

**Taylor
Wimpey**

Find your way around

CLARE GARDEN VILLAGE PHASE 2



COWBRIDGE | VALE OF GLAMORGAN

Get to know

CLARE GARDEN VILLAGE PHASE 2



COWBRIDGE | VALE OF GLAMORGAN

Clare Garden Village, found in the heart of the countryside, is home to a selection of exquisite 3, 4, and 5 bedroom homes. Surrounded by rural landscape with easy access to Cardiff, enjoy the best of both worlds at Clare Garden Village.


4 BEDROOM HOMES

-  **The Heydon**
4 bedroom home
Plots: 170, 171, 185, 219, 303, 309, 347 & 357-360
-  **The Langdale**
4 bedroom home
Plots: 173, 181, 190, 196, 237, 238, 272, 304, 339, 355 & 369
-  **The Fakenham**
4 bedroom home
Plots: 176, 177, 191, 194, 333 & 348
-  **The Elmsham**
4 bedroom home
Plots: 182, 184, 195, 343 & 344
-  **The Shelford**
4 bedroom home
Plots: 175, 179, 180, 236, 240, 269, 270, 301, 305, 306, 334, 335, 342, 366, 367 & 370
-  **The Whitford**
4 bedroom home
Plots: 186, 187, 211, 239, 300, 302, 365 & 368
-  **The Kentdale**
4 bedroom home
Plots: 188, 193, 268, 312, 351, 361 & 371
-  **The Midford**
4 bedroom home
Plots: 203-205, 271, 273, 274, 310, 311, 340 & 341
-  **4 bedroom home***
Plots: 313 & 314


3 BEDROOM HOMES

-  **The Ashton G**
3 bedroom home
Plots: 197-202
-  **The Easedale**
3 bedroom home
Plots: 261 & 364
-  **The Rosedale**
3 bedroom home
Plots: 216, 217, 234, 235, 245, 246, 249, 250
-  **The Gosford**
3 bedroom home
Plots: 206-208
-  **3 bedroom home***
Plots: 229-233, 243, 244, 257, 258, 285, 286, 315, 316 & 317

2 BEDROOM HOMES

-  **2 bedroom home***
Plots: 209, 210, 212-215, 247, 248, 253, 254-256, 262, 263, 281, 282, 287, 288, 307, 308, 322, 323, 328, 329, 345, 346, 352-354, 362 & 363
-  **2 bedroom home***
Plots: 226-228, 241, 242, 251, 252, 259, 260, 264-267, 279, 280, 283, 284 & 289-295

1 BEDROOM HOMES

-  **1 bedroom home***
Plots: 222-225, 275-278, 296-299, 318-321 & 324-327

5 BEDROOM HOMES

-  **The Mappleton**
5 bedroom home
Plots: 172, 174, 192, 218, 330, 336, 338, 349, 350 & 356
-  **The Lavenham**
5 bedroom home
Plots: 178, 183, 189, 220, 221, 331, 332 & 337



St Brynach's Church
An environmentally and ecologically approved solution to natural drainage providing a habitat for Flora and Fauna

You are here



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. TWSW 65838 JUNE 2021.

-  = Integral garage
- *ah/lc = Low cost homes
- *ah/r = Rental homes
- V = Visitor parking
- NEAP = Neighbourhood Equipped Area for Play
- LAP = Local Area of Play



CLARE GARDEN VILLAGE. A VERY SPECIAL PLACE TO BE

A warm welcome to Clare Garden Village.

Tucked away in Cowbridge between breathtaking Welsh countryside, the cold waves of the Bristol Channel, and bustling cities, Clare Garden Village has an extensive range of 3, 4, and 5 bedroom homes designed in keeping with the landscape and finished with unique, contemporary features.

If you're looking to enjoy village life in the heart of a welcoming community, while remaining well-connected to nearby cities, then Clare Garden Village is the perfect place to settle.

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.





LIVE AND LOVE VILLAGE LIFE

If you love lazy Sundays trying every bakery in town, or strolling across rolling hills before settling down at the local pub, then you will love Cowbridge.

With a string of delicatessens, cafes, restaurants and pubs, Cowbridge's food scene is one of many reasons the town was crowned the 'Best Place to Live in Wales' by the Sunday Times in 2017. Plus, the streets of this charming market town are lined with independent boutiques and high street retailers.



Cowbridge



Cowbridge Town Hall



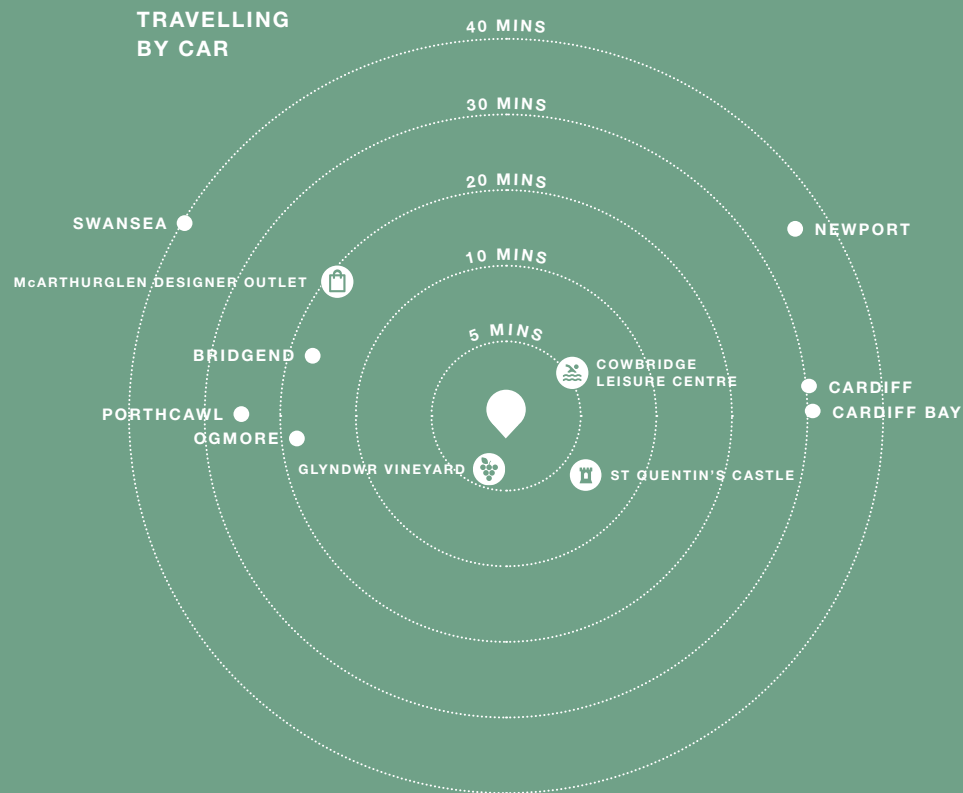
Views of the high street



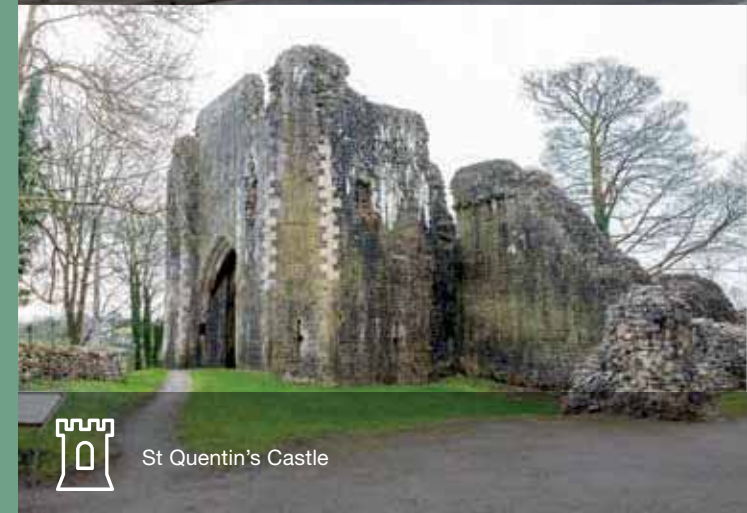
THE PERFECT PLACE TO BE

Clare Garden Village is well positioned for commuters with easy access to the A48, A473, and the M4. For more exotic trips, Cardiff Airport is also less than 20 minutes away by car. Llantwit Major is the nearest train station, which is just over 11 minutes from the development, and there are bus services across Cowbridge.

With plenty to do in the local area, from Taskforce Paintball Games to a stroll around St Quentin's Castle, there is something to suit everyone's tastes.



Maps shown are not to scale. Distances and directions are taken from [google.co.uk/maps](https://www.google.co.uk/maps)





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.



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](https://www.taylorwimpey.co.uk) and view our handy Homebuyer Guides.

HERE TO HELP
YOU SELL

FROM LOOKING ROUND TO MOVING IN...



CLARE GARDEN VILLAGE

Cowbridge
Vale of Glamorgan
CF71 7DE

CONTACT US ON

01446 502423

SATNAV

CF71 7DE

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🐦 @TaylorWimpey

📘 taylorwimpey

taylorwimpey.co.uk

HOW TO FIND US:

From the East:

- Travelling on M4 from the East
- Take slip road off Junction 33 of M4 onto the A4232
- Follow the road for approximately 4 miles and exit at slip road signposted Cardiff West/Cardiff Airport/Barry
- At the roundabout take 4th exit for A48 and stay on this road for approximately 10 miles
- The development will be on the left

From the West:

- Travelling on M4 from the West
- Take the slip road off Junction 35 of M4 for Pencoed
- At the roundabout take 1st exit onto A473
- At the next roundabout take 3rd exit onto Felindre Road and stay on this road for approximately 5 miles
- Turn left onto A48 and stay on this road for approximately 1 mile
- The development will be on the right



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THE MAPPLETON

5 BEDROOM HOME



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THE MAPPLETON

Luxury living comes with the 5 bedroom Mappleton. This charming home offers plenty of room to grow. A large kitchen/breakfast area with double doors leads to the living room and French doors into the garden. There are 5 bedrooms; 2 en suite shower rooms, 1 with a bath and shower and a family bathroom on the first floor. A double garage takes care of the cars and the extra storage.

GROUND FLOOR



Living Room	5.84m x 4.59m	19' 2" x 15' 1"
Kitchen/ Breakfast Area	5.80m x 3.33m	18' 3" x 10' 11"
Family/Dining Room	3.73m x 3.34m	12' 3" x 10' 11"
Study	3.34m x 2.86m	10' 11" x 9' 5"
Utility	1.87m x 1.71m	5' 11" x 5' 7"

FIRST FLOOR



Master Bedroom	4.42m x 3.34m	14' 6" x 10' 11"
Bedroom 2	3.97m x 2.80m	13' 0" x 9' 2"
Bedroom 3	3.34m x 2.90m	10' 11" x 9' 6"
Bedroom 4	3.35m x 3.25m	11' 0" x 10' 8"
Bedroom 5	3.14m x 2.29m	10' 4" x 7' 6"



* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWSW 65838 OCTOBER 2021.

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THE LAVENHAM

5 BEDROOM HOME



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THE LAVENHAM

The Lavenham is a large 5 bedroom detached house with two floors of generous living space, including an integrated double garage. The entrance hallway of this impressive home leads through to a good sized lounge, a spacious kitchen/breakfast room for relaxed family mealtimes, and a separate dining room for more formal occasions. Upstairs, a master bedroom with en suite shower room can be found off the light and airy central landing. The first floor also features a second en suite bedroom which would be ideal for an older child or guests, plus three further double bedrooms and a family bathroom.

GROUND FLOOR



Living Room	5.26m x 3.90m	17' 3" x 12' 10"
Kitchen/ Breakfast Area	3.30m x 5.69m	10' 10" x 18' 8"
Dining Room	3.20m x 3.06m	10' 6" x 10' 1"
Utility	1.80m x 0.94m	5' 10" x 3' 1"

FIRST FLOOR



Master Bedroom	4.53m x 3.80m	14' 10" x 12' 6"
Bedroom 2	3.81m x 3.52m	12' 6" x 11' 7"
Bedroom 3	3.40m x 2.69m	11' 2" x 8' 10"
Bedroom 4	3.28m x 2.69m	10' 9" x 8' 10"
Bedroom 5	2.00m x 2.85m	9' 10" x 9' 4"



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THE HEYDON

4 BEDROOM HOME



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THE HEYDON

A striking double-fronted property, the Heydon really does have the 'wow' factor. The dual aspect living room and kitchen/dining area enjoy access to the private rear garden, making it ideal for entertaining. A study, utility room, cloakroom and under stairs storage complete the ground floor. Four large bedrooms, two of which boast their own en suite bathrooms, occupy the first floor alongside a modern main bathroom.

GROUND FLOOR



Living Room	7.10m × 3.84m	23' 4" × 12' 7"
Kitchen/ Breakfast Area	6.60m × 3.50m	21' 8" × 11' 6"
Study	2.78m × 2.44m	9' 1" × 8' 0"
Utility	1.85m × 1.74m	6' 0" × 5' 8"

FIRST FLOOR



Master Bedroom	4.25m × 3.84m	13' 11" × 12' 7"
Bedroom 2	3.50m × 3.21m	11' 6" × 10' 6"
Bedroom 3	3.84m × 2.77m	12' 7" × 9' 1"
Bedroom 4	3.84m × 2.15m	12' 7" × 7' 0"



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THE LANGDALE

4 BEDROOM HOME



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THE LANGDALE

The four bedroom Langdale has been designed to offer extra space for growing families. The hallway leads to a dual aspect living room, kitchen/breakfast/family room both with access to the private rear garden, separate dining room, and a useful guest cloakroom with useful storage. The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.

GROUND FLOOR



Kitchen/Breakfast/ Family Area	6.83m × 3.44m	22' 5" × 11' 3"
Living Room	4.57m × 4.50m	15' 0" × 14' 9"
Dining Room	3.41m × 3.05m	11' 2" × 10' 0"

FIRST FLOOR



Master Bedroom	6.08m × 3.44m	19' 11" × 11' 3"
Bedroom 2	4.57m × 3.08m	15' 0" × 10' 1"
Bedroom 3	3.05m × 2.94m	10' 0" × 9' 8"
Bedroom 4	3.48m × 2.68m	11' 5" × 8' 10"



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THE SHELFORD

4 BEDROOM HOME



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THE SHELFORD

The Shelford is a traditional four bedroom family home, offering plenty of space for daily life. The hallway leads to a spacious kitchen/dining room with French doors to the garden, while a living room and separate study are found at the front of the property, as well as a guest cloakroom. An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

GROUND FLOOR



Living Room	4.74m x 3.88m	15' 7" x 12' 9"
Kitchen/Dining Area	8.10m x 2.86m	26' 7" x 9' 5"
Study	2.62m x 2.10m	8' 7" x 6' 11"
Cloakroom/Utility	2.10m x 1.65m	6' 11" x 5' 5"

FIRST FLOOR



Master Bedroom	3.88m x 3.77m	12' 9" x 12' 4"
Bedroom 2	4.22m x 3.08m	13' 10" x 10' 1"
Bedroom 3	3.44m x 3.10m	11' 3" x 10' 2"
Bedroom 4	3.89m x 2.75m	12' 9" x 9' 0"



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THE ELMSHAM

4 BEDROOM HOME



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THE ELMSHAM

The 4 bedroom Elmsham is a detached family home that flows from one room to another. The kitchen/dining room is spacious and has French doors onto the garden and double doors opening into the spacious living room. Upstairs, there are 4 double bedrooms, 2 with their own en suite shower room as well as a family bathroom.

GROUND FLOOR



Kitchen/Family Room/ Dining Area	8.64m × 2.99m	28' 4" × 9' 10"
Living Room	5.60m × 3.33m	18' 4" × 10' 11"

FIRST FLOOR



Master Bedroom	4.59m × 3.91m	15' 1" × 12' 10"
Bedroom 2	4.12m × 2.90m	13' 6" × 9' 6"
Bedroom 3	3.14m × 2.68m	10' 3" × 8' 9"
Bedroom 4	3.14m × 3.05m	10' 4" × 10' 0"



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THE WHITFORD

4 BEDROOM HOME



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THE WHITFORD

Traditionally designed and with a spacious interior, the four bedroom Whitford makes the ideal family home. An entrance hallway leads to a living room and open plan kitchen/dining room, each with French doors out to the garden. A study and guest cloakroom complete the ground floor. Upstairs, an en suite master bedroom is found off the landing along with two double bedrooms, a fourth bedroom and main bathroom.

GROUND FLOOR



Kitchen/Dining Area	6.85m × 2.85m	22' 6" × 9' 4"
Living Room	4.58m × 3.26m	15' 0" × 10' 8"
Study	2.19m × 2.18m	7' 2" × 7' 2"

FIRST FLOOR



Master Bedroom	4.16m × 3.32m	13' 8" × 10' 11"
Bedroom 2	3.69m × 2.91m	12' 1" × 9' 7"
Bedroom 3	3.07m × 2.91m	10' 1" × 9' 7"
Bedroom 4	3.16m × 2.60m	10' 5" × 8' 6"



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THE KENTDALE

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THE KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining area complete with utility area forms the hub of the house which leads through French doors to the garden, with a dual aspect living room, and a cloakroom is found by the entrance. Upstairs, an en suite master bedroom can be found alongside two further double bedrooms, a fourth bedroom and a family bathroom.**

GROUND FLOOR



Kitchen/Dining Area	6.03m x 3.58m	19' 9" x 11' 9"
Living Room	6.03m x 3.46m	19' 9" x 11' 4"
Utility	2.01m x 1.42m	6' 7" x 4' 8"

FIRST FLOOR



Master Bedroom	3.52m x 3.40m	11' 7" x 11' 2"
Bedroom 2	3.64m x 2.99m	11' 11" x 9' 10"
Bedroom 3	3.05m x 2.95m	10' 0" x 9' 8"
Bedroom 4	3.10m x 2.54m	10' 2" x 8' 4"



* Plot specific windows. **Plot 8 has a different layout, please consult your sales executive for exact details. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 52068 TWSW JANUARY 2019

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THE FAKENHAM

4 BEDROOM HOME



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THE FAKENHAM

The Fakenham is a traditional 4 bedroom family home with an integral garage. From the hall you can access a spacious lounge, and the well-sized kitchen dining area. The ground floor is completed by a WC and under stairs storage. Access to the garden is from French doors in the dining area. The upstairs layout consists of four large bedrooms, including a master bedroom with en suite, a family bathroom and further storage space.

GROUND FLOOR



Kitchen/Dining Area	6.52m x 3.86m	21' 5" x 12' 8"
Living Room	4.22m x 4.07m	13' 10" x 13' 4"

FIRST FLOOR



Master Bedroom	4.25m x 4.07m	13' 11" x 13' 4"
Bedroom 2	4.11m x 2.90m	13' 6" x 9' 6"
Bedroom 3	3.44m x 3.25m	11' 3" x 10' 7"
Bedroom 4	3.35m x 2.84m	11' 0" x 9' 4"



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The Taylor Wimpey logo is positioned in the top right corner of the image. It consists of the words "Taylor" and "Wimpey" stacked vertically in a dark blue, serif font.

THE MIDFORD

4 BEDROOM HOME

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THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford.

A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

GROUND FLOOR



Kitchen/Dining Area	5.71m x 3.38m	18' 9" x 11' 1"
Living Room	4.50m x 3.62m	14' 9" x 11' 11"
Utility	1.71m x 1.25m	5' 7" x 4' 1"

FIRST FLOOR



Master Bedroom	3.61m x 3.27m	11' 10" x 10' 9"
Bedroom 2	3.54m x 2.81m	11' 7" x 9' 3"
Bedroom 3	2.81m x 2.52m	9' 3" x 8' 3"
Bedroom 4	2.36m x 2.23m	7' 9" x 7' 4"



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THE ROSEDALE

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 ROSEDALE

With three bedrooms and spacious living accommodation, the Rosedale has been designed to appeal to couples or young families. Both the spacious kitchen/dining room and living room open out to the private rear garden, and there's also a handy guest cloakroom downstairs. The en suite master bedroom is found on the first floor, along with two further bedrooms and a main bathroom.

GROUND FLOOR



Living Room	4.85m x 3.01m	15' 11" x 9' 11"
Kitchen/Dining Area	4.85m x 3.20m	15' 11" x 10' 6"

FIRST FLOOR



Master Bedroom	3.54m x 3.07m	11' 8" x 10' 1"
Bedroom 2	3.54m x 2.37m	11' 7" x 7' 9"
Bedroom 3	2.39m x 2.02m	7' 10" x 6' 7"



* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWSW 65838 OCTOBER 2021.

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THE EASEDALE

3 BEDROOM HOME



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THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room, in addition to a guest cloakroom and spacious kitchen/dining area with French doors to the garden. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

GROUND FLOOR



Kitchen/Dining Area	5.10m × 2.95m	16' 9" × 9' 8"
Living Room	5.10m × 3.02m	16' 9" × 9' 11"

FIRST FLOOR



Master Bedroom	3.79m × 3.08m	12' 5" × 10' 1"
Bedroom 2	2.95m × 2.86m	9' 8" × 9' 5"
Bedroom 3	2.95m × 2.15m	9' 8" × 7' 1"



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THE ASHTON G

3 BEDROOM HOME



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THE ASHTON G

With three floors of versatile accommodation, the Ashton G is an ideal choice for families or couples looking for extra space. The entrance hallway leads to a contemporary kitchen/breakfast room and a lounge/dining room with French doors to the private garden at the rear. A spacious double bedroom, a main bathroom and a further bedroom are found on the first floor. A doorway provides access to a private staircase leading up to the galleried master bedroom, which features an en suite bathroom.

GROUND FLOOR



Kitchen	3.77m × 2.70m	12' 4" × 8' 10"
Living Room/ Dining Area	4.23m × 3.87m	13' 11" × 12' 8"

FIRST FLOOR



Bedroom 2	4.23m × 3.87m	13' 11" × 12' 8"
Bedroom 3	2.91m × 2.17m	9' 7" × 7' 1"

SECOND FLOOR



Master Bedroom	6.70m × 3.12m	22' 0" × 10' 3"
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THE GOSFORD

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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

GROUND FLOOR



Kitchen/Dining Area 4.72m x 2.88m 15' 6" x 9' 5"

Living Room 4.27m x 3.69m 14' 0" x 12' 1"

FIRST FLOOR



Master Bedroom 2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2 3.31m x 2.63m 10' 10" x 8' 8"

Bedroom 3 3.55m x 2.01m 11' 8" x 6' 7"



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