

Taylor
Wimpey

SHAW VALLEY

NEWBURY | BERKSHIRE



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.

SHAW VALLEY. A VERY SPECIAL PLACE TO BE

Welcome to Shaw Valley.

An exciting development of 2, 3, 4 & 5 bedroom homes set within the historic parish of Shaw-cum-Donnington, just 1.5 miles drive from the centre of Newbury. Ideally placed for travel and everyday amenities as well as beautiful countryside, it's a great place to live, work and enjoy life.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.


So, come on in... and make yourself at home.





This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIVE AND LOVE TOWN LIFE

Shaw Valley is located in the historic parish of Shaw-cum-Donnington, just north of the market town of Newbury with great connections to the A339 and the M4. Based in beautiful Berkshire, close to the River Lambourn and surrounded by the North Wessex Downs. Newbury has an excellent range of well-known retail shops and a selection of award-winning local independent stores, restaurants, pubs and entertainment for all.

 Newbury Town Centre, a wonderful shopping experience.

 Snelsmore Common Country Park, escape the busyness of life.


 Shaw House, Elizabethan Manor House.


THE PERFECT PLACE TO BE


Shaw Valley benefits from excellent connections to Newbury and the surrounding area, from Reading and Swindon to Winchester and Southampton. Journeys are made all the easier by roads such as the A339 and A34, to the M4 motorway. Newbury station connects to London Paddington in 45 minutes, or Reading in 20, while Southampton Airport is your closest location for air travel.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).

 Newbury Racecourse, for racing, music events and conferences.

 4 Kingdoms Adventure & Farm Park, for a family day out.

 Donnington Golf, Hotel and Spa, surrounded by stunning parkland.



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


SHAW VALLEY

NEWBURY | BERKSHIRE


A new development of 2, 3, 4 & 5 bedroom homes suitable for all kinds of buyers in Newbury.

5 BEDROOM HOMES


 **The Felton**
5 bedroom home
Plots: 3, 4, 21, 54, 57, 60, 61, 70, 71, 161 & 169

 **The Wayford**
5 bedroom home
Plots: 5, 8, 9, 142, 143, 146, 148-150, 156 & 157


4 BEDROOM HOMES


 **The Midford**
4 bedroom home
Plots: 2, 18-20, 58, 73, 75, 85-87, 89, 94, 95, 116, 133, 134, 140, 153, 158-160, 167 & 171

 **The Lanford**
4 bedroom home
Plots: 7, 55, 62, 72, 74, 83 & 136

 **The Manford**
4 bedroom home
Plots: 1, 10, 17, 50, 56, 59, 82, 88, 117-119, 135, 144, 145, 147, 154, 155 & 168


 **The Waysdale**
4 bedroom home
Plots: 6, 11, 16 & 152


 **The Marford**
4 bedroom home
Plots: 151, 170, 172 & 173


 4 bedroom home
Plots: 130', 165' & 166'

3 BEDROOM HOMES

 **The Gosford**
3 bedroom home
Plots: 36-39, 90-93, 131 & 132


 **The Easedale**
3 bedroom home
Plots: 22, 53, 84, 137 & 141

 **The Braxton**
3 bedroom home
Plots: 23-26, 51, 52, 96 & 97


 3 bedroom home
Plots: 40-41', 44-47', 65-69', 78', 79', 106-108', 120', 121', 138', 139', 174', 175' & 176-179'


2 BEDROOM HOMES

 **The Canford**
2 bedroom home
Plots: 42, 43, 48, 49, & 109-111


 2 bedroom home
Plots: 12-15', 63', 64', 76', 77', 80', 81', 112-115', 122-124', 129' & 162-164'

1 BEDROOM APARTMENTS

 1 bedroom apartment
Plots: 27-35'

 1 bedroom apartment
Plots: 98-105'

1 BEDROOM MAISONNETTES

 1 bedroom maisonette
Plots: 125-128'



*ah = Affordable Homes
BCP = Bin Collection Point
▲ = Garage
LAP = Local Area of Play
LEAP = Local Equipped Area of Play
SS = Sub Station
BS = Bin Store
CS = Cycle Store

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. 44742 / June 2021.

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THE FELTON

5 BEDROOM HOME



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THE FELTON

Set over three floors, the 5 bedroom Felton is perfect for larger families. The open-plan kitchen/dining area has double doors out to the garden, while the separate living room has plenty of space for all the family. Bedroom 1 with en suite, two bedrooms and a family bathroom can be found on the first floor. The second floor completes the home with a further two bedrooms and shower room.

TOTAL 149 sq. m. / 1,604 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	7.89m x 3.12m	25'11" x 10'3"
Living Room	4.62m x 3.14m	15'2" x 10'4"
Study	2.52m x 2.19m	8'3" x 7'2"

FIRST FLOOR



Bedroom 1	5.70m x 3.14m	18'9" x 10'4"
Bedroom 4	3.94m x 2.51m	12'11" x 8'3"
Bedroom 5	3.19m x 2.30m	10'6" x 7'7"

SECOND FLOOR



Bedroom 2	3.25m x 3.15m	10'8" x 10'4"
Bedroom 3	3.40m x 2.16m	11'2" x 7'1"

Plots: 3, 4, 21, 54, 57, 60, 61, 70, 71, 161 & 169

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. *Plot specific windows. 46145/June 2021

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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, while 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	18'3" 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: 5, 8, 9, 142, 143, 146, 148, 149, 150, 156 & 157

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THE MIDFORD

4 BEDROOM HOME



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THE MIDFORD

The Midford offers a practical and generous living space, ideal for growing families. A spacious kitchen/dining area leads out to the private garden through double doors, perfect for al fresco dining and entertaining. A separate living room, utility and guest cloakroom complete the ground floor. Bedroom 1 with en suite shower room is found upstairs along with two further double bedrooms, a main bathroom and an additional flexible fourth bedroom.

TOTAL 108.7 sq. m. / 1,170 sq. ft.

GROUND FLOOR




Kitchen/Dining Area	5.71m x 3.38m	18'9" x 11'1"
Living Room	4.49m x 3.62m	14'9" 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:** 2, 18, 19, 20, 58, 73, 75, 85, 86, 87, 89, 94, 95, 116, 133, 134, 140, 153, 158, 159, 160, 167 & 171

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THE LANFORD

4 BEDROOM HOME



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THE LANFORD

The 4 bedroom Lanford features a traditional double-fronted design with a spacious interior layout that makes it an ideal family home. Downstairs, an open-plan kitchen/dining area has double doors to the private garden. The good-sized living room, study and guest cloakroom complete the ground floor. Upstairs, you'll find bedroom 1 with en suite and three further bedrooms, along with a family bathroom.

TOTAL 116.2 sq. m. / 1,251 sq. ft.

GROUND FLOOR



FIRST FLOOR



Living Room	3.24m x 4.57m	10'8" x 15'0"
Kitchen/Dining Area	2.85m x 6.87m	9'4" x 22'7"
Study	2.17m x 2.21m	7'2" x 7'3"

Bedroom 1	4.16m x 3.31m	13'8" x 10'10"
Bedroom 2	3.51m x 2.69m	11'6" x 8'10"
Bedroom 3	3.27m x 2.84m	10'9" x 9'4"
Bedroom 4	3.10m x 2.62m	10'2" x 8'7"

Plots: 7, 55, 62, 72, 74, 83 & 136

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THE MANFORD

4 BEDROOM HOME



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THE MANFORD

The 4 bedroom Manford is a traditionally designed family home aimed to offer plenty of space for growing families. Leading off the central hallway is a large kitchen/dining area with double doors to the garden, a spacious living room, downstairs cloakroom and a private study. Bedroom 1 with en suite and three further bedrooms are found upstairs, along with a family bathroom and handy storage cupboard.

TOTAL 128.7 sq. m. / 1,385 sq. ft.

GROUND FLOOR



Living Room	3.88m x 4.74m	12'9" x 15'7"
Kitchen/Dining Area	8.11m x 2.88m	26'7" x 9'6"
Study	2.10m x 2.61m	6'11" x 8'7"

FIRST FLOOR



Bedroom 1 max	3.88m x 3.71m	12'9" x 12'2"
Bedroom 2 max	3.09m x 4.02m	10'2" x 13'2"
Bedroom 3 max	3.03m x 3.66m	10'0" x 12'0"
Bedroom 4 max	2.75m x 3.97m	9'0" x 13'0"

Plots: 1, 10, 17, 50, 56, 59, 82, 88, 117, 118, 119, 135, 144, 145, 147, 154, 155 & 168

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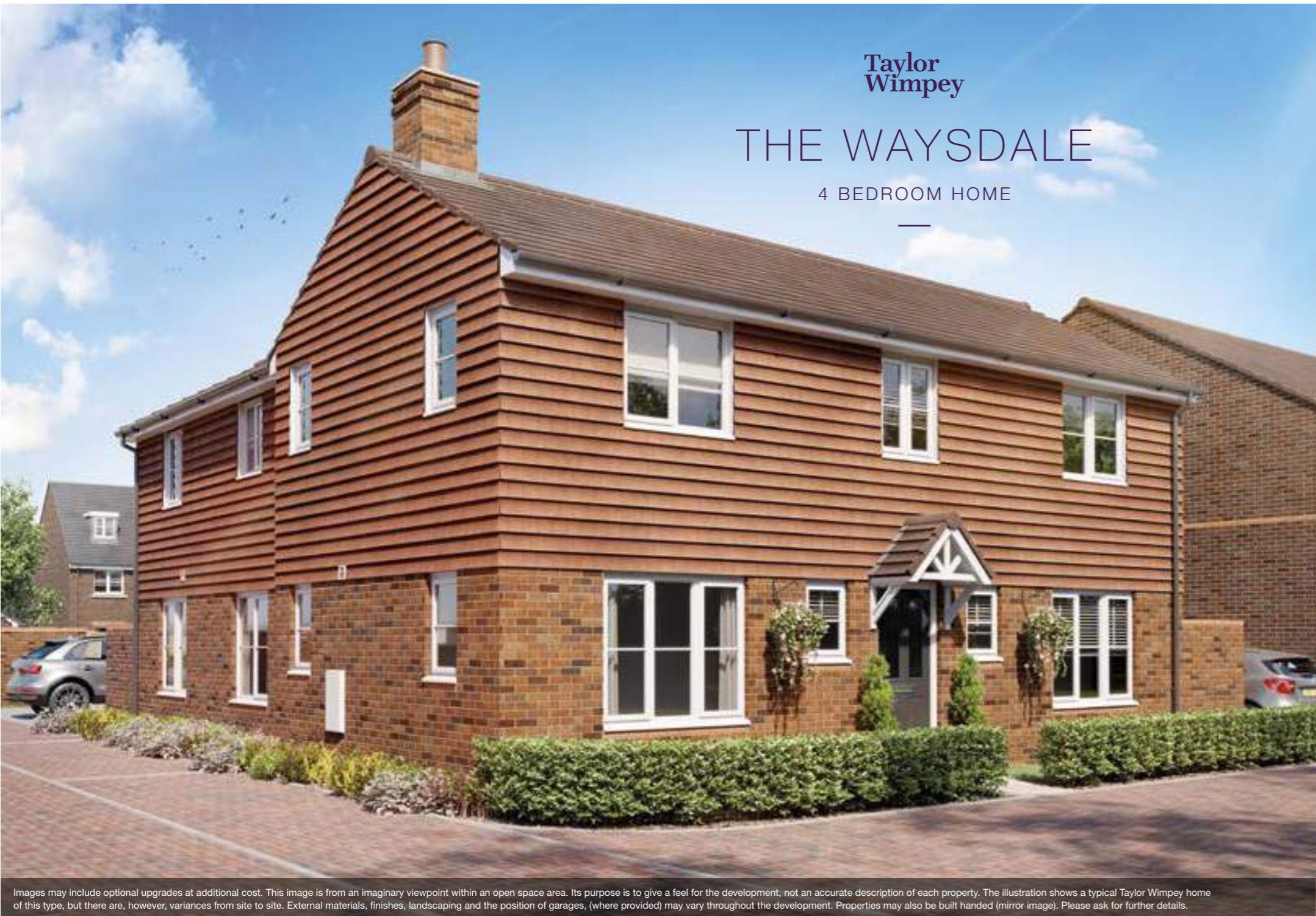
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THE WAYSDALE

4 BEDROOM HOME



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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"
Dining Room	2.89m x 3.05m	9'6" x 10'0"
Living Room	4.62m x 4.47m	15'2" x 14'8"

FIRST FLOOR



Bedroom 1	6.07m max x 3.50m	19'11" max x 11'6"
Bedroom 2	4.62m x 2.95m	15'2" x 9'8"
Bedroom 3	2.89m max x 3.05m	9'6" max x 10'0"
Bedroom 4 max	3.54m x 2.78m	11'8" x 9'2"

Plots: 6, 11, 16 & 152

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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	4.79m x 3.32m	15'9" x 10'11"
Family Room	3.91m x 3.26m	12'10" x 10'8"
Living Room	4.76m x 3.91m	15'8" 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	3.80m x 2.52m	12'6" x 8'4"

Plots: 151, 170, 172 & 173

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The 3 bedroom Gosford will appeal to first time buyers and families looking for a little extra space. The entrance opens into the living room, following through to a guest cloakroom and a large kitchen/dining area which has double doors out to the garden. The first floor comprises bedroom 1 with en suite, the main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 80.5 sq. m. / 866 sq. ft.

GROUND FLOOR



Living Room <i>max</i>	4.26m x 3.69m	14'0" x 12'1"
Kitchen/Dining Area	4.72m x 2.87m	15'6" x 9'5"

FIRST FLOOR



Bedroom 1	2.96m x 2.83m	9'9" x 9'4"
Bedroom 2	3.30m x 2.63m	10'10" x 8'8"
Bedroom 3 <i>max</i>	3.55m x 2.00m	11'8" x 6'7"

 **Plots:** 36, 37, 38, 39, 90, 91, 92, 93, 131 & 132

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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 86.5 sq. m. / 931 sq. ft.

GROUND FLOOR




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

FIRST FLOOR



Bedroom 1	3.81m x 3.82m	12'6" 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:** 22, 53, 84, 137 & 141

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THE BRAXTON

3 BEDROOM HOME

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 101.5 sq. m. / 1,092 sq. ft.

GROUND FLOOR



Kitchen/Dining Area
4.26m x 3.44m 14'0" x 11'3"

Living Room
4.23m x 3.19m 13'9" x 10'6"

FIRST FLOOR



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

Bedroom 3
3.59m x 2.15m 11'10" x 7'1"

SECOND FLOOR



Bedroom 1
6.64m x 3.16m 21'10" x 10'4"

 **Plots:** 23, 24, 25, 26, 51, 52, 96 & 97

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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The Canford is a 2 bedroom property, thoughtfully designed with both first time buyers and downsizers in mind. The living/dining area with under stairs cupboard provides an ideal space for daily living and opens out to the garden through double doors. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a main bedroom, a family bathroom and guest bedroom with generous storage space.

TOTAL 64.0 sq. m. / 689 sq. ft.

GROUND FLOOR



Living/Dining Area max	4.73m x 3.98m	15'6" x 13'1"
Kitchen	3.02m x 1.85m	9'11" x 6'1"

FIRST FLOOR



Bedroom 1	3.98m x 3.08m	13'1" x 10'1"
Bedroom 2 max	3.98m x 2.56m	13'1" x 8'5"

Plots: 42, 43, 48, 49, 109, 110 & 111

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Taylor Wimpey



STANDARD SPECIFICATIONS

2-5 bedrooms

SHAW VALLEY

Land Adjacent To Hilltop, Oxford Road,
Donnington, Newbury, RG14 2FN

TELEPHONE

01635 916 604

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.

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	✓
9.5kW electric shower/thermostatic shower. Housetype dependent†	✓

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	✓



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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 and carbon monoxide detectors supplied in line with building regulations	✓
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Gardens, Paths and Drives

Front garden turfed or shrubbed in line with landscaping plan	✓
Driveways finished in tarmac	✓
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	✓

FROM LOOKING ROUND TO MOVING IN...



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CONTACT US ON

01635 916 604

SATNAV

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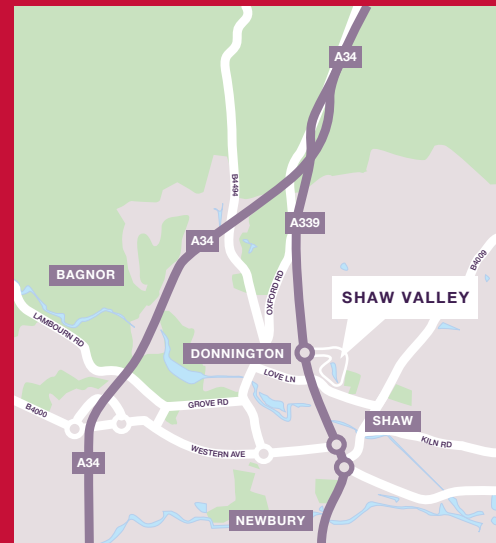
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FROM OXFORD:

- Leave Oxford to the south
- Join the A34 towards Abingdon and Newbury
- On the outskirts of Newbury take the A339 slip road
- In 1.4 miles at the roundabout take the first exit onto The Connection
- At the next roundabout take the first exit where you will find Shaw Valley

FROM READING:

- Leave Reading and join the M4 and head west towards Oxford and Newbury
- Take junction 13 and follow the signs to the A34/Newbury
- On the outskirts of Newbury take the A339 slip road
- In 1.4 miles at the roundabout take the first exit onto The Connection
- At the next roundabout take the first exit where you will find Shaw Valley



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