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*Find your way around*

# PINNACLE AT NEW BERRY VALE

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AYLESBURY | BUCKINGHAMSHIRE

Get to know

# PINNACLE AT NEW BERRY VALE

AYLESBURY | BUCKINGHAMSHIRE

The established community of New Berry Vale is nestled in stunning open countryside on the northern tip of Aylesbury, Buckinghamshire.

Here you'll find our latest two bedroom apartments and two, three and four bedroom homes.

## 4 BEDROOM HOMES

 **The Kent**  
4 bedroom home  
Plot: 115

 **The Eastbury**  
4 bedroom home  
Plots: 116 & 117

## 2 BEDROOM HOMES

 **The Edale**  
2 bedroom coach house  
Plot: 118


## 3 BEDROOM HOMES

 **The Tildale**  
3 bedroom home  
Plot: 98

 **The Gosford**  
3 bedroom home  
Plot: 114

## APARTMENTS

 **The Circus**  
2 bedroom apartment  
Plots: 119 - 137

 **The Thame\***  
2 bedroom apartment  
Plots: 93-94  
1 bedroom apartment  
Plots: 95-97

ah/lc\* = Low cost  
BCP = Bin collection point  
CS = Cycle store  
V = Visitor parking  
▶ = Garage



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. TWSM 64489/February 2022

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# THE EASTBURY

4 BEDROOM HOME

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# THE EASTBURY

The four bedroom Eastbury is ideal for families in search of a little extra space. The hallway leads you into a beautifully designed open plan family/dining/kitchen area with French doors leading to the back garden. A cloakroom and under stairs storage complete the ground floor. The first floor landing leads to a lounge, a double bedroom and a family bathroom. A master bedroom with en suite shower room is located on the top floor along with two further bedrooms and an additional shower room.

**TOTAL 1,415 sq. ft**

## GROUND FLOOR



### Family/Dining room

4.89m x 3.72m 16' 1" x 12' 3"

### Kitchen

2.72m x 3.43m 8' 11" x 11' 3"

## FIRST FLOOR



### Lounge

4.89m x 3.10m 16' 1" x 10' 2"

### Bedroom 2

2.76m x 3.35m 9' 1" x 11' 0"

## SECOND FLOOR



### Bedroom 1

3.86m (max) x 3.57m 12' 8" (max) x 11' 9"

### Bedroom 3

2.49m x 3.04m 8' 2" x 10' 10"

### Bedroom 4

2.30m x 3.04m 7' 7" x 10' 0"



\* 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. TWSM 64489/May 2021

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# THE KENT

4 BEDROOM HOME

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# THE KENT

The four bedroom Kent is perfect for families. A hallway leads you into a wonderful open plan family/dining/kitchen area featuring French doors leading to the rear garden. A front lounge and downstairs toilet complete the ground floor. The first floor landing leads to a second larger lounge, a double bedroom and a family bathroom. The master bedroom and en suite shower room is located on the top floor along with two further bedrooms and a washroom.

**TOTAL 1,220 sq. ft**

## GROUND FLOOR



### Family area

2.62m x 3.56m 8' 7" x 11' 8"

### Kitchen/Dining area

4.70m x 4.26m 15' 5" x 14' 0"

## FIRST FLOOR



### Living room

4.70m x 2.96m (max) 15' 5" x 9' 9" (max)

### Bedroom 2

4.70m x 2.75m (max) 15' 5" x 9' 1" (max)

## SECOND FLOOR



### Bedroom 1

2.61m x 3.24m 8' 7" x 10' 8"

### Bedroom 3

2.61m x 3.60m 8' 7" x 11' 10"

### Bedroom 4

2.00m x 2.61m 6' 7" x 8' 7"



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# THE TILDALE

3 BEDROOM HOME

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# THE TILDALE

With an appealing L-shaped layout, the three bedroom Tildale has plenty of space for families. The kitchen/dining room and living room both lead through French doors to the garden, while a guest cloakroom and under stairs storage closet provide handy storage. Upstairs, the landing leads to bedroom one with an en suite, a further double bedroom, a bathroom, and a third bedroom which could alternatively be used as a study or nursery.

**TOTAL 1,128 sq. ft**

## GROUND FLOOR



<b>Lounge</b>	5.36m x 3.60m	17' 7" x 11' 10"
<b>Kitchen/Dining</b>	4.74m x 3.60m	15' 7" x 11' 10"

## FIRST FLOOR



<b>Bedroom 1 (min)</b>	3.60m x 3.41m	11' 10" x 11' 2"
<b>Bedroom 2 (min)</b>	3.60m x 2.63m	11' 10" x 8' 8"
<b>Bedroom 3</b>	2.64m x 2.25m	8' 8" x 7' 5"



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The Taylor Wimpey logo is positioned in the top right corner of the image. It consists of the words "Taylor" and "Wimpey" stacked vertically in a white, serif font against a red background.

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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 bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

**TOTAL 866 sq. ft**

## GROUND FLOOR



<b>Lounge/Dining</b>	4.89m × 4.25m	16' 1" × 13' 11"
<b>Kitchen</b>	2.65m × 3.27m	8' 8" × 10' 9"

## FIRST FLOOR



<b>Bedroom 1</b>	2.82m × 3.63m (max)	9' 3" × 11' 11" (max)
<b>Bedroom 2</b>	2.82m × 3.04m	9' 3" × 10' 0"
<b>Bedroom 3</b>	2.00m × 2.06m	6' 7" × 6' 9"



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# THE EDALE

2 BEDROOM HOME

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# THE EDALE

Ideal for couples, first time buyers or those looking to downsize is the two-bedroom Edale coach house. This first floor accommodation includes an airy living/kitchen/dining room running the entire width of the property, bedroom one with an en suite, a further double room and a main bathroom.

**TOTAL 720 sq. ft**

## GROUND FLOOR



## FIRST FLOOR



<b>Lounge/Dining/Kitchen</b>	3.80m × 5.35m ( <i>min</i> )	12' 6" × 17' 7" ( <i>min</i> )
<b>Bedroom 1</b> ( <i>min</i> )	3.15m × 3.84m	10' 4" × 12' 7"
<b>Bedroom 2</b> ( <i>min</i> )	3.03m × 2.45m	10' 0" × 8' 1"



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# THE CIRCUS APARTMENTS

2 BEDROOM HOME

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# THE CIRCUS APARTMENTS

The Circus Apartment block has a mixture of stylish two and three bedroom apartments, some with a private Juliet balcony. The three bedroom apartments feature a spacious open plan lounge/kitchen/dining area. The master bedroom comes with an en suite with a second double bedroom and a single bedroom along with a family bathroom making up the remainder of the single-storey apartment. The two bedroom apartments retain the open plan lounge/kitchen/dining area, a master bedroom with en suite and a second bedroom with access to the main bathroom.

## PLOTS: 119



<b>Kitchen/Dining area</b>	6.00m x 3.62m	19' 8" x 11' 11"
<b>Lounge</b>	5.08m x 3.02m	16' 8" x 9' 11"
<b>Bedroom 1</b>	3.88m x 2.85m	12' 9" x 9' 4"
<b>Bedroom 2</b>	3.16m x 3.06m	10' 4" x 10' 0"
<b>Study</b>	3.30m x 2.62m	10' 10" x 8' 7"
<b>Total internal floor area</b>	91.51 sq. m.	985 sq. ft.

## PLOTS: 120 | 121



<b>Kitchen/Dining area</b>	6.00m x 3.62m	19' 8" x 11' 11"
<b>Lounge</b>	5.08m x 3.02m	16' 8" x 9' 11"
<b>Bedroom 1</b>	3.88m x 2.85m	12' 9" x 9' 4"
<b>Bedroom 2</b>	3.16m x 3.06m	10' 4" x 10' 0"
<b>Study</b>	3.30m x 2.62m	10' 10" x 8' 7"
<b>Total internal floor area</b>	91.51 sq. m.	985 sq. ft.



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## PLOTS: 122



<b>Kitchen/Dining area</b>	3.69m x 2.78m	12' 1" x 9' 1"
<b>Lounge</b>	4.10m x 3.27m	13' 5" x 10' 9"
<b>Bedroom 1</b>	3.68m x 3.45m	12' 1" x 11' 4"
<b>Bedroom 2</b>	3.50m x 2.80m	11' 6" x 9' 2"
<b>Total internal floor area</b>	58.06 sq. m.	625 sq. ft.

## PLOTS: 123 | 124



<b>Kitchen/Dining area</b>	4.90m x 4.00m	16' 1" x 13' 1"
<b>Lounge</b>	4.10m x 3.27m	13' 5" x 10' 9"
<b>Bedroom 1</b>	3.94m x 2.90m	12' 11" x 9' 6"
<b>Bedroom 2</b>	3.71m x 2.88m	12' 2" x 9' 5"
<b>Total internal floor area</b>	67.35 sq. m.	725 sq. ft.



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## PLOTS: 125



<b>Kitchen/Dining area</b>	3.69m × 2.78m	12' 1" × 9' 1"
<b>Lounge</b>	4.10m × 3.27m	13' 5" × 10' 9"
<b>Bedroom 1</b>	3.68m × 3.45m	12' 1" × 11' 4"
<b>Bedroom 2</b>	3.50m × 2.80m	11' 6" × 9' 2"
<b>Total internal floor area</b>	58.06 sq. m.	625 sq. ft.

## PLOTS: 126 | 127



<b>Kitchen/Dining area</b>	4.96m × 3.50m	16' 3" × 11' 6"
<b>Lounge</b>	4.10m × 3.27m	13' 5" × 10' 9"
<b>Bedroom 1</b>	3.94m × 2.90m	12' 11" × 9' 6"
<b>Bedroom 2</b>	2.93m × 2.72m	9' 7" × 8' 11"
<b>Total internal floor area</b>	63.55 sq. m.	684 sq. ft.



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## PLOTS: 128



<b>Kitchen/Dining area</b>	3.69m x 2.78m	12' 1" x 9' 1"
<b>Lounge</b>	4.10m x 3.27m	13' 5" x 10' 9"
<b>Bedroom 1</b>	3.68m x 3.45m	12' 1" x 11' 4"
<b>Bedroom 2</b>	3.50m x 2.80m	11' 6" x 9' 2"
<b>Total internal floor area</b>	58.06 sq. m.	625 sq. ft.

## PLOTS: 129 | 130



<b>Kitchen/Dining area</b>	4.96m x 3.50m	16' 3" x 11' 6"
<b>Lounge</b>	4.10m x 3.27m	13' 5" x 10' 9"
<b>Bedroom 1</b>	3.94m x 2.90m	12' 11" x 9' 6"
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## PLOTS: 131



<b>Kitchen/Dining area</b>	3.69m x 2.78m	12' 1" x 9' 1"
<b>Lounge</b>	4.10m x 3.27m	13' 5" x 10' 9"
<b>Bedroom 1</b>	3.68m x 3.45m	12' 1" x 11' 4"
<b>Bedroom 2</b>	3.50m x 2.60m	11' 6" x 8' 6"
<b>Total internal floor area</b>	58.06 sq. m.	625 sq. ft.

## PLOTS: 132 | 133



<b>Kitchen/Dining area</b>	4.90m x 4.00m	16' 1" x 13' 1"
<b>Lounge</b>	4.10m x 3.27m	13' 5" x 10' 9"
<b>Bedroom 1</b>	3.94m x 2.90m	12' 11" x 9' 6"
<b>Bedroom 2</b>	3.05m x 2.80m	10' 0" x 9' 2"
<b>Total internal floor area</b>	67.35 sq. m.	725 sq. ft.



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## PLOTS: 134



<b>Kitchen</b>	3.64m x 3.11m	11' 11" x 10' 2"
<b>Lounge/Dining area</b>	6.88m x 3.66m	22' 7" x 12' 0"
<b>Bedroom 1</b>	5.75m x 3.94m	18' 10" x 12' 11"
<b>Bedroom 2</b>	3.72m x 2.86m	12' 2" x 9' 5"
<b>Study</b>	1.92m x 0.93m	6' 4" x 3' 1"
<b>Total internal floor area</b>	86.12 sq. m.	927 sq. ft.

## PLOTS: 135 | 136 | 137



<b>Kitchen</b>	3.64m x 3.11m	11' 11" x 10' 2"
<b>Lounge/Dining area</b>	6.88m x 3.66m	22' 7" x 12' 0"
<b>Bedroom 1</b>	5.75m x 3.94m	18' 10" x 12' 11"
<b>Bedroom 2</b>	3.72m x 2.86m	12' 2" x 9' 5"
<b>Study</b>	1.92m x 0.93m	6' 4" x 3' 1"
<b>Total internal floor area</b>	86.12 sq. m.	927 sq. ft.



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The logo for Taylor Wimpey, featuring the company name in a white serif font on a red background.

# THE THAME APARTMENTS

2 BEDROOM HOME

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# THE THAME APARTMENTS

The Thame Apartment block will appeal to first time buyers and young professionals as it has a mixture of stylish one and two bedroom apartments, some with a private Juliet balcony. The two bedroom apartments feature a spacious open plan lounge/kitchen/dining area. The master bedroom comes with an en suite and a second bedroom is situated next to the main bathroom. The one bedroom apartments retain the open plan lounge/kitchen/dining area with a large double bedroom, main bathroom and storage cupboard completing the living space.

## PLOTS: 93



<b>Kitchen</b>	3.20m x 2.00m	10' 6" x 6' 7"
<b>Lounge/Dining area</b>	4.45m x 3.15m	14' 7" x 10' 4"
<b>Bedroom 1</b>	3.25m x 3.20m	10' 8" x 10' 6"
<b>Total internal floor area</b>	42.27 sq. m.	455 sq. ft.

## PLOTS: 94



<b>Kitchen</b>	3.20m x 2.00m	10' 6" x 6' 7"
<b>Lounge/Dining area</b>	4.45m x 3.15m	14' 7" x 10' 4"
<b>Bedroom 1</b>	3.25m x 3.20m	10' 8" x 10' 6"
<b>Total internal floor area</b>	42.27 sq. m.	455 sq. ft.



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The Thame Apartment block will appeal to first time buyers and young professionals as it has a mixture of stylish one and two bedroom apartments, some with a private Juliet balcony. The two bedroom apartments feature a spacious open plan lounge/kitchen/dining area. The master bedroom comes with an en suite and a second bedroom is situated next to the main bathroom. The one bedroom apartments retain the open plan lounge/kitchen/dining area with a large double bedroom, main bathroom and storage cupboard completing the living space.

## PLOTS: 95



<b>Kitchen</b>	3.46m x 2.00m	11' 4" x 6' 7"
<b>Lounge/Dining area</b>	4.45m x 3.78m	14' 7" x 12' 5"
<b>Bedroom 1</b>	3.30m x 3.20m	10' 10" x 10' 6"
<b>Bedroom 2</b>	2.70m x 2.00m	8' 10" x 6' 7"
<b>Total internal floor area</b>	55.28 sq. m.	595 sq. ft.

## PLOTS: 96 | 97



<b>Kitchen</b>	3.46m x 2.00m	11' 4" x 6' 7"
<b>Lounge/Dining area</b>	4.45m x 3.78m	14' 7" x 12' 5"
<b>Bedroom 1</b>	3.30m x 3.20m	10' 10" x 10' 6"
<b>Bedroom 2</b>	2.70m x 2.00m	8' 10" x 6' 7"
<b>Total internal floor area</b>	55.28 sq. m.	595 sq. ft.



\* 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. TWSM 64489/May 2021

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

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor  
Wimpey**



# A WARM WELCOME TO PINNACLE AT NEW BERRY VALE.



Here you'll find a stunning collection of 2, 3 & 4 bedroom homes  
and 2 bedroom apartments in a well established community.



## 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 one.

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





# PROUD TO LIVE AT NEW BERRY VALE

Nestled within stunning open countryside on the northern tip of Aylesbury, New Berry Vale is an established community that offers a well-balanced lifestyle.



All the amenities of Aylesbury town centre are close at hand, including a wealth of high street retailers and independent shops



Enjoy a stroll around Watermead lake and visit one of the independent restaurants and shops

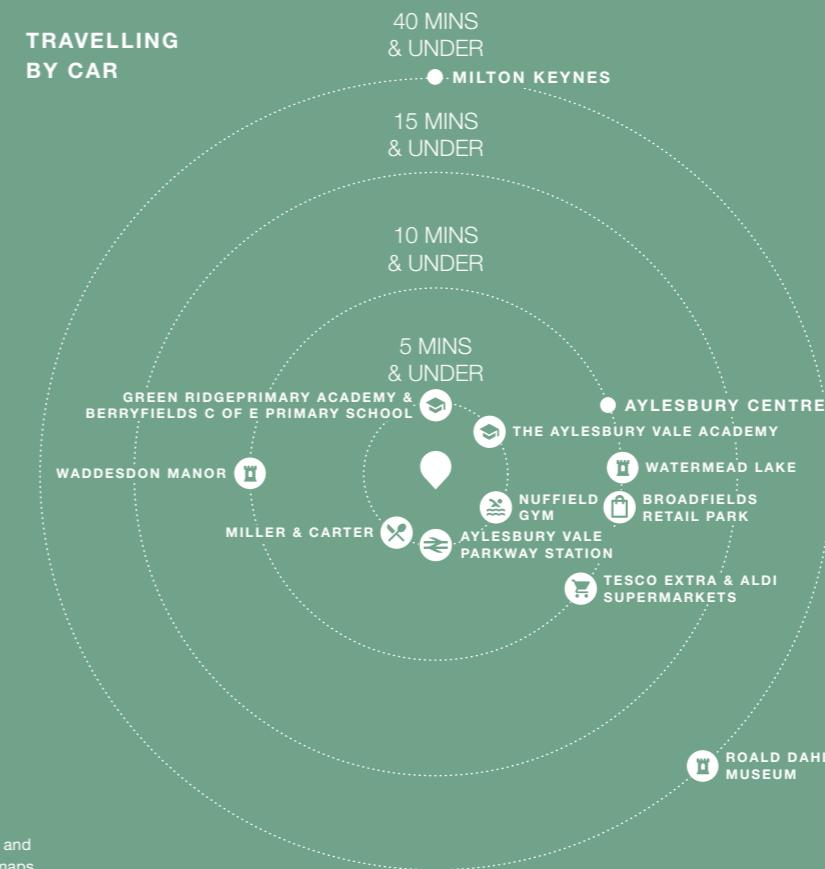


Fantastic pubs and restaurants on your doorstep, including Miller & Carter opposite New Berry Vale

# THE PERFECT PLACE TO BE

New Berry Vale will offer a range of excellent facilities including a community centre, a health centre, shops and employment opportunities – in fact, there's everything you could want on your doorstep. All the amenities of Aylesbury town centre are close at hand and with excellent transport links, including direct London train services, New Berry Vale offers the very best of well-connected country living.

## TRAVELLING BY CAR



Maps shown are not to scale. Distances and directions are taken from google.co.uk/maps



Located opposite the entrance to New Berry Vale, take a walk along Waddesdon Greenway all the way to Waddesdon Manor



Families will appreciate the good choice of schools for all ages in the area, including the new state of the art Aylesbury Vale Academy



Aylesbury Vale Parkway railway station provides direct services to London Marylebone in just over an 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.

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.



# FROM LOOKING ROUND TO MOVING IN...



## PINNACLE AT NEW BERRY VALE

Bicester Road  
Aylesbury  
Buckinghamshire  
HP18 0PS

### CONTACT US ON

01296 320 373

### SATNAV

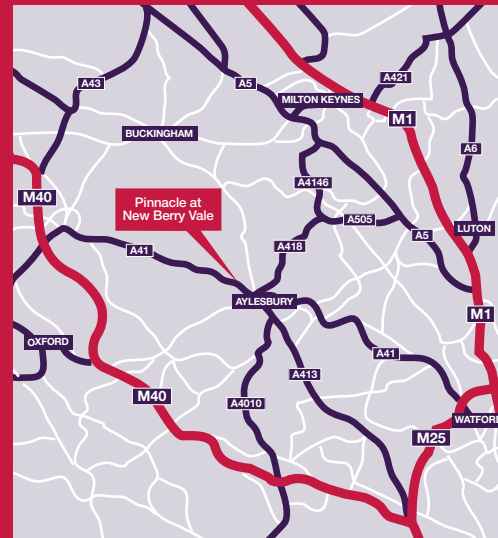
HP18 0PS

## FROM LONDON BY TRAIN:

- Get the train at London Marylebone station towards Aylesbury.
- Alight the train at Aylesbury Vale Parkway.
- Walk 200 meters out of the station and the New Berry Vale sales centre will be straight ahead.

## FROM LONDON BY ROAD:

- Leave London on the A41 North and then join the M1 North for 13 miles.
- Exit at Junction 6 to join the M25 for 2.8 miles.
- Take the A41 exit at junction 20 towards Hemel Hempstead and continue straight for 17.5 miles.
- Continue straight on the A41 into Aylesbury.
- Continue straight through Aylesbury centre and follow signage for the A41 (Bicester).
- After 3 miles, the development will be on your right.



[taylorwimpey.co.uk](http://taylorwimpey.co.uk)

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Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from [google.co.uk/maps](http://google.co.uk/maps). Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. TWSM 64489/May 2021