

Taylor
Wimpey

THE ATRIUM

—
ANDOVER | HAMPSHIRE



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THE ATRIUM. A VERY SPECIAL PLACE TO BE

A warm welcome to The Atrium.

Located in the picturesque market town of Andover, The Atrium showcases a charming mix of two, three, and four bedroom homes for families large and small. Striking a perfect balance between modern living and its intriguing history, this delightful town is sure to please the whole family.

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


The Atrium sits just 1.9 miles away from Andover's high street, where the character and charm of the area are captured by the town's buildings, most of which date back to the 18th century. Within easy reach of the town's modern amenities, the community also benefits from a twice-weekly market that takes place on Thursdays and Saturdays.

There is easy access to the attractive surrounding countryside, offering a welcome contrast to the hustle and bustle of an animated town centre, whilst also having great transport links for commuters. Andover really does have it all.




 Andover town centre is only 2 miles away.



 Andover rail station provides direct links to London Waterloo.




 The historical landmark of Stonehenge is 20.2 miles away.

THE PERFECT PLACE TO BE


Whether you want to spend time looking into the depths of Andover's history at the Andover Museum or want to do something more active by joining a local sports clubs, this town is ideal. Travel is easy in Andover with connections to major roads such as the M3 as well as the A303 and A34. Andover train station sits 2 miles away from The Atrium and offers services into London Waterloo and beyond.

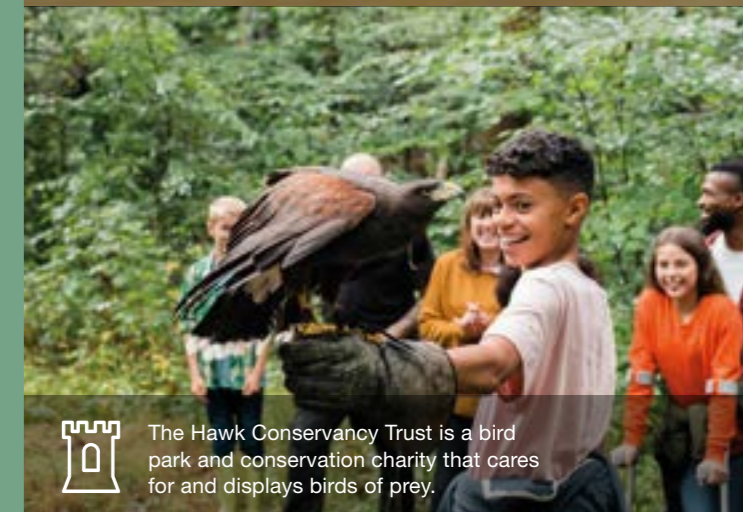



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

 Highclere Castle is a country house in the Jacobethan style by the architect Charles Barry, with a park designed by Capability Brown.



 Discover the artistry behind Bombay Sapphire gin at the iconic distillery.



 The Hawk Conservancy Trust is a bird park and conservation charity that cares for and displays birds of prey.



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.

Get to know
THE ATRIUM

ANDOVER | HAMPSHIRE

The Atrium is an exciting collection of 2, 3 & 4 bedroom homes, located just 2 miles from the town of Andover, with something for everyone this is the perfect place to call home.



Come in and take a look around

- ▷ = Drive Through/Car Port Access
- ▶ = Garage Access
- ∨ = Visitors Parking Space
- ♿ = Disabled Parking Space
- ⊠ = Pylon
- = Bollards
- CS = Cycle Storage Area
- BCP = Bin Collection Point
- BS = Bin Store
- SS = Sub Station
- *ds = Discount Sale
- 'ah/so = Shared Ownership
- 'ah/r = Rented Homes

4 BEDROOM HOMES

- The Manford**
4 bedroom home
Plots: 66, 67 & 68
- The Rossdale**
4 bedroom home
Plots: 65, 69, 95 & 101
- The Trusdale**
4 bedroom home
Plot: 85
- 4 bedroom home
Plots: 31⁺ & 32⁺

3 BEDROOM HOMES

- The Ardale**
3 bedroom home
Plots: 18, 25, 26, 44 & 49
- The Colton**
3 bedroom home
Plots: 22, 23, 27, 28, 97 & 98

2 BEDROOM HOMES

- The Ashenford**
2 bedroom home
Plots: 50, 51 & 52
- The Canford**
2 bedroom home
Plots: 41*, 42*, 43*, 56*, 57*, 58*, 81*, 82*, 83* & 84*
- The Coach House**
2 bedroom home
Plots: 24, 29, 30* & 40*
- 2 bedroom home**
Plots: 1*, 2*, 36*, 37*, 38* & 39*

1 BEDROOM HOMES

- 1 bedroom home
Plot: 11⁺

1-2 BEDROOM APARTMENTS

- 2 bedroom apartments
Plots: 102⁺, 103⁺, 104⁺, 105⁺, 106⁺, 107⁺, 108⁺ & 109⁺
- 1 bedroom apartments
Plots: 3⁺, 4⁺, 5⁺, 6⁺, 7⁺, 8⁺, 9⁺ & 10⁺

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. 37571/October 2019.

Get to know

THE ATRIUM PHASE 2

ANDOVER | HAMPSHIRE

Phase 2 of the Atrium offers 2, 3 & 4 bedroom homes, located just 2 miles from the town of Andover.



- APT = Apartment Block Parking
- ▷ = Drive Through/Car Port Access
- ▶ = Garage Access
- ∨ = Visitors Parking Space
- ♿ = Disabled Parking Space
- = Bollards
- CS = Cycle Store
- BS = Bin Store
- *ah/so = Shared Ownership
- *ah/r = Rented Homes
- = Timber Bench

4 BEDROOM HOMES

- The Huxford**
4 bedroom home
Plots: 173, 174, 175, 176, 207, 208, 209 & 210
- 4 bedroom home**
Plots: 145[†] & 146[†]

3 BEDROOM HOMES

- The Colton**
3 bedroom home
Plots: 183, 184, 186, 187, 211, 212, 213 & 214
- The Easedale**
3 bedroom home
Plots: 125, 137, 141, 143, 159, 171, 177, 182 & 198
- The Gosford**
3 bedroom home
Plots: 127, 133, 134, 136, 139, 140, 142, 144, 150, 151, 152, 153, 154, 158, 170, 172, 178, 179, 180, 181, 185, 188, 189, 190, 196, 197, 200, 201, 202, 203 & 204
- 3 bedroom home**
Plot: 194[†]

2 BEDROOM HOMES

- The Canford**
2 bedroom home
Plots: 126, 135, 138, 168, 169 & 199
- The Coach House**
2 bedroom home
Plots: 205 & 206
- 2 bedroom home**
Plots: 122[†], 123[†], 147[†], 148[†], 155[†], 156[†], 157[†], 160[†], 161[†], 162[†], 163[†], 164[†], 165[†], 166[†], 167[†], 192[†], 193[†] & 195[†]
- 2 bedroom home**
Plots: 121[†] & 128[†]

1-2 BEDROOM APARTMENTS

- 1-2 bedroom apartments
Plots: 110[†], 111[†], 112[†], 113[†], 114[†], 115[†], 116[†], 117[†], 118[†], 119[†] & 120[†]

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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. A living/dining area with a convenient under stairs cupboard 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 and a guest cloakroom located off the hallway. Upstairs you'll find the master bedroom with en suite shower room, a further double bedroom and a main bathroom.

TOTAL 62.80 sq. m. / 676 sq. ft.

GROUND FLOOR




Kitchen	3.02m x 1.85m	9'11" x 6'1"
Living/Dining area	4.73m max x 3.98m max	15'6" max x 13'1" max

FIRST FLOOR



Master Bedroom	3.08m x 2.97m	10'1" x 9'9"
Bedroom 2	3.98m max x 2.56m	13'1" max x 8'5"

 **Plots:** *41, *42, *43, *56, *57, *58, *81, *82, *83, *84, 126, 135, 138, 168, 169 & 199

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. *These plots are discount sale. 37573/October 2019.

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THE ASHENFORD

2 BEDROOM HOME



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THE ASHENFORD

The Ashenford is a 2 bedroom starter home offering convenient accommodation that's ideal for individuals or couples. At the heart of the home is an open-plan kitchen/living/dining area which is perfect for entertaining and opens through double doors to the private rear garden. A useful guest cloakroom and storage cupboard are also located off the hallway. Upstairs, you'll find the master bedroom, a second double bedroom and the main bathroom.

TOTAL 70.14 sq. m. / 755 sq. ft.

GROUND FLOOR



Kitchen	2.74m x 2.11m	9'0" x 6'11"
Living/Dining area	4.31m x 4.02m	14'2" x 13'2"

FIRST FLOOR



Master Bedroom	3.63m x 3.27m	11'11" x 10'9"
Bedroom 2	4.31m max x 2.51m	14'2" max x 8'3"

Plots: 50, 51 & 52

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THE COACH HOUSE

2 BEDROOM HOME



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THE COACH HOUSE

The carefully planned layout of the Coach House makes it perfect for first time buyers and downsizers. A private front door opens through to an internal entrance hallway that leads upstairs to the first floor accommodation. An open-plan kitchen/living/dining area is the home's focal point, and provides the ideal space for unwinding or entertaining guests. 2 bedrooms and a main bathroom are also located off the landing.

TOTAL 75.47 sq. m. / 812 sq. ft.

GROUND FLOOR



FIRST FLOOR



Kitchen/Living/Dining area

6.63m x 3.59m 21'7" x 11'7"

Master Bedroom

4.89m *max* x 3.81m 16'0" *max* x 12'5"

Bedroom 2

3.66m x 3.06m *min* 12'0" x 10'0" *min*

 **Plots:** 24, 29, 205 & 206

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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. A large kitchen/dining area opens through double doors to the private rear garden. While a good sized living room, a guest cloakroom and a store cupboard complete the ground floor layout.

The first floor comprises the en suite master bedroom, two further bedrooms and the main bathroom.

TOTAL 79.15 sq. m. / 852 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 max	14'0" max x 12'1" max

FIRST FLOOR



Master Bedroom	2.96m min x 2.83m min	9'9" min x 9'4" min
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: 16, 17, 19, 20, 46, 47, 53-55, 59, 60, 61, 63, 64, 71-75, 77-79, 86-94, 96 & 99

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THE ARDALE

3 BEDROOM HOME



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THE ARDALE

The 3 bedroom Ardale 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 open-plan kitchen/dining area and useful cloakroom off the entrance hallway. The en suite master bedroom is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

TOTAL 92.62 sq. m. / 997 sq. ft.

GROUND FLOOR



Kitchen/Dining area	5.41m x 3.20m <i>max</i>	17'9" x 10'5" <i>max</i>
Living room	5.41m x 3.01m	17'9" x 9'11"

FIRST FLOOR



Master Bedroom	4.10m x 3.07m	13'6" x 10'1"
Bedroom 2	3.13m x 2.95m	10'3" x 9'8"
Bedroom 3	3.25m x 2.37m	10'8" x 7'9"

Plots: 18, 25, 26, 44 & 49

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THE KINGDALE

3 BEDROOM HOME

The Kingdale is 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 private garden. There's also a guest cloakroom downstairs. Upstairs, the landing leads to the master bedroom with en suite shower room, two further bedrooms and a main bathroom.

TOTAL 95.13 sq. m. / 1,024 sq. ft.

GROUND FLOOR

FIRST FLOOR



Kitchen/Dining area	
5.41m x 3.35m <i>max</i>	17'9" x 11'0" <i>max</i>
Living room	
5.41m x 3.07m	17'9" x 10'1"

Master Bedroom	
4.10m x 3.09m	13'6" x 10'2"
Bedroom 2	
3.34m x 2.95m	11'0" x 9'8"
Bedroom 3	
3.41m x 2.37m	11'2" x 7'9"

 **Plots:** 21, 45, 48, 62, 70, 76, 80 & 100

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THE COLTON

3 BEDROOM HOME

The Colton is a 3 bedroom townhouse featuring a fitted kitchen, living/dining area with double doors to the garden and a guest cloakroom. There are two bedrooms and a main bathroom on the first floor, whilst the second floor master suite features high galleried ceilings and an en suite shower room. A dormer window and roof lights provide this room with plenty of natural light.

TOTAL 105.35 sq. m. / 1,134 sq. ft.

GROUND FLOOR



Kitchen
3.43m x 2.57m min 11'3" x 8'5" min

Living/Dining area
4.78m x 3.27m 15'8" x 10'9"

FIRST FLOOR



Bedroom 2
4.78m x 3.07m max 15'8" x 10'1" max

Bedroom 3
2.93m x 2.55m 9'8" x 8'5"

SECOND FLOOR



Master Bedroom
5.13m x 3.74m max 16'10" x 12'4" max

 **Plots:** 22, 23, 27, 28, 97, 98, 183, 184, 186, 187, 211, 212, 213 & 214

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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 4 bedroom Rossdale. A large kitchen/dining area forms the heart of the home for day-to-day living, with a handy utility area providing access to outside. A spacious living room also has double doors to the private rear garden. The master bedroom with en suite facilities, three further bedrooms and main bathroom occupy the first floor.

TOTAL 113.89 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/Dining area	6.09m x 3.58m <i>max</i>	20'0" x 11'9" <i>max</i>
Living room	6.09m x 3.46m	20'0" x 11'4"

FIRST FLOOR



Master Bedroom	3.52m x 3.03m	11'7" x 9'11"
Bedroom 2	3.64m x 2.95m <i>max</i>	11'11" x 9'8" <i>max</i>
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m <i>max</i>	11'7" x 7'5" <i>max</i>

 **Plots:** 65, 69, 95 & 101

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THE TRUSDALE

4 BEDROOM HOME



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THE TRUSDALE

The Trusdale is a 4 bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to a large dual aspect living room opening through double doors to the private garden, plus a spacious kitchen/dining area with a utility area. Upstairs, you'll find the master bedroom with an en suite shower room, three further bedrooms and a family bathroom.

TOTAL 113.89 sq. m. / 1,226 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
3.52m x 3.03m 11'7" x 9'11"

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 *max* 11'7" x 7'5" *max*

 Plot: 85

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THE MANFORD

4 BEDROOM HOME

A traditional 4 bedroom family home, the Manford offers plenty of space for day-to-day living as well as relaxing and entertaining. This home offers a spacious kitchen/dining area which has double doors to the garden, a living room, separate study and a guest cloakroom. An en suite master bedroom and three further well-proportioned bedrooms are found upstairs, along with a family bathroom and useful storage area.

TOTAL 127.09 sq. m. / 1,368 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
2.65m x 2.10m 8'8" x 6'11"

FIRST FLOOR



Master Bedroom
3.88m max x 3.03m 12'9" max x 9'11"

Bedroom 2
3.33m x 3.09m max 10'11" x 10'2" max

Bedroom 3
3.66m x 3.03m max 12'0" x 10'0" max

Bedroom 4
3.28m max x 2.75m 10'9" max x 9'0"

 Plots: 66-68

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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 entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the private garden. There's also a guest cloakroom downstairs. Upstairs, the landing leads to the master bedroom with an en suite shower room, two further bedrooms and a main bathroom.

TOTAL 85.17 sq. m. / 917 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
3.78m x 3.08m 12'5" 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:** 125, 137, 141, 143, 159, 171, 177, 182 & 198

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. 38027 / October 2019.

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THE HUXFORD

4 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 HUXFORD

The Huxford is a 4 bedroom home ideally suited to growing families or professional couples. On the ground floor you will find the living room and the kitchen/dining area, which forms the heart of the home for day-to-day living and has double doors to the garden. The en suite master bedroom, three further bedrooms, and a family bathroom are located on the first floor. Bedroom 4 could alternatively be used as an office or nursery.

TOTAL 107.7 sq. m. / 1,156 sq. ft.

GROUND FLOOR



Kitchen/Dining Area
5.73m x 3.00m 18'10" x 9'10"

Living Room
4.66m x 3.63m 15'4" x 11'11"

FIRST FLOOR



Master Bedroom
3.42m x 3.16m 11'3" x 10'5"

Bedroom 2
3.23m x 2.84m 10'7" x 9'4"

Bedroom 3
3.25m *min* x 2.23m 10'8" *min* x 7'4"

Bedroom 4
2.52m *min* x 2.41m 8'3" *min* x 7'11"

Plots: 173, 174, 175, 176, 207, 208, 209 & 210

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. 38027 / October 2019.

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STANDARD SPECIFICATIONS

THE ATRIUM

Dairy Road, Andover, Hampshire, SP11 6YG

SATNAV

SP11 6YG

TELEPHONE

01264 314 893

OPEN TIMES

7 days a week, 10am–5pm

Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information.

General	2	3/4
Double glazed PVCu windows with multi-point locking	✓	✓
Double glazed PVCu multi-point locking double doors (Plot specific. Please ask for details)	✓	✓
IG Weatherbeater front doors	✓	✓
PVCu fascia and soffit	✓	✓
White emulsion to walls	✓	✓
Doorbell	✓	✓
Front outdoor light	✓	✓
Double electric sockets throughout	✓	✓
Chrome door furniture	✓	✓
White internal doors	✓	✓
Ground floor concrete finish (no latex or screed)	✓	✓
Combination / condensing gas boiler and heating system to radiators	✓	✓

Kitchen	2	3/4
"Symphony" kitchen with a selection of doors, worktops & upstands choices from our "Standard Range"	✓	✓
1.5 bowl stainless steel insert sink c/w mixer taps		✓
Single bowl stainless steel insert sink c/w mixer taps	✓	
Zanussi 'A-rated' built-under single stainless steel oven		✓
Zanussi built-in double stainless steel oven		✓
Integrated cooker hood	✓	✓
Zanussi 4 burner stainless steel gas hob	✓	✓
Stainless steel splashback	✓	✓
Under cupboard lights to kitchen	✓	✓
Utility with "Symphony" base unit & worktop choices from our "Standard Range" and plumbing for appliances (plot specific)	✓	✓

Living room	2	3/4
TV socket & Telecom point	✓	✓

Family room/study	2	3/4
Telecom point	✓	✓

Bedroom	2	3/4
TV socket to master bedroom	✓	✓

Bathroom	2	3/4
Roca Debba white bathroom suite	✓	✓
Ideal standard tempo bath filler with monobloc to basin	✓	✓
Half-height tiling to sanitaryware walls and 2 rows of tiles to bath	✓	✓
Shower over bath with glass shower screen and full-height tiling around the bath (only in properties without en suite)	✓	✓

En suite and shower room (plot specific)	2	3/4
Roca Debba white bathroom suite	✓	✓
Ideal standard tempo monobloc to basin	✓	✓
Full-height tiling to shower enclosure and half-height to sanitaryware walls	✓	✓
Shower tray & "Roman" Chrome finish glass shower cubicle	✓	✓
Aqualisa 10.5Kw electric shower (combination boiler) / thermostatic shower (condensing boiler)	✓	✓

External features	2	3/4
Riven buff patio slabs to form patio according to external works drawing	✓	✓
Turf to rear garden	✓	✓
Power to garage within the boundary of the property	✓	✓
Outside tap to the rear of the property (excluding coach houses and apartments)	✓	✓
Close board fencing to garden	✓	✓
Rear outside light	✓	✓

Other features	2	3/4
NHBC warranty against structural defects for a 10-year period following the date of build completion	✓	✓
A range of optional upgrades are available subject to build stage	✓	✓

FROM LOOKING ROUND TO MOVING IN...



THE ATRIUM

Dairy Road
Andover
Hampshire
SP11 6YG

CONTACT US ON

01264 314 893

SATNAV

SP11 6YG

Instagram #taylorwimpey

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taylorwimpey.co.uk

FROM SALISBURY:

- Take the A30 heading North East from Salisbury
- Continue on the A30 for 7.1 miles, taking you across three roundabouts
- Continue on A343
- At the next two roundabouts, take the 2nd exit
- Turn left onto Western Avenue/A3057
- At Folly Roundabout, take the 4th exit onto Northern Avenue/A3057
- At Enham Arch Roundabout, take the 2nd exit onto New Street/A343
- At the next two roundabouts, take the 2nd exit
- The development will be on your right

FROM BASINGSTOKE:

- Take the A339 heading South East from Basingstoke
- At the roundabout, take the 2nd exit onto the M3 to Southampton/Winchester
- At junction 8, take the A303 exit to Salisbury/Andover
- Take the A3093 exit towards Andover
- At Enham Arch Roundabout, take the 4th exit onto New Street/A343
- At the next two roundabouts, take the 2nd exit
- The development will be on your right

