



PATHFINDER PLACE

MELKSHAM | WILTSHIRE



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

PATHFINDER PLACE. A VERY SPECIAL PLACE TO BE

A warm welcome to Pathfinder Place.

Sensitively designed to suit the character of the local area, Pathfinder Place offers a mix of 2, 3 and 4 bedroom homes that vary in design, so there's something to suit everyone. Situated in the quaint market town of Melksham, this new development is the ideal place to put down roots and invest in your future.

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.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIVE AND LOVE TOWN LIFE

Set in a rural pocket of Wiltshire, Melksham is a quintessentially English market town positioned on the banks of the River Avon. After receiving its charter in 1219, the Melksham market began and continues to take place every Tuesday, selling the very best in fresh produce that locals and traders have to offer.

Community spirit runs rife through the streets of Melksham and the pride that residents have for their home town is evident in the stream of independent shops and restaurants that line the streets, making the town attractively unique.



Water Meadow Pub, serving delicious meals with high-quality ingredients.



City Fitness, one of the biggest and best gyms in Wiltshire.



City of Bath, a historical and great place to spend time with friends and family.

THE PERFECT PLACE TO BE

The village of Bowerhill is ideally located in an area of Wiltshire that benefits from quiet, natural surroundings as well as convenient connections for travel. Pathfinder Place sits less than a mile away from the A350 which leads to major roads such as the M4 for access to London, southwest Wales, and anywhere in between. If you prefer travelling by rail, Melksham Railway Station is located 2 miles away from Pathfinder Place, serving Greater Western Railway.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Bath Abbey, explore the medieval church based in your local city.



Great Chalfield Manor, adventure in the countryside exploring your local wildlife and animals.



Alba Ristorante Italiano, enjoy authentic Italian cuisine freshly prepared.



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 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.

Allocated Land
Primary School / Future
Development



Industrial Estate

Existing Residential

3 BEDROOM HOMES

- The Braxton**
3 bedroom home
Plots: 41, 42, 44, 45, 114, 115, 134, 135, 140, 141, 142, 143, 162, 163, 164, 165, 166, 167, 178, 179, 184, 185, 202 & 203
- The Atworth**
3 bedroom home
Plots: 148, 149, 150 & 151
- The Amersham**
3 bedroom home
Plots: 23, 24, 65, 66, 74, 75, 110 & 111
- The Easdale**
3 bedroom home
Plots: 15, 28, 46, 93, 107, 109, 116, 119, 132, 145, 146, 172, 182, 200, 204 & 213
- The Gosford**
3 bedroom home
Plots: 5, 6, 25, 27, 63, 64, 69, 70, 94, 95, 96, 117, 118, 133, 147, 174, 175, 176, 177, 183, 186, 187, 199 & 212

- 3 bedroom home**
Plots: *14, *56 & *131
- 3 bedroom home**
Plots: *12, *13, *16, *17, *57, *58, *78, *79, *130, *152, *153, *160, *161, *180 & *181

2 BEDROOM HOMES

- The Belford**
2 bedroom home
Plots: 26, 59, 60, 61, 62, 81, 82, 83, 84, 101, 102, 103, 104, 105, 106, 188 & 189
- 2 bedroom home**
Plots: *7, *8, *9, *10, *11, *18, *19, *20, *21, *22, *76, *77, *86, *87, *88, *89, *90, *91, *92, *128, *129, *154, *155, *156, *157, *158 & *159

1-2 BEDROOM APARTMENTS

- 1-2 bedroom apartments**
Plots: *47, *48, *49, *50, *51, *52, *53, *54 & *55
- 1-2 bedroom apartments**
Plots: *120, *121, *122, *123, *124, *125, *126 & *127

4 BEDROOM HOMES

- The Waysdale**
4 bedroom home
Plots: 31 & 194
- The Manford**
4 bedroom home
Plots: 30, 73, 98, 108, 112, 192, 193 & 196
- The Trusdale**
4 bedroom home
Plots: 113, 169, 190, 195, 206 & 207
- The Rossdale**
4 bedroom home
Plots: 40 & 191
- The Midford**
4 bedroom home
Plots: 29, 32, 33, 38, 39, 43, 67, 71, 72, 97, 99, 100, 144, 168, 171, 173, 201, 205, 208 & 211
- The Elliston**
4 bedroom home
Plots: 3, 4, 34, 35, 36, 37, 136, 137, 138, 139, 209 & 210

- The Marford**
4 bedroom home
Plots: 1, 2, 68, 170, 197 & 198
- 4 bedroom home**
Plots: *80 & *85

V = Visitor Parking Place
► = Garage Access
▤ = Timber Car Barn
BS = Bin Store
CS = Cycle Storage Area
BCP = Bin Collection Point
SS = Sub Station
LEAP = Local Equipped Area for Play: Age 4-8 yrs
LAP = Local Area of Play (Equipped): Age 4-6 yrs
*ah/r = Rental homes
*ah/so = Shared Ownership

Get to know
PATHFINDER
PLACE

MELKSHAM | WILTSHIRE

A collection of beautifully designed, light-filled
2, 3 & 4 bedroom homes in a fantastic location.

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. 38216/March 2020.



THE MIDFORD

Families or couples will find all they need in The Midford. A spacious kitchen/dining area leads through double doors to the garden, which makes al fresco dining easy, and a handy utility room provides a useful space. A separate living room and a guest cloakroom complete the ground floor.

The master bedroom with en suite is found upstairs, along with two further double bedrooms, the main bathroom and an additional bedroom.

TOTAL 107.1 sq. m. / 1,170 sq. ft.

GROUND FLOOR

Kitchen/Dining Area	5.71m x 3.38m	18'9" x 11'1"
Living Room	4.49m x 3.62m	14'9" x 11'11"

FIRST FLOOR

Master Bedroom	3.61m x 3.27m	11'10" x 10'9"
Bedroom 2	3.53m x 2.81m	11'7" x 9'3"
Bedroom 3	2.81m x 2.52m <i>min</i>	9'3" x 8'3" <i>min</i>
Bedroom 4	2.35m x 2.23m	7'9" x 7'4"

Plots: 29, 32, 33, 38, 39, 43, 67, 71, 72, 97, 99, 100, 144, 168, 171, 173, 201, 205, 208 & 211

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 38225 / January 2020.

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

Taylor Wimpey

FROM LOOKING ROUND TO MOVING IN...



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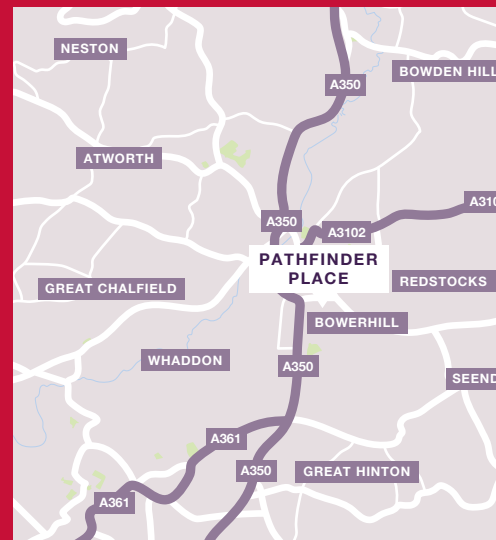
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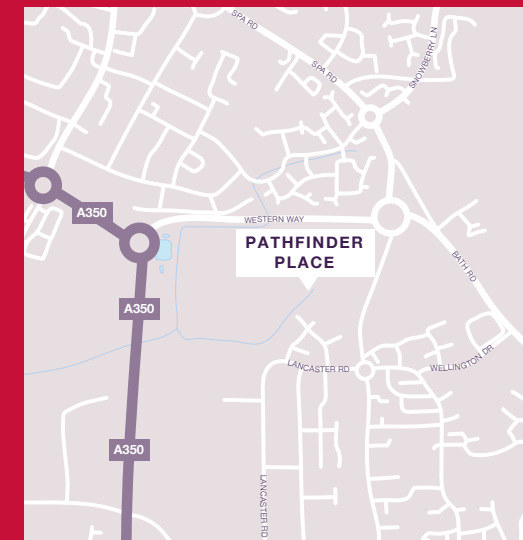
FROM BATH:

- Leave Bath and join the A4 towards Chippenham
- At the roundabout take the 3rd exit – signposted A363
- Turn left onto Bathford Hill and continue onto the High Street
- Join the A365 towards Melksham, then turn right at the A350
- At the roundabout take the 2nd exit onto the A350
- At the 3rd roundabout take the 2nd exit
- At the roundabout take the 3rd exit into Pathfinder Place



FROM M4:

- Leave the M4 at Junction 17 and take the A350 towards Chippenham
- Follow the A350 around Chippenham to Melksham
- At the Asda roundabout take the 2nd exit on the A350
- At the 3rd roundabout take the 2nd exit
- At the roundabout take the 3rd exit into Pathfinder Place



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