

# Whittlesey Fields

WHITTLESEY, PETERBOROUGH

Set within the small town of Whittlesey in Cambridgeshire, Whittlesey Fields offers a selection of beautiful 2, 3 & 4 bedroom homes in a range of contemporary styles.

**Taylor**  
**Wimpey**

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# Welcome to Whittlesey Fields

A warm welcome to Whittlesey Fields

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# Life in Whittlesey

Set within the small town of Whittlesey, Whittlesey Fields offers the perfect balance of urban convenience and a rural lifestyle.

Whittlesey is an interesting maze of streets with a mix of architecture spanning several centuries. South of the town, a branch of the River Nene meanders alongside the Manor Fields and is a perfect spot to see boats moor and take a stroll.

The Buttercross in the Market Place is one of the most striking buildings and a reminder of Whittlesey's rich trading and agricultural history. Each January Whittlesey celebrates the old agricultural custom of Straw Bear dancing with a three day festival that grows bigger and better each year. 'The Bear', a man in a costume made of straw, is accompanied by his keeper and several hundred dancers and musicians in a procession around the town and stops off for refreshments at pubs along the route.

Whittlesey Fields is also just a 25 minute drive away from the cathedral city of Peterborough, the largest city in East Anglia which offers a greater selection of high street shopping, restaurants, bars and entertainment venues.



Buttercross Square & War Memorial, Whittlesey town centre



Magnificent, Peterborough Cathedral





# 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.



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, a stainless steel sink and Zeno Taps, and lighting gives 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<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## 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<sup>†</sup>

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



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. 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. † = Where applicable.

# Specification of our houses

<b>Kitchens</b>	
Fitted kitchen with choice of door fronts	✓
Choice of laminate worktops	✓
Sink unit liner	✓
Stainless steel 1½ bowl sink and drainer with mixer tap	✓
Oven	✓
Integrated gas hob	✓
Integrated cooker hood	✓
Plumbing for washing machine	✓
Plumbing for dishwasher*	✓
Space for fridge freezer	✓
<b>Utility Room (where shown on floorplans)</b>	
Stainless steel single bowl sink and drainer with mixer tap	✓
<b>Bathrooms, En suites &amp; Cloakrooms</b>	
Chrome taps and fittings	✓
Porcelenosa tiling†	✓
Modern white sanitary ware	✓
<b>Central Heating / Hot Water System</b>	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
<b>Security and Safety</b>	
Mains operated smoke detectors supplied in line with building regulations	✓
CO2 monitor (where boiler or gas appliance)	✓
<b>Warranties</b>	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

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

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# Specification of our houses

Electrical Features	
White power points in line with NHBC requirements	✓
TV socket to lounge and master bedroom (if indicated on working drawings)	✓
Master telephone socket	✓
Extractor fans (as indicated on working drawings)	✓
Mains doorbell	✓
PIR coach lamp to front of property	✓
Wiring only to rear light	✓
Cat 5 cabling to BT point	✓
USB charger point to kitchen	✓
Windows, Doors & Joinery	
PVCu window frames and French doors	✓
Multi Point locking doors	✓
Low maintenance PVCu fascias and soffits	✓
Finishing Touches	
White emulsion to walls and ceilings	✓
White gloss paint to woodwork (except doors)	✓
White 4 panel doors with chrome ironmongery	✓
White loft hatch	✓
External	
Front garden turfed or shrubbed†	✓
Front entrance path†	✓
Driveways finished as working drawing	✓
Turf to rear garden	✓
Fencing/boundary wall (as per drawings)	✓
External tap	✓
Door numbers	✓

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# Our homes

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# The Canford V

2 BEDROOM HOME, TOTAL 782 sq. ft



## GROUND FLOOR

Lounge/Dining max.

3.98m × 4.73m      13' 1" × 15' 6"

Kitchen

1.85m × 3.02m      6' 1" × 9' 11"



## FIRST FLOOR

Bedroom 1 min.

5.28m × 3.08m      17' 4" × 10' 1"

Bedroom 2 min.

5.28m × 2.56m      17' 4" × 8' 5"

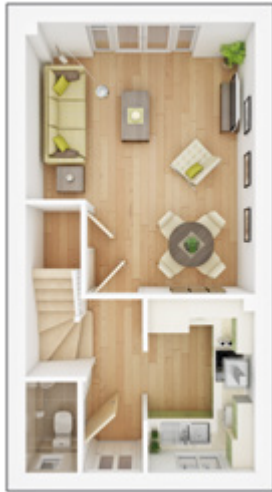
\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 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. 73173 TWEM/April 2023





# The Canford

2 BEDROOM HOME, TOTAL 676 sq. ft



## GROUND FLOOR

**Lounge/Dining max.**  
3.98m × 4.73m      13' 1" × 15' 6"

**Kitchen**  
1.85m × 3.02m      6' 1" × 9' 11"



## FIRST FLOOR

**Bedroom 1**  
3.08m × 3.98m      10' 1" × 13' 1"

**Bedroom 2 max.**  
3.98m × 2.56m      13' 1" × 8' 5"

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# The Gosford V

3 BEDROOM HOME, TOTAL 967 sq. ft



## GROUND FLOOR

**Lounge max.**

3.69m × 4.26m      12' 1" × 14' 0"

**Kitchen/Dining**

4.72m × 2.87m      15' 6" × 9' 5"



## FIRST FLOOR

**Bedroom 1 min.**

4.26m × 2.83m      14' 0" × 9' 4"

**Bedroom 2 min.**

3.93m × 3.30m      12' 11" × 10' 10"

**Bedroom 3**

2.06m × 3.55m      6' 7" × 11' 8"

\*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. 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. 73173 TWEM/April 2023





# The Gosford

3 BEDROOM HOME, TOTAL 852 sq. ft



## GROUND FLOOR

**Lounge max.**  
3.69m × 4.26m      12' 1" × 14' 0"

**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**  
2.63m × 3.30m      8' 8" × 10' 10"

**Bedroom 3 max.**  
2.00m × 3.55m      6' 7" × 11' 8"

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# The Easedale

3 BEDROOM HOME, TOTAL 917 sq. ft



## GROUND FLOOR

### Lounge

3.02m × 5.10m      9' 11" × 16' 9"

### Kitchen/Dining

2.95m × 5.10m      9' 8" × 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m × 3.81m      10' 1" × 12' 6"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"

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# The Braxton V

3 BEDROOM HOME, TOTAL 1,265 sq. ft



## GROUND FLOOR

**Lounge max.**  
3.19m x 4.19m      10' 6" x 13' 9"

**Kitchen/Dining max.**  
4.25m x 3.43m      14' 0" x 11' 3"



## FIRST FLOOR

**Bedroom 2 min.**  
5.55m x 2.89m      18' 3" x 9' 3"

**Bedroom 3 min.**  
3.45m x 3.59m      11' 4" x 11' 10"



## SECOND FLOOR

**Bedroom 1 max.**  
4.46m x 5.52m      14' 8" x 18' 1"

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# The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq. ft



## GROUND FLOOR

**Lounge max.**  
3.19m × 4.19m      10' 6" × 13' 9"

**Kitchen/Dining max.**  
4.25m × 3.43m      14' 0" × 11' 3"



## FIRST FLOOR

**Bedroom 2 max.**  
4.25m × 2.82m      14' 0" × 9' 3"

**Bedroom 3**  
2.15m × 3.59m      7' 1" × 11' 10"



## SECOND FLOOR

**Bedroom 1 max.**  
3.16m × 5.52m      10' 4" × 18' 1"

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# The Midford

4 BEDROOM HOME, TOTAL 1,153 sq. ft



## GROUND FLOOR

### Lounge

3.62m × 4.37m      11' 11" × 14' 4"

### 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"

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# The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq. ft



## GROUND FLOOR

### Lounge

3.46m × 6.09m      11' 4" × 20' 0"

### Kitchen/Dining max.

3.58m × 6.09m      11' 9" × 20' 0"

## FIRST FLOOR

### Bedroom 1

3.52m × 3.74m      11' 7" × 12' 4"

### Bedroom 2

3.64m × 2.95m      11' 11" × 9' 8"

### Bedroom 3

2.51m × 3.05m      8' 3" × 10' 0"

### Bedroom 4 max.

3.54m × 2.25m      11' 7" × 7' 5"

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# The Corsham

4 BEDROOM HOME, TOTAL 1,238 sq. ft



## GROUND FLOOR

### Lounge

4.15m x 3.36m      13' 7" x 11' 0"

### Kitchen/Breakfast

2.92m x 3.38m      9' 7" x 11' 1"

### Dining

3.17m x 2.92m      10' 5" x 9' 7"



## FIRST FLOOR

### Bedroom 1

3.96m x 3.38m      13' 0" x 11' 1"

### Bedroom 2

3.58m x 3.38m      11' 9" x 11' 1"

### Bedroom 3 max.

3.27m x 3.38m      10' 9" x 11' 1"

### Bedroom 4 max.

3.65m x 3.38m      12' 0" x 11' 1"

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# Ways to buy

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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?**

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**Existing home  
owner?**

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# 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 **01733 978 713**.



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



## WHITTLESEY FIELDS

Eastrea Road, Whittlesey, Peterborough, PE7 2AR

**CONTACT US ON 01733 978 713**

# Taylor Wimpey