



# Waterside Gardens

SUTTON STOP, COVENTRY

A beautifully designed collection of homes located in Sutton Stop,  
close to the hustle and bustle of nearby Coventry.

**Taylor**  
**Wimpey**

# Contents



# Welcome to Waterside Gardens

Waterside Gardens is a collection of 262 homes, ranging from two to four bedroom properties, with each energy-efficient home showcasing the very best of modern living.

Energy-saving features of homes at Waterside Gardens include PV panels, triple glazing, smart heating controls, electric vehicle charging points, wastewater heat recovery and thermal lintels.

Homes at Waterside Gardens have been thoughtfully designed in keeping with the local area, and will appeal to a variety of home-buyers. The development is home to properties to suit those looking for their first home, more space for a growing family, or those looking to downsize.



# An idyllic place to call home

With both the Coventry and Oxford canal on your doorstep, Waterside Gardens will provide residents with a calm and tranquil place to call home.

With Coventry city centre a stone's throw away, there are plenty of amenities for residents to enjoy right on the doorstep, including schools, restaurants, shops and local attractions. Residents at Waterside Gardens will also benefit from excellent transport links, with both the M6 and A444 easily accessible from the development.

For those looking to travel further afield, Coventry Arena rail station is located close by, offering local rail links to Leamington Spa and Nuneaton, while Coventry train station provides connections to Manchester, Birmingham, London, and Edinburgh.

Waterside Gardens is a place where semi-rural living, great connectivity, and an idyllic environment meet.

Hawkesbury Junction Sutton Stop



Local amenities



St James Church, Bulkington



# 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 a range of contemporary and traditional 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. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. 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, 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 taps, and lighting\* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. 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 taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of 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 and landscaped front 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

	Beafield	Brambleford	Keeford	Owlton	Aynedale	Colford	Meadowford	Corkham	Plumdale
<b>Kitchens</b>									
Choice of Symphony kitchen units (up to Stage 40), complete with upstands and a stainless steel splashback behind the cooker	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrolux stainless steel electric built-under single oven	✓	✓	✓	✓	✓				
Electrolux stainless steel electric built-in single oven						✓	✓	✓	✓
Electrolux stainless steel gas hob with integrated extractor hood	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1.5 bowl sink and drainer with single-lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing provided for a washing machine	✓	✓	✓	✓	✓				
Plumbing provided for a dishwasher	✓	✓	✓	✓	✓				
Space provided for a freestanding fridge/freezer	✓	✓	✓	✓	✓				
Integrated Electrolux 70/30 fridge freezer						✓	✓	✓	✓
Integrated Electrolux washing machine						✓	✓	✓	✓
Integrated Electrolux dishwasher						✓	✓	✓	✓
<b>Bathrooms, en suites &amp; cloakrooms</b>									
Geberit sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard chrome Calista filler taps to bath	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard chrome Calista mixer taps and WC basins	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of standard Porcelanosa wall tiles to wet areas: • Half-height tiling to wet walls in bathrooms and en suites • Splashback tiling to basin in WC	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full-height tiling to en suite shower enclosure(s)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half-height tiling to three sides above baths	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fans fitted to all wet areas	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic shower with full enclosure to en suites	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Central heating/hot water system</b>									
Gas central heating and radiators – Ideal Boiler (Refer to housetype drawings for specific locations and sizes)	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Finishing Touches</b>									
Walls and ceilings finished in Heathcliffe Castle Crown matte emulsion.	✓	✓	✓	✓	✓	✓	✓	✓	✓
10-Year NHBC Buildmark Warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓
2-Year Taylor Wimpey Warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓

# Specification of our houses

	Beaford	Brambleford	Keeford	Owlton	Aynesdale	Colford	Meadowford	Corkham	Plumdale
<b>Electrical, Windows &amp; Joinery</b>									
White uPVC Data sockets, switches, TV outlets, and BT points (refer to electrical layouts for specific positions and locations)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains-operated smoke detectors, fully interconnected with battery backup	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light and power socket provided to garage (refer to planning layout for garage positions)	✓	✓	✓	✓	✓	✓	✓	✓	✓
1 x double over-counter kitchen socket with integrated USB charging point	✓	✓	✓	✓		✓		✓	✓
Black PIR coach light fitted to front elevation	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome lever door furniture to all internal and external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Newark internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with multi-point locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>External Features</b>									
Car charging point (refer to planning layout for wall-mounted or post-mounted EV point locations)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Solar PV array (please refer to working drawings for configuration and Nr of panels)	✓	✓	✓	✓	✓	✓	✓	✓	✓
uPVC double-glazed windows and external doors, featuring easy-clean hinges, lockable fasteners, white handles, and chrome locks	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed and/or planted front garden (refer to landscape layout for details)	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRP front and rear doors (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Timber side gates with bolt-action locking mechanism (refer to working drawings for locations).	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of BT Fibre or Hyperoptics as per electrical layouts	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m close board fencing to rear garden. Boundary treatments may vary depending on plot levels and could include a combination of styles. Please refer to the external works drawing or speak with our sales team for plot-specific details.	✓	✓	✓	✓	✓	✓	✓	✓	✓
Acrylic house number plaque	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

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# Our homes





# The Beaford

2 BEDROOM HOME, TOTAL INTERNAL AREA 778 sq. ft. / 72.3 sq. m.



## GROUND FLOOR

### Kitchen/Lounge area

3.80m x 4.06m      12'6" x 13'4"

### Kitchen

3.02m x 2.96m      9'10" x 9'9"



## FIRST FLOOR

### Bedroom 1

3.83m x 2.87m      12'7" x 9'5"

### Bedroom 2

3.02m x 2.69m      9'11" x 8'10"



STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT  
OVER TIME IN A NEW-BUILD HOME. <sup>§</sup>



§Data taken from the House Builders Federation report. For more details, visit <https://www.hbf.co.uk/policy/wattasave/>. 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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 97234 TWWM SEPTEMBER 2025.



# The Aynesdale

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,058 sq. ft. / 98.3 sq. m.



## GROUND FLOOR

### Kitchen/Dining area

3.21m x 5.52m 10'6" x 18'1"

### Lounge

3.19m x 5.52m 10'6" x 18'1"



## FIRST FLOOR

### Bedroom 1

3.36m x 2.76m 11'0" x 9'1"

### Bedroom 2

3.27m x 3.23m 10'9" x 10'7"

### Bedroom 3

2.80m x 2.66m 9'2" x 8'9"



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# The Brambleford

3 BEDROOM HOME, TOTAL INTERNAL AREA 907 sq. ft. / 84.3 sq. m.



## GROUND FLOOR

### Lounge

3.83m x 3.95m      12'7" x 12'11"

### Kitchen/Dining area

4.74m x 2.96m      15'6" x 9'9"



## FIRST FLOOR

### Bedroom 1

3.05m x 3.10m      10'0" x 10'2"

### Bedroom 2

2.51m x 3.42m      8'3" x 11'3"

### Bedroom 3

2.13m x 2.35m      7'0" x 7'9"



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# The Keeford

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,021 sq. ft. / 94.8 sq. m.



## GROUND FLOOR

### Lounge

3.29m x 3.81m      10'10" x 12'6"

### Kitchen/Dining area

5.41m x 2.75m      17'9" x 9'0"



## FIRST FLOOR

### Bedroom 1

3.18m x 2.79m      10'5" x 9'2"

### Bedroom 2

3.12m x 3.30m      10'3" x 10'10"

### Bedroom 3

2.52m x 2.96m      8'3" x 9'9"



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# The Owlton

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,225 sq. ft. / 113.8 sq. m.



## GROUND FLOOR

### Lounge/Dining area

4.10m × 4.73m      13'5" × 15'6"

### Kitchen

4.79m × 2.50m      15'9" × 8'2"



## FIRST FLOOR

### Bedroom 1

3.16m × 4.73m      10'5" × 15'6"

### Bedroom 3

3.31m × 2.57m      10'11" × 8'5"



## SECOND FLOOR

### Bedroom 2

3.43m × 3.66m      11'3" × 12'0"



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# The Corkham

**4 BEDROOM HOME, TOTAL INTERNAL AREA 1,347 sq. ft. / 125.2 sq. m.**



## GROUND FLOOR

### Kitchen/Dining area

5.19m × 4.44m      17'0" × 14'7"

### Lounge

4.48m × 3.27m      14'9" × 10'9"



## FIRST FLOOR

### Bedroom 1

3.49m × 3.38m      11'5" × 11'1"

### Bedroom 2

3.49m × 3.07m      11'6" × 10'1"

### Bedroom 3

3.27m × 3.34m      10'9" × 11'0"

### Bedroom 4

3.08m × 3.11m      10'2" × 10'2"



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# The Plumdale

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,252 sq. ft. / 116.3 sq. m.



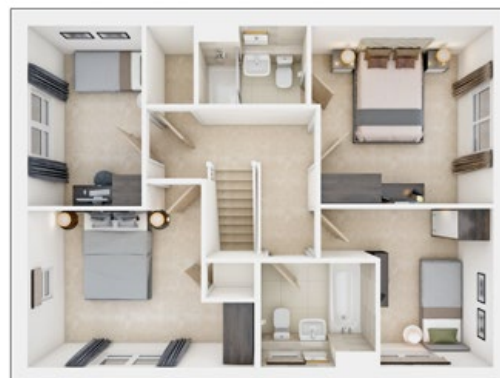
## GROUND FLOOR

### Kitchen/Dining area

3.30m × 6.54m      10'10" × 21'5"

### Lounge

3.25m × 6.54m      10'8" × 21'5"



## FIRST FLOOR

### Bedroom 1

3.48m × 3.40m      11'5" × 11'2"

### Bedroom 2

3.31m × 2.95m      10'10" × 9'8"

### Bedroom 3

2.15m × 3.50m      7'1" × 11'6"

### Bedroom 4

2.15m × 3.04m      7'1" × 10'0"



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# The Meadowford

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,374 sq. ft. / 127.7 sq. m.



## GROUND FLOOR

### Lounge

3.14m × 4.94m 10'4" × 16'2"

### Kitchen

2.79m × 4.22m 9'2" × 13'10"

### Dining

2.86m × 3.36m 9'5" × 11'0"

### Family/Study

3.14m × 2.61m 10'4" × 8'7"



## FIRST FLOOR

### Bedroom 1

3.03m × 3.12m 9'11" × 10'3"

### Bedroom 2

3.20m × 3.40m 10'6" × 11'2"

### Bedroom 3

2.90m × 3.52m 9'6" × 11'6"

### Bedroom 4

3.03m × 2.22m 9'11" × 7'3"



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# The Colford

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,252 sq. ft. / 116.3 sq. m.



## GROUND FLOOR

### Lounge

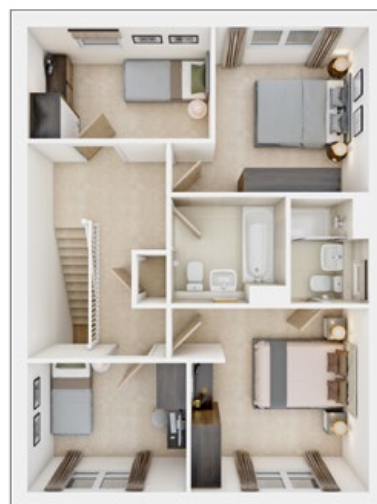
4.36m x 3.51m 14'4" x 11'6"

### Kitchen/Dining area

6.54m x 3.11m 21'5" x 10'3"

### Study area

2.21m x 2.15m 7'3" x 7'1"



## FIRST FLOOR

### Bedroom 1

3.41m x 3.51m 11'2" x 11'6"

### Bedroom 2

2.94m x 3.16m 9'8" x 10'4"

### Bedroom 3

3.04m x 2.45m 10'0" x 8'0"

### Bedroom 4

3.51m x 2.13m 11'6" x 7'0"



STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT  
OVER TIME IN A NEW-BUILD HOME. <sup>§</sup>



<sup>§</sup>Data taken from the House Builders Federation report. For more details, visit <https://www.hbf.co.uk/policy/wattasave/>. 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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 97234 TWWM SEPTEMBER 2025.

# 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.



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. Please speak to your sales executive for further details.

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on our website.



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



Have your questions  
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**02477280757.**



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



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**CONTACT US ON** 02477280757 **EMAIL US ON** [waterside.gardens@taylorwimpey.com](mailto:waterside.gardens@taylorwimpey.com)

## Taylor Wimpey

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