

Taylor
Wimpey

WILLOW PARK
at Chestnut Grove

BRACKLEY | NORTHAMPTONSHIRE



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.

WILLOW PARK AT CHESTNUT GROVE. A VERY SPECIAL PLACE TO BE

A warm welcome to Willow Park at Chestnut Grove.

Willow Park at Chestnut Grove has a superb collection of 2, 3 and 4 bedroom homes close to everyday amenities and the beautiful Northamptonshire countryside. This fantastic development offers a wealth of choice for a wide range of homebuyers.

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

Set within the highly sought-after market town of Brackley, Willow Park at Chestnut Grove offers the very best in relaxed rural living. In town, you'll find a variety of shops, cafes, restaurants and pubs, plus the local baker, butcher and greengrocer offering fresh regional produce. Take in the natural beauty of the area with a visit to Farthinghoe Nature Reserve, or step into the past at Canons Ashby and Sulgrave Manor. Nearby Bicester Village is the perfect venue for some retail therapy, and Silverstone racetrack is just 6 miles away, so there's something to keep every member of the family entertained.



 Stowe Gardens



 St James Lake



 Children's play area
Willow Park

THE PERFECT PLACE TO BE


Brackley boasts some fantastic schools as well as convenient local amenities and shops. For commuters, Willow Park at Chestnut Grove has an enviable position, making getting around easy. The A43 to Northampton and the M40 are close to home, whilst Kings Sutton railway station is just six miles away and offers direct services to Oxford and London Marylebone.



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

 Winchester House School
Brackley



 Brackley Town Hall



 Brackley Town Centre



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: Equity Loan 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.

4 bedroom homes

- The Eskdale**
4 bedroom home
Plots: 690, 762, 782 & 794
- The Fairfield**
4 bedroom home
Plots: 723, 740, 777 & 779
- The Farrington**
4 bedroom home
Plots: 689, 694, 761, 763, 778, 788 & 795
- The Kentdale**
4 bedroom home
Plots: 775, 781, 783 & 790
- The Langdale**
4 bedroom home
Plots: 679, 691, 724, 759, 776, 784 & 792
- The Malbury**
4 bedroom home
Plots: 672, 675, 678, 682, 685, 692, 693, 695, 697, 720, 722, 739, 741, 756, 758, 760, 764, 767, 771 & 780
- The Midford**
4 bedroom home
Plots: 673, 676, 677, 681, 696, 719, 721, 757, 765, 766 & 793
- The Standford**
4 bedroom home
Plots: 674, 680, 755, 773, 774 & 791
- 4 bedroom home**
Plots: 729* & 733*

3 bedroom homes

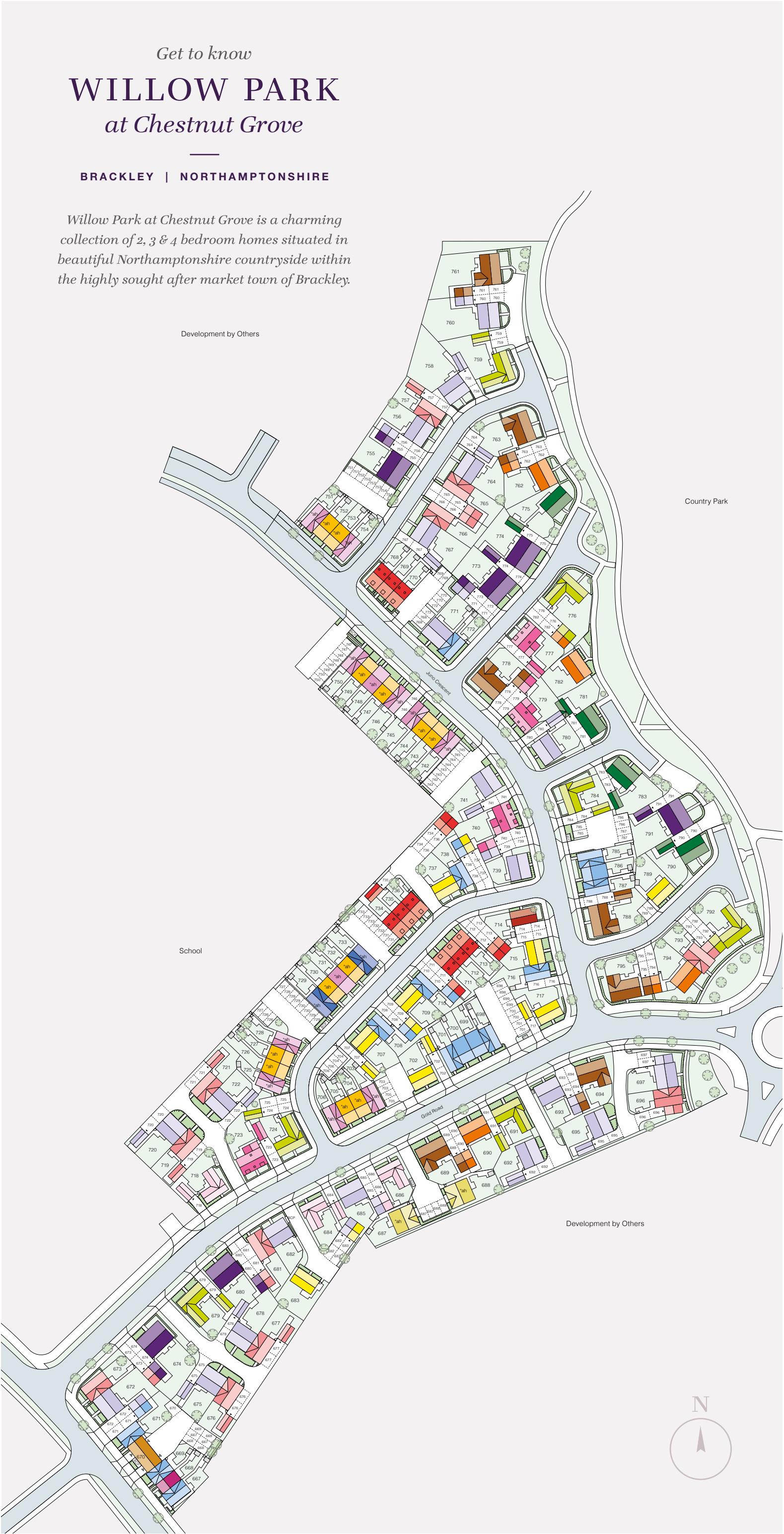
- The Delamere**
3 bedroom home
Plots: 711–713, 734–736 & 768–770
- The Gosford**
3 bedroom home
Plots: 667, 669, 671, 698– 701, 708, 710, 716, 738, 772 & 785–787
- The Milldale**
3 bedroom home
Plot: 714
- The Yarlinton**
3 bedroom home
Plots: 684, 686 & 718
- The Yewdale**
3 bedroom home
Plots: 683, 702, 707, 709, 715, 717, 737 & 789
- 3 bedroom home**
Plots: 703*, 706*, 725*, 728*, 731*, 742*, 745*, 746*, 748*, 750*, 751* & 754*

2 bedroom homes

- The Canford**
2 bedroom home
Plot: 668
- The Coach House**
2 bedroom home
Plot: 670
- 2 bedroom home**
Plots: 687* & 688*
- 2 bedroom home**
Plots: 704*, 705*, 726*, 727*, 730*, 732*, 743*, 744*, 747*, 749*, 752* & 753*

*ah = Affordable homes
BCP = Bin collection point
► = Garage

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. 43340 / February 2021.





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THE CANFORD

2 bedroom home

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THE CANFORD

The Canford is a 2 bedroom home, thoughtfully designed with first time buyers and downsizers in mind. A living/dining area opens out to the private garden through double doors, while the kitchen and a guest cloakroom complete the ground floor. Upstairs, a master bedroom, second double bedroom and a main bathroom can be found off the landing.

TOTAL 64.01 sq. m. / 689 sq. ft.

Ground floor



Kitchen	3.02m x 1.86m	9'9" x 6'1"
Living/Dining Area	4.74m x 4.00m	15'5" x 13'1"

First floor



Master Bedroom	4.00m x 3.08m	13'1" x 10'1"
Bedroom 2	4.00m x 2.56m	13'1" x 8'3"

 Plot: 668

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. 43218 / May 2020.

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THE COACH HOUSE

2 bedroom home

THE COACH HOUSE

The 2 bedroom Coach House is ideal for first time buyers and downsizers, with its carefully designed layout and a garage included. A private front door opens through to an internal entrance hallway that leads upstairs to the first floor accommodation. An open-plan kitchen/living/dining area is the focal point and is ideal for entertaining guests, while the master bedroom, a further double bedroom and bathroom are located off the landing.

TOTAL 66.89 sq. m. / 720 sq. ft.

Ground floor



First floor



Kitchen/Living/Dining Area	5.02m x 4.73m	16'4" x 15'5"
Master Bedroom	4.73m x 3.73m	15'5" x 12'2"
Bedroom 2	4.73m x 2.59m	15'5" x 8'4"

Plot: 670

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THE GOSFORD

The 3 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 area with double doors to the private garden. The first floor comprises the master bedroom with en suite shower room, the main bathroom, a further double bedroom and a bedroom which would be ideal as a study or nursery.

TOTAL 80.45 sq. m. / 866 sq. ft.

Ground floor



Kitchen/Dining Area	4.74m x 2.88m	15'5" x 9'4"
Living Room	4.26m x 3.69m	13'9" x 12'1"

First floor



Master Bedroom	2.97m x 2.83m	9'7" x 9'2"
Bedroom 2	3.30m x 2.64m	10'8" x 8'6"
Bedroom 3	3.55m x 2.01m	11'6" x 6'5"

 **Plots:** 667, 669, 671, 698–701, 708, 710, 716, 738, 772 & 785–787

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THE MILLDALE

3 bedroom home

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THE MILLDALE

The 3 bedroom Milldale is ideal for families and couples looking for a little extra space. The living room opens out to the private garden through double doors, while a kitchen/dining area and a guest cloakroom complete the ground floor. Upstairs the master bedroom with en suite shower room can be found alongside a second double bedroom, main bathroom and a third bedroom, which is ideal for a study or nursery.

TOTAL 80.73 sq. m. / 869 sq. ft.

Ground floor



Kitchen/Dining Area	4.63m x 2.97m	15'1" x 9'7"
Living Room	4.68m x 3.22m	15'3" x 10'5"

First floor



Master Bedroom	3.40m x 3.23m	11'1" x 10'5"
Bedroom 2	3.03m x 2.63m	9'9" x 8'6"
Bedroom 3	3.03m x 1.92m	9'9" x 6'2"

Plot: 714

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THE YEWDAL

3 bedroom home

THE YEWDAL

The 3 bedroom Yewdale is ideal for families and couples with plenty of space for modern living. The entrance hallway leads to a dual aspect living room with double doors out to the private garden, as well as a light and airy kitchen/dining area and guest cloakroom. The master bedroom with en suite is found upstairs, along with two further well-proportioned bedrooms and the family bathroom.

TOTAL 86.49 sq. m. / 931 sq. ft.

Ground floor



Kitchen/Dining Area	5.10m x 2.95m	16'7" x 9'6"
Living Room	5.10m x 3.03m	16'7" x 9'7"

First floor



Master Bedroom	3.83m x 3.08m	12'5" x 10'10"
Bedroom 2	2.95m x 2.86m	9'6" x 9'3"
Bedroom 3	2.95m x 2.15m	9'6" x 7'0"

Plots: 683, 702, 707, 709, 715, 717, 737 & 789

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THE DELAMERE

3 bedroom home

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THE DELAMERE

A 3 bedroom home across three floors, The Delamere will appeal to growing families. The ground floor comprises a living/dining area with double doors to the garden, a separate kitchen and guest cloakroom. On the first floor, you'll find a double bedroom and a flexible third bedroom, along with the main bathroom, while the master bedroom with en suite shower room occupies the entire second floor.

TOTAL 98.94 sq. m. / 1,065 sq. ft.

Ground floor



Kitchen
3.40m x 2.34m 11'1" x 7'6"

Living/Dining Area
4.50m x 4.74m 14'7" x 15'5"

First floor



Bedroom 2
4.50m x 2.85m 14'7" x 9'3"

Bedroom 3
4.29m x 2.35m 14'0" x 7'7"

Second floor



Master Bedroom
5.44m x 4.50m 17'8" x 14'7"

 **Plots:** 711–713, 734–736 & 768–770

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THE YARLINGTON

A flexible 3 bedroom home, The Yarlinton is ideal for families in search of a little extra space. The entrance hallway leads to the kitchen/ dining area and living room, both with double doors leading out to the garden. The ground floor is completed by a guest cloakroom. The master bedroom with en suite, a further double bedroom, the family bathroom and a third bedroom, can all be found upstairs.

TOTAL 104.79 sq. m. / 1,128 sq. ft.

Ground floor

Kitchen/Dining Area	4.74m x 3.82m	15'5" x 12'5"
Living Room	5.34m x 3.60m	17'5" x 11'8"

First floor

Master Bedroom	3.82m x 3.41m	12'5" x 11'1"
Bedroom 2	3.60m x 2.63m	11'8" x 8'6"
Bedroom 3	2.65m x 2.25m	8'6" x 7'3"

Plots: 684, 686 & 718

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THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the 4 bedroom Midford. A spacious kitchen/dining area leads through double doors to the private garden, and a handy utility area provides a useful space for laundry. A separate living room and guest cloakroom complete the ground floor. The master bedroom with en suite shower room, two further double bedrooms, plus an additional bedroom and family bathroom are found upstairs.

TOTAL 108.69 sq. m. / 1,170 sq. ft.

Ground floor



Kitchen/Dining Area	5.73m x 3.38m	18'7" x 11'0"
Living Room	4.37m x 3.63m	14'3" x 11'9"

First floor



Master Bedroom	3.61m x 3.28m	11'8" x 10'7"
Bedroom 2	3.53m x 2.82m	11'5" x 9'2"
Bedroom 3	3.31m x 2.82m	10'8" x 9'2"
Bedroom 4	2.36m x 2.23m	7'7" x 7'3"

Plots: 673, 676, 677, 681, 696, 719, 721, 757, 765, 766 & 793

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THE ESKDALE

4 bedroom home

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THE ESKDALE

There's a wealth of space to cater for family lifestyles in the 4 bedroom Eskdale. Downstairs, the large kitchen/dining area has access to the garden from the practical utility space, while a spacious living room also leads to the garden through double doors. A guest cloakroom and storage cupboard complete the ground floor. The master bedroom with en suite shower room, two further double bedrooms, plus an additional bedroom and family bathroom occupy the first floor.

TOTAL 113.52 sq. m. / 1,222 sq. ft.

Ground floor



Kitchen/Dining Area	6.03m x 3.58m	19'7" x 11'7"
Living Room	6.03m x 3.46m	19'7" x 11'3"

First floor



Master Bedroom	3.52m x 3.40m	11'5" x 11'1"
Bedroom 2	3.64m x 2.99m	11'9" x 9'8"
Bedroom 3	3.06m x 2.95m	10'0" x 9'6"
Bedroom 4	3.10m x 2.54m	10'2" x 8'3"

Plots: 690, 762, 782 & 794

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THE KENTDALE

4 bedroom home

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THE KENTDALE

The 4 bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining area, complete with utility space, forms the hub of the home, while a dual aspect living room opens through double doors to the garden. The guest cloakroom completes the ground floor. Upstairs, the master bedroom with en suite shower can be found alongside three further bedrooms and the family bathroom.

TOTAL 113.52 sq. m. / 1,222 sq. ft.

Ground floor



Kitchen/Dining Area	6.03m x 3.58m	19'7" x 11'7"
Living Room	6.03m x 3.46m	19'7" x 11'3"

First floor



Master Bedroom	3.52m x 3.40m	11'5" x 11'1"
Bedroom 2	3.65m x 2.99m	11'9" x 9'8"
Bedroom 3	3.06m x 2.95m	10'0" x 9'6"
Bedroom 4	3.10m x 2.54m	10'2" x 8'3"

Plots: 775, 781, 783 & 790

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THE MALBURY

The 4 bedroom Malbury offers versatile accommodation, ideal for growing families. The spacious kitchen/dining area and living room both have access to the garden, while the study and guest cloakroom complete the ground floor. Upstairs comprises the master bedroom with en suite shower room, the family bathroom, two further double bedrooms and an additional fourth bedroom.

TOTAL 116.22 sq. m. / 1,251 sq. ft.

Ground floor




Kitchen/Dining Area	6.88m x 2.85m	22'5" x 9'3"
Study	2.16m x 2.11m	7'0" x 6'9"
Living Room	4.64m x 3.20m	15'2" x 10'4"

First floor



Master Bedroom	4.08m x 3.27m	13'3" x 10'7"
Bedroom 2	3.45m x 2.91m	11'3" x 9'5"
Bedroom 3	3.35m x 2.91m	10'9" x 9'5"
Bedroom 4	2.89m x 2.72m	9'4" x 8'9"

 **Plots:** 672, 675, 678, 682, 685, 692, 693, 695, 697, 720, 722, 739, 741, 756, 758, 760, 764, 767, 771 & 780

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THE LANGDALE

4 bedroom home

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THE LANGDALE

The 4 bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and a spacious kitchen/breakfast/family area both open through double doors to the private rear garden, while the separate dining room and a guest cloakroom complete the ground floor layout. The master bedroom with en suite is found on the first floor, along with three further double bedrooms and the family bathroom.

TOTAL 142.14 sq. m. / 1,530 sq. ft.

Ground floor



Kitchen/Breakfast/Family Area	6.83m x 3.44m	22'4" x 11'2"
Living Room	4.57m x 4.53m	14'9" x 14'8"
Dining Room	3.41m x 3.05m	11'1" x 10'0"

First floor



Master Bedroom	6.09m x 3.44m	19'9" x 11'2"
Bedroom 2	4.57m x 3.08m	14'9" x 10'1"
Bedroom 3	3.05m x 2.94m	10'0" x 9'6"
Bedroom 4	3.48m x 2.69m	11'4" x 8'8"

 **Plots:** 679, 691, 724, 759, 776, 784 & 792

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. 43218 / May 2020.

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THE FARRINGDON

The Farringdon is a flexible 4 bedroom home, designed for families in search of extra space. The well-proportioned living room and kitchen/breakfast area both feature double doors to the private garden, while a separate dining room, study and guest cloakroom complete the ground floor. Upstairs, the master bedroom with en suite shower room can be found alongside three further double bedrooms and a family bathroom.

TOTAL 151.89 sq. m. / 1,635 sq. ft.

Ground floor

*

Kitchen/Breakfast	5.11m x 4.09m	16'7" x 13'4"
Living Room	6.35m x 3.55m	20'8" x 11'6"
Dining Room	3.59m x 2.94m	11'7" x 9'6"
Study	2.61m x 2.41m	8'5" x 7'9"

First floor

*

Master Bedroom	4.06m x 3.40m	13'3" x 11'1"
Bedroom 2	4.10m x 3.07m	13'4" x 10'7"
Bedroom 3	3.61m x 3.16m	11'8" x 10'3"
Bedroom 4	3.61m x 3.10m	11'8" x 10'1"

Plots: 689, 694, 761, 763, 778, 788 & 795

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THE STANDFORD

4 bedroom home

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THE STANDFORD

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

TOTAL 159.51 sq. m. / 1,717 sq. ft.

Ground floor



Kitchen/Breakfast Area	6.33m x 3.80m	20'7" x 12'4"
Living Room	4.95m x 3.67m	16'2" x 12'0"
Dining Room	3.67m x 2.72m	12'0" x 8'9"
Study	2.92m x 2.54m	9'5" x 8'3"

First floor



Master Bedroom	4.62m x 3.73m	15'1" x 12'2"
Bedroom 2	3.52m x 2.98m	11'5" x 9'7"
Bedroom 3	4.06m x 3.48m	13'3" x 11'4"
Bedroom 4	3.73m x 3.06m	12'2" x 10'0"

Plots: 674, 680, 755, 773, 774 & 791

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Taylor Wimpey

THE FAIRFIELD

4 bedroom home

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THE FAIRFIELD

The 4 bedroom Fairfield offers plenty of flexible accommodation for growing families. Downstairs, you'll find a large living room and a kitchen/dining area, both with double doors to the private garden, plus a separate family/dining area, guest cloakroom and utility room. The first floor comprises the master bedroom and a second double bedroom, both with en suite shower rooms, and a study. The second floor has two additional double bedrooms and a family bathroom.

TOTAL 161.74 sq. m. / 1,741 sq. ft.

Ground floor



Kitchen/Dining Area	
5.19m x 3.43m	17'0" x 11'2"
Living Room	
5.87m x 3.40m	19'2" x 11'1"
Family/Dining Area	
3.30m x 2.71m	10'8" x 8'8"

First floor



Master Bedroom	
4.66m x 3.40m	15'2" x 11'1"
Bedroom 2	
4.32m x 3.14m	14'1" x 10'3"

Second floor



Bedroom 3	
5.88m x 3.40m	19'2" x 11'1"
Bedroom 4	
5.88m x 3.14m	19'2" x 10'3"

 **Plots:** 723, 740, 777 & 779

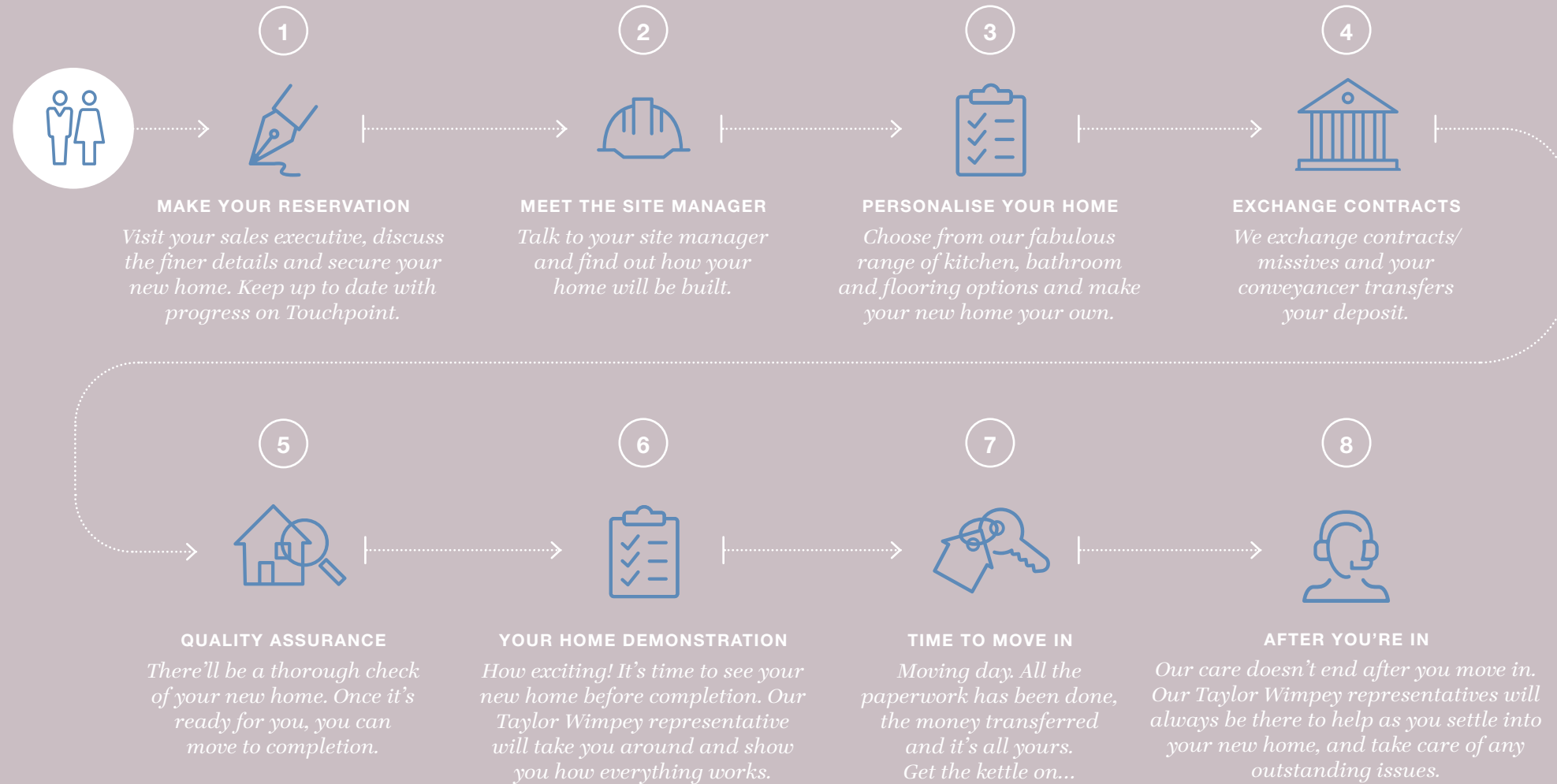
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FROM LOOKING ROUND TO MOVING IN...





STANDARD
SPECIFICATIONS
2-4 bedrooms

WILLOW PARK

Radstone Fields, Radstone Road, Brackley,
Northamptonshire, NN13 5GE

TELEPHONE

01280 730 873

OPEN TIMES

Tuesday – Sunday, 10am–5pm
(Monday, 1pm–5pm)

Please check our website before you visit

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. 43009/July 2020.

Kitchen	
Fitted kitchen with choice of soft close door fronts*	✓
Choice of laminate worktops with matching upstand*	✓
1.5 bowl sink and chrome tap	✓
Single built-in oven/double eye-level oven†	✓
Stainless steel 4 burner gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Under cupboard lights to kitchen	✓
Bathrooms, En suites, Utility & Cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Tiled shower enclosure to en suites	✓
Modern white sanitaryware with soft close toilet seats	✓
9.5kW electric shower/thermostatic shower. Housetype dependent†	✓
Central heating/Hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to living room and master bedroom	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area	✓



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Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White internal doors with chrome ironmongery	✓
External features	
Buff riven concrete slabs to pathways and patios	✓
House number plaque	✓
Wiring for outside rear light	✓
Outside tap to rear garden	✓
Doorbell	✓
Security and Safety	
Mains operated smoke and carbon monoxide detectors supplied in line with building regulations	✓
Gardens, Paths and Drives	
Front garden turfed or shrubbed in line with landscaping plan	✓
Driveways finished in tarmac	✓
1.8m fencing to rear garden	✓
NHBC 10-year warranty	
NHBC 10-year Buildmark policy	✓
Taylor Wimpey 2-year warranty from date of legal completion	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction. Ask sales executive for details † = Where applicable
Floor coverings are available as part of our Options.

WILLOW PARK AT CHESTNUT GROVE

Radstone Road
Brackley
Northamptonshire
NN13 5GE

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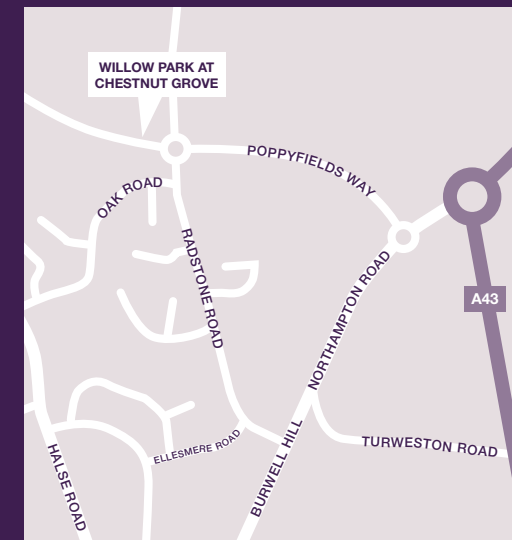
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FROM M₄₀ NORTHBOUND:

- *Leave the M40 at junction ten and take the A43/B430*
- *Take the second exit at the first roundabout onto the A43 and continue approximately six miles*
- *At the eighth roundabout, take the first exit onto Northampton Road*
- *Take the next right onto Radstone Road, Willow Park Sales Centre will be on your left within half a mile*

FROM MILTON KEYNES:

- Drive towards and then past Buckingham on the A421
- At the roundabout with the A43, take the third exit to join the A43 towards Brackley
- Take the first exit onto Northampton Road at the fourth roundabout
- Take the second right onto Radstone Road, Willow Park Sales Centre will be on your left within half a mile



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