



Valiant Fields Phase 2

UPPER LIGHTHORNE, WARWICKSHIRE

A beautiful collection of one, two, three, four and five bedroom homes nestled in the new village of Upper Lighthorne, Warwickshire.

Taylor
Wimpey

Contents



Welcome to Valiant Fields

The beautiful development of Valiant Fields is perfectly placed between Warwick and Banbury, and nestled in the heart of Warwickshire countryside, close to allotments and green spaces, offering the perfect place to call home.

Valiant Fields offers a range of 1 - 5 bedroom homes and 1 - 2 bedroom apartments with flexible living spaces that is perfect for modern lifestyles.



[View the site plan](#)

Love village life

Upper Lighthorne is a new and upcoming village community located close to the historic RAF Gaydon site. The village itself will feature a variety of shops and amenities including a doctors surgery and community centre. Whilst larger towns such as Warwick and Leamington Spa are a short drive away and offer an array of high street shops, bars and restaurants.

Warwickshire countryside



Less than two miles from the rural village Gaydon



Take a trip to the nearby Compton Verney



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.



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, 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[†]

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[†]

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

	1 Bed	2 Bed		3 Bed						4 Bed						5 Bed
	Maisonette	Beaford	Avonsford	Eynsford	Brambleford	Tetford	Keeford	Aynesdale	Harrton	Bittesford	Plumdale	Rightford	Kitham	Witherstead	Raynford	Dunnerton
Kitchens																
Fitted kitchen with choice of door fronts*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of post formed laminate worktops with matching upstand*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel electric oven and built-in gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel splashback above hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1.5 bowl sink and drainer with single lever mixed tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing for washing machine†	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing for dishwasher†	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Space for fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms, en suites, utility and cloakrooms																
Ensuite		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
Sanitary Ware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome taps and fittings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of splashback tiling from selected range*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fans to wet areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Central Heating / hot water system																
Fully programmable gas central heating providing hot water	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Waste water heat recovery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smart Heating controls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cavity wall insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Loft insulation in line with building regulations	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

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Specification of our houses

	1 Bed	2 Bed		3 Bed						4 Bed						5 Bed
	Maisonette	Beaford	Avonsford	Eynsford	Brambleford	Tetford	Keeford	Aynesdale	Harrton	Bittesford	Plumdale	Rightford	Kitham	Witherstead	Raynford	Dunnerton
Electrical features																
Power points in line with NHBC requirements	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
One double socket in kitchen to incorporate USB charging points	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains operated smoke detectors interconnected with battery back up	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light and power socket to garage (Refer to planning layout for garage positions)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wiring for external light to rear	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White sockets and switches throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Security and Safety																
Mains operated smoke detectors supplied in line with building regulations	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with multi locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gardens, Paths and drives																
1.8m fencing to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Planted front garden - refer to landscape layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish buff concrete slabs to pathways and patios	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Finishing touches																
White emulsion to walls and ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White paint to woodwork	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White doors with chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC 10 year warranty																
NHBC 10 year Buildmark policy	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



Find out more

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Apartments - Included as standard

From the external features to the finishing touches, every detail of our apartments is designed with our customers in mind.

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You'll find a complete list of all items that come as standard in your apartment 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 and extractor fan too.

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 a 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.



Internal doors

Modern doors, complete with polished chrome handles give a sleek, contemporary feel throughout your home. From the main bedroom to the bathroom, each door is of the same high specification.



Electrics

An intercom system will finish the exterior of your apartment, while inside you can choose if your plug sockets come with or without USB ports. Optical heat and smoke alarms will also be fitted.



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Specification of our apartments

Kitchens	The Blackthorn	The Hawthorn
Choice of symphony kitchen units up to stage 40 with upstands and stainless steel splash back to cooker	✓	✓
Electric Single Oven	✓	✓
Four ring Stainless steel gas hob with integrated extractor hood	✓	✓
Stainless steel 1.5 bowl sink and drainer with single lever mixed tap	✓	✓
Plumbing for washing machine [†]	✓	✓
Plumbing for dishwasher [†]	✓	✓
Space for fridge/freezer	✓	✓
Bathrooms		
Ensuite		✓
Sanitary Ware	✓	✓
Chrome taps and fittings	✓	✓
Choice of splashback tiling and bathroom tiling from selected range*	✓	✓
Extractor fans to wet areas	✓	✓
Central Heating / hot water system		
Fully programmable gas central heating providing hot water	✓	✓
Cavity wall insulation	✓	✓
Electrical, Windows and Joinery		
Mains operated smoke detectors interconnected with battery back up	✓	✓
Standard Electrical Sockets - Please refer to electrical drawings	✓	✓
White sockets and switches throughout	✓	✓
Chrome lever furniture to internal and external doors	✓	✓
Newark internal doors	✓	✓
Front doors fitted with multi locking system	✓	✓

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Specification of our apartments

External Features	The Blackthorn	The Hawthorn
Car charging point	✓	✓
UPVC glazed windows and external doors with easy lock hinges, lockable fasteners and white handles with chrome locks	✓	✓
GRP front and rear doors wear applicable	✓	✓
Choice of BT Fibre or hyperoptics as per electrical layouts	✓	✓
Intercom for apartments	✓	✓
Chrome House Numbers	✓	✓
Finishing touches		
Heathcliff Crown matte finish emulsion to walls and ceilings	✓	✓
NHBC 10 year warranty		
NHBC 10 year Buildmark policy	✓	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓	✓



Find out more

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Your new low-energy home

Welcome to your brand new Taylor Wimpey home, ready for you to make your own, and designed and built with the highest quality materials and specifications. In accordance with the latest building regulations, your home includes a variety of energy-efficient features to help you save energy, lower your bills and reduce your carbon footprint.

What are the new building regulations?

The latest building regulations sets the minimum standards for the energy efficiency and ventilation of new buildings. These standards are designed to make significant improvements to the construction of new homes.

The improvements included in your home

Our homes include a range of energy-efficient features, including triple glazing, electric vehicle chargers*, solar panels* and waste water heat recovery. Each of these features help to reduce the energy required to run your home without compromising on comfort or convenience.

The benefits to you

With all these features in your new home, you'll reap the rewards from the day you move in. Better insulation and sustainable energy sources mean a lower carbon footprint and lower energy bills.



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.
*Selected plots only

Features you might find in your new home

Your new home will include a variety of energy-efficient features to help you save energy and reduce your carbon footprint, including:

Well-insulated building fabric

Better insulation in your walls and roof and high-performance glazing means your home loses less heat in winter, and it cools down slower in summer, so you'll always enjoy a comfortable temperature.



Energy-generating solar panels

With solar panels, your home can generate its own renewable energy to generate a proportion of your home's electricity requirements.



EV Chargers

Your new home will come with EV chargers, making it easy to charge your electric vehicle right at home. This eco-friendly feature helps reduce your carbon footprint, allowing you to embrace green living with ease and enjoy a more sustainable lifestyle.



See Inside Our Thermal Efficient Homes

We work hard to make a new home airtight by preventing heat loss through the windows, doors, walls, roof, and floor. These measures can help to save money on energy bills and create a more comfortable and energy-efficient home.



Thermal Lintels



Triple Glazing



Well Insulated Front Door



Thermally Efficient Home



Layers Of Loft Insulation



Brick And Block Wall With Fully Insulated Cavity



Insulated Beam And Block Floor

Convert Sunlight Into Electricity For The Home

Sleek solar photovoltaic (PV) systems are integrated into the roof to provide a renewable source of energy. Low maintenance and with no moving parts, the solar PV panels will generate a proportion of your home's electricity requirements, reducing its energy demand and reliance on the grid.



1. Light

The Sun gives off light, even on cloudy days

2. The Panels

Solar Photovoltaic (PV) cells on the panels turn the light into DC electricity

3. The Inverter

The current flows into an inverter which converts it into AC electricity ready to use

4. The Electricity

The current is fed through a meter and then into your home's consumer unit. The meter will measure all of the electricity generated by the solar PV system

5. Powering the Home

Plug in and switch on. Your system will automatically use the free electricity you've generated, then switch back to the grid as needed

6. The National Grid

Any electricity you don't use is exported to the grid for others to use.

Energy-efficient features

Features	
Waste water heat recovery	✓
Thermal lintel	✓
Triple glazing	✓
Solar panels	✓
Smart heating controls	✓
EV Chargers	✓

[→ Find out more](#)



**Taylor
Wimpey**

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Our homes



[View the site plan](#)



The Blackthorn apartments

1 BEDROOM HOME, TOTAL 503 sq ft



BLOCK 1
PLOTS 275-280

279	280
277	278
275	276

BLOCK 2
PLOTS 281-286

285	286
283	284
281	282



BLOCK 1
PLOTS 275-280

279	280
277	278
275	276

BLOCK 2
PLOTS 281-286

285	286
283	284
281	282

PLOTS 275 & 281

Kitchen

3.20m × 2.10m 10' 5" × 6' 9"

Reception

4.30m × 3.50m 14' 1" × 11' 5"

Bedroom 1

3.90m × 3.50m 12' 8" × 11' 5"

Bathroom

2.10m × 2.00m 6' 9" × 6' 5"

PLOTS 276 & 282

Kitchen

3.20m × 2.10m 10' 5" × 6' 9"

Reception

4.30m × 3.50m 14' 1" × 11' 5"

Bedroom 1

3.90m × 3.50m 12' 8" × 11' 5"

Bathroom

2.10m × 2.00m 6' 9" × 6' 5"



View our current availability

*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. 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. TWM 81362 / April 2025



The Blackthorn apartments

1 BEDROOM HOME, TOTAL 503 sq ft



BLOCK 1 PLOTS 275-280		BLOCK 2 PLOTS 281-286	
279	280	285	286
277	278	283	284
275	276	281	282



BLOCK 1 PLOTS 275-280		BLOCK 2 PLOTS 281-286	
279	280	285	286
277	278	283	284
275	276	281	282

PLOTS 277 & 283

Kitchen

3.20m × 2.10m 10' 5" × 6' 9"

Reception

4.30m × 3.50m 14' 1" × 11' 5"

Bedroom 1

3.90m × 3.50m 12' 8" × 11' 5"

Bathroom

2.10m × 2.00m 6' 9" × 6' 5"

PLOT 278 & 284

Kitchen

3.20m × 2.10m 10' 5" × 6' 9"

Reception

4.30m × 3.50m 14' 1" × 11' 5"

Bedroom 1

3.90m × 3.50m 12' 8" × 11' 5"

Bathroom

2.10m × 2.00m 6' 9" × 6' 5"



View our current availability

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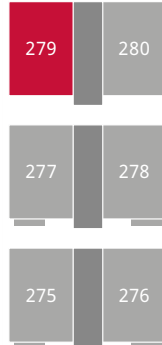


The Blackthorn apartments

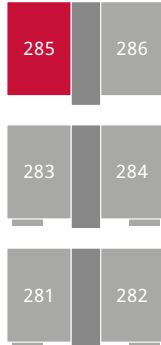
1 BEDROOM HOME, TOTAL 503 sq ft



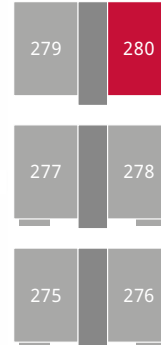
BLOCK 1
PLOTS 275-280



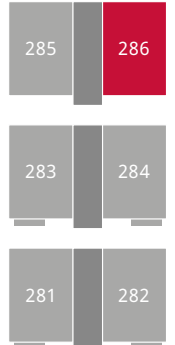
BLOCK 2
PLOTS 281-286



BLOCK 1
PLOTS 275-280



BLOCK 2
PLOTS 281-286



PLOTS 279 & 285

Kitchen

3.20m × 2.10m 10' 5" × 6' 9"

Reception

4.30m × 3.50m 14' 1" × 11' 5"

Bedroom 1

3.90m × 3.50m 12' 8" × 11' 5"

Bathroom

2.10m × 2.00m 6' 9" × 6' 5"

PLOTS 280 & 286

Kitchen

3.20m × 2.10m 10' 5" × 6' 9"

Reception

4.30m × 3.50m 14' 1" × 11' 5"

Bedroom 1

3.90m × 3.50m 12' 8" × 11' 5"

Bathroom

2.10m × 2.00m 6' 9" × 6' 5"



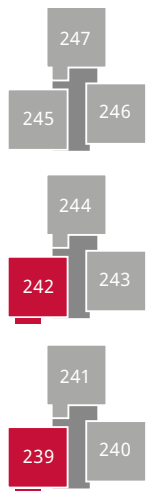
View our current availability

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The Hawthorn apartments

2 BEDROOM APARTMENTS, TOTAL 706 sq ft



PLOTS 239 & 242

Kitchen

3.00m x 2.9m 9' 8" x 9' 5"

Dining/Lounge

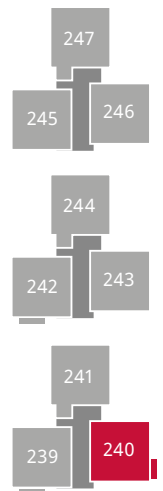
5.10m x 3.20m 16' 7" x 10' 5"

Bedroom 1

3.10m x 3.80m 10' 1" x 12' 4"

Bedroom 2

3.30m x 2.70m 10' 8" x 8' 8"



PLOT 240

Kitchen

3.00m x 2.9m 9' 8" x 9' 5"

Dining/Lounge

5.10m x 3.20m 16' 7" x 10' 5"

Bedroom 1

3.10m x 3.80m 10' 1" x 12' 4"

Bedroom 2

3.30m x 2.70m 10' 8" x 8' 8"



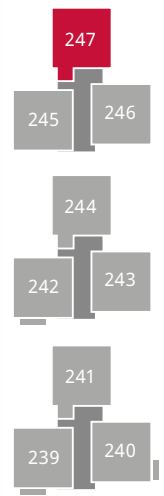
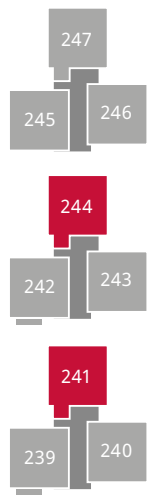
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The Hawthorn apartments

2 BEDROOM APARTMENTS, TOTAL 775 sq ft



PLOTS 241 & 244

Kitchen

3.30m x 2.80m 10' 8" x 9' 1"

Dining/Lounge

4.50m x 4.90m 14' 7" x 16' 1"

Bedroom 1

3.70m x 3.10m 12' 1" x 10' 1"

Bedroom 2

3.70m x 3.20m 12' 1" x 10' 5"

PLOT 247

Kitchen

3.30m x 2.80m 10' 8" x 9' 1"

Dining/Lounge

4.50m x 4.90m 14' 7" x 16' 1"

Bedroom 1

3.70m x 3.10m 12' 1" x 10' 1"

Bedroom 2

3.70m x 3.20m 12' 1" x 10' 5"



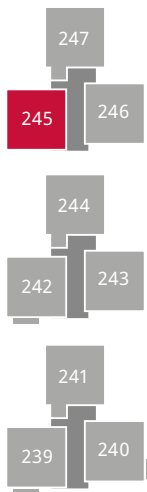
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The Hawthorn apartments

2 BEDROOM APARTMENTS, TOTAL 706 sq ft



PLOT 245

Kitchen

3.00m × 2.9m 9' 8" × 9' 5"

Dining/Lounge

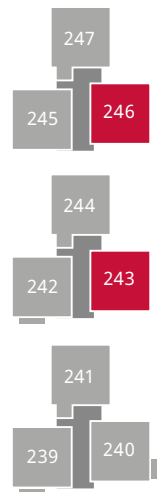
5.10m × 3.20m 16' 7" × 10' 5"

Bedroom 1

3.10m × 3.80m 10' 1" × 12' 4"

Bedroom 2

3.30m × 2.70m 10' 8" × 8' 8"



PLOTS 243 & 246

Kitchen

3.00m × 2.9m 9' 8" × 9' 5"

Dining/Lounge

5.10m × 3.20m 16' 7" × 10' 5"

Bedroom 1

3.10m × 3.80m 10' 1" × 12' 4"

Bedroom 2

3.30m × 2.70m 10' 8" × 8' 8"



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The Maisonette

1 BEDROOM HOME, TOTAL 539 sq ft / 647 sq ft



GROUND FLOOR

Kitchen

2m x 3.3m 6' 5" x 10' 8"

Lounge

3.9m x 4.1m 12' 8" x 13' 4"

Bedroom

3.8m x 3.8m 12' 6" x 12' 6"

Bathroom

2.1m x 1.9m 6' 11" x 6' 2"



FIRST FLOOR

Kitchen

2m x 4.4m 6' 6" x 14' 5"

Lounge

3.9m x 4.4m 12' 9" x 14' 5"

Bedroom

3.8m x 4.1m 12' 5" x 13' 5"

Bathroom

2.1m x 1.9m 6' 11" x 6' 2"



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The Beaford

2 BEDROOM HOME, TOTAL 778 sq ft



GROUND FLOOR

Lounge/Dining

3.76m × 4.06m

12' 4" × 13' 4"



FIRST FLOOR

Bedroom 1

3.82m × 4.06m

12' 7" × 13' 4"

Bedroom 2

2.69m × 4.06m

8' 10" × 13' 4"



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The Avonsford

2 BEDROOM HOME, TOTAL 691 sq ft



GROUND FLOOR

Lounge/Dining

4.47m x 3.61m 14' 8" x 11' 10"

Kitchen

4.34m x 1.85m 14' 3" x 6' 1"



FIRST FLOOR

Bedroom 1

3.17m x 3.61m 10' 5" x 11' 10"

Bedroom 2

2.24m x 3.61m 7' 4" x 11' 10"



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The Eynsford

3 BEDROOM HOME, TOTAL 972 sq ft



GROUND FLOOR

Lounge

4.18m x 3.43m 13' 8" x 11' 3"

Kitchen/Dining

5.07m x 3.80m 16' 8" x 12' 6"



FIRST FLOOR

Bedroom 1

4.03m x 4.03m 13' 3" x 13' 3"

Bedroom 2

3.47m x 2.15m 11' 5" x 7' 1"

Bedroom 3

2.84m x 2.42m 9' 4" x 7' 11"



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The Brambleford

3 BEDROOM HOME, TOTAL 907 sq ft



GROUND FLOOR

Lounge

3.83m x 3.95m 12' 7" x 12' 11"

Kitchen/Dining

4.74m x 2.96m 15' 6" x 9' 9"



FIRST FLOOR

Bedroom 1

3.07m x 3.05m 10' 1" x 10' 0"

Bedroom 2

3.42m x 2.51m 8' 3" x 11' 3"

Bedroom 3

2.13m x 2.35m 7' 0" x 7' 9"



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The Tetford

3 BEDROOM HOME, TOTAL 1,021 sq ft



GROUND FLOOR

Lounge

3.30m x 3.85m 10' 10" x 12' 8"

Kitchen/Dining

4.93m x 3.30m 16' 2" x 10' 10"



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 2.92m 8' 3" x 9' 9"



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The Keeford

3 BEDROOM HOME, TOTAL 1,021 sq ft



GROUND FLOOR

Lounge

3.29m × 3.81m 10' 10" × 12' 6"

Kitchen/Dining

5.41m × 2.75m 17' 9" × 9' 0"



FIRST FLOOR

Bedroom 1

4.82m × 2.79m 15' 10" × 9' 2"

Bedroom 2

3.12m × 3.99m 10' 3" × 13' 1"

Bedroom 3

2.52m × 2.96m 8' 3" × 9' 9"



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The Aynesdale

3 BEDROOM HOME, TOTAL 1,058 sq ft



GROUND FLOOR

Lounge

3.19m x 5.52m

10' 6" x 18' 1"

Kitchen/Dining

3.12m 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 Harrton

3 BEDROOM HOME, TOTAL 1,143 sq ft



GROUND FLOOR

Kitchen/Lounge

6.70m x 4.39m

22' 0" x 14' 5"



FIRST FLOOR

Bedroom 1

3.16m x 4.39m

10' 5" x 14' 5"

Bedroom 3

2.20m x 2.40m

7' 3" x 7' 10"



SECOND FLOOR

Bedroom 2

3.41m x 3.34m

11' 2" x 11' 0"



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The Witherstead

4 BEDROOM HOME, TOTAL 1,166 sq ft



GROUND FLOOR

Lounge

3.85m x 3.56m 12' 8" x 11' 8"

Kitchen/Dining

6.09m x 3.66m 20' 0" x 12' 0"



FIRST FLOOR

Bedroom 1

3.41m x 3.43m 11' 2" x 11' 3"

Bedroom 2

3.16m x 3.07m 10' 4" x 10' 1"

Bedroom 3

2.59m x 2.43m 8' 6" x 7' 11"

Bedroom 4

2.84m x 2.64m 9' 4" x 8' 8"



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The Bittesford

4 BEDROOM HOME, TOTAL 1,236 sq ft



GROUND FLOOR

Lounge

4.40m × 3.49m 14' 5" × 11' 5"

Kitchen/Dining

4.40m × 5.30m 14' 5" × 17' 5"



FIRST FLOOR

Bedroom 1

3.41m × 3.51m 11' 2" × 11' 6"

Bedroom 2

2.94m × 3.16m 9' 8" × 10' 4"

Bedroom 3

3.04m × 2.45m 10' 0" × 8' 0"

Bedroom 4

3.51m × 2.13m 11' 6" × 7' 0"



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The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq ft



GROUND FLOOR

Lounge

3.25m × 6.53m 10' 8" × 21' 5"

Kitchen/Dining

3.30m × 6.54m 10' 10" × 21' 5"



FIRST FLOOR

Bedroom 1

3.47m × 3.40m 11' 5" × 11' 2"

Bedroom 2

3.31m × 2.95m 10' 10" × 9' 8"

Bedroom 3

2.15m × 3.49m 7' 1" × 11' 6"

Bedroom 4

2.15m × 3.04m 7' 1" × 10' 0"



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The Rightford

4 BEDROOM HOME, TOTAL 1,374 sq ft



GROUND FLOOR

Lounge

4.19m × 3.19m 13' 9" × 10' 6"

Kitchen/Dining

3.31m × 8.33m 10' 10" × 27' 4"

Study

2.13m × 2.81m 7' 0" × 9' 3"



FIRST FLOOR

Bedroom 1

3.13m × 3.07m 10' 3" × 9' 10"

Bedroom 2

3.40m × 3.19m 11' 2" × 10' 6"

Bedroom 3

3.52m × 2.94m 11' 6" × 9' 8"

Bedroom 4

2.20m × 3.07m 7' 3" × 9' 10"



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The Kitham

4 BEDROOM HOME, TOTAL 1,537 sq ft



GROUND FLOOR

Lounge

4.48m x 3.83m 14' 9" x 12' 7"

Kitchen/Dining

5.42m x 5.91m 17' 9" x 19' 5"



FIRST FLOOR

Bedroom 1

3.51m x 3.84m 11' 6" x 12' 7"

Bedroom 2

4.25m x 3.62m 13' 11" x 11' 11"

Bedroom 3

3.52m x 3.23m 11' 7" x 10' 7"

Bedroom 4

3.52m x 3.19m 11' 7" x 10' 6"



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The Raynford

4 BEDROOM HOME, TOTAL 1,651 sq ft



GROUND FLOOR

Lounge

3.83m × 4.11m 12' 7" × 13' 6"

Kitchen/Dining

6.60m × 3.47m 21' 8" × 11' 5"

Family Room

3.87m × 2.85m 12' 8" × 9' 4"

Study

3.85m × 2.29m 12' 7" × 7' 6"



FIRST FLOOR

Bedroom 1

3.90m × 3.34m 12' 10" × 11' 0"

Bedroom 2

3.31m × 3.53m 10' 11" × 11' 7"

Bedroom 3 min.

3.83m × 3.66m 12' 7" × 12' 0"

Bedroom 4

3.83m × 2.19m 12' 7" × 7' 2"



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*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. 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. TWM 81362 / April 2025



The Dunnerton

5 BEDROOM HOME, TOTAL 1,959 sq ft



GROUND FLOOR

Lounge	
4.96m × 3.23m	16' 3" × 10' 7"
Kitchen	
4.28 × 3.24m	14' 1" × 10' 8"
Dining	
3.14m × 3.24m	10' 4" × 10' 8"
Study	
2.47m × 3.23m	8' 1" × 10' 7"



FIRST FLOOR

Bedroom 2	
3.82m × 3.28m	12' 6" × 10' 9"
Bedroom 3	
3.64m × 3.28m	11' 11" × 10' 9"
Bedroom 4	
2.80m × 3.27m	9' 2" × 10' 9"
Bedroom 5	
2.37m × 3.91m	7' 9" × 12' 10"



SECOND FLOOR

Bedroom 1	
4.84m × 4.52m	15' 11" × 14' 10"



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