



Taylor Wimpey at

# Oakwood Grove

HAMILTON, SOUTH LANARKSHIRE

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

**Taylor**  
**Wimpey**

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# Welcome to Taylor Wimpey at Oakwood Grove

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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.



[→ View the site plan](#)

# Love village life

Our impressive range of homes are all designed with modern lifestyle and flexible living in mind. With a choice of 2, 3, 4 & 5 bedroom homes, Oakwood Grove accommodates for first time buyers and growing families alike. With an excellent choice of schools on the doorstep as well as a supermarket within 2 miles reach provides extra convenience to make life easy. The development is perfectly located with the M74 motorways nearby, making Oakwood Grove an ideal location for commuters.

Strathclyde Country Park



Hamilton Golf Course



Chatelherault Country Park

[→ Watch development video](#)



# 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<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 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. † = 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 tiling from selected Porcelenosa range*	✓
Modern white sanitaryware	✓

## Central heating/hot water system

Fully programmable gas central heating providing hot water	✓
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	✓

## 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	✓
Light and power socket to garages with curtilage area (site layout dictates)	✓

✓ = 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	✓
White emulsion to walls	✓
White paint to woodwork	✓
White panel doors with chrome ironmongery	✓
Half height tiling to walls around bath area (only in all main bathrooms)	✓
Oak finished handrails on white painted staircase	✓

## External Features

Digital terrestrial aerial	✓
Outside front & rear light with PIR	✓
Outside tap to rear garden	✓
Doorbell	✓
Intercom for apartments	

## Security and Safety

Mains operated smoke detectors supplied in line with Building Regulations	✓
Front door with enhanced security with multi-point locking	✓
Double-glazed PVC-U multi-point locking french doors	✓

## Gardens, Paths and Drives

Front garden turfed or shrubbed†	✓
1.8m fencing with gate to enclose rear garden	✓

## NHBC 10-year Warranty

NHBC 10 year Build Mark policy	✓
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[→ Find out more](#)

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# Our homes

→ 2 Bedroom Homes



→ 3 bedroom homes



→ 4 Bedroom Homes



→ 5 bedroom homes



→ View the site plan



# The Andrew

2 BEDROOM HOME, TOTAL 727 sq ft / 66.5m<sup>2</sup>



## GROUND FLOOR

### Kitchen

2.06m x 3.30m      6' 9" x 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"

[→ View Development](#)

[→ View our current availability](#)

Please note our homes on this development do not have solar panels. \*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, variations 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. RB14492 /October 2022



# The Baxter

3 BEDROOM HOME, TOTAL 818 sq ft / 76m<sup>2</sup>



## 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"

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# The Blair

3 BEDROOM HOME, TOTAL 915 sq ft / 85m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen/Dining Area</b> (max)	
5.10m x 2.77m	16' 9" x 9' 1"
<b>Living Room</b>	
3.18m x 4.10m	10' 5" x 13' 5"
<b>WC</b>	
2.22m x 1.17m	7' 3" x 3' 10"



## FIRST FLOOR

<b>Bedroom 1</b> (max)	
4.01m x 3.64m	13' 2" x 11' 11"
<b>Bedroom 2</b> (max)	
2.88m x 3.33m	9' 6" x 10' 11"
<b>Bedroom 3</b>	
2.19m x 3.33m	7' 2" x 10' 11"
<b>Bathroom</b> (over bath)	
1.81m x 2.00m	5' 11" x 6' 7"
<b>En suite</b> (over shower)	
1.73m x 2.02m	5' 8" x 6' 8"

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# The Boswell

3 BEDROOM HOME, TOTAL 859SQ FT / 79.9M<sup>2</sup>



## 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"

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# The Chalmers

3 BEDROOM HOME, TOTAL 1015sq ft / 94.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen <sup>(max)</sup>

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 <sup>(max)</sup>

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 <sup>(max)</sup>

3.76m x 3.05m      12' 4" x 10' 0"

### Bathroom <sup>(over bath)</sup>

2.83m x 2.03m      9' 4" x 6' 8"

### En suite <sup>(over shower)</sup>

2.44m x 1.84m      8' 0" x 6' 1"

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# The Drummond

4 BEDROOM HOME, TOTAL 1205sq ft / 111.9m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen</b>	3.07m x 3.80m	10' 1" x 12' 6"
<b>Living Room</b>	3.44m x 4.99m	11' 3" x 16' 4"
<b>Dining Room</b>	3.72m x 3.11m	12' 2" x 10' 3"
<b>WC</b>	1.86m x 1.16m	6' 1" x 3' 10"



## FIRST FLOOR

<b>Bedroom 1</b>	3.97m x 2.72m	13' 0" x 8' 11"
<b>Bedroom 2</b>	2.74m x 3.36m	9' 0" x 11' 0"
<b>Bedroom 3</b>	3.65m x 2.72m	12' 0" x 8' 11"
<b>Bedroom 4</b>	3.07m x 2.06m	10' 1" x 6' 9"
<b>Bathroom</b>	2.15m x 2.02m	7' 1" x 6' 7"
<b>En suite</b>	2.36m x 1.05m	7' 9" x 3' 5"

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# The Fraser

4 BEDROOM HOME, TOTAL 1271sq ft / 118.1m<sup>2</sup>



## 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

3.68m × 2.89m      12' 1" × 9' 6"

### 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"

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# The Geddes

4 BEDROOM HOME, TOTAL 1348sq ft / 125.2m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.27m x 2.80m      27' 2" x 9' 2"

### Living Room

3.16m x 5.34m      10' 5" x 17' 6"

### WC

2.54m x 1.14m      8' 4" x 3' 9"



## FIRST FLOOR

### Bedroom 1 (max)

3.78m x 3.89m      12' 5" x 13' 1"

### Bedroom 2 (max)

4.39m x 2.88m      14' 5" x 9' 6"

### Bedroom 3

2.65m x 3.48m      8' 8" x 11' 5"

### Bedroom 4

3.19m x 2.89m      10' 6" x 9' 6"

### Bathroom (max)

2.25m x 2.34m      7' 5" x 7' 8"

### En suite 1 (over shower)

2.10m x 1.81m      6' 11" x 5' 11"

### En suite 2 (over shower)

2.65m x 1.73m      8' 8" x 5' 8"

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# The Maxwell

4 BEDROOM HOME, TOTAL 1475sq ft / 137m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.69m x 3.07m      28' 6" x 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"

### Utility

1.82m x 2.14m      6' 0" x 7' 2"



## FIRST FLOOR

### Bedroom 1 (max)

4.20m x 4.49m      13' 9" x 14' 9"

### Bedroom 2 (max)

3.39m x 3.39m      11' 1" x 11' 1"

### Bedroom 3

3.26m x 3.10m      10' 8" x 10' 2"

### Bedroom 4 (max)

3.09m x 3.77m      10' 2" x 12' 5"

### Bathroom (over bath)

2.20m x 3.10m      7' 3" x 10' 2"

### En suite (inc. shower)

1.64m x 2.72m      5' 5" x 8' 11"

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# The Stewart

4 BEDROOM HOME, TOTAL 1629SQ FT / 151.4M<sup>2</sup>



## GROUND FLOOR

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



## FIRST FLOOR

<b>Bedroom 1</b>	3.95m x 3.96m	13' 0" x 13' 0"
<b>Bedroom 2<sup>(max)</sup></b>	3.95m x 3.50m	13' 0" x 11' 6"
<b>Bedroom 3<sup>(max)</sup></b>	3.59m x 3.95m	11' 10" x 13' 0"
<b>Bedroom 4</b>	3.41m x 2.88m	11' 2" x 9' 5"
<b>Bathroom<sup>(over bath &amp; shower)</sup></b>	3.59m x 1.91m	11' 0" x 6' 3"
<b>En suite 1<sup>(over shower)</sup></b>	2.51m x 1.52m	8' 3" x 5' 0"
<b>En suite 2<sup>(over shower)</sup></b>	1.84m x 2.16m	6' 1" x 7' 1"

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# The Wallace

5 BEDROOM HOME, TOTAL 1704sq ft / 158.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.86m x 3.41m      19' 3" x 11' 2"

### 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 (max)

3.86m x 4.32m      12' 8" x 14' 2"

### Bedroom 3 (max)

3.85m x 3.34m      12' 8" x 11' 0"

### Bedroom 4 (max)

3.86m x 2.86m      12' 8" x 9' 5"

### Bedroom 5

2.75m x 2.45m      9' 0" x 8' 1"

### Bathroom (over bath & shower)

2.74m x 2.14m      9' 0" x 7' 0"

### En suite 1 (over shower)

2.61m x 1.58m      8' 7" x 5' 2"

### En suite 2 (over shower)

2.73m x 1.69m      8' 11" x 5' 7"

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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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→ Here's how we can help

## Existing home owner?

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→ 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**.



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