



BOWER PARK

The Spires | Lichfield

Get to know
BOWER PARK

THE SPIRES | LICHFIELD

Bower Park at The Spires offers a stunning collection of two, three, four and five bedroom homes located close to the sought after city of Lichfield.

5 bedroom homes



The Garrton

5 bedroom home

Plots: 9, 10, 22, 83 & 89



The Winterford

5 bedroom home

Plots: 21, 44, 46, 56, 64, 66, 80 & 97

4 bedroom homes



The Shelford

4 bedroom home

Plots: 27, 33, 49, 50, 74, 75, 84, 85, 94, 123, 451 & 454



The Ransford

4 bedroom home

Plots: 1, 45, 57, 59, 63, 65, 67, 77, 78, 81, 82 & 98



The Downham

4 bedroom home

Plots: 60, 61, 87, 88 & 465



The Kentdale

4 bedroom home

Plots: 28, 86, 457 & 460



The Eskdale

4 bedroom home

Plot: 58, 62, 76 & 79



4 bedroom home*

Plot: 437

3 bedroom homes



The Easedale

3 bedroom home

Plots: 2, 34, 35*, 41, 47, 54, 137, 409, 416, 417, 421, 449 & 456



The Ardingham

3 bedroom home

Plots: 411-414, 466, 467, 470 & 471



The Alrington

3 bedroom home

Plots: 11-13, 72*, 73*, 90, 91, 99-102, 113-115, 121, 122, 124-127, 419, 420, 430-435, 452, 453, 458, 459, 463 & 464



The Ardale

3 bedroom home

Plots: 3, 8, 55, 95 & 116



The Gosford

3 bedroom home

Plots: 42, 48 & 130*



The Devonford

3 bedroom home

Plots: 23, 43 & 96



3 bedroom home*

Plots: 4, 7, 14, 18-20, 68, 103-105, 106, 109, 110, 119, 120, 131, 136, 146, 424, 429, 447, 448, 472 & 475



2 bedroom homes



The Beauford

2 bedroom home

Plots: 36*, 128*, 129*, 410, 415 & 455



The Canford

2 bedroom home

Plots: 37-40*, 422, 423 & 438-440*



The Morgan

2 bedroom home

Plots: 51-53, 418, 450, 461, 462, 468 & 469



2 bedroom home*

Plots: 5, 6, 15-17, 24-26, 31, 32, 69-71, 92, 93, 107, 108, 111, 112, 117, 118, 132-135, 138-145, 425-428, 436, 441-446, 473 & 474



2 bedroom bungalow*

Plots: 29 & 30

* = Rental homes/Shared ownership
BCP = Bin collection point
LAP = Public open space
V = Visitor Parking
BS = Bus Stop

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. TWM_60839/April 2020.

BOWER PARK AT THE SPIRES
Claypit Lane,
Lichfield,
Staffordshire
WS14 0AG

CONTACT US ON

01543 229 883

SATNAV

WS14 0AG

Instagram #taylorwimpey
Twitter @TaylorWimpey
Facebook taylorwimpey

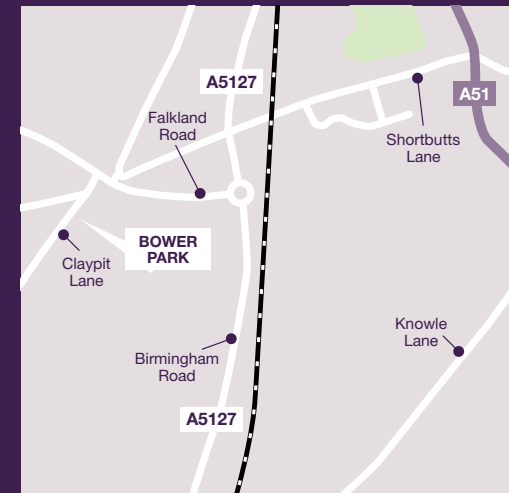
taylorwimpey.co.uk

FROM LICHFIELD CENTRE:

- Leave Lichfield centre on The Friary, following signage towards M6 Toll
- Continue to follow signage towards the M6 Toll, as The Friary continues straight over the roundabout onto Birmingham Road (A5127)
- At the next roundabout, take the second exit onto Falkland Road (A461)
- Take the next left turn onto Claypit Lane and the development will be on your left

FROM M6 TOLL (NORTH & SOUTHBOUND):

- Exit the M6 at T4 onto the A5 towards Tamworth
- Take the 1st exit at the roundabout towards Brownhills (A5W)
- At the double roundabout, follow directions towards Lichfield (A5127 N)
- At the next roundabout, take the first exit onto Falkland Road (A461)
- Take the next left turn onto Claypit Lane and the development will be on your left



Taylor
Wimpey

THE GARRTON

5 bedroom home



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.

THE GARRTON

Ideal for family living is the three-storey, 5 bedroom Garrton. Downstairs, the hall leads to the living room, study and bathroom. Towards the rear is the kitchen/dining room spanning the width of the property with two French doors opening onto the garden. Off the first floor landing, the en suite main bedroom with dressing room, two more bedrooms and family bathroom. The second floor consists of two further bedrooms and shower room.

TOTAL GROSS 1,825 sq. ft. | TOTAL NETT 1,803 sq. ft.

Ground floor



Lounge	3.34m x 4.74m	11' 0" x 15' 7"
Kitchen/Dining (min.)	8.34m x 3.46m	27' 4" x 11' 4"
Study	2.73m x 2.31m	9' 0" x 7' 7"

First floor



Bedroom 1	3.34m x 3.98m	11' 0" x 13' 1"
Bedroom 4	2.75m x 3.62m	9' 0" x 11' 11"
Bedroom 5	2.54m x 2.98m	8' 4" x 9' 9"

Second floor



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

 **Plots:** 9, 10, 22, 83 & 89

* 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE WINTERFORD

5 bedroom home



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.

THE WINTERFORD

The 5 bedroom Winterford is a spacious family home ideal for larger families. A large lobby area opens onto two reception rooms, a study and a guest cloakroom. A kitchen and dining area with French doors out to the garden completes the ground floor. Upstairs, the landing leads to the en suite main bedroom, three further spacious double bedrooms, one with en suite, a fifth bedroom and a main bathroom.

TOTAL GROSS 2,090 sq. ft. | TOTAL NETT 2,067 sq. ft.

Ground floor



Lounge	5.22m x 4.12m	17' 2" x 13' 7"
Lounge 2	4.74m x 3.56m	15' 7" x 11' 8"
Kitchen/Dining	6.36m x 3.83m	20' 11" x 12' 7"
Study	2.97m x 2.60m	9' 9" x 8' 6"

First floor



Bedroom 1	4.05m x 3.56m	13' 4" x 11' 8"
Bedroom 2	3.49m x 3.79m	11' 5" x 12' 5"
Bedroom 3	3.95m x 2.66m	13' 0" x 8' 9"
Bedroom 4	2.75m x 3.44m	9' 0" x 11' 3"
Bedroom 5	2.76m x 2.71m	9' 1" x 8' 11"



Plots: 21, 44, 46, 56, 64, 66, 80 & 97

* Plot specific windows as follows: side windows to study, reception room 1, bed 3 and bed 4 are omitted on some plots. 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE SHELFORD

4 bedroom home



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.

THE SHELFORD

The Shelford is a traditional 4 bedroom family home, offering plenty of space for daily life. The hallway leads to a spacious kitchen/ dining room with French doors to the garden, while a living room and separate study are found at the front of the property, as well as a guest cloakroom. An en suite main bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL GROSS 1,378 sq. ft. | TOTAL NETT 1,360 sq. ft.

Ground floor



Lounge	4.74m x 3.88m	15' 7" x 12' 9"
Kitchen/Dining (max.)	8.10m x 3.24m	26' 7" x 10' 8"
Study	2.62m x 2.10m	8' 7" x 6' 11"

First floor



Bedroom 1 (max.)	3.88m x 3.76m	12' 9" x 12' 4"
Bedroom 2 (max.)	4.22m x 3.07m	13' 10" x 10' 1"
Bedroom 3 (max.)	3.43m x 3.09m	11' 3" x 10' 2"
Bedroom 4 (max.)	3.89m x 2.75m	12' 9" x 9' 0"



Plots: 27, 33, 49, 50, 74, 75, 84, 85, 94, 123, 451 & 454

* 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

taylorwimpey.co.uk

**Taylor
Wimpey**

Taylor
Wimpey

THE RANSFORD

4 bedroom home



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.

THE RANSFORD

The Ransford is a substantial double fronted 4 bedroom home, perfect for flexible living. A large dual aspect living room and kitchen/dining room, both with French doors out to the garden, make up most of the downstairs. A study, cloakroom and under stairs storage complete the ground floor. Upstairs, the landing leads to a well proportioned en suite main bedroom, three further spacious bedrooms, one with en suite and main bathroom.

TOTAL GROSS 1,664 sq. ft. | **TOTAL NETT** 1,643 sq. ft.

Ground floor



Lounge	3.84m x 7.10m	12' 7" x 23' 4"
Kitchen/Dining	6.60m x 3.47m	21' 8" x 11' 5"
Study	3.84m x 2.48m	12' 7" x 8' 2"

First floor



Bedroom 1	3.92m x 3.54m	12' 11" x 11' 7"
Bedroom 2	3.54m x 3.25m	11' 7" x 10' 8"
Bedroom 3 (min.)	2.80m x 2.82m	9' 2" x 9' 3"
Bedroom 4	3.84m x 2.24m	12' 7" x 7' 5"



Plots: 1, 45, 57, 59, 63, 65, 67, 77, 78, 81, 82 & 98

* 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE DOWNHAM

4 bedroom home



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.

THE DOWNHAM

The Downham is a 4 bedroom home with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/family/dining room with double doors leading to a separate living room with bay window. The ground floor is completed with a guest cloakroom. On the first floor is the en suite main bedroom, plus two further double bedrooms, a main bathroom and a well-proportioned fourth bedroom.

TOTAL GROSS 1,244 sq. ft. | TOTAL NETT 1,226 sq. ft.

Ground floor



Lounge (max.)	5.27m × 3.18m	17' 4" × 10' 5"
Kitchen/Dining	7.94m × 2.98m	26' 1" × 9' 10"

First floor



Bedroom 1	4.30m × 3.03m	14' 1" × 10' 0"
Bedroom 2 (max.)	3.51m × 3.28m	11' 6" × 10' 9"
Bedroom 3	3.55m × 3.03m	11' 8" × 10' 0"
Bedroom 4	2.62m × 2.53m	8' 7" × 8' 4"

 **Plots:** 60, 61, 87, 88 & 465

* 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE KENTDALE

4 bedroom home



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.

THE KENTDALE

The 4 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 main bedroom can be found alongside three further bedrooms and a family bathroom.

TOTAL GROSS 1,222 sq. ft. | TOTAL NETT 1,205 sq. ft.

Ground floor



Lounge	6.02m × 3.45m	19' 9" × 11' 4"
Kitchen	3.58m × 2.86m	11' 9" × 9' 5"
Dining	3.16m × 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"

 **Plots:** 28, 86, 457 & 460

* Utility room door is omitted on some plots. 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE ESKDALE

4 bedroom home



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.

THE ESKDALE

There's a wealth of space to cater for family lifestyles in the 4 bedroom Eskdale. Downstairs, a large kitchen/dining room features with utility area provides access to outside, while a spacious living room has French doors to the garden. A guest cloakroom and storage closet complete the ground floor. Three double bedrooms, including the main bedroom with en suite facilities, plus an additional bedroom and main bathroom, occupy the first floor.

TOTAL GROSS 1,222 sq. ft. | TOTAL NETT 1,205 sq. ft.

Ground floor



Lounge	6.02m x 3.45m	19' 9" x 11' 4"
Kitchen	3.58m x 2.86m	11' 9" x 9' 5"
Dining	3.16m x 2.77m	10' 4" x 9' 1"

First floor



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

 **Plots:** 58, 62, 76 & 79

* 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE EASEDALE

3 bedroom home



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.

THE EASEDALE

The Easedale is a 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to an en-suite main bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL GROSS 931 sq. ft. | TOTAL NETT 917 sq. ft.

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

 **Plots:** 2, 34, 41, 47, 54, 137, 409, 416, 417, 421, 449 & 456

* 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

taylorwimpey.co.uk

**Taylor
Wimpey**

Taylor
Wimpey

THE ARDINGHAM

3 bedroom home



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.

THE ARDINGHAM

Designed to appeal to couples or families, the 3 bedroom Ardingham offers a convenient layout for contemporary lifestyles. The hallway leads to a light and airy living/dining room with French doors out to the garden, while a separate kitchen, guest cloakroom and garage complete the ground floor. An en suite main bedroom and two further bedrooms are found upstairs, plus a main bathroom and a useful storage cupboard.

TOTAL GROSS 967 sq. ft. | TOTAL NETT 951 sq. ft.

Ground floor



Lounge/Dining (max.)	6.34m x 3.95m	20' 9" x 13' 0"
Kitchen	2.63m x 3.41m	8' 7" x 11' 2"

First floor



Bedroom 1 (max.)	3.17m x 4.10m	10' 5" x 13' 6"
Bedroom 2 (max.)	3.57m x 2.99m	11' 9" x 9' 10"
Bedroom 3 (max.)	2.68m x 2.99m	8' 9" x 9' 10"



Plots: 411-414, 466, 467, 470 & 471

* 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

taylorwimpey.co.uk

**Taylor
Wimpey**

Taylor
Wimpey

THE ALRINGTON

3 bedroom home



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.

THE ALRINGTON

Offering versatile living, the 3 bedroom Alrington is ideal for couples and young families. The hallway leads to a light and airy living/ dining room with French doors to the garden, as well as a contemporary fitted kitchen and guest cloakroom. Off the first floor landing, two bedrooms alongside a family bathroom. A private staircase leads to the second floor main bedroom.

TOTAL GROSS 1,091 sq. ft. | TOTAL NETT 1,070 sq. ft.

Ground floor



Lounge/Dining	4.25m x 3.43m	14' 0" x 11' 3"
Kitchen	3.19m x 3.73m	10' 6" x 12' 3"

First floor




Bedroom 2	4.25m x 2.82m	14' 0" x 9' 3"
Bedroom 3	2.11m x 3.59m	6' 11" x 11' 10"

Second floor



Bedroom 1 (min.)	5.91m x 2.76m (min)	19' 5" x 9' 1"
-------------------------	---------------------	----------------

 **Plots:** 11-13, 90, 91, 99-102, 113-115, 121, 122, 124-127, 419, 420, 430-435, 452, 453, 458, 459, 463 & 464

* 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

taylorwimpey.co.uk

**Taylor
Wimpey**

Taylor
Wimpey

THE ARDALE

3 bedroom home



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.

THE ARDALE

The 3 bedroom Ardale is a family size property with plenty of space for contemporary living. A dual aspect lounge has French doors out to the garden, while there's also a light and airy kitchen/dining room and useful cloakroom off the entrance hallway. The en suite main bedroom is found upstairs, along with two further well proportioned bedrooms and a family bathroom.

TOTAL GROSS 1,012 sq. ft. | TOTAL NETT 997 sq. ft.

Ground floor



Lounge	3.01m x 5.41m	9' 11" x 17' 9"
Kitchen/Dining	3.18m x 5.41m	10' 5" x 17' 9"

First floor



Bedroom 1	3.07m x 4.10m	10' 1" x 13' 6"
Bedroom 2	2.44m x 2.91m	8' 0" x 9' 7"
Bedroom 3	3.25m x 2.41m	10' 8" x 7' 11"

 **Plots:** 3, 8, 55, 95 & 116

* 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE GOSFORD

3 bedroom home



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.

THE GOSFORD

The 3 bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a kitchen/dining room which has French doors out to the garden. The first floor comprises the en-suite main bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL GROSS 866 sq. ft. | TOTAL NETT 852 sq. ft.

Ground floor



Lounge (max.)	3.69m × 4.26m	12' 1" × 14' 0"
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	2.63m × 3.30m	8' 8" × 10' 10"
Bedroom 3	2.00m × 3.55m (max)	6' 7" × 11' 8" (max)

 **Plots:** 42 & 48

* 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE DEVONFORD

3 bedroom home



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.

THE DEVONFORD

Those wishing to downsize but still wanting a generous layout will be well suited to the three bedroom Devonford. By the entrance hallway the en suite main bedroom can be found, as well as a second bedroom. The property also boasts a large living room and kitchen/dining room, each with French doors out to the garden. A family bathroom and third bedroom complete the layout of this ground floor home.

TOTAL GROSS 1,295 sq. ft. | TOTAL NETT 1,281 sq. ft.

Ground floor



Lounge (max.)	4.18m × 6.51m	13' 8" × 21' 4"
Kitchen/Dining	5.81m × 3.90m	19' 1" × 12' 10"
Bedroom 1	3.84m × 3.85m	12' 7" × 12' 8"
Bedroom 2	3.42m × 3.53m	11' 3" × 11' 7"
Bedroom 3	4.96m × 2.20m	16' 4" × 7' 3"



Plots: 23, 43 & 96

* 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE BEAUFORD

2 bedroom home



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.

THE BEAUFORD

The 2 bedroom Beauford will appeal to first-time buyers, couples, and families looking for a little extra space. A large kitchen/dining room opens through French doors to the garden, making it perfect for entertaining. A good sized lounge, a guest cloakroom and a store cupboard complete the ground floor layout. The first floor comprises the en suite main bedroom, a main bathroom, and a further double bedroom.

TOTAL GROSS 873 sq. ft. | TOTAL NETT 856 sq. ft.

Ground floor



Lounge (max.)	3.67m × 4.04m	12' 1" × 13' 3"
Kitchen/Dining	4.70m × 2.87m	15' 5" × 9' 5"

First floor



Bedroom 1	2.94m × 3.57m	9' 8" × 11' 9"
Bedroom 2	4.70m × 2.55m	15' 5" × 8' 4"

 **Plots:** 410, 415 & 455

* 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

Taylor
Wimpey

THE CANFORD

2 bedroom home



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.

THE CANFORD

The 2 bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has the main bedroom with en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

TOTAL GROSS 689 sq. ft. | TOTAL NETT 676 sq. ft.

Ground floor



Lounge/Dining (max.)	3.98m x 4.73m	13' 1" x 15' 6"
Kitchen	1.85m x 3.02m	6' 1" x 9' 11"

First floor



Bedroom 1	3.08m x 2.97m	10' 1" x 9' 9"
Bedroom 2 (max.)	3.98m x 2.56m	13' 1" x 8' 5"



Plots: 422 & 423

* 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

taylorwimpey.co.uk

**Taylor
Wimpey**

Taylor
Wimpey

THE MORGAN

2 bedroom home



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.

THE MORGAN

With two bedrooms and generous living space, the Morgan is ideal for first time buyers. The ground floor features a living room with French doors opening through to the rear garden, a downstairs cloakroom and a kitchen/dining room ideal for relaxing or entertaining. Upstairs consists of the main bedroom with handy storage space, a second bedroom and a main bathroom.

TOTAL GROSS 781 sq. ft. | TOTAL NETT 760 sq. ft.

Ground floor



Lounge/Dining (max.)	4.65m × 2.80m	15' 3" × 9' 2"
Kitchen	3.55m × 2.60m	11' 8" × 8' 6"

First floor



Bedroom 1 (max.)	3.98m × 2.85m	13' 1" × 9' 4"
Bedroom 2 (max.)	4.65m × 2.42m	15' 3" × 7' 11"

 **Plots:** 51-53, 418, 450, 461, 462, 468 & 469

* 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. TWM 60839 / September 2020

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

taylorwimpey.co.uk

**Taylor
Wimpey**