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WHEAT FIELDS AT NEW BERRY VALE

AYLESBURY | BUCKINGHAMSHIRE

Get to know

WHEAT FIELDS AT NEW BERRY VALE

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4 BEDROOM HOMES

-  **The Thornford**
4 bedroom home
Plots: 1094, 1101, 1118, 1119, 1122, 1123, 1138, 1154, 1160, 1163, 1166, 1171, 1181 & 1184
-  **The Langdale V**
4 bedroom home
Plots: 1092, 1126, 1143, 1162, 1177, 1183, 1185, 1213 & 1268
-  **The Langdale**
4 bedroom home
Plots: 1164 & 1176
-  **The Lydford**
4 bedroom home
Plots: 1093, 1116, 1117, 1120, 1121, 1124, 1139-1142, 1156-1159, 1161, 1165, 1167, 1168, 1172-1175, 1178-1180, 1186 & 1269-1271
-  **The Kentdale**
4 bedroom home
Plots: 1146, 1265 & 1272
-  **The Eskdale**
4 bedroom home
Plots: 1155, 1215 & 1216
-  4 bedroom home*
Plots: 1110, 1221 & 1222

3 BEDROOM HOMES

-  **The Gosford**
3 bedroom home
Plots: 1112, 1115, 1125, 1147, 1148, 1152, 1153, 1217, 1218, 1231, 1232 & 1237-1241, 1249, 1250, 1252 & 1253
-  **The Gosford V**
3 bedroom home
Plots: 1127, 1251 & 1254
-  **The Alton**
3 bedroom home
Plots: 1095-1100, 1113, 1114, 1144, 1145, 1169, 1170, 1187-1192, 1201, 1202, 1204-1209, 1242, 1243, 1245, 1246, 1248, 1266 & 1267
-  **The Yewdale**
3 bedroom home
Plots: 1111, 1210, 1211 & 1214
-  **The Easedale**
3 bedroom home
Plot: 1212
-  3 bedroom home*
Plots: 1106, 1107, 1196-1198, 1263 & 1264
-  3 bedroom home*
Plots: 1104, 1105, 1136, 1137, 1219, 1220, 1258 & 1259

2 BEDROOM HOMES

-  **The Edale**
2 bedroom coach house
Plots: 1203, 1244 & 1247
-  **The Canford**
2 bedroom home
Plots: 1102 & 1103, 1149-1151* & 1233-1236*
-  2 bedroom home*
Plots: 1108, 1109, 1193-1195, 1199, 1200, 1223, 1224, 1255-1257 & 1260-1262
-  2 bedroom bungalow*
Plots: 1134 & 1135

APARTMENTS

-  **The Saxon**
2 bedroom apartment
Plots: 1128-1133
-  2 bedroom apartment*
Plots: 1225-1230

ah/r* = Rented
ah/lc* = Low cost
ah/so* = Shared ownership
BCP = Bin collection point
V = Visitor parking
▷ = Drive through/Car port
▶ = 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. TWSM 60091/February 2020

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THE THORNFORD

4 BEDROOM HOME



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THE THORNFORD

The traditionally designed, four bedroom Thornford is ideal for those seeking extra space. The contemporary fitted kitchen leads through to a family/dining room, opening out to the garden. The living room also has French doors, perfect for summer entertaining. Meanwhile an additional room is suitable as a study or dining room. Upstairs, the landing leads to the en suite master bedroom, three further spacious double bedrooms and a family bathroom.

TOTAL 1,562 sq. ft

GROUND FLOOR



Lounge	4.74m x 3.91m	15' 7" x 12' 10"
Kitchen	4.79m x 3.32m	15' 9" x 10' 11"
Family	3.91m x 3.26m	12' 10" x 10' 8"
Study/Dining	3.07m x 2.66m	10' 1" x 8' 9"

FIRST FLOOR



Bedroom 1	4.68m x 3.25m	15' 4" x 10' 8"
Bedroom 2 (max)	4.00m x 3.32m	13' 2" x 10' 11"
Bedroom 3	4.72m x 3.36m	15' 6" x 11' 0"
Bedroom 4 (max)	3.81m x 2.53m	12' 6" x 8' 4"



* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWSM 55382/November 2019

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THE LANGDALE

4 BEDROOM HOME



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THE LANGDALE

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

TOTAL 1,530 sq. ft

GROUND FLOOR



Lounge	4.56m × 4.49m	15' 0" × 14' 9"
Kitchen/Family	6.82m × 3.44m	22' 5" × 11' 3"
Dining	3.41m × 3.05m	11' 2" × 10' 0"

FIRST FLOOR



Bedroom 1 (max)	6.07m × 3.44m	19' 11" × 11' 3"
Bedroom 2 (min)	4.56m × 3.08m	15' 0" × 10' 1"
Bedroom 3 (min)	3.05m × 2.98m	10' 0" × 9' 8"
Bedroom 4 (max)	3.48m × 2.68m	11' 5" × 8' 10"



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THE LANGDALE V

4 BEDROOM HOME



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THE LANGDALE V

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

TOTAL 1,530 sq. ft

GROUND FLOOR



Lounge	4.56m x 4.49m	15' 0" x 14' 9"
Kitchen/Family	6.82m x 3.44m	22' 5" x 11' 3"
Dining room	3.41m x 3.05m	11' 2" x 10' 0"

FIRST FLOOR



Bedroom 1 (max)	6.07m x 3.44m	19' 11" x 11' 3"
Bedroom 2 (min)	4.56m x 3.08m	15' 0" x 10' 1"
Bedroom 3 (min)	3.05m x 2.98m	10' 0" x 9' 8"
Bedroom 4 (max)	3.48m x 2.68m	11' 5" x 8' 10"



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THE LYDFORD

4 BEDROOM HOME

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THE LYDFORD

The four bedroom Lydford is well suited to those stepping up the property ladder. Located off the entrance hallway is a kitchen/dining room, that leads through French doors to the garden. There is also a living room, a guest cloakroom and a utility room. The en suite master bedroom features plenty of space and a second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.

TOTAL 1,099 sq. ft

GROUND FLOOR



Lounge	4.49m × 3.27m	14' 9" × 10' 9"
Kitchen/Dining	5.36m × 3.38m	17' 7" × 11' 1"

FIRST FLOOR



Bedroom 1	3.79m × 3.17m	12' 5" × 10' 5"
Bedroom 2	3.35m × 3.17m	11' 0" × 10' 5"
Bedroom 3 (max)	3.30m × 2.10m	10' 10" × 6' 11"
Bedroom 4	2.23m × 2.10m	7' 4" × 6' 11"



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THE KENTDALE

4 BEDROOM HOME

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THE KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance.

Upstairs, an en suite master bedroom can be found alongside a further double bedroom, two further bedrooms and a family bathroom.

TOTAL 1,222 sq. ft

GROUND FLOOR



Lounge	6.02m × 3.45m	19' 9" × 11' 4"
Kitchen	3.58m × 2.86m	11' 9" × 9' 5"
Dining room	3.14m × 2.77m	10' 4" × 9' 1"

FIRST FLOOR



Bedroom 1 (max)	3.51m × 3.40m	11' 7" × 11' 2"
Bedroom 2	3.64m × 2.98m	11' 11" × 9' 10"
Bedroom 3 (max)	3.05m × 2.95m	10' 0" × 9' 8"
Bedroom 4 (max)	3.09m × 2.53m	10' 2" × 8' 4"



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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 four bedroom Eskdale. Downstairs, a large kitchen/dining room with utility area provides access to outside, while a spacious living room has French doors out to the garden. A guest cloakroom and storage closet complete the ground floor. Upstairs are three double bedrooms, including the master with en suite facilities, plus an additional bedroom and main bathroom.

TOTAL 1,222 sq. ft

GROUND FLOOR



Lounge	6.02m × 3.45m	19' 9" × 11' 4"
Kitchen	3.58m × 2.86m	11' 9" × 9' 5"
Dining room	3.14m × 2.77m	10' 4" × 9' 1"

FIRST FLOOR



Bedroom 1 (max)	3.51m × 3.40m	11' 7" × 11' 2"
Bedroom 2	3.64m × 2.98m	11' 11" × 9' 10"
Bedroom 3 (max)	3.05m × 2.95m	10' 0" × 9' 8"
Bedroom 4 (max)	3.09m × 2.53m	10' 2" × 8' 4"



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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

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

TOTAL 866 sq. ft

GROUND FLOOR



Lounge (*max*) 4.26m x 3.69m 14' 0" x 12' 1"

Kitchen/Dining 4.72m x 2.87m 15' 6" x 9' 5"

FIRST FLOOR



Bedroom 1 (*min*) 2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2 3.30m x 2.63m 10' 10" x 8' 8"

Bedroom 3 (*max*) 3.55m x 2.00m 11' 8" x 6' 7"



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THE EDALE

2 BEDROOM HOME



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THE EDALE

Ideal for couples, first time buyers or those looking to downsize is the two-bedroom Edale coach house. This first floor accommodation includes an airy living/kitchen/dining room, an en suite master bedroom, a further double room and a main bathroom.

TOTAL 720 sq. ft

GROUND FLOOR



FIRST FLOOR



Lounge/Dining/Kitchen	5.35m x 3.80m	17' 7" x 12' 6"
Bedroom 1 (min)	3.84m x 3.15m	12' 7" x 10' 4"
Bedroom 2 (min)	3.01m x 2.45m	9' 11" x 8' 1"



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THE ALTON

3 BEDROOM HOME



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THE ALTON

The Alton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/dining room leads through to a living room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room

TOTAL 1,085 sq. ft

GROUND FLOOR



Lounge	4.23m x 3.49m	13' 11" x 11' 6"
Kitchen/Dining (max)	5.26m x 3.20m	17' 3" x 10' 6"

FIRST FLOOR



Bedroom 2 (max)	4.23m x 3.49m	13' 11" x 11' 6"
Bedroom 3	3.28m x 2.17m	10' 9" x 7' 2"

SECOND FLOOR



Bedroom 1 (max ex. dormer)	6.70m x 3.11m	22' 0" x 10' 3"
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THE SAXON

2 BEDROOM APARTMENTS



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THE SAXON APARTMENTS

The carefully planned layout of these apartments makes them perfect for first time buyers and downsizers. An open plan living/kitchen/dining room is the focal point and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom, a further well proportioned bedroom and a main bathroom are also located off the landing.

PLOT 1128



Lounge/Dining	5.1m x 4.32m	10'9" x 14'2"
Kitchen	3.54m x 2.28m	11'4" x 7'6"
Bedroom 1	5.03m x 2.75m	16'6" x 9'0"
Total 599 sq.ft		

PLOTS 1130 & 1132



Living/Kitchen/Dining	5.52m x 5.37m	18'1" x 17'8"
Bedroom 1	4.79m x 2.77m	15'9" x 9'1"
Bedroom 2	3.84m x 3.37m	12'7" x 11'1"
Total 720 sq.ft		

PLOTS 1129, 1131 & 1133



Living/Kitchen/Dining	5.52m x 5.37m	18'1" x 17'8"
Bedroom 1	4.79m x 2.77m	15'9" x 9'1"
Bedroom 2	3.84m x 3.37m	12'7" x 11'1"
Total 730 sq.ft		



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WHEAT FIELDS AT NEW BERRY VALE A VERY SPECIAL PLACE TO BE



This stunning collection of 2, 3 & 4 bedroom homes and 2 bedroom apartments
nestled within stunning open countryside on the Northern tip of Aylesbury.

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.



PROUD TO LIVE AT NEW BERRY VALE

Nestled within stunning open countryside on the northern tip of Aylesbury, Wheat Fields at New Berry Vale is a brand new community that offers a well-balanced lifestyle.



All the amenities of Aylesbury town centre are close at hand, including a wealth of high street retailers and independent shops



Enjoy a stroll around Watermead lake and visit one of the independent restaurants and shops



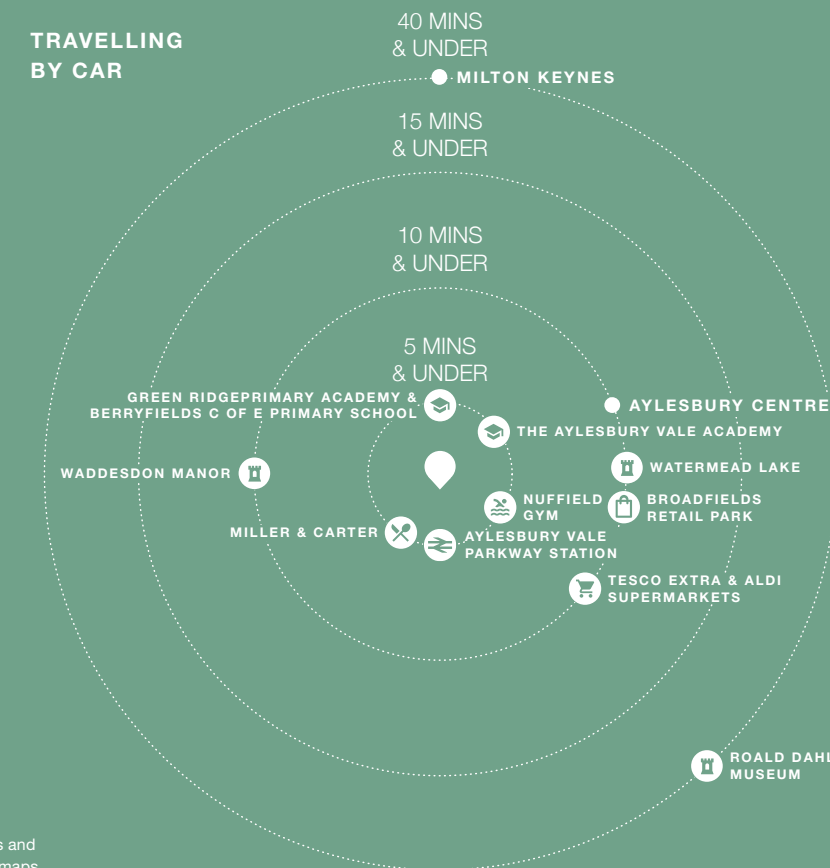
Fantastic pubs and restaurants on your doorstep, including Miller & Carter opposite New Berry Vale



THE PERFECT PLACE TO BE

New Berry Vale will offer a range of excellent facilities including a community centre, a health centre, shops and employment opportunities – in fact, there's everything you could want on your doorstep. All the amenities of Aylesbury town centre are close at hand and with excellent transport links, including direct London train services, New Berry Vale offers the very best of well-connected country living.

TRAVELLING BY CAR



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



Located opposite the entrance to New Berry Vale, take a walk along Waddesdon Greenway all the way to Waddesdon Manor



Families will appreciate the good choice of schools for all ages in the area, including the new state of the art Aylesbury Vale Academy



Aylesbury Vale Parkway railway station provides direct services to London Marylebone in just over an hour





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.

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Backed by HM Government

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

HERE TO HELP YOU SELL



PART EXCHANGE

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



EASYSOVER

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

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](https://www.taylorwimpey.co.uk) and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...



WHEAT FIELDS AT NEW BERRY VALE

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FROM LONDON BY TRAIN:

- Get the train at London Marylebone station towards Aylesbury.
- Alight the train at Aylesbury Vale Parkway.
- Walk 200 meters out of the station and the New Berry Vale sales centre will be straight ahead.

FROM LONDON BY ROAD:

- Leave London on the A41 North and then join the M1 North for 13 miles
- Exit at Junction 6 to join the M25 for 2.8 miles
- Take the A41 exit at junction 20 towards Hemel Hempstead and continue straight for 17.5 miles
- Continue straight on the A41 into Aylesbury
- Continue straight through Aylesbury centre and follow signage for the A41 (Bicester).
- After 3 miles, the development will be on your right



Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from google.co.uk/maps. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. TWSM 55382/November 2019