



Paddox Rise

JOIN OUR EXCITING NEW COMMUNITY

A beautiful collection of one, two, three and four bedroom new homes at the edge of the market town of Rugby in Warwickshire.

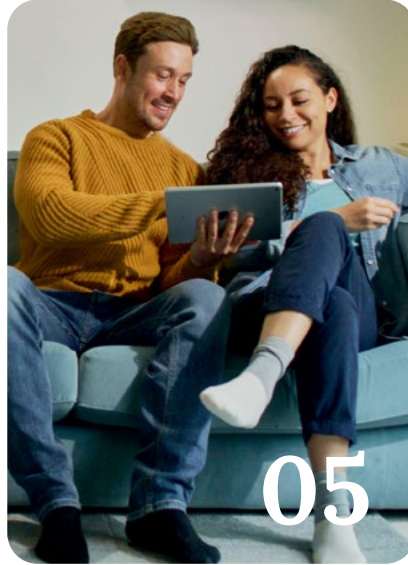
Taylor
Wimpey

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Welcome to Paddox Rise

Nestled on the outskirts of the market town of Rugby is a brand new community of 66 homes coming soon to the county of Warwickshire.

Paddox Rise will offer a stunning collection of 1, 2, 3 and 4-bedroom homes which have been thoughtfully designed in keeping with the local area.



[→ View the site plan](#)

The perfect location

Nestled on the outskirts of the market town of Rugby, Padox Rise is conveniently located for local amenities and just a few minutes' drive away from Rugby town centre and all it has to offer for retail, leisure and recreation.

There's lots to see and do, with plenty of bars and traditional cafés, restaurants, and plenty of parks, and a range of activities for the whole family to enjoy in town.

Enjoy green open space nearby



Explore the town centre



Close to amenities and shops



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.

[→ Find out more](#)



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 give 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†

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†

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front & rear 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

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms*	
Chrome taps and fittings	✓
Choice of splashback with shower tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
CAT 5 Data Cabling	✓
One double socket in kitchen to incorporate USB charging points	✓

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

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Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
Emulsion to walls (please speak to your sales executive for more information)	✓
White paint to woodwork	✓
Newark doors with chrome ironmongery	✓
Half height tiling to walls around bath area (only in all main bathrooms)	✓
External features	
Smooth finish buff concrete slabs to pathways and patios	✓
Digital terrestrial aerial	✓
Electric Car Charging 16AMP socket to either garage, wall mounted socket or post mounted socket to selected plots [†]	✓
PV panels to selected plot [†]	✓
Door number	✓
Wiring for outside rear light	✓
Outside tap to rear garden	✓
Doorbell	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting) [†]	✓
Rear garden turfed	✓
1.8m fencing to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



Find out more

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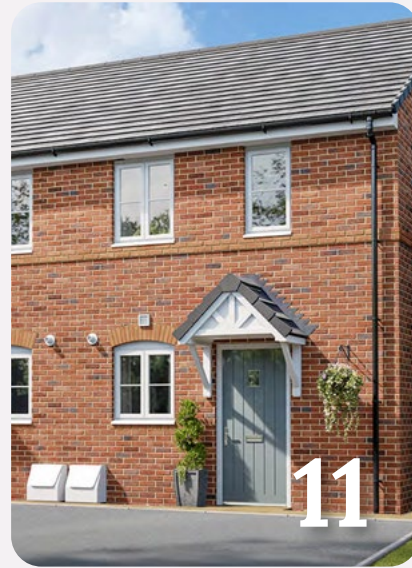
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Our homes

→ 1 bedroom homes



→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes

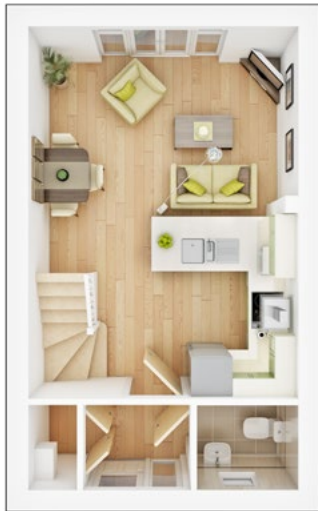


→ [View the site plan](#)



The Appleford

1 BEDROOM HOME, TOTAL 602 sq. ft. (gross) / 590 sq. ft. (net)



GROUND FLOOR

Lounge/Dining

3.98m x 2.75m 13' 1" x 9' 0"

Kitchen

2.74m x 2.11m 9' 0" x 6' 11"



FIRST FLOOR

Bedroom 1

3.98m x 2.41m 13' 1" x 7' 11"

Study/Bedroom 2 max.

3.98m x 2.33m 13' 1" x 7' 8"



[View development](#)

*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. TWWM 71103 / May 2023.



The Canford

2 BEDROOM HOME, TOTAL 689 sq. ft. (gross) / 676 sq. ft. (net)



GROUND FLOOR

Lounge/Dining max.

3.98m x 4.73m 13' 1" x 15' 6"

Kitchen

1.85m x 3.02m 6' 1" x 9' 11"



FIRST FLOOR

Bedroom 1

3.08m x 2.94m 10' 1" x 9' 6"

Bedroom 2 max.

3.98m x 2.56m 13' 1" x 8' 5"

[→ Discover more about this home](#)

[→ View development](#)

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The Gosford

3 BEDROOM HOME, TOTAL 866 sq. ft. (gross) / 852 sq. ft. (net)



GROUND FLOOR

Lounge max.

3.69m x 4.26m 12' 1" x 14' 0"

Kitchen/Dining

4.72m x 2.87m 15' 6" x 9' 5"



FIRST FLOOR

Bedroom 1 min.

2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2

2.63m x 3.30m 8' 8" x 10' 10"

Bedroom 3 max.

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

[→ Discover more about this home](#)

[→ View development](#)

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The Byford

3 BEDROOM HOME, TOTAL 975 sq. ft. (gross) / 958 sq. ft. (net)



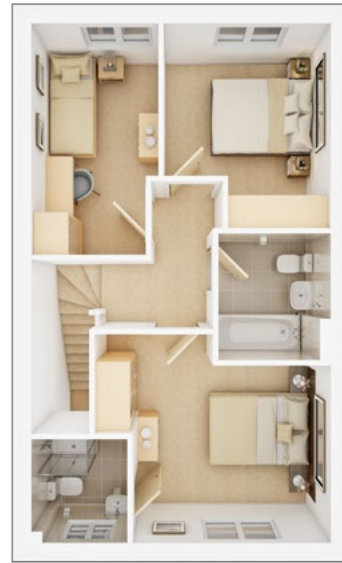
GROUND FLOOR

Lounge max.

3.98m x 4.24m 13' 1" x 13' 11"

Kitchen/Dining

5.06m x 2.87m 16' 7" x 9' 5"



FIRST FLOOR

Bedroom 1 max.

3.98m x 3.00m 13' 1" x 9' 10"

Bedroom 2

2.82m x 2.57m 9' 3" x 8' 5"

Bedroom 3

2.15m x 3.91m 7' 1" x 12' 10"

[→ Discover more about this home](#)

[→ View development](#)

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The Eastbury

3 BEDROOM HOME, TOTAL 1,415 sq. ft. (gross) / 1,389 sq. ft. (net)



GROUND FLOOR

Family/Dining

4.89m x 3.72m 16' 1" x 12' 3"

Kitchen

2.72m x 3.43m 8' 11" x 11' 3"



FIRST FLOOR

Lounge

4.89m x 3.10m 16' 1" x 10' 2"

Study

2.85m x 2.67m 9' 4" x 8' 9"



SECOND FLOOR

Bedroom 1 max.

3.87m x 3.57m 12' 7" x 11' 9"

Bedroom 2

2.49m x 3.04m 8' 2" x 10' 0"

Bedroom 3

2.30m x 3.04m 7' 7" x 10' 0"



[View development](#)

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The Kingdale

3 BEDROOM HOME, TOTAL 1,040 sq. ft. (gross) / 1,024 sq. ft. (net)



GROUND FLOOR

Lounge

3.07 × 5.41m 10' 1" × 17' 9"

Kitchen/Dining max.

3.35m × 5.41m 11' 0" × 17' 9"



FIRST FLOOR

Bedroom 1

3.09m × 4.14m 10' 2" × 13' 6"

Bedroom 2

3.32m × 2.95m 10' 9" × 9' 8"

Bedroom 3

3.41m × 2.37m 11' 2" × 7' 9"

[→ View development](#)

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The Frambury

4 BEDROOM HOME, TOTAL 1,415 sq. ft. (gross) / 1,389 sq. ft. (net)



GROUND FLOOR

Lounge/Dining

4.89m x 3.72m 16' 1" x 12' 3"

Kitchen

2.76m x 3.43m 9' 1" x 11' 3"



FIRST FLOOR

Family room

4.89m x 3.10m 16' 1" x 10' 2"

Bedroom 2

2.76m x 3.35m 9' 1" x 11' 0"



SECOND FLOOR

Bedroom 1 max.

3.86m x 4.12m 12' 7" x 13' 5"

Bedroom 3

2.49m x 3.04m 8' 2" x 10' 0"

Bedroom 4

2.3m x 3.48m 7' 7" x 11' 4"



[View development](#)

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The Coltham

4 BEDROOM HOME, TOTAL 1,259 sq. ft. (gross) / 1,241 sq. ft. (net)



GROUND FLOOR

Lounge max.

3.84m x 4.53m 12' 7" x 14' 11"

Kitchen/Dining

5.39m x 2.86m 17' 8" x 9' 5"



FIRST FLOOR

Bedroom 1 max.

3.84m x 3.10m 12' 7" x 10' 2"

Bedroom 2

3.66m x 3.15m 12' 0" x 10' 4"

Bedroom 3

3.33m x 3.40m 10' 11" x 11' 2"

Bedroom 4

2.58m x 2.88m 8' 6" x 9' 6"

[→ Discover more about this home](#)

[→ View development](#)

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The Manford

4 BEDROOM HOME, TOTAL 1,385 sq. ft. (gross) / 1,368 sq. ft. (net)



GROUND FLOOR

Lounge

3.88m x 4.74m 12' 9" x 15' 7"

Kitchen/Dining

8.11m x 2.88m 26' 7" x 9' 6"

Study

2.10m x 2.61m 6' 11" x 8' 6"



FIRST FLOOR

Bedroom 1 max.

3.88m x 3.71m 12' 9" x 12' 2"

Bedroom 2 max.

3.09m x 4.02m 10' 2" x 13' 2"

Bedroom 3 max.

3.03m x 3.66m 10' 0" x 12' 0"

Bedroom 4 max.

2.75m x 3.97m 9' 0" x 13' 0"

[→ Discover more about this home](#)

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The Marford

4 BEDROOM HOME, TOTAL 1,564 sq. ft. (gross) / 1,546 sq. ft. (net)



GROUND FLOOR

Lounge

4.76m x 3.91m 15' 8" x 12' 10"

Family room

3.26m x 3.91m 10' 8" x 12' 10"

Kitchen

3.32m x 4.79m 10' 11" x 15' 9"

Dining/Study

2.66m x 3.04m 8' 9" x 10' 0"



FIRST FLOOR

Bedroom 1 max.

3.64m x 4.91m 12' 0" x 16' 2"

Bedroom 2 max.

3.32m x 4.00m 10' 11" x 13' 2"

Bedroom 3 max.

3.23m x 4.72m 10' 7" x 15' 5"

Bedroom 4

2.55m x 3.81m 8' 4" x 12' 6"

[→ Discover more about this home](#)

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The Waysdale

4 BEDROOM HOME, TOTAL 1,549 sq. ft. (gross) / 1,525 sq. ft. (net)



GROUND FLOOR

Lounge

4.47m x 4.62m 14' 8" x 15' 2"

Dining

3.05m x 2.89m 10' 0" x 9' 5"

Kitchen

3.50m x 6.82m 11' 6" x 22' 5"



FIRST FLOOR

Bedroom 1

3.50m x 3.77m 11' 6" x 12' 5"

Bedroom 2 max.

2.95m x 4.62m 9' 8" x 15' 2"

Bedroom 3

3.05m x 2.89m 10' 5" x 7' 11"

Bedroom 4 max.

2.78m x 3.54m 9' 2" x 11' 8"



[View development](#)

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Ways to buy

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?

→ Here's how we can help

Existing home owner?

→ Here's how we can help



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 **01788 296 405**.



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



Book an appointment



How to buy a home



PADDOX RISE Ashlawn Road, Rugby, Warwickshire, CV22 5SL

CONTACT US ON 01788 296 405

Taylor Wimpey