

**Taylor
Wimpey**

Find your way around

THE LEYS @ WILLOW LAKE

NEWTON LEYS | MILTON KEYNES



THE LEYS @ WILLOW LAKE

NEWTON LEYS | MILTON KEYNES







The Leys @ Willow Lake is part of a relaxed and peaceful village community on the edge of Buckinghamshire's beautiful open countryside, yet within easy reach of all the amenities of Milton Keynes.






V = Visitor Parking Place
▶ = Garage Access
▷ = Drive Through / Car Port Access
BCP = Bin Collection Point
SS = Sub Station
BS = Bin Store
CS = Cycle Storage Area

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. 50243 TWSM NOVEMBER 2018.





4 BEDROOM HOMES

-  **The Langdale**
4 bedroom home
Plots: 492, 500, 522, 646, 714, 726 & 729
-  **The Danbury**
4 bedroom home
Plots: 586-591
-  **The Shelford**
4 bedroom home
Plots: 489, 649, 685 & 710
-  **The Easton-G**
4 bedroom home
Plot: 527-531, 553-555, 574-577, 647, 648, 707-709, 711, 712 & 721-725
-  **The Kentdale**
4 bedroom home
Plots: 598 & 602
-  **The Lydford**
4 bedroom home
Plots: 491, 572, 573, 578, 579, 719, 720 & 727

3 BEDROOM HOMES

-  **The Belbury**
3 bedroom home
Plots: 515-517, 532, 533, 536, 537, 549, 550, 628, 629 & 630
-  **The Tildale**
3 bedroom home
Plots: 498, 524, 638, 670 & 686
-  **The Alton-G**
3 bedroom home
Plots: 518-521, 525, 526, 534, 535, 547, 548, 551, 552, 568-571, 580-585, 609, 611, 612, 614, 615, 683, 684, 688, 689, 715-718 & 731-736







3 BEDROOM HOMES

-  **The Yewdale**
3 bedroom home
Plots: 636 & 637
-  **The Rosedale**
3 bedroom home
Plots: 633 & 652
-  **The Milldale**
3 bedroom home
Plots: 639, 663, 666, 667 & 692
-  **The Gosford**
3 bedroom home
Plots: 493-497, 592-597, 599-601, 605-608, 631-635, 640-645, 664, 665, 668, 669, 687, 693 & 694

2 BEDROOM HOMES

-  **The Edale**
2 bedroom home
Plots: 490, 529, 588, 610 & 613
-  **The Canford**
2 bedroom home
Plots: 603, 604, 650, 651, 653, 654, 655-662, 690 & 691

2 BEDROOM APARTMENTS

-  **Kingfisher Apartments**
Plots: 503-514
-  **Pelican Apartments**
Plots: 539-546
-  **Sanderling Apartments**
Plots: 556-567
-  **Heron Apartments**
Plots: 616-627
-  **Osprey Apartments**
Plots: 671-682
-  **Mallard Apartments**
Plots: 695-703

THE LEYS @ WILLOW LAKE

Stoke Road
Newton Leys (off Drayton Rd)
Newton Longville
Buckinghamshire
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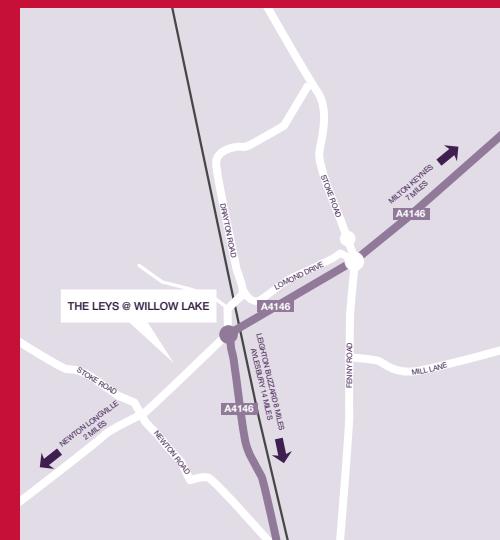
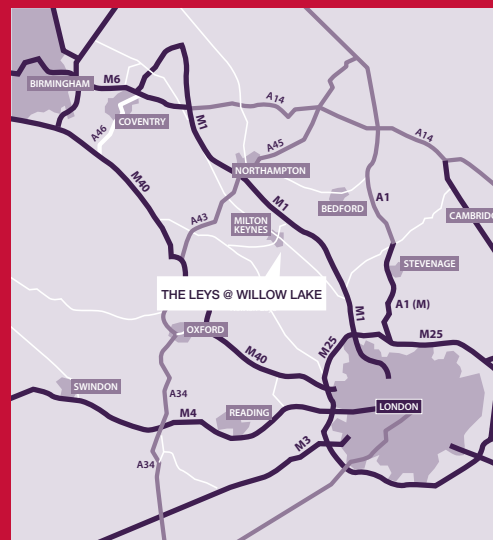
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FROM BLETCHLEY:

- From Bletchley, proceed along Drayton Road for approximately 1.5 miles and cross the railway bridge.
- At the A4146 roundabout, take the 3rd exit and then turn right into the development.
- From Leighton Buzzard (A4146) join the A4146 and continue straight on over several roundabouts for 8 miles.

- At the roundabout where the A5 is signposted to the right (3rd exit) take the first exit signposted Drayton Parslow and Newton Longville and the development is immediately on your right.
- From the A5, at the A5/A4146 roundabout take the exit onto the A4146, sign posted Leighton Buzzard.
- At the next two roundabouts take the 2nd exits, at the final roundabout take the 2nd exit, sign posted Parslow and Newton Longville, and the development is immediately on your right.





THE LEYS @ WILLOW LAKE A VERY SPECIAL PLACE TO BE

This stunning collection of 2, 3, 4 & 5 bedroom homes
and 2 bedroom apartments enjoys a relaxed and
peaceful village setting on the edge of Buckinghamshire's
beautiful open countryside.

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

The Leys @ Willow Lake is part of a relaxed and peaceful village community on the edge of Buckinghamshire's beautiful open countryside, yet within easy reach of all the amenities of Milton Keynes.



Campbell Park, Central Milton Keynes



The Peace Pagoda, Willen Lake



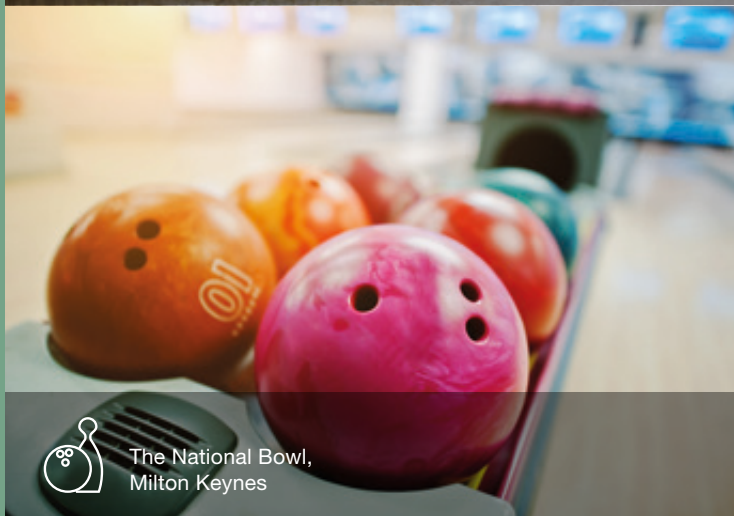
Xscape, Central Milton Keynes

THE PERFECT PLACE TO BE

The development comprises of an exceptional selection of two, three, four and five bedroom homes, and two bedroom apartments, offering a wealth of choice for first-time buyers, commuters and growing families alike – and all of this is within a short stroll of the picturesque Jubilee Lake.



Woburn Abbey and Safari Park



The National Bowl, Milton Keynes



Multiple golf clubs are within easy reach of the development



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...



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THE WAYFORD

5 BEDROOM HOME



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THE WAYFORD

The 5 bedroom Wayford is a traditional double fronted home. A good sized lounge and an open plan kitchen/breakfast room each open through French doors to the private garden. A family dining room, study, utility room and a guest cloakroom are also located on the ground floor. An en suite master bedroom, two double bedrooms, two further well proportioned bedrooms and a main bathroom are found off the landing.

TOTAL 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: 499 & 713

* 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. 50243 TWSM / November 2018

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THE RUSHTON

5 BEDROOM HOME



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THE RUSHTON

A three storey layout provides the 5 bedroom Rushton with flexible lifestyle options. The entrance hallway leads to the lounge, study and downstairs cloakroom. The kitchen/dining area has two patio doors opening onto the rear garden. On the first floor you can find the master bedroom, a double bedroom, the main bathroom and a fifth bedroom. On the second floor there is a double bedroom, a further bedroom and a shower room.

TOTAL 1,986 sq. ft.

GROUND FLOOR



Lounge	3.54m x 5.09m	11' 8" x 16' 9"
Kitchen/Dining <i>max.</i>	8.79m x 3.58m	28' 10" x 11' 9"
Study	2.78m x 2.35m	9' 1" x 7' 9"

FIRST FLOOR



Bedroom 1	3.58m x 4.08m	11' 9" x 13' 5"
Bedroom 2	3.62m x 4.82m	11' 11" x 15' 10"
Bedroom 3	2.81m x 3.83m	9' 3" x 12' 7"

SECOND FLOOR



Bedroom 4	3.89m x 2.70m	12' 9" x 8' 11"
Bedroom 5	2.81m x 3.28m	9' 3" x 10' 9"



Plots: 501, 502, 523, 538, 728 & 730

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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The 2 bedroom Canford home is ideal for first time buyers and downsizers. A lounge/diner opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a master bedroom with en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

TOTAL 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 3.08m x 2.97m 10' 1" x 9' 9"

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



Plots: 603, 604, 650, 651, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 690 & 691

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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 through to 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, 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



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:** 493-497, 592-597, 599-608, 631-635, 640-645, 664, 665, 668, 669, 687, 693 & 694

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THE LYDFORD

4 BEDROOM HOME



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THE LYDFORD

The 4 bedroom Lydford is well suited to those stepping up the property ladder. Located off the entrance hallway is a kitchen/diner, that leads through French doors to the garden. There is also a lounge, a guest cloakroom and a utility room. The en suite master bedroom features plenty of space and a second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.

TOTAL 1,099 sq. ft.

GROUND FLOOR



Lounge	4.49m x 3.27m	14' 9" x 10' 9"
Kitchen/Dining	5.36m x 3.38m	17' 7" x 11' 1"

FIRST FLOOR



Bedroom 1	3.79m x 3.17m	12' 5" x 10' 5"
Bedroom 2	3.35m x 3.17m	11' 0" x 10' 5"
Bedroom 3 max.	3.30m x 2.10m	10' 10" x 6' 11"
Bedroom 4	2.23m x 2.10m	7' 4" x 6' 11"



Plots: 491, 572, 573, 578, 579, 719, 720 & 727

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THE SHELFORD

4 BEDROOM HOME



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THE SHELFORD

The Shelford is a traditional 4 bedroom family home, offering plenty of space for daily life. The hallway leads to a spacious kitchen/dining room with French doors to the garden, while a lounge and separate study are found at the front of the property, as well as a guest cloakroom. An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL 1,378 sq. ft.

GROUND FLOOR



Lounge	4.74m × 3.88m	15' 7" × 12' 9"
Kitchen/Dining <i>max.</i>	8.10m × 3.24m	26' 7" × 10' 8"
Study	2.64m × 2.10m	8' 8" × 6' 11"

FIRST FLOOR



Bedroom 1 <i>max.</i>	3.88m × 3.76m	12' 9" × 12' 4"
Bedroom 2 <i>max.</i>	4.22m × 3.07m	13' 10" × 10' 1"
Bedroom 3 <i>max.</i>	3.43m × 3.09m	11' 3" × 10' 2"
Bedroom 4 <i>max.</i>	3.89m × 2.75m	12' 9" × 9' 0"



Plots: 489, 649, 685 & 710

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THE ALTON G

3 BEDROOM HOME



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THE ALTON G

The Alton G is a 3 bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/diner leads through to a lounge 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 1,086 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:** 518-521, 525, 526, 534, 535, 547, 548, 551, 552, 568, 569, 570, 571, 580-585, 609, 611, 612, 614, 615, 683, 684, 688, 689, 715-718 & 731-736

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THE EASTON G

4 BEDROOM HOME



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THE EASTON G

There's plenty of flexible space for growing families in the Easton 4 bedroom townhouse. The ground floor features a large living/dining room, a breakfast/kitchen area, a guest cloakroom and understairs cupboard. The first floor landing leads to two double bedrooms, a main bathroom and a further bedroom. Meanwhile, on the top floor there's a spacious master bedroom with en suite shower room and convenient dressing area.

TOTAL 1,252 sq. ft.

GROUND FLOOR



Lounge/Dining	4.88m x 4.20m	16' 0" x 13' 10"
Kitchen max.	3.43m x 3.25m	11' 3" x 0' 8"

FIRST FLOOR




Bedroom 2	3.37m x 3.01m	11' 1" x 9' 11"
Bedroom 3	3.26m x 2.73m	10' 9" x 9' 0"
Bedroom 4	3.37m x 1.78m	11' 1" x 5' 10"

SECOND FLOOR



Bedroom 1 max ex. dormer	6.70m x 3.76m	22' 0" x 12' 4"
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 **Plots:** 527, 528, 530, 531, 553, 554, 555, 574, 575, 576, 577, 647, 648, 707, 708, 709, 711, 712, 721, 722, 723, 724 & 725

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THE BELBURY

4 BEDROOM HOME



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THE BELBURY

A three storey layout provides the Belbury with flexible lifestyle options. The entrance hallway leads to a kitchen, a lounge/dining room opening through French doors to the rear garden and a guest cloakroom. Upstairs is a family room/bedroom 4 complete with a Juliet balcony, a well proportioned bedroom and a main bathroom. A master bedroom with en suite, a double bedroom and a shower room are located on the top floor.

TOTAL 1,299 sq. ft.

GROUND FLOOR



Lounge/Dining <i>max.</i>	4.72m × 3.70m	15' 6" × 12' 2"
Kitchen <i>max.</i>	3.43m × 3.08m	11' 3" × 10' 1"

FIRST FLOOR



Family room/ Bedroom 4	4.72m × 3.38m	15' 6" × 11' 1"
Bedroom 3	2.87m × 2.55m	9' 5" × 8' 5"

SECOND FLOOR



Bedroom 1	3.63m × 3.38m	11' 11" × 11' 1"
Bedroom 2 <i>min.</i>	3.65m × 2.79m	12' 0" × 9' 2"

 **Plots:** 515, 516, 517, 532, 533, 536, 537, 549, 550, 628, 629 & 630

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THE DANBURY

4 BEDROOM HOME



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THE DANBURY

The Danbury is a 4 bedroom home spanning three storeys. An entrance lobby leads to a kitchen/breakfast room, an open plan family/dining room, a guest cloakroom and under stairs storage cupboard. The first floor landing leads to a living room, a double bedroom and a main bathroom. An en suite master bedroom, two further bedrooms and a shower room are located on the top floor.

TOTAL 1,423 sq. ft.

GROUND FLOOR



Family/Dining	4.88m x 4.14m	16' 0" x 13' 7"
Kitchen	3.43m x 2.73m	11' 3" x 8' 11"

FIRST FLOOR



Lounge	4.88m x 3.16m	16' 0" x 10' 5"
Bedroom 2	3.48m x 2.72m	11' 5" x 8' 11"

SECOND FLOOR



Bedroom 1 max.	3.86m x 3.57m	12' 8" x 11' 9"
Bedroom 3	3.07m x 2.76m	10' 1" x 9' 1"
Bedroom 4 max.	3.07m x 2.02m	10' 1" x 6' 8"



Plots: 586, 587, 589, 590 & 591

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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 2-bedroom Edale couch house. This first floor accommodation includes an airy lounge/kitchen/diner running the entire width of the property, an en suite master bedroom, a further double room and a main bathroom.

TOTAL 720 sq. ft.

GROUND FLOOR



FIRST FLOOR



Lounge/Kitchen/Dining

5.35m x 3.80m 17' 7" x 12' 6"

Bedroom 1 max.

3.84 x 3.77 12' 7" x 12' 5"

Bedroom 2 max.

3.46 x 2.45 11' 4" x 8' 1"



Plots: 490, 529, 588, 610 & 613

* 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. 50243 TWSM / November 2018

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THE TILDALE

3 BEDROOM HOME



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THE TILDALE

With an appealing L-shaped layout, the 3 bedroom Tildale has plenty of space for families. The kitchen/diner and lounge 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 the en suite master bedroom, 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



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

FIRST FLOOR



Bedroom 1 min.	3.60m x 3.41m	11' 10" x 11' 2"
Bedroom 2 min.	3.60m x 2.63m	11' 10" x 8' 8"
Bedroom 3	2.64m x 2.25m	8' 8" x 7' 5"



Plots: 498, 524, 638, 670 & 686

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THE ROSEDALE

3 BEDROOM HOME



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THE ROSEDALE

With 3 bedrooms and spacious living accommodation, the Rosedale has been designed to appeal to couples or young families. Both the spacious kitchen/diner and living room open out to the private rear garden, and there's also a handy guest cloakroom downstairs. The en suite master bedroom is found on the first floor, along with two further bedrooms and a main bathroom.

TOTAL 876 sq. ft.

GROUND FLOOR



Lounge 4.85m x 3.01m 15' 11" x 9' 11"

Kitchen/Dining *max.* 4.85m x 3.19m 15' 11" x 10' 6"

FIRST FLOOR



Bedroom 1 *max.* 3.54m x 3.07m 11' 8" x 10' 1"

Bedroom 2 *max.* 3.54m x 2.37m 11' 8" x 7' 9"

Bedroom 3 *min.* 2.39m x 2.03m 7' 10" x 6' 8"



Plots: 633 & 652

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THE YEWDALDE

3 BEDROOM HOME



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THE YEWDALDE

The 3 bedroom Yewdale is a family size property with plenty of space for contemporary living. The entrance hallway leads to a dual aspect lounge with French doors out to the garden, as well as a light and airy kitchen/diner and guest cloakroom. The en suite master bedroom is found upstairs, along with two further well proportioned bedrooms and a family bathroom.

TOTAL 931 sq. ft.

GROUND FLOOR



Lounge	5.10m × 3.02m	16' 9" × 9' 11"
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Kitchen/Dining	5.10m × 3.02m	16' 9" × 9' 11"
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FIRST FLOOR



Bedroom 1	3.78m × 3.08m	12' 5" × 10' 1"
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Bedroom 2	3.02m × 2.86m	9' 11" × 9' 5"
------------------	---------------	----------------

Bedroom 3	3.02m × 2.15m	9' 11" × 7' 1"
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Plots: 636 & 637

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THE KENTDALE

4 BEDROOM HOME



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THE KENTDALE

The 4 bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/diner 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 two further double bedrooms, a fourth bedroom and a family bathroom.

TOTAL 1,222 sq. ft.

GROUND FLOOR



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

† Optional external door

FIRST FLOOR



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



Plots: 598 & 602

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THE LANGDALE

4 BEDROOM HOME



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THE LANGDALE

The 4 bedroom Langdale has been designed to offer extra space for growing families. The hallway leads to a dual aspect living room, kitchen/breakfast/family room with access to the private rear garden, separate dining room, and a useful guest cloakroom with useful storage. The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.

TOTAL 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 11' 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: 492, 500, 522, 646, 714, 726 & 729

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THE MILLDALE

3 BEDROOM HOME



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THE MILLDALE

Classic style and a generous layout make the 3 bedroom Milldale a perfect home for couples and families. The ground floor features a large lounge opening through French doors to the garden, as well as a separate kitchen/diner and a guest cloakroom. Upstairs, the landing leads to two double bedrooms, including one with an en suite shower room. There is also a bathroom and a further bedroom.

TOTAL 869 sq. ft.

GROUND FLOOR



Lounge	4.62m × 3.34m	15' 2" × 10' 11"
Kitchen/Dining	4.62m × 2.96m	15' 2" × 9' 9"

FIRST FLOOR



Bedroom 1	3.33m × 2.83m	10' 11" × 9' 3"
Bedroom 2	3.03m × 2.61m	9' 11" × 8' 4"
Bedroom 3	3.03m × 1.97m	9' 11" × 6' 3"



Plots: 639, 663, 666, 667 & 692

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OSPREY APARTMENTS

2 BEDROOM HOME

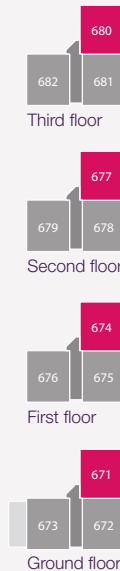


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OSPREY APARTMENTS

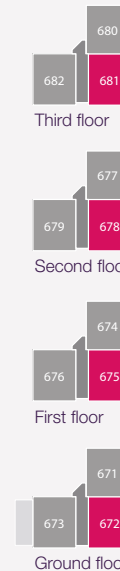
The carefully planned layout of this 2 bedroom apartment makes it perfect for first time buyers and downsizers. An open plan lounge/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom with en suite shower room, a further double bedroom and a main bathroom are also located off the landing.

PLOTS 671 | 674 | 677 | 680



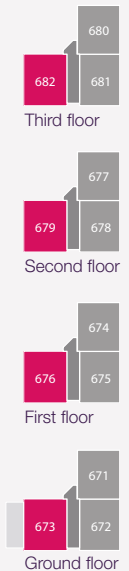
Kitchen	3.91m x 2.43m	12' 10" x 7' 11"
Living/Dining	3.91m x 3.56m	12' 10" x 11' 8"
Bedroom 1	3.29m x 3.43m	10' 10" x 11' 3"
Bedroom 2 min.	3.35m x 2.56m	11' 00" x 8' 5"
Total internal floor area	682 sq. ft.	

PLOTS 672 | 675 | 678 | 681



Kitchen	3.90m x 2.43m	12' 10" x 7' 11"
Living/Dining	3.90m x 3.56m	12' 10" x 11' 8"
Bedroom 1	3.29m x 3.43m	10' 10" x 11' 3"
Bedroom 2 max.	3.94m x 2.56m	12' 11" x 8' 5"
Total internal floor area	682 sq. ft.	

PLOTS 673 | 676 | 679 | 682



Kitchen	3.94m x 2.43m	12' 11" x 7' 11"
Living/Dining	3.94m x 3.56m	12' 11" x 11' 8"
Bedroom 1	3.29m x 3.43m	10' 10" x 11' 3"
Bedroom 2	3.35m x 2.60m	11' 0" x 8' 6"
Total internal floor area	682 sq. ft.	

 **Plots:** 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681 & 682

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MALLARD APARTMENTS

2 BEDROOM HOME

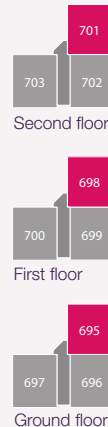


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MALLARD APARTMENTS

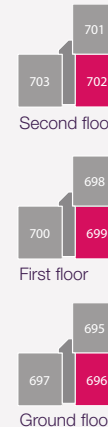
The carefully planned layout of this 2 bedroom apartment makes it perfect for first time buyers and downsizers. An open plan lounge/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom with en suite shower room, a further double bedroom and a main bathroom are also located off the landing.

PLOTS 695 | 698 | 701



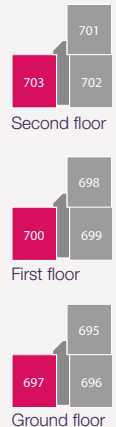
Kitchen	3.91m x 2.43m	12' 10" x 7' 11"
Living/Dining	3.91m x 3.56m	12' 10" x 11' 8"
Bedroom 1	3.29m x 3.43m	10' 10" x 11' 3"
Bedroom 2 min.	3.35m x 2.56m	11' 00" x 8' 5"
Total internal floor area	682 sq. ft.	

PLOTS 696 | 699 | 702



Kitchen	3.90m x 2.43m	12' 10" x 7' 11"
Living/Dining	3.90m x 3.56m	12' 10" x 11' 8"
Bedroom 1	3.29m x 3.43m	10' 10" x 11' 3"
Bedroom 2 max.	3.94m x 2.56m	12' 11" x 8' 5"
Total internal floor area	682 sq. ft.	

PLOTS 697 | 700 | 703



Kitchen	3.94m x 2.43m	12' 11" x 7' 11"
Living/Dining	3.94m x 3.56m	12' 11" x 11' 8"
Bedroom 1	3.29m x 3.43m	10' 10" x 11' 3"
Bedroom 2	3.35m x 2.60m	11' 0" x 8' 6"
Total internal floor area	682 sq. ft.	



Plots: 695, 696, 697, 698, 699, 700, 701, 702 & 703

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PELICAN APARTMENTS

2 BEDROOM HOME

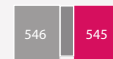


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PELICAN APARTMENTS

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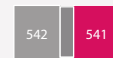
PLOTS 539 | 541 | 543 | 545



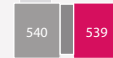
Third floor



Second floor



First floor



Ground floor

Kitchen

3.91m x 2.43m 12' 10" x 7' 11"

Living/Dining

3.91m x 3.56m 12' 10" x 11' 8"

Bedroom 1

3.44m x 3.29m 11' 3" x 10' 10"

Bedroom 2

3.35m x 2.56m 11' 00" x 8' 5"

Total internal floor area

682 sq. ft.

PLOTS 540 | 542 | 544 | 546



Third floor



Second floor



First floor



Ground floor

Kitchen

3.91m x 2.43m 12' 10" x 7' 11"

Living/Dining

3.91m x 3.56m 12' 10" x 11' 8"

Bedroom 1

3.44m x 3.29m 11' 3" x 10' 10"

Bedroom 2

3.35m x 2.56m 11' 00" x 8' 5"

Total internal floor area

682 sq. ft.



Plots: 539, 540, 541, 542, 543, 544, 545 & 546

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SANDERLING APARTMENTS

2 BEDROOM HOME



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SANDERLING APARTMENTS

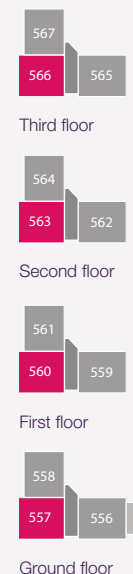
The carefully planned layout of this 2 bedroom apartment makes it perfect for first time buyers and downsizers. An open plan lounge/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom with en suite shower room, a further double bedroom and a main bathroom are also located off the landing.

PLOTS 556 | 559 | 562 | 565



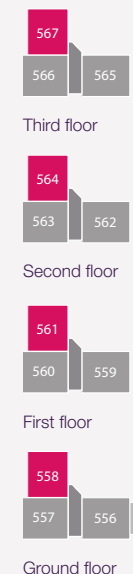
Kitchen	3.89m x 2.43m	12' 9" x 7' 11"
Living/Dining	3.89m x 3.56m	12' 9" x 11' 8"
Bedroom 1	3.36m x 3.35m	11' 0" x 11' 0"
Bedroom 2	3.23m x 2.56m	10' 7" x 8' 5"
Total internal floor area	683 sq. m.	

PLOTS 557 | 560 | 563 | 566



Kitchen	3.89m x 2.43m	12' 9" x 7' 11"
Living/Dining	3.89m x 3.56m	12' 9" x 11' 8"
Bedroom 1	3.36m x 3.31m	11' 0" x 10' 10"
Bedroom 2	3.33m x 2.56m	10' 11" x 8' 5"
Total internal floor area	683 sq. m.	

PLOTS 558 | 561 | 564 | 567



Kitchen	3.89m x 2.43m	12' 9" x 7' 11"
Living/Dining	3.89m x 3.56m	12' 9" x 11' 8"
Bedroom 1	3.36m x 3.33m	11' 0" x 11' 1"
Bedroom 2	3.23m x 2.56m	10' 7" x 8' 5"
Total internal floor area	683 sq. m.	

 **Plots:** 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566 & 567

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HERON APARTMENTS

2 BEDROOM HOME



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HERON APARTMENTS

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PLOTS 616 | 618 | 619 | 621 | 622 | 624 | 625 | 627



Kitchen

3.89m x 2.43m 12' 9" x 7' 11"

Living/Dining

3.89m x 3.56m 12' 9" x 11' 8"

Bedroom 1

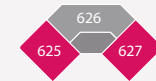
3.35m x 3.32m 11' 0" x 10' 11"

Bedroom 2

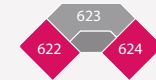
3.33m x 2.56m 10' 11" x 8' 5"

Total internal floor area

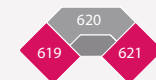
683 sq. m.



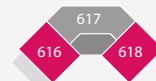
Third floor



Second floor



First floor



Ground floor

PLOTS 617 | 620 | 623 | 626



Kitchen

3.32m x 2.22m 10' 7" x 7' 3"

Living/Dining

5.66m x 3.58m 18' 7" x 11' 9"

Bedroom 1

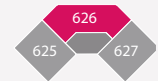
3.83m x 3.24m 12' 7" x 10' 8"

Bedroom 2

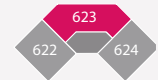
3.08m x 2.62m 10' 1" x 8' 7"

Total internal floor area

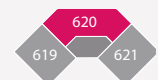
728 sq. m.



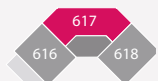
Third floor



Second floor



First floor



Ground floor

 **Plots:** 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626 & 627

* 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. 50243 TWSM / November 2018

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KINGFISHER APARTMENTS

2 BEDROOM HOME

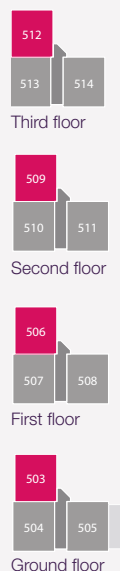


Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

KINGFISHER APARTMENTS

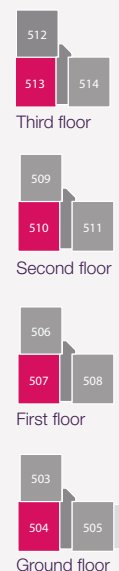
The carefully planned layout of this 2 bedroom apartment makes it perfect for first time buyers and downsizers. An open plan lounge/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom with en suite shower room, a further double bedroom and a main bathroom are also located off the landing.

PLOTS 503 | 506 | 509 | 512



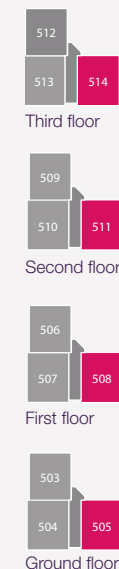
Kitchen	3.91m x 2.43m	12' 10" x 7' 11"
Living/Dining	3.91m x 3.56m	12' 10" x 11' 8"
Bedroom 1	3.29m x 3.44m	10' 10" x 11' 3"
Bedroom 2 min.	3.35m x 2.56m	11' 00" x 8' 5"
Total internal floor area	682 sq. m.	

PLOTS 504 | 507 | 510 | 513



Kitchen	3.91m x 2.43m	12' 10" x 7' 11"
Living/Dining	3.91m x 3.56m	12' 10" x 11' 8"
Bedroom 1	3.29m x 3.44m	10' 10" x 11' 3"
Bedroom 2 min.	3.35m x 2.56m	11' 00" x 8' 5"
Total internal floor area	682 sq. m.	

PLOTS 505 | 508 | 511 | 514



Kitchen	3.94m x 2.43m	12' 11" x 7' 11"
Living/Dining	3.94m x 3.56m	12' 11" x 11' 8"
Bedroom 1	3.29m x 3.44m	10' 10" x 11' 3"
Bedroom 2	3.35m x 2.60m	11' 00" x 8' 6"
Total internal floor area	682 sq. m.	

Plots: 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513 & 514

* 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. 50243 TWSM / November 2018

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