



---

# THE CHILTERN S

---

LUXURY 4 AND 5 BEDROOM HOMES IN ASTON CLINTON





# WELCOME TO

---

## THE CHILTERNS

---

AN EXCLUSIVE DEVELOPMENT OF BRAND NEW FOUR AND FIVE BEDROOM  
HOUSES, ON THE FRINGES OF THE CHARMING AND DESIRABLE  
BUCKINGHAMSHIRE VILLAGE OF ASTON CLINTON.









# 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.





# LOCATION

LOCATED OFF STABLEBRIDGE ROAD, THE CHILTERN IS NESTLED BETWEEN AN ESTABLISHED RESIDENTIAL AREA AND THE WENDOVER ARM OF THE GRAND UNION CANAL, WITHIN PEACEFUL TREE-LINED SURROUNDINGS.

An attractive village green, including an equipped children's play area, will form a focal point for the new development, while the village amenities of Aston Clinton are close by.

For commuters, The Chilterns provides excellent road links. The A41, which bypasses the village, provides quick access to the M25, just 15 miles away, while Milton Keynes and Luton are both within 20 miles of home.

Stoke Mandeville railway station is just over three miles away and has regular and direct trains to London Marylebone and Aylesbury, while Tring railway station offers services to London Euston and Milton Keynes.

A major local attraction is 'Go Ape Wendover Woods', a thrilling outdoor adventure experience found to the south of the village, off Upper Icknield Way.

Groups can explore the spectacular forest canopy via a fun-filled treetop rope course that features a scrambling net, a climbing wall and a total of 40 daring high-rope crossings. Split into five sections, the course also has several treetop zip wires to take on, the longest of which is 140 metres.

All this rousing activity can be experienced while enjoying breathtaking views of the northern crest of the Chilterns from high up in the trees.

Fully-trained staff provide comprehensive safety briefs, making the challenge a safe as well as exhilarating one.

Other fun activities, and less extreme ones at that, available at Wendover Woods include mountain biking in the forest and a children's adventure play area, while several walking trails also offer visitors an opportunity to take in the sights. Regular weekly Nordic fitness sessions are also available.





# SPORTS & FACILITIES

ANYONE FOR TENNIS...  
OR FOOTBALL, CRICKET,  
GOLF – THE LIST GOES  
ON! IF YOU LOVE  
SPORT, YOU'LL LOVE  
LIVING IN ASTON  
CLINTON, WHERE  
THERE'S A WEALTH OF  
SPORTS CLUBS AND  
FACILITIES TO SUIT ALL  
AGES AND ABILITIES.  
FROM FOOTBALL TO  
TENNIS, CRICKET TO  
GOLF, LAWN BOWLS TO  
MARTIAL ARTS – THERE'S  
SOMETHING FOR  
EVERYONE!

Aston Park Tennis Club is a welcoming LTA accredited Clubmark club located in the beautiful setting of Aston Clinton Park. The club has a clubhouse and three hard courts, and caters for all levels of players.

For football fans, Aston Clinton FC was formed in 1892 and is one of the oldest clubs in Buckinghamshire. Home games are played at Aston Clinton Park, where a family-friendly clubhouse and an all-weather pitch are among the facilities available. Aston Clinton Colts Junior FC caters for young players aged five to 16.

Meanwhile, Aston Clinton Bowls Club is a friendly lawn bowls club with a six-rink green and modern pavilion with a bar and conservatory.

Martial arts classes are held at Aston Clinton Guide Hall, while Buckland and Aston Clinton Cricket Club's ground is based off Church Lane, and provides the quintessential backdrop to English village life.

Green Park is an Adventure Learning Foundation activity village, set within 80 acres of woodland in Aston Clinton. The centre offers adventurous outdoor opportunities for young people and their families, including

holiday activity days, with sessions such as high and low ropes, climbing, archery, mountain biking, fencing and orienteering.

Chiltern Forest Golf Club, which enjoys a spectacular setting within picturesque Wendover Woods, is just over a mile away. Its 18-hole parkland course is an undulating gem and the club caters for all standards, whether keen competition players or social golfers.

Wendover Woods also has an extensive cycle network suitable for family cycling, while Aston Hill Bike Park provides a more challenging mountain bike experience with five downhill runs and a cross country loop.

Those looking for first-class swimming and gym facilities don't have to look far. Aylesbury is home to the state-of-the-art Aqua Vale Swimming and Fitness Centre, which boasts a 25m competition pool, a swimming pool with retractable roof and a leisure pool with lazy river and fun water features, plus a large gym, a group cycling studio, an exercise studio and a cafe.

And of course, because The Chilterns is set in the heart of beautiful countryside, there are footpaths aplenty for runners and walkers alike.





# SHOPPING

SENSATIONAL SHOPPING A SHORT DISTANCE FROM HOME. YOU'LL FIND THAT ASTON CLINTON IS A THRIVING VILLAGE WITH A RANGE OF SHOPS AND SERVICES FOR DAY-TO-DAY LIVING ON THE DOORSTEP – AND FOR EVERYTHING ELSE, AYLESBURY AND TRING ARE JUST A SHORT DRIVE AWAY.

For the daily essentials just a short walk away, there's Aston Clinton supermarket and post office, while the village's independent shops include a model railway shop and a bridal boutique.

Aston Clinton lies between the towns of Aylesbury and Tring, which boast an extensive mix of shopping, leisure and entertainment opportunities.

Tring, just two miles from home, is a charming small town with shops, supermarkets, a weekly market and a fortnightly farmers' market – in fact, the town was granted its market charter 700 years ago, in 1315 by Edward II.

Today, the High Street is a hive of activity with many traditional and specialist shops, while the town is also home to high street names and supermarkets.

Aylesbury market still meets on the cobbles of the ancient Market Square, while the town has excellent 21st century shops too, with 60 stores under cover in the Friars Square Shopping Centre, plus a new Waitrose supermarket in the newly-developed Waterside area.

Meanwhile, just 18 miles away is the fabulous shopping destination of Milton Keynes, with over 400 shops in its centre alone – including big names such as John Lewis, Marks and Spencers, House of Fraser and Debenhams.

And if that wasn't enough, trains from Tring railway station put central London – with its world-famous shopping districts – less than 45 minutes away, for the ultimate in retail therapy!





# CONVENIENT VILLAGE LIFE

COUNTRY LIVING WITH GREAT CONNECTIONS! DISCERNING PURCHASERS AT THE CHILTERN CAN ENJOY ALL THE BENEFITS OF RURAL LIVING WITHIN EASY REACH OF BUSTLING MARKET TOWNS – AND WITH THE BRIGHT LIGHTS OF THE CAPITAL A TRAIN RIDE AWAY – FOR JUST THE RIGHT BLEND OF COUNTRY LIFE AND CONTEMPORARY CULTURE.

Commuters looking for a laidback lifestyle away from the hustle and bustle of city living can find their perfect retreat at The Chilterns.

Aston Clinton is a peaceful place to come home to, and with great transport links to surrounding towns and London – including train services from Tring to Euston in less than 45 minutes – the daily commute doesn't have to be a grind!

Village life offers a busy calendar of social events – including an annual Village Market selling local and homemade produce and raising funds for the local school.

The village also boasts a choice of pubs and places to eat. Aston Clinton Coffee Shop is just the place for a light lunch or sweet treat, serving high-quality coffee, speciality teas, cakes and pastries, while popular village pubs include The Oak and The Bell.

Surrounded by picture postcard villages which ooze prestige, you can also take your pick from quaint country inns and top-notch gastro-pubs just a short drive away.

Culture is high on the menu too, with the new 1,200-seat Waterside Theatre in Aylesbury

offering a mix of West End and touring musicals and plays, along with opera, ballet and a traditional Christmas pantomime.

For something a little different, the Natural History Museum at Tring is a beautiful Victorian museum which presents a fascinating range of animal specimens collected by Lionel Water Rothschild.

Indeed, there are some fantastic days out to suit children of all ages in the surrounding area, making The Chilterns a great place for growing families.

Whipsnade Zoo, set in a 600-acre site on the slopes of the Chiltern Hills, is the UK's biggest zoo with more than 2,500 animals and is just 11 miles from home.

The award-winning Roald Dahl Museum and Story Centre is nine miles away in Great Missenden, the village where Dahl lived and wrote for 36 years. Aimed at six to 12-year-olds, the museum has three galleries and runs craft, workshop and storytelling sessions.

And of course, the buzz of the capital, with its wealth of cultural, leisure and entertainment options, is within easy reach too!





# EDUCATION

FINDING THE RIGHT SCHOOL FOR YOUR CHILDREN IS OFTEN TOP OF THE LIST FOR PARENTS WHEN THEY CHOOSE A NEW HOME – AND THERE'S A CHOICE OF GREAT SCHOOLING OPTIONS FOR FAMILIES AT THE CHILTERN.

Parents will appreciate that Aston Clinton School is a well-regarded primary school with a two-form intake which is within walking distance of the new homes. The school was rated 'good' by Ofsted following an inspection in February 2015.

For older pupils, there's a choice of high-performing secondary schools in Aylesbury and Tring.

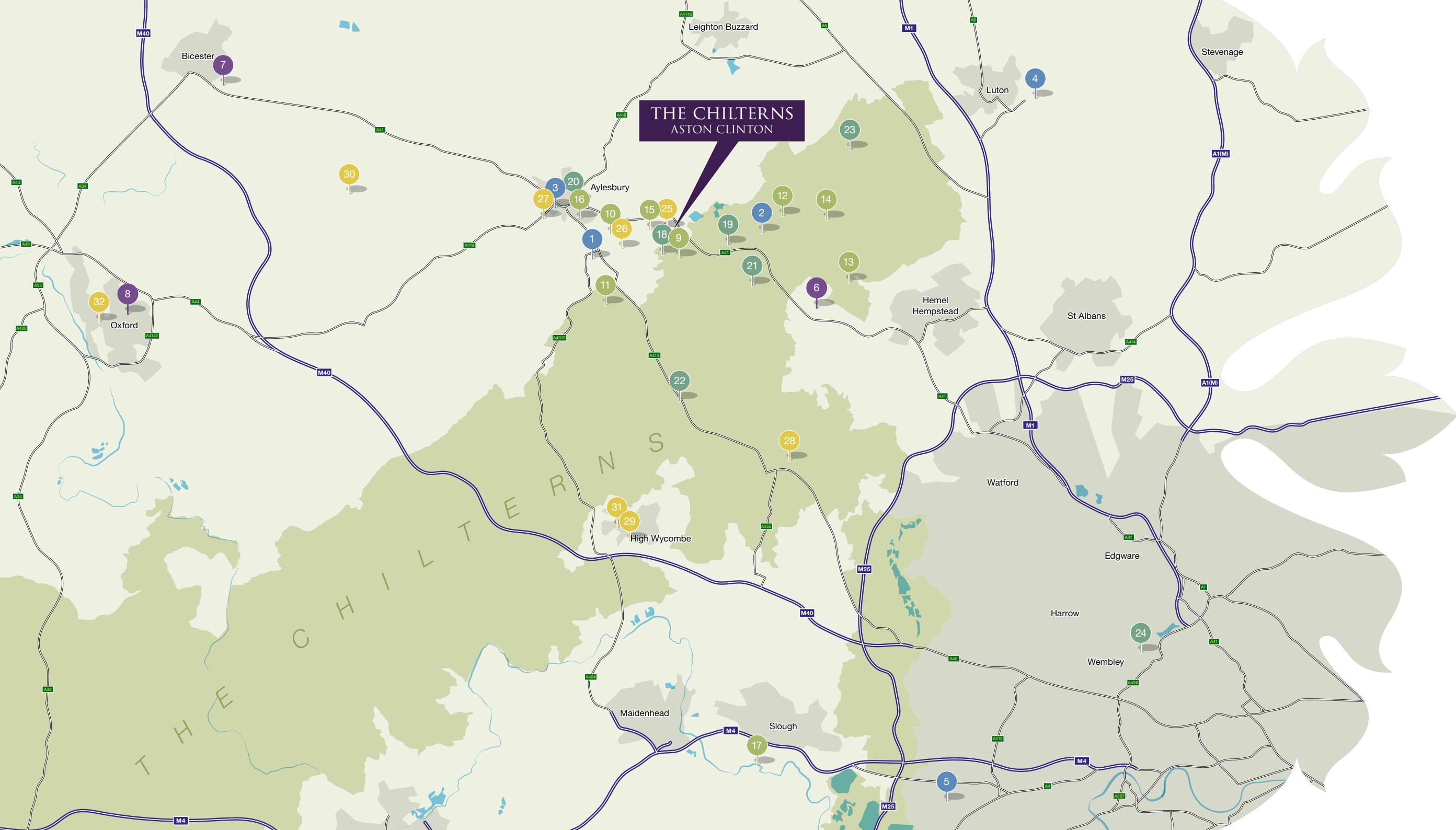
In Aylesbury, there's the opportunity for a grammar school education for children passing the 11+ examination, including Aylesbury High School for girls, Aylesbury Grammar School for boys and Sir Henry Floyd Grammar School (mixed).

The town is also home to the new Buckinghamshire UTC (University Technical College) offering employment-focused education from 14 years upwards, while The Grange School in Aylesbury is a 'good' non-selective secondary school with sixth-form that specialises in business and enterprise.

Meanwhile, Tring School was rated 'good' by Ofsted following an inspection in January 2014 and also offers 'outstanding' sixth-form provision.

For higher education, the brand new University Campus Aylesbury Vale is due to open in Aylesbury in Autumn 2015. Established through a partnership between Buckinghamshire New University and Aylesbury College, it will offer a range of degree-level courses and professional development programmes.





## Travel

- Train stations
- 1 Stoke Mandeville
  - 2 Tring
  - 3 Aylesbury

- Airports
- 4 London Luton
  - 5 London Heathrow

## Shopping

- 6 Berkhamsted
- 7 Bicester Village
- 8 Oxford

## Sport

- Golf Clubs
- 9 Chiltern Forest Golf Club

- 10 The Weston Turville Golf Club
- 11 Ellesborough Golf Club
- 12 Stocks Golf Club
- 13 Berkhamstead Golf Club
- 14 Ashridge Golf Club

### Tennis Clubs

- 15 Aston Park Tennis Club
- 16 Aylesbury Tennis, Squash & Racketball Club

### Racecourses

- 17 Windsor Racecourse

## Leisure

- 18 Go Ape! Wendover
- 19 National History Museum, Tring
- 20 Aylesbury Waterside Theatre

- 21 Champneys Health Spa
- 22 The Roald Dahl Museum
- 23 ZSL Whipsnade Zoo
- 24 Wembley Stadium

## Education

### Schools

- 25 Aston Clinton Primary School
- 26 Weston Turville Primary School
- 27 Sir Henry Filloyd School
- 28 Amersham School
- 29 Wycombe Abbey School
- 30 Ashfold Prep School

### Universities

- 31 Buckinghamshire New University
- 32 Oxford University

## How to find us

### FROM AYLESBURY

Leave Aylesbury on the A41 towards London, going straight over the roundabout (3rd exit) near Tesco and continue straight for 2 miles. At the next roundabout take the 2nd exit onto Aylesbury Road and continue for 1 mile. At the roundabout take the 1st exit onto London Road and after 1 mile, cross over another roundabout and take the first right onto Stablebridge Road. The development will be on your left after 0.3 miles.

### FROM WATFORD

Leave Watford on Exchange Road (A411) and at the first roundabout take the 2nd exit onto the A41. Continue straight on the A41 for 17 miles and then take the B4009 exit towards Wendover. At the roundabout take the first exit onto Tring Hill toward Halton, Wendover. Continue straight for 0.5 miles and then turn left onto Upper Icknield Road. After 0.5 miles turn right and the development will be on your left after 0.3 miles.

### SAT NAV POSTCODE

HP22 5ND







# 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).







## WELCOME TO THE CHILTERNs

THIS EXCLUSIVE DEVELOPMENT OF BRAND NEW FOUR AND FIVE-BEDROOM HOUSES IS LOCATED OFF STABLEBRIDGE ROAD, ON THE FRINGES OF THE CHARMING AND DESIRABLE BUCKINGHAMSHIRE VILLAGE OF ASTON CLINTON.

NESTLED BETWEEN AN ESTABLISHED RESIDENTIAL AREA AND THE WENDOVER ARM OF THE GRAND UNION CANAL, WITHIN PEACEFUL TREE-LINED SURROUNDINGS, THE DEVELOPMENT WILL INCLUDE AN ATTRACTIVE VILLAGE GREEN, INCLUDING AN EQUIPPED CHILDREN'S PLAY AREA.

# SITEPLAN

### 5 bedroom homes



**The Aldbury**  
5 bedroom home  
Plot: 12



**The Ashridge**  
5 bedroom home  
Plots: 4, 5, 16, 18,  
21 & 32



**The Hambleton**  
5 bedroom home  
Plots: 6, 20, 30, 31  
& 48



**The Woodcote**  
5 bedroom home  
Plots: 9, 11, 13, 15  
& 17



**The Missenden**  
5 bedroom home  
Plots: 10, 14, 23  
& 25



**The Risborough**  
5 bedroom home  
Plot: 47



**The Hughenden**  
5 bedroom home  
Plots: 2 & 3

### 4 bedroom homes



**The Hampden**  
4 bedroom home  
Plots: 1, 19, 22, 24  
& 29



**The Studham**  
4 bedroom home  
Plots: 45 & 46

### Affordable Housing

Plots: 7, 8, 26, 27,  
28, 33, 34, 35, 36,  
37, 38, 39, 40, 41,  
42, 43 & 44

- ▶ Garage Access
- ▷ Drive Through/Car Port Access

HELLO, YOU'LL FIND  
THE CHILTERNs SHOW  
HOMES AND SALES  
OFFICE 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.





THE ALDBURY  
5 BEDROOM HOME

THE ALDBURY IS A SPACIOUS 5 BEDROOM HOME OFFERING A WEALTH OF LIVING SPACE.

THE ENTRANCE HALLWAY LEADS TO THE MODERN KITCHEN WITH A BREAKFAST/FAMILY AREA AND THE SEPARATE LIVING ROOM, WHICH ARE COMPLETED WITH FRENCH DOORS LEADING TO THE REAR GARDEN. A SEPARATE DINING ROOM AND A STUDY CAN ALSO BE FOUND ON THE GROUND FLOOR. FOR THE MORE PRACTICAL SIDES OF LIFE, THE ALDBURY BENEFITS FROM UNDER STAIRS STORAGE, A GUEST CLOAKROOM AND A UTILITY AREA.

THERE ARE FIVE DOUBLE BEDROOMS ON THE FIRST FLOOR, TWO OF WHICH HAVE EN-SUITE FACILITIES, WHILST THE OTHERS ARE SERVED BY THE MAIN FAMILY BATHROOM. THE MASTER BEDROOM ALSO BENEFITS FROM A WALK IN WARDROBE AND IT OFFERS A SECLUDED SPACE FROM THE REST OF THE HOUSE.

AN INTEGRAL TRIPLE GARAGE AND A LARGE REAR GARDEN COMPLETE THIS FANTASTIC HOME.



GROUND FLOOR

<b>Lounge (max.)</b>	5.05m x 7.52m	16' 7" x 24' 8"
<b>Kitchen (max.)</b>	5.70m x 4.47mm	18' 8" x 14' 8"
<b>Breakfast/Family</b>	4.90m x 3.05m	16' 1" x 10' 0"
<b>Utility</b>	2.57m x 1.90m	8' 5" x 6' 3"
<b>Dining</b>	3.25m x 4.07m	10' 8" x 13' 4"
<b>Study</b>	3.90m x 2.02m	12' 10" x 6' 8"



FIRST FLOOR

<b>Bedroom 1 (max.)</b>	7.18m x 3.75m	23' 7" x 12' 4"
<b>Dressing (max.)</b>	1.74m x 3.75m	5' 9" x 12' 4"
<b>Bedroom 2 (max.)</b>	5.05m x 3.98m	16' 7" x 13' 1"
<b>Bedroom 3 (max.)</b>	3.93m x 3.67m	12' 11" x 12' 1"
<b>Bedroom 4 (max.)</b>	3.96m x 4.03m	13' 0" x 13' 3"
<b>Bedroom 5 (max.)</b>	3.31m x 3.42m	10' 10" x 11' 3"

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





## THE ASHRIDGE 5 BEDROOM HOME

THE ASHRIDGE IS A THREE STOREY, 5 BEDROOM HOME OFFERING A WEALTH OF FLEXIBLE LIVING SPACE.

THE ENTRANCE HALLWAY LEADS INTO THE KITCHEN/BREAKFAST AREA AND SEPARATE LIVING ROOM, WHICH BOTH BENEFIT FROM FRENCH DOORS TO THE REAR GARDEN. FOR MORE FORMAL OCCASIONS THERE IS A SEPARATE DINING AREA AND THIS PROPERTY ALSO FEATURES A STUDY. FOR THE MORE PRACTICAL SIDES OF LIFE, THE ASHRIDGE HAS AN UNDER STAIRS STORAGE AREA, GUEST CLOAKROOM AND A UTILITY AREA.

ON THE FIRST FLOOR THERE ARE 4 DOUBLE BEDROOMS, WITH BEDROOM 2 BENEFITING FROM A WALK IN WARDROBE AND EN-SUITE FACILITIES. THIS FLOOR IS COMPLETED BY TWO STORAGE CUPBOARDS AND THE MAIN FAMILY BATHROOM.

THE SECOND FLOOR IS DEDICATED TO THE MASTER BEDROOM OFFERING A PEACEFUL RETREAT FROM THE REST OF THE HOUSE AND IT FEATURES AN EN-SUITE BATHROOM AND DRESSING AREA.



### GROUND FLOOR

<b>Lounge</b>	
3.80m × 6.87m	12' 6" × 22' 7"
<b>Kitchen/Breakfast</b>	
5.45m × 4.07m	17' 11" × 13' 5"
<b>Utility</b>	
2.33m × 1.53m	7' 8" × 5' 0"
<b>Dining</b>	
2.50m × 4.37m	8' 2" × 14' 4"
<b>Study</b>	
2.33m × 2.75m	7' 8" × 9' 0"



### FIRST FLOOR

<b>Bedroom 2 (max. &amp; min.)</b>	
3.80m × 3.07m	12' 6" × 10' 1"
<b>Dressing</b>	
2.26m × 2.16m	7' 5" × 7' 1"
<b>Bedroom 3 (max.)</b>	
3.40m × 4.74m	11' 2" × 15' 7"
<b>Bedroom 4</b>	
3.40m × 4.29m	11' 2" × 14' 1"
<b>Bedroom 5 (min. &amp; max.)</b>	
2.38m × 3.77m	7' 10" × 12' 4"



### SECOND FLOOR

<b>Bedroom 1 (max.)</b>	
9.40m × 4.90m	30' 10" × 16' 1"

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





# THE HAMBLEMEN

## 5 BEDROOM HOME

THE HAMBLEMEN IS A TRADITIONALLY DESIGNED 5 BEDROOM HOME OFFERING 3 FLOORS OF LIVING SPACE.

THE KITCHEN/BREAKFAST AREA OPENS THROUGH DOUBLE DOORS INTO THE DINING ROOM AND BOTH SPACES BENEFIT FROM FRENCH DOORS TO THE REAR GARDEN, MAKING THEM LIGHT AND AIRY ROOMS TO ENTERTAIN AND RELAX. THERE IS ALSO A SPACIOUS LIVING ROOM AND A LARGE STUDY. THIS FLOOR IS COMPLETED BY A GUEST CLOAKROOM AND UNDER STAIRS STORAGE.

THE FIRST FLOOR LANDING LEADS ONTO FOUR DOUBLE BEDROOMS, TWO OF WHICH HAVE EN-SUITE FACILITIES AND THE MAIN FAMILY BATHROOM.

THE SECOND FLOOR IS DEDICATED TO THE MASTER BEDROOM, WHICH IS MADE INTO A FANTASTIC PLACE TO RELAX AND UNWIND BY TWO DORMER WINDOWS AND SKYLIGHTS, AS WELL AS FEATURING AN EN SUITE BATHROOM AND DRESSING AREA.



### GROUND FLOOR

<b>Lounge</b>	
3.51m × 5.48m	11' 6" × 18' 0"
<b>Kitchen/Breakfast (max.)</b>	
6.33m × 4.72m	20' 9" × 15' 6"
<b>Dining room</b>	
3.51m × 2.82m	11' 6" × 9' 3"
<b>Study (max.)</b>	
3.57m × 3.52m	11' 9" × 11' 7"



### FIRST FLOOR

<b>Bedroom 2 (max.)</b>	
3.57m × 4.36m	11' 9" × 14' 4"
<b>Bedroom 3 (max.)</b>	
3.56m × 3.97m	11' 8" × 13' 0"
<b>Bedroom 4 (max.)</b>	
4.17m × 3.94m	13' 8" × 12' 11"
<b>Bedroom 5 (max.)</b>	
2.92m × 4.33m	9' 7" × 14' 3"



### SECOND FLOOR

<b>Bedroom 1 (max.)</b>	
6.33m × 4.30m	20' 9" × 14' 2"
<b>Dressing</b>	
3.66m × 2.43m	12' 0" × 8' 0"

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





THE WOODCOTE  
5 BEDROOM HOME

WITH A WELCOMING PORCH  
AREA AND STUNNING  
EXTERIOR, THE WOODCOTE IS  
A 5 BEDROOM HOME FULL OF  
CHARACTER.

FORMING THE HEART OF THIS  
HOME THE LARGE KITCHEN/  
BREAKFAST AREA FEATURES A  
BREAKFAST BAR. SEPARATE UTILITY  
ROOM AND ALSO BENEFITS  
FROM FRENCH DOORS LEADING  
OUT ONTO THE REAR GARDEN.  
THE SEPARATE DINING ROOM IS  
CONNECTED BY DOUBLE DOORS,  
MAKING THIS AN IDEAL AREA  
FOR MORE FORMAL OCCASIONS.  
THE LIVING ROOM AND STUDY  
ARE SITUATED AT THE FRONT  
OF THIS PROPERTY AND OFFER  
PLENTY OF FLEXIBLE LIVING SPACE.  
THIS FLOOR IS COMPLETED BY A  
DOWNSTAIRS CLOAKROOM AND A  
STORAGE CUPBOARD.

THE FIRST FLOOR LANDING LEADS  
ONTO FOUR DOUBLE BEDROOMS. A  
FURTHER GOOD-SIZED BEDROOM  
AND THE FAMILY BATHROOM.  
THREE OF THESE ROOMS BENEFIT  
FROM EN-SUITE FACILITIES, WITH  
THE MASTER BEDROOM ALSO  
FEATURING A WALK IN WARDROBE.



GROUND FLOOR

<b>Lounge</b>		
4.22m × 4.77m		13' 10" × 15' 8"
<b>Kitchen</b>		
4.37m × 3.33m		14' 4" × 10' 11"
<b>Breakfast</b>		
3.64m × 4.66m		12' 0" × 15' 4"
<b>Dining</b>		
4.22m × 3.33m		13' 10" × 10' 11"
<b>Utility</b>		
3.14m × 1.76m		10' 4" × 5' 9"
<b>Study</b>		
4.22m × 2.79m		13' 10" × 9' 2"



FIRST FLOOR

<b>Bedroom 1</b>		
4.29m × 3.20m		14' 1" × 10' 6"
<b>Dressing</b>		
2.17m × 1.90m		7' 2" × 6' 3"
<b>Bedroom 2 (max.)</b>		
4.29m × 3.53m		14' 1" × 11' 7"
<b>Bedroom 3 (max.)</b>		
4.29m × 3.04m		14' 1" × 10' 0"
<b>Bedroom 4 (max.)</b>		
4.29m × 2.91m		14' 1" × 9' 7"
<b>Bedroom 5 (max.)</b>		
3.64m × 2.85m		12' 0" × 9' 4"

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





# THE MISSENDEN

## 5 BEDROOM HOME

WITH 5 BEDROOMS AND SEVERAL SPACIOUS LIVING SPACES, THE MISSENDEN IS AN IDEAL HOME FOR LARGE FAMILIES OR THOSE LOOKING FOR EXTRA ROOM.

THE OPEN PLAN KITCHEN/ BREAKFAST AREA FEATURES A BREAKFAST BAR. SEPARATE UTILITY AREA AND IT IS CONNECTED TO THE DINING ROOM BY DOUBLE DOORS. BOTH OF THESE ROOMS BENEFIT FROM FRENCH DOORS LEADING ONTO THE REAR GARDEN, MAKING IT A FANTASTIC SPACE TO ENTERTAIN AND RELAX. AT THE FRONT OF THE PROPERTY IS A LARGE LIVING ROOM FEATURING A BAY WINDOW AND A SEPARATE STUDY. THIS FLOOR IS COMPLETED BY A DOWNSTAIRS CLOAKROOM AND UNDER STAIRS STORAGE.

FOUR DOUBLE BEDROOMS AND A FURTHER GOOD SIZED BEDROOM CAN BE FOUND UPSTAIRS, WITH THE MASTER BEDROOM AND BEDROOM 2 BENEFITING FROM EN-SUITE FACILITIES, WHILST THE OTHER BEDROOMS ARE SERVED BY THE MAIN FAMILY BATHROOM.



### GROUND FLOOR

<b>Lounge</b>		
4.68m × 5.37m	15' 4" × 17' 8"	
<b>Kitchen</b>		
3.08m × 4.16m	10' 1" × 13' 8"	
<b>Breakfast (max.)</b>		
3.56m × 5.13m	11' 8" × 16' 10"	
<b>Dining</b>		
3.39m × 4.16m	11' 2" × 13' 8"	
<b>Utility</b>		
1.97m × 1.86m	6' 6" × 6' 1"	
<b>Study</b>		
2.93m × 2.42m	9' 7" × 8' 0"	



### FIRST FLOOR

<b>Bedroom 1</b>		
4.74m × 4.03m	15' 7" × 13' 3"	
<b>Bedroom 2</b>		
3.44m × 3.82m	11' 4" × 12' 7"	
<b>Bedroom 3</b>		
2.99m × 3.31m	9' 10" × 10' 10"	
<b>Bedroom 4</b>		
2.96m × 2.96m	9' 9" × 9' 9"	
<b>Bedroom 5 (max.)</b>		
3.20m × 3.28m	10' 6" × 10' 9"	

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





# THE RISBOROUGH 5 BEDROOM HOME

THE RISBOROUGH IS A 5 BEDROOM FAMILY HOME WITH A BEAUTIFUL EXTERIOR WHICH IS CONTINUED INSIDE.

THE ENTRANCE HALLWAY LEADS INTO THE KITCHEN/BREAKFAST AREA WHICH FEATURES A BREAKFAST BAR AND SEPARATE UTILITY AREA. DOUBLE DOORS LEAD THROUGH INTO THE SEPARATE DINING ROOM, WHICH IS IDEAL FOR ENTERTAINING THANKS TO THE FRENCH DOORS LEADING OUT INTO THE GARDEN. THE LIVING ROOM ALSO HAS FRENCH DOORS TO THE GARDEN AND A FEATURE BAY WINDOW. THIS FLOOR IS COMPLETED BY A STUDY, A GUEST CLOAKROOM AND UNDER STAIRS STORAGE.

UPSTAIRS THE LANDING IS MADE INTO A LIGHT SPACE THANKS TO THE LARGE FRONT WINDOW AND IT LEADS ONTO FOUR DOUBLE AND ONE SINGLE BEDROOM. THE MASTER BEDROOM BENEFITS FROM AN EN-SUITE BATHROOM WHILST BEDROOM 2 HAS AN EN SUITE SHOWER ROOM.



## GROUND FLOOR

<b>Lounge</b>		
4.68m × 5.37m	15' 4" × 17' 8"	
<b>Kitchen</b>		
3.80m × 4.16m	12' 6" × 13' 8"	
<b>Breakfast (max.)</b>		
2.85m × 4.16m	9' 4" × 13' 8"	
<b>Dining</b>		
3.40m × 4.16m	11' 2" × 13' 8"	
<b>Utility</b>		
1.97m × 1.86m	6' 6" × 6' 1"	
<b>Study</b>		
2.93m × 2.42m	9' 7" × 8' 0"	



## FIRST FLOOR

<b>Bedroom 1</b>		
4.73m × 4.03m	15' 6" × 13' 3"	
<b>Bedroom 2</b>		
3.44m × 3.44m	11' 4" × 11' 4"	
<b>Bedroom 3</b>		
2.99m × 3.31m	9' 10" × 10' 10"	
<b>Bedroom 4</b>		
2.99m × 2.96m	9' 10" × 9' 9"	
<b>Bedroom 5</b>		
2.99m × 2.24m	9' 10" × 7' 4"	

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





# THE HUGHENDEN

## 5 BEDROOM HOME

THIS 3 STORIED, 5 BEDROOM HOME OFFERS PLENTY OF FLEXIBLE SPACE ALLOWING FAMILIES TO GROW.

SPANNING THE FULL WIDTH OF THE HOUSE, THE SPACIOUS OPEN PLAN KITCHEN/DINING ROOM IS A GREAT SPACE TO RELAX WITH THE WHOLE FAMILY AND ALSO TO ENTERTAIN GUESTS. BOTH THE LIVING ROOM AND STUDY BENEFIT FROM FEATURE BAY WINDOWS, MAKING THEM LIGHT AND AIRY SPACES ALL YEAR ROUND. THIS FLOOR IS COMPLETED BY A DOWNSTAIRS CLOAKROOM AND UNDER STAIRS STORAGE.

ON THE FIRST FLOOR THE MASTER BEDROOM FEATURES A WALK IN WARDROBE AND EN-SUITE FACILITIES. ALSO ON THIS FLOOR ARE TWO FURTHER DOUBLE BEDROOMS, ONE OF WHICH BENEFITS FROM EN-SUITE FACILITIES, AND THE MAIN FAMILY BATHROOM.

THE SECOND FLOOR FEATURES TWO FURTHER BEDROOMS, ONE OF WHICH COULD BE USED AS A FAMILY ROOM, PLUS A SHOWER ROOM.



### GROUND FLOOR

<b>Lounge</b>	
3.58m × 4.59m	11' 9" × 15' 1"
<b>Kitchen</b>	
4.37m × 3.24m	14' 4" × 10' 8"
<b>Dining</b>	
3.73m × 2.86m	12' 3" × 9' 5"
<b>Study</b>	
2.40m × 2.49m	7' 11" × 8' 2"



### FIRST FLOOR

<b>Bedroom 1 (max.)</b>	
3.37m × 5.74m	11' 1" × 18' 10"
<b>Dressing</b>	
1.86m × 2.10m	6' 1" × 6' 11"
<b>Bedroom 3 (max.)</b>	
2.91m × 3.00m	9' 7" × 9' 10"
<b>Bedroom 4</b>	
2.45m × 3.22m	8' 1" × 10' 7"



### SECOND FLOOR

<b>Bedroom 2 (max.)</b>	
3.37m × 4.25m	11' 1" × 14' 0"
<b>Bedroom 5/Family (max.)</b>	
3.58m × 4.25m	11' 9" × 14' 0"

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





## THE HAMPDEN 4 BEDROOM HOME

THE HAMPDEN'S UNIQUE L SHAPED DESIGN MAKES THIS A SPACIOUS 4 BEDROOM HOME WITH PLENTY OF FLEXIBLE LIVING SPACE.

FORMING THE HEART OF THIS HOME IS THE OPEN PLAN KITCHEN/BREAKFAST/FAMILY AREA, WHICH IS COMPLETED BY A BREAKFAST BAR AND FRENCH DOORS TO THE REAR GARDEN, MAKING THIS A GREAT SPACE TO ENTERTAIN AND RELAX. THE LIVING ROOM AND DINING ROOM ARE AT THE FRONT OF THIS PROPERTY AND BOTH BENEFIT FROM FEATURE BAY WINDOWS AND DOUBLE DOORS, MAKING THEM LIGHT AND AIRY SPACES.

THE MASTER BEDROOM CAN BE FOUND UPSTAIRS AND IT BENEFITS FROM EN SUITE SHOWER FACILITIES AND OFFERS A SECLUDED SPACE FROM THE HUSTLE AND BUSTLE OF FAMILY LIFE. ALSO ON THIS FLOOR ARE THREE DOUBLE BEDROOMS AND THE MAIN FAMILY BATHROOM, WITH BEDROOM 2 ALSO FEATURING EN-SUITE FACILITIES.



### GROUND FLOOR

<b>Lounge</b>	
3.65m × 6.49m	12' 0" × 21' 4"
<b>Kitchen (max.)</b>	
3.44m × 3.94m	11' 3" × 12' 1"
<b>Family</b>	
3.44m × 2.97m	11' 3" × 9' 9"
<b>Breakfast</b>	
2.30m × 3.42m	7' 7" × 11' 3"
<b>Dining (max.)</b>	
3.51m × 4.09m	11' 6" × 13' 5"



### FIRST FLOOR

<b>Bedroom 1 (max.)</b>	
3.44m × 5.84m	11' 3" × 19' 2"
<b>Bedroom 2 (max.)</b>	
3.71m × 4.10m	12' 2" × 13' 6"
<b>Bedroom 3</b>	
3.05m × 3.65m	10' 0" × 12' 0"
<b>Bedroom 4</b>	
3.76m × 2.49m	12' 4" × 8' 2"

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





## THE STUDHAM 4 BEDROOM HOME

THE STUDHAM IS A SEMI-DETACHED 4 BEDROOM PROPERTY IDEAL FOR YOUNG FAMILIES.

THE LIVING ROOM SPANS THE FULL WIDTH OF THE PROPERTY AND ALSO BENEFITS FROM FRENCH DOORS LEADING OUT INTO THE REAR GARDEN, MAKING IT A GREAT PLACE TO RELAX ALL YEAR ROUND. THE KITCHEN/DINING ROOM IS LOCATED AT THE FRONT OF THIS PROPERTY AND IT BENEFITS FROM A BAY WINDOW. FOR THE MORE PRACTICAL SIDES OF LIFE, THERE ARE TWO STORAGE CUPBOARDS AND A DOWNSTAIRS CLOAKROOM.

UPSTAIRS THERE ARE THREE DOUBLE BEDROOMS AND A GOOD-SIZED FOURTH BEDROOM, WITH THE MASTER FEATURING EN-SUITE FACILITIES. THIS FLOOR IS COMPLETED BY THE MAIN BATHROOM.



### GROUND FLOOR

<b>Lounge</b>		
5.73m × 3.69m		18' 10" × 12' 1"
<b>Kitchen/Dining</b>		
3.63m × 4.28m		11' 11" × 14' 1"



### FIRST FLOOR

<b>Bedroom 1</b>		
3.30m × 3.62m		10' 10" × 11' 11"
<b>Bedroom 2</b>		
2.80m × 3.52m		9' 3" × 11' 7"
<b>Bedroom 3</b>		
2.84m × 2.63m		9' 4" × 8' 8"
<b>Bedroom 4</b>		
2.33m × 2.23m		7' 8" × 7' 4"

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





# SPECIFICATION

## Kitchens

- Symphony fitted kitchen with design choices available
- Choice of laminate worktops with matching upstand and glass splashback\*
- Stainless steel 1.5 bowl sink with chrome Monobloc Mixer tap
- Oven, microwave combination and induction hob to Contemporary range, and Dual Fuel Range style Cooker including Hob to Traditional range
- Integrated cooker hood to Contemporary range, Stainless Steel Chimney style cooker hood to Traditional range
- Integrated dishwasher & washer/dryer to all kitchens
- Integrated full height 50/50 Fridge/freezer to all kitchens

## Utility Room

- Choice of laminate worktops with matching upstand
- Stainless steel Single bowl sink with chrome Monobloc mixer tap

## Windows, Doors & Joinery

- PVCu window frames and French doors with Multi Point Locking System
- Real wood veneer with Oak finish internal doors
- Timber garage door
- Double glazed front and rear door with 3 point locking system, chrome handles and hinges
- Chrome finish to internal doors

## Bathrooms, En suites & Cloakrooms

- Modern white sanitary ware
- Chrome Basin Mixer tap
- Curved heated towel rail to bathroom and En suite
- Splash back wall tiling to cloakroom and half height ceramic wall tiling to bathrooms & En suites with full height tiling to bath area/ shower cubicles
- Central Heating/Hot Water System
- Fully programmable electric central heating providing hot water
- Thermostatic radiators with dual zone heating controls

## Electrical Features

- Power points in line with NHBC requirements
- TV socket to lounge, kitchen, study, dining room and all bedrooms
- Master telephone socket to lounge plus additional socket to study
- Sky plug and play to lounge and master bedroom
- White LED downlighters in kitchen, cloakroom, bathroom and en suite (where applicable)
- Digital Terrestrial aerial

## Security and Safety

- Mains operated smoke detectors
- Carbon monoxide detector
- Spur for alarm

## Bedrooms

- Fitted wardrobes to master bedroom

## Finishing Touches

- Flat white finish to ceilings
- White emulsion to walls
- White acrylic paint to woodwork
- Ceramic flooring to kitchens and all bathrooms (including cloakroom)
- Oak finish to staircases

## External Features

- Low maintenance PVCu fascias and bargeboard where applicable
- Chrome letter plate
- Electric gates to selected plots
- Infrared lamp to all entrances
- Riven buff slabs to primary front entrance, side pathways and patio
- Outside tap provided at rear of house

## Gardens, Paths and Drives

- Close board fencing, external close boarded boundary fencing and brick boundary walls (plot specific)
- Landscaped front gardens
- Turfed rear gardens
- NHBC 10-year Warranty
- NHBC 10 year Build Mark policy
- Taylor Wimpey warranty for 2 years from date of Legal Completion

\* = Options, upgrades and colour choices are available subject to stage of construction.  
Please note: Floor coverings are available as part of our Options. 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.













# Our Customer Charter

**We understand and aim to provide you with a quality new home as well as making the buying process as simple as possible for you – all backed up by a good customer service.**

**Our Customer Service Charter sets out the help we will provide to you throughout your moving process and after you have moved in. We will:**

1. Strive to ensure all our marketing and advertising is clear and truthful, and use clear and fair terms and conditions in our sale contract.
2. Give you detailed information about the home you are buying and guidance regarding the choices and options available to you.
3. Give you your own files showing you all the steps involved in buying a new home, moving in, maintaining your new home, details of warranties and guarantees and our after sales service.
4. Invite you to meet the Site Manager who is responsible for building your home, so you can ask whatever questions you may have.
5. Provide you with regular updates on the construction progress of your home, and when it will be ready.
6. Invite you to visit your new home before you move in so we can show you how everything works.
7. Tell you about our 2 year Taylor Wimpey Warranty, along with the NHBC 10 year Warranty.
8. Ensure you receive Health and Safety advice when visiting a development, and when you have moved in.
9. Be in touch shortly after you have moved in to check you are settling in ok. Thereafter, a couple of weeks after you have moved in, we will arrange to visit you, at a time that is convenient for you. This will be an opportunity for you to raise any questions, concerns or issues in relation to your new home. We will then check with you again a month or so later, just to make sure everything is ok and you are settled in; and we will stay in touch whilst you make your home your own.
10. Provide an after sales service including a formal complaints process if you feel you haven't received the service you should have.

**Our Customer Service Charter complies with the requirements of the 2017 Consumer Code. Further details available at [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)**