

**Taylor
Wimpey**

HAMPDEN VIEW

COSTESSEY | NORFOLK



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.

HAMPDEN VIEW. A VERY SPECIAL PLACE TO BE

Set in the heart of Costessey in Norfolk, Hampden View is ready to welcome new residents to this beautiful village.

We're proud to introduce to you, Hampden View. Offering an elegant collection of 2, 3, 4 and 5 bedroom, energy efficient homes, there's a place for everyone.

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.

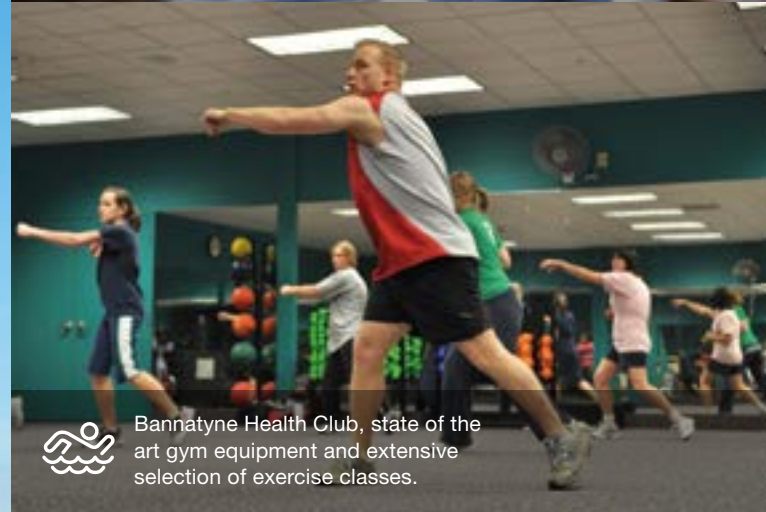
LIVE AND LOVE VILLAGE LIFE

Life in Costessey is just what you'd expect from a quaint English village; tranquil surroundings, a caring community, and convenient links to surrounding areas. Only 5.5 miles away from other Norfolk towns such as Norwich, the village of Costessey acts as an ideal retreat from the hustle and bustle of everyday life.

Experience a wealth of amenities on your doorstep with supermarkets, high street shops and large open spaces all within reach. If you fancied a change of pace, you could venture out to neighbouring towns such as Norwich and explore with friends and family.



The Harte Pub, serving food that is fresh and locally sourced.



Bannatyne Health Club, state of the art gym equipment and extensive selection of exercise classes.



Norwich City, the perfect place for a night out with your friends and family.

THE PERFECT PLACE TO BE

Ideally placed to take advantage of both town and countryside, local routes benefit from access to the A47 in 3 miles and A11 in 4.2 miles. If you prefer to travel by rail however, Norwich Station can be reached in 19 minutes and offers frequent services into London Liverpool Street Station in 1 hour and 55 minutes, opening up the possibilities of the capital.



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).



Norwich International Airport, adventure across Europe from your doorstep.



Middletons Steakhouse and Grill, ensuring a delightfully fresh meal every time you visit.



Norwich Castle Museum & Art Gallery, a medieval building offering galleries and guided tours.



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



Backed by HM Government

Help to Buy: Equity Loan 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.



Get to know

HAMPDEN VIEW

COSTESSEY | NORFOLK

In the heart of this classic English village, Hampden View offers an elegant collection of 2, 3, 4 and 5 bedroom homes.

This attractive lodge farm development is located on the western fringes of the new Costessey settlement area.

*ah/r = Rental homes
†ah/so = Shared ownership
BCP = Bin collection point
POS = Public open space

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. 38208 / July 2019.

5 BEDROOM HOMES



The Bedford

5 bedroom home

Plots: 297 & 298



The Winterford

5 bedroom home

Plots: 286, 294, 406, 414, 478, 498, 500 & 503

4 BEDROOM HOMES



The Midford

4 bedroom home

Plots: 283, 292, 323, 372, 374, 411, 436, 441, 475, 508 & 509



The Eskdale

4 bedroom home

Plot: 394



The Kentdale

4 bedroom home

Plots: 287, 293, 306, 307, 373, 389, 392, 404, 412, 420, 479, 481, 488 & 497



The Shelford

4 bedroom home

Plot: 359, 398, 399, 423, 431, 432, 435, 438, 447, 448, 480, 485 & 502



The Langdale

4 bedroom home

Plots: 301, 360, 395 & 407



The Thornford

4 bedroom home

Plots: 284, 300, 376, 377, 379, 380, 405, 424, 425, 434, 477, 486, 487, 501, 505 & 506



The Welford

4 bedroom home

Plots: 282, 285, 295, 296, 299, 375, 378, 381, 396, 397, 413, 415, 421, 422, 426-430, 433, 437, 442, 446, 476, 484, 499, 504 & 507



4 bedroom home

Plots: 331*, 456* & 457*

3 BEDROOM HOMES



The Gosford

3 bedroom home

Plots: 288-291, 366, 367, 370, 371, 390, 391, 408-410, 417, 440, 443-445, 482, 483 & 490-496



The Easdale

3 bedroom home

Plots: 365, 416, 439 & 489



The Yewdale

3 bedroom home

Plots: 364 & 393



The Crofton

3 bedroom home

Plots: 302-305, 308-310, 368, 369, 387, 388, 418 & 419



3 bedroom home

Plots: 316*, 317*, 330*, 332*, 333*, 336*, 449*, 450*, 451*, 460*, 461† & 470-472†

2 BEDROOM HOMES



The Belford

2 bedroom home

Plots: 311-313, 361-363 & 400-403



2 bedroom home

Plots: 314*, 315*, 318-322*, 324†, 325†, 329*, 334*, 335*, 337-340*, 357*, 358*, 382-384*, 385†, 386†, 454*, 455*, 458*, 459*, 462*, 463*, 473† & 474†

1 BEDROOM HOMES



1 bedroom home

Plots: 326-328*, 341-344*, 452* & 453*

APARTMENTS



1 & 2 bedroom apartments

Plots: 345-350*, 351-356* & 464-469*



Taylor Wimpey

THE WINTERFORD

5 BEDROOM HOME

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THE WINTERFORD

A spacious family home offering space for relaxing and entertaining. The entrance hall opens to two reception rooms, a study and a guest cloakroom. A kitchen/dining area with double doors opening onto the private rear garden completes the ground floor. Upstairs, the landing leads to a well proportioned en suite master bedroom, three further spacious double bedrooms, one with en suite, and a further bedroom, plus the main bathroom.

TOTAL 193.9 sq. m. / 2,088 sq. ft.

GROUND FLOOR



Kitchen/Dining area	6.36m x 3.83m	20'11" x 12'7"
Living room	5.22m x 4.12m	17'2" x 13'7"
Family room	4.74m x 3.56m	15'7" x 11'8"
Study	2.97m x 2.60m	9'9" x 8'6"

FIRST FLOOR



Master bedroom	4.05m x 3.56m	13'4" x 11'8"
Bedroom 2	3.79m x 3.49m	12'5" x 11'5"
Bedroom 3	3.95m x 2.66m	13'0" x 8'9"
Bedroom 4	3.44m x 2.75m	11'3" x 9'0"
Bedroom 5	2.76m x 2.71m	9'1" x 8'1"

Plots: 286, 294, 406, 414, 478, 498, 500 & 503

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. 38211 / July 2019

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THE BELFORD

The Belford is ideal for first-time buyers or downsizers keen to enjoy open-plan living. The kitchen/living/dining area features double doors which open out to the rear garden. A guest cloakroom and a storage cupboard complete the ground floor. On the first floor, the master bedroom features an en suite shower room. A second double bedroom is also located off the landing, along with the main bathroom.

TOTAL 62.8 sq. m. / 676 sq. ft.

GROUND FLOOR



Kitchen	2.74m × 2.11m	9'0" × 6'11"
Living/Dining area	3.98m × 3.75m	13'1" × 12'4"

FIRST FLOOR



Master bedroom	3.11m × 2.97m	10'3" × 9'9"
Bedroom 2	3.98m <i>max</i> × 2.52m	13'11" <i>max</i> × 8'3"

 **Plots:** 311–313, 361–363 & 400–403

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THE GOSFORD

3 BEDROOM HOME

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THE GOSFORD

The Gosford appeals to first-time buyers, couples and families. The kitchen/dining area opens through double doors to the rear garden, making it perfect for entertaining. The living room, a guest cloakroom and a store cupboard complete the ground floor. The first floor comprises the en suite master bedroom, the main bathroom, a further double bedroom and a bedroom which could provide a dedicated workspace or playroom.

TOTAL 79.1 sq. m. / 852 sq. ft.

GROUND FLOOR




Kitchen/Dining area	4.26m × 3.69m	14'0" × 12'1"
Living room <i>max</i>	4.72m × 2.87m	15'6" × 9'5"

FIRST FLOOR



Master bedroom <i>min</i>	2.96m × 2.83m	9'9" × 9'4"
Bedroom 2	3.30m × 2.63m	10'10" × 8'8"
Bedroom 3	3.55m <i>max</i> × 2.00m	11'8" <i>max</i> × 6'7"

 **Plots:** 288–291, 366, 367, 370, 371, 390, 391, 408–410, 417, 440, 443–445, 482, 483 & 490–496

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THE MIDFORD

4 BEDROOM HOME

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THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in The Midford. The kitchen/dining area leads through double doors to the rear garden and a handy utility room provides a useful space. A living room, a guest cloakroom and an under stairs cupboard complete the ground floor. The en suite master bedroom is found upstairs, along with three further bedrooms, the main bathroom.

TOTAL 107.1 sq. m. / 1,153 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:** 283, 292, 323, 372, 374, 411, 436, 441, 475, 508 & 509

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THE SHELFORD

The Shelford offers plenty of space for day-to-day living as well as relaxing and entertaining. The hallway leads to the kitchen/dining area, which has double doors to the rear garden maximising the natural light. A living room and separate study are found at the front of the property. An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL 126.3 sq. m. / 1,360 sq. ft.

GROUND FLOOR



Kitchen/Dining area	8.10m × 3.24m <i>max</i>	26'7" × 10'8" <i>max</i>
Living room	4.74m × 3.88m	15'7" × 12'9"
Study	2.64m × 2.10m	8'8" × 6'11"

FIRST FLOOR



Master bedroom <i>max</i>	3.88m × 3.76m	12'9" × 12'4"
Bedroom 2 <i>max</i>	4.22m × 3.07m	13'10" × 10'1"
Bedroom 3 <i>max</i>	3.43m × 3.09m	11'3" × 10'2"
Bedroom 4 <i>max</i>	3.89m × 2.75m	12'9" × 9'0"

Plots: 359, 398, 399, 423, 431, 432, 435, 438, 447, 448, 480, 485 & 502

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. 38211 / July 2019

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THE THORNFORD

4 BEDROOM HOME

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THE THORNFORD

The Thornford is a traditional double fronted home with substantial accommodation for growing families. The kitchen leads through double doors to the dining room, which opens out to the rear garden. The living room also has double doors to the garden. There's also a family room/study, plus a guest cloakroom downstairs. Upstairs, the landing leads to the en suite master bedroom, three further spacious double bedrooms and the main bathroom.

TOTAL 143.3 sq. m. / 1,543 sq. ft.

GROUND FLOOR




Kitchen	4.79m x 3.32m	15'9" x 10'11"
Dining room	3.91m x 3.26m	12'10" x 10'8"
Living room	4.74m x 3.91m	15'7" x 12'10"
Family room/Study	3.07m x 2.66m	10'1" x 8'9"

FIRST FLOOR



Master bedroom	4.68m <i>max</i> x 3.25m <i>min</i>	15'4" <i>max</i> x 10'8" <i>min</i>
Bedroom 2	4.00m x 3.32m	13'2" x 10'11"
Bedroom 3 <i>max</i>	4.72m x 3.36m	15'6" x 11'0"
Bedroom 4	3.81m x 2.53m	12'6" x 8'4"

 **Plots:** 284, 300, 376, 377, 379, 380, 405, 424, 425, 434, 477, 486, 487, 501, 505 & 506

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THE BEDFORD

5 BEDROOM HOME

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THE BEDFORD

The Bedford is a spacious family home perfect for day-to-day living as well as relaxing and entertaining. The ground floor comprises a kitchen/family area with breakfast bar and a welcoming living room, both boasting double doors to the rear garden, a separate dining room and study. Upstairs, the landing leads to four double bedrooms, including one with an en suite shower room and one with an en suite bathroom.

TOTAL 186.2 sq. m. / 2,004 sq. ft.

GROUND FLOOR



Kitchen/Family area <i>max</i>	5.82m × 3.36m	19'1" × 11'0"
Living room <i>max</i>	5.86m × 4.61m	19'3" × 15'2"
Dining room <i>max</i>	3.75m × 3.39m	12'4" × 11'1"
Study <i>max</i>	3.39m × 2.88m	11'1" × 9'6"

FIRST FLOOR



Master bedroom <i>max</i>	4.67m × 4.32m	15'4" × 14'2"
Bedroom 2 <i>max</i>	4.02m × 3.05m	13'2" × 10'0"
Bedroom 3 <i>max</i>	4.32m × 2.91m	14'2" × 9'7"
Bedroom 4	3.41m × 3.28m	10'2" × 10'9"
Bedroom 5	3.08m × 2.33m	10'1" × 7'8"

 Plots: 297 & 298

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THE WELFORD

4 BEDROOM HOME

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THE WELFORD

The Welford is a 4 bedroom property which will appeal to growing families or professional couples looking to upsize. The central entrance hallway leads to an open-plan kitchen/dining area opening through double doors to the rear garden. A separate living room, study and guest cloakroom complete the ground floor layout. Upstairs, the master bedroom has an en suite shower room, 3 further double bedrooms and the family bathroom.

TOTAL 154.9 sq. m. / 1,667 sq. ft.

GROUND FLOOR



Kitchen/Dining area	8.80m × 3.37m	28'10" × 11'11"
Living room	5.18m × 3.83m	17'0" × 12'7"
Study	3.10m × 2.62m	10'2" × 8'7"

FIRST FLOOR



Master bedroom	4.60m × 4.52m	15'1" × 14'10"
Bedroom 2	4.24m × 4.16m	13'11" × 13'8"
Bedroom 3	4.35m × 2.60m	14'3" × 8'6"
Bedroom 4	3.97m × 3.00m	13'1" × 9'10"

 **Plots:** 282, 285, 295, 296, 299, 375, 378, 381, 396, 397, 413, 415, 421, 422, 426–430, 433, 437, 442, 446, 476, 484, 499, 504 & 507

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THE CROFTON

The Crofton townhouse has bags of versatility to appeal to growing families or professional couples. The hallway leads to the living/dining area with double doors to the rear garden. There's also a fitted kitchen/breakfast area, a guest cloakroom and storage downstairs. Two bedrooms and the family bathroom are located on the first floor. A private staircase leads to the master suite, which features an en suite shower room and a dressing area.

TOTAL 105.1 sq. m. / 1,132 sq. ft.

GROUND FLOOR



Kitchen/Breakfast area *max*
3.43m x 3.03m 11'3" x 10'0"

Living room/Dining area
4.78m x 3.70m 15'8" x 12'2"

FIRST FLOOR



Bedroom 2
4.79m x 3.37m 15'9" x 11'1"

Bedroom 3
2.90m x 2.56m 9'6" x 8'5"

SECOND FLOOR



Bedroom 1 *max excl. dormer*
6.20m x 3.66m 20'4" x 12'0"

Plots: 302–305, 308–310, 368, 369, 387, 388, 418 & 419

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THE EASEDALE

3 BEDROOM HOME

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THE EASEDALE

The Easedale would ideally suit a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the garden. There's also a guest cloakroom downstairs. Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, the main bathroom and a bedroom which could alternatively be used as a study or nursery.

TOTAL 85.1 sq. m. / 917 sq. ft.

GROUND FLOOR



Kitchen/Dining area	5.10m x 3.02m	16'9" x 9'11"
Living room	5.10m x 3.02m	16'9" x 9'11"

FIRST FLOOR



Master bedroom	3.78m x 3.08m	12'5" x 10'1"
Bedroom 2	3.02m x 2.86m	9'1" x 9'5"
Bedroom 3	3.02m x 2.15m	9'11" x 7'1"

Plots: 365, 416, 439 & 489

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THE YEWDAL

3 BEDROOM HOME

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THE YEWDAL

The 3 bedroom Yewdale is a family size property with plenty of space for contemporary living. A dual aspect living room has double doors out to the private rear garden, while there's also a light and airy kitchen/dining area and useful cloakroom off the entrance hallway. The en suite master bedroom is found upstairs, along with two further well-proportioned bedrooms and the family bathroom.

TOTAL 85.1 sq. m. / 917 sq. ft.

GROUND FLOOR



Kitchen/Dining area	5.10m x 3.02m	16'9" x 9'11"
Living room	5.10m x 3.02m	16'9" x 9'11"

FIRST FLOOR



Master bedroom	3.78m x 3.08m	12'5" x 10'1"
Bedroom 2	3.02m x 2.86m	9'11" x 9'5"
Bedroom 3	3.02m x 2.15m	9'11" x 7'1"

Plots: 364 & 393

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. 38211 / July 2019

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THE ESKDALE

4 BEDROOM HOME

Images may 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 ask for further details.

THE ESKDALE

There's a wealth of space to cater for families in The Eskdale. A large kitchen/dining area forms the heart of the home, with a handy utility area providing access to outside. A spacious living room has double doors to the garden, while there's also a guest cloakroom and storage closet off the hallway. Three double bedrooms, including the master with en suite facilities, and the main bathroom, occupy the first floor.

TOTAL 111.9 sq. m. / 1,205 sq. ft.

GROUND FLOOR



Kitchen	3.58m x 2.86m	11'9" x 9'5"
Dining area	3.14m x 2.77m	10'4" x 9'1"
Living room	6.02m x 3.45m	19'9" x 11'4"

FIRST FLOOR



Master bedroom <i>max</i>	3.51m x 3.40m	11'7" x 11'2"
Bedroom 2	3.64m x 2.98m	11'11" x 9'10"
Bedroom 3 <i>max</i>	3.05m x 2.95m	10'0" x 9'8"
Bedroom 4 <i>max</i>	3.09m x 2.53m	10'2" x 8'4"

Plots: 394

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. 38211 / July 2019

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THE KENTDALE

4 BEDROOM HOME

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THE KENTDALE

The Kentdale will appeal to growing families in search of extra space. The central entrance hallway leads to a large dual aspect living room opening through double doors to the private garden, plus a spacious kitchen/dining area with utility space. Upstairs, the master bedroom has an en suite shower room, and there are also two further double bedrooms and a well-proportioned fourth bedroom, as well as a family bathroom.

TOTAL 111.9 sq. m. / 1,205 sq. ft.

GROUND FLOOR



Kitchen	3.58m x 2.86m	11'9" x 9'5"
Dining area	3.16m x 2.77m	10'4" x 9'1"
Living room	6.02m x 3.45m	19'9" x 11'4"

FIRST FLOOR



Master bedroom <i>max</i>	3.51m x 3.40m	11'7" x 11'2"
Bedroom 2	3.64m x 2.98m	11'11" x 9'10"
Bedroom 3 <i>max</i>	3.05m x 2.95m	10'0" x 9'8"
Bedroom 4 <i>max</i>	3.09m x 2.53m	10'2" x 8'4"

 **Plots:** 287, 293, 306, 307, 373, 389, 392, 404, 412, 420, 479, 481, 488 & 497

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Taylor Wimpey



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THE LANGDALE

4 BEDROOM HOME

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THE LANGDALE

The Langdale has been designed to offer extra space for growing families. A dual aspect living room and a spacious kitchen/breakfast/family area both open through double doors to the rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout. The en suite master bedroom is found on the first floor, along with three further double bedrooms and the family bathroom.

TOTAL 140.0 sq. m. / 1,507 sq. ft.

GROUND FLOOR



Kitchen/Breakfast/Family area	6.82m x 3.44m	22'5" x 11'3"
Dining area	3.41m x 3.05m	11'2" x 10'0"
Living room	4.56m x 4.49m	15'0" x 14'9"

FIRST FLOOR



Master bedroom <i>max</i>	6.07m x 3.44m	19'11" x 11'3"
Bedroom 2 <i>min</i>	4.56m x 3.08m	15'0" x 10'1"
Bedroom 3 <i>min</i>	3.05m x 2.98m	10'0" x 9'8"
Bedroom 4 <i>max</i>	3.48m x 2.68m	11'5" x 8'10"

Plots: 301, 360, 395 & 407

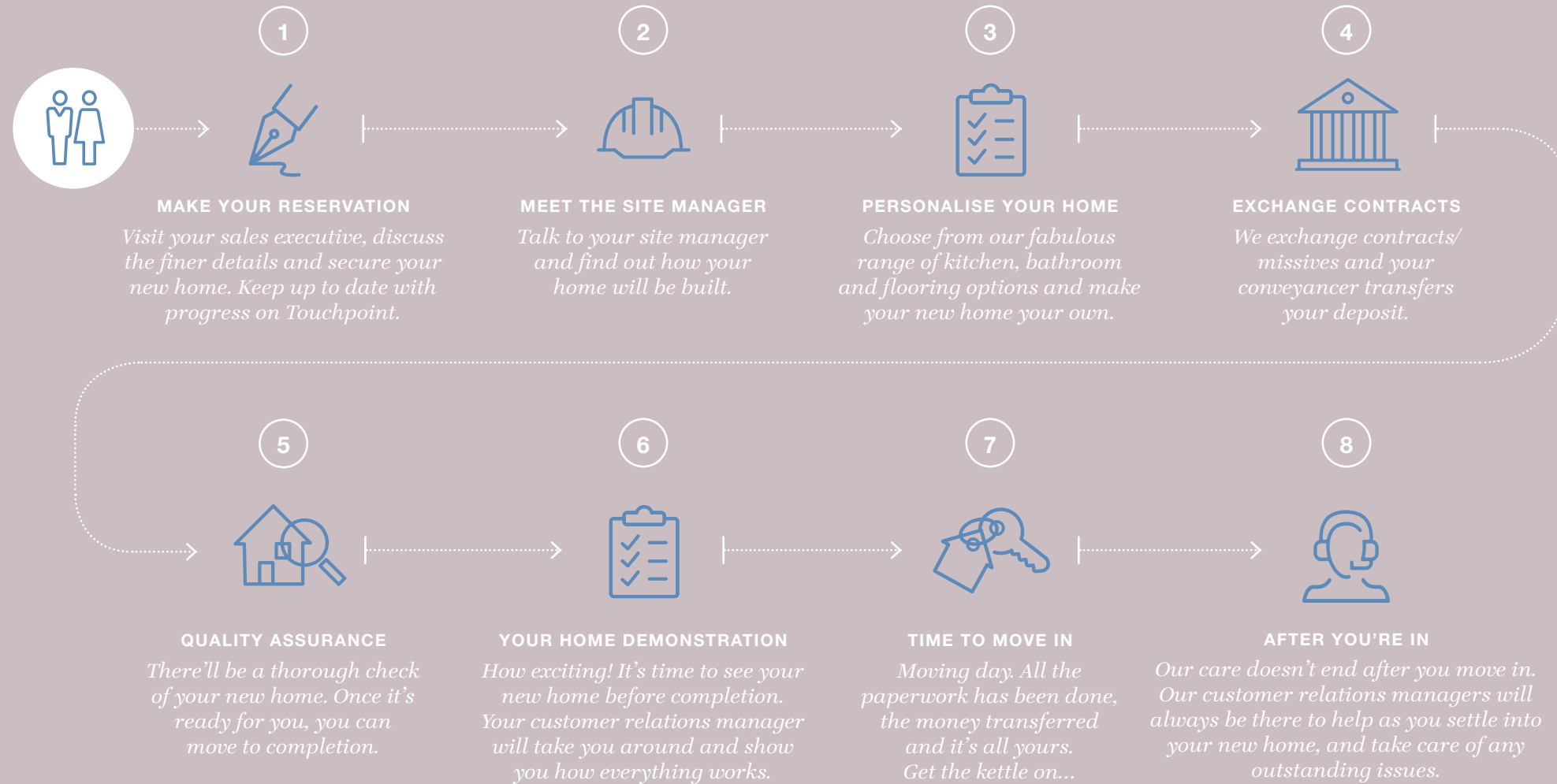
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FROM LOOKING ROUND TO MOVING IN...



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FROM THE A47 SOUTHERN BYPASS:

- Take the exit for the A1074 Royal Norfolk Showground.
- Follow the signs for Costessey, turning right at the first roundabout
- Take the second exit at the next roundabout, onto Dereham Road.
- Hampden View can be found on the right-hand side.

FROM NORWICH CITY CENTRE:

- Take the A1074 Dereham Road
- Continue on this road, passing through Costessey and Bowthorpe.
- Proceed straight ahead on the A1074 at the Bowthorpe roundabout.
- Hampden View can be found on the left-hand side.

