### Taylor Wimpey

Find your way around

## OAK SPRING PLACE

BOURNE | SOUTH LINCOLNSHIRE

### Taylor Wimpey

### **OAK SPRING PLACE**

Land off Welland Drive Bourne PE10 0YH

CONTACT US ON 01778 300 620

PE10 0YH

@ #taylorwimpey

f taylorwimpey

taylorwimpey.co.uk

### FROM THE A1:

- Exit the A1 onto the A151 (Station Road), heading east towards Bourne.
- Continue on the A151 past Corby Glen, Grimsthorpe and Edenham until you reach Bourne.
- At the junction with the A6121, turn left and continue on the A151 onto West Road heading towards the centre of Bourne. At the roundabout take the first exit.
- The development can be found at the end of the road.





Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from google.co.uk/maps. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. 
Job Number / <Dates -</p>

### Get to know

### OAK SPRING PLACE

### BOURNE | SOUTH LINCOLNSHIRE

Nestled away in the historical market town of Bourne is a premium collection of three, four and five bedroom houses.

### **5 BEDROOM HOMES**



### The Rutland

5 bedroom home



### 5 bedroom home

Plots: 157, 167 & 174

### **4 BEDROOM HOMES**



### The Downham

4 bedroom home **Plots:** 37, 38, 44, 64, 65, 68, 81, 82, 92, 103, 111, 112, 147, 150, 166 & 169



### The Kentdale

4 bedroom home **Plots:** 19, 20, 79, 80, 87, 90, 102, 117, 135, 146, 168 & 170



### The Wortham

4 bedroom home Plots: 45, 62, 63, 66, 67, 69, 70, 83, 91, 104, 105, 137, 151, 158 & 171



The Langdale 4 bedroom home **Plots:** 136 & 160



### The Midford

4 bedroom home Plots: 3, 42, 43, 71, 75-78, 84, 101, 113, 114, 118, 121, 131, 134, 152, 159, 164 & 165



4 bedroom home Plots: 13, 23 & 27

### **3 BEDROOM HOMES**

### The Crofton G

3 bedroom home Plots: 6, 7, 21, 22, 34-36, 46, 47, 54, 55, 59-61, 72-74, 85, 86, 88, 89, 99, 100, 109, 110, 115, 116, 125-127, 141, 142, 148, 149, 161-163, 172 & 173



### The Gosford

3 bedroom home Plots: 4, 5, 8, 9, 17, 18, 31-33, 39-41, 48-53, 56-58, 93-98, 106-108, 119, 120, 122-124, 128-130, 132, 133, 138-140, 143-145 & 153-156



3 bedroom home **Plots:** 10-12, 14-16 & 28-30

### **2 BEDROOM HOMES**



2 bedroom home **Plots: 24-26** 

\*ah/r = Rental homes \*ah/so = Shared ownership

### = Integral garage

BC = Bin collection point SS = Sub station





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 RUTLAND

A five bedroom home characterised by generous accommodation across three floors. A large kitchen/dining room spans the entire width of the property, while a separate living room and study provide a retreat away from the hustle and bustle of family life. The first floor has a large en suite master bedroom, two further bedrooms and a family bathroom. Two additional bedrooms and a shower room occupy the top floor.

### **TOTAL** 1811 sq. ft

#### **GROUND FLOOR**



Lounge (min.)	3.34m × 4.74m	11' 0" × 15' 7"
Kitchen/Diner (max.)	3.46m × 8.34m	11' 4" × 27' 4"
Study	2.74m × 2.31m	9' 0" × 7' 7"

#### **FIRST FLOOR**



Bedroom 1	3.34m × 3.98m	11' 0" × 13' 1"
Bedroom 4	2.75m × 3.62m	9' 0" × 11' 11"
Bedroom 5	2.54m × 2.98m	8' 4" × 9' 9"

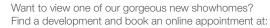
### SECOND FLOOR



Bedroom 2 max. excl.	dormer	
	3.36m × 4.40m	11' 1" × 14' 5"
Bedroom 3 max. excl.	dormer	
	3.65m × 2.57m	12' 0" × 8' 5"













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 GARRTON

Ideal for family living is the three-storey, five-bedroom Garrton. Downstairs, the hall leads to the lounge, study and cloakroom. Towards the rear is the kitchen/dining room spanning the width of the property with two French doors opening onto the garden. Off the first floor landing, the en suite master bedroom with dressing room, two more bedrooms and family bathroom. The second floor consists of two further bedrooms and shower room.

TOTAL 1803 sq. ft

#### **GROUND FLOOR**

Lounge (min.)	3.34m × 4.74m	11' 0" × 15' 7"
Kitchen/Diner (max.)	3.46m × 8.34m	11' 4" × 27' 4"
Study	2.74m × 2.31m	9' 0" × 7' 7"

### FIRST FLOOR



Bedroom 1	3.34m × 3.98m	11' 0" × 13' 1"
Bedroom 4	2.75m × 3.62m	9' 0" × 11' 11"
Bedroom 5	2.54m × 2.98m	8' 4" × 9' 9"

### SECOND FLOOR



Bedroom	<b>2</b> max.	excl.	dormer
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3.36m × 4.40m 11' 1" × 14' 5"

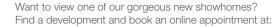
Bedroom 3 max. excl. dormer

3.65m × 2.57m 12' 0" × 8' 5"



**Plots:** 157, 167 & 174

\* 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. The kitchen layout and furniture positions are for indicative purposes only. TWEM 55336/November 2019









### THE DOWNHAM

The Downham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/family/dining room with double doors leading to a separate lounge with bay window. The ground floor is completed with a guest cloakroom. On the first floor is the en suite master bedroom, plus two further double bedrooms, a main bathroom and a well-proportioned fourth bedroom.

TOTAL 1226 sq. ft

### **GROUND FLOOR**



Lounge (max.)	5.27m × 3.18m	17' 4" × 10' 5"
Kitchen/Dining	7.94m × 2.98m	26' 1" × 9' 10"

### FIRST FLOOR



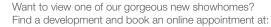
Bedroom 1	4.30m × 3.03m	14' 1" × 10' 0"
Bedroom 2 (max.)	3.51m × 3.28m	11' 6" × 10' 9"
Bedroom 3	3.55m × 3.03m	11' 8" × 10' 0"
Bedroom 4	2.62m × 2.53m	8' 7" × 8' 4"

<sup>\*</sup>Plot specific window



**Plots:** 37, 38, 44, 64, 65, 68, 81, 82, 92, 103, 111, 112, 147, 150, 166 & 169

\* 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. The kitchen layout and furniture positions are for indicative purposes only. TWEM 55336/November 2019









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### THE KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance.

Upstairs, an en suite master bedroom can be found alongside a double bedroom, two further bedrooms and a family bathroom.

TOTAL 1205 sq. ft

#### **GROUND FLOOR**





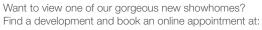




Bedroom 1	3.51m × 3.40m	11' 7" × 11' 2"
Bedroom 2	3.64m × 2.98m	11' 11" × 9' 10"
Bedroom 3 (max.).	3.05m × 2.95m	10' 0" × 9' 8"
Bedroom 4 (max.)	3.09m × 2.53m	10' 2" × 8' 4"













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### THE WORTHAM

The Wortham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/dining room with adjoining utility and double doors leading to a separate lounge. The ground floor is completed with a guest cloakroom. On the first floor is the en suite master bedroom, a second en suite double bedroom, 2 further double bedrooms and a main bathroom.

**TOTAL** 1505 sq. ft

#### **GROUND FLOOR**



Lounge	3.57m × 5.75m	11' 9	Э" ×	18.	10"
Kitchen/Dining	6.48m × 3.34m	21'	3" ×	10'	11"

<sup>\*</sup>Plot specific window

#### **FIRST FLOOR**



Bedroom 1	3.60m × 4.78m	11' 10" × 15' 9"
Bedroom 2	4.34m × 3.10m	14' 3" × 10' 2"
Bedroom 3 (max.)	3.03m × 4.19m	10' 0" × 13' 9"
Bedroom 4	3.41m × 3.02m	11' 2" × 9' 11"













### THE LANGDALE

The four bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and spacious kitchen/breakfast/family room both open through French doors to the garden. A separate dining room, 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 1507 sq. ft

### **GROUND FLOOR**



Lounge	4.56m × 4.52m	15' 0" × 14' 10"
Kitchen/Family	6.82m × 3.44m	22' 5" × 11' 3"
Dining	3.41m × 3.05m	11' 2" × 10' 0"

### FIRST FLOOR



Bedroom 1 (max.)	6.07m × 3.44m	19' 11" × 11' 3"
Bedroom 2	4.56m × 3.08m	15' 0" × 10' 1"
Bedroom 3	3.05m × 2.94m	10' 0" × 9' 8"
Bedroom 4 (max.)	3.48m × 2.68m	11' 5" × 8' 10"



**Plots:** 136 & 160









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### THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

**TOTAL** 1153 sq. ft

#### **GROUND FLOOR**



Lounge	3.62m × 4.49m	11' 11" × 14' 9"
Kitchen/Dining	5.71m × 3.38m	18' 9" × 11' 1"

### **FIRST FLOOR**



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









Want to view one of our gorgeous new showhomes? Find a development and book an online appointment at:



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## THE CROFTON G

This versatile three bedroom townhouse is ideal for growing families or professional couples. A light living/dining room forms the heart of the home, while the contemporary fitted kitchen/breakfast room is perfect for relaxed mealtimes. A spacious double bedroom, a further bedroom and a family bathroom are located on the first floor. Upstairs, the second floor master suite features high galleried ceilings, an en suite shower room and dressing area.

**TOTAL** 1132 sq. ft

#### **GROUND FLOOR**



**Lounge/Dining** 4.78m × 3.70m 15' 8" × 12' 2" **Kitchen** *max.* 3.43m × 2.72m 11' 3" × 8' 11"

#### **FIRST FLOOR**



**Bedroom 2** 4.79m × 3.37m 15' 8" × 11' 1" **Bedroom 3** 2.90m × 2.56m 9' 6" × 8' 5"

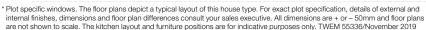
#### **SECOND FLOOR**



**Bedroom 1** *max ex. dormer* 5.16m × 3.66m 16' 11" × 12' 0"



**Plots:** 6, 7, 21, 22, 34-36, 46, 47, 54, 55, 59-61, 72-74, 85, 86, 88, 89, 99, 100, 109, 110, 115, 116, 125-127, 141, 142, 148, 149, 161-163, 172 & 173











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### THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 852 sq. ft

#### **GROUND FLOOR**



Lounge	4.26m × 3.69m	14' 0"× 12' 1"
Kitchen/Dining	4.72m × 2.87m	15' 6" × 9' 5"

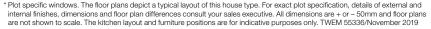
### FIRST FLOOR

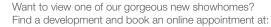


Bedroom 1 (min.)	2.96m × 2.83m	9' 9" × 9' 4"
Bedroom 2	3.30m × 2.63m	10' 10" × 8' 8"
Bedroom 3	3.55m × 2.00m	11' 8" × 6' 7"



**Plots:** 4, 5, 8, 9, 17, 18, 31-33, 39-41, 48-53, 56-58, 93-98, 106-108, 119, 120, 122-124, 128-130, 132, 133, 138-140, 143-145 & 153-156









# OAK SPRING PLACE. A VERY SPECIAL PLACE TO BE

Nestled away in the historical market town of Bourne is a premium collection of three, four and five bedroom houses.

ldeal for first time buyers or growing families, the homes at
Oak Spring Place are located in a town rich with wildlife,
culture and history.

### MAKE YOURSELF AT HOME

From the first time you open the front door, you know thi 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.



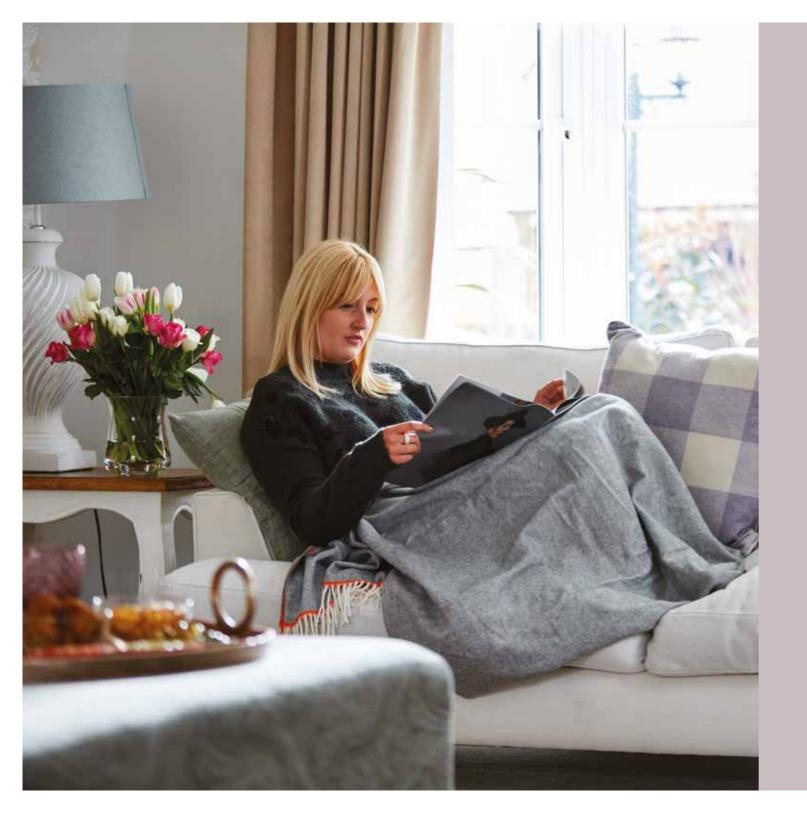


### THE PERFECT LOCATION

Oak Spring Place is located on the outskirts of Bourne, a thriving market town with an array of shops, amenities and entertainment including restaurants, cafes and pubs, museums, and an outdoor swimming pool. Oak Spring Place is conveniently located on the A15, making travelling or commuting to nearby cities or towns such as Peterborough, Market Deeping and Stamford, simple and stress-free. The development is also located near Bourne bus station providing local bus journeys and daily long-distance coach from Grimsby to London Victoria, which stops at Bourne.







### WHY BUY NEW?



No buying chain means less stress



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.

YOU BUY



Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

ERE TO HELP



### 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.

### FROM LOOKING ROUND TO MOVING IN...



#### QUALITY ASSURANCE

There'll be a thorough check of your new home. Once it's ready for you, you can move to completion.

### YOUR HOME DEMONSTRATION

How exciting! It's time to see your new home before completion. Your custome relations manager will take you around and show you how everything works.

#### TIME TO MOVE IN

Moving day. All the paperwork has been done, the money transferred and it's all yours.

Get the kettle on...

#### AFTER YOU'RE IN

Our care doesn't end after you move in.

Our customer relations managers will always be there to help as you settle into your new home and take care of any outstanding issues.