

Taylor  
Wimpey

# MONTAGUE PLACE

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WORPLESDON | SURREY



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

## MONTAGUE PLACE. A VERY SPECIAL PLACE TO BE

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*Welcome to Montague Place.*

*With a choice of 1, 2, 3, 4 and 5-bedroom beautifully designed homes, the semi-rural village setting of Worplesdon is perfect for first-time buyers to growing families. Located just three miles north of Guildford's town centre and with trains from Worplesdon direct to the capital, Montague Place offers the opportunity to balance village living and work-life perfectly.*

## MAKE YOURSELF AT HOME

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*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.*




Images show typical Taylor Wimpey homes and may include optional upgrades at an additional cost.

# LIVE AND LOVE SURREY LIFE


Set within a beautiful tapestry of hamlets and villages, you will find primary and pre-schools in Worplesdon and Stoughton, a parade of shops including the post office in Fairlands, with Worplesdon home to a fifth-generation family bakery, traditional village pubs and many characterful inns around the area.

Friendly local clubs include Worplesdon cricket club, football, and LTA affiliated tennis clubs. Guildford offers the state-of-the-art Spectrum Leisure Centre with pool complex and Olympic-size ice-rink, as well as top-notch shopping in the cobbled High Street and in The Friary, White Lion Walk and Tunsgate.



 Guildford Lido, a 1930s gem with a heated pool for swimming and terrace to relax



 Tunsgate, the new smart, three storey shopping and dining destination



 Worplesdon Cricket Club, a long-established part of village life

# THE PERFECT PLACE TO BE

At Montague Place, you are perfectly positioned, whether you are looking to be in easy reach of Guildford, Woking, Farnham or London. Fast trains from Worplesdon station, with car and cycle parking, run to London Waterloo in 33 minutes, then you are only a five-minute hop on the Waterloo & City Line from Bank. The major A3 route runs south of Worplesdon with Junction 10 of the M25 nine miles away and Heathrow airport 23 miles away.




Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



 The Whyte Lyon and Dragon, where traditional hostelry meets oriental dining



 Guildford Castle - beautiful landscaped gardens and spectacular summer colours



 Whitmoor Commons. Oak woodland, dappled glades and ponds all rich in wildlife



## 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: Equity Loan 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.

Get to know  
**MONTAGUE PLACE**

WORPLESDON | SURREY

An exciting new development comprising of 1, 2, 3, 4 & 5 bedroom homes, set in a semi-rural village location.



5 bedroom homes

**The Belmont**  
5 bedroom home  
Plots: 71, 72, 73, 87 & 88

**The Belmont C**  
5 bedroom home  
Plots: 69 & 74

4 bedroom homes

**The Worpleston**  
4 bedroom home  
Plots: 84, 86

**The Tangley**  
4 bedroom home  
Plots: 1, 19, 70, 75, 85, 104 & 148

**The Tangley V**  
4 bedroom home  
Plot: 105

**The Keen**  
4 bedroom home  
Plots: 53, 54, 55, 56, 57, 58, 59, 60, 109, 110, 144 & 145

3 bedroom homes

**The Edward**  
3 bedroom home  
Plots: 76, 77, 78, 79, 96, 97, 98, 99, 134, 135, 136 & 137

**The Jacob**  
3 bedroom home  
Plots: 2, 15, 18, 50, 52, 101<sup>†</sup>, 102<sup>†</sup> & 103<sup>†</sup>

**The Whitmoor**  
3 bedroom home  
Plots: 61, 64, 67, 68, 106 & 111

**The Guildford**  
3 bedroom home  
Plots: 20, 21, 62, 63, 65, 66, 107<sup>†</sup>, 108<sup>†</sup>, 146 & 147

**3 bedroom home\***  
Plots: 48, 123 & 128

**3 bedroom home\***  
Plot: 49

2 bedroom homes

**The Wood**  
2 bedroom home  
Plot: 100

**The Ryde**  
2 bedroom home  
Plots: 115<sup>†</sup>, 116<sup>†</sup>, 117<sup>†</sup>, 118<sup>†</sup>, 129, 130, 132 & 133

**The Fairland**  
2 bedroom home  
Plots: 3, 4, 16, 17, 51, 80, 81, 82, 83, 138, 139, 140, 141, 142 & 143

**2 bedroom home\***  
Plots: 112, 113, 114, 119, 121, 122, 124, 125, 126 & 127

**2 bedroom home\***  
Plot: 14

1 bedroom homes

**The Perry**  
1 bedroom home  
Plots: 120 & 131

1-2 bedroom apartments

**1 bedroom apartments\***  
Plots: 11, 12, 13, 22, 28, 29, 33, 37, 38, 45, 46 & 47

**2 bedroom apartments\***  
Plots: 5, 6, 7, 8, 9, 10, 14, 23, 24, 25, 26, 27, 30, 31, 32, 34, 35, 36, 39, 40, 41, 42, 43 & 44



- \*ah/r = Rental homes
- †ah/so = Shared Ownership
- BS = Bin Store
- CS = Cycle Store
- LEAP = Local Equipped Area for Play
- = Bollard
- ▶ = Garage access
- ▷ = Drive through
- V = Visitor 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. 39409 / March 2021.

Taylor Wimpey

# THE BELMONT

5 bedroom home



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## THE BELMONT

The spacious 5 bedroom Belmont has been carefully designed to offer extra room for modern families. It features an open-plan kitchen/dining/family area with bi-fold doors to the rear garden, a separate living room and study along with a utility with access outside and a cloakroom. Upstairs you'll find four double bedrooms, a versatile single bedroom and the family bathroom. Both the master and bedroom 2 feature an en suite shower room.

TOTAL 160.15 sq. m. / 1,724 sq. ft.

Ground floor



<b>Kitchen</b>	3.47m x 3.21m	11'5" x 10'7"
<b>Dining/Family Area</b>	6.82m x 5.42m max x 3.47m min	22'5" x 17'10" max x 11'5" min
<b>Living Room</b>	4.17m x 3.56m min	13'8" x 11'8" min
<b>Study</b>	3.44m max x 2.35m max	11'4" max x 7'9" max

First floor



<b>Master Bedroom</b>	3.83m x 3.39m	12'7" x 11'2"
<b>Bedroom 2</b>	3.24m x 2.79m min	10'8" x 9'2" min
<b>Bedroom 3</b>	3.43m min x 2.69m min	11'3" min x 8'10" min
<b>Bedroom 4</b>	3.63m x 2.89m min	11'11" x 9'6" min
<b>Bedroom 5</b>	2.94m max x 2.92m	9'8" max x 9'7"

Plots: 71, 72, 73, 87 & 88\*

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. \*Plot 88 does not have an attached garage. 39409 / April 2021.

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# THE BELMONT C

5 bedroom home



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## THE BELMONT C

The spacious 5 bedroom Belmont C has been carefully designed to offer extra room for modern families. It features an open-plan kitchen/family area with bi-fold doors to the rear garden, a separate living room and study along with a utility with access outside and a cloakroom. Upstairs you'll find four double bedrooms, a versatile single bedroom and the family bathroom. Both the master and bedroom 2 feature an en suite shower room.

TOTAL 159.98 sq. m. / 1,722 sq. ft.

### Ground floor

### First floor



<b>Kitchen</b>	3.47m x 3.21m	11'5" x 10'7"
<b>Dining/Family Area</b>	6.82m x 5.42m max x 3.47m min	22'5" x 17'10" max x 11'5" min
<b>Living Room</b>	4.17m x 3.56m	13'8" x 11'8"
<b>Study</b>	3.44m max x 2.35m max	11'4" max x 7'9" max

<b>Master Bedroom</b>	3.83m x 3.39m	12'7" x 11'2"
<b>Bedroom 2</b>	3.24m x 2.79m min	10'8" x 9'2" min
<b>Bedroom 3</b>	3.43m min x 2.69m min	11'3" min x 8'10" min
<b>Bedroom 4</b>	3.63m x 2.89m min	11'11" x 9'6" min
<b>Bedroom 5</b>	2.94m max x 2.92m max	9'8" max x 9'7" max

Plots: 69 & 74

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**Taylor Wimpey**



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**THE WORPLESDON**  
*4 bedroom home*



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## THE WORPLESDON

*Make the most of flexible living in The Worpleston, a 4 bedroom home perfect for growing families. A contemporary fitted kitchen/dining/family area opens through bi-fold doors to the garden. A separate living room and cloakroom complete the ground floor. Upstairs, you'll find the master with en suite shower room, two double bedrooms, a single bedroom and the family bathroom.*

**TOTAL 125.22 sq. m. / 1,348 sq. ft.**

*Ground floor*



<b>Kitchen</b>	3.48m x 2.98m	11'5" x 9'9"
<b>Dining/Family Area</b>	5.78m x 4.16m	19'0" x 13'8"
<b>Living Room</b>	4.20m x 3.48m	13'10" x 11'5"

*First floor*



<b>Master Bedroom</b>	4.69m x 3.46m	15'5" x 11'5"
<b>Bedroom 2</b>	3.47m x 3.01m	11'5" x 9'11"
<b>Bedroom 3</b>	4.11m x 3.20m	13'6" x 10'6"
<b>Bedroom 4</b>	3.64m x 2.49m	11'11" x 8'2"

**Plots:** 84 & 86

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**Taylor Wimpey**

Taylor Wimpey

## THE TANGLEY

4 bedroom home



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## THE TANGLEY

For style that doesn't compromise practicality, The Tangley is a 4 bedroom home and is perfect for growing families in search of extra space. Both the open-plan kitchen/dining area and separate living room open through bi-fold doors out to the garden. A study and cloakroom complete the ground floor. Upstairs, you'll find the master bedroom with en suite shower room, two double bedrooms, a single bedroom and the family bathroom.

TOTAL 129.4 sq. m. / 1,393 sq. ft.

Ground floor



<b>Kitchen/Dining Area</b>	5.22m x 4.02m	17'2" x 13'2"
<b>Living Room</b>	5.97m x 3.38m	19'7" x 11'1"
<b>Study</b>	3.34m max x 2.49m max	11'0" max x 8'2" max

First floor



<b>Master Bedroom</b>	4.02m x 2.77m	13'2" x 9'1"
<b>Bedroom 2</b>	3.43m x 3.15m	11'3" x 10'4"
<b>Bedroom 3</b>	3.43m x 2.73m	11'3" x 9'0"
<b>Bedroom 4</b>	2.73m x 2.71m	8'11" x 8'11"

 Plots: 1, 19, 70, 75, 85, 104 & 148

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**Taylor Wimpey**

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## THE TANGLEY V

4 bedroom home



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## THE TANGLEY V

For style that doesn't compromise practicality, The Tanglely V is a 4 bedroom home and is perfect for growing families in search of extra space. Both the open-plan kitchen/dining area and separate living room open through bi-fold doors out to the garden. A study and cloakroom complete the ground floor. Upstairs, you'll find the master bedroom with en suite shower room, two double bedrooms, a single bedroom and the family bathroom.

TOTAL 129.4 sq. m. / 1,393 sq. ft.

Ground floor



<b>Kitchen/Dining Area</b>	5.22m x 4.02m	17'2" x 13'2"
<b>Living Room</b>	5.97m x 3.38m	19'7" x 11'1"
<b>Study</b>	3.34m max x 2.49m max	11'0" max x 8'2" max

First floor



<b>Master Bedroom</b>	4.02m x 2.77m	13'2" x 9'1"
<b>Bedroom 2</b>	3.43m x 3.15m	11'3" x 10'4"
<b>Bedroom 3</b>	3.43m x 2.73m	11'3" x 9'0"
<b>Bedroom 4</b>	2.73m x 2.71m	8'11" x 8'11"

Plot: 105

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Taylor Wimpey

## THE KEEN

4 bedroom home

## THE KEEN

*The Keen is a 4 bedroom, 3 storey home designed to offer flexible living to modern families.*

*The entrance hallway offers access to the open-plan kitchen/dining area, separate living room and cloakroom.*

*On the first floor you'll find the master bedroom with an en suite shower room, a further double bedroom and family bathroom.*

*The second floor features two further bedrooms and a bathroom.*

**TOTAL 145.19 sq. m. / 1,563 sq. ft.**

### Ground floor



**Kitchen**  
3.03m x 2.20m 9'11" x 7'3"

**Dining/Family Area**  
5.65m x 3.26m 18'7" x 10'8"

**Living Room**  
5.46m x 4.46m 17'11" x 14'8"

### First floor



**Master Bedroom**  
5.46m x 3.19m 17'11" x 10'6"

**Bedroom 3**  
5.46m x 3.07m 17'11" x 10'1"

### Second floor



**Bedroom 2**  
4.94m x 3.19m 16'3" x 10'6"

**Bedroom 4**  
4.94m x 3.07m 16'3" x 10'1"

 **Plots:** 53, 54, 55, 56, 57, 58, 59, 60, 109, 110, 144 & 145

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**Taylor Wimpey**

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Taylor Wimpey  
**THE EDWARD**  
*3 bedroom home*



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# THE EDWARD

*Enjoy contemporary living in the 3 bedroom Edward. The ground floor features an open-plan living/dining area and separate kitchen, perfect spaces for entertaining or relaxing. Upstairs on the first floor you'll find the master bedroom with an en suite shower room, two further bedrooms and a family bathroom. On the second floor you'll find an additional room that can be used as a study. This home also comes with an integral garage.*

**TOTAL 111.73 sq. m. / 1,203 sq. ft.**

*Ground floor*



**Kitchen**  
 4.00m x 2.61m 13'2" x 8'7"

**Living/Dining Area**  
 5.81m x 4.96m 19'1" x 16'3"

*First floor*



**Master Bedroom**  
 3.87m x 3.30m 12'8" x 10'10"

**Bedroom 2**  
 4.35m x 2.53m 14'3" x 8'4"

**Bedroom 3**  
 3.32m x 2.34m 10'11" x 7'8"

*Second floor*



**Study**  
 3.93m x 3.00m 12'11" x 9'10"

**Plots:** 76, 77, 78, 79, 96, 97, 98, 99, 134, 135, 136 & 137

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**Taylor Wimpey**

Taylor Wimpey  
**THE JACOB**  
*3 bedroom home*



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# THE JACOB

*The Jacob is a delightful 3 bedroom home providing everything you need for modern living. The downstairs features a kitchen and an open-plan living/dining area with double doors opening out to the rear garden. Upstairs you'll find the family bathroom and three bedrooms, one being the master which benefits from an en suite shower room.*

**TOTAL 96.83 sq. m. / 1,042 sq. ft.**

*Ground floor*



<b>Kitchen</b>	4.00m x 2.61m	13'2" x 8'7"
<b>Living/Dining Area</b>	5.81m x 4.96m	19'1" x 16'3"

*First floor*



<b>Master Bedroom</b>	3.87m x 3.30m	12'8" x 10'10"
<b>Bedroom 2</b>	4.35m x 2.53m	14'3" x 8'4"
<b>Bedroom 3</b>	3.32m x 2.34m	10'11" x 7'8"

**Plots:** 2, 15, 18 & 50

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Taylor Wimpey  
**THE WHITMOOR**  
*3 bedroom home*

# THE WHITMOOR

*The Whitmoor is a 3 bedroom family sized home with plenty of space for modern living. The entrance hall has access to the open-plan kitchen/dining area and separate living room. A downstairs cloakroom completes the ground floor. Upstairs you'll find the master bedroom with an en suite, two further bedrooms and a family bathroom.*

**TOTAL 102.23 sq. m. / 1,100 sq. ft.**

*Ground floor*



<b>Kitchen</b>	3.05m x 1.92m	10'0" x 6'4"
<b>Dining Room</b>	3.86m max x 3.84m x 3.05m min	12'8" max x 12'7" x 10'0" min
<b>Living Room</b>	5.77m x 3.20m	18'11" x 10'6"

*First floor*



<b>Master Bedroom</b>	3.71m x 3.10m	12'2" x 10'2"
<b>Bedroom 2</b>	3.92m x 2.84m	12'10" x 9'4"
<b>Bedroom 3</b>	3.24m x 2.84m	10'8" x 9'4"

**Plots:** 61, 64, 67, 68, 106 & 111

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Taylor Wimpey  
**THE GUILDFORD**  
*3 bedroom home*



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# THE GUILDFORD

*The Guildford is a 3 bedroom, 3 storey home ideal for families or young professionals. On the ground floor the open-plan kitchen/living/dining area features bi-folding doors leading out to the rear garden. A cloakroom completes the ground floor. Upstairs on the first floor you'll find two double bedrooms and a family bathroom. The second floor is home to the master bedroom with an en suite shower room and separate dressing area.*

**TOTAL 114.93 sq. m. / 1,237 sq. ft.**

*Ground floor*



**Kitchen**  
 5.46m x 2.49m 17'11" x 8'2"  
**Living/Dining Area**  
 5.02m x 4.35m 16'6" x 14'3"

*First floor*



**Bedroom 2**  
 4.35m x 2.98m 14'3" x 9'9"  
**Bedroom 3**  
 4.35m x 2.77m 14'3" x 9'1"

*Second floor*



**Master Bedroom**  
 4.35m x 3.94m 14'3" x 12'11"

**Plots:** 20, 21, 62, 63, 65, 66, 146 & 147

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Taylor Wimpey  
**THE WOOD**  
 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 WOOD

*The Wood is a 2 bedroom starter home ideal for those looking to step onto the property ladder. The entrance hallway leads upstairs to the first floor where you'll find the open-plan kitchen/living/dining area. Also located off the landing area is the en suite master bedroom, a further double bedroom and family bathroom, while a garage can be found downstairs.*

**TOTAL 65.68 sq. m. / 707 sq. ft.**

*Ground floor*



*First floor*



<b>Kitchen</b>	3.82m x 2.26m	12'7" x 7'5"
<b>Living/Dining Area</b>	3.82m x 3.69m	12'7" x 12'1"
<b>Master Bedroom</b>	4.28m x 3.09m	14'1" x 10'2"
<b>Bedroom 2</b>	3.69m x 2.78m	12'1" x 9'1"

**Plot:** 100

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## THE RYDE

2 bedroom home

# THE RYDE

The 2 bedroom Ryde has been carefully designed with first time buyers and downsizers in mind. An open-plan living/dining area can be found on the ground floor with double doors that open out to the garden. There's also a modern kitchen and a cloakroom located off the entrance hallway. On the first floor you'll find the master bedroom, a further double bedroom and a family bathroom.

TOTAL 68.76 sq. m. / 740 sq. ft.

Ground floor



<b>Kitchen</b>	3.13m x 2.17m	10'3" x 7'2"
<b>Living/Dining Area</b>	4.26m x 3.70m	14'0" x 12'2"

First floor



<b>Master Bedroom</b>	4.26m x 2.98m	14'0" x 9'10"
<b>Bedroom 2</b>	4.26m x 2.73m	14'0" x 9'0"

 **Plots:** 129, 130, 132 & 133

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Taylor Wimpey  
**THE FAIRLAND**  
*2 bedroom home*



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## THE FAIRLAND

*The Fairland 2 bedroom home is ideal for first time buyers and downsizers. At the heart of the home is a light and airy open-plan kitchen/living/dining area which opens through double doors to the private rear garden. A cloakroom is also located off the ground floor entrance lobby. Upstairs you'll find the master bedroom which spans the full width of the property, a main bathroom and a second bedroom.*

**TOTAL 77.53 sq. m. / 834 sq. ft.**

*Ground floor*



<b>Kitchen</b>	3.85m x 2.34m	12'8" x 7'8"
<b>Living/Dining Area</b>	4.88m x 4.46m	16'0" x 14'8"

*First floor*



<b>Master Bedroom</b>	3.80m x 3.39m	12'6" x 11'2"
<b>Bedroom 2</b>	4.46m x 2.78m	14'8" x 9'2"

**Plots:** 3, 4, 16, 17, 51, 80, 81, 82, 83, 138, 139, 140, 141, 142 & 143

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**Taylor Wimpey**

Taylor Wimpey  
**THE PERRY**  
 1 bedroom home



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# THE PERRY

*The Perry is a 1 bedroom starter home ideal for those looking to step onto the property ladder. The entrance hallway leads upstairs to the first floor where you'll find the open-plan kitchen/living/dining area. Also located off the landing area is the master bedroom and family bathroom, while a garage can be found downstairs.*

**TOTAL 59.95 sq. m. / 645 sq. ft.**

*Ground floor*



*First floor*



<b>Kitchen</b>	3.40m x 2.12m	11'2" x 7'0"
<b>Living/Dining Area</b>	4.07m x 3.83m	13'5" x 12'7"
<b>Master Bedroom</b>	4.88m x 3.06m	16'0" x 10'1"

**Plot:** 131

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## STANDARD SPECIFICATIONS

### MONTAGUE PLACE

Keens Lane, Worplesdon, Guildford, Surrey, GU3 3HS

### TELEPHONE

01483 940 347

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.



\*FOG denotes flat over garage. 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.

General	1	2/3	4/5
Double glazed PVC-u windows with multi-point locking	✓	✓	✓
Double glazed PVC-u multi-point locking bi-fold doors. (excluding FOGs*)	✓	✓	✓
IG Weatherbeater front doors	✓	✓	✓
PVCu fascia and soffit	✓	✓	✓
White emulsion to walls	✓	✓	✓
Door bell	✓	✓	✓
Front outdoor light (excluding FOGs)	✓	✓	✓
Rear outdoor light to 4/5 beds (wiring only for rear light on 2/3 bed houses. Excluding FOGs)			✓
Double electric sockets throughout	✓	✓	✓
Chrome down lights to kitchen and all wet rooms	✓	✓	✓
Chrome door furniture	✓	✓	✓
White internal doors	✓	✓	✓
Carpets from our 'Standard Range' to all Bedroom, Stairs and Landing	✓	✓	✓
Karndean from our 'Standard Range' to all ground floor and wet rooms	✓	✓	✓
Combination / condensing gas boiler and dual zone heating	✓	✓	✓
Photovoltaic panels to roof are plot specific, all house types, ask for details	✓	✓	✓
Log burner installed to Plots 69/74			✓

### Kitchen

Manhattan kitchen with a selection of doors, worktops and upstands. Choices from our 'Standard Range'	✓	✓	✓
1.5 bowl stainless steel insert sink with mixer taps	✓	✓	✓
Zanussi A rated stainless steel oven (single oven to 1/2/3 beds, double oven to 4/5 beds)	✓	✓	✓
Integrated stainless steel chimney	✓	✓	✓
Zanussi 4 burner stainless steel gas hob (excluding FOGs)	✓	✓	✓
Stainless steel splashback	✓	✓	✓
Zanussi integrated washing machine and 70/30 fridge freezer		✓	✓

Kitchen (cont.)	1	2/3	4/5
Zanussi free standing washer dryer to FOGs*	✓	✓	
70/30 fridge freezer	✓	✓	✓
Under cupboard lights to kitchen	✓	✓	✓
Utility with Manhattan base unit and worktop choices from our 'Standard Range' and plumbing for appliances (plot specific)			✓

### Living room

TV socket and telecom point	✓	✓	✓
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### Family room/study

TV socket and telecom point			✓
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### Bedroom

TV socket to master bedroom	✓	✓	✓
-----------------------------	---	---	---

Data points to all bedrooms	✓	✓	✓
-----------------------------	---	---	---

### Bathroom

Roca bathroom suite	✓	✓	✓
---------------------	---	---	---

Ideal standard chrome taps	✓	✓	✓
----------------------------	---	---	---

Full-height tiling above bath and half-height tiling to all other walls	✓	✓	✓
---	---	---	---

Electric shower (combination boiler) / thermostatic shower (condensing boiler)	✓	✓	✓
--	---	---	---

Shaver socket	✓	✓	✓
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### En suite and shower room (plot specific)

Ceramic floor tiling from our 'Standard Range'	✓	✓	
--	---	---	--

Roca bathroom suite	✓	✓	
---------------------	---	---	--

Ideal standard chrome taps	✓	✓	
----------------------------	---	---	--

Full-height tiling to shower enclosure and half-height to all other walls	✓	✓	
---	---	---	--

Shower tray and chrome finish glass shower cubicle	✓	✓	
--	---	---	--

Thermostatic shower	✓	✓	
---------------------	---	---	--

Shaver socket	✓	✓	
---------------	---	---	--

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## STANDARD SPECIFICATIONS

### MONTAGUE PLACE

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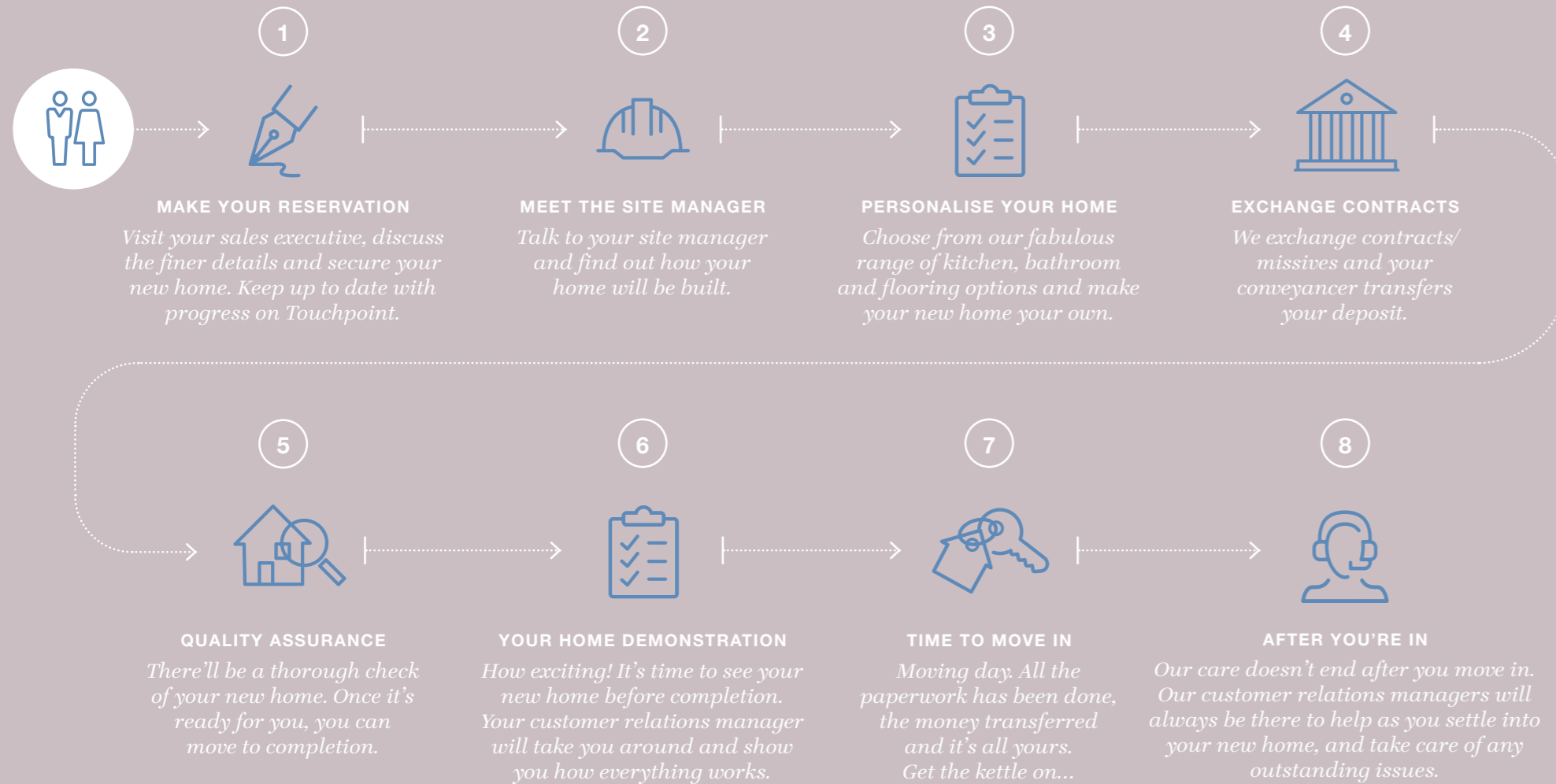
External features	1	2/3	4/5
Riven buff scape slabs (see plans)		✓	✓
Turf to rear garden		✓	✓
Power and light to garage when within the boundary of the property		✓	✓
Provision for future installation of electric car charging points to garages		✓	✓
Outside tap to the rear of the property (excluding FOGs)		✓	✓
Close board fencing to garden		✓	✓
Sheds are installed to homes without garages		✓	✓
Sheds/garages include hanging cycle storage hanging		✓	✓

### Other features

NHBC warranty against structural defects for a ten year period following the date of build completion	✓	✓	✓
---	---	---	---

A range of optional upgrades are available subject to build stage	✓	✓	✓
---	---	---	---

# FROM LOOKING ROUND TO MOVING IN...



# Taylor Wimpey

## MONTAGUE PLACE

Keens Lane  
Worplesdon  
Guildford  
Surrey  
GU3 3HS

## CONTACT US ON

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## SATNAV

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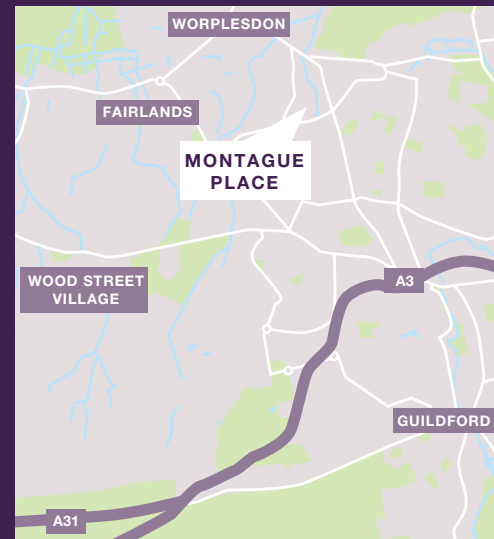
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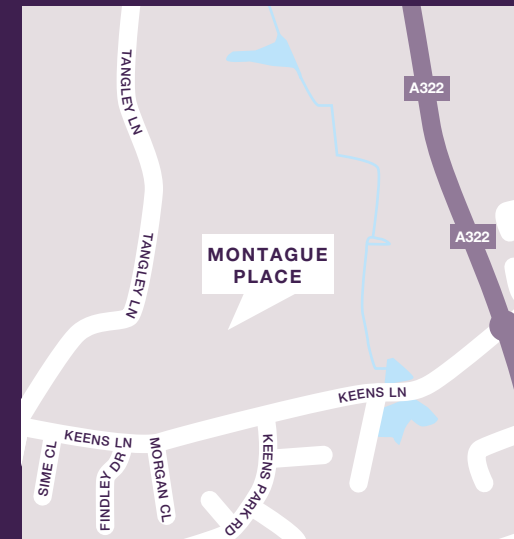
## FROM GUILDFORD:

- Head north-west on North St/A320 towards Chertsey St
- Turn right onto Chertsey St/A320 and then turn left onto York Rd/A246
- At the roundabout, take the 2nd exit onto Woodbridge Rd/A322
- Turn left onto Woodbridge Rd/A25
- At Dennis Roundabout, take the 3rd exit onto Worplesdon Rd/A322
- At the roundabout, take the 1st exit onto Keens Ln and the development will be on your right



## FROM WOKING:

- Follow the A320 south from Woking
- At the Mayford Roundabout take the 2nd exit and continue on the A320
- At the next roundabout take the 2nd exit onto Salt Box Rd
- Turn left onto Grange Rd, then at the roundabout take the 2nd exit
- At the next roundabout take the 2nd exit onto Keens Ln and the development will be on your left



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