



# WOODLAND EDGE

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Get to know  
**WOODLAND  
EDGE**

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A collection of charming 1, 2, 3 and 4 bedroom homes in a peaceful spot just over a mile from the bustling city centre of Worcester.

**4 BEDROOM HOMES**

-  **The Shelford**  
4 bedroom home  
Plots: 7, 45-48, 50, 65, 71, 73, 75, 78, 80-82, 87, 94, 98, 99, 136, 137, 178, 179, 192, 204, 214 & 215
-  **The Downham**  
4 bedroom home  
Plots: 37, 63, 64, 67, 76, 100, 193, 211 & 213
-  **The Monkford**  
4 bedroom home  
Plots: 2, 3, 8, 10, 51, 52, 72, 74, 77, 135, 139, 144-146, 159, 173-175, 195-197, 205 & 206
-  **The Bradenham**  
4 bedroom home  
Plots: 36, 40, 43, 61, 70, 101, 208 & 212

**3 BEDROOM HOMES**

-  **The Rosedale**  
3 bedroom home  
Plots: 1, 88, 90, 91, 163, 171, 172, 184 & 185
-  **The Gosford**  
3 bedroom home  
Plots: 4-6, 12-15, 28, 29, 31, 32, 103, 104, 107, 108, 115-120, 123, 124, 127-129, 151-154, 160, 161, 167, 168, 176, 177, 180-183, 186, 189, 199 & 200
-  **The Flatford**  
3 bedroom home  
Plots: 19-23, 26, 27, 55-58, 83-86, 97, 105, 106, 113, 114, 121, 122, 132, 133, 142, 143, 155 & 156

**3 BEDROOM HOMES**

-  **The Ardingham**  
3 bedroom home  
Plots: 42, 60, 68, 69, 93, 95, 102, 209 & 210
-  **The Easedale**  
3 bedroom home  
Plots: 16, 30, 41, 59, 62, 134, 162, 166, 187, 190, 191, 194 & 207

**2 BEDROOM HOMES**

-  **The Canford**  
2 bedroom home  
Plots: 17, 18, 24, 25, 38, 39, 96, 125, 126, 147-150, 157, 158, 164, 165, 169 & 170

**1 BEDROOM HOMES**

-  **The Bayswater**  
1 bedroom home  
Plots: 109-112

BCP = Bin collection point  
 = PV panels  
 = Car charging point



*Come in  
and take  
a look  
around*

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 45331/May 2019.

## WOODLAND EDGE

Perry Wood Walk,  
Worcester,  
Worcestershire  
WR5 1EH

## CONTACT US ON

01905 677 383

## SATNAV

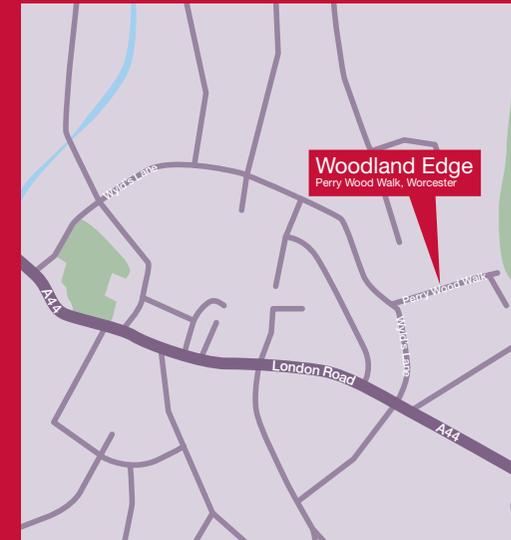
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# THE SHELFORD

4 BEDROOM HOME

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# THE SHELFORD

A traditional 4 bedroom family home, the Shelford offers plenty of space for day to day living as well as relaxing and entertaining.

The Shelford benefits from a single garage and driveway parking.

**TOTAL 1,378 sq. ft**

## GROUND FLOOR



<b>Kitchen/Dining room</b>	3.24m x 8.10m	9' 5" x 26' 7"
<b>Lounge</b>	4.74m x 3.88m	15' 7" x 12' 9"
<b>Study</b>	3.24m x 2.10m	10' 8" x 6' 11"

## FIRST FLOOR



<b>Bedroom 1</b>	3.77m x 3.88m	12' 4" x 12' 9"
<b>Bedroom 2</b>	4.22m x 3.08m	13' 10" x 10' 1"
<b>Bedroom 3</b>	3.44m x 3.10m	11' 3" x 10' 2"
<b>Bedroom 4</b>	3.89m x 2.75m	12' 9" x 9' 0"



\* 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 45331 / February 2019

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# THE DOWNHAM

4 BEDROOM HOME

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# THE DOWNHAM

The Downham is a 4 bedroom house with an integral garage, offering plenty of space for growing families.

The Downham benefits from an integral garage and driveway parking.

**TOTAL 1,244 sq. ft**

## GROUND FLOOR



**Lounge (max.)** 5.27m x 3.18m 17' 4" x 10' 5"

**Kitchen/Dining room** 7.94m x 2.98m 26' 1" x 9' 10"

## FIRST FLOOR



**Bedroom 1** 4.30m x 3.03m 14' 1" x 10' 0"

**Bedroom 2 (max.)** 3.51m x 3.28m 11' 6" x 10' 9"

**Bedroom 3** 3.55m x 3.03m 11' 8" x 10' 0"

**Bedroom 4** 2.62m x 2.53m 8' 7" x 8' 4"



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# THE MONKFORD

4 BEDROOM HOME

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# THE MONKFORD

The Monkford is a spacious 4 bedroom home ideally suited to growing families or professional couples.

The Monkford benefits from a single garage and driveway parking.

**TOTAL 1,170 sq. ft**

## GROUND FLOOR



<b>Lounge</b>	5.71m x 3.68m	18' 9" x 12' 1"
<b>Kitchen/Dining room</b>	4.29m x 3.62m	14' 1" x 11' 11"

## FIRST FLOOR



<b>Bedroom 1</b>	3.61m x 3.27m	11' 10" x 10' 9"
<b>Bedroom 2</b>	3.53m x 2.81m	11' 7" x 9' 3"
<b>Bedroom 3 (min.)</b>	2.81m x 2.52m	9' 3" x 8' 3"
<b>Bedroom 4</b>	2.35m x 2.23m	7' 9" x 7' 4"



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# THE BRADENHAM

4 BEDROOM HOME

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# THE BRADENHAM

The Bradenham is a 4 bedroom house with integral garage which offers plenty of space for growing families.

The Bradenham benefits from an integral garage and driveway parking.

**TOTAL 1,153 sq. ft**

## GROUND FLOOR



<b>Lounge</b>	3.44m x 4.65m	11' 3" x 15' 3"
<b>Kitchen/Breakfast</b>	5.43m x 2.36m	17' 10" x 7' 9"
<b>Dining room</b>	2.88m x 2.36m	9' 5" x 7' 9"

## FIRST FLOOR



<b>Bedroom 1</b>	4.43m x 4.02m	14' 6" x 13' 2"
<b>Bedroom 2</b>	4.37m x 2.63m	14' 4" x 8' 8"
<b>Bedroom 3</b>	3.59m x 2.68m	11' 9" x 8' 9"
<b>Bedroom 4</b>	3.33m x 2.40m	10' 11" x 7' 11"



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The Taylor Wimpey logo is positioned in the top right corner of the image. It consists of the words "Taylor" and "Wimpey" stacked vertically in a dark blue, serif font.

# THE ARDINGHAM

3 BEDROOM HOME

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# THE ARDINGHAM

Designed to appeal to couples or families, the 3 bedroom Ardingham offers a convenient layout for contemporary lifestyles.

The Ardingham benefits from an integral garage and driveway parking.

**TOTAL 967 sq. ft**

## GROUND FLOOR



<b>Lounge/Dining room</b>	3.95m x 6.34m	13' 10" x 20' 9"
<b>Kitchen</b>	3.41m x 2.63m	11' 2" x 8' 7"

## FIRST FLOOR



<b>Bedroom 1</b>	4.10m x 3.17m	13' 6" x 10' 5"
<b>Bedroom 2</b>	2.99m x 3.57m	9' 10" x 11' 9"
<b>Bedroom 3</b>	2.99m x 2.68m	9' 10" x 8' 9"



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The logo for Taylor Wimpey, with 'Taylor' stacked above 'Wimpey' in a serif font.

# THE EASEDALE

3 BEDROOM HOME

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# THE EASEDALE

The Easedale is a 3 bedroom property which would ideally suit a couple or a young family.

The Easedale benefits from driveway parking.

**TOTAL 931 sq. ft**

## GROUND FLOOR



<b>Lounge</b>	5.10m × 3.02m	16' 9" × 9' 11"
<b>Kitchen/Dining room</b>	5.10m × 2.95m	16' 9" × 9' 8"

## FIRST FLOOR



<b>Bedroom 1</b>	3.79m × 3.08m	12' 5" × 10' 1"
<b>Bedroom 2</b>	2.86m × 2.95m	9' 5" × 9' 8"
<b>Bedroom 3</b>	2.15m × 2.95m	7' 1" × 9' 8"



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# THE YEWDALE

3 BEDROOM HOME

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# THE YEWDALE

The 3 bedroom Yewdale is a family size property with plenty of space for contemporary living.

The Yewdale benefits from driveway parking.

**TOTAL 931 sq. ft**

## GROUND FLOOR



<b>Lounge</b>	5.10m x 3.02m	16' 9" x 9' 11"
<b>Kitchen/Dining room</b>	5.10m x 2.95m	16' 9" x 9' 8"

## FIRST FLOOR



<b>Bedroom 1</b>	3.79m x 3.08m	12' 5" x 10' 1"
<b>Bedroom 2</b>	2.86m x 2.95m	9' 5" x 9' 8"
<b>Bedroom 3</b>	2.15m x 2.95m	7' 1" x 9' 8"



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# THE ROSEDALE

3 BEDROOM HOME

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# THE ROSEDALE

With 3 bedrooms and spacious living accommodation, the Rosedale has been designed to appeal to couples or young families.

The Rosedale benefits from 2 parking spaces.

**TOTAL 876 sq. ft**

## GROUND FLOOR



<b>Lounge</b>	4.90m × 3.01m	16' 0" × 9' 11"
<b>Kitchen/Dining room</b>	4.85m × 3.20m	15' 11" × 10' 6"

## FIRST FLOOR



<b>Bedroom 1</b>	3.54m × 3.07m	11' 8" × 10' 11"
<b>Bedroom 2 (max.)</b>	2.37m × 3.54m	7' 9" × 11' 7"
<b>Bedroom 3 (min.)</b>	2.39m × 2.02m	7' 10" × 6' 8"



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# THE GOSFORD

3 BEDROOM HOME

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# THE GOSFORD

The 3 bedroom Gosford will appeal to first-time buyers, couples and families looking for a little extra space.

The Gosford benefits from 2 parking spaces.

**TOTAL 866 sq. ft**

## GROUND FLOOR

\*  
(Plot 5 only)



<b>Lounge</b>	4.27m x 3.69m	14' 1" x 12' 7"
<b>Kitchen/Dining room</b>	2.88m x 4.72m	9' 5" x 15' 6"

## FIRST FLOOR

\*  
(Plot 5 only)



<b>Bedroom 1</b>	3.40m x 3.66m	11' 2" x 12' 0"
<b>Bedroom 2</b>	3.31m x 2.63m	10' 10" x 8' 8"
<b>Bedroom 3</b>	3.55m x 2.01m	11' 8" x 6' 7"



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# THE FLATFORD

3 BEDROOM HOME

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# THE FLATFORD

With a versatile layout which would suit couples and families alike, the Flatford is a well proportioned 3 bedroom property.

The Flatford benefits from 2 parking spaces.

**TOTAL 866 sq. ft**

## GROUND FLOOR



<b>Lounge/Dining room</b>	3.70m x 4.72m	12' 2" x 15' 6"
<b>Kitchen</b>	3.44m x 3.08m	11' 3" x 10' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	3.40m x 3.66m	11' 2" x 12' 0"
<b>Bedroom 2</b>	3.31m x 2.63m	10' 10" x 8' 8"
<b>Bedroom 3 (max.)</b>	3.55m x 2.01m	11' 8" x 6' 7"



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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.

The Canford benefits from 2 parking spaces.

**TOTAL 689 sq. ft**

## GROUND FLOOR



<b>Lounge/Dining room</b>	4.74m x 3.98m	15' 6" x 13' 1"
<b>Kitchen</b>	3.03m x 1.86m	9' 11" x 6' 1"

## FIRST FLOOR



<b>Bedroom 1</b>	3.08m x 2.97m	10' 1" x 9' 9"
<b>Bedroom 2</b>	2.56m x 3.98m	8' 5" x 13' 1"



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# THE BAYSWATER

1 BEDROOM HOME

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# THE BAYSWATER

The 1 bedroom Bayswater is perfect for those looking to get onto the property ladder or for downsizers.

The Bayswater benefits from allocated parking.

**TOTAL 544 sq. ft**

## GROUND FLOOR



<b>Lounge/Dining room</b>	3.38m x 3.49m	11' 1" x 11' 5"
<b>Kitchen</b>	1.73m x 3.51m	5' 8" x 11' 6"

## FIRST FLOOR



<b>Bedroom 1</b>	3.38m x 3.49m	11' 11" x 11' 5"
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