

**Taylor
Wimpey**

Find your way around

BRAMBLE WALK PHASE 4

BIGGLESWADE | BEDFORDSHIRE

Get to know

BRAMBLE WALK PHASE 4

BIGGLESWADE | BEDFORDSHIRE

Nestled within acre upon acre of picturesque Bedfordshire countryside and just a stone's throw away from the ancient town of Biggleswade, this development offers a collection of 1-5 bedroom homes close to everyday amenities

Biggleswade is an ancient town steeped in rich heritage dating back centuries, and it's bustling weekly Saturday market is still going strong after some 800 years. Today the town also boasts a wide selection of high street and independent shops, supermarkets, pubs and restaurants, health facilities and a leisure centre with swimming pool. There is also an excellent choice of schools for children of all ages.



5 BEDROOM HOMES

The Wilton
5 bedroom home
Plots: 3080, 3081, 3106, 3107, 3123 & 3125

4 BEDROOM HOMES

The Shelford
4 bedroom home
Plots: 3021, 3022, 3023, 3052, 3053, 3078, 3079, 3105 & 3124

The Kentdale
4 bedroom home
Plots: 3024 & 3104

The Whitford
4 bedroom home
Plots: 3020 & 3077

4 bedroom home*
Plot: 3056

3 BEDROOM HOMES

The Alton
3 bedroom home
Plots: 3001-3004, 3028, 3029, 3039, 3040 & 3127-3129

The Yewdale
3 bedroom home
Plots: 3019, 3114, 3116, 3130 & 3134

The Milldale
3 bedroom home
Plots: 3036, 3043, 3050, 3055, 3075, 3115 & 3131

The Gosford
3 bedroom home
Plots: 3011, 3012, 3025-3027, 3047-3049, 3051, 3054, 3076, 3103, 3108-3112, 3121, 3122, 3126, 3132 & 3133

3 bedroom home*
Plots: 3117, 3119 & 3120

3 bedroom home*
Plots: 3044-3046, 3058-3060, 3068, 3069, 3073 & 3074

2 BEDROOM HOMES

The Canford
2 bedroom home
Plots: 3037 & 3042

The Edale
2 bedroom home
Plots: 3038, 3041, 3091, 3102 & 3113

The Hawthorn
2 bedroom apartments
Plots: 3092-3101

The Barbary
2 bedroom apartments
Plots: 3013-3018

2 bedroom home*
Plots: 3057, 3061 & 3118

2 bedroom home*
Plots: 3009, 3010 & 3070-3072

1 & 2 BEDROOM HOMES

The Buckthorn
1 & 2 bedroom apartments
Plots: 3082-3090

1 & 2 bedroom apartments*
Plots: 3062-3067

1 BEDROOM HOMES

1 bedroom apartments*
Plots: 3005-3008

- RCP = Refuse Collection Point
- V = Visitor Parking Space
- UP = Unallocated Parking Space
- LEAP = Local area for play
- ▶ = Garage
- ▷ = Drive Through/Car Port Access
- *AH/R = Affordable Rent
- *AH/SO = Shared Ownership
- BS = Bin Store
- CS = Cycle Store
- SS = Sub Station

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. TWSM 50589 APRIL 2019

BRAMBLE WALK PHASE 4

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HOW TO FIND US:

From Bedford

- Take the A421 Sandy/Cambridge.
- Roundabout take the 3rd exit A1 (London).
- Roundabout take the 2nd exit A1 (London).
- Roundabout take the 1st exit onto the A6001 (Biggleswade).
- Roundabout take the 2nd exit A6001.
- Final roundabout take the 3rd exit onto Saxon Drive and cross over 2 roundabouts.
- At the third roundabout take the third exit and the development will be on your left.

From Letchworth

- Take the A505 towards A1M Stevenage/Royston.
- Join the A1M 'The North' Peterborough.
- Roundabout take the 2nd exit A6001 Biggleswade.
- Roundabout take the 2nd exit A6001.

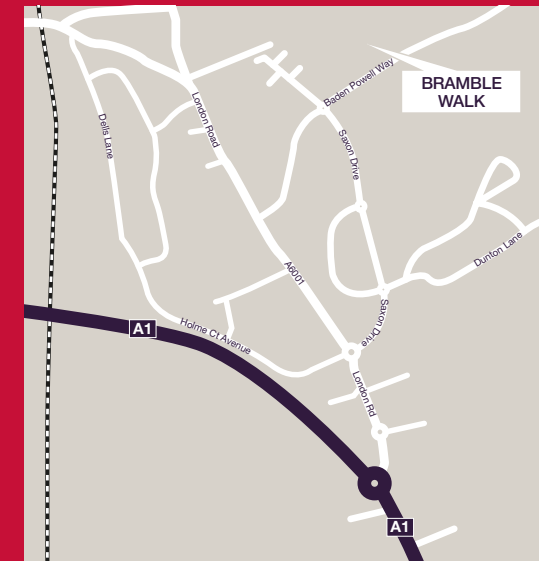
- Final roundabout take the 3rd exit onto Saxon Drive and cross over 2 roundabouts.
- At the third roundabout take the third exit and the development will be on your left.

From the A1

- Exit from the roundabout onto the A6001 (Biggleswade).
- At the roundabout take the 3rd exit onto Saxon Drive and cross over 2 roundabouts.
- At the third roundabout take the third exit and the development will be on your left.

From the M25

- Continue straight on the A1.
- Exit from the roundabout onto the A6001 (Biggleswade).
- Roundabout take the 3rd exit onto Saxon Drive and cross over 2 roundabouts.
- At the third roundabout take the third exit and the development will be on your left.



BRAMBLE WALK. A VERY SPECIAL PLACE TO BE

A warm welcome to Bramble Walk phase 4.

Here you'll find a superb collection of 1, 2, 3, 4 &
5-bedroom homes.

Situated in the new community of King's Reach in
Biggleswade, Bramble Walk is an excellent opportunity
for those looking for the best of a rural lifestyle with
urban convenience.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

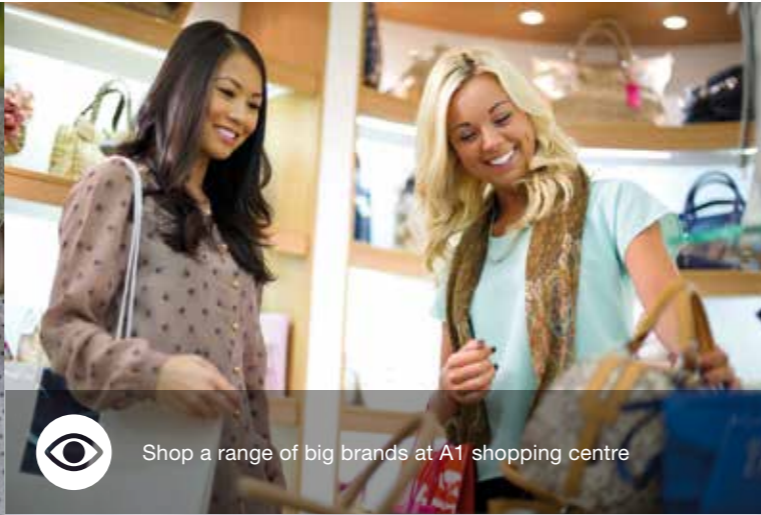
We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



LIFE IN BIGGLESWADE

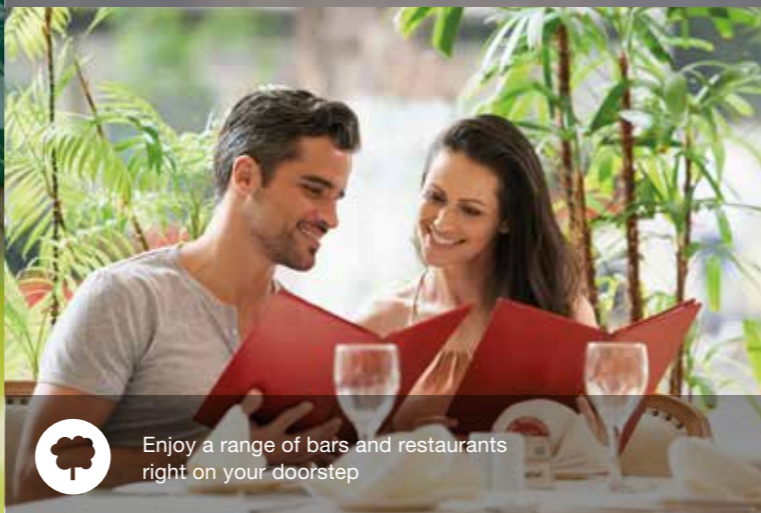
Set within the historic market town of Biggleswade, Bramble Walk offers the perfect balance of urban convenience and a rural lifestyle. In the town centre you'll find a variety of independent shops, cafes, restaurants and pubs. With farmland and green space right around the corner, the great outdoors is easily accessible from Bramble Walk for a breath of fresh air. The county town of Bedford is just 13 miles away providing retail therapy, cinemas and museums, so there's something to keep everyone entertained.



Shop a range of big brands at A1 shopping centre



Take a walk back in time at the Shuttleworth aerospace and Vintage car museum



Enjoy a range of bars and restaurants right on your doorstep

THE IDEAL PLACE TO BE

For commuter convenience, Bramble Walk is just 1.5 miles from Biggleswade train station, as well as easy access to the A1. Just 20 miles away is the city of Cambridge, with a world class cultural scene as well as markets and exhibitions all year round.

TRAVELLING BY CAR



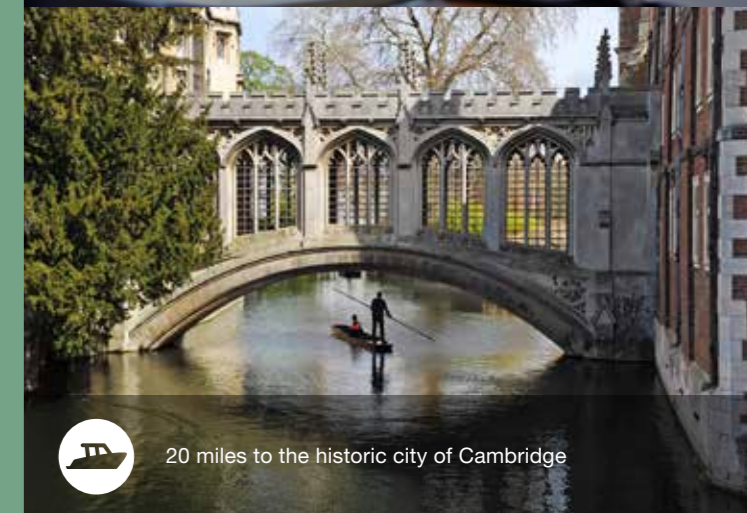
Maps shown are not to scale. Distances and directions are taken from google.co.uk/maps



13 miles to the town of Bedford



As quick as a 32 minute train journey to Kings Cross Station, London



20 miles to the historic city of Cambridge



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

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.

HERE TO HELP YOU BUY



Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...



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THE WILTON

5 BEDROOM HOME



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THE WILTON

The five-bedroom Wilton home is ideal for growing families looking for extra space. The entrance hallway leads to a living room, a study and a kitchen/dining room with French doors to the rear garden. The first floor consists of bedroom one with an en suite, a family bathroom and two further double bedrooms. Completing the property is the second floor double bedroom and a fifth bedroom, which could alternatively be used as a living room.

TOTAL 1,759 sqft

GROUND FLOOR



Lounge (excluding bay)	4.59m x 3.58m	15' 1" x 11' 9"
Kitchen	4.37m x 3.24m	14' 4" x 10' 8"
Dining room	3.73m x 2.86m	12' 3" x 9' 5"
Study	2.46m x 2.40m	8' 1" x 7' 11"

FIRST FLOOR



Bedroom 1 (min.)	3.56m x 3.37m	11' 8" x 11' 1"
Bedroom 3 (excluding bay)	4.02m x 2.45m	13' 2" x 8' 1"
Bedroom 4 (max.)	3.48m x 2.91m	11' 5" x 9' 7"

SECOND FLOOR



Bedroom 2 (max excl. dormer)	4.80m x 3.37m	15' 9" x 11' 1"
Bedroom 5/Lounge (max excl. dormer)	4.80m x 3.58m	15' 9" x 11' 9"

 **Plots:** 3080, 3081, 3106, 3107, 3123 & 3125

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THE SHELFORD

4 BEDROOM HOME



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THE SHELFORD

The Shelford is a traditional four bedroom family home, offering plenty of space for daily life. The hallway leads to a spacious kitchen/dining room with French doors to the garden, while a living room and separate study are found at the front of the property, as well as a guest cloakroom. Bedroom one with an en suite and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL 1,378 sqft

GROUND FLOOR




Lounge (excluding bay)	4.74m x 3.88m	15' 7" x 12' 9"
Kitchen/ Dining (max.)	8.10m x 3.24m	26' 7" x 10' 8"
Study	2.64m x 2.10m	8' 8" x 6' 11"

FIRST FLOOR



Bedroom 1 (max.)	3.88m x 3.76m	12' 9" x 12' 4"
Bedroom 2 (max.)	4.22m x 3.07m	13' 10" x 10' 1"
Bedroom 3 (max.)	3.43m x 3.09m	11' 3" x 10' 2"
Bedroom 4 (max.)	3.89m x 2.75m	12' 9" x 9' 0"

 **Plots:** 3021, 3022, 3023, 3052, 3053, 3078, 3079, 3105 & 3124

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THE KENTDALE

4 BEDROOM HOME



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THE KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance. Upstairs, bedroom one with an en suite can be found alongside two further double bedrooms, a fourth bedroom and a family bathroom.

TOTAL 1,222 sqft

GROUND FLOOR



Lounge	6.02m x 3.45m	19' 9" x 11' 4"
Kitchen	3.58m x 2.80m	11' 9" x 9' 2"
Dining	3.22m x 2.77m	10' 7" x 9' 1"
Utility	2.01m x 1.52m	6' 7" x 5' 0"

FIRST FLOOR



Bedroom 1 (max.)	3.51m x 3.40m	11' 7" x 11' 2"
Bedroom 2	3.64m x 2.95m	11' 11" x 9' 8"
Bedroom 3 (max.)	3.05m x 2.98m	10' 0" x 9' 10"
Bedroom 4 (max.)	3.09m x 2.53m	10' 2" x 8' 4"



Plots: 3024 & 3104

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THE WHITFORD

4 BEDROOM HOME



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THE WHITFORD

Traditionally designed and with a spacious interior, the four bedroom Whitford makes the ideal family home. An entrance hallway leads to a living room and open plan kitchen/dining room, each with French doors out to the garden. A study and guest cloakroom complete the ground floor. Upstairs, bedroom one with an en suite is found off the landing along with two double bedrooms, a fourth bedroom and main bathroom.

TOTAL 1,248 sqft

GROUND FLOOR



Lounge	4.57m x 3.35m	15' 0" x 11' 0"
Kitchen	3.87m x 2.85m	12' 8" x 9' 4"
Dining	2.88m x 2.85m	9' 6" x 9' 4"
Study	2.31m x 2.18m	7' 7" x 7' 2"

FIRST FLOOR



Bedroom 1 (max.)	4.04m x 3.41m	13' 3" x 11' 2"
Bedroom 2 (max.)	3.60m x 2.91m	11' 10" x 9' 7"
Bedroom 3 (max.)	3.16m x 2.91m	10' 5" x 9' 7"
Bedroom 4 (max.)	3.16m x 2.71m	10' 5" x 8' 11"

 **Plots:** 3020 & 3077

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THE ALTON

3 BEDROOM HOME



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THE ALTON

The Alton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/dining room leads through to a living room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor main bedroom suite, featuring high galleried ceilings and en suite shower room.

TOTAL 1,085 sqft

GROUND FLOOR



Lounge	4.23m x 3.49m	13' 11" x 11' 6"
Kitchen/ Dining (max.)	5.26m x 3.20m	17' 3" x 10' 6"

FIRST FLOOR



Bedroom 2 (max.)	4.23m x 3.49m	13' 11" x 11' 6"
Bedroom 3	3.28m x 2.17m	10' 9" x 7' 2"

SECOND FLOOR



Bedroom 1 (max. excl dormer)	6.70m x 3.11m	22' 0" x 10' 3"
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Plots: 3001-3004, 3028, 3029, 3039, 3040 & 3127-3129

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THE YEWDAL

3 BEDROOM HOME



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THE YEWDALE

The three bedroom Yewdale is a family size property with plenty of space for contemporary living. The entrance hallway leads to a dual aspect living room with French doors out to the garden, as well as a light and airy kitchen/dining room and guest cloakroom. Bedroom one with an en suite is found upstairs, along with two further well proportioned bedrooms and a family bathroom.

TOTAL 931 sqft

GROUND FLOOR



Lounge	3.02m x 5.10m	9' 11" x 16' 9"
Kitchen/Dining	2.95m x 5.10m	9' 8" x 16' 9"

FIRST FLOOR



Bedroom 1	3.08m x 3.78m	10' 1" x 12' 5"
Bedroom 2	2.95m x 2.86m	9' 8" x 9' 5"
Bedroom 3	2.95m x 2.15m	9' 8" x 7' 1"



Plots: 3019, 3114, 3116, 3130 & 3134

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THE MILLDALE

3 BEDROOM HOME



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THE MILLDALE

Classic style and a generous layout make the three bedroom Milldale a perfect home for couples and families. The ground floor features a large living room opening through French doors to the garden, as well as a separate kitchen/dining room and a guest cloakroom. Upstairs, the landing leads to two double bedrooms, including bedroom one with an en suite shower room. There is also a bathroom and a further bedroom.

TOTAL 869 sqft

GROUND FLOOR



Lounge	4.62m x 3.27m	15' 2" x 10' 9"
Kitchen/Dining	4.62m x 2.96m	15' 2" x 9' 9"

FIRST FLOOR



Bedroom 1	3.33m x 2.83m	10' 11" x 9' 3"
Bedroom 2	3.03m x 2.61m	9' 11" x 8' 4"
Bedroom 3	3.03m x 1.97m	9' 11" x 6' 3"



Plots: 3036, 3043, 3050, 3055, 3075, 3115 & 3131

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 866 sqft

GROUND FLOOR



Lounge (max.) 4.26m x 3.69m 14' 0" x 12' 1"

Kitchen/Dining 4.72m x 2.87m 15' 6" x 9' 5"


FIRST FLOOR



Bedroom 1 (min.) 2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2 3.30m x 2.63m 10' 10" x 8' 8"

Bedroom 3 (max.) 3.55m x 2.00m 11' 8" x 6' 7"

 **Plots:** 3011, 3012, 3025-3027, 3047-3049, 3051, 3054, 3076, 3103, 3108-3112, 3121, 3122, 3126, 3132 & 3133

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THE CANFORD

2 BEDROOM HOME

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THE CANFORD

The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has bedroom one with an en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

TOTAL 689 sqft

GROUND FLOOR



Lounge/ Dining (max.)	4.73m x 3.98m	15' 6" x 13' 1"
Kitchen	3.02m x 1.85m	9' 11" x 6' 1"

FIRST FLOOR



Bedroom 1	3.08m x 2.97m	10' 1" x 9' 9"
Bedroom 2 (max.)	3.98m x 2.56m	13' 1" x 8' 5"

 **Plots:** 3037 & 3042

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THE EDALE

2 BEDROOM HOME



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THE EDALE

Ideal for couples, first time buyers or those looking to downsize is the two-bedroom Edale coach house. This first floor accommodation includes an airy living/kitchen/dining room running the entire width of the property, bedroom one with an en suite, a further double room and a main bathroom.

TOTAL 720 sqft

GROUND FLOOR



Ground floor layouts vary, but stairs and entrance to plot always in the same place

FIRST FLOOR



Lounge/Kitchen/ Dining	5.35m x 3.80m	17' 7" x 12' 6"
Bedroom 1 (min.)	3.84m x 3.77m	12'7" x 12'5"
Bedroom 2 (min.)	3.01m x 2.45m	9' 11" x 8' 1"



Plots: 3038, 3041, 3091, 3102 & 3113

* 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. 50589 TWSM NOVEMBER 2020.

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THE HAWTHORN

2 BEDROOM APARTMENTS



Images include optional upgrades at additional cost. This image 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). Please enquire for further details.

THE HAWTHORN

The carefully planned layout of this two bedroom apartment makes it perfect for first time buyers and downsizers. An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests.

A spacious main bedroom with en suite shower room, a further double bedroom and a main bathroom are also located off the landing.

Selected plots also have a balcony from the living area.

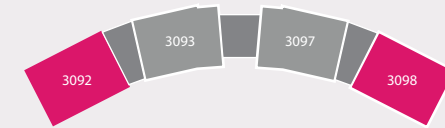
PLOT 3092



PLOT 3098



GROUND FLOOR - Plots 3092 & 3098



Living/Dining	4.80m x 3.72m	15'9" x 12'2"
Kitchen	3.35m x 2.00m	10'12" x 6'7"
Bedroom 1 (max.)	3.92m x 3.16m	12'10" x 10'5"
Bedroom 2	3.60m x 2.60m	11'10" x 8'6"

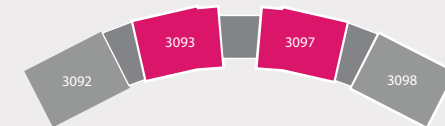
PLOT 3093



PLOT 3097



GROUND FLOOR - Plots 3093 & 3097



Living/Dining	4.71m x 3.14m	15'6" x 10'3"
Kitchen	3.23m x 2.00m	10'7" x 6'7"
Bedroom 1 (max.)	3.92m x 3.15m	12'10" x 10'4"
Bedroom 2	3.60m x 2.50m	11'10" x 8'2"



Plots: 3092-3101

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PLOT 3094



PLOT 3100



FIRST FLOOR - Plots 3094 & 3100



Living/Dining	4.80m x 3.72m	15'9" x 12'2"
Kitchen	3.35m x 2.00m	10'12" x 6'7"
Bedroom 1 (max.)	3.92m x 3.16m	12'10" x 10'5"
Bedroom 2	3.60m x 2.60m	11'10" x 8'6"

PLOT 3095



PLOT 3099



FIRST FLOOR - Plots 3095 & 3099



Living/Dining	4.71m x 3.14m	15'6" x 10'3"
Kitchen	3.23m x 2.00m	10'7" x 6'7"
Bedroom 1 (max.)	3.92m x 3.15m	12'10" x 10'4"
Bedroom 2	3.60m x 2.50m	11'10" x 8'2"

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THE HAWTHORN

PLOT 3096



PLOT 3101



SECOND FLOOR - Plots 3096 & 3101



Living/Dining	4.71m x 3.14m	15'6" x 10'3"
Kitchen	3.23m x 2.00m	10'7" x 6'7"
Bedroom 1 (max.)	3.92m x 3.15m	12'10" x 10'4"
Bedroom 2	3.60m x 2.50m	11'10" x 8'2"



Plots: 3092-3101

* 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. 50589 TWSM NOVEMBER 2020.

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This is the standard specification for each of the homes available, as indicated. Please speak to the Sales Executive if you would like to take advantage of our Choices service, which allows you to customise your new Taylor Wimpey home before you move in, so it's exactly as you want it to be.

Kitchens

Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and chrome tap	✓
Stainless steel single built under electric oven and gas hob	✓
Integrated cooker hood	✓
Plumbing for washing machine	✓
Plumbing for dishwasher	✓
Space for fridge freezer	✓
Glass splash back above hob	✓

Utility Room

Chrome single bowl sink and drainer with Chrome tap (where sink is shown on floorplan)	✓
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Bathrooms, En suites & Cloakrooms

Chrome taps and fittings	✓
Choice of splash back tiling from selected range*	✓
Modern white sanitary ware (in line with Part M Building Regulations ¹)	✓

Central Heating/Hot Water System

Fully programmable gas central heating providing hot water	✓
White thermostatic radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with current Building Regulations	✓

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 plus additional socket to bedroom one (if indicated on service layout)	✓
Sky plug & play to the lounge	✓
CAT 5 Data Cabling	✓

Windows, Doors[†] & Joinery

PVCu window frames and French doors	✓
Reinforced polymer composite front and rear [†] doors	✓
Low maintenance PVCu fascias and soffits	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable
Please note: Images used for illustrative purposes only and may include optional upgrades at additional cost. Floor coverings are available as part of our Options. 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. TWSM 39839/AUGUST 2017.



Finishing Touches

Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White 4 panel doors with chrome ironmongery	✓

External Features

Riven buff paving slabs to width of patio doors	✓
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Security and Safety

Mains operated smoke detectors to hall and landing(s)	✓
Wiring for outside light to front door	✓

Gardens, Paths and Drives

Front garden turfed or shrubbed (weather permitting) [†]	✓
Driveways finished in tarmac	✓
Cycle sheds provided to houses	✓
Water butts provided for houses and shared water butts for apartments. Housing Association homes only	✓
6ft close board fence to rear garden	✓

NHBC 10-year Warranty

NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓
Please speak to your sales executive for further details	✓

Ecohomes

Ecohomes rating for this development	✓
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