

Taylor
Wimpey

DOWNLAND
at Kingsgrove

WANTAGE | OXFORDSHIRE



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.

DOWNLAND AT KINGSGROVE. A VERY SPECIAL PLACE TO BE

A warm welcome to Downland at Kingsgrove.

*An exciting new development of 1 & 2 bedroom apartments
and 2, 3, 4 & 5 bedroom houses. All thoughtfully designed
to be in keeping with the local area.*

*Wantage is an ideal choice for those looking for
balanced living, with easy access to larger cities
as well as a wealth of countryside and green space
in the nearby North Wessex Downs.*

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.

A person wearing a dark jacket and a beanie is riding a brown horse away from the camera on a dirt path. The path leads through a grassy field towards a line of trees. A small white dog is running ahead of the horse on the path. The background is filled with bare trees and a hazy sky. The overall tone is peaceful and natural.

LIVE AND LOVE VILLAGE LIFE

Wantage is the ideal place to settle for those who love getting out into nature. Residents are perfectly placed for weekend walks in the countryside with the North Wessex Downs right on the doorstep.

There is a great opportunity for those moving to Downland at Kingsgrove to form a close-knit community within the development. A wide variety of parks, supermarkets, restaurants, pubs and schools nearby make this an ideal location for a range of buyers, from young professionals to growing families seeking their forever home.

A person wearing a dark jacket and a beanie is riding a brown horse away from the camera on a dirt path. The path leads through a grassy field towards a line of trees. A small white dog is running ahead of the horse on the path. The background is filled with bare trees and a hazy sky. The overall tone is peaceful and natural.

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A photograph of the Vale and Downland Museum, a brick building with a sign that reads 'V&DM'. The building is made of red brick with a white-framed window and a small porch. A sign on the wall reads 'V&DM' and 'The Vale and Downland Museum'. In the foreground, there is a black metal fence and a paved path. The background shows a street with a blue car and a street lamp.

 *The Vale and Downland Museum,
has lots to offer for a fun, interactive
family day out.*



An array of pubs and restaurants offering a friendly atmosphere and great wholesome food.



Arbery Emporium

Arbery Emporium, a boutique store specialising in home wear and locally made gifts.

THE PERFECT PLACE TO BE

Downland at Kingsgrove is ideally positioned to enjoy the best of community-focused living while benefiting from a larger range of amenities on offer in nearby Reading and Oxford. Downland at Kingsgrove sits within a network of major road routes, including the A420, A34 and M4. Nearby Didcot Parkway rail station provides direct trains to London in as little as 45 minutes.

TRAVELLING BY CAR

40 MINS

20 MINS

10 MINS

3 MINS

DOWNLAND AT KINGSGROVE

CHOICE OF SCHOOLS

PUBS

LEISURE CENTRE

CHOICE OF RESTAURANTS

CHOICE OF SUPERMARKETS

SHIPPING

PARK

TRAIN STATION

CINEMA

DIDCOT

NEWBURY

ABINGDON

FARINGDON COLLEGE

UNIVERSITY OF OXFORD

OXFORD

READING

PARKS

A420

A34

M4

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A group of people are participating in a fitness class at the Wantage Leisure Centre. In the foreground, a man in a red and white tank top and black shorts is captured in a dynamic pose, leaning forward with his arms extended. Behind him, several other participants, including a woman in a dark blue shirt and a man in a white shirt, are also in motion. The background shows a well-lit gymnasium with various exercise equipment, including colorful balls on a rack and a large fan on the wall. The overall atmosphere is active and energetic.

 *Wantage Leisure Centre, a facility with something for everyone, including an air-conditioned gym.*

A scenic view of a tree-lined path in North Wessex Downs. Two people are walking away from the camera on a paved path that curves through a lush, green landscape. The path is flanked by tall, mature trees with dense foliage, creating a canopy effect. The lighting suggests a bright, sunny day, with shadows cast on the path. The overall atmosphere is peaceful and inviting for a walk or bike ride.

 *North Wessex Downs, find a walk or bike ride to explore heritage sites and discover local producers.*



 *Wantage Market, each Wednesday and Saturday plus the last Sunday of the month.*



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.

Get to know DOWNLAND AT KINGSGROVE

WANTAGE | OXFORDSHIRE

A new development of 1 and 2 bedroom apartments
as well as 2, 3, 4 & 5 bedroom homes suitable
for all kinds of buyers in Wantage.



1 bedroom apartments

- 1 bedroom apartment
Plots: 1–9*

2 bedroom apartments

- 2 bedroom apartment
Plots: 163–170*

1 & 2 bedroom apartments

- Wessex Court**
1 & 2 bedroom apartment
Plots: 10–21

- 1 & 2 bedroom apartment
Plots: 37–48*

1 bedroom homes

- 1 bedroom home
Plot: 171*

2 bedroom homes

- The Beauford**
2 bedroom home
Plots: 22–25, 28, 29, 83, 84,
97–100, 107–111, 136–138,
144–146 & 160–162

- 2 bedroom home
Plots: 78–81*, 103*, 104*,
133–134* & 141–143*

3 bedroom homes

- The Amersham**
3 bedroom home
Plots: 27, 49, 54, 74–76, 92,
93, 95, 96, 101, 102, 113,
151–153 & 155

- The Easedale**
3 bedroom home
Plots: 26, 30, 77, 82, 112,
120, 121, 126, 127, 130,
147 & 159

- The Braxton**
3 bedroom home
Plots: 31–34, 116–119
& 122–125

- 3 bedroom home
Plots: 35*, 36*, 50–53*, 105*,
106*, 114*, 115*, 128*, 129*,
135 & 156–158*

4 bedroom homes

- The Huxford**
4 bedroom home
Plots: 55, 56, 69, 70 & 94

- The Marford**
4 bedroom home
Plots: 148 & 149

- The Waysdale**
4 bedroom home
Plots: 67, 68, 71, 72, 86, 87,
89 & 90

- The Ransford**
4 bedroom home
Plots: 57, 59, 61, 63, 64, 66,
85 & 91

- 4 bedroom home
Plots: 131*, 132*, 139* & 140*

5 bedroom homes

- The Wayford**
5 bedroom home
Plots: 58, 60, 62, 65, 73, 88,
150 & 154

- *ah = Affordable Homes
- BCP = Bin Collection Point
- BS = Bin Store
- CS = Cycle Store
- ▷ = Drive Through
- ▶ = Garage Access
- LAP = Local Area of Play
- 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 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. Please speak to our sales executives regarding the tenure of our new homes. 46603/July 2021.



THE BEAUFORD

The 2 bedroom Beauford will appeal to first time buyers, couples and families looking for a little extra space. A kitchen/dining area opens through double doors to the garden, making it perfect for entertaining and al fresco dining. A living room, guest cloakroom and store cupboard complete the ground floor layout. The first floor comprises bedroom 1 with an en suite shower room, the main bathroom, and a further double bedroom.

TOTAL 81.1 sq. m. / 873 sq. ft.

Ground floor



Kitchen/Dining Area	4.70m x 2.87m	15'5" x 9'5"
Living Room	4.04m x 3.67m	13'3" x 12'1"

First floor



Bedroom 1	3.57m x 2.94m	11'9" x 9'8"
Bedroom 2	4.70m x 2.55m	15'5" x 8'4"

Plots: 22, 23, 24, 25, 28, 29, 83, 84, 97, 98, 99, 100, 107, 108, 109, 110, 111, 136, 137, 138, 144, 145, 146, 160, 161 & 162

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. 46603/July 2021.

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THE AMERSHAM

A 3 bedroom home with an integral garage, the Amersham is designed to appeal to families in need of a little extra space.

On the ground floor you'll find a spacious living room with stairs leading to the first floor, a kitchen/dining area with double doors to the private garden and a guest cloakroom. Upstairs comprises bedroom 1 with en suite shower room, two further double bedrooms, a study and a family bathroom.

TOTAL 91 sq. m. / 990 sq. ft.

Ground floor



Kitchen/Dining Area	4.36m x 2.87m	14'4" x 9'5"
Living Room (max)	4.03m x 3.49m	13'3" x 11'6"

First floor



Bedroom 1	4.21m x 3.21m	13'10" x 10'6"
Bedroom 2	4.36m x 3.02m	14'4" x 9'11"
Bedroom 3	2.89m x 2.88m	9'6" x 9'6"
Study	2.22m x 1.67m	7'4" x 5'6"

 Plots: 27, 49, 54, 74, 75, 76, 92, 93, 95, 96, 101, 102, 113, 151, 152, 153 & 155

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Taylor Wimpey

THE EASEDALE

3 bedroom home

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THE EASEDALE

The Easedale is a 3 bedroom home which would ideally suit a couple or young family. The entrance hallway leads to a kitchen/dining area and a living room with double doors to the private garden. A guest cloakroom completes the ground floor. Upstairs, you'll find bedroom 1 with en suite shower room, a further double bedroom, main bathroom and a third bedroom that could also be used as a study or playroom.

TOTAL 86.4 sq. m. / 931 sq. ft.

Ground floor



Kitchen/Dining Area	5.10m × 2.95m	16'9" × 9'8"
Living Room	5.10m × 3.02m	16'9" × 9'11"

First floor



Bedroom 1	3.81m × 3.08m	12'6" × 10'1"
Bedroom 2	2.95m × 2.86m	9'8" × 9'5"
Bedroom 3	2.95m × 2.15m	9'8" × 7'1"

 **Plots:** 26, 30, 77, 82, 112, 120, 121, 126, 127, 130, 147 & 159

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THE BRAXTON

3 bedroom home

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THE BRAXTON

The Braxton is an ideal choice for families and couples looking for extra space with 3 bedrooms over three storeys. On the ground floor you'll find a contemporary kitchen/dining area with double doors to the garden, a spacious living room and guest cloakroom. On the first floor is a family bathroom, a double bedroom and a further bedroom. There's also a private staircase leading up to bedroom 1 with en suite shower on the top floor.

TOTAL 101.4 sq. m. / 1,092 sq. ft.

Ground floor



Kitchen/Dining Area
4.25m x 3.43m 14'0" x 11'3"

Living Room
4.19m x 2.44m 13'9" x 8'0"

First floor



Bedroom 2
4.25m x 2.82m 14'0" x 9'3"

Bedroom 3
3.59m x 2.11m 11'10" x 6'11"

Second floor



Bedroom 1
6.64m x 2.76m 21'9" x 9'1"

 **Plots:** 31, 32, 33, 34, 116, 117, 118, 119, 122, 123, 124 & 125

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THE MARFORD

4 bedroom home



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THE MARFORD

The Marford is a 4 bedroom home designed with plenty of space for growing families. The open-plan kitchen/breakfast/family area and separate living room both lead through double doors to the private garden. The ground floor also includes a separate dining room or study, and guest cloakroom. Upstairs, you'll find bedroom 1 with en suite shower room, family bathroom and three further double bedrooms.

TOTAL 145.3 sq. m. / 1,564 sq. ft.

Ground floor



Kitchen/Breakfast Area	4.79m x 3.32m	15'9" x 10'11"
Family Room	3.91m x 3.26m	12'10" x 10'8"
Living Room	4.74m x 3.91m	15'7" x 12'10"
Dining Room/Study	3.04m x 2.66m	10'0" x 8'9"

First floor



Bedroom 1	4.91m x 3.64m	16'2" x 12'0"
Bedroom 2	4.00m x 3.32m	13'2" x 10'11"
Bedroom 3	4.72m x 3.23m	15'8" x 10'7"
Bedroom 4	3.81m x 2.55m	12'6" x 8'4"

 Plots: 148 & 149

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THE HUXFORD

The Huxford is a 4 bedroom home ideal for growing families or professional couples. A living room forms the heart of the home for day-to-day life, while the kitchen/dining area leads you through to the rear garden via double doors. There's also a guest cloakroom downstairs as well as useful storage space. Bedroom 1 boasts an en suite shower room, whilst three further bedrooms and a family bathroom complete the first floor.


TOTAL 109.1 sq. m. / 1,175 sq. ft.

Ground floor




Kitchen/Dining Area	5.73m x 3.00m	18'10" x 9'10"
Living Room	4.66m x 3.63m	15'4" x 11'11"

First floor



Bedroom 1	3.42m x 3.16m	11'3" x 10'5"
Bedroom 2	3.23m x 2.84m	10'8" x 9'4"
Bedroom 3	3.25m x 2.23m	10'8" x 7'4"
Bedroom 4	2.52m x 2.41m	8'3" x 7'11"

 Plots: 55, 56, 69, 70 & 94

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THE WAYSDALE

The Waysdale is a spacious 4 bedroom home suited to growing families. The entrance hallway leads to the living room and kitchen/ breakfast area, both with double doors to the private garden. A separate dining room and guest cloakroom complete the ground floor. Upstairs, you'll find bedroom 1 with en suite shower room along with the main bathroom and three further bedrooms.

TOTAL 143.9 sq. m. / 1,549 sq. ft.

Ground floor



Kitchen/Breakfast 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	3.05m x 2.89m	10'0" x 9'6"

First floor



Bedroom 1	3.77m x 3.50m	12'5" x 11'6"
Bedroom 2	4.62m x 2.95m	15'2" x 9'8"
Bedroom 3	3.05m x 2.89m	10'0" x 9'6"
Bedroom 4	3.54m x 2.78m	11'8" x 9'2"

 Plots: 67, 68, 71, 72, 86, 87, 89 & 90

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THE RANSFORD

The Ransford is a 4 bedroom home designed with plenty of space for growing families. The open-plan kitchen/ dining area and separate living room both lead through double doors to the private garden. The ground floor also includes a study/family room, and guest cloakroom. Upstairs, you'll find bedroom 1 & 2 both with an en suite shower room, a family bathroom and two further double bedrooms.


TOTAL 154.5 sq. m. / 1,664 sq. ft.

Ground floor



Kitchen/Dining Area	6.60m x 3.57m	21'8" x 11'5"
Living Room	7.10m x 3.84m	23'4" x 12'7"
Study/Family Room	3.84m x 2.48m	12'7" x 8'2"

First floor



Bedroom 1	4.18m x 3.92m	13'9" x 12'11"
Bedroom 2	3.54m x 3.25m	11'7" x 10'8"
Bedroom 3	3.84m x 2.82m	12'7" x 9'3"
Bedroom 4	3.84m x 2.24m	12'7" x 7'5"

 Plots: 57, 59, 61, 63, 64, 66, 85 & 91

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THE WAYFORD

5 bedroom home

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THE WAYFORD

The 5 bedroom Wayford has a spacious layout making it an ideal choice for families. The entrance hallway leads to the living room and kitchen/breakfast area, both leading to the private garden through double doors. A separate dining room, study, utility and guest cloakroom complete the ground floor. Upstairs, bedroom 1 and a second double bedroom both feature an en suite shower room. A further double bedroom, two single bedrooms and family bathroom complete the first floor.

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 x 3.47m	12'1" x 11'5"
Bedroom 3	3.81m x 3.02m	12'6" x 9'11"
Bedroom 4	4.10m x 2.39m	13'5" x 7'10"
Bedroom 5	3.22m x 2.33m	10'7" x 7'8"

 Plots: 58, 60, 62, 65, 73, 88, 150 & 154

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Taylor Wimpey



STANDARD
SPECIFICATIONS
2-5 bedroom houses

DOWNLAND AT KINGSGROVE

Land off Rutherford Road, Wantage,
Oxfordshire, OX12 7GF

TELEPHONE

01235 428 063

OPEN TIMES

Tuesday–Sunday, 10am–5pm
(Monday, 1pm–5pm)

Please check our website before you visit

To discover more about options and
choices, visit your Touchpoint account
or 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. 46603/July 2021.

Kitchen	
Fitted kitchen with choice of soft-close door fronts*	✓
Choice of laminate worktops with matching upstand*	✓
1.5 bowl sink and chrome tap	✓
Single built-in oven/double eye-level oven†	✓
Stainless steel 4-burner gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Under cupboard lights to kitchen	✓
Bathrooms, En suites, Utility & Cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Tiled shower enclosure to en suites	✓
Modern white sanitaryware with soft-close toilet seats	✓
Thermostatic shower	✓
Central heating/Hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to living room and bedroom 1	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area	✓



STANDARD
SPECIFICATIONS
2-5 bedroom houses

DOWNLAND AT KINGSGROVE

Land off Rutherford Road, Wantage,
Oxfordshire, OX12 7GF

TELEPHONE

01235 428 063

OPEN TIMES

Tuesday–Sunday, 10am–5pm
(Monday, 1pm–5pm)
Please check our website before you visit

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

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notice. Please contact the sales executive for further information. 46603/July 2021.

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White internal doors with chrome ironmongery	✓
External features	
Buff riven concrete slabs to pathways and patios	✓
House number plaque	✓
Wiring for outside rear light	✓
Outside tap to rear garden	✓
Doorbell	✓
Security and Safety	
Mains operated smoke detectors and battery operated carbon monoxide detectors supplied in line with building regulations	✓
Gardens, Paths and Drives	
Front garden turfed or shrubbed in line with landscaping plan	✓
Driveways finished in asphalt or block paving†	✓
1.8m fencing to rear garden	✓
NHBC 10-year warranty	
NHBC 10-year Buildmark policy	✓
Taylor Wimpey 2-year warranty from date of legal completion	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction. Ask a sales executive for details. † = Where applicable
Floor coverings are available as part of our Options.



WESSEX COURT

Wessex Court offers a beautiful range of 1 & 2 bedroom apartments over three floors – some with a private Juliet balcony.

Ideal for first time buyers and professional couples, each apartment has an open-plan kitchen/living/dining area, perfect for entertaining friends and family.

Plot 10

Second floor

First floor

Ground floor

10

Kitchen/Living/Dining Area	8.04m x 3.74m	26'5" x 12'3"
Bedroom 1	4.13m x 3.68m	13'6" x 12'0"
Bedroom 2	4.01m x 2.71m	13'2" x 8'11"
Total internal floor area	66.6 sq. m.	717.9 sq. ft.

Plot 13

Second floor

First floor

Ground floor

13

Kitchen/Living/Dining Area	6.92m x 3.74m	22'8" x 12'3"
Bedroom 1	4.48m x 3.51m	13'0" x 8'1"
Bedroom 2	4.03m x 3.78m	13'3" x 12'5"
Total internal floor area	65.7 sq. m.	708.1 sq. ft.

Plot 16

Second floor

First floor

Ground floor

16

Kitchen/Living/Dining Area	8.05m x 3.17m	26'5" x 10'5"
Bedroom 1	4.86m x 3.25m	16'0" x 10'8"
Total internal floor area	53 sq. m.	571 sq. ft.

Plots: 10–21

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. 46603/July 2021.

Taylor Wimpey

WESSEX COURT

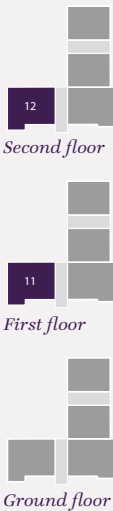
Wessex Court offers a beautiful range of 1 & 2 bedroom apartments over three floors – some with a private Juliet balcony.
Ideal for first time buyers and professional couples, each apartment has an open-plan kitchen/dining/living area,
perfect for entertaining friends and family.

Plot 19



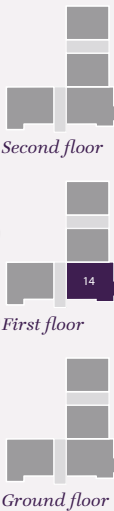
Kitchen/Living/Dining Area		
8.05m × 3.17m	26'5" × 10'5"	
Bedroom 1		
4.16m × 3.25m	13'7" × 10'7"	
Total internal floor area		
53 sq. m.	571 sq. ft.	

Plots 11 & 12



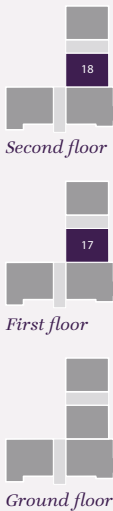
Kitchen/Living/Dining Area		
8.04m × 4.47m	26'5" × 14'8"	
Bedroom 1		
3.97m × 2.89m	13'0" × 9'6"	
Bedroom 2		
3.97m × 2.47m	13'0" × 8'1"	
Total internal floor area		
66.6 sq. m.	717.9sq. ft.	

Plot 14



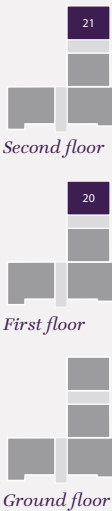
Kitchen/Living/Dining Area		
7.37m × 4.45m	24'2" × 14'7"	
Bedroom 1		
3.97m × 2.90m	13'0" × 9'6"	
Bedroom 2		
3.96m × 2.47m	13'0" × 8'2"	
Total internal floor area		
65.7 sq. m.	708.1 sq. ft.	

Plots 17 & 18



Kitchen/Living/Dining Area		
8.05m × 3.17m	26'5" × 10'5"	
Bedroom 1		
4.86m × 3.25m	16'0" × 10'8"	
Total internal floor area		
53 sq. m.	571 sq. ft.	

Plots 20 & 21



Kitchen/Living/Dining Area		
8.05m × 3.17m	26'5" × 10'5"	
Bedroom 1		
4.16m × 3.25m	13'7" × 10'7"	
Total internal floor area		
53 sq. m.	571 sq. ft.	

Plot 15



Kitchen/Living/Dining Area		
7.37m × 4.45m	24'2" × 14'7"	
Bedroom 1		
3.97m × 2.90m	13'0" × 9'6"	
Bedroom 2		
3.96m × 2.47m	13'0" × 8'2"	
Total internal floor area		
64.6 sq. m.	696.2 sq. ft.	



STANDARD
SPECIFICATIONS
1 & 2 bedroom apartments

DOWNLAND AT KINGSGROVE

Land off Rutherford Road, Wantage,
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Kitchen	
Fitted kitchen with choice of soft-close door fronts*	✓
Choice of laminate worktops with matching upstand*	✓
1.5 bowl sink and chrome tap	✓
Single built-in oven/double eye-level oven†	✓
Stainless steel 4-burner gas hob	✓
Integrated hood	✓
Freestanding washer/dryer	✓
Stainless steel splashback above hob	✓
Under cupboard lights to kitchen	✓
Bathroom	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Full-height tiling to bath area	✓
Modern white sanitaryware with soft-close toilet seats	✓
Shower above the bath with screen	✓
Central heating/Hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system	✓



STANDARD
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1 & 2 bedroom apartments

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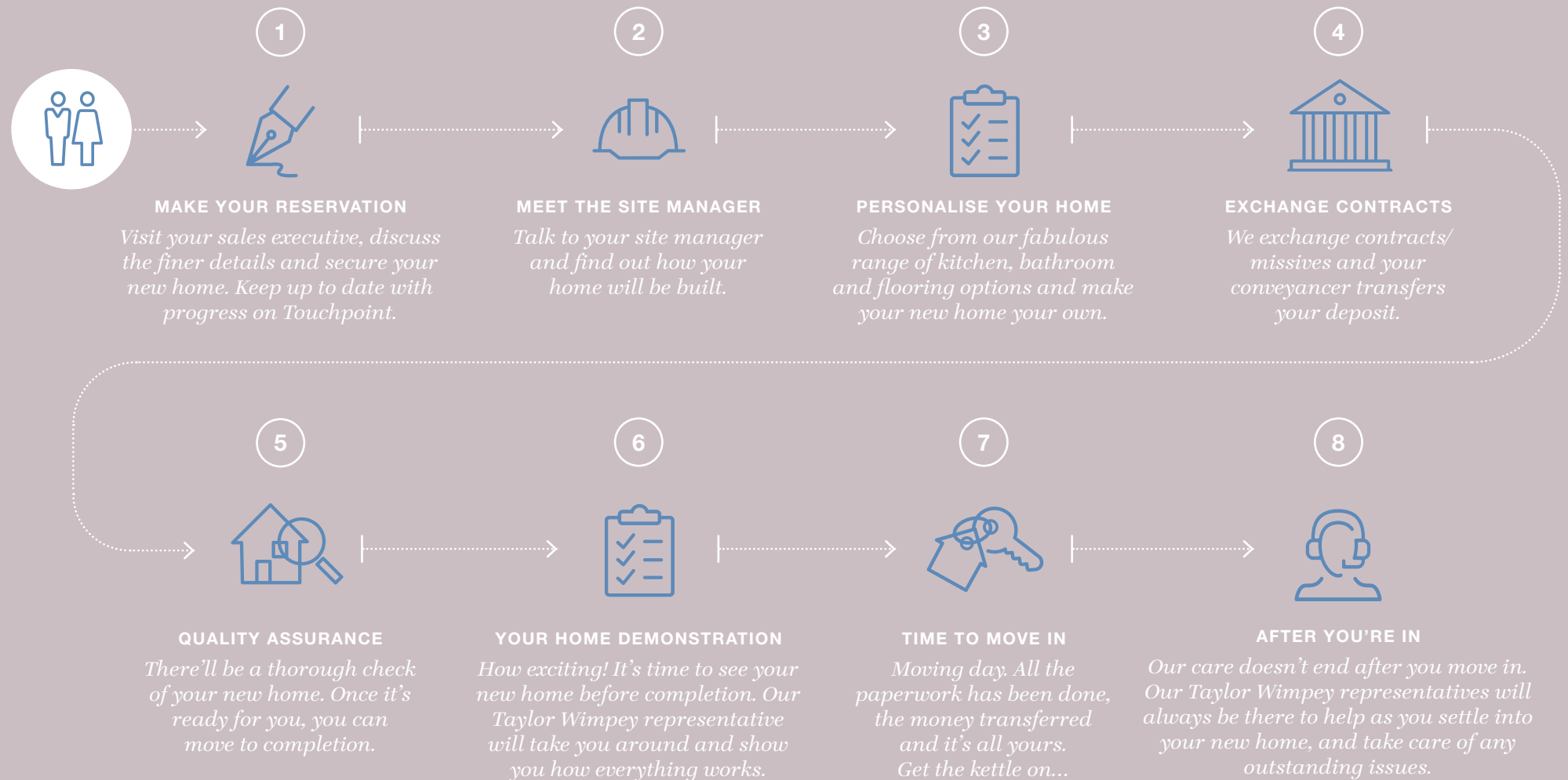
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notice. Please contact the sales executive for further information. 46603/July 2021.

Electrical features	
Power points in line with NHBC requirements	✓
TV socket to living room and bedroom 1	✓
One double socket in kitchen to incorporate USB charging points	✓
Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White internal doors with chrome ironmongery	✓
Security and Safety	
Mains operated smoke detectors and battery operated carbon monoxide detectors supplied in line with building regulations	✓
NHBC 10-year warranty	
NHBC 10-year Buildmark policy	✓
Taylor Wimpey 2-year warranty from date of legal completion	✓

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Floor coverings are available as part of our Options.

FROM LOOKING ROUND TO MOVING IN...



DOWNLAND AT KINGSGROVE

Land off Rutherford Road
Wantage
Oxfordshire
OX12 7GF

CONTACT US ON

01235 428 063

SATNAV

OX12 7GF

📷 #taylorwimpey

🐦 @TaylorWimpey

📘 taylorwimpey

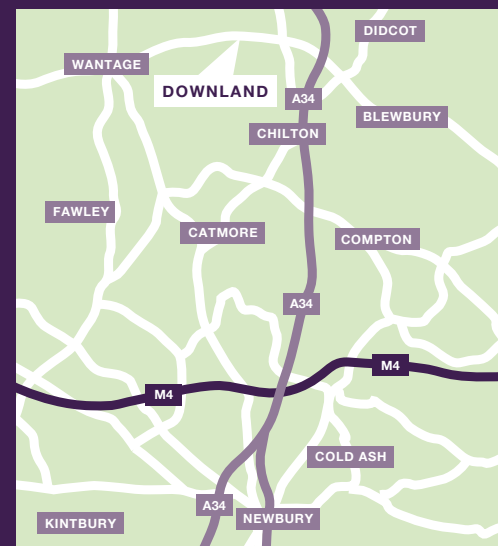
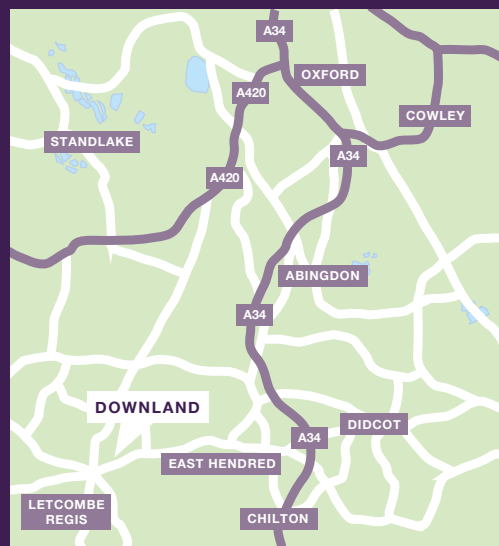
taylorwimpey.co.uk

FROM OXFORD:

- Head south on Abingdon Road/A4144
- Use the middle lane to merge onto Kennington Roundabout/A423
- At the roundabout, take the 1st exit onto the A34
- Follow A34 to A4130 in Milton
- At the Milton Interchange, follow signs for A4130 towards A417
- Take Featherbed Lane and Reading Road/A417
- Turn right onto Rutherford Rd and Downland will be on your right

FROM NEWBURY:

- Follow A339 and A34 to A4185 in Oxfordshire
- Take the A4185 exit from A34
- Take the first exit at the roundabout and follow A4185 towards Wantage/A417
- At the roundabout, take the 1st exit onto Wantage Rd/A417
- Turn right onto Rutherford Rd and Downland will be on your right



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CODE FOR
HOME BUILDERS**

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