

**Taylor
Wimpey**

Find your way around

YARDLEY MANOR



OLNEY | BUCKINGHAMSHIRE

Get to know

YARDLEY MANOR

OLNEY | BUCKINGHAMSHIRE

Here you'll find a stunning collection of two, three, four and five bedroom homes, situated in the market town of Olney in Buckinghamshire.

5 BEDROOM HOMES


- 


The Winterford
5 bedroom home
Plots: 139, 152, 154, 168, 169, 171 & 234
- 


The Wayford
5 bedroom home
Plots: 138, 140, 170 & 233
- 


5 bedroom home
Plots: 178*


4 BEDROOM HOMES


- 


The Standford
4 bedroom home
Plots: 137, 150, 151 & 182
- 

The Ransford
4 bedroom home
Plots: 130, 136, 141, 143, 149, 153, 155, 185, 193 & 236
- 

The Marford
4 bedroom home
Plots: 128, 129, 142, 147, 148, 183, 184, 191, 192 & 235
- 


The Rossdale
4 bedroom home
Plots: 126, 127, 135, 167, 232 & 237
- 


The Trusdale
4 bedroom home
Plots: 146, 190 & 194
- 


The Lydford
4 bedroom home
Plots: 145, 195, 196, 200, 201, 220, 238, 246, 248 & 249
- 


4 bedroom home
Plots: 179*, 207*, 214* & 215*


3 BEDROOM HOMES

- 

The Braxton
3 bedroom home
Plots: 132-134, 159-162, 202-204, 221 & 222
- 

The Kingdale
3 bedroom home
Plots: 131, 144, 156, 172, 199, 219, 247 & 250
- 

The Ardale
3 bedroom home
Plots: 166 & 223-225
- 

The Gosford
3 bedroom home
Plots: 157, 158, 163, 165 & 226
- 

3 bedroom home
Plots: 174*, 177*, 180*, 181*, 205*, 206*, 227*, 228*, 239-241* & 243-245*

2 BEDROOM HOMES

- 

The Canford
2 bedroom home
Plots: 164, 173, 197 & 198
- 

2 bedroom home
Plots: 175*, 176*, 186-189*, 216-218*, 229-231* & 242
- 

2 bedroom apartments
Plots: 208-213*



Come in
and take
a look
around

- * = Affordable homes
- LEAP = Local equipped area of play
- S/S = Sub Station
- BCP = Bin collection point
- V = Visitor parking
- G/G = Gas Governor
- = Bollards
- ◆ = Canopy parking

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 63191 APRIL 2021.

YARDLEY MANOR

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Olney,
Buckinghamshire
MK46 5EA

CONTACT US ON

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SATNAV

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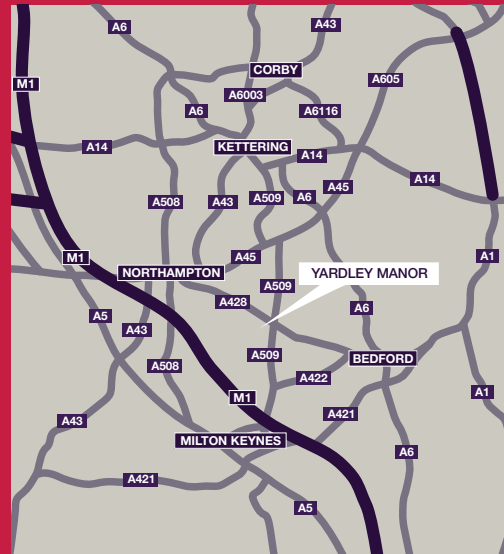
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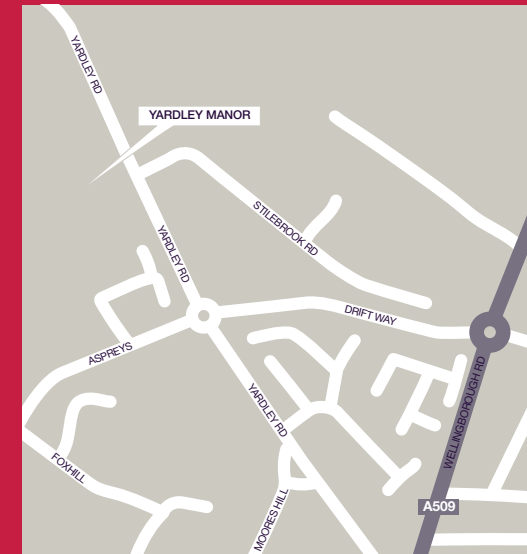
FROM JUNCTION 14 M1:

- At junction 14, take the A509 exit to Milton Keynes/ Newport Pagnell
- Follow A509 to Woodpits Lane in Olney
- At the roundabout, take the 1st exit
- At Tickford Roundabout, take the 3rd exit onto A509
- At Renny Lodge Roundabout, take the 2nd exit and stay on A509
- At the roundabout, take the 2nd exit and stay on A509
- Turn left, then to turn right to stay on Yardley Road/ B5388
- Continue for 0.3 miles, your destination will be on the your left



FROM THE A428:

- Head north towards Bedford Road/A428
- Exit the roundabout onto Bedford Road/A428
- Continue to follow A428
- Turn right onto Yardley Road / B5388
- Continue for 3 miles, the destination will be on your right



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THE WINTERFORD

5 BEDROOM HOME



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THE WINTERFORD

The Winterford is a spacious family home offering space for day to day living. A large hallway opens onto two reception rooms, a study and a guest cloakroom. The kitchen and dining area open onto the private rear garden. Upstairs, there is a well proportioned en suite main bedroom, three further double bedrooms, one with en suite plus a further bedroom and a main bathroom.

TOTAL 2,090 sq. ft.

GROUND FLOOR



Lounge	5.22m x 4.12m	17' 2" x 13' 7"
Lounge 2	4.74m x 3.56m	15' 7" x 11' 8"
Kitchen/Dining	6.36m x 3.83m	20' 11" x 12' 7"
Study	2.97m x 2.60m	9' 9" x 8' 6"

FIRST FLOOR



Bedroom 1	4.05m x 3.56m	13' 4" x 11' 8"
Bedroom 2	3.49m x 3.79m	11' 5" x 12' 5"
Bedroom 3	3.95m x 2.66m	13' 0" x 8' 9"
Bedroom 4	2.75m x 3.44m	9' 0" x 11' 3"
Bedroom 5	2.76m x 2.71m	9' 1" x 8' 11"



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THE WAYFORD

5 BEDROOM HOME



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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 1,858 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 3.37m	11' 1" x 11' 1"
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	4.10m x 2.39m	13' 5" x 7' 10"
Bedroom 5	3.22m x 2.33m	10' 7" x 7' 8"



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THE STANDFORD

4 BEDROOM HOME

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THE STANDFORD

A four bedroom home with ample space for couples or growing families. The entrance lobby leads to a lounge, an open plan kitchen/breakfast room and a study. A family dining room with French doors opens onto the garden. A utility and under stairs storage completes the ground floor. On the first floor, bedroom one with an en suite, two further spacious bedrooms, one with ensuite, and a fourth bedroom and main bathroom.

TOTAL 1,717 sq. ft.

GROUND FLOOR



Lounge	3.66m × 4.96m	12' 0" × 16' 3"
Kitchen (max.)	6.32m × 3.80m	20' 9" × 12' 6"
Dining	3.66m × 2.72m	12' 0" × 8' 11"
Study	2.54m × 2.92m	8' 4" × 9' 7"

FIRST FLOOR



Bedroom 1	3.72m × 3.83m	12' 3" × 12' 7"
Bedroom 2	2.75m × 3.52m	9' 0" × 11' 7"
Bedroom 3 (max.)	4.06m × 3.47m	13' 4" × 11' 5"
Bedroom 4	3.72m × 3.06m	12' 3" × 10' 1"



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THE RANSFORD

4 BEDROOM HOME



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THE RANSFORD

The Ransford is a substantial double fronted four bedroom home, perfect for flexible living. A large dual aspect living room and kitchen/dining room, both with French doors out to the garden, make up most of the downstairs. A study, cloakroom and under stairs storage complete the ground floor. Upstairs, the landing leads to a well proportioned bedroom one with an en suite, three further spacious bedrooms, one with en suite and a main bathroom.

TOTAL 1,664 sq. ft.

GROUND FLOOR



Lounge	3.84m x 7.10m	12' 7" x 23' 4"
Kitchen/Dining	6.60m x 3.47m	21' 8" x 11' 5"
Study	3.84m x 2.48m	12' 7" x 8' 2"

FIRST FLOOR



Bedroom 1	3.92m x 3.54m	12' 11" x 11' 7"
Bedroom 2	3.25m x 3.54m	10' 8" x 11' 7"
Bedroom 3 (min.)	2.80m x 2.82m	9' 2" x 9' 3"
Bedroom 4	3.84m x 2.24m	12' 7" x 7' 5"



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THE MARFORD

4 BEDROOM HOME



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THE MARFORD

The Marford is a traditional four bedroom home. The entrance hallway leads to a kitchen/breakfast room, a dining room, and two reception rooms with French doors to the rear garden. The ground floor is completed by a guest cloakroom and under stairs storage room. Bedroom one with an en suite and three further double bedrooms are found upstairs, along with a main bathroom.

TOTAL 1,564 sq. ft.

GROUND FLOOR



Lounge	4.76m x 3.91m	15' 8" x 12' 10"
Family room	3.26m x 3.91m	10' 8" x 12' 10"
Kitchen	3.32m x 4.79m	10' 11" x 15' 9"
Dining/Study	2.66m x 3.04m	8' 9" x 10' 0"

FIRST FLOOR



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



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THE TRUSDALE

4 BEDROOM HOME



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THE TRUSDALE

The Trusdale is a four bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open plan kitchen/dining area with utility space, and a living room opening through French doors to the garden. Upstairs, bedroom one has an en suite shower room, and there is also a further three bedrooms as well as a family bathroom.

TOTAL 1,243 sq. ft.

GROUND FLOOR



Lounge	3.46m × 6.09m	11' 4" × 20' 0"
Family/ Dining (max.)	3.58m × 6.09m	11' 9" × 20' 0"

FIRST FLOOR



Bedroom 1	3.52m × 3.03m	11' 7" × 9' 11"
Bedroom 2 (max.)	3.64m × 2.95m	11' 11" × 9' 8"
Bedroom 3	2.51m × 3.05m	8' 3" × 10' 0"
Bedroom 4 (max.)	3.54m × 2.25m	11' 7" × 7' 5"



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THE ROSSDALE

4 BEDROOM HOME



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THE ROSSDALE

With traditional styling and a generous layout, The Rossdale is a four bedroom home perfect for growing families. The large entrance hallway leads to a spacious kitchen/dining room, living room with French doors to the garden, and a downstairs cloakroom. Upstairs are four well proportioned bedrooms, including bedroom one complete with built in wardrobes and en suite, and the main bathroom.

TOTAL 1,243 sq. ft.

GROUND FLOOR



Lounge	3.46m x 6.09m	11' 4" x 20' 0"
Kitchen/ Dining (max.)	3.58m x 6.09m	11' 9" x 20' 0"

FIRST FLOOR



Bedroom 1 (max.)	3.52m x 3.03m	11' 7" x 9' 11"
Bedroom 2	3.64m x 2.95m	11' 11" x 9' 8"
Bedroom 3	2.51m x 3.05m	8' 3" x 10' 0"
Bedroom 4 (max.)	3.54m x 2.25m	11' 7" x 7' 5"



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THE LYDFORD

4 BEDROOM HOME



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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



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

FIRST FLOOR



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



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THE BRAXTON

3 BEDROOM HOME



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THE BRAXTON

With three floors of versatile accommodation, the Braxton is ideal for families or couples. The entrance hallway leads to the kitchen/breakfast area, a living/dining room with French doors to the garden and a guest cloakroom. On the first floor is a family bathroom, a spacious double bedroom and a further bedroom. There's also a private staircase leading up to bedroom one with an en suite on the top floor.

TOTAL 1,092 sq. ft.

GROUND FLOOR



Lounge (max.) 3.19m x 4.19m 10' 6" x 13' 9"

**Kitchen/
Dining (max.)** 4.25m x 3.43m 14' 0" x 11' 3"

FIRST FLOOR



Bedroom 2 (max.) 4.25m x 2.82m 14' 0" x 9' 3"

Bedroom 3 2.15m x 3.59m 7' 1" x 11' 10"

FIRST FLOOR



Bedroom 1 (max.) 3.16m x 5.56m 10' 4" x 18' 3"



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THE KINGDALE

3 BEDROOM HOME



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THE KINGDALE

The Kingdale is a spacious three bedroom home, offering ample living space for young families. The entrance hallways leads to a kitchen/dining room and a light and airy lounge with French doors to the garden. A guest cloakroom and under stairs storage cupboard complete the ground floor layout. Upstairs, the landing leads to bedroom one with en suite shower room and storage, a further double bedroom, family bathroom and a bedroom which could be used as a study or nursery.

TOTAL 1040 sq. f.t

GROUND FLOOR



Lounge	3.07 × 5.41m	10' 1" × 17' 9"
Kitchen/ Dining (max.)	3.35m × 5.41m	11' 0" × 17' 9"

FIRST FLOOR



Bedroom 1	3.09m × 4.10m	10' 2" × 13' 6"
Bedroom 2	2.64m × 2.95m	8' 8" × 9' 8"
Bedroom 3	3.41m × 2.37m	11' 2" × 7' 9"



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THE ARDALE

3 BEDROOM HOME

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THE ARDALE

The three bedroom Ardale is a family sized property for contemporary family living. The hallway leads to a light and airy living room with French doors to the garden, as well as an open plan kitchen and dining room. A guest cloakroom and store in the entrance hallway completes the ground floor. Bedroom one with an en suite and two further bedrooms are found upstairs, plus the main bathroom and useful additional storage

TOTAL 1,012 sq. ft.

GROUND FLOOR



Lounge	3.01m x 5.41m	9' 11" x 17' 9"
Kitchen/ Dining (max.)	3.18m x 5.41m	10' 5" x 17' 9"

FIRST FLOOR



Bedroom 1	3.07m x 4.10m	10' 1" x 13' 6"
Bedroom 2	2.44m x 2.95m	8' 0" x 9' 8"
Bedroom 3	3.25m x 2.37m	10' 8" x 7' 9"



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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 866 sq. ft.

GROUND FLOOR



Lounge (max.)	3.69m × 4.26m	12' 1" × 14' 0"
Kitchen/Dining	4.72m × 2.87m	15' 6" × 9' 5"

FIRST FLOOR



Bedroom 1 (min.)	2.96m × 2.83m	9' 9" × 9' 4"
Bedroom 2	2.63m × 3.30m	8' 8" × 10' 10"
Bedroom 3 (max.)	2.00m × 3.55m	6' 7" × 11' 8"



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THE CANFORD

2 BEDROOM HOME



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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



Lounge/ Dining (max.)	3.98m x 4.73m	3' 1" x 15' 6"
Kitchen	1.85m x 3.02m	6' 1" x 9' 11"

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"



* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWSM 63191 FEBRUARY 2021.

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

taylorwimpey.co.uk

**Taylor
Wimpey**



YARDLEY MANOR A VERY SPECIAL PLACE TO BE

A warm welcome to Yardley Manor.

Here you'll find a stunning collection of two, three, four and five bedroom homes, situated in the market town of Olney in Buckinghamshire.

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.

LIFE IN OLNEY

Set within the vibrant market town of Olney, Yardley Manor offers the perfect balance of urban convenience and a rural lifestyle.

Olney has a traditional High Street offering an array of boutique independent shops, cafes and eateries. The town also has a Co-op and Tesco Metro, and a recently opened Sainsbury's, perfect for completing the big family shop.

A weekly market and monthly farmer's market takes place in the market square and is well-attended by people near and far.

Olney is perhaps best known for its historic Olney Pancake Race, which is open to female residents of the town and is held annually on Shrove Tuesday. The event was first run in 1445 and is still going strong 550 years later.

Olney also has football, rugby and cricket clubs, allotments and a library. The great outdoors is easily accessible from Yardley Manor and Emberton Country Park is wonderful to walk in for a breath of fresh air.



The Bull Hotel, Market Place, Olney



Emberton Country Park, Olney



The town of Olney is home to a world famous pancake race

THE IDEAL PLACE TO BE

Olney is surrounded by picturesque villages such as Weston Underwood and Yardley Hastings, both of which have excellent country pubs and rural walks.

Milton Keynes is within easy reach, just 20 minutes by car, and boasts a large range of shopping, entertainment, leisure and dining experiences.

The M1 (J14) is approximately 8 miles from Olney, offering direct routes to London and Birmingham. Milton Keynes railway station is just over 12 miles away and also offers fast connections to both London and Birmingham.

TRAVELLING BY CAR



These times are for guidance purposes only. Please note they may vary depending on construction projects, traffic, weather, or other events and you should bear this in mind when planning your route.



Olney High Street



The Battle of Olney Bridge and memorial



Olney High Street



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP
YOU BUY



Backed by
HM Government

Help to Buy means you can make the move to your first home with a deposit of just 5%.

HERE TO HELP
YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

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](https://www.taylorwimpey.co.uk) and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...





STANDARD SPECIFICATIONS

2, 3, 4 & 5 bedroom homes

YARDLEY MANOR

Yardley Road, Olney, Buckinghamshire, MK46 5EA

TELEPHONE

01234 866 478

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. TWSM 63191 FEBRUARY 2021

	2 & 3 bedroom homes	4/5 bedroom homes
Kitchens		
Fitted kitchen with choice of door fronts*	✓	✓
Choice of post formed laminate worktops with matching upstand*	✓	✓
Chrome 1.5 bowl sink and chrome tap†	✓	✓
Stainless steel electric oven and built in gas hob	✓	✓
Integrated extractor fan	✓	✓
Stainless steel splash back above hob	✓	✓
Bathrooms, En suites, Utility & Cloakrooms*		
Chrome taps and fittings	✓	✓
Choice of splash back tiling from selected range*	✓	✓
Modern white sanitary ware	✓	✓
Central Heating/Hot Water System		
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	✓	✓
Electrical Features		
Power points in line with NHBC requirements	✓	✓
TV socket to lounge and master bedroom (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.



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	2 & 3 bedroom homes	4/5 bedroom homes
Finishing Touches		
Flat white finish to ceilings	✓	✓
White emulsion to walls	✓	✓
White paint to woodwork	✓	✓
White Newark doors with chrome ironmongery	✓	✓
Vinyl floor covering to all wet areas, kitchen, kitchen/diner and utility	✓	✓
Carpet specification to all other rooms	✓	✓
Half height tiling to walls around bath area (only in all main bathrooms)	✓	✓
External Features		
Smooth finish grey concrete slabs to pathways and patios	✓	✓
Digital terrestrial aerial	✓	✓
Polished chrome door numerals	✓	✓
Wiring for Outside Rear Light	✓	✓
Outside tap to rear garden	✓	✓
Doorbell	✓	✓
Security and Safety		
Mains operated smoke detectors supplied in line with Building Regulations	✓	✓
Gardens, Paths and Drives		
Front garden turfed or shrubbed (weather permitting) [†]	✓	✓
Driveways finished in tarmac	✓	✓
1.8m fencing to rear garden	✓	✓
Turf as standard to rear garden	✓	✓
NHBC 10-year Warranty		
NHBC 10 year Build Mark policy	✓	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓	✓

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