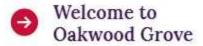
# Oakwood Grove

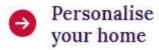
HAMILTON, SOUTH LANARKSHIRE

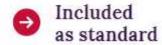
A beautiful collection of two, three, four and five bedroom homes nestled in the town of Hamilton, South Lanarkshire.



### **Contents**





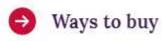


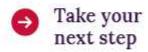






Our homes









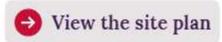


# Welcome to Taylor Wimpey at Oakwood Grove

Located in the popular South Lanarkshire town of Hamilton, Oakwood Grove forms part of a growing community which enjoys stunning views across Glasgow and exceptional transport links to the city and beyond.

Oakwood Grove forms part of the wider masterplan for Brackenhill Farm and is part of the Hamilton Community Growth Area (CGA) which includes up to 2,000 new homes, improved transport infrastructure and a new footpath network to provide residents with access to the existing woodland and open space surrounding the development.











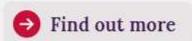
### Personalise your home

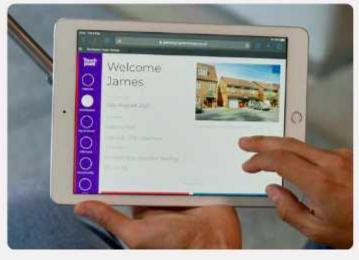
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

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 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<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed front garden and the back garden includes a slabbed area.



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. I in Where applicable.

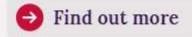
### Specification of our houses

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	4
Stainless steel splashback above hob	*
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	×
Choice of splashback tiling from selected Porcelenosa range*	€.
Modern white sanitaryware	*
Central heating/hot water system	
Fully programmable gas central heating providing hot water	4
Mains pressure hot water system providing plumbing free roof space	€
Cavity wall insulation	*
Loft insulation in line with building regulations	~
Combination/condensing gas boiler & heating system, including Air Source Heat Pump, to white thermostatically controlled radiators	4
Electrical features	
Power points in line with NHBC requirements	4
TV socket to lounge and bedroom one (if indicated on service layout)	4
Master telephone socket to lounge	×
CAT 5 Data Cabling	~
One double socket in kitchen to incorporate USB charging points	4
Light and power socket to garages with curtilage area (site layout dictates)	4

<sup>√ =</sup> Standard features 
\* = Options, upgrades and colour choices are available subject to stage of construction 
† = Where applicable

### Specification of our houses

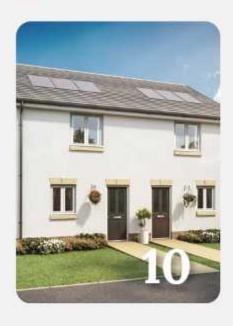
Finishing Touches	
Flat white finish to ceilings	: ×:
White emulsion to walls	· /
White paint to woodwork	. 4
White panel doors with chrome ironmongery	*
Half height tiling to walls around bath area (only in all main bathrooms)	V
Dak finished handrails on white painted staircase	: ×:
External Features	11.5
Digital terrestrial aerial	1
Outside front & rear light with PIR	· ·
Outside tap to rear garden	V
Doorbell	· ×
intercom for apartments	
Security and Safety	
Mains operated smoke detectors supplied in line with Building Regulations	· ·
ront door with enhanced security with multi-point locking	: ×
Double-glazed PVC-U multi-point locking french doors	
Gardens, Paths and Drives	
ront garden turfed or shrubbed <sup>1</sup>	*
.8m fencing with gate to enclose rear garden	V.
NHBC 10-year Warranty	" <u></u>
IHBC 10 year Build Mark policy	2



### Our homes

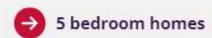
2 Bedroom Homes







4 Bedroom Homes







O View the site plan



### The Andrew

2 BEDROOM HOME, TOTAL 727 sq ft / 66.5m2



### **GROUND FLOOR**

#### Kitchen

2.06m × 3.30m 6' 9" × 10' 10"

### Living Room/Dining Area

4.02m x 3.54m 13' 2" x 11' 8"

WC

1.80m x 1.22m 5' 11" x 4' 0"



#### FIRST FLOOR

### Bedroom 1

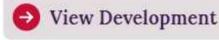
4.02m x 3.59m 13' 2" x 11' 9"

Bedroom 2 (max)

4.02m x 2.40m 13' 2" x 7' 11"

Bathroom (over bath)

1.77m x 2.10m 5' 10" x 6' 11"







### The Baxter

3 BEDROOM HOME, TOTAL 818 sq ft / 76m2



#### GROUND FLOOR

Kitchen (max)

2.39m x 2.77m 7' 10" x 9' 1"

Living Room/Dining Area (max)

4.58m x 4.10m 15' 0" x 13' 5"

WC

2.39m x 1.17m 7' 10" x 3' 10"



### FIRST FLOOR

Bedroom 1 (max)

4.58m x 3.64m 15' 0" x 11' 11"

Bedroom 2 (max)

2.59m x 3.33m 8' 6" x 10' 11"

Bedroom 3 (max)

1.92m x 3.33m 6' 4" x 10' 11"

Bathroom (over bath)

1.81m x 2.00m 5' 11" x 6' 7"







### The Blair

3 BEDROOM HOME, TOTAL 915 sq ft / 85m2



#### **GROUND FLOOR**

Kitchen/Dining Area (max)

5.10m x 2.77m 16' 9" x 9' 1"

Living Room
3.18m x 4.10m 10' 5" x 13' 5"

WC
2.22m x 1.17m 7' 3" x 3' 10"



#### FIRST FLOOR

Bedroom 1 (max)
4.01m x 3.64m 13' 2" x 11' 11"

Bedroom 2 (max)
2.88m x 3.33m 9' 6" x 10' 11"

Bedroom 3
2.19m x 3.33m 7' 2" x 10' 11"

Bathroom (over bath)
1.81m x 2.00m 5' 11" x 6' 7"

En suite (over shower)
1.73m x 2.02m 5' 8" x 6' 8"







### The Boswell

3 BEDROOM HOME, TOTAL 859SQ FT / 79.9M2



#### **GROUND FLOOR**

Kitchen/Dining Area

4.58m x 2.98m 15' 0" x 9' 9"

Living Room

4.63m x 3.17m 15' 2" x 10' 5"

WC

1.82m x 1.10m 6' 0" x 3' 7"



#### FIRST FLOOR

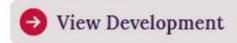
Bedroom 1
3.33m x 3.21m 10′ 11″ x 10′ 6″

Bedroom 2
2.61m x 3.03m 8′ 7″ x 9′ 11″

Bedroom 3
1.94m x 3.03m 6′ 4″ x 9′ 11″

Bathroom
1.83m x 1.99m 6′ 0″ x 6′ 6″

En suite
1.83m x 2.43m 6′ 0″ x 8′ 0″







### The Chalmers

3 BEDROOM HOME, TOTAL 1015sq ft / 94.3m2



#### GROUND FLOOR

Kitchen (max)

2.68m x 3.56m 8' 10" x 11' 8"

Living Room/Dining Area

3.87m x 5.47m 12' 9" x 18' 0"

WC (max)

1.73m x 2.13m 5' 8" x 7' 0"



#### FIRST FLOOR

Bedroom 1

3.55m x 3.65m 11' 8" x 12' 0"

Bedroom 2

3.04m x 3.65m 10' 0" x 12' 0"

Bedroom 3 (max)

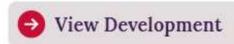
3.76m x 3.05m 12' 4" x 10' 0"

Bathroom (over bath)

2.83m x 2.03m 9' 4" x 6' 8"

En suite (over shower)

2.44m x 1.84m 8' 0" x 6' 1"







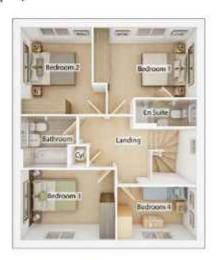
### The Drummond

4 BEDROOM HOME, TOTAL 1205sq ft / 111.9m2



### GROUND FLOOR

Kitchen 3,07m x 3.80m	10' 1" x 12' 6"
Living Room 3,44m x 4,99m	11' 3" x 16' 4"
Dining Room 3.72m x 3.11m	12' 2" x 10' 3"
WC 1.86m x 1,16m	6' 1" x 3' 10"



#### FIRST FLOOR

Bedroom 1	
3.97m x 2.72m	13" 0" x 8" 11"
Bedroom 2	
2.74m x 3.36m	9'0" x 11'0"
Bedroom 3	
3.65m x 2.72m	12' 0" x 8' 11"
Bedroom 4	
3.07m x 2.06m	10' 1" x 6' 9"
Bathroom	
2.15m x 2.02m	7' 1" × 6' 7"
En suite	
2.36m x 1,05m	7'9"x3'5"







### The Fraser

4 BEDROOM HOME, TOTAL 1271sq ft / 118.1m2



#### **GROUND FLOOR**

Kitchen/Dining Area

8.02m × 2.66m	26'4"×8'9
Living Room 3,17m × 5,24m	10'5" × 17'2"
WC 2.03m × 1.10m	6' 8" × 3' 6°



### FIRST FLOOR

Bedroom 1

4.28m × 3.09m 14'0" × 10'1" Bedroom 2 3.18m × 3.58m 10'5" × 11'9" Bedroom 3 12' 1" × 9' 6" 3.68m × 2.89m Bedroom 4 2.58m × 2.79m 8'5" × 9'2" Bathroom 2.58m × 2.20m 8'5" × 7'3" En suite 2,43m × 1,58m 8'0" × 5'2"







### The Geddes

4 BEDROOM HOME, TOTAL 1348sq ft / 125.2m2



#### **GROUND FLOOR**

#### Kitchen/Dining Area

8.27m × 2.80m 27' 2" × 9' 2" Living Room 3.16m × 5.34m 10' 5" × 17' 6" WC 2.54m × 1.14m 8' 4" × 3' 9"



#### FIRST FLOOR

Bedroom 1 (max) 3.78m × 3.89m 12" 5" × 13" 1" Bedroom 2 (mex) 4.39m × 2.88m 14'5" × 9'6" Bedroom 3 2.65m × 3.48m 8'8"×11'5" Bedroom 4 3.19m × 2.89m 10'6" × 9'6" Bathroom [mex] 2.25m × 2.34m 7'5" × 7'8" En suite 1 (wer shower) 2.10m × 1.81m 6'11 × 5'11 En suite 2 (overshower) 2.65m × 1.73m 8'8" × 5'8"







### The Maxwell

4 BEDROOM HOME, TOTAL 1475sq ft / 137m2



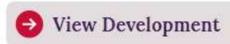
#### GROUND FLOOR

Kitchen/Dining A 8.69m x 3.07m	rea 28′ 6″ × 10′ 1″
Living Room 4.20m x 4.44m	13'9" x 14'7"
WC 1.78m x 1.12m	5' 11" x 3' 7"
<b>Utility</b> 1.82m x 2.14m	6' 0" x 7' 2"



#### FIRST FLOOR

13'9" × 14'9"
11'1"×11'1"
10'8" × 10'2"
10' 2" × 12' 5"
7'3" = 10'2"
5'5" × 8' 11"







### The Stewart

4 BEDROOM HOME, TOTAL 1629SQ FT / 151.4M2



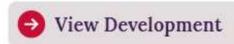
#### **GROUND FLOOR**

Kitchen 3.93m × 3.90m	12' 11" × 12' 10"
Living Room 4.87m × 3.90m	16'0" × 12' 10"
Dining Room 3.41m × 2.88m	11°2°× 9′5°
Utility <sup>(max)</sup> 2.83m × 2.09m	9' 4" × 6' 11"
WC 2.83m × 1.16m	9° 4° × 3° 10°



#### FIRST FLOOR

Bedroom 1	
3.95m × 3.96m	13' 0" × 13' 0"
Bedroom 2 (max)	
3.95m × 3.50m	13' 0" × 11' 6°
Bedroom 3 (max)	
3.59m × 3.95m	11:10"×13:0"
Bedroom 4	
3.41m × 2.88m	11'2"× 9'5"
Bathroom (Nation & et	
3.59m × 1.91m	11'0"×6'3"
En suite 1 (overshowed)	
2.51m × 1.52m	8"3"×5"0"
En suite 2 (coerstoner)	
1.84m × 2.16m	9, 1, × 1, 1,







### The Wallace

5 BEDROOM HOME, TOTAL 1704sq ft / 158.3m2



#### GROUND FLOOR

Kitchen/Dining A 5.86m x 3,41m	rea 1913" x 1112"
Living Room 3,86m x 5,06m	12'8" x 16'7"
Dining Room 2.86m x 3.41m	9′5″ x 11′ 2″
Utility 1.75m x 2.21m	5'9" x 7'3"
WC 1.13m x 2.14m	3'8" x 7'0"



#### FIRST FLOOR

Bedroom 1	
3.86m x 3,95m	12' 8" x 13' 0"
Bedroom 2 imaxi	
3.86m × 4.32m	12°8" × 14°2"
Bedroom 3 (max)	
3.85m × 3,34m	12'8" × 11'0"
Bedroom 4 (max)	
3.86m × 2.86m	12'8" × 9'5"
Bedroom 5	
2.75m × 2.45m	9"0" × 8"1"
Bathroom (marbath)	Lahower)
2.74m × 2.14m	9'0"×7'0"
En suite 1 (overshowe	d)
2.61m × 1.58m	8'7" × 5'2"
En suite 2 (mershane	di.
2.73m × 1.69m	8'11" × 5'7"





### 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.

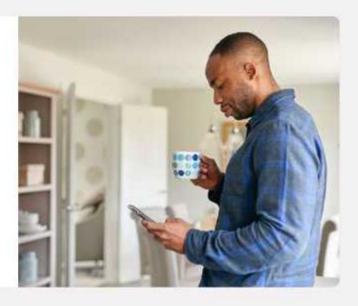


# First time buyer?

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.



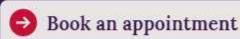
Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our Sales Executives on 01698 534 160.



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





How to buy a home







### TAYLOR WIMPEY AT OAKWOOD GROVE

Meikle Earnock Road, Hamilton, South Lanarkshire ML3 8RN

CONTACT US ON 01698 534 160

