

Taylor
Wimpey

Wellington Park

Waterlooville

A collection of 2, 3 & 4 bedroom homes





Welcome to

Wellington Park








Whether you are a first time buyer, looking for more room for your growing family, or looking to downsize, our latest selection of homes at Wellington Park offers something for everyone!

Wellington Park is already a thriving community and a place that people are proud to call home. Our newest collection of 2, 3 & 4 bedroom homes are not only expertly designed for modern day living, but benefit from a superb location. Local amenities are right on your doorstep, whether it is shopping or that all important leisure time Wellington Park has it all. If that's not enough, when you want to go further afield, Wellington Park offers excellent transport links, via road, rail, sea and air.






4 bedroom homes

-  **The Blendworth**
4 bedroom home
Plots: 532 & 548
-  **The Lovedean**
4 bedroom home
Plots: 519 & 550
-  **The Knowle**
4 bedroom home
Plots: 516, 517, 520, 565 & 566
-  **The Shelford**
4 bedroom home
Plot: 549
-  **The Southwick**
4 bedroom home
Plots: 513, 514 & 523




3 bedroom homes

-  **The Flatford**
3 bedroom home
Plots: 521, 531, 533-537, 545, 546, 555, 556 & 564
-  **The Grove**
3 bedroom home
Plots: 482-485, 498-503, 511 & 512
-  **The Warnford**
3 bedroom home
Plots: 524, 529, 540 & 543
-  **The Warnford Variant**
3 bedroom home
Plots: 525-528, 541 & 542
-  3 bedroom home
Plot: 561*
-  3 bedroom home
Plots: 551-553*, 559*, 560* & 571-574*
-  3 bedroom home
Plots: 581-584*

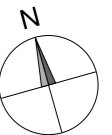
2 bedroom homes

-  **The Bere**
2 bedroom home
Plots: 557, 558, 567 & 568
-  **The Brook**
2 bedroom home
Plots: 487, 515, 518, 575* & 577*
-  **The Denmead**
2 bedroom home
Plots: 486, 539 & 547
-  **The Gales**
2 bedroom home
Plots: 522, 530, 538, 544, 554*, 569, 570* & 576*
-  2 bedroom home
Plots: 562*, 563* & 578-580*

Apartments

-  1 bedroom homes
Plots: 488-491*
-  1 bedroom homes
Plots: 492-497†
-  1 & 2 bedroom homes
Plots: 504-510†

- = Bollard
- *ah/r = Rented Homes
- †ah/so = Shared Ownership
- ▶ = Garage
- ▷ = Carport/Drive Through
- SS = Sub Station
- V = Visitor Parking
- BMS 1-10 = Bin Muster Station
- Ask Sales Executive for more details



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. 26468/January 2016.



The Grove 3 bedroom home



The Grove is a 3 bedroom townhouse with bags of versatility appealing to growing families or professional couples.

The light and airy living room, with double doors to the rear garden and the kitchen/breakfast area can be found on the ground floor along with the added convenience of a downstairs cloakroom and under stairs storage cupboard.

On the first floor there are two bedrooms, a double and a single, which could be used as a study or nursery. The family bathroom can also be found on the first floor. The master bedroom and its en suite shower room and dressing area occupy the whole of the second floor, making it the perfect hideaway.



Ground Floor

Kitchen/Breakfast Area (max)

5.15m × 2.36m 16'11" × 7'9"

Living Room

4.11m × 3.95m 13'6" × 12'11"



First Floor

Bedroom 2

3.95m × 3.73m 14'7" × 12'3"

Bedroom 3

3.38m × 1.90m 11'1" × 6'4"



Second Floor

Master Bedroom

4.44m × 3.95m 14'7" × 12'11"

Total Floor Area 108.4 sq m 1166 sq ft



The Lovedean 4 bedroom home



The carefully considered layout makes the Lovedean perfect for contemporary living.

The kitchen/breakfast area is a welcoming and versatile space complemented by double doors to the rear garden. The separate dining room provides somewhere for you to enjoy formal mealtimes whilst the light and airy living room is the perfect place to relax with double doors to the rear garden. The practicalities are covered by the downstairs cloakroom and handy under stairs storage cupboard.

The four bedrooms can be found on the first floor, along with the family bathroom. The master bedroom boasts an en suite shower room, to complete this wonderful home.



Ground Floor

Living Room

4.56m x 4.12m 15'0" x 13'6"

Kitchen/Breakfast Area

6.57m x 3.44m 21'7" x 11'3"

Dining Room

3.06m x 3.03m 10'0" x 9'11"



First Floor

Master Bedroom

6.22m x 3.44m 20'5" x 11'3"

Bedroom 2

4.56m x 3.05m 15'0" x 10'0"

Bedroom 3

3.06m x 2.95m 10'0" x 9'8"

Bedroom 4

3.42m x 2.63m 11'3" x 8'7"

Total Floor Area 142.8 sq m 1537 sq ft

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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. TWSC_26440/January 2016.



The Gales

2 bedroom home



The Gales is a stylish 2 bedroom detached home, perfect for singles or couples.

The open-plan kitchen/living/dining area is both welcoming and versatile, with flexible space to fit around you and the added benefit of double doors to a Juliet balcony. The master bedroom will be your peaceful haven and offers the added luxury of an en suite shower room, while the second bedroom would make an ideal guest room.

Ground Floor



First Floor

Kitchen

3.45m x 1.70m 11'7" x 5'7"

Living/Dining Area

4.19m x 3.64m 13'9" x 11'11"

Master Bedroom

4.95m x 2.77m 16'6" x 9'1"

Bedroom 2

3.66m x 2.95m 12'0" x 9'8"



Total Floor Area 70.3 sq m 756 sq ft

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The Warnford 3 bedroom home



A wonderfully elegant three bedroom townhouse designed over three storeys.

The light and airy kitchen/dining area, with double doors to the rear garden is the perfect place to start your day. A convenient study, downstairs cloakroom and under stairs storage cupboard complete the ground floor.

The first floor living room with double doors to a Juliet balcony provide the perfect retreat. The master bathroom can be found on this floor, along with a single bedroom.

There are two double bedrooms on the second floor, with the master bedroom having the added convenience of an en suite shower room.



Ground Floor

Kitchen/Dining Area (max)

4.99m x 3.33m 16'4" x 10'11"

Study

3.38m x 1.95m 11'1" x 6'5"



First Floor

Living Room (max)

4.99m x 3.33m 16'4" x 10'11"

Bedroom 3 (max)

4.00m x 2.67m 13'1" x 8'9"



Second Floor

Master Bedroom

4.00m x 3.33m 13'1" x 10'11"

Bedroom 2

4.00m x 2.67m 13'1" x 8'9"

Total Floor Area 104.4 sq m 1124 sq ft



The Brook

2 bedroom home



Contemporary & stylish both inside and out make this 2 bedroom home a popular choice.

The open-plan kitchen/dining area, with double doors to a Juliet balcony makes this the perfect place to start your day. A separate living room with further double doors to a Juliet balcony is the perfect place to entertain or kick back and relax.

This superb home is completed by two bedrooms, the master having the added luxury of an en suite shower room. The master bathroom and storage cupboard complete this superb home.

Ground Floor



First Floor

Kitchen

3.54m x 1.70m 11'7" x 5'7"

Living Room

5.97m x 3.29m 19'7" x 10'10"

Dining Area

4.19m x 3.64m 13'9" x 11'11"

Master Bedroom

4.95m x 2.77m 16'6" x 9'1"

Bedroom 2

3.66m x 2.95m 12'0" x 9'8"



Total Floor Area 90.4 sq m 973 sq ft

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The Flatford 3 bedroom home



The Flatford is a delightful 3 bedroom home, providing all you need for modern living.

Get the day off to a great start in the kitchen/breakfast area, then relax or entertain in the open-plan living/dining area, which features double doors to the rear garden. The under stairs storage cupboard and cloakroom complete this floor.

On the first floor two of the three bedrooms are doubles, with the master enjoying an en suite shower room. The master bathroom serves the remaining bedrooms.



Ground Floor

Kitchen/Breakfast Area

3.43m x 3.08m 11'3" x 10'1"

Living/Dining Area

4.74m x 3.71m 15'6" x 12'2"



First Floor

Master Bedroom (max)

3.67m x 3.41m 12'0" x 11'2"

Bedroom 2

3.31m x 2.63m 10'10" x 8'7"

Bedroom 3

3.71m x 2.02m 12'2" x 6'7"

Total Floor Area 79.0 sq m 851 sq ft

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The Knowle

4 bedroom home



Stylish yet practical, the Knowle is a wonderful family home.

Enjoy sit down meals in the kitchen/dining area, which benefits from a handy utility room with door to the rear garden. The light and airy living room also provides access to the garden courtesy of double doors. The downstairs and under stairs storage cupboard take care of the practical sides of life.

Upstairs is home to four bedrooms, three of which are doubles. The master bathroom serves three of the bedrooms while the master enjoys the added luxury of its own en suite shower room.



Ground Floor

Kitchen/Dining Area (max)

6.02m x 3.52m 19'9" x 11'6"

Living Room

6.02m x 3.39m 19'9" x 11'1"

Utility

2.07m x 1.54m 6'9" x 5'0"

First Floor



Master Bedroom

3.60m x 3.47m 11'10" x 11'5"

Bedroom 2

3.51m x 2.90m 11'6" x 9'6"

Bedroom 3

3.04m x 2.42m 9'11" x 7'11"

Bedroom 4

3.05m x 2.34m 10'0" x 7'8"

Total Floor Area 112.9 sq m 1215 sq ft

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The Blendworth 4 bedroom home



The Blendworth is a beautifully designed home offering a wealth of space that the whole family will love.

With its light and airy hallway this is a wonderfully welcoming home from the moment you step in the door. An open-plan kitchen/breakfast area forms the heart of the home for day-to-day living, with a handy utility area providing access to the rear garden. The living room has double doors to the rear garden, while for added convenience there is a cloakroom and storage cupboard on the ground floor.

The four bedrooms can be found on the first floor, along with the master bathroom. Three of the bedrooms are doubles and the master bedroom boasts an en suite shower room. There is also a handy study for those who like to work at home.



Ground Floor

Kitchen/Breakfast Area

6.02m x 3.52m 19'9" x 11'6"

Living Room

6.02m x 3.39m 19'9" x 11'1"

Utility

2.07m x 1.54m 6'9" x 5'0"



First Floor

Master Bedroom

3.82m x 2.88m 12'6" x 9'5"

Bedroom 2

3.78m x 3.47m 12'5" x 11'4"

Bedroom 3

3.67m x 2.90m 12'0" x 9'6"

Bedroom 4 (min)

3.04m x 2.59m 9'11" x 8'6"

Study

2.87m x 2.16m 9'5" x 7'1"

Total Floor Area 128.5 sq m 1383 sq ft

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The Warnford Variant 3 bedroom home



Flexible townhouse living can be yours in the 3 bedroom, 3 storey Warnford Variant.

The distinctively shaped family/dining room is ideal for getting everyone together, while the kitchen/breakfast area with double doors to the rear garden is the perfect place to start your day. The downstairs cloakroom and under stairs storage cupboard keep the practicalities covered.

The first floor living room features double doors and a Juliet balcony, so you continue to enjoy the outside from upstairs. The master bathroom can be found on this floor, along with a single bedroom.

There are two double bedrooms on the second floor, the master of which has the added luxury of an en suite shower room.



Ground Floor

Kitchen/Breakfast Area

4.00m x 3.33m 13'1" x 10'11"

Family/Dining Room

4.52m x 4.28m 14'10" x 14'0"



First Floor

Living Room

4.00m x 3.33m 13'1" x 10'11"

Bedroom 3 (max)

4.00m x 2.67m 13'1" x 8'9"



Second Floor

Master Bedroom

4.00m x 3.33m 13'1" x 10'11"

Bedroom 2

4.00m x 2.67m 13'1" x 8'9"

Total Floor Area 109.2 sq m 1175 sq ft

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The Southwick enjoys the flexibility offered by townhouse living.

The double doors to the rear garden in the kitchen/breakfast area make the space bright and welcoming – the perfect setting for the start of your day. The study is located just across the hallway from the dining room and practical touches include a utility room, downstairs cloakroom and storage cupboard.

The living room can be found on the first floor, with double doors and a Juliet balcony letting you enjoy the outside from upstairs. A single bedroom and cloakroom can also be found on this floor.

The second floor is home to three bedrooms, all of which are doubles. The master bedroom has its own en suite shower room, leaving the master bathroom to serve the remaining bedrooms.



Ground Floor

Kitchen/Breakfast Area (max)

5.47m x 3.31m 17'11" x 10'10"

Dining Room

3.57m x 2.89m 11'9" x 9'6"

Study

2.47m x 2.44m 8'1" x 8'0"

Utility

1.84m x 1.71m 6'0" x 5'7"

*Bay window to plots 514 and 523 only



First Floor

Living Room

7.04m x 3.69m 13'6" x 12'1"

Bedroom 4

2.89m x 2.47m 9'6" x 8'1"

*Bay window to plots 514 and 523 only



Second Floor

Master Bedroom

3.71m x 3.40m 12'2" x 11'2"

Bedroom 2

3.50m x 3.19m 11'6" x 10'6"

Bedroom 3

3.99m x 2.47m 13'1" x 8'1"

Total Floor Area 153.4 sq m 1652 sq ft



A carefully considered layout and stylish design make The Shelford ideal for family life.

The ground floor is home to the living room and the open-plan kitchen/breakfast area, which features double doors to the rear garden. The dedicated study provides the perfect home for the family computer or for those who like to work at home. The downstairs cloakroom and under stairs storage cupboard are welcome practical touches.

The four bedrooms and master bathroom can be found on the first floor. The master bedroom enjoys the added luxury of an en suite shower room. There is also a hobby room that can be used however you wish and enjoys an additional en suite shower room.



Ground Floor

Kitchen/Breakfast Area (max)

8.10m x 3.25m 26'7" x 10'8"

Living Room (max)

4.74m x 3.88m 15'6" x 12'8"

Study

3.23m x 2.11m 10'7" x 6'11"

First Floor



Master Bedroom

3.88m x 3.77m 12'9" x 12'5"

Bedroom 2

3.78m x 2.89m 12'5" x 9'6"

Bedroom 3

4.23m x 3.10m 13'11" x 10'2"

Bedroom 4

3.10m x 2.31m 10'2" x 7'6"

Hobby Room

3.89m x 2.76m 12'9" x 9'0"

Total Floor Area 142.3 sq m 1532 sq ft



Two bedroom homes that are the perfect examples of the very best in single storey living.

Providing a welcoming open-plan living room/dining area with separate kitchen ideally located next door is the perfect place living space. The master bedroom is a double and benefits from an en suite shower room. The master bathroom serves the remaining bedroom.



Plots 557 & 567

Kitchen (max)

4.11m x 2.43m 13'6" x 7'11"

Living/Dining Area (max)

7.11m x 3.76m 23'4" x 12'4"

Master Bedroom

4.18m x 2.94m 13'9" x 9'8"

Bedroom 2 (min)

3.27m x 2.23m 10'9" x 7'4"

Total Floor Area 68.1 sq m 734 sq ft



Plots 558 & 568

Kitchen (max)

4.92m x 2.43m 16'1" x 7'11"

Living/Dining Area (max)

7.38m x 3.84m 24'3" x 12'7"

Master Bedroom

4.18m x 3.01m 13'9" x 9'10"

Bedroom 2 (min)

3.26m x 2.23m 10'8" x 7'4"

Total Floor Area 76.5 sq m 823 sq ft

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Enjoy flexible living in this modern two bedroom apartment superbly designed over two floors.

The ground floor is home to the light and airy living room. The first floor is home to a welcoming open-plan kitchen/dining area with double doors to a Juliet balcony. The master bedroom is a double and benefits from an en suite shower room. The master bathroom serves the remaining bedroom.

Ground Floor

Living Room

5.97m x 3.29m 19'7" x 10'10"



First Floor

Kitchen

3.45m x 1.70m 11'7" x 5'7"

Dining Area

4.19m x 3.64m 13'9" x 11'11"

Master Bedroom

4.95m x 2.77m 16'6" x 9'1"

Bedroom 2

3.66m x 2.95m 12'0" x 9'8"



Total Floor Area 93.9 sq m 1011 sq ft

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How to find us

From M27 East

Continue on the M27 East until it becomes the A27. After approximately 1.75 miles take the exit for A3 (M) (signposted London). Continue on the A3 (M) for 1.7 miles leaving at Junction 3 signposted B2150 WaterlooVille. At the first roundabout turn left taking the first exit on to the B2150. Continue 0.3 miles until you reach a second roundabout, cross this roundabout taking the second exit. Travel for a further 0.5 miles until you come across a third roundabout, turn left and continue approximately 500 yards where you will reach a fourth roundabout. At the fourth roundabout turn right, taking the third exit then continue for a further 0.3 miles going straight over at the fifth roundabout, after the roundabout the site is situated approximately 0.4 miles on your left hand side.

Wellington Park

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