

WEST CAMBOURNE | CAMBRIDGESHIRE

CHIVERS RISE

Find your way around

Taylor
Wimpey



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

CHIVERS RISE. A VERY SPECIAL PLACE TO BE

A warm welcome to Chivers Rise.

A stunning range of 2 bedroom apartments and 2, 3, 4 & 5 bedroom homes in a great location close to the centre of Cambourne. With an array of amenities close by and convenient links to Cambridge, together with brand new facilities coming to West Cambourne, Chivers Rise offers something for everyone.

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

Be one of the first to put down roots in the brand new community at West Cambourne, that will extend and integrate into the town of Cambourne. The village will be well connected by footpaths and cycleways, making West Cambourne a pleasure to live in and walk through. West Cambourne will see its own local amenities develop within the community, but it is also well-placed for those of the surrounding areas. Cambourne offers a great choice of schools, a range of sports facilities as well as green space to enjoy.




 The Monkfield Arms, head on down for food, drinks and a heartfelt welcome.



 Cambourne Fitness and Sports Centre, for everyone of all ages and fitness levels.



 Cambourne Village College, rated Ofsted Outstanding in June 2015.
PRINCIPAL - CLAIRE COATES


THE PERFECT PLACE TO BE

Home buyers will benefit from easy access to local eateries including The Monkfield Arms pub and Greens coffee shop, as well as a range of shops and supermarkets in Cambourne. Cambourne offers access to the A428, which leads to the A14, M11, M25 and other routes across the country, with Cambridge just 9 miles away. St. Neots railway station is 10 miles away and has a direct service to London King's Cross which can take under an hour.




Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.




 Cambridge City Centre, home to the River Cam and University of Cambridge.



 Cambridge Botanic Garden, discover plants from all over the world.



 The Hub Community Centre, a range of activities and clubs to suit different interests.



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 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...



Get to know
CHIVERS RISE

WEST CAMBOURNE | CAMBRIDGESHIRE

Chivers Rise is an exciting collection of 2 bedroom apartments and 2, 3, 4 & 5 bedroom homes, located just 9 miles from the beautiful city of Cambridge.



1 BEDROOM APARTMENTS

1 bedroom apartment
Plots: 334-341*

2 BEDROOM APARTMENTS

Chivers Court
2 bedroom apartment
Plots: 356-361

Everard Court
2 bedroom apartment
Plots: 594-610

Gage House
2 bedroom apartment
Plots: 489-494

Hollendale House
2 bedroom apartment
Plots: 375-383

Laxton House
2 bedroom apartment
Plots: 350-355

Morley House
2 bedroom apartment
Plots: 526-531

Mulberry House
2 bedroom apartment
Plots: 520-525

Peckover House
2 bedroom apartment
Plots: 469-474

Pippin Court
2 bedroom apartment
Plots: 540-545

Polstead Court
2 bedroom apartment
Plots: 483-488

Swansley Court
2 bedroom apartment
Plots: 495-506

2 bedroom apartment
Plots: 390-401*, 424-435*, 443-465* & 507-516*

2 BEDROOM HOMES

The Canford
2 bedroom home
Plots: 362, 363, 371, 372, 554, 555, 558, 559, 572, 573, 578 & 579

The Dovedale
2 bedroom home
Plot: 482

2 bedroom home
Plots: 589-593*, 611* & 614*

3 BEDROOM HOMES

The Braxton
3 bedroom home
Plots: 385-388, 403-406, 417, 418, 421, 422, 534 & 535

The Easedale
3 bedroom home
Plots: 384, 539, 556, 557 & 571

The Gosford
3 bedroom home
Plots: 342, 349, 365, 366, 374, 389, 416, 419, 437, 438, 537, 538, 560, 562, 563 & 574-577

The Yewdale
3 bedroom home
Plots: 370, 583, 584 & 619

3 bedroom home
Plots: 412-415*, 615* & 618*

3 bedroom home
Plots: 585-588*, 612*, 613*, 616* & 617*

4 BEDROOM HOMES

The Chelbury
4 bedroom home
Plots: 343, 344, 346, 347, 367-369, 402, 407, 439-442, 475 & 536

The Manford
4 bedroom home
Plots: 480, 481, 519, 551, 552, 569 & 570

The Marford
4 bedroom home
Plots: 477-479, 518, 546, 549, 564 & 565

The Midford
4 bedroom home
Plots: 345, 348, 364, 373, 409, 410, 420, 423, 436, 466 & 517

The Trusdale
4 bedroom home
Plots: 550 & 553

The Waysdale
4 bedroom home
Plots: 566, 580 & 582

5 BEDROOM HOMES

The Garton
5 bedroom home
Plots: 408, 411, 467, 468, 476, 532, 533, 547, 548, 561, 567, 568 & 581

- *ah/r = Affordable Homes/Rented
- *ah/i = Affordable Homes/Intermediate
- BS = Bin Store
- BS (R) = Bin Store Retail
- CS = Cycle Store
- CS (R) = Cycle Store Retail
- BCP = Bin Collection Point
- LAP = Local Area of Play
- LEAP = Local Equipped Area of Play
- RP = Retail Parking
- ▷ = Car Port/Drive Through
- ▶ = Garage Access
- ▼ = Visitor Parking

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. 49996 / January 2022.

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THE DOVEDALE

2 BEDROOM HOME



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THE DOVEDALE

The carefully planned layout of the 2 bedroom Dovedale coach house makes it perfect for first time buyers and downsizers. An open-plan kitchen/living/dining area is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious bedroom 1, a well-proportioned second bedroom and a main bathroom are also located off the landing.

TOTAL 59.55 sq. m. / 641 sq. ft.

GROUND FLOOR



FIRST FLOOR



Kitchen/Living/Dining Area	5.34m x 3.80m	17'6" x 12'6"
Bedroom 1	3.23m x 3.03m <i>min</i>	10'7" x 10'0" <i>min</i>
Bedroom 2	3.26m x 1.95m <i>min</i>	10'8" x 6'5" <i>min</i>

 Plot: 482

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. 49996/January 2022.

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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The Canford is a 2 bedroom home perfect for first time buyers and downsizers. The open-plan living/dining area has double doors to the rear garden and is ideal for relaxing and entertaining. There is also a contemporary fitted kitchen. Upstairs you'll find the family bathroom, bedroom 1 with an en suite shower room and a second double bedroom.

TOTAL 62.80 sq. m. / 676 sq. ft.

GROUND FLOOR



Kitchen
3.03m x 1.84m 9'11" x 6'1"

Living/Dining Area
4.74m max x 3.96m max 15'7" max x 13'0" max

FIRST FLOOR



Bedroom 1
3.09m x 2.95m 10'2" x 9'8"

Bedroom 2
4.03m max x 2.56m max 13'3" max x 8'5" max

 **Plots:** 362, 363, 371, 372, 554, 555, 558, 559, 572, 573, 578 & 579

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The 3 bedroom Gosford will appeal to both first time buyers and families looking for a little extra space. The large kitchen/dining area opens through double doors to the rear garden and is perfect for entertaining and al fresco dining. There is also a separate living room. The first floor features bedroom 1 with an en suite, two further bedrooms and family bathroom.

TOTAL 79.15 sq. m. / 852 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	4.74m x 2.88m	15'7" x 9'6"
Living Room	4.27m max x 3.70m max	14'0" max x 12'2" max

FIRST FLOOR



Bedroom 1	2.98m min x 2.84m min	9'10" min x 9'4" min
Bedroom 2	3.31m x 2.65m	10'11" x 8'9"
Bedroom 3	3.55m x 2.03m	11'8" x 6'8"

Plots: 342, 349, 365, 366, 374, 389, 416, 419, 437, 438, 537, 538, 560, 562, 563 & 574-577

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THE EASEDALE

3 BEDROOM HOME



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THE EASEDALE

The Easedale is a 3 bedroom home ideally suited to a couple or young family. Downstairs you'll find the open-plan kitchen/dining area and separate living room with double doors to the garden. On the first floor you'll find bedroom 1 with an en suite shower room, two further bedrooms and a family bathroom.

TOTAL 85.19 sq. m. / 917 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.06m x 2.92m	16'7" x 9'7"
Living Room	5.09m x 3.03m	16'9" x 10'0"

FIRST FLOOR



Bedroom 1	3.78m x 3.07m	12'5" x 10'1"
Bedroom 2	2.96m x 2.87m	9'9" x 9'5"
Bedroom 3	2.96m x 2.14m	9'9" x 7'0"

 **Plots:** 384, 539, 556, 557 & 571

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THE YEWDALE

3 BEDROOM HOME



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THE YEWDALE

The 3 bedroom Yewdale is the ideal family home that is perfect for contemporary living. A dual-aspect living room has double doors which open out to the rear garden while there is also an open-plan kitchen/dining area perfect for entertaining. Upstairs you'll find bedroom 1 with en suite shower room, two further bedrooms and a family bathroom.

TOTAL 85.19 sq. m. / 917 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.11m x 2.92m	16'10" x 9'7"
Living Room	5.11m x 3.06m	16'10" x 10'1"

FIRST FLOOR



Bedroom 1	3.83m x 3.09m	12'7" x 10'2"
Bedroom 2	2.96m x 2.87m	9'9" x 9'5"
Bedroom 3	2.96m x 2.15m	9'9" x 7'1"

Plots: 370, 583, 584 & 619

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. 49996/January 2022.

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THE BRAXTON

3 BEDROOM HOME



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THE BRAXTON

With three floors of versatile accommodation, The Braxton is an ideal choice for families or couples looking for extra space. The contemporary kitchen/dining area boasts double doors to the garden while a separate living room is perfect for relaxing of an evening. On the first floor you'll find two bedrooms and a family bathroom. The top floor boasts bedroom 1 with en suite and a high-vaulted ceiling.

TOTAL 99.40 sq. m. / 1,070 sq. ft.

GROUND FLOOR



Kitchen/Dining Area

4.23m x 3.43m max
13'11" x 11'3" max

Living Room

4.20m max x 3.18m max
13'10" max x 10'5" max

FIRST FLOOR



Bedroom 2

4.31m max x 2.83m 14'2" max x 9'4"

Bedroom 3

3.60m x 2.14m 11'10" x 7'0"

SECOND FLOOR



Bedroom 1

6.64m max x 3.13m max
21'10" max x 10'4" max

 Plots: 385-388, 403-406, 417, 418, 421, 422, 534 & 535

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THE TRUSDALE

4 BEDROOM HOME



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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 garden, plus a spacious kitchen/dining area with utility area and direct rear access to the driveway. A guest cloakroom and storage cupboard complete the ground floor. Upstairs, bedroom 1 has an en suite shower room, three further well-proportioned bedrooms, a family bathroom and additional storage.

TOTAL 113.89 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.10m x 3.60m <i>max</i>	20'1" x 11'10" <i>max</i>
Living Room	6.10m x 3.48m	20'1" x 11'5"

FIRST FLOOR



Bedroom 1	3.75m <i>max</i> x 3.51m <i>max</i>	12'4" <i>max</i> x 11'7" <i>max</i>
Bedroom 2	3.63m x 2.96m	11'11" x 9'9"
Bedroom 3	3.05m x 2.52m	10'0" x 8'3"
Bedroom 4	3.55m x 2.26m	11'8" x 7'5"

Plots: 550 & 553

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. 49996/January 2022.

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THE CHELBURY

4 BEDROOM HOME



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THE CHELBURY

The Chelbury offers flexible lifestyle options required by modern families. The entrance hallway offers access to the kitchen, plus a light and airy living/dining area opening through double doors to the rear garden. Upstairs you'll find the family room/bedroom 4 complete with Juliet balcony, a well-proportioned bedroom and a main bathroom. Bedroom 1, a further double bedroom and a shower room are located on the top floor.

TOTAL 119.65 sq. m. / 1,288 sq. ft.

GROUND FLOOR



Kitchen	3.54m x 2.80m max	11'8" x 9'3" max
Living/Dining Area	4.76m x 3.18m	15'8" x 10'5"

FIRST FLOOR



Family Room/Bedroom 4	4.80m x 3.18m	15'9" x 10'5"
Bedroom 3	2.84m x 2.68m	9'4" x 8'10"

SECOND FLOOR



Bedroom 1	4.80m x 3.18m	15'9" x 10'5"
Bedroom 2	4.80m max x 2.90m max	15'9" max x 9'6" max

 **Plots:** 343, 344, 346, 347, 367-369, 402, 407, 439-442, 475 & 536

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THE MIDFORD

4 BEDROOM HOME



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THE MIDFORD

A traditional 4 bedroom home, the Midford offers plenty of space for day-to-day living. The entrance hallway leads to an open-plan kitchen/dining area with double doors to the rear garden and there is also a separate utility room and living room. Bedroom 1 with en suite and three further bedrooms can be found upstairs, along with a family bathroom.

TOTAL 107.11 sq. m. / 1,153 sq. ft.

GROUND FLOOR




Kitchen/Dining Area	5.73m x 3.42m	18'10" x 11'3"
Living Room	4.44m x 3.64m	14'7" x 12'0"

FIRST FLOOR



Bedroom 1	3.61m x 3.26m	11'10" x 10'8"
Bedroom 2	3.54m x 2.83m	11'8" x 9'4"
Bedroom 3	2.84m x 2.53m <i>min</i>	9'4" x 8'4" <i>min</i>
Bedroom 4	2.38m x 2.23m	7'10" x 7'4"

 Plots: 345, 348, 364, 373, 409, 410, 420, 423, 436, 466 & 517

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THE MANFORD

4 BEDROOM HOME



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THE MANFORD

A traditional 4 bedroom home, the Manford offers plenty of space for day-to-day living. The entrance hallway leads to an open-plan kitchen/dining area with double doors to the rear garden while there is also a separate living room and study. Bedroom 1 with en suite and three further double bedrooms can be found upstairs, along with a family bathroom.

TOTAL 127.09 sq. m. / 1,368 sq. ft.

GROUND FLOOR




Kitchen/Dining Area	8.13m x 2.91m <i>min</i>	26'8" x 9'7" <i>min</i>
Living Room	4.76m x 3.89m	15'8" x 12'9"
Study	2.62m x 2.11m	8'7" x 6'11"

FIRST FLOOR



Bedroom 1	3.89m <i>max</i> x 3.72m	12'9" <i>max</i> x 12'3"
Bedroom 2	4.03m x 3.10m <i>max</i>	13'3" x 10'2" <i>max</i>
Bedroom 3	3.67m x 3.04m <i>max</i>	12'1" x 10'0" <i>max</i>
Bedroom 4	3.98m <i>max</i> x 2.76m <i>max</i>	13'1" <i>max</i> x 9'1" <i>max</i>

 **Plots:** 480, 481, 519, 551, 552, 569 & 570

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THE WAYSDALE

4 BEDROOM HOME



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THE WAYSDALE

The Waysdale is a spacious 4 bedroom home suited to growing families. The entrance hallway leads to the living room and kitchen/breakfast area, both with double doors to the rear garden. A separate dining room and guest cloakroom complete the ground floor. Upstairs, you'll find bedroom 1 with en suite shower room along with the main bathroom and three further double bedrooms.

TOTAL 141.67 sq. m. / 1,525 sq. ft.

GROUND FLOOR



Kitchen/Breakfast/Family Area	6.85m x 3.52m	22'6" x 11'7"
Dining Room	3.05m x 2.90m	10'0" x 9'6"
Living Room	4.64m x 4.48m	15'3" x 14'9"

FIRST FLOOR



Bedroom 1	3.78m <i>min</i> x 3.52m <i>max</i>	12'5" <i>min</i> x 11'7" <i>max</i>
Bedroom 2	4.64m x 2.97m	15'3" x 9'9"
Bedroom 3	3.05m x 2.87m	10'0" x 9'5"
Bedroom 4	3.55m <i>max</i> x 2.78m	11'8" <i>max</i> x 9'2"

 **Plots:** 566, 580 & 582

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THE MARFORD

4 BEDROOM HOME



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THE MARFORD

The Marford is a traditional double-fronted 4 bedroom home perfect for families. A contemporary fitted kitchen leads through double doors to the dining room, which opens out to the private garden. The living room also has double doors to the garden, perfect for entertaining in the summer. Upstairs you'll find bedroom 1 with en suite, three further double bedrooms and a family bathroom.

TOTAL 143.62 sq. m. / 1,546 sq. ft.

GROUND FLOOR




Kitchen	4.80m x 3.33m	15'9" x 10'11"
Dining Room	3.94m x 3.27m	12'11" x 10'9"
Living Room	4.77m x 3.94m	15'8" x 12'11"
Family Room/Study	3.05m x 2.67m	10'0" x 8'9"

FIRST FLOOR



Bedroom 1	4.92m x 3.65 <i>max</i>	16'2" x 12'0" <i>max</i>
Bedroom 2	4.01m x 3.33m	13'2" x 10'11"
Bedroom 3	4.76m <i>max</i> x 3.24m <i>max</i>	15'8" <i>max</i> x 10'8" <i>max</i>
Bedroom 4	3.85m x 2.56m	12'8" x 8'5"

 **Plots:** 477-479, 518, 546, 549, 564 & 565

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THE GARRTON

5 BEDROOM HOME



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THE GARRTON

Offering accommodation across its three-storey layout, the 5 bedroom Garrton is made for family living. The front door opens onto a hall which leads to the living room, study and cloakroom, while the kitchen/dining area provides access to the garden, making it perfect for al fresco dining. The first floor features bedroom 1 with en suite, two further bedrooms and the family bathroom. The second floor is comprised of two bedrooms and a shower room.

TOTAL 167.50 sq. m. / 1,803 sq. ft.

GROUND FLOOR



Kitchen/Dining Area
8.35m x 2.84m *min* 27'5" x 9'4" *min*

Living Room
4.72m x 3.41m 15'6" x 11'3"

Family/Study Area
2.75m x 2.27m 9'0" x 7'6"

FIRST FLOOR



Bedroom 1
3.99m x 3.41m 13'1" x 11'3"

Bedroom 4
3.63m x 2.75m 11'11" x 9'1"


Bedroom 5
2.99m x 2.55m 9'10" x 8'5"

SECOND FLOOR



Bedroom 2
4.59m x 3.41m 15'1" x 11'3"

Bedroom 3
3.66m x 2.77m 12'0" x 9'1"

 **Plots:** 408, 411, 467, 468, 476, 532, 533, 547, 548, 561, 567, 568, 581

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CHIVERS COURT

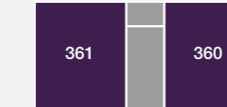
2 BEDROOM APARTMENTS



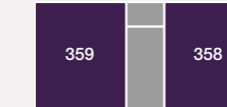
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CHIVERS COURT

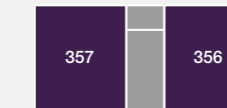
These 2 bedroom apartments let you make the most of single storey living. Open-plan kitchen/living/dining areas provide flexible modern spaces, while bedroom 1 benefits from an en suite shower room.



Second floor



First floor



Ground floor

Kitchen/Living/Dining Area
5.50m x 3.80m 18'1" x 12'6"

Bedroom 1
3.28m x 2.92m *min* 10'9" x 9'7" *min*

Bedroom 2
3.80m x 2.87m 12'6" x 9'5"

Total internal floor area
60.94 sq. m. 656 sq. ft.

 **Plots:** 356–361

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. 49996/January 2022.

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HOLLENDALE HOUSE

2 BEDROOM APARTMENTS



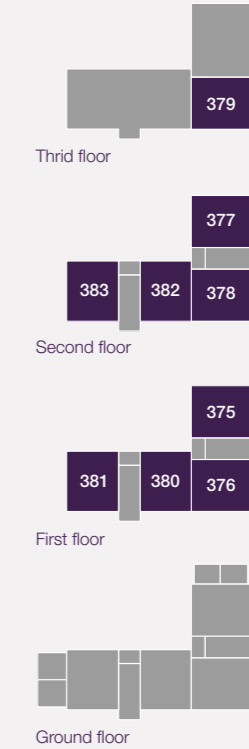
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HOLLENDALE HOUSE

These 2 bedroom apartments let you make the most of single storey living. Open-plan kitchen/living/dining areas provide flexible modern spaces, while bedroom 1 benefits from an en suite shower room.



Kitchen/Living/Dining Area	5.50m x 3.80m	18'1" x 12'6"
Bedroom 1	3.28m x 2.92m <i>min</i>	10'9" x 9'7" <i>min</i>
Bedroom 2	3.80m x 2.87m	12'6" x 9'5"
Total internal floor area	60.94 sq. m.	656 sq. ft.



Plots: 375–383

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. 49996/January 2022.

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PECKOVER HOUSE

2 BEDROOM APARTMENTS



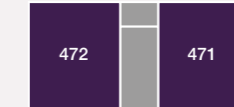
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PECKOVER HOUSE

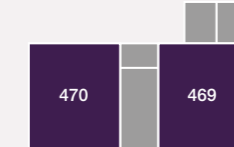
These 2 bedroom apartments let you make the most of single storey living. Open-plan kitchen/living/dining areas provide flexible modern spaces, while bedroom 1 benefits from an en suite shower room.



Second floor



First floor



Ground floor

Kitchen/Living/Dining Area	5.50m x 3.80m	18'1" x 12'6"
Bedroom 1	3.28m x 2.92m <i>min</i>	10'9" x 9'7" <i>min</i>
Bedroom 2	3.80m x 2.87m	12'6" x 9'5"
Total internal floor area	60.94 sq. m.	656 sq. ft.

 **Plots:** 469–474

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. 49996/January 2022.

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SWANSLEY COURT

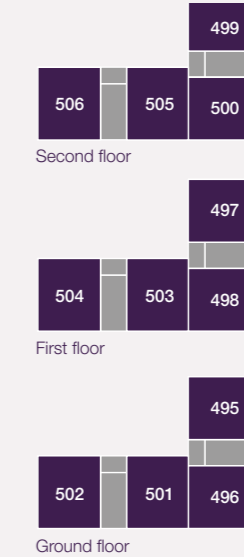
2 BEDROOM APARTMENTS



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SWANSLEY COURT

These 2 bedroom apartments let you make the most of single storey living. Open-plan kitchen/living/dining areas provide flexible modern spaces, while bedroom 1 benefits from an en suite shower room.



Kitchen/Living/Dining Area	5.50m x 3.80m	18'1" x 12'6"
Bedroom 1	3.28m x 2.92m <i>min</i>	10'9" x 9'7" <i>min</i>
Bedroom 2	3.80m x 2.87m	12'6" x 9'5"
Total internal floor area	60.94 sq. m.	656 sq. ft.

 **Plots:** 495-506

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MORLEY HOUSE

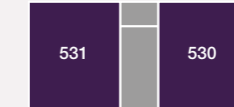
2 BEDROOM APARTMENTS



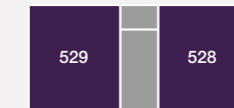
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MORLEY HOUSE

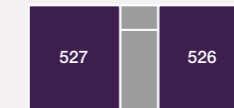
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Second floor



First floor



Ground floor

Kitchen/Living/Dining Area
5.50m x 3.80m 18'1" x 12'6"

Bedroom 1
3.28m x 2.92m *min* 10'9" x 9'7" *min*

Bedroom 2
3.80m x 2.87m 12'6" x 9'5"

Total internal floor area
60.94 sq. m. 656 sq. ft.

 **Plots:** 526-531

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PIPPIN COURT

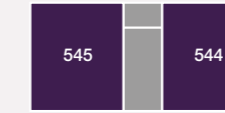
2 BEDROOM APARTMENTS



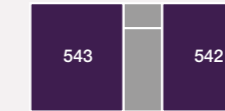
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PIPPIN COURT

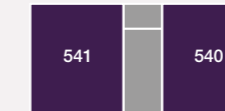
These 2 bedroom apartments let you make the most of single storey living. Open-plan kitchen/living/dining areas provide flexible modern spaces, while bedroom 1 benefits from an en suite shower room.



Second floor



First floor



Ground floor

Kitchen/Living/Dining Area
5.50m x 3.80m 18'1" x 12'6"

Bedroom 1
3.28m x 2.92m *min* 10'9" x 9'7" *min*

Bedroom 2
3.80m x 2.87m 12'6" x 9'5"

Total internal floor area
60.94 sq. m. 656 sq. ft.

Plots: 540-545

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EVERARD COURT

2 BEDROOM APARTMENTS



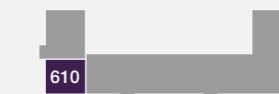
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EVERARD COURT

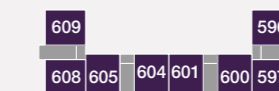
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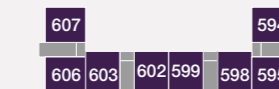
Kitchen/Living/Dining Area
5.50m x 3.80m 18'1" x 12'6"
Bedroom 1
3.28m x 2.92m <i>min</i> 10'9" x 9'7" <i>min</i>
Bedroom 2
3.80m x 2.87m 12'6" x 9'5"
Total internal floor area
60.94 sq. m. 656 sq. ft.



Third floor



Second floor



First floor



Ground floor

Plots: 594-610

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POLSTEAD COURT

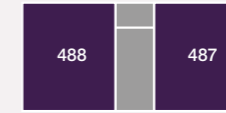
2 BEDROOM APARTMENTS



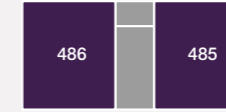
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POLSTEAD COURT

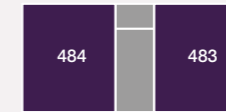
These 2 bedroom apartments let you make the most of single storey living. Open-plan kitchen/living/dining areas provide flexible modern spaces, while bedroom 1 benefits from an en suite shower room.



Second floor



First floor



Ground floor

Kitchen/Living/Dining Area
5.50m x 3.80m 18'1" x 12'6"

Bedroom 1
3.28m x 2.92m *min* 10'9" x 9'7" *min*

Bedroom 2
3.80m x 2.87m 12'6" x 9'5"

Total internal floor area
60.94 sq. m. 656 sq. ft.

Plots: 483–488

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

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GAGE HOUSE

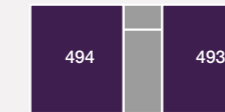
2 BEDROOM APARTMENTS



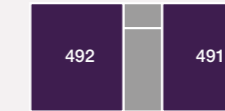
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GAGE HOUSE

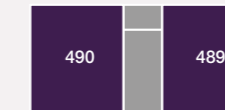
These 2 bedroom apartments let you make the most of single storey living. Open-plan kitchen/living/dining areas provide flexible modern spaces, while bedroom 1 benefits from an en suite shower room.



Second floor



First floor



Ground floor

Kitchen/Living/Dining Area
5.50m x 3.80m 18'1" x 12'6"

Bedroom 1
3.28m x 2.92m *min* 10'9" x 9'7" *min*

Bedroom 2
3.80m x 2.87m 12'6" x 9'5"

Total internal floor area
60.94 sq. m. 656 sq. ft.

Plots: 489–494

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

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LAXTON HOUSE

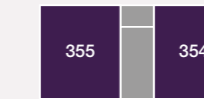
2 BEDROOM APARTMENTS



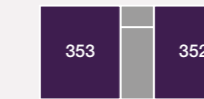
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LAXTON HOUSE

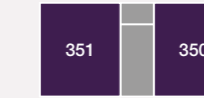
These 2 bedroom apartments let you make the most of single storey living. Open-plan kitchen/living/dining areas provide flexible modern spaces, while bedroom 1 benefits from an en suite shower room.



Second floor



First floor



Ground floor

Kitchen/Living/Dining Area
5.50m x 3.80m 18'1" x 12'6"

Bedroom 1
3.28m x 2.92m *min* 10'9" x 9'7" *min*

Bedroom 2
3.80m x 2.87m 12'6" x 9'5"

Total internal floor area
60.94 sq. m. 656 sq. ft.

Plots: 350–355

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

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MULBERRY HOUSE

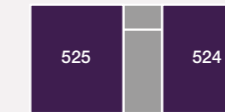
2 BEDROOM APARTMENTS



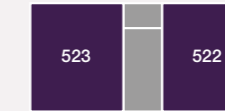
Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, 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.

MULBERRY HOUSE

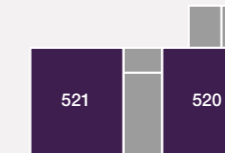
These 2 bedroom apartments let you make the most of single storey living. Open-plan kitchen/living/dining areas provide flexible modern spaces, while bedroom 1 benefits from an en suite shower room.



Second floor



First floor



Ground floor

Kitchen/Living/Dining Area
5.50m x 3.80m 18'1" x 12'6"

Bedroom 1
3.28m x 2.92m *min* 10'9" x 9'7" *min*

Bedroom 2
3.80m x 2.87m 12'6" x 9'5"

Total internal floor area
60.94 sq. m. 656 sq. ft.

Plots: 520-525

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

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Taylor Wimpey

CHIVERS RISE

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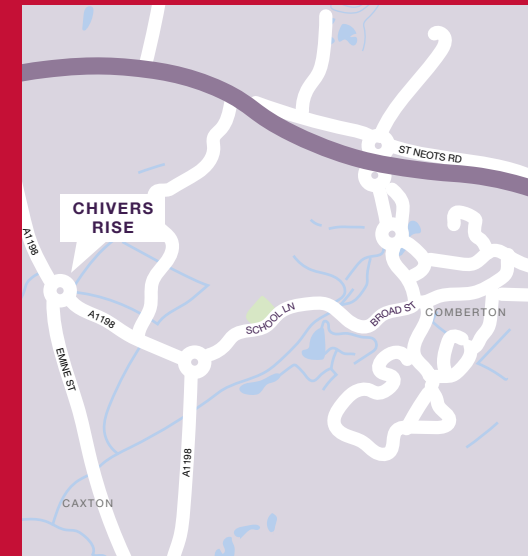
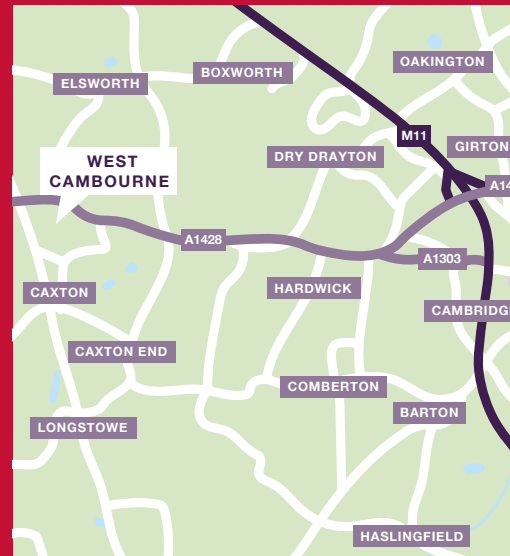
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FROM ST NEOTS:

- Leave St Neots eastwards on the Cambridge Road
- Head towards Cambridge joining the A428
- In 5.6 miles at the Caxton Gibbet roundabout take the third exit
- In 0.7 miles at the roundabout you will find the entrance to Taylor Wimpey @ West Cambourne

FROM CAMBRIDGE

- Leave Cambridge westwards on the A1303 towards St Neots
- Head towards St Neots joining the A428
- In 6 miles at the Caxton Gibbet roundabout take the first exit
- In 0.7 miles at the roundabout you will find the entrance to Taylor Wimpey @ West Cambourne



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. 49996 / September 2022.