

Broadleaf Park

ROWNHAMS, SOUTHAMPTON

Here you'll find a wide choice of 2, 3, 4 and 5 bedroom homes waiting for you in the leafy village of Rownhams.

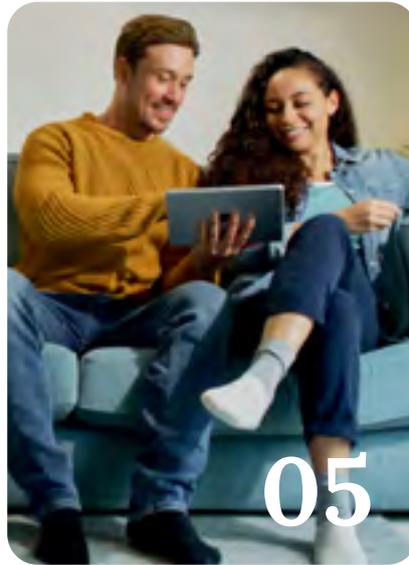
Taylor
Wimpey

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Welcome to Broadleaf Park

With the city of Southampton nearby and excellent road links to the rest of the country, Broadleaf park in the well-connect village of Rownhams makes the perfect setting for all lifestyles.

A variety of home layouts are available to suit a variety of needs, and there is plenty of open green space for you to enjoy with family and friends.



[→ View the site plan](#)

Love village life

Broadleaf Park, occupying a fantastic location on the outskirts of the tranquil village of Rownhams, is surrounded by the spectacular Hampshire countryside and close to all that Southampton has to offer.

All the essentials are within minutes of your front door, including supermarkets, schools, pubs and restaurants. However, a short journey into the city provides access to a huge selection of shopping and entertainment across two shopping centres, an eclectic mix of restaurants, and the beautiful Southampton Common open space.

Southampton waterfront



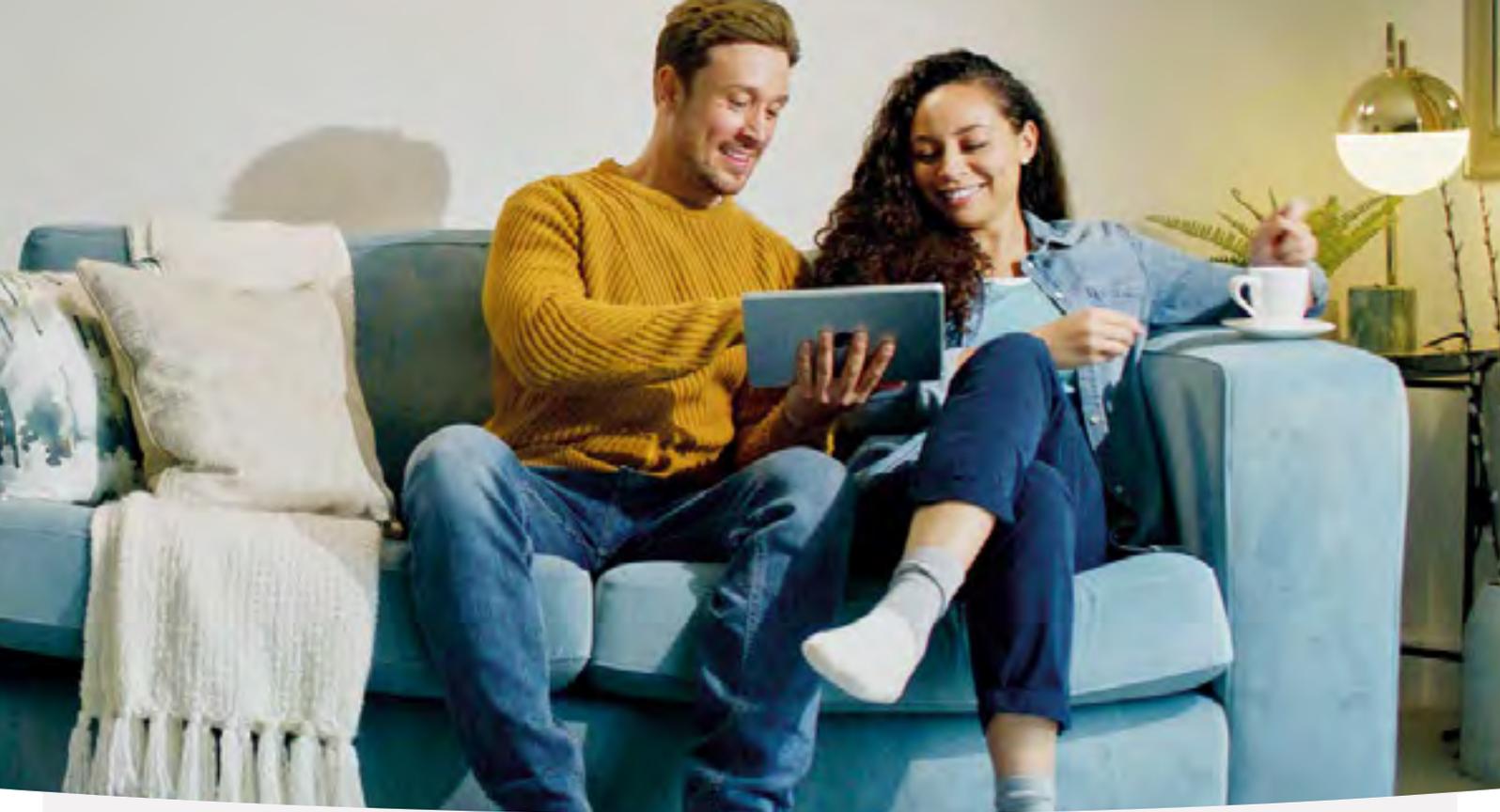
Westquay shopping centre



New Forest National Park



[Watch development video](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

If your home has a utility room units will be fitted to match your chosen kitchen style.



Bathrooms, en suites[†] and shower rooms[†]

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose* from to make your bathroom and en suite stand out from the crowd.

Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden. The back garden includes a slabbed area and your privacy is protected by a garden fence.



Specification of our houses

General	
Double glazed PVCu windows with multi-point locking	✓
Double glazed PVCu multi-point locking double doors†	✓
Multi-Locking GRP External Door	✓
PVCu fascia and soffit (to suit External Materials schedule)	✓
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	
'Symphony' kitchen with a selection of doors and worktop choices from our 'Standard Range'	✓
1.5 bowl stainless steel inset sink with mixer taps or single bowl stainless steel sink (plot specific)	✓
Zanussi "A Rated" built-in double oven	✓
Integrated cooker hood	✓
Zanussi 4 burner stainless steel gas hob	✓
Stainless steel splashback	✓
Under cupboard lights to kitchen	✓
Utility' with 'Symphony' base unit and worktop choices from our 'Standard Range' and plumbing for appliances (plot specific)	✓
Living Room	
TV socket and telecom point	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

All of the specification listed is included in our houses as standard. 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.

Specification of our houses

Family Room/Study†	
Telecom point†	✓
Bedroom	
TV socket to bedroom 1	✓
Bathroom	
Roca white bathroom suite	✓
Ideal Standard Brassware	✓
Splashback tiles to bath and half-height tiling to sanitaryware walls	✓
En suite and shower room†	
Roca white bathroom suite	✓
Ideal Standard Brassware	✓
Full-height tiling to shower enclosure and half-height tiling to sanitaryware walls	✓
Shower tray & "Roman" chrome finish glass shower cubicle	✓
Thermostatic shower	✓
Gardens, paths and drives	
Riven buff slabs (for area refer to Landscaping/External Works layout)	✓
Turf to rear	✓
Power to garage within the curtilage of the property	✓
Outside tap to the rear of the property†	✓
Fencing to garden (for area refer to Landscaping/External Works layout)	✓
Other features	
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	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



Find out more

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Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



The Mountbatten

2 BEDROOM HOME WITH STUDY, TOTAL 864 sq ft / 80.22m²



GROUND FLOOR

Kitchen/Dining Area

4.72m x 2.87m 15'6" x 9'5"

Living Room

4.26m x 4.12m max 14'0" x 13'5" max



FIRST FLOOR

Bedroom 1

2.96m x 2.83m 9'9" x 9'4"

Bedroom 2

3.30m x 2.63m 10'10" x 8'8"

Study

3.55m x 2.00m 11'8" x 6'7"

[→ Discover more about this development](#)

[→ View our current availability](#)

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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our sales executives regarding the tenure of our new homes. 53121 / October 2022.



The Hursley

2 BEDROOM HOME WITH STUDY, TOTAL 852 sq ft / 79.10m²



GROUND FLOOR

Kitchen/Dining Area

4.72m × 2.87m 15'6" × 9'5"

Living Room

4.26m × 3.69m 14'0" × 12'1"



FIRST FLOOR

Bedroom 1

2.96m × 2.83m 9'9" × 9'4"

Bedroom 2

3.30m × 2.63m 10'10" × 8'8"

Study

2.58m × 2.00m 8'6" × 6'7"

[→ Discover more about this development](#)

[→ View our current availability](#)

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The Gosford

3 BEDROOM HOME, TOTAL 852 sq ft / 79.10m²



GROUND FLOOR

Kitchen/Dining Area

4.72m × 2.87m

15'6" × 9'5"

Living Room

4.26m max × 3.69m max

14'0" max × 12'1" max



FIRST FLOOR

Bedroom 1

2.96m min × 2.83m min

9'9" min × 9'4" min

Bedroom 2

3.30m × 2.63m

10'10" × 8'8"

Bedroom 3

3.55m max × 2.00m

11'8" max × 6'7"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Yewdale

3 BEDROOM HOME, TOTAL 917 sq ft / 85.10m²



GROUND FLOOR

Kitchen/Dining Area

5.10m × 2.95m 16'9" × 9'8"

Living Room

5.10m × 3.02m 16'9" × 9'11"



FIRST FLOOR

Bedroom 1

3.78m × 3.08m 12'5" × 10'1"

Bedroom 2

2.95m × 2.86m 9'8" × 9'5"

Bedroom 3

2.95m × 2.15m 9'8" × 7'1"

[→ Discover more about this home](#)

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The Crofton

3 BEDROOM HOME, TOTAL 1,132 sq ft / 105.10m²



GROUND FLOOR

Kitchen

3.43m x 3.03m max 11'3" x 10'0" max

Living/Dining Area

4.78m x 3.70m 15'8" x 12'2"



FIRST FLOOR

Bedroom 2

4.79m x 3.37m 15'9" x 11'1"

Bedroom 3

2.90m x 2.56m 9'6" x 8'5"



SECOND FLOOR

Bedroom 1

6.20m max ex. dormer x 3.66m max
20'4" max ex. dormer x 12'0" max

[→ Discover more about this home](#)

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The Chilworth

3 BEDROOM HOME WITH STUDY, TOTAL 1,205 sq ft / 112.00m²



GROUND FLOOR

Kitchen/Dining Area

6.02m x 3.58m max 19'9" x 11'9" max

Living Room

6.02m x 3.45m 19'9" x 11'4"



FIRST FLOOR

Bedroom 1

3.51m x 3.40m 11'7" x 11'2"

Bedroom 2

3.64m x 2.98m 11'11" x 9'10"

Bedroom 3

3.09m x 2.53m 10'2" x 8'4"

Study

3.05m x 2.95m 10'0" x 9'8"

[→ Discover more about this development](#)

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The Normandy

3 BEDROOM HOME WITH STUDY, TOTAL 1,205 sq ft / 112.00m²



GROUND FLOOR

Kitchen/Dining Area

6.02m x 3.58m max 19'9" x 11'9" max

Living Room

6.02m x 3.45m 19'9" x 11'4"



FIRST FLOOR

Bedroom 1

3.51m x 3.40m 11'7" x 11'2"

Bedroom 2

3.64m x 2.98m 11'11" x 9'10"

Bedroom 3

3.09m x 2.53m 10'2" x 8'4"

Study

3.05m x 2.95m 10'0" x 9'8"

[→ Discover more about this development](#)

[→ View our current availability](#)

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The Shelford

4 BEDROOM HOME, TOTAL 1,360 sq ft / 126.40m²



GROUND FLOOR

Kitchen/Dining Area

8.10m × 3.24m max 26'7" × 10'8" max

Living Room

4.74m × 3.88m 15'7" × 12'9"

Study

2.64m × 2.10m 8'8" × 6'11"



FIRST FLOOR

Bedroom 1

3.88m max × 3.76m max 12'9" max × 12'4" max

Bedroom 2

4.22m max × 3.07m max 13'10" max × 10'1" max

Bedroom 3

3.43m max × 3.09m max 11'3" max × 10'2" max

Bedroom 4

3.89m max × 2.75m max 12'9" max × 9'0" max

[→ Discover more about this home](#)

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The Fakenham

4 BEDROOM HOME, TOTAL 1,367 sq ft / 126.90m²



GROUND FLOOR

Kitchen/Dining Area

6.51m max × 3.58m max 21'5" max × 12'8" max

Living Room

4.22m × 4.07m 13'10" × 13'4"



FIRST FLOOR

Bedroom 1

4.25m × 4.07m 13'11" × 13'4"

Bedroom 2

4.11m × 2.90m 13'6" × 9'6"

Bedroom 3

3.46m × 3.22m 11'4" × 10'7"

Bedroom 4

3.35m × 2.84m 11'0" × 9'4"

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The Langdale

4 BEDROOM HOME, TOTAL 1,507 sq ft / 140.00m²



GROUND FLOOR

Kitchen/Breakfast/Family Area

6.82m × 3.44m 22'5" × 11'3"

Living Room

4.56m × 4.49m 15'0" × 14'9"

Dining Room

3.41m × 3.05m 11'2" × 10'0"



FIRST FLOOR

Bedroom 1

6.07m max × 3.44m max 19'11" max × 11'3" max

Bedroom 2

4.56m × 3.08m min 15'0" × 10'1" min

Bedroom 3

3.05m × 2.98m min 10'0" × 9'8" min

Bedroom 4

3.48m max × 2.68m max 11'5" max × 8'10" max



[Discover more about this home](#)



[View our current availability](#)

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The Thornford

4 BEDROOM HOME, TOTAL 1,543 sq ft / 143.40m²



GROUND FLOOR

Kitchen

4.79m × 3.32m 15'9" × 10'11"

Living Room

4.74m × 3.91m 15'7" × 12'10"

Dining Room

3.91m × 3.26m 12'10" × 10'8"

Family Room/Study

3.04m × 2.66m 10'0" × 8'9"



FIRST FLOOR

Bedroom 1

4.68m max × 3.25m min 15'4" max × 10'8" min

Bedroom 2

4.00m × 3.32m 13'2" × 10'11"

Bedroom 3.

4.72m max × 3.36m max 15'6" max × 11'0" max

Bedroom 4

3.81m × 2.53m 12'6" × 8'4"

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The Lavenham

5 BEDROOM HOME, TOTAL 1,625 sq ft / 150.90m²



GROUND FLOOR

Kitchen

5.69m max × 3.30m max 18'8" max × 10'10" max

Living Room

5.26m × 3.90m min 17'3" × 12'10" min

Dining Room

3.20m × 3.06m 10'6" × 10'1"



FIRST FLOOR

Bedroom 1

4.53m max × 3.81m min 14'10" max × 12'6" min

Bedroom 2

3.81m × 3.52m 12'6" × 11'7"

Bedroom 3

3.40m × 2.69m 11'2" × 8'10"

Bedroom 4

3.28m × 2.69m 10'9" × 8'10"

Bedroom 5

3.00m × 2.85m min 9'10" × 9'4" min

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The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft / 167.50m²



GROUND FLOOR

Kitchen/Dining Area

8.34m × 2.85m min 27'4" × 9'4" min

Living Room

4.74m × 3.34m 15'7" × 11'0"

Study

2.73m × 2.31m 9'0" × 7'7"

FIRST FLOOR

Bedroom 1

3.98m × 3.34m 13'1" × 11'0"

Dressing Room

3.34m × 1.97m 11'0" × 6'5"

Bedroom 4

3.62m × 2.75m 11'11" × 9'0"

Bedroom 5

2.98m × 2.54m 9'9" × 8'4"

SECOND FLOOR

Bedroom 2

4.59m × 3.36m 15'1" × 11'1"

Bedroom 3

3.65m × 2.78m 12'0" × 9'2"



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Ways to buy

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.



First time buyer?

→ Here's how we can help

Existing home owner?

→ Here's how we can help



Please speak to your Sales Executive for further details.

Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **02382 554 747**.



Find out how we can get you moving with our buying schemes.



Book an appointment



How to buy a home



BROADLEAF PARK Harrison Way, Rownhams, Southampton, Hampshire SO16 8NG

CONTACT US ON 02382 554 747

Taylor Wimpey