

Taylor
Wimpey

PATHFINDER PLACE

—
MELKSHAM | WILTSHIRE



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PATHFINDER PLACE. A VERY SPECIAL PLACE TO BE

A warm welcome to Pathfinder Place.

Sensitively designed to suit the character of the local area, Pathfinder Place offers a mix of 2, 3 and 4 bedroom homes that vary in design, so there's something to suit everyone. Situated in the quaint market town of Melksham, this new development is the ideal place to put down roots and invest in your future.

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.

LIVE AND LOVE TOWN LIFE


Set in a rural pocket of Wiltshire, Melksham is a quintessentially English market town positioned on the banks of the River Avon. After receiving its charter in 1219, the Melksham market began and continues to take place every Tuesday, selling the very best in fresh produce that locals and traders have to offer.

Community spirit runs rife through the streets of Melksham and the pride that residents have for their home town is evident in the stream of independent shops and restaurants that line the streets, making the town attractively unique.




 Water Meadow Pub, serving delicious meals with high-quality ingredients.



 City Fitness, one of the biggest and best gyms in Wiltshire.



 City of Bath, a historical and great place to spend time with friends and family.


THE PERFECT PLACE TO BE

The village of Bowerhill is ideally located in an area of Wiltshire that benefits from quiet, natural surroundings as well as convenient connections for travel. Pathfinder Place sits less than a mile away from the A350 which leads to major roads such as the M4 for access to London, southwest Wales, and anywhere in between. If you prefer travelling by rail, Melksham Railway Station is located 2 miles away from Pathfinder Place, serving Greater Western Railway.




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).




 Bath Abbey, explore the medieval church based in your local city.



 Great Chalfield Manor, adventure in the countryside exploring your local wildlife and animals.



 Alba Ristorante Italiano, enjoy authentic Italian cuisine freshly prepared.



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 – 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.

Allocated Land
Primary School / Future
Development



Come in
and take
a look
around

Potential Future
Cycle/Ped
link to School

Industrial Estate

Existing Residential

Get to know
**PATHFINDER
PLACE**

MELKSHAM | WILTSHIRE

A collection of beautifully designed, light-filled
2, 3 & 4 bedroom homes in a fantastic location.

- V = Visitor Parking Place
- ▶ = Garage Access
- ▤ = Timber Car Barn
- BS = Bin Store
- CS = Cycle Storage Area
- BCP = Bin Collection Point
- SS = Sub Station
- LEAP = Local Equipped Area for Play: Age 4-8 yrs
- LAP = Local Area of Play (Equipped): Age 4-6 yrs
- *ah/r = Rental homes
- *ah/so = Shared Ownership

3 BEDROOM HOMES

- The Braxton**
3 bedroom home
Plots: 41, 42, 44, 45, 114, 115, 134, 135, 140, 141, 142, 143, 162, 163, 164, 165, 166, 167, 178, 179, 184, 185, 202 & 203
- The Atworth**
3 bedroom home
Plots: 148, 149, 150 & 151
- The Amersham**
3 bedroom home
Plots: 23, 24, 65, 66, 74, 75, 110 & 111
- The Easdale**
3 bedroom home
Plots: 15, 28, 46, 93, 107, 109, 116, 119, 132, 145, 146, 172, 182, 200, 204 & 213
- The Gosford**
3 bedroom home
Plots: 5, 6, 25, 27, 63, 64, 69, 70, 94, 95, 96, 117, 118, 133, 147, 174, 175, 176, 177, 183, 186, 187, 199 & 212

- 3 bedroom home**
Plots: *14, *56 & *131
- 3 bedroom home**
Plots: *12, *13, *16, *17, *57, *58, *78, *79, *130, *152, *153, *160, *161, *180 & *181

4 BEDROOM HOMES

- The Waysdale**
4 bedroom home
Plots: 31 & 194
- The Manford**
4 bedroom home
Plots: 30, 73, 98, 108, 112, 192, 193 & 196
- The Trusdale**
4 bedroom home
Plots: 113, 169, 190, 195, 206 & 207
- The Rossdale**
4 bedroom home
Plots: 40 & 191
- The Midford**
4 bedroom home
Plots: 29, 32, 33, 38, 39, 43, 67, 71, 72, 97, 99, 100, 144, 168, 171, 173, 201, 205, 208 & 211

2 BEDROOM HOMES

- The Belford**
2 bedroom home
Plots: 26, 59, 60, 61, 62, 81, 82, 83, 84, 101, 102, 103, 104, 105, 106, 188 & 189
- 2 bedroom home**
Plots: *7, *8, *9, *10, *11, *18, *19, *20, *21, *22, *76, *77, *86, *87, *88, *89, *90, *91, *92, *128, *129, *154, *155, *156, *157, *158 & *159

1-2 BEDROOM APARTMENTS

- The Elliston**
4 bedroom home
Plots: 3, 4, 34, 35, 36, 37, 136, 137, 138, 139, 209 & 210
- The Marford**
4 bedroom home
Plots: 1, 2, 68, 170, 197 & 198
- 4 bedroom home**
Plots: *80 & *85

- 1-2 bedroom apartments**
Plots: *47, *48, *49, *50, *51, *52, *53, *54 & *55
- 1-2 bedroom apartments**
Plots: *120, *121, *122, *123, *124, *125, *126 & *127

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. 38216/March 2020.

Taylor Wimpey

THE WAYSDALE

4 BEDROOM HOME



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THE WAYSDALE

The Waysdale 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 garden. A separate dining room and a useful guest cloakroom complete the ground floor. The master bedroom with en suite is found on the first floor, along with three more well-proportioned bedrooms, the family bathroom and a further storage space.

TOTAL 141.6 sq. m. / 1,549 sq. ft.

GROUND FLOOR



Kitchen/Breakfast/Family Area	6.82m x 3.50m	22'5" x 11'6"
Living Room	4.62m x 4.47m	15'2" x 14'8"
Dining Room	3.05m x 2.89m	10'0" x 9'6"

FIRST FLOOR



Master Bedroom	6.07m max x 3.50m	19'11" max x 11'6"
Bedroom 2	4.62m x 2.95m max	15'2" x 9'8" max
Bedroom 3	3.05m x 2.89m	10'0" x 9'6"
Bedroom 4	3.54m max x 2.78m	11'8" max x 9'2"

Plots: 31 & 194

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 38225 / January 2020.

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THE MANFORD

4 BEDROOM HOME



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THE MANFORD

The Manford offers plenty of space for day-to-day living as well as relaxing and entertaining. The entrance hallway leads to a spacious kitchen/dining area, which has double doors to the garden maximising the natural light and views. While a living room and a separate study are found at the front of the property. The master bedroom with en suite and three further bedrooms are found upstairs, along with the family bathroom.

TOTAL 127.1 sq. m. / 1,385 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	8.11m x 2.88m	26'7" x 9'6"
Living Room	4.74m x 3.88m	15'7" x 12'9"
Study	2.61m x 2.10m	8'7" x 6'11"

FIRST FLOOR



Master Bedroom	3.88m x 3.71m max	12'9" x 12'2" max
Bedroom 2	4.02m x 3.09m max	13'2" x 10'2" max
Bedroom 3	3.66m x 3.03m max	12'0" x 10'0" max
Bedroom 4	3.97m x 2.75m max	13'0" x 9'0" max

Plots: 30, 73, 98, 108, 112, 192, 193 & 196

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THE TRUSDALE

4 BEDROOM HOME



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THE TRUSDALE

The Trusdale will appeal to growing families in search of extra space. The entrance hallway leads to a dual aspect living room which opens through double doors to the garden, plus a spacious kitchen/dining area with a handy utility area. Upstairs, the master bedroom has an en suite shower room, and there is also three further well-proportioned bedrooms, as well as a family bathroom.

TOTAL 113.9 sq. m. / 1,243 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.09m x 3.58m max	20'0" x 11'9" max
Living Room	6.09m x 3.46m	20'0" x 11'4"

FIRST FLOOR



Master Bedroom	3.74m x 3.52m	12'4" x 11'7"
Bedroom 2	3.64m x 2.95m max	11'11" x 9'8" max
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m	11'7" x 7'5"

 **Plots:** 113, 169, 190, 195, 206 & 207

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THE ROSSDALE

4 BEDROOM HOME



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THE ROSSDALE

There's a wealth of space to cater for busy family lifestyles in The Rossdale. The kitchen/dining area has a handy utility area providing access to outside. Completing the ground floors is a spacious living room which boasts double doors to the garden. Two double bedrooms, including the master with en suite facilities, occupy the first floor, along with two further bedrooms and the family bathroom.

TOTAL 113.9 sq. m. / 1,243 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.09m x 3.58m max	20'0" x 11'9" max
Living Room	6.09m x 3.46m	20'0" x 11'4"

FIRST FLOOR



Master Bedroom	3.74m x 3.52m	12'4" x 11'7"
Bedroom 2	3.64m x 2.95m	11'11" x 9'8"
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m	11'7" x 7'5"

 **Plots:** 40 & 191

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THE MIDFORD

4 BEDROOM HOME



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THE MIDFORD

Families or couples will find all they need in The Midford. A spacious kitchen/dining area leads through double doors to the garden, which makes al fresco dining easy, and a handy utility room provides a useful space. A separate living room and a guest cloakroom complete the ground floor. The master bedroom with en suite is found upstairs, along with two further double bedrooms, the main bathroom and an additional bedroom.

TOTAL 107.1 sq. m. / 1,170 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.71m x 3.38m	18'9" x 11'1"
Living Room	4.49m x 3.62m	14'9" x 11'11"

FIRST FLOOR



Master Bedroom	3.61m x 3.27m	11'10" x 10'9"
Bedroom 2	3.53m x 2.81m	11'7" x 9'3"
Bedroom 3	2.81m x 2.52m <i>min</i>	9'3" x 8'3" <i>min</i>
Bedroom 4	2.35m x 2.23m	7'9" x 7'4"

Plots: 29, 32, 33, 38, 39, 43, 67, 71, 72, 97, 99, 100, 144, 168, 171, 173, 201, 205, 208 & 211

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THE ELLISTON

4 BEDROOM HOME



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THE ELLISTON

The Elliston is designed to be flexible for the modern lifestyle. On the ground floor the entrance hallway leads you into the light and airy living room, while the kitchen/dining area has double doors opening to the garden. Three bedrooms and the main bathroom occupy the first floor. The private staircase leads up to the galleried master bedroom with en suite on the top floor, which has a high vaulted ceiling.

TOTAL 113.9 sq. m. / 1,249 sq. ft.

GROUND FLOOR



Kitchen/Dining Area
4.89m x 2.90m 16'1" x 9'6"

Living Room
4.26m x 3.81m max 14'0" x 12'6" max

FIRST FLOOR



Bedroom 2
3.15m x 2.73m 10'04" x 9'0"

Bedroom 3
3.31m x 2.34m max 10'10" x 7'8" max

Bedroom 4
3.31m x 2.45m max 10'10" x 8'1" max

SECOND FLOOR



Master Bedroom
6.64m x 3.89m max 21'10" x 12'9" max

 **Plots:** 3, 4, 34, 35, 36, 37, 136, 137, 138, 139, 209 & 210

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THE MARFORD

4 BEDROOM HOME



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THE MARFORD

The Marford is perfect for growing families or professional couples in search of extra space. A fitted kitchen leads to the family/dining area, which opens out to the garden. The living room also has double doors to the garden. There's also a dining room downstairs, which could alternatively be used as a study. Upstairs, the landing leads to the master bedroom with en suite, three further double bedrooms and the main bathroom.

TOTAL 143.6 sq. m. / 1,564 sq. ft.

GROUND FLOOR



Kitchen	4.79m x 3.32m	15'9" x 10'11"
Living Room	4.76m x 3.91m	15'8" x 12'10"
Family Room	3.91m x 3.26m	12'10" x 10'8"
Dining Room/Study	3.04m x 2.66m	10'0" x 8'9"

FIRST FLOOR



Master Bedroom	4.91m x 3.64m max	16'2" x 12'0" max
Bedroom 2	4.00m x 3.32m max	13'2" x 10'11" max
Bedroom 3	4.03m x 3.23m max	13'3" x 10'7" max
Bedroom 4	3.81m x 2.55m	12'6" x 8'4"

Plots: 1, 2, 68, 170, 197 & 198

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THE ATWORTH

3 BEDROOM HOME



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THE ATWORTH

The Chalet is perfect for families looking for modern living with plenty of space. The entrance hallway leads directly through to the kitchen/dining area, which boasts double doors out to the garden. A spacious living room and study complete the ground floor. Upstairs you'll find a master bedroom with en suite, two additional bedrooms and the family bathroom.

TOTAL 117.64 sq. m. / 1,266 sq. ft.

GROUND FLOOR



Kitchen	5.52m x 3.17m	18'2" x 10'5"
Dining Room	3.85m x 2.55m	12'8" x 8'4"
Living Room	4.35m x 3.86m	14'3" x 12'8"
Bedroom 4/Study	3.75m x 3.03m	12'4" x 10'0"

FIRST FLOOR



Master Bedroom	3.86m x 3.40m	12'8" x 11'2"
Bedroom 2	4.10m x 3.70m	13'5" x 12'2"
Bedroom 3	4.49m x 2.67m	14'9" x 8'9"

 **Plots:** 148, 149, 150 & 151

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THE BRAXTON

3 BEDROOM HOME



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THE BRAXTON

The Braxton is an ideal choice for families or couples looking for extra space. Day-to-day life is centred around the contemporary kitchen/dining area and has double doors to the garden. While a spacious living room is perfect for relaxing at the end of the day. Upstairs on the first floor is a family bathroom and two bedrooms. A private staircase leads up to the master bedroom with en suite shower room on the second floor.

TOTAL 99.4 sq. m. / 1,092 sq. ft.

GROUND FLOOR



Kitchen/Dining Area
4.25m x 3.43m max 14'0" x 11'3" max

Living Room
4.19m x 3.19m max 13'9" x 10'6" max

FIRST FLOOR



Bedroom 2
4.25m max x 2.82m 14'0" max x 9'3"

Bedroom 3
3.59m x 2.15m 11'10" x 7'1"

SECOND FLOOR



Master Bedroom
6.64m x 3.16m max 21'10" x 10'4" max

Plots: 41, 42, 44, 45, 114, 115, 134, 135, 140, 141, 142, 143, 162, 163, 164, 165, 166, 167, 178, 179, 184, 185, 202 & 203

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THE AMERSHAM

3 BEDROOM HOME



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THE AMERSHAM

The Amersham is designed to appeal to a growing family. The entrance hallways lead onto a spacious living room and then through to the kitchen/dining area which boasts double doors out to the rear garden. Upstairs the landing leads to an en suite master bedroom, a comfortable guest bedroom and a well-proportioned third bedroom. A study, family bathroom and a convenient storage cupboard complete this floor.

TOTAL 90.5 sq. m. / 990 sq. ft.

GROUND FLOOR




Kitchen/Dining Area	4.36m x 2.87m	14'4" x 9'5"
Living Room	4.03m x 3.49m max	13'3" x 11'6" max

FIRST FLOOR



Master Bedroom	4.21m x 3.21m	13'10" x 10'6"
Bedroom 2	4.36m x 3.02m max	14'4" x 9'11" max
Bedroom 3	2.89m x 2.88m max	9'6" x 9'6" max

 **Plots:** 23, 24, 65, 66, 74, 75, 110 & 111

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THE EASDALE

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THE EASDALE

The Easdale would ideally suit a couple or a young family. The hallway leads to a kitchen/dining area and a light and airy living room with double doors to the 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, the main bathroom and a bedroom which could alternatively be used as a study or nursery.

TOTAL 85.1 sq. m. / 931 sq. ft.

GROUND FLOOR




Kitchen/Dining Area	5.10m x 2.95m	16'9" x 9'8"
Living Room	5.10m x 3.02m	16'9" x 9'11"

FIRST FLOOR



Master Bedroom	3.81m x 3.08m	12'6" x 10'1"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	2.95m x 2.15m	9'8" x 7'1"

 **Plots:** 15, 28, 46, 93, 107, 109, 116, 119, 132, 145, 146, 172, 182, 200, 204 & 213

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 38225 / January 2020.

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THE GOSFORD

3 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 GOSFORD

The Gosford will appeal to first-time buyers, couples and families alike. A large kitchen/dining area opens through double doors to the garden, making it perfect for entertaining. A good-sized living room and a guest cloakroom completes the ground floor. The first floor comprises the en suite master bedroom, the main bathroom, a further double bedroom and a bedroom which could provide a dedicated workspace or playroom.

TOTAL 79.1 sq. m. / 866 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	4.72m x 2.87m	15'6" x 9'5"
Living Room	4.26m max x 3.69m	14'0" max x 12'1"

FIRST FLOOR



Master Bedroom	2.96m min x 2.83m	9'9" min x 9'4"
Bedroom 2	3.30m x 2.63m	10'10" x 8'8"
Bedroom 3	3.55m max x 2.00m	11'8" max x 6'7"

Plots: 5, 6, 25, 27, 63, 64, 69, 70, 94, 95, 96, 117, 118, 133, 147, 174, 175, 176, 177, 183, 186, 187, 199 & 212

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 38225 / January 2020.

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THE BELFORD

2 BEDROOM HOME



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THE BELFORD

The Belford is ideal for first-time buyers or downsizers. A generous kitchen/living/dining area provides ample room for relaxing and socialising in one flexible space, while double doors open out to the private rear garden. On the first floor, a well-proportioned master bedroom is found. A second double bedroom is also located off the landing, along with the main bathroom.

TOTAL 62.8 sq. m. / 676 sq. ft.

GROUND FLOOR



Kitchen	2.74m x 2.11m	9'0" x 6'11"
Living/Dining Area	3.98m x 3.75m	13'1" x 12'4"

FIRST FLOOR



Master Bedroom	3.98m x 3.11m	13'1" x 10'3"
Bedroom 2	3.98m x 2.52m max	13'1" x 8'3" max

 **Plots:** 26, 59, 60, 61, 62, 81, 82, 83, 84, 101, 102, 103, 104, 105, 106, 188 & 189

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 38225 / January 2020.

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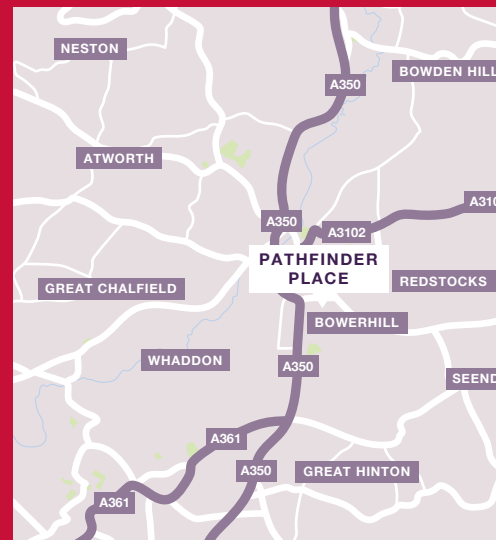
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FROM BATH:

- Leave Bath and join the A4 towards Chippenham
- At the roundabout take the 3rd exit – signposted A363
- Turn left onto Bathford Hill and continue onto the High Street
- Join the A365 towards Melksham, then turn right at the A350
- At the roundabout take the 2nd exit onto the A350
- At the 3rd roundabout take the 2nd exit
- At the roundabout take the 3rd exit into Pathfinder Place



FROM M4:

- Leave the M4 at Junction 17 and take the A350 towards Chippenham
- Follow the A350 around Chippenham to Melksham
- At the Asda roundabout take the 2nd exit on the A350
- At the 3rd roundabout take the 2nd exit
- At the roundabout take the 3rd exit into Pathfinder Place

