

Taylor  
Wimpey

# THORNBURY GREEN

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EYNSHAM | 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.*

## THORNBURY GREEN. A VERY SPECIAL PLACE TO BE

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*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

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*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 VILLAGE LIFE

Thornbury Green features three distinct character areas, with a range of house types in keeping with the look and feel of the local village.

The main streets feature Cotswold style houses with traditional 'Cock and Hen' stone walls and a central mews designed to mirror the historic red brick terrace houses in the centre of Eynsham. The development's southern edge opens out onto a public green space to offer a sense of openness and blur the boundary between village and country.



# 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.



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





## 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](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.*

# Get to know THORNBURY GREEN

EYNHAM | 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.


Sales Area


## 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



V = Visitor space  
POS = Public open space  
\* = Affordable housing  
BCP = Bin collection point

SS = Sub station  
RS = Refuse Store  
CS = Cycle store  
PS = Foul Water Pumping Station

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 50387 / TWO / January 2021.

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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. 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 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 2.97m	13'1" x 9'9"
Bedroom 2 max.	3.98m x 2.56m	13'1" x 8'5"

 Plots: 53, 54, 78, 79 & 80

\* 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

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# THE CHARLBURY

3 bedroom home



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# 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 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 x 3.70m    15'6" x 12'2"  
**Kitchen**  
3.43m x 2.56m    11'3" x 8'5"

First floor



**Family room/Bedroom 4**  
4.72m x 3.38m    15'6" x 11'11"  
**Bedroom 3**  
2.87m x 2.55m    9'5" x 8'5"

Second floor



**Bedroom 1 max.**  
3.63m x 3.38m    11'11" x 11'1"  
**Bedroom 2 max.**  
3.65m x 2.79m    12'0" x 9'2"

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

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# THE ALTON G

3 bedroom home



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## 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 x 3.49m      13'11" x 11'6"  
**Kitchen/Dining max.**  
5.26m x 3.20m      17'3" x 10'6"

First floor



**Bedroom 2 max.**  
4.23m x 3.49m      13'11" x 11'6"  
**Bedroom 3**  
3.28m x 2.17m      10'9" x 7'2"

Second floor



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

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

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# THE GOSFORD

3 bedroom home



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## THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens 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 x 3.69m	14'0" x 12'1"
Kitchen/Dining	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 max.	3.55m x 2.00m	11'8" x 6'7"

Plots: 55, 56, 69 & 70

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# THE MARFORD

4 bedroom home



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## 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 x 3.91m	15'8" x 12'10"
Family room	3.26m x 3.91m	10'8" x 12'10"
Kitchen	3.32m x 4.79m	10'11" x 15'9"
Dining/Study	2.66m x 3.04m	8'9" x 10'0"

First floor



Bedroom 1 max.	3.64m x 4.91m	12'0" x 16'2"
Bedroom 2 max.	3.32m x 4.00m	10'11" x 13'2"
Bedroom 3 max.	3.23m x 4.03m	10'7" x 13'3"
Bedroom 4	2.55m x 3.81m	8'4" x 12'6"

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

4 bedroom home



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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 x 4.74m	12'9" x 15'7"
Kitchen/Dining	8.11m x 2.88m	26'7" x 9'6"
Study	2.10m x 2.65m	6'11" x 8'8"

First floor



Bedroom 1 max.	3.88m x 3.03m	12'9" x 9'11"
Bedroom 2 max.	3.09m x 3.33m	10'2" x 10'11"
Bedroom 3 max.	3.03m x 3.66m	10'0" x 12'0"
Bedroom 4 max.	2.75m x 3.28m	9'0" x 10'9"

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

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# THE MIDFORD

4 bedroom home



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## 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 x 4.49m	11'11" x 14'9"
Kitchen/Dining	5.71m x 3.38m	18'9" x 11'1"

First floor



Bedroom 1	3.27m x 3.61m	10'9" x 11'10"
Bedroom 2	2.81m x 3.53m	9'3" x 11'7"
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, 37, 72, 75, 90, 110, 116 & 157

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# THE TEMPLETON

5 bedroom home



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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



<b>Lounge</b>	3.80m x 5.01m	12'6" x 16'5"
<b>Kitchen max.</b>	6.26m x 3.83m	20'6" x 12'7"
<b>Dining</b>	3.82m x 3.12m	12'7" x 10'3"
<b>Study</b>	3.41m x 2.12m	11'2" x 6'11"

### First floor



<b>Bedroom 1</b>	3.84m x 4.11m	12'7" x 13'6"
<b>Bedroom 2</b>	4.50m x 3.21m	14'9" x 10'6"
<b>Bedroom 3</b>	3.45m x 3.40m	11'4" x 11'2"

### Second floor



<b>Bedroom 4</b>	4.39m x 4.96m	14'5" x 16'3"
<b>Bedroom 5</b>	3.87m x 2.93m	12'9" x 9'8"

 Plots: 84, 87 & 91

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# THE WAYFORD

5 bedroom home



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## 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 x 6.06m	14'6" x 19'11"
Kitchen	5.58m x 3.35m	18'4" x 11'0"
Dining	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 3.41m	11'1" x 11'3"
Bedroom 2 max.	2.98m x 3.47m	9'10" x 11'5"
Bedroom 3	3.02m x 3.12m	9'11" x 10'3"
Bedroom 4	4.13m x 2.42m	13'7" x 8'0"
Bedroom 5	3.26m x 2.33m	10'9" x 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.

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.

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	✓



## STANDARD SPECIFICATIONS

### 2-5 bedrooms

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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	✓
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	✓

✓ = 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...

