

Taylor
Wimpey

BROADLEAF PARK

ROWNHAMS | SOUTHAMPTON



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BROADLEAF PARK. A VERY SPECIAL PLACE TO BE

A warm welcome to Broadleaf Park.

Here you'll find a wide choice of 2, 3, 4 and 5 bedroom homes waiting for you in the leafy village of Rownhams.

With the city of Southampton nearby and excellent road links to the rest of the country, this well-connected village makes the perfect setting for all lifestyles.

MAKE YOURSELF AT HOME

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

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

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

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



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

LIVE AND LOVE ROWNHAMS LIFE

Broadleaf Park occupies a fantastic location on the outskirts of this peaceful village which is surrounded by the spectacular Hampshire countryside, yet close to all that Southampton has to offer.

All the essentials are within minutes of your front door, including supermarkets, schools, pubs and restaurants. However, a short journey into the city provides access to a huge selection of shopping and entertainment across two shopping centres, an eclectic mix of restaurants, the beautiful Southampton Common open space, plus regular ferries to the stunning Isle of Wight.



Less than 7 miles to
Southampton airport
via the A27



Enjoy the New Forest National
Park, known for its heathland,
forest trails and native ponies



A choice of primary and
secondary schools in North
Baddesley and Southampton

THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress-free connections to other parts of the country too. So it's good to know Broadleaf Park has fantastic road links – the M27 and M3 motorways are easily accessible, providing direct routes to London and Brighton, plus Southampton Airport can be reached in around 15 minutes. Meanwhile, Southampton Central station is under 5 miles away and operates direct rail services to London Waterloo in under 90 minutes.



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



Westquay is Southampton's
premier shopping destination and
is located less than 7 miles away



Southampton Central rail station
is less than 6 miles away, providing
direct links to London Waterloo



Play a round of golf at
Southampton City Golf course;
a 27-hole venue set in woodland



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



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



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

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

HERE TO HELP
YOU BUY



Backed by
HM Government

Help to Buy: Equity Loan means you can make the move to your first home – 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...



EASYMOVER

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

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

Come in
and take
a look
around



- [BS] = Bin Store
- [P] = Disabled Parking Space
- [CS] = Cycle Storage Area
- [G] = Garage Access
- [ah/so] = Shared Ownership
- [ah/r] = Rented Homes
- [SS] = Sub Station
- LEAP = Locally Equipped Area of Play
- V = Visitor Parking Space

BROADLEAF PARK

ROWNHAMS | SOUTHAMPTON

Offering a stunning collection of 2, 3, 4 & 5 bedroom houses in the Hampshire village of Rownhams, Broadleaf Park is the perfect place to call home.

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. Please speak to our sales executives regarding the tenure of our new homes. 38021 / February 2020.



5 bedroom homes

- The Garrton**
5 bedroom home
Plots: 77, 78, 81, 82, 85, 178, 189, 190, 193, 194, 205, 206, 218, 219, 222-224 & 226
- The Lavenham**
5 bedroom home
Plots: 79, 80, 120, 121, 124-126, 182-184, 187, 188, 201-204, 230, 233, 234 & 256-258

4 bedroom homes

- The Thornford**
4 bedroom home
Plots: 3, 5, 29, 30, 35, 52, 53, 56, 66, 89, 90, 133, 134, 141, 142, 191, 192, 228, 229 & 297
- The Shelford**
4 bedroom home
Plots: 1, 6, 31, 32, 50, 84, 86, 108, 109, 113, 114, 140, 143, 174 & 289
- The Langdale**
4 bedroom home
Plots: 49, 51, 83, 186, 200, 220, 225, 227, 231, 235 & 296
- The Fakenham**
4 bedroom home
Plots: 47, 48, 118, 119, 122, 123, 180, 181, 185, 254, 255, 259 & 260
- 4 bedroom home[†]
Plots: 128, 129, 167, 168 & 266-269

3 bedroom homes

- The Yewdale**
3 bedroom home
Plots: 2, 7, 18, 20, 58, 151, 152 & 236
- The Gosford**
3 bedroom home
Plots: 33, 34, 54, 55, 65, 91, 92, 103, 104, 106[†], 107[†], 110, 111, 117, 153, 158-162, 169, 170, 172, 173, 175, 176, 248, 249, 282, 283, 285-288, 294 & 295
- The Normandy**
3 bedroom home with study
Plots: 19, 27, 28, 57, 64, 105, 144, 217, 232, 237 & 250
- The Chilworth**
3 bedroom home with study
Plots: 4, 36, 87, 88, 112, 115, 132, 139, 171, 177, 195, 221 & 284

2 bedroom homes

- The Mountbatten**
2 bedroom home with study
Plots: 59, 116, 127, 154, 179, 251, 261 & 272
- The Hursley**
2 bedroom home with study
Plots: 273-275
- 2 bedroom home
Plots: 21[†]-26[†], 73[†], 74[†], 75[†], 76[†], 93[†]-95[†], 96[†]-98[†], 130[†], 131[†], 145[†], 146[†], 149[†], 150[†], 155[†]-157[†], 163[†], 164[†], 209[†]-214[†], 238[†], 239[†], 240[†]-245[†], 246[†], 247[†], 252[†], 253[†], 262[†], 263[†], 264[†], 265[†], 270[†], 271[†] & 298[†]-300[†]

2 bedroom apartments

- 2 bedroom apartments[†]
Plots: 10-17
- 2 bedroom apartments[†]
Plots: 37-44
- 2 bedroom apartments[†]
Plots: 99-102, 276-281 & 290-293



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THE GOSFORD

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

TOTAL 79.10 sq. m. / 852 sq. ft.

Ground floor

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

First floor

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

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. 38022/January 2020.

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THE HURSLEY

The 2 bedroom Hursley has been thoughtfully designed for both first time buyers and downsizers. The hallway leads to the living room and guest cloakroom, whilst the open-plan kitchen/dining area opens out to the garden through double doors. On the first floor, you'll find the master bedroom with an en suite shower room, a second double bedroom and the family bathroom. There's also a study, which is perfect for working from home.

TOTAL 79.10 sq. m. / 852 sq. ft.

Ground floor

Kitchen/Dining Area	4.72m x 2.87m	15'6" x 9'5"
Living Room	4.26m x 3.69m	14'0" x 12'11"

First floor

Master Bedroom	2.96m x 2.83m	9'9" x 9'4"
Bedroom 2	3.30m x 2.63m	10'10" x 8'8"
Study	2.58m x 2.00m	8'6" x 6'7"

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THE MOUNTBATTEN

The Mountbatten is a 2 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a living room and an open-plan kitchen/dining area, which opens out to the garden through double doors. Upstairs, the landing leads to the master bedroom with an en suite shower room, further double bedroom, study and a family bathroom.

TOTAL 80.22 sq. m. / 864 sq. ft.

Ground floor



Kitchen/Dining Area	4.72m x 2.87m	15'6" x 9'5"
Living Room	4.26m x 4.12m max	14'0" x 13'5" max

First floor



Master Bedroom	2.96m x 2.83m	9'9" x 9'4"
Bedroom 2	3.30m x 2.63m	10'10" x 8'8"
Study	3.55m x 2.00m	11'8" x 6'7"

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THE YEWDALE

3 bedroom home

THE YEWDALE

The 3 bedroom Yewdale is a family-sized property which seeks to offer comfortable contemporary living. The ground floor comprises the open-plan kitchen/dining area, a separate living room and the cloakroom. Upstairs, you will find the master bedroom, featuring an en suite shower room, along with two further bedrooms and the family bathroom.

TOTAL 85.10 sq. m. / 917 sq. ft.

Ground floor



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

First floor



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

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THE CROFTON

3 bedroom home

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THE CROFTON

This 3 bedroom townhouse boasts a light and airy living/dining area with double doors to the private rear garden and a contemporary kitchen/breakfast room. A spacious double bedroom, a further bedroom and a family bathroom are located off the first floor landing, while a private staircase leads up to the master bedroom on the second floor, which features an en suite shower room.

TOTAL 105.10 sq. m. / 1,132 sq. ft.

Ground floor



Kitchen
3.43m x 3.03m max 11'3" x 10'0" max

Living/Dining Area
4.78m x 3.70m 15'8" x 12'2"

First floor



Bedroom 2
4.79m x 3.37m 15'9" x 11'1"

Bedroom 3
2.90m x 2.56m 9'6" x 8'5"

Second floor



Master Bedroom
6.20m max ex. dormer x 3.66m max 20'4" max ex. dormer x 12'0" max

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THE CHILWORTH

The 3 bedroom Chilworth is the perfect place to call home. An entrance hall leads to a full-length living room which has access to the garden through double doors, and a kitchen/dining area with a separate utility room. The utility area also has a door to the private garden. Upstairs there is an en suite shower room to the master bedroom, two further double bedrooms, the family bathroom and a study.

TOTAL 112.00 sq. m. / 1,205 sq. ft.

Ground floor



Kitchen/Dining Area	6.02m x 3.58m <i>max</i>	19'9" x 11'9" <i>max</i>
Living Room	6.02m x 3.45m	19'9" x 11'4"

First floor



Master Bedroom	3.51m x 3.40m	11'7" x 11'2"
Bedroom 2	3.64m x 2.98m	11'11" x 9'10"
Bedroom 3	3.09m x 2.53m	10'2" x 8'4"
Study	3.05m x 2.95m	10'0" x 9'8"

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. 38022/January 2020.

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THE NORMANDY

The Normandy has been thoughtfully designed with modern living in mind. The open-plan kitchen/dining area is a great space for family meal-times and features a useful utility area with access to the garden. The full-length living room also opens through double doors to the garden. On the first floor you'll find the master bedroom with en suite shower room, two further bedrooms, the family bathroom and a study.

TOTAL 112.00 sq. m. / 1,205 sq. ft.

Ground floor



Kitchen/Dining Area	6.02m x 3.58m <i>max</i>	19'9" x 11'9" <i>max</i>
Living Room	6.02m x 3.45m	19'9" x 11'4"

First floor



Master Bedroom	3.51m x 3.40m	11'7" x 11'2"
Bedroom 2	3.64m x 2.98m	11'11" x 9'10"
Bedroom 3	3.09m x 2.53m	10'2" x 8'4"
Study	3.05m x 2.95m	10'0" x 9'8"

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. 38022/January 2020.

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THE SHELFORD

The Shelford is a traditional 4 bedroom family home. The central entrance hallway leads to a kitchen/ dining area, which has double doors to the private garden. A living room and a separate study are found at the front of the property. While there’s also a guest cloakroom and a storage cupboard. The en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL 126.40 sq. m. / 1,360 sq. ft.

Ground floor



Kitchen/Dining Area	8.10m × 3.24m max	26'7" × 10'8" max
Living Room	4.74m × 3.88m	15'7" × 12'9"
Study	2.64m × 2.10m	8'8" × 6'11"

First floor



Master Bedroom	3.88m max × 3.76m max	12'9" max × 12'4" max
Bedroom 2	4.22m max × 3.07m max	13'10" max × 10'1" max
Bedroom 3	3.43m max × 3.09m max	11'3" max × 10'2" max
Bedroom 4	3.89m max × 2.75m max	12'9" max × 9'0" max

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THE LANGDALE

4 bedroom home

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THE LANGDALE

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

TOTAL 140.00 sq. m. / 1,507 sq. ft.

Ground floor



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

First floor



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

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THE LAVENHAM

The Lavenham is an impressive home with an integrated double garage. The entrance hallway leads through to a living room, a kitchen/breakfast area and a separate dining room – for more formal occasions. Both the living room and kitchen offer access through double doors to the garden. Upstairs, you’ll find the master bedroom with en suite shower room, a second en suite bedroom plus three further bedrooms and a family bathroom.

TOTAL 150.90 sq. m. / 1,625 sq. ft.

Ground floor

Kitchen	5.69m max × 3.30m max	18'8" max × 10'10" max
Living Room	5.26m × 3.90m min	17'3" × 12'10" min
Dining Room	3.20m × 3.06m	10'6" × 10'1"

First floor

Master Bedroom	4.53m max × 3.81m min	14'10" max × 12'6" min
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	3.00m × 2.85m min	9'10" × 9'4" min

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THE THORNFORD

4 bedroom home

THE THORNFORD

The Thornford is a traditional double fronted 4 bedroom family home. A contemporary fitted kitchen leads through double doors to the dining room which opens out to the garden. The ground floor is complete with a family room/study, guest cloakroom and a living room also with double doors to the garden. Upstairs, the landing leads to bedroom 1 with an en suite, three further double bedrooms and a family bathroom.

TOTAL 143.40 sq. m. / 1,543 sq. ft.

Ground floor

Kitchen	4.79m x 3.32m	15'9" x 10'11"
Living Room	4.74m x 3.91m	15'7" x 12'10"
Dining Room	3.91m x 3.26m	12'10" x 10'8"
Family Room/Study	3.04m x 2.66m	10'0" x 8'9"

First floor

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

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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 the master bedroom with en suite shower room and dressing area, a further double bedroom, the family bathroom and another bedroom. The second floor is made up of a double bedroom, a further bedroom and a shower room.

TOTAL 167.50 sq. m. / 1,803 sq. ft.

Ground floor



Kitchen/Dining Area		
8.34m x 2.85m min	27'4" x 9'4" min	
Living Room		
4.74m x 3.34m	15'7" x 11'0"	
Study		
2.73m x 2.31m	9'0" x 7'7"	

First floor



Master Bedroom		
3.98m x 3.34m	13'1" x 11'0"	
Dressing Room		
3.34m x 1.97m	11'0" x 6'5"	
Bedroom 4		
3.62m x 2.75m	11'11" x 9'0"	
Bedroom 5		
2.98m x 2.54m	9'9" x 8'4"	

Second floor



Bedroom 2		
4.59m x 3.36m	15'1" x 11'1"	
Bedroom 3		
3.65m x 2.78m	12'0" x 9'2"	

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STANDARD SPECIFICATIONS

BROADLEAF PARK

Rownhams Lane, Rownhams, Southampton,
Hampshire, SO16 8AP

TELEPHONE

02382 023 065

OPEN TIMES

7 days a week, 10am–5pm

Please check our website before you visit

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

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information. October 2021.

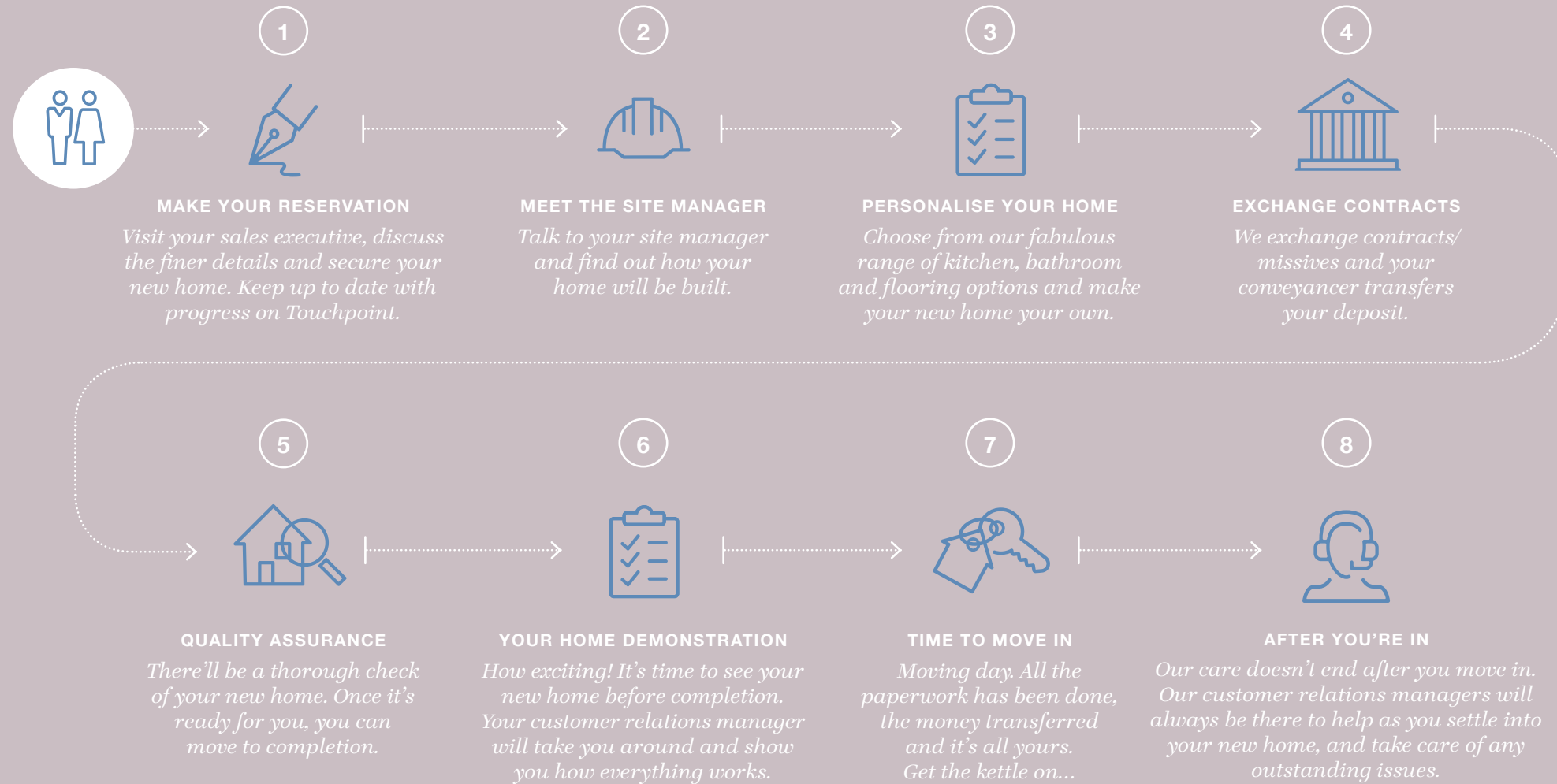
General	2–5
Double glazed PVCu windows with multi-point locking	✓
Double glazed PVCu multi-point locking double doors <small>(Plot specific. Please ask for details)</small>	✓
Multi-Locking GRP External Door	✓
PVCu fascia and soffit <small>(to suit External Materials schedule)</small>	✓
White emulsion to walls	✓
Door bell	✓
Front outdoor light	✓
Double electric sockets throughout	✓
Chrome door furniture	✓
White internal doors	✓
Ground floor concrete finish <small>(no latex or screed)</small>	✓
Combination / condensing gas boiler and heating system to radiators	✓

Kitchen	
'Symphony' kitchen with a selection of doors, worktops and upstands choices from our 'Standard Range'	✓
1.5 bowl stainless steel inset sink with mixer taps or single bowl stainless steel sink <small>(plot specific)</small>	✓
Zanussi "A Rated" built-in double oven	✓
Integrated cooker hood	✓
Zanussi 4 burner stainless steel gas hob	✓
Stainless steel splashback	✓
Under cupboard lights to kitchen	✓
Utility with 'Symphony' base unit and worktop choices from our 'Standard Range' and plumbing for appliances <small>(plot specific)</small>	✓

Living room	
TV socket and telecom point	✓

Family room/study	2–5
TV socket and telecom point	✓
Bedroom	
TV socket to master bedroom	✓
Bathroom	
Roca white bathroom suite	✓
Ideal Standard Brassware	✓
Splashback tiles to bath and half-height tiling to sanitaryware walls	✓
En suite and shower room (plot specific)	
Roca white bathroom suite	✓
Ideal Standard Brassware	✓
Full-height tiling to shower enclosure and half-height tiling to sanitaryware walls	✓
Shower tray & "Roman" chrome finish glass shower cubicle	✓
Thermostatic shower	✓
External features	
Riven buff slabs <small>(for area refer to Landscaping/External Works layout)</small>	✓
Turf to rear	✓
Power to garage within the curtilage of the property	✓
Outside tap to the rear of the property <small>(excluding coach houses and apartments)</small>	✓
Fencing to garden <small>(for area refer to Landscaping/External Works layout)</small>	✓
Other features	
NHBC warranty against structural defects for a 10-year period following the date of build completion	✓
A range of optional upgrades are available subject to build stage	✓

FROM LOOKING ROUND TO MOVING IN...



BROADLEAF PARK

Rownhams Lane
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Southampton
Hampshire
SO16 8AP

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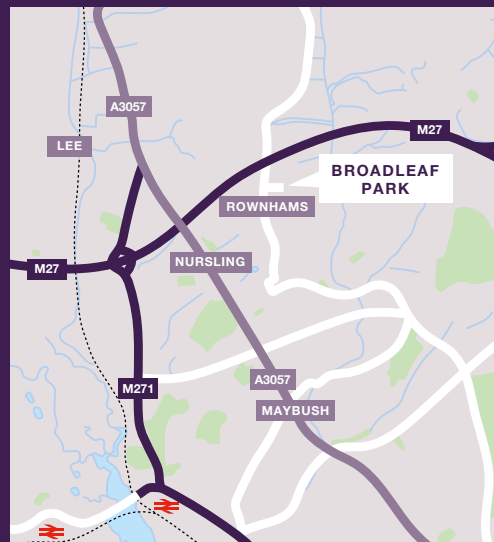
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FROM WINCHESTER:

- Head south on Bar End Road
- At the roundabout, take the 1st exit onto A31
- Take the 1st exit onto M3 towards Southampton, continue for 8.3 miles
- At junction 14, take exit towards A33/Southampton
- Continue on A27 to North Baddesley
- Turn left onto Rownhams Road
- Turn left onto Rownhams Lane
- The sales office will be on your left



FROM SOUTHAMPTON:

- Head north towards Brunswick Pl/A3024
- Turn left onto The Avenue/A33
- At the roundabout, take the 3rd exit onto Bassett Ave/A33
- At Chilworth Roundabout, take the 1st exit onto A27 heading to Romsey
- Continue on A27 to North Baddesley
- Turn left onto Rownhams Road
- Turn left onto Rownhams Lane
- The sales office will be on your left

