

A development by
Taylor Wimpey

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www.taylorwimpey.co.uk



Herdwick Gate

*An elite collection of 1, 2, 3, 4 & 5 bedroom homes
ideally situated on the western edge of Shipston-on-Stour*

How to find us

Use postcode CV36 4DH in your satnav.

We are located on the B4035, Campden Road,
Shipston on Stour.

Herdwick Gate

Land South of Campden Road,
Shipston-on-Stour,
Warwickshire, CV36 4DH

Sales hotline

01608 690 883

Find the current opening hours for
Herdwick Gate at taylorwimpey.co.uk

Taylor Wimpey Midlands

Unit 2 Tournament Court
Tournament Fields Business Park
Edgehill Drive, Warwick, CV4 6LG
taylorwimpey.co.uk/midlands
Regional Office: 01926 516 900



Welcome to
Herdwick Gate

Herdwick Gate is an exciting collection of one, two, three, four and five-bedroom homes, situated on the western edge of the lovely Warwickshire town of Shipston-on-Stour.

It has a delightful rural setting, and yet is within easy reach of all the facilities of the pretty town, with its range of shops, pubs and restaurants, and sports and leisure centres. The larger Stratford-upon-Avon, to the north, has a wider choice of high street and independent stores.

Shipston-on-Stour also offers well regarded schools for primary and secondary level.

The new homes are just over 6 miles away from Moreton-in-Marsh, where trains take you west to Worcester and east to Oxford in under an hour, as well as London Paddington and Hereford. There are also good road connections north and south via the nearby A429.

- | | | | |
|--|---|---|--|
| <p>5 bedroom homes</p> <ul style="list-style-type: none">  The Frampton
5 bedroom home
Plots: 1, 10, 11, 12, 15 & 16 <p>4 bedroom homes</p> <ul style="list-style-type: none">  The Heydon
4 bedroom home
Plots: 8 & 83  The Shelford
4 bedroom home
Plots: 2, 7, 9 & 82  4 bedroom home*
Plots: 71 & 72 | <p>3 bedroom homes</p> <ul style="list-style-type: none">  The Keydale
3 bedroom home
Plots: 6, 19, 21, 24, 27, 28, 77 & 95  The Keydale Special
3 bedroom home
Plots: 3, 60, 65, 66 & 85  The Gosford detached
3 bedroom home
Plots: 20, 22, 23, 56, 84, 91 & 92  The Gosford
3 bedroom home
Plots: 4, 5, 63 & 64  3 bedroom home*
Plots: 29, 30, 51, 52, 67-70, 78 & 79 | <p>2 bedroom homes</p> <ul style="list-style-type: none">  The Devonford
2 bedroom bungalow
Plots: 13, 14, 17 & 18  The Ashenford
2 bedroom home
Plots: 25, 26, 34, 35, 36, 53-55, 61, 62, 75, 76, 80, 81, 86, 87, 93 & 94  2 bedroom home*
Plots: 31-33, 47-50, 57-59, 73, 74 & 88-90  2 bedroom bungalow*
Plots: 37 & 38 | <p>1 bedroom homes</p> <ul style="list-style-type: none">  The Bayswater
1 bedroom home
Plots: 39-42 & 43-46* <p>*ah/r = Rental homes
 *ah/so = Shared ownership
 BCP = Bin collection point</p> |
|--|---|---|--|

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. TWM 44269/October 2017



The Frampton 5 Bedroom home



The Frampton is a large five bedroom detached home offering two floors of generous living space.

The entrance hall of this home leads through to a good sized lounge, a spacious kitchen/family area and a separate dining room for more formal occasions.

Both the lounge and kitchen offer access through French doors to the private rear garden. A useful study, cloakroom and a storage cupboard complete the ground floor layout.

Upstairs, a master bedroom with en suite shower room can be found off the light and airy landing. The first floor also features a second en suite bedroom which would be ideal for an older child or guests, plus three further bedrooms and a family bathroom.

The Frampton benefits from a double garage and parking on a driveway.



Ground Floor

Kitchen/Family (max.)	6.36m × 4.40m	20'11" × 14'5"
Lounge (min.)	5.22m × 4.12m	17'2" × 13'7"
Dining	4.74m × 3.00m	15'7" × 9'10"
Study	2.97m × 2.60m	9'9" × 8'6"



First Floor

Bedroom 1 (max.)	4.95m × 3.71m	16'3" × 12'2"
Bedroom 2	4.74m × 3.00m	15'7" × 9'10"
Bedroom 3	4.64m × 2.96m	15'3" × 9'9"
Bedroom 4	3.83m × 2.58m	12'7" × 8'6"
Bedroom 5	2.71m × 2.65m	8'11" × 8'8"

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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. TWM 44269/OCTOBER 2017



The Heydon 4 Bedroom home



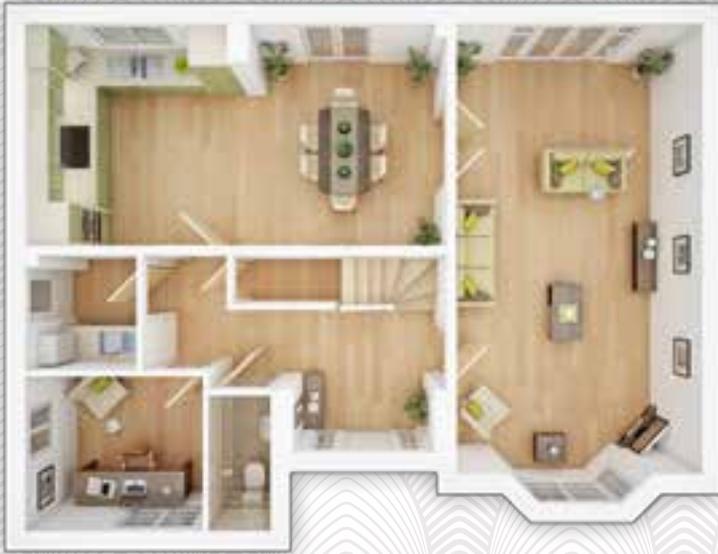
A striking double-fronted four bedroom home, the Heydon really does have the "wow" factor.

On the ground floor you'll find a spacious dual aspect lounge which enjoys access to the private rear garden. The contemporary kitchen/dining area also boasts access to the garden making this a great space for entertaining.

A study, ideal for those who like a quiet place to work, a utility room, cloakroom and an under stairs storage cupboard complete the ground floor layout.

Four large bedrooms, two of which boast their own en suite bathrooms, occupy the first floor alongside a modern main bathroom.

The Heydon benefits from a double garage and parking on a driveway.



Ground Floor

Lounge (max.)	7.57m × 3.84m	24'10" × 12'7"
Kitchen	3.50m × 3.15m	11'6" × 10'4"
Dining	3.50m × 3.45m	11'6" × 11'4"
Study	2.77m × 2.45m	9'1" × 8'1"



First Floor

Bedroom 1 (max.)	4.18m × 3.90m	13'9" × 12'10"
Bedroom 2	3.56m × 3.20m	11'8" × 10'6"
Bedroom 3 (max.)	3.84m × 2.82m	12'7" × 9'3"
Bedroom 4	3.84m × 2.13m	12'7" × 7'0"

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The Shelford 4 Bedroom home



A traditional four 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.

The Shelford benefits from a single garage and parking on a driveway.



Ground Floor

Kitchen/Dining (max.)
8.10m × 3.24m 26'7" × 10'8"

Lounge
4.74m × 3.88m 15'7" × 12'9"

Study
3.24m × 2.10m 10'8" × 6'11"



First Floor

Bedroom 1 (max.)
3.88m × 3.76m 12'9" × 12'4"

Bedroom 2 (max.)
4.22m × 3.07m 13'10" × 10'1"

Bedroom 3 (max.)
3.43m × 3.09m 11'3" × 10'2"

Bedroom 4 (max.)
3.89m × 2.75m 12'9" × 9'0"

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The Keydale 3 Bedroom home



The three bedroom Keydale offers a wealth of living accommodation, ideal for modern life.

A dual aspect lounge forms the heart of the home, whilst the kitchen/dining area provides a great space for entertaining. The ground floor is completed by a utility room, a downstairs cloakroom and under stairs storage cupboard.

The master bedroom can be found upstairs and it benefits from an en suite shower room. Two further well proportioned bedrooms and the main family bathroom can also be found on this floor.

The Keydale benefits from a single garage and parking on a driveway.



Ground Floor

Kitchen	3.38m × 2.86m	11'1" × 9'5"
Dining (max.)	3.38m × 3.16m	11'1" × 10'5"
Lounge	6.02m × 3.24m	19'9" × 10'8"



First Floor

Bedroom 1 (max.)	6.02m × 3.30m	19'9" × 10'10"
Bedroom 2	3.05m × 2.95m	10'0" × 9'8"
Bedroom 3	3.44m × 2.98m	11'4" × 9'10"

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The Keydale Special 3 Bedroom home



The three bedroom Keydale Special offers a wealth of living accommodation, ideal for modern life.

A dual aspect lounge forms the heart of the home, whilst the kitchen/dining area provides a great space for entertaining. The ground floor is completed by a utility room, a downstairs cloakroom and under stairs storage cupboard.

The master bedroom can be found upstairs and it benefits from an en suite shower room. Two further well proportioned bedrooms and the main family bathroom can also be found on this floor.

The Keydale Special benefits from a single garage and parking on a driveway.

Ground Floor



Kitchen

3.38m × 2.86m

11'1" × 9'5"

Dining (max.)

3.38m × 3.16m

11'1" × 10'5"

Lounge

6.02m × 3.24m

19'9" × 10'8"

First Floor



Bedroom 1 (max.)

6.02m × 3.30m

19'9" × 10'10"

Bedroom 2

3.05m × 2.95m

10'0" × 9'8"

Bedroom 3

3.44m × 2.98m

11'4" × 9'10"

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The Gosford Detached 3 Bedroom home



The three 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 bedroom which could provide a dedicated work space or play room.

The Gosford detached benefits from a single garage and parking on a driveway.



Ground Floor

Lounge (max.)
4.26m × 3.69m 14' 0" × 12' 1"

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



First Floor

Bedroom 1 (min.)
2.96m × 2.83m 9' 9" × 9' 4"

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

Bedroom 3 (max.)
3.55m × 2.00m 11' 8" × 6' 7"

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The Gosford 3 Bedroom home



The three 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 bedroom which could provide a dedicated work space or play room.

The Gosford benefits from two parking spaces on a driveway.



Ground Floor

Lounge (max.)	4.26m × 3.69m	14' 0" × 12' 1"
Kitchen/Dining	4.72m × 2.87m	15' 6" × 9' 5"



First Floor

Bedroom 1 (min.)	2.96m × 2.83m	9' 9" × 9' 4"
Bedroom 2	3.30m × 2.63m	10' 10" × 8' 8"
Bedroom 3 (max.)	3.55m × 2.00m	11' 8" × 6' 7"

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The Devonford 2 Bedroom home



The Devonford is a spacious two bedroom detached bungalow that offers the very best in single-level living.

The home features a generous lounge with French doors opening out onto the garden - perfect for entertaining in the summer months.

The modern fitted kitchen features a breakfast/dining area making it a great space for informal family mealtimes.

Two double bedrooms can be found off the main hallway, one of which benefits from an en suite, as well as a separate and spacious study.

The Devonford benefits from a single garage and parking on a driveway.



Ground Floor

Kitchen/Dining	5.81m × 3.90m	19'1" × 12'10"
Lounge	6.51m × 4.17m	21'4" × 13'8"
Study	2.20m × 4.96m	7'3" × 16'4"
Bedroom 1	3.85m × 3.84m	12'8" × 12'7"
Bedroom 2	3.53m × 3.42m	11'7" × 11'3"

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The Ashenford 2 Bedroom home



The two bedroom Ashenford is ideal for first-time buyers or downsizers keen to enjoy the benefits of contemporary open plan living.

Through the entrance hallway, a generous kitchen/ lounge/diner provides ample room for relaxing and socialising in one flexible space, while French doors open out to the private rear garden. A guest cloakroom and a storage cupboard complete the ground floor accommodation.

On the first floor you'll find the master bedroom, a second double bedroom which could serve as a guest room and office, along with a main bathroom.

The Ashenford benefits from two parking spaces.



Ground Floor

Kitchen/Lounge/Dining (max.)
4.31m × 6.76m 22'2" × 14'2"



First Floor

Bedroom 1
4.31m × 3.27m 14'2" × 10'9"

Bedroom 2 (max.)
4.31m × 2.51m 14'2" × 8'3"

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The Bayswater 1 Bedroom home



The Bayswater is perfect for those looking to get onto the property ladder or for downsizers.

This fantastic 1 bedroom home features a spacious lounge benefitting from plenty of natural light. On the ground floor you'll also find a modern kitchen and the added convenience of a downstairs cloakroom.

Upon entering the first floor you'll see the spacious, light and airy master bedroom. The first floor also features a good-sized bathroom.

The Bayswater benefits from one parking space.



Ground Floor

Lounge/Dining
3.48m × 3.38m 11'5" × 11'1"

Kitchen
3.48m × 1.72m 11'5" × 5'8"



First Floor

Bedroom 1
3.48m × 3.38m 11'5" × 11'1"

Bathroom
2.33m × 1.72m 7'8" × 5'8"

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