



Hamilton Copse

UTTOXETER, STAFFORDSHIRE

A beautiful collection of two, three and four bedroom new homes situated in the warm and welcoming community of Timber Lane.

Taylor
Wimpey

Contents



Welcome to Hamilton Copse

Nestled on the eastern boundary of Staffordshire, Hamilton Copse is situated in the market town of Uttoxeter.

This charming development forms part of the well-established Timber Lane development and benefits from public open space and family play areas. Each home has been carefully crafted to suit a variety of needs with thoughtful layouts and modern designs.



Life in a market town

Situated just outside of the market town of Uttoxeter, Hamilton Copse is conveniently located within touching distance of local amenities such as bars and restaurants, a community park, nearby leisure centre and the town centre.

The attractive development of 78 high-quality homes has been built with sustainability in mind and is less than one mile from the nearby Uttoxeter train station. With the city of Derby less than 12 miles away and neighboring market towns of Burton-upon-Trent and Stafford closeby, there is lots to see and do.



Countryside views



National Memorial Arboretum



Market Place

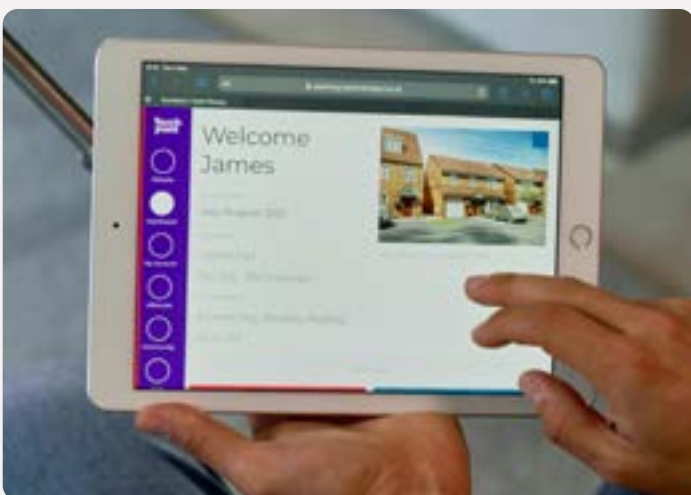


Personalise your home

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.



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, a stainless steel sink and Zeno Taps, and lighting gives 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[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. 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 Ideal Standard 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[†]

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

Kitchens	Avonsford	Keeford	Byrneham	Colford	Rightford	Shilford	Hubham	Kitham	Plumdale
Choice of Symphony Kitchen units up to Stage 40 with upstands and stainless steel splashback to cooker	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Electric built in double oven		✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Electric built under single oven	✓								
Leisure Linear Stainless Steel sink 1.5 bowl to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓
Leisure Linear Stainless Steel sink 1 bowl to Utility					✓				
Integrated Zanussi 70/30 Fridge Freezer ZNLN18FS1	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Zanussi Washing Machine Z712W43BI	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Zanussi Dishwasher ZDLN1511/ZSLN1211	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under counter lights	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms, en suites, utility and cloakrooms									
Twyford Sanitary Ware	✓	✓	✓	✓	✓	✓	✓	✓	✓
Calista chrome filler taps to bath	✓	✓	✓	✓	✓	✓	✓	✓	✓
Calista chrome mixer taps to bathroom, en suite and W/C basins	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of standard Porcelanosa wall tiles to wet areas (Half height to sanitary wall in bathroom and en suite, and splashback to basin in W/C)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fans to wet areas	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa thermostatic shower over the bath, with shower screen and full height tiling	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa thermostatic shower to en suite		✓	✓	✓	✓	✓	✓	✓	✓
Central heating/hot water system									
Gas central heating and radiators - Ideal Boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical, Windows & Joinery									
TV socket to bedroom 1 and lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains operated smoke detectors interconnected with battery back-up	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cat 5 cabling in lieu of standard internal telephone cabling	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light and power socket to garage (within curtilage area)		✓	✓	✓	✓	✓	✓	✓	✓
Existing double socket of kitchen to incorporate USB charge port	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ = 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. 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

Electrical, Windows & Joinery	Avonsford	Keeford	Byrneham	Colford	Rightford	Shilford	Hubham	Kitham	Plumdale
Light to front and rear	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome lever furniture to internal and external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Newark doors internally white painted with Eurospec chrome lever furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with mains doorbell and IG multi locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓
External Features									
UPVC double glazed windows and doors with easy clean hinges, lockable fasteners and white handles with chrome locks	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tarmac driveway or parking spaces - refer to planning layout	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed/planted front garden - refer to landscape layout	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRP front and rear doors where applicable	✓	✓	✓	✓	✓	✓	✓	✓	✓
White soffits, black rain water goods and exposed rafters	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cavity insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wooden gates - refer to drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fibre broadband connection as per electrical layout	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m fencing or screenwalls to rear garden - fences may feature Hedgehog Highways, please refer to boundary layout	✓	✓	✓	✓	✓	✓	✓	✓	✓
House number & doorbell	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brick and roof tile schedules - refer to material schedule	✓	✓	✓	✓	✓	✓	✓	✓	✓
Finishing Touches									
TV socket to bedroom 1 and lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains operated smoke detectors interconnected with battery back-up	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ = 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. 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



11

13



The Avonsford

2 BEDROOM HOME, TOTAL 691 sq ft / 64m²



GROUND FLOOR

Lounge/Dining

4.47m × 3.61m 14' 8" × 11' 10"

Kitchen

4.34m × 1.85m 14' 3" × 6' 1"



FIRST FLOOR

Master bedroom

3.16m × 3.61m 10' 5" × 11' 10"

Bedroom 2

2.24m × 3.61m 7' 4" × 11' 10"

*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. 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. 70303 TWNM JUNE 2022.



The Keeford

3 BEDROOM DETACHED HOME, TOTAL 1,021 sq ft / 95m²



GROUND FLOOR

Lounge

3.81m × 3.30m 12' 6" × 10' 10"

Kitchen/Dining

2.70m × 5.40m 9' 0" × 17' 9"



FIRST FLOOR

Master bedroom

3.18m × 2.79m 10' 5" × 9' 2"

Bedroom 2

3.33m × 3.12m 10' 11" × 10' 3"

Bedroom 3

2.96m × 2.52m 9' 9" × 8' 3"

*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. 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. 70303 TWNM JUNE 2022.



The Bryneham

3 BEDROOM DETACHED HOME, TOTAL 1,103 sq ft / 105m²



GROUND FLOOR

Lounge

4.37m × 3.27m 14' 4" × 10' 9"

Kitchen/Dining

4.39m × 4.17m 14' 5" × 13' 8"



FIRST FLOOR

Master bedroom

5.57m × 3.23m 18' 3" × 10' 9"

Bedroom 2

2.89m × 4.17m 9' 6" × 13' 8"

Bedroom 3

2.23m × 3.59m 7' 4" × 11' 10"

*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. 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. 70303 TWNM JUNE 2022.



The Colford

4 BEDROOM DETACHED HOME, TOTAL 1,252 sq ft / 116m²



GROUND FLOOR

Lounge

3.50m × 4.35m 11' 6" × 14' 4"

Kitchen/Dining

3.61m × 6.53m 11' 10" × 21' 5"



FIRST FLOOR

Master bedroom

3.52m × 3.40m 11' 7" × 11' 2"

Bedroom 2

3.16m × 2.93m 10' 4" × 9' 8"

Bedroom 3

2.46m × 3.04m 8' 1" × 10' 0"

Bedroom 4

2.13m × 3.51m 7' 0" × 11' 6"

*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. 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. 70303 TWNM JUNE 2022.



The Rightford

4 BEDROOM DETACHED HOME, TOTAL 1,374 sq ft / 128m²



GROUND FLOOR

Lounge

4.19m × 3.19m 13' 9" × 10' 6"

Kitchen/Dining

3.31m × 8.33m 10' 10" × 27' 4"

Study

2.14m × 2.82m 7' 1" × 9' 3"



FIRST FLOOR

Master bedroom

3.21m × 3.06m 10' 7" × 10' 1"

Bedroom 2

3.40m × 3.19m 11' 2" × 10' 6"

Bedroom 3

3.51m × 2.93m 11' 6" × 9' 8"

Bedroom 4

2.20m × 3.02m 7' 3" × 9' 11"

*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. 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. 70303 TWNM JUNE 2022.



The Shilford

4 BEDROOM DETACHED HOME, TOTAL 1,449 sq ft / 135m²



GROUND FLOOR

Lounge

4.96m × 3.21m 16' 3" × 10' 6"

Dining

3.40m × 3.33m 11' 2" × 10' 11"

Study

2.03m × 3.21m 6' 8" × 10' 6"

Kitchen

4.84m × 3.33m 15' 1" × 10' 11"



FIRST FLOOR

Master bedroom

3.20m × 3.27m 10' 6" × 10' 9"

Bedroom 2

3.38m × 3.38m 11' 1" × 11' 1"

Bedroom 3 (max.)

3.27m × 3.80m 10' 9" × 12' 5"

Bedroom 4

2.55m × 3.34m 8' 5" × 11' 0"

*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. 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. 70303 TWNM JUNE 2022.



The Hubham

4 BEDROOM DETACHED HOME, TOTAL 1,370 sq ft / 127m²



GROUND FLOOR

Lounge

4.17m × 3.60m 13' 8" × 11' 10"

Kitchen/Dining

3.88m × 5.81m 12' 9" × 19' 1"



FIRST FLOOR

Master bedroom

5.27m × 3.61m 17' 3" × 10' 0"

Bedroom 2

3.29m × 3.82m 10' 10" × 12' 7"

Bedroom 3

3.71m × 3.08m 12' 2" × 10' 1"

Bedroom 4

2.84m × 3.51m 9' 3" × 11' 6"

*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. 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. 70303 TWNM JUNE 2022.



The Kitham

4 BEDROOM DETACHED HOME, TOTAL 1,514 sq ft / 141m²



GROUND FLOOR

Lounge

4.49m × 3.83m 14' 9" × 12' 7"

Kitchen/Dining

5.42m × 5.91m 17' 9" × 19' 5"



FIRST FLOOR

Master bedroom

3.50m × 3.85m 11' 6" × 12' 7"

Bedroom 2

4.25m × 3.62m 13' 11" × 11' 11"

Bedroom 3

3.52m × 3.23m 11' 7" × 10' 7"

Bedroom 4

3.52m × 3.19m 11' 7" × 10' 6"

*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. 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. 70303 TWNM JUNE 2022.



The Plumdale

4 BEDROOM DETACHED HOME, TOTAL 1,252 sq ft / 116m²



GROUND FLOOR

Lounge/Study

3.25m × 6.53m 10' 8" × 21' 5"

Kitchen/Dining

3.29m × 6.53m 10' 10" × 21' 5"



FIRST FLOOR

Master bedroom

3.63m × 3.40m 11' 11" × 11' 02"

Bedroom 2

3.31m × 3.00m 10' 10" × 9' 10"

Bedroom 3

2.18m × 3.44m 7' 2" × 11' 4"

Bedroom 4

2.16m × 3.04m 7' 1" × 10' 0"

*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. 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. 70303 TWNM JUNE 2022.

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?**

**Existing home
owner?**



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 executives on **01926 351 024**.



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



VALIANT FIELDS Banbury Road, Upper Lighthorne, Warwickshire CV35 0BE

CONTACT US ON 01926 351 024

Taylor Wimpey

Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Help to Buy, Part Exchange and easymover, go to www.taylorwimpey.co.uk/terms. Information is correct at the time of going to print. Please speak to your sales executive for further details.