

Taylor  
Wimpey

BEARROC PARK  
PHASE 2

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BERKHAMSTED | HERTFORDSHIRE



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

## BEARROC PARK. A VERY SPECIAL PLACE TO BE

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*Here you'll find a wide choice of 1, 2, 3, 4 and 5 bedroom homes waiting for you in the picturesque town of Berkhamsted. This historic market town occupies a spectacular setting, nestled in the beautiful Chiltern Hills yet still connected to the city. Find your dream home at Bearroc Park.*

## MAKE YOURSELF AT HOME

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*From the first time you open the front door, you know this is somewhere you can call home.*

*Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.*

*We've even decorated in neutral colours so you can stamp your personality on it from Day 1.*

*So, come on in... and make yourself at home.*



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

# LIVE AND LOVE CHILTERN LIFE

Located a short train journey from London, Berkhamsted offers all the tranquillity of the countryside, while keeping the bright lights of the capital within reach. The pretty high street is lined with charming independent boutiques and the weekly markets offer everything from local produce to arts and crafts. In fact, there's so much choice it's unlikely you'll ever need to visit the local supermarket. Add to this, stunning walks along the River Bulbourne as it meanders through town, plus some of the country's most beautiful landscapes nearby, and there's not much more you could need.



 Berkhamsted Golf Club just 3 miles away



 St Peter's Church



 A host of local schools in Berkhamsted

# THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress-free connections to other parts of the country too. So, it's good to know Bearroc Park has fantastic road links - the A41 is easily accessible, meaning a trip into London couldn't be easier. Plus, Luton Airport can be reached in under 35 minutes for travel abroad. Meanwhile, Berkhamsted railway station is under two miles away and operates direct services to London Euston in 32 minutes.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and tfl.gov.uk.



 Berkhamsted railway station just 1.8 miles away



 Open spaces including Beech Park



 There are many pubs and restaurants to enjoy in the area



## WHY BUY NEW?



*No buying chain means less stress and hassle*



*Save money on your household bills from Day 1*



*Start with a blank canvas and create your home your way*



*Become part of a new and growing community*



*Enjoy real peace of mind, with our two-year warranty*



*Live in a high specification home built to suit modern lifestyles*



## WE'RE WITH YOU EVERY STEP OF THE WAY

*Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.*

HERE TO HELP YOU BUY



Backed by HM Government

*Help to Buy: Equity Loan means you can make the move to your first home - or move to a new one - with a deposit of just 5%.*

HERE TO HELP YOU SELL



### PART EXCHANGE

*Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...*



### EASYMOVER

*... or easymover could help remove some of the stress if you need to sell your existing house.*

*To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.*

Get to know  
**BEARROC PARK**

BERKHAMSTED | HERTFORDSHIRE

Berkhamsted in Hertfordshire is home to the Bearroc Park development. With a selection of 1 & 2 bedroom apartments and 2-5 bedroom houses, you could find your dream home at Bearroc Park.



**5 bedroom homes**

- The Rushton**  
5 bedroom home  
Plots: 4, 5, 16, 18, 29, 31 & 39

**3 bedroom homes**

- The Gosford**  
3 bedroom home  
Plots: 6, 7 & 35-38
- The Easedale**  
3 bedroom home  
Plots: 8, 20, 40 & 50
- The Dadford**  
3 bedroom home  
Plots: 43 & 44

**4 bedroom homes**

- The Elliston**  
4 bedroom home  
Plots: 9-11 & 21-24
- The Midford**  
4 bedroom home  
Plots: 1, 3, 25 & 45
- The Manford**  
4 bedroom home  
Plots: 2, 15, 17, 19, 27, 28, 30, 32, 46, 47 & 49
- The Trusdale**  
4 bedroom home  
Plots: 14, 26, 33, 34 & 48

**2 bedroom homes**

- The Canford**  
2 bedroom home  
Plots: 12, 13, 41 & 42
- The Coltdale**  
Affordable 2 bedroom home  
Plots: 54-59<sup>†</sup> & 60-65<sup>\*</sup>
- The Haltford**  
Affordable 2 bedroom home  
Plots: 51-53<sup>†</sup>

**1 & 2 bedroom apartments**

- Incent Court**  
1 & 2 bedroom apartments  
Plots: 66-71<sup>\*</sup>
- Chaucer Court**  
1 & 2 bedroom apartments  
Plots: 72-84<sup>\*</sup>

- \*ah/r = Affordable Housing/Rented
- \*ah/so = Affordable Housing/Shared Ownership
- ▶ = Garage access
- ▷ = Carport/Drive through
- V = Visitor Parking
- BS = Bin Store
- CS = Cycle Store
- BCP = Bin Collection Point
- SS = Sub Station

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. 41240 / March 2021.

*Chaucer Court - Geoffrey Chaucer, English poet and author of The Canterbury Tales, was once the clerk of works at Berkhamsted Castle.*

*Incent Court - John Incent was an English clergyman and Dean of St Paul's Cathedral. He was born in Berkhamsted and was a founder of Berkhamsted Independent School.*

Taylor Wimpey  
**THE ELLISTON**  
 4 bedroom home

# THE ELLISTON

The Elliston is a 4 bedroom townhouse designed to be flexible for the modern lifestyle. The front door opens onto a hallway which leads you into the living area and then through to the kitchen/dining area, which has double doors opening out to the private rear garden. Three bedrooms occupy the first floor, along with a main bathroom and storage space. There's a private staircase leading up to the en suite master bedroom on the second floor.

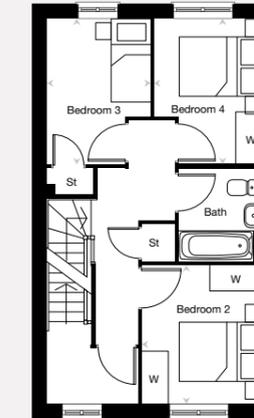
**TOTAL 114 sq. m. / 1,227 sq. ft.**

### Ground floor



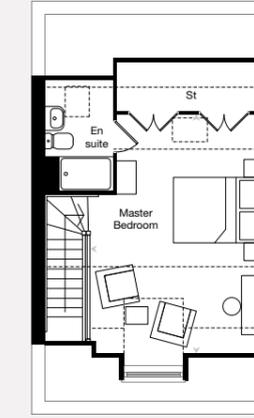
**Kitchen/Dining Area**  
 4.89m x 2.90m      16'1" x 9'6"  
**Living Area**  
 4.27m x 3.82m      14'0" x 12'7"

### First floor



**Bedroom 2**  
 3.16m x 2.75m      10'5" x 9'0"  
**Bedroom 3**  
 3.32m max 2.24 min x 2.34m      10'11" max 7'4" min x 7'8"  
**Bedroom 4**  
 3.32m x 2.47m      10'11" x 8'1"

### Second floor



**Master Bedroom**  
 5.45m x 3.89m max 3.28m min      17'11" x 12'9" max 10'9" min

**Key**  
 B – Boiler  
 F/F – Fridge Freezer  
 St – Storage Cupboard  
 W – Wardrobe  
 WC – Cloakroom

**Plots:** 9\*, 10, 11, 21, 22, 23 & 24

The floorplans 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 floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. \*Plots 9 & 22 are handed. 41241/April 2021.

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

[taylorwimpey.co.uk](http://taylorwimpey.co.uk)

**Taylor Wimpey**

Images may include optional upgrades at additional cost. 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 ask for further details.

# FROM LOOKING ROUND TO MOVING IN...





## STANDARD SPECIFICATION

### BEARROC PARK PHASE 2

Durrants Lane, Berkhamsted,  
Hertfordshire, HP4 3NJ

#### TELEPHONE

01442 509 766

#### OPEN TIMES

Please check our website before you visit.

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Kitchen/utilities	2	3	4/5
Stainless steel bowl and a half	✓	✓	✓
Postformed laminate worktop with upstand	✓	✓	✓
Single oven*	✓		
Double oven*		✓	✓
4 burner gas hob	✓	✓	✓
Integrated hood	✓	✓	✓
Stainless steel splash back	✓	✓	✓
Integrated fridge freezer	✓	✓	✓
Integrated dishwasher	✓	✓	✓
Integrated washer/dryer	✓	✓	✓
Fitted kitchen with choice of coloured door frontals	✓	✓	✓

Bathrooms	2	3	4/5
Full-height tiling to bath*	✓		
Half-height tiling to all walls	✓	✓	✓
Tiled window sill	✓	✓	✓
Shaver socket	✓	✓	✓
White modern sanitary ware	✓	✓	✓

En suites	2	3	4/5
Full-height tiling to shower wall		✓	✓
Half-height tiling to remaining walls		✓	✓
White modern sanitary ware		✓	✓
Shaver socket		✓	✓

Cloakroom	2	3	4/5
Splashback to basin	✓	✓	✓
White modern sanitary ware	✓	✓	✓

Heating/electrical services	2	3	4/5
Full central heating/gas fired radiators	✓	✓	✓
Thermostatically controlled radiator valves	✓	✓	✓
Mains operated smoke/heat detectors	✓	✓	✓
White double socket outlets	✓	✓	✓
TV sockets to living room, master and bed 2 (if applicable)	✓	✓	✓

Lighting	2	3	4/5
Chrome downlights to all wet rooms*	✓	✓	✓
Pendant light fittings to all other rooms	✓	✓	✓

Internal finishes	2	3	4/5
White finished internal doors	✓	✓	✓
Ceilings and walls finished in white	✓	✓	✓
White painted internal joinery	✓	✓	✓
White UPVC double glazed windows	✓	✓	✓
Chrome ironmongery	✓	✓	✓

External finishes	2	3	4/5
Stainless steel up/down spot light	✓	✓	✓
External tap	✓	✓	✓



## OPTIONAL UPGRADES

### BEARROC PARK PHASE 2

Durrants Lane, Berkhamsted,  
Hertfordshire, HP4 3NJ

#### TELEPHONE

01442 509 766

#### OPEN TIMES

Please check our website before you visit.

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

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 plot size. Please contact the sales executive for further information.

Kitchen	2	3	4/5
Upgrade worktops to include upstand	✓	✓	✓
Upgrade coloured door frontals	✓	✓	✓
Upgrade appliances	✓	✓	✓

Bathroom and en suites	2	3	4/5
Upgrade tiling	✓	✓	✓
Upgrade to shower over bath	✓	✓	✓
Upgrade shower	✓	✓	✓

Additional features	2	3	4/5
Upgrade to room specific downlights	✓	✓	✓
Upgrade to room specific wardrobe	✓	✓	✓
Upgrade to additional sockets	✓	✓	✓
Upgrade flooring throughout	✓	✓	✓
Upgrade to add turf to garden areas	✓	✓	✓

## BEARROC PARK

Durrants Lane  
Berkhamsted  
Hertfordshire  
HP4 3NJ

## CONTACT US ON

01442 509 766

## SATNAV

HP4 3NJ

📷 #taylorwimpey

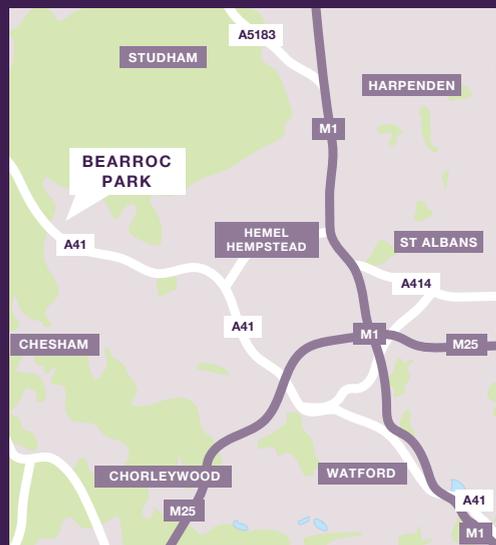
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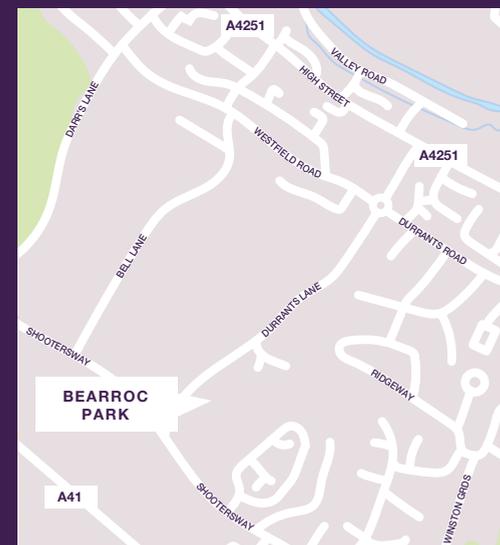
## FROM WATFORD:

- Head north-west towards Otterspool Way/N Western Avenue/A41
- Follow the A41 and take the A416 exit towards Chesham
- At the roundabout, take the first exit onto Chesham Road/A416
- At the roundabout, take the first exit onto Kingshill Way/A416
- Continue straight onto Shootersway (Go through one roundabout)
- Turn right onto Durrants Lane and the development will be on your right



## FROM AYLESBURY:

- Head east on Tring Road/A41 towards Victoria Street, continuing to follow A41
- At the roundabout, take the first exit and stay on A41
- Take the A4251 exit towards Wigginton/Berkhamsted/Northchurch
- At the roundabout, take the second exit onto A4251 and continue to follow the A4251
- Take the right turn onto Durrants Lane and go straight over at the roundabout
- Continue on Durrants Lane and the development will be on your left



Taylor Wimpey in their efforts to improve designs reserve the right to alter siteplans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Distances are taken from [google.co.uk/maps](http://google.co.uk/maps). Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. Help to Buy: Equity Loan – Terms and conditions apply. Applicants should seek independent financial advice, and get information and guidance on applying for a Help to Buy: Equity Loan at [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk). For terms and conditions on our schemes and incentives including Part Exchange or easymover, go to [www.taylorwimpey.co.uk/terms](http://www.taylorwimpey.co.uk/terms). Information is correct at the time of going to print. Please speak to your sales executive for further details. 40941/May 2020.

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