



# Heatherwood Royal

ASCOT | BERKSHIRE

1, 2 & 3 BEDROOM APARTMENTS  
2, 3 & 4 BEDROOM HOUSES

**Taylor  
Wimpey**

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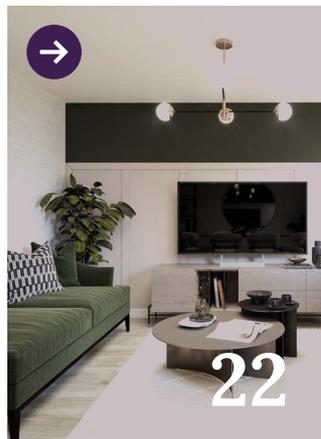
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# Welcome to Heatherwood Royal

Heatherwood Royal is an exclusive development in Ascot that offers first-class living and has excellent travel connections to London. Ascot is shoulder-to-shoulder with some of the country's most famous locations, with iconic Ascot racecourse just a stone's throw away.

[View site plan](#)



# Our homes

## Get to know Heatherwood Royal at Ascot

A beautiful private development which comprises of 1, 2 & 3 bedroom apartments and 2, 3 & 4 bedroom homes, in a desirable location that is known for it's mix of luxury and heritage.



- BCP = Bin Collection Point
- ▷ = Drive Through Parking
- ▶ = Garage
- LAP = Local Area of Play
- LEAP = Local Equipped Area of Play
- = Shed
- SS = Sub Station
- V = Visitor Parking

### Find out more

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. As part of the planning consent for this development, a number of new homes may have been designated as affordable housing. Where applicable, these properties will remain as affordable housing tenure and are specifically shown to make it clear that they are not available for general sale. The remaining homes on the development are available for open market sale, including "bulk sales" (meaning the sale of more than one home to a single purchaser) to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change.

### 2 BEDROOM HOMES

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2 bedroom coach house  
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2 bedroom home  
**Plot:** 91

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4 bedroom home  
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### 1, 2 & 3 BEDROOM APARTMENTS

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1 & 2 bedroom apartments  
**Plots:** 1-10
-  **Savill House**  
1, 2 & 3 bedroom apartments  
**Plots:** 11-33

-  **Frogmore House**  
1, 2 & 3 bedroom apartments  
**Plots:** 34-56

-  **Virginia House**  
1, 2 & 3 bedroom apartments  
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-  **Swinley House**  
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**Plots:** 80-86

-  **Thorpe House**  
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-  **Holyrood House**  
1 & 2 bedroom apartments  
**Plots:** 124-130

-  **Coworth House**  
1, 2 & 3 bedroom apartments  
**Plots:** 208-230



# The perfect setting

Ascot truly is a place like no other; a home in this location offers exclusivity and prestige. Where tradition and grandeur intertwine and family life can thrive, Ascot is the dream you can be a part of.



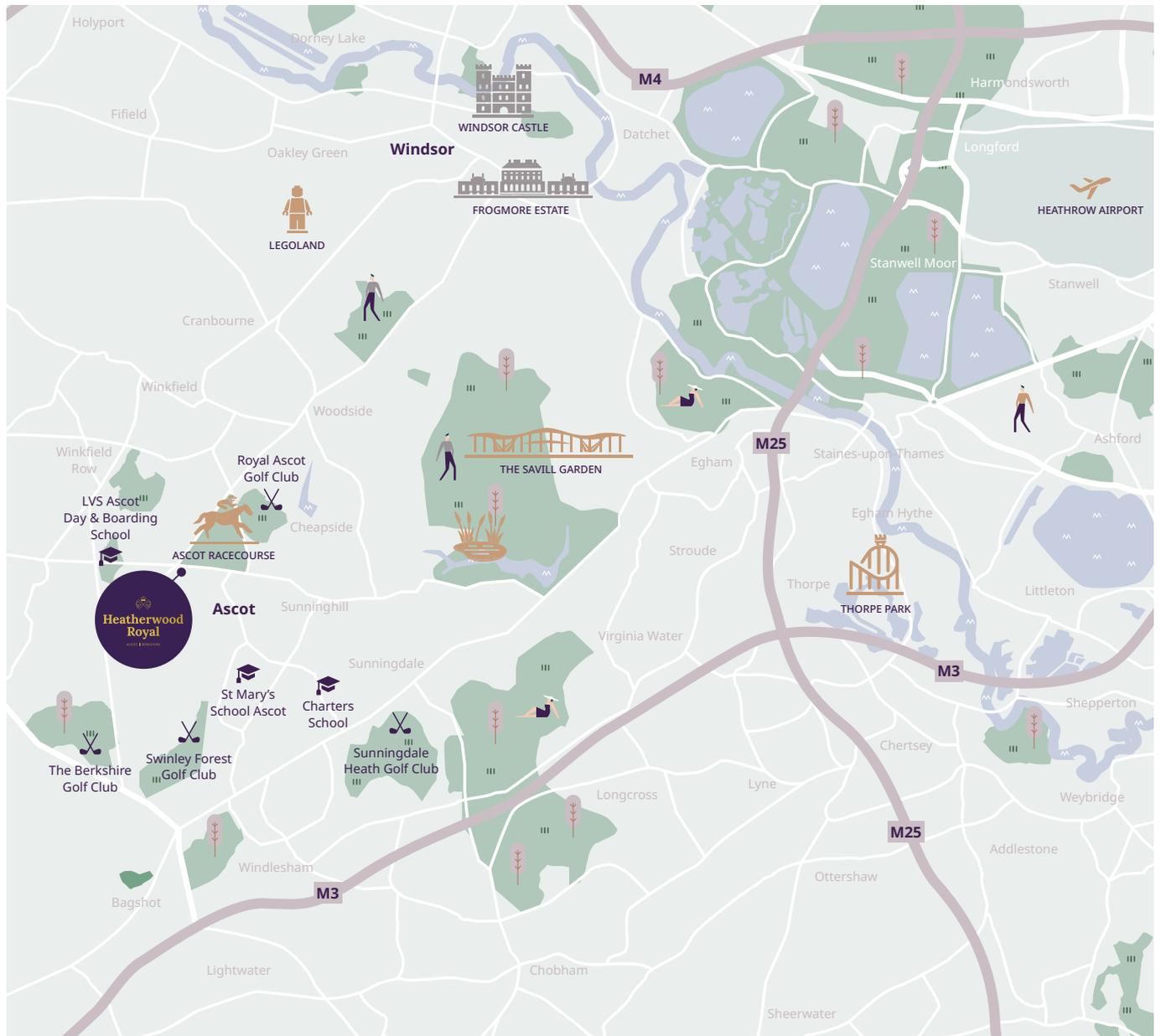
## The Royal legacy

Ascot Racecourse is steeped in history. In 1711, Queen Anne saw the potential for a racecourse when she came upon an area of open heath that looked, in her words, “ideal for horses to gallop at full stretch”.

On 11th August, Her Majesty’s Plate took place, worth over 100 guineas and open to any horse, mare or gelding over the age of six. This was the beginning of the Royal Racecourse.



# Discover what's nearby



Map not to scale.

## A whole new neighbourhood to explore

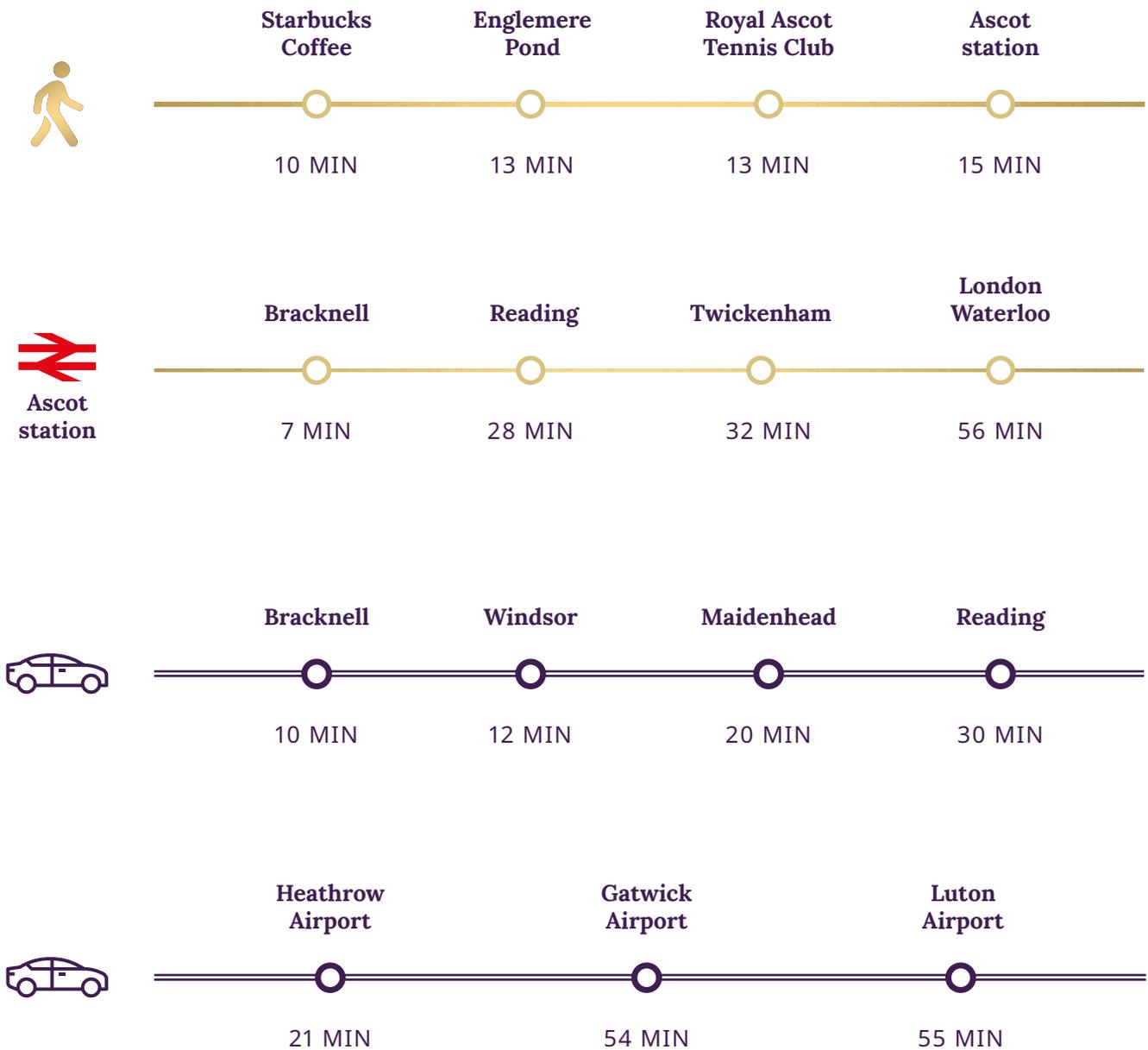
Your home is only one side of the story. The other side is waiting to be written as you discover what your new neighbourhood has to offer. With its own distinct identity, you'll quickly realise that Ascot is like nowhere else.

Find out more



# Your connections

Heatherwood Royal gives you the advantage of small town living while providing superb transport links that keep you connected to other towns and cities.



Walking times, rail times and car travel times are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are averaged and approximate only.



# Your new neighbourhood

Ascot is a small town with an impressive international reputation, making it a desirable location to put down roots.



# Bursting with character

Ascot is a sought-after location where life is always interesting and there's so much to do and see, whether it's enjoying a unique shopping experience, an adrenaline-inducing activity, relaxing at a renowned spa, or even working on your birdie at one of the surrounding golf clubs – you'll always be entertained.

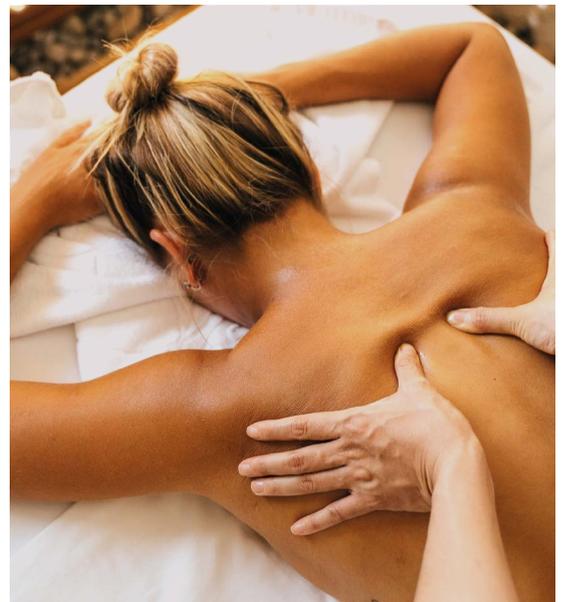
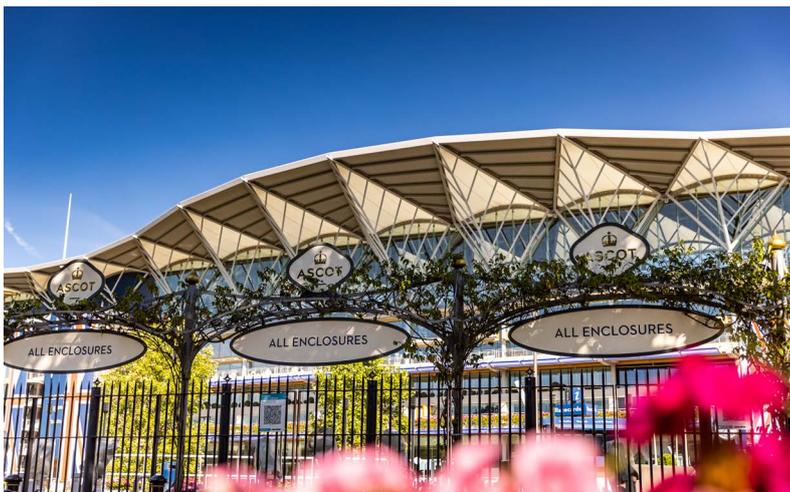
Situated near some of the world's most renowned sporting venues, close to historic royal attractions and offering fantastic local amenities, Heatherwood Royal is perfectly placed and has something to suit all tastes.

**Designer brands,  
historical  
attractions and  
everything  
in between.**

**Coworth Park, Ascot**  
*Relax and rejuvenate in  
idyllic bliss at Coworth  
Park's five-star spa.*

## Ascot Racecourse

*An historic landmark, renowned for being the highlight of the British social season.*



## Windsor

*Windsor is located nearby and offers beautiful attractions and local amenities to suit all your needs.*



## Legoland

*Perfect for the entire family.*

**Find out more** 



### Exceptional living

Perfect for a shopping splurge: think boutiques, independent stores and designer brands.



**Heatherwood Royal: the perfect place to put down roots**

Living in Ascot means enjoying the high quality of life it offers year-round.

# A taste of Ascot

**Whether you're treating the family or celebrating a special occasion, there's a wide choice of restaurants within reach for you to indulge in.**

Treat your taste buds with a selection of Michelin-starred restaurants and enjoy fine dining in and around Ascot.

In addition to Ascot's Michelin-starred restaurants, there is also a fantastic selection of independent and much-loved restaurants serving a wide range of cuisine from around the world.



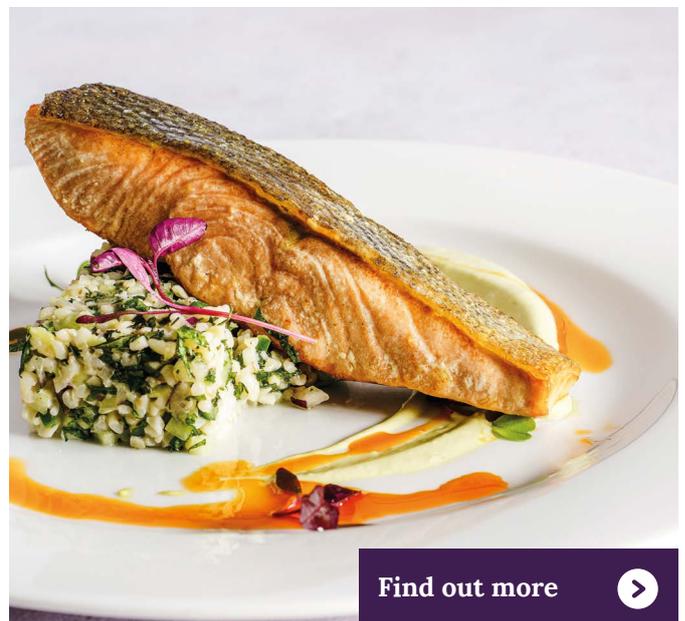
**Woven by Adam Smith**  
Coworth Park  
Modern cuisine



**The Fat Duck, Bray**  
(Heston Blumenthal)  
British/French cuisine



**Thatched Tavern, Ascot**  
Traditional British cuisine



**Waterside Inn, Bray**  
(Alain Roux)  
Classic French cuisine

Find out more





# Room to grow

A magnificent place to start your next chapter. Heatherwood Royal is ideal for nurturing families because of its warmth and tradition. Its idyllic suburban setting allows family life to thrive.



# Esteemed education

Renowned for its educational opportunities, Ascot boasts some of the most prestigious institutions in the country. From nursery to sixth form, there are a wide range of schools ready to help each young child develop critical thinking and an enquiring mind.

Nurseries	Travel time	Distance
Village End Childcare	4 min drive	1.3 miles
Creative Little Footsteps	5 min drive	1.5 miles
Ascot and Cranbourne Pre-School	6 min drive	2.5 miles

Primary Schools	Travel time	Distance
Ascot Heath Primary School	5 min drive	1.5 miles
South Ascot Village Primary School	5 min drive	1.7 miles
Cranbourne Primary School	6 min drive	2.6 miles
St Michael's Church of England Primary School, Sunninghill	7 min drive	2.4 miles
Cheapside Church of England Primary School	8 min drive	2.6 miles
Holy Trinity Church of England Primary School	9 min drive	3.3 miles

Although the schools listed above are nearby, we cannot guarantee admission. Car travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only. Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps).



**An exquisite collection of schools in the area.**

Preparatory Schools	Travel time	Distance
<b>Papplewick School</b> (6–13 boys)	3 min drive	1.2 miles
<b>Lambrook School</b> (3–13 co-educational)	7 min drive	2.7 miles
<b>Sunningdale School</b> (7–13 boys)	9 min drive	3.4 miles

Secondary Schools	Travel time	Distance
<b>Heathfield School</b>	4 min drive	1.3 miles
<b>St George's School</b>	6 min drive	1.4 miles
<b>Charters School</b>	7 min drive	2.8 miles
<b>St Mary's School</b>	8 min drive	2.4 miles
<b>Wellington College</b>	16 min drive	6.7 miles
<b>Eton College</b>	16 min drive	8.6 miles

Proximity to schools mentioned is for information only and is not a guarantee of admittance. Car travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only. Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps).



# Nurtured by nature

Spending time in nature has been proven to lower stress and improve well-being. Take time to unwind and enjoy the beautiful, natural surroundings on your doorstep.



Find out more 

# Green spaces

**Living in Ascot means you are perfectly placed to enjoy the array of green spaces around you.**

Windsor Great Park covers 4,800 acres and is a superb place for a picnic or family day out.

Boasting a cascading waterfall and a peaceful lake, Virginia Water is the ideal place for a stroll, run or a cycle.

A natural haven made up of 35 acres, The Savill Garden is a beautifully decorated ornamental garden and woodland.

**Enjoy all of nature's little wonders.**



Windsor Great Park

Find out more





**Endless opportunities for experiences**

With so much to do right on your doorstep, you can enjoy enriching experiences with the people who mean the most.



**Endless opportunities to be amazed**

Heatherwood Royal is the perfect place to make memories and capture moments.



# A blank canvas, ready for you

Choose from a range of high quality options for your kitchen, bedroom and bathroom – all from the comfort of your sofa. Our range of options have been handpicked by our interior design team, so your personality can come through in your home choices. Whatever your style and taste, we've got you covered.



Find out more





## Your new home is waiting

You deserve the best and we build it, bringing a stunning collection of 1, 2 & 3 bedroom apartments and 2, 3 & 4 bedroom houses to this exclusive new neighbourhood.



## Your home, your way

Your home is a safe and comfortable space that helps you unwind, supports your mind and body, and reflects your personality. Create your own perfect sanctuary at Heatherwood Royal.



# The Edale

2 bedroom home  
Plots: 112 & 120



## GROUND FLOOR

**Total 707 sq. ft. / 65.7 sq. m.**

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

## FIRST FLOOR

### Kitchen/Living/Dining Area

5.35m x 3.80m      17'7" x 12'6"

### Bedroom 1

3.83m min. x 3.77m max.      12'7" min. x 12'4" max.

### Bedroom 2

3.45m max. x 2.45 min.      11'4" max x 8'0" min.

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# The Eton

2 bedroom home  
Plot 91



## GROUND FLOOR

### Study

3.95m × 3.09m

12'11" × 10'2"

**Total 893 sq. ft. / 83 sq. m.**

## FIRST FLOOR

### Kitchen/Living/Dining Area

5.35m × 3.80m

17'7" × 12'4"

### Bedroom 1

3.83m × 3.77m min.

12'7" × 12'4" min.

### Bedroom 2

3.46m × 2.45m

11'4" × 8'0"

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# The Colton

**3 bedroom home**

**Plots:** 115-118, 139-142, 178, 179, 182, 183, 188-192, & 197-200



## GROUND FLOOR

### Kitchen

3.43m x 2.57m    11'3" x 8'5"

### Living/Dining Area max.

4.78m x 3.69m    15'8" x 12'1"



## FIRST FLOOR

### Bedroom 2 max.

4.78m x 3.07m    15'8" x 10'1"

### Bedroom 3

2.93m x 2.55m    9'7" x 8'4"



## SECOND FLOOR

### Bedroom 1 max.

6.19m x 3.71m    20'4" x 12'2"

**Total 1,134 sq. ft. / 105.40 sq. m.**

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

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# The Huxford

**3 bedroom home with study**  
Plots 131, 165, 166, 174 & 175



## GROUND FLOOR

### Kitchen/Dining Area

5.73m × 3.00m

18'10" × 9'10"

### Living Room

4.66m × 3.63m

15'3" × 11'11"

**Total 1,156 sq. ft. / 107.40 sq. m.**

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

## FIRST FLOOR

### Bedroom 1 max.

3.42m × 3.16m

11'3" × 10'4"

### Bedroom 2 max.

3.23m × 2.84m

10'7" × 9'4"

### Bedroom 3 max.

3.25m × 2.23m

10'8" × 7'4"

### Study

2.48m min. × 2.42m max.

8'2" min. × 7'11" max.

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# The Elliston

**3 bedroom home with study**

**Plots:** 110, 111, 121-123, 146, 147, 150, 151, 154, 155, 180, 181 & 204-206



## GROUND FLOOR

### Kitchen/Dining Area

4.89m x 2.90m    16'1" x 9'6"

### Living Room

4.26m x 3.81m    14'0" x 12'6"



## FIRST FLOOR

### Bedroom 2

3.15m x 2.73m    10'4" x 8'11"

### Bedroom 3

3.31m x 2.45m    10'4" x 8'0"

### Study max.

3.31m x 2.34m    10'4" x 7'8"



## SECOND FLOOR

### Bedroom 1 max.

6.64m x 3.86m    21'9" x 12'8"

**Total 1,227 sq. ft. / 114 sq. m.**

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

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# The Eastbury

**3 bedroom home with study**

**Plots:** 88, 89, 113, 114, 143, 144, 176, 177, 184-187, 193-196, 201 & 202



## GROUND FLOOR

### Kitchen

3.43m x 2.72m    11'3" x 8'11"

### Family/Dining Area

4.89m x 3.72m min.  
16'0" x 12'2" min.

**Total 1,389 sq. ft. / 129.03 sq. m.**



## FIRST FLOOR

### Living Room

4.89m x 3.10m    16'0" x 10'2"

### Bedroom 2

3.37m x 2.85m    11'1" x 9'4"



## SECOND FLOOR

### Bedroom 1 max.

3.87m x 3.57m    12'8" x 11'9"

### Bedroom 3

3.04m x 2.30m    10'0" x 7'7"

### Study

3.04m x 2.49m    10'0" x 8'2"

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

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# The Westbury

**3 bedroom home with study**  
**Plots: 88, 89, 152, 153, 157 & 158**



## GROUND FLOOR

### Kitchen/Family/Dining Area

7.08m x 4.89m    23'3" x 16'1"

### Snug

3.43m x 2.72m    8'11" x 11'3"

**Total 1,571 sq. ft. / 145.96 sq. m.**



## FIRST FLOOR

### Living Room

4.89m x 3.10m    16'0" x 10'2"

### Bedroom 2

3.37m x 2.76m    11'1" x 9'4"



## SECOND FLOOR

### Bedroom 1 max.

3.87m x 3.57m    12'8" x 11'9"

### Bedroom 3

3.04m x 2.30m    10'0" x 7'7"

### Study

3.04m x 2.49m    10'0" x 8'2"

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

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# The Ascot

**3 bedroom home with study**  
Plots 95, 98, 99 & 102



## GROUND FLOOR

### Kitchen

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

### Family/Dining Area

4.89m x 3.72 min.  
16'1" x 12'2" min.



## FIRST FLOOR

### Living Room

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

### Bedroom 2

4.50m x 2.95m 14'9" x 9'8"

### Study

3.37m x 2.76m 11'1" x 9'1"



## SECOND FLOOR

### Bedroom 1

3.87m max. x 3.57m min.  
12'8" max. x 11'9" min.

### Bedroom 3

4.89m x 3.04m 16'1" x 10'1"

**Total 1,960 sq. ft. / 182.1 sq. m.**

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

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# The Archer

**3 bedroom home with study**

**Plots:** 87, 90, 92-94, 119, 132, 137, 138, 145, 156, 159, 160, 163, 164, 167, 172, 173, 203 & 207



## GROUND FLOOR

### Kitchen/Dining Area

5.98m x 4.09m    19'7" x 13'5"

### Living Room max.

5.56m x 3.70m    18'3" x 12'2"



## FIRST FLOOR

### Bedroom 1

3.96m x 3.53m    13'0" x 11'7"

### Bedroom 3

5.97m x 3.11m    19'7" x 10'2"



## SECOND FLOOR

### Bedroom 2

5.15m x 4.07m    16'11" x 13'4"

### Study

5.15m x 3.50m    16'11" x 11'6"

**Total 1,961 sq. ft. / 182.2 sq. m.**

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

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# The Windsor

4 bedroom home

Plots 96, 97, 100, 101, 133-136, 148, 149, 161, 162 & 168-171



## GROUND FLOOR

### Kitchen/Family/Dining Area

9.00m × 7.27m    29'6" × 23'10"

### Study

5.28m × 3.49m    17'4" × 11'5"

**Total 2,325 sq. ft. / 216 sq. m.**

## FIRST FLOOR

### Bedroom 1

3.94m × 3.67m    12'11" × 12'0"

### Bedroom 4

3.67m × 3.01m    12'1" × 9'11"

### Living Room max.

5.63m × 4.63m    18'6" × 15'3"

## SECOND FLOOR

### Bedroom 2 max.

5.25m × 3.65m    17'3" × 12'0"

### Bedroom 3 max.

5.25m × 3.84m    17'3" × 12'7"

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

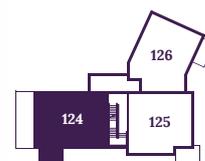
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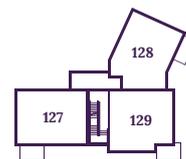


# Holyrood House

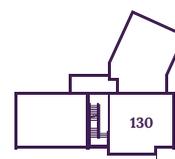
1 bedroom apartment



Ground floor



First floor



Second floor

## Plot 124

**Kitchen/Living/Dining area max.**

7.36m x 5.01m

24'2" x 16'6"

**Bedroom 1**

4.62m x 3.10m

15'2" x 10'2"

**Total** 756 sq ft / 70.26m<sup>2</sup>

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

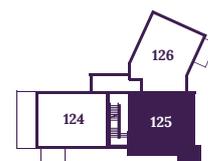
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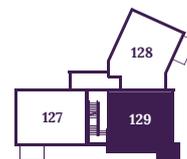


# Holyrood House

2 bedroom apartment



Ground floor



First floor



Second floor

## PLOTS 125, 129 & 130

### Kitchen/Living/Dining Area

5.05m × 4.74m

16'6" × 15'6"

### Bedroom 1 min.

3.39m × 2.84m

11'1" × 9'3"

### Bedroom 2

4.28m × 3.19m

14'1" × 10'5"

**Total** 765 sq. ft. / 71.0 sq. m.

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

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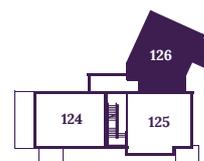
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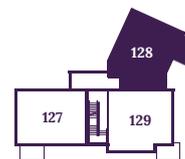


# Holyrood House

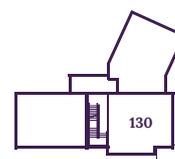
2 bedroom apartment



Ground floor



First floor



Second floor

## PLOTS 126 & 128

### Kitchen/Living/Dining Area

7.59m × 3.40m max.

24'9" × 11'2" max.

### Bedroom 1

3.52m × 3.39m

11'6" × 11'2"

### Bedroom 2

3.90m × 2.83m

12'8" × 9'3"

**Total** 779 sq. ft. / 72.4 sq. m.

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

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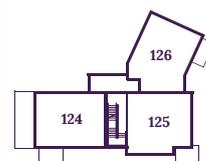
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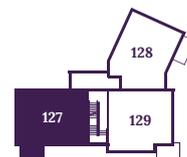


# Holyrood House

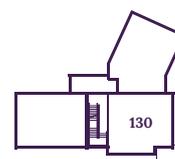
2 bedroom apartment



Ground floor



First floor



Second floor

## PLOT 127

### Kitchen/Living/Dining Area

7.36m × 3.44m

24'2" × 11'3"

### Bedroom 1

4.01m × 3.10m

13'2" × 10'2"

### Bedroom 2

4.01m × 2.80m

13'2" × 9'2"

**Total** 756 sq. ft. / 70.26 sq. m.

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

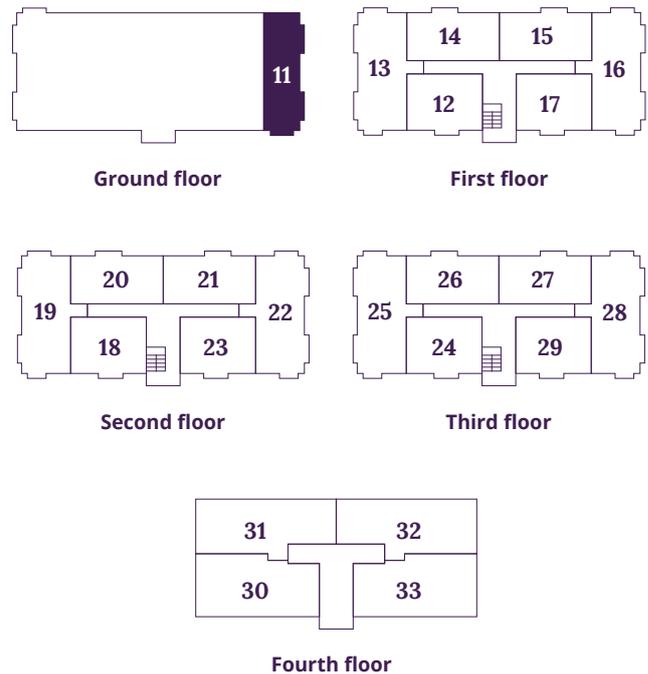
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# Savill House

1, 2 & 3 bedroom apartments



## PLOT 11

### Kitchen/Living/Dining Area

6.20m × 4.83m

20'4" × 15'10"

### Bedroom 1

5.92m max. × 4.27m

19'4" max. × 14'0"

**Total** 722 sq. ft. / 67 sq. m.

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

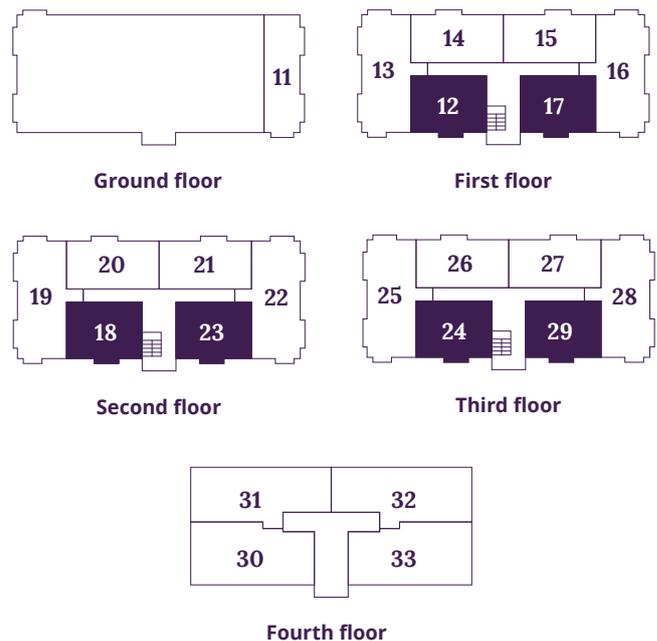
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# Savill House

1, 2 & 3 bedroom apartments



## PLOTS 12, 17, 18, 23, 24 & 29

### Kitchen/Living/Dining Area

5.59m × 3.92m      18'4" × 12'10"

### Bedroom 1

5.52m × 2.80m      18'2" × 9'2"

### Bedroom 2

3.95m × 2.66m      13'0" × 8'9"

**Total 779 sq. ft. / 73 sq. m.**

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

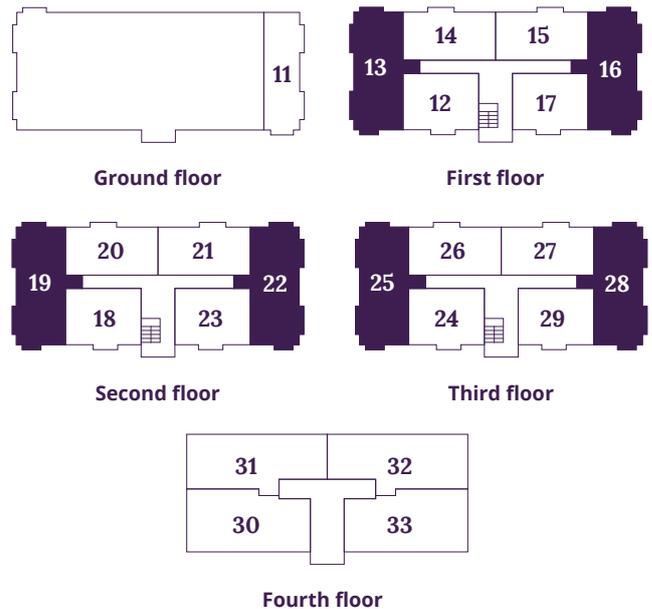
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# Savill House

1, 2 & 3 bedroom apartments



## PLOTS 13, 16, 19, 22, 25 & 28

### Kitchen

3.26m × 3.11m                      10'9" × 10'3"

### Living/Dining Area

4.87m × 4.59m max.                16'0" × 15'1" max.

### Bedroom 1

4.87m max. × 3.83m                16'0" max. × 12'7"

### Bedroom 2

4.73m × 3.04m max.                15'6" × 10'0" max.

### Bedroom 3

4.72m × 2.30m                        15'6" × 7'7"

**Total** 1,087 sq. ft. / 101 sq. m.

(Plots 25 & 28) 1,045 sq. ft. / 97 sq. m.

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

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# Savill House

1, 2 & 3 bedroom apartments



## PLOTS 14, 15, 20, 21, 26 & 27

### Kitchen

4.50m x 2.32m                      14'10" x 7'7"

### Living/Dining Area

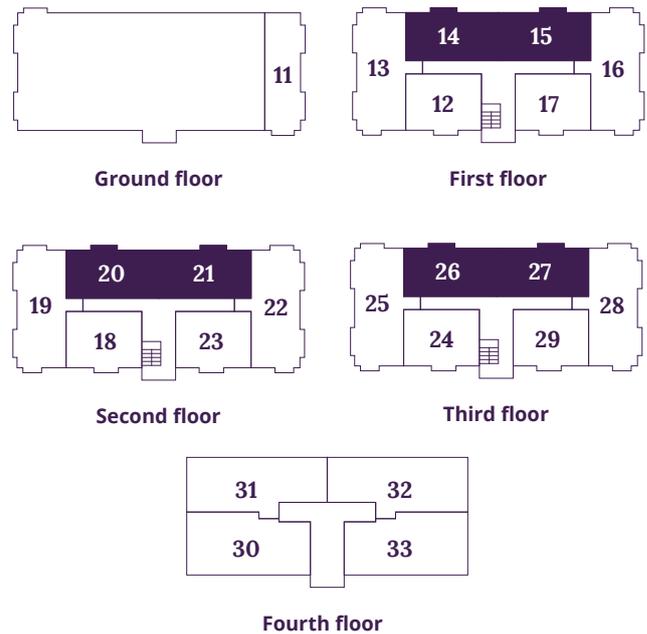
4.72m x 4.26m                      15'6" x 14'0"

### Bedroom 1

4.23m x 3.00m                      13'11" x 9'10"

### Bedroom 2

4.95m max. x 2.69m                16'3" max. x 8'10"



**Total 801 sq. ft. / 75 sq. m.**

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

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1, 2 & 3 bedroom apartments

# Savill House



## PLOTS 30 & 33

### Kitchen/Dining Area

5.17m × 4.15m                      17'0" × 13'8"

### Living Area

5.00m × 4.03m                      16'5" × 13'3"

### Bedroom 1

3.78m × 3.57m                      12'5" × 11'9"

### Bedroom 2

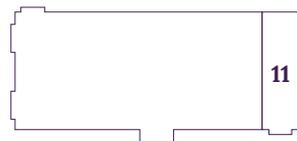
3.78m × 2.99m                      12'5" × 9'10"

### Bedroom 3

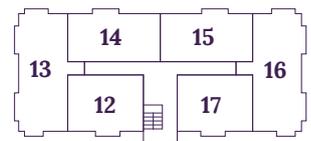
3.78m × 2.15m                      12'5" × 7'1"

**Total** 998 sq. ft. / 93 sq. m.

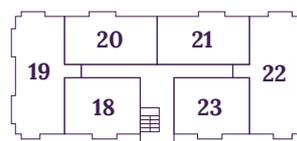
The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.



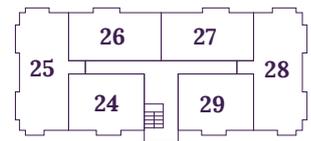
Ground floor



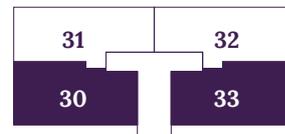
First floor



Second floor



Third floor



Fourth floor

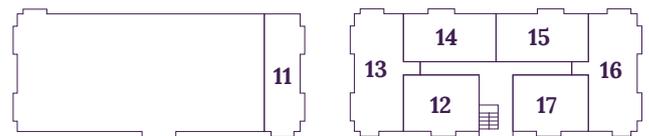
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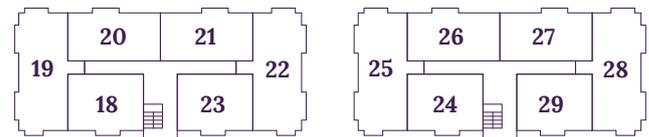
# Savill House

1, 2 & 3 bedroom apartments



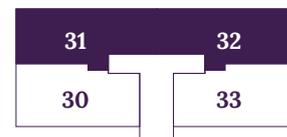
Ground floor

First floor



Second floor

Third floor



Fourth floor

## PLOTS 31 & 32

**Kitchen/Living/Dining Area**  
6.01m × 5.67m      19'9" × 18'8"

**Bedroom 1**  
3.40m × 3.36m      11'2" × 11'1"

**Bedroom 2**  
3.61m × 3.17m      11'10" × 10'5"

**Bedroom 3**  
3.31m × 2.13m      10'10" × 7'0"

**Total** 1,024 sq. ft. / 96 sq. m.

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

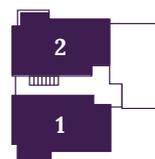
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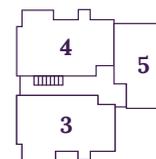


# Englemere House

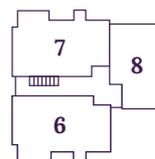
1 & 2 bedroom apartments



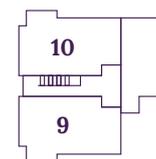
Ground floor



First floor



Second floor



Third floor

## PLOTS 1 & 2

### Kitchen/Dining Area

6.22m × 2.84m

20'5" × 9'4"

### Living Area

4.41m × 2.70m

14'6" × 8'10"

### Bedroom 1

5.27m × 3.00m

17'4" × 9'10"

**Total 69.6 sq. m. / 748.8 sq. ft.**

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

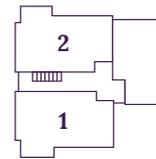
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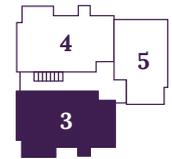


# Englemere House

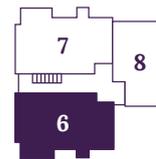
1 & 2 bedroom apartments



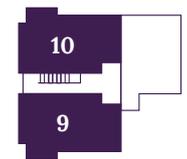
Ground floor



First floor



Second floor



Third floor

## PLOTS 3, 6, 9 & 10

### Kitchen

4.62m × 1.97m

15'2" × 6'6"

### Living/Dining Area

4.62m × 3.56m

15'2" × 11'8"

### Bedroom 1

3.43m × 3.30m

11'3" × 10'10"

### Bedroom 2

3.57m × 3.30m

11'9" × 10'10"

**Total 69.6 sq. m. / 748.8 sq. ft.**

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

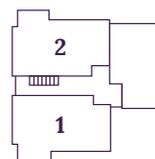
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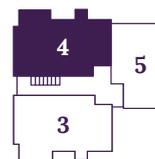


# Englemere House

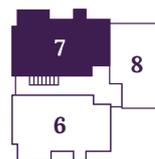
1 & 2 bedroom apartments



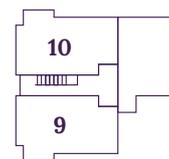
Ground floor



First floor



Second floor



Third floor

## PLOTS 4 & 7

### Kitchen/Living/Dining Area

5.54m × 4.62m      18'2" × 15'2"

### Bedroom 1

3.43m × 3.30m      11'3" × 10'10"

### Bedroom 2

3.57m × 3.30m      11'9" × 10'10"

**Total 69.6 sq. m. / 748.8 sq. ft.**

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

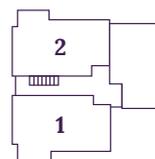
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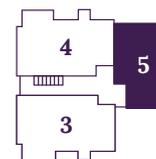


# Englemere House

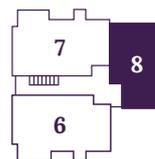
1 & 2 bedroom apartments



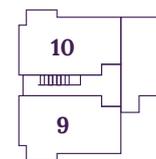
Ground floor



First floor



Second floor



Third floor

## PLOTS 5 & 8

### Kitchen

3.71m × 3.05m      12'2" × 10'0"

### Living/Dining Area

4.30m × 3.12m      14'1" × 10'3"

### Bedroom 1

3.40m × 3.35m      11'2" × 11'0"

**Total 50.5 sq. m. / 543.1 sq. ft.**

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

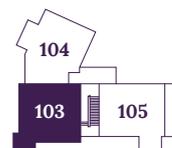
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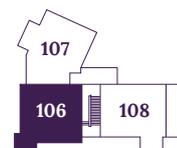


# Thorpe House

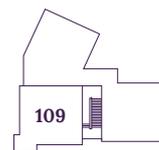
1 & 2 bedroom apartments



Ground floor



First floor



Second floor

## PLOTS 103 & 106

### Kitchen/Living/Dining Area max.

5.05m × 4.71m      16'6" × 15'5"

### Bedroom 1 max.

4.71m × 3.39m      15'5" × 11'1"

### Bedroom 2

4.28m × 3.19m      14'1" × 10'5"

**Total** 742 sq ft / 69 sq m

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

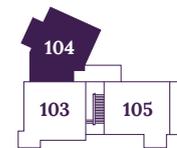
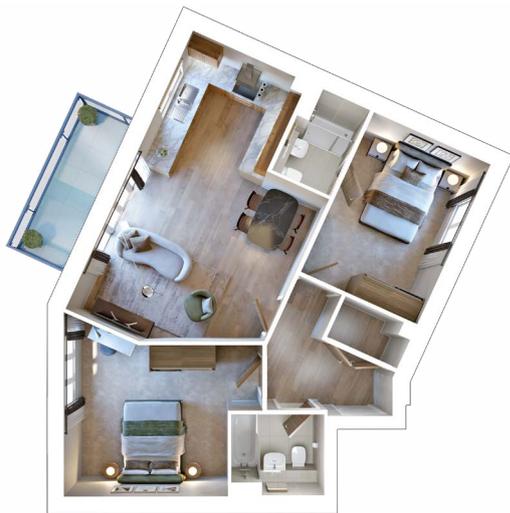
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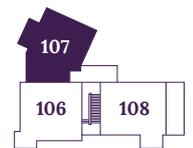


# Thorpe House

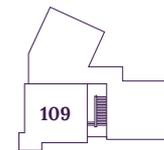
1 & 2 bedroom apartments



Ground floor



First floor



Second floor

## PLOTS 104 & 107

### Kitchen/Living/Dining Area max.

7.13m × 4.53m      23'4" × 14'9"

### Bedroom 1

4.10m × 2.96m      13'5" × 9'7"

### Bedroom 2

3.76m × 3.50m      12'4" × 11'5"

**Total** 774 sq ft / 72 sq m

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

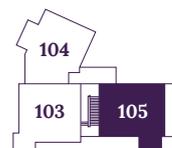
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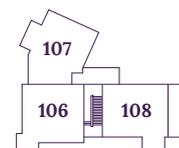


# Thorpe House

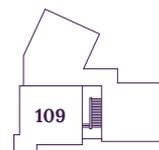
1 & 2 bedroom apartments



Ground floor



First floor



Second floor

## PLOT 105

### Kitchen/Living/Dining Area

7.36m × 3.81m min.

24'2" × 12'5" min.

### Bedroom 1

4.62m × 3.10m

15'2" × 10'2"

**Total 756 sq ft / 70.2 sq m**

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

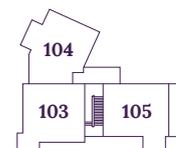
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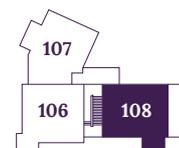


# Thorpe House

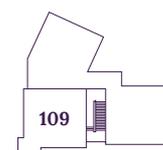
1 & 2 bedroom apartments



Ground floor



First floor



Second floor

## PLOT 108

### Kitchen/Living/Dining Area max.

7.36m × 3.44m      24'2" × 11'3"

### Bedroom 1

4.01m × 3.10m      13'2" × 10'2"

### Bedroom 2

4.00m × 2.80m      13'2" × 9'2"

**Total 753 sq ft / 70 sq m**

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

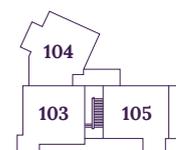
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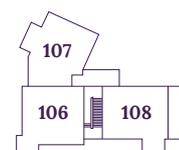


# Thorpe House

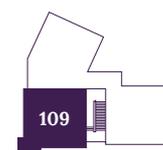
1 & 2 bedroom apartments



Ground floor



First floor



Second floor

## PLOT 109

### Kitchen/Living/Dining Area Max.

5.05m × 4.71m

16'6" × 15'5"

### Bedroom 1

4.71m × 3.37m

15'5" × 11'0"

### Bedroom 2

4.28m × 3.19m

14'1" × 10'5"

**Total** 744 sq ft / 69.2 sq m

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 51110 / February 2025.

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# The apartments

## APARTMENTS

### Elegant Kitchens

- Hand-crafted British kitchens provided by The Symphony Group
- Individually designed layouts
- Premium laminate worktop
- AEG appliances throughout including:
  - Multi-function AEG single oven
  - AEG induction hob with stainless steel chimney hood
  - Integrated AEG low frost 70/30 fridge freezer
  - Integrated AEG dishwasher
  - Integrated AEG washer dryer
  - Glass splashback with choice of colours
- Ascona 1.5 bowl stainless steel sink with chrome Ascona tap
- Feature LED lighting to underside of wall units
- LED plinth lighting
- Recessed LED chrome downlighters

### Contemporary Bathrooms

#### En suite 1

- Roca Gap sanitaryware with soft-closing toilet seat
- Roman shower enclosure with Aqualisa thermostatic shower

- Porcelanosa full-height tiling to shower enclosure and half-height to all other walls – choose from our premium range
- Chrome heated towel radiator
- Recessed LED chrome downlighters
- Shaver socket included

### Bathroom

- Roca Gap sanitaryware with soft-closing toilet seat
- Roca Gap Calista bath
- Porcelanosa full-height tiling to the bath and half-height tiling to all other walls – choose from our premium range
- Recessed LED chrome downlighters
- Chrome heated towel radiator
- Shaver socket included

### Electrical Fittings

- SkyQ point to living area and TV (terrestrial/Freeview) to bedrooms
- Data points to living and bedroom 1 along with USB ports to kitchen and bedroom 1
- Pendant lighting to all other rooms

### Interior Finishes

- Newark white internal doors
- Skirting and architraves to complement internal doors in satinwood white
- Underfloor heating throughout (subject to change in a coach house or duplex apartment)
- Amtico Spacia to kitchen and living area, hallway, bathroom and en suite, with carpet to all other rooms

### Security & Peace of Mind

- Video entry system (excluding coach houses)
- Mains supply smoke and heat detectors with battery backup
- Multi-point locking system to entrance door



All of the specification listed is included in our apartments as standard. For the specification included in our houses, please see the separate house specification list. 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.

# The houses

## SPECIFICATIONS

### Elegant Kitchens

- Hand crafted British kitchens provided by The Symphony Group
- Individually designed layouts
- Silestone worktop included to kitchen and utility where applicable
- AEG appliances throughout including:
  - Multi-function AEG double oven
  - AEG gas hob with chimney hood
  - Integrated AEG low frost 70/30 fridge freezer
  - Integrated AEG dishwasher
  - Integrated AEG washer dryer
- Franke undermount 1.5 bowl stainless steel sink with chrome Ascona tap
- Feature LED lighting to underside of wall units
- LED plinth lighting
- Recessed LED chrome downlighters

### Contemporary Bathrooms

#### En suite 1

- Roca Ona floor-mounted sanitaryware with soft-closing toilet seat
- Roman shower enclosure with Aqualisa thermostatic shower

- Roca Unik white two drawer vanity unit
- Porcelanosa full-height tiling to shower enclosure and half-height to all other walls – choose from our premium range
- Chrome heated towel radiator
- Recessed LED downlighters
- Shaver socket included

### Bathroom

- Roca Ona sanitaryware with soft-closing toilet seat with Hansgrohe brassware
- Bette Select bath with tiled Jackboard Wabo bath panel
- Roca Unik white two drawer vanity unit
- Porcelanosa full-height tiling to the bath and half-height tiling to all other walls – choose from our premium range
- Recessed LED downlighters
- Shaver socket included

### Electrical Fittings

- SkyQ point to living area and TV (terrestrial/Freeview) to bedrooms
- Data points to kitchen and bedroom 1 along with USB ports to kitchen and bedroom 1

- Pendant lighting to all other rooms
- Recessed LED downlighters to WC
- Carbon monoxide detector installed
- External power socket to rear garden

### Interior Finishes

- Vicaima white internal doors
- Skirting and architraves to complement internal doors in satinwood white
- Underfloor heating throughout the ground floor
- Amtico Spacia to hallway, kitchen/family area and WC
- Porcelanosa ceramic floor tiling to bathroom and en suite(s) where applicable
- Carpet to all other rooms

### Security & Peace of Mind

- Mains supply smoke and heat detectors with battery back up
- Multi-point locking system to entrance door
- External front and rear light and external tap to rear of the property
- Rotavated and turfed rear garden
- Front garden landscaped in accordance with the soft landscaping plan



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. 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.

# Ways to buy

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.

## Key Worker Discount

Whether you're looking to take your first step onto the property ladder, or move into a bigger home, we could help you make your move with our Key Worker Discount where you could receive up to the value of £15,000 off the purchase price of a new home.

## Easymover

Moving can be stressful, especially when you've found your dream home. But it doesn't have to be. With Easymover, you can reserve your perfect home before you've sold your old one. We'll even help you manage the sale and pay your estate agent fees for you.

## Part Exchange

If you're keen to get moving but are struggling to sell your existing home, we may have the answer. Our Part Exchange scheme means we could be your buyer, removing the stress of selling your current home. Not only that, but Part Exchange means there are no estate agent fees, no delays, and no buying chain.



## First time buyer?

Here's how we can help [➤](#)

## Existing home owner?

Here's how we can help [➤](#)



**Looking for a more tailored incentive package?  
Speak to us and find out about the ways we can help you move.**

**Key Worker Scheme/Discount** – This offer is exclusive to key workers when you reserve in 2023. Please speak to a member of our Sales Team for more information. The value of options already fitted will be taken off the agreed value of this offer. T&C's apply, subject to availability. Taylor Wimpey reserves the right to refuse or withdraw this offer at any time.

**Easymover** – Terms and conditions apply. This offer is subject to status and is only available on selected developments and properties. It is not offered with any other promotion unless by special arrangement by us. Based on the existing home being valued by our agent and using the Easymover scheme, agreed estate agent's fees will be paid. Offer can be withdrawn at any time. Please speak to a Sales Executive for more details of this scheme.

**Part Exchange (in 7 days)** – Terms and conditions apply. Subject to you providing access to your home in line with the timeframes set out in the Part Exchange terms and conditions, we will make you an offer verbally on your existing home within X working days of completion of the Part Exchange application form, new home reservation form and payment of provisional reservation fee. Offer is only available on selected advertised plots only. Your existing home cannot exceed 70% of the value of the new home. It is not offered with any other promotion unless agreed by special arrangement by us. Please see the Part Exchange Terms and Conditions (add link here for digital/add web address here for print) for more information which shall apply to this offer or speak to one of our Sales Executives for more details.

# Buying new

**At Taylor Wimpey, we are committed to building homes in line with strict sustainability and energy efficiency regulations, meaning our homes are designed to be greener and more environmentally friendly.**

## WHY BUY NEW?

### No chain

No buying chain means you can enjoy moving with less stress.

### Community

Become a part of a new community.

### A blank canvas

You can make your home your own and style it to your taste.

### Energy efficient

Most Taylor Wimpey properties are rated A or B for energy efficiency. Combined bills for a new build are more than 55% lower than on existing properties\*.

### Peace of mind

With your two-year housebuilder warranty, you can settle and relax in your new home knowing we have got you covered.

\*Data taken from the House Builders Federation, July 2022. For more details, visit [www.taylorwimpey.co.uk/why-choose-us/energy-efficient-new-homes](http://www.taylorwimpey.co.uk/why-choose-us/energy-efficient-new-homes).

## HOW TO BUY A NEW HOME

### Conduct research

Start the search for your dream home in your desired area. Once you find it, take a look inside with one of our virtual tours.

### Get in touch

Get in touch with our Sales Executives. Helpful and friendly, they can answer any questions you may have.

### We can help you buy

It doesn't matter if you are a first time buyer or an existing homeowner, we can help make moving easy.

### Reserve the home of your dreams

Once you've found the perfect home for you, and you're confident you can afford it, it's time to reserve it.

### Personalise your home

Your home is an extension of you and we want you to have full control when it comes to styling it. Our homes have Options Online\* which lets you personalise every detail and our apartments have exciting colour palettes for you to choose from.

Find out more



# Take your next step



## Discover

Find your dream home on our website.



## Visit us

Book your appointment to view our show homes.



## Look

Take a virtual tour of our homes from the comfort of your sofa.



## Chat

Have your questions answered by calling our Sales Executives on **01344 963 002**.



## Get moving

Find out how we can get you moving with our buying schemes.



Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. Information is correct at the time of going to broadcast. Please speak to your Sales Executive for further details.

51110/February 2025.

[How to buy a home](#)





# Heatherwood Royal

ASCOT | BERKSHIRE

Kings Ride, Ascot, Berkshire, SL5 7RD

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

01344 963 002

**Taylor  
Wimpey**