

Taylor
Wimpey

BAMPTON MEADOWS

BAMPTON | OXFORDSHIRE



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BAMPTON MEADOWS. A VERY SPECIAL PLACE TO BE

A warm welcome to Bampton Meadows.

Here you'll find a beautiful range of 3, 4 & 5 bedroom homes in the stunning market town of Bampton.

This enviable location offers easy access to the countryside and cities alike. This new development is the ideal place to put down roots and enjoy life.

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.



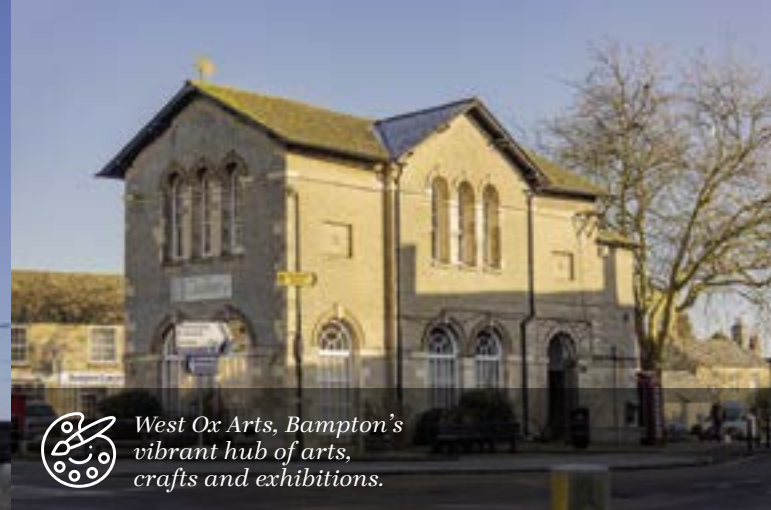
This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIVE AND LOVE VILLAGE LIFE

Bampton Meadows is where a historic, picturesque setting meets exceptional modern village living. Bampton is extremely well-served with post office, primary school, medical practice and local pubs serving up a great welcome. There are local sports clubs hosting social events and junior coaching camps. Explore footpaths around the village and the delightful circular walk, and Oxfordshire's largest nature reserve Chimney Meadows nearby. And with Cineworld in Witney together with Oxford's shopping and entertainment nearby, you can experience the best of village and country life.



Churchgate House, one of several handsome village buildings that appear in the Downton Abbey series.



West Ox Arts, Bampton's vibrant hub of arts, crafts and exhibitions.



The Trout at Tadpole Bridge is a beautiful 17th century inn.

THE PERFECT PLACE TO BE

Excellent connections mean whether it is your weekday commute to towns and cities across the region or weekends exploring the beautiful Cotswolds Area of Natural Beauty, you can really make the most of your location. Bampton Meadows sits within an impressive network of major road routes including the A420, A40, and A34 with the M40 all easily accessible. Trains from Oxford station run directly to London Paddington in under an hour.



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).

Chimney Meadows Nature Reserve, an oasis of wildlife, flora and birdlife.



Aston Pottery Kingsway Farm, Aston.



Cotswold Wildlife Park and Gardens, home to 260 species of animals and offering wonderful days out.



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.

5 bedroom homes



The Wayford

5 bedroom home

Plots: 79, 80, 95, 123 & 130



The Winterford

5 bedroom home

Plots: 93, 107 & 126

4 bedroom homes



The Dunham

4 bedroom home

Plots: 45, 86, 88, 96, 98, 105, 112 & 115



The Marford

4 bedroom home

Plots: 13, 14, 44, 47, 56, 58, 72, 76, 84, 90, 92, 94, 104, 108, 118, 119, 122, 129, 131, 134 & 135



The Trusdale

4 bedroom home

Plots: 1, 6, 43, 54, 73, 78, 85, 99, 111, 127 & 128



The Midford

4 bedroom home

Plots: 55, 59, 60, 74, 75, 82, 91, 120, 121, 124, 125 & 139



4 bedroom home

Plots: 63*, 67* & 68*

3 bedroom homes



The Amersham

3 bedroom home

Plots: 7, 11, 12, 46, 52, 53, 57, 77, 83, 87, 97, 100, 106, 109, 110, 113 & 114



The Braxton

3 bedroom home

Plots: 2-5, 8-10, 101-103, 116 & 117



The Easedale

3 bedroom home

Plots: 81, 89 & 138



The Gosford

3 bedroom home

Plots: 132, 133, 136 & 137



3 bedroom home

Plots: 15†, 18†, 19†, 21†, 22†, 24†, 48*, 71*, 140*, 142*, 143†, 147†, 148*, 150*, 151*, 153*, 154*, 158† & 160†

2 bedroom homes



2 bedroom home

Plots: 16†, 17†, 20†, 23†, 37-40†, 41*, 42*, 49-51*, 61*, 62*, 64-66*, 69*, 70*, 141*, 144-146†, 149*, 152*, 155-157* & 159†

1 & 2 bedroom apartments

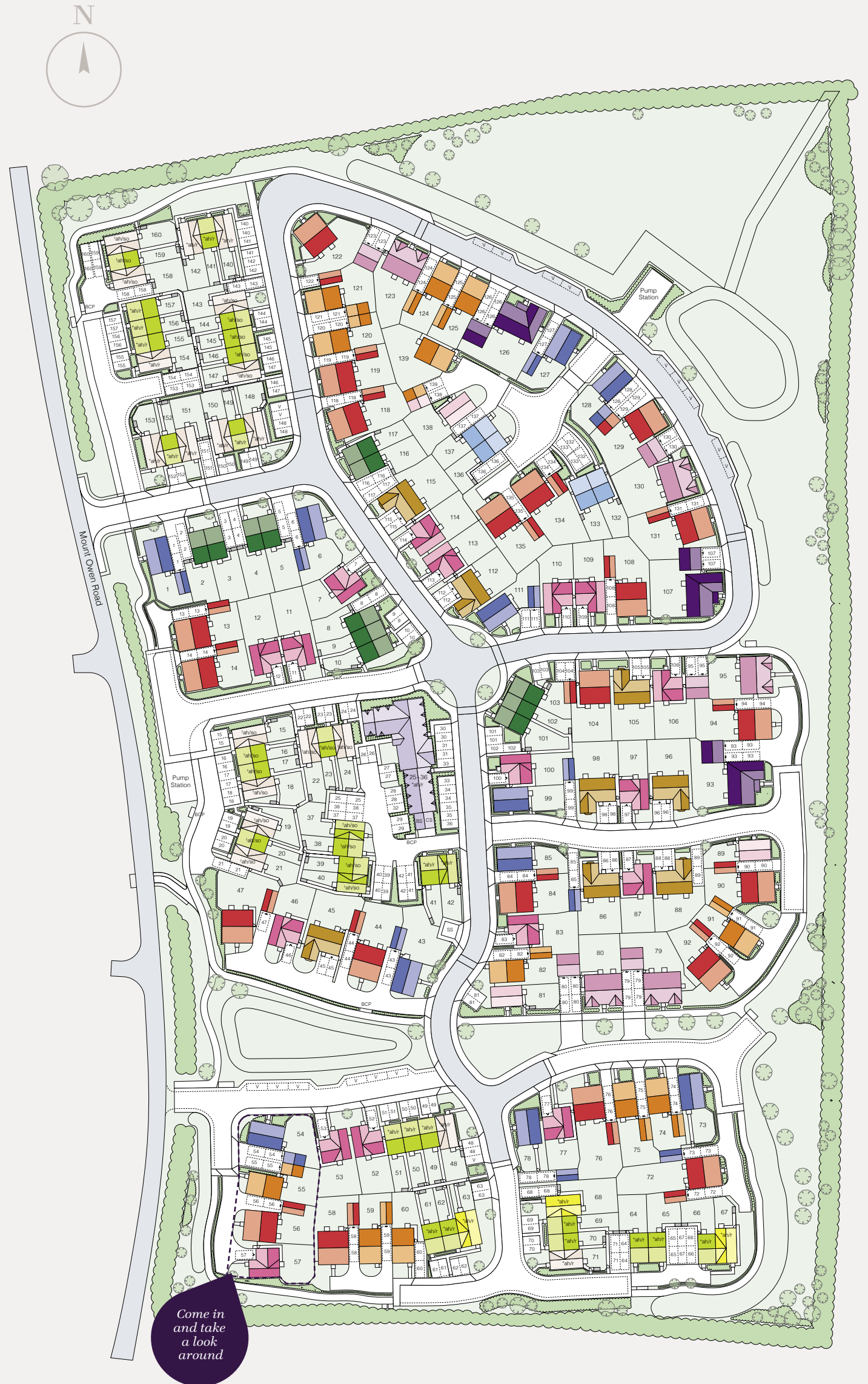


1 & 2 bedroom apartments

Plots: 25-36*

*ah/r = Affordable Homes Rented
 †ah/so = Affordable Homes Shared Ownership
 CS = Cycle Store
 BCP = Bin Collection point
 BS = Bin Store
 SS = Sub Station
 V = Visitor Parking
 ► = Garage

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. 42626 / October 2020.



Get to know BAMPTON MEADOWS

BAMPTON | OXFORDSHIRE

Bampton Meadows is an exciting collection of 3, 4 & 5 bedroom homes situated in the stunning market town of Bampton.

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THE WINTERFORD

5 bedroom home



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THE WINTERFORD

The Winterford is a spacious, 5 bedroom, family home. A large entrance hallway opens onto a family room, a living room, study and guest cloakroom. A large kitchen/dining area leads through double doors to the private garden. The first floor comprises two double bedrooms both with en suite shower room, a family bathroom, two further double bedrooms and a fifth flexible bedroom to complete the layout.

TOTAL 196.2 sq. m. / 2,112 sq. ft.

Ground floor



Kitchen/Dining Area	6.36m x 3.83m	20'11" x 12'7"
Reception 1	5.22m x 4.12m	17'2" x 13'7"
Reception 2	4.74m x 3.56m	15'7" x 11'8"
Study	2.97m x 2.60m	9'9" x 8'6"

First floor



Bedroom 1	4.74m x 3.56m	15'7" x 11'8"
Bedroom 2	3.79m x 3.49m	12'5" x 11'5"
Bedroom 3	4.64m x 2.66m	15'3" x 8'9"
Bedroom 4	4.12m x 2.75m	13'6" x 9'0"
Bedroom 5	2.75m x 2.71m	9'1" x 8'11"

Plots: 93, 107 & 126

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taylorwimpey.co.uk

Taylor Wimpey

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THE WAYFORD

5 bedroom home

THE WAYFORD

The 5 bedroom Wayford has a spacious layout making it an ideal choice for families. The entrance hallway leads to the living room and kitchen/breakfast area, both leading to the private garden through double doors. A separate dining room, study, utility and guest cloakroom complete the ground floor. Upstairs, bedroom 1 and a second double bedroom both feature an en suite shower room can be found along with a further double bedroom, two single bedrooms and family bathroom.

TOTAL 172.6 sq. m. / 1,858 sq. ft.

Ground floor

First floor



Kitchen/Breakfast Area	5.52m x 3.35m	18'4" x 11'0"
Living Room	6.06m x 4.40m	19'11" x 14'6"
Dining Room	3.39m x 3.06m	11'1" x 10'1"
Study	3.39m x 2.34m	11'1" x 7'8"

Bedroom 1	3.39m x 3.37m	11'1" x 11'1"
Bedroom 2	3.67m x 3.47m	12'1" x 11'5"
Bedroom 3	3.81m x 3.02m	12'6" x 9'11"
Bedroom 4	4.10m x 2.39m	13'5" x 7'10"
Bedroom 5	3.22m x 2.33m	10'7" x 7'8"

 Plots: 79, 80, 95, 123 & 130

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THE MARFORD

4 bedroom home



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THE MARFORD

The Marford is a 4 bedroom home designed with plenty of space for growing families. The open-plan kitchen/breakfast/family area and separate living room both lead through double doors to the private garden. The ground floor also includes a separate dining room or study, and guest cloakroom. Upstairs, you'll find bedroom 1 with en suite shower room, family bathroom and three further double bedrooms.

TOTAL 145.3 sq. m. / 1,564 sq. ft.

Ground floor




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

First floor



Bedroom 1	4.91m x 3.64m	16'2" x 12'0"
Bedroom 2	4.00m x 3.32m	13'2" x 10'11"
Bedroom 3	4.72m x 3.23m	15'8" x 10'7"
Bedroom 4	3.80m x 2.52m	12'6" x 8'4"

 **Plots:** 13, 14, 44, 47, 56, 58, 72, 76, 84, 90, 92, 94, 104, 108, 118, 119, 122, 129, 131, 134 & 135

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THE DUNHAM

4 bedroom home



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THE DUNHAM

The Dunham is a traditional 4 bedroom family home with integral garage. From the entrance hall you can access a spacious living room and a kitchen/dining area with double doors to the private garden. A guest cloakroom completes the ground floor. The first floor layout consists of bedroom 1 with en suite and three further double bedrooms along with the main bathroom.

TOTAL 128.6 sq. m. / 1,385 sq. ft.

Ground floor



Kitchen/Dining Area	6.51m x 3.85m	21'4" x 12'8"
Living Room	4.22m x 4.06m	13'10" x 13'4"

First floor



Bedroom 1	4.24m x 3.37m	13'11" x 11'1"
Bedroom 2	4.11m x 2.83m	13'6" x 9'4"
Bedroom 3	3.44m x 3.28m	11'3" x 10'9"
Bedroom 4	2.83m x 2.65m	9'4" x 8'9"

 **Plots:** 45, 86, 88, 96, 98, 105, 112 & 115

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THE TRUSDALE

4 bedroom home

THE TRUSDALE

The Trusdale is a 4 bedroom home which will appeal to growing families. The central hallway leads to a large dual aspect living room with double doors to the private garden, plus a spacious kitchen/dining area with utility area. A guest cloakroom completes the ground floor. Upstairs, bedroom 1 with en suite shower room, a family bathroom and three further well-proportioned bedrooms can be found.

TOTAL 115.4 sq. m. / 1,243 sq. ft.

Ground floor



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

First floor



Bedroom 1	3.52m x 3.03m	11'7" x 9'11"
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	11'6" x 7'5"

 **Plots:** 1, 6, 43, 54, 73, 78, 85, 99, 111, 127 & 128

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Taylor Wimpey

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Taylor Wimpey

THE MIDFORD

4 bedroom home



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THE MIDFORD

The Midford offers a practical and generous living space, ideal for growing families. A spacious kitchen/dining area leads out to the private garden through double doors, perfect for al fresco dining and entertaining. A separate living room, utility and guest cloakroom complete the ground floor. Bedroom 1 with en suite shower room is found upstairs along with two further double bedrooms, a main bathroom and an additional flexible fourth bedroom.

TOTAL 108.6 sq. m. / 1,170 sq. ft.

Ground floor



Kitchen/Dining Area	5.71m x 3.38m	18'9" x 11'1"
Living Room	4.37m x 3.62m	14'4" x 11'11"

First floor



Bedroom 1	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	9'3" x 8'3"
Bedroom 4	2.35m x 2.23m	7'9" x 7'4"

 Plots: 55, 59, 60, 74, 75, 82, 91, 120, 121, 124, 125 & 139

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THE BRAXTON

3 bedroom home



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THE BRAXTON

The Braxton is an ideal choice for families and couples looking for extra space with 3 bedrooms over three storeys. On the ground floor you'll find a contemporary kitchen/dining area with double doors to the garden, a spacious living room and guest cloakroom. On the first floor is a family bathroom, a double bedroom and a further bedroom. There's also a private staircase leading up to bedroom 1 with en suite shower on the top floor.

TOTAL 101.4 sq. m. / 1,092 sq. ft.

Ground floor



Kitchen/Dining Area
4.26m x 3.44m 14'0" x 11'3"

Living Room
4.23m x 2.43m 13'9" x 8'0"

First floor



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

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

Second floor



Bedroom 1
5.56m x 3.16m 18'3" x 10'4"

Plots: 2-5, 8-10, 101-103, 116 & 117

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THE AMERSHAM

3 bedroom home



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THE AMERSHAM

A 3 bedroom home with an integral garage, The Amersham is designed to appeal to families in need of a little extra space. On the ground floor you'll find a spacious living room with stairs leading to the first floor, a kitchen/dining area with double doors to the private garden and a guest cloakroom. Upstairs comprises bedroom 1 with en suite shower room, two further double bedrooms, a study and a family bathroom.

TOTAL 91.9 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	13'3" x 11'6"

First floor



Bedroom 1	4.21m x 3.21m	13'10" x 10'6"
Bedroom 2	4.36m x 3.32m	14'4" x 10'11"
Bedroom 3	2.89m x 2.88m	9'6" x 9'6"
Study	2.22m x 1.67m	7'4" x 5'6"

 **Plots:** 7, 11, 12, 46, 52, 53, 57, 77, 83, 87, 97, 100, 106, 109, 110, 113 & 114

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THE EASEDALE

3 bedroom home



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THE EASEDALE

The Easedale is a 3 bedroom home which would ideally suit a couple or young family. The entrance hallway leads to a kitchen/dining area and a living room with double doors to the private garden. A guest cloakroom completes the ground floor. Upstairs, you'll find bedroom 1 with en suite shower room, a further double bedroom, main bathroom and a third bedroom that could also be used as a study or playroom.

TOTAL 86.4 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



Bedroom 1	3.83m x 3.82m	12'7" 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: 81, 89 & 138

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THE GOSFORD

3 bedroom home



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THE GOSFORD

The Gosford is a 3 bedroom home that will appeal to couples and families looking for a little extra space. A kitchen/dining area opens through double doors to the private garden, while a good-sized living room and guest cloakroom complete the ground floor. The first floor features bedroom 1 with en suite, a family bathroom, a further double bedroom and a third bedroom that could alternatively be used as a study or playroom.

TOTAL 80.4 sq. m. / 866 sq. ft.

Ground floor



Kitchen/Dining Area	4.72m x 2.87m	15'6" x 9'5"
Living Room	4.26m x 3.69m	14'0" x 12'11"

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"
Bedroom 3	3.55m x 2.00m	11'8" x 6'7"

 Plots: 132, 133, 136 & 137

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STANDARD SPECIFICATIONS

3-5 bedrooms

BAMPTON MEADOWS

Land East of Mount Owen Road, Bampton,
Oxfordshire, OX18 2AY

TELEPHONE

01993 220 363

OPEN TIMES

Tuesday – Sunday, 10am–5pm
(Monday, 1pm–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.

Kitchen	
Fitted kitchen with choice of soft close door fronts*	✓
Choice of laminate worktops with matching upstand*	✓
1.5 bowl sink and chrome tap	✓
Single built-in oven/double eye-level oven†	✓
Stainless steel 4 burner gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Under cupboard lights to kitchen	✓
Bathrooms, En suites, Utility & Cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Tiled shower enclosure to en suites	✓
Modern white sanitaryware with soft close toilet seats	✓
9.5kW electric shower/thermostatic shower. Housetype dependent†	✓
Central heating/Hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to living room and master bedroom	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area	✓

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. 43000 / July 2020.



STANDARD SPECIFICATIONS

3-5 bedrooms

BAMPTON MEADOWS

Land East of Mount Owen Road, Bampton,
Oxfordshire, OX18 2AY

TELEPHONE

01993 220 363

OPEN TIMES

Tuesday – Sunday, 10am–5pm
(Monday, 1pm–5pm)

Please check our website before you visit

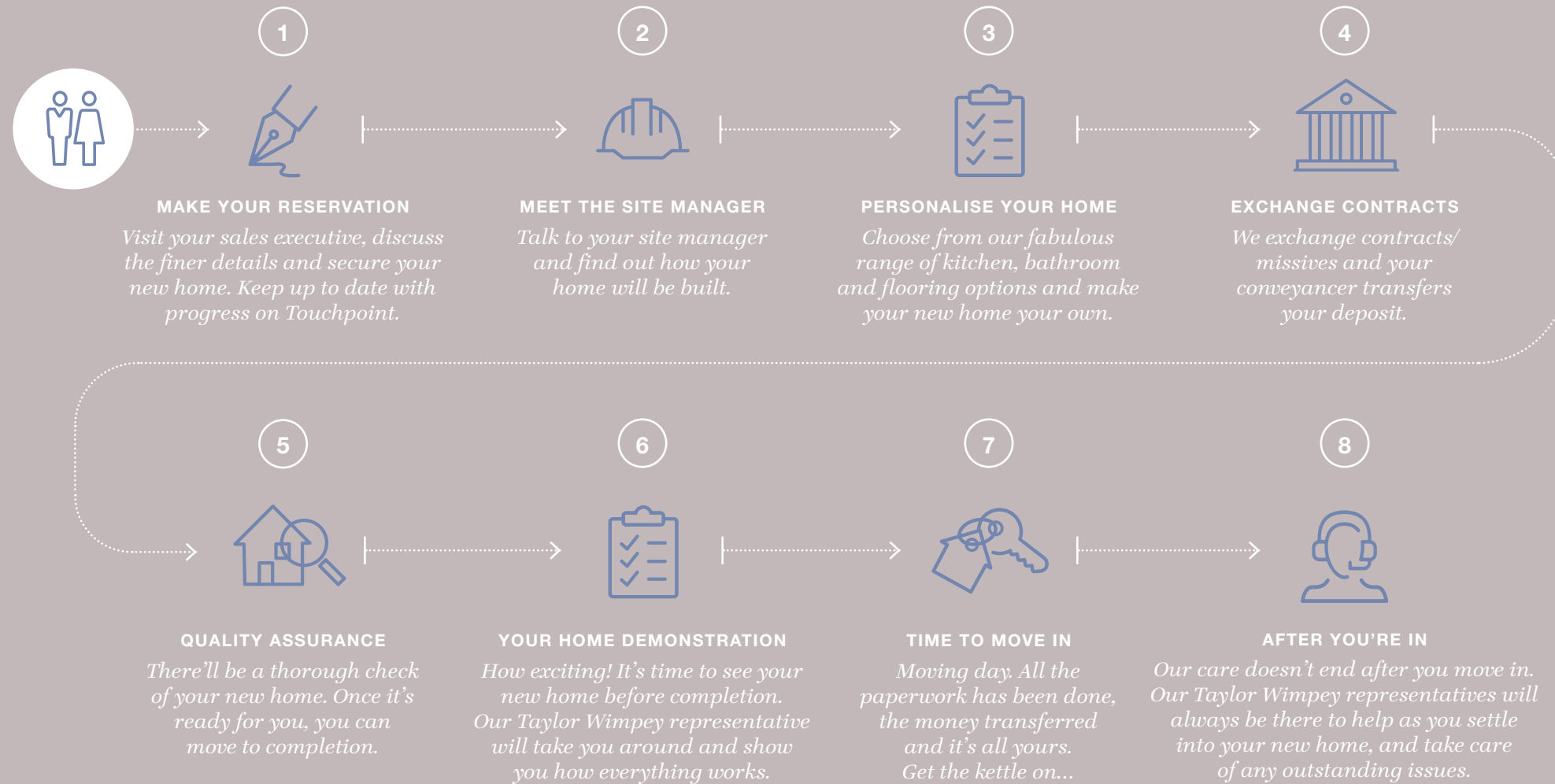
To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

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. 43000 / July 2020.

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White internal doors with chrome ironmongery	✓
External features	
Buff riven concrete slabs to pathways and patios	✓
House number plaque	✓
Wiring for outside rear light	✓
Outside tap to rear garden	✓
Doorbell	✓
Security and Safety	
Mains operated smoke and carbon monoxide detectors supplied in line with building regulations	✓
Gardens, Paths and Drives	
Front garden turfed or shrubbed in line with landscaping plan	✓
Driveways finished in tarmac	✓
1.8m fencing to rear garden	✓
NHBC 10-year warranty	
NHBC 10-year Buildmark policy	✓
Taylor Wimpey 2-year warranty from date of legal completion	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction. Ask sales executive for details † = Where applicable
Floor coverings are available as part of our Options.

FROM LOOKING ROUND TO MOVING IN...



BAMPTON MEADOWS

Land east of Mount Owen Road
Bampton
Oxfordshire
OX18 2AY

CONTACT US ON

01993 220 363

SATNAV

OX18 2AY

📷 #taylorwimpey

🐦 @TaylorWimpey

📘 taylorwimpey

taylorwimpey.co.uk

FROM FARINGDON:

- Head eastwards on London Street and turn left onto the A420 towards Buckland
- Turn left onto Buckland Road and continue over the River Thames
- Turn right onto Aston Road/B4449
- Turn left onto Mount Owen Rd, and Bampton Meadows will be on your right

FROM WITNEY:

- Follow Curbridge Rd/A4095 southwards, continue along the A4095, following signs for Bampton
- At the roundabout take the first exit onto Station Road, continuing through the village
- Turn left onto Aston Rd/B4449
- Turn left onto Mount Owen Rd, and Bampton Meadows will be on your right

