

**Taylor
Wimpey**

Find your way around

OAK SPRING PLACE

BOURNE | SOUTH LINCOLNSHIRE

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
Plots: 1 & 2
-  **The Gartton**
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



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. TWEM 55336/November 2019



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THE RUTLAND

5 BEDROOM HOME

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

FIRST FLOOR



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

SECOND FLOOR



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



Plots: 1 & 2

* 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 GARRTON

5 BEDROOM HOME



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

FIRST FLOOR



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

SECOND FLOOR



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

 **Plots:** 157, 167 & 174

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The Taylor Wimpey logo is positioned in the upper right quadrant of the image. It consists of the words "Taylor" and "Wimpey" stacked vertically in a dark blue, serif font. The background of the entire image is a photograph of a two-story red brick house with a grey tiled roof, white window frames, and a white front door and garage door. The house is set against a blue sky with scattered white clouds. The overall aesthetic is clean and professional, typical of a real estate marketing brochure.

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THE DOWNHAM

4 BEDROOM HOME

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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 x 3.18m	17' 4" x 10' 5"
Kitchen/Dining	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"

*Plot specific window

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

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THE KENTDALE

4 BEDROOM HOME



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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




Lounge	6.02m x 3.45m	19' 9" x 11' 4"
Kitchen/Dining	3.58m x 6.02m	11' 9" x 19' 9"

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 (max.)	3.05m x 2.95m	10' 0" x 9' 8"
Bedroom 4 (max.)	3.09m x 2.53m	10' 2" x 8' 4"

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

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THE WORTHAM

4 BEDROOM HOME



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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 x 5.75m	11' 9" x 18' 10"
Kitchen/Dining	6.48m x 3.34m	21' 3" x 10' 11"

*Plot specific window

FIRST FLOOR



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

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

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THE LANGDALE

4 BEDROOM HOME



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

FIRST FLOOR



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

 **Plots:** 136 & 160

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THE MIDFORD

4 BEDROOM HOME



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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 x 4.49m	11' 11" x 14' 9"
Kitchen/Dining	5.71m x 3.38m	18' 9" x 11' 1"

FIRST FLOOR



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

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

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THE CROFTON G

3 BEDROOM HOME

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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 x 3.70m	15' 8" x 12' 2"
Kitchen max.	3.43m x 2.72m	11' 3" x 8' 11"

FIRST FLOOR



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

SECOND FLOOR



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

3 BEDROOM HOME



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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

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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.

Ideal 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 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.

ENJOY RURAL LIVING


If you're looking for somewhere to bask in the rural surroundings and make the most of what nature has to offer then Oak Spring Place is the perfect place for you.

Located in the South Kesteven district of Lincolnshire, in the beautiful market town of Bourne, Oak Spring Place is surrounded by wildlife, culture and history. Featuring bright, spacious rooms with all modern fixtures and fittings, once you move into your new home at Oak Spring Place, all you have to do is sit back, relax and enjoy your home.




 Bourne town centre



 Stunning rural walks close by



 Surrounded by culture and history

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.


TRAVELLING BY CAR




Maps shown are not to scale. Distances and directions are taken from [google.co.uk/maps](https://www.google.co.uk/maps)

 Beautiful views all around



 Local amenities right on your doorstep



 Scenes from Bourne



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 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.

FROM LOOKING ROUND TO MOVING IN...

