

Taylor
Wimpey

GILLINGHAM LAKES

GILLINGHAM | DORSET



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.

GILLINGHAM LAKES. A VERY SPECIAL PLACE TO BE

A warm welcome to Gillingham Lakes.

Here you'll find a choice of 2, 3 & 4 bedroom homes waiting for you on the outskirts of the historic town of Gillingham, Dorset. This convenient location is just minutes from the town centre and enjoys excellent road and rail links to Shaftesbury, Salisbury, Exeter and London.

MAKE YOURSELF AT HOME

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

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

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

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



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

LIVE AND LOVE TOWN LIFE

Gillingham's rich history is clearly evident along its characterful streets, which are lined with charming buildings housing independent boutiques, cafés, restaurants and a number of ancient sites to explore.

However, while it maintains this strong connection with the past, the town also caters fantastically for modern life. There is a choice of supermarkets, retail parks, banks and a post office for all the essentials.

Fitness is taken care of by the RiversMeet Leisure Centre, while the surrounding countryside and nearby Lodden Lakes are perfect for connecting with the outdoors.

With all this, plus a fantastic choice of education nearby, Gillingham Lakes makes the ideal place to watch your family flourish.



Plan your shopping trip in Bath, with its independent boutiques and high street stores.



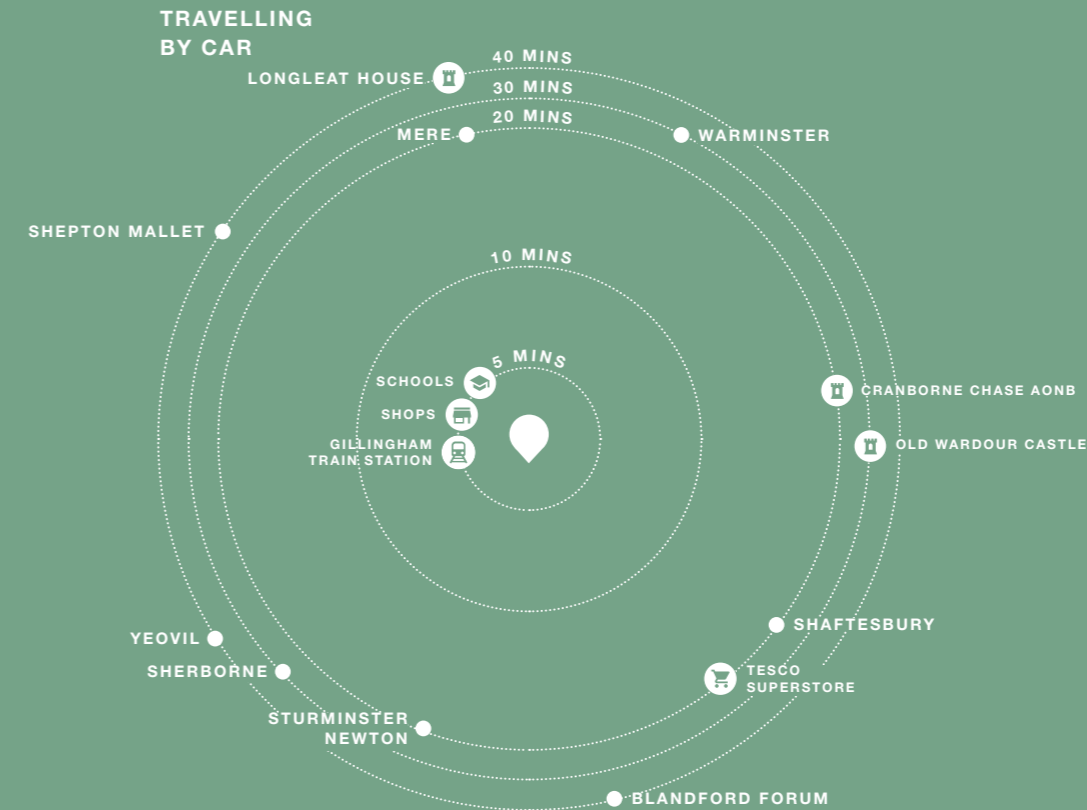
Enjoy Cranborne Chase Area of Outstanding Natural Beauty, 380 square miles of wonderful countryside.



A choice of primary schools within Gillingham town.

THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress-free connections to other parts of the country too. So it's good to know Gillingham Lakes has fantastic road links – the A303 and A30 are easily accessible, meaning a trip into Shaftesbury or Salisbury couldn't be easier, plus Bournemouth and Bristol Airports can be reached in around an hour. Meanwhile, Gillingham railway station is less than a mile away and connects to London Waterloo in just over two hours.



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



Find all the local amenities you need within Gillingham town.



Gillingham train station is located 0.7 miles away.



Longleat House and Safari Park is a great family day out.



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



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



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

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

HERE TO HELP YOU BUY



Backed by HM Government

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

HERE TO HELP YOU SELL



PART EXCHANGE

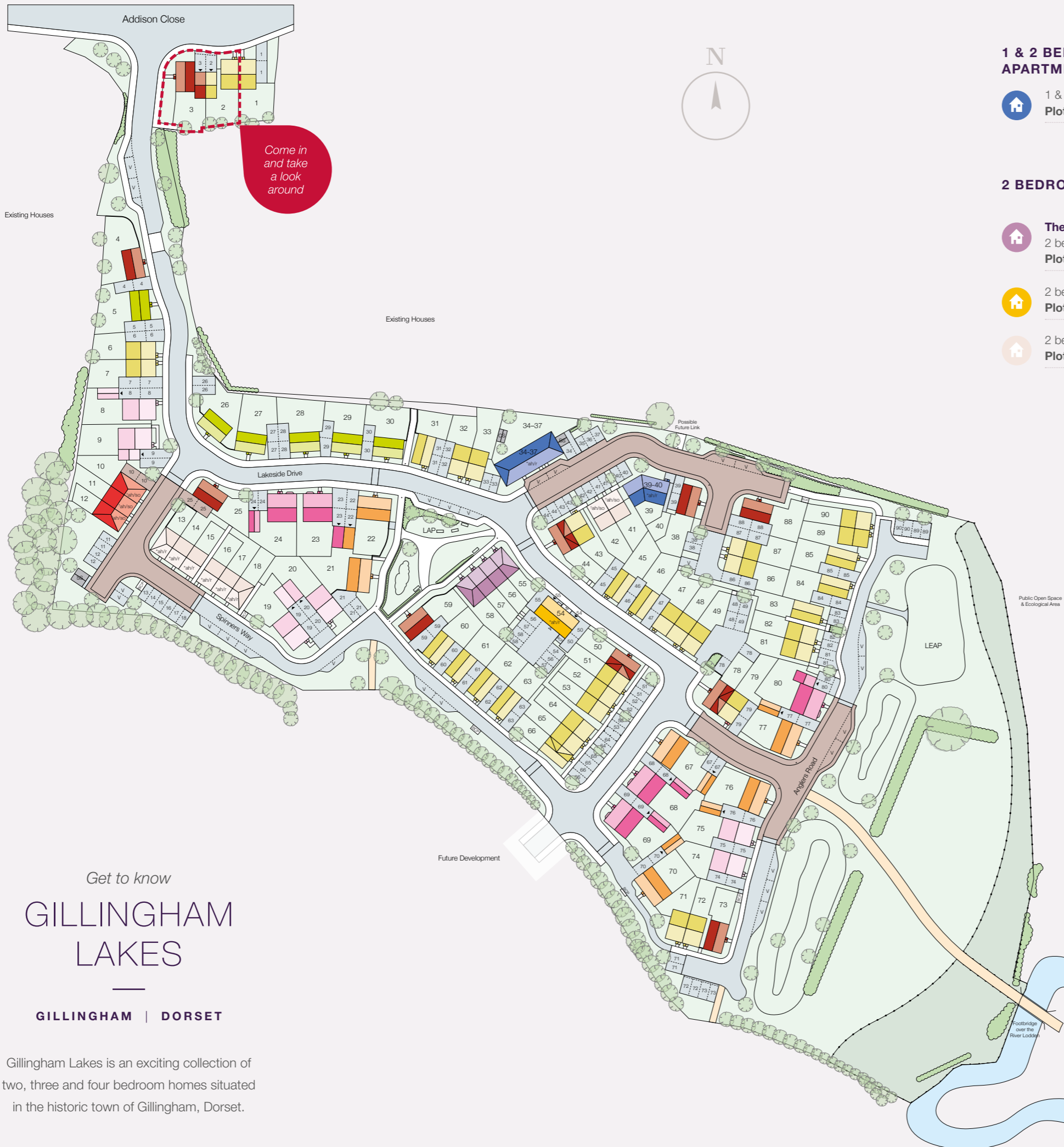
Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



EASYMOVER

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

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



1 & 2 BEDROOM APARTMENTS

1 & 2 bedroom apartments*
Plots: 34-37, 39 & 40

2 BEDROOM HOMES

The Canford
2 bedroom home
Plots: 55-58

2 bedroom home*
Plot: 54

2 bedroom home
Plots: 13-18*, 41† & 42†

3 BEDROOM HOMES

The Easedale
3 bedroom home
Plots: 3, 4, 25, 38, 44, 50, 59, 73, 78 & 88

The Gosford
3 bedroom home
Plots: 1, 2, 6, 7, 31-33, 43, 45-49, 51-53, 60-66, 71, 72, 79, 81-87, 89 & 90

The Yewdale
3 bedroom home
Plots: 5 & 26-30

3 bedroom home*
Plots: 10-12

4 BEDROOM HOMES

The Huxford
4 bedroom home
Plots: 8, 9, 19, 20, 74 & 75

The Manford
4 bedroom home
Plots: 23, 24, 68, 69 & 80

The Rossdale
4 bedroom home
Plots: 21, 22, 67, 70, 76 & 77

- *ah/r = Affordable Homes/Rented
- †ah/so = Affordable Homes/Shared Ownership
- BCP = Bin Collection Points
- BS = Bin Store
- CS = Cycle Store
- = Bollards
- ▷ = Drive Through
- ◻ = Ecological Area
- ▶ = Garage Access
- V = Visitor Parking
- LAP = Local Area of Play
- LEAP = Local Equipped Area of Play
- SS = Sub Station

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. 46964 / September 2021.

Get to know
GILLINGHAM LAKES

GILLINGHAM | DORSET

Gillingham Lakes is an exciting collection of two, three and four bedroom homes situated in the historic town of Gillingham, Dorset.

Taylor Wimpey

THE CANFORD

2 BEDROOM HOME



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THE CANFORD

A 2 bedroom property which has been thoughtfully designed with both first time buyers and downsizers in mind. A living/dining area provides the ideal space for day-to-day living and opens out to the garden through double doors. There's also a contemporary fitted kitchen located off the hallway. Upstairs you'll find bedroom 1 with an en suite shower room, a further double bedroom and the main bathroom.

TOTAL 62.8 sq. m. / 676 sq. ft.

GROUND FLOOR



Kitchen
3.02m x 1.85m 9'11" x 6'1"

Living/Dining Area
4.73m max x 3.98m max 15'6" max x 13'1" max

FIRST FLOOR



Bedroom 1
3.08m x 2.97m 10'1" x 9'9"

Bedroom 2
3.98m max x 2.56m 13'1" max x 8'5"



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. *Plot specific windows. 46965/September 2021.

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The 3 bedroom Gosford will appeal to first time buyers, couples and families looking for a little extra space. A kitchen/dining area opens through double doors to the garden, making it perfect for entertaining and al fresco dining. A living room, guest cloakroom and storage cupboard complete the ground floor layout. The first floor comprises of bedroom 1 with an en suite shower room, the family bathroom, and two further bedrooms.

TOTAL 79.1 sq. m. / 852 sq. ft.

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining Area	4.72m x 2.87m	15'6" x 9'5"
Living Room	4.26m max x 3.69m max	14'0" max x 12'1" max

Bedroom 1	2.96m min x 2.83m min	9'9" min x 9'4" min
Bedroom 2	3.30m x 2.63m	10'10" x 8'8"
Bedroom 3	3.55m max x 2.00m	11'8" max x 6'7"



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THE EASEDALE

3 BEDROOM HOME



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THE EASEDALE

A 3 bedroom home which would ideally suit a couple or a young family with the entrance hallway leading to a kitchen/dining area and a light and airy living room with double doors to the private garden. Upstairs, the landing leads to bedroom 1 with its en suite shower room, a further double bedroom, a main bathroom and a bedroom which could alternatively be used as a home office or nursery.

TOTAL 85.1 sq. m. / 917 sq. ft.

GROUND FLOOR



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

FIRST FLOOR



Bedroom 1	3.78m x 3.08m	12'5" x 10'1"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	2.95m x 2.15m	9'8" x 7'1"



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THE YEWDAL

3 BEDROOM HOME



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THE YEWDAL

The 3 bedroom Yewdale is a family-sized property which offers comfortable contemporary living. The ground floor comprises an open-plan kitchen/dining area, a separate living room with double doors opening to the garden and a guest cloakroom. Upstairs, you will find bedroom 1 featuring an en suite shower room, along with two further bedrooms and the family bathroom. Bedroom 3 could be used as a home office.

TOTAL 85.1 sq. m. / 917 sq. ft.

GROUND FLOOR



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

FIRST FLOOR



Bedroom 1	3.78m x 3.08m	12'5" x 10'1"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	2.95m x 2.15m	9'8" x 7'1"



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THE HUXFORD

4 BEDROOM HOME



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THE HUXFORD

The Huxford is a 4 bedroom home ideally suited for growing families or professional couples. On the ground floor you will find the living room and the kitchen/dining area, which forms the heart of the home for day-to-day living and has double doors to the garden. Bedroom 1 with en suite shower room, three further bedrooms and a family bathroom are located on the first floor. Bedroom 4 could alternatively be used as an office or nursery.

TOTAL 107.4 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 <i>min</i> x 2.23m	10'8" <i>min</i> x 7'4"
Bedroom 4	2.52m <i>min</i> x 2.41m	8'3" <i>min</i> x 7'11"



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THE MANFORD

4 BEDROOM HOME



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THE MANFORD

A traditional 4 bedroom family home, the Manford offers plenty of space for day-to-day living as well as relaxing and entertaining. This home offers a spacious kitchen/dining area which has double doors to the garden, a living room, separate study and a guest cloakroom. Bedroom 1 with en suite shower room and three further well-proportioned bedrooms are found upstairs, along with a family bathroom and useful storage area.

TOTAL 127.09 sq. m. / 1,368 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	8.11m x 2.88m	26'7" x 9'6"
Living Room	4.74m x 3.88m	15'7" x 12'9"
Study	2.65m x 2.10m	8'8" x 6'11"

FIRST FLOOR



Bedroom 1	3.88m max x 3.03m	12'9" max x 9'11"
Bedroom 2	3.33m x 3.09m max	10'11" x 10'2" max
Bedroom 3	3.66m x 3.03m max	12'0" x 10'0" max
Bedroom 4	3.28m max x 2.75m	10'9" max x 9'0"



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THE ROSSDALE

4 BEDROOM HOME



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THE ROSSDALE

There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Rossdale. A large kitchen/dining area forms the heart of the home for day-to-day living, with a handy utility area providing access to outside. A spacious living room also has double doors to the private rear garden.

Bedroom 1 with en suite shower room, three further bedrooms and main bathroom occupy the first floor.

TOTAL 113.89 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.09m x 3.58m <i>max</i>	20'0" x 11'9" <i>max</i>
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 <i>max</i>	11'11" x 9'8" <i>max</i>
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m <i>max</i>	11'7" x 7'5" <i>max</i>



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STANDARD SPECIFICATIONS

GILLINGHAM LAKES

Off Addison Close, Gillingham,
Dorset, SP8 4JS

TELEPHONE
01747 447 963

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information. March 2022.

General	2-4
Double-glazed PVCu windows with multi-point locking	✓
Double-glazed PVCu multi-point locking double doors <small>(Plot specific. Please ask for details)</small>	✓
Multi-Locking GRP External Door	✓
PVCu fascia and soffit <small>(to suit External Materials schedule)</small>	✓
White emulsion to walls	✓
Doorbell	✓
PIR outside lights to front and rear	✓
Double electric sockets throughout	✓
Chrome door furniture	✓
White internal doors	✓
Ground floor concrete finish <small>(no latex or screed)</small>	✓
Combination gas boiler and heating system to radiators	✓
Kitchen	
“Symphony” kitchen with a selection of doors, worktops and upstands choices from our ‘Standard Range’. Upgraded kitchens are available from our optional extras selection which can include larger cupboards and Le mans carousels, subject to design. Please speak to our sales executive for more information.	✓
1.5 bowl composite inset sink <small>(finish to be confirmed by Sales Executive)</small>	✓
Zanussi “A Rated” built-in double oven	✓
Integrated cooker hood	✓
Zanussi 4-burner stainless steel gas hob	✓
Stainless steel splashback	✓
Under cupboard lights to kitchen	✓
Utility with “Symphony” base unit and worktop choices from our “Standard Range” and plumbing for appliances <small>(plot specific)</small>	✓
Living room	
TV socket and telecom point	✓

Family room/study	2-4
Telecom point	✓
Bedroom	
TV socket to bedroom 1	✓
Bathroom	
Roca white bathroom suite	✓
Ideal Standard Brassware	✓
Splashback tiles to bath and half-height tiling to sanitaryware walls	✓
En suite and shower room (plot specific)	
Roca white bathroom suite	✓
Ideal Standard Brassware	✓
Full-height tiling to shower enclosure and half-height tiling to sanitaryware walls	✓
Shower tray & “Roman” chrome finish glass shower cubicle	✓
Thermostatic shower	✓
External features	
Riven buff slabs <small>(for area refer to Landscaping/External Works layout)</small>	✓
Turf to rear	✓
Power to garage within the curtilage of the property	✓
Outside tap to the rear of the property <small>(excluding coach houses and apartments)</small>	✓
Fencing to garden <small>(refer to Landscaping/External Works layout)</small>	✓
Other features	
NHBC warranty against structural defects for a 10-year period following the date of build completion	✓
A range of optional upgrades are available subject to build stage	✓

FROM LOOKING ROUND TO MOVING IN...



GILLINGHAM LAKES

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Gillingham
Dorset
SP8 4JS

CONTACT US ON

01747 447 963

SATNAV

SP8 4JS

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FROM A303:

- Exit the A303 via Mere Bypass and continue onto Chetcombe Road
- After 0.1 mile turn left onto White Road/B3095
- After 0.4 mile continue onto Castle Street/B3092
- After 0.6 mile turn left onto Mapperton Hill/B3092
- Take the 2nd exit at the next two roundabouts to continue on B3092
- At the roundabout take the 2nd exit onto Newbury/B3081
- Turn right onto New Road/B3092
- Turn left onto Addison Close, then the sales office will be on your right



FROM SHAFTESBURY/A350:

- Exit the roundabout onto Bleke Street/B3081
- Turn right onto The Beeches/B3081
- Slight right after 0.4 mile onto Shaftesbury Road/B3081
- At the roundabout, take the 2nd exit onto Shaftesbury Road/B3081
- After 0.7 mile turn left onto New Road/B3092
- Turn left onto Addison Close, then the sales office will be on your right



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