

Taylor
Wimpey

RIVERSIDE MILL

WORCESTER PARK | SURREY



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

RIVERSIDE MILL. A VERY SPECIAL PLACE TO BE

A warm welcome to Riverside Mill.

*A modern collection of 1 & 2 bedroom apartments and
3 bedroom homes, in an exciting new community on
the outskirts of Worcester Park.*

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 images show typical Taylor Wimpey homes and may include optional upgrades at an additional cost.

LIVE AND LOVE TOWN LIFE


Just under 2 miles* from Worcester Park, Riverside Mill is situated along Hogsmill River in a tree lined location. The perfect setting for your new home, whether you are a first-time buyer or moving up or down the property ladder.

With excellent connections into London from Malden Manor station and Worcester Park station, Riverside Mill is perfectly positioned for commuters. The development is surrounded by an abundance of shopping and dining experiences with entertainment for everyone.




 The River Club & Spa features a gym, pool, sauna, steam room, classes, golf and tennis.



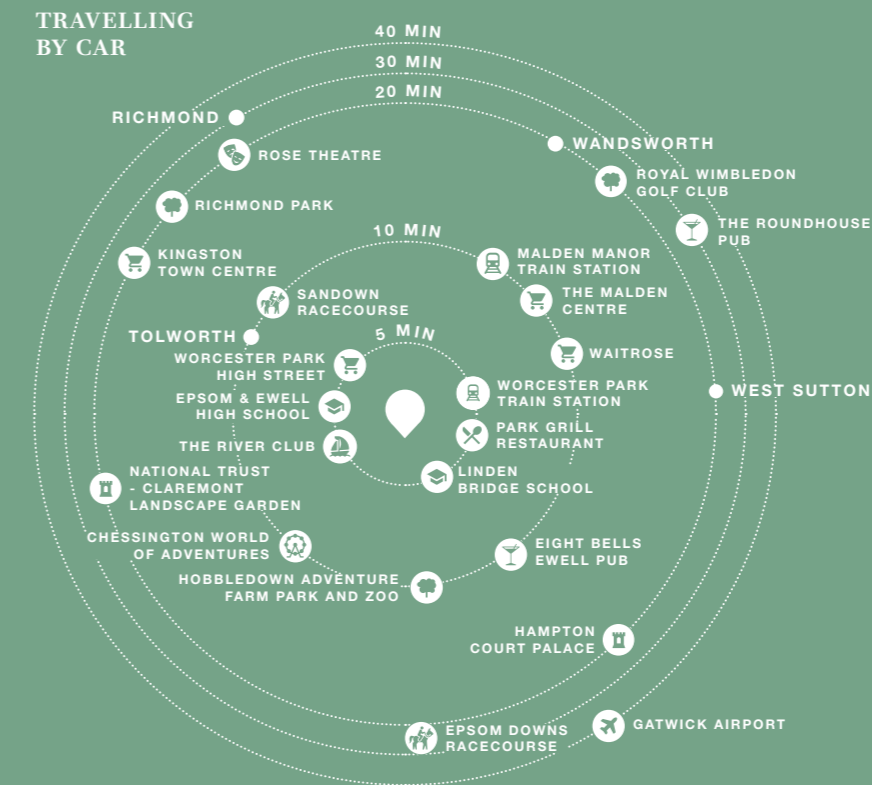
 Sandown Park Racecourse, there's not a day out quite like one here.



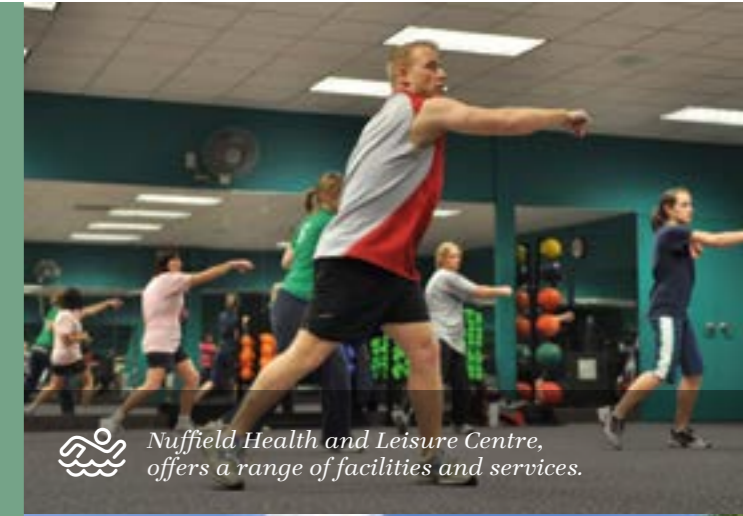
 The City of London, endless things to do and see with the family.


THE PERFECT PLACE TO BE

Living in a beautifully designed home is only part of the story. You'll want stress free links to other parts of the country too. Riverside Mill has excellent road links – the A3 is less than 2 miles away and getting to the A240 is just a 16-minute drive. You could be at Malden Manor station within 2 minutes and Heathrow Airport is a short 12.5 miles away.




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




 Nuffield Health and Leisure Centre, offers a range of facilities and services.



 Nonsuch Park, a public park between Stoneleigh, North Cheam, Cheam, and Ewell.



 Rose Theatre, the largest producing theatre in South West London.



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.



Backed by HM Government

Help to Buy: Equity Loan 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 BUY



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.

HERE TO HELP YOU SELL

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
**RIVERSIDE
MILL**

WORCESTER PARK | SURREY









A modern collection of 1 & 2 bedroom apartments
and 3 bedroom homes, in an exciting new
community on the outskirts of Worcester Park.

1 & 2 bedroom apartments

-  **Beverley House**
1 & 2 bedroom apartments
Plots: 5-31
-  **Headley House**
1 & 2 bedroom apartments
Plots: 32-50
-  1 & 2 bedroom apartments
Plots: 51-66*

*ah/r = Affordable Homes Rented
BS = Bin Store
CS = Cycle Store
▶ = Garage

3 bedroom homes

-  **The Matlock**
3 bedroom home
Plots: 1, 77 & 80
-  **The Kestle**
3 bedroom home
Plots: 2, 3, 78 & 79
-  **The Linton**
3 bedroom home
Plot: 4
-  **The Penrith**
3 bedroom home
Plots: 67 & 70
-  **The Blaydon**
3 bedroom home
Plots: 68 & 69
-  **The Sidbury**
3 bedroom home
Plots: 71 & 76
-  **The Hythe**
3 bedroom home
Plots: 72 & 75
-  **The Meadway**
3 bedroom home
Plots: 73 & 74



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. 41069/December 2021.

Taylor Wimpey

THE MATLOCK

3 bedroom home



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THE MATLOCK

The 3 bedroom Matlock is a versatile home spread across 3 floors suitable for young professionals working from home or growing families. The open-plan kitchen/dining area opens through bi-folding doors to the garden. The living room and guest cloakroom complete the ground floor. On the first floor, bedrooms 2 and 3 are served by the family bathroom. Bedroom 1 with en suite shower room, plus a study are located on the second floor.

TOTAL 143.9 sq. m. / 1,548 sq. ft.

Ground floor



Kitchen Area	4.75m x 3.64m	15'7" x 11'11"
Dining Area	3.85m x 2.66m	12'7" x 8'9"
Living Room	4.75m x 3.78m	15'7" x 12'5"

First floor



Bedroom 2	4.75m (max) x 3.78m	15'7" (max) x 12'5"
Bedroom 3	4.75m x 3.68m	15'7" x 12'1"

Second floor



Bedroom 1	4.75m x 3.78m (max)	15'7" x 12'5" (max)
Study	4.75m x 2.71m	15'7" x 8'11"

 Plots: 1, 77 & 80

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THE BLAYDON

3 bedroom home



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THE BLAYDON

The Blaydon is a 3 bedroom, 3 story town house which would suit a growing family. The open-plan kitchen/living/dining area opens through double doors to the garden. Bedrooms 2 and 3, both doubles, can be found on the first floor, along with the family bathroom. Bedroom 1 features its own private staircase and en suite shower room.

TOTAL 102.8 sq. m. / 1,009 sq. ft.

Ground floor



Kitchen	3.13m x 2.57m (max)	10'3" x 8'5" (max)
Dining Area	3.81m (max) x 2.42m	12'6" (max) x 7'11"
Living Area	4.92m (max) x 2.46m	16'2" (max) x 8'1"

First floor



Bedroom 2	4.92m x 3.17m	16'2" x 10'5"
Bedroom 3	4.92m x 2.46m	16'2" x 8'1"

Second floor



Bedroom 1	3.79m (max) x 2.58m	12'4" (max) x 8'5"
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 Plots: 68 & 69

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THE HYTHE

3 bedroom home

THE HYTHE

The Hythe is a 3 story town house which would suit various buyer types. The open-plan kitchen/dining area opens through double doors to the garden. A separate living room and guest cloakroom complete the ground floor. The first floor is home to bedrooms 2 & 3 and the family bathroom. There is also an additional room, which could be used as a study or playroom.

Bedroom 1 features its own private staircase, dressing area and en suite shower room.

TOTAL 127.1 sq. m. / 1,289 sq. ft.

Ground floor



First floor



Second floor



Kitchen/Dining Area

6.77m x 3.62m (max) 22'2" x 11'11" (max)

Living Room

4.30m (max) x 3.90 (max) 14'1" (max) x 12'10" (max)

Bedroom 2

5.54m (max) x 2.76m (max) 18'2" (max) x 9'1" (max)

Bedroom 3

4.22m (max) x 3.07m 13'10" (max) x 10'1"

Study

2.46m x 2.37m (max) 8'1" x 7'9" (max)

Bedroom 1

4.23m (max) x 3.59m (max) 13'10" (max) x 11'9" (max)

 Plots: 72 & 75

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THE KESTLE

3 bedroom home



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THE KESTLE

The Kestle is a 3 story town house that would suit various buyer types. The open-plan kitchen/dining area opens through double doors to the garden. The living room can be found on the first floor along with bedroom 3 and the family bathroom. The second floor is home to two bedrooms, with one boasting an en suite shower room.

TOTAL 128.9 sq. m. / 1,387 sq. ft.

Ground floor



Kitchen/Dining Area
4.95m (max) x 4.91m 16'3" (max) x 16'1"

First floor



Living room
4.91m x 3.28m 16'1" x 10'9"

Bedroom 3
4.91m x 4.05m (max) 16'1" x 13'2" (max)

Second floor



Bedroom 1
4.91m x 3.28m (max) 16'1" x 10'9" (max)

Bedroom 2
4.91m x 4.01m (max) 16'1" x 13'1" (max)

 Plots: 2, 3, 78 & 79

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THE LINTON

3 bedroom home



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THE LINTON

The Linton is a spacious 3 bedroom home that would suit a growing family. The open-plan kitchen/dining area and separate living room both feature double doors to the garden. Upstairs is home to bedroom 1 with en suite shower room, two further bedrooms and the family bathroom.

TOTAL 107.5 sq. m. / 1,157 sq. ft.

Ground floor



Kitchen/Dining Area	6.08m (max) x 4.99m (max)	19'11" (max) x 16'5" (max)
Living Room	5.02m x 3.86m	16'4" x 12'8"

First floor



Bedroom 1	4.99m x 4.70m (max)	16'5" x 15'3" (max)
Bedroom 2	3.32m x 2.79m	10'11" x 9'2"
Bedroom 3	2.80m x 2.79m	9'2" x 9'2"

 **Plot: 4**

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THE PENRITH

3 bedroom home



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THE PENRITH

The Penrith is a 3 bedroom, three storey town house, which would suit a growing family. The open-plan kitchen/living/dining area opens through double doors to the garden. Bedrooms 2 and 3, both doubles, can be found on the first floor, along with the family bathroom. Bedroom 1 features its own private staircase and en suite shower room.

TOTAL 114.2 sq. m. / 1,132 sq. ft.

Ground floor



Kitchen/Living/Dining Area

8.69m (max) x 4.75m (max) 28'6" (max) x 15'7" (max)

First floor



Bedroom 2

4.75m (max) x 3.51m (max) 15'7" (max) x 11'6" (max)

Bedroom 3

4.75m x 2.80m 15'7" x 9'2"

Second floor



Bedroom 1

5.82m (max) x 3.50m (max) 19'1" (max) x 11'6" (max)

 Plots: 67 & 70

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THE MEADWAY

3 bedroom home



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THE MEADWAY

The Meadway is a three story town house, which would suit various buyer types. The open-plan kitchen/dining area opens through bi-folding doors to the garden. A separate living room and guest cloakroom complete the ground floor. The first floor is homes to bedrooms 2 & 3 and the family bathroom. There is also an additional room which could be used as a study or playroom. Bedroom 1 features its own private staircase, dressing area and en suite shower room.

TOTAL 125 sq. m. / 1,266 sq. ft.

Ground floor



Kitchen/Dining Area

6.15m (max) x 4.46m (max) 20'2" (max) x 14'8" (max)

Living Room

3.65m x 3.47m 12'0" x 11'5"

First floor



Bedroom 2

5.62m (max) x 2.57m (max) 18'5" (max) x 8'5" (max)

Bedroom 3

3.75m (max) x 3.27m (max) 12'4" (max) x 10'9" (max)

Study

2.36m (max) x 2.32m (max) 7'9" (max) x 7'7" (max)

Second floor



Bedroom 1

4.82m (max) x 3.49m (max) 15'10" (max) x 11'5" (max)

 **Plots:** 73 & 74

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THE SIDBURY

3 bedroom home



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THE SIDBURY

The Sidbury is a stunning 3 bedroom, three storey home featuring bi-fold doors on all floors. The open-plan kitchen/dining area is light, bright and spacious, while the first floor features a living room with a balcony and bedroom 2, both served by the Jack and Jill family bathroom. The second floor is home to bedroom 1 with an en suite shower room, a further bedroom and a study.

TOTAL 142.05 sq. m. / 1,529 sq. ft.

Ground floor



Kitchen
3.47m x 3.30m 11'5" x 10'10"

Dining/Family Area
5.65m (max) x 5.21m (max) 18'6" (max) x 17'0" (max)

First floor



Living Room
5.65m (max) x 3.71m (max) 18'6" (max) x 12'2" (max)

Bedroom 2
5.65m x 2.80m 18'6" x 9'2"

Second floor



Bedroom 1
5.65m (max) x 3.13m (max) 18'6" (max) x 10'3" (max)

Bedroom 3
3.40m x 3.02m 11'2" x 9'11"

Study
2.80m x 2.16m 9'2" x 7'1"

Plots: 71 & 76

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BEVERLEY HOUSE

1 & 2 bedroom apartments



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BEVERLEY HOUSE

These 1 & 2 bedroom apartments offer versatile, contemporary living perfect for first time buyers.
The open-plan kitchen/living/dining areas fit around the way you want to live.

Plot 5



Ground floor

Kitchen/Living/Dining Area	7.26m (max) x 4.16m (max)	23'10" (max) x 13'8" (max)
Bedroom 1	4.11m (max) x 3.39m	13'6" (max) x 11'2"
Bedroom 2	4.11m x 2.86m	13'6" x 9'5"
Total Nett Area	71.09 sq.m.	765 sq. ft.

Plot 6



Ground floor

Kitchen/Living/Dining Area	7.04m (max) x 3.77m (max)	23'1" (max) x 12'5" (max)
Bedroom 1	3.89m x 3.61m	12'9" x 11'10"
Bedroom 2	3.89m x 3.05m	12'9" x 10'0"
Total Nett Area	73.34 sq.m.	789 sq. ft.

 **Plots:** 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 & 31

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BEVERLEY HOUSE

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The open-plan kitchen/living/dining areas fit around the way you want to live.

Plots 7, 14, 21 & 28



Third floor



Second floor



First floor



Ground floor

Kitchen/Living/Dining Area
7.14m x 4.16m 23'5" x 13'8"

Bedroom 1
4.02m x 2.96m 13'2" x 9'8"

Total Nett Area
51.34 sq.m. 552 sq. ft.

Plots 8, 15, 22 & 29



Third floor



Second floor



First floor



Ground floor

Kitchen/Living/Dining Area
5.50m x 5.20m (max) 18'1" x 17'1" (max)

Bedroom 1
4.01m x 2.95m 13'2" x 9'8"

Total Nett Area
50.98 sq.m. 541 sq. ft.

Plots 9, 16, 23 & 30



Third floor



Second floor



First floor



Ground floor

Kitchen/Living/Dining Area
5.53m x 4.62m 18'2" x 15'2"

Bedroom 1
4.39m x 3.69m 14'5" x 12'1"

Bedroom 2
4.38m x 3.05m 14'3" x 10'0"

Total Nett Area
69.82 sq.m. 751 sq. ft.

Plots 10, 17 & 24



Second floor



First floor



Ground floor

Kitchen/Living/Dining Area
7.24m x 4.27m 23'9" x 14'0"

Bedroom 1
4.12m x 2.90m 13'6" x 9'7"

Total Nett Area
52.59 sq.m. 566 sq. ft.

Plots 11, 18 & 25



Third floor



Second floor



First floor

Kitchen/Living/Dining Area
6.31m x 4.43m (max) 20'8" x 14'6" (max)

Bedroom 1
3.42m x 3.16m 11'3" x 10'4"

Bedroom 2
3.16m x 2.60m 10'4" x 8'6"

Total Nett Area
62.64 sq.m. 674 sq. ft.

Plots 12, 19 & 26



Third floor



Second floor



First floor

Kitchen/Living/Dining Area
6.01m (max) x 5.23m (max) 19'9" (max) x 17'2" (max)

Bedroom 1
4.42m (max) x 3.00m (max) 14'6" (max) x 9'10" (max)

Bedroom 2
4.12m x 2.86m 13'6" x 9'5"

Total Nett Area
77.47 sq.m. 833 sq. ft.

Plots: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 & 31

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Plots: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 & 31

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BEVERLEY HOUSE

*These 1 & 2 bedroom apartments offer versatile, contemporary living perfect for first time buyers.
The open-plan kitchen/living/dining areas fit around the way you want to live.*

Plots 13, 20 & 27



Third floor



Second floor



First floor

Kitchen/Living/Dining Area

6.29m (max) x 4.34m 20'8" (max) x 14'2"

Bedroom 1

3.63m x 3.17m 11'11" x 10'5"

Bedroom 2

3.17m x 2.48m 10'5" x 8'1"

Total Nett Area

66.67 sq.m. 717 sq. ft.

Plot 31

Lower floor



Upper floor



Fourth floor



Third floor

Kitchen/Living/Dining Area

7.25m x 3.53m 23'7" x 11'7"

Bedroom 2

2.91m x 2.16m 9'7" x 6'11"

Bedroom 1

5.90m x 3.69m 19'4" x 12'1"

Total Nett Area

90.47 sq.m. 973 sq. ft.

 **Plots:** 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 & 31

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. 41071/July 2021.

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HEADLEY HOUSE

1 & 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.

HEADLEY HOUSE

These 1 & 2 bedroom apartments offer versatile, contemporary living perfect for first time buyers. The open-plan kitchen/living/dining areas fit around the way you want to live.

Plots 32, 36, 41 & 46



Third floor



Second floor



First floor



Ground floor

Kitchen/ Living Area	7.42m x 3.42m	24'4" x 11'3"
Bedroom 1	3.55m x 3.44m	11'8" x 11'3"
Total Nett Area	52.31 sq.m.	572 sq. ft.

Plots 33, 37, 42 & 47



Third floor



Second floor



First floor



Ground floor

Kitchen/Living/Dining Area	7.05m x 3.45m	23'2" x 11'4"
Bedroom 1	3.91m (max) x 3.90m (max)	12'10" (max) x 12'10" (max)
Total Nett Area	49.64 sq.m.	533 sq. ft.

Plot 34



Ground floor

Kitchen	4.92m x 3.06m	16'2" x 10'1"
Living Room	3.02m x 2.90m	9'11" x 9'6"
Bedroom 1	3.86m x 3.51	12'8" x 11'6"
Bedroom 2	4.31m x 2.83m	14'1" x 9'3"
Total Nett Area	76.72 sq.m.	825 sq. ft.

Plots: 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 & 50

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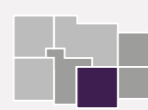
Plots 35, 40 & 45



Second floor



First floor



Ground floor

Plots 39, 44 & 49



Third floor



Second floor



First floor

Plots 38, 43 & 48



Third floor



Second floor



First floor

Kitchen/Living/Dining Area
6.97m x 4.05m (max) 22'10" x 13'3" (max)

Bedroom 1
3.85m (max) x 3.19m (max) 12'7" (max) x 10'5" (max)

Total Nett Area
48.86 sq.m. 525 sq. ft.

Kitchen/Living/Dining Area
5.86m (max) x 4.10m 19'3" (max) x 13'6"

Bedroom 1
4.30m x 3.08m 14'1" x 10'1"

Bedroom 2
4.38m x 2.75m 14'4" x 9'0"

Total Nett Area
72.91 sq.m. 784 sq. ft.

Kitchen/Living Area
5.93m x 4.92m (max) 19'4" x 16'2" (max)

Bedroom 1
3.86m x 3.51m 12'8" x 11'6"

Bedroom 2
4.31m x 2.83m 14'1" x 9'3"

Total Nett Area
69.54 sq.m. 748 sq. ft.

HEADLEY HOUSE

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Plot 50

Lower floor



Kitchen/Living/Dining Area
6.97m x 4.05m 22'10" x 13'3"

Bedroom 2
3.53m (max) x 3.36m 11'7" (max) x 11'0"

Upper floor



Bedroom 1
5.70m x 3.38m 18'9" x 11'1"

Total Nett Area
84.37 sq.m. 908 sq. ft.



Fourth floor



Third floor

Plots: 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 & 50

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Plots: 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 & 50

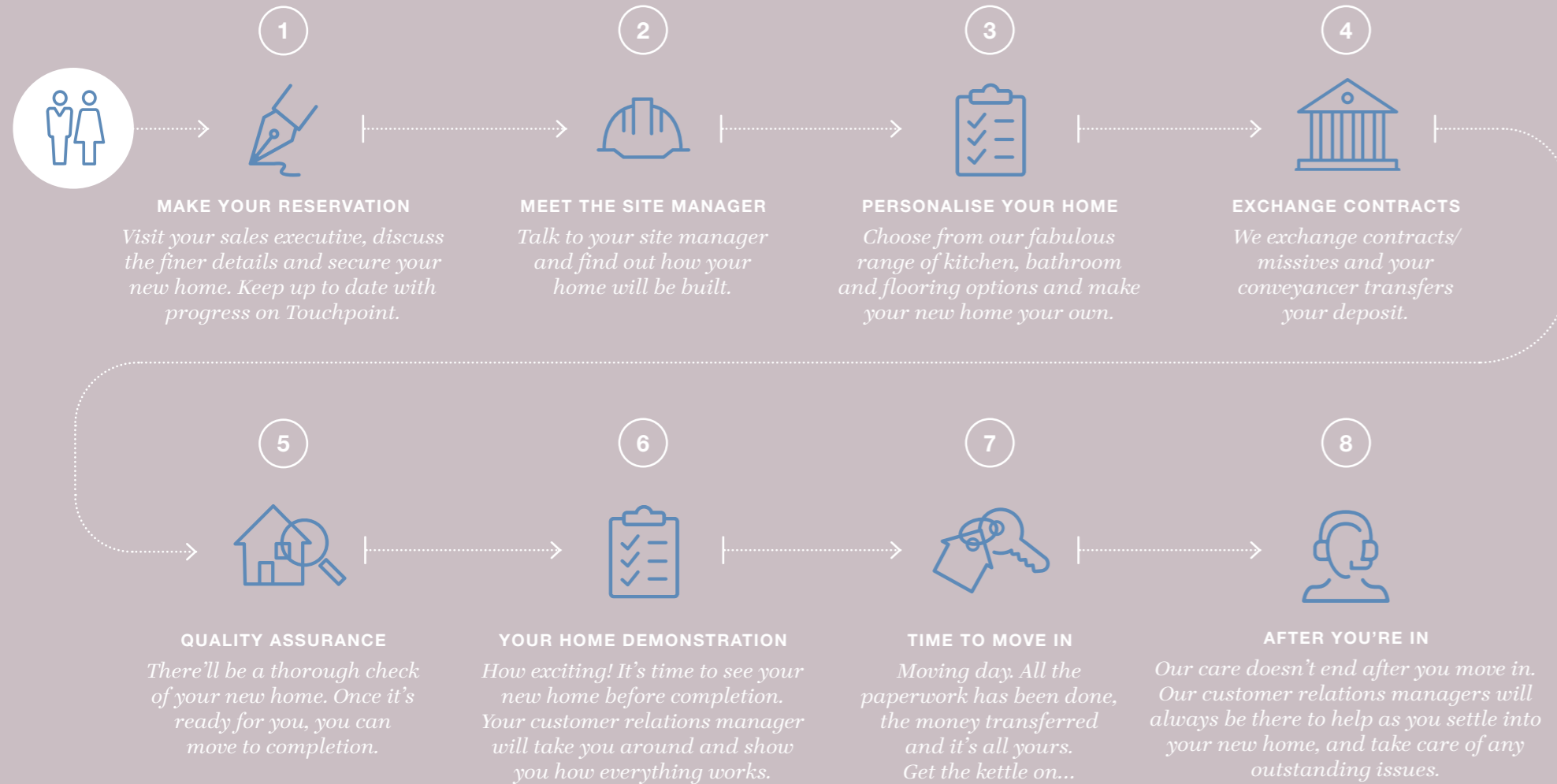
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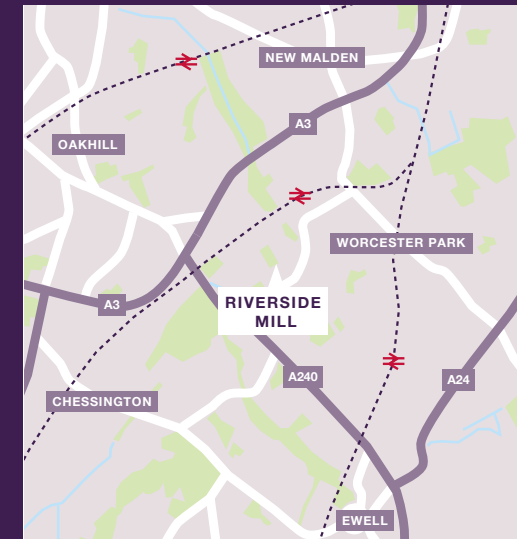
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FROM THE A3:

- Leave the A3 at the A240 Tolworth Roundabout
- Join the A240 south towards Reigate/Sutton
- Turn fourth left on the slip road onto Worcester Park Road
- Turn left at the Toby Carvery onto the B284
- Riverside Mill will be found on the left in 0.1 mile

FROM WORCESTER PARK:

- Leave Worcester Park on the A2043 towards the station
- Go under the bridge and across the lights
- Turn next left at The Manor Drive
- At the roundabout take the 1st exit onto Highdown
- At the next roundabout take the 2nd exit
- At the next roundabout take the 1st exit
- Riverside Mill will be found on the right in 0.2 mile



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