Taylor Wimpey

THORNBURY GREEN

EYNSHAM | OXFORDSHIRE



THORNBURY GREEN. A VERY SPECIAL PLACE TO BE

An exclusive selection of homes in a sought-after village location, Thornbury Green is set within the charming Oxfordshire village of Eynsham, offering easy access to both everyday amenities and surrounding rural spaces.

Just 5 miles north west of Oxford, Thornbury Green offers a great range of 2, 3, 4 & 5 bedroom homes suitable for those who need access to the wider north Oxfordshire area.

MAKE YOURSELF AT HOME

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

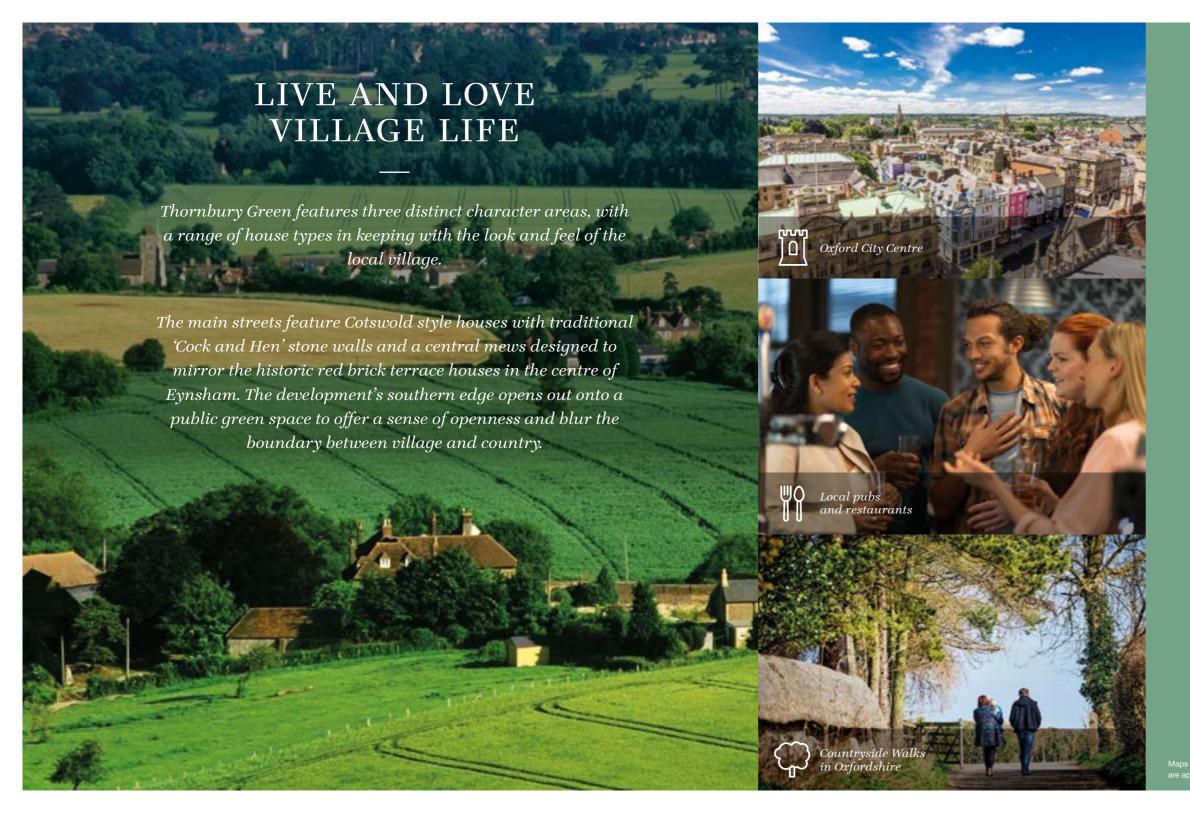
Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course

and up to all modern building standards. Naturally, your new home ulso comes complete with the very latest fixtures and fitting.

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.





THE PERFECT PLACE TO BE

Thornbury Green is an ideal place for those who want to enjoy a more peaceful village lifestyle, with the convenience of nearby amenities. Those who move here will benefit from local pubs and eateries, a secondary school, primary school, nursery, medical centre, library and post office. For those who commute; Oxford city centre is 7 miles away, the M40 (via the A34) is 12 miles away and Oxford Parkway train station is just 6 miles away, offering trains to London Marylebone in under 1 hour.







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.

YOU BUY



Help to Buy means you can make the move to your first home with a deposit of just 5%.

ERE TO HELP



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.



THORNBURY GREEN

EYNSHAM | OXFORDSHIRE

Thornbury Green is a charming collection of 2, 3, 4 & 5 bedroom homes situated on the western $edge\ of\ the\ desirable\ Oxfordshire\ village$ of Eynsham.

5 bedroom homes

The Templeton 5 bedroom home Plots: 84, 87 & 91

The Wayford 5 bedroom home Plots: 39, 40, 57, 62, 66,

85 & 89

4 bedroom homes

The Marford

4 bedroom home **Plots:** 1, 3, 4, 38, 67, 71, 73, 74, 83 & 86

Fern plots: 50, 52, 61, 64, 115 & 119

Oak plots: 42, 43, 46, 51, 60, 156 & 160

Willow plots: 47, 48, 58, 63 & 65

The Midford 4 bedroom home **Plots:** 2, 37, 72, 75, 90, 110, 116 & 157

The Manford 4 bedroom home Plots: 41, 44, 45, 49, 59, 68 & 88

4 bedroom home* Plots: 128 & 137

3 bedroom homes

The Gosford 3 bedroom home **Plots:** 55, 56, 69 & 70

> The Alton G 3 bedroom home Plots: 33, 34, 76, 77, 111, 112, 117, 118, 158 & 159

3 bedroom homes

The Charlbury 3 bedroom home **Plots:** 31, 32, 35, 36, 81, 82, 113 & 114

3 bedroom home* Plots: 13, 14, 15, 22-27, 120-127, 129, 130, 131, 134, 135, 136, 141, 142 & 143

2 bedroom homes

The Canford 2 bedroom home **Plots:** 53, 54, 78, 79 & 80

> 2 bedroom homes* Plots: 5-10, 16-21, 28, 29, 30, 132, 133, 138, 139, 140 & 144-155

1 bedroom homes

1 bedroom home* Plots: 11 &12

Apartments

1 & 2 bedroom homes* **Plots: 92-109**





THE CANFORD

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

TOTAL 64.01 sq. m. / 689 sq. ft.

Ground floor



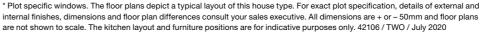
| Lounge/Dining max. | 4.73m × 3.98m | 15'6" × 13'1" |
|--------------------|---------------|---------------|
| Kitchen | 3.02m x 1.85m | 9'11" > 6'1" |

First floor



| Bedroom 1 | 3.98m × 2.97m | 13'1" × 9'9 |
|----------------|---------------|-------------|
| Bedroom 2 max. | 3.98m × 2.56m | 13'1" × 8' |













THE CHARLBURY

With three bedrooms and three storeys, the Charlbury offers a flowing layout for homebuyers. The ground floor consists of an open kitchen/breakfast $room\ and\ lounge/dining\ room\ with\ French\ doors\ leading\ to\ the\ garden.$ An airy family $room/fourth\ bedroom\ with\ Juliet\ balcony,\ a\ single\ bedroom\ with\ some single\ some sing$ and family bathroom complete the first floor. The top floor consists of en suite master bedroom, another bedroom and separate shower room.

TOTAL 120.68 sq. m. / 1,299 sq. ft.

Ground floor



Lounge/Dining max.

4.72m × 3.70m 15'6" × 12'2"

11'3" × 8'5"

Kitchen

3.43m × 2.56m

First floor



Family room/Bedroom 4

4.72m × 3.38m 15'6" × 11'1" Bedroom 3

9'5" × 8'5"

2.87m × 2.55m

Second floor



Bedroom 1 max.

3.63m × 3.38m 11'11" × 11'1"

Bedroom 2 max. $3.65m \times 2.79m$ 12'0" × 9'2"

Plots: 31, 32, 35, 36, 81, 82, 113 & 114

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 42106 / TWO / July 2020



taylorwimpey.co.uk



THE ALTON G

The three bedroom Alton G townhouse offers flexible living to couples and growing families alike. Downstairs, an open plan kitchen/diner follows through to an airy lounge with French doors to the garden, a cloakroom completes the ground floor. On the first floor, a spacious double bedroom can be found along with the family bathroom and a further bathroom, while another staircase leads up to the second floor en suite master bedroom.

TOTAL 100.80 sq. m. / 1,085 sq. ft.

Ground floor



Lounge

4.23m × 3.49m 13'11" × 11'6"

Kitchen/Dining *max*. 5.26m × 3.20m 17'3" × 10'6"

First floor



Bedroom 2 max.

4.23m × 3.49m 13'11" × 11'6"

10'9" × 7'2"

Bedroom 3 3.28m × 2.17m

 $Second\ floor$



Bedroom 1 *max ex. dormer* 6.70m × 3.11m 22'0" × 10'3"

Plots: 33, 34, 76, 77, 111, 112, 117, 118, 158 & 159

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Want to view one of our gorgeous new show homes? Find a development and book an online appointment at:







THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens into 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, the main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 80.45 sq. m. / 866 sq. ft.

Ground floor



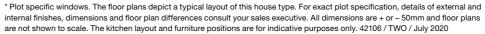
| Lounge max. | 4.26m × 3.69m | 14'0" × 12'1 |
|----------------|---------------|--------------|
| Kitchen/Dining | 4 72m × 2 87m | 15'6" × 9'5" |

First floor



| Bedroom 1 | 2.96m × 2.83m | 9'9" × 9'4" |
|----------------|---------------|--------------|
| Bedroom 2 | 3.30m × 2.63m | 10'10" × 8'8 |
| Bedroom 3 max. | 3.55m × 2.00m | |













THE MARFORD

The Marford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/breakfast room, a dining room, and two reception rooms with French doors to the rear garden. The ground floor is completed by a guest cloakroom and under stairs storage room. An en suite master bedroom and three further double bedrooms are found upstairs, along with a main bathroom.

TOTAL 145.30 sq. m. / 1,564 sq. ft.

Ground floor



| Lounge | 4.76m × 3.91m | 15'8" × 12'10 |
|--------------|---------------|---------------|
| Family room | 3.26m × 3.91m | 10'8" × 12'10 |
| Kitchen | 3.32m × 4.79m | 10'11" × 15'9 |
| Dining/Study | 2.66m × 3.04m | 8'9" × 10'0" |

First floor



| Bedroom 1 max. | 3.64m × 4.91m | 12'0" × 16' |
|----------------|---------------|-------------|
| Bedroom 2 max. | 3.32m × 4.00m | 10'11" × 13 |
| Bedroom 3 max. | 3.23m × 4.03m | |
| Bedroom 4 | 2.55m × 3.81m | |

Plots: 1, 3, 4, 38, 42, 43, 46, 47, 48, 50, 51, 52, 58, 60, 61, 63, 64, 65, 67, 71, 73, 74, 83, 86, 115, 119, 156 & 160

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THE MANFORD

The four 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/diner with french doors to the garden, a spacious living room, downstairs bathroom and a private study. The en suite master bedroom and three further bedrooms are found upstairs, along with a family bathroom and handy storage closet.

TOTAL 128.67 sq. m. / 1,385 sq. ft.

Ground floor



| Lounge | 3.88m × 4.74m | 12'9" × 15'7" |
|----------------|---------------|---------------|
| Kitchen/Dining | 8.11m × 2.88m | 26'7" × 9'6" |
| Study | 2.10m × 2.65m | 6'11" × 8'8" |

First floor



| Bedroom 1 max. | 3.88m × 3.03m | |
|----------------|---------------|-------------|
| Bedroom 2 max. | 3.09m × 3.33m | 10'2" × 10' |
| Bedroom 3 max. | 3.03m × 3.66m | 10'0" × 12' |
| Bedroom 4 max. | 2.75m × 3.28m | |



Plots: 41, 44, 45, 49, 59, 68 & 88

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 42106 / TWO / July 2020









THE MIDFORD

Families looking for a practical home will find all they need in the four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

TOTAL 108.70 sq. m. / 1,170 sq. ft.

Ground floor



| Lounge | 3.62m × 4.49m | 11'11" × 14 |
|----------------|---------------|-------------|
| Kitchen/Dining | 5.71m v 3.38m | 18'0" > 11' |

First floor



| '1 |
|----|
| |
| 7" |
| |
| 11 |
| |



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THE TEMPLETON

With a spacious layout and flowing design, the 5-bedroom Templeton is a highly desirable home. The entrance hall opens onto a study, cloakroom, lounge and kitchen/breakfast room, which itself leads to the dining room and a utility room. On the first floor is the master bedroom with en suite and dressing area, two double bedrooms, both with en suite, two further double bedrooms and a family bathroom.

TOTAL 223.62 sq. m. / 2,407 sq. ft.

Ground floor



| 12'6" × 16'5" |
|---------------|
| |
| 20'6" × 12'7" |
| |
| 12'7" × 10'3" |
| |
| 11'2" × 6'11" |
| |

First floor



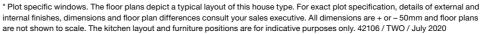
| Bedroom 1 | |
|---------------|---------------|
| 3.84m × 4.11m | 12'7" × 13'6" |
| Bedroom 2 | |
| 4.50m × 3.21m | 14'9" × 10'6" |
| Bedroom 3 | |
| 3.45m × 3.40m | 11'4" × 11'2" |

Second floor



| Deal oolii 4 | |
|---------------|---------------|
| 4.39m × 4.96m | 14'5" × 16'3" |
| Bedroom 5 | |
| 3.87m × 2.93m | 12'9" × 9'8" |
| | |













THE WAYFORD

The Wayford is a traditional five bedroom home with a spacious interior, ideal for a family home. The entrance hall leads to a large living room and kitchen/breakfast room each with French doors opening onto the garden. There's also a dining room, study and a cloakroom. Off the upstairs landing, there's an en suite master bedroom and an en suite double bedroom, a further three bedrooms and a family bathroom.

TOTAL 172.33 sq. m. / 1,856 sq. ft.

Ground floor



| | Lounge | 4.40m × 6.06m | 14'6" × 19'1 |
|--|---------|---------------|--------------|
| | Kitchen | 5.58m × 3.35m | 18'4" × 11'0 |
| | Dining | 3.39m × 3.06m | 11'1" × 10'1 |
| | Study | 3.39m × 2.34m | 11'1" × 7'8" |
| | | | |

First floor



| Bedroom 1 | 3.39m × 3.41m | |
|----------------|---------------|---------------|
| Bedroom 2 max. | 2.98m × 3.47m | 9'10" × 11'5" |
| Bedroom 3 | 3.02m × 3.12m | 9'11" × 10'3" |
| Bedroom 4 | 4.13m × 2.42m | 13'7" × 8'0" |
| Bedroom 5 | 3.26m × 2.33m | 10'9" × 7'8" |

Plots: 39, 40, 57, 62, 66, 85 & 89

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STANDARD SPECIFICATIONS

2-5 bedrooms

THORNBURY GREEN

Land off Thornbury Road, Eynsham, Oxfordshire, OX29 4PW

TELEPHONE

01865 597 151

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 master bedroom | ✓ |
| One double socket in kitchen to incorporate USB charging points | ✓ |
| Light and power socket to detached garages within curtilage area | ✓ |



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2-5 bedrooms

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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. 43006/November 2020.

| 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 | ✓ |
| 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 | |

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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 sales executive for details † = Where applicable Please note: Images used for illustrative purposes only and may include optional upgrades at an additional cost. Floor coverings are available as part of our Options.

FROM LOOKING ROUND TO MOVING IN...



There'll be a thorough check of your new home. Once it's ready for you, you can move to completion.

How exciting! It's time to see your new home before completion.
Our Taylor Wimpey representative will take you around and show you how everything works.

Moving day. All the paperwork has been don the money transferred and it's all yours.

Get the kettle on...

Our care doesn't end after you move in Our Taylor Wimpey representatives wil always be there to help as you settle into your new home, and take care of any outstanding issues.