

Taylor
Wimpey

Find your way around

ASTON REACH

AYLESBURY | BUCKINGHAMSHIRE



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.

ASTON REACH. A VERY SPECIAL PLACE TO BE

Located in the bustling market town of Aylesbury in Buckinghamshire, this traditional development offers a sleek selection of 1, 2, 3, 4 and 5 bedroom homes. Ideally located to make the most of everything that Aylesbury has to offer, Aston Reach highlights the seamless mix of tradition and modernity that flows through this charming Buckinghamshire town.

Welcome home.

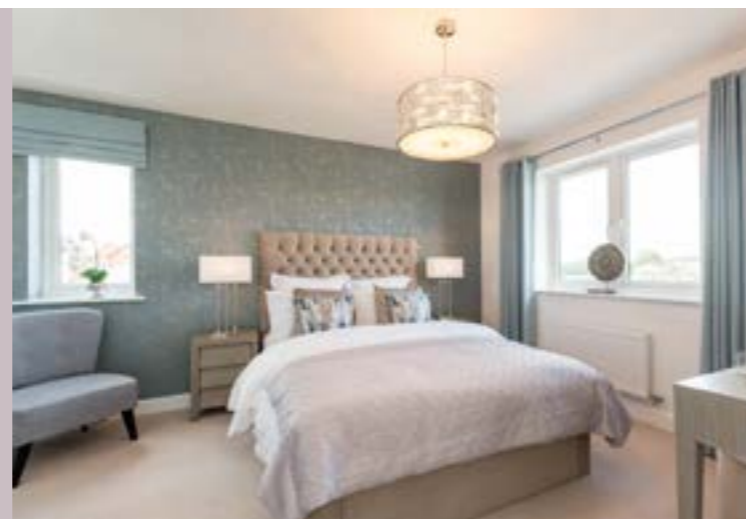
MAKE YOURSELF AT HOME

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.

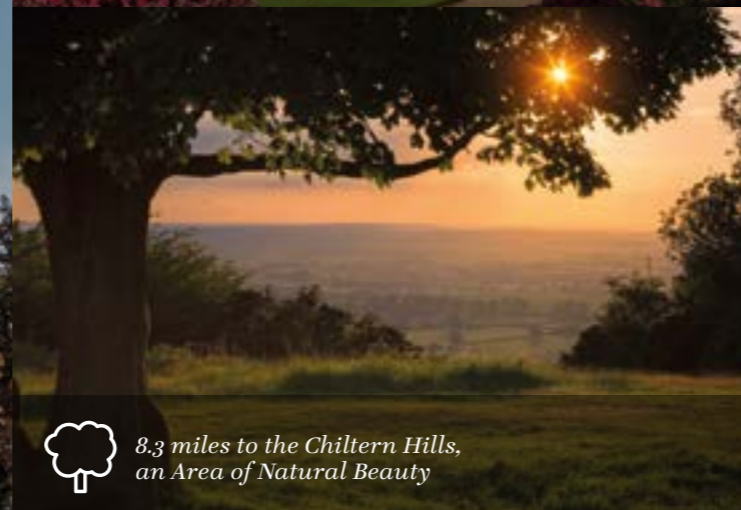
LIVE AND LOVE TOWN LIFE


Offering the appeal of a traditional English town filled with modern amenities, this market town makes the ideal home. Held three times per week in the central square of the town centre, the local market presents the perfect opportunity to explore the cobbled streets and to admire the array of Georgian, Jacobean and Tudor architecture that are dotted throughout the town.

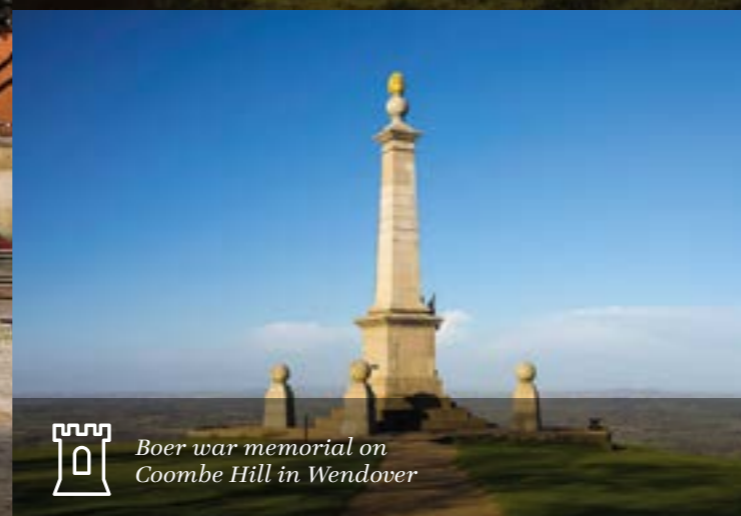
For something more peaceful, Vale Park is the ideal spot for spending time with friends and family. Plus, with various events held throughout the year, there's something for everyone in Aylesbury.




 National Trust Waddesdon Manor was built in the style of a French chateau for Baron Ferdinand de Rothschild



 8.3 miles to the Chiltern Hills, an Area of Natural Beauty



 Boer war memorial on Coombe Hill in Wendover

THE PERFECT PLACE TO BE


Located just 2 miles west of Aston Reach, Aylesbury Station offers direct services into London Marylebone in 66 minutes. Road travel is just as convenient, with the development being located off the A41, and within easy reach of the M40 and M1. For those looking to travel internationally, London Heathrow Airport can be reached in 50 minutes.

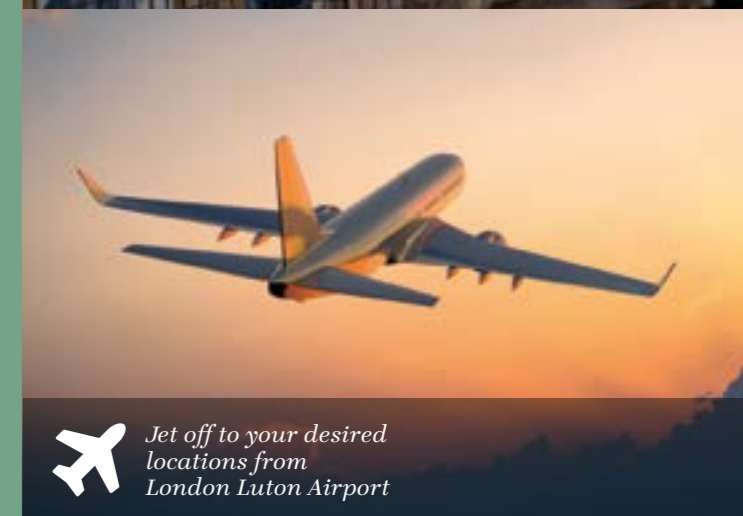



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

 Direct rail links to London Marylebone



 ZSL Whipsnade Zoo is 13.1 miles away - a fun day out for all the family



 Jet off to your desired locations from London Luton Airport



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 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...

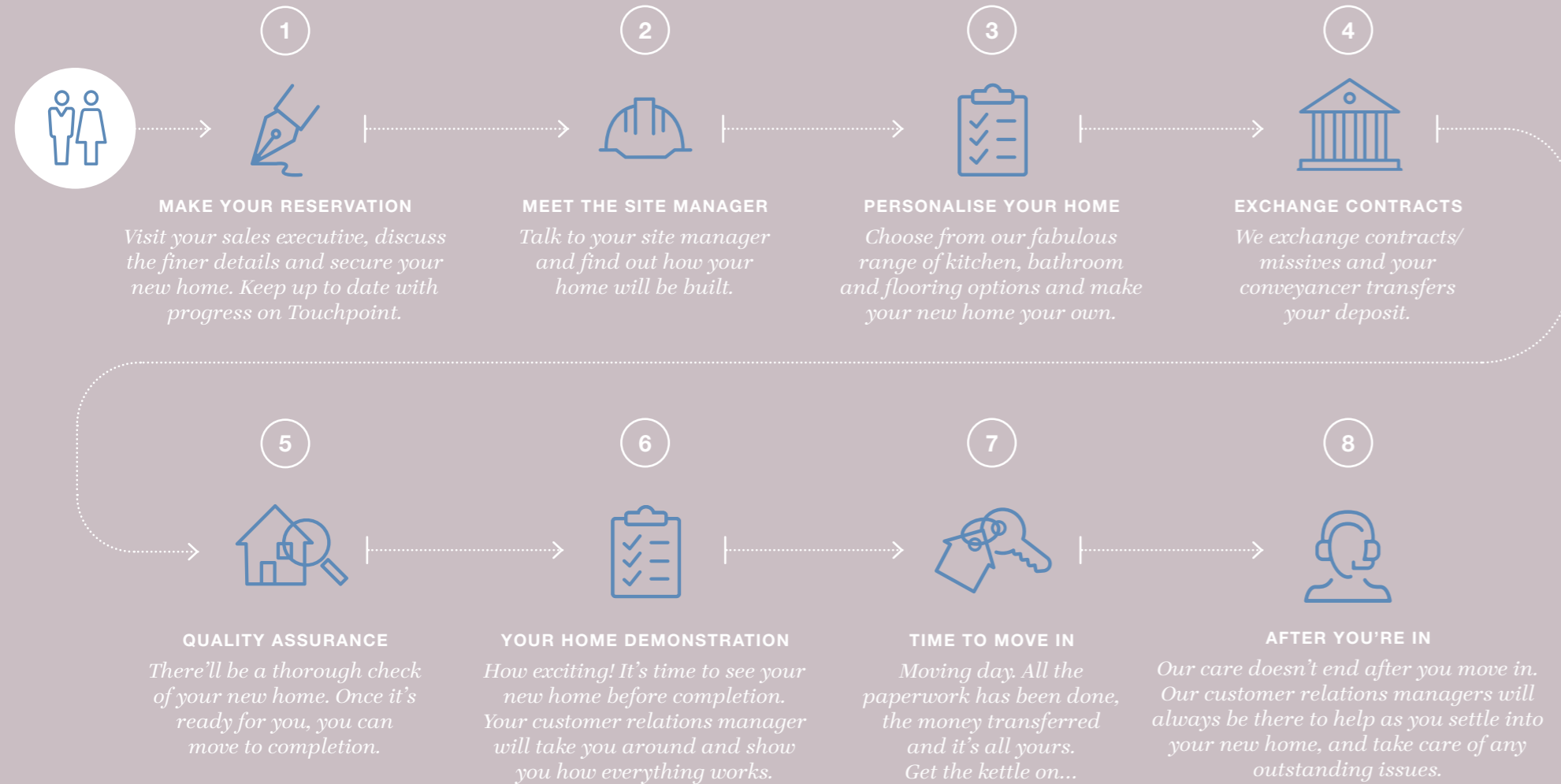


EASYMOVER

... 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...



Get to know
ASTON REACH

AYLESBURY | BUCKINGHAMSHIRE

Aston Reach is an exciting collection of 1 & 2 bedroom apartments and 2-5 bedroom houses situated on the eastern edge of the market town of Aylesbury.

5 bedroom homes

- The Garrton**
5 bedroom home
Plots: 2, 3, 148, 166, 169, 182, 234, 247, 263, 278, 293 & 298
- The Wayford**
5 bedroom home
Plots: 135, 136, 138, 175, 241, 252, 282, 284, 285, 287 & 311

4 bedroom homes

- The Eastbury**
4 bedroom home
Plots: 142-147, 164, 165, 170, 171, 185-188, 230-233, 294-297, 304-307, 348-352 & 354-359
- The Elliston**
4 bedroom home
Plots: 140, 149, 150, 177-181, 206, 207, 225-228, 235, 236, 243-246, 266-268, 270, 271, 274-277, 279, 280, 292, 299, 302, 303, 308, 309, 315, 316, 376-379 & 381-384

- The Kingham**
4 bedroom home
Plots: 36, 38, 56, 57, 141, 272, 286, 289, 290, 313, 314 & 317
- The Trusdale**
4 bedroom home
Plots: 1, 4, 35, 39, 55, 132, 133, 189, 229, 253, 264, 265, 269, 281, 288, 291, 300, 301, 310, 312, 319, 353, 360, 375 & 380
- The Manford**
4 bedroom home
Plots: 37, 58, 59, 131, 134, 137, 250, 251 & 283
- The Lydford**
4 bedroom home
Plots: 337-340
- The Waysdale**
4 bedroom home
Plots: 46, 174, 176, 240, 242, 273 & 318
- 4 bedroom home
Plots: 324-327*

3 bedroom homes

- The Cedar**
3 bedroom home
Plots: 7, 8, 9, 111, 112-116*
- The Coltford**
3 bedroom home
Plots: 208, 209, 217-222, 254, 255, 258, 259, 261, 262, 342-345, 361-365* & 372-374*
- The Colton**
3 bedroom home
Plots: 5, 6, 25-34, 44, 45, 49, 50, 117, 118, 125-130, 139, 162, 163, 183, 184, 202-205, 223, 224, 237-239, 248, 249, 346, 347, 385 & 386
- The Gosford**
3 bedroom home
Plots: 12-15, 60-65, 172 & 173
- The Kingdale**
3 bedroom home
Plots: 47, 168, 260* & 341*

2 bedroom homes

- The Barton**
2 bedroom home
Plots: 10, 11, 40, 41-43, 51-53* & 54*
- The Blandford**
2 bedroom home
Plots: 151, 152, 155-158, 159-161, 210-216, 256, 257, 320-323* & 366-371*
- The Canford**
2 bedroom home
Plots: 48, 119-124 & 167

1 & 2 bedroom apartments

- The Chiltern Apartments - Block C**
1 & 2 bedroom apartments
Plots: 75-83
- The Chiltern Apartments - Block D**
1 & 2 bedroom apartments
Plots: 84-92
- The Chiltern Apartments - Block E**
1 & 2 bedroom apartments
Plots: 102-110
- Hampden Court**
1 & 2 bedroom apartments
Plots: 328-336
- Block F**
1 & 2 bedroom apartments
Plots: 93-101*
- Block G**
1 bedroom apartments
Plots: 190-201*
- Block M**
1 bedroom apartments
Plots: 153* & 154*
- 1 & 2 bedroom apartments
Plots: 16-24* & 66-74*

- *ah/r = Affordable Housing/Rented
- *ah/so = Affordable Housing/Shared Ownership
- BS = Bin Store
- CS = Cycle Store
- ▷ = Car Port /Drive Through
- ▶ = Garage
- PPS = Proposed pump station
- PSS = Proposed sub station
- V = Visitor Parking



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 design, 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. Please speak to our sales executives regarding the tenure of our new homes. 45799 / January 2022.







Come in and take a look around



5 bedroom homes

-  **The Garrton**
5 bedroom home
Plots: 148, 166, 169, 182, 234 & 247
-  **The Wayford**
5 bedroom home
Plots: 135, 136, 138, 175 & 241

4 bedroom homes

-  **The Eastbury**
4 bedroom home
Plots: 142-147, 164, 165, 170, 171, 185-188 & 230-233
-  **The Elliston**
4 bedroom home
Plots: 140, 149, 150, 177-181, 206, 207, 225-228, 235, 236 & 243-246
-  **The Kingham**
4 bedroom home
Plot: 141
-  **The Manford**
4 bedroom home
Plots: 134 & 137
-  **The Trusdale**
4 bedroom home
Plots: 133, 189 & 229
-  **The Waysdale**
4 bedroom home
Plots: 174, 176, 240 & 242

3 bedroom homes

-  **The Coltford**
3 bedroom home
Plots: 208*, 209* & 217-222*
-  **The Colton**
3 bedroom home
Plots: 139, 162, 163, 183, 184, 202-205, 223, 224, 237-239, 248 & 249
-  **The Gosford**
3 bedroom home
Plots: 172 & 173
-  **The Kingdale**
3 bedroom home
Plot: 168

2 bedroom homes

-  **The Canford**
2 bedroom home
Plot: 167
-  **The Blandford**
2 bedroom home
Plots: 151†, 152†, 155-158*, 159-161† & 210-216*

1 bedroom apartments

-  **Block G**
1 bedroom apartments
Plots: 190-201*
-  **Block M**
1 bedroom apartments
Plots: 153* & 154*

Get to know
ASTON REACH
PHASE 2

AYLESBURY | BUCKINGHAMSHIRE

The second phase of Aston Reach offers a range of 2, 3, 4 & 5 bedroom homes, ideally located in the market town of Aylesbury.



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- BS = Bin Store
- ▷ = Car Port
- CS = Cycle Store
- ▶ = Garage
- V = Visitor Parking

Get to know
**ASTON REACH
 PHASE 3**

AYLESBURY | BUCKINGHAMSHIRE

The final phase of Aston Reach offers a collection of 1 & 2 bedroom apartments and 3, 4 & 5 bedroom houses, ideally located in the market town of Aylesbury.



5 bedroom homes

-  **The Garrton**
5 bedroom home
Plots: 263, 278, 293 & 298
-  **The Wayford**
5 bedroom home
Plots: 252, 282, 284, 285, 287 & 311

4 bedroom homes

-  **The Eastbury**
4 bedroom home
Plots: 294-297, 304-307, 348-352 & 354-359
-  **The Elliston**
4 bedroom home
Plots: 266-268, 270, 271, 274-277, 279, 280, 292, 299, 302, 303, 308, 309, 315, 316, 376-379 & 381-384
-  **The Kingham**
4 bedroom home
Plots: 272, 286, 289, 290, 313, 314 & 317
-  **The Lydford**
4 bedroom home
Plots: 337-340
-  **The Manford**
4 bedroom home
Plots: 250, 251 & 283
-  **The Trusdale**
4 bedroom home
Plots: 253, 264, 265, 269, 281, 288, 291, 300, 301, 310, 312, 319, 353, 360, 375 & 380
-  **The Waysdale**
4 bedroom home
Plots: 273 & 318
-  4 bedroom home
Plots: 324-327*


3 bedroom homes

-  **The Coltford**
3 bedroom home
Plots: 254[†], 255[†], 258^{*}, 259^{*}, 261[†], 262[†], 342-345[†], 361-365^{*} & 372-374^{*}
-  **The Colton**
3 bedroom home
Plots: 346, 347, 385 & 386
-  **The Kingdale**
3 bedroom home
Plots: 260[†] & 341[†]



2 bedroom homes

-  **The Blandford**
2 bedroom home
Plots: 256^{*}, 257^{*}, 320-323^{*} & 366-371^{*}

1&2 bedroom apartments

-  **Hampden Court**
1 & 2 bedroom apartments
Plots: 328-336

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 †ah/so = Affordable Housing/Shared Ownership
 = Drive Through
 = Garage Access
 V = Visitor Parking

Previous Phase

Taylor Wimpey

HAMPDEN COURT

1 & 2 bedroom apartments



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HAMPDEN COURT

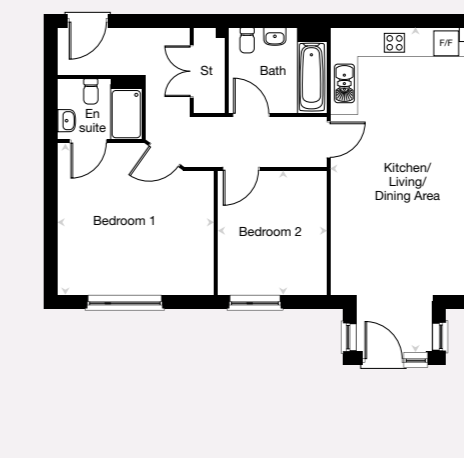
1 & 2 bedroom apartments ideal for first time buyers and downsizers alike - all featuring an open-plan kitchen/living/dining area which is perfect for entertaining family and friends.

Plots 328 | 331



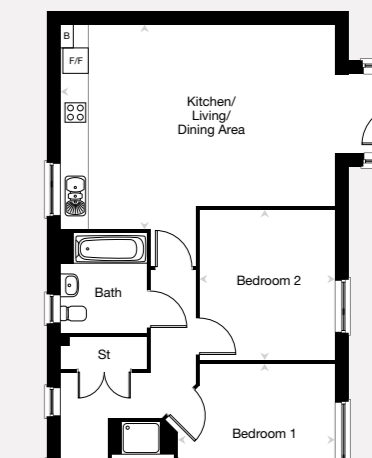
Kitchen/Living/Dining area	6.31m x 4.02m	20'8" x 13'2"
Bedroom 1	3.90m x 3.10m	12'10" x 10'2"
Total internal floor area	53 sq. m.	569 sq. ft.

Plots 329 | 332



Kitchen/Living/Dining area	6.31m x 3.56m	20'8" x 11'8"
Bedroom 1	3.70m x 3.60m	12'2" x 11'10"
Bedroom 2	2.95m x 2.60m	9'8" x 8'6"
Total internal floor area	66 sq. m.	707 sq. ft.

Plots 330 | 333



Kitchen/Living/Dining area	6.31m x 4.71m	20'8" x 15'5"
Bedroom 1	3.60m x 3.32m	11'10" x 10'11"
Bedroom 2	3.47m x 3.10m	11'5" x 10'2"
Total internal floor area	73 sq. m.	782 sq. ft.

Key
B – Boiler F/F – Fridge Freezer St – Store

Plots: 328–336

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 48287/January 2022.

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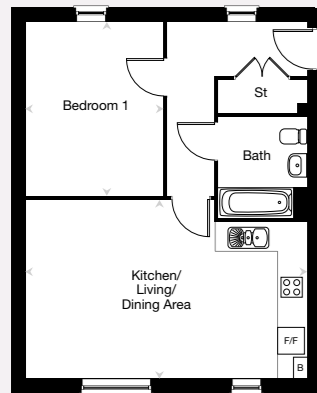
taylorwimpey.co.uk

Taylor Wimpey

HAMPDEN COURT

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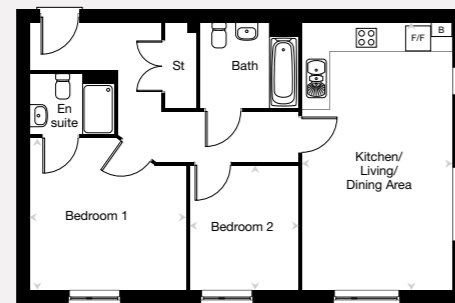
Plot 334



Kitchen/Living/Dining area	6.31m x 4.02m	20'8" x 13'2"
Bedroom 1	3.90m x 3.10m	12'10" x 10'2"
Total internal floor area	50 sq. m.	543 sq. ft.

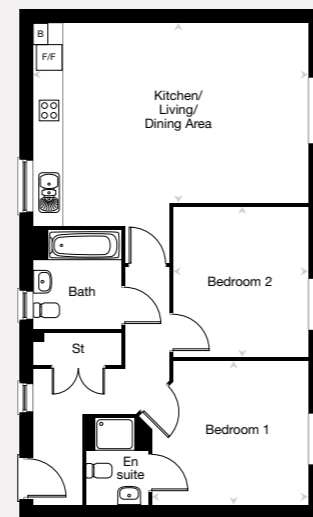
Key
B – Boiler F/F – Fridge Freezer St – Store

Plot 335



Kitchen/Living/Dining area	6.31m x 3.56m	20'8" x 11'8"
Bedroom 1	3.70m x 3.60m	12'2" x 11'10"
Bedroom 2	2.95m x 2.60m	9'8" x 8'6"
Total internal floor area	63 sq. m.	681 sq. ft.

Plot 336



Kitchen/Living/Dining area	6.31m x 4.71m	20'8" x 15'5"
Bedroom 1	3.60m x 3.32m	11'10" x 10'11"
Bedroom 2	3.47m x 3.10m	11'5" x 10'2"
Total internal floor area	70 sq. m.	755 sq. ft.



Photography is indicative of typical Taylor Wimpey homes. Images may include optional upgrades available at an additional cost. Please speak to your sales executive for more details.

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Taylor Wimpey

Plots: 328-336

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Taylor Wimpey

Taylor Wimpey

THE COLTON

3 bedroom home



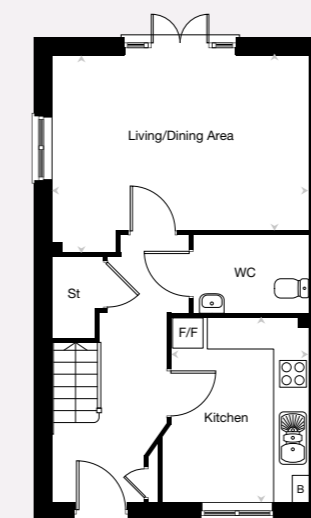
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THE COLTON

The Colton is a 3 bedroom townhouse featuring a kitchen, convenient guest cloakroom and a living/dining area with double doors to the garden. Two bedrooms and a family bathroom are found on the first floor, while the second floor features bedroom 1 with high galleried ceilings and an en suite shower room. A dormer window and rooflights also provide this room with plenty of natural light.

TOTAL 107.12 sq. m. / 1,153 sq. ft.

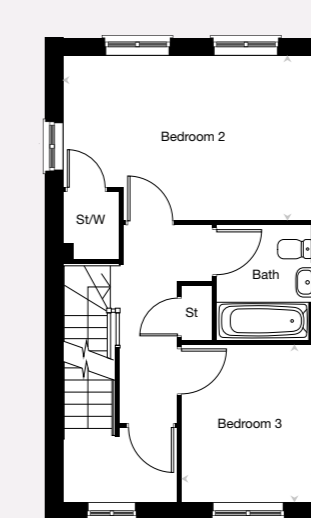
Ground floor



Kitchen
3.44m x 2.73m max 2.57m min
11'4" x 9'0" max 8'5" min

Living/Dining Area
4.78m x 3.69m max 3.29m min
15'8" x 12'2" max 10'10" min

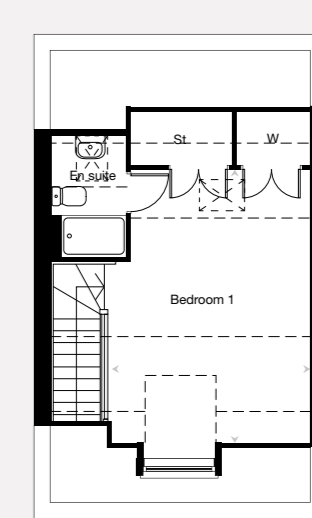
First floor



Bedroom 2
4.78m x 3.09m 15'8" x 10'2"

Bedroom 3
2.95m x 2.56m 9'8" x 8'5"

Second floor



Bedroom 1
5.11m x 3.74m max 3.30m min
16'9" x 12'4" max 10'10" min

Key
B – Boiler F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom – Roof Window --- – Restricted Headroom

Plots: 139, 162, 163*, 183, 184, 202, 203*, 204, 205*, 223, 224*, 237*, 238*, 239, 248*, 249*, 346, 347, 385* & 386

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Taylor Wimpey

Taylor Wimpey

THE ELLISTON

4 bedroom home



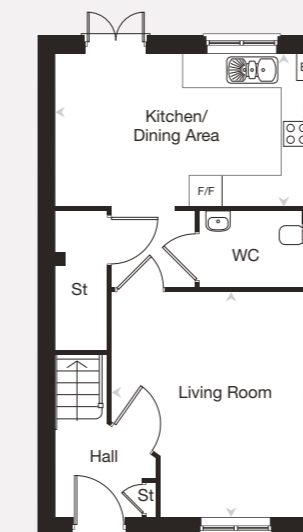
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THE ELLISTON

A 4 bedroom town house offering three floors of flexible living. The hallway leads to the living room, a guest cloakroom and open-plan kitchen/dining area with double doors opening onto the garden. On the first floor you'll find a family bathroom and three bedrooms, where bedroom 4 could make an ideal home office. The top floor is dedicated to Bedroom 1 with high galleried ceilings and an en suite shower room.

TOTAL 116.1 sq. m. / 1,249 sq. ft.

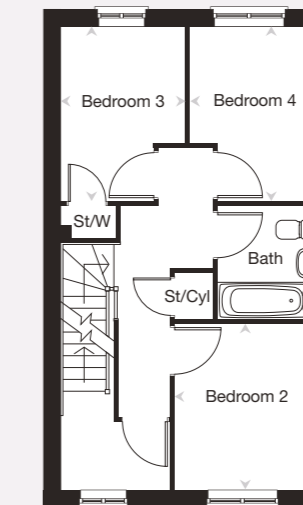
Ground floor



Kitchen/Dining Area
4.89m x 2.91m 16'1" x 9'7"

Living Room
4.27m x 3.82m 14'0" x 12'7"

First floor

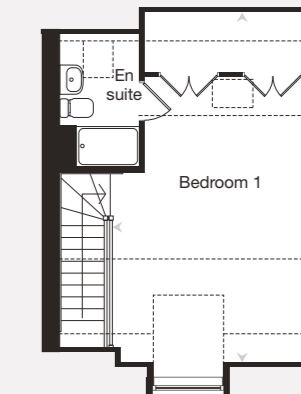


Bedroom 2
3.16m x 2.74m 10'5" x 9'0"

Bedroom 3
3.32m max 2.23m min x 2.34m
10'11" max 7'4" min x 7'8"

Bedroom 4
3.32m x 2.47m 10'11" x 8'1"

Second floor



Bedroom 1
6.64m x 3.89m max 3.29m min
21'10" x 12'9" max 10'10" min

Key

B – Boiler Cyl – Cylinder F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom --- Restricted Headroom ☒ – Rooflight

Plots: 140*, 149, 150*, 177*, 178*, 179, 180*, 181, 206, 207*, 225, 226*, 227, 228*, 235*, 236, 243*, 244, 245*, 246, 266, 267*, 268*, 270, 271, 274–277, 279, 280, 292*, 299*, 302, 303, 308*, 309*, 315, 316*, 376*, 377, 378*, 379, 381*, 382, 383* & 384

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Taylor Wimpey

Taylor Wimpey

THE EASTBURY

4 bedroom home



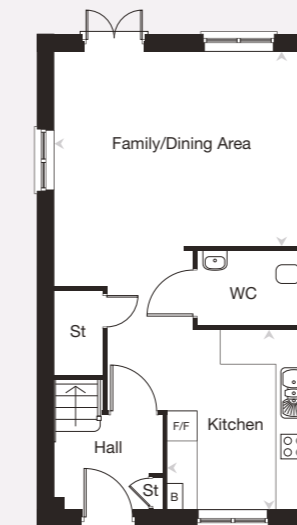
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THE EASTBURY

The Eastbury spans three floors of flexible living space. The kitchen flows seamlessly to an open-plan family/dining area, complemented by double doors that open to the garden. On the first floor you'll find the living room with a Juliet balcony, a further bedroom and the family bathroom. Bedroom 1 with an en suite shower room, two further bedrooms and a shower room are located on the top floor.

TOTAL 131.5 sq. m. / 1,414 sq. ft.

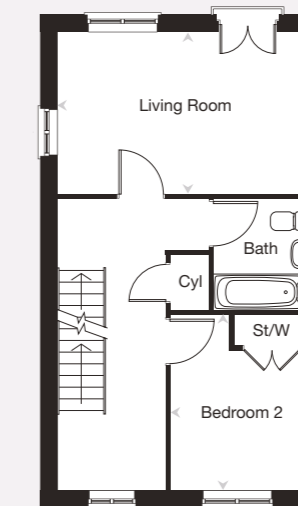
Ground floor



Kitchen
3.45m x 2.72m 11'4" x 8'11"

Family/Dining Area
4.89m x 3.74m 16'1" x 12'3"

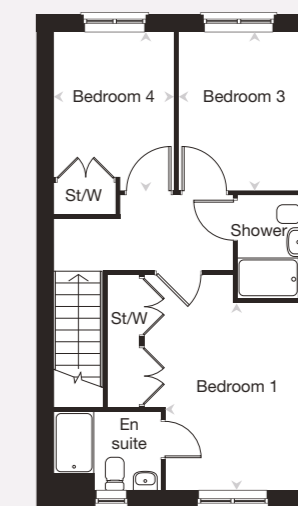
First floor



Living Room
4.89m x 3.11m 16'1" x 10'3"

Bedroom 2
3.38m max x 2.85m
11'1" max x 9'4"

Second floor



Bedroom 1
3.88m max 2.77m min x 3.58m
12'9" max 9'1" min x 11'9"

Bedroom 3
3.05m x 2.51m 10'0" x 8'3"

Bedroom 4
3.05m x 2.30m 10'0" x 7'7"

Key
B – Boiler Cyl – Cylinder F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom

Plots: 142, 143*, 144, 145*, 146, 147*, 164, 165*, 170*, 171, 185, 186*, 187, 188*, 230, 231*, 232, 233*, 294, *295, 296, 297*, 304*, 305, 306*, 307, 348*, 349*, 350, 351*, 352, 354,* 355, *356*, 357, 358* & 359

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. *These plots are handed. 48287/January 2022.

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THE LYDFORD

4 bedroom home

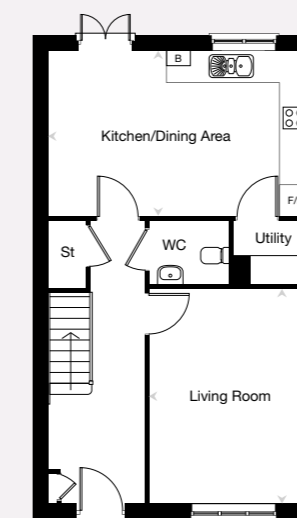
THE LYDFORD

The 4 bedroom Lydford is well suited to families. The entrance hallway leads to the open-plan kitchen/dining area which has double doors opening to the private garden and a handy utility room. The living room and guest cloakroom complete the ground floor. The first floor features bedroom 1 with en suite shower room, three further bedrooms and a family bathroom.

The fourth bedroom could alternatively be used as a home office.

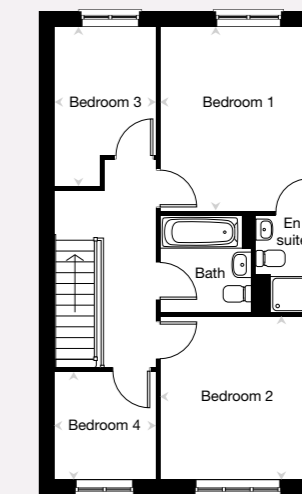
TOTAL 102 sq. m. / 1,099 sq. ft.

Ground floor



Kitchen/Dining area	5.36m x 3.38m	17'7" x 11'1"
Living room	4.45m x 3.27m	14'7" x 10'9"

First floor



Bedroom 1	3.80m x 3.17m	12'6" x 10'5"
Bedroom 2	3.37m x 3.17m	11'1" x 10'5"
Bedroom 3	3.30m x 2.12m	10'10" x 6'11"
Bedroom 4	2.24m x 2.12m	7'4" x 6'11"

Plots: 133*, 189, 229*, 337-340

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Taylor Wimpey

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Taylor Wimpey

THE TRUSDALE

4 bedroom home



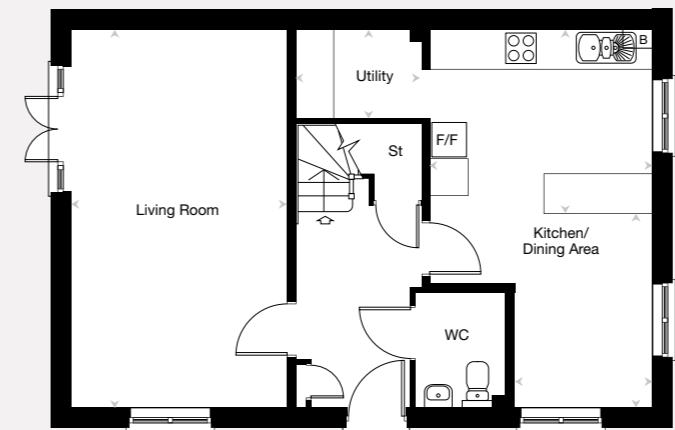
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THE TRUSDALE

The Trusdale is a 4 bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open-plan kitchen/dining area with utility space, and a dual aspect living room which opens through double doors to the garden. Upstairs, bedroom 1 has an en suite shower room, while there are also a further three bedrooms as well as a family bathroom.

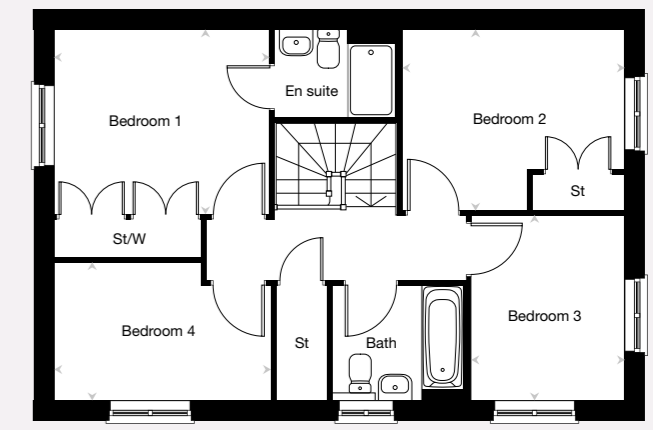
TOTAL 115.46 sq. m. / 1,243 sq. ft.

Ground floor



Kitchen/Dining Area	6.09m x 3.58m max 2.22m min 20'0" x 11'9" max 7'4" min
Living Room	6.09m x 3.46m 20'0" x 11'4"

First floor



Bedroom 1	3.53m x 3.30m 11'7" x 9'11"
Bedroom 2	3.64m x 2.96m 11'11" x 9'9"
Bedroom 3	3.05m x 2.51m 10'0" x 8'3"
Bedroom 4	3.55m x 2.28m 11'8" x 7'6"

Key
B – Boiler F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom

Plots: 133*, 189, 299*, 253*, 264, 265*, 269, 281*, 288, 291*, 300, 301, 310, 312, 319*, 353, 360*, 375 & 380*

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Taylor Wimpey

THE KINGHAM

4 bedroom home



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THE KINGHAM

For families looking for extra space, the Kingham offers the perfect solution. The living room is at the front of the property and has a feature bay window, whilst the kitchen/dining area has a handy utility room and double doors which open out to the garden. The first floor features bedroom 1 with an en suite shower room, three further bedrooms and a family bathroom.

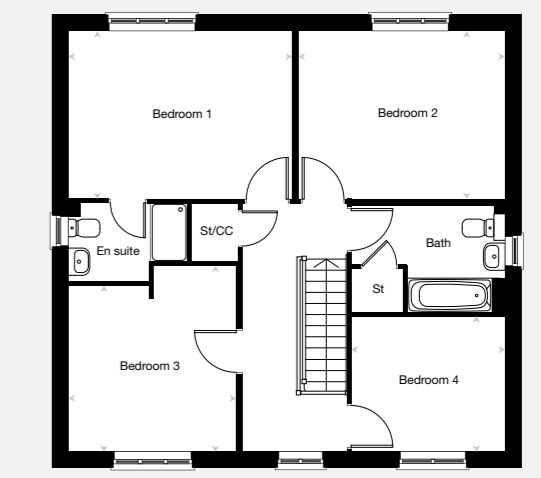
TOTAL 131.30 sq. m. / 1,415 sq. ft.

Ground floor



Kitchen/Dining Area	5.61m x 3.36m	18'5" x 11'0"
Living Room	4.94m x 3.47m	16'3" x 11'5"

First floor



Bedroom 1	4.49m x 3.37m	14'9" x 11'1"
Bedroom 2	4.17m x 3.37m	13'8" x 11'1"
Bedroom 3	3.37m x 3.33m	11'1" x 10'11"
Bedroom 4	3.10m x 2.72m	10'2" x 8'11"

Key
 B – Boiler CC – Cylinder Cupboard F/F – Fridge Freezer St – Store WC – Cloakroom

Plots: 141, 272, 286, 289, 290, 313, 314 & 317

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Taylor Wimpey

THE MANFORD

4 bedroom home



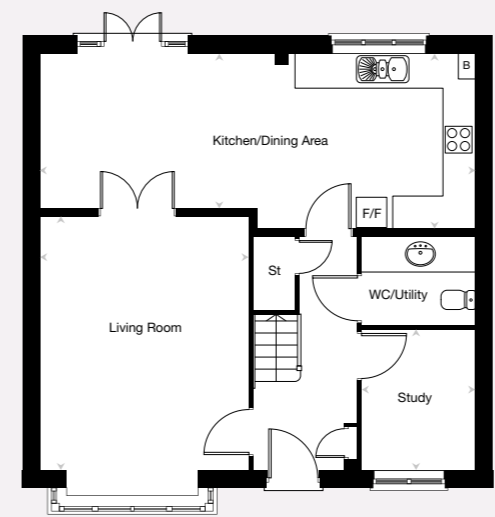
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THE MANFORD

A traditional 4 bedroom family home, the Manford offers plenty of space for day-to-day living. The central entrance hallway leads to a kitchen/dining area, which has double doors to the private rear garden. While the living room and a separate study are found at the front of the property, bedroom 1 with an en suite shower room and three further double bedrooms are found upstairs.

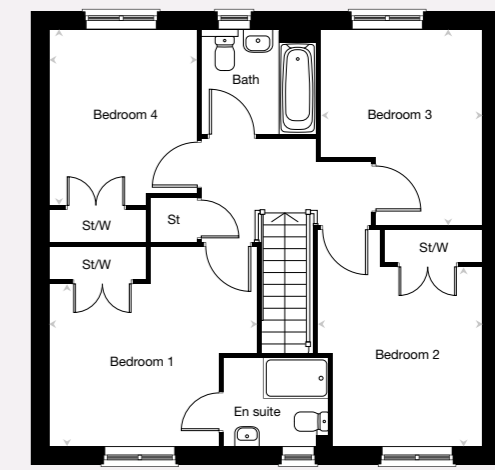
TOTAL 128.68 sq. m. / 1,385 sq. ft.

Ground floor



Kitchen/Dining Area	8.11m x 3.26m	max 2.88m	min
	26'7" x 10'9"	max 9'6"	min
Living Room	4.74m x 3.89m	15'7"	x 12'9"
Study	2.63m x 2.11m	8'8"	x 6'11"

First floor



Bedroom 1	3.89m x 3.03m	12'9"	x 9'11"
Bedroom 2	3.35m x 3.10m	11'0"	x 10'2"
Bedroom 3	3.66m x 3.05m	12'0"	x 10'0"
Bedroom 4	3.28m x 2.76m	10'9"	x 9'1"

Key
 B – Boiler F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom

Plots: 134, 137, 250*, 251 & 283

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THE WAYSDALE

4 bedroom home



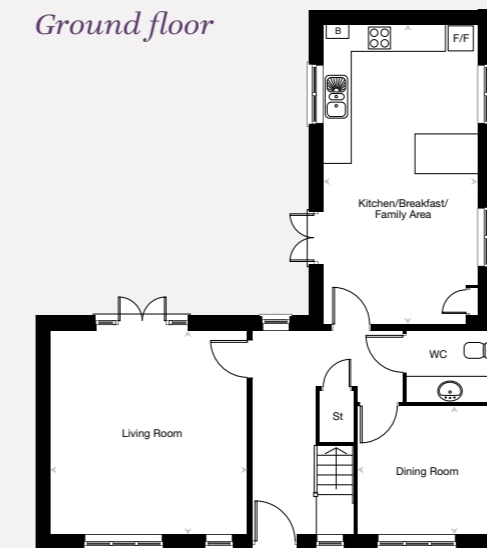
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THE WAYSDALE

The 4 bedroom Waysdale has been designed to offer extra space for growing families. A dual aspect living room and a kitchen/breakfast/family area both open through double doors to the private rear garden. A separate dining room, a guest cloakroom and storage cupboard complete the ground floor. The en suite bedroom 1 is found on the first floor, along with a double bedroom, two more well-proportioned bedrooms and a family bathroom.

TOTAL 143.33 sq. m. / 1,543 sq. ft.

Ground floor



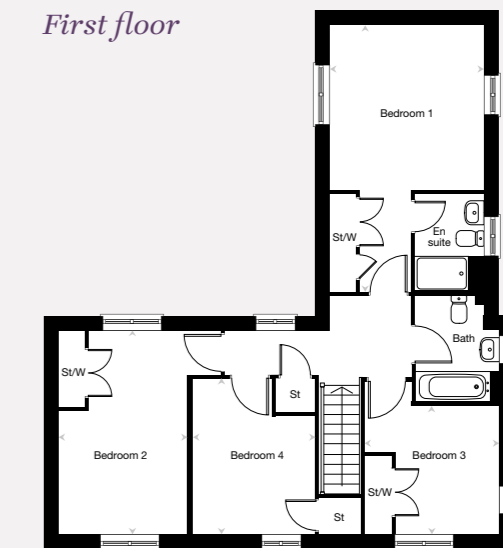
Kitchen/Breakfast/Family Area
6.82m x 3.50m 22'5" x 11'6"

Living Room
4.62m x 4.47m 15'2" x 14'8"

Dining Room
3.06m x 2.90m 10'1" x 9'6"

Key
B – Boiler F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom

First floor



Bedroom 1
6.08m max 3.78m min x 3.50m
20'0" max 12'5" min x 11'6"

Bedroom 2
4.62m x 2.95m 15'2" x 9'8"

Bedroom 3
3.06m x 2.91m 10'1" x 9'7"

Bedroom 4
3.54m x 2.79m 11'8" x 9'2"

Plot: 174, 176*, 240, 242*, 273 & 318*

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THE GARRTON

5 bedroom home



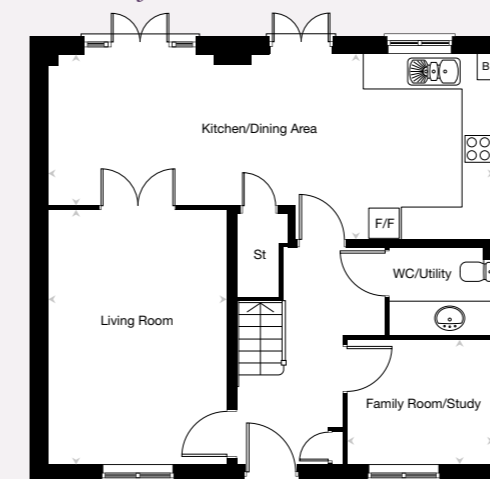
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THE GARRTON

A 5 bedroom home tailor-made for family living, featuring a living room, study and a kitchen/dining area with two sets of double doors opening onto the rear garden. The first floor features an impressive bedroom 1 with en suite shower room and dressing area, two further bedrooms and a bathroom. On the second floor there is a shower room and two bedrooms.

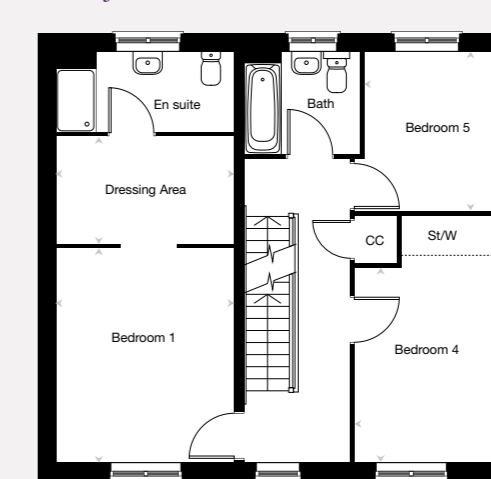
TOTAL 169.60 sq. m. / 1,825 sq. ft.

Ground floor



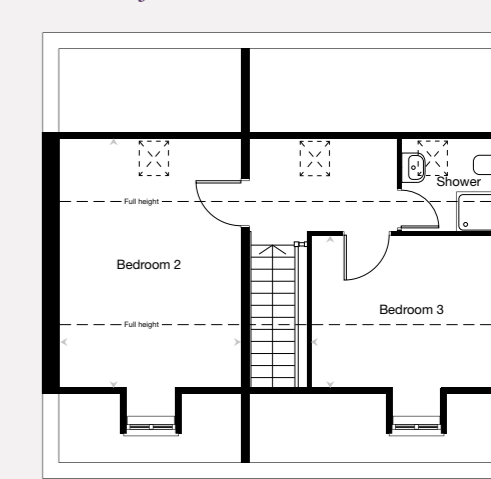
Kitchen/Dining Area	8.34m x 3.46m max 2.83m min	27'4" x 11'4" max 9'4" min
Living Room	4.75m x 3.34m	15'7" x 11'0"
Family Room/Study	2.75m x 2.32m	9'0" x 7'8"

First floor



Bedroom 1	4.00m x 3.34m	13'1" x 11'0"
Dressing Area	3.34m x 2.01m	11'0" x 6'7"
Bedroom 4	3.62m x 2.76m	11'11" x 9'1"
Bedroom 5	2.98m x 2.55m	9'9" x 8'5"

Second floor



Bedroom 2	4.66m x 3.36m	15'4" x 11'1"
Bedroom 3	3.66m x 2.86m	12'0" x 9'5"

Key
 B – Boiler CC – Cylinder Cupboard F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom – Roof Window --- – Restricted Headroom

Plots: 148, 166*, 169, 182*, 234*, 247, 263, 278, 293 & 298

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THE WAYFORD

5 bedroom home



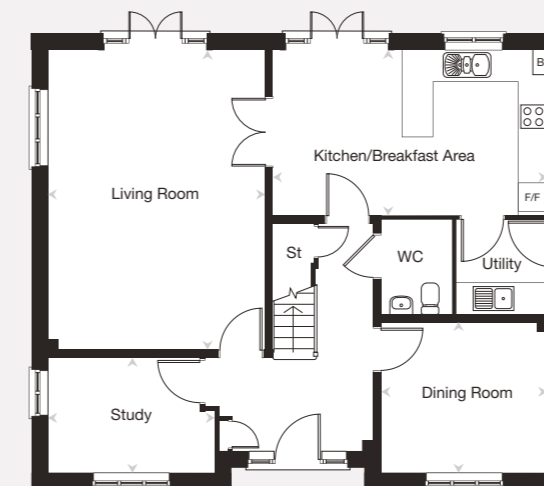
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THE WAYFORD

The Wayford features a traditional double-fronted design and a spacious interior layout. The hallway leads to the living room and an open-plan kitchen/breakfast area with utility space, all with access to the garden. A dining room, study, and a guest cloakroom complete the ground floor. Upstairs, you'll find Bedroom 1 & 2 with an en suite shower room, three further bedrooms and the family bathroom.

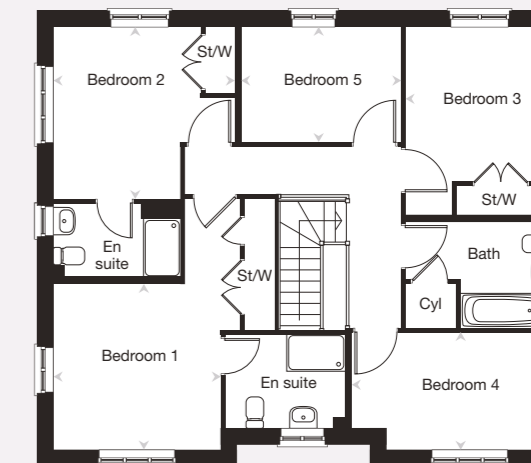
TOTAL 172.6 sq. m. / 1,858 sq. ft.

Ground floor



Kitchen/Breakfast Area	5.58m x 3.35m	18'4" x 11'0"
Living Room	6.06m x 4.40m	19'11" x 14'6"
Dining Room	3.39m x 3.06m	11'1" x 10'1"
Study	3.39m x 2.34m	11'1" x 7'8"

First floor



Bedroom 1	3.39m x 3.37m	11'1" x 11'1"
Bedroom 2	3.67m max x 3.48m	12'1" max x 11'5"
Bedroom 3	3.81m max x 3.02m	12'6" max x 9'11"
Bedroom 4	4.10m x 2.40m	13'5" x 7'11"
Bedroom 5	3.24m x 2.33m	10'8" x 7'8"

Key
 B – Boiler Cyl – Cylinder F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom

Plots: 135, 136, 138*, 175, 241*, 252, 282, 284*, 285*, 287* & 311*

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STANDARD SPECIFICATION

ASTON REACH

3 Kempster Way, Aylesbury,
Buckinghamshire, HP22 3AL

TELEPHONE

01296 796 447

OPEN TIMES

Monday, 11:30am–5.30pm

Tuesday – Sunday, 10am–5.30pm

Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Kitchen/utilities	1/2	3/4/5
Stainless steel bowl and a half	✓	✓
Postformed laminate worktop with upstand	✓	✓
Single oven*	✓	
Double oven*		✓
4 burner gas hob	✓	✓
Integrated hood	✓	✓
Stainless steel splash back	✓	✓
Integrated fridge freezer	✓	✓
Integrated dishwasher	✓	✓
Integrated washer/dryer	✓	✓
Chrome downlights	✓	✓
Fitted kitchen with choice of coloured door frontals	✓	✓

Bathrooms

Shower above bath with tiling to shower and side wall**	✓	
Splashback to basin	✓	
Half-height tiling to all walls†		✓
Tiled window sill	✓	✓
Chrome downlights	✓	✓
Shaver socket	✓	✓
White modern sanitary ware	✓	✓

En suites (if applicable)

Full-height tiling to shower wall	✓	✓
Half-height tiling to remaining walls		✓
Splashback to basin	✓	
Chrome downlights		✓
White modern sanitary ware	✓	✓
Shaver socket	✓	✓

Heating/electrical services	1/2	3/4/5
Full central heating/gas fired radiators	✓	✓
Thermostatically controlled radiator valves	✓	✓
Mains operated smoke/heat detectors	✓	✓
White double socket outlets	✓	✓
TV sockets to living room, master and bed 2 (if applicable)	✓	✓

Lighting

Chrome downlights to all wet rooms*	✓	✓
Pendant light fittings to all other rooms	✓	✓

Internal finishes

White finished internal doors	✓	✓
Ceilings and walls finished in white	✓	✓
White painted internal joinery	✓	✓
White UPVC double glazed windows	✓	✓
Chrome ironmongery	✓	✓

External finishes

Stainless steel up/down spot light*	✓	✓
External tap*	✓	✓



UPGRADES

ASTON REACH

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Buckinghamshire, HP22 3AL

TELEPHONE

01296 796 447

OPEN TIMES

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Tuesday – Sunday, 10am–5.30pm

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Kitchen	1/2	3/4/5
Upgrade worktops to include upstand	✓	✓
Upgrade coloured door frontals	✓	✓
Upgrade appliances	✓	✓

Bathroom and en suites

Upgrade shower	✓	✓
Upgrade to full-height tiling	✓	✓
Upgrade to shower over bath	✓	✓

Additional features

Upgrade to room specific downlights	✓	✓
Upgrade to room specific wardrobe	✓	✓
Upgrade to additional sockets	✓	✓
Upgrade flooring throughout	✓	✓

External finishes

Upgrade to turf to garden areas		✓
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*Subject to house type. Please refer to your sales executive for further information.

**In homes with only 1 bathroom. †Standard tiling to 2 bedroom houses, not half-height tiling.

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ASTON REACH
Broughton Road,
Aylesbury,
Buckinghamshire,
HP22 5AW

CONTACT US ON

01296 796 447

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FROM HEMEL HEMPSTEAD:

- Take Windmill Road & White Hart Road to St Albans Road/A414
- At the next roundabout, stay on St Albans Road/A414
- At the next three roundabouts head for Two Waters Road/A414
- Take the A41 for 14.1 miles
- At the roundabout, take the 2nd exit onto Aston Clinton Road/A41
- After 1 mile turn right onto Broughton Lane, the development will be on your right

FROM MILTON KEYNES:

- Head north-west on Saxon Gate towards Midsummer Boulevard
- At the next 3 roundabouts, take the H5/Portway/A509
- Merge onto A5, then take the 3rd exit onto A4146 and follow for 6.7 miles
- At the next 2 roundabouts, take the A418
- Turn left onto Burcott Lane, turn right at Bellingham Way and turn left onto Broughton Lane
- Follow for 0.6 miles and the development will be on your left

