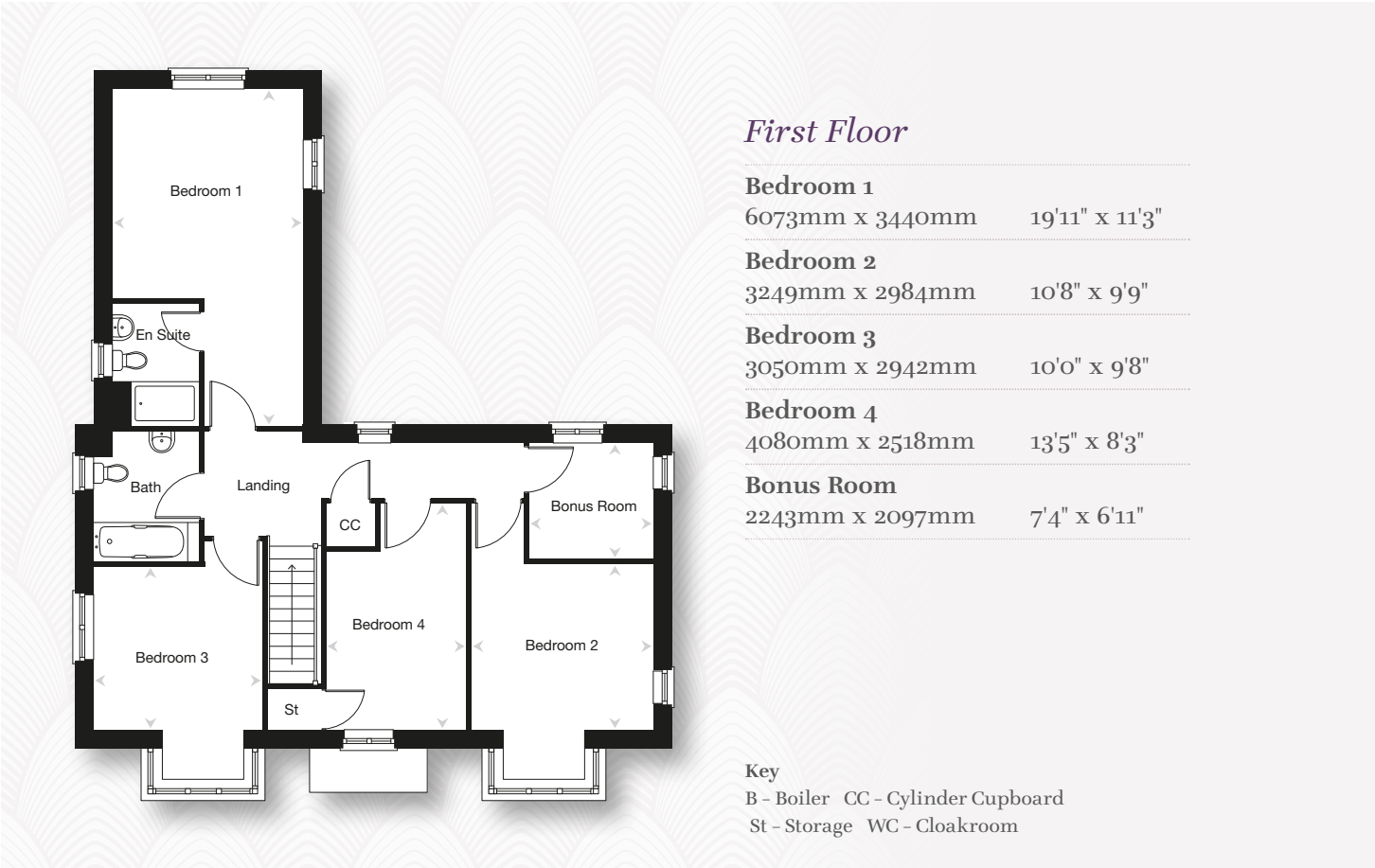
Key
B - Boiler CC - Cylinder Cupboard
St - Storage WC - Cloakroom



With a contemporary L-shaped layout, the Rosedown is perfect for growing families looking for a versatile home.

At the heart of the ground floor is the open-plan kitchen/breakfast area featuring a u-shaped layout of worktop space. The separate living room features double doors onto the garden and a bay window whilst the dining room is ideal for special occasions.

Upstairs are the four bedrooms and the family bathroom. The master bedroom features an en suite shower room. There are three further double bedrooms and a flexible bonus room giving you the opportunity to create a study, nursery or hobbies room.



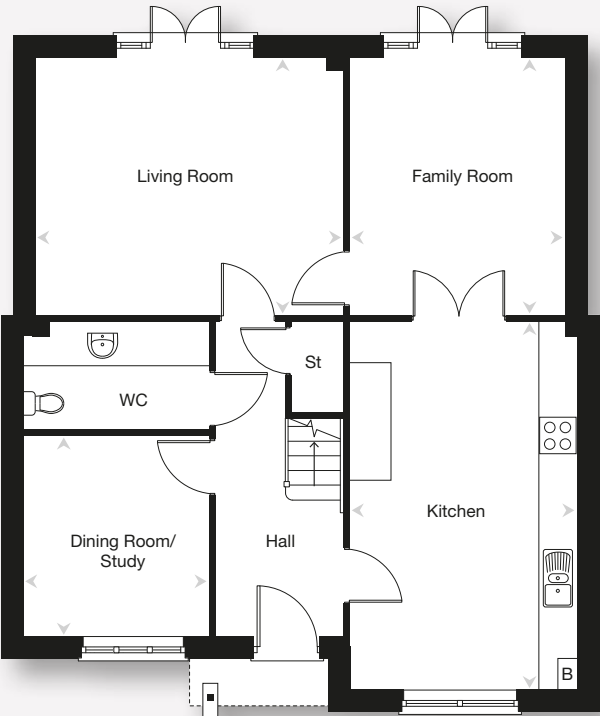
Key
B - Boiler CC - Cylinder Cupboard
St - Storage WC - Cloakroom



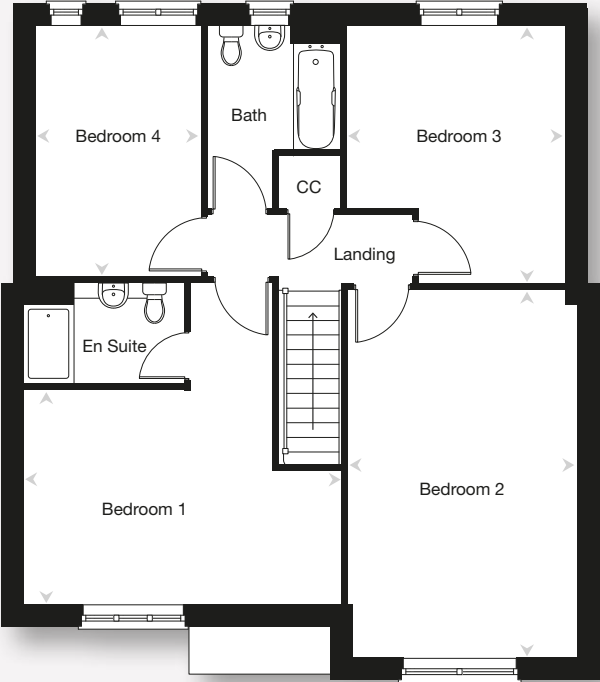
Featuring a mix of traditional and contemporary living spaces, the 4 bedroom Bixmoor is brilliantly suited for families looking for a stylish, flexible home.

The contemporary kitchen includes double door access to the family room, giving you the flexibility to have two separate rooms or an open-plan space. Leading off the hallway is the living room, and a secluded dining room/study.

Upstairs the master bedroom boasts an en suite shower room. A further three bedrooms offer the chance to create one as a hobbies room, first floor living room or guest suite.



<i>Ground Floor</i>		
Kitchen	5609mm x 3445mm	18'5" x 11'4"
Family Room	3910mm x 3283mm	12'10" x 10'9"
Living Room	4696mm x 3910mm	15'5" x 12'10"
Dining Room/Study	3072mm x 2848mm	10'1" x 9'4"



<i>First Floor</i>		
Bedroom 1	4869mm x 3288mm	16'0" x 10'9"
Bedroom 2	5620mm x 3507mm	18'5" x 11'6"
Bedroom 3	3929mm x 3362mm	12'11" x 11'0"
Bedroom 4	3821mm x 2537mm	12'6" x 8'4"

Key
B - Boiler CC - Cylinder Cupboard
St - Storage WC - Cloakroom



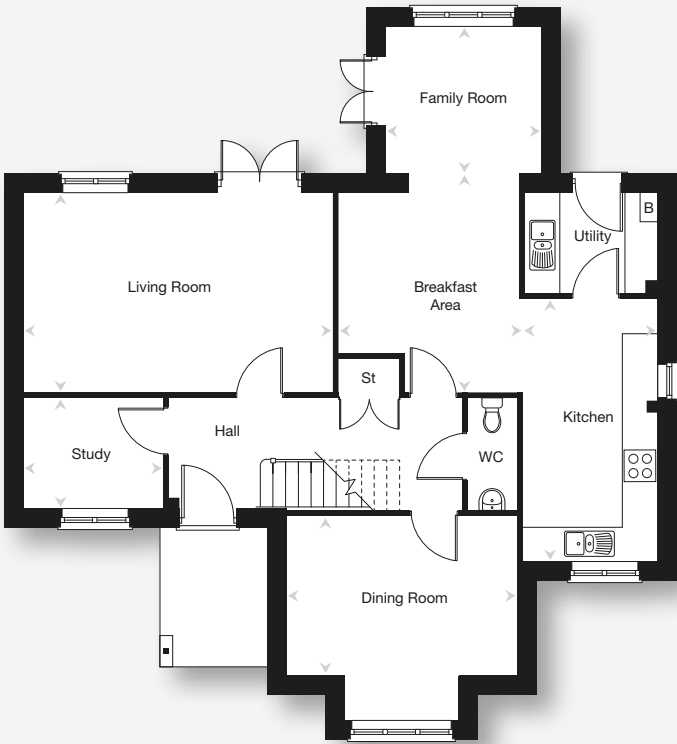
The Hawridge
5 Bedroom house



A unique 5 bedroom home with a contemporary layout of open-plan and separate living spaces, the Hawridge is perfectly suited for modern, family living.

At the heart of the Hawridge is a flowing, open-plan environment comprised of the kitchen, breakfast area and family room that also features a utility room and double doors out to the garden. Separate living, dining and study rooms offer a space for every occasion.

The first floor holds five bedrooms including a master bedroom with an en suite shower room and a bay window along with a further three double bedrooms, a flexible, single bedroom space and the beautifully fitted family bathroom.



Ground Floor

Kitchen		
4646mm x 2343mm	15'3" x 7'8"	
Breakfast Area		
3874mm x 3186mm	12'9" x 10'5"	
Family Room		
2781mm x 2631mm	9'1" x 8'8"	
Living Room		
5512mm x 3523mm	18'1" x 11'7"	
Dining Room		
4127mm x 2827mm	13'6" x 9'3"	
Study		
2488mm x 1937mm	8'2" x 6'4"	



First Floor

Bedroom 1		
4127mm x 2889mm	13'6" x 9'6"	
Bedroom 2		
3616mm x 3050mm	11'10" x 10'0"	
Bedroom 3		
3200mm x 2616mm	10'6" x 8'7"	
Bedroom 4		
2635mm x 2616mm	8'8" x 8'7"	
Bedroom 5		
2906mm x 2050mm	9'6" x 6'9"	

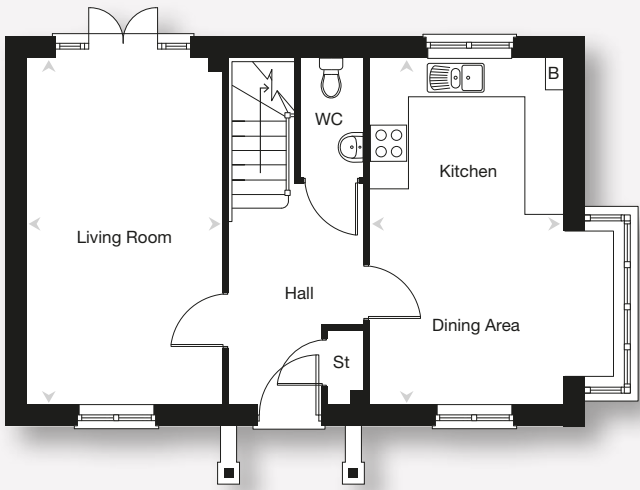
Key
B - Boiler CC - Cylinder Cupboard
St - Storage WC - Cloakroom



A traditional, double fronted property with a contemporary layout, the 3 bedroom Wroxhill is ideal for young families looking for a modern home.

The entrance hallway leads off to the two main living spaces, an open-plan kitchen/dining area with bay window and the living room with double doors onto the garden. The guest cloakroom and handy storage cupboard complete the ground floor.

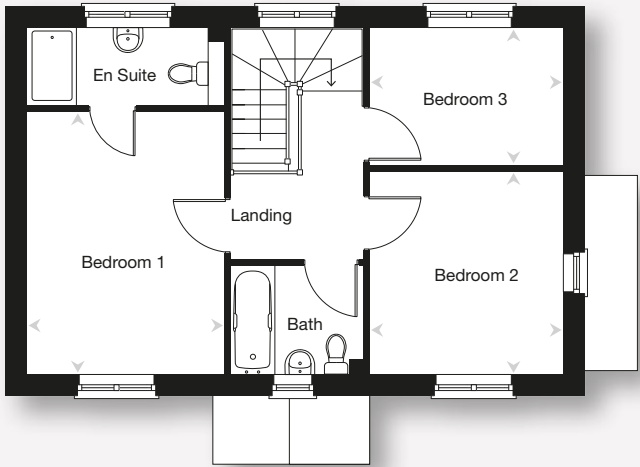
The three bedrooms and family bathroom can be found on the first floor. The master bedroom with en suite shower room, a further double bedroom and flexible, single bedroom space.



Ground Floor

Kitchen/Dining Area
5394mm x 3026mm 17'8" x 9'11"

Living Room
5394mm x 3020mm 17'8" x 9'11"



First Floor

Bedroom 1
4083mm x 3082mm 13'5" x 10'1"

Bedroom 2
3166mm x 3026mm 10'5" x 9'11"

Bedroom 3
3026mm x 2140mm 9'11" x 7'0"

Key
B - Boiler St - Storage WC - Cloakroom



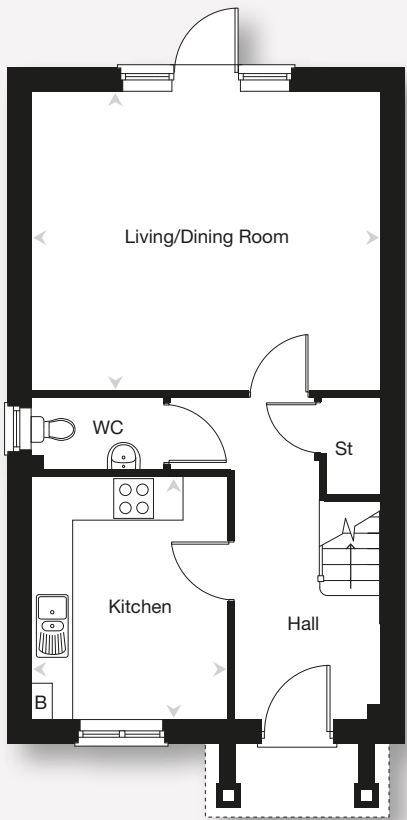
The Pimlock
3 Bedroom house



The Pimlock is a 3 bedroom townhouse ideally created for the lives of couples and young families.

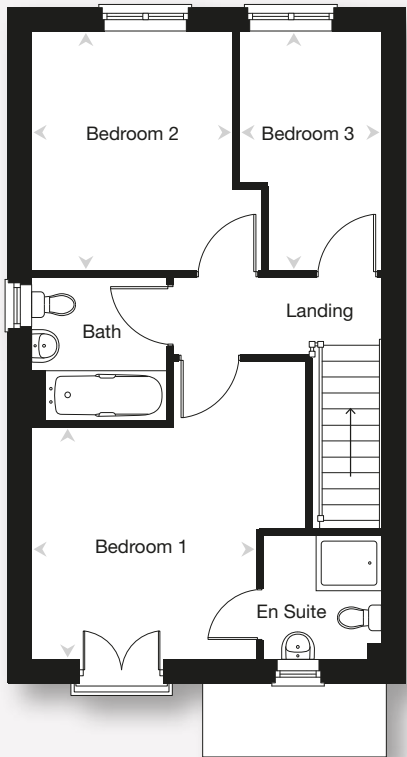
On the ground floor, you'll find the open-plan living/dining room with access to the garden, and a separate kitchen. A guest cloakroom and under stairs storage cupboard are also off the hallway.

The master bedroom features a Juliet balcony and an en suite shower room. There is also a further double bedroom and a flexible, single bedroom space as well as a family bathroom to complete the layout.



Ground Floor

Kitchen	
3437mm x 2819mm	11'3" x 9'2"
Living/Dining Room	
4944mm x 4238mm	16'3" x 13'11"



First Floor

Bedroom 1	
3289mm x 3181mm	10'9" x 10'5"
Bedroom 2	
3392mm x 2850mm	11'2" x 9'4"
Bedroom 3	
3392mm x 2006mm	11'2" x 6'7"

Key
B - Boiler St - Storage WC - Cloakroom

This is the standard specification for each of the homes available, as indicated

Kitchen	
Fitted kitchens with a choice of coloured door fronts from our standard range	✓
Choice of post formed laminate worktops	✓
Laminate upstand and stainless steel splash back behind hob	✓
Stainless single bowl and a half, and drainer with mixer tap to all houses	✓
Zanussi single fan oven to homes less than 1,400 sq ft	✓
Zanussi double built-in oven to homes over 1,400 sq ft	✓
Zanussi stainless steel 4 burner gas hob	✓
Recirculating stainless steel chimney hood	✓
Integrated appliances included: <ul style="list-style-type: none">• 50/50 Fridge/Freezer• Dishwasher• Washer/Dryer (in utility dependant on house type)	✓
Utility (If present)	
Units from our standard range	✓
Post formed laminate worktop with laminate upstand	✓
Single bowl and drainer with mixer tap	✓
Bathrooms, En suites & Cloakrooms	
Single chrome mixer taps	✓
Choice of splash back tiling	✓
Modern white sanitaryware	✓
Half-height tiling to all walls	✓
Full-height tiling to shower enclosure where applicable	✓
Wall tiling choice from standard Porcelanosa range	✓
Central Heating/Hot Water System	
Full central heating gas fired radiators	✓
Thermostatically controlled radiators	✓
For type of boiler please liaise with your Sales Executive	✓
Cavity wall insulation	✓
Loft insulation in line with current building regulations	✓
Electrical Features	
Pendant fittings throughout	✓
Downlights to kitchen, bathroom, en suite and W/C	✓
White double socket outlets (see drawing for locations)	✓
Telephone point to living room, master bedroom and home office/study if applicable	✓
TV sockets to living room, master bedroom and bedroom 2	✓
Mains operated smoke detectors	✓
Virgin Media to living room & master bedroom	✓



Internal finishes	
White grained 4 panel doors	✓
White painted ceilings	✓
White painted walls	✓
White acrylic gloss skirting boards and architraves	✓
Chrome door handles	✓

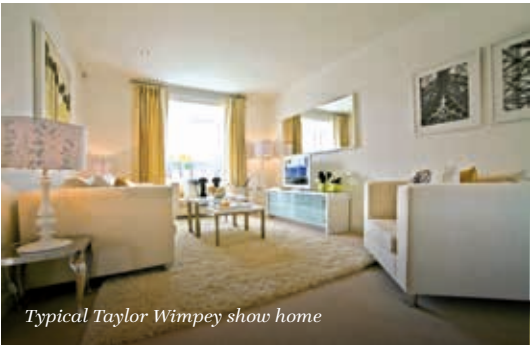
External Features	
White uPVC double-glazed windows	✓
External taps to all rear gardens	✓
PIR coach lamp to all front doors	✓

Gardens, Paths and Drives	
Front garden turfed or shrubbed in line with landscaping scheme	✓
Rear garden fenced and turfed	✓
Paths to gates & bin storage areas - where applicable	✓
Garden sheds to all plots	✓
Double doors to patio	✓

Warranty	
NHBC 10-year build mark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

✓ = Standard features

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. May 2016.



Please speak to a Sales Executive if you wish to take advantage of our options service

Kitchens
Upgrade granite worktops with underslung sink
Upgraded tap
Bathrooms, En suites & Cloakrooms
Upgrade electric shower over bath with shower screen and full-height tiling to all bath walls subject to boiler type
Upgrade thermostatic shower over bath with shower screen and full-height tiling to all bath walls subject to boiler type
Upgrade chrome dual fuel towel radiator
Upgrade electric shower in en suite
Electrical & Lighting
Upgrade downlights to living room and bedrooms
Upgrade additional switches and sockets
All switches and sockets to be upgraded to chrome to entire house

Wardrobes
Upgrade sliding wardrobes
Tiling
Upgrade wall tiling for bathroom, en suites and cloakrooms
Upgrade floor tiling
Flooring
Upgrade flooring choice to be from the following ranges: <ul style="list-style-type: none">CarpetAmticoKarndeanVinylLaminateJive real wood flooring
External
Upgrade slabs
PIR light to back garden

Contact
Bearroc Park
Shootersway, Berkhamsted,
Hertfordshire, HP4 3NZ
Telephone: 01442 502314
www.taylorwimpey.co.uk

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“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.

*Indicative costs and savings calculated using Zero Carbon Hub house types modelled in NHER plan assessor 5.3/5.4 (SAP 2009).

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.



A development by
Taylor Wimpey

facebook.com/taylorwimpey
www.taylorwimpey.co.uk

How to find us

Southbound from Aylesbury

Follow the A41 southbound and take the A416 exit towards Chesham. At the roundabout, take the second exit towards Berkhamsted following the A416. Continue to follow the A416 and take the left exit down Shootersway where the A416 bends sharply right. Follow Shootersway until you see Durrants Lane and Bearroc Park on your right.

Northbound from Watford and the M25

Turn off the M25 at junction 20 towards Aylesbury down the A41. Follow the A41 and take the A416 exit towards Chesham. At the roundabout, take the first exit towards Berkhamsted following the A416. Continue to follow the A416 and take the first exit onto Kingshill Way/A416. Continue over the roundabout to Shootersway. Follow the road until you see Durrants Lane and Bearroc Park on your right.

Bearroc Park

Shootersway,
Berkhamsted,
Hertfordshire,
HP4 3NZ

SatNav postcode: HP4 3NZ

Sales hotline

01442 502314

Taylor Wimpey North Thames

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