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## Pennywell Walk and Pennywell Rise

Ryall, Worcestershire

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

### How to find us

#### From Worcester

Leave Worcester on Bath Road (A38) and continue straight for 9 miles, going straight on over two roundabouts and heading straight through Kempsey. Roughly 5 miles after leaving Kempsey take a right turn onto the A4104 towards Upton/Malvern. After 500 meters take the first left turn and the development will be immediately on your left.

### Pennywell Walk and Pennywell Rise

Ryall Road, Ryall, Worcestershire

Satnav postcode: WR8 0PG

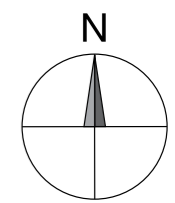
### Sales hotline

**01684 212 474**

#### Taylor Wimpey West Midlands

A division of Taylor Wimpey UK Ltd.  
39 Dominion Court, Station Road,  
Solihull, West Midlands B91 3RT

Regional Office: 0121 703 3400



# Welcome to Pennywell Walk and Pennywell Rise

This stunning portfolio of two, three, three/ four and four/ five bedroom properties offers peaceful village living near the lively, riverside town of Upton upon Severn.

Shops and facilities plus schools for all ages and a variety of Festivals are within easy reach in Upton upon Severn.

The city of Worcester, ancient in history but modern in facilities like shopping centres, is less than 10 miles away, with a host of leisure and entertainment opportunities, ranging from an ancient cathedral to multi-screen cinemas.

For commuters, Pennywell Walk and Pennywell Rise is only a couple of miles from the motorway system, with the M5 in particular providing quick access north to Birmingham and south to Bristol. The two stations at nearby Malvern also provide links to Birmingham and beyond.

### 4/5 bedroom homes

**The Crompton**  
4/5 bedroom home  
Plots: 9, 21 & 22

### 4 bedroom homes

**The Thornford**  
4 bedroom home  
Plots: 6, 10, 11, 23, 45, 53 & 54

**The Shelford**  
4 bedroom home  
Plots: 5 & 24

**The Kentwell**  
4 bedroom home  
Plot: 25

### 4 bedroom homes

**The Radford**  
4 bedroom home  
Plots: 36 & 46

**The Whitton**  
4 bedroom home  
Plots: 47 & 58

### 3/4 bedroom homes

**The Kempsford**  
3/4 bedroom home  
Plot: 7

### 3 bedroom homes

**The Easedale**  
3 bedroom home  
Plots: 8, 12, 13 & 20

**The Yewford**  
3 bedroom home  
Plot: 43

**The Easeford**  
3 bedroom home  
Plot: 31, 35, 37, 44, 48 & 55

**3 bedroom home**  
Plots: 16 - 19\*, 26\*, 30\*, 34\* & 38\*

### 2 bedroom homes

**2 bedroom home**  
Plots: 1 - 4\*, 14\*, 15\*, 27 - 29\*, 32\* & 33\*

### 2 bedroom homes

**The Appleford**  
2 bedroom home  
Plots: 49 - 52, 56 & 57

**2 bedroom home**  
Plots: 41\* & 42\*

### 1 bedroom homes

**1 bedroom maisonettes**  
Plots: 39\* & 40\*

\*ah/r = Rental homes  
\*ah/lc = Low cost  
- - - Phase 1  
- - - Phase 2

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. Street scene and interior photography are for illustration purposes only. Please check the details of your chosen property with your Sales Executive prior to reservation. TWNM 41592/SEPTEMBER 2016.



## The Crompton

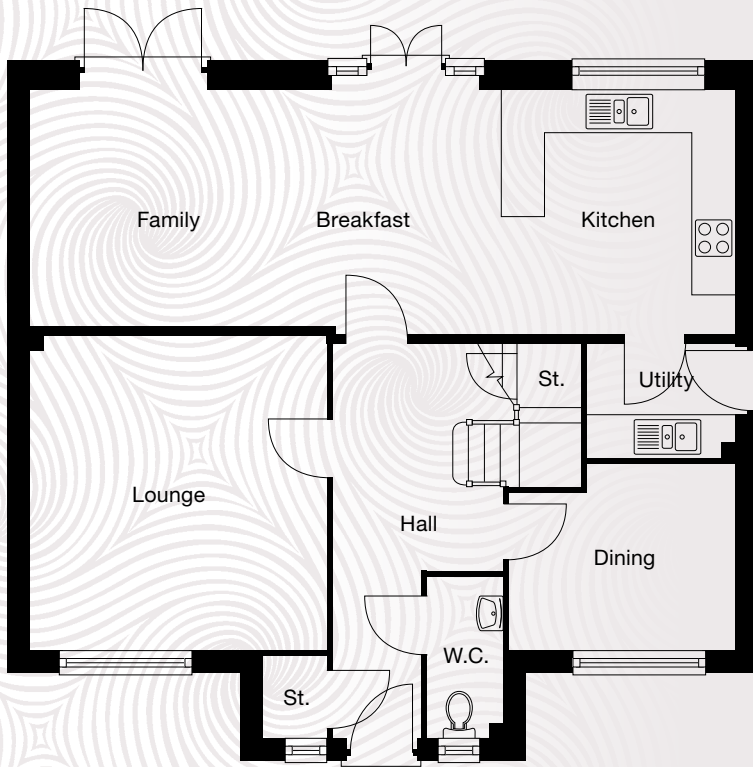
4/5 Bedroom home



The Crompton is a four/five bedroom family home with a spacious and flexible layout.

The large breakfast / family / kitchen room has a double set of French doors to the rear garden. Completing the ground floor is a spacious lounge and separate dining room, along with a utility room.

Upstairs, the master bedroom features an en suite bathroom, while the second bedroom benefits from an en suite shower room. There are two further double bedrooms, a fifth bedroom/ study, and a main family bathroom.

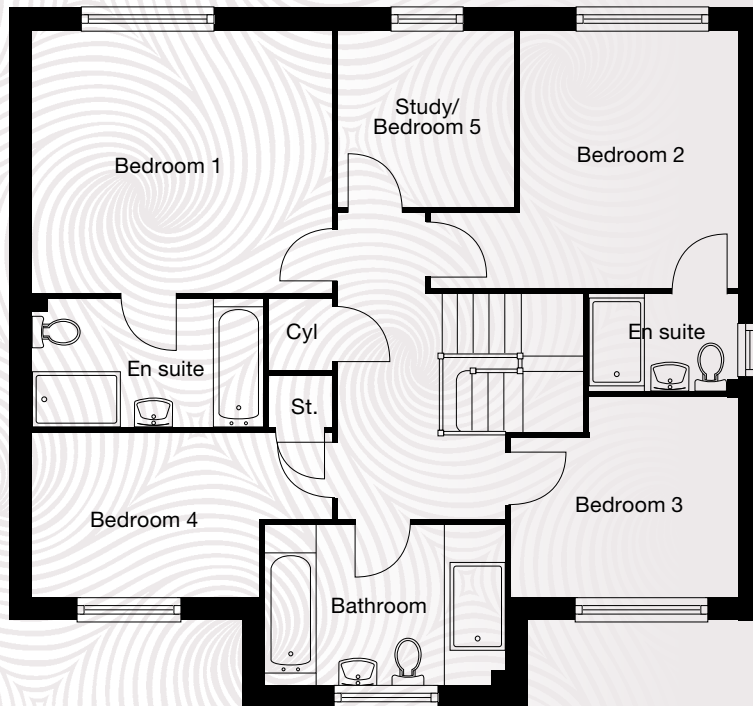


## Ground Floor

**Kitchen/Breakfast/Family (max.)**  
 9.91m x 3.45m      32' 6" x 11' 4"

**Lounge**  
 4.18m x 4.45m      13' 9" x 14' 7"

**Dining (max.)**  
 3.17m x 2.62m      10' 5" x 8' 7"



## First Floor

**Bedroom 1**  
 4.18m x 3.67m      13' 9" x 12' 1"

**Bedroom 2 (min.)**  
 3.08m x 3.60m      10' 2" x 11' 10"

**Bedroom 3 (max.)**  
 3.17m x 2.82m      10' 5" x 9' 3"

**Bedroom 4 (min.)**  
 3.17m x 2.32m      10' 5" x 7' 8"

**Study/Bedroom 5**  
 2.46m x 2.46m      8' 1" x 8' 1"



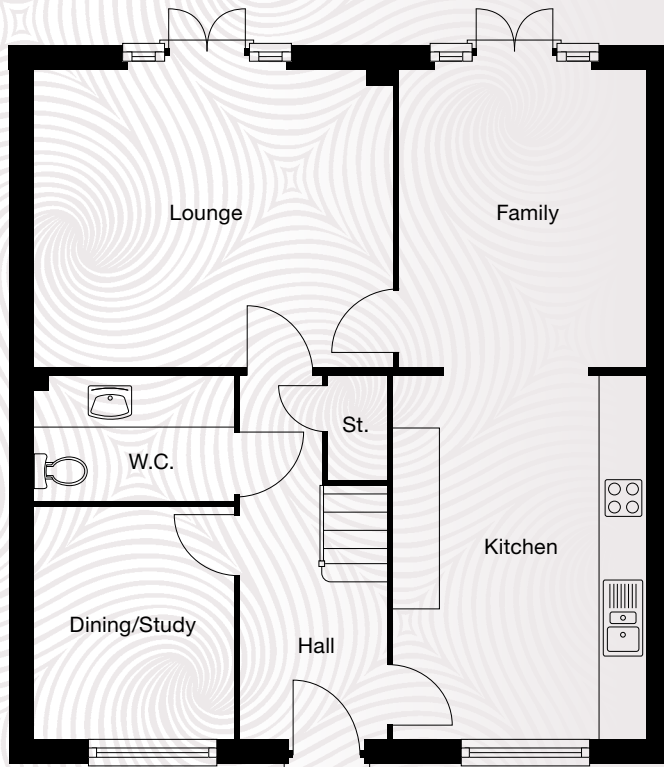
## The Thornford 4 Bedroom home



The Thornford is a traditional four bedroom home with substantial accommodation for growing families or professional couples in search of extra space.

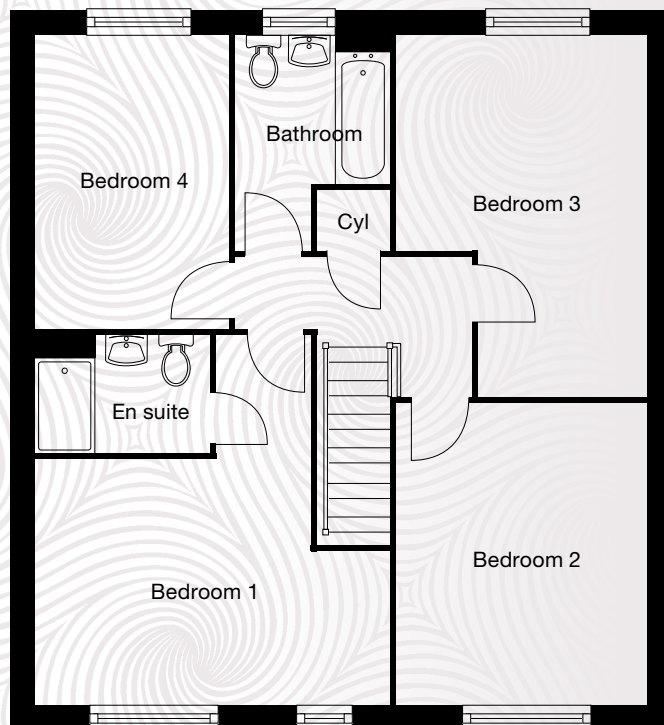
A contemporary fitted kitchen leads onto the open plan family room, which opens out to the private rear garden. The lounge also has French doors to the garden, making it great for summer entertaining. There's also a study which is large enough to serve as a formal dining room, plus a guest cloakroom downstairs.

Upstairs, the landing leads to a well proportioned en suite master bedroom, three further spacious double bedrooms and a main bathroom.



## Ground Floor

<b>Lounge</b>	4.74m x 3.91m	15'7" x 12'10"
<b>Kitchen</b>	4.79m x 3.32m	15'9" x 10'11"
<b>Family</b>	3.91m x 3.26m	12'10" x 10'8"
<b>Study/Dining</b>	3.07m x 2.66m	10'1" x 8'9"



## First Floor

<b>Bedroom 1 (max.)</b>	4.68m x 3.28m	15'4" x 10'9"
<b>Bedroom 2</b>	4.00m x 3.32m	13'2" x 10'11"
<b>Bedroom 3 (max.)</b>	4.72m x 3.36m	15'6" x 11'0"
<b>Bedroom 4</b>	3.81m x 2.53m	12'6" x 8'4"

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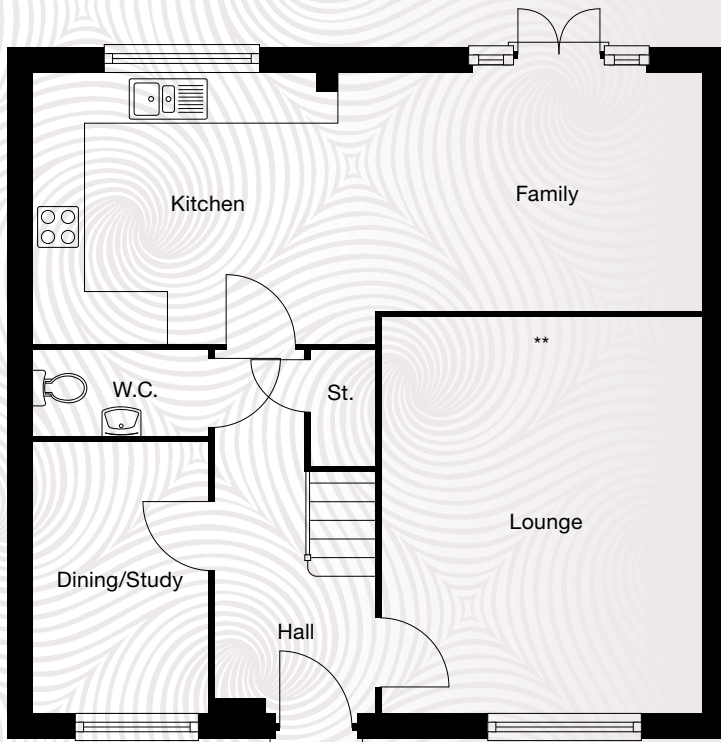
## The Shelford 4 Bedroom home



A traditional four bedroom family home, the Shelford offers plenty of space for day to day living as well as relaxing and entertaining.

The central entrance hallway leads to a spacious kitchen/ family room, which has French doors to the private rear garden maximising the natural light and views outside. A lounge and a separate dining room are found at the front of the property, while there's also a guest cloakroom and a convenient under stairs storage closet.

An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.



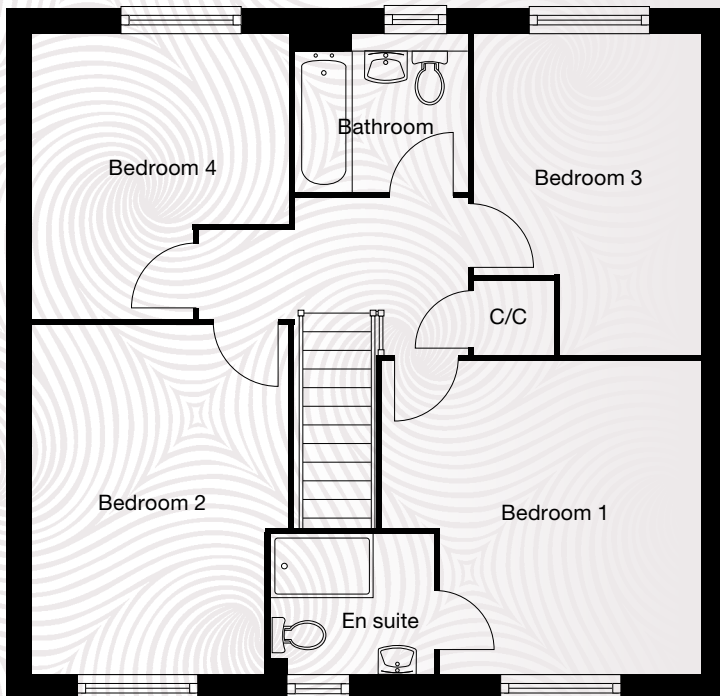
## Ground Floor

**Lounge**  
4.74m x 3.88m      15'7" x 12'9"

**Kitchen/Family (max.)**  
8.10m x 3.24m      26'7" x 10'8"

**Dining/Study**  
3.24m x 2.10m      10'8" x 6'11"

\*\*Optional door. Speak to sales advisor



## First Floor

**Bedroom 1 (max.)**  
3.88m x 3.76m      12'9" x 12'4"

**Bedroom 2 (max.)**  
4.22m x 3.07m      13'10" x 10'1"

**Bedroom 3 (max.)**  
3.89m x 2.75m      12'9" x 9'0"

**Bedroom 4 (max.)**  
3.43m x 3.09m      11'3" x 10'2"

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## The Kentwell 4 Bedroom home

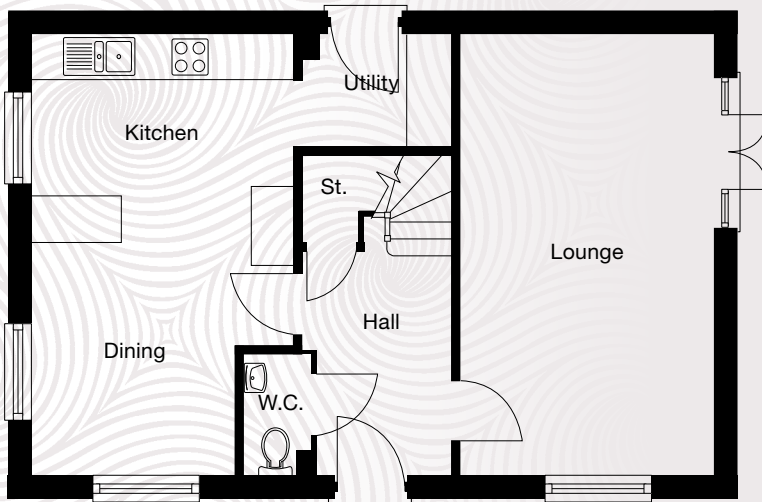


The Kentwell is a four bedroom property which will appeal to growing families in search of extra space.

The central entrance hallway leads to a large dual aspect living room opening through French doors to the private garden, plus a spacious kitchen/dining room with a utility area. Under stairs storage and a guest cloakroom complete the ground floor layout.

Upstairs, the master bedroom has an en suite shower room, and there are also two further double bedrooms and a well proportioned fourth bedroom as well as a family bathroom.

## Ground Floor



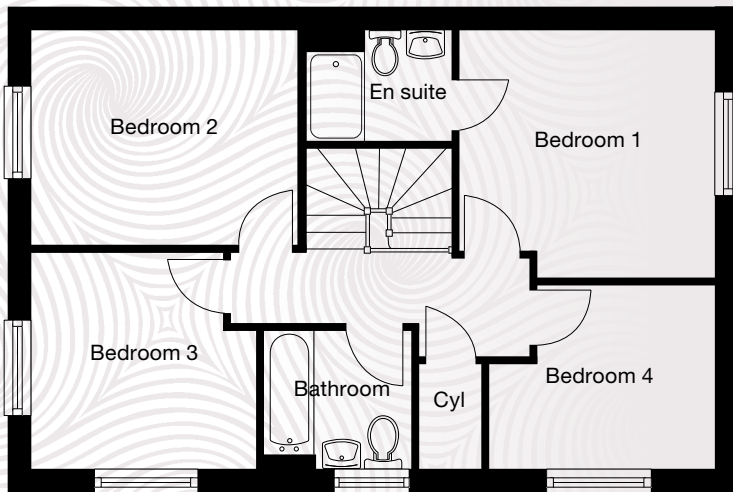
**Lounge**  
6.02m x 3.45m      19'9" x 11'4"

**Kitchen**  
3.58m x 2.85m      11'9" x 9'5"

**Dining**  
3.16m x 2.77m      10'4" x 9'1"

**Utility**  
2.01m x 1.42m      6'7" x 4'7"

## First Floor



**Bedroom 1 (max.)**  
3.51m x 3.40m      11'7" x 11'2"

**Bedroom 2**  
3.64m x 2.98m      11'11" x 9'10"

**Bedroom 3 (max.)**  
3.05m x 2.95m      10'0" x 9'8"

**Bedroom 4 (max.)**  
3.09m x 2.53m      10'2" x 8'4"

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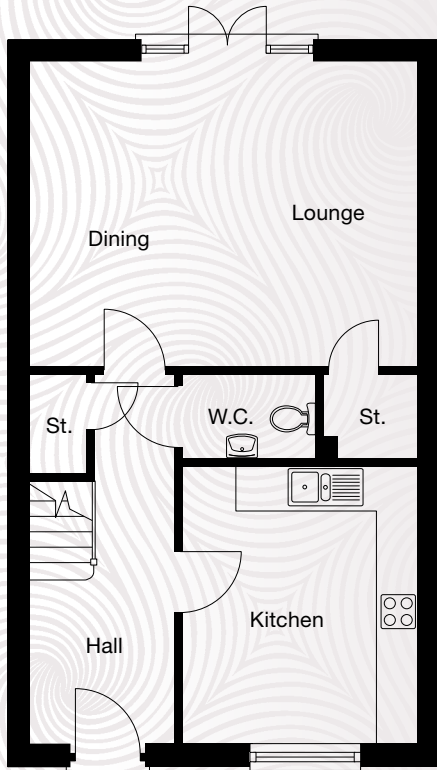
## The Kempsford 3/4 Bedroom home



With three/four bedrooms and open plan lifestyle possibilities, the Kempsford is ideally suited to modern family life.

The entrance hallway leads to a kitchen/breakfast room and a guest cloakroom, before it reaches an open plan lounge/dining room, which draws in natural light through French doors. These provide access to the private garden to create an appealing environment for socialising.

An en suite master bedroom is located off the upstairs landing, along with a second double bedroom, two further bedrooms, one of which could alternatively be used as a play room or a study, and a bathroom.



## Ground Floor

### Lounge/Dining

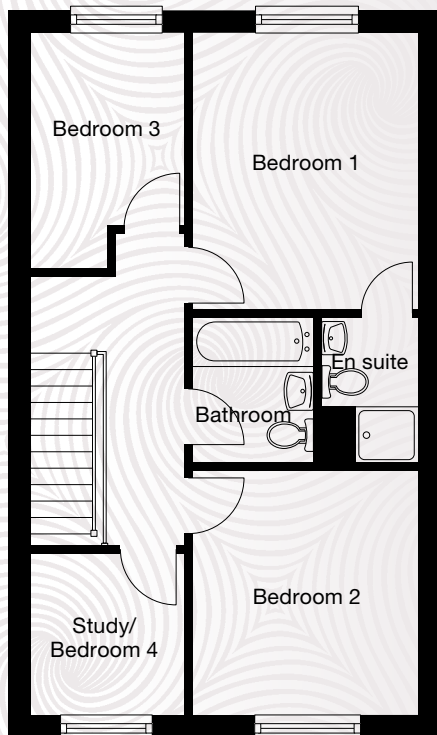
5.36m x 4.15m

17'7" x 13'8"

### Kitchen

3.82m x 3.27m

12'7" x 10'9"



## First Floor

### Bedroom 1

3.79m x 3.17m

12'5" x 10'5"

### Bedroom 2

3.35m x 3.17m

11'0" x 10'5"

### Bedroom 3 (min.)

2.63m x 2.10m

8'8" x 6'11"

### Study/Bedroom 4

2.23m x 2.10m

7'4" x 6'11"

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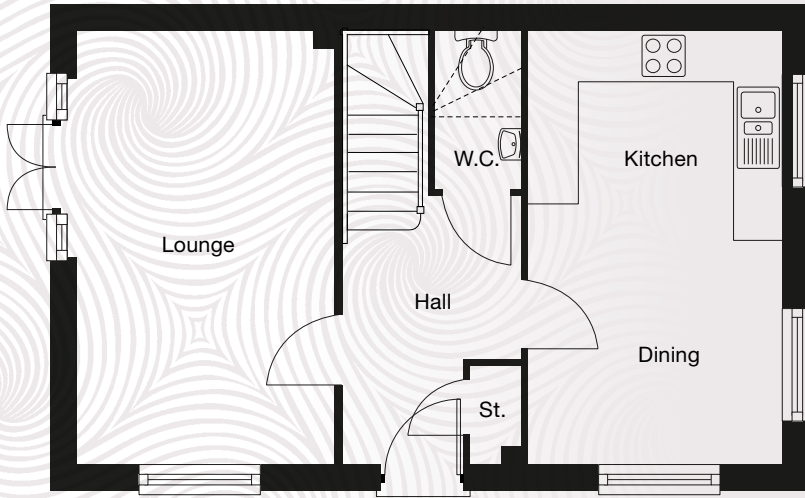
## The Easedale 3 Bedroom home



The Easedale is a three bedroom property which would ideally suit a couple or a young family.

The entrance hallway leads to a kitchen/dining room and a light and airy lounge with French doors to the private garden. There's also a guest cloakroom downstairs.

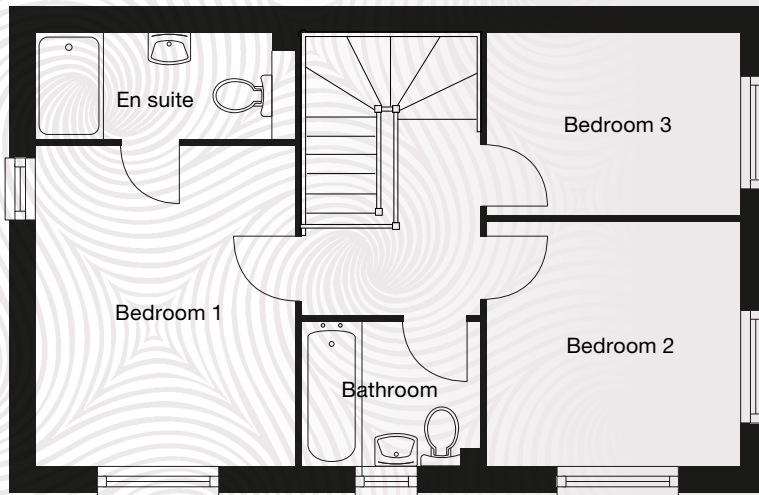
Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or nursery.



## Ground Floor

**Lounge**  
5.10m x 3.02m      16'9" x 9'11"

**Kitchen/Dining**  
5.10m x 3.02m      16'9" x 9'11"



## First Floor

**Bedroom 1**  
3.78m x 3.08m      12'5" x 10'1"

**Bedroom 2**  
3.02m x 2.86m      9'11" x 9'5"

**Bedroom 3**  
3.02m x 2.15m      9'11" x 7'1"

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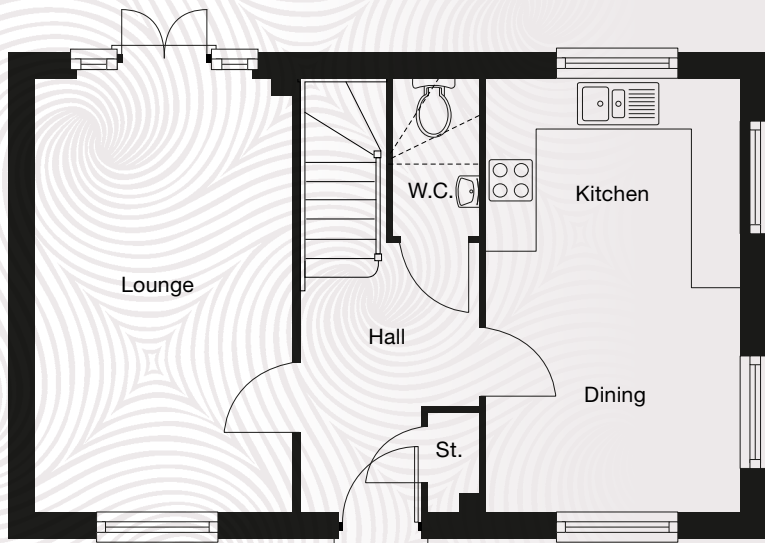
## The Yewford 3 Bedroom home



The Yewford is a three bedroom property which would ideally suit a couple or a young family.

The entrance hallway leads to a kitchen/dining room and a light and airy lounge with French doors to the private garden. There's also a guest cloakroom downstairs.

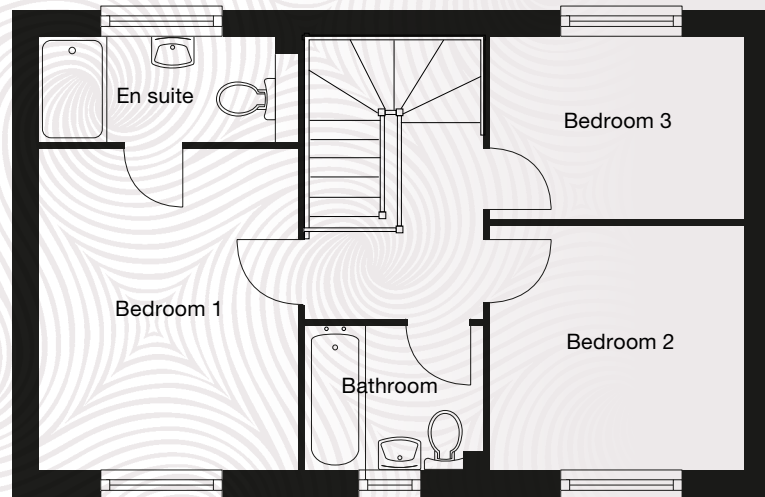
Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or nursery.



## Ground Floor

**Lounge**  
5.10m x 3.02m      16'9" x 9'11"

**Kitchen/Dining**  
5.10m x 3.02m      16'9" x 9'11"



## First Floor

**Bedroom 1**  
3.78m x 3.08m      12'5" x 10'1"

**Bedroom 2**  
3.02m x 2.86m      9'11" x 9'5"

**Bedroom 3**  
3.02m x 2.15m      9'11" x 7'1"

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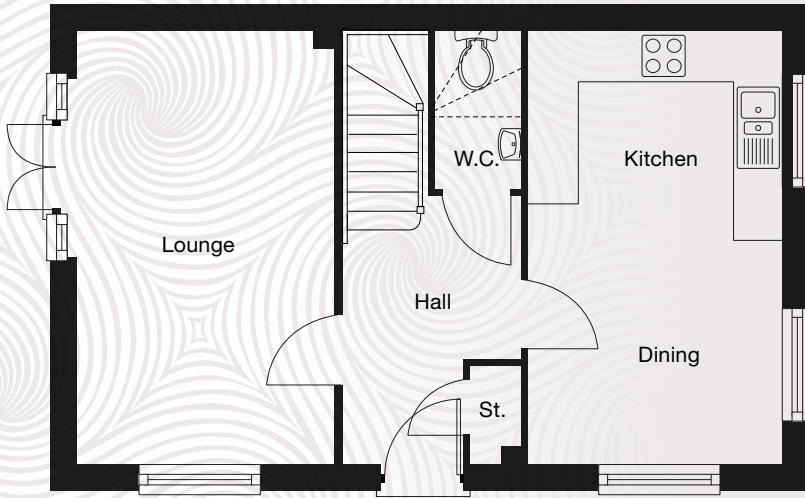
## The Easeford 3 Bedroom home



The Easeford is a three bedroom property which would ideally suit a couple or a young family.

The entrance hallway leads to a kitchen/dining room and a light and airy lounge with French doors to the private garden. There's also a guest cloakroom downstairs.

Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or nursery.

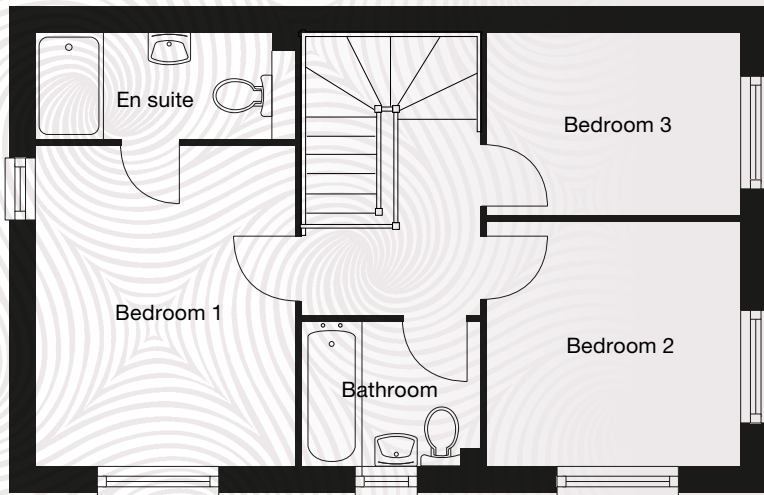


## Ground Floor

**Lounge**  
5.10m x 3.02m      16'9" x 9'11"

**Kitchen/Dining**  
5.10m x 3.02m      16'9" x 9'11"

Plots 37, 44 & 48 please speak to a sales executive regarding window positions



## First Floor

**Bedroom 1**  
3.78m x 3.08m      12'5" x 10'1"

**Bedroom 2**  
3.02m x 2.86m      9'11" x 9'5"

**Bedroom 3**  
3.02m x 2.15m      9'11" x 7'1"

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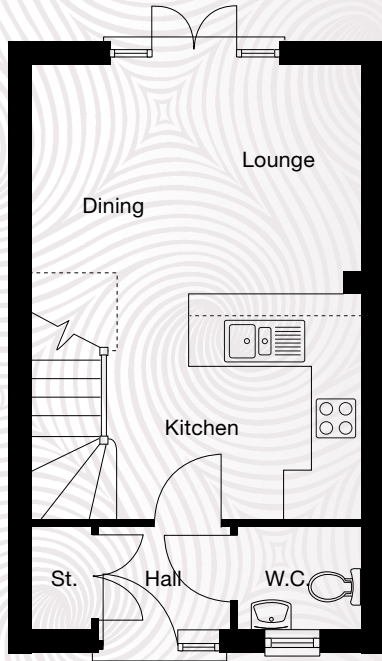
## The Appleford 2 Bedroom home



The Appleford is a two bedroom starter home offering convenient accommodation that's ideal for individuals or couples.

At the heart of the home is a light and airy open plan kitchen/ living/dining area which is perfect for entertaining and opens through French doors to the private rear garden. A useful guest cloakroom and a storage closet are also located off the ground floor entrance lobby.

Upstairs, a well proportioned double bedroom spans the full width of the property. The landing also leads to a main bathroom and a second double bedroom providing plenty of space to function as both a guest room and study.



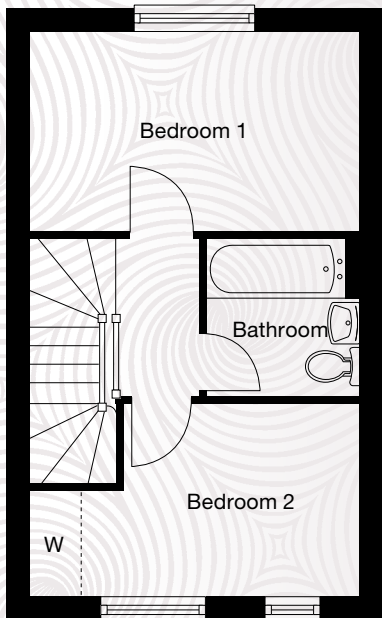
## Ground Floor

### Lounge/Dining

3.98m × 2.75m      13' 1" × 9' 1"

### Kitchen

2.74m × 2.11m      9' 0" × 6' 11"



## First Floor

### Bedroom 1

3.98m × 2.33m      13' 1" × 7' 8"

### Bedroom 2 (max.)

3.98m × 2.33m      13' 1" × 7' 8"

Plots 49, 50, 51 & 52 please speak to a sales executive regarding bathroom window position

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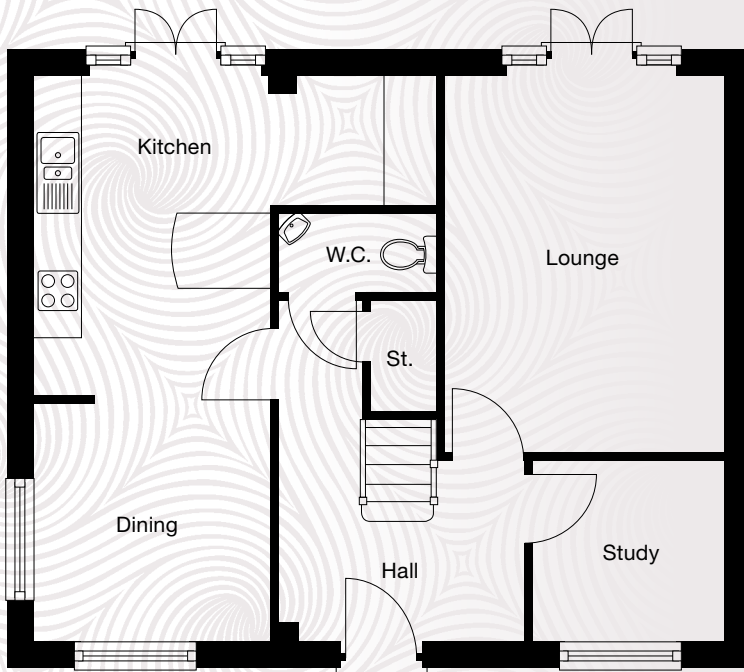
## The Whitton 4 Bedroom home



The four bedroom Whitton features a traditional double fronted design, with a spacious interior layout that makes it an ideal family home.

An entrance lobby leads to a good sized lounge and an open plan kitchen/dining room, each opening through French doors to the private garden. A study, a utility room and a guest cloakroom are also located on the ground floor.

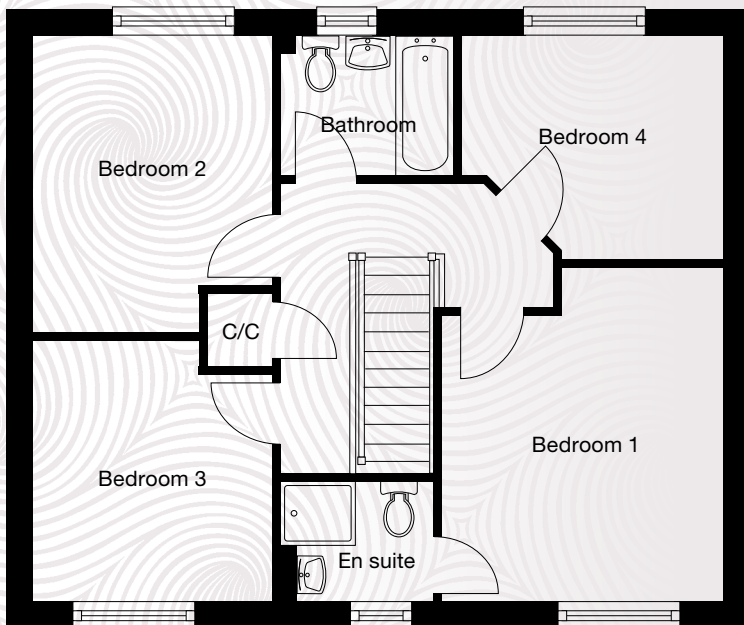
Upstairs, an en suite master bedroom, two double bedrooms, a well proportioned fourth bedroom and a main bathroom are found off the landing.



## Ground Floor

<b>Lounge</b>	4.57m x 3.35m	15'0" x 11'0"
<b>Kitchen</b>	3.87m x 2.85m	12'8" x 9'4"
<b>Dining</b>	2.88m x 2.85m	9'6" x 9'4"
<b>Study</b>	2.31m x 2.18m	7'7" x 7'2"

\*\* Window to plot 47 only



## First Floor

<b>Bedroom 1 (max.)</b>	4.04m x 3.41m	13'3" x 11'2"
<b>Bedroom 2 (max.)</b>	3.60m x 2.91m	11'10" x 9'7"
<b>Bedroom 3 (max.)</b>	3.16m x 2.91m	10'5" x 9'7"
<b>Bedroom 4 (max.)</b>	3.16m x 2.71m	10'5" x 8'11"

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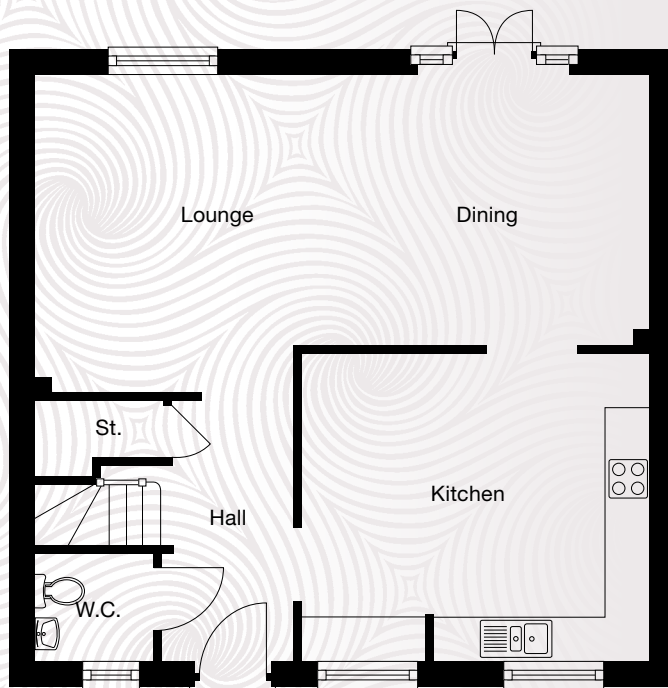
## The Radford 4 Bedroom home



The Radford is a four bedroom family home featuring an impressive open plan ground floor layout, perfectly suited for flexible contemporary living.

The well proportioned kitchen has plenty of space for a dining table, and leads to a large living/dining room which spans the entire width of the property. French doors lead onto the private rear garden. A guest cloakroom is also located off the hallway.

The second floor leads to four good sized bedrooms with stylish en suite to the master bedroom, and a main bathroom.



## Ground Floor

### Lounge/Dining (min.)

8.10m x 3.56m 26'7" x 11'8"

### Kitchen

4.56m x 4.03m 15'0" x 13'3"



## First Floor

### Bedroom 1 (min.)

4.17m x 2.69m 13'8" x 8'10"

### Bedroom 2 (min.)

3.83m x 2.98m 12'7" x 9'10"

### Bedroom 3 (min.)

3.06m x 2.46m 10'1" x 8'1"

### Bedroom 4

3.23m x 2.46m 10'7" x 8'1"

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Welcome to

# Pennywell Walk and Pennywell Rise

This beautiful collection of two, three, three/four, four and four/five bedroom homes has a lovely edge-of-the-countryside location in the Worcestershire village of Ryall.



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.



The images on this page show a typical Taylor Wimpey home.

## 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.

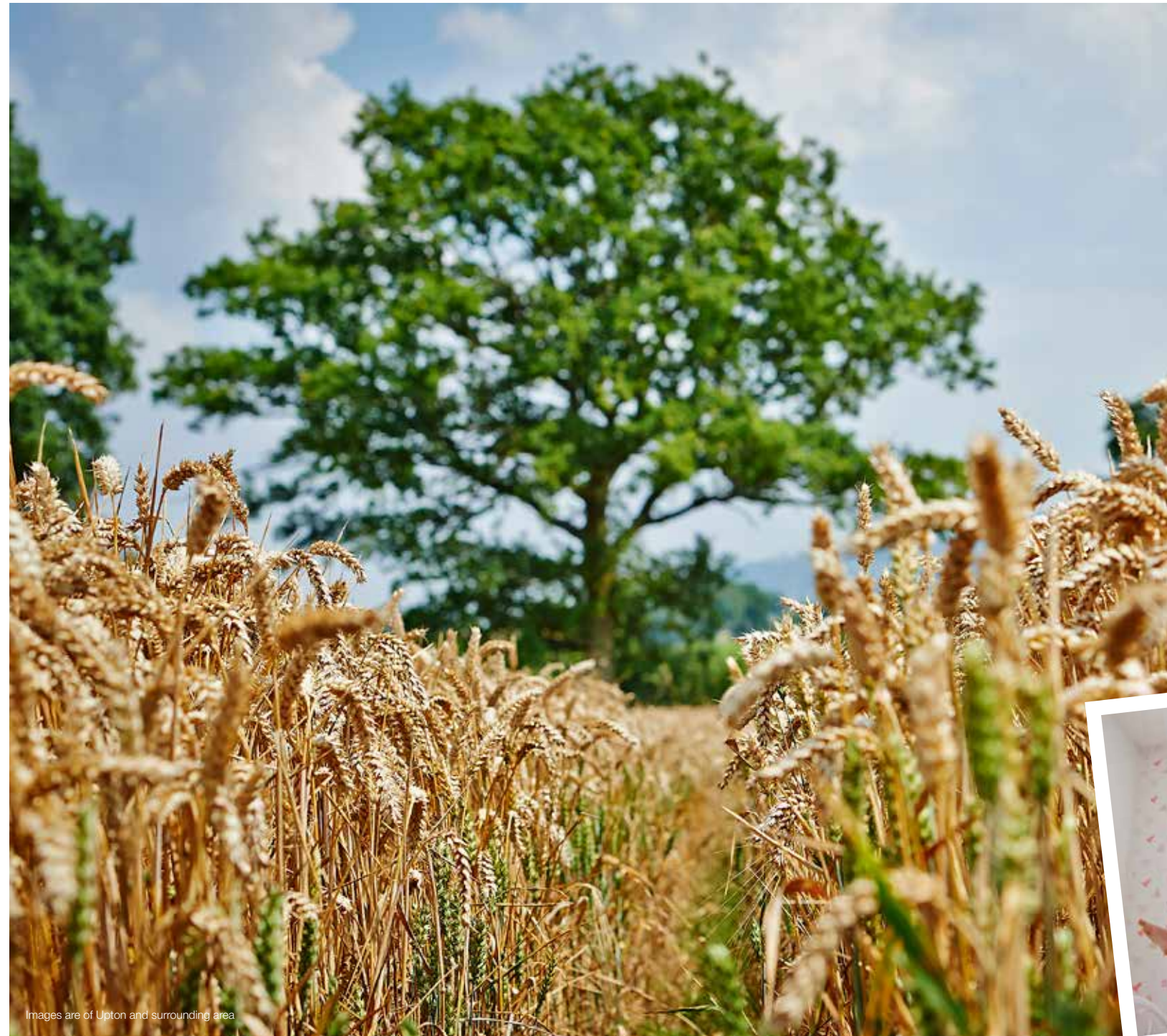
And while it's these finishing touches that make a house a home, you can also be sure that we've constructed your home to energy efficient, modern building standards, so you can enjoy living in a safe and secure environment.

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 two 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.*



Images are of Upton and surrounding area



## The Location

Located just half a mile across the river from the pretty, lively town of Upton upon Severn, Pennywell Walk and Pennywell Rise enjoys a village location within easy reach of the amenities of the town.

The historic and flourishing city of Worcester, with its 12th century cathedral and three big shopping centres, is less than 10 miles away.

### Shopping and entertainment

Upton's historic prosperity as a river port can be seen in its delightful old buildings, now occupied by attractive shops, lovely inns and interesting restaurants. Its still-flourishing marina is now filled with leisure craft.

The town's liveliness is out of all proportion to its relatively small size, with a variety of cultural events such as the Jazz, Folk, Blues and Water Festivals all drawing big crowds to the town.

### Leisure and days out

Worcester Cathedral is one of the oldest and finest in the country, and burial place of King John, of Magna Carta fame. Other city highlights include the beautiful porcelain at the Museum of Royal Worcester and the historic Tudor House Heritage Centre.

Cricket fans will know that New Road, Worcester, home of the Worcestershire cricket team, is one of the most beautiful sports grounds in Britain.

Croome Court, an 18th century mansion surrounded by extensive landscaped parkland is less than five miles from the new homes of Pennywell Walk and Pennywell Rise; the pretty Gloucestershire town of Tewkesbury, with its famous Norman Abbey, just six miles away.

A few miles to the west are the Malvern Hills, an Area of Outstanding Natural Beauty dotted with pretty villages and ideal for walkers.

### Education

Upton has its own primary schools, while Hanley Castle High School, located just outside the town, is a state school for ages 11 to 18, but also one of the oldest schools in Britain, founded in 1326.

South Worcestershire College is the nearest further education college, with its main campuses in Evesham and Malvern. The University of Worcester is one of the fastest-growing Universities in Britain.

### Transport

Pennywell Walk and Pennywell Rise is brilliantly located just two miles from the motorway system, at a junction on the M50. From there you can go south-west into Wales, or link with the nearby M5 which takes you north to Birmingham or south to Bristol.

There are two railway stations at Great Malvern, seven-and-a-half miles away, from where you can get to Birmingham New Street in an hour.



## 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.

“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 piece of mind of a 10 year NHBC warranty, excellent customer care, reduced energy costs and low maintenance.



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



## Specification

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

<b>Kitchens</b>					
Choice of contemporary range of kitchens, standard and upgrade, from The Symphony Group	✓	Shower tray and enclosure to en suites with full height tiling	✓	Range of wardrobes available as optional extras from our Design Options brochure	*
Choice of kitchen worktops and upstands (see our Options display)	✓	Single course tile splash backs to wash basin	✓	Range of floor covering including Amtico, carpets, vinyl and laminate flooring available from our Options display	*
Zanussi electric single oven, gas hob and Electrolux cooker hood	✓	Window cill fully tiled to en suites and bathrooms	✓	Range of floor or wall mounted electric or gas fires and surrounds from our Design Options brochure	*
Range of granite worktops from our Options display, complete with undermount stainless steel sink	*	400mm high tiling to perimeter of bath	*	Choice of downlighters and under lights available from our Design Options brochure	*
Plumbing for washing machine	✓	Range of upgrade taps, showers and glazed screen from our Design Options brochure	*	Extensive range of electrical extras and upgrades available from our Design Options brochure	*
Inset 1½ bowl stainless steel sink	✓	Range of standard and upgrade ceramic floor and wall tiling (see our Options display)	*		
Range of integrated kitchen appliances available as upgrades (standard on all 4 + bedroom homes)	*	<b>General Internal Features</b>			
Plumbing for dishwasher point where applicable	✓	Gas central heating with thermostatically controlled radiator valve (excluding rooms with room thermostat)	✓	<b>General External Features</b>	
Stainless steel hob splashback	✓	Energy efficient lighting to all rooms throughout	✓	Garage doors are pre-finished in a black coating and a spring loaded up and over style	✓
Range of upgrade ceramic floor and wall tiling (see our Options display)	*	TV points provided to Lounge and Bedroom 1	✓	PVCu lockable double glazed windows	✓
Range of monobloc mixer taps from our Design Options brochure	*	BT point provided to ground floor	✓	Fencing as shown on site layout	✓
		GRP (Glass Reinforced Plastic) front entrance door pre-finished Black with chrome handles	✓	Turf and development landscaping to front and rear gardens	✓
		Mains operated smoke detectors	✓	Feature garden walls to selected plots (refer to development plan)	✓
		White four panel pre-finished internal doors	✓	NHBC 10 year building warranty	✓
		Chrome lever furniture as standard to all doors	✓	Power and light to internal garage (excludes FOGs)	✓
		Range of upgrade polished chrome door furniture from our Design Options brochure	*	Power and light to detached garage if within curtilage of the property	✓
		Smooth finished ceilings, skirtings and architraves in white	✓	Garden external taps to plots with kitchen at rear	✓
		Smooth finished wall in Soft Cream	✓	Front external tap available as an optional feature	*

✓ = Standard features \* = Optional features (subject to build stage or plot).

Please consult our Sales Executive for details of electrical, plumbing, kitchen, bathroom and landscaping. 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. TWWM 36655/OCTOBER 2016