



A development by

Taylor Wimpey

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Avonbridge Walk

Barford

The Elite Collection
1, 2, 3, & 4 bedroom homes

A development by

Taylor Wimpey

How to find us

Use postcode CV34 8DE in your satnav.

We are located on Bremridge Close, Barford.

Avonbridge Walk

Bremridge Close, Barford, CV34 8DE

Sales hotline

01926 354 643

Find the current opening hours for
Avonbridge Walk at taylorwimpey.co.uk

Taylor Wimpey Midlands

Unit 2 Tournament Court
Tournament Fields Business Park
Edgehill Drive, Warwick, CV4 6LG
taylorwimpey.co.uk/midlands
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Welcome to Avonbridge Walk

Avonbridge Walk is an exciting collection of one, two, three and four-bedroom homes situated on the south-western edge of the handsome Warwickshire village of Barford.

The village is both peaceful and well-connected, being just a mile-and-a-half from junction 15 of the M40.

The village has two well-rated pubs and a fine country house hotel, as well as a community shop and a primary school rated by Ofsted as ‘good’ with ‘outstanding’ Early Years provision.

The stunning town of Warwick is just a four miles away, with a big selection of supermarkets, shops, bars, restaurants and pubs, as well as a range of exciting festivals and events and a fine modern theatre. It’s just a 36-minute train ride from Warwick railway station to Birmingham New Street, while Birmingham Airport is just 19 miles from home.

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 44442/February 2018

4 bedroom homes

-  **The Heydon**
4 bedroom home
Plots: 54, 61 & 63
-  **The Shelford**
4 bedroom home
Plots: 17, 53 & 55
-  **The Lindale**
4 bedroom home
Plots: 16 & 30
-  **The Thornford**
4 bedroom home
Plot: 62
-  **4 bedroom home***
Plots: 46 & 47

3 bedroom homes

-  **The Keydale**
3 bedroom home
Plots: 1 & 27
-  **The Ashton G**
3 bedroom home
Plots: 2, 3, 6, 7, 31 & 32
-  **The Easedale**
3 bedroom home
Plots: 23 & 60
-  **The Gosford**
3 bedroom home
Plots: 8, 9, 39, 40 & 48-50
-  **3 bedroom home***
Plots: 12-15, 37, 38, 58 & 59

2 bedroom homes

-  **The Aspen**
2 bedroom home
Plots: 4, 5, 18, 19, 25, 26, 41, 42, 51 & 52
-  **2 bedroom home***
Plots: 10, 11, 21, 22, 43-45, 56 & 57
-  **2 bedroom bungalow***
Plots: 20 & 24

1 bedroom homes

-  **The Anford**
1 bedroom home
Plots: 28 & 29
-  **The Bayswater***
1 bedroom home
Plots: 33-36

*ah/r = Rental homes
*ah/so = Shared ownership

BCP = Bin collection point
POS = Public open space





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

Kitchen/Dining
6.65m × 3.55m 21'8" × 11'6"

Lounge
3.89m × 7.15m 12'7" × 23'4"

Study
2.80m × 2.49m 8'1" × 9'2"



First Floor

Bedroom 1
3.94m × 4.22m 12'9" × 13'8"

Bedroom 2
3.24m × 3.60m 10'6" × 11'8"

Bedroom 3
3.89m × 2.86m 12'7" × 9'4"

Bedroom 4
3.89m × 2.17m 12'7" × 7'1"

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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. 44442/TWM NOVEMBER 2017.



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

8.15m × 3.29m 26'7" × 10'8"

Lounge

3.92m × 4.79m 12'8" × 15'7"

Study

2.14m × 3.28m 7'0" × 10'7"



First Floor

Bedroom 1

3.92m × 3.80m 12'8" × 12'4"

Bedroom 2

3.13m × 4.26m 10'2" × 13'10"

Bedroom 3

3.13m × 3.47m 10'2" × 11'4"

Bedroom 4

2.79m × 3.93m 9'1" × 12'9"

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The Thornford
4 Bedroom home



The Thornford is a traditional double fronted four bedroom home with substantial accommodation for growing families or professional couples in search of extra space.

A contemporary fitted kitchen leads through double doors to the family/dining room, which opens out to the private rear garden. The lounge also has French doors to the garden, making it great for summer entertaining.

There's also a study which is large enough to serve as a formal dining room, plus a guest cloakroom downstairs.

Upstairs, the landing leads to a well proportioned en suite master bedroom, three further spacious double bedrooms and a main bathroom.

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



Ground Floor

Kitchen

4.84m × 3.36m 15'9" × 11'0"

Lounge

3.96m × 4.78m 12'10" × 15'7"

Family

3.96m × 3.30m 12'10" × 10'8"

Study

3.71m × 2.70m 12'1" × 8'8"



First Floor

Bedroom 1

4.95m × 3.15m 16'2" × 10'3"

Bedroom 2

4.05m × 3.36m 13'3" × 11'0"

Bedroom 3

4.77m × 3.40m 15'6" × 9'10"

Bedroom 4

3.87m × 2.57m 12'7" × 8'4"

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The Lindale
4 Bedroom home



The Lindale is a distinctive four bedroom family home, designed with the modern family in mind.

Entering the front door you will find a hallway with under stair storage space and a guest cloakroom. Doors lead off to a spacious lounge, a private study and through to the open plan kitchen and dining area. From here French doors lead to the rear garden.

On the first floor you will find a master bedroom with an en suite, three further well proportioned bedrooms, and a family bathroom.

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



Ground Floor

Kitchen/Dining

7.60m × 3.12m 24'9" × 10'2"

Lounge

3.66m × 4.83m 12'0" × 15'8"

Study

2.74m × 2.99m 8'10" × 9'8"



First Floor

Bedroom 1

3.66m × 4.27m 12'0" × 14'0"

Bedroom 2

2.75m × 4.11m 9'0" × 13'4"

Bedroom 3

3.71m × 3.78m 12'1" × 12'4"

Bedroom 4

2.67m × 2.11m 8'7" × 6'9"

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The Easedale *3 Bedroom home*



The Easedale is a three 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.

The Easedale benefits from two parking spaces.

Ground Floor

Kitchen/Dining

5.15m × 2.99m

16'9" × 9'8"

Lounge

5.15m × 3.07m

16'9" × 10'0"



First Floor

Bedroom 1

3.82m × 3.12m

12'5" × 10'2"

Bedroom 2

2.90m × 2.99m

9'5" × 9'8"

Bedroom 3

2.19m × 2.99m

7'2" × 9'8"



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The Ashton G
3 Bedroom home



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.

The Ashton G benefits from a single garage and parking on a driveway.



Ground Floor

Lounge/Dining

4.30m × 3.91m

14'1" × 12'9"

Kitchen

2.75m × 3.81m

9'0" × 12'5"



First Floor

Bedroom 2

4.30m × 3.91m

14'1" × 12'9"

Bedroom 3

2.21m × 2.95m

7'2" × 9'7"



Second Floor

Bedroom 1 (max ex. dormer)

6.70m × 2.74m

22' 0" × 9' 0"

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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 a single garage and parking on a driveway.



Ground Floor

Kitchen/Dining

4.79m × 2.91m

15'7" × 9'5"

Lounge

3.73m × 4.30m

12'2" × 14'1"



First Floor

Bedroom 1

2.96m × 2.83m

9'9" × 9'4"

Bedroom 2

2.67m × 3.34m

8'7" × 10'9"

Bedroom 3

2.05m × 3.59m

6'7" × 11'7"

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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/Dining

6.07m × 3.43m 19'9" × 11'2"

Lounge

6.07m × 3.29m 19'9" × 10'8"



First Floor

Bedroom 1

6.07 × 3.34m 19'9" × 10'9"

Bedroom 2

2.98m × 3.09m 9'7" × 10'1"

Bedroom 3

3.02m × 3.49m 9'9" × 11'4"

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The Aspen
2 Bedroom home



The two bedroom Aspen will appeal to first time buyers, couples and families looking for a little extra space.

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

The first floor comprises of the master bedroom, bathroom, and a further double bedroom.

The Aspen benefits from two parking spaces on a driveway.



Ground Floor

Lounge/Dining

4.38m × 3.74m

14'37" × 12'2"

Kitchen

2.28m × 3.19m

7'4" × 10'4"



First Floor

Bedroom 1

4.38m × 3.31m

14'3" × 10'8"

Bedroom 2

4.38m × 2.55m

14'3" × 8'3"

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The Anford
1 Bedroom home



The Anford is a one bedroom starter home offering convenient accommodation that's ideal for individuals or couples.

At the heart of the home is a light and airy open plan kitchen/living/dining area which is perfect for entertaining and opens through to the rear garden.

A useful guest cloakroom and a storage closet are also located off the ground floor entrance lobby.

Upstairs, a well proportioned double bedroom spans the full width of the property. The landing also leads to a main bathroom and a guest room or study.



Ground Floor

Lounge/Dining

5.54m × 4.05m

18'1" × 13'2"

Kitchen

2.28m × 3.19m

7'4" × 10'4"



First Floor

Bedroom 1

4.05m × 2.64m

13'2" × 8'6"

Study

4.05m × 2.08m

13'2" × 6'8"

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Welcome to
**Avonbridge
Walk**

An exciting collection of one, two, three and four-bedroom homes situated off Bremridge Close on the south-western edge of the handsome Warwickshire village of Barford.





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.



The images on this page show a typical Taylor Wimpey home. Images include optional upgrades at additional cost.

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 of 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.

Images include optional upgrades at additional cost.



The Location

Avonbridge Walk is a beautiful collection of one, two, three and four-bedroom new homes, enjoying a peaceful location on the fringes of the village of Barford, which is both very rural and well-connected – just a mile-and-a-half from junction 15 of the M40.

The charming riverside village of Barford has two very pleasant pubs – The Joseph Arch and the Granville Country Pub – plus the Glebe Hotel, a small country hotel with a restaurant and leisure club, including a small swimming pool and a gym. There’s also a well-stocked village shop owned and run by the community.

The Church of England primary school in the village, Barford St. Peters, is rated ‘good’ by Ofsted, with ‘outstanding’ Early Years provision. For older children, Aylesford School and Sixth Form College in nearby Warwick is also rated ‘good’.

The University of Warwick Boat Club trains on the beautiful River Avon at Barford, where a Grade II-listed, five-arch, 18th century stone bridge spans the river.

The nearest town is stunning Warwick, just a four-mile drive away, which boasts the instantly recognisable Warwick Castle, an amazing medieval fortification on the banks of the River Avon.

Warwick’s historic town centre is practical too, with a range of boutique shops, bars, restaurants and pubs, as well as a handy selection of supermarkets.

The town is home to an enormous range of annual festivals, including Spoken Word, classical and contemporary music shows, a folk festival and a Victorian evening, while St Mary’s Church hosts a series of music concerts.

Bridge House Theatre, opened by Dame Judi Dench in 2000, is one of the region’s most popular theatre and music venues, especially since the addition of Warwick Hall in 2016.

Avonbridge Walk has fantastic road links, with the M40 just a mile-and-a-half away that can take commuters north-west to Birmingham or south-east to Oxford.

Meanwhile, Warwick railway station runs direct services to Birmingham New Street in as little as 36 minutes while Birmingham Airport is just 19 miles away.



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).