

How to find us:

From Bletchley

Proceed along Drayton Road for approximately 1.5 miles and cross the railway bridge. Just before the A4146 roundabout, turn right into the development.

From Leighton Buzzard/Linslade (A4146)

Join the A4146, signposted Milton Keynes, and continue for approximately 3 miles. At the roundabout take the 2nd exit, signposted Water Eaton, and the development is immediately on your left.

From the A5

At the A5/A4146 roundabout take the exit onto the A4146, signposted Leighton Buzzard.

At the next two roundabouts take the second exits. At the final roundabout take the 3rd exit, signposted Water Eaton, and the development is immediately on your left.



Maps not to scale.

Willow Lake
Newton Leys MK3 5AY
Sales hotline: 0845 026 3648

See website for opening hours

Taylor Wimpey South Midlands
A division of Taylor Wimpey UK Ltd.
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taylorwimpey.co.uk

Please note:

Information correct at time of going to print, in September 2009. Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Please ask the Sales Executive for up-to-date information when reserving your new home.

Willow Lake



2, 3 and 4 bedroom homes close to beautiful Buckinghamshire countryside and the cosmopolitan centre of Milton Keynes

Willow Lake

Willow Lake is ideally located within easy reach of the city of Milton Keynes and the regions main commuter routes, yet enjoying a position close to Buckinghamshire's open countryside.

The development features an extensive selection of 2 bedroom apartments and 3 and 4 bedroom homes, all within strolling distance of a public lake.

Newton Leys will feature a range of local facilities all within walking distance of the selection of homes, comprising a primary school, a recreational park, a hotel and a range of leisure amenities.

A wider range of facilities, including a supermarket, nurseries and schools, and a choice of pubs and restaurants can be found a short distance from the development.

Leisure opportunities in Milton Keynes are many and varied, including the city's famous indoor shopping centre and Xscape skiing, cinema, bowling and fitness centre, live music and entertainment at the National Bowl, theatres, cafes, fashionable bars and restaurants.

For commuters, the A5 and the M1 are just a few minutes' drive from Willow Lake, while services from nearby rail stations to Euston put the capital just over an hour away by train.

Those travelling further a field will appreciate that Luton Airport is a 40-minute drive from the development.



Sales Information Centre and Showhomes

The Framlingham



Key features

- Classic double fronted, L-shaped property
- Extensive kitchen and family or breakfast room plus separate dining room
- Double doors leading out to the garden from the lounge and kitchen area, great for entertaining
- Spacious master bedroom with double sized shower in ensuite

4 bedroom home

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taylorwimpey.co.uk

The Framlingham

Ground Floor

Kitchen/Breakfast/Family area

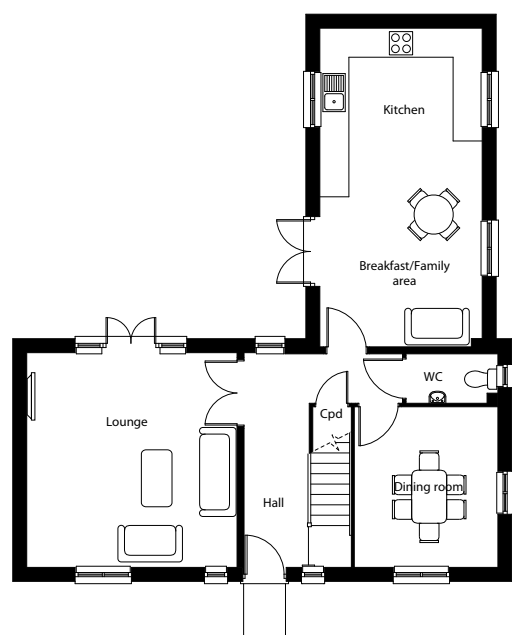
6.82m x 3.44m 22'5" x 11'3"

Lounge

4.56m x 4.49m 15'0" x 14'9"

Dining room

3.42m x 3.06m 11'3" x 10'1"



First Floor

Master bedroom

6.05m x 3.44m 19'10" x 11'3"

Bedroom 2

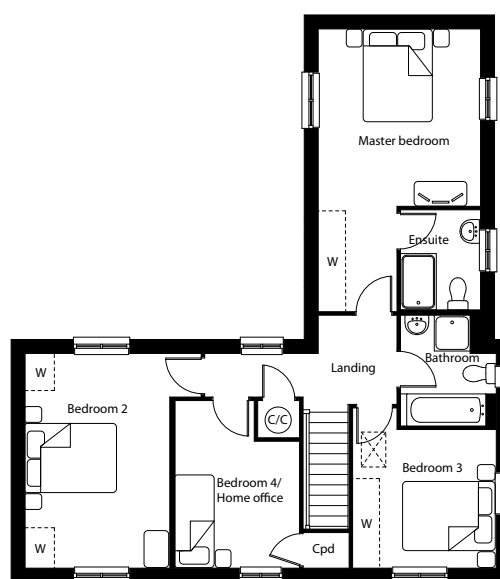
4.56m x 3.08m 15'0" x 10'1"

Bedroom 3

2.95m x 3.06m 9'8" x 10'1"

Bedroom 4/Home office

3.57m x 2.67m 11'9" x 8'9"



Please note

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The Mortimer



Key features

- Popular townhouse with drive through to parking
- Light and spacious kitchen breakfast room, perfect for a family room and entertaining
- Formal lounge and separate home office on first floor
- Master bedroom with dressing room and ensuite

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4 bedroom home

The Mortimer

Ground Floor

Kitchen/Dining area

4.87m x 5.96m 16'0" x 19'7"

First Floor

Lounge

2.92m x 5.96m 9'7" x 19'7"

Home office

1.88m x 2.05m 6'2" x 6'8"

Bedroom 2

2.75m x 3.88m 9'1" x 12'9"

Second Floor

Master bedroom

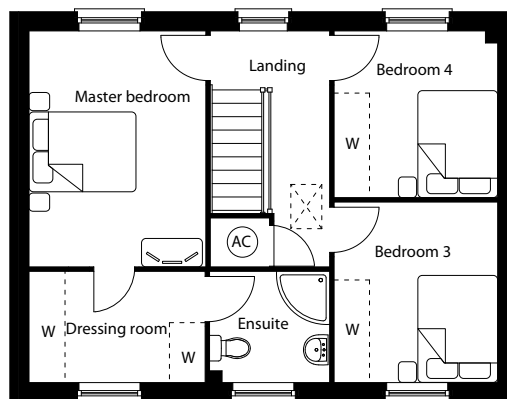
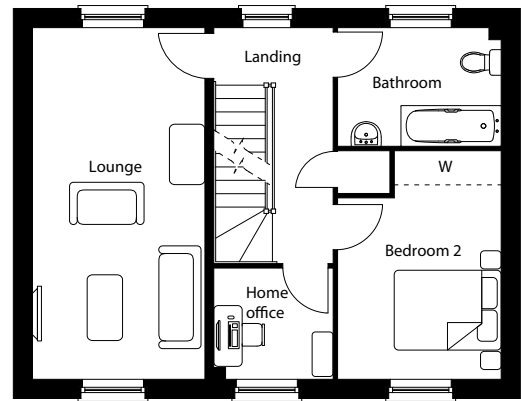
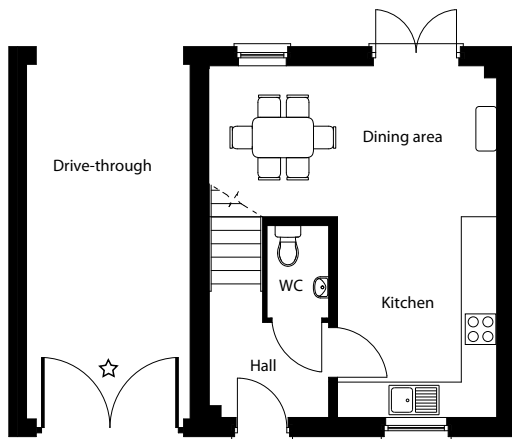
3.00m x 4.00m 9'10" x 13'1"

Bedroom 3

2.77m x 3.07m 9'1" x 10'1"

Bedroom 4

2.77m x 2.82m 9'1" x 9'3"



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Key features

- Extensive kitchen dining space with French doors to garden, makes a great all round family area
- Formal lounge on the first floor
- Flexible interior allowing for 4th bedroom, home office or TV room
- Spacious bedroom sizes with double sized shower in ensuite to master bedroom

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3/4 bedroom home

The Kielder

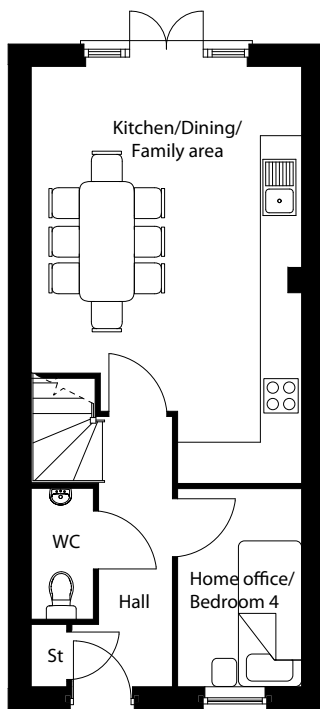
Ground Floor

Kitchen/Dining/Family area

3.94m x 6.05m 12'11" x 19'10"

Home office/Bedroom 4

1.80m x 2.88m 5'11" x 9'6"



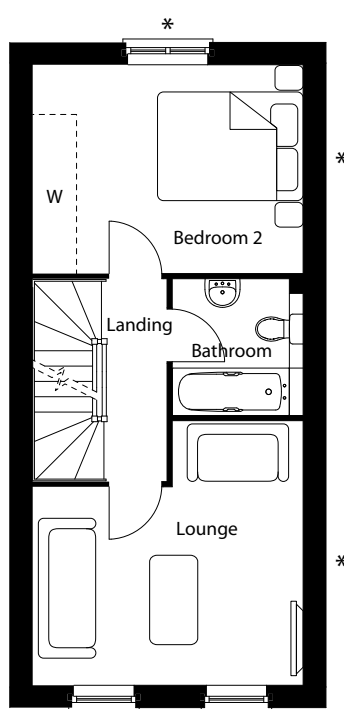
First Floor

Lounge

3.94m x 3.85m 12'11" x 12'8"

Bedroom 2

3.94m x 3.03m 12'11" x 10'10"



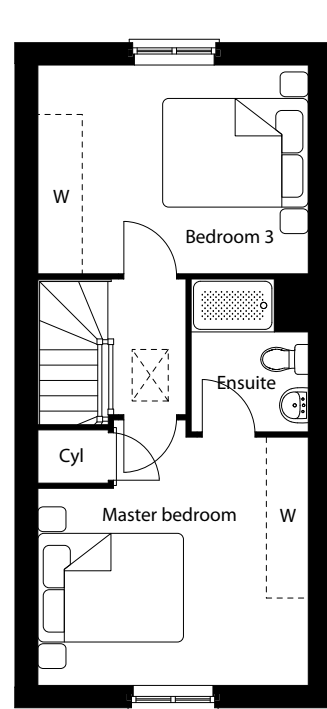
Second Floor

Master bedroom

3.94m x 3.61m 12'11" x 11'10"

Bedroom 3

3.94m x 3.03m 12'11" x 10'0"



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The Coniston



Key features

- 3 bedroom home in a flexible design over 3 floors
- The kitchen is designed to make room for a breakfast area
- Lounge dining room with double doors to the garden
- 2 bedrooms on first floor with the top floor dedicated entirely to a master suite

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3 bedroom home

The Coniston

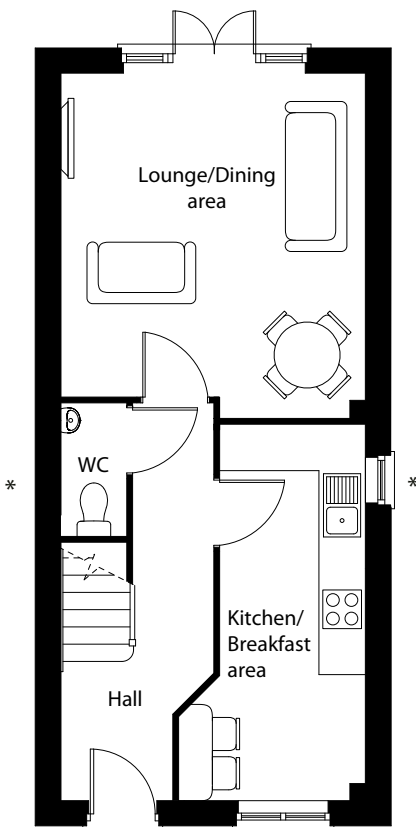
Ground Floor

Kitchen/Breakfast area

4.86m x 2.41m 16'0" x 7'11"

Lounge/Dining area

4.46m x 3.93m 14'8" x 12'11"



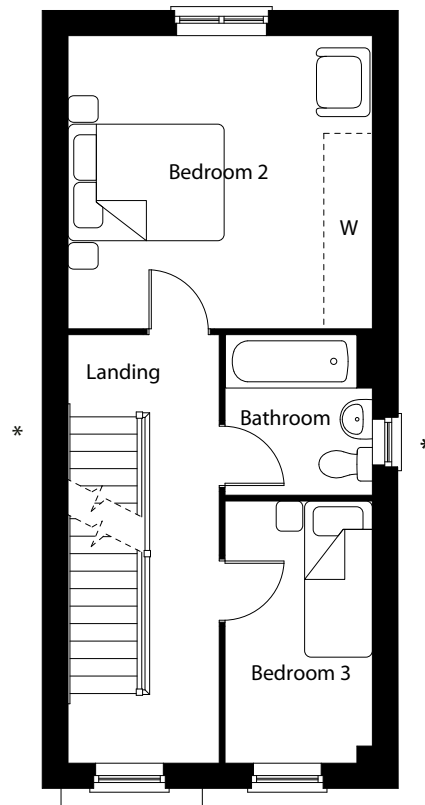
First Floor

Bedroom 2

3.79m x 3.93m 12'5" x 12'11"

Bedroom 3

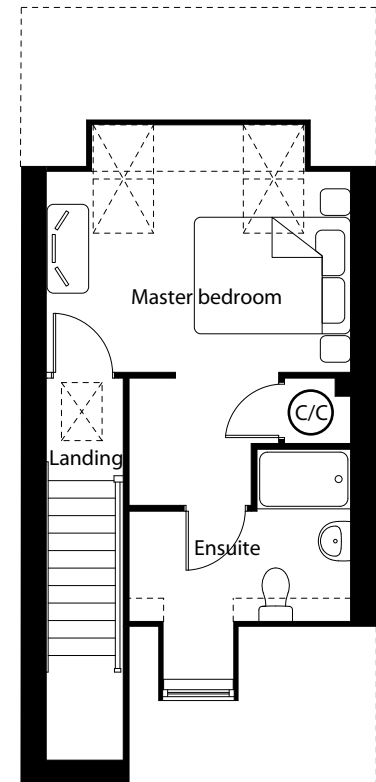
3.38m x 1.90m 11'1" x 6'3"



Second Floor

Master bedroom

3.73m x 3.93m 12'3" x 12'11"



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Key features

- Well proportioned room plan and timeless architectural design
- Light and bright lounge and dining area with French doors leading to the garden
- Ensuite to master bedroom
- Bedroom 3 also designed as optional home office space

3 bedroom home

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The Gosford

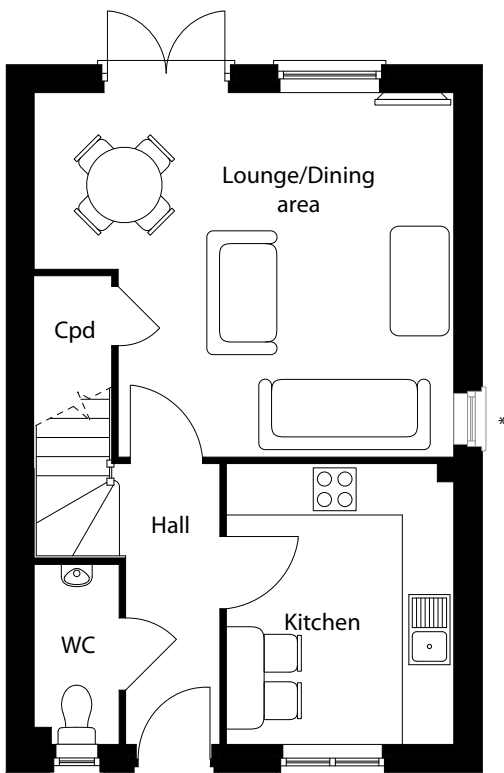
Ground Floor

Kitchen

3.27m x 2.65m 10'9" x 8'8"

Lounge/Dining area

4.25m x 4.89m 13'11" x 16'1"



First Floor

Master bedroom

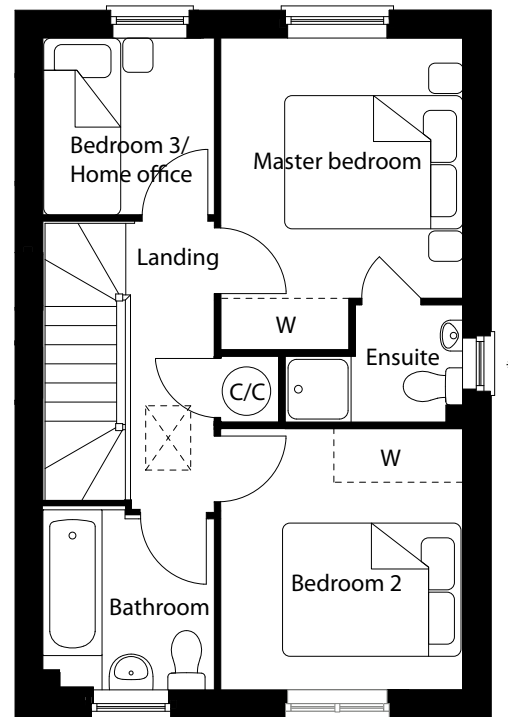
3.63m x 2.82m 11'11" x 9'3"

Bedroom 2

3.04m x 2.82m 10'0" x 9'3"

Bedroom 3/Home office

2.06m x 2.00m 6'9" x 6'7"



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Key features

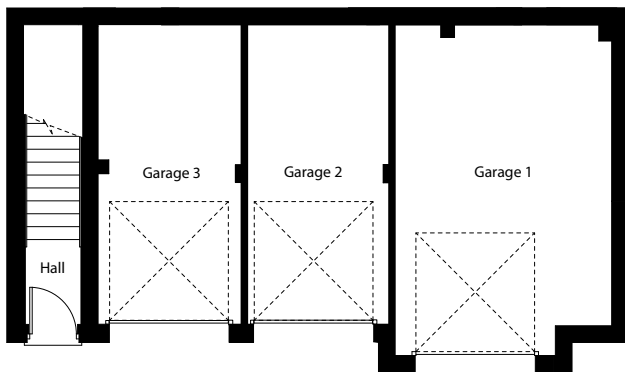
- Lounge dining with doors opening to juliet balcony
- Private entrance with stairwell
- Ensuite to Master bedroom
- Open entrance to kitchen creates a spacious design

2 bedroom home

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The Brenig

Ground Floor



First Floor

Kitchen

2.71m x 2.56m 8'11" x 8'5"

Lounge/Dining area

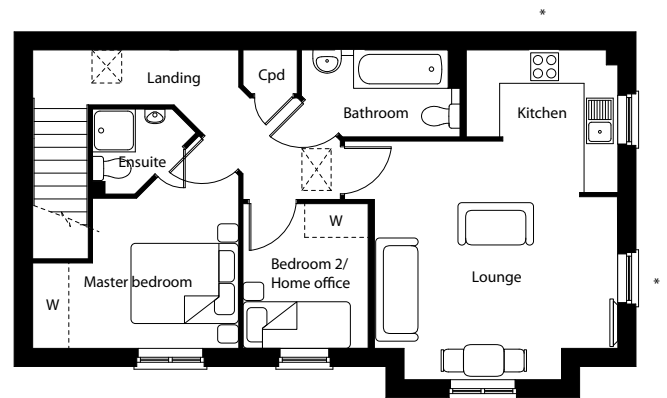
4.36m x 4.28m 14'4" x 14'1"

Master bedroom

2.53m x 4.30m 8'4" x 14'1"

Bedroom 2

2.61m x 2.24m 8'6" x 7'5"



*
Double doors maybe applicable on some plots.
See Sales Executive for details.

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Key features

- Main outlook towards Jubilee Lake
- Features terrace balconies or Juliet balconies to most apartments
- Apartments with second bedroom have ensembles with double sized showers
- Spacious and light open plan kitchen, living and dining areas

1 & 2 bedroom apartments

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The Carlow

Plots GF19, FF23 & SF27

Lounge (19, 23)

3.61m x 2.80m 11'10" x 9'2"

Dining area (19, 23)

4.72m x 3.10m 15'6" x 10'2"

Lounge/Dining area (Plot 27 only)

4.72m x 3.10m 15'6" x 10'2"

Master bedroom

3.12m x 3.20m 10'3" x 10'6"

Bedroom 2

3.50m x 2.60m 11'6" x 8'6"

Plots GF20, FF24 & SF28

Lounge/Dining area

4.07m x 4.37m 13'4" x 14'4"

Kitchen

3.10m x 1.85m 10'2" x 6'1"

Master bedroom

3.02m x 4.02m 9'11" x 13'2"

Plots GF18, FF21 & SF25

Lounge/Dining area

5.75m x 4.72m 18'10" x 15'6"

Kitchen

1.87m x 3.82m 6'2" x 12'7"

Master bedroom

3.17m x 3.45m 10'5" x 11'4"

Bedroom 2 (Plot 18 only)

3.75m x 3.50m 11'9" x 11'6"

Plots FF22 & SF26

Lounge

3.50m x 5.50m 11'6" x 18'1"

Kitchen

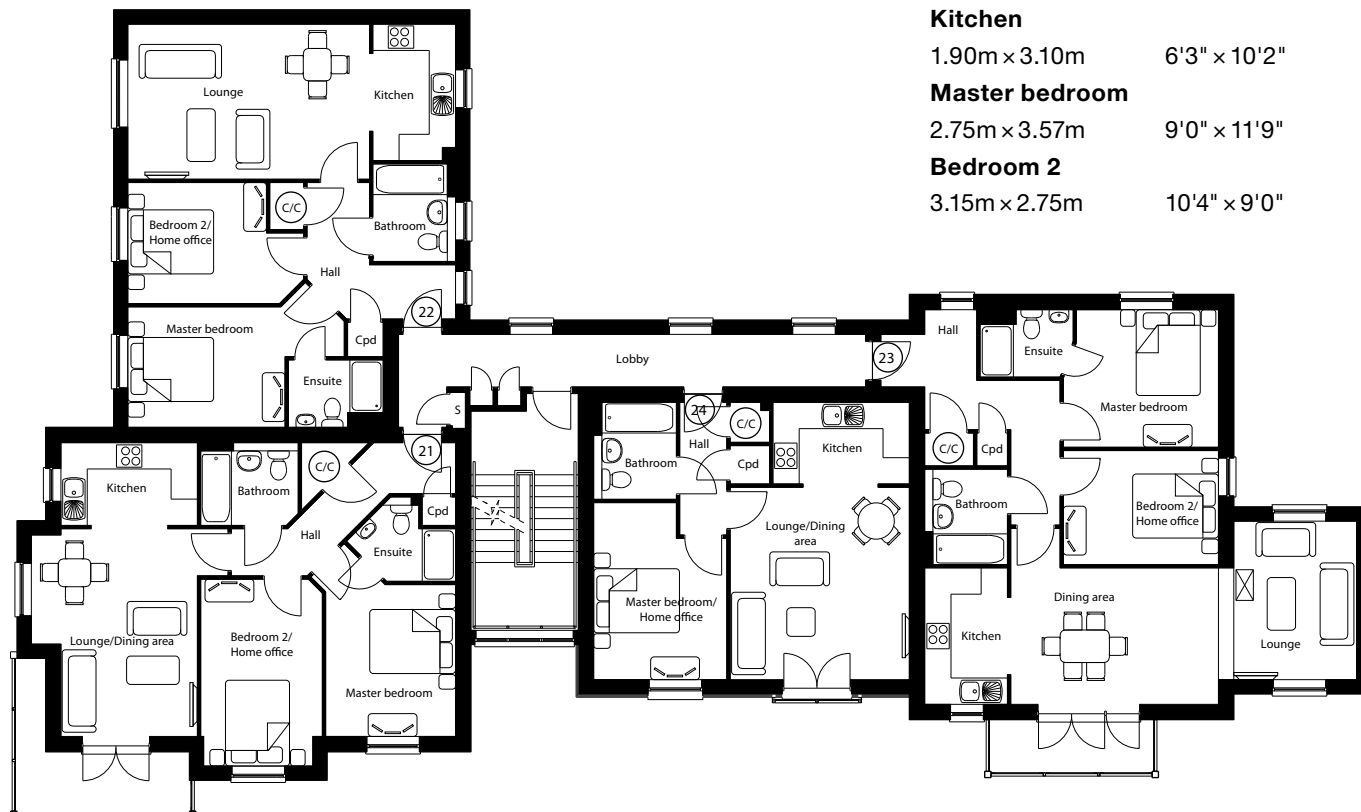
1.90m x 3.10m 6'3" x 10'2"

Master bedroom

2.75m x 3.57m 9'0" x 11'9"

Bedroom 2

3.15m x 2.75m 10'4" x 9'0"



Key:

GF - Ground Floor

FF - First Floor

SF - Second Floor

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Specification

This is the standard specification for each of the homes available, as indicated. Please speak to the Sales Executive if you would like to take advantage of our Choices service, which allows you to customise your new Taylor Wimpey home before you move in, so it's exactly as you want it to be.

Kitchen

Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops*	✓
Stainless steel 1.5 bowl sink and drainer with mixer tap	✓
Stainless steel single built under electric oven and gas hob (white)	✓
Extractor hood	✓
Plumbing for washing machine	✓
Plumbing for dishwasher	✓
Space for fridge freezer	✓

Utility Room (where shown on floorplans)

Stainless steel single bowl sink and drainer with mixer tap	✓
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Cloakrooms, Bathrooms and Ensuites

Chrome taps and fittings	✓
Choice of splash back tiling from selected range*	✓
Modern white sanitary ware (in line with Part M Building Regulations†)	✓

Windows, Fascias and Soffits

Low maintenance PVCu double glazed window units	✓
Low maintenance PVCu fascias and soffits	✓

French Doors†

PVCu	✓
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External Doors

Steel front and rear† doors	✓
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Internal Finishes

Flat white finish to ceilings	✓
Magnolia emulsion to walls	✓
White gloss paint to woodwork	✓
White 4 panel doors with chrome ironmongery	✓

Heating, Water and Insulation

Fully programmable gas central heating providing hot water	✓
White thermostatic radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with current Building Regulations	✓

Electrical

Power points in line with NHBC requirements	✓
TV socket to lounge and master bedroom	✓
Master telephone socket to lounge plus additional socket to master bedroom	✓

Security and Safety

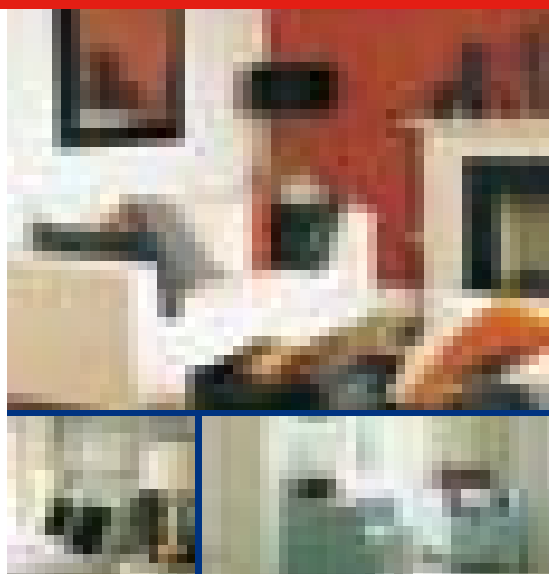
Mains operated smoke detectors to hall and landing(s)	✓
Wiring for outside light to front door	✓

Gardens, Paths and Drives

Front garden turfed or shrubbed (weather permitting)†	✓
Driveways finished in tarmac	✓

Warranty

NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓



✓ = Standard Features

Please note: Floor coverings are available as part of our Options

† Where applicable

* Options, upgrades and colour choices are available subject to stage of construction

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.