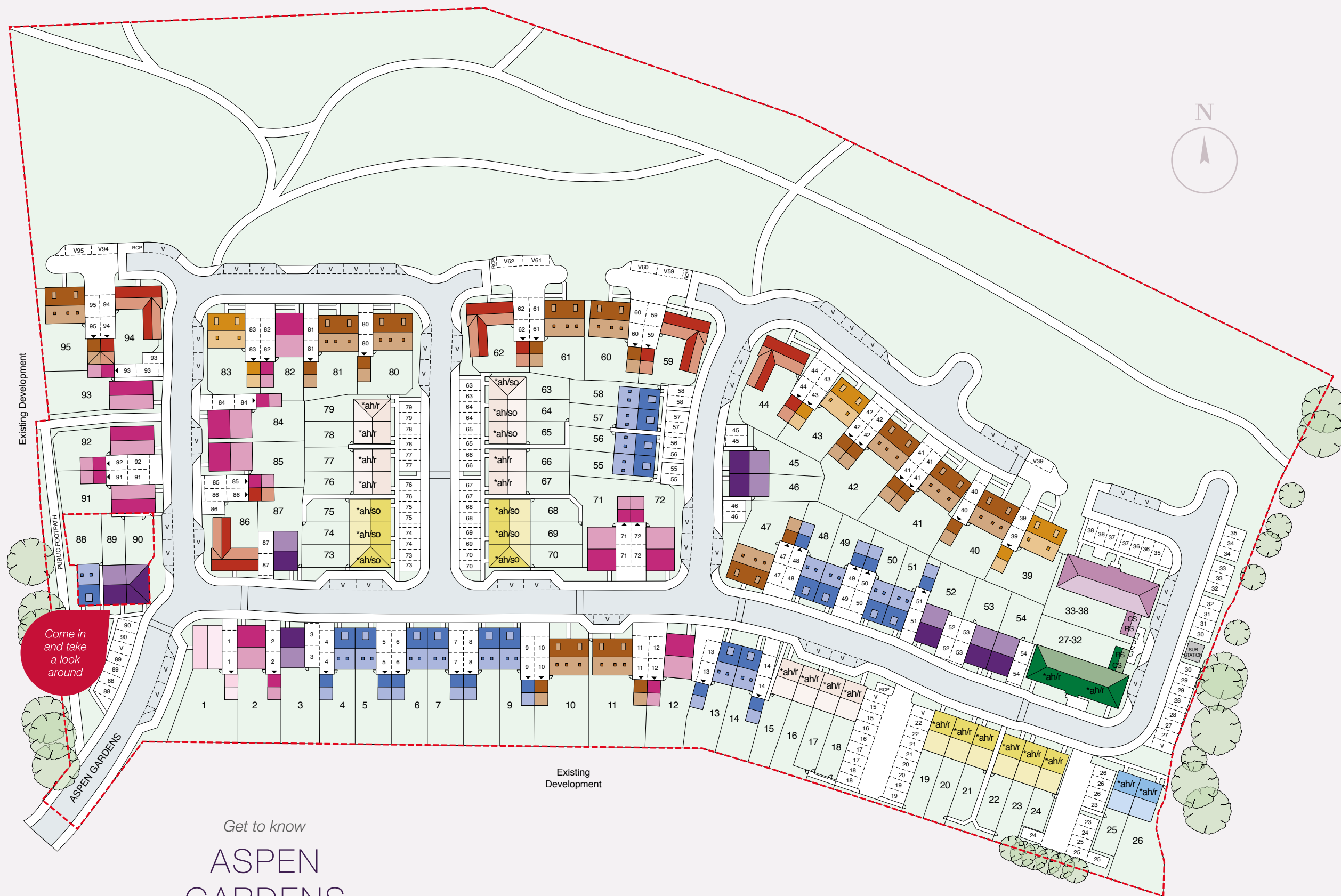


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Find your way around

ASPEN GARDENS

STOTFOLD | BEDFORDSHIRE



Come in and take a look around

Get to know
ASPEN
GARDENS

STOTFOLD | BEDFORDSHIRE

Aspen Gardens is a new development of 95 high-quality homes in the quaint town of Stotfold. The attractive development comprises a collection of two, three, four and five bedroom homes, all located within easy reach of the region's major commuter routes.

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. 53673 TWSM / April 2019.

5 BEDROOM HOMES

- The Garrton**
5 bedroom home
Plots: 10, 11, 40, 41, 42, 47, 60, 61, 80, 81 & 95
- The Felton**
5 bedroom home
Plots: 39, 43 & 83

4 BEDROOM HOMES

- The Langdale**
4 bedroom home
Plots: 44, 59, 62, 86 & 94
- The Midford**
4 bedroom home
Plots: 2, 12, 71, 72, 82, 84, 85 & 91-93
- The Kentdale**
4 bedroom home
Plots: 1
- 4 bedroom home***
Plots: 25 & 26

3 BEDROOM HOMES

- The Alton G**
3 bedroom home
Plots: 4-9, 13, 14, 48-51, 55-58 & 88
- The Gosford**
3 bedroom home
Plots: 3, 45, 46, 52-54, 87, 89 & 90
- 3 bedroom home***
Plots: 19-24, 68-70 & 73-75

2 BEDROOM HOMES

- The Elder Apartments**
2 bedroom apartment
Plots: 33-38
- 2 bedroom home***
Plots: 15-18, 63-67 & 76-79
- 2 bedroom home***
Plots: 27-32

► = Garage access
*ah/r = Rental homes
*ah/so = Shared ownership
RCP = Refuse collection point
V = Visitor parking
CS = Cycle store
RS = Refuse store

ASPEN GARDENS

Stotfold,
Bedfordshire,
SG5 4AX

CONTACT US ON

01462 417 414

SATNAV

SG5 4AX

Instagram #taylorwimpey

Twitter @TaylorWimpey

Facebook taylorwimpey

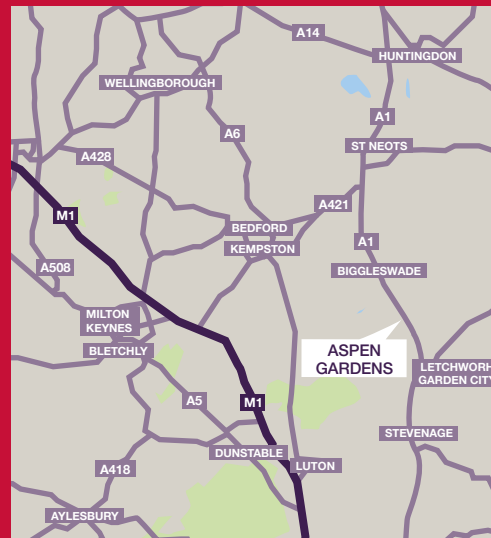
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A1 NORTHBOUND

- Drive along the A1 Northbound towards Peterborough.
- Continue on the A1, past junction 10 and Baldock services, until you see a sign for services (just after the Astwick turnoff).
- Take the left turn after the Stotfold services onto Taylor's Road.
- Continue on Taylor's Road for 0.8 miles add the development will be on your left.

A1 SOUTHBOUND

- Drive along the A1 Southbound towards London.
- Take the A507 exit towards Baldock/Stotfold. At the roundabout, take the 4th exit onto the A1 slip road to Peterborough.
- Continue straight on the A1.
- After 1 mile, take the left turn after the Stotfold services onto Taylor's Road.
- Continue on Taylor's Road for 0.8 miles add the development will be on your left.



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THE GARRTON

5 BEDROOM HOME



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THE GARRTON

Ideal for family living is the three-storey, five-bedroom Garrton. Downstairs, the hall leads to the living room, study and cloakroom. Towards the rear is the kitchen/dining room spanning the width of the property with two French doors opening onto the garden. Off the first floor landing, the en suite master bedroom with dressing room, two more bedrooms and family bathroom. The second floor consists of two further bedrooms and shower room.

TOTAL 169.55 sq. m. / 1,825 sq. ft.

GROUND FLOOR



Lounge	3.34m x 4.74m	11' 0" x 15' 7"
Kitchen/ Dining (min.)	8.34m x 2.85m	27' 4" x 9' 4"
Study	2.73m x 2.31m	9' 0" x 7' 7"

FIRST FLOOR



Bedroom 1	3.34m x 3.98m	11' 0" x 13' 1"
Bedroom 4	2.75m x 3.62m	9' 0" x 11' 11"
Bedroom 5	2.54m x 2.98m	8' 4" x 9' 9"

SECOND FLOOR



Bedroom 2	3.36m x 4.59m	11' 1" x 15' 1"
Bedroom 3	3.65m x 2.78m	12' 0" x 9' 2"



Plots: 10, 11, 40, 41, 42, 47, 60, 61, 80, 81 & 95

* 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. 53673 TWSM / April 2019.

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THE FELTON

5 BEDROOM HOME



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THE FELTON

The five-bedroom Felton home is ideal for growing families looking for extra space. The entrance hallway leads to a living room, a study, a kitchen/dining room with French doors to the rear garden and a downstairs cloakroom. The first floor consists of the en suite master bedroom, a family bathroom and two further bedrooms. Completing the property is the second floor double bedroom, a fifth bedroom and a shower room.

TOTAL 149.02 sq. m. / 1,604 sq. ft.

GROUND FLOOR



Lounge	3.14m x 4.62m	10' 4" x 15' 2"
Kitchen/ Dining (min.)	7.89m x 2.50m	25' 11" x 8' 2"
Study	2.52m x 2.19m	8' 3" x 7' 2"

FIRST FLOOR



Bedroom 1	3.14m x 5.02m	10' 4" x 16' 6"
Bedroom 4	2.51m x 3.24m	8' 3" x 10' 8"
Bedroom 5	2.30m x 3.19m	7' 7" x 10' 6"

SECOND FLOOR



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



Plots: 39, 43 & 83

* 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. 53673 TWSM / April 2019.

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THE LANGDALE

4 BEDROOM HOME



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THE LANGDALE

The four bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and spacious kitchen/breakfast/family room both open through French doors to the garden. A separate dining room, useful guest cloakroom and a storage cupboard complete the ground floor layout. The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.

TOTAL 142.14 sq. m. / 1,530 sq. ft.

GROUND FLOOR



Lounge	4.56m x 4.49m	15' 0" x 14' 9"
Kitchen/Family	6.82m x 3.44m	22' 5" x 11' 3"
Dining	3.41m x 3.05m	11' 2" x 10' 0"

FIRST FLOOR



Bedroom 1 (max.)	6.07m x 3.44m	19' 11" x 1' 3"
Bedroom 2 (min.)	4.56m x 3.08m	15' 0" x 10' 1"
Bedroom 3 (min.)	3.05m x 2.98m	10' 0" x 9' 8"
Bedroom 4 (max.)	3.48m x 2.68m	11' 5" x 8' 10"



Plots: 44, 59, 62, 86 & 94

* 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. 53673 TWSM / April 2019.

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THE MIDFORD

4 BEDROOM HOME



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THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned 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	4.49m × 3.62m	14' 9" × 11' 11"
Kitchen/Dining	5.71m × 3.38m	18' 9" × 11' 1"

FIRST FLOOR



Bedroom 1	3.61m × 3.27m	11' 10" × 10' 9"
Bedroom 2	3.53m × 2.81m	11' 7" × 9' 3"
Bedroom 3 (min.)	2.81m × 2.52m	9' 3" × 8' 3"
Bedroom 4	2.35m × 2.23m	7' 9" × 7' 4"



Plots: 2, 12, 71, 72, 82, 84, 85 & 91-93

* 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. 53673 TWSM / April 2019.

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THE KENTDALE

4 BEDROOM HOME



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THE KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance. Upstairs, an en suite master bedroom can be found alongside three further bedrooms and a family bathroom.

TOTAL 113.53 sq. m. / 1,222 sq. ft.

GROUND FLOOR



Lounge	6.02m x 3.45m	19' 9" x 11' 4"
Kitchen	3.58m x 2.86m	11' 9" x 9' 5"
Dining	3.16m x 2.77m	10' 4" x 9' 1"

FIRST FLOOR



Bedroom 1 (max.)	3.51m x 3.40m	11' 7" x 11' 2"
Bedroom 2	3.64m x 2.98m	11' 11" x 9' 10"
Bedroom 3 (max.)	3.05m x 2.95m	10' 0" x 9' 8"
Bedroom 4 (max.)	3.09m x 2.53m	10' 2" x 8' 4"



Plots: 1

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THE ALTON G

3 BEDROOM HOME



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THE ALTON G

The Alton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/dining room leads through to a living room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room

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"
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Plots: 4-9, 13, 14, 48-51, 55-58 & 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. 53673 TWSM / April 2019.

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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 through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a 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 (min.)	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: 3, 45, 46, 52-54, 87, 89 & 90

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THE ELDER APARTMENTS

2 BEDROOM HOME



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THE ELDER APARTMENTS

The carefully planned layout of this two bedroom apartment makes it perfect for first time buyers and downsizers.

An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom, a further well proportioned bedroom and a main bathroom are also located off the landing.

TOTAL 68.47 sq. m. / 737 sq. ft.

GROUND FLOOR



33 34



33 34

Kitchen	3.45m x 2.16m	11' 4" x 7' 1"
Living/Dining	5.02m x 3.62m	16' 6" x 11' 11"
Bedroom 1	3.76m x 3.02m	12' 4" x 9' 11"
Bedroom 2	3.76m x 2.42m	12' 4" x 7' 11"

FIRST FLOOR



35 36



35 36

Kitchen	3.45m x 2.16m	11' 4" x 7' 1"
Living/Dining	5.02m x 3.62m	16' 6" x 11' 11"
Bedroom 1	3.76m x 3.02m	12' 4" x 9' 11"
Bedroom 2	3.76m x 2.42m	12' 4" x 7' 11"

SECOND FLOOR



37 38



37 38

Kitchen	3.45m x 2.16m	11' 4" x 7' 1"
Living/Dining	5.02m x 3.62m	16' 6" x 11' 11"
Bedroom 1	3.76m x 3.03m	12' 4" x 9' 11"
Bedroom 2	3.76m x 2.50m	12' 4" x 8' 3"



Plots: 33-38

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ASPEN GARDENS. A VERY SPECIAL PLACE TO BE

Aspen Gardens is a new development of
95 high-quality homes in the quaint town of Stotfold.
The attractive development comprises a collection
of two, three, four and five bedroom homes, all located
within easy reach of the region's major
commuter routes.

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 VILLAGE LIFE

Aspen Gardens is located in the quaint town of Stotfold, offering rural well connected living. The popular Bedfordshire town is home to a wide range of shops and businesses catering for everyday needs, including a library, supermarket, hairdresser and pharmacy. For those who enjoy the great outdoors, the River Ivel runs through the town, providing excellent opportunities for country walks.



Located in the quaint town of Stotfold, Aspen Gardens offers the very best in rural living.



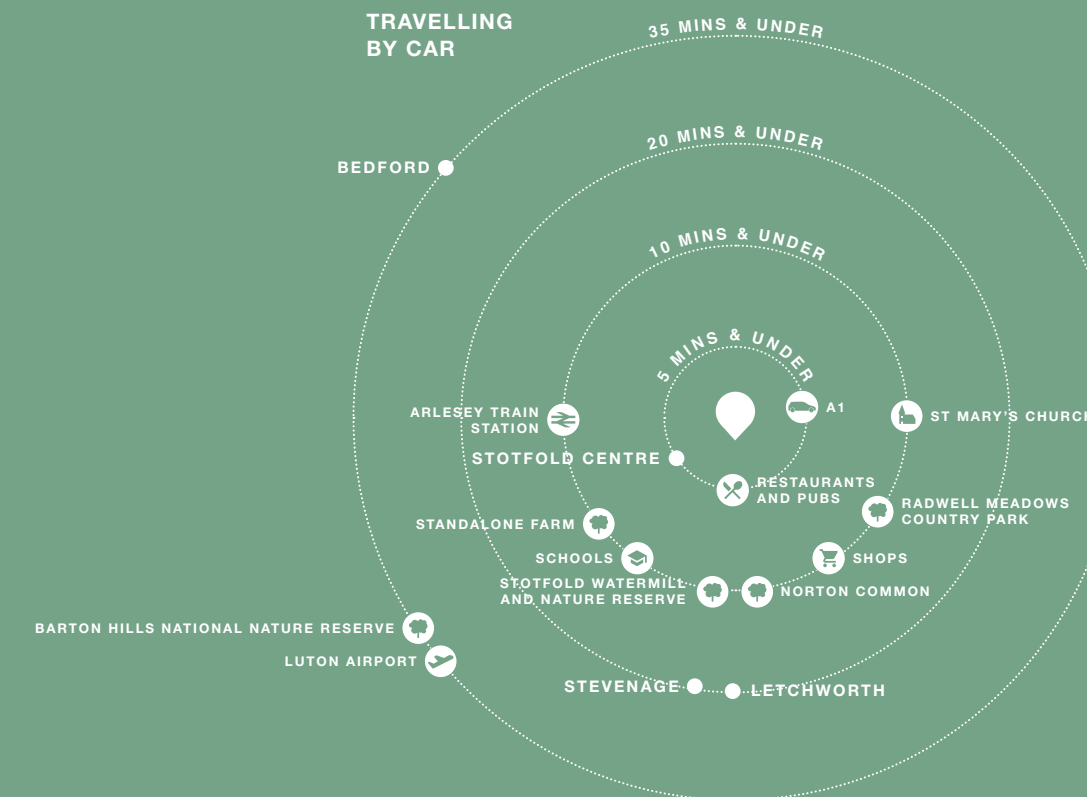
Great days out close by, including the historic Stotfold Watermill and adjoining nature reserve.



A wide range of local amenities in Stotfold, including Bannatyne's Health Club.

THE PERFECT PLACE TO BE

Our new homes are located on land off Aspen Gardens on the outskirts of the charming town of Stotfold. Situated just 1.8 miles away from Arlesey Train Station and less than half a mile to the A1, it's also a great location for commuters. The stunning new development is also within close proximity of all the town centre's amenities.



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).



Everyday needs are catered for in Stotfold centre, including a library, supermarket, hairdresser, pub and pharmacy.



If you enjoy taking life in the slow lane, then you'll love the nearby fishing lakes and walks on offer just minutes from home.



Well-connected living with Arlesey train station just 2.5 miles from home and the A1 under 1 mile away.



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 – or move to a new one – 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...

