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Find your way around

KILN MEADOWS

SWADLINCOTE | DERBYSHIRE






Get to know

KILN MEADOWS

SWADLINCOTE | DERBYSHIRE

Kiln Meadows at Cadley Park is located on the western fringe of Swadlincote and boasts a superb collection of two, three and four-bedroom new homes to suit a variety of purchasers, from first-time buyers to growing families.

4 BEDROOM HOMES




-  **The Haddenham**
4 bedroom home
Plots: 8, 11, 44, 60 & 118
-  **The Shelford**
4 bedroom home
Plots: 36, 37, 83, 107, 122, 123, 130 & 131
-  **The Teasdale**
4 bedroom home
Plots: 3, 41, 46, 59, 62, 82, 84, 87, 117, 127 & 129
-  **The Downham**
4 bedroom home
Plot: 43, 55, 61, 63, 64, 114 & 119
-  **The Kentdale**
4 bedroom home
Plot: 53, 71, 96, 116 & 132
-  **The Monkford**
4 bedroom home
Plot: 7, 34, 35, 38, 39, 42, 45, 52, 56, 69, 70, 97, 98, 115, 120 & 128
-  **4 bedroom home***
Plots: 13 & 14

3 BEDROOM HOMES

-  **The Aldenham**
3 bedroom home
Plots: 12, 47, 48, 68 & 113
-  **The Yewdale**
3 bedroom home
Plots: 40, 121 & 124
-  **The Easedale**
3 bedroom home
Plots: 31, 54 & 112
-  **The Milldale**
3 bedroom home
Plots: 6, 9 & 65
-  **The Gosford**
3 bedroom home
Plots: 1, 2, 4, 5, 10, 32, 33, 49, 57, 58, 72, 85, 86 & 108-111

-  **3 bedroom home***
Plots: 18-20, 26, 27, 77 & 99-101


2 BEDROOM HOMES

-  **The Morgan**
2 bedroom home
Plots: 50, 51, 66, 67, 94, 95, 125 & 126
-  **2 bedroom home***
Plots: 15-17, 23-25, 28-30, 78-81, 88-93 & 102-106
-  **2 bedroom bungalow***
Plots: 21 & 22

1 BEDROOM HOMES

-  **1 bedroom home***
1 bedroom home
Plots: 73-76

Come in and take a look around

 = Integral garage
* = Affordable homes
BCP = Bin collection point

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. 51249 TWNM JANUARY 2019.

KILN MEADOWS

Cadley Park
Land off Woodland Road
Swadlincote
Derbyshire
DE15 9TH

CONTACT US ON

0128 389 0127

SATNAV

DE15 9TH

Instagram #taylorwimpey

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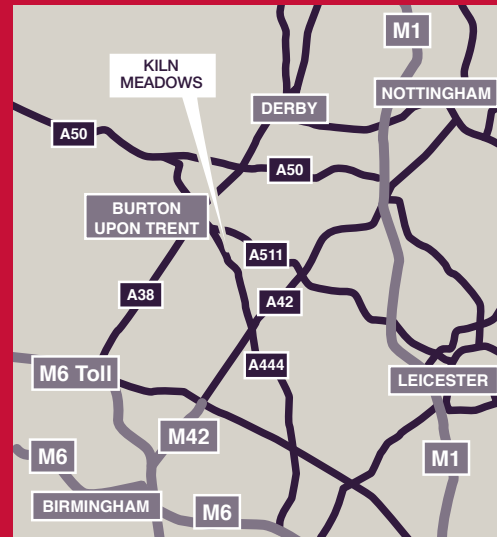
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FROM M42:

- Take junction 11
- Head west on Rectory Ln towards Tamworth Rd
- Turn left onto Tamworth Rd
- At the roundabout, take the 4th exit onto A444
- At the roundabout, take the 2nd exit onto Burton Rd/A444
- At the roundabout, take the 2nd exit and continue ahead towards the A444
- At the Cadley Hill roundabout, take the 2nd exit to continue towards the A444
- Continue ahead and the destination will be on your right

FROM A38 & A50 FINDERN JUNCTION:

- Continue to Etwall Rd/B5008 and at the roundabout take the 1st exit
- Follow B5008 & at the roundabout, take the 2nd exit onto Etwall Rd/B5008
- At the roundabout, continue straight onto A5132
- At the roundabout, take the 1st exit onto Repton Rd/B5008
- At the roundabout, take the 3rd exit onto Burton Rd/B5008
- At the roundabout, take the 1st exit onto St Peter's St/A444
- At the roundabout, take the 2nd exit onto Stanton Rd/A444
- Continue ahead and the destination will be on the left



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THE TEASDALE

4 BEDROOM HOME



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THE TEASDALE

The Teasdale is a distinctive four bedroom family home, designed with the modern family in mind. From the entrance, doors lead to a spacious living room, a study, and cloakroom. To the rear, an open plan kitchen/dining area with French doors onto the garden, plus adjoining utility room.

On the first floor, a master bedroom with an en suite, three further well proportioned bedrooms, and a family bathroom are located.

TOTAL 1,290 sq. ft

GROUND FLOOR



Lounge	4.77m × 3.61m	15' 8" × 11' 10"
Kitchen/ Dining (max.)	5.81m × 3.07m	19' 1" × 10' 1"
Study	2.94m × 2.70m	9' 8" × 8' 10"

FIRST FLOOR



Bedroom 1	3.67m × 3.57m	12' 1" × 11' 9"
Bedroom 2 (max.)	4.06m × 2.71m	13' 4" × 8' 11"
Bedroom 3	2.83m × 2.71m	9' 4" × 8' 11"
Bedroom 4	2.63m × 1.90m	8' 8" × 6' 3"



Plots: 3, 41, 46, 59, 62, 82, 84, 87, 117, 127 & 129

* 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. 51249 TWNM NOVEMBER 2018

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THE SHELFORD

4 BEDROOM HOME



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THE SHELFORD

The Shelford is a traditional four bedroom family home, offering plenty of space for daily life. The hallway leads to a spacious kitchen/dining room with French doors to the garden, while a lounge and separate study are found at the front of the property, as well as a guest cloakroom. An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL 1,378 sq. ft

GROUND FLOOR



Lounge	4.74m x 3.88m	15' 7" x 12' 9"
Kitchen/ Dining (max.)	8.10m x 3.24m	26' 7" x 10' 8"
Study	2.62m x 2.10m	8' 7" x 6' 11"

FIRST FLOOR



Bedroom 1 (max.)	3.88m x 3.77m	12' 9" x 12' 4"
Bedroom 2 (max.)	4.22m x 3.07m	13' 10" x 10' 1"
Bedroom 3 (max.)	3.43m x 3.09m	11' 3" x 10' 2"
Bedroom 4 (max.)	3.89m x 2.75m	12' 9" x 9' 0"

 **Plots:** 36, 37, 83, 107, 122, 123, 130 & 131

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The Taylor Wimpey logo is positioned in the upper right corner of the image. It consists of the words "Taylor" and "Wimpey" stacked vertically in a dark, serif font. The background of the entire image is a photograph of a modern, two-story brick house with a red-tiled roof, white window frames, and a dark grey garage door. The house is set against a blue sky with scattered white clouds. In the foreground, there is a paved driveway, a green hedge, and some small plants and flowers.

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THE DOWNHAM

4 BEDROOM HOME

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THE DOWNHAM

The Downham is a four bedroom house with an integral garage, offering plenty of space for growing families. A spacious kitchen/family/dining room with French doors to the garden forms the heart of the home for day to day living, while double doors lead to a separate living room with bay window. The ground floor is completed with a guest cloakroom by the entrance. On the first floor is the en suite master bedroom, plus two further double bedrooms, a main bathroom and a well-proportioned fourth bedroom.

TOTAL 1,244 sq. ft

GROUND FLOOR



Lounge (max.)	5.27m × 3.18m	17' 4" × 10' 5"
Kitchen	2.98m × 2.89m	9' 10" × 9' 6"
Family/ Dining area	5.04m × 2.98m	16' 7" × 9' 10"

FIRST FLOOR



Bedroom 1	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"



Plots: 43, 55, 61, 63, 64, 114 & 119

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THE HADDENHAM

4 BEDROOM HOME



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THE HADDENHAM

The four bedroom Haddenham is ideal for families looking for a spacious and flexible layout in their new home. The entrance hallway leads to the lounge/kitchen/dining room opening through French doors to the private rear garden. Completing this floor is the utility room, guest cloakroom and integral garage. Two en-suite bedrooms are found upstairs, along with two further double bedrooms, a main bathroom and useful storage cupboard.

TOTAL 1,460 sq. ft

GROUND FLOOR



Lounge (max.)	5.93m × 3.44m	19' 6" × 11' 3"
Kitchen/ Dining (max.)	6.34m × 3.90m	20' 9" × 12' 10"
Utility	3.30m × 1.74m	10' 10" × 5' 8"

FIRST FLOOR



Bedroom 1 (max.)	3.50m × 4.66m	11' 6" × 15' 3"
Bedroom 2 (max.)	3.53m × 3.83m	11' 7" × 12' 7"
Bedroom 3	3.28m × 3.23m	10' 9" × 10' 7"
Bedroom 4	2.78m × 3.23m	9' 2" × 10' 7"

 **Plots:** 8, 11, 44, 60 & 118

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THE KENTDALE

4 BEDROOM HOME

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THE KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance. Upstairs, an en-suite master bedroom can be found alongside two further double bedrooms, a fourth bedroom and a family bathroom.

TOTAL 1,222 sq. ft

GROUND FLOOR



Lounge	6.02m x 3.45m	19' 9" x 11' 4"
Kitchen	3.58m x 2.86m	11' 9" x 9' 5"
Dining	3.16m x 2.77m	10' 4" x 9' 1"
Utility	2.01m x 1.42m	6' 7" x 4' 8"

* Plot specific door

FIRST FLOOR



Bedroom 1 (max.)	3.51m x 3.40m	11' 7" x 11' 2"
Bedroom 2	3.64m x 2.98m	11' 11" x 9' 10"
Bedroom 3 (max.)	3.05m x 2.95m	10' 0" x 9' 8"
Bedroom 4 (max.)	3.10m x 2.53m	10' 2" x 8' 4"

 **Plots:** 53, 71, 96, 116 & 132

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THE MONKFORD

4 BEDROOM HOME



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THE MONKFORD

The Monkford is a spacious four bedroom home ideally suited to growing families or professional couples. The entrance hallway leads to a spacious kitchen/dining room, a guest cloakroom, and a light and airy living room with French doors to the garden. On the first floor is an en suite master bedroom, two double bedrooms, a bathroom, and a fourth bedroom which could be used as a study or nursery.

TOTAL 1,170 sq. ft

GROUND FLOOR



Lounge	5.71m x 3.68m	18' 9" x 12' 1"
Kitchen/Dining	4.29m x 3.62m	14' 1" x 11' 11"

FIRST FLOOR



Bedroom 1	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	9' 3" x 8' 3"
Bedroom 4	2.35m x 2.23m	7' 9" x 7' 4"

 **Plots:** 7, 34, 35, 38, 39, 42, 45, 52, 56, 69, 70, 97, 98, 115, 120 & 128

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THE ALDENHAM

3 BEDROOM HOME

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THE ALDENHAM

The Aldenham is a traditional three bedroom house with an integral garage, suitable for couples or families. The entrance hallway leads to a contemporary kitchen, a lounge opening through French doors to the garden, and a separate dining room for formal entertaining. There's also a handy guest cloakroom downstairs. Upstairs leads to an en suite master bedroom, a comfortable guest bedroom and a well-proportioned third bedroom, plus a main bathroom.

TOTAL 967 sq. ft

GROUND FLOOR



Lounge (max.)	4.32m × 3.18m	14' 2" × 10' 5"
Kitchen	3.00m × 2.95m	9' 10" × 9' 8"
Dining	3.10m × 2.62m	10' 2" × 8' 7"

FIRST FLOOR



Bedroom 1 (max.)	3.17m × 4.10m	10' 5" × 13' 6"
Bedroom 2 (max.)	3.57m × 2.99m	11' 9" × 9' 10"
Bedroom 3 (max.)	2.67m × 2.99m	8' 9" × 9' 10"



Plots: 12, 47, 48, 68 & 113

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THE EASEDALE

3 BEDROOM HOME

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THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en-suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 931 sq. ft

GROUND FLOOR



Lounge	5.10m × 3.02m	16' 9" × 9' 11"
Kitchen/Dining	5.10m × 2.95m	16' 9" × 9' 8"

FIRST FLOOR



Bedroom 1	3.78m × 3.08m	12' 5" × 10' 1"
Bedroom 2	2.95m × 2.86m	9' 8" × 9' 5"
Bedroom 3	2.95m × 2.15m	9' 8" × 7' 1"

 **Plots:** 31, 54 & 112

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THE MILLDALE

3 BEDROOM HOME



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THE MILLDALE

Classic style and a generous layout make the three bedroom Milldale a perfect home for couples and families. The ground floor features a large living room opening through French doors to the garden, as well as a separate kitchen/dining room and a guest cloakroom. Upstairs, the landing leads to two double bedrooms, including one with an en suite shower room. There is also a bathroom and a further bedroom.

TOTAL 869 sq. ft

GROUND FLOOR



Lounge 4.62m x 3.22m 15' 2" x 10' 7"

Kitchen/Dining 4.62m x 2.96m 15' 2" x 9' 9"

FIRST FLOOR



Bedroom 1 3.22m x 2.83m 10' 7" x 9' 3"

Bedroom 2 3.03m x 2.61m 9' 11" x 8' 7"

Bedroom 3 3.03m x 1.91m 9' 11" x 6' 3"

 **Plots:** 6, 9 & 65

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THE YEWDALE

3 BEDROOM HOME



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THE YEWDALE

The three bedroom Yewdale is a family size property with plenty of space for contemporary living. The entrance hallway leads to a dual aspect lounge with French doors out to the garden, as well as a light and airy kitchen/diner and guest cloakroom. The en suite master bedroom is found upstairs, along with two further well proportioned bedrooms and a family bathroom.

TOTAL 931 sq. ft

GROUND FLOOR



Lounge 5.10m x 3.02m 16' 9" x 9' 11"

Kitchen/Dining 5.10m x 2.95m 16' 9" x 9' 8"

FIRST FLOOR



Master Bedroom 3.78m x 3.08m 12' 5" x 10' 1"

Bedroom 2 2.95m x 2.86m 9' 8" x 9' 5"

Bedroom 3 2.95m x 2.15m 9' 8" x 7' 1"

 **Plots:** 40, 121 & 124

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the lounge, following through to a guest cloakroom and a large kitchen/diner which has French doors out to the garden. The first floor comprises the en-suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 866 sq. ft

GROUND FLOOR



Lounge (max.) 4.26m x 3.69m 14' 0" x 12' 1"

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

FIRST FLOOR



Bedroom 1 (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"

 **Plots:** 1, 2, 4, 5, 10, 32, 33, 49, 57, 58, 72, 85, 86 & 108-111

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THE MORGAN

2 BEDROOM HOME

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THE MORGAN

With two bedrooms and generous living space, the Morgan is ideal for first time buyers. The ground floor features a large lounge ideal for relaxing or entertaining, a downstairs toilet and a kitchen/diner with french doors opening through to the private garden. Upstairs consists of the master bedroom with handy storage space, a second double bedroom and a main bathroom.

TOTAL 771 sq. ft

GROUND FLOOR



Lounge (max.)	3.92m × 3.73m	12' 11" × 12' 3"
Kitchen/Dining	4.65m × 2.42m	15' 3" × 7' 11"

FIRST FLOOR



Bedroom 1 (max.)	4.65m × 3.00m	15' 3" × 9' 10"
Bedroom 2	4.65m × 2.42m	15' 3" × 7' 11"



Plots: 50, 51, 66, 67, 94, 95, 125 & 126

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KILN MEADOWS. A VERY SPECIAL PLACE TO BE

Welcome to Kiln Meadows at Cadley Park.

Here you'll find a superb collection of two, three and four bedroom homes. Situated on the western fringe of the thriving town of Swadlincote, Kiln Meadows at Cadley Park is surrounded by open spaces and green parks.

It's a special place to live 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.

LIVE IN A PEACEFUL LOCATION

Kiln Meadows at Cadley Park offers something for all, from first time buyers to growing families and even those looking to downsize.


Situated in the heart of the National Forest, Kiln Meadows at Cadley Park is nearby to many attractive nature walks, cycle routes and wildlife parks. The development is also just two miles from the centre of Swadlincote, which has a host of great schools and established leisure facilities including Swadlincote Ski and Snowboard Centre, Green Bank Leisure Centre and Eureka Park.

Ultimately, Kiln Meadows at Cadley Park offers a peaceful solace in a rural location but close to the convenience and amenities you'd expect of a thriving town.



 Stanton Primary School



 Golf course and leisure facilities near by



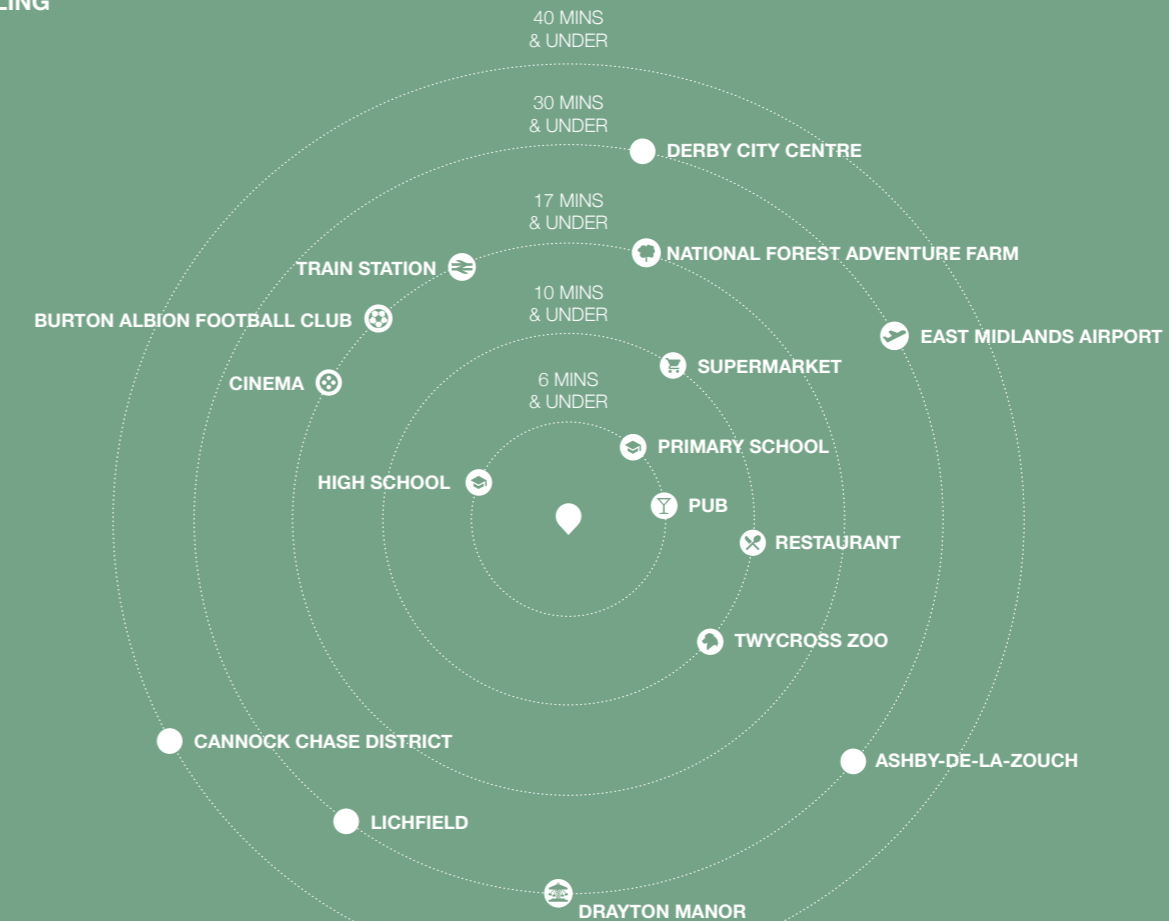
 The National Forest

THE IDEAL PLACE TO BE

Kiln Meadows at Cadley Park is conveniently located on the main A444 route, making travelling to nearby Burton-on-Trent simple for commuters. The location allows for easy access to Derby, the cathedral city of Lichfield and is just seven miles from junction 11 of the M42.


The development is also four miles from Burton-upon-Trent Railway Station, which has regular services to Birmingham, Derby and Tamworth.

TRAVELLING BY CAR




Maps shown are not to scale. Distances and directions are taken from google.co.uk/maps



 Surrounding countryside views



 The Pipeworks retail park Miners sculpture



 Eureka Park



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



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

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.

FROM LOOKING ROUND TO MOVING IN...



