



HANDLEY GARDENS

MALDON | ESSEX



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.

HANDLEY GARDENS. A VERY SPECIAL PLACE TO BE

A warm welcome to Handley Gardens.

Located in a town that is influenced by its history, Handley Gardens is a highly anticipated development offering a choice of 1, 2, 3, 4 and 5 bedroom houses in the heart of the Maldon District. Nestled in a varied landscape, this new garden suburb of Maldon has something for everyone.

MAKE YOURSELF AT HOME

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.

A TOWN WITH AN EXCITING HISTORY

Maldon's animated location seamlessly combines its history with everything you need for modern living. From the bustling Maldon high street containing a multitude of shops, bars, and restaurants, to the idyllic setting of its Promenade Park, you'll never be short of things to do in this celebrated town.

As well as offering a wide range of amenities, this maritime and market town also boasts wonderful nature reserves that reflect the town's timeless heritage. And for the keen sports fans, you can also go along to support Maldon & Tiptree Football Club at Wallace Binder Ground.



Promenade Park
at sunrise,
Maldon



Maldon
high street



The Blue Boar Hotel,
Maldon high street

THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress-free links to other parts of the country too. So it's good to know Handley Gardens has fantastic road links, with the nearby A12 offering routes to Chelmsford, Witham and Colchester, plus the M25 is under 25 miles away. While Witham station offers direct trains to London Liverpool Street in 45 minutes, there are also regular bus routes to nearby towns and cities, and if you're going further afield, London Southend Airport is under 23 miles away.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Marine Lake,
Promenade Park,
Maldon



Hythe Quay,
Maldon



Beeleigh Falls



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 and view our handy Homebuyer Guides.

5 BEDROOM HOMES



The Garrton
5 bedroom home
Plots: 157 & 161



The Wayford
5 bedroom home
Plots: 28, 193 & 197



The Winterford
5 bedroom home
Plots: 159 & 160

4 BEDROOM HOMES



The Langdale
4 bedroom home
Plots: 24, 27, 59, 79, 148,
154, 156, 162, 189, 194 & 199



The Teasdale
4 bedroom home
Plots: 22, 44, 57, 66, 82,
90, 151 & 195



The Thornford
4 bedroom home
Plots: 60–62, 88, 89, 147,
149, 155, 158, 196 & 198



The Kentdale
4 bedroom home
Plots: 150

3 BEDROOM HOMES



The Crofton
3 bedroom home
Plots: 68, 69, 91, 92,
139 & 140



The Woodman
3 bedroom home
Plots: 16, 93, 100, 127,
128, 143 & 144



The Alton G
3 bedroom home
Plots: 17, 18, 42, 43, 51,
52, 80, 81, 152 & 153



The Easedale
3 bedroom home
Plots: 19, 25, 50, 54, 64,
71, 103, 133, 137 & 168



The Gosford
3 bedroom home
Plots: 23, 40, 45, 53, 58, 63,
65, 67, 70, 72, 83, 104, 138,
146, 167, 192 & 200



The Yewdale
3 bedroom home
Plots: 26, 55, 56, 105 & 145



3 bedroom home
Plots: 14*, 15*, 73*, 74*, 77*,
78*, 119–122* & 163–166*

2 BEDROOM HOMES



The Canford
2 bedroom home
Plots: 41, 46–49, 84–87,
101, 102, 106, 107, 129–132,
134–136, 141, 142, 190 & 191



2 bedroom home
Plots: 7*, 20*, 21*, 29*, 37*,
118*, 172* & 184*



2 bedroom home
Plots: 12*, 13*, 38*, 39*, 75*,
76*, 94–99* & 123–126*

APARTMENTS



1 bedroom apartments
Plots: 1–6*, 8–11*, 108–112*
& 113–117*



1 & 2 bedroom apartments
Plots: 30–36*, 169–171*,
173–183* & 185–188*



Get to know

HANDLEY GARDENS

MALDON | ESSEX

Handley Gardens is an exciting collection of one, two, three, four and five-bedroom homes situated in the historic town of Maldon.

- ah/af* = Affordable Rent
- ah/so* = Shared Ownership
- ▶ = Garage
- ▷ = Drive Through
- = Bollards
- BS = Bin Store
- CS = Cycle Store

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. 36840 / March 2019.



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THE CANFORD

2 BEDROOM HOME

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THE CANFORD

The Canford is a 2 bedroom property which has been thoughtfully designed with both first time buyers and downsizers in mind. A living/dining area provides the ideal space for day-to-day living and opens out to the garden through double doors. There's also a contemporary fitted kitchen located off the entrance hallway. Upstairs, the master bedroom includes an en suite shower room, while there's also a main bathroom and a well-proportioned guest bedroom with practical storage space.

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

GROUND FLOOR



Kitchen	3.03m × 1.90m	9'11" × 6'3"
Living/Dining area	4.70m* × 4.02m*	15'5"* × 13'2"*

FIRST FLOOR



Master bedroom	4.02m × 3.09m	13'2" × 10'2"
Bedroom 2	4.02m* × 2.57m*	13'2"* × 8'5"*

 **Plots:** 41, 46–49, 84–87, 101, 102, 106, 107, 129–132, 134–136, 141, 142, 190 & 191

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. *Maximum dimensions. 37078 / June 2020.

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THE GOSFORD

3 BEDROOM HOME

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THE GOSFORD

The Gosford is a 3 bedroom home perfect for a couple or young family. Downstairs is the living room and the kitchen/dining area, which has double doors to the garden. Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and another bedroom, which could alternatively be used as a study or nursery.

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

GROUND FLOOR



Kitchen/Dining area	4.79m × 2.88m	15'9" × 9'6"
Living room	4.24m* × 3.76m*	13'11"* × 12'4"*

FIRST FLOOR



Master bedroom	3.00m × 2.84m	9'10" × 9'4"
Bedroom 2	3.31m × 2.67m	10'11" × 8'9"
Bedroom 3	3.55m × 2.03m	11'8" × 6'8"

Plots: 23, 40, 45, 53, 58, 63, 65, 67, 70, 72, 83, 104, 138, 146, 167, 192 & 200

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THE EASEDALE

3 BEDROOM HOME



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THE EASEDALE

A 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the garden. 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.

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

GROUND FLOOR



Kitchen/Dining area	5.11m x 2.92m	16'10" x 9'7"
Living room	5.11m x 3.03m	16'10" x 10'0"

FIRST FLOOR



Master bedroom	3.79m x 3.07m	12'6" x 10'1"
Bedroom 2	2.96m x 2.87m	9'9" x 9'5"
Bedroom 3	2.96m x 2.15m	9'9" x 7'1"



Plots: 19, 25, 50, 54, 64, 71, 103, 133, 137 & 168

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THE YEWDAL

3 BEDROOM HOME



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THE YEWDAL

The 3 bedroom Yewdale is a family size property with plenty of space for contemporary living. A dual aspect living room has double doors out to the private rear garden, while there's also a light and airy kitchen/dining area off the entrance hallway. The en suite master bedroom is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

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

GROUND FLOOR




Kitchen/Dining area	5.11m x 2.92m	16'10" x 9'7"
Living room	5.11m x 3.06m	16'10" x 10'1"

FIRST FLOOR



Master bedroom	3.79m x 3.09m	12'6" x 10'2"
Bedroom 2	2.96m x 2.87m	9'9" x 9'5"
Bedroom 3	2.96m x 2.15m	9'9" x 7'1"

 Plots: 26, 55, 56, 105 & 145

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THE ALTON G
3 BEDROOM HOME



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THE ALTON G

This contemporary 3 bedroom townhouse, features a living room with double doors to the rear garden and a kitchen/dining area on the ground floor. A double bedroom, further bedroom and a family bathroom are located off the first floor landing, while another staircase leads to the second floor master bedroom which features an en suite shower room.

TOTAL GROSS 100.7 sq. m. / 1,085 sq. ft.

GROUND FLOOR



Kitchen/Dining area
5.27m* x 3.27m* 17'4"* x 10'9"*

Living room
4.26m x 3.50m 14'0" x 11'6"

FIRST FLOOR



Bedroom 2
4.30m* x 3.50m* 14'2"* x 11'6"*

Bedroom 3
3.29m x 2.21m 10'10" x 7'3"

SECOND FLOOR



Master bedroom
6.56m x 3.18m* 21'7" x 10'5"*

 **Plots:** 17, 18, 42, 43, 51, 52, 80, 81, 152 & 153

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THE WOODMAN

3 BEDROOM HOME

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THE WOODMAN

The Woodman is a 3 bedroom family home built with modern living in mind. Downstairs, there is a spacious kitchen/dining area and a separate living room, both have double doors to the garden. Off the first floor landing upstairs is the en suite master bedroom, two further bedrooms and the family bathroom.

TOTAL GROSS 102.0 sq. m. / 1,098 sq. ft.

GROUND FLOOR



Kitchen	4.68m × 2.53m	15'4" × 8'4"
Dining room	3.18m × 2.80m	10'5" × 9'1"
Living room	4.56m × 3.64m	15'0" × 12'0"

FIRST FLOOR



Master bedroom	3.55m × 3.07m	11'8" × 10'1"
Bedroom 2	4.56m × 2.53m	15'0" × 8'4"
Bedroom 3	3.21m × 2.76m	10'6" × 9'1"

Plots: 16, 93, 100, 127, 128, 143 & 144

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THE CROFTON

3 BEDROOM HOME



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THE CROFTON

The Crofton is a versatile 3 bedroom townhouse, perfect for growing families. The ground floor features a living/dining area with double doors to the rear garden and a contemporary fitted kitchen. A double bedroom, a further bedroom and a family bathroom are located off the first floor landing, while another staircase leads to the second floor master bedroom which features an en suite shower room.

TOTAL GROSS 106.7 sq. m. / 1,149 sq. ft.

GROUND FLOOR



Kitchen
3.44m x 2.77m* 11'4" x 9'1"*

Living/Dining area
4.82m x 3.67m 15'10" x 12'1"

FIRST FLOOR




Bedroom 2
4.85m x 3.38m 15'11" x 11'1"

Bedroom 3
2.91m x 2.60m 9'7" x 8'6"

SECOND FLOOR



Master bedroom
6.20m x 3.73m* 20'4" x 12'3"*

 **Plots:** 68, 69, 91, 92, 139 & 140

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THE KENTDALE

4 BEDROOM HOME



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THE KENTDALE

The Kentdale is a 4 bedroom home that is perfect for growing families. The entrance hallway leads to a spacious kitchen/dining area and a dual aspect living room with double doors to the garden. Upstairs you will find the master bedroom with an en suite shower room, a further double bedroom and two further well-proportioned bedrooms, as well as a family bathroom.

TOTAL GROSS 113.5 sq. m. / 1,222 sq. ft.

GROUND FLOOR



Kitchen/Dining area	6.06m x 3.65m	19'10" x 12'0"
Living room	6.06m x 3.52m	19'10" x 11'6"

FIRST FLOOR



Master bedroom	3.52m x 3.41m	11'7" x 11'2"
Bedroom 2	3.65m x 2.99m	12'0" x 9'10"
Bedroom 3	3.09m x 2.95m	10'2" x 9'9"
Bedroom 4	3.10m* x 2.54m*	10'2** x 8'4**

 Plot: 150

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THE TEASDALE

4 BEDROOM HOME

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THE TEASDALE

The 4 bedroom Teasdale has been designed to provide extra space for growing families. A living room, kitchen/dining area, handy utility room and study make up the ground floor. Upstairs, you will find the en suite master bedroom, along with three further bedrooms and a family bathroom.

TOTAL GROSS 119.8 sq. m. / 1,290 sq. ft.

GROUND FLOOR



Kitchen/Dining area	5.82m × 3.09m*	19'1" × 10'2"
Living room	4.80m × 3.66m	15'9" × 12'0"
Study	2.94m × 2.71m	9'8" × 8'11"

FIRST FLOOR



Master bedroom	3.68m × 3.58m	12'1" × 11'9"
Bedroom 2	4.07m* × 2.72m	13'4"* × 8'11"
Bedroom 3	2.84m × 2.72m	9'4" × 8'11"
Bedroom 4	2.64m × 1.90m	8'8" × 6'3"

 **Plots:** 22, 44, 57, 66, 82, 90, 151 & 195

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THE LANGDALE

The 4 bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and a spacious kitchen/breakfast/family area both open through double doors to the rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout. The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.

TOTAL GROSS 142.1 sq. m. / 1,530 sq. ft.

GROUND FLOOR



Kitchen/Breakfast/Family area	6.84m × 3.45m	22'6" × 11'4"
Dining room	3.42m × 3.05m	11'3" × 10'0"
Living room	4.58m × 4.50m	15'0" × 14'10"

FIRST FLOOR



Master bedroom	6.08m* × 3.45m*	20'0"* × 11'4"*
Bedroom 2	4.58m × 3.10m	15'0" × 10'2"
Bedroom 3	3.06m × 2.95m	10'0" × 9'8"
Bedroom 4	3.49m × 2.70m	11'6" × 8'10"

 **Plots:** 24, 27, 59, 79, 148, 154, 156, 162, 189, 194 & 199

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THE THORNFORD

4 BEDROOM HOME



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THE THORNFORD

A traditional double-fronted 4 bedroom home with substantial accommodation. On the ground floor a contemporary fitted kitchen leads to the family room, which features double doors to the rear garden, as does the living room – great for summer entertaining. There's also a dining room which could serve as a study. Upstairs, the landing leads to the master bedroom with en suite shower room, three further double bedrooms and a main bathroom.

TOTAL GROSS 145.1 sq. m. / 1,562 sq. ft.

GROUND FLOOR



Kitchen	4.80m x 3.33m	15'9" x 10'11"
Living room	4.75m x 3.94m	15'7" x 12'11"
Dining room/Study	3.05m x 2.67m	10'0" x 8'9"
Family room	3.94m x 3.27m	12'11" x 10'9"

FIRST FLOOR



Master bedroom	4.91m x 3.12m	16'2" x 10'3"
Bedroom 2	4.01m x 3.33m	13'2" x 10'11"
Bedroom 3	4.76m* x 3.34m*	15'8** x 11'0**
Bedroom 4	3.86m x 2.54m	12'8" x 8'4"

 **Plots:** 60–62, 88, 89, 147, 149, 155, 158, 196 & 198

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THE GARRTON

Offering spacious accommodation, the 5 bedroom Garrton is tailor made for family living. The front door opens onto a hall which gives access to the living room, study and downstairs cloakroom. While the kitchen/dining area has two patio doors opening onto the rear garden. The first floor features the en suite master bedroom with dressing area, a further double bedroom, the main bathroom and another bedroom. The second floor is made up of two bedrooms and a shower room.

TOTAL GROSS 169.5 sq. m. / 1,825 sq. ft.

GROUND FLOOR



Kitchen/Dining area		
8.35m* x 3.47m*	27'5"* x 11'5"*	
Living room		
4.72m x 3.41m	15'6" x 11'3"	
Family room/Study		
2.75m x 2.27m	9'0" x 7'6"	

FIRST FLOOR



Master bedroom		
5.99m x 3.41m	19'8" x 11'3"	
Bedroom 4		
3.63m x 2.75m	11'11" x 9'1"	
Bedroom 5		
2.99m x 2.55m	9'10" x 8'5"	

SECOND FLOOR



Bedroom 2		
4.59m x 3.41m	15'1" x 11'3"	
Bedroom 3		
3.66m x 2.77m	12'0" x 9'1"	

 **Plots:** 157 & 161

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. *Maximum dimensions. 37078 / June 2020.

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THE WINTERFORD

5 BEDROOM HOME

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.

THE WINTERFORD

The Winterford is a 5 bedroom family home built with modern living in mind. Downstairs, there are two living rooms, a kitchen/dining area, handy utility room and a study. Off the first floor landing is the en suite master bedroom, three further double bedrooms, a well-proportioned single room that could be used as a play room or nursery, and the family bathroom.

TOTAL GROSS 194.1 sq. m. / 2,090 sq. ft.

GROUND FLOOR



Kitchen/Dining area	6.38m x 3.87m	20'11" x 12'8"
Living room 1	5.23m x 4.16m	17'2" x 13'8"
Living room 2	4.75m x 3.59m	15'7" x 11'10"
Study	2.98m x 2.60m	9'9" x 8'7"

FIRST FLOOR



Master bedroom	4.06m x 3.57m	13'4" x 11'9"
Bedroom 2	3.80m x 3.50m	12'6" x 11'6"
Bedroom 3	3.96m x 2.67m	13'0" x 8'9"
Bedroom 4	3.44m x 2.75m	11'4" x 9'0"
Bedroom 5	2.76m x 2.72m	9'1" x 8'11"

 Plots: 159 & 160

The floor plans depict a typical layout of this house type. Plans are handed to CGI. 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. 37078 / June 2020.

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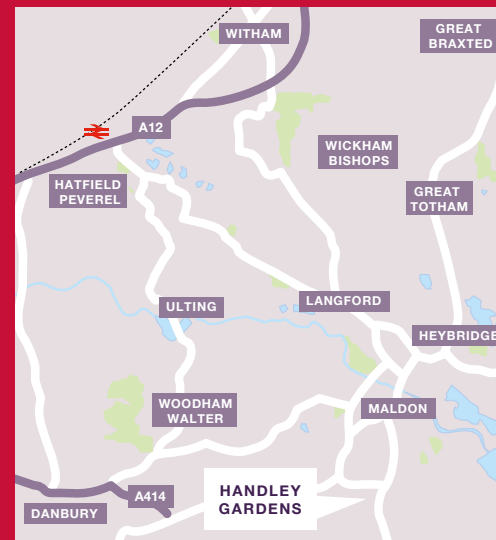
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FROM A12:

- Leave the A12 at junction 18
- At the roundabout head towards Danbury on Maldon Road
- At the mini roundabout continue straight over into Danbury
- Continue straight on over the double mini roundabout
- At the next roundabout turn left, continuing on the A414
- Take the first exit at the next roundabout
- Then, at the following roundabout turn right (3rd exit)
- The development will be on your right



FROM WITHAM:

- Leave Witham High Street on Maldon Road
- Head straight over the first and second mini roundabouts, continuing on Maldon Road
- Turn right on Blue Mills Hill and continue through Wickham Bishops
- Continue following the road onto Maypole Road, at the end of the road turn right at the mini roundabout
- Turn left at the next roundabout onto Heybridge Approach
- Turn right (2nd exit) at the next roundabout onto the A414
- Continue to the next roundabout, take the 2nd exit.
- At the next roundabout head straight over (2nd exit)
- The development will be on your right



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