

Lily Hay

WEIRHILL , SHREWSBURY

Lily Hay is an exciting collection of two, three, four and five-bedroom homes situated on the south-eastern edge of Shrewsbury.

Taylor
Wimpey

Contents



Welcome to Lily Hay

A warm welcome to Lily Hay.

Here you'll find a superb collection of two, three, four and five bedroom new homes, situated on the rural south-eastern edge of Shrewsbury, surrounded by open spaces and green parks.

It's a special place to live, work and enjoy life.

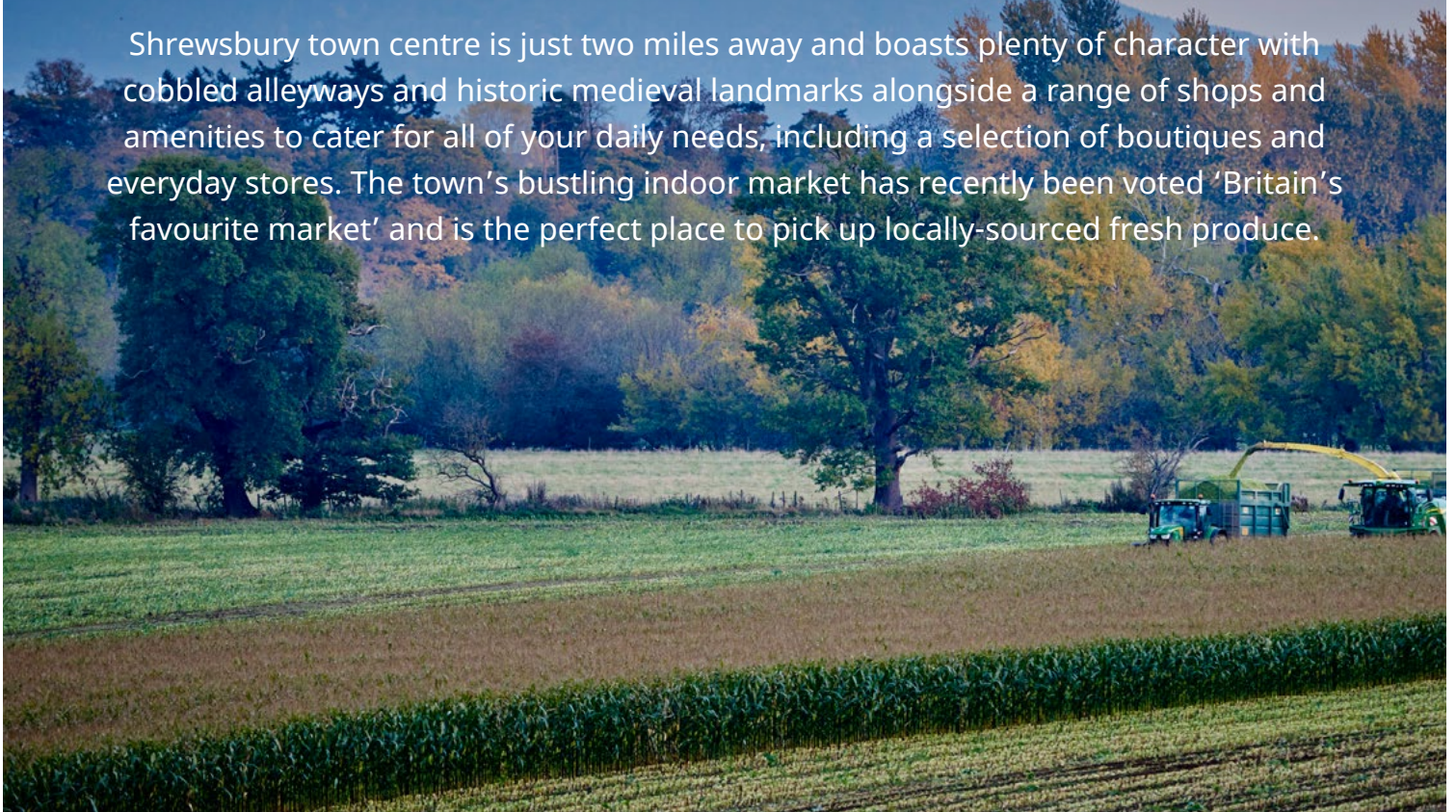


Live in an idyllic setting

All the essential amenities are within walking distance of Lily Hay.

Take advantage of the rolling Shropshire countryside with nearby walking and cycle routes or try a spot of fishing or boating on the river Severn. For further relaxation, settle into town life at one of the many local coffee shops or pubs.

Shrewsbury town centre is just two miles away and boasts plenty of character with cobbled alleyways and historic medieval landmarks alongside a range of shops and amenities to cater for all of your daily needs, including a selection of boutiques and everyday stores. The town's bustling indoor market has recently been voted 'Britain's favourite market' and is the perfect place to pick up locally-sourced fresh produce.



Shops and boutiques on Wyle Cop



Picturesque views of the river Severn

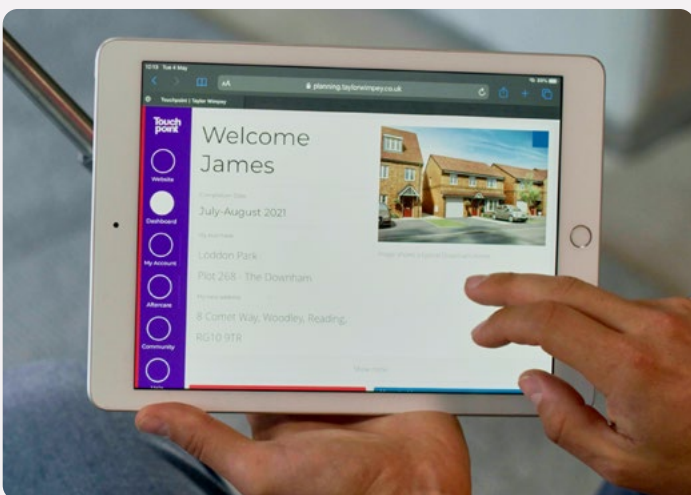


Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. 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. † = Where applicable.

Specification of our houses

Kitchens	Ashenford	Gosford	Brexton	Easedale	Amersham	Lydford	Rossdale	Trusdale	Corsham	Manford	Worham	Rushon	Laverham
Choice of Symphony Kitchen units up to Stage 40 with upstands and stainless steel splashback to cooker	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Electric built in double oven		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Electric built under single oven	✓												
Leisure Linear Stainless Steel sink 1.5 bowl to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Leisure Linear Stainless Steel sink 1 bowl to Utility											✓		✓
Integrated Zanussi 70/30 Fridge Freezer ZNLN18FS1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Zanussi Washing Machine Z712W43BI	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Zanussi Dishwasher ZDLN1511/ZSLN1211	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under counter lights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms, en suites, utility and cloakrooms													
Twyford Sanitary Ware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Calista chrome bath filler taps to bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Calista chrome mixer taps to bathroom ensuite and w/c basins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
A choice of Porcelanosa wall tiling – splashback to cloakroom, full height over bath/shower cubicles, half height to sanitary walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor Fans to Wet Areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa Thermostatic shower over the bath, with shower screen and full height tiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa Thermostatic Shower to en suite 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa Thermostatic Shower to en suite 2/shower room											✓	✓	✓
Central heating/hot water system													
Gas central heating and radiators - Ideal Boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Finishing Touches													
Heathcliffe Crown matte finish emulsion to walls and ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10 year NHBC Building warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2 year Taylor Wimpey warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. 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.

Specification of our houses

Electrical, Windows & Joinery	Ashenford	Gosford	Brexton	Easevale	Amersham	Lydford	Rossdale	Trusdale	Corsham	Manford	Worham	Rushon	Laverham
TV socket to bedroom 1 and lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains operated smoke detectors interconnected with battery back-up	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cat 5 cabling in lieu of standard internal telephone cabling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light and power socket to garage (within curtilage area)			✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
Existing double socket of kitchen to incorporate USB charge port	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light to front and rear	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome lever furniture to internal and external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Newark doors internally white painted with Eurospec chrome lever furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with mains doorbell and IG multi locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Car charging infrastructure in place	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External Features													
UPVC double glazed windows and doors with easy clean hinges, lockable fasteners and white handles with chrome locks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tarmac driveway or parking spaces - refer to planning layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed/planted front garden - refer to landscape layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRP front and rear doors where applicable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White soffits, black rain water goods and exposed rafters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cavity insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wooden gates - refer to drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Openreach fibre broadband connection as per electrical layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m fencing or screenwalls to rear garden - fences may feature Hedgehog Highways, please refer to boundary layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
House number & doorbell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brick and roof tile schedules - refer to material schedule	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. 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.

Our homes





The Ashenford

2 BEDROOM HOME, TOTAL 771 sq ft / 71.63m²



GROUND FLOOR

Lounge/Dining

4.32m × 4.02m 14' 2" × 13' 2"

Kitchen

2.11m × 2.74m 6' 11" × 9' 0"



FIRST FLOOR

Bedroom 1

4.32m × 3.27m 14' 2" × 10' 9"

Bedroom 2 max.

4.32m × 2.51m 14' 2" × 8' 3"

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM 73123/June 2023



The Braxton

3 BEDROOM HOME, TOTAL 1,091 sq ft / 101.36m²



GROUND FLOOR

Kitchen/Dining.

4.26m × 3.43m 14' 0" × 11' 3"

Lounge max.

2.45m × 4.19m 8' 0" × 13' 9"



FIRST FLOOR

Bedroom 2 max.

4.26m × 2.83m 14' 0" × 9' 3"

Bedroom 3

2.12m × 3.60m 7' 1" × 11' 10"



SECOND FLOOR

Bedroom 1 min.

2.77m × 6.64m 9' 1" × 21' 9"

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM 73123/June 2023



The Gosford

3 BEDROOM HOME, TOTAL 866 sq ft / 80.45m²



GROUND FLOOR

Lounge max.

4.26m × 3.69m 14' 0" × 12' 1"

Kitchen/Dining

4.72m × 2.87m 15' 6" × 9' 5"



FIRST FLOOR

Bedroom 1 min.

2.96m × 2.83m 9' 9" × 9' 4"

Bedroom 2

3.30m × 2.63m 10' 10" × 8' 8"

Bedroom 3 max.

3.55m × 2.00m 11' 8" × 6' 7"

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM 73123/June 2023



The Easedale

3 BEDROOM HOME, TOTAL 931 sq ft / 86.49m²



GROUND FLOOR

Lounge

3.02m × 5.10m 9' 11" × 16' 9"

Kitchen/Dining

2.95m × 5.10m 9' 8" × 16' 9"



FIRST FLOOR

Bedroom 1

3.08m × 3.82m 10' 1" × 12' 7"

Bedroom 2

2.95m × 2.86m 9' 8" × 9' 5"

Bedroom 3

2.95m × 2.15m 9' 8" × 7' 1"

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM 73123/June 2023



The Amersham

3 BEDROOM HOME, TOTAL 990 sq ft / 91.97m²



GROUND FLOOR

Lounge min.

2.89m × 4.03m 9' 5" × 13' 3"

Kitchen

4.36m × 2.87m 14' 4" × 9' 5"



FIRST FLOOR

Bedroom 1

3.21m × 4.21m 10' 6" × 13' 10"

Bedroom 2 max.

4.36m × 3.02m 14' 4" × 9' 11"

Bedroom 3 max.

2.89m × 2.88m 9' 6" × 9' 6"

Study

2.23m × 1.68m 7' 4" × 5' 6"

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM 73123/June 2023



The Rossdale

4 BEDROOM HOME, TOTAL 1,243 sq ft / 115.48m²



GROUND FLOOR

Lounge

3.46m × 6.09m 11' 4" × 20' 0"

Kitchen/Dining max.

3.58m × 6.09m 11' 9" × 20' 0"



FIRST FLOOR

Bedroom 1

3.52m × 3.75m 11' 7" × 12' 4"

Bedroom 2 max.

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3. min.

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4 max.

3.54m × 2.25m 11' 7" × 7' 5"

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM 73123/June 2023



The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq ft / 115.48m²



GROUND FLOOR

Lounge

3.46m × 6.09m 11' 4" × 20' 0"

Kitchen/Dining max.

3.58m × 6.09m 11' 9" × 20' 0"



FIRST FLOOR

Bedroom 1

3.52m × 3.75m 11' 7" × 12' 3"

Bedroom 2 max.

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3.

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4 max.

3.54m × 2.25m 11' 7" × 7' 5"

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM 73123/June 2023



The Manford

4 BEDROOM HOME, TOTAL 1,385 sq ft / 128.67m²



GROUND FLOOR

Lounge

3.88m × 4.74m 12' 9" × 15' 7"

Kitchen/Dining

8.11m × 2.88m 26' 7" × 9' 6"

Study

2.10m × 2.62m 6' 11" × 8' 7"



FIRST FLOOR

Bedroom 1 max.

3.88m × 3.72m 12' 9" × 12' 2"

Bedroom 2 max.

3.09m × 4.02m 10' 2" × 13' 2"

Bedroom 3 max.

3.04m × 3.67m 10' 0" × 12' 0"

Bedroom 4 max.

2.75m × 3.97m 9' 0" × 13' 0"

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM 73123/June 2023



The Corsham

4 BEDROOM HOME, TOTAL 1,256 sq ft / 116.69m²



GROUND FLOOR

Lounge

4.15m x 3.36m 13' 7" x 11' 0"

Kitchen

2.92m x 3.39m 9' 7" x 11' 1"

Dining

3.17m x 2.92m 10' 5" x 9' 7"



FIRST FLOOR

Bedroom 1

3.96m x 3.39m 13' 0" x 11' 1"

Bedroom 2

3.59m x 3.38m 11' 9" x 11' 1"

Bedroom 3 max.

3.29m x 3.39m 10' 9" x 11' 1"

Bedroom 4 max.

3.65m x 3.38m 12' 0" x 11' 1"

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM 73123/June 2023



The Wortham

4 BEDROOM HOME, TOTAL 1,525 sq ft / 141.68m²



GROUND FLOOR

Kitchen/Dining

6.49m × 3.34m 21' 3" × 10' 11"

Lounge

3.58m × 5.75m 11' 9" × 18' 10"



FIRST FLOOR

Bedroom 1

3.58m × 4.79m 11' 9" × 15' 9"

Bedroom 2 max.

4.35m × 3.11m 14' 3" × 10' 2"

Bedroom 3 min.

3.04m × 3.42m 10' 0" × 11' 3"

Bedroom 4

3.41m × 3.04m 11' 2" × 10' 0"

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM 73123/June 2023



The Lydford

4 BEDROOM HOME, TOTAL 1,099 sq ft / 102.10m²



GROUND FLOOR

Kitchen/Dining

5.36m × 3.38m 17' 7" × 11' 1"

Lounge

3.27m × 4.43m 10' 9" × 14' 6"



FIRST FLOOR

Bedroom 1

3.17m × 3.79m 10' 5" × 12' 5"

Bedroom 2

3.17m × 3.36m 10' 5" × 11' 0"

Bedroom 3 max.

2.10m × 3.30m 6' 11" × 10' 10"

Bedroom 4

2.10m × 2.23m 6' 11" × 7' 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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM 73123/June 2023



The Rushton

5 BEDROOM HOME, TOTAL 1,986 sq ft / 184.50m²



GROUND FLOOR

Lounge	3.54m × 5.09m	11' 8" × 16' 9"
Kitchen max.	5.05m × 3.58m	16' 6" × 11' 9"
Dining	3.54m × 2.70m	11' 8" × 8' 11"
Study	2.74m × 2.35m	9' 0" × 7' 9"

FIRST FLOOR

Bedroom 1	3.54m × 4.09m	11' 8" × 13' 5"
Bedroom 3 max.	2.78m × 3.83m	9' 1" × 12' 7"
Bedroom 5	2.82m × 3.28m	9' 3" × 10' 9"

SECOND FLOOR

Bedroom 2	3.56m × 4.82m	11' 9" × 15' 10"
Bedroom 4	3.91m × 2.70m	12' 9" × 8' 11"

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM 73123/June 2023



The Lavenham

5 BEDROOM HOME, TOTAL 1,646 sq ft / 152.92m²



GROUND FLOOR

Lounge min.

3.90m × 5.26m 12' 10" × 17' 3"

Kitchen/Breakfast max.

5.69m × 3.30m 18' 8" × 10' 10"

Dining

3.06m × 3.20m 10' 1" × 10' 6"



FIRST FLOOR

Bedroom 1 min.

4.57m × 3.80m 14' 11" × 12' 6"

Bedroom 2

3.81m × 3.52m 12' 6" × 11' 7"

Bedroom 3

3.40m × 2.69m 11' 2" × 8' 10"

Bedroom 4

3.28m × 2.69m 10' 9" × 8' 10"

Bedroom 5 min.

2.85m × 3.00m 9' 4" × 9' 10"

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWWM 73123/June 2023

Ways to buy

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.



**First time
buyer?**

**Existing home
owner?**



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01743 295 692.**



Find out how we can get you moving with our buying schemes.



LILY HAY

Off London Road, SY2 5WX

CONTACT US ON 01743 295 692

Taylor Wimpey