

Mayberry Place

AYLESBURY | BUCKINGHAMSHIRE

A stunning collection of modern 2 bedroom apartments and 2, 3, 4 & 5 bedroom houses located on the outskirts of Aylesbury



Mayberry Place



Mayberry Place is perfectly situated just two miles from the centre of Aylesbury, a growing town with an interesting history dating back to the Iron Age. The charming cobbled market square has hosted a market since the 13th century and is complemented by the modern Friars Square and Hale Leys shopping centres, which offer many well-known high street retailers and independent shops.

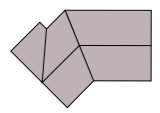
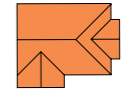
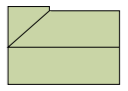

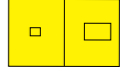
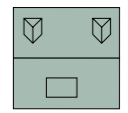
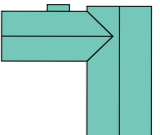
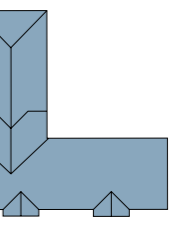
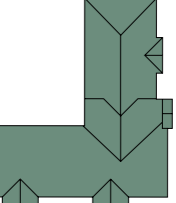



The town has a lively nightlife which includes traditional pubs, modern bars and stylish nightclubs, whilst the bowling alley, cinema, restaurants and three theatres ensure all tastes are catered for. In addition, a number of golf clubs, gyms and leisure centres provide countless opportunities to exercise and participate in group sports.




Aylesbury contains a good selection of primary and secondary schools as well as a college – ensuring children living at Mayberry Place do not have far to travel for their education.

Conveniently located and with excellent transport links, travelling from Mayberry Place could not be easier. The development is located just off the A41 and offers excellent access to the M40, M25 and M1.

Aylesbury Vale Parkway Railway Station is within walking distance of Mayberry Place, whilst Aylesbury Railway Station can be reached by car in five minutes and is just over an hour from London Marylebone station.



-  Kempton
5 bedroom homes
Plots 2243, 2244, 2247 & 2248
-  Lingfield
5 bedroom home
Plot 2242
-  Newbury
5 bedroom homes
Plots 2245 & 2246
-  Appleford
2 bedroom homes
Plots 2239, 2240 & 2241
-  Dunton
3 bedroom homes
Plots 2212, 2213, 2214, 2215, 2250, 2252 & 2253
-  Wilton
5 bedroom home
Plot 2249
-  Langdale
4 bedroom home
Plot 2251
-  The Ash
2 bedroom apartments
Plots 2217 – 2224
-  The Beech
2 bedroom apartments
Plots 2225 – 2232
-  Dovedale
Plot 2211
-  Housing Association
-  Housing Association

-  Sub Station
-  Bin Storage Area
-  Cycle Storage Area
-  Drive Through/Car Port Access
-  Garage Access
-  Visitors Parking Space
-  Visitor Parking for Housing Association
- Bollards

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.



Key features

- Open-plan kitchen/breakfast/family area with double doors to rear garden
- Bay window to kitchen
- Living room with double doors to rear garden
- Separate dining room
- En-suite to master bedroom
- 3 double bedrooms
- Double garage

The computer generated image depicts a typical Langdale home. Its purpose is to give a feel for the development, not an accurate description of each property. 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.

4 bedroom home

taylorwimpey.co.uk

Mayberry Place

Langdale

Plot 2251

Ground Floor

Living Room

4500mm x 4565mm 14'9" x 15'0"

Dining Room

3045mm x 3400mm 10'0" x 11'2"

Kitchen/Breakfast Area

3440mm x 3650mm 11'3" x 12'0"

First Floor

Bedroom 1

3440mm x 3770mm 11'3" x 12'4"

Bedroom 2

4565mm x 3090mm 15'0" x 10'2"

Bedroom 3

3045mm x 2940mm 10'0" x 9'8"

Bedroom 4

2700mm x 3480mm 8'10" x 11'5"



Key

A/C - Airing Cupboard E/S - En-Suite St - Store WC - Cloakroom

Please note

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. 20139/1 December 2011



Key features

- Open-plan kitchen and dining area with double doors to rear garden
- Separate study
- En-suite and dressing room to master bedroom
- Second floor with separate shower room
- 5 double bedrooms
- Garage

5 bedroom home

The computer generated image depicts a typical Wilton home. Its purpose is to give a feel for the development, not an accurate description of each property. 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.

taylorwimpey.co.uk

Mayberry Place

Wilton

Plot 2249

Ground Floor

Living Room	3580mm x 4590mm	11'9" x 15'1"
Dining Area	3700mm x 2860mm	12'2" x 9'5"
Kitchen	4370mm x 3240mm	14'4" x 10'8"
Study	2400mm x 2700mm	7'10" x 8'10"

First Floor

Bedroom 1	3375mm x 3560mm	11'1" x 11'8"
Bedroom 2	2450mm x 3485mm	8'0" x 11'5"
Bedroom 3	2450mm x 4020mm	8'0" x 13'2"

Second Floor

Bedroom 4	4790mm x 3580mm	15'9" x 11'9"
Bedroom 5	3380mm x 2700mm	11'1" x 8'10"



Ground Floor



First Floor



Second Floor

Key

E/S - En-Suite St - Store WC - Cloakroom

Please note

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Key features

- Open-plan living/dining area with double doors to rear garden
- Spacious second floor master bedroom with vaulted ceiling and shower room en-suite
- Family bathroom

3 bedroom home

The computer generated image depicts a typical Dunton home. Its purpose is to give a feel for the development, not an accurate description of each property. 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.

taylorwimpey.co.uk

Mayberry Place

Dunton

Plots 2212, 2213, 2214, 2215, 2216, 2250, 2252 & 2253

Ground Floor

Living/Dining Area

5400mm x 3700mm 17'9" x 12'2"

Kitchen

2580mm x 3435mm 8'6" x 11'3"

First Floor

Bedroom 2

5400mm x 3385mm 17'9" x 11'1"

Bedroom 3

2560mm x 2890mm 8'5" x 9'6"

Second Floor

Bedroom 1

3750mm x 2800mm 12'4" x 9'2"



Key

E/S - En-Suite St - Store WC - Cloakroom

Please note

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Key features

- Open-plan kitchen/living/dining area with double doors to rear garden
- 2 spacious bedrooms
- Single garage

2 bedroom home

The computer generated image depicts a typical Appleford home. Its purpose is to give a feel for the development, not an accurate description of each property. 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.

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Mayberry Place

Appleford

Plots 2239, 2240 & 2241

Ground Floor

Living/Dining Area

4000mm x 3000mm 13'1" x 9'10"

Kitchen

2450mm x 3100mm 8'0" x 10'2"

First Floor

Bedroom 1

3250mm x 2520mm 10'8" x 8'3"

Bedroom 2

4000mm x 2110mm 13'1" x 6'11"



Key

St – Store WC – Cloakroom

Please note

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Key features

- Open-plan kitchen/breakfast area with double doors to rear garden
- Living/dining area with double doors to rear garden
- Separate study
- En-suite to master bedroom
- Separate bathroom on second floor

5 bedroom home

The computer generated image depicts a typical Lingfield home. Its purpose is to give a feel for the development, not an accurate description of each property. 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.

taylorwimpey.co.uk

Mayberry Place

Lingfield

Plot 2242

Ground Floor

Living/Dining Area

3200mm x 6150mm 10'6" x 20'2"

Kitchen

3570mm x 3860mm 11'9" x 12'8"

First Floor

Bedroom 2

3285mm x 3150mm 10'9" x 10'4"

Bedroom 3

3200mm x 3030mm 10'6" x 9'11"

Bedroom 4

2170mm x 3030mm 7'1" x 9'11"

Second Floor

Bedroom 1

3285mm x 3860mm 10'9" x 12'8"

Bedroom 5

3200mm x 3200mm 10'6" x 10'6"



Ground Floor



First Floor



Second Floor

Key

A/C - Airing Cupboard E/S - En-Suite St - Store WC - Cloakroom

Please note

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Key features

- Dining/family area with double doors to rear garden
- Kitchen with access to rear garden
- Separate study
- Living room on first floor
- En-suite to master bedroom
- Separate bathroom to second floor

The computer generated image depicts a typical Kempton home. Its purpose is to give a feel for the development, not an accurate description of each property. 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.

5 bedroom home

taylorwimpey.co.uk

Mayberry Place

Kempton

Plots 2243, 2244, 2247 & 2248

Ground Floor

Dining/Family Area

5150mm x 3980mm 16'11" x 13'1"

Kitchen

2860mm x 3625mm 9'5" x 11'11"

Study

2080mm x 2850mm 6'10" x 9'4"

First Floor

Living Room

5150mm x 4240mm 16'11" x 13'11"

Bedroom 3

3530mm x 3000mm 11'7" x 9'10"

Bedroom 5

2850mm x 2710mm 9'4" x 8'11"

Second Floor

Bedroom 1

5150mm x 2895mm 16'11" x 9'6"

Bedroom 2

3530mm x 3000mm 11'7" x 9'10"

Bedroom 4

2850mm x 2710mm 9'4" x 8'11"



Ground Floor



First Floor



Second Floor

Key

A/C - Airing Cupboard E/S - En-Suite St - Store WC - Cloakroom

Please note

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Key features

- Open-plan kitchen/utility/dining area with access to rear garden
- Living room with double doors to rear garden
- En-suite to master bedroom, bedroom 2 and bedroom 3
- 3 double bedrooms

5 bedroom home

The computer generated image depicts a typical Newbury home. Its purpose is to give a feel for the development, not an accurate description of each property. 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.

taylorwimpey.co.uk

Mayberry Place

Newbury

Plots 2245 & 2246

Ground Floor

Living Room

3325mm x 5675mm 10'11" x 18'7"

Kitchen/Utility/Dining Area

5075mm x 5350mm 16'8" x 17'7"

First Floor

Bedroom 1

3325mm x 4170mm 10'11" x 13'8"

Bedroom 3

2850mm x 3845mm 9'4" x 12'7"

Second Floor

Bedroom 2

3325mm x 4170mm 10'11" x 13'8"

Bedroom 4

2275mm x 3285mm 7'6" x 10'9"

Bedroom 5

2650mm x 2280mm 8'8" x 7'6"



Ground Floor



First Floor



Second Floor

Key

E/S - En-Suite St - Store WC - Cloakroom

Please note

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Mayberry Place

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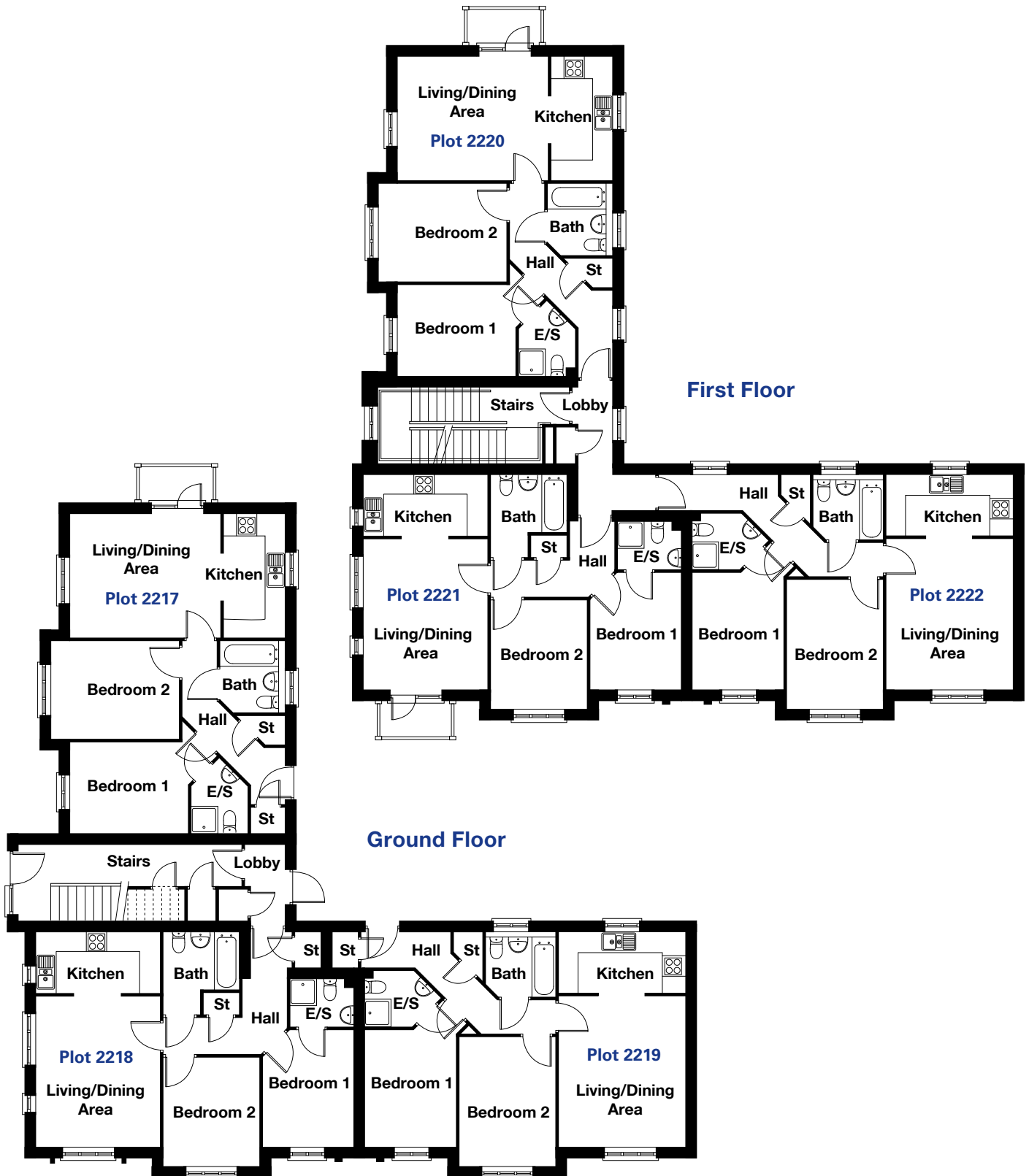
The Ash Apartments

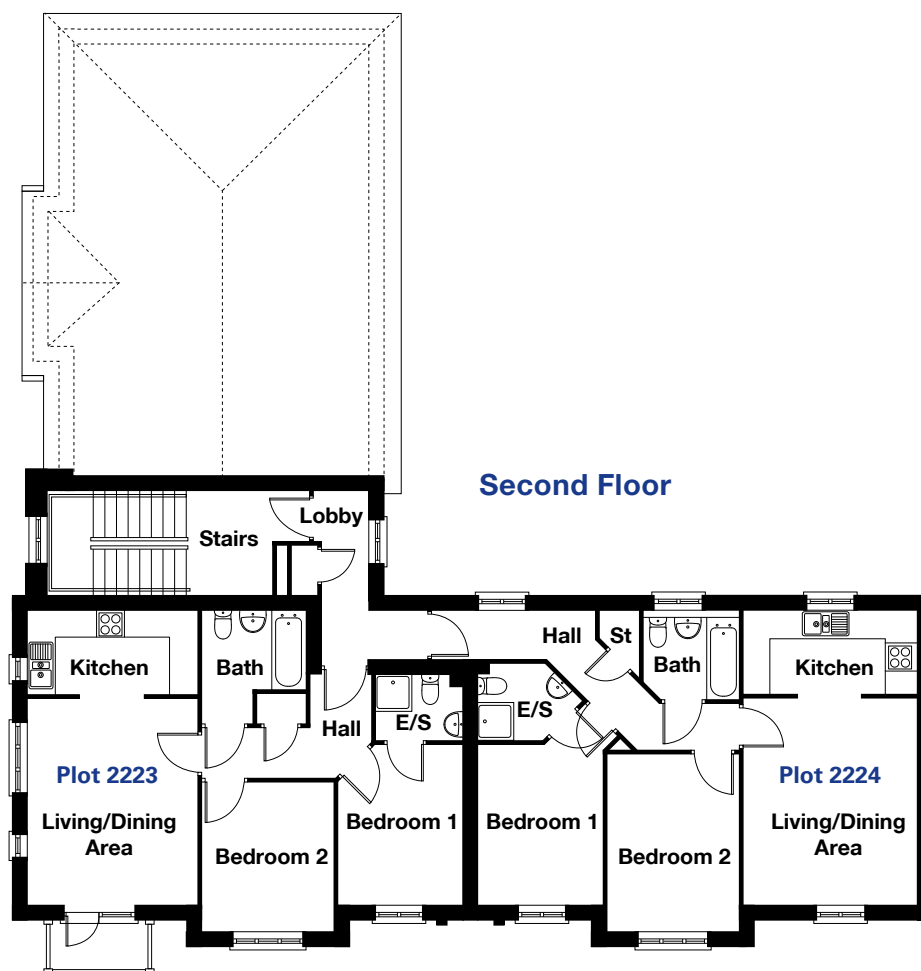
Stunning 2 bedroom
apartments on the
outskirts of Aylesbury



Mayberry Place

The Ash Apartments





Plots 2217 & 2220

Living/Dining Area	4430mm x 3640mm	14'6" x 11'11"
Kitchen	1820mm x 3640mm	6'0" x 11'11"
Bedroom 1	3485mm x 2685mm	11'5" x 8'10"
Bedroom 2	2835mm x 3795mm	9'4" x 12'5"

Plot 2218, 2221 & 2223

Living/Dining Area	4430mm x 3640mm	14'6" x 11'11"
Kitchen	1820mm x 3640mm	6'0" x 11'11"
Bedroom 1	3429mm x 2685mm	11'3" x 8'10"
Bedroom 2	2835mm x 3185mm	9'4" x 10'5"

Plot 2219, 2222 & 2224

Living/Dining Area	4430mm x 3640mm	14'6" x 11'11"
Kitchen	1820mm x 3640mm	6'0" x 11'11"
Bedroom 1	2685mm x 3485mm	8'10" x 11'5"
Bedroom 2	2835mm x 3795mm	9'4" x 12'5"

Key

St - Store WC - Cloakroom E/S - En-Suite

Please note

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Mayberry Place

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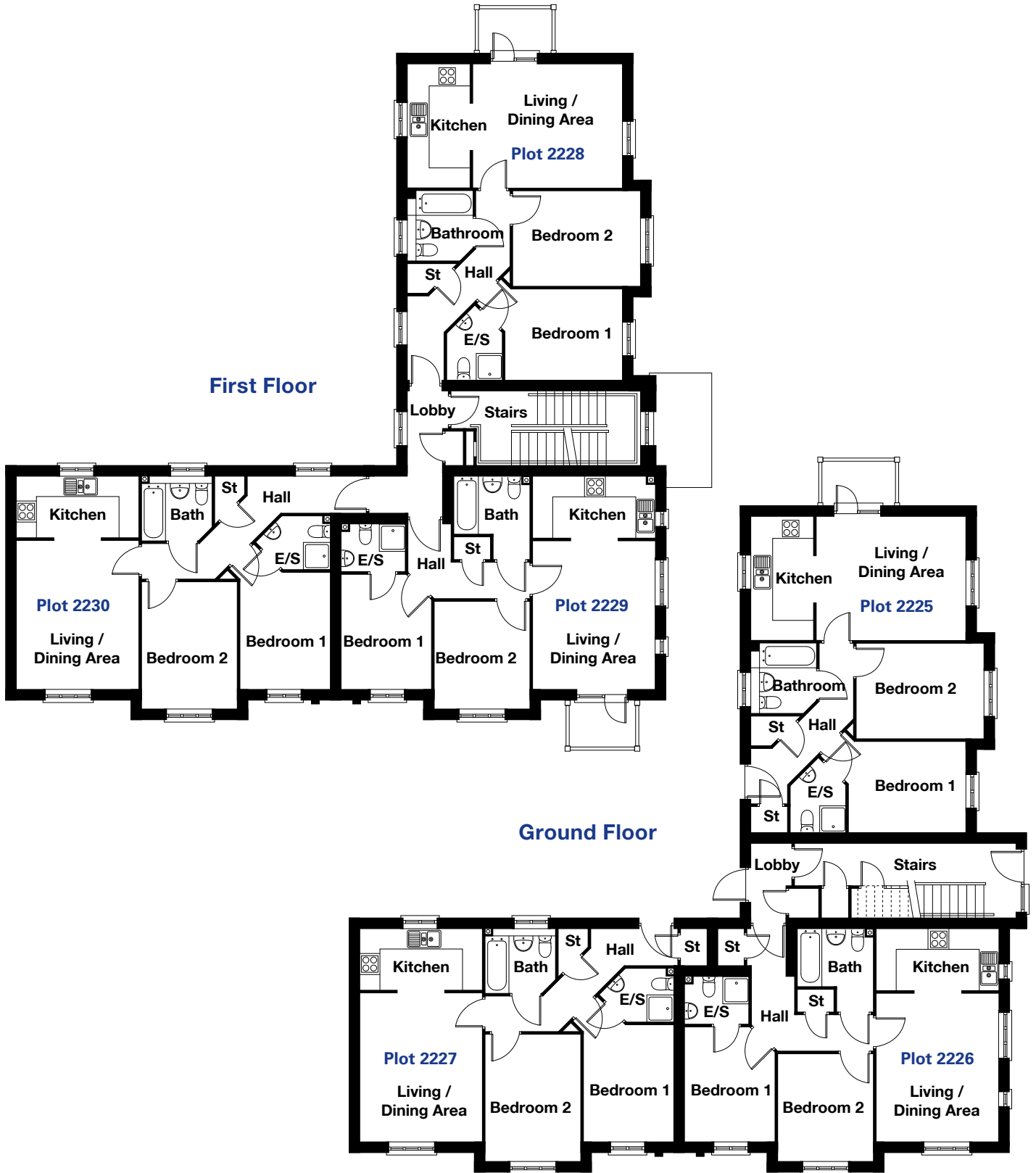
The Beech Apartments

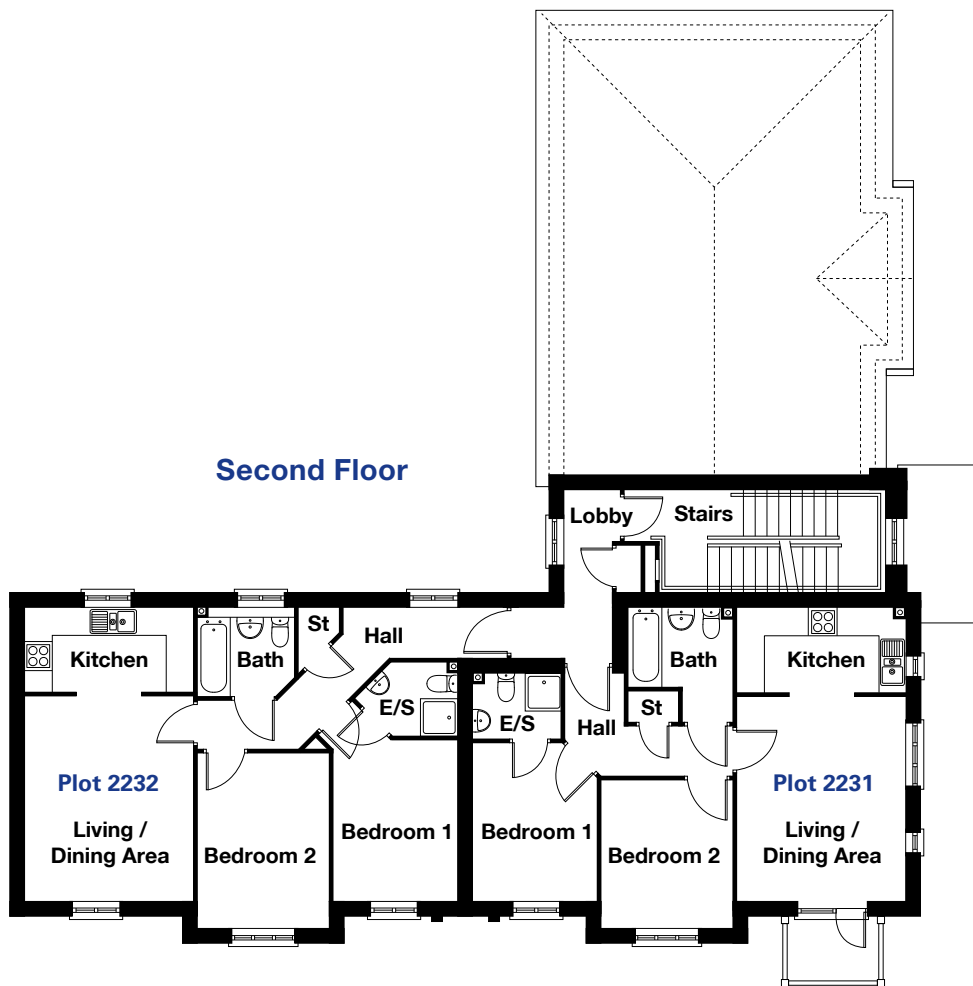
Stunning 2 bedroom
apartments on the
outskirts of Aylesbury



Mayberry Place

The Beech Apartments





Plot 2225 & 2228

Living/Dining Area	4430mm x 3640mm	14'6" x 11'11"
Kitchen	1820mm x 3640mm	6'0" x 11'11"
Bedroom 1	3485mm x 2685mm	11'5" x 8'10"
Bedroom 2	2835mm x 3795mm	9'4" x 12'5"

Plot 2226, 2229 & 2231

Living/Dining Area	4430mm x 3640mm	14'6" x 11'11"
Kitchen	1820mm x 3640mm	6'0" x 11'11"
Bedroom 1	3429mm x 2685mm	11'3" x 8'10"
Bedroom 2	2835mm x 3185mm	9'4" x 10'5"

Plot 2227, 2230, 2232

Living/Dining Area	4430mm x 3640mm	14'6" x 11'11"
Kitchen	1820mm x 3640mm	6'0" x 11'11"
Bedroom 1	2685mm x 3485mm	8'10" x 11'5"
Bedroom 2	2835mm x 3795mm	9'4" x 12'5"

Key

St - Store WC - Cloakroom E/S - En-Suite

Please note

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Specification

Specification for Houses, Coach houses and Apartments.

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

Kitchens

Fitted kitchen units and laminate worktops with ceramic tiling from worktops to underside of wall units with a choice from selected range*	✓
Stainless steel single oven to housetypes under 1400 sq ft	✓
Double built-under oven housetypes over 1400 sq ft	✓
Stainless steel gas hob	✓
Integrated cooker hood	✓
Space and plumbing for dishwasher	✓
Space and plumbing for washer/dryer	✓
Space for fridge/freezer	✓
Stainless steel single bowl sink to all apartments	✓
Stainless steel bowl-and-a-half to all other housetypes	✓

Bathrooms, En-suites and Cloakrooms

White sanitaryware throughout	✓
Half-height wall tiling around the bath to main bathroom	✓
Full-height wall tiling around shower enclosure to en-suite (where applicable)	✓
Tiled splashback to wash hand basins to main bathroom, en-suite and cloakroom (where applicable)	✓
Shower enclosure with chrome thermostatic shower to housetypes over 1250 sq ft	✓
Shower enclosure with chrome electric shower to housetypes under 1250 sq ft	✓
Bath with chrome pillar taps	✓
Bath with hair rinse hand-set to Appleford housetype	✓
Extractor fan to main bathroom, en-suite and cloakroom (where applicable)	✓

Heating

Gas central heating to radiators	✓
Ideal Standard Combi boiler to all apartments, and housetypes under 1250 sq ft	✓
Ideal Standard system boiler to housetypes over 1250 sq ft	✓

Windows

Double-glazed uPVC windows with lockable fasteners	✓
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Details of finishes

White grained 4 panelled doors	✓
White painted walls and smooth white ceilings	✓
White painted woodwork including skirting boards, architraves and window boards	✓

Lighting and Electrics

Deta Slimline white sockets and switches	✓
TV point to living room	✓
Telephone point to living room (x2), bedroom 1 and home office zone	✓
Mains-operated smoke detectors with battery back up	✓
Energy-efficient lighting to selected rooms	✓

House Externals

Allocated parking space to houses (see layouts)	✓
Rear gardens are top soiled for landscaping to houses	✓

Tenure

All apartments are leasehold with ground rent payable	✓
All houses are freehold	✓
Coach house is leasehold	✓

Management Company

A management company will be appointed for each of the apartment blocks and each apartment will contribute to the care, upkeep and maintenance of their apartment block.



✓ = Standard features
* = 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. January 2012

Please speak to the Sales Executive if you would like to take advantage of our Options 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.

Kitchens

A choice of two upgrade packs including integrated appliances, upgrade oven, hob and chimney hood. Many more items are available (see Sales Executive for a list of items in each pack)

Granite worktops, undermounted sink and upgrade kitchen tap

Upgrade kitchen front doors

Freestanding appliance pack including fridge/freezer, dishwasher and washer/dryer

Bathrooms, En-suites and Cloakrooms

Chrome heated dual-fuel towel rail to bathroom and/or en-suite in place of standard radiator, where space allows

Upgrade the amount of tiling in the bathroom, en-suite and/or cloakroom (where applicable)

Upgrade to a thermostatic shower/spray handset (dependent on plot – speak to the Sales Executive)

Upgrade all taps throughout

Upgrade mirrors. Only available with full-height tiling (speak to the Sales Executive)

Lighting and Electrical

Upgrade all sockets and switches to chrome (except master BT socket)

Extra BT point in white or chrome

Extra TV point in white or chrome

Extra single or double electrical socket in white or chrome

Wireless doorbell to houses

External electrical point

External light

A choice of light fittings including installation (light fittings to allow to meet low energy requirements)

Chrome downlighters to various rooms

Audio system for specific rooms

A choice of bathroom accessories

Flooring

Various types of flooring are available including carpet, laminate, ceramic tiles, vinyl, real wood, Amtico and Karndean

Wardrobes

Built-in sliding wardrobes in a choice of different colours and designs to specific bedrooms

Miscellaneous Items

External tap to front or rear of houses (dependent on kitchen location)

Upgrade ironmongery

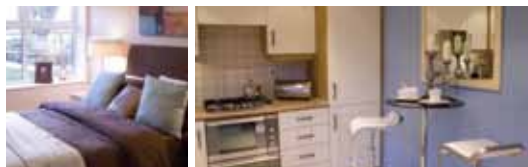
Upgrade internal doors to half-glazed doors or fully-glazed doors (only available on specific properties – speak to the Sales Executive)

A choice of electric fire to houses

Turf to rear garden to houses

Additional patio slabs to rear to houses

Options



These are the only options available and are subject to stage of construction. We will not be able to accommodate any changes to the specification or layout other than the options available. Options are correct at time of going to print, but are subject to change without notice. Please speak to a Sales Executive for further details. January 2012

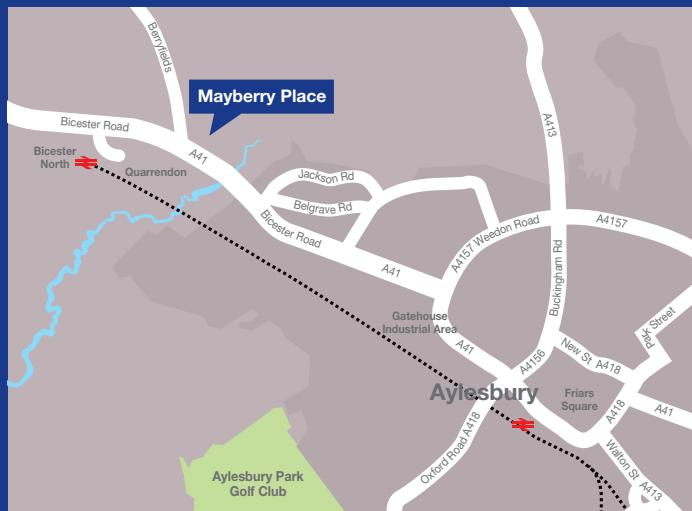
How to find us

From M25

On M25 at Junction 20, take A41 exit to Hemel Hempstead/Aylesbury. At roundabout, take 3rd exit onto A41. After four roundabouts take 2nd exit onto Oakfield Road/A4157. Carry on over the 1st roundabout then take the 3rd exit at the second roundabout. The development will be on your right.

From M40

Head south on the M40 toward exit 9. At junction 9, take the A41/A34 exit to Bicester/Aylesbury/Oxford/Newbury. At the first roundabout take the 1st exit onto the A41 and take the 3rd exit at the following roundabout, continuing on the A41. Go over one roundabout and after about 11 miles you will pass through Waddesdon. Go straight over the next roundabout and after about 3 miles Mayberry Place is on your left.



Mayberry Place

Mayberry Place, Berryfields,
Bicester Road, Aylesbury,
Buckinghamshire HP18 0PS

Sales hotline: 0845 672 261

Taylor Wimpey North Thames
Imperial Place 2, Maxwell Road,
Borehamwood, Herts WD6 1JN
Regional Office: 0208 236 3800

taylorwimpey.co.uk

Please note:

Information correct at time of going to print, in January 2012. 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.