

Taylor
Wimpey

STANBURY VIEW

SPENCERS WOOD | BERKSHIRE



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STANBURY VIEW. A VERY SPECIAL PLACE TO BE

A warm welcome to Stanbury View.

*Here you'll find an exciting collection of beautifully
designed, light-filled 2, 3, 4 and 5 bedroom
family homes in the sought-after
village of Spencers Wood.*

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.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIVE AND LOVE VILLAGE LIFE

Stanbury View is in a wonderful part of Berkshire surrounded by good connections, excellent shopping, amenities and entertainment. Just 4 miles by car to the town of Reading, and 13 to Basingstoke, you can relax and enjoy the surrounding area and yet still be connected to the busy M4 corridor and London. From The Oracle Shopping Centre to local schooling and country parks with lakes and watersports, Stanbury View is an excellent place in which to live.



Maiwand Lion,
Forbury Gardens,
a public park in Reading



Explore the restaurants and
cafés at The Oracle on the
banks of the River Kennet



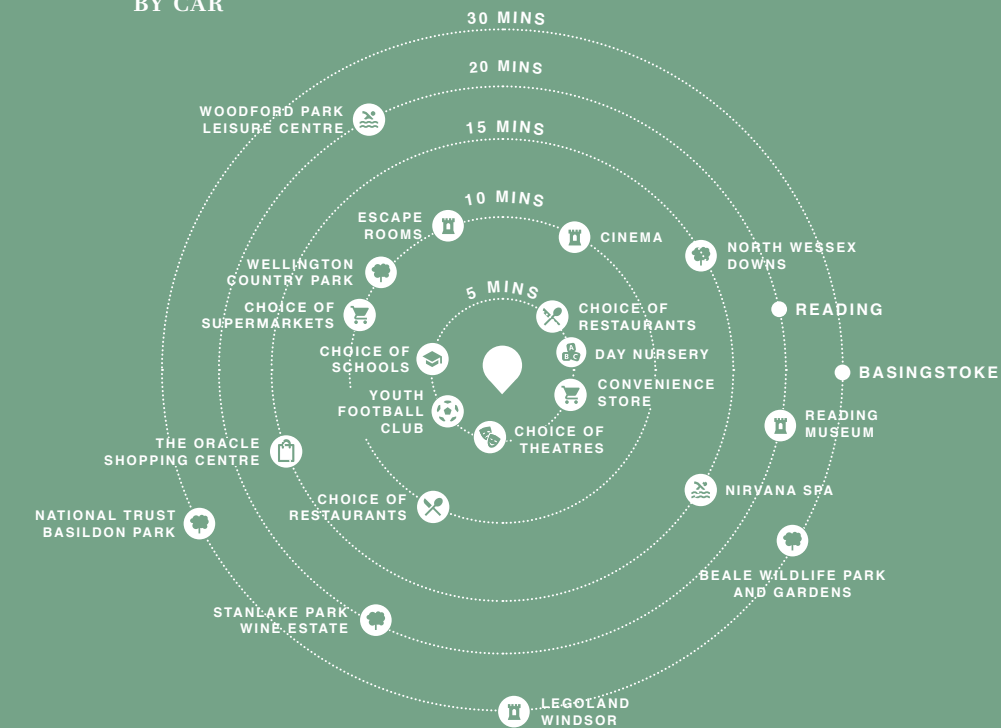
With over 80 big brands in
the centre of Reading you'll
be spoilt for choice



THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You can enjoy superb connections to other parts of the country too. To commute to work it's good to know Stanbury View has fantastic road links with the M4 and A33 nearby. Basingstoke is 13 miles away, Maidenhead 16 miles, and Slough 21 miles. Also there are fast trains running from Reading to London Paddington in the capital in just 30 minutes.

TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Enjoy a walk with
the family through
Wellington Country Park



Watch Reading
Football Club play at
the Madejski Stadium



Reading is home to
the well-respected
University



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



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



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

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

HERE TO HELP
YOU BUY



Backed by
HM Government

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

HERE TO HELP
YOU SELL



PART EXCHANGE

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



EASYMOVER

... 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.

5 bedroom homes




The Wayford
5 bedroom home
Plots: 6 & 30


4 bedroom homes




The Elliston
4 bedroom home
Plots: 42, 43, 44 & 45




The Huxford
4 bedroom home
Plots: 28, 34, 39, 40, 41, 50 & 51



The Kingham
4 bedroom home
Plots: 7, 8, 31 & 32




The Marford
4 bedroom home
Plots: 26 & 29




The Stanford
4 bedroom home
Plots: 49 & 52


3 bedroom homes



The Colton
3 bedroom home
Plots: 4, 5, 23, 24 & 25




The Trusdale
3 bedroom home
Plots: 3, 22, 27, 38 & 46




3 bedroom home
Plots: 13*, 14–16†, 18†, 19† & 21†

2 bedroom homes



The Byford
2 bedroom home
Plots: 1, 2, 33, 47 & 48



2 bedroom home
Plots: 17†, 20†, 35†, 36*, 37*, 53†, 54* & 55*

1 bedroom apartments



1 bedroom apartment
Plots: 9–12*



Get to know
STANBURY
VIEW

SPENCERS WOOD | BERKSHIRE

Stanbury View is an exciting collection of
2, 3, 4 and 5 bedroom family homes in the
sought-after village of Spencers Wood.

- *ah/r = Affordable Housing/Rented
- †ah/so = Affordable Housing/Shared Ownership
- BS = Bin Store
- CS = Cycle Store
- ▶ = Garage access
- SS = Sub Station
- = Fence
- = Solar Panels
- SANG = Suitable alternative natural greenspace
- SWALE = Drainage system

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. 45580/June 2021.



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THE BYFORD

2 bedroom home

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THE BYFORD

Perfect for first-time buyers, couples and families looking for a little extra space, the 2 bedroom Byford is a versatile home. On the ground floor, a kitchen/dining area opens through double doors to the private garden. A living room and guest cloakroom are also found on the ground floor. The first floor comprises bedroom 1 with an en suite shower room, a further bedroom, home office and the main bathroom.

TOTAL 89.0 sq. m. / 958 sq. ft.

Ground floor



Kitchen/Dining Area	5.06m x 2.87m	16'7" x 9'5"
Living Room	4.24m x 3.98m max	13'11" x 13'1" max

First floor



Bedroom 1	3.98m max x 3.00m min	13'1" max x 9'10" min
Bedroom 2	3.46m max x 2.82m	11'4" max x 9'3"
Study	3.91m max x 2.15m max	12'10" max x 7'1" max

Plots: 1, 2*, 33, 47* & 48

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. *Plots are handed to floorplan. 45580/April 2022.

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THE COLTON

The Colton is a 3 bedroom town house featuring a kitchen, convenient guest cloakroom and a living/dining area with double doors to the garden. Two bedrooms and a family bathroom are found on the first floor, while the second floor features bedroom 1 with an en suite shower room. A dormer window and roof light also provide this room with plenty of natural light.

TOTAL 105.4 sq. m. / 1,134 sq. ft.

Ground floor

Kitchen	2.72m max x 3.43m	8'11" max x 11'3"
Living/Dining Area	4.78m x 3.69m max	15'8" x 12'2" max

First floor

Bedroom 2	4.78m x 3.07m	15'8" x 10'1"
Bedroom 3	2.93m x 2.55m	9'8" x 8'5"

Second floor

Bedroom 1	6.19m x 3.74m max	20'4" x 12'4" max
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Plots: 4, 5*, 23*, 24* & 25

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THE TRUSDALE

The Trusdale is a 3 bedroom property that will appeal to growing families in search of extra space. The central entrance hallway leads to an open-plan kitchen/dining area with utility space and a dual aspect living room, which opens through double doors to the garden. Upstairs, bedroom 1 has an en suite shower room, while there are a further two bedrooms, home office and a family bathroom.


TOTAL 113.9 sq. m. / 1,226 sq. ft.

Ground floor




Kitchen/Dining Area	6.09m max × 3.58m max	20'0" max × 11'9" max
Living Room	6.09m × 3.46m	20'0" × 11'4"

First floor



Bedroom 1	3.74m max × 3.52m	12'4" max × 11'7"
Bedroom 2	3.64m × 2.95m	11'11" × 9'8"
Bedroom 3	3.05m × 2.51m	10'0" × 8'3"
Study	3.54m × 2.25m	11'7" × 7'5"

 Plots: 3, 22*, 27*, 38 & 46*

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THE HUXFORD

4 bedroom home

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THE HUXFORD

The Huxford is a 4 bedroom home ideal for growing families or professional couples. A living room forms the heart of the home for day-to-day life, while the kitchen/dining area leads you through to the rear garden via double doors. There's also a guest cloakroom downstairs as well as useful storage spaces. Bedroom 1 boasts an en suite shower room, whilst three further bedrooms and a family bathroom complete the first floor.

TOTAL 107.0 sq. m. / 1,156 sq. ft.

Ground floor



Kitchen/Dining Area	5.73m x 3.00m	18'10" x 9'10"
Living Room	4.66m x 3.63m	15'4" x 11'11"

First floor



Bedroom 1	3.42m x 3.16m	11'3" x 10'5"
Bedroom 2	3.23m x 2.84m	10'7" x 9'4"
Bedroom 3	3.25m x 2.23m	10'8" x 7'4"
Bedroom 4	2.52m x 2.41m	8'3" x 7'11"

 Plots: 28, 34*, 39, 40*, 41, 50 & 51

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THE ELLISTON

4 bedroom home

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THE ELLISTON

The Elliston is a 4 bedroom town house designed for flexible living. Downstairs, a living room leads through to a kitchen/dining area with double doors to the garden, while there is also a guest cloakroom and under stairs storage. There are 3 bedrooms and a family bathroom on the first floor. While the second floor is home to the main suite, featuring a high-galleried ceiling and an en suite shower room.

TOTAL 114.0 sq. m. / 1,227 sq. ft.

Ground floor



Kitchen/Dining Area	
4.26m x 3.81m	14'0" x 12'6"
Living Room	
4.90m x 2.86m	16'1" x 9'5"

First floor



Bedroom 2	
3.15m x 2.74m	10'4" x 9'0"
Bedroom 3	
3.31m max x 2.34m	10'10" max x 7'8"
Bedroom 4	
3.27m max x 2.46m	10'9" max x 8'1"

Second floor



Bedroom 1	
6.64m x 3.89m max	21'10" x 12'9" max

 **Plots:** 42, 43*, 44 & 45*

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THE MARFORD

4 bedroom home

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THE MARFORD

This versatile family home is ideal for modern living. A spacious living room boasts double doors leading to the garden, a kitchen, dining room and study can also be found on the ground floor. Bedroom 1 with en suite and three further bedrooms are found upstairs, along with a main bathroom.

TOTAL 143.6 sq. m. / 1,546 sq. ft.

Ground floor



Kitchen	4.79m x 3.32m	15'9" x 10'11"
Living Room	4.76m x 3.91m	15'8" x 12'10"
Dining Room	3.91m x 3.26m	12'10" x 10'8"
Study	3.04m x 2.66m	10'0" x 8'9"

First floor



Bedroom 1	4.91m max x 3.64m max	16'2" max x 12'0" max
Bedroom 2	4.00m x 3.32m	13'2" x 10'11"
Bedroom 3	4.72m max x 3.23m	15'6" max x 10'7"
Bedroom 4	3.80m x 2.55m	12'6" x 8'4"

 Plots: 26 & 29

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THE STANDFORD

The Stanford is a 4-bedroom home with plenty of space for growing families. Downstairs a spacious kitchen/breakfast area and separate dining room provide access to the garden through double doors. A well-proportioned living room, study and guest cloakroom complete the ground floor. The first floor comprises bedroom 1 with en suite shower room, three further double bedrooms, one with an en suite shower room, and the family bathroom.

TOTAL 159.0 sq. m. / 1,706.3 sq. ft.

Ground floor



Kitchen/Breakfast Area	6.32m x 3.80m	20'9" x 12'6"
Living Room	4.96m x 3.66m	16'3" x 12'0"
Dining Room	3.66m x 2.72m	12'0" x 8'11"
Study	2.92m x 2.54m	9'7" x 8'4"

First floor



Bedroom 1	4.62m x 3.72m	15'2" x 12'3"
Bedroom 2	4.21m x 2.75m	13'10" x 9'0"
Bedroom 3	4.06m x 3.47m	13'4" x 11'5"
Bedroom 4	3.72m x 3.06m	12'3" x 10'1"

 Plots: 49 & 52*

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THE WAYFORD

5 bedroom home

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THE WAYFORD

The 5 bedroom Wayford has a spacious interior layout that makes it an ideal family home. An entrance lobby leads to a good-sized living room and an open-plan kitchen/breakfast area, both opening through double doors to the private garden. The dining room, study, utility room and downstairs cloakroom complete the ground floor. Upstairs you'll find an en suite to bedroom 1, a further en suite double bedroom, two double bedrooms, a well-proportioned fifth bedroom and the main bathroom.

TOTAL 171.0 sq. m. / 1,836 sq. ft.

Ground floor



Kitchen/Breakfast Area	5.58m x 3.35m	18'4" x 11'0"
Living Room	6.06m x 4.40m	19'11" x 14'6"
Dining Room	3.39m x 3.06m	11'1" x 10'1"
Study	3.39m x 2.34m	11'1" x 7'8"

First floor



Bedroom 1	3.39m x 3.37m	11'1" x 11'1"
Bedroom 2	3.67m x 3.47m max	12'1" x 11'5" max
Bedroom 3	3.81m x 3.02m	12'6" x 9'11"
Bedroom 4	4.10m x 2.39m	13'5" x 7'10"
Bedroom 5	3.22m x 2.33m	10'7" x 7'8"

Plots: 6* & 30

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THE KINGHAM

The four bedroom Kingham is an ideal home for growing families. The entrance hallway leads to a front-facing living room, featuring a traditional bay-window. There’s also a spacious open-plan kitchen/dining with double doors to the rear garden, a utility room and guest cloakroom. The first floor living space consists of three double bedrooms, including bedroom 1 with en suite, a further bedroom which could alternatively be used as an office or nursery, a family bathroom and ample storage space.

TOTAL 130 sq. m. / 1,395.5 sq. ft.

Ground floor




Kitchen/Dining Area	5.61m x 3.36m	18'5" x 11'0"
Living Room	4.94m x 3.47m	16'3" x 11'5"
Utility Room	2.24m x 1.51m	7'5" x 5'0"

First floor




Bedroom 1	4.49m x 3.37m	14'9" x 11'1"
Bedroom 2	4.17m x 3.37m	13'8" x 11'1"
Bedroom 3	3.37m x 3.32m	11'1" x 10'11"
Bedroom 4	3.09m x 2.71m	10'2" x 8'11"

 Plots: 7, 8, 31, 32

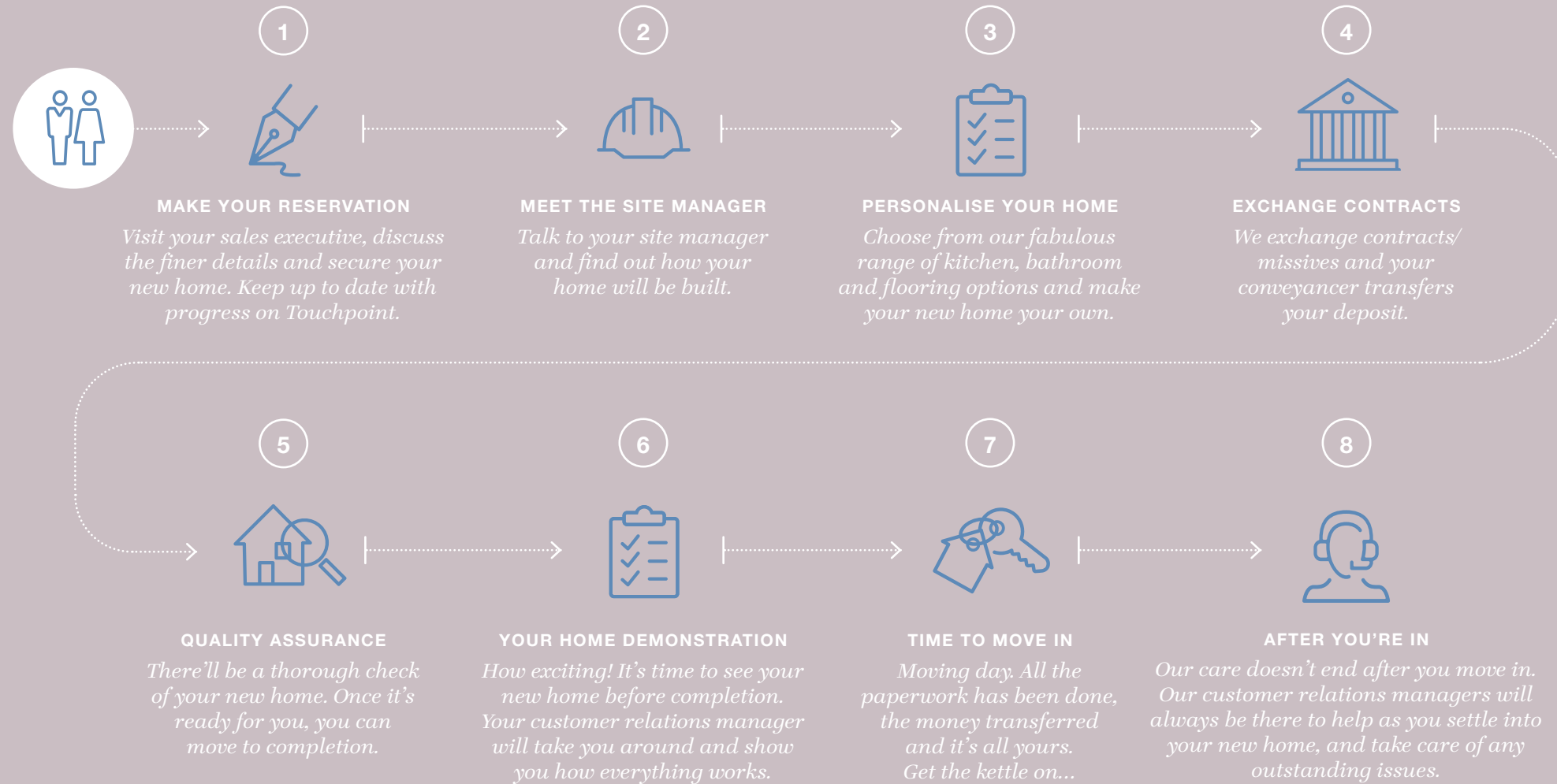
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FROM LOOKING ROUND TO MOVING IN...



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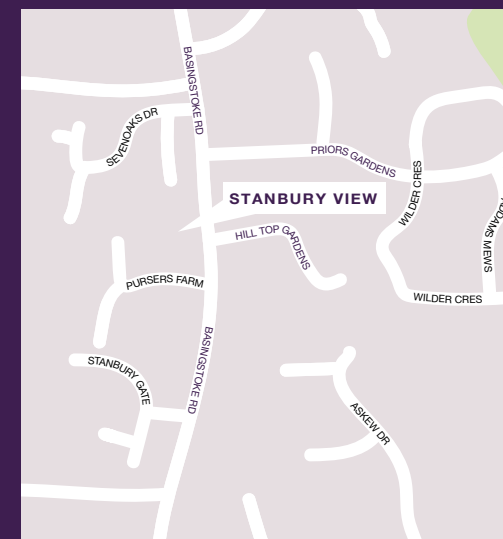
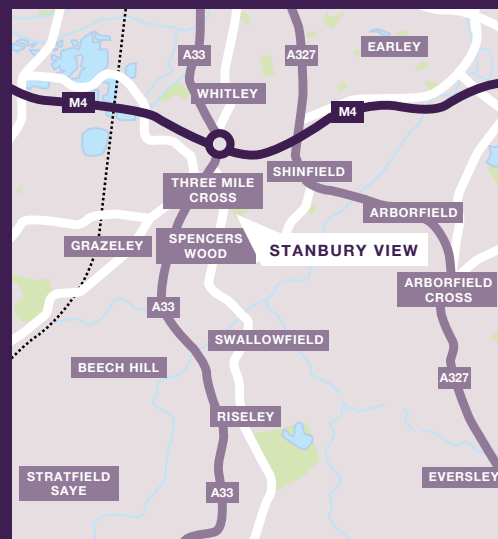
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FROM MAIDENHEAD AND SLOUGH:

- Travel west on the M4 and leave the motorway at Junction 11
- At the roundabout take the first exit onto the A33 signposted Basingstoke
- Turn first left onto Basingstoke Road
- In 0.6 mile you will find Stanbury View on your left

FROM BASINGSTOKE:

- Head north along the A33 following signs for Reading.
- Turn right just before the M4 signposted Swallowfield onto the Basingstoke Road
- In 0.6 mile you will find Stanbury View on your left



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