

Taylor
Wimpey

PINE TREES

HIGH WYCOMBE | BUCKINGHAMSHIRE



Photography is indicative
of a typical Taylor Wimpey home.

PINE TREES. A VERY SPECIAL PLACE TO BE

A warm welcome to Pine Trees.

*Here you'll find an exciting collection of three, four and
five bedroom homes built on a former RAF airfield,
nestled on the southern edge of High Wycombe.*

It's a special place to live, work and enjoy life.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.


Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



These computer generated images show a typical Taylor Wimpey home and may include optional upgrades at an additional cost.



LIVE AND LOVE TOWN LIFE

Do you love the countryside? Nestled on the southern edge of High Wycombe, Pine Trees is designed to complement the mature treescape of this site built on a former RAF airfield. Surrounded by the rolling hills of the Chilterns, High Wycombe caters to all your 21st century needs with an excellent range of retail areas, restaurants and supermarkets. If you're after something a little different, the high street is also home to a local market. Everything you need for modern living.

Times taken from nationalrail.co.uk. Distances taken from googlemaps.co.uk.



 *All Saints Parish Church in High Wycombe dates back nearly 1000 years*



 *The thriving high street is home to a range of shops, restaurants and local market*



 *Enjoy walks around the National Trust West Wycombe Park*

THE PERFECT PLACE TO BE

Of course, home life is only part of the story and you'll need fantastic transport links to the City and other parts of the country. With the M40 just 1.6 miles away, you can reach Heathrow Airport in 21 miles, or be in the City of London within an hour and a half. Meanwhile, High Wycombe station is less than 1.5 miles away where you can catch a train to London and reach Marylebone in under 40 minutes.

TRAVELLING BY CAR



Location	Travel Time (Mins)
WALLINGFORD CASTLE	40
CHOICE OF RESTAURANTS	30
SCHOOL	30
LEISURE CENTRE	30
CHOICE OF RESTAURANTS	20
CHOICE OF SUPERMARKETS	20
UNIVERSITY	20
HOSPITAL	20
SCHOOL	20
WYCOMBE LEISURE CENTRE	20
THE RYE PARK	20
SHOPPING CENTRE	20
FLACKWELL HEATH GOLF CLUB	20
SHOPPING CENTRE	20
NATIONAL TRUST CLIVEDEN	20
LEGOLAND WINDSOR RESORT	20
HEATHROW AIRPORT	20
CHOICE OF SCHOOLS	10
ADAMS PARK STADIUM	10
SHOPPING CENTRE	10
CHOICE OF RESTAURANTS	10
CHOICE OF SUPERMARKETS	10
UNIVERSITY	10
HOSPITAL	10
SCHOOL	10
WYCOMBE LEISURE CENTRE	10
THE RYE PARK	10
SHOPPING CENTRE	10
FLACKWELL HEATH GOLF CLUB	10
SHOPPING CENTRE	10
NATIONAL TRUST CLIVEDEN	10
LEGOLAND WINDSOR RESORT	10
HEATHROW AIRPORT	10
CHOICE OF SCHOOLS	5
ADAMS PARK STADIUM	5
SHOPPING CENTRE	5
CHOICE OF RESTAURANTS	5
CHOICE OF SUPERMARKETS	5
UNIVERSITY	5
HOSPITAL	5
SCHOOL	5
WYCOMBE LEISURE CENTRE	5
THE RYE PARK	5
SHOPPING CENTRE	5
FLACKWELL HEATH GOLF CLUB	5
SHOPPING CENTRE	5
NATIONAL TRUST CLIVEDEN	5
LEGOLAND WINDSOR RESORT	5
HEATHROW AIRPORT	5

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

 *National Trust Clivedon is perfect for family walks at the weekend*





 *St Michael's and All Angels Church is surrounded by beautiful green space*



 *Take a trip to Eden Shopping Centre for all your favourite shops*



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



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



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

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

HERE TO HELP
YOU BUY



Backed by
HM Government

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

HERE TO HELP
YOU SELL



PART EXCHANGE

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



EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

Get to know

PINE TREES

HIGH WYCOMBE | BUCKINGHAMSHIRE

Pine Trees is an exciting collection of two bedroom apartments and three, four and five bedroom homes.











5 bedroom homes

-  **The Blackthorn**
5 bedroom home
Plots: 156 & 187

4 bedroom homes

-  **The Aster**
4 bedroom home
Plots: 119, 120, 154, 155, 184, 185, 189 & 190
-  **The Westhorpe**
4 bedroom home
Plot: 151
-  **The Oakford**
4 bedroom home
Plots: 141 & 142
-  **The Orchid**
4 bedroom home
Plots: 117 & 143

3 bedroom homes

-  **The Tudor**
3 bedroom home
Plots: 122*, 153*, 183 & 192*
-  **The Cedar**
3 bedroom home
Plots: 121*, 152*, 182 & 191*
-  **The Ribbon**
3 bedroom home
Plot: 180
-  **The Daisy**
3 bedroom home
Plot: 194
-  **The Daffodil**
3 bedroom home
Plot: 147
-  **The Tamar**
3 bedroom home
Plot: 148
-  **3 bedroom home**
Plots: 159* & 160*
-  **3 bedroom home**
Plots: 161*, 162*, 163* & 164*

2 bedroom homes

-  **2 bedroom home**
Plots: 165* & 166*

2 bedroom apartments

-  **Ash House**
2 bedroom apartments
Plots: 434, 435, 436, 437, 438, 439, 440, 441 & 442
-  **2 bedroom apartments**
Plots: 167*, 168*, 169*, 170*, 171*, 172*, 173*, 174*, 175*, 177*, 178* & 179*



- *ah/r = Rented
*dm = Discount to Market
BS = Bin Store
CS = Cycle Storage Area
P = Garage Access
V = Visitor Parking Place

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. 42717 / July 2021.



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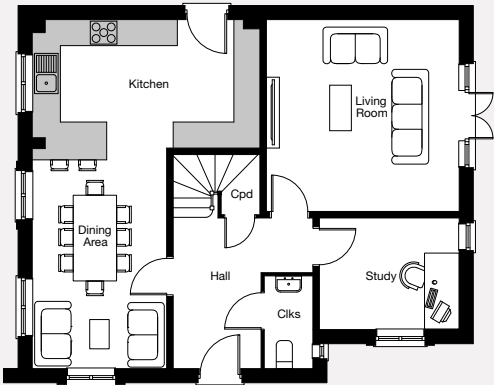
THE BLACKTHORN

5 bedroom home

A five bedroom home built with contemporary living in mind. Featuring an open-plan kitchen/breakfast area with double doors to the rear garden and a separate living room and private study. The first floor comprises a master bedroom with dressing area and en suite shower room. There are also two further bedrooms and a family bathroom. The top floor has two further bedrooms sharing a shower room.

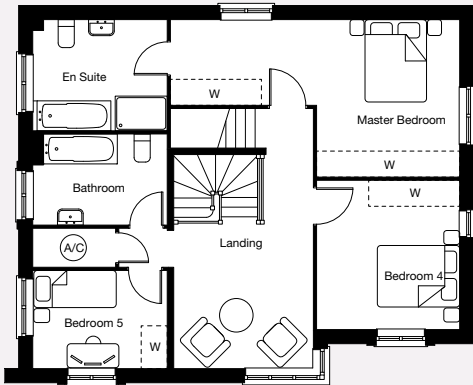
NETT TOTAL 203.3 sq. m. / 2,188 sq. ft.

Ground floor



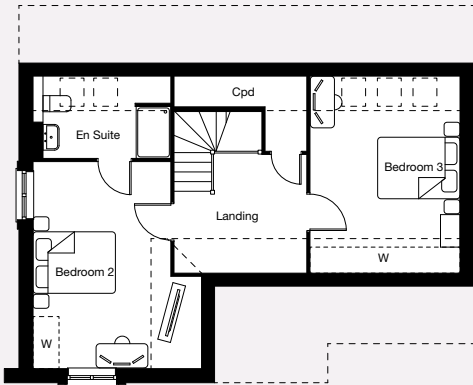
Kitchen	5.23m x 2.95m	17'3" x 9'9"
Dining/Family Area	5.06m x 3.10m	16'7" x 10'2"
Living Room	4.45m x 4.43m	14'7" x 14'6"
Study	3.22m x 2.58m	10'7" x 8'5"

First floor



Master Bedroom	6.68m max x 3.63m max	21'11" max x 11'11" max
Bedroom 4	3.44m x 3.30m	11'4" x 10'10"
Bedroom 5	3.10m x 2.27m	10'2" x 7'5"

Second floor



Bedroom 2	4.78m max x 3.89m max	15'8" max x 12'9" max
Bedroom 3	4.55m x 3.49m	14'11" x 11'5"

Key
A/C – Airing Cupboard Clks – Cloakroom Cpd – Cupboard
--- Restricted Headroom – Roof Window W – Wardrobe

Plots: 156 & 187

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 42560 / July 2021.

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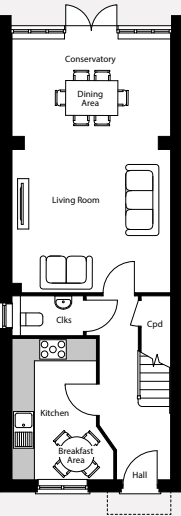
THE ASTER

4 bedroom home

The Aster is a flexible four bedroom home over three storeys, perfect for growing families. The ground floor features the kitchen and a large open plan living room with dining area in the conservatory, and a guest cloakroom to complete this floor. On the first floor you'll find three single bedrooms and the family bathroom. The entire second floor features a private en suite master bedroom with dressing area.

NETT TOTAL 112.7 sq. m. / 1,213 sq. ft.

Ground floor



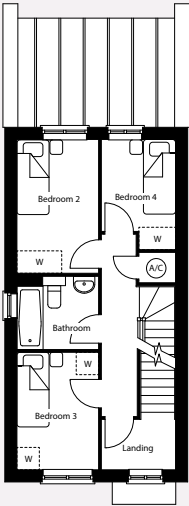
Living Room/Conservatory

6.96m x 4.25m 22'10" x 13'11"

Kitchen/Breakfast Area

3.79m max x 2.73m max 12'5" max x 8'11" max

First floor



Bedroom 2

3.59m x 2.19m 11'9" x 7'2"

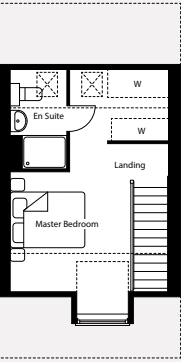
Bedroom 3

3.15m x 2.19m 10'4" x 7'2"

Bedroom 4

2.96m max x 1.99m 9'8" max x 6'6"

Second floor




Master Bedroom

6.14m max x 4.25m max 20'2" max x 13'11" max

Key

A/C – Airing Cupboard Clks – Cloakroom Cpd – Cupboard

--- Restricted Headroom  – Roof Window W – Wardrobe



Plots: 119, 120, 154, 155, 184, 185, 189 & 190

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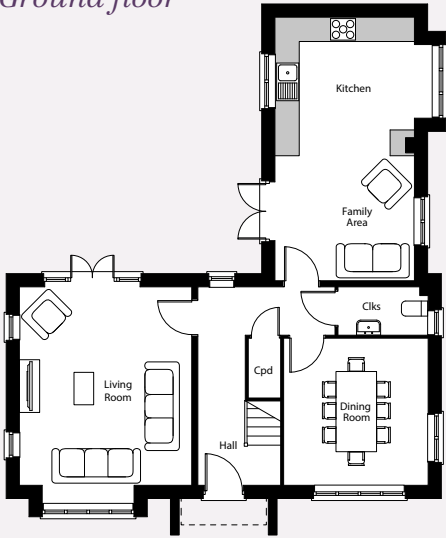
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THE OAKFORD

The Oakford is a four bedroom family home with an L-shaped layout. The ground floor features a kitchen/family area, a separate dining room for special occasions and a living room with double doors to the garden. Upstairs you will find 3 double bedrooms, the master bedroom has an en suite shower room, a further bedroom and the family bathroom.

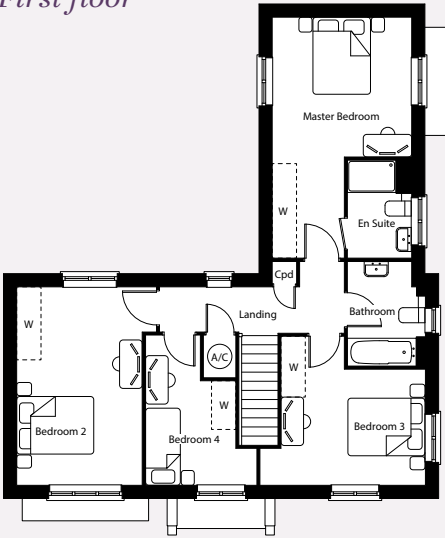
NETT TOTAL 146.8 sq. m. / 1,580 sq. ft.

Ground floor



Kitchen/Family Area	6.49m max x 3.44m	21'4" max x 11'3"
Living Room	5.47m max x 4.25m	17'11" max x 13'11"
Dining Room	3.62m x 3.56m	11'11" x 11'8"

First floor



Master Bedroom	5.94m x 3.44m	19'6" x 11'3"
Bedroom 2	4.89m max x 3.44m max	16'1" max x 11'4" max
Bedroom 3	4.08m max x 3.67m max	13'5" max x 12'1" max
Bedroom 4	3.70m max x 2.74m max	12'2" max x 9'0" max

Key
A/C – Airing Cupboard Clks – Cloakroom Cpd – Cupboard W – Wardrobe

Plots: 141 & 142

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 42560 / July 2021.

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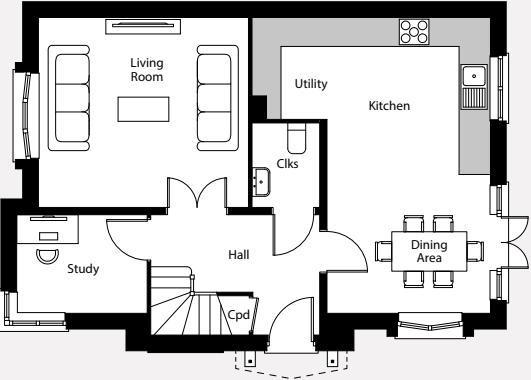


THE EVERGREEN

The Evergreen is a four bedroom home perfect for growing families in search of more space. The kitchen/dining area has double doors to the garden and has a handy utility space. A separate living room is also located on the ground floor. The master bedroom with its en suite shower room is found on the first floor, along with three further bedrooms and a family bathroom.

NETT TOTAL 120.1 sq. m. / 1,292 sq. ft.

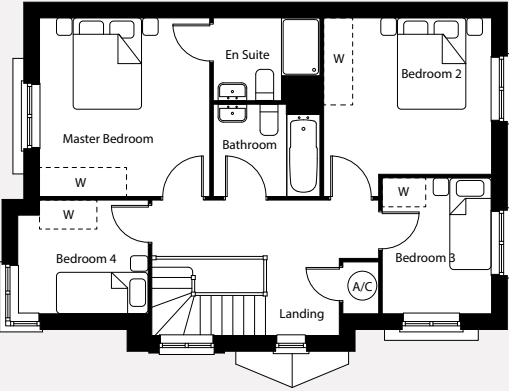
Ground floor



Kitchen/Dining/Utility Area		
6.12m max	× 4.93m max	20'1" max × 16'2" max
Living Room		
4.34m	× 3.93m	14'3" × 12'11"
Study		
2.70m	× 2.04m	8'10" × 6'8"

Key
A/C – Airing Cupboard Clks – Cloakroom Cpd – Cupboard W – Wardrobe

First floor



Master Bedroom		
3.69m	× 3.52m	12'1" × 11'7"
Bedroom 2		
3.69m max	× 3.47m	12'1" max × 11'5"
Bedroom 3		
2.81m	× 2.26m	9'3" × 7'5"
Bedroom 4		
2.70m	× 2.35m	8'10" × 7'9"

Plot: 123

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Taylor Wimpey



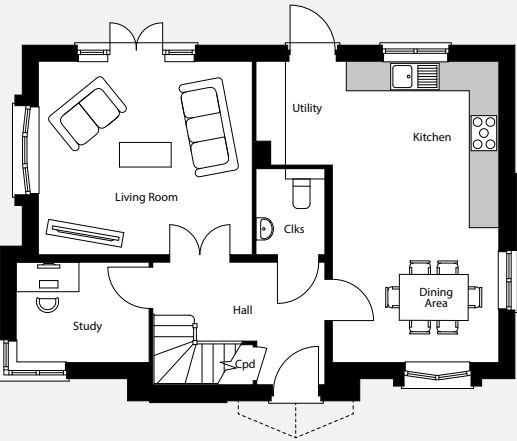
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THE HAZEL

A four bedroom home in which day-to-day life is centred around the contemporary kitchen/family/dining area with access to the garden. There is also a separate living room with double doors to the garden and a separate study. The four bedrooms occupy the first floor, along with a main bathroom. The master bedroom boasts an en suite shower room.

NETT TOTAL 120.1 sq. m. / 1,293 sq. ft.

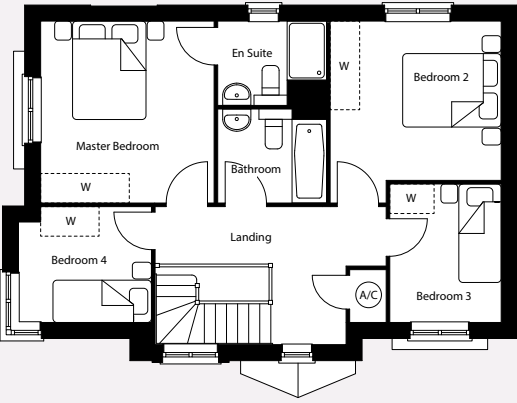
Ground floor



Living Room	4.35m x 3.92m	14'3" x 12'10"
Kitchen/Dining Area	6.11m max x 4.93m max	20'0" max x 16'2" max
Study	2.69m x 2.04m	8'10" x 6'8"

Key
A/C – Airing Cupboard Clks – Cloakroom Cpd – Cupboard W – Wardrobe

First floor



Master Bedroom	3.69m x 3.52m	12'1" x 11'7"
Bedroom 2	3.70m max x 3.47m max	12'1" max x 11'5" max
Bedroom 3	2.81m x 2.26m	9'3" x 7'5"
Bedroom 4	2.70m max x 2.35m max	8'10" max x 7'9" max

 **Plot:** 158

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**Taylor
Wimpey**



Taylor Wimpey

THE WESTHORPE

4 bedroom home

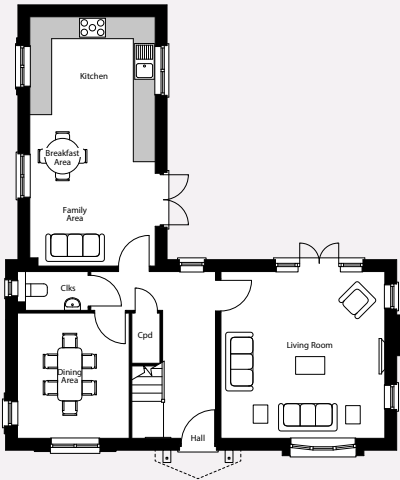
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THE WESTHORPE

This four bedroom home benefits from a living room with a dual aspect design. The kitchen/breakfast/family area is also dual aspect, letting plenty of light in. A dining room and cloakroom complete the ground floor. On the first floor are four bedrooms. The master bedroom comes with its own en suite shower room, whilst the remaining bedrooms are serviced by the family bathroom.

NETT TOTAL 139.9 sq. m. / 1,506 sq. ft.

Ground floor



Kitchen/Breakfast/Family Area

6.83m x 3.44m 22'5" x 11'3"

Living Room

4.56m x 4.49m 15'0" x 14'9"

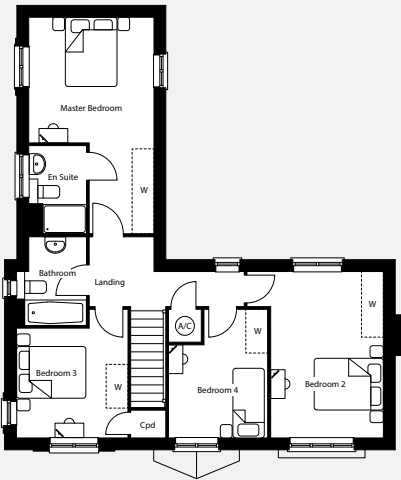
Dining Room

3.43m x 3.06m 11'3" x 10'1"

Key

A/C – Airing Cupboard Cld – Cloakroom Cpd – Cupboard W – Wardrobe

First floor



Master Bedroom

5.94m max x 3.44m 19'6" max x 11'3"

Bedroom 2

4.56m x 3.74m max 15'0" x 12'3" max

Bedroom 3

3.53m max x 3.06m 11'7" max x 10'0"

Bedroom 4

3.53m x 2.73m 11'7" x 8'11"



Plot: 151

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THE HOLLY

This Holly is a four bedroom home, the hub of which is the contemporary kitchen/family/dining area with double doors to the garden. A separate living room, the ideal place to relax makes up the ground floor. The four bedrooms occupy the first floor, along with a main bathroom. The master bedroom boasts an en suite shower room.

NETT TOTAL 114.8 sq. m. / 1,236 sq. ft.

Ground floor

Kitchen/ Dining/ Family Area	6.12m max x 5.10m max	20'1" max x 16'8" max
Living Room	4.10m x 3.95m	13'5" x 13'0"

First floor

Master Bedroom	3.66m max x 3.66m max	12'0" max x 12'0" max
Bedroom 2	3.38m x 3.12m	11'1" x 10'3"
Bedroom 3	2.92m x 2.25m	9'7" x 7'5"
Bedroom 4	2.93m x 2.21m	9'8" x 7'3"

Key

A/C – Airing Cupboard Clks – Cloakroom Cpd – Cupboard W – Wardrobe

Plot: 149

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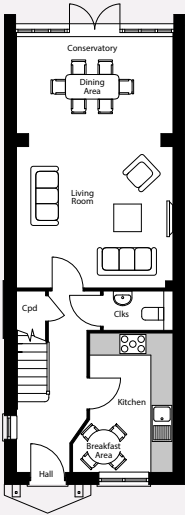
THE DALE A

4 bedroom home

The Dale A is a four bedroom home, which has been carefully designed throughout to maximise space making it perfect for growing families. The stylish kitchen is an area where one can cook, dine and relax. At the end of the hall is an open-plan living/dining area, great for entertaining. The conservatory has double doors opening to the garden. The first floor has three bedrooms and a family bathroom. Whilst the master bedroom with a dressing area and en suite shower room spans the entire second floor.

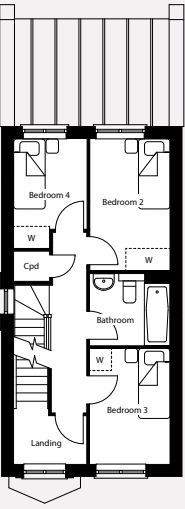
NETT TOTAL 111.3 sq. m. / 1,198 sq. ft.

Ground floor



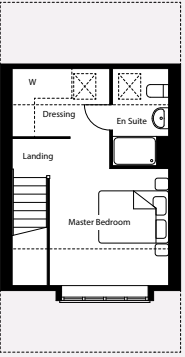
Kitchen	
3.79m x 2.73m	12'5" x 8'11"
Living/Dining/Conservatory	
6.94m x 4.25m	22'9" x 13'11"

First floor



Bedroom 2	
3.59m x 2.18m	11'9" x 7'2"
Bedroom 3	
3.15m x 2.19m	10'4" x 7'2"
Bedroom 4	
2.99m max x 1.99m max	9'10" max x 6'6" max

Second floor



Master Bedroom	
4.25m max x 3.65m max	13'11" max x 11'11" max

Key
A/C – Airing Cupboard Clks – Cloakroom Cpd – Cupboard
--- Restricted Headroom – Roof Window W – Wardrobe

Plot: 125

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Taylor Wimpey

A large, modern three-story house with red brick and dark grey accents. The house has a steep gabled roof with dark grey tiles and a dormer window. The front facade features large windows with dark frames and a central entrance with a small porch. A blue car is parked in the driveway to the left. The house is set against a blue sky with white clouds.

Taylor
Wimpey

THE DALE B

4 bedroom home

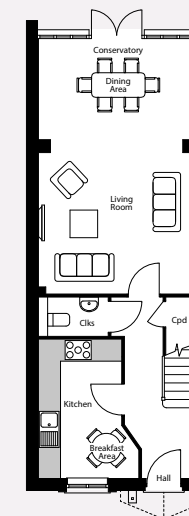
← The Dale B →

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 Dale B is a four bedroom home, which has been carefully designed throughout to maximise space making it perfect for growing families. The stylish kitchen is an area where one can cook, dine and relax. At the end of the hall is an open-plan living/dining area, great for entertaining. The conservatory has double doors opening to the garden. The first floor has three bedrooms and a family bathroom. Whilst the master bedroom with a dressing area and en suite shower room spans the entire second floor.

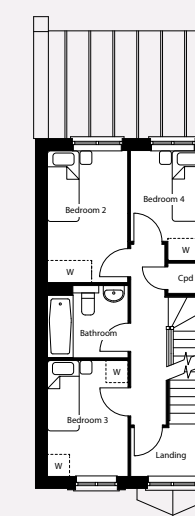
NETT TOTAL 110.7 sq. m. / 1,192 sq. ft.

Ground floor



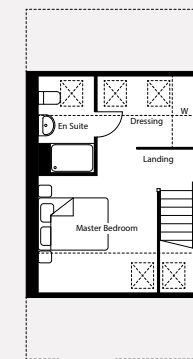
Kitchen	
3.79m x 2.73m	12'5" x 8'11"
<hr/>	
Living/Dining/Conservatory	
6.93m x 4.25m	22'7" x 13'11"

First floor



Bedroom 2	
3.59m x 2.18m	11'9" x 7'2"
Bedroom 3	
3.15m x 2.19m	10'4" x 7'2"
Bedroom 4	
2.99m <i>max</i> x 1.99m	9'10" <i>max</i> x 6'6"

Second floor



Master Bedroom
4.25m max x 3.92m max 13'11" max x 12'10" max

Key
A/C – Airing Cupboard Clks – Cloakroom Cpd – Cupboard
--- Restricted Headroom  – Roof Window W – Wardrobe

 **Plot:** 126

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Taylor Wimpey



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Taylor Wimpey

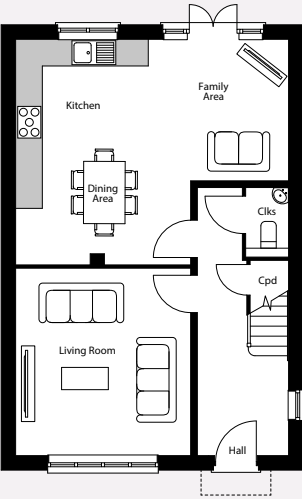
THE ROMAN

4 bedroom home

A flexible four bedroom home, The Roman features a spacious living room and a kitchen with dining and family areas including double doors leading out to the garden. A guest cloakroom completes the ground floor. Upstairs, an en suite master bedroom can be found along with the family bathroom, a second double bedroom and two further single bedrooms.

NETT TOTAL 115.1 sq. m. / 1,239 sq. ft.

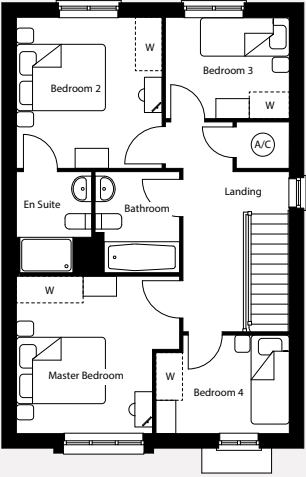
Ground floor



Living Room	4.20m x 3.93m	13'9" x 12'11"
Kitchen/Dining/Family Area	6.13m max x 5.07m max	20'1" max x 16'8" max

Key
A/C – Airing Cupboard Clks – Cloakroom Cpd – Cupboard W – Wardrobe

First floor



Master Bedroom	3.40m x 3.28m	11'2" x 10'9"
Bedroom 2	3.63m max x 3.54m max	11'11" max x 11'7" max
Bedroom 3	2.79m x 2.29m	9'2" x 7'6"
Bedroom 4	3.00m max x 2.22m max	9'10" max x 7'3" max

Plot: 145

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Taylor
Wimpey

THE DEAN

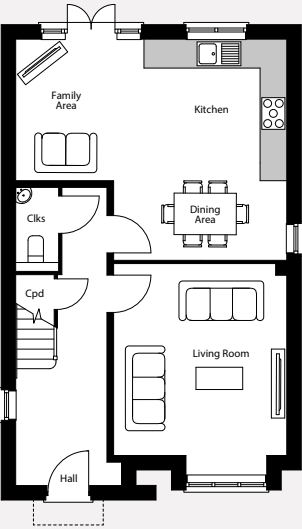
4 bedroom home

THE DEAN

The Dean is a flexible four bedroom home. Off the hallway you'll find a spacious living room and a kitchen with dining and family areas, including double doors to the garden. A guest cloakroom completes the ground floor. On the first floor, an en suite master bedroom can be found along with the family bathroom, a second double bedroom and two further single bedrooms.

NETT TOTAL 118.7 sq. m. / 1,278 sq. ft.

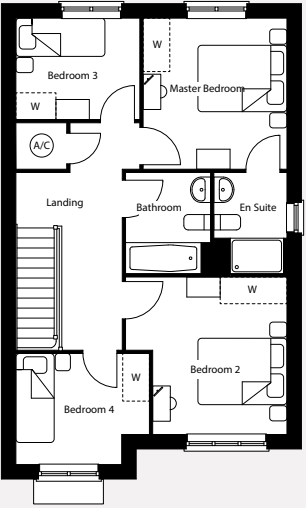
Ground floor



Living Room	4.65m x 3.93m	15'3" x 12'11"
Kitchen/Dining Area	5.07m x 3.90m max	16'8" x 12'9" max
Family Area	3.18m x 2.94m	10'5" x 9'7"

Key
A/C – Airing Cupboard Clks – Cloakroom Cpd – Cupboard W – Wardrobe

First floor



Master Bedroom	3.35m x 3.28m	11'2" x 10'9"
Bedroom 2	3.63m max x 3.54m max	11'11" max x 11'7" max
Bedroom 3	2.79m x 2.28m	9'2" x 7'6"
Bedroom 4	3.00m max x 2.89m max	9'10" max x 9'6" max

Plots: 186 & 188

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Taylor Wimpey

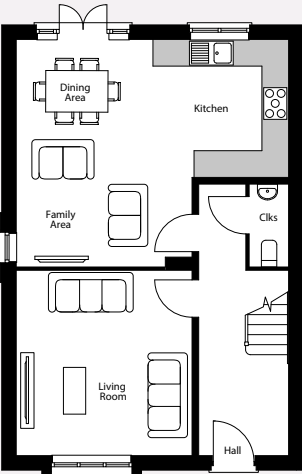
THE POPPY

4 bedroom home

The Poppy is a versatile four bedroom home, featuring a spacious living room and a kitchen with dining and family areas including double doors leading out to the garden. A guest cloakroom completes the ground floor. Upstairs, an en suite master bedroom can be found along with the family bathroom, a second double bedroom and two further single bedrooms.

NETT TOTAL 114.8 sq. m. / 1,236 sq. ft.

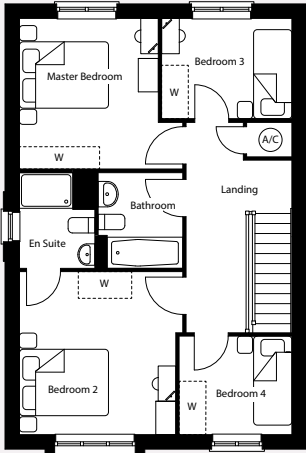
Ground floor



Living Room	4.10m x 3.95m	13'5" x 13'0"
Kitchen	3.10m x 3.05m	10'2" x 10'0"
Dining/Family Area	5.09m x 3.94m	16'8" x 12'11"

Key
A/C – Airing Cupboard Clks – Cloakroom Cpd – Cupboard W – Wardrobe

First floor



Master Bedroom	3.67m max x 3.66m	12'0" max x 12'0"
Bedroom 2	3.67m max x 3.38m max	12'0" max x 11'1" max
Bedroom 3	2.92m x 2.25m	9'7" x 7'5"
Bedroom 4	2.54m x 2.22m	8'4" x 7'3"

Plots: 124 & 150

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Taylor Wimpey



Taylor Wimpey

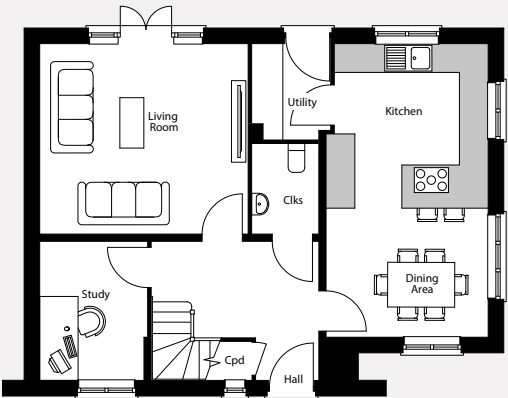
THE HEATH

4 bedroom home

The Heath is a spacious four bedroom home boasting a large kitchen with dining and utility area. A spacious living room, study and guest cloakroom, all accessible from the hallway, complete the ground floor. On the first floor you'll discover an en suite master bedroom, along with a second double bedroom, two further single bedrooms and a family bathroom.

NETT TOTAL 123.4 sq. m. / 1,328 sq. ft.

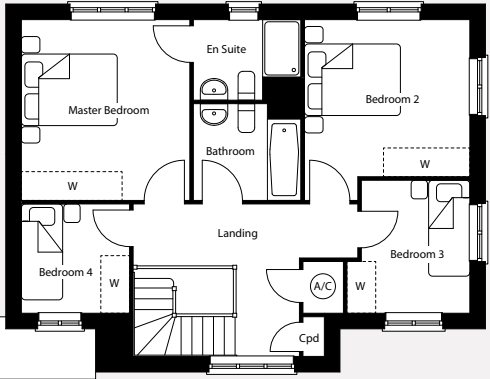
Ground floor



Living Room	4.35m x 3.97m	14'3" x 13'0"
Kitchen	3.21m min x 3.13m	10'6" min x 10'3"
Dining Area	3.39m x 2.99m	11'1" x 9'10"
Study	2.90m x 2.25m	9'6" x 7'5"

Key
A/C – Airing Cupboard Clks – Cloakroom
Cpd – Cupboard W – Wardrobe

First floor



Master Bedroom	3.77m x 3.51m	12'4" x 11'6"
Bedroom 2	3.77m max x 3.45m max	12'4" max x 11'4" max
Bedroom 3	2.77m max x 2.56m max	9'1" max x 8'5" max
Bedroom 4	2.28m x 2.26m	7'6" x 7'5"

Plots: 181 & 193

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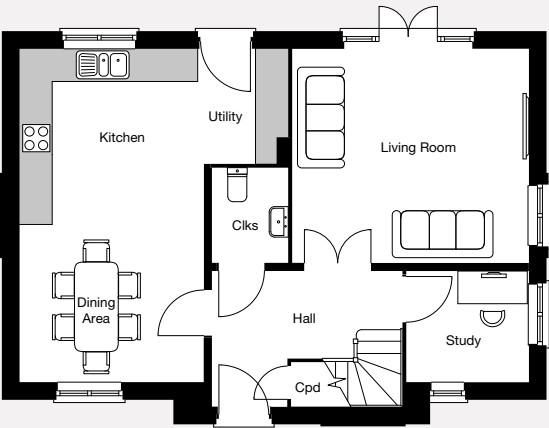
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THE PUCKERIDGE

A versatile four bedroom home, The Puckeridge has a large kitchen with dining and utility areas. The ground floor also features a study, guest cloakroom and spacious living room with double doors to the garden. Upstairs, an en suite master bedroom can be found along with a second double bedroom and two further single bedrooms. A family bathroom completes the first floor.

NETT TOTAL 118.1 sq. m. / 1,271 sq. ft.

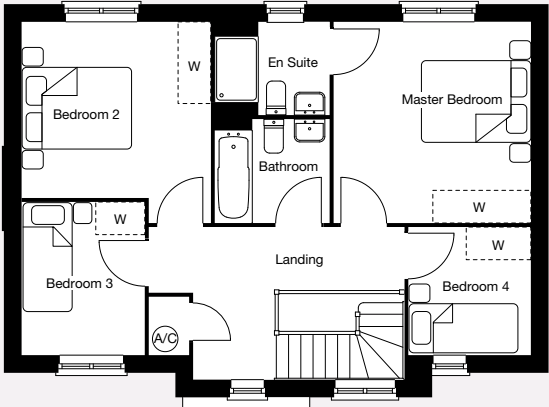
Ground floor



Living Room	4.35m x 3.93m	14'3" x 12'11"
Kitchen	4.93m max x 3.08m max	16'2" max x 10'1" max
Dining Room	3.38m x 3.04m	11'1" x 10'0"
Study	2.25m x 2.04m	7'5" x 6'8"

- Key**
- A/C – Airing Cupboard
 - Clks – Cloakroom
 - Cpd – Cupboard
 - W – Wardrobe

First floor



Master Bedroom	3.69m x 3.62m	12'1" x 11'11"
Bedroom 2	3.69m max x 3.47m max	12'11" max x 11'5" max
Bedroom 3	2.81m x 2.26m	9'3" x 7'5"
Bedroom 4	2.36m x 2.25m	7'9" x 7'5"

Plot: 157

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Taylor Wimpey

THE NEALE

4 bedroom home

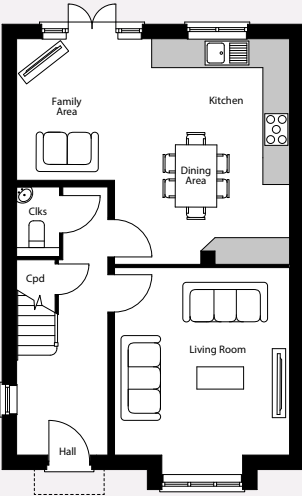
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THE NEALE

A 4 bedroom family home, The Neale features a versatile kitchen with dining and family areas the full width of the ground floor, including double doors leading out to the garden. A spacious living room and a guest cloakroom complete the ground floor. Upstairs, an en suite master bedroom, family bathroom, second double bedroom and two single bedrooms can be found.

NETT TOTAL 116.0 sq. m. / 1,248 sq. ft.

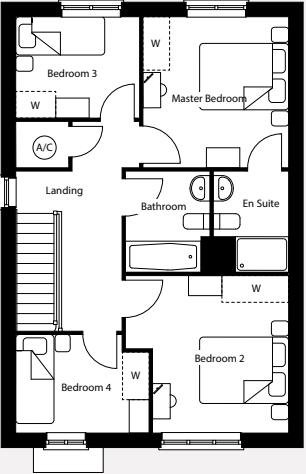
Ground floor



Living Room	4.65m x 3.93m	15'3" x 12'11"
Kitchen/Family Area	6.13m max x 5.07m max	19'13" max x 16'8" max

Key
A/C – Airing Cupboard Clks – Cloakroom Cpd – Cupboard W – Wardrobe

First floor



Master Bedroom	3.35m x 3.28m	11'2" x 10'9"
Bedroom 2	3.67m max x 3.54m	12'0" max x 11'7"
Bedroom 3	2.79m x 2.27m	9'2" x 7'6"
Bedroom 4	3.00m max x 2.22m	9'10" max x 7'3"

Plots: 118, 144 & 146

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Taylor Wimpey



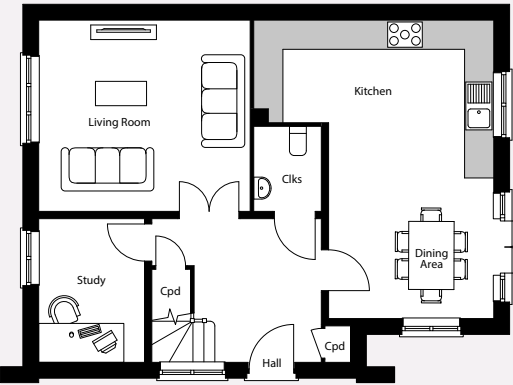
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THE ORCHID

The Orchid is ideal for growing families with a large kitchen/dining area. A spacious living room, study and guest cloakroom complete the ground floor. Upstairs, the en suite master bedroom can be found along with a second double bedroom, two single bedrooms and a family bathroom.

NETT TOTAL 120.4 sq. m. / 1,296 sq. ft.

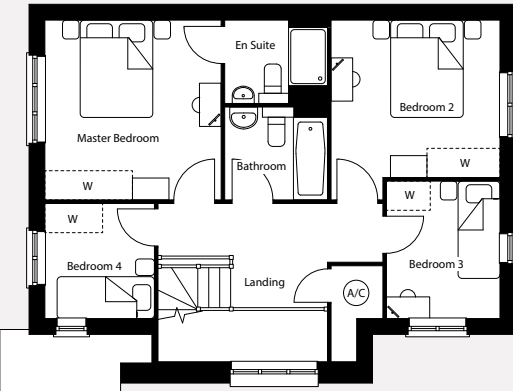
Ground floor



Living Room	4.36m x 3.93m	14'3" x 12'11"
Kitchen/Dining Area	6.13m max x 4.93m max	20'1" max x 16'2" max
Study	2.95m x 2.17m	9'8" x 7'2"

Key
A/C – Airing Cupboard Clks – Cloakroom Cpd – Cupboard W – Wardrobe

First floor



Master Bedroom	3.69m x 3.62m	12'1" x 11'11"
Bedroom 2	3.47m x 3.23m min	11'5" x 10'7" min
Bedroom 3	2.83m x 2.33m	9'3" x 7'8"
Bedroom 4	2.37m x 2.25m	7'9" x 7'5"

Plots: 117 & 143

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**Taylor
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Taylor Wimpey

THE TAMAR

3 bedroom home

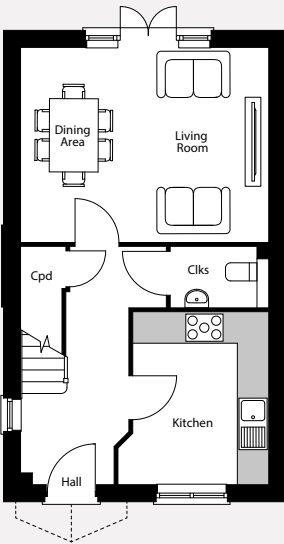
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THE TAMAR

A versatile three bedroom home, perfect for a growing family. The Tamar has a full-width living/dining area with double doors to the private garden. A kitchen and guest cloakroom complete the ground floor. Upstairs, you'll find the master bedroom with en suite, family bathroom and two further bedrooms.

NETT TOTAL 79.4 sq. m. / 854 sq. ft.

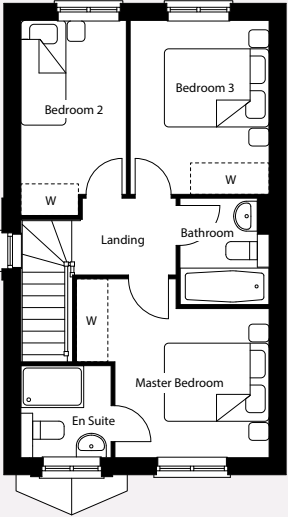
Ground floor



Kitchen	3.30m x 2.88m max	10'10" x 9'5" max
Living/Dining Area	4.74m x 3.72m	15'7" x 12'3"

Key
Clks – Cloakroom Cpd – Cupboard W – Wardrobe

First floor



Master Bedroom	3.68m max x 3.42m max	12'1" max x 11'2" max
Bedroom 2	3.73m max x 2.01m max	12'3" max x 6'7" max
Bedroom 3	3.32m x 2.65m	10'11" x 8'8"

Plot: 148

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Taylor Wimpey



Taylor Wimpey

THE DAFFODIL

3 bedroom home

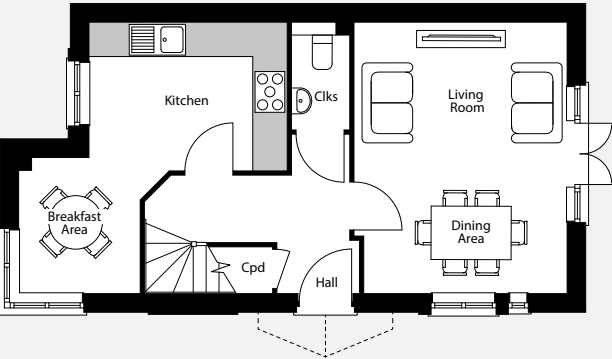
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THE DAFFODIL

An open-plan three bedroom home, The Daffodil features a large kitchen with a breakfast area plus a full width living room and dining area with double doors leading out to the garden. A guest cloakroom completes the ground floor. Upstairs, an en suite master bedroom can be found along with the family bathroom and two additional bedrooms.

NETT TOTAL 85.4 sq. m. / 919 sq. ft.

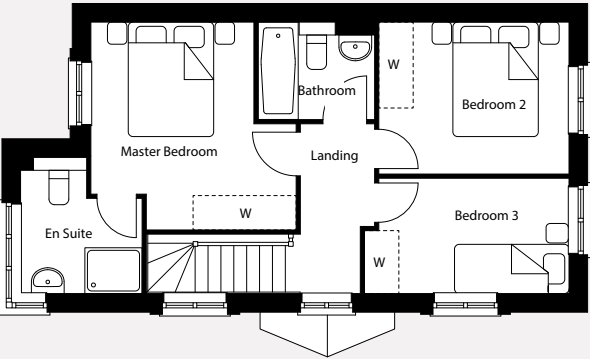
Ground floor



Living/Dining Area	4.74m x 3.72m	15'7" x 12'3"
Kitchen	3.46m x 2.60m min	11'4" x 8'6" min
Breakfast Area	2.36m x 2.10m	7'9" x 6'11"

Key
Clks – Cloakroom Cpd – Cupboard W – Wardrobe

First floor



Master Bedroom	3.68m max x 3.42m max	12'1" max x 11'2" max
Bedroom 2	3.32m x 2.65m	10'11" x 8'8"
Bedroom 3	3.57m max x 2.01m	11'9" max x 6'7"

Plot: 147

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Taylor Wimpey



Taylor Wimpey

THE RIBBON

3 bedroom home

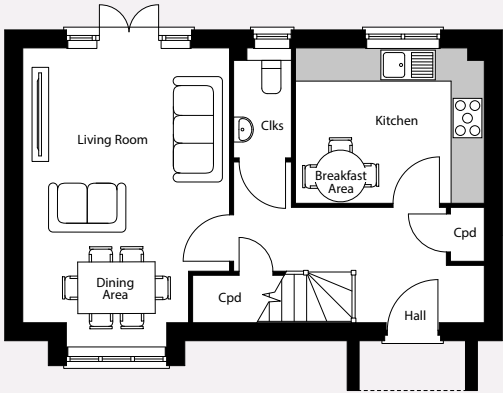
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THE RIBBON

The Ribbon is a three bedroom home with a garage, ideal for families. The ground floor comprises a kitchen and a living room with dining area, including double doors leading out to the garden. Upstairs, you'll find a generous en suite master bedroom, family bathroom, a second double bedroom and a final single bedroom.

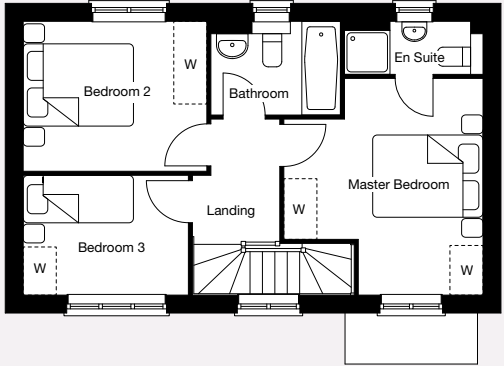
NETT TOTAL 84.0 sq. m. / 904 sq. ft.

Ground floor



Living/Dining Area		
5.39m max	× 3.74m max	17'8" max × 12'3" max
Kitchen		
3.41m	× 2.81m	11'2" × 9'3"

First floor



Master Bedroom		
3.93m max	× 3.61m max	12'11" max × 11'10" max
Bedroom 2		
3.33m	× 2.72m	10'11" × 8'11"
Bedroom 3		
3.33m	× 2.17m	10'11" × 7'2"

Key
Clks – Cloakroom Cpd – Cupboard W – Wardrobe

Plot: 180

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 42560 / July 2021.

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THE CEDAR

3 bedroom home

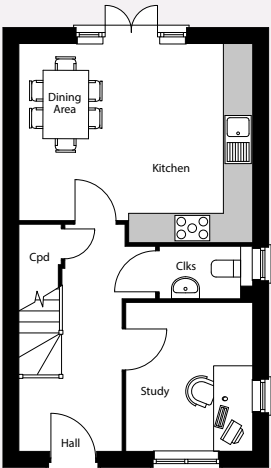
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THE CEDAR

The Cedar is a three bedroom and three storey home, ideal for flexible living. Featuring a full width kitchen and dining area with double doors to the garden on the ground floor, along with a study and guest cloakroom. On the first floor you'll find a spacious living room and master bedroom as well as a family bathroom. The second floor features a double and single bedroom plus an additional shower room.

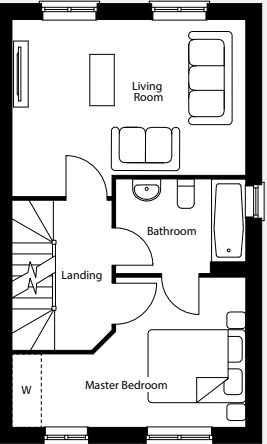
NETT TOTAL 107.6 sq. m. / 1,158 sq. ft.

Ground floor



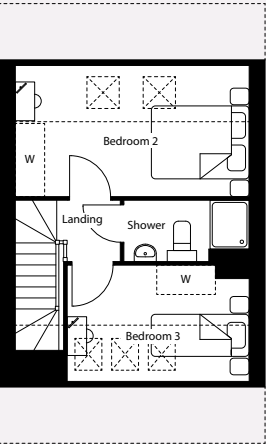
Kitchen/Dining Area		
4.79m max	× 4.07m max	15'8" max × 13'4" max
Study		
3.05m	× 2.60m	10'0" × 8'6"

First floor



Living Room		
4.79m	× 3.62m max	15'8" × 11'11" max
Master Bedroom		
4.78m max	× 3.07m max	15'8" max × 10'1" max

Second floor



Bedroom 2		
4.78m	× 2.32m	15'8" × 7'8"
Bedroom 3		
3.72m max	× 2.02m max	12'3" max × 6'8" max

- Key**
- Clks – Cloakroom
 - Cpd – Cupboard
 - – Restricted Headroom
 - △ – Roof Window
 - W – Wardrobe

 **Plots:** 121, 152, 182 & 191

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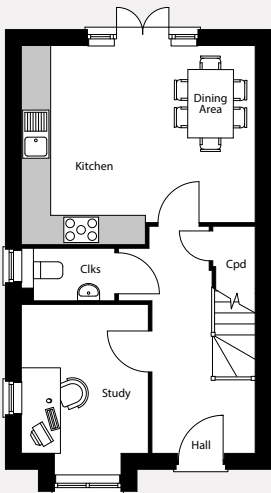
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THE TUDOR

A three bedroom, three storey home that is ideal for flexible living. The Tudor features a full width kitchen and dining area with double doors to the garden on the ground floor along with a study and guest cloakroom. On the first floor is a spacious living room and master bedroom as well as a family bathroom. The second floor features a double and single bedroom plus an additional shower room.

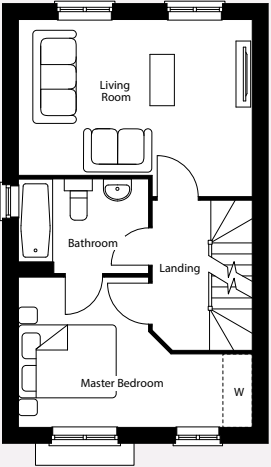
NETT TOTAL 109 sq. m. / 1,174 sq. ft.

Ground floor



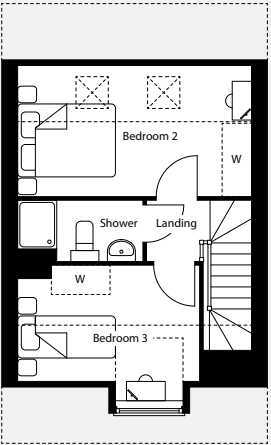
Kitchen/Dining Area	
4.78m max × 4.07m max	15'8" max × 13'4" max
Study	
3.49m × 2.60m	11'5" × 8'6"

First floor



Living Room	
4.78m max × 3.62m max	15'8" max × 11'11" max
Master Bedroom	
4.78m max × 3.07m max	15'8" max × 10'1" max

Second floor



Bedroom 2	
4.78m × 2.32m	15'8" × 7'8"
Bedroom 3	
3.72m max × 2.02m max	12'3" max × 6'8" max

Key
Clks – Cloakroom Cpd – Cupboard - - - - Restricted Headroom
↕↕↕ – Roof Window W – Wardrobe

Plots: 122, 153, 183 & 192

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 42560 / July 2021.

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THE DAISY

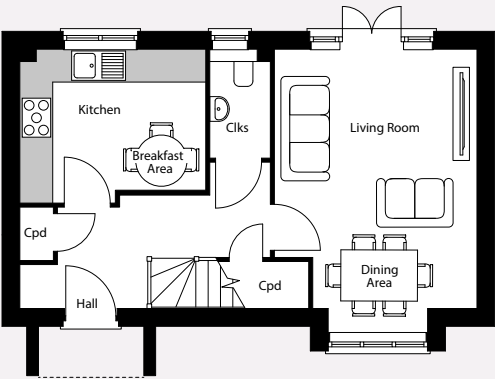
3 bedroom home

THE DAISY

The Daisy is a three bedroom home ideal for families. The ground floor comprises a kitchen and a living room with dining area, including double doors leading out to the garden. Upstairs, you'll find bedroom 1 with an en suite, family bathroom, a second double bedroom and a final single bedroom.

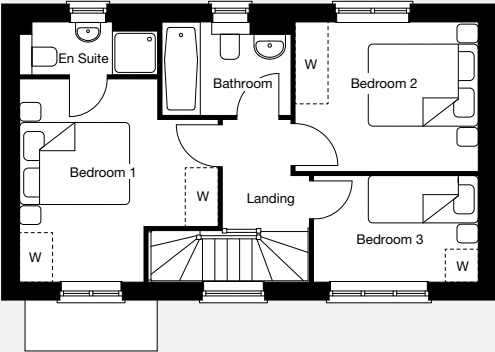
NETT TOTAL 80.3 sq. m. / 864 sq. ft.

Ground floor



Living/Dining Area	
5.16m <i>max</i> × 3.69m	16'11" <i>max</i> × 12'2"
Kitchen	
3.38m × 2.80m	11'1" × 9'3"

First floor



Bedroom 1	
3.68m × 3.61m <i>max</i>	12'1" × 11'10" <i>max</i>
Bedroom 2	
3.33m × 2.72m	10'11" × 8'11"
Bedroom 3	
2.98m × 1.94m	9'9" × 6'5"

Key
Clks – Cloakroom Cpd – Cupboard W – Wardrobe

Plot: 194

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ASH HOUSE

2 bedroom apartments

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ASH HOUSE

Ash House offers a stunning range of two bedroom apartments over three floors – ideal for first-time buyers and professional couples. The open-plan kitchen/living areas are perfect for entertaining both family and friends. Each apartment also benefits from an en suite master bedroom, a good sized second bedroom and a main bathroom.

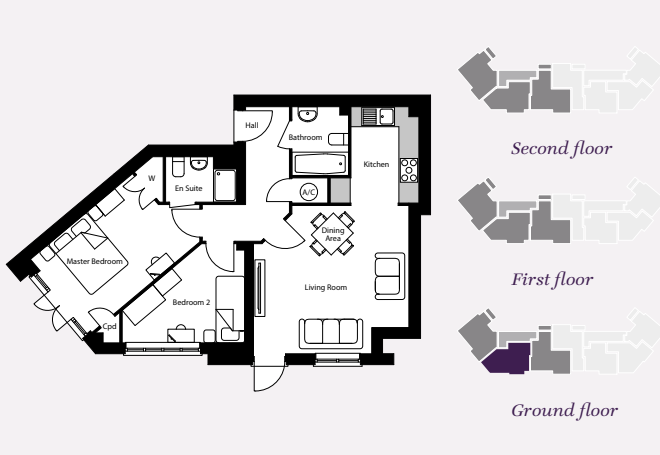
Plot 434



Living Room		
3.90m × 3.38m	12'10" × 11'1"	
Kitchen/Dining Area		
3.10m × 3.00m	10'2" × 9'10"	
Master Bedroom		
3.58m max × 3.29m max	11'9" max × 10'10" max	
Bedroom 2		
3.31m max × 2.63m max	10'10" max × 8'7" max	
Total internal floor area		
63.4 sq. m.	682 sq. ft.	

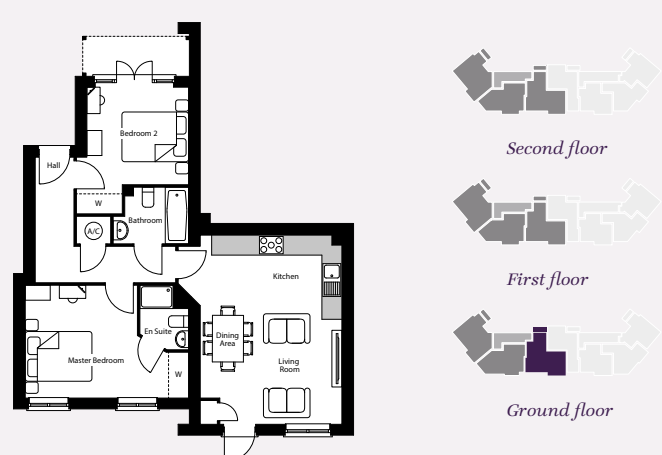
Key
A/C – Airing Cupboard Cpd – Cupboard W – Wardrobe

Plot 435



Living/Dining Area		
4.66m max 4.44m max	15'4" max × 14'7" max	
Kitchen		
2.89m × 2.04m	9'6" × 6'8"	
Master Bedroom		
5.08m max × 2.87m max	16'8" × 9'5" max	
Bedroom 2		
3.68m max × 2.98m max	12'1" max × 9'9" max	
Total internal floor area		
64.2 sq. m.	691 sq. ft.	

Plot 436



Living/Dining Area		
4.25m × 3.15m	13'11" × 10'4"	
Kitchen		
4.91m max × 2.53m max	16'1" max × 8'3" max	
Master Bedroom		
4.90m max × 3.37m max	16'1" max × 11'1" max	
Bedroom 2		
3.94m max × 3.37m max	12'11" max × 11'0" max	
Total internal floor area		
66.5 sq. m.	716 sq. ft.	

Plots: 434, 435 & 436

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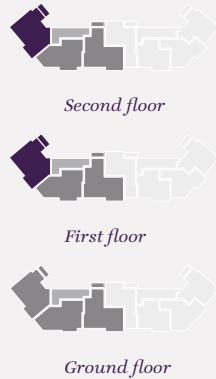
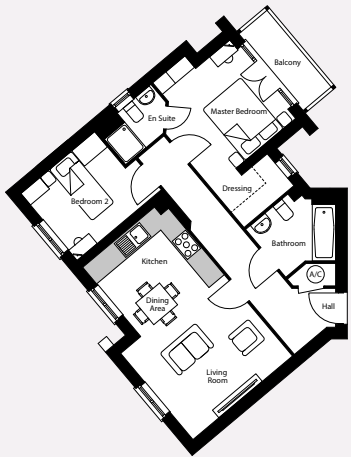
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ASH HOUSE

Ash House offers a stunning range of two bedroom apartments over three floors – ideal for first-time buyers and professional couples. The open-plan kitchen/living areas are perfect for entertaining both family and friends. Each apartment also benefits from an en suite master bedroom, a good sized second bedroom and a main bathroom.

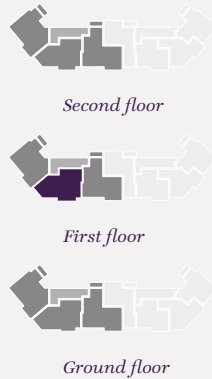
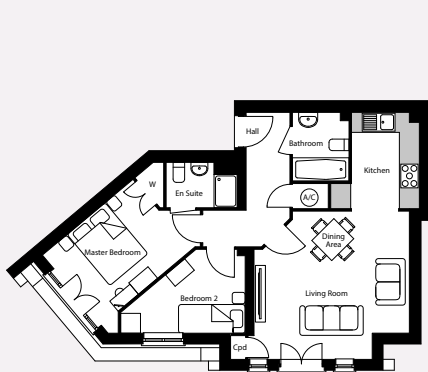
Plots 437 & 440



Living Room		
3.90m × 3.36m	12'10" × 11'1"	
Kitchen/Dining Area		
3.10m × 3.00m	10'2" × 9'10"	
Master Bedroom		
3.58m max × 3.29m max	11'9" max × 10'10" max	
Bedroom 2		
3.31m max × 2.63m max	10'10" max × 8'7" max	
Total internal floor area		
63.4 sq. m.	682 sq. ft.	

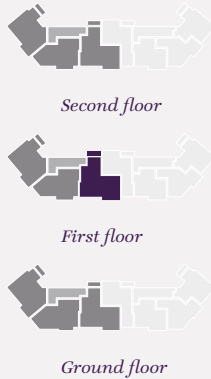
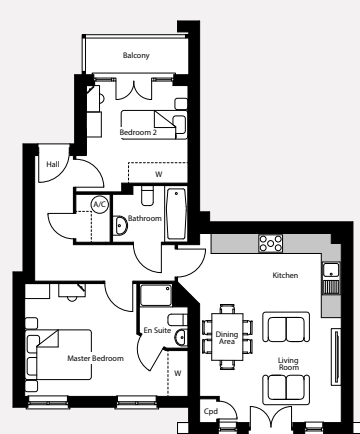
Key
A/C – Airing Cupboard Cpd – Cupboard W – Wardrobe

Plots 438



Living/Dining Area		
4.66m max × 4.44m max	15'4" max × 14'7" max	
Kitchen		
2.89m × 2.04m	9'6" × 6'8"	
Master Bedroom		
4.62m max × 3.26m max	15'2" max × 10'8" max	
Bedroom 2		
3.73m max × 2.52m max	12'3" max × 8'3" max	
Total internal floor area		
61.0 sq. m.	657 sq. ft.	

Plots 439

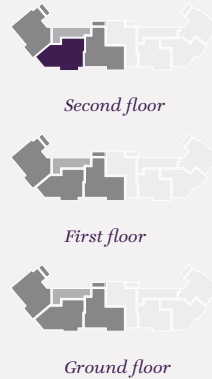
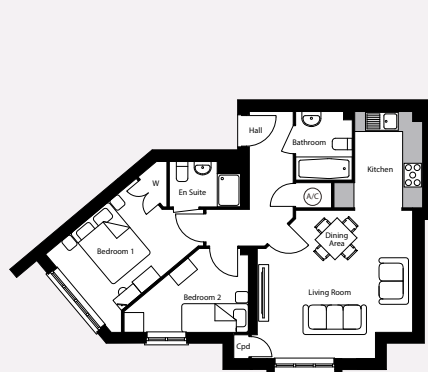


Living Room		
4.25m × 3.15m	13'11" × 10'3"	
Kitchen		
4.91m max × 2.53m max	16'1" max × 8'3" max	
Master Bedroom		
4.90m max × 3.37m max	16'1" max × 11'1" max	
Bedroom 2		
3.37m max × 3.33m max	11'0" max × 10'11" max	
Total internal floor area		
66.5 sq. m.	715 sq. ft.	

ASH HOUSE

Ash House offers a stunning range of two bedroom apartments over three floors – ideal for first-time buyers and professional couples. The open-plan kitchen/living areas are perfect for entertaining both family and friends. Each apartment also benefits from an en suite master bedroom, a good sized second bedroom and a main bathroom.

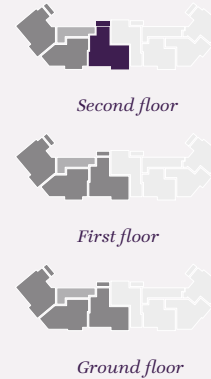
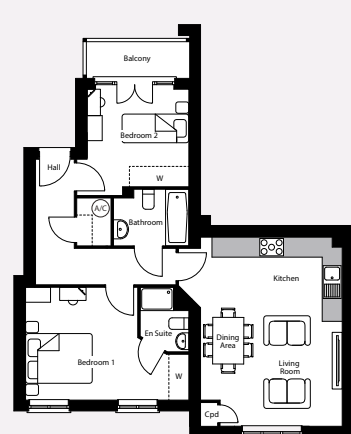
Plots 441



Living/Dining Area		
4.66m min × 4.44m max	15'4" min × 14'7" max	
Kitchen		
2.89m × 2.04m	9'6" × 6'8"	
Master Bedroom		
4.45m max × 3.26m max	14'7" max × 10'8" max	
Bedroom 2		
3.92m max × 2.52m max	12'10" max × 8'3" max	
Total internal floor area		
61.0 sq. m.	657 sq. ft.	

Key
A/C – Airing Cupboard Cpd – Cupboard W – Wardrobe

Plots 442




Living/Kitchen/Dining Area		
5.68m max × 4.91m max	18'7" max × 16'1" max	
Master Bedroom		
4.90m max × 3.37m max	16'1" max × 11'1" max	
Bedroom 2		
3.37m max × 3.33m max	11'0" max × 10'11" max	
Total internal floor area		
66.5 sq. m.	715 sq. ft.	

 **Plots:** 437, 438, 439 & 440

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 **Plots:** 441 & 442

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FROM M40:

- From M40 junction 4
- Join the A404 towards High Wycombe/Marlow
- Continue on the A404 and drive towards High Wycombe
- At the roundabout, exit onto Marlow Hill/A404
- Following the A404 for half-a-mile, turn right onto Daws Hill Lane and the development will be on your left

FROM HIGH WYCOMBE:

- Head south-west on Crendon St/A404 High St
- Follow Easton St to Abbey Way/A40
- Take A404 and Daws Hill Lane to Kennedy Avenue



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