



# Robin Gardens

SWINDON, WILTSHIRE

A beautiful collection of two, three and four bedroom homes located in the bustling town of Swindon, Wiltshire.

**Taylor**  
**Wimpey**

# Contents

---



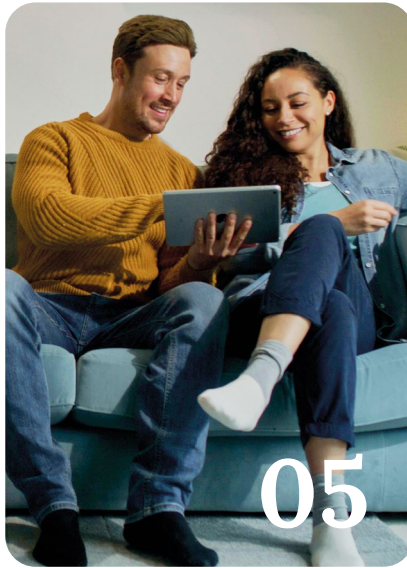
**Welcome to  
Robin Gardens**



03



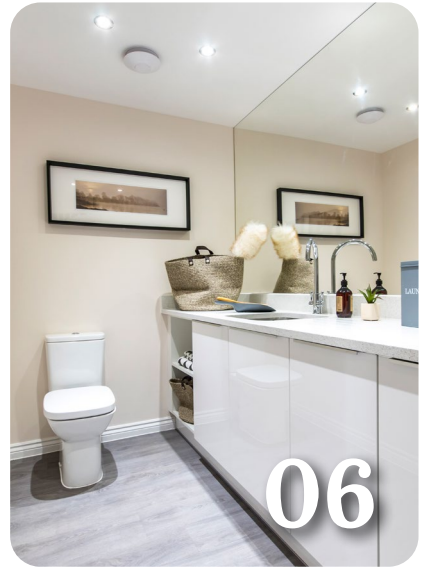
**Personalise  
your home**



05



**Included  
as standard**



06



**Our homes**



09



**Ways to buy**



20



**Take your  
next step**



21





# Welcome to Robin Gardens

Situated on the northern edge of Swindon, Robin Gardens benefits from the best of town and country whilst enjoying fantastic links to the city.

Each home has been designed to provide enough versatility to cater for a variety of lifestyles and to find the perfect mix of practicality and comfort.



[View the site plan](#)



# The perfect balance

Conveniently located on the outskirts of Swindon and close to the spectacular Cotswolds, Robin Gardens allows you to find the perfect balance between urban buzz and idyllic nature.

With shops, cafés and restaurants nearby; walking and water sports within reach; and excellent rail links to London and Bristol just a short drive away, this desirable development has it all.

Stanton Country Park



Blundsdon Village



Swindon Wilts Train Station



Watch development video





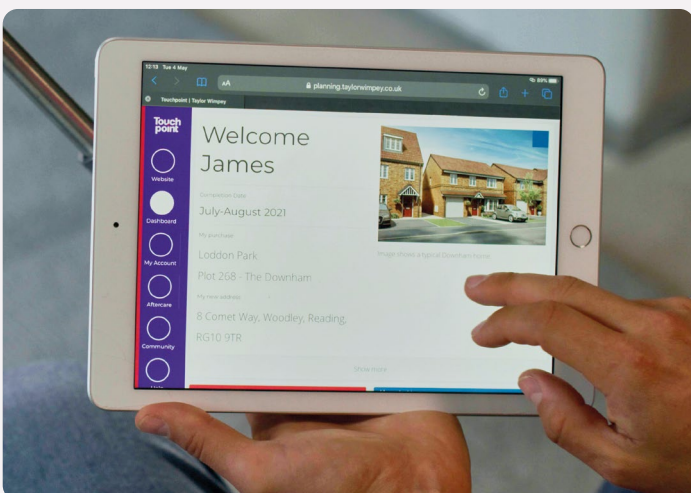
# Personalise your home

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 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, contemporary sinks, 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 too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style. If your home has a toilet in the utility room, we'll fit a contemporary basin and toilet for a sleek finish.



## Bathrooms, en suites<sup>†</sup> and shower rooms<sup>†</sup>

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal 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 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. † = House type specific.



# Specification of our houses

Kitchens	
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	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom 1 (if indicated on service layout)	✓
CAT 5 or 6 data cabling	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓

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

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. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. 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.



# Specification of our houses

## Finishing touches

White emulsion to walls and ceilings



White paint to woodwork



White doors with chrome ironmongery



## External features

Smooth finish buff concrete slabs to pathways and patios



Polished chrome door numerals



Wiring for front outside light



Outside tap to rear garden



## Security and safety

Mains-operated smoke detectors supplied in line with building regulations



## Gardens, paths and drives

Front garden turfed or shrubbed (weather permitting)<sup>†</sup>



1.8m fencing to rear garden



## NHBC 10 year warranty

NHBC 10 year Buildmark policy



Taylor Wimpey warranty for 2 years from date of legal completion



**Find out more**

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

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. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. 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.



# Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ View the site plan





# The Askern

2 BEDROOM HOME, TOTAL 646 sq. ft. / 60.04 sq. m.



## GROUND FLOOR

### Kitchen/Living/Dining Area

6.48m x 3.92m      21'4" x 12'11"



## FIRST FLOOR

### Bedroom 1

3.92m x 2.77m      12'11" x 9'1"

### Bedroom 2

3.92m max. x 2.51m      12'11" max. x 8'3"



**Discover more about this development**



**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. 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. 49414/January 2025.





# The Brandywell

3 BEDROOM HOME, TOTAL 819 sq. ft. / 76.13 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.60m × 2.88m max. 15'1" × 9'5" max.

### Living Room

4.18m × 3.57m 13'8" × 11'9"



## FIRST FLOOR

### Bedroom 1

3.52m max. × 2.90m 11'6" max. × 9'6"

### Bedroom 2

2.96m × 2.61m 9'9" × 8'7"

### Bedroom 3

2.96m × 1.90m 9'9" × 6'3"



**Discover more about this development**



**View our current availability**

\*\*Plot specific windows to plots 16 & 18. †Plot specific window. 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. 49414/January 2025.





# The Crayford

3 BEDROOM HOME, TOTAL 842 sq. ft. / 78.21 sq. m.



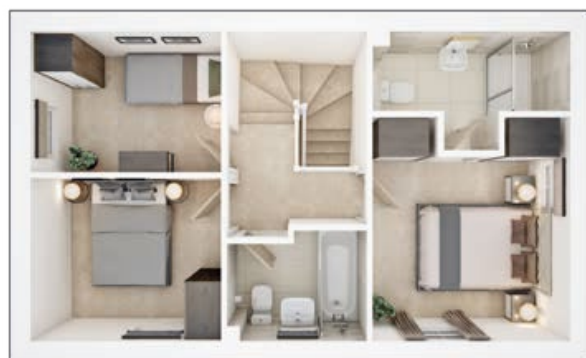
## GROUND FLOOR

### Kitchen/Dining Area

4.74m × 2.85m      15'7" × 9'4"

### Living Room

4.74m × 3.02m      15'7" × 9'11"



## FIRST FLOOR

### Bedroom 1

3.43m × 3.02m      11'3" × 9'11"

### Bedroom 2

2.91m × 2.50m      9'7" × 8'3"

### Bedroom 3

2.91m × 2.15m      9'7" × 7'1"

[→ Discover more about this development](#)

[→ 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. 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. 49414/January 2025.





# The Harlow

3 BEDROOM DETACHED HOME, TOTAL 903 sq. ft. / 83.94 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.96m × 3.05m      16'3" × 10'0"

### Living Room

4.96m × 2.97m      16'3" × 9'9"



## FIRST FLOOR

### Bedroom 1

3.61m × 3.11m      11'10" × 10'3"

### Bedroom 2

2.97m × 2.72m      9'9" × 8'11"

### Bedroom 3

2.97m × 2.15m      9'9" × 7'1"



[Discover more about this development](#)



[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. 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. 49414/January 2025.





# The Henlow

**3 BEDROOM TERRACED LIFETIME HOME, TOTAL 1,007 sq. ft. / 93.60 sq. m.**



## GROUND FLOOR

### Kitchen/Dining Area

4.88m × 4.67m max. 16'0" × 15'4" max.

### Living Room

4.14m × 3.80m max. 13'7" × 12'6" max.



## FIRST FLOOR

### Bedroom 1

3.80m max. × 3.36m 12'6" max. × 11'0"

### Bedroom 2

3.81m × 2.75m 12'6" × 9'0"

### Bedroom 3

4.67m × 2.04m 15'4" × 6'9"



**Discover more about this development**



**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. 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. 49414/January 2025.





# The Kingsley

4 BEDROOM DETACHED HOME, TOTAL 1,141 sq. ft. / 106.03 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.00m × 3.10m      19'8" × 10'2"

### Living Room

5.23m × 3.47m      17'2" × 11'5"



## FIRST FLOOR

### Bedroom 1

3.49m × 2.71m      11'6" × 8'11"

### Bedroom 2

3.57m × 2.70m      11'9" × 8'11"

### Bedroom 3

3.20m × 2.97m      10'6" × 9'9"

### Bedroom 4

2.41m × 2.23m      7'11" × 7'4"



**Discover more about this development**



**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. 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. 49414/January 2025.





# The Monmore

4 BEDROOM DETACHED HOME, TOTAL 1,346 sq. ft. / 125.06 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.47m max. × 3.29m 21'2" max. × 10'10"

### Living Room

4.65m × 3.16m 15'3" × 10'4"



## FIRST FLOOR

### Bedroom 1 max.

4.21m × 4.14m 13'10" × 13'7"

### Bedroom 2

3.74m × 3.08m 12'4" × 10'2"

### Bedroom 3

3.96m max. × 3.03m 13'0" max. × 10'0"

### Bedroom 4

3.08m × 2.01m 10'2" × 6'7"

[→ Discover more about this development](#)

[→ 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. 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. 49414/January 2025.





# The Owlerton

4 BEDROOM HOME, TOTAL 1,320 sq. ft. / 122.70 sq. m.



\*\*



\*\*

\*\*



## GROUND FLOOR

### Kitchen/Dining Area

4.60m x 4.38m max.

15'1" x 14'5" max.

### Living Room

4.19m x 3.54m

13'9" x 11'7"

## FIRST FLOOR

### Bedroom 2

4.81m x 2.60m

15'10" x 8'7"

### Bedroom 3

3.72m x 2.60m

12'2" x 8'7"

### Bedroom 4

3.72m x 1.91m

10'4" x 6'3"

## SECOND FLOOR

### Bedroom 1

6.04m x 3.46m

19'10" x 11'4"



Discover more about this development



View our current availability

\*\*Plot specific windows to plots 9, 20, 72, 75 & 90. 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. 49414/January 2025.





# The Shawfield

4 BEDROOM TERRACED HOME, TOTAL 1,377 sq. ft. / 128.01 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.96m x 3.23m 16'4" x 10'7"

### Living Room

4.96m x 3.23m 16'4" x 10'7"



## FIRST FLOOR

### Bedroom 1

3.67m max. x 3.23m 12'1" max. x 10'7"

### Bedroom 4

3.23m x 2.95m 10'7" x 9'9"



## SECOND FLOOR

### Bedroom 2

4.30m x 3.23m 14'1" x 10'7"

### Bedroom 3

4.30m x 3.23m 14'1" x 10'7"



[Discover more about this development](#)



[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. 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. 49414/January 2025.





# The Thornton

4 BEDROOM DETACHED HOME, TOTAL 1,336 sq. ft. / 124.16 sq. m.



\*\*

## GROUND FLOOR

### Kitchen/Dining Area

8.11m x 3.31m max. 26'7" x 10'10" max.

### Living Room

4.73m x 3.51m 15'7" x 11'6"

### Study

2.22m x 2.12m 7'3" x 7'0"



## FIRST FLOOR

### Bedroom 1

3.57m x 3.53m 11'9" x 11'7"

### Bedroom 2

3.70m max. x 3.39m 12'2" max. x 11'12"

### Bedroom 3

3.38m x 2.83m 11'1" x 9'4"

### Bedroom 4

3.50m max. x 2.30m 11'6" max. x 7'7"

[→ Discover more about this development](#)

[→ View our current availability](#)

\*\*Plot specific windows to plot 93. 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. 49414/January 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.



## First time buyer?

---

 Here's how we can help

## Existing home owner?

---

 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 Executive on  
**01793 680 419.**



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



**Book an appointment**



**How to buy a home**



**ROBIN GARDENS** Lady Lane, Swindon, Wiltshire, SN25 4DN

**CONTACT US ON 01793 680 419**

## **Taylor Wimpey**