

**Taylor
Wimpey**

Find your way around

MEADOWBROOK

CARLISLE | CUMBRIA



MEADOWBROOK A VERY SPECIAL PLACE TO BE

A warm welcome to Meadowbrook.

Here you'll find an exciting collection of two, three, four and five
bedroom homes in the eastern part of Carlisle.

It's a special place to live, work and enjoy life.

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.

RIGHT ON YOUR DOORSTEP

A city with a rich history, Carlisle provides the perfect location for your next move. The city itself provides all the amenities required for daily life. Enjoy evenings out with friends and family, spend an afternoon shopping or immerse yourself in culture and explore Carlisle Castle - a great medieval fortress that has watched over the city for more than nine centuries. Those who enjoy the great outdoors will find Meadowbrook is perfectly positioned to reach the breath-taking Cumbrian countryside too.



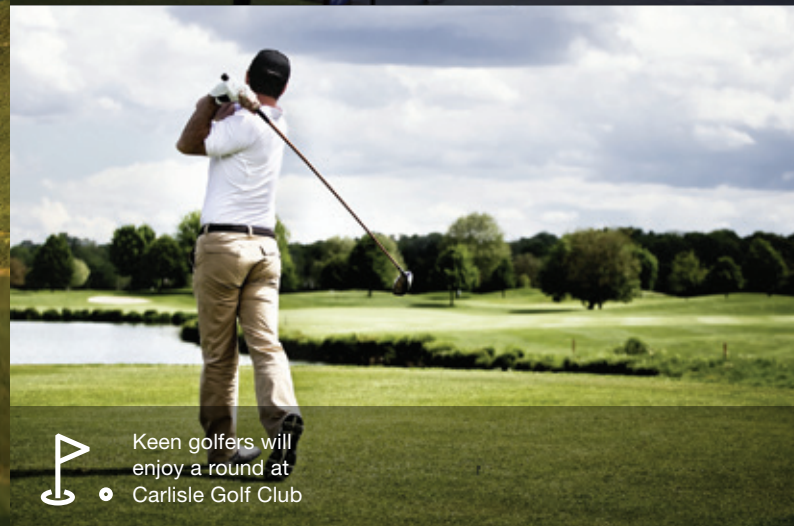
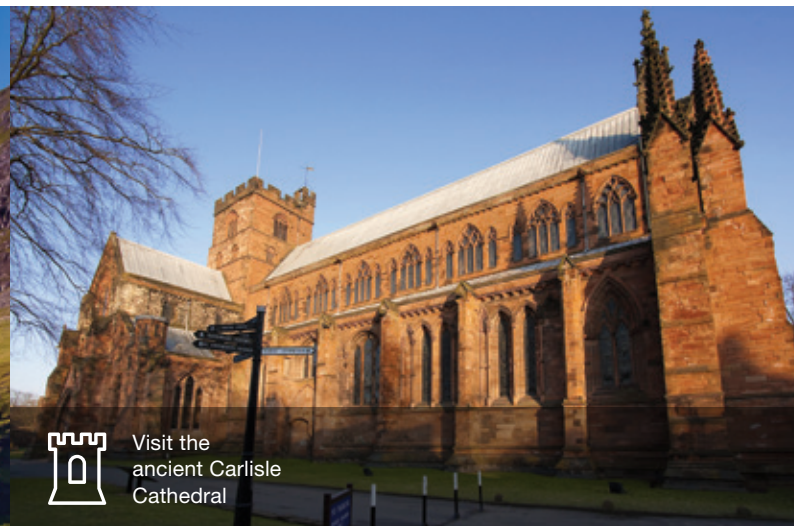
Visit the ancient Carlisle Cathedral



Keen golfers will enjoy a round at Carlisle Golf Club



The family will love a day out at Carlisle Castle



THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress free links to other parts of the country too. So it's good to know Meadowbrook has excellent transport links - with the M6 & A69 both easily accessible and Carlisle train station providing regular services to London, Glasgow, Manchester, Newcastle and more.



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).



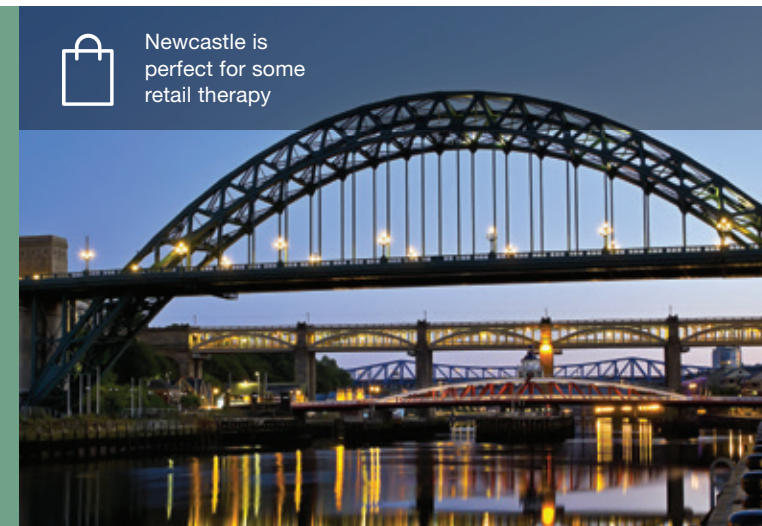
Newcastle is perfect for some retail therapy



Transport links can easily take you further afield



Enjoy a mini-break in Glasgow





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 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


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](https://www.taylorwimpey.co.uk) and view our handy Homebuyer Guides.


FROM LOOKING ROUND TO MOVING IN...




5 BEDROOM HOMES


 **The Lavenham**
5 bedroom detached home
Plots: 4, 8, 27, 97, 106, 111, 117, 119, 122, 124, 129, 143, 146, 149, 195 & 198


4 BEDROOM HOMES

 **The Bradenham**
4 bedroom detached home
Plots: 2, 6, 31, 36, 37, 40, 43, 46, 86, 90, 99, 113, 135, 153 & 165


 **The Downham**
4 bedroom detached home
Plots: 5, 14, 29, 45, 80, 88, 92, 94, 100, 107, 114, 121, 128, 148, 182, 183, 192 & 197


 **The Whitford**
4 bedroom detached home
Plots: 1, 23, 76, 79, 82, 109, 110, 118, 127, 132 & 133


 **The Eynsham**
4 bedroom detached home
Plots: 3, 7, 9, 30, 34, 35, 39, 47, 81, 85, 89, 98, 104, 108, 116, 131, 134, 142, 144, 147, 162, 166, 180, 185, 189, 190 & 194

 **The Haddenham**
4 bedroom detached home
Plots: 15, 26, 28, 33, 83, 87, 95, 96, 105, 112, 115, 120, 130, 138, 145, 152, 161, 181, 184, 188, 191 & 196


3 BEDROOM HOMES


 **The Dadford**
3 bedroom semi-detached home
Plots: 10-13, 19-22, 51, 52, 60-63*, 72, 73, 136, 137, 154, 155, 169*, 170*, 175* & 176*

 **The Gosford**
3 bedroom semi-detached home
Plots: 16, 17, 49, 50, 77, 78, 102, 103, 140, 141, 150, 151, 163, 164, 167, 168, 177, 178, 186 & 187

 **The Aldenham**
3 bedroom detached home
Plots: 18, 24, 25, 32, 38, 41, 42, 44, 48, 74, 75, 84, 91, 93, 101, 123, 125, 126, 139, 160, 179 & 193

2 BEDROOM HOMES

 **The Appleford**
2 bedroom semi-detached/mews home
Plots: 53-57* & 64-71*

 **Bungalow**
2 bedroom semi-detached home
Plots: 58*, 59*, 156-159* & 171-174*

*ah/lc Low cost homes

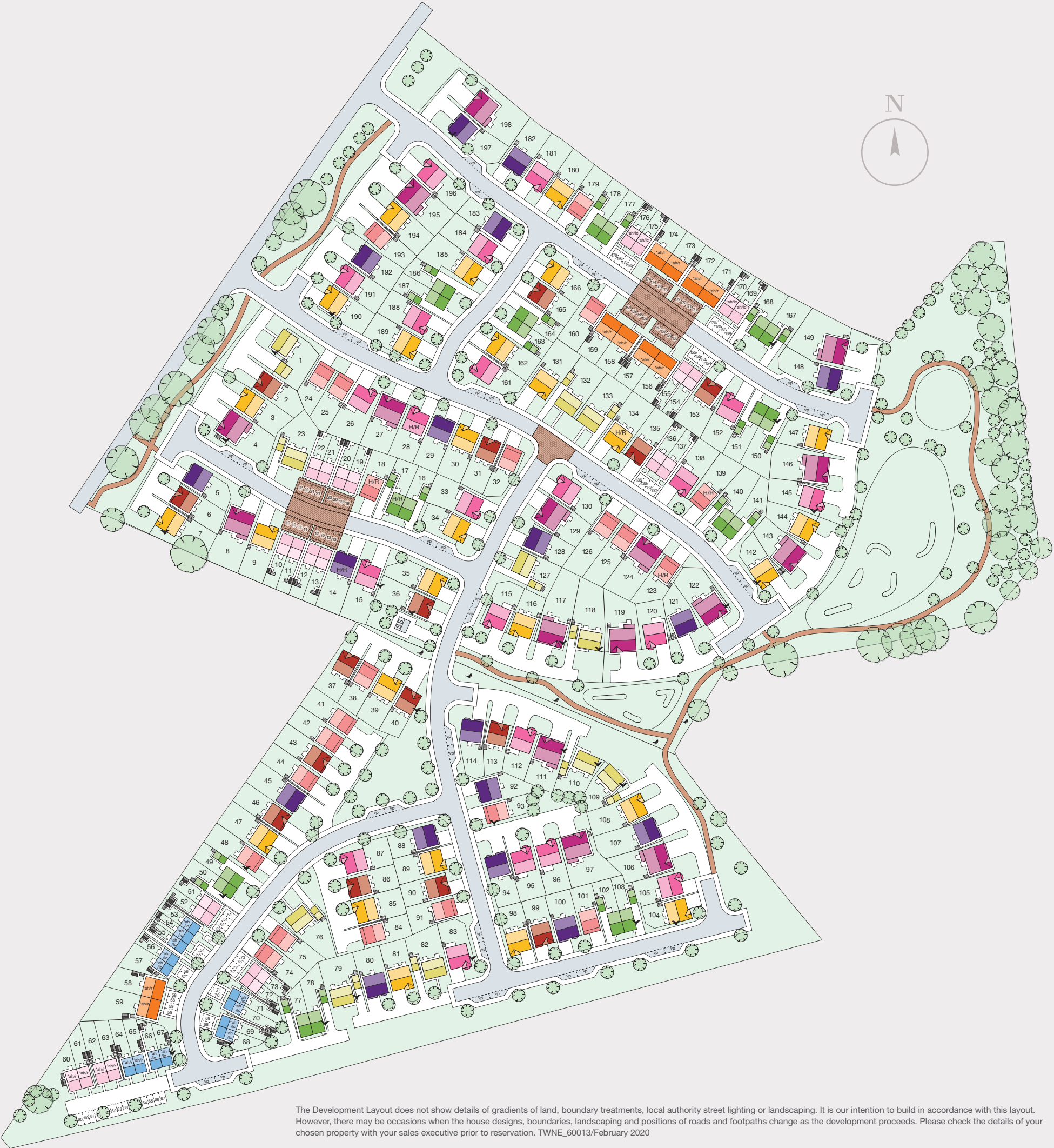
*ah/r Rental homes

H/R Home Reach

MEADOWBROOK

CARLISLE | CUMBRIA

Meadowbrook is a superb collection of two, three, four and five bedroom homes ideally located in the city of Carlisle.



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. TWNE_60013/February 2020

MEADOWBROOK

Off Durranhill Road
Carlisle
Cumbria
CA1 2GU

CONTACT US ON

01228 584 963

SATNAV

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Instagram #taylorwimpey

Twitter @TaylorWimpey

Facebook taylorwimpey

taylorwimpey.co.uk

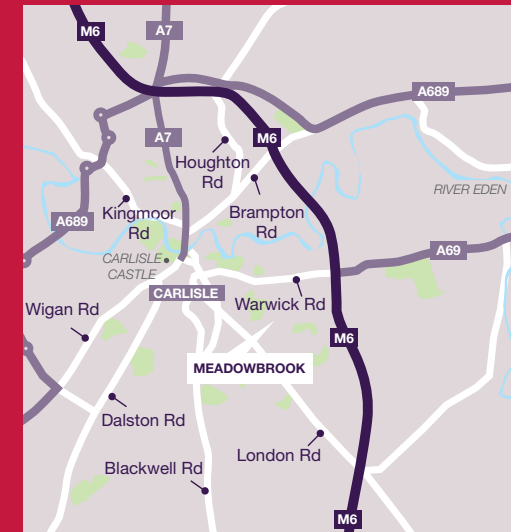
FROM THE A689

- Head south-west on A689
- At the roundabout just before Brunstock Park take the second exit onto B6264, continue for 2.2 miles
- Turn slightly left onto Stanwix Bank/A7
- At the roundabout, take the second exit onto Georgian Way/A7
- After 0.3 miles turn left onto Victoria Place/A69
- Continue to follow A69 for 1.3 miles
- Turn right onto Eastern Way
- After 0.5 miles turn right onto Durranhill Road, take the first exit at the roundabout to stay on Durranhill Road and Meadowbrook will be on your right after 0.5 miles.



FROM THE M6 NORTHBOUND

- At junction 43, take the A69 exit to Carlisle/Hexham/Newcastle
- At Rosehill Roundabout, take the first exit onto Rotary Way/A69
- Turn left onto Montgomery Way after 0.3 miles
- Turn right onto Durranhill Road after 0.4 miles and Meadowbrook will be on your left.



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THE ALDENHAM

3 BEDROOM DETACHED HOME

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THE ALDENHAM

This superb three bedroom home would suit both couples and families. The hallway leads to a modern fitted kitchen and a spacious lounge which opens through French doors to the rear garden. There's also a separate dining room for formal entertaining and a handy cloakroom. Upstairs you will find a master bedroom with en-suite shower room, a further two bedrooms, plus a stylish family bathroom and a storage cupboard.

TOTAL 89.84 sq. m. / 967 sq. ft.

GROUND FLOOR



Lounge *max* 4.32m x 3.18m 14'2" x 10'5"

Kitchen 3.00m x 2.96m 9'10" x 9'9"

Dining Room 3.10m x 2.62m 10'2" x 8'7"

FIRST FLOOR



Master Bedroom *max* 3.17m x 4.10m 10'5" x 13'6"

Bedroom 2 *max* 3.57m x 2.99m 11'9" x 9'10"

Bedroom 3 2.68m x 2.99m 8'9" x 9'10"

*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. Meadowbrook/October 2018

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THE APPLEFORD

2 BEDROOM SEMI-DETACHED/MEWS HOME

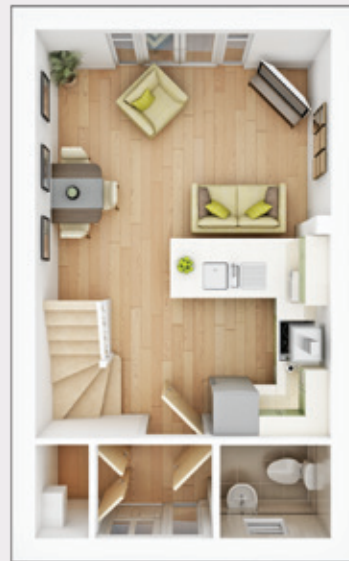
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THE APPLEFORD

The Appleford is the perfect home for first time buyers. Downstairs features an open plan kitchen/lounge/dining area with French doors to the rear garden and guest cloakroom. Upstairs you will find two double bedrooms and a shared family bathroom.

TOTAL 55.93 sq. m. / 602 sq. ft.

GROUND FLOOR



Lounge/Dining Area 3.98m x 2.95m 13' 1" x 9' 1"

Kitchen 2.74m x 2.11m 9' 0" x 6' 11"

FIRST FLOOR



Master Bedroom 3.98m x 2.41m 13' 1" x 7' 11"

Bedroom 2 max 3.98m x 2.33m 13' 1" x 7' 8"

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THE BRADENHAM

4 BEDROOM DETACHED HOME

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THE BRADENHAM

This superb four bedroom home is ideal for families. Downstairs features an open plan kitchen with breakfast area and spacious lounge, both leading through French doors to the rear garden and a separate dining room for formal entertaining. Upstairs you will find the master bedroom with en-suite shower room, a further three bedrooms and a stylish family bathroom.

TOTAL 107.12 sq. m. / 1153 sq. ft.

GROUND FLOOR



Lounge 4.64m x 3.43m 15'3" x 11'3"

Kitchen/Breakfast Area 5.42m x 2.35m 17'10" x 7'9"

Dining Room 2.87m x 2.35m 9'5" x 7'9"

FIRST FLOOR



Master Bedroom *max* 4.38m x 4.02m 14'5" x 13'2"

Bedroom 2 *max* 4.37m x 2.67m 14'4" x 8'9"

Bedroom 3 *max* 3.58m x 2.67m 11'9" x 8'9"

Bedroom 4 3.32m x 2.40m 10'11" x 7'11"

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THE DADFORD

3 BEDROOM SEMI-DETACHED HOME

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THE DADFORD

This three bedroom home would suit both couples and young families. The hallway leads to a modern fitted kitchen with breakfast area and a spacious lounge with dining area which opens through French doors to the rear garden. There's also a handy cloakroom downstairs. Upstairs you will find two double bedrooms, a further well-proportioned bedroom, plus a stylish family bathroom.

TOTAL 69.96 sq. m. / 753 sq. ft.

GROUND FLOOR



Lounge/Dining Area *max* 4.38m x 4.36m 14'5" x 14'4"

Kitchen/Breakfast Area 3.37m x 2.23m 11'1" x 7'4"

FIRST FLOOR



Master Bedroom 4.15m x 2.40m 13'7" x 7'10"

Bedroom 2 3.61m x 2.40m 11'10" x 7'10"

Bedroom 3 2.77m x 1.87m 9'1" x 6'2"

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THE DOWNHAM

4 BEDROOM DETACHED HOME

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THE DOWNHAM

This superb four bedroom home is perfect for growing families. It features an open plan kitchen with dining area leading through French doors to the rear garden, a spacious lounge with bay window overlooking the front of the home and a cloakroom. Upstairs you will find three double bedrooms, one with an en-suite shower room, a further bedroom and a stylish family bathroom.

TOTAL 115.57 sq. m. / 1244 sq. ft.

GROUND FLOOR



Lounge *max* 5.27m × 3.18m 17'4" × 10'5"

Kitchen/Dining Area 7.94m × 2.98m 26'1" × 9'10"

FIRST FLOOR



Master Bedroom 4.30m × 3.03m 14'1" × 10'0"

Bedroom 2 *max* 3.51m × 3.28m 11'6" × 10'9"

Bedroom 3 3.55m × 3.03m 11'8" × 10'0"

Bedroom 4 2.62m × 2.53m 8'7" × 8'4"

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THE EYNSHAM

4 BEDROOM DETACHED HOME



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THE EYNSHAM

This fabulous four bedroom home would suit a growing family perfectly. Downstairs features an open plan kitchen/breakfast area with French doors to the rear garden, the spacious lounge overlooks the front of the home and leads through double doors to the separate dining room. Upstairs you will find four double bedrooms, two with en-suite shower rooms and a stylish family bathroom.

TOTAL 123.93 sq. m. / 1334 sq. ft.

GROUND FLOOR



Lounge 5.59m x 3.32m 18'4" x 10'11"

Kitchen/Breakfast Area 2.98m x 5.10m 9'10" x 17'5"

Dining Room 2.98m x 2.96m 9'10" x 9'9"

FIRST FLOOR



Master Bedroom *max* 3.90m x 4.59m 12'10" x 15'1"

Bedroom 2 *max* 4.16m x 2.90m 13'8" x 9'6"

Bedroom 3 3.14m x 2.71m 10'3" x 8'11"

Bedroom 4 2.58m x 3.18m 8'5" x 10'4"

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THE GOSFORD

3 BEDROOM SEMI-DETACHED HOME



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THE GOSFORD

This three bedroom home is ideal for couples and young families alike. The hallway leads to a spacious lounge overlooking the front of the home. The open plan kitchen with dining area leads through French doors to the rear garden. A handy cloakroom completes the ground floor layout. Upstairs you will find a master bedroom with en-suite shower room, two further bedrooms, plus a stylish family bathroom.

TOTAL 80.45 sq. m. / 866 sq. ft.

GROUND FLOOR



Lounge *max* 4.26m x 3.69m 14'0" x 12'1"

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

FIRST FLOOR



Master Bedroom *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"

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THE HADDENHAM

4 BEDROOM DETACHED HOME

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THE HADDENHAM

This superb four bedroom home is ideal for a growing family needing some extra space. Downstairs features an open plan kitchen with dining area leading through French doors to the rear garden, a handy utility room and a spacious lounge with bay window overlooking the front of the home. Upstairs features four double bedrooms, two with en-suite shower rooms and a stylish family bathroom.

TOTAL 135.64 sq. m. / 1460 sq. ft.

GROUND FLOOR



Lounge <i>max</i>	5.62m × 3.44m	18'5" × 11'3"
Kitchen/Dining Area	6.34m × 3.30m	20'9" × 10'10"

FIRST FLOOR



Master Bedroom <i>max</i>	4.04m × 4.86m	13'3" × 15'11"
Bedroom 2 <i>max</i>	4.04m × 3.83m	13'3" × 12'7"
Bedroom 3	3.28m × 3.23m	10'9" × 10'7"
Bedroom 4	2.79m × 3.23m	9'2" × 10'7"

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THE LAVENHAM

5 BEDROOM DETACHED HOME



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THE LAVENHAM

This superb five bedroom family home features an open plan kitchen/breakfast area with French doors to the rear garden, a spacious lounge which also leads through French doors to the garden and a separate dining room overlooking the front of the home. Upstairs you will find four double bedrooms, two with en-suite shower rooms, a further well-proportioned bedroom and a stylish family bathroom.

TOTAL 152.92 sq. m. / 1646 sq. ft.

GROUND FLOOR



Lounge <i>min</i>	5.26m x 3.90m	17'3" x 12'10"
Kitchen/Breakfast Area <i>max</i>	5.69m x 3.30m	18'8" x 10'10"
Dining Room	3.06m x 3.20m	10'1" x 10'6"

FIRST FLOOR



Master Bedroom <i>max* min†</i>	4.53m* x 3.81m†	14'10"* x 12'6"†
Bedroom 2	3.81m x 3.52m	12'6" x 11'7"
Bedroom 3	3.40m x 2.69m	11'2" x 8'10"
Bedroom 4	3.28m x 2.69m	10'9" x 8'10"
Bedroom 5 <i>min</i>	2.85m x 3.00m	9'4" x 9'10"

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THE WHITFORD

4 BEDROOM DETACHED HOME



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THE WHITFORD

This four bedroom homes features a traditional double fronted design with a spacious interior layout, making it ideal for a growing family. Downstairs, a light and airy lounge and an open plan kitchen with dining area both open through French doors to the rear garden. A study, utility area and cloakroom completes the ground floor. Upstairs features three double bedrooms, one with en-suite shower room, a further well-proportioned bedroom and a stylish family bathroom.

TOTAL 115.94 sq. m. / 1248 sq. ft.

GROUND FLOOR



Lounge	4.57m × 3.25m	15' 0" × 10' 8"
Kitchen/Dining Area	6.85m × 2.85m	22' 5" × 9' 4"
Study	2.18m × 2.17m	7' 2" × 7' 2"

FIRST FLOOR



Master Bedroom <i>max</i>	4.04m × 3.32m	13'3" × 10'11"
Bedroom 2 <i>max</i>	3.60m × 2.91m	11'10" × 9'7"
Bedroom 3 <i>max</i>	3.16m × 2.91m	10'5" × 9'7"
Bedroom 4 <i>max</i>	3.16m × 2.71m	10'5" × 8'11"

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STANDARD SPECIFICATIONS

2, 3, 4 & 5 bedrooms

MEADOWBROOK

Durranhill Road, Carlisle, CA1 2GU

TELEPHONE

01228 584 963

To discover more about options
and choices, speak to your
sales executive.

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. 52700/TWNE/April 2020

✓ = Standard features * = Optional features (subject to build stage or plot). ** = Only applies to garages that are within the plot curtilage.

Please consult our Sales Executive for details of electrical, plumbing, kitchen, bathroom and landscaping. 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.

General	
Double glazed PVC-u windows with multi point locking	✓
Double glazed PVC-u multi point locking French doors	✓
Composite GRP front doors	✓
PVCu fascia & soffit	✓
White emulsion to walls	✓
Door bell	✓
Front outdoor light	✓
Double electric sockets (including USB points in kitchen)	✓
Chrome door furniture	✓
White internal doors, staircase & handrails	✓
Mains operated smoke detectors with battery back-up	✓

Lounge	
TV socket & Telecom point	✓

Kitchen & Utility	
'Symphony' kitchen with a selection of doors, worktops with upstands choices from our 'Standard Range'	✓
1.5 bowl stainless steel insert sink & mixer taps	✓
Zanussi eye-level electric, stainless steel double oven (Excluding Aldenham – Built under)	✓
Integrated grey hood with filter	✓
Zanussi 4 burner stainless steel gas hob	✓
Under cupboard lights to kitchen	✓
Utility with 'Symphony' base unit & worktop choices from our 'Standard Range' and plumbing for appliances (plot specific)	✓

Family Room/Study*	
TV socket & Telecom point	✓

Bedroom	
TV socket & Telecom point to master bedroom	✓



STANDARD SPECIFICATIONS

2, 3, 4 & 5 bedrooms

MEADOWBROOK

Durranhill Road, Carlisle, CA1 2GU

TELEPHONE

01228 584 963

To discover more about options
and choices, speak to your
sales executive.

Bathroom	
White sanitary ware with chrome plated brassware	✓
Chrome taps	✓
Choice of Porcelanosa wall tiles	✓

En-suite & Shower Room (Plot specific)	
White sanitary ware	✓
Chrome taps	✓
Full height tiling to shower enclosure and splash back to basin	✓
Shower tray & Chrome finish glass shower cubicle	✓
Aqualisa 9.5Kw electric shower (Combination boiler) / Thermostatic Shower (Condensing boiler)	✓

External Features	
Paving slabs (to width of patio doors)	✓
Turfed gardens	✓
Power to garage within the boundary of the property	✓
Outside tap to rear	✓
6ft Close-boarded fencing to rear garden	✓

Other Features	
NHBC warranty against structural defects for a ten year period following the date of build completion	✓
A range of optional upgrades are available subject to build stage	✓

✓ = Standard features * = Optional features (subject to build stage or plot). ** = Only applies to garages that are within the plot curtilage.

Please consult our Sales Executive for details of electrical, plumbing, kitchen, bathroom and landscaping. 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.