

**Taylor  
Wimpey**

*Find your way around*

# THE LEYS @ WILLOW LAKE

---

NEWTON LEYS | MILTON KEYNES

Get to know

# 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.






## 5 BEDROOM HOMES

-  **The Rushton**  
5 bedroom home  
**Plots:** 501, 502, 523, 538, 728 & 730
-  **The Wayford**  
5 bedroom home  
**Plots:** 499 & 713





## 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

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. TWSM 50243/March 2020

## THE LEYS @ WILLOW LAKE

Stoke Road  
Newton Leys (off Drayton Rd)  
Newton Longville  
Buckinghamshire  
MK17 0EE

### CONTACT US ON

01908 787 933

### SATNAV

MK17 0EE

Instagram #taylorwimpey

Twitter @TaylorWimpey

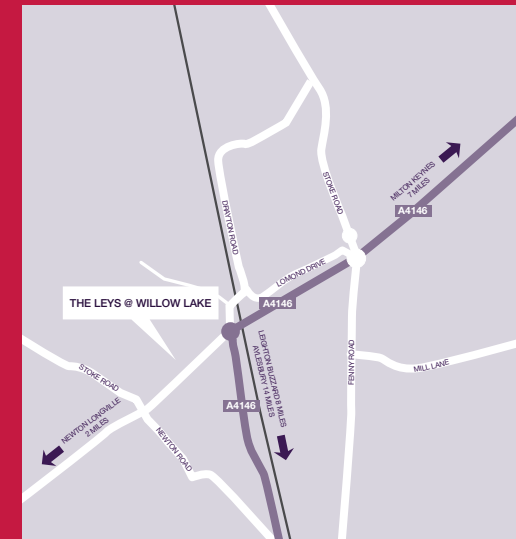
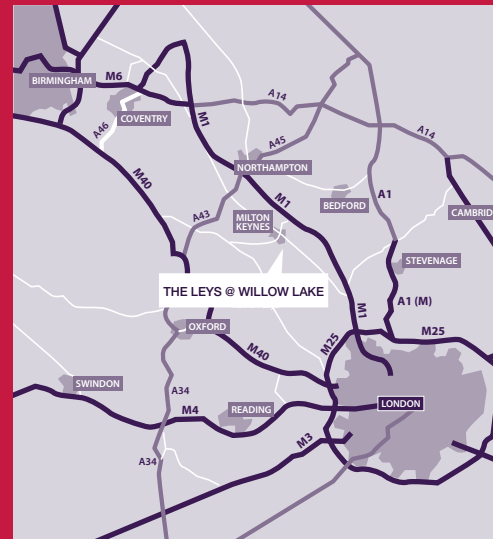
Facebook taylorwimpey

taylorwimpey.co.uk

## 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.





Taylor  
Wimpey

# THE WAYFORD

5 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.

# THE WAYFORD

The five bedroom Wayford is a traditional double fronted home. A good sized living room 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.

Bedroom one with an en suite, three double bedrooms, a well proportioned fifth bedroom and a main bathroom are found off the landing.

**TOTAL 1,856 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	4.40m x 6.06m	14' 6" x 19' 11"
<b>Kitchen</b>	5.58m x 3.35m	18' 4" x 11' 0"
<b>Dining</b>	3.39m x 3.06m	11' 1" x 10' 1"
<b>Study</b>	3.39m x 2.34m	11' 1" x 7' 8"

## FIRST FLOOR



<b>Bedroom 1</b>	3.39m x 3.41m	11' 1" x 11' 3"
<b>Bedroom 2 max.</b>	2.98m x 3.47m	9' 10" x 11' 5"
<b>Bedroom 3</b>	3.02m x 3.12m	9' 11" x 10' 3"
<b>Bedroom 4</b>	4.13m x 2.42m	13' 7" x 8' 0"
<b>Bedroom 5</b>	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 2020.

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

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

**Taylor  
Wimpey**



Taylor  
Wimpey

# THE RUSHTON

5 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.

# THE RUSHTON

A three storey layout provides the five bedroom Rushton with flexible lifestyle options. The entrance hallway leads to the living room, study and downstairs cloakroom. The kitchen/dining area has two patio doors opening onto the rear garden. On the first floor you can find bedroom one, 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



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

## FIRST FLOOR



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

## SECOND FLOOR



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



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

\* 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 2020.

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

**taylorwimpey.co.uk**

**Taylor  
Wimpey**



Taylor  
Wimpey

# THE CANFORD

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.



# THE CANFORD

The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room 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 bedroom one with an en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

**TOTAL 689 sq. ft.**

## GROUND FLOOR



<b>Lounge/Dining</b> <i>max.</i>	4.73m × 3.98m	15' 6" × 13' 1"
<b>Kitchen</b>	3.02m × 1.85m	9' 11" × 6' 1"

## FIRST FLOOR



<b>Bedroom 1</b>	3.08m × 2.97m	10' 1" × 9' 9"
<b>Bedroom 2</b> <i>max.</i>	3.98m × 2.56m	13' 1" × 8' 5"

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

\* 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 2020.

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

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

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE GOSFORD

3 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.



# 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</b> <i>max.</i>	4.26m × 3.69m	14' 0" × 12' 1"
<b>Kitchen/Dining</b>	4.72m × 2.87m	15' 6" × 9' 5"

## FIRST FLOOR



<b>Bedroom 1</b> <i>min.</i>	2.96m × 2.83m	9' 9" × 9' 4"
<b>Bedroom 2</b>	3.30m × 2.63m	10' 10" × 8' 8"
<b>Bedroom 3</b> <i>max.</i>	3.55m × 2.00m	11' 8" × 6' 7"



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

\* 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 2020.

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

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

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE LYDFORD

4 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.



# THE LYDFORD

The four bedroom Lydford is well suited to those stepping up the property ladder. Located off the entrance hallway is a kitchen/dining room, that leads through French doors to the garden. There is also a living room, a guest cloakroom and a utility room. Bedroom one with an en suite features plenty of space, 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



<b>Lounge</b>	4.49m x 3.27m	14' 9" x 10' 9"
---------------	---------------	-----------------

<b>Kitchen/Dining</b>	5.36m x 3.38m	17' 7" x 11' 1"
-----------------------	---------------	-----------------

## FIRST FLOOR



<b>Bedroom 1</b>	3.79m x 3.17m	12' 5" x 10' 5"
------------------	---------------	-----------------

<b>Bedroom 2</b>	3.35m x 3.17m	11' 0" x 10' 5"
------------------	---------------	-----------------

<b>Bedroom 3 max.</b>	3.30m x 2.10m	10' 10" x 6' 11"
-----------------------	---------------	------------------

<b>Bedroom 4</b>	2.23m x 2.10m	7' 4" x 6' 11"
------------------	---------------	----------------



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

\* 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 2020.

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

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE SHELFORD

4 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.



# THE SHELFORD

The Shelford is a traditional four 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 living room and separate study are found at the front of the property, as well as a guest cloakroom. Bedroom one with an en suite and three further double bedrooms are found upstairs, along with a family bathroom.

**TOTAL 1,378 sq. ft.**

## GROUND FLOOR



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

## FIRST FLOOR



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



**Plots:** 489, 649, 685 & 710

\* 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 2020.

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

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

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE ALTON G

3 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.



# 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 main bedroom suite, featuring high galleried ceilings and en suite shower room.

**TOTAL 1,086 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	4.23m x 3.49m	13' 11" x 11' 6"
<b>Kitchen/Dining max.</b>	5.26m x 3.20m	17' 3" x 10' 6"

## FIRST FLOOR




<b>Bedroom 2 max.</b>	4.23m x 3.49m	13' 11" x 11' 6"
<b>Bedroom 3</b>	3.28m x 2.17m	10' 9" x 7' 2"

## SECOND FLOOR



<b>Bedroom 1 max ex. dormer.</b>	6.70m x 3.11m	22' 0" x 10' 3"
----------------------------------	---------------	-----------------

 **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

\* 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 2020.

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

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE EASTON G

4 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.



# THE EASTON G

There's plenty of flexible space for growing families in the Easton four 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, the top floor features bedroom one with an en suite shower room and convenient dressing area.

**TOTAL 1,252 sq. ft.**

## GROUND FLOOR



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

## FIRST FLOOR



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

## SECOND FLOOR



<b>Bedroom 1 max ex. dormer</b>	6.70m x 3.76m	22' 0" x 12' 4"
---------------------------------	---------------	-----------------

 **Plots:** 527, 528, 530, 531, 553, 554, 555, 574, 575, 576, 577, 647, 648, 707, 708, 709, 711, 712, 721, 722, 723, 724 & 725

\* 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 2020.

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

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE BELBURY

4 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.



# THE BELBURY

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

**TOTAL 1,299 sq. ft.**

## GROUND FLOOR



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

## FIRST FLOOR



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

## SECOND FLOOR



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

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

\* 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 2020.

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

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE DANBURY

4 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.



# THE DANBURY

The Danbury is a four 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.

Bedroom one with an en suite, two further bedrooms and a shower room are located on the top floor.

**TOTAL 1,423 sq. ft.**

## GROUND FLOOR



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

## FIRST FLOOR



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

## SECOND FLOOR



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

 **Plots:** 586, 587, 589, 590 & 591

\* 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 2020.

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

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

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE EDALE

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.



# 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



### 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 2020.

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

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE TILDALE

3 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.



# 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 × 3.60m	17' 7" × 11' 10"
<b>Kitchen/Dining</b>	4.74m × 3.60m	15' 7" × 11' 10"

## FIRST FLOOR



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



**Plots:** 498, 524, 638, 670 & 686

\* 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 2020.

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

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE ROSEDALE

3 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.



# THE ROSEDALE

With three bedrooms and spacious living accommodation, the Rosedale has been designed to appeal to couples or young families. Both the spacious kitchen/dining room and living room open out to the private rear garden, and there's also a handy guest cloakroom downstairs. Bedroom one with an en suite 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

\* 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 2020.

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

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE YEWDALDE

3 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.



# THE YEWDALDE

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

**TOTAL** 931 sq. ft.

## GROUND FLOOR



<b>Lounge</b>	5.10m × 3.02m	16' 9" × 9' 11"
---------------	---------------	-----------------

<b>Kitchen/Dining</b>	5.10m × 3.02m	16' 9" × 9' 11"
-----------------------	---------------	-----------------

## FIRST FLOOR



<b>Bedroom 1</b>	3.78m × 3.08m	12' 5" × 10' 1"
------------------	---------------	-----------------

<b>Bedroom 2</b>	3.02m × 2.86m	9' 11" × 9' 5"
------------------	---------------	----------------

<b>Bedroom 3</b>	3.02m × 2.15m	9' 11" × 7' 1"
------------------	---------------	----------------



**Plots:** 636 & 637

\* 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 2020.

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

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE KENTDALE

4 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.



# 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, bedroom one with an en suite can be found alongside two further double bedrooms, a fourth bedroom and a family bathroom.

**TOTAL 1,222 sq. ft.**

## GROUND FLOOR



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

† Optional external door

## FIRST FLOOR



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

 **Plots: 598 & 602**

\* 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 2020.

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

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

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE LANGDALE

4 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.



# 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. Bedroom one with an en suite is found on the first floor, along with three further double bedrooms and a family bathroom.

**TOTAL 1,530 sq. ft.**

## GROUND FLOOR



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

## FIRST FLOOR



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



**Plots:** 492, 500, 522, 646, 714, 726 & 729

\* 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 2020.

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

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE MILLDALE

3 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.



# THE MILLDALE

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

**TOTAL** 869 sq. ft.

## GROUND FLOOR



<b>Lounge</b>	4.62m x 3.34m	15' 2" x 10' 11"
---------------	---------------	------------------

<b>Kitchen/Dining</b>	4.62m x 2.96m	15' 2" x 9' 9"
-----------------------	---------------	----------------

## FIRST FLOOR



<b>Bedroom 1</b>	3.33m x 2.83m	10' 11" x 9' 3"
------------------	---------------	-----------------

<b>Bedroom 2</b>	3.03m x 2.61m	9' 11" x 8' 4"
------------------	---------------	----------------

<b>Bedroom 3</b>	3.03m x 1.97m	9' 11" x 6' 3"
------------------	---------------	----------------



**Plots:** 639, 663, 666, 667 & 692

\* 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 2020.

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

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# OSPREY APARTMENTS

2 BEDROOM HOME

---



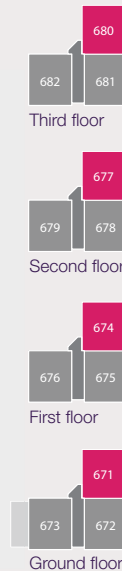
Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, 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.



# OSPREY APARTMENTS

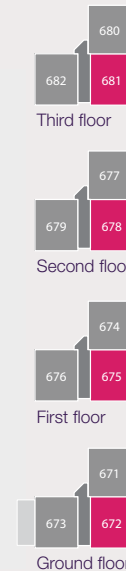
The carefully planned layout of this two bedroom apartment makes it perfect for first time buyers and downsizers. An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. The spacious main bedroom, a well proportioned bedroom and a main bathroom are also located off the landing.

## PLOTS 671 | 674 | 677 | 680



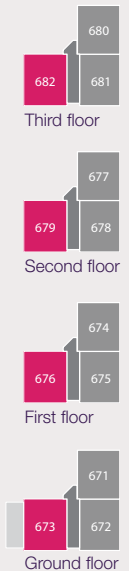
<b>Kitchen</b>	3.91m x 2.43m	12' 10" x 7' 11"
<b>Living/Dining</b>	3.91m x 3.56m	12' 10" x 11' 8"
<b>Bedroom 1</b>	3.29m x 3.43m	10' 10" x 11' 3"
<b>Bedroom 2 min.</b>	3.35m x 2.56m	11' 00" x 8' 5"
<b>Total internal floor area</b>	682 sq. ft.	

## PLOTS 672 | 675 | 678 | 681



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

## PLOTS 673 | 676 | 679 | 682



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

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

\* 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 2020.

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

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# MALLARD APARTMENTS

2 BEDROOM HOME

---



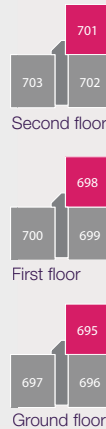
Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, 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.



# MALLARD APARTMENTS

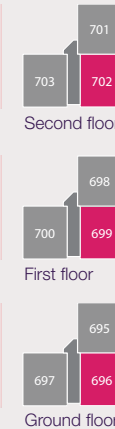
The carefully planned layout of this two bedroom apartment makes it perfect for first time buyers and downsizers. An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. The spacious main bedroom, a well proportioned bedroom and a main bathroom are also located off the landing.

## PLOTS 695 | 698 | 701



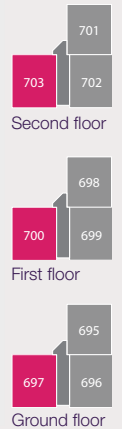
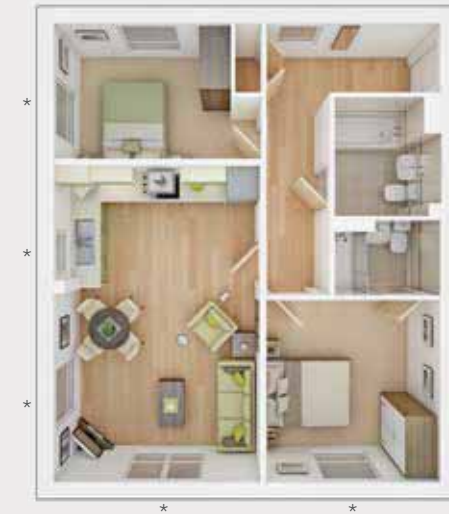
<b>Kitchen</b>	3.91m x 2.43m	12' 10" x 7' 11"
<b>Living/Dining</b>	3.91m x 3.56m	12' 10" x 11' 8"
<b>Bedroom 1</b>	3.29m x 3.43m	10' 10" x 11' 3"
<b>Bedroom 2 min.</b>	3.35m x 2.56m	11' 00" x 8' 5"
<b>Total internal floor area</b>	682 sq. ft.	

## PLOTS 696 | 699 | 702



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

## PLOTS 697 | 700 | 703



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



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

\* 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 2020.

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

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# PELICAN APARTMENTS

2 BEDROOM HOME

---



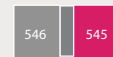
Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, 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.



# PELICAN 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. The spacious main bedroom, a well proportioned bedroom and a main bathroom are also located off the landing.

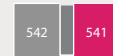
## PLOTS 539 | 541 | 543 | 545



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

\* 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 2020.

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

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# SANDERLING APARTMENTS

2 BEDROOM HOME

---



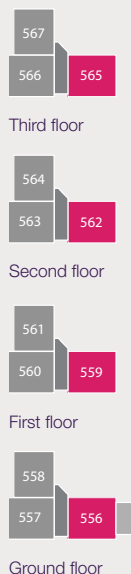
Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, 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.



# SANDERLING APARTMENTS

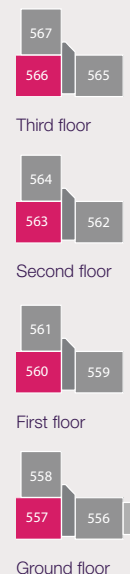
The carefully planned layout of this two bedroom apartment makes it perfect for first time buyers and downsizers. An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. The spacious main bedroom, a well proportioned bedroom and a main bathroom are also located off the landing.

## PLOTS 556 | 559 | 562 | 565



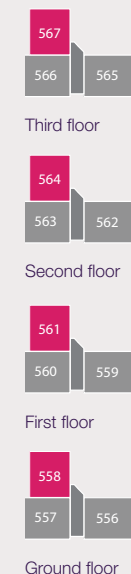
<b>Kitchen</b>	3.89m x 2.43m	12' 9" x 7' 11"
<b>Living/Dining</b>	3.89m x 3.56m	12' 9" x 11' 8"
<b>Bedroom 1</b>	3.36m x 3.35m	11' 0" x 11' 0"
<b>Bedroom 2</b>	3.23m x 2.56m	10' 7" x 8' 5"
<b>Total internal floor area</b>	683 sq. ft.	

## PLOTS 557 | 560 | 563 | 566



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

## PLOTS 558 | 561 | 564 | 567



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

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

\* 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 2020.

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

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# HERON APARTMENTS

2 BEDROOM HOME

---



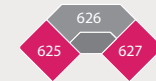
Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, 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.



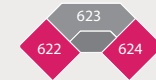
# HERON APARTMENTS

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. The spacious main bedroom, a well proportioned bedroom and a main bathroom are also located off the landing.

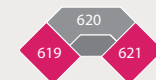
## PLOTS 616 | 618 | 619 | 621 | 622 | 624 | 625 | 627



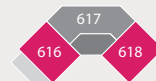
Third floor



Second floor



First floor



Ground floor

### 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"

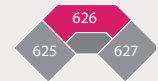
### Bedroom 2

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

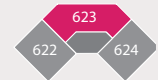
### Total internal floor area

683 sq. ft.

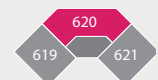
## PLOTS 617 | 620 | 623 | 626



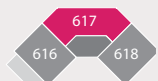
Third floor



Second floor



First floor



Ground floor

### 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. ft.

 **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 2020.

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

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

**Taylor  
Wimpey**

Taylor  
Wimpey

# KINGFISHER APARTMENTS

2 BEDROOM HOME

---



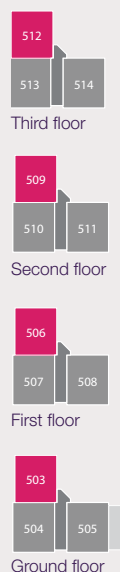
Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, 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

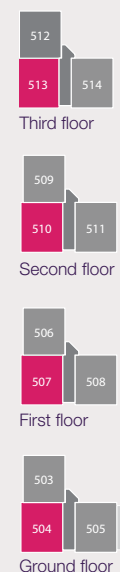
The carefully planned layout of this two bedroom apartment makes it perfect for first time buyers and downsizers. An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. The spacious main bedroom, a well proportioned bedroom and a main bathroom are also located off the landing.

## PLOTS 503 | 506 | 509 | 512



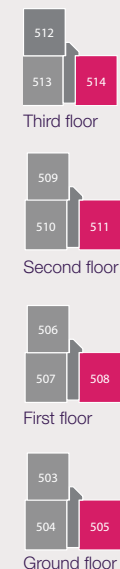
<b>Kitchen</b>	3.91m x 2.43m	12' 10" x 7' 11"
<b>Living/Dining</b>	3.91m x 3.56m	12' 10" x 11' 8"
<b>Bedroom 1</b>	3.29m x 3.44m	10' 10" x 11' 3"
<b>Bedroom 2 min.</b>	3.35m x 2.56m	11' 00" x 8' 5"
<b>Total internal floor area</b>	682 sq. ft.	

## PLOTS 504 | 507 | 510 | 513



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

## PLOTS 505 | 508 | 511 | 514



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

 **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 2020.

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

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

**Taylor  
Wimpey**



# STANDARD SPECIFICATIONS

## 2, 3, 4 & 5 bedroom homes

### THE LEYS AT WILLOW LAKE

Stoke Road, Newton Leys, Newton Longville,  
Buckinghamshire, MK17 0EE

### TELEPHONE

01908 787 933

### OPEN TIMES

7 days a week, 10:00am–5:00pm  
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. 50243\_TWSM/March 2019.

	Apartments / fog	2/3 bedroom homes	4/5 bedroom homes
<b>Kitchens</b>			
Fitted kitchen with choice of door fronts*	✓	✓	✓
Choice of post formed laminate worktops with matching upstand*	✓	✓	✓
Chrome 1.5 bowl sink and chrome tap <sup>†</sup> / 1 bowl		✓	✓
Stainless steel electric oven and built in gas hob	✓	✓	✓
Integrated extractor fan	✓	✓	✓
Stainless steel splash back above hob	✓	✓	✓
<b>Bathrooms, En suites, Utility &amp; Cloakrooms*</b>			
Chrome taps and fittings	✓	✓	✓
Choice of splash back tiling from selected range*	✓	✓	✓
Modern white sanitary ware	✓	✓	✓
<b>Central Heating/Hot Water System</b>			
Fully programmable gas central heating providing hot water	✓	✓	✓
White thermostatic controlled radiators	✓	✓	✓
Mains pressure hot water system providing plumbing free roof space	✓	✓	✓
Cavity wall insulation	✓	✓	✓
Loft insulation in line with Building Regulations	✓	✓	✓
<b>Electrical Features</b>			
Power points in line with NHBC requirements	✓	✓	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓	✓	✓
Master telephone socket to lounge	✓	✓	✓
CAT 6 Data Cabling	✓	✓	✓
One Double Socket in kitchen to incorporate USB charging points	✓	✓	✓
Light and Power Socket to detached garages within curtilage area (Light/power unless site layout dictates)	✓	✓	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable  
Please note: Images used for illustrative purposes only and may include optional upgrades at additional cost. Floor coverings are available as part of our Options.





# STANDARD SPECIFICATIONS

## 2, 3, 4 & 5 bedroom homes

### THE LEYS AT WILLOW LAKE

Stoke Road, Newton Leys, Newton Longville,  
Buckinghamshire, MK17 0EE

#### TELEPHONE

01908 787 933

#### OPEN TIMES

7 days a week, 10:00am–5:00pm  
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. 50243\_TWSM/March 2019.

	Apartments / fog	2/3 bedroom homes	4/5 bedroom homes
<b>Finishing Touches</b>			
Flat white finish to ceilings	✓	✓	✓
White emulsion to walls	✓	✓	✓
White paint to woodwork	✓	✓	✓
White 4 panel doors with chrome ironmongery	✓	✓	✓
Vinyl floor covering to all wet areas, kitchen, kitchen/diner and utility	✓	✓	✓
Carpet specification to all other rooms	✓	✓	✓
Full height tiling to bath area in main bathroom, regardless of whether or not a shower is installed	✓	✓	✓
<b>External Features</b>			
Concrete buff paving slabs to width of patio doors	✓	✓	✓
Digital terrestrial aerial	✓	✓	✓
Polished chrome Door Numerals	✓	✓	✓
Outdoor light at the front and wiring to the rear		✓	✓
Outside tap to rear garden		✓	✓
Doorbell	✓	✓	✓
<b>Security and Safety</b>			
Mains operated smoke detectors supplied in line with Building Regulations	✓	✓	✓
<b>Gardens, Paths and Drives</b>			
Front garden turfed or shrubbed (weather permitting) <sup>†</sup>		✓	✓
Driveways finished in tarmac		✓	✓
1.8m fencing to rear garden		✓	✓
Turf as standard to rear garden		✓	✓
<b>NHBC 10-year Warranty</b>			
NHBC 10 year Build Mark policy	✓	✓	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓	✓	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable  
Please note: Images used for illustrative purposes only and may include optional upgrades at additional cost. Floor coverings are available as part of our Options.



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

# FROM LOOKING ROUND TO MOVING IN...

