

**Taylor
Wimpey**

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MARSTON GRANGE

STAFFORD | STAFFORDSHIRE










Get to know
**MARSTON
GRANGE**

STAFFORD | STAFFORDSHIRE

The Marston Grange development features a selection of two, three, four and five-bedroom premium properties in the Staffordshire area. The development provides the perfect balance between the countryside but also being just a short drive from the well-connected M6.

3 BEDROOM HOMES

-  **The Dadford**
3 bedroom home
Plots: 266, 267, 345, 347, 357, 358, 370, 371, 401, 402, 403 & 406
-  **The Denford**
3 bedroom home
Plots: 271, 273, 336, 338, 351, 352, 396 & 397
-  **The Earlsford**
3 bedroom home
Plots: 326, 327, 341, 342, 355, 356, 365, 366, 367 & 368
-  **The Ingleton**
3 bedroom home
Plots: 316, 317, 321, 322, 373, 374, 375, 376, 391 & 392
-  **The Ardingham**
3 bedroom home
Plots: 276, 284, 299, 305, 332, 344, 353, 354, 381, 399 & 409
-  **The Gosford**
3 bedroom home
Plots: 308, 340, 359, 398, 400 & 407
-  **The Yewdale**
3 bedroom home
Plots: 269, 270, 286, 287, 315, 369, 372 & 385

5 BEDROOM HOMES

-  **The Lavenham**
5 bedroom home
Plots: 259, 260, 282, 292, 293, 295, 296, 302, 311, 312 & 394

4 BEDROOM HOMES

-  **The Lydford**
4 bedroom home
Plots: 262, 264, 265, 275, 289, 304, 307, 309, 310, 325, 333, 334, 335, 348, 350, 377, 379 & 408
-  **The Monkford**
4 bedroom home
Plots: 258, 268, 285, 290, 314, 324, 328, 330, 331, 343, 349, 378, 383 & 393

4 BEDROOM HOMES

-  **The Eynsham**
4 bedroom home
Plots: 274, 281, 283, 298, 301, 339, 387 & 389
-  **The Clifford**
4 bedroom home
Plots: 306, 329, 384, 390 & 395
-  **The Haddenham**
4 bedroom home
Plots: 261, 288, 291, 294, 297, 300, 303, 313, 320, 323, 380, 382, 386 & 388
-  **The Langdale**
4 bedroom home
Plots: 263 & 280

2 BEDROOM HOMES

-  **The Belford**
2 bedroom home
Plots: 272, 277, 278, 279, 318, 319, 337, 362, 363, 364, 404 & 405
-  **The Canford**
2 bedroom home
Plots: 346, 360 & 361

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. 50117 / November 2018.

MARSTON GRANGE

Beaconside,
Marston Gate,
Stafford,
Staffordshire,
ST16 1WA

CONTACT US ON

01785 330 973

SATNAV

ST16 1WA

📷 #taylorwimpey

🐦 @TaylorWimpey

📘 taylorwimpey

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FROM M6 NORTH

- At junction 14, take the A34 exit to Stafford (N)
- At the roundabout, take the third exit onto the A34
- Continue straight at the first roundabout
- At the next roundabout, take the 2nd exit onto Beaconside/A513
- The development will be on the left.

FROM M6 SOUTH

- At junction 14, take the A34 exit to Stafford (N)
- At the roundabout, take the first exit onto the A34
- Continue straight at the first roundabout
- At the next roundabout, take the 2nd exit onto Beaconside/A513
- The development will be on the left.



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THE LAVENHAM

5 BEDROOM HOME



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THE LAVENHAM

A five bedroom detached house with two floors of generous living space, which benefits from an integrated double garage. On the ground floor is a good sized living room, a spacious kitchen/breakfast room for relaxed mealtimes, and a separate dining room for more formal occasions. Upstairs, the en suite master bedroom can be found, along with a second en suite bedroom, three further double bedrooms and a family bathroom.

TOTAL 152.9 sq. m. / 1,646 sq. ft.

GROUND FLOOR



Lounge <i>min.</i>	5.26m x 3.90m	17' 3" x 12' 10"
Kitchen/Family <i>max.</i>	5.69m x 3.30m	18' 8" x 10' 10"
Dining	3.06m x 3.20m	10' 1" x 10' 6"

FIRST FLOOR



Master Bedroom <i>max.</i>	4.53m x 3.80m	14' 10" x 12' 6"
Bedroom 2	3.81m x 3.52m	12' 6" x 11' 7"
Bedroom 3	3.40m x 2.69m	11' 2" x 8' 10"
Bedroom 4	3.28m x 2.69m	10' 9" x 8' 10"
Bedroom 5 <i>min.</i>	2.85m x 3.00m	9' 4" x 9' 10"

 **Plots:** 259, 260, 282, 292, 293, 295, 296, 302, 311, 312 & 394

* 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 kitchen layout and furniture positions are for indicative purposes only. TWNM 50117 / November 2018

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THE LYDFORD

4 BEDROOM HOME



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THE LYDFORD

The four bedroom Lydford is well suited to those stepping up the property ladder. Located off the entrance hallway is a kitchen/diner, that leads through French doors to the garden. There is also a lounge, a guest cloakroom and a utility room. The en suite master bedroom features plenty of space and a second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.

TOTAL 102.1 sq. m. / 1,099 sq. ft.

GROUND FLOOR



Lounge	4.49m × 3.27m	14' 9" × 10' 9"
Kitchen/Dining	5.36m × 3.38m	17' 7" × 11' 1"

FIRST FLOOR



Master Bedroom	3.79m × 3.17m	12' 5" × 10' 5"
Bedroom 2	3.33m × 3.17m	10' 0" × 10' 5"
Bedroom 3 max.	3.29m × 2.10m	10' 9" × 6' 11"
Bedroom 4	2.23m × 2.10m	7' 4" × 6' 11"

 **Plots:** 262, 264, 265, 275, 289, 304, 307, 309, 310, 325, 333, 334, 335, 348, 350, 377, 379 & 408

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THE MONKFORD

4 BEDROOM HOME



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THE MONKFORD

The Monkford is a spacious four bedroom home ideally suited to growing families or professional couples. The entrance hallway leads to a spacious kitchen/diner, a guest cloakroom, and a light and airy lounge with French doors to the garden. On the first floor is an en suite master bedroom, two double bedrooms, a bathroom, and a fourth bedroom which could be used as a study or nursery.

TOTAL 108.6 sq. m. / 1,170 sq. ft.

GROUND FLOOR



Lounge	5.71m × 3.68m	18' 9" × 12' 1"
Kitchen/Dining	3.62m × 4.29m	11' 11" × 14' 1"

FIRST FLOOR



Master Bedroom max.	3.27m × 3.61m	10' 9" × 11' 10"
Bedroom 2	3.53m × 2.81m	11' 7" × 9' 3"
Bedroom 3 excl. recess	2.81m × 2.52m	9' 3" × 8' 3"
Bedroom 4	2.35m × 2.23m	7' 9" × 7' 4"

 **Plots:** 258, 268, 285, 290, 314, 324, 328, 330, 331, 343, 349, 378, 383 & 393

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THE EYNSHAM

4 BEDROOM HOME



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THE EYNSHAM

A superb four bedroom detached home, The Eynsham provides all the practicality and living space you could need. A fitted kitchen with breakfast area features French doors leading to the garden, while a spacious lounge overlooks the front of the property and features double doors leading to a separate dining area. Two en-suite bedrooms are found upstairs, along with two further bedrooms and family bathroom located off the central landing.

TOTAL 123.9 sq. m. / 1,334 sq. ft.

GROUND FLOOR



Lounge	3.32m x 5.59m	10' 11" x 18' 4"
Kitchen/Breakfast/Family	5.11m x 2.98m	16' 9" x 9' 10"
Dining	2.96m x 2.98m	9' 9" x 9' 10"

FIRST FLOOR



Master Bedroom inc. recess	3.38m x 4.59m	11' 1" x 15' 1"
Bedroom 2 excl. recess	3.64m x 2.90m	12' 0" x 9' 6"
Bedroom 3	3.13m x 2.71m	10' 3" x 8' 11"
Bedroom 4	2.57m x 3.13m	8' 5" x 10' 4"



Plots: 274, 281, 283, 298, 301, 339, 387 & 389

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THE CLIFFORD

4 BEDROOM HOME



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THE CLIFFORD

The Clifford is a four bedroom detached home designed with family living in mind. A stunning open plan kitchen and dining area runs almost the entire width of the property, and features double doors to the garden. A handy utility room completes the downstairs. Upstairs, the master bedroom benefits from an en suite shower room. Three further good sized bedrooms and a family bathroom complete this floor.

TOTAL 125.0 sq. m. / 1,346 sq. ft.

GROUND FLOOR



Lounge <i>excl. bay</i>	5.08m × 3.61m	16' 8" × 11' 10"
Kitchen/Dining	5.91m × 2.88m	19' 5" × 9' 6"
Study	2.75m × 3.05m	9' 0" × 10' 0"
Utility	1.65m × 2.88m	5' 5" × 9' 6"

FIRST FLOOR



Master Bedroom <i>excl. recess</i>	3.67m × 3.56m	12' 1" × 11' 8"
Bedroom 2 <i>inc. recess</i>	2.73m × 4.17m	9' 0" × 13' 8"
Bedroom 3 <i>excl. recess</i>	2.74m × 2.94m	9' 0" × 9' 8"
Bedroom 4 <i>min.</i>	2.67m × 1.90m	8' 9" × 6' 3"



Plots: 306, 329, 384, 390 & 395

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THE HADDENHAM

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THE HADDENHAM

The four bedroom Haddenham is ideal for families looking for a spacious and flexible layout in their new home. The entrance hallway leads to the lounge/kitchen/dining room opening through French doors to the private rear garden. Completing this floor is the utility room, guest cloakroom and integral garage. Two en-suite bedrooms are found upstairs, along with two further double bedrooms, a main bathroom and useful storage cupboard.

TOTAL 135.6 sq. m. / 1,460 sq. ft.

GROUND FLOOR




Lounge max.	5.93m x 3.44m	19' 6" x 11' 3"
Kitchen	3.90m x 3.44m	12' 10" x 11' 3"
Dining	3.30m x 3.34m	10' 10" x 10' 11"
Utility	3.30m x 1.73m	10' 10" x 5' 8"

FIRST FLOOR



Master Bedroom max.	4.66m x 4.02m	15' 3" x 13' 2"
Bedroom 2 max.	3.82m x 4.05m	12' 7" x 13' 4"
Bedroom 3	3.28m x 3.23m	10' 9" x 10' 7"
Bedroom 4	3.23m x 2.79m	10' 7" x 9' 2"

 **Plots:** 261, 288, 291, 294, 297, 300, 303, 313, 320, 323, 380, 382, 386 & 388

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THE LANGDALE

4 BEDROOM HOME



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THE LANGDALE

The four bedroom Langdale has been designed to offer extra space for growing families. The hallway leads to a dual aspect living room, kitchen/breakfast/family room with access to the private rear garden, separate dining room, and a useful guest cloakroom with useful storage.

The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.

TOTAL 140.0 sq. m. / 1,507 sq. ft.

GROUND FLOOR



Lounge	4.56m × 4.49m	15' 0" × 14' 9"
Kitchen/Family	6.82m × 3.44m	22' 5" × 11' 3"
Dining	3.41m × 3.05m	11' 2" × 10' 0"

FIRST FLOOR



Bedroom 1 max.	6.07m × 3.44m	19' 11" × 11' 3"
Bedroom 2	4.56m × 3.08m	15' 0" × 10' 1"
Bedroom 3	3.05m × 2.94m	10' 0" × 9' 8"
Bedroom 4 max.	3.48m × 2.68m	11' 5" × 8' 10"



Plots: 263 & 280

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THE DADFORD

3 BEDROOM HOME



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THE DADFORD

With a flexible layout, The Dadford is ideal for couples and young families. On the ground floor is the open plan living/dining area with French doors opening onto the garden, while the spacious kitchen is ideal for informal meal times. The first floor has two well proportioned bedrooms, in addition to a family bathroom and a further bedroom, ideal as a study or nursery.

TOTAL 69.9 sq. m. / 753 sq. ft.

GROUND FLOOR



Lounge/Dining max. 4.38m x 4.36m 14' 5" x 14' 4"

Kitchen 3.37m x 2.23m 11' 1" x 7' 4"

FIRST FLOOR



Master Bedroom 4.15m x 2.40m 13' 7" x 7' 10"

Bedroom 2 3.61m x 2.40m 11' 10" x 7' 10"

Bedroom 3 2.77m x 1.87m 9' 1" x 6' 2"

 **Plots:** 266, 267, 345, 347, 357, 358, 370, 371, 401, 402, 403 & 406

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THE DENFORD

3 BEDROOM HOME



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THE DENFORD

The three 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. A kitchen/breakfast room, guest cloakroom and storage closet complete this floor. The master bedroom is found upstairs alongside a second double bedroom and well proportioned third bedroom.

TOTAL 75.0 sq. m. / 808 sq. ft.

GROUND FLOOR



Lounge/Dining	4.68m × 3.20m	15' 4" × 10' 6"
Kitchen max.	3.43m × 3.04m	11' 3" × 10' 0"

FIRST FLOOR



Master Bedroom	2.94m × 2.43m	9' 8" × 8' 0"
Bedroom 2 max.	3.20m × 2.59m	10' 6" × 8' 6"
Bedroom 3 max.	3.20m × 2.00m	10' 6" × 6' 7"



Plots: 271, 273, 336, 338, 351, 352, 396 & 397

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THE EARLSFORD

3 BEDROOM HOME



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THE EARLSFORD

The three bedroom Earlsford is ideal for young families seeking a first home. At the heart of the home is a spacious living room, ideal for entertaining and relaxing. To the rear is the kitchen/diner with French doors to the garden. A toilet completes the downstairs. The first floor landing leads to an en suite master bedroom, further double bedroom, main bathroom and a well-proportioned single room.

TOTAL 75.0 sq. m. / 808 sq. ft.

GROUND FLOOR



Lounge *max.* 4.10m x 3.65m 13' 5" x 12' 0"

Kitchen/Dining 4.68m x 2.54m 15' 4" x 8' 4"

FIRST FLOOR



Master Bedroom *min.* 2.94m x 2.43m 9' 8" x 8' 0"

Bedroom 2 *max.* 3.20m x 2.59m 10' 6" x 8' 6"

Bedroom 3 *max.* 3.05m x 2.00m 10' 0" x 6' 7"



Plots: 326, 327, 341, 342, 355, 356, 365, 366, 367 & 368

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THE INGLETON

3 BEDROOM HOME



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THE INGLETON

The Ingleton is a stylish three-bedroom, three-storey townhouse, perfect for couples and young families. On the ground floor is the kitchen/dining area, spacious lounge featuring French doors to the private rear garden and handy guest cloakroom. Upstairs, the first floor consists of two-bedrooms and a stylish family bathroom. The private master bedroom occupies the entire top floor with an en-suite shower room and dressing area.

TOTAL 101.1 sq. m. / 1,089 sq. ft.

GROUND FLOOR



Lounge

3.94m x 3.77m 12' 11" x 12' 5"

Kitchen/Dining *max.*

5.55m x 2.87m 18' 3" x 9' 5"

FIRST FLOOR



Bedroom 2

3.94m x 3.79m 12' 11" x 12' 5"

Bedroom 3

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

SECOND FLOOR



Master Bedroom *max.*

4.93m x 3.93m 16' 2" x 12' 11"



Plots: 316, 317, 321, 322, 373, 374, 375, 376, 391 & 392

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THE ARDINGHAM

3 BEDROOM HOME



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THE ARDINGHAM

Designed to appeal to couples or families, the three bedroom Ardingham offers a convenient layout for contemporary lifestyles. The hallway leads to a light and airy lounge/diner with French doors out to the garden, while a separate kitchen, guest cloakroom and garage complete the ground floor. An en suite master bedroom and two further bedrooms are found upstairs, plus a main bathroom and a useful storage cupboard.

TOTAL 89.8 sq. m. / 967 sq. ft.

GROUND FLOOR



Lounge/Dining max.	6.34m x 3.95m	20' 9" x 13' 0"
Kitchen	2.63m x 3.41m	8' 7" x 11' 2"

FIRST FLOOR



Master Bedroom max.	3.17m x 4.10m	10' 5" x 13' 6"
Bedroom 2 max.	3.57m x 2.99m	11' 9" x 9' 10"
Bedroom 3 max.	2.68m x 2.99m	8' 9" x 9' 10"

 **Plots:** 276, 284, 299, 305, 332, 344, 353, 354, 381 399 & 409

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the lounge, following through to a guest cloakroom and a large kitchen/diner which has French doors out to the garden. The first floor comprises the en-suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 80.4 sq. m. / 866 sq. ft.

GROUND FLOOR



Lounge max. 4.26m x 3.69m 14' 0" x 12' 1"

Kitchen/Dining 4.72m x 2.87m 15' 6" x 9' 5"

FIRST FLOOR



Master Bedroom min. 2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2 3.30m x 2.63m 10' 10" x 8' 8"

Bedroom 3 max. 3.55m x 2.00m 11' 8" x 6' 7"



Plots: 308, 340, 359, 398, 400 & 407

* 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 kitchen layout and furniture positions are for indicative purposes only. TWNM 50117 / November 2018

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THE YEWDALE

3 BEDROOM HOME



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THE YEWDALE

The three bedroom Yewdale is a family size property with plenty of space for contemporary living. The entrance hallway leads to a dual aspect lounge with French doors out to the garden, as well as a light and airy kitchen/diner and guest cloakroom. The en suite master bedroom is found upstairs, along with two further well proportioned bedrooms and a family bathroom.

TOTAL 86.4 sq. m. / 931 sq. ft.

GROUND FLOOR



Lounge 5.10m x 3.02m 16' 9" x 9' 11"

Kitchen/Dining 5.10m x 2.95m 16' 9" x 9' 8"

FIRST FLOOR



Master Bedroom 3.78m x 3.08m 12' 5" x 10' 1"

Bedroom 2 2.95m x 2.86m 9' 8" x 9' 5"

Bedroom 3 2.95m x 2.15m 9' 8" x 7' 1"



Plots: 269, 270, 286, 287, 315, 369, 372 & 385

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THE BELFORD

2 BEDROOM HOME



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THE BELFORD

The two bedroom Belford is the ideal home for first-time buyers. Through the entrance hallway is a spacious open plan lounge/kitchen/diner. French doors open onto the garden while a storage cloakroom and cupboard complete the downstairs. Upstairs, the master bedroom with en suite shower room looks over the garden and a second double bedroom and main bathroom is also located off the landing.

TOTAL 64.0 sq. m. / 689 sq. ft.

GROUND FLOOR



Lounge/Dining	3.98m x 3.75m	13' 1" x 12' 4"
Kitchen	2.75m x 2.11m	9' 0" x 6' 11"

FIRST FLOOR



Master Bedroom	3.11m x 2.97m	10' 3" x 9' 9"
Bedroom 2 max.	3.98m x 2.52m	13' 1" x 8' 3"

 **Plots:** 272, 277, 278, 279, 318, 319, 337, 362, 363, 364, 404 & 405

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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The two bedroom Canford home is ideal for first time buyers and downsizers. A lounge/diner opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a master bedroom with optional en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

TOTAL 64.0 sq. m. / 689 sq. ft.

GROUND FLOOR



Lounge/Dining *max.* 4.73m x 3.98m 15' 6" x 13' 1"

Kitchen 3.02m x 1.85m 9' 11" x 6' 1"

FIRST FLOOR



Master Bedroom 3.08m x 2.97m 10' 1" x 9' 9"

Bedroom 2 *max.* 3.98m x 2.56m 13' 1" x 8' 5"

 **Plots:** 346, 360 & 361

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