

Taylor  
Wimpey

# ASTON REACH

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AYLESBURY | BUCKINGHAMSHIRE



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.

## ASTON REACH. A VERY SPECIAL PLACE TO BE

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*Located in the bustling market town of Aylesbury in Buckinghamshire, this traditional development offers a sleek selection of 1, 2, 3, 4 and 5 bedroom homes. Ideally located to make the most of everything that Aylesbury has to offer, Aston Reach highlights the seamless mix of tradition and modernity that flows through this charming Buckinghamshire town.*

*Welcome home.*

## MAKE YOURSELF AT HOME

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*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

Offering the appeal of a traditional English town filled with modern amenities, this market town makes the ideal home. Held three times per week in the central square of the town centre, the local market presents the perfect opportunity to explore the cobbled streets and to admire the array of Georgian, Jacobean and Tudor architecture that are dotted throughout the town.

For something more peaceful, Vale Park is the ideal spot for spending time with friends and family. Plus, with various events held throughout the year, there's something for everyone in Aylesbury.



 National Trust Waddesdon Manor was built in the style of a French chateau for Baron Ferdinand de Rothschild



 8.3 miles to the Chiltern Hills, an Area of Natural Beauty



 Boer war memorial on Coombe Hill in Wendover

# THE PERFECT PLACE TO BE

Located just 2 miles west of Aston Reach, Aylesbury Station offers direct services into London Marylebone in 66 minutes. Road travel is just as convenient, with the development being located off the A41, and within easy reach of the M40 and M1. For those looking to travel internationally, London Heathrow Airport can be reached in 50 minutes.

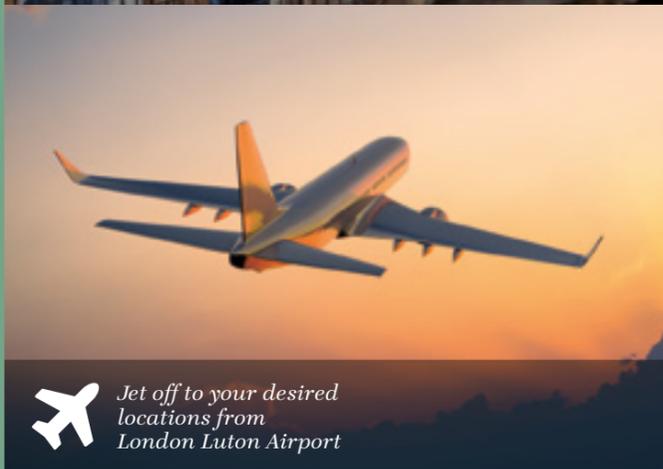


Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](http://google.co.uk/maps).

 Direct rail links to London Marylebone



 ZSL Whipsnade Zoo is 13.1 miles away - a fun day out for all the family



 Jet off to your desired locations from London Luton Airport



## 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](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.*

Get to know  
**ASTON REACH**  
**PHASE 1**

AYLESBURY | BUCKINGHAMSHIRE

Offering a collection of 1 & 2 bedroom apartments and 2-5 bedroom houses, located less than 3 miles from Aylesbury town centre\*. Whether you're a first time buyer or looking for more space, we have the home for you at Aston Reach.



*5 bedroom homes*

- The Garrton**  
5 bedroom home  
Plots: 2 & 3

*4 bedroom homes*

- The Trusdale**  
4 bedroom home  
Plots: 1, 4, 35, 39, 55 & 132
- The Kingham**  
4 bedroom home  
Plots: 36, 38, 56 & 67
- The Manford**  
4 bedroom home  
Plots: 37, 58, 59 & 131
- The Waysdale**  
4 bedroom home  
Plot: 46

*3 bedroom homes*

- The Kingdale**  
3 bedroom home  
Plot: 47
- The Colton**  
3 bedroom home  
Plots: 5, 6, 25-34, 44, 45, 49, 50, 117, 118 & 125-130
- The Gosford**  
3 bedroom home  
Plots: 12-15 & 60-65
- The Cedar**  
3 bedroom home  
Plots: 7<sup>†</sup>, 8<sup>†</sup>, 9<sup>†</sup>, 111<sup>†</sup>, 112-116\*

*2 bedroom homes*

- The Canford**  
2 bedroom home  
Plots: 48 & 119-124
- The Barton**  
2 bedroom home  
Plots: 10<sup>†</sup>, 11<sup>†</sup>, 40<sup>†</sup>, 41-43\*, 51-53\*, 54<sup>†</sup>

*1 & 2 bedroom apartments*

- The Chiltern Apartments**
- Block C**  
Plots: 75-83
  - Block D**  
Plots: 84-92
  - Block E**  
Plots: 102-110
  - Block F<sup>†</sup>**  
Plots: 93-101
  - Plots: 16-24\* & 66-74\***

- \*ah/r = Affordable Housing/Rented
- †ah/so = Affordable Housing/Shared Ownership
- BS = Bin Store
- CS = Cycle Store
- ▲ = Garage access
- ▷ = Carport/Drive through
- V = Visitor Parking

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. \*\*Distance taken from google.co.uk/maps. 39330 / June 2020.

Come in and take a look around



Get to know  
**ASTON REACH  
PHASE 2**

AYLESBURY | BUCKINGHAMSHIRE

The second phase of Aston Reach offers a range of 2, 3, 4 & 5 bedroom homes, ideally located in the market town of Aylesbury.



5 bedroom homes

- The Garrton**  
5 bedroom home  
Plots: 148, 166, 169, 182, 234 & 247
- The Wayford**  
5 bedroom home  
Plots: 135, 136, 138, 175 & 241

4 bedroom homes

- The Eastbury**  
4 bedroom home  
Plots: 142-147, 164, 165, 170, 171, 185-188 & 230-233
- The Elliston**  
4 bedroom home  
Plots: 140, 149, 150, 177-181, 206, 207, 225-228, 235, 236 & 243-246
- The Kingham**  
4 bedroom home  
Plot: 141
- The Manford**  
4 bedroom home  
Plots: 134 & 137
- The Trusdale**  
4 bedroom home  
Plots: 133, 189 & 229
- The Waysdale**  
4 bedroom home  
Plots: 174, 176, 240 & 242

3 bedroom homes

- The Colton**  
3 bedroom home  
Plots: 139, 162, 163, 183, 184, 202-205, 223, 224, 237-239, 248 & 249
- The Gosford**  
3 bedroom home  
Plots: 172 & 173
- The Kingdale**  
3 bedroom home  
Plot: 168
- The Coltford**  
3 bedroom home  
Plots: 208\*, 209\* & 217-222\*

2 bedroom homes

- The Canford**  
2 bedroom home  
Plot: 167
- The Blandford**  
2 bedroom home  
Plots: 151\*, 152\*, 155-158\*, 159-161\* & 210-216\*

1 bedroom apartments

- Block G**  
1 bedroom apartments  
Plots: 190-201\*
- Block M**  
1 bedroom apartments  
Plots: 153\* & 154\*

\*ah/r = Affordable Housing/Rented  
\*ah/so = Affordable Housing/Shared Ownership  
BS = Bin Store  
▷ = Car Port  
CS = Cycle Store  
▶ = Garage  
V = Visitor Parking

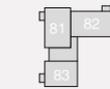
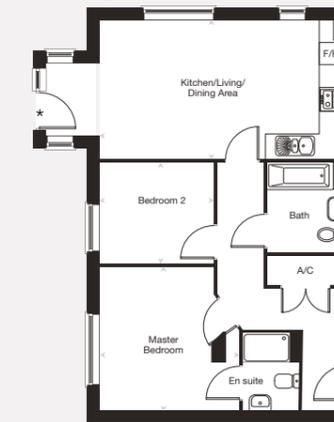
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Taylor Wimpey

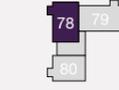
# THE CHILTERN APARTMENTS BLOCK C

1 & 2 BEDROOM APARTMENTS

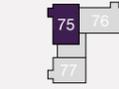
Plots 75 & 78



Second floor



First floor



Ground floor

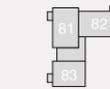
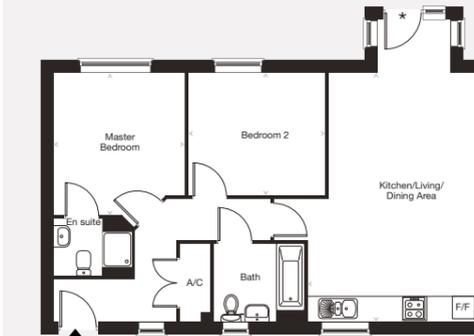
**Kitchen/Living/Dining Area**  
6.31m x 3.56m 20'8" x 11'8"

**Master Bedroom**  
3.70m x 3.60m max 2.95m min  
12'2" x 11'10" max 9'8" min

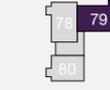
**Bedroom 2**  
2.95m x 2.60m 9'8" x 8'6"

**Total internal floor area**  
65.0 sq. m. 703 sq. ft.

Plots 76 & 79



Second floor



First floor



Ground floor

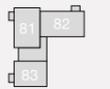
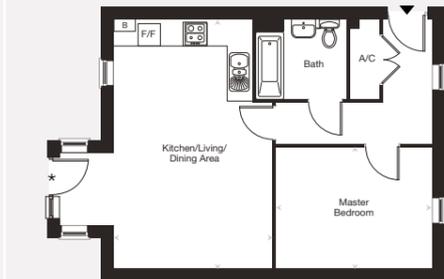
**Kitchen/Living/Dining Area**  
6.31m max 3.13m min x 4.71m max 4.17m min  
20'8" max 10'3" min x 15'5" max 13'8" min

**Master Bedroom**  
3.60m max 3.10m min x 3.32m  
11'10" max 10'2" min x 10'11"

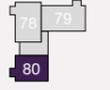
**Bedroom 2**  
3.47m x 3.10m 11'5" x 10'2"

**Total internal floor area**  
72.0 sq. m. 779 sq. ft.

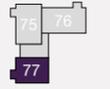
Plots 77 & 80



Second floor



First floor



Ground floor

**Kitchen/Living/Dining Area**  
6.31m max 4.23m min x 4.02m max 3.51m min  
20'8" max 13'11" min x 13'2" max 11'6" min

**Master Bedroom**  
3.90m x 3.10m 12'10" x 10'2"

**Total internal floor area**  
52.0 sq. m. 565 sq. ft.

**Key**  
A/C – Airing Cupboard  
B – Boiler  
F/F – Fridge Freezer

**Plots: 75–83**

\*Doors to plots 75, 76 & 77 only as are on the ground floor. 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. 39331 / November 2020.

Want to view one of our gorgeous new show homes?  
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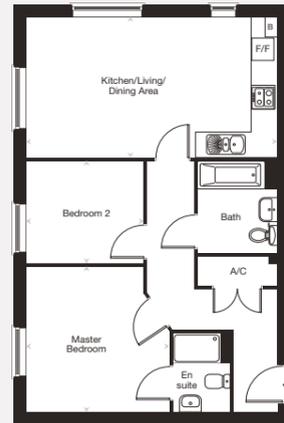
**Taylor Wimpey**

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.

# CHILTERN APARTMENTS

1 & 2 bedroom apartments ideal for first time buyers and downsizers alike – all featuring an open-plan kitchen/living/dining area which is perfect for entertaining family and friends.

Plot 81



Second floor



First floor



Ground floor

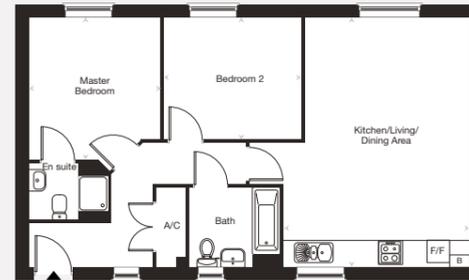
**Kitchen/Living/Dining Area**  
6.31m x 3.56m    20'8" x 11'8"

**Master Bedroom**  
3.70m x 3.60m max 2.95m min  
12'2" x 11'10" max 9'8" min

**Bedroom 2**  
2.95m x 2.60m    9'8" x 8'6"

**Total internal floor area**  
62.80 sq. m.    676 sq. ft.

Plot 82



Second floor



First floor



Ground floor

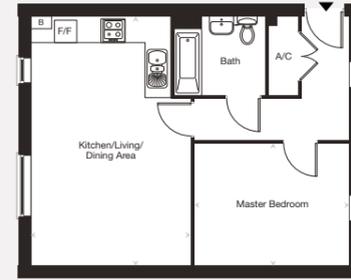
**Kitchen/Living/Dining Area**  
6.31m max 3.13m min x 4.71m max 4.17m min  
20'8" max 10'3" min x 15'5" max 13'8" min

**Master Bedroom**  
3.60m max 3.10m min x 3.32m  
11'10" max 10'2" min x 10'11"

**Bedroom 2**  
3.47m x 3.10m    11'5" x 10'2"

**Total internal floor area**  
69.90 sq. m.    752 sq. ft.

Plot 83



Second floor



First floor



Ground floor

**Kitchen/Living/Dining Area**  
6.31m max 4.23m min x 4.02m max 3.51m min  
20'8" max 13'11" min x 13'2" max 11'6" min

**Master Bedroom**  
3.90m x 3.10m    12'10" x 10'2"

**Total internal floor area**  
50.0 sq. m.    538 sq. ft.

**Key**

- A/C – Airing Cupboard
- B – Boiler
- F/F – Fridge Freezer



Photography is indicative of typical Taylor Wimpey homes. Images may include optional upgrades available at an additional cost. Please speak to your sales executive for more details. 39331 / November 2020.

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[taylorwimpey.co.uk](http://taylorwimpey.co.uk)

**Taylor Wimpey**

Plots: 75–83

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**Taylor Wimpey**

Taylor Wimpey

# THE CHILTERN APARTMENTS BLOCK D

1 & 2 BEDROOM APARTMENTS

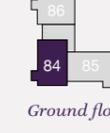
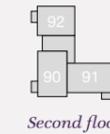
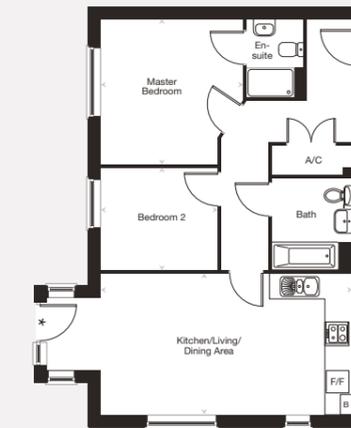


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## CHILTERN APARTMENTS

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Plots 84 & 87



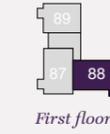
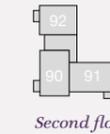
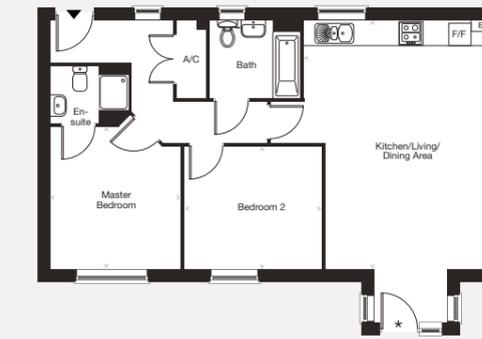
**Kitchen/Living/Dining Area**  
6.31m x 3.56m 20'8" x 11'8"

**Master Bedroom**  
3.70m x 3.60m max 2.95m min  
12'2" x 11'10" max 9'8" min

**Bedroom 2**  
2.95m x 2.60m 9'8" x 8'6"

**Total internal floor area**  
65.30 sq. m. 702 sq. ft.

Plots 85 & 88



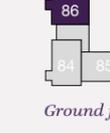
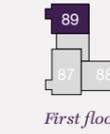
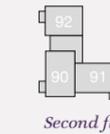
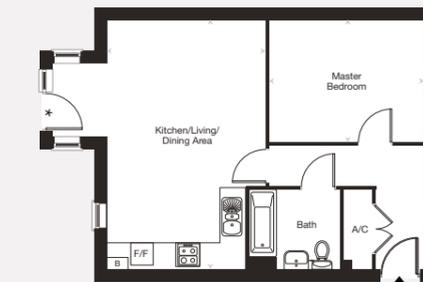
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6.31m max 3.13m min x 4.71m max 4.17m min  
20'8" max 10'3" min x 15'5" max 13'8" min

**Master Bedroom**  
3.60m max 3.10m min x 3.32m  
11'10" max 10'2" min x 10'11"

**Bedroom 2**  
3.47m x 3.10m 11'5" x 10'2"

**Total internal floor area**  
72.36 sq. m. 779 sq. ft.

Plots 86 & 89



**Kitchen/Living/Dining Area**  
6.31m max 4.23m min x 4.02m max 3.51m min  
20'8" max 13'11" min x 13'2" max 11'6" min

**Master Bedroom**  
3.90m x 3.10m 12'10" x 10'2"

**Total internal floor area**  
52.48 sq. m. 565 sq. ft.

**Key**  
A/C – Airing Cupboard  
B – Boiler  
F/F – Fridge Freezer

Plots: 84–92

\*Doors to plots 84, 85 & 86 only as are on the ground floor. 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. 39331 / November 2020.

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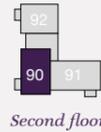
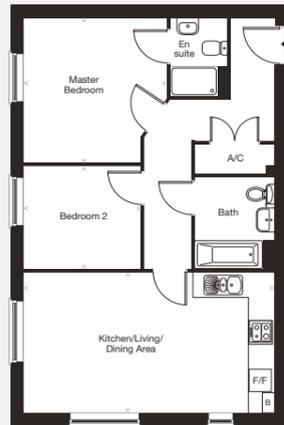
[taylorwimpey.co.uk](http://taylorwimpey.co.uk)

**Taylor Wimpey**

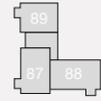
# CHILTERN APARTMENTS

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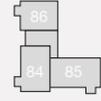
Plot 90



Second floor



First floor



Ground floor

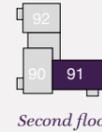
**Kitchen/Living/Dining Area**  
6.31m x 3.56m 20'8" x 11'8"

**Master Bedroom**  
3.70m x 3.60m max 2.95m min  
12'2" x 11'10" max 9'8" min

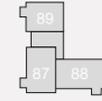
**Bedroom 2**  
2.95m x 2.60m 9'8" x 8'6"

**Total internal floor area**  
62.80 sq. m. 676 sq. ft.

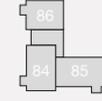
Plot 91



Second floor



First floor



Ground floor

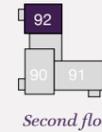
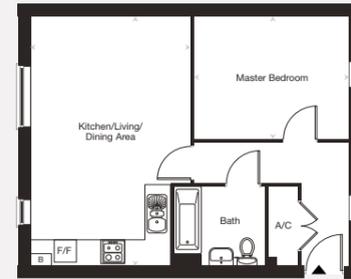
**Kitchen/Living/Dining Area**  
6.31m max 3.13m min x 4.71m max 4.17m min  
20'8" max 10'3" min x 15'5" max 13'8" min

**Master Bedroom**  
3.60m max 3.10m min x 3.32m  
11'10" max 10'2" min x 10'11"

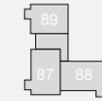
**Bedroom 2**  
3.47m x 3.10m 11'5" x 10'2"

**Total internal floor area**  
69.86 sq. m. 752 sq. ft.

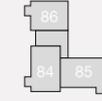
Plot 92



Second floor



First floor



Ground floor

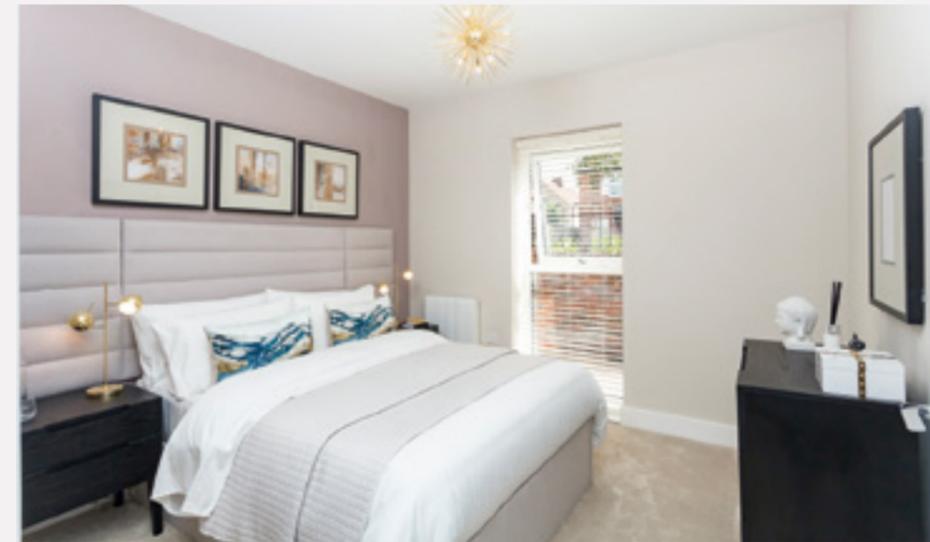
**Kitchen/Living/Dining Area**  
6.31m max 4.23m min x 4.02m max 3.51m min  
20'8" max 13'11" min x 13'2" max 11'6" min

**Master Bedroom**  
3.90m x 3.10m 12'10" x 10'2"

**Total internal floor area**  
50.0 sq. m. 538 sq. ft.

**Key**

A/C – Airing Cupboard  
B – Boiler  
F/F – Fridge Freezer



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Plots: 84–92

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. 39331 / November 2020.

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# THE CHILTERN APARTMENTS BLOCK E

1 & 2 BEDROOM APARTMENTS

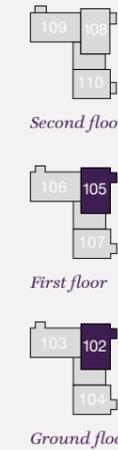


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## CHILTERN APARTMENTS

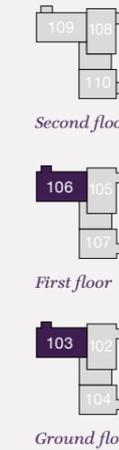
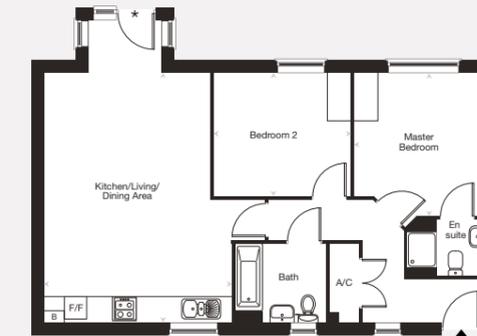
1 & 2 bedroom apartments ideal for first time buyers and downsizers alike - all featuring an open-plan kitchen/living/dining area which is perfect for entertaining family and friends.

Plots 102 & 105



<b>Kitchen/Living/Dining Area</b>	6.31m x 3.56m	20'8" x 11'8"
<b>Master Bedroom</b>	3.70m x 3.60m max 2.95m min	12'2" x 11'10" max 9'8" min
<b>Bedroom 2</b>	2.95m x 2.60m	9'8" x 8'6"
<b>Total internal floor area</b>	65.3 sq. m.	703 sq. ft.

Plots 103 & 106



<b>Kitchen/Living/Dining Area</b>	6.31m max 3.13m min x 4.71m max 4.17m min	20'8" max 10'3" min x 15'5" max 13'8" min
<b>Master Bedroom</b>	3.60m max 3.10m min x 3.32m	11'10" max 10'2" min x 10'11"
<b>Bedroom 2</b>	3.47m x 3.10m	11'5" x 10'2"
<b>Total internal floor area</b>	72.36 sq. m.	779 sq. ft.

Plots 104 & 107



<b>Kitchen/Living/Dining Area</b>	6.31m max 4.23m min x 4.02m max 3.51m min	20'8" max 13'11" min x 13'2" max 11'6" min
<b>Master Bedroom</b>	3.90m x 3.10m	12'10" x 10'2"
<b>Total internal floor area</b>	52.5 sq. m.	565 sq. ft.

**Key**  
A/C – Airing Cupboard  
B – Boiler  
F/F – Fridge Freezer

**Plots:** 102-110

\*Doors to plots 102, 103 & 104 only as are on the ground floor. 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. 39331 / November 2020.

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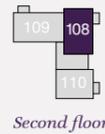
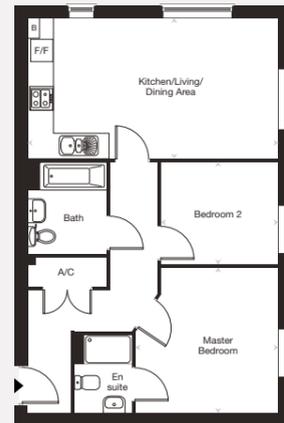
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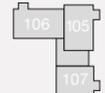
# CHILTERN APARTMENTS

1 & 2 bedroom apartments ideal for first time buyers and downsizers alike - all featuring an open-plan kitchen/living/dining area which is perfect for entertaining family and friends.

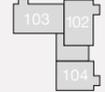
Plot 108



Second floor



First floor



Ground floor

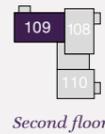
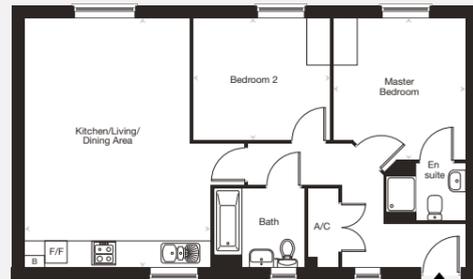
**Kitchen/Living/Dining Area**  
6.31m x 3.56m 20'8" x 11'8"

**Master Bedroom**  
3.70m x 3.60m max 2.95m min  
12'2" x 11'10" max 9'8" min

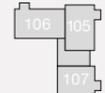
**Bedroom 2**  
2.95m x 2.60m 9'8" x 8'6"

**Total internal floor area**  
62.80 sq. m. 676 sq. ft.

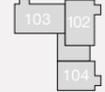
Plot 109



Second floor



First floor



Ground floor

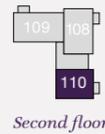
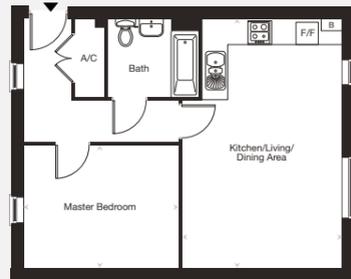
**Kitchen/Living/Dining Area**  
6.31m max 3.13m min x 4.71m max 4.17m min  
20'8" max 10'3" min x 15'5" max 13'8" min

**Master Bedroom**  
3.60m max 3.10m min x 3.32m  
11'10" max 10'2" min x 10'11"

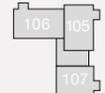
**Bedroom 2**  
3.47m x 3.10m 11'5" x 10'2"

**Total internal floor area**  
69.86 sq. m. 752 sq. ft.

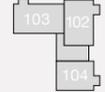
Plot 110



Second floor



First floor



Ground floor

**Kitchen/Living/Dining Area**  
6.31m max 4.23m min x 4.02m max 3.51m min  
20'8" max 13'11" min x 13'2" max 11'6" min

**Master Bedroom**  
3.90m x 3.10m 12'10" x 10'2"

**Total internal floor area**  
50.0 sq. m. 538 sq. ft.

**Key**  
A/C – Airing Cupboard  
B – Boiler  
F/F – Fridge Freezer



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Plots: 102-110

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# THE CANFORD

2 bedroom home



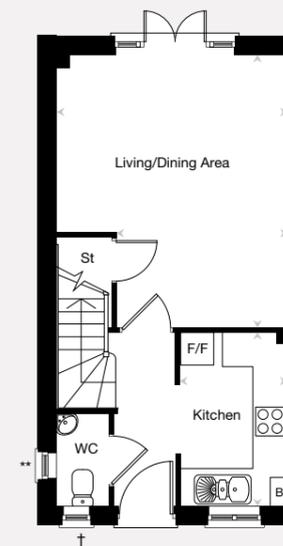
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## THE CANFORD

The Canford is a 2 bedroom property which has been thoughtfully designed. A living/dining area with a convenient understairs cupboard 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 and a guest cloakroom located off the hallway. Upstairs you'll find the master bedroom with en suite shower room, a further double bedroom and a main bathroom.

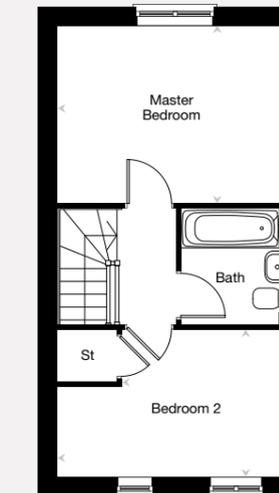
TOTAL 64.00 sq. m. / 689 sq. ft.

### Ground floor



<b>Kitchen</b>	3.02m x 1.85m	9'11" x 6'1"
<b>Living/Dining Area</b>	4.75m max 3.09m min x 3.98m max 2.95m min	15'7" max 10'2" min x 13'1" max 9'8" min

### First floor



<b>Master Bedroom</b>	3.98m x 3.09m	13'1" x 10'2"
<b>Bedroom 2</b>	3.98m max 2.90m min x 2.57m	13'1" max 9'6" min x 8'5"

**Key**  
B – Boiler F/F – Fridge Freezer St – Store WC – Cloakroom

**Plots:** 48\*, 119, 120, 121\*, 122\*, 123, 124 & 167

\*Plots 48, 121 & 122 are handed. \*\*Window to plots 48, 119, 121, 122 & 124 only. †Window to plots 120 & 123 only. 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. 39331/ January 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 store cupboard complete the ground floor layout. The first floor comprises the master bedroom with an en suite shower room, a main bathroom, and two further bedrooms.

TOTAL 80.50 sq. m. / 866 sq. ft.

### Ground floor



<b>Kitchen/Dining Area</b>	4.72m x 2.89m	15'6" x 9'6"
<b>Living Room</b>	4.27m x 3.70m max 2.69m min	14'0" x 12'2" max 8'10" min

### First floor



<b>Master Bedroom</b>	2.97m x 2.84m	9'9" x 9'4"
<b>Bedroom 2</b>	3.32m x 2.63m	10'11" x 8'8"
<b>Bedroom 3</b>	3.56m x 2.01m	11'8" x 6'7"

**Key**  
 B – Boiler F/F – Fridge Freezer St – Store WC – Cloakroom

**Plots:** 12, 13\*, 14, 15\*, 60\*, 61\*, 62, 63\*, 64\*, 65, 172\* & 173

\*These plots are handed. 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. 39331/ January 2021.

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# THE KINGDALE

3 bedroom home



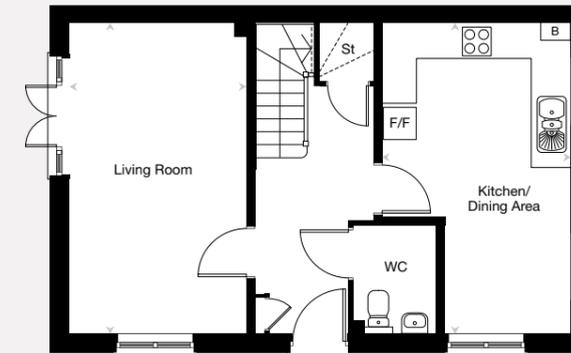
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## THE KINGDALE

The Kingdale is a 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the private garden. There's also a guest cloakroom downstairs. Upstairs, the landing leads to the master bedroom with en suite shower room, two further bedrooms and a main bathroom.

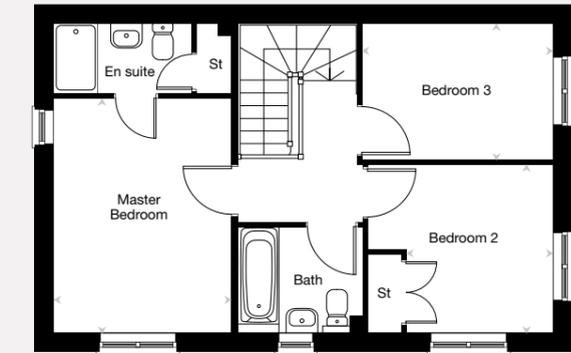
TOTAL 96.62 sq. m. / 1,040 sq. ft.

### Ground floor



<b>Kitchen/Dining Area</b>	5.41m x 3.24m	17'9" x 10'8"
<b>Living Room</b>	5.41m x 3.07m	17'9" x 10'1"

### First floor



<b>Master Bedroom</b>	4.11m x 3.09m	13'6" x 10'2"
<b>Bedroom 2</b>	2.95m x 2.55m	9'8" x 8'5"
<b>Bedroom 3</b>	3.31m x 2.38m	10'11" x 7'10"

**Key**  
 B – Boiler F/F – Fridge Freezer St – Store WC – Cloakroom

**Plot:** 47 & 168

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. 39331/ January 2021.

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# THE COLTON

3 bedroom home



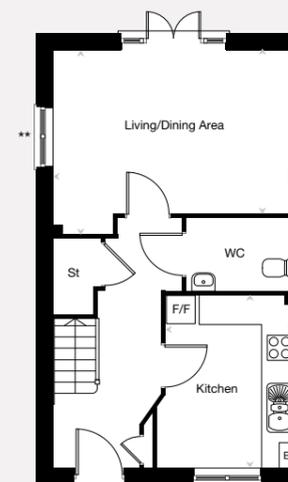
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## THE COLTON

The Colton is a 3 bedroom townhouse featuring a kitchen, convenient guest cloakroom and a living/dining area with double doors to the garden. Two bedrooms and a family bathroom are found on the first floor, while the second floor features the master bedroom with high galleried ceilings and an en suite shower room. A dormer window and rooflights also provide this room with plenty of natural light.

TOTAL 107.12 sq. m. / 1,153 sq. ft.

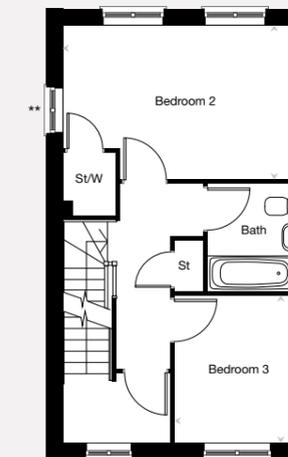
### Ground floor



**Kitchen**  
3.44m x 2.73m max 2.57m min  
11'4" x 9'0" max 8'5" min

**Living/Dining Area**  
4.78m x 3.69m max 3.29m min  
15'8" x 12'2" max 10'10" min

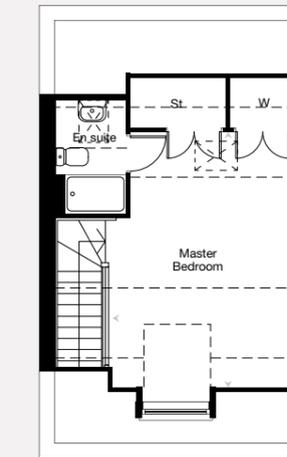
### First floor



**Bedroom 2**  
4.78m x 3.09m 15'8" x 10'2"

**Bedroom 3**  
2.95m x 2.56m 9'8" x 8'5"

### Second floor



**Master Bedroom**  
5.11m x 3.74m max 3.30m min  
16'9" x 12'4" max 10'10" min

**Key**  
B – Boiler F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom ☒ – Roof Window --- – Restricted Headroom

**Plots:** 5, 6, 25\*, 26, 27\*, 28, 29\*, 30, 31\*, 32, 33\*, 34, 44\*, 45, 49\*, 50, 117\*, 118, 125\*, 126, 127\*, 128, 129\*, 130, 139, 162, 163\*, 183\*, 184, 202, 203\*, 204, 205\*, 223, 224\*, 237\*, 238\*, 239, 248\* & 249

\*These plots are handed. \*\*Window to plot 29 only. 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. 39331/ January 2021.

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## THE TRUSDALE

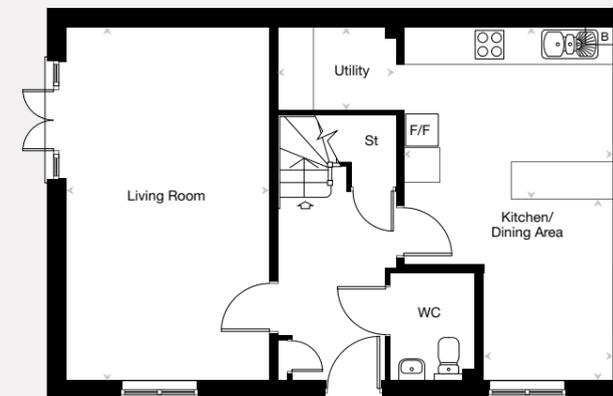
4 bedroom home

## THE TRUSDALE

The Trusdale is a 4 bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open-plan kitchen/dining area with utility space, and a dual aspect living room which opens through double doors to the garden. Upstairs, the master bedroom has an en suite shower room, while there are also a further three bedrooms as well as a family bathroom.

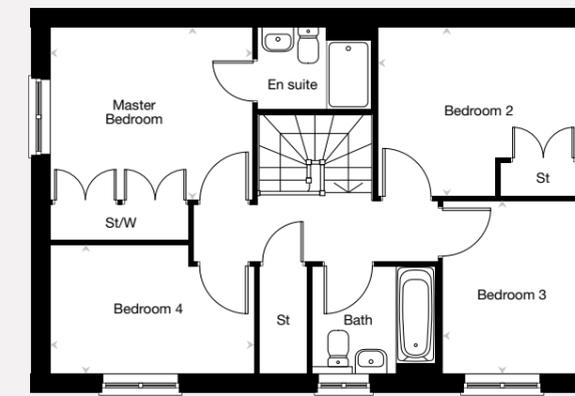
TOTAL 115.46 sq. m. / 1,243 sq. ft.

### Ground floor



<b>Kitchen/Dining Area</b>	6.09m x 3.58m max 2.22m min 20'0" x 11'9" max 7'4" min
<b>Living Room</b>	6.09m x 3.46m 20'0" x 11'4"

### First floor



<b>Master Bedroom</b>	3.53m x 3.30m	11'7" x 9'11"
<b>Bedroom 2</b>	3.64m x 2.96m	11'11" x 9'9"
<b>Bedroom 3</b>	3.05m x 2.51m	10'0" x 8'3"
<b>Bedroom 4</b>	3.55m x 2.28m	11'8" x 7'6"

#### Key

B – Boiler F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom

**Plots:** 1, 4\*, 35\*, 39, 55\*, 132, 133\*, 189 & 229\*

\*These plots are handed. 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. 39331/ January 2021.

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Taylor Wimpey

# THE MANFORD

4 bedroom home



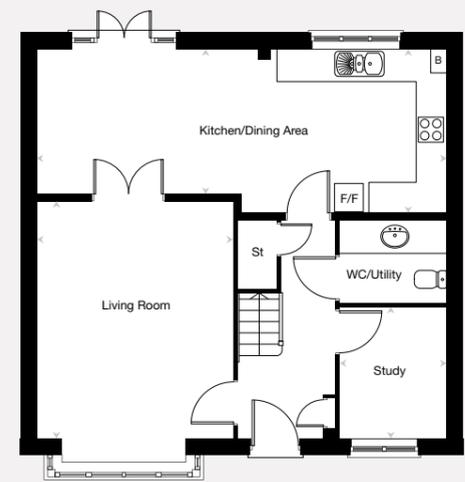
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# THE MANFORD

A traditional 4 bedroom family home, the Manford offers plenty of space for day-to-day living. The central entrance hallway leads to a kitchen/dining area, which has double doors to the private rear garden. While the living room and a separate study are found at the front of the property, the master bedroom with an en suite shower room and three further double bedrooms are found upstairs.

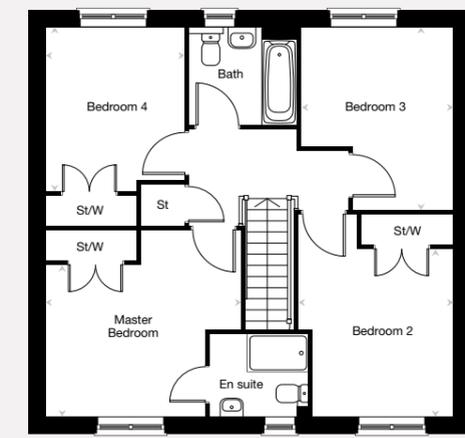
TOTAL 128.68 sq. m. / 1,385 sq. ft.

Ground floor



<b>Kitchen/Dining Area</b>	8.11m x 3.26m	max 2.88m min
	26'7" x 10'9"	max 9'6" min
<b>Living Room</b>	4.74m x 3.89m	15'7" x 12'9"
<b>Study</b>	2.63m x 2.11m	8'8" x 6'11"

First floor



<b>Master Bedroom</b>	3.89m x 3.03m	12'9" x 9'11"
<b>Bedroom 2</b>	3.35m x 3.10m	11'0" x 10'2"
<b>Bedroom 3</b>	3.66m x 3.05m	12'0" x 10'0"
<b>Bedroom 4</b>	3.28m x 2.76m	10'9" x 9'1"

**Key**  
 B – Boiler F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom

**Plots:** 37, 58\*, 59\*, 131\*, 134 & 137

\*These plots are handed. 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. 39331/ January 2021.

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# THE KINGHAM

4 bedroom home



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# THE KINGHAM

For families looking for extra space, the Kingham offers the perfect solution. The living room is at the front of the property and has a feature bay window, whilst the kitchen/dining area has a handy utility room and double doors which open out to the garden. The first floor features the master bedroom with an en suite shower room, three further bedrooms and a family bathroom.

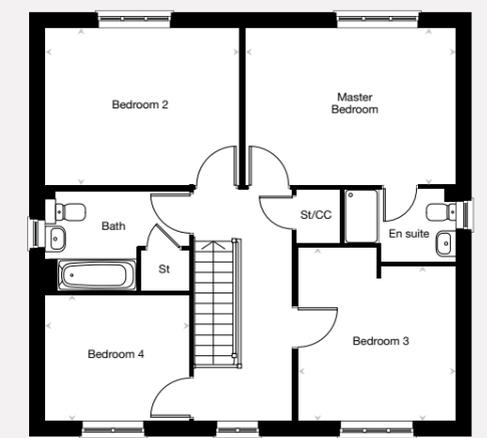
TOTAL 131.30 sq. m. / 1,415 sq. ft.

Ground floor



<b>Kitchen/Dining Area</b>	5.61m x 3.36m	18'5" x 11'0"
<b>Living Room</b>	4.94m x 3.47m	16'3" x 11'5"

First floor



<b>Master Bedroom</b>	4.49m x 3.37m	14'9" x 11'1"
<b>Bedroom 2</b>	4.17m x 3.37m	13'8" x 11'1"
<b>Bedroom 3</b>	3.37m x 3.33m	11'1" x 10'11"
<b>Bedroom 4</b>	3.10m x 2.72m	10'2" x 8'11"

**Key**  
 B – Boiler CC – Cylinder Cupboard F/F – Fridge Freezer St – Store WC – Cloakroom

**Plots:** 36\*, 38\*, 56, 57 & 141

\*Plots 36 & 38 are handed. 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. 39331/ January 2021.

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## THE WAYSDALE

4 bedroom home



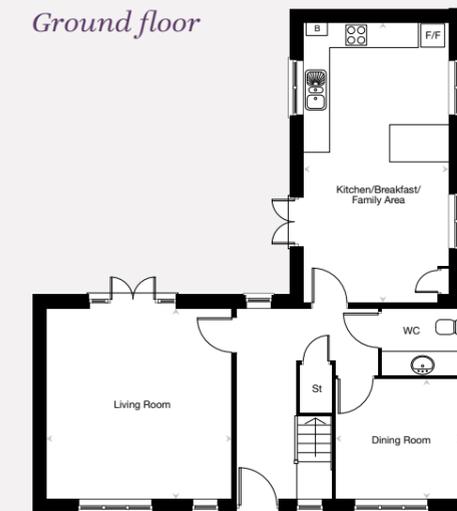
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## THE WAYSDALE

The 4 bedroom Waysdale has been designed to offer extra space for growing families. A dual aspect living room and a kitchen/breakfast/family area both open through double doors to the private rear garden. A separate dining room, a guest cloakroom and storage cupboard complete the ground floor. The en suite master bedroom is found on the first floor, along with a double bedroom, two more well-proportioned bedrooms and a family bathroom.

TOTAL 143.33 sq. m. / 1,543 sq. ft.

Ground floor



**Kitchen/Breakfast/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**

3.06m x 2.90m 10'1" x 9'6"

**Key**

B – Boiler F/F – Fridge Freezer  
St – Store W – Wardrobe WC – Cloakroom

First floor



**Master bedroom**

6.08m max 3.78m min x 3.50m  
20'0" max 12'5" min x 11'6"

**Bedroom 2**

4.62m x 2.95m 15'2" x 9'8"

**Bedroom 3**

3.06m x 2.91m 10'1" x 9'7"

**Bedroom 4**

3.54m x 2.79m 11'8" x 9'2"

 Plot: 46, 174, 176\*, 240 & 242\*

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# THE ELLISTON

4 bedroom home



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## THE ELLISTON

A 4 bedroom town house offering three floors of flexible living. The hallway leads to the living room, a guest cloakroom and open-plan kitchen/dining area with double doors opening onto the garden. On the first floor you'll find a family bathroom and three bedrooms, where bedroom 4 could make an ideal home office. The top floor is dedicated to Bedroom 1 with high galleried ceilings and an en suite shower room.

TOTAL 116.1 sq. m. / 1,249 sq. ft.

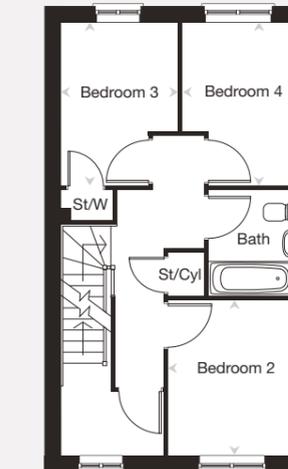
### Ground floor



**Kitchen/Dining Area**  
4.89m x 2.91m 16'1" x 9'7"

**Living Room**  
4.27m x 3.82m 14'0" x 12'7"

### First floor

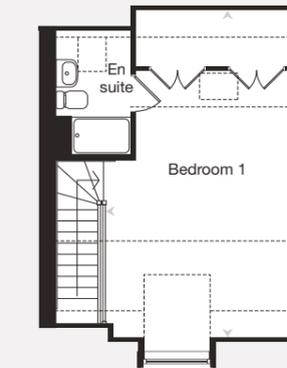


**Bedroom 2**  
3.16m x 2.74m 10'5" x 9'0"

**Bedroom 3**  
3.32m max 2.23m min x 2.34m  
10'11" max 7'4" min x 7'8"

**Bedroom 4**  
3.32m x 2.47m 10'11" x 8'1"

### Second floor



**Bedroom 1**  
6.64m x 3.89m max 3.29m min  
21'10" x 12'9" max 10'10" min

#### Key

B – Boiler Cyl – Cylinder F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom --- – Restricted Headroom ☒ – Rooflight

**Plots:** 140\*, 149, 150\*, 177\*, 178\*, 179, 180\*, 181, 206, 207\*, 225, 226\*, 227, 228\*, 235\*, 236, 243\*, 244, 245\* & 246

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. \*These plots are handed. 46322/January 2021.

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# THE EASTBURY

4 bedroom home



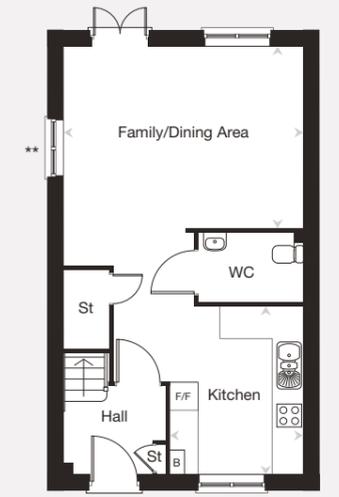
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## THE EASTBURY

The Eastbury spans three floors of flexible living space. The kitchen flows seamlessly to an open-plan family/dining area, complemented by double doors that open to the garden. On the first floor you'll find the living room with a Juliet balcony, a further bedroom and the family bathroom. Bedroom 1 with an en suite shower room, two further bedrooms and a shower room are located on the top floor.

TOTAL 131.5 sq. m. / 1,414 sq. ft.

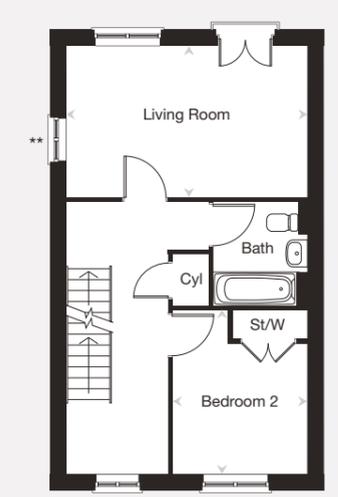
Ground floor



**Kitchen**  
3.45m x 2.72m 11'4" x 8'11"

**Family/Dining Area**  
4.89m x 3.74m 16'1" x 12'3"

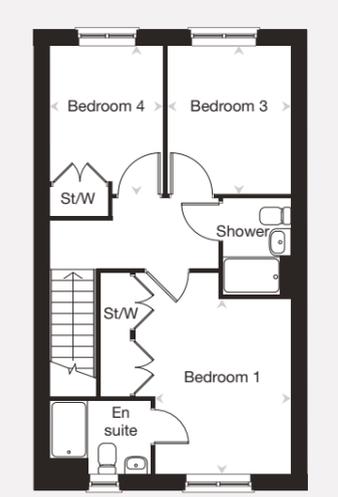
First floor



**Living Room**  
4.89m x 3.11m 16'1" x 10'3"

**Bedroom 2**  
3.38m max x 2.85m  
11'1" max x 9'4"

Second floor



**Bedroom 1**  
3.88m max 2.77m min x 3.58m  
12'9" max 9'1" min x 11'9"

**Bedroom 3**  
3.05m x 2.51m 10'0" x 8'3"

**Bedroom 4**  
3.05m x 2.30m 10'0" x 7'7"

**Key**  
B - Boiler Cyl - Cylinder F/F - Fridge Freezer St - Store W - Wardrobe WC - Cloakroom

**Plots:** 142, 143\*, 144, 145\*, 146, 147\*, 164, 165\*, 170\*, 171, 185, 186\*, 187, 188\*, 230, 231\*, 232 & 233\*

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. \*These plots are handed. \*\*Windows to Plots 185 & 233 only. 46322/January 2021.

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# THE GARRTON

5 bedroom home



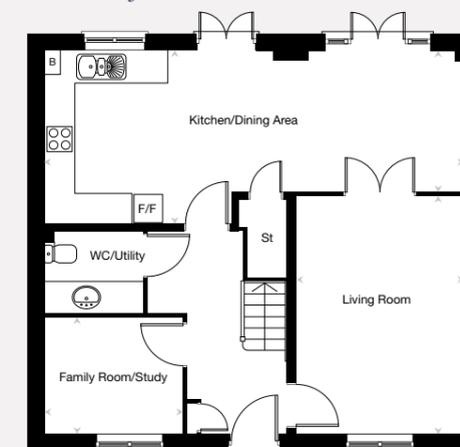
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## THE GARRTON

A 5 bedroom home tailor-made for family living, featuring a living room, study and a kitchen/dining area with two sets of double doors opening onto the rear garden. The first floor features an impressive master bedroom with en suite shower room and dressing area, two further bedrooms and a bathroom. On the second floor there is a shower room and two bedrooms.

TOTAL 169.60 sq. m. / 1,825 sq. ft.

### Ground floor

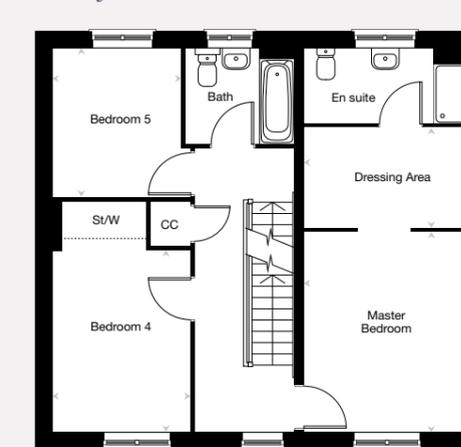


**Kitchen/Dining Area**  
8.34m x 3.46m max 2.83m min  
27'4" x 11'4" max 9'4" min

**Living Room**  
4.75m x 3.34m 15'7" x 11'0"

**Family Room/Study**  
2.75m x 2.32m 9'0" x 7'8"

### First floor



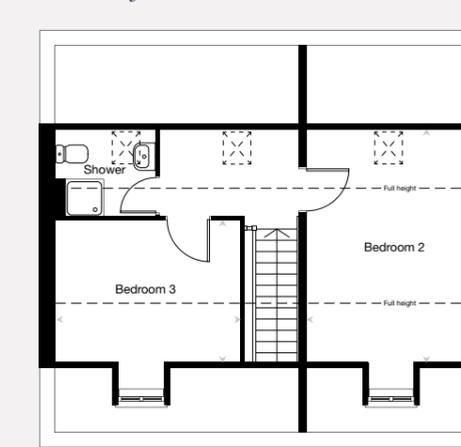
**Master Bedroom**  
4.00m x 3.34m 13'1" x 11'0"

**Dressing Area**  
3.34m x 2.01m 11'0" x 6'7"

**Bedroom 4**  
3.62m x 2.76m 11'11" x 9'1"

**Bedroom 5**  
2.98m x 2.55m 9'9" x 8'5"

### Second floor



**Bedroom 2**  
4.66m x 3.36m 15'4" x 11'1"

**Bedroom 3**  
3.66m x 2.86m 12'0" x 9'5"

**Key**  
B – Boiler CC – Cylinder Cupboard F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom – Roof Window --- – Restricted Headroom

**Plots:** 2, 3, 148\*, 166, 169, 182\*, 234 & 247\*

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# THE WAYFORD

5 bedroom home



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## THE WAYFORD

The Wayford features a traditional double-fronted design and a spacious interior layout. The hallway leads to the living room and an open-plan kitchen/breakfast area with utility space, all with access to the garden. A dining room, study, and a guest cloakroom complete the ground floor. Upstairs, you'll find Bedroom 1 & 2 with an en suite shower room, three further bedrooms and the family bathroom.

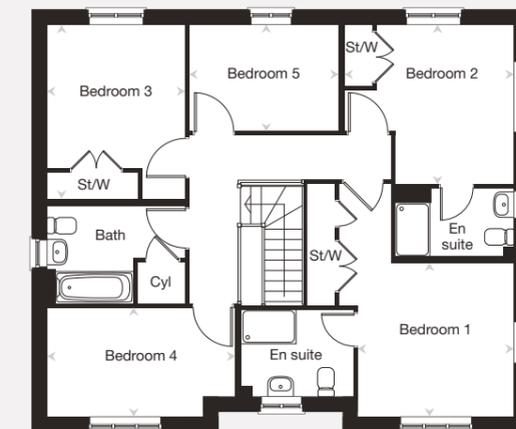
TOTAL 172.6 sq. m. / 1,858 sq. ft.

### Ground floor



<b>Kitchen/Breakfast Area</b>	5.58m x 3.35m	18'4" x 11'0"
<b>Living Room</b>	6.06m x 4.40m	19'11" x 14'6"
<b>Dining Room</b>	3.39m x 3.06m	11'1" x 10'1"
<b>Study</b>	3.39m x 2.34m	11'1" x 7'8"

### First floor



<b>Bedroom 1</b>	3.39m x 3.37m	11'1" x 11'1"
<b>Bedroom 2</b>	3.67m max x 3.48m	12'1" max x 11'5"
<b>Bedroom 3</b>	3.81m max x 3.02m	12'6" max x 9'11"
<b>Bedroom 4</b>	4.10m x 2.40m	13'5" x 7'11"
<b>Bedroom 5</b>	3.24m x 2.33m	10'8" x 7'8"

**Key**  
 B – Boiler Cyl – Cylinder F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom

**Plots:** 135, 136, 138\*, 175 & 241\*

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## STANDARD SPECIFICATION

### ASTON REACH

3 Kempster Way, Aylesbury,  
Buckinghamshire, HP22 3AL

### TELEPHONE

01296 796 447

### OPEN TIMES

Monday, 11:30am–5.30pm

Tuesday – Sunday, 10am–5.30pm

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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.

\*Subject to house type. Please refer to your sales executive for further information.

\*\*In homes with only 1 bathroom. †Standard tiling to 2 bedroom houses, not half-height tiling.

Kitchen/utilities	Apartments	Houses
Stainless steel bowl and a half	✓	✓
Postformed laminate worktop with upstand	✓	✓
Single oven*	✓	
Double oven*		✓
4 burner gas hob	✓	✓
Integrated hood	✓	✓
Stainless steel splash back	✓	✓
Integrated fridge freezer	✓	✓
Integrated dishwasher	✓	✓
Integrated washer/dryer	✓	✓
Chrome downlights	✓	✓
Fitted kitchen with choice of coloured door frontals	✓	✓

### Bathrooms

Shower above bath with tiling to shower and side wall**	✓	
Half-height tiling to all walls†		✓
Tiled window sill	✓	✓
Chrome downlights	✓	✓
Shaver socket	✓	✓
White modern sanitary ware	✓	✓

### En suites (if applicable)

Full-height tiling to shower wall	✓	✓
Half-height tiling to remaining walls	✓	✓
Chrome downlights	✓	✓
White modern sanitary ware	✓	✓
Shaver socket	✓	✓

### Heating/electrical services

Full central heating/gas fired radiators	✓	✓
Thermostatically controlled radiator valves	✓	✓
Mains operated smoke/heat detectors	✓	✓
White double socket outlets	✓	✓
TV sockets to living room, master and bed 2 (if applicable)	✓	✓

Lighting	Apartments	Houses
Chrome downlights to all wet rooms*	✓	✓
Pendant light fittings to all other rooms	✓	✓

### Internal finishes

White finished internal doors	✓	✓
Ceilings and walls finished in white	✓	✓
White painted internal joinery	✓	✓
White UPVC double glazed windows	✓	✓
Chrome ironmongery	✓	✓

### External finishes

Stainless steel up/down spot light		✓
External tap		✓



## UPGRADES

### ASTON REACH

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Buckinghamshire, HP22 3AL

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Kitchen	Apartments	Houses
Upgrade worktops to include upstand	✓	✓
Upgrade coloured door frontals	✓	✓
Upgrade appliances	✓	✓

### Bathroom and en suites

Upgrade shower	✓	✓
Upgrade to full-height tiling	✓	✓
Upgrade to shower over bath	✓	✓

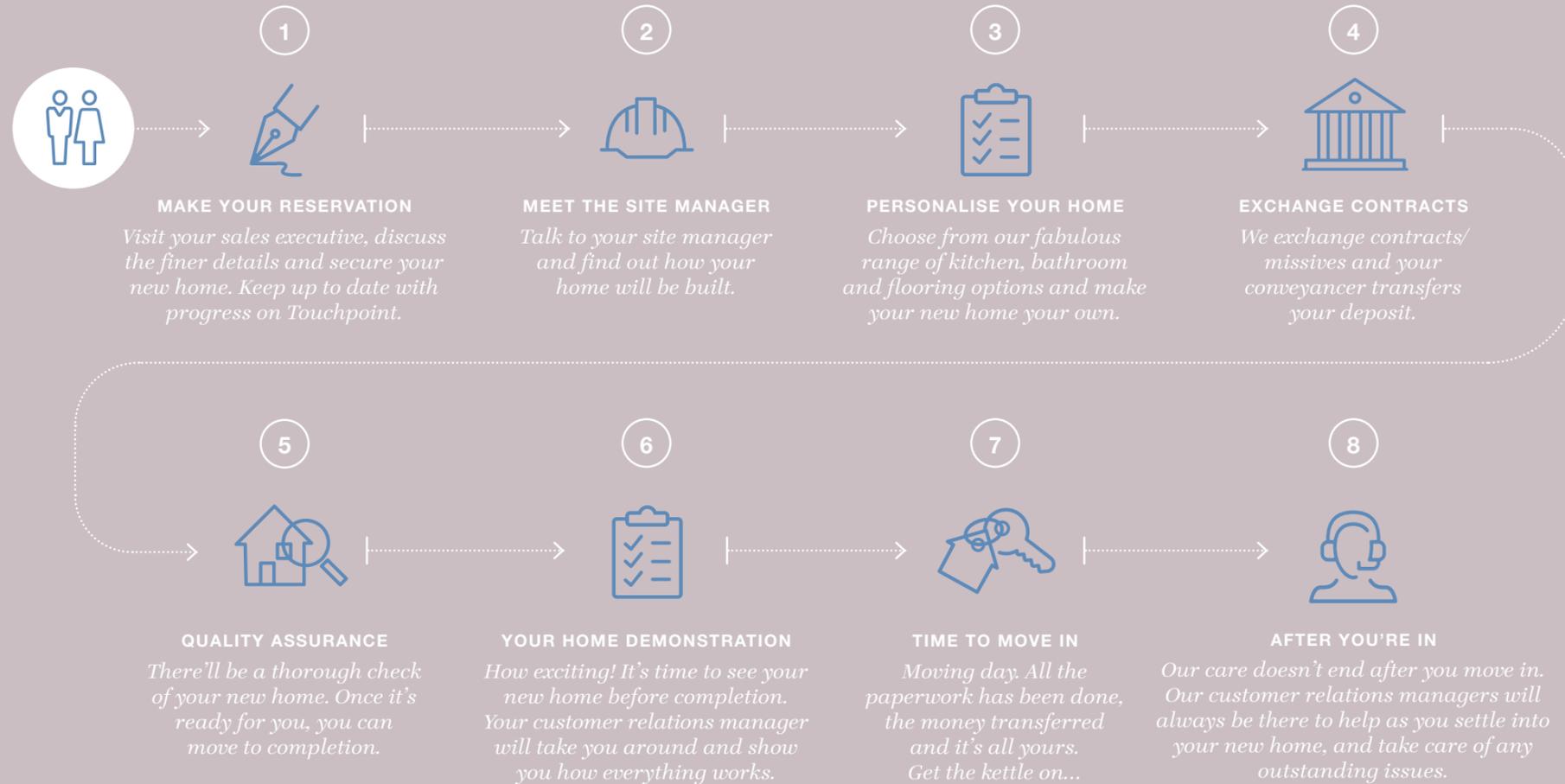
### Additional features

Upgrade to room specific downlights	✓	✓
Upgrade to room specific wardrobe	✓	✓
Upgrade to additional sockets	✓	✓
Upgrade flooring throughout	✓	✓

### External finishes

Upgrade to turf to garden areas		✓
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# FROM LOOKING ROUND TO MOVING IN...



# Taylor Wimpey

## ASTON REACH

Broughton Road,  
Aylesbury,  
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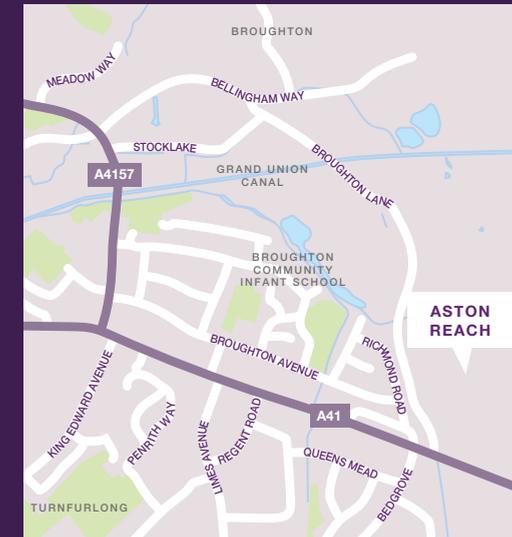
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## FROM HEMEL HEMPSTEAD:

- Take Windmill Road & White Hart Road to St Albans Road/A414
- At the next roundabout, stay on St Albans Road/A414
- At the next three roundabouts head for Two Waters Road/A414
- Take the A41 for 14.1 miles
- At the roundabout, take the 2nd exit onto Aston Clinton Road/A41
- After 1 mile turn right onto Broughton Lane, the development will be on your right

## FROM MILTON KEYNES:

- Head north-west on Saxon Gate towards Midsummer Boulevard
- At the next 3 roundabouts, take the H5/Portway/A509
- Merge onto A5, then take the 3rd exit onto A4146 and follow for 6.7 miles
- At the next 2 roundabouts, take the A418
- Turn left onto Burcott Lane, turn right at Bellingham Way and turn left onto Broughton Lane
- Follow for 0.6 miles and the development will be on your left



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