

Kings Acre offers a unique opportunity to enjoy the comforts of a stylish brand new home with all the benefits of living in a peaceful village on the edge of Sherwood Forest.



Surrounded by beautiful countryside, yet with everything home-hunters could want for day-to-day living close at hand, this stunning development in Clipstone really does offer the best of both worlds.

Just beyond the borders of Kings Acre lie open fields with footpaths and woodland trails just a short stroll away. The tranquil development also includes a wealth of beautiful public open space, creating a relaxing haven for the residents of Kings Acre.

Meanwhile, each of the handsome one, two, three, four and five-bedroom properties features gorgeous architectural details which reflect the traditions of the local neighbourhood.

The thriving village of Clipstone benefits from local shops, pubs, a health centre, a pharmacy, a post office and takeaway outlets as well as schools for children of all ages and sports facilities.

Just south of the village is Vicar Water Country Park, which boasts woodland trails, cyclepaths, a fishing lake, a visitor centre, children's play area and a café, ideal for relaxing days out.

If all these facilities on the doorstep aren't enough, just over four miles away is the bustling town of Mansfield, while Nottingham's vibrant city centre, for a rich variety of shopping, leisure and entertainment opportunities, is only 14 miles away.

Kings Acre is perfectly located to get out and about, with superb links to the A60, A614 and the M1, while Mansfield's railway station offers regular direct services to Nottingham and beyond.

Combining high-quality design, a tranquil leafy setting and superb local amenities and transport links, a new home at Kings Acre is the perfect choice for any discerning purchaser.

Kings Acre

2, 3, 4 & 5 bedroom homes

Homes you'll love, in a carefully chosen location.



5 bedroom homes



The Wilton
5 bedroom home
Plots: 2, 26, 51, 148, 149, 157, 160, 166 & 170

4 bedroom homes



The Thornford
4 bedroom home
Plots: 17, 18, 67, 71, 154 & 167



The Chestnut
4 bedroom home
Plots: 1, 10, 65, 72, 73, 155, 156 & 158



The Langdale
4 bedroom home
Plots: 3, 6, 15, 25, 147, 150, 153, 162 & 165



The Clevedon
4 bedroom home
Plots: 19-23



The Oakford
4 bedroom home
Plots: 68, 161 & 219



The Shelford
4 bedroom home
Plots: 4, 11, 16, 24, 31, 38, 40, 105, 159, 168 & 169



The Eskdale
4 bedroom home
Plots: 141



The Kentdale
4 bedroom home
Plots: 76 & 77



The Kempsford
4 bedroom home
Plots: 35-37, 85, 86, 127 & 128



The Whitford
4 bedroom home
Plots: 33, 34, 103 & 120

4 bedroom homes



The Bisham
4 bedroom home
Plots: 78, 80, 126, 171 & 172

3 bedroom homes



The Garsdale
3 bedroom home
Plots: 55, 58 & 64



The Denford
3 bedroom home
Plots: 66, 69, 70, 81, 82, 106-109, 112-115, 140-136, 176-178, 182-184 & 189-191



The Crofton
3 bedroom home
Plots: 5, 7-9, 12-14, 28, 29, 52-54, 60-63, 151, 152, 163, 164, 217 & 218



3 bedroom homes
Plots: 211-213



The Tildale
3 bedroom home
Plots: 30, 32, 39



The Yewdale
3 bedroom home
Plots: 101



The Easedale
3 bedroom home
Plots: 91, 92, 102, 104, 116, 119, 121 & 132



The Aldenham
3 bedroom home
Plots: 41-43, 79, 87, 124, 125, 173-175 & 185-188



The Ashton-G
3 bedroom home
Plots: 74, 75, 83, 84, 88-90, 93, 94, 98-100, 110, 111, 117, 118, 129 & 131

2 bedroom homes



The Edale
2 bedroom coach house
Plots: 59



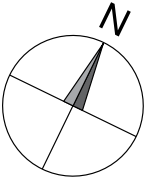
2 bedroom homes
Plots: 214 - 216



The Beckford
2 bedroom home
Plots: 95-97, 133-135 & 179-181



The Dovedale
2 bedroom coach house
Plots: 27



Want to view one of our
gorgeous new showhomes?
Find a development and book
an online appointment at:

taylorwimpey.co.uk

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. TWEM 33924/APRIL 2014

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Kings Acre

Cavendish Way, Clipstone, Mansfield,
Nottinghamshire

Satnav postcode: NG21 9EH

Sales hotline: 01623 703 210

Kings Acre is open 7 days a week
10.30am - 5.30pm

How to find us

From the M1

Leave the M1 at junction 29 and take the A617 towards Mansfield. Travel through Glapwell and Pleasley and then bear left at the junction with the A6075 (Debdale Lane). At the roundabout take the 2nd exit onto the B6032 (Church Hill), then take the 2nd left onto Butt Lane. Continue along this road until it turns into Old Mill Lane, take the 2nd exit over the roundabout and then turn left at the junction onto the B6030 (Clipstone Road). Continue along this road through New Clipstone and then take the 1st exit at the Mansfield Road roundabout in Clipstone onto Cavendish Way where signage for the development can be found on the right hand side.



Taylor Wimpey East Midlands

Unit 2, The Osiers Business Park, Laversall Way,
Leicester LE19 1DX
Regional Office: 0116 281 6470

Taylor Wimpey

Kings Acre

2, 3, 4 & 5 bedroom homes

Homes you'll love, in a carefully
chosen location.

Look inside for
development layout.



A traditional 4 bedroom family home, the Shelford offers plenty of space for day to day living as well as relaxing and entertaining.

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

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

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Ground Floor

Lounge	3.88m x 4.74m	12' 9" x 15' 7"
Kitchen/Dining (max.)	8.10m x 3.24m	26' 7" x 10' 8"
Study	2.10m x 2.64m	6' 11" x 8' 8"



First Floor

Bedroom 1 (max.)	3.88m x 3.76m	12' 9" x 12' 4"
Bedroom 2 (max.)	3.07m x 4.22m	10' 1" x 13' 10"
Bedroom 3 (max.)	3.09m x 3.43m	10' 2" x 11' 3"
Bedroom 4 (max.)	2.75m x 3.89m	9' 0" x 12' 9"

* 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.
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There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Eskdale.

A large kitchen/dining room forms the heart of the home for day to day living, with a handy utility area providing access to outside. A spacious living room has French doors to the garden, while there's also a guest cloakroom and storage closet off the hallway.

Three double bedrooms, including the master with en suite facilities, plus an additional bedroom and main bathroom, occupy the first floor.

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Ground Floor

Lounge	3.45m × 6.02m	11' 4" × 19' 9"
Kitchen	3.58m × 2.86m	11' 9" × 9' 5"
Dining (min.)	2.77m × 3.16m	9' 1" × 10' 5"



First Floor

Bedroom 1 (max.)	3.51m × 3.40m	11' 7" × 11' 2"
Bedroom 2	3.64m × 2.98m	11' 11" × 9' 10"
Bedroom 3 (max.)	3.05m × 2.95m	10' 0" × 9' 8"
Bedroom 4 (max.)	3.09m × 2.53m	10' 2" × 8' 4"

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The Kentdale is a 4 bedroom property which will appeal to growing families in search of extra space.

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

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

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Ground Floor

Lounge	3.45m × 6.02m	11' 4" × 19' 9"
Kitchen	3.58m × 2.80m	11' 9" × 9' 2"
Dining (min.)	2.77m × 3.22m	9' 1" × 10' 7"

First Floor

Bedroom 1 (max.)	3.51m × 3.40m	11' 7" × 11' 2"
Bedroom 2	3.64m × 2.98m	11' 11" × 9' 10"
Bedroom 3 (max.)	3.05m × 2.95m	10' 0" × 9' 8"
Bedroom 4 (max.)	3.09m × 2.53m	10' 2" × 8' 4"

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With 4 bedrooms and open plan lifestyle possibilities, the Kempford is ideally suited to modern family life.

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

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

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Ground Floor

Lounge/Dining	5.36m x 4.15m	17' 7" x 13' 8"
Kitchen	3.27m x 3.82m	10' 9" x 12' 7"



First Floor

Bedroom 1	3.17m x 3.79m	10' 5" x 12' 5"
Bedroom 2	3.17m x 3.35m	10' 5" x 11' 0"
Bedroom 3 (min.)	2.10m x 2.63m	6' 11" x 8' 8"
Bedroom 4	2.10m x 2.23m	6' 11" x 7' 4"

* Plot specific windows.
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The 4 bedroom Whitford features a traditional double fronted design, with a spacious interior layout that makes it an ideal family home.

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

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

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Ground Floor

Lounge	3.35m × 4.57m	11' 0" × 15' 0"
Kitchen (max.)	2.85m × 3.87m	9' 4" × 12' 8"
Dining	2.85m × 2.88m	9' 4" × 9' 6"
Study	2.31m × 2.18m	7' 7" × 7' 2"

* Plot specific windows.
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First Floor

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

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For families looking for extra space, the 4 bedroom Bisham offers an ideal solution.

A large living/dining room spans the entire width of the property, and opens through French doors to the garden. A separate kitchen/breakfast room offers space for informal mealtimes, and there's also a guest cloakroom and handy under stairs cupboard off the hallway.

Upstairs, the landing leads to the en suite master bedroom, a comfortable guest bedroom, and two further well proportioned bedrooms – one of which could alternatively be used as a study or playroom – plus a main bathroom.

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Ground Floor

Lounge	3.58m x 3.14m	15' 1" x 10' 4"
Dining	2.66m x 2.63m	8' 9" x 8' 8"
Kitchen	2.50m x 3.43m	8' 3" x 11' 3"



First Floor

Bedroom 1 (min.)	3.33m x 3.18m	11' 7" x 10' 6"
Bedroom 2	2.57m x 4.09m	8' 5" x 13' 5"
Bedroom 3	2.27m x 3.26m	7' 5" x 10' 9"
Bedroom 4 (max.)	2.77m x 2.65m	9' 1" x 8' 9"

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With plenty of flexible living space, the 3 bedroom Denford is a great starter home for individuals, couples or growing families.

A lounge/dining room provides a spacious environment for relaxing and opens through French doors to the private rear garden. Also located on the ground floor are a kitchen/breakfast room, a guest cloakroom and a useful storage closet.

Upstairs, pride of place is awarded to an en suite master bedroom. A second double bedroom, a well proportioned third bedroom, also suitable for use as a nursery or a study, and a main bathroom complete the accommodation.

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Ground Floor

Lounge/Dining	4.68m × 3.21m	15' 4" × 10' 6"
Kitchen (max.)	2.58m × 3.44m	8' 5" × 11' 3"



First Floor

Bedroom 1 (min.)	2.94m × 2.43m	9' 8" × 8' 0"
Bedroom 2	2.60m × 3.21m	8' 6" × 10' 6"
Bedroom 3	2.00m × 3.21m	6' 7" × 10' 6"

* Plot specific windows.
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With an appealing L-shaped layout, the 3 bedroom Tildale has plenty of space for families.

The kitchen/dining room and the lounge both lead through French doors to the private rear garden, while there's also a guest cloakroom and a good sized under stairs storage closet off the entrance hallway.

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

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Ground Floor

Lounge	3.60m x 5.36m	11' 10" x 17' 7"
Kitchen/Dining	4.74m x 3.60m	15' 7" x 11' 10"



First Floor

Bedroom 1 (min.)	3.41m x 3.60m	11' 2" x 11' 10"
Bedroom 2 (min.)	3.60m x 2.63m	11' 10" x 8' 8"
Bedroom 3	2.25m x 2.64m	7' 5" x 8' 8"

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The 3 bedroom Yewdale is a family size property with plenty of space for contemporary living.

A dual aspect lounge has French doors out to the private rear garden, while there's also a light and airy kitchen/dining room and useful cloakroom off the entrance hallway.

The en suite master bedroom is found upstairs, along with two further well proportioned bedrooms and a family bathroom.

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Ground Floor

Lounge	3.20m × 5.10m	9' 11" × 16' 9"
Kitchen/Dining	3.02m × 5.10m	9' 11" × 16' 9"

First Floor

Bedroom 1	3.08m × 3.78m	10' 1" × 12' 5"
Bedroom 2	3.02m × 2.86m	9' 11" × 9' 5"
Bedroom 3	3.02m × 2.15m	9' 11" × 7' 1"

*Plot specific windows.
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The Easedale is a 3 bedroom property which would ideally suit a couple or a young family.

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

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

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Ground Floor

Lounge	3.20m × 5.10m	9' 11" × 16' 9"
Kitchen/Dining	3.02m × 5.10m	9' 11" × 16' 9"



First Floor

Bedroom 1	3.08m × 3.78m	10' 1" × 12' 5"
Bedroom 2	3.02m × 2.86m	9' 11" × 9' 5"
Bedroom 3	3.02m × 2.15m	9' 11" × 7' 1"

* Plot specific windows.
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The Aldenham is a traditional 3 bedroom house with an integral garage, which would suit couples or families.

The entrance hallway leads to a contemporary kitchen, a lounge opening through French doors to the private rear garden, and a separate dining room for formal entertaining. There's also a useful guest cloakroom downstairs.

Upstairs, the landing leads to an en suite master bedroom, a comfortable guest bedroom and a well proportioned third bedroom, plus a main bathroom and a convenient storage closet.

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Ground Floor

Lounge (max.)	3.18m x 4.27m	10' 5" x 14' 2"
Kitchen	3.00m x 2.96m	9' 10" x 9' 9"
Dining	2.62m x 3.10m	8' 7" x 10' 2"



First Floor

Bedroom 1 (max.)	3.17m x 4.38m	10' 5" x 14' 5"
Bedroom 2 (max.)	3.82m x 2.71m	12' 6" x 8' 11"
Bedroom 3 (max.)	2.42m x 2.99m	7' 11" x 9' 11"

* Plot specific windows.
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With three floors of versatile accommodation, the Ashton G is an ideal choice for families or couples looking for extra space.

The entrance hallway leads to a contemporary kitchen/breakfast room and a lounge/dining room with French doors to the private garden at the rear.

A guest cloakroom and a useful storage closet complete the ground floor.

A spacious double bedroom, a main bathroom and a further bedroom are found on the first floor.

A doorway provides access to a private staircase leading up to the galleried master bedroom, which features an en suite bathroom, vaulted ceilings, a dormer window to the front and roof lights to the rear.

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Ground Floor

Lounge/Dining	4.23m x 3.87m	13' 1" x 12' 8"
Kitchen (max.)	2.70m x 3.77m	8' 10" x 12' 4"



First Floor

Bedroom 2 (min.)	4.24m x 3.87m	13' 11" x 12' 8"
Bedroom 3 (max.)	2.17m x 2.91m	7' 2" x 9' 7"



Second Floor

Bedroom 1 (max.)	3.11m x 6.70m	10' 3" x 22' 0"
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The 2 bedroom Beckford starter home is ideally suited to individuals or couples and features a convenient layout for contemporary living.

The entrance hallway leads to a light and airy lounge/dining room which opens through French doors to the private rear garden and is perfect for relaxing or entertaining. A practical kitchen, a guest cloakroom and handy under stairs storage complete the ground floor accommodation.

Upstairs, the landing leads to the master bedroom which includes a useful storage closet. There's also a main bathroom and a second double bedroom large enough to accommodate a guest bed as well as space for home working.

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*

Ground Floor

Lounge/Dining (max.)	3.98m × 3.73m	13' 1" × 12' 3"
Kitchen	1.85m × 3.02m	6' 1" × 9' 11"

* Plot specific windows.
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First Floor

Bedroom 1 (max.)	3.98m × 2.89m	13' 1" × 8' 5"
Bedroom 2 (max.)	3.98m × 3.92m	13' 1" × 7' 2"

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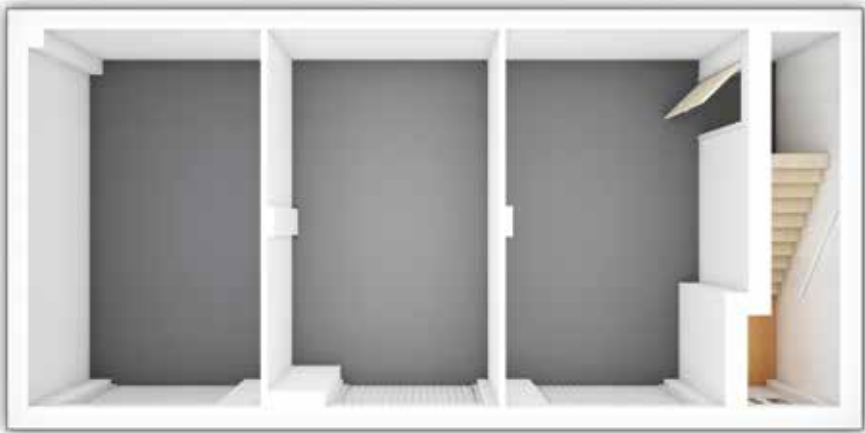


The carefully planned layout of the 2 bedroom Dovedale coach house apartment makes it perfect for first time buyers and downsizers.

A private front door opens through to an internal entrance hallway that leads upstairs to the first floor accommodation. An open plan lounge/kitchen/dining room is the home's focal point, and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom, a further well proportioned bedroom and a main bathroom are also located off the landing, while the property also features a garage.

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Ground Floor

First Floor

Lounge/Kitchen/Dining (max.)	5.00m x 4.24m	16' 5" x 13' 11"
Bedroom 1 (max.)	3.76m x 4.24m	12' 4" x 13' 11"
Bedroom 2 (max.)	2.57m x 4.24m	8' 5" x 13' 11"

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