



**Taylor Wimpey**

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## Alder View

Harwell, Oxfordshire

A collection of 2, 3, 4 & 5 bedroom homes

### How to find us

#### From The Orchard Centre, Didcot

At the traffic lights turn left onto Station Road passing Didcot Parkway Railway Station on the right. At the roundabout, take the 1st exit onto Foxhall Road/B4493. Continue along Foxhall Road until you reach a roundabout, take the 3rd exit onto Wantage Road/B4493. Continue to follow the B4493 for approximately 1.7 miles, turning left to stay on the B4493. As you enter Harwell, bear sharp left and then take a right onto Grove Road where you will find Alder View located on the left hand side.

#### From A34 Chiltern

Coming off the A34 Chiltern, follow signs heading left towards A4185. Continue along Newbury Road for around 2.2 miles. At the roundabout take the 2nd exit onto Abingdon Rd/A4130. Continue on Abingdon Road for around 200 yards and then turn right onto Grove Road where you will find Alder View located on the right hand side.

### Alder View

Grove Road, Harwell, Oxfordshire, OX11 0EE

Satnav postcode: OX11 0EE

### Sales hotline

**01235 424 238**

#### Taylor Wimpey Oxfordshire

A division of Taylor Wimpey UK Ltd,  
Windrush Court, Suite J,  
Abingdon Business Park,  
Abingdon, OX14 1SY

Regional Office: 01235 541900



# Welcome to Alder View

Located in the lovely village of Harwell, just 2 miles west of Didcot, Alder View offers not only a brand new home, but the chance to be part of a unique village community, with all the amenities you need for modern living close at hand.

This superb collection of 2, 3, 4 and 5 bedroom homes means you can enjoy all the delights of village living, with all the benefits of excellent transport links and all the amenities of the nearby town, not to mention what the village itself has to offer.

## 5 bedroom homes



### The Stanton

5 bedroom home

**Plots:** 2, 33, 36, 42, 43, 46, 47, 53, 59, 74, 81, 82, 85, 86, 91, 151, 152, 176, 177 & 196

## 4 bedroom homes



### The Welford

4 bedroom home

**Plots:** 1, 54, 60, 102 & 103



### The Langdale

4 bedroom home

**Plots:** 16, 39, 50, 58, 61, 73, 76, 87, 90, 97, 101, 159, 166, 168, 175, 199 & 207



### The Shelford

4 bedroom home

**Plots:** 17, 83, 92, 129, 153, 167, 204 & 205



### 4 bedroom home\*

**Plots:** 140 & 141

## 3 bedroom homes



### The Kentdale

3 bedroom home

**Plots:** 32, 40, 41, 44, 45, 48, 49, 55, 56, 84, 93, 96, 104, 108, 115, 119, 150 & 154



### The Monkford

3 bedroom home

**Plots:** 20, 57, 72, 75, 77, 80, 88, 89, 105, 118, 171, 172, 173, 174, 197, 198, 200, 201, 202 & 203



### The Crofton G

3 bedroom home

**Plots:** 34, 35, 37, 38, 51, 52, 98, 99, 100, 155, 156, 157 & 158

## 3 bedroom homes



### The Ashton G

3 bedroom home

**Plots:** 109, 110, 111, 112, 113, 114, 169 & 170



### 3 bedroom home\*

**Plots:** 161, 162, 163, 187, 188, 189, 190 & 191



### 3 bedroom home\*

**Plots:** 62, 63, 64, 65, 66, 67, 68, 69, 132, 133, 138, 139, 148 & 149

## 2 bedroom homes



### The Gosford

2 bedroom home

**Plots:** 18, 19, 30, 31, 70, 71, 78, 79, 94, 95, 106, 107, 116, 117, 130, 131, 178, 179, 180, 181, 192, 193, 194, 195 & 206



### 2 bedroom home\*

**Plots:** 3, 4, 5, 6, 7, 21, 22, 23, 24, 25, 26, 27, 28, 29, 120, 121, 122, 123, 124, 125, 126, 127, 128, 134, 135, 136, 137, 142, 143, 144, 145, 146, 147, 160, 164, 165, 182, 183, 184, 185 & 186

## 1 bedroom homes



### 1 bedroom home\*

**Plots:** 8, 9, 10, 11, 12, 13, 14 & 15

\*ah/r = Rental homes

\*ah/so = Shared Ownership

V

▶

L.A.P

L.E.A.P

Visitor Parking Space

Garage Access

Local Area for Play

Local Equipped Area for Play



Sales Centre  
coming soon



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. Street scene and interior photography are for illustration purposes only. Please check the details of your chosen property with your Sales Executive prior to reservation. TWO 40451/DECEMBER 2016





**The Stanton**  
5 Bedroom home



With flexible living space and 5 double bedrooms, The Stanton offers room for the whole family.

The ground floor provides a living room and light, bright and airy kitchen/dining area – which covers the whole width of the house – and has French doors to the rear garden. The study provides valuable work space and the downstairs cloakroom with utility room is a convenient touch. Two of the bedrooms are served by the master bathroom, with the master bedroom enjoying its own en suite shower room.

Light and airy windows enhance both rooms on the second floor, which for maximum flexibility could be used as bedrooms, playrooms or a teenage den. The additional shower room on this floor greatly enhances this flexibility.



## Second Floor

### Living Room 2/Bedroom 5 (min. exc. dormer)

4.33m x 3.78m      14'2" x 12'4"

### Bedroom 2 (min. exc. dormer)

4.33m x 2.99m      14'2" x 9'8"



## First Floor

### Master bedroom

5.27m x 2.99m      17'3" x 9'8"

### Bedroom 3 (max.)

3.08m x 2.59m      10'11" x 8'5"

### Bedroom 4 (max.)

3.69m x 2.59m      12'1" x 8'5"



## Ground Floor

### Kitchen/Dining Area (max.)

3.14m x 7.89m      10'3" x 25'9"

### Living Room

4.15m x 3.78m      13'6" x 12'4"

### Study

2.13m x 1.98m      7'0" x 6'5"

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\* 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. 40451 DECEMBER 2016





## The Welford 4 Bedroom home



With plenty of space for the whole family, The Welford is a superb 4 bedroom home.

Both the dining room and the kitchen/breakfast area boast French doors to the rear garden, making it easy for you to enjoy the outside space. The lounge is made bright and airy by the feature bay window and the dedicated study gives you somewhere to take care of your paperwork. Practical additions include a downstairs cloakroom with handy utility area and under stairs storage cupboard.

Upstairs you will find the four double bedrooms, the master of which has the added luxury of an en suite shower room. The master bathroom completes this lovely home.





## First Floor

### Master bedroom (max.)

5.49m x 3.87m 18'0" x 12'7"

### Bedroom 2 (min.)

4.60m x 3.99m 15'10" x 13'1"

### Bedroom 3

4.36m x 2.65m 14'3" x 8'7"

### Bedroom 4 (max.)

3.96m x 2.77m 13'0" x 9'10"



## Ground Floor

### Kitchen/Breakfast Area

4.60m x 3.38m 15'11" x 11'1"

### Living Room

5.82m x 3.87m 19'11" x 12'7"

### Dining Room

3.87m x 3.38m 12'7" x 11'1"

### Study

3.13m x 2.68m 10'3" x 8'8"

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**The Langdale**  
4 Bedroom home



With 4 double bedrooms and versatile living space, The Langdale is a beautiful family home.

Both the dual aspect living room and the kitchen/breakfast/family area are complemented by French doors to the rear garden, opening up the space and letting you bring the outside in. The dining room gives mealtimes a special ambiance and the downstairs cloakroom and under stairs storage cupboard take care of the practical sides of life.

Four double bedrooms and the master bathroom can be found on the first floor, with the master bedroom enjoying its own en suite shower room.





## First Floor

### Master bedroom (max.)

5.82m x 3.44m 19'11" x 11'3"

### Bedroom 2 (max.)

4.57m x 3.08m 15'0" x 10'1"

### Bedroom 3 (max.)

3.05m x 2.99m 10'0" x 9'8"

### Bedroom 4 (max.)

3.51m x 2.47m 11'5" x 8'10"



## Ground Floor

### Kitchen/Breakfast/Family Area (max.)

6.86m x 3.44m 22'5" x 11'3"

### Living Room

4.57m x 4.54m 15'0" x 14'9"

### Dining room

3.41m x 3.05m 11'2" x 10'0"

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**The Shelford**  
4 Bedroom home



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 spacious open plan kitchen/dining area, which features French doors to the rear garden. The dedicated study provides the perfect home for the family computer, and the downstairs cloakroom with utility room and under stairs storage cupboard are welcome practical touches.

The four double bedrooms and master bathroom can be found on the first floor. The master bedroom has the added luxury of an en suite shower room.





## First Floor

### Master bedroom (max.)

3.93m x 3.78m      12'9" x 12'4"

### Bedroom 2 (max.)

3.99m x 3.08m      13'10" x 10'1"

### Bedroom 3 (max.)

3.44m x 3.11m      11'3" x 10'2"

### Bedroom 4 (max.)

3.93m x 2.74m      12'9" x 9'0"



## Ground Floor

### Kitchen/Dining Area (max.)

7.92m x 3.29m      26'7" x 10'8"

### Living Room

4.79m x 3.93m      15'7" x 12'9"

### Study

2.68m x 1.86m      8'8" x 6'11"

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## The Kentdale 3 Bedroom home



For style that doesn't compromise practicality, look no further than The Kentdale.

The spacious lounge is made bright and airy courtesy of the French doors to the rear garden. The kitchen/dining area is ideal for entertaining or enjoying meals with the family and is complemented by a practical utility area. A downstairs cloakroom and understairs storage cupboard take care of the practical sides of life.

The first floor is home to three well-proportioned bedrooms, with the master bedroom also featuring an en suite shower room. This floor is completed by a family bathroom and a study, which could alternatively be used as a nursery or playroom.





## First Floor

### Master bedroom

3.52m x 3.48m 11'7" x 11'5"

### Bedroom 2

3.64m x 2.95m 11'10" x 9'7"

### Bedroom 3 (min.)

3.05m x 2.98m 10'0" x 9'10"

### Study

3.10m x 2.46m 10'2" x 8'1"



## Ground Floor

### Kitchen

3.63m x 2.90m 11'9" x 9'5"

### Dining room (min.)

3.17m x 2.77m 10'4" x 9'1"

### Lounge

6.07m x 3.47m 19'9" x 11'4"

### Utility

2.04m x 1.46m 6'7" x 4'8"

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## The Monkford 3 Bedroom home



The Monkford is a spacious 3 bedroom home ideally suited to growing families or professional couples.

A good sized kitchen/dining room forms the heart of the home for day to day living, while a spacious lounge opens through French doors to the private rear garden. There's also a guest cloakroom downstairs as well as two useful storage closets.

The master bedroom is located on the first floor and it benefits from an en suite shower room. This floor is completed by two further bedrooms, a family bathroom and a dedicated study.





## First Floor

### Master Bedroom

3.63m x 3.27m      11'11" x 10'9"

### Bedroom 2

3.52m x 2.81m      11'6" x 9'3"

### Bedroom 3 (min.)

2.81m x 2.52      9'3" x 8'3"

### Study

2.35m x 2.23m      7'9" x 7'3"



## Ground Floor

### Kitchen/Dining area

4.30m x 3.39m      14' 1" x 11' 11"

### Living room

5.76m x 3.69m      18' 9" x 12' 1"

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## The Crofton G 3 Bedroom home



The Crofton G provides two and a half storeys of practical and highly flexible living space for you and your family.

On the ground floor you'll find the kitchen/breakfast area and the living room/dining area with French doors to the rear garden. The downstairs cloakroom and under stairs storage cupboard are welcome additions. Bedrooms 2 and 3 can be found on the first floor, along with the master bathroom.

Set over the entire second floor and with an en suite shower room, the master bedroom is the perfect retreat.





## Second Floor

### Master Bedroom (max.)

6.22m x 3.66m

20'4" x 12'0"



## First Floor

### Bedroom 2 (max.)

4.85m x 3.38m

15'9" x 11'1"

### Bedroom 3

2.93m x 2.59m

9'6" x 8'5"



## Ground Floor

### Kitchen/Breakfast Area (max.)

3.44m x 3.05m

11'3" x 10'0"

### Living Room/Dining Area

4.82m x 3.72m

15'8" x 12'2"

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## The Ashton G 3 Bedroom home



Arranged over two and a half storeys, The Ashton G is ideal for small families or couples looking for a bit more space.

The kitchen/breakfast area is ideal for informal mealtimes, while the lounge/dining area gives you space to both relax and sit down to dinner, with French doors to the rear garden. Touches of convenience include a downstairs cloakroom and understairs storage cupboard.

The first floor is home to two bedrooms and the master bathroom, while the second floor is occupied entirely by the master bedroom which boasts an impressive gabled ceiling and its en suite shower room, making it the perfect luxurious retreat.





## Second Floor

### Master bedroom (max. excl. dormer)

6.71m x 3.14m

22'0" x 10'3"



## First Floor

### Bedroom 2

4.00m x 3.90m

13'11" x 12'8"

### Bedroom 3

2.96m x 2.19m

9'7" x 7'2"



## Ground Floor

### Kitchen/Breakfast Area (max.)

3.78m x 2.47m

12'4" x 8'10"

### Lounge/Dining Area (max.)

4.00m x 3.90m

13'11" x 12'8"

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## The Gosford

2 Bedroom home with study



The 2 bedroom Gosford will appeal to first-time buyers, couples and families looking for a little extra space.

A large kitchen/dining room opens through French doors to the private rear garden, making it perfect for entertaining and al fresco dining. A good sized lounge, a guest cloakroom and a store cupboard complete the ground floor layout.

The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a well proportioned room which could be a dedicated work space or play room.





## First Floor

### Master Bedroom

3.02m x 2.87m      9'9" x 9'4"

### Bedroom 2

3.08m x 2.68m      10'10" x 8'8"

### Study (max.)

3.72m x 2.04m      12'2" x 6'7"



## Ground Floor

### Lounge (max.)

4.27m x 3.69m      14'0" x 12'1"

### Kitchen/Dining

4.75m x 2.90m      15'6" x 9'5"

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Welcome to

# Alder View

This superb collection of 2, 3, 4 and 5 bedroom homes means you can enjoy all the delights of village living, with all the benefits of excellent transport links and all the amenities of the nearby town, not to mention what the village itself has to offer.







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.





## Lifestyle

Welcome to a home where all the fixtures and fittings are brand new and unused. Where you won't need to worry about DIY and home improvements, so you can spend more time with your family and friends doing all the things you really enjoy.

From the day you move in, you'll love the fact that everything in your new home is clean and untouched. Your new home will be decorated in neutral colours, so you'll get a blank canvas to stamp your own style and personality on from day one.

If you've reserved early enough in the build process, you'll get to choose from a range of brand new carpets, fixtures and fittings that will be installed in your new home before you move in. Which means as soon as you unpack you can start using your dream kitchen or bathroom.

And while it's these finishing touches that make a house a home, you can also be sure that we've constructed your home to energy efficient, modern building standards, so you can enjoy living in a safe and secure environment.

We use traditional construction techniques incorporating modern materials in our homes. Environmentally friendly features like efficient heating systems, double glazed windows, high levels of wall and loft insulation and well-designed ventilation systems will keep your home cosy and warm and effortlessly help you save energy and money.

Just before you move in, we'll explain how your new home works from top to bottom. And once you've moved in, our team will visit you a couple more times to check how you're settling in and help out with any issues you may have. And all our new homes come with a two year Taylor Wimpey warranty and a 10 year NHBC warranty, giving you absolute peace of mind right from day one.

The moment you enter a Taylor Wimpey home you'll see that we design and build our homes and communities around you. But we build more than just new homes – last year we helped to create and maintain over 15,000 jobs in the UK and through our planning obligations we contributed over £227million to our local communities. This included providing new roads and improved public transport, schools, nurseries, health centres and shops. Which means you can trust us to not only build stylish homes but to invest in the things that make you and your family happy.





# The Location

Located in the lovely village of Harwell, just 2 miles west of Didcot, Alder View offers not only a brand new home, but the chance to be part of a unique village community, with all the amenities you need for modern living close at hand.

## Shopping, education and entertainment

In the village you will find two shops; a butchers and newsagent/off licence, for all those day to day essentials. For the weekly shop, visit Tesco or Sainsbury's in Didcot where you will also find a number of high street stores, as well as one-off boutiques for that something a little bit different. The village has its own pub – The Hart of Harwell, where you can enjoy a relaxing drink or something from their great menu of freshly produced food. The best thing about life in Harwell? That would have to be the sense of community.

There are a number of clubs and societies, including Scouts and tennis, rugby and football clubs. On the May Bank Holiday of each year, The Harwell Feast takes place. Enjoy the celebratory parade through the village, watch an exciting sheepdog display or take a drive back in time with the display of historic cars.

The feast itself comes courtesy of a cow or a couple of pigs that are roasted for the occasion. For those with children, Harwell Primary School is less than a ten minute walk from Greenwood Meadows, while Didcot is home to a number of secondary schools. Precious leisure moments can be filled in a number of ways, especially with The Chilterns right on your doorstep to enjoy.

Splash down at Didcot Leisure Wave Pool or catch the latest blockbuster at the nearby cinema complex. All kinds of entertainment options can also be found in Oxford city centre, around 12 miles away.

## Transport Links

Whether you have to commute, or if you're travelling for pleasure, it couldn't be easier. Didcot Railway Station is 2 miles away and offers regular services to London Paddington. If your journey is by car, you will find the A34 just 2 miles away, connecting you with the M4 and M40 motorways.

Distance and journey times are approximate.





## Buy now, buy new

As an award-winning house builder, we know that everything we do affects the quality of the homes and developments we build and ultimately the well-being of both our customers and the communities in which we work. We are proud of what we build and how we approach every stage of the home-building process.

“Trust Taylor Wimpey to not only build stylish homes but to invest in the things that make you and your family happy. We know that there is no better recommendation than one that comes from the people who actually live in our new homes.”

Of course, there are plenty of other reasons to choose a Taylor Wimpey home such as a range of schemes to help you move, the piece of mind of a 10 year NHBC warranty, excellent customer care, reduced energy costs and low maintenance.



\*Indicative costs and savings calculated using Zero Carbon Hub house types modelled in NHER plan assessor 5.3/5.4 (SAP 2009).





### Kitchens

- Fitted kitchen with choice of door fronts\*
- Choice of square edged laminate worktops with matching upstand\*
- Stainless steel 1.5 bowl sink and drainer with single lever mixer tap
- Stainless steel single built under electric oven and gas hob
- Stainless steel chimney hood
- Glass splash back behind hob

### Utility Room (where shown on floorplans)

- Range of units with plumbing for washing machine

### Bathrooms, En suites & Cloakrooms

- Chrome single lever taps to basins only
- Choice of splash back tiling from selected range (half height tiling to bath area and full height to shower cubicle)
- Modern sanitary ware suite

\* = Options, upgrades and colour choices are available subject to stage of construction. † = Where applicable

Please note: Floor coverings are available as part of our Options. 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. 40451 DECEMBER 2016.



### Central Heating/Hot Water System

Fully programmable central heating providing hot water  
White thermostatic radiators  
Mains pressure hot water system  
Cavity wall insulation in line with Building Regulations  
Loft insulation in line with Building Regulations

### Electrical Features

Power points in line with NHBC requirements  
TV socket to lounge and master bedroom (if indicated on service layout)  
Master telephone socket to lounge plus additional socket to master bedroom (if indicated on service layout)  
Two USB charging points in kitchen  
Chrome LED downlighters in kitchen, cloakroom, bathroom and en suite (where applicable)

### Windows, Doors<sup>†</sup> & Joinery

PVCu window frames and French doors with Multi Point Locking System  
Low maintenance PVCu fascias and soffits where applicable  
Solid core internal door (Newark style) with chrome ironmongery

### Finishing Touches

Flat white finish to ceilings  
White emulsion paint to walls  
White acrylic paint to woodwork  
Carpets throughout (32oz 80/20 Oaklands) and vinyl to bathrooms and kitchen areas

### External Features

Concrete buff paving slabs to width of patio doors  
Slate door number plate  
Outside tap to rear of house

### Security and Safety

Mains operated smoke detectors  
Stainless Steel outside light to front  
Door bell  
Carbon monoxide detector

### Gardens, Paths and Drives

Front garden turfed or shrubbed – Landscaped as per approved drawings<sup>†</sup>  
Rotivated rear gardens  
6ft close board fence to rear garden

### NHBC 10-year Warranty

NHBC 10 year Build Mark policy  
Taylor Wimpey warranty for 2 years from date of Legal Completion





## Kitchens

Integrated kitchen with choice of door fronts\*

Choice of square edged laminate worktops with matching upstand\*

Stainless steel 1.5 bowl sink and drainer with single lever mixer tap

Stainless steel double built under electric oven and gas hob

Stainless steel chimney hood

Integrated washer/dryer machine

Integrated dishwasher

Integrated fridge freezer

Glass splash back above hob

## Bathrooms, En suites & Cloakrooms

Chrome single lever taps to basins only

Splash back wall tiling to cloakroom and half height ceramic wall tiling to bathrooms & en suites with full height tiling to bath area/shower cubicles\*\*

Modern white sanitaryware

Chrome towel radiators to bathroom and en suite



### Central Heating/Hot Water System

Fully programmable central heating providing hot water  
White thermostatic radiators  
Mains pressure hot water system  
Cavity wall insulation in line with Building Regulations  
Loft insulation in line with Building Regulations

### Electrical Features

Power points in line with NHBC requirements  
TV socket to lounge and master bedroom  
Master telephone socket to lounge plus additional socket to master bedroom  
Two USB charging points in kitchen  
Chrome LED downlighters in kitchen, cloakroom, bathroom and en suite (where applicable)

### Windows, Doors<sup>†</sup> & Joinery

PVCu window frames and French doors with Multi Point Locking System  
Low maintenance PVCu fascias and soffits where applicable  
Solid core internal door (Newark style) with chrome ironmongery

### Finishing Touches

Flat white finish to ceilings  
White emulsion to walls  
White acrylic paint to woodwork  
Ceramic flooring to kitchens and all bathrooms (including cloakroom)  
Carpets throughout (32oz 80/20 Oaklands)

### External Features

Concrete buff paving slabs to width of patio doors  
Weather resistant power socket at rear of house  
Slate door number plate  
Outside tap provided at rear of house

### Security and Safety

Mains operated smoke detectors  
Stainless steel outside light to front of property  
Door bell  
Carbon monoxide detector

### Gardens, Paths and Drives

Landscaped front gardens  
Turfed rear gardens  
6ft close board fence to rear garden

### NHBC 10-year Warranty

NHBC 10 year Build Mark policy  
Taylor Wimpey warranty for 2 years from date of Legal Completion