



# The Skylarks at Willow Green

WARFIELD, BERKSHIRE

A stunning collection of two – five bedroom homes  
nestled on the outskirts of Warfield, Berkshire.

**Taylor**  
**Wimpey**

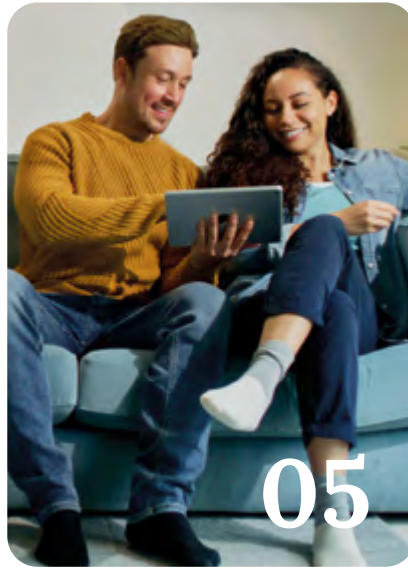
# Contents

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→ **Welcome to  
The Skylarks**



→ **Personalise  
your home**



→ **Included  
as standard**



→ **Our homes**



→ **Ways to buy**



→ **Take your  
next step**



# Welcome to The Skylarks at Willow Green

Situated in the heart of Berkshire, in the historic parish of Warfield, The Skylarks provides the perfect blend between countryside living and urban convenience.

This small, yet beautiful collection of homes captures the character of the locality and showcases a range of designs that combine traditional features with a contemporary twist. Designed to maximise energy efficiency, the homes at The Skylarks boast modern interiors with elegant finishes.



[→ View the site plan](#)

# Love village life

The Skylarks offers the perfect place to put down roots, bringing together the best of both worlds: idyllic countryside and urban living. Surrounded by an abundance of green spaces, it's an ideal setting for weekend walks or unwinding after a long day, allowing you to pause, reset, and relish in the wonders of nature.

Ideal for those commuting, The Skylarks is close to Bracknell railway station, which offers direct connections to Reading and London Waterloo. Plus, there is convenient access to major road networks including the M4, M3 and A329M, all just a short drive away.

Boasting a wide range of local amenities, including schools, supermarkets, pubs, and restaurants, this development provides you with all the essentials for everyday living. Additionally, The Lexicon, a leading retail and leisure destination, is just a short drive away, offering a wealth of amenities such as shops, restaurants, and a cinema.

Local countryside



Larks Hill Park, Warfield



Rural village of Warfield



[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 our houses below.



## Kitchens and utility rooms\*

All of our kitchens are fitted with beautiful units and worktops – you can choose your preferred style and colour<sup>†</sup> to create your perfect cooking and entertaining space.

A range of accessories, including splashbacks<sup>†</sup>, give your kitchen a clean, contemporary finish. You'll get fully integrated, energy-efficient AEG appliances including; a fridge/freezer, dishwasher, washing machine and an oven with a built-in gas hob and an extractor fan.

If your home has a utility room, units will be fitted to match your chosen kitchen style.

## Bedrooms

Each of our homes will include fitted wardrobes as a standard feature in bedroom 1.



## Bathrooms, en suites\* and shower rooms\*

Modern white sanitaryware, including a toilet, basin and bath from The Gap range at Roca, will give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa Thermostatic shower and glass enclosure.

For a distinct look, we offer half height tiling with a varied range of Porcelanosa ceramic wall tiles for you to choose<sup>†</sup> from.



## Garden\*

The outside of your home is just as carefully considered as the inside. You'll get a landscaped front garden. The back garden includes a patio area, turf, and your privacy is protected by a garden fence\*.



All of the specification listed is included in our houses as standard. 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. † = Options, upgrades and colour choices are available subject to stage of construction.

# Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



# The Bayford

2 BEDROOM HOME, TOTAL 976 sq ft / 90.67m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.06m × 2.87m      16'7" × 9'5"

### Living Room max.

4.24m × 3.98m      13'11" × 13'1"



## FIRST FLOOR

### Bedroom 1 max.

3.98m × 3.00m      13'1" × 9'10"

### Bedroom 2

5.08m × 3.91m max.      16'8" × 12'10" max.

[→ Discover more about this home](#)

[→ View our current availability](#)

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. Please speak to our Sales Executives regarding the tenure of our new homes. 55231 / October 2023.





# The Kingdale

3 BEDROOM HOME, TOTAL 1,040 sq ft / 96.61m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Dining Area max.**

5.41m × 3.35m      17'9" × 11'0"

**Living Room**

5.41m × 3.07m      17'9" × 10'1"



## FIRST FLOOR

**Bedroom 1 max.**

4.15m × 3.09m      13'7" × 10'2"

**Bedroom 2**

3.33m × 2.95m      10'11" × 9'8"

**Bedroom 3**

3.41m × 2.37m      11'2" × 7'9"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Colton

3 BEDROOM HOME, TOTAL 1,153 sq ft / 107.11m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.43m x 2.57m      11'3" x 8'5"

### Living/Dining Area

4.78m x 3.69m max.  
15'8" x 12'2" max.



## FIRST FLOOR

### Bedroom 2

4.78m x 3.07m      15'8" x 10'1"

### Bedroom 3

2.93m x 2.55m      9'8" x 8'5"



## SECOND FLOOR

### Bedroom 1

5.82m x 3.23m      19'1" x 10'7"



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# The Tuxford

3 BEDROOM HOME, TOTAL 1,175 sq ft / 109.16m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.73m × 3.00m      18'10" × 9'10"

### Living Room

4.66m × 3.63m      15'4" × 11'11"



## FIRST FLOOR

### Bedroom 1 max.

5.75m × 3.25m      18'10" × 10'8"

### Bedroom 2

3.23m × 2.84m      10'7" × 9'4"

### Bedroom 3 max.

2.48m × 2.42m      8'2" × 7'11"



[Discover more about this home](#)



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\*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. Please speak to our Sales Executives regarding the tenure of our new homes. 55231 / October 2023.



# The Rosedale

3 BEDROOM HOME WITH STUDY, TOTAL 1,243 sq ft / 115.47m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Dining Area max.**

6.09m × 3.58m      20'0" × 11'9"

**Living Room**

6.09m × 3.46m      20'0" × 11'4"



## FIRST FLOOR

**Bedroom 1**

3.74m × 3.52m      12'4" × 11'7"

**Bedroom 2**

3.64m × 2.95m      11'11" × 9'8"

**Bedroom 3**

3.05m × 2.51m      10'0" × 8'3"

**Study**

3.54m × 1.89m      11'7" × 6'3"



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# The Alliston

3 BEDROOM HOME, TOTAL 1,249 sq ft / 116.03m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.89m × 2.90m      16'1" × 9'6"

### Living Room max.

4.26m × 3.81m      14'0" × 12'6"



## FIRST FLOOR

### Bedroom 2

4.78m × 3.31m      15'8" × 10'10"

### Bedroom 3

3.15m × 2.73m      10'4" × 9'0"



## SECOND FLOOR

### Bedroom 1 max.

6.27m × 3.86m      20'7" × 12'8"



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CGI is handed. 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. Please speak to our Sales Executives regarding the tenure of our new homes. 55231 / October 2023.



# The Easton

3 BEDROOM HOME WITH SNUG, TOTAL 1,496 sq ft / 138.98m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Dining/Family Area max.**

7.08m × 4.89m      23'3" × 16'1"

**Snug**

3.43m × 2.72m      11'3" × 8'11"



## FIRST FLOOR

**Living Room**

4.89m × 3.10m      16'1" × 10'2"

**Bedroom 3**

3.35m × 2.76m      11'0" × 9'1"



## SECOND FLOOR

**Bedroom 1 max.**

3.86m × 3.57m      11'9" × 9'1"

**Bedroom 2**

4.91m × 3.48m max.      16'1" × 11'5" max.



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# The Warfield

3 BEDROOM HOME, TOTAL 1,636 sq ft / 151.98m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Dining Area max.**

5.13m x 4.47m      16'10" x 14'8"

**Living Room**

5.13m x 3.89m      16'10" x 12'9"



## FIRST FLOOR

**Bedroom 2 max.**

5.13m x 4.47m      16'10" x 14'8"

**Bedroom 3**

3.88m x 3.27m      12'9" x 10'9"



## SECOND FLOOR

**Bedroom 1 max.**

9.01m x 3.50m      29'7" x 11'6"



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# The Garrton

5 BEDROOM HOME, TOTAL 1,825 sq ft / 169.54m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area max.

8.34m × 3.46m      27'4" × 11'4"

### Living Room

4.74m × 3.34m      15'7" × 11'0"

### Study

2.73m × 2.31m      9'0" × 7'7"



## FIRST FLOOR

### Bedroom 1

3.98m × 3.34m      13'1" × 11'0"

### Bedroom 4

3.62m × 2.75m      11'1" × 9'0"

### Bedroom 5 max.

2.98m × 2.54m      9'9" × 8'4"



## SECOND FLOOR

### Bedroom 2

4.66m × 3.39m      15'4" × 11'2"

### Bedroom 3

3.63m × 2.84m      11'11" × 9'4"



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# The Wayford

5 BEDROOM HOME, TOTAL 1,858 sq ft / 172.61m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Breakfast Area

5.58m × 3.35m      18'4" × 11'0"

### Living Room

6.06m × 4.40m      19'11" × 14'6"

### Dining Room

3.39m × 3.06m      11'1" × 10'1"

### Study max.

3.39m × 2.34m      11'1" × 7'8"



## FIRST FLOOR

### Bedroom 1 max.

3.39m × 3.37m      11'1" × 11'1"

### Bedroom 2 max.

3.67m × 3.47m      12'1" × 11'5"

### Bedroom 3

3.81m × 3.02m      12'6" × 9'11"

### Bedroom 4 max.

4.10m × 2.39m      13'5" × 7'10"

### Bedroom 5

3.22m × 2.33m      10'7" × 7'8"

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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



Please speak to your Sales Executive for further details.

# 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 **01344 203 490**.



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

[→ Book an appointment](#)

[→ How to buy a home](#)



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**CONTACT US ON 01344 203 490**

# Taylor Wimpey