

Waterside at Castle Hill

Ebbsfleet Valley, Swanscombe, Kent

*A beautiful collection of
2 bedroom apartments and
2, 3 & 4 bedroom houses*

A development by

**Taylor
Wimpey**



Welcome to our carefully selected collection of homes. Built with the same passion and commitment that we have had for over 100 years, we are proud of the homes we build and we hope you'll love them.

Welcome to

Waterside at Castle Hill

Waterside at Castle Hill is a superb range of 2 bedroom apartments and 2, 3 & 4 bedroom houses, located in the exciting new community of Ebbsfleet Valley, Kent.



Artist's impression of Waterside



Local photography: Ebbsfleet







Typical Taylor Wimpey home.



Typical Taylor Wimpey home.



Typical Taylor Wimpey home.



Typical Taylor Wimpey home.



Typical Taylor Wimpey home.



Typical Taylor Wimpey home.



Typical Taylor Wimpey home.

Lifestyle

Welcome to a home where all the fixtures and fittings are brand new and unused. Where you won't need to worry about DIY and home improvements, so you can spend more time with your family and friends doing all the things you really enjoy.

From the day you move in, you'll love the fact that everything in your new home is clean and untouched. Your new home will be decorated in neutral colours, so you'll get a blank canvas to stamp your own style and personality on from day one.

If you've reserved early enough in the build process, you'll get to choose from a range of fixtures, fittings and floor coverings from the options range that will be installed in your new home before you move in. Which means as soon as you unpack you can start using your dream kitchen or bathroom.

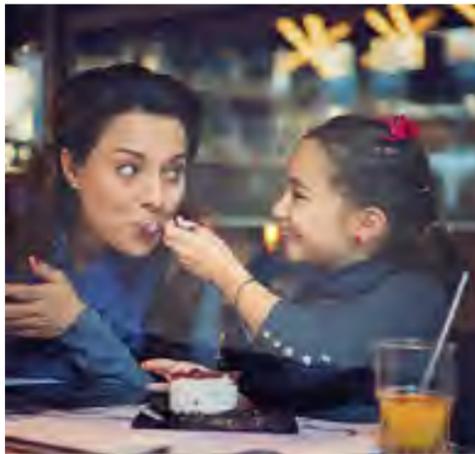
And while it's these finishing touches that make a house a home, you can also be sure that we've constructed your home to energy-efficient, modern building standards, so you can enjoy living in a safe and secure environment.

We use traditional construction techniques incorporating modern materials in our homes. Environmentally friendly features like efficient heating systems, double glazed windows, high levels of wall and loft insulation and well-designed ventilation systems will keep your home cosy and warm and effortlessly help you save energy and money.

Just before you move in, we'll explain how your new home works from top to bottom. And once you've moved in, our team will visit you a couple more times to check how you're settling in and help out with any issues you may have. And all our new homes come with a two-year Taylor Wimpey warranty and a 10-year NHBC warranty, giving you absolute peace of mind right from day one.

The moment you enter a Taylor Wimpey home you'll see that we design and build our homes and communities around you. But we build more than just new homes - in 2016 we donated and fundraised £875k for registered Charities, directly employed on average 4,697 people and provided opportunities for a further 12,390 jobs in the UK across our developments. Taylor Wimpey also contributed £363 million to communities across the UK via our planning agreements in 2016. This included providing new roads and improved public transport, schools, nurseries, health centres and shops. Which means you can trust us to not only build stylish homes but to invest in the things that make you and your family happy.

Photography shown is indicative of typical Taylor Wimpey homes and may include optional upgrades at an additional cost.



Queen Elizabeth II Bridge - Dartford Crossing



Bluewater



The O2



Ebbsfleet International

The Location

Superbly connected for London and the south east, Waterside is under 20 minutes by rail from Kings Cross/ St Pancras, and 25 miles via the A2 from central London.

Situated in the wider neighbourhood of Castle Hill in Ebbsfleet Valley, Swanscombe, Kent, Waterside at Castle Hill will become part of the masterplan for a fast developing area. Conceived as a whole, with transport, schools, medical centres, offices, shops and open green spaces together with housing, the local area is being designed to take advantage of its wonderful position.

The various town centres of Greenhithe, Swanscombe and Northfleet provide local and various shopping experiences, from small independent stores to various big brand names, while supermarkets such as Sainsbury's and Tesco give you that extra choice.

Bluewater to the east, one of the most famous shopping centres in the UK, offers a remarkable retail and leisure mix, with its three malls and ample car parking. Indulge yourself with over

320 high street shops under cover of the weather and enjoy its cafés and restaurants if you want to take it easy.

For time out and relaxation local bars and pubs are ideal while movies at Gravesend or Bluewater multiplexes make a perfect night out. However, if you fancy travelling further afield, the O2 is one of the busiest music arenas in the world and home to some of the best live entertainment.

Schooling in the area will be further improved by Ebbsfleet Valley's own new schools, while at present local schools such as Cherry Orchard Academy, Manor Community Primary School or The Craylands School as well as secondary schools like the Ebbsfleet Academy supply the essential education any family could need.

With all the open areas in the neighbourhood you'll be able to enjoy walking the dog, or upping the pace for fitness with running and cycling. The existing outdoor habitats are linked by wildflower grassland, dense trees and shrubs and create wildlife corridors rich with charming views for you to enjoy.

From the serenity of living within Kent's countryside, the garden of England, complete with sweeping transport connections and excellent shopping and leisure facilities, Waterside at Castle Hill will have it all.

Times taken from nationalrail.co.uk and eurostar.com. Distances taken from googlemaps.co.uk.



2 bedroom homes

-  **The Beauford**
2 bedroom home
Plots: 351-353, 365-367, 386, 387, 389-391, 394-397, 404-406, 409-411, 414, 419, 420, 454-460, 463-465, 469, 470, 477, 480, 481 & 484
-  **The Appleton**
2 bedroom coach house
Plots: 362, 368, 373, 424, 434 & 527

3 bedroom homes

-  **The Byford**
3 bedroom home
Plots: 369, 370, 385, 393, 402, 408, 416-418, 421, 423, 451-453, 461, 467, 468, 471, 472, 474-476, 478, 479, 482, 483, 525, 526, 538 & 539
-  **The Kingdale**
3 bedroom home
Plots: 371, 388, 412, 413, 466 & 473
-  **The Braxton**
3 bedroom home
Plots: 382, 383, 485-488, 528, 529, 534 & 535

4 bedroom homes

-  **The Huxford**
4 bedroom home
Plots: 342-344, 348, 357, 399, 422 & 536
-  **The Trusdale**
4 bedroom home
Plots: 341, 372, 392, 403, 407, 415, 450, 462 & 537
-  **The Elliston**
4 bedroom home
Plots: 361, 363, 364, 374-381 & 530-533
-  **The Manford**
4 bedroom home
Plots: 354, 384 & 398
-  **The Eastbury**
4 bedroom home
Plots: 360 & 425-433
-  **The Bradley**
4 bedroom home
Plots: 345, 350, 355 & 359
-  **The Lindley**
4 bedroom home
Plots: 347 & 349
-  **The Marford**
4 bedroom home
Plots: 346, 356, 358, 400 & 401

2 bedroom apartments

-  **Block A1**
2 bedroom apartment
Plots: 489-497
-  **Block A2**
2 bedroom apartment
Plots: 516-524
-  **Block C1**
2 bedroom apartment
Plots: 498-503
-  **Block C2**
2 bedroom apartment
Plots: 504-509
-  **Block C3**
2 bedroom apartment
Plots: 510-515
-  **Block D**
2 bedroom apartment
Plots: 435-449

- RCP = Bin Collection Point
- BS = Bin Store
- CS = Cycle Store
- ▶ = Garage
- ▬ = Shed
- SS = Sub Station
- V = Visitor Parking
- ♿ = Disabled Parking
- = Bollards

Get to know
**WATERSIDE AT
CASTLE HILL**

EBBSFLEET | KENT

A wonderful collection of 2 bedroom apartments and 2, 3 & 4 bedroom houses in Ebbsfleet Valley, Kent.

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. 48742/December 2021.

Taylor Wimpey
THE APPLETON
2 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE APPLETON

The Appleton's specially designed layout makes it perfect for first time buyers. The heart of the home is an open-plan living/dining area featuring a Juliet balcony and separate kitchen. Completing the floor is bedroom 1 with an en suite, a further bedroom and the main bathroom. This home also benefits from a carport downstairs.

TOTAL 80.59 sq. m. / 867 sq. ft.

Ground floor



First floor



| | | |
|---------------------------|---------------|----------------|
| Kitchen | 3.16m x 1.92m | 10'4" x 6'4" |
| Living/Dining Area | 4.96m x 4.25m | 16'3" x 13'11" |
| Bedroom 1 | 4.72m x 2.55m | 15'6" x 8'4" |
| Bedroom 2 | 3.82m x 2.41m | 12'6" x 7'11" |

Plots: 362*, 368, 373, 424, 434 & 527*

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. *Plots are handed. 48847/December 2021.

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

taylorwimpey.co.uk



Taylor Wimpey

THE BEAUFORD

2 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE BEAUFORD

The two bedroom Beauford will appeal to first time buyers, couples and downsizers alike. A kitchen/dining area opens through double doors to the rear garden, creating the ideal space to socialise at meal times. A good-sized living room, a guest cloakroom and under stairs storage complete the ground floor layout. The first floor comprises bedroom 1 with an en suite, a main bathroom and a further double bedroom.

TOTAL 79.60 sq. m. / 857 sq. ft.

Ground floor



| | | |
|----------------------------|-------------------|-------------------|
| Kitchen/Dining Area | 4.70m x 2.87m | 15'5" x 9'5" |
| Living Room | 4.04m x 3.67m max | 13'3" x 12'1" max |

First floor



| | | |
|------------------|---------------|--------------|
| Bedroom 1 | 3.57m x 2.94m | 11'9" x 9'8" |
| Bedroom 2 | 4.70m x 2.55m | 15'5" x 8'4" |

Plots: 351*, 352*, 353, 365*, 366*, 367*, 386, 387, 389*, 390, 391, 394, 395, 396*, 397, 404*, 405*, 406, 409*, 410, 411*, 414, 419*, 420, 454, 455*, 456*, 457, 458*, 459*, 460, 463, 464*, 465*, 469, 470*, 477, 480*, 481 & 484*

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. *Plots are handed. **Plot specific windows. 48847/December 2021.

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

taylorwimpey.co.uk

Taylor Wimpey

Taylor Wimpey

THE BYFORD

3 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE BYFORD

The three bedroom Byford is a versatile home, perfect for first time buyers, couples and families. On the ground floor you will find an open-plan kitchen/dining area with double doors to the garden, a living room, guest cloakroom and a store cupboard. The first floor boasts bedroom 1 with an en suite, a second double bedroom, a family bathroom, and a further bedroom that could alternatively be used as a study.

TOTAL 89.02 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 | 3.34m x 3.00m | 11'0" x 9'10" |
| Bedroom 2 | 2.82m x 2.57m | 9'3" x 8'5" |
| Bedroom 3 | 3.91m x 2.15m | 12'10" x 7'1" |

Plots: 369*, 370, 385*, 393*, 402*, 408, 416, 417*, 418, 421*, 423*, 451*, 452, 453*, 461*, 467*, 468, 471, 472*, 474*, 475, 476*, 478*, 479, 482*, 483, 525*, 526, 538* & 539

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. *Plots are handed. **Plot specific windows. 48847/December 2021.

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

taylorwimpey.co.uk

Taylor Wimpey

Taylor Wimpey

THE KINGDALE

3 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE KINGDALE

The Kingdale is a three bedroom property featuring an open-plan kitchen/dining area and dual-aspect living room with double doors to the garden. There's also a guest cloakroom downstairs. Upstairs, the landing leads to bedroom 1 with an en suite shower room, a second double bedroom, a family bathroom and a further bedroom which could alternatively be used as a study or nursery.

TOTAL 94.0 sq. m. / 1,012 sq. ft.

Ground floor



| | | |
|----------------------------|-------------------|-------------------|
| Kitchen/Dining Area | 5.41m x 3.24m max | 17'9" x 10'8" max |
| Living Room | 5.41m x 3.07m | 17'9" x 10'1" |

First floor



| | | |
|------------------|---------------|---------------|
| Bedroom 1 | 4.10m x 3.09m | 13'6" x 10'2" |
| Bedroom 2 | 2.95m x 2.53m | 9'8" x 8'4" |
| Bedroom 3 | 3.30m x 2.37m | 10'10" x 7'9" |

Plots: 371, 388*, 412, 413, 466 & 473

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. *Plot is handed. 48847/December 2021.

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

taylorwimpey.co.uk



Taylor Wimpey
THE BRAXTON
3 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE BRAXTON

The three bedroom Braxton benefits from an open-plan kitchen/dining area with double doors to the garden and a separate living room. A guest cloakroom and storage cupboard complete the ground floor layout. On the first floor is a family bathroom, a double bedroom and a further bedroom. The landing leads onto a private staircase up to the second floor, where you will find bedroom 1 with an en suite.

TOTAL 99.40 sq. m. / 1,070 sq. ft.

Ground floor



Kitchen/Dining Area
 4.26m x 3.39m max 14'0" x 11'2" max

Living Room
 4.23m x 3.19m max 13'11" x 10'6" max

First floor



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

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

Second floor



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

Plots: 382*, 383, 485, 486*, 487, 488*, 528*, 529, 534* & 535

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. *Plots are handed. **Plot specific windows. 48847/December 2021.

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

taylorwimpey.co.uk

Taylor Wimpey

Taylor Wimpey

THE HUXFORD

4 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE HUXFORD

The Huxford is a four bedroom home ideally suited to growing families looking for a little extra space. On the ground floor you will find a front-facing living room, a kitchen/dining area with double doors to the garden and a guest cloakroom. Bedroom 1 with an en suite, three further bedrooms and the family bathroom are located on the first floor.

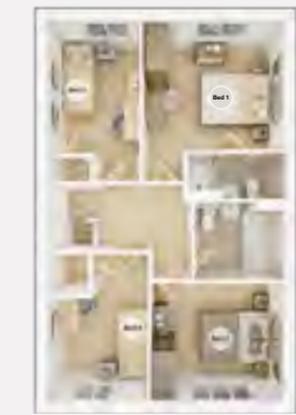
TOTAL 107.40 sq. m. / 1,156 sq. ft.

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: 342, 343*, 344, 348*, 357*, 399*, 422 & 536*

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. *Plots are handed. 48847/December 2021.

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

taylorwimpey.co.uk



Taylor Wimpey

THE TRUSDALE

4 bedroom home

THE TRUSDALE

The Trusdale is a four bedroom property which will appeal to growing families in search of extra space. The hallway leads to a large dual-aspect living room with double doors to the garden, plus a spacious kitchen/dining area with a handy utility room. Understairs storage and a guest cloakroom complete the ground floor. Upstairs, there is bedroom 1 with an en suite, three further well-proportioned bedrooms and the family bathroom.

TOTAL 113.90 sq. m. / 1,226 sq. ft.

Ground floor



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

First floor



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

 **Plots:** 341, 372*, 392*, 403*, 407, 415, 450*, 462* & 537*

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. *Plots are handed. 48847/December 2021.

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

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

Taylor Wimpey

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.

Taylor Wimpey

THE ELLISTON

4 bedroom home



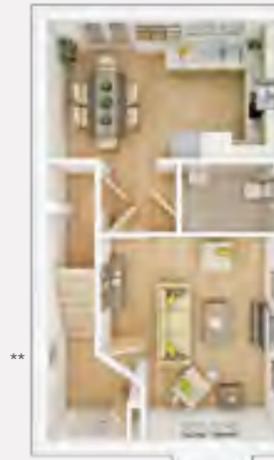
Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE ELLISTON

The Elliston is a four bedroom two-and-a-half-storey home designed for modern lifestyles. The front door opens into a hallway from which a door leads you into the living room. The kitchen/dining area has double doors opening into the rear garden, perfect for entertaining. A guest cloakroom and a useful storage closet complete the ground floor. Three bedrooms, a family bathroom and additional storage space occupy the first floor. There's also a private staircase leading up to bedroom 1 with an en suite on the top floor.

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

Ground floor



Kitchen/Dining Area
4.89m x 2.90m 16'1" x 9'6"
Living Room
4.26m x 3.81m max 14'0" x 12'6" max

First floor



Bedroom 2
3.15m x 2.73m 10'4" x 9'0"
Bedroom 3
3.31m x 2.34m max 10'10" x 7'8" max
Bedroom 4
3.31m x 2.45m 10'10" x 8'1"

Second floor



Bedroom 1
5.43m x 3.89m max 17'10" x 12'9" max

Plots: 361, 363*, 364, 374*, 375, 376*, 377, 378*, 379, 380*, 381, 530*, 531, 532* & 533

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. *Plots are handed. **Plot specific windows. 48847/December 2021.

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

taylorwimpey.co.uk

Taylor Wimpey

Taylor Wimpey

THE MANFORD

4 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE MANFORD

A traditional four bedroom family home, the Manford offers plenty of space for day-to-day living. The entrance hallway leads to a spacious kitchen/dining area, which has double doors to the garden. A living room and a separate study are found at the front of the property, while there's also a cloakroom and an under stairs storage cupboard. Bedroom 1 with en suite and three further double bedrooms are found upstairs, along with a main bathroom and useful storage area.

TOTAL 127.07 sq. m. / 1,368 sq. ft.

Ground floor



| | | |
|----------------------------|---------------|----------------|
| Kitchen/Dining Area | 8.13m x 3.29m | 26'8" x 10'10" |
| Living Room | 4.76m x 3.89m | 15'8" x 12'9" |

First floor



| | | |
|------------------|---------------|---------------|
| Bedroom 1 | 3.89m x 3.03m | 12'9" x 10'0" |
| Bedroom 2 | 3.34m x 3.10m | 11'0" x 10'2" |
| Bedroom 3 | 3.67m x 3.04m | 12'1" x 10'0" |
| Bedroom 4 | 3.29m x 2.76m | 10'10" x 9'1" |

Plots: 354*, 384 & 398*

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. *Plots are handed. 48847/December 2021.

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

taylorwimpey.co.uk

Taylor Wimpey

Taylor Wimpey
THE EASTBURY
 4 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE EASTBURY

The Eastbury is a four bedroom home ideal for growing families. An entrance lobby leads to a kitchen, which flows into an open-plan family/dining area with double doors that open to the rear garden. A guest cloakroom and under stairs storage complete the ground floor. The first floor landing leads to a living room, a good-sized bedroom and a family bathroom. Bedroom 1 with en suite, two further bedrooms and a shower room are located on the top floor.

TOTAL 129.03 sq. m. / 1,389 sq. ft.

Ground floor



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

Dining/Family Area
 4.89m x 3.72m 16'1" x 12'3"

First floor



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

Bedroom 2
 2.85m x 2.67m 9'4" x 8'9"

Second floor



Bedroom 1
 3.57m x 3.17m 11'9" x 10'5"

Bedroom 3
 3.04m x 2.49m 10'0" x 8'2"

Bedroom 4
 2.81m x 2.30m 9'3" x 7'7"

Plots: 360*, 425, 426*, 427, 428*, 429, 430*, 431, 432* & 433*

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. *Plots are handed. 48847/December 2021.

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

taylorwimpey.co.uk

Taylor Wimpey

Taylor Wimpey

THE BRADLEY

4 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE BRADLEY

The four bedroom Bradley benefits from a contemporary L-shaped layout. The dual-aspect living room and the kitchen/breakfast/family area both open through double doors to the rear garden. A separate dining room, guest cloakroom and a storage cupboard complete the ground floor. Bedroom 1 with an en suite has the luxury of a balcony area and vaulted ceiling, making it a light and airy space to relax. A further three bedrooms, family bathroom and additional storage complete this home.

TOTAL 141.68 sq. m. / 1,525 sq. ft.

Ground floor



| | | |
|----------------------------|---------------|---------------|
| Kitchen/Family Area | 6.82m x 3.50m | 22'5" x 11'6" |
| Living Room | 4.62m x 4.47m | 15'2" x 14'8" |
| Dining Room | 2.98m x 2.81m | 9'10" x 9'3" |

First floor



| | | |
|------------------|-------------------|-------------------|
| Bedroom 1 | 3.00m x 2.98m | 9'10" x 9'10" |
| Bedroom 2 | 4.62m x 2.93m max | 15'2" x 9'7" max |
| Bedroom 3 | 3.54m x 2.78m max | 11'8" x 9'2" max |
| Bedroom 4 | 3.50m x 2.72m max | 11'6" x 8'11" max |

Plots: 345, 350*, 355 & 359*

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. *Plots are handed. 48847/December 2021.

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

taylorwimpey.co.uk

Taylor Wimpey

Taylor Wimpey

THE LINDLEY

4 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE LINDLEY

The four bedroom Lindley is ideal for growing families in search of a little extra space. A contemporary fitted kitchen leads through double doors to the family room, which opens out to the garden. The living room also boasts double doors to the garden, making it great for entertaining. There's also a dining room, which could be used as a study, and a guest cloakroom downstairs. Upstairs, the landing leads to bedroom 1 with an en suite and a balcony, three further bedrooms and the family bathroom.

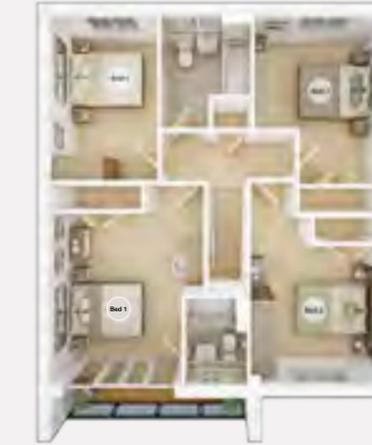
TOTAL 143.64 sq. m. / 1,546 sq. ft.

Ground floor



| | | |
|--------------------------|---------------|----------------|
| Kitchen | 4.79m x 3.32m | 15'9" x 10'11" |
| Family Area | 3.91m x 3.23m | 12'10" x 10'7" |
| Living Room | 4.76m x 3.91m | 15'8" x 12'10" |
| Dining Room/Study | 3.04m x 2.66m | 10'0" x 8'9" |

First floor



| | | |
|------------------|-------------------|-------------------|
| Bedroom 1 | 4.10m x 3.64m | 13'6" x 12'0" |
| Bedroom 2 | 3.31m x 3.26m | 10'11" x 10'9" |
| Bedroom 3 | 4.03m x 3.20m max | 13'3" x 10'6" max |
| Bedroom 4 | 3.91m x 2.55m | 12'10" x 8'4" |

 Plots: 347* & 349

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. *Plot is handed. 48847/December 2021.

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

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

Taylor Wimpey

Taylor Wimpey

THE MARFORD

4 bedroom home



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE MARFORD

The Marford is a traditional four bedroom home that offers flexible living for growing families. To the rear of the property, you will find that the family room and living room both benefit from double doors leading to the garden, creating the ideal place for relaxing. Completing the ground floor layout is the separate kitchen, dining room, storage cupboard and cloakroom. Upstairs, the landing leads to bedroom 1 with an en suite, three further well-proportioned bedrooms and a family bathroom.

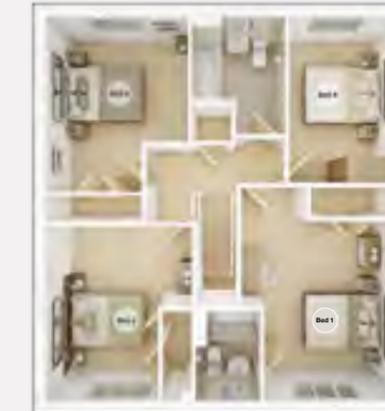
TOTAL 143.64 sq. m. / 1,546 sq. ft.

Ground floor



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

First floor



| | | |
|------------------|-------------------|-------------------|
| Bedroom 1 | 4.24m x 3.64m | 13'11" x 12'0" |
| Bedroom 2 | 4.00m x 2.65m | 13'2" x 8'8" |
| Bedroom 3 | 4.03m x 3.23m max | 13'3" x 10'7" max |
| Bedroom 4 | 3.80m x 2.55m | 12'6" x 8'4" |

Plots: 346 *, 356, 358, 400 & 401

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. *Plot is handed. 48847/December 2021.

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

taylorwimpey.co.uk

Taylor Wimpey

Taylor Wimpey

AZURE PLACE

2 bedroom apartments



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.

AZURE PLACE

Azure Place offers a stunning range of two bedroom apartments over four floors - ideal for first-time buyers and professional couples. The open-plan kitchen/living/dining area opens out to a private balcony or patio, perfect for entertaining both family and friends. Each apartment offers bedroom 1 with en suite, a guest bedroom and main bathroom. There are also practical storage spaces off the hallways.

Type E
Plot 435



Third floor



Second floor



First floor



Ground floor

| | | |
|-----------------------------------|---------------|----------------|
| Kitchen/Living/Dining Area | 6.03m x 4.20m | 19'9" x 13'9" |
| Bedroom 1 | 3.57m x 3.33m | 11'8" x 10'11" |
| Bedroom 2 | 4.20m x 2.94m | 13'9" x 9'8" |
| NETT Total | 72.40 sq. m. | 779 sq. ft. |

Type F
Plot 436



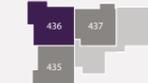
Third floor



Second floor



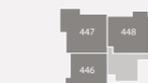
First floor



Ground floor

| | | |
|-----------------------------------|---------------|----------------|
| Kitchen/Living/Dining Area | 5.90m x 4.87m | 19'4" x 16'0" |
| Bedroom 1 | 3.57m x 3.24m | 11'8" x 10'8" |
| Bedroom 2 | 4.87m x 3.10m | 15'11" x 10'2" |
| NETT Total | 78.80 sq. m. | 848 sq. ft. |

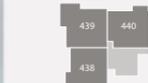
Type G
Plot 437



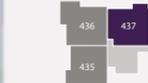
Third floor



Second floor



First floor



Ground floor

| | | |
|-----------------------------------|---------------|-----------------|
| Kitchen/Living/Dining Area | 8.18m x 3.93m | 26'10" x 12'11" |
| Bedroom 1 | 4.34m x 3.00m | 14'3" x 9'10" |
| Bedroom 2 | 4.87m x 2.77m | 16'0" x 9'1" |
| NETT Total | 78.80 sq. m. | 848 sq. ft. |

Plots: 435, 436 & 437

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. 48847 / March 2022.

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

taylorwimpey.co.uk

Taylor Wimpey

AZURE PLACE

Azure Place offers a stunning range of two bedroom apartments over four floors - ideal for first-time buyers and professional couples. The open-plan kitchen/living/dining area opens out to a private balcony or patio, perfect for entertaining both family and friends. Each apartment offers bedroom 1 with en suite, a guest bedroom and main bathroom. There are also practical storage spaces off the hallways.

Type E
Plots 438, 442 & 446



| | | |
|-----------------------------------|---------------|----------------|
| Kitchen/Living/Dining Area | 6.03m x 4.24m | 19'9" x 13'11" |
| Bedroom 1 | 3.57m x 3.33m | 11'8" x 10'11" |
| Bedroom 2 | 4.24m x 2.94m | 13'11" x 9'8" |
| NETT Total | 72.80 sq. m. | 784 sq. ft. |

Type F
Plots 439, 443 & 447



| | | |
|-----------------------------------|---------------|---------------|
| Kitchen/Living/Dining Area | 5.90m x 4.91m | 19'4" x 16'1" |
| Bedroom 1 | 3.57m x 3.24m | 11'8" x 10'8" |
| Bedroom 2 | 4.91m x 3.10m | 16'1" x 10'2" |
| NETT Total | 79.20 sq. m. | 853 sq. ft. |

AZURE PLACE

Azure Place offers a stunning range of two bedroom apartments over four floors - ideal for first-time buyers and professional couples. The open-plan kitchen/living/dining area opens out to a private balcony or patio, perfect for entertaining both family and friends. Each apartment offers bedroom 1 with en suite, a guest bedroom and main bathroom. There are also practical storage spaces off the hallways.

Type G
Plots 440, 444 & 448



| | | |
|-----------------------------------|---------------|-----------------|
| Kitchen/Living/Dining Area | 8.22m x 3.93m | 26'11" x 12'11" |
| Bedroom 1 | 4.38m x 3.00m | 14'4" x 9'10" |
| Bedroom 2 | 4.92m x 2.77m | 16'2" x 9'1" |
| NETT Total | 79.30 sq. m. | 854 sq. ft. |

Type H
Plots 441, 445 & 449



| | | |
|-----------------------------------|---------------------|---------------------|
| Kitchen/Living/Dining Area | 8.67m x 3.90m | 28'5" x 12'9" |
| Bedroom 1 | 5.06m (max) x 2.99m | 16'7" (max) x 9'10" |
| Bedroom 2 | 5.37m x 2.75m | 17'7" x 9'0" |
| NETT Total | 88.30 sq. m. | 950 sq. ft. |

Plots: 438, 439, 442, 443, 446 & 447

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. 48847 / March 2022.

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

taylorwimpey.co.uk

Taylor Wimpey

Plots: 440, 441, 444, 445, 448 & 449

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. 48847 / March 2022.

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

taylorwimpey.co.uk

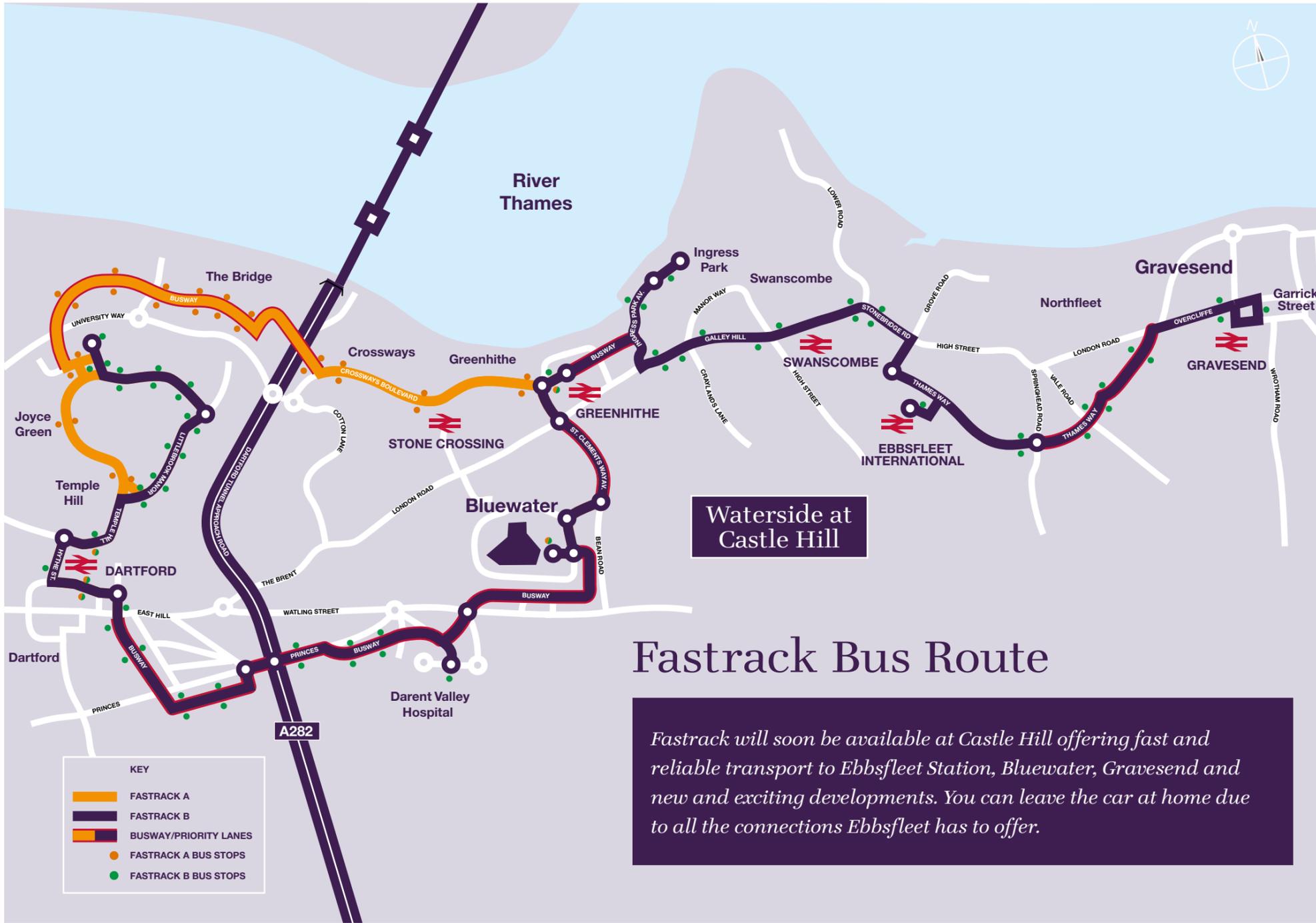
Taylor Wimpey

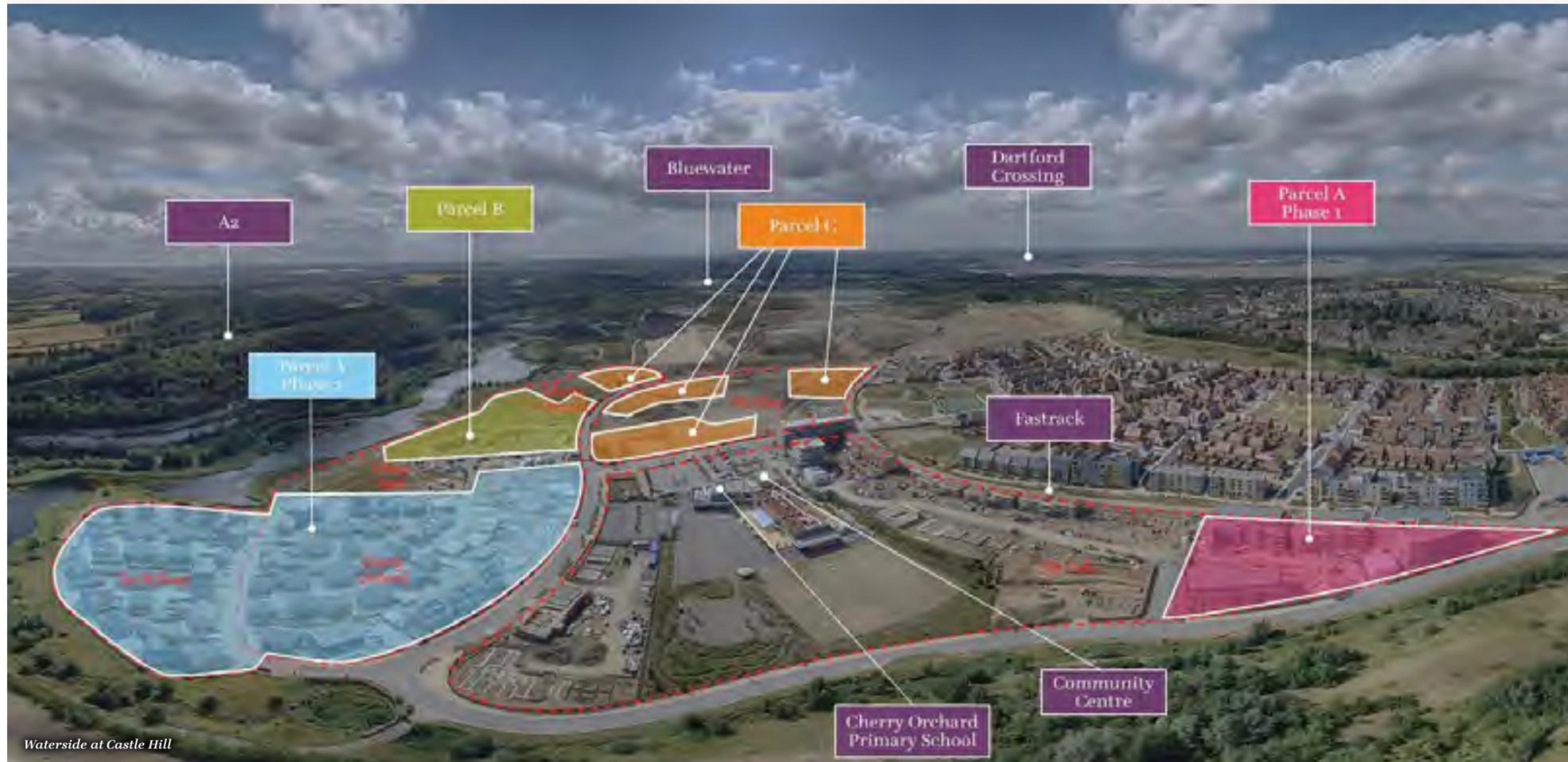


Well-connected

Travelling to London and Europe is extremely accessible and local. Using the impressive and convenient Ebbsfleet International station for instance you can get to continental Europe via the Eurostar, the Queen Elizabeth Olympic Park and Westfield shopping centre at Stratford International while St Pancras is under 20 minutes away. And if you wish to fly, London City Airport or London Gatwick will be your immediate choices.

Times taken from nationalrail.co.uk and eurostar.com. Distances taken from googlemaps.co.uk.





Building a new community

Cherry Orchard Primary School, located in Castle Hill, opened in September 2017.

Castle Hill will comprise 1,500 homes set around new public open space, a neighbourhood centre, a two-form primary school and community facilities.

The River Thames will be opened up with new promenade walks allowing easy access to the waterfront.

The Ebbsfleet Garden City project is envisaged to deliver more than 15,000 new homes.

With a new business park in the area, it is estimated more than 30,000 new jobs are due to be created in 45,000m² of commercial space.

To lower emissions and to decrease the carbon footprint on site, the Fastrack bus is available to link you to various destinations.



“Trust Taylor Wimpey to not only build stylish homes but to invest in the things that make you and your family happy. We know that there is no better recommendation than one that comes from the people who actually live in our new homes.”

Of course, there are plenty of other reasons to choose a Taylor Wimpey home such as a range of schemes to help you move, the peace of mind of a 10-year NHBC warranty, excellent customer care, reduced energy costs and low maintenance.



*Indicative costs and savings calculated using Zero Carbon Hub house types modelled in NHER plan assessor 5.3/5.4 (SAP 2009).

Buy now, buy new

As an award-winning house builder, we know that everything we do affects the quality of the homes and developments we build and ultimately the well-being of both our customers and the communities in which we work. We are proud of what we build and how we approach every stage of the home-building process.

Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and site plans at any time. Room dimensions are subject to change and should not be used when ordering floor coverings or furnishings. Computer generated images depict typical views within the Waterside at Castle Hill development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the Sales Executive for up-to-date information when reserving your new home. As part of Taylor Wimpey UK Limited's general development policy, it reserves the right to sell individual units or blocks of units to Housing Associations or other bodies. Accordingly some units may already or at some time in the future be the subject of tenancy agreements. Such disposals may be over and above any planning requirements. Information correct at time of going to print. Please speak to our Sales Executives regarding the tenure of our new homes. 41236/January 2020.

Rest assured... we'll hold your hand every step of the way. From choosing your new home through to the day you move in and beyond, we will be there to help you.

Taylor Wimpey

WATERSIDE AT CASTLE HILL

1 Castle Hill Drive
Castle Hill
Ebbsfleet Valley
Kent
DA10 1DJ

CONTACT US ON

01322 477 015

SATNAV

DA10 1DJ

📷 #taylorwimpey

🐦 @TaylorWimpey

📘 taylorwimpey

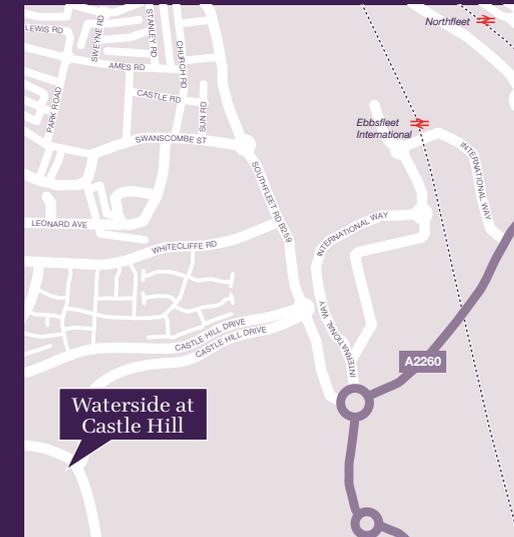
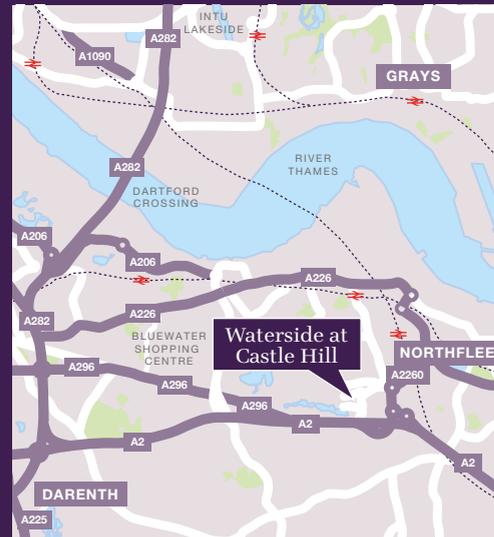
taylorwimpey.co.uk

FROM THE M25:

- Leave the M25 from junction 2 and follow the signs for A2(E) Canterbury (M2).
- Follow the A2 east for 3 miles then take the exit towards Ebbsfleet International.
- At the roundabout take the 1st exit onto the A2260.
- At the next roundabout take the 3rd exit and keep on the A2260.
- At the following roundabout take the 1st exit onto the B259.
- Access to Waterside at Castle Hill will be on the left hand side.

FROM THE A2:

- From either direction, take the exit towards Ebbsfleet International.
- If travelling from the west, take the 1st exit from the roundabout onto the A2260 and then the 3rd exit from the next roundabout.
- If travelling from the east, take the 3rd exit at the roundabout on to the A2260.
- Then, from either route, take the 1st exit at the next roundabout onto the B259.
- Access to Waterside at Castle Hill will be on the left hand side.



Taylor Wimpey in their efforts to improve designs reserve the right to alter siteplans, floorplans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from google.co.uk/maps. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. 48742/December 2021.