



# Oakwood View

JOIN OUR EXCITING COMMUNITY

An exclusive collection of four and five bedroom homes  
from our Caledonian collection, nestled in the town of  
Hamilton, South Lanarkshire

**Taylor**  
**Wimpey**

# Contents



# Welcome to Oakwood View

Located in the popular South Lanarkshire town of Hamilton, Oakwood View forms part of a growing community and enjoys stunning view across Hamilton.

This development is part of an overall masterplan which will see the creation of around 2,000 new homes, improved transport infrastructure, and a new footpath network.



# Love community life

Oakwood View benefits from a range of local amenities and the development is ideally situated close to schools, shops and leisure facilities, providing everything you need right at your doorstep.

This development will be a popular choice for commuters with easy access to the M74 motorways, as well as a frequent rail service from Hamilton Central train station to Glasgow city centre.

Chatelherault Country Park



Hamilton Retail Park



University of the West of Scotland

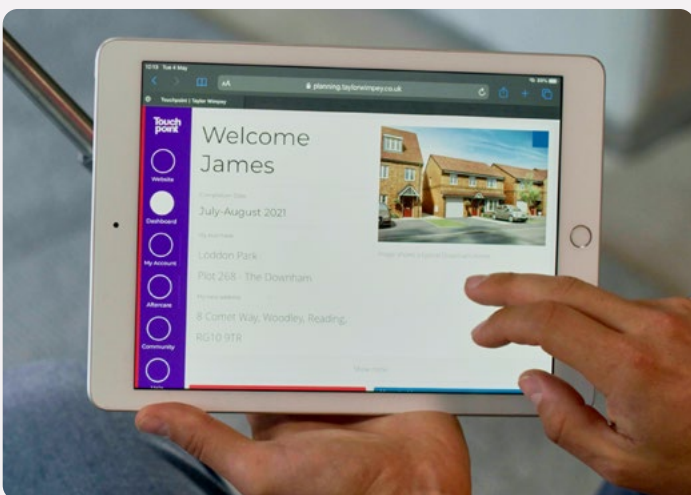


# Personalise your home

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 along with an integrated fridge/freezer, dishwasher & washing machine

## 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, bath and vanity units 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

<b>Kitchens</b>	
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	✓
Intergrated fridge/freezer, dishwasher & washing machine	✓
<b>Bathrooms, en suites, utility and cloakrooms</b>	
Chrome taps and fittings	✓
Choice of splashback tiling from selected Porcelenosa range*	✓
Modern white sanitaryware	✓
Fitted vanity furniture	✓
<b>Central heating/hot water system</b>	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Loft insulation in line with building regulations	✓
Combination/condensing gas boiler & heating system, including Air Source Heat Pump, to white thermostatically controlled radiators	✓
<b>Electrical features</b>	
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

Electrical Features	
Light and power socket to garages with curtilage area (site layout dictates)	✓
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)	✓
Wardrobes to bedroom 1 & 2 (sliding subject to house type design)	✓
Oak finished handrails on white painted staircase	✓
External Features	
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 to rear boundary	✓
NHBC 10-year Warranty	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

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# Our homes





# The Buchanan

## with Garden Room

4 BEDROOM HOME, TOTAL 2560 sq ft / 237.83m<sup>2</sup>



### GROUND FLOOR

<b>Kitchen</b>	7.71m x 3.30m	25' 4" x 10' 11"
<b>Lounge</b>	4.72m x 4.72m	15' 6" x 15' 6"
<b>Dining Room</b>	2.96m x 3.86m	9' 9" x 12' 8"
<b>Study</b>	3.19m x 3.01m	10' 5" x 9' 11"
<b>Garden Room</b>	4.31m x 5.18m	14' 2" x 17' 0"



### FIRST FLOOR

<b>Bedroom 1</b>	5.11m x 4.87m	16' 7" x 16' 0"	<b>Bathroom</b>	2.25m x 3.76m	7' 5" x 12' 4"
<b>Bedroom 2</b>	3.56m x 3.51m	11' 8" x 11' 6"	<b>En suite 1</b>	3.19m x 3.05m	10' 5" x 10' 0"
<b>Bedroom 3</b>	3.97m x 4.43m	13' 0" x 14' 7"	<b>En suite 2</b>	2.38m x 1.80m	7' 10" x 5' 11"
<b>Bedroom 4</b>	4.60m x 3.76m	15' 1" x 12' 4"			

\*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. RB15610/July 2023



# The Gordon

## with Garden Room

4 BEDROOM HOME, TOTAL 2239 sq ft / 208m<sup>2</sup>



### GROUND FLOOR

<b>Kitchen</b>	5.86m x 3.65m	19' 3" x 12' 0"
<b>Lounge</b>	4.63m x 5.55m	15' 2" x 18' 2"
<b>Dining Room</b>	3.69m x 3.76m	12' 1" x 12' 4"
<b>Study</b>	3.52m x 3.26m	11' 7" x 10' 8"
<b>Garden Room</b>	4.31m x 5.16m	14' 2" x 16' 11"



### FIRST FLOOR

<b>Bedroom 1</b>	3.36m x 4.45m	14' 7" x 11' 0"	<b>Bathroom</b>	3.83m x 2.03m	12' 7" x 6' 8"
<b>Bedroom 2</b>	3.30m x 3.57m	10' 10" x 11' 9"	<b>En suite 1</b>	2.54m x 1.82m	8' 4" x 6' 0"
<b>Bedroom 3</b>	3.48m x 3.38m	11' 5" x 11' 1"	<b>En suite 2</b>	2.15m x 1.76m	7' 0" x 5' 9"
<b>Bedroom 4</b>	3.45m x 3.15m	11' 4" x 10' 4"			

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# The Kennedy

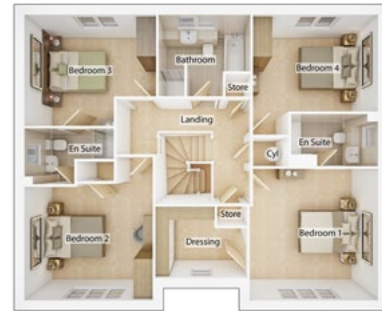
## with Garden Room

4 BEDROOM HOME, TOTAL 1965 sq ft / 182.55m<sup>2</sup>



### GROUND FLOOR

<b>Kitchen</b>	5.81m x 3.41m	19' 1" x 11' 2"
<b>Lounge</b>	3.86m x 5.06m	12' 8" x 16' 7"
<b>Dining Room</b>	3.41m x 2.81m	11' 2" x 9' 3"
<b>Garden Room</b>	4.31m x 5.18m	14' 2" x 17' 0"



### FIRST FLOOR

<b>Bedroom 1</b>	3.85m x 3.95m	12' 8" x 13' 0"	<b>Bathroom</b>	2.76m x 2.46m	9' 1" x 8' 1"
<b>Bedroom 2</b>	3.85m x 4.32m	12' 8" x 14' 2"	<b>En suite 1</b>	2.61m x 1.58m	8' 7" x 5' 2"
<b>Bedroom 3</b>	3.95m x 3.34m	13' 0" x 11' 0"	<b>En suite 2</b>	2.69m x 1.69m	8' 10" x 5' 6"
<b>Bedroom 4</b>	3.75m x 2.91m	12' 4" x 9' 6"			

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# The Cameron

## with Garden Room

5 BEDROOM HOME, TOTAL 2089 sq ft / 194.07m<sup>2</sup>



### GROUND FLOOR

<b>Kitchen</b>	3.14m x 6.30m	10' 4" x 20' 8"
<b>Lounge</b>	3.50m x 6.11m	11' 6" x 20' 1"
<b>Dining Room</b>	3.40m x 3.19m	11' 2" x 10' 6"
<b>Garden Room</b>	4.31m x 5.18m	14' 2" x 17' 0"
<b>Double Garage</b>	4.86m x 5.16m	15' 11" x 16' 11"



### FIRST FLOOR

<b>Bedroom 1</b>	4.88m x 4.00m	16' 0" x 13' 1"
<b>Bedroom 2</b>	2.83m x 4.01m	9' 4" x 13' 2"
<b>Bedroom 3</b>	3.40m x 3.23m	11' 2" x 10' 7"
<b>Bedroom 4</b>	3.14m x 3.23m	10' 4" x 10' 7"
<b>Bedroom 5</b>	3.19m x 2.81m	10' 5" x 9' 3"
<b>Bathroom</b>	2.01m x 2.39m	6' 7" x 7' 10"
<b>En suite 1</b>	16.6m x 2.14m	5' 6" x 7' 0"
<b>En suite 2</b>	2.01m x 1.46m	6' 7" x 4' 10"

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# The Forbes

## with Garden Room

5 BEDROOM HOME, TOTAL 2370 sq ft / 220.18m<sup>2</sup>



### GROUND FLOOR

<b>Kitchen</b>	6.43m x 4.43m	21' 1" x 14' 6"
<b>Lounge</b>	5.23m x 4.18m	17' 2" x 13' 8"
<b>Dining Room</b>	5.20m x 3.02m	17' 1" x 9' 11"
<b>Study</b>	2.77m x 2.84m	9' 1" x 9' 4"
<b>Garden Room</b>	4.31m x 5.18m	14' 2" x 17' 0"



### FIRST FLOOR

<b>Bedroom 1</b>	5.20m x 3.55m	17' 1" x 11' 6"	<b>Bedroom 5</b>	2.70m x 2.78m	8' 10" x 9' 2"
<b>Bedroom 2</b>	3.67m x 3.37m	12' 1" x 11' 1"	<b>Bathroom</b>	2.17m x 3.37m	7' 1" x 11' 1"
<b>Bedroom 3</b>	2.97m x 3.91m	9' 9" x 12' 10"	<b>En suite 1</b>	2.78m x 16.8m	9' 2" x 5' 6"
<b>Bedroom 4</b>	4.04m x 3.13m	13' 3" x 10' 3"	<b>En suite 2</b>	2.49m x 1.38m	8' 2" x 4' 6"

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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.

# 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 510 547**.



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



**OAKWOOD VIEW** Meikle Earnock Road, Hamilton, South Lanarkshire, ML3 8RN  
**CONTACT US ON 01698 510 547**

# Taylor Wimpey

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