



# **Contents**

- Welcome to Stour View
- Personalise your home



Included as standard



Our homes

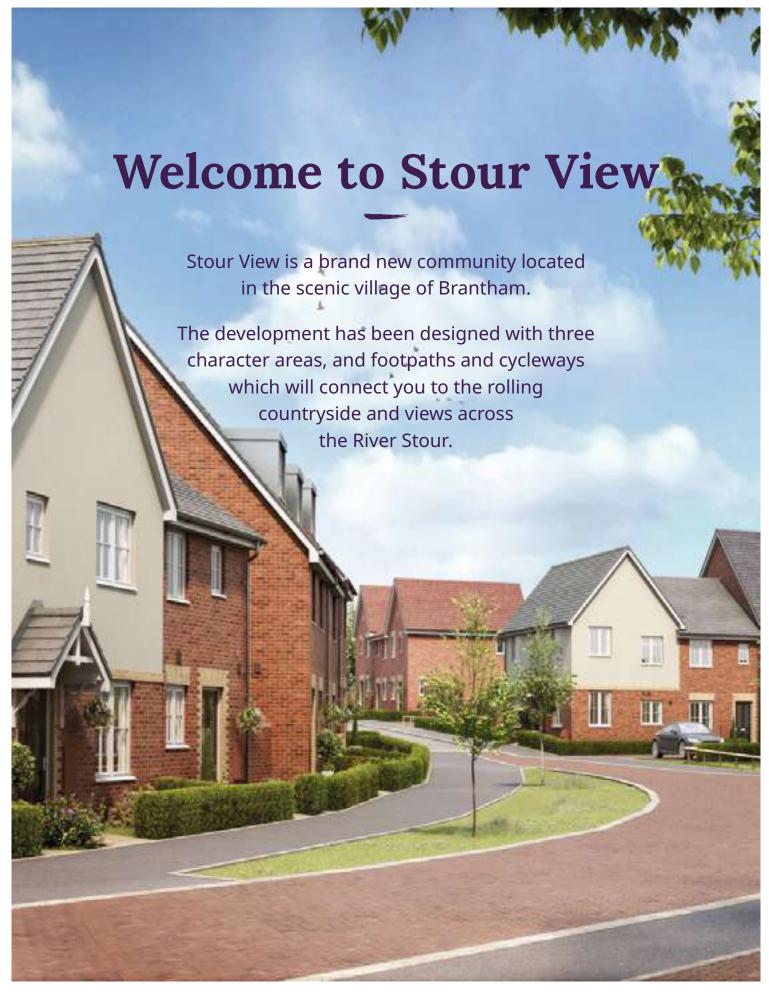


→ Ways to buy



Take your next step









On your doorstep you'll find a local Co-op, pubs and Constable Park offering watersports and a cafe. There's also a wide range of schools locally and Manningtree is just a short 5-minute drive.\*

Set in the Suffolk countryside close to the River Stour and with Dedham Vale Area of Outstanding Natural beauty on your doorstep, Stour View is the perfect place to call home for those who love the outdoors.

\*Car travel times taken from google.co.uk/maps and are approximate only.







# 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 give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient oven with built-in gas hob, an integrated hood and extractor fan too.

### Utility rooms\*

If your home has a utility room, units will be fitted to match your chosen kitchen style.



### 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<sup>†</sup> 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. The back garden includes a slabbed area and your privacy is protected by a garden fence.



# Our homes

2 bedroom homes





**→** 3 bedroom homes



4 bedroom homes



**5** bedroom homes



**→** View the site plan



# The Canford

2 BEDROOM HOME, TOTAL 676 sq. ft. / 62.80 sq. m.



### **GROUND FLOOR**

**Living/Dining Area** max.

4.73m × 3.98m 15'6" × 13'1"

Kitchen

3.02m × 1.85m 9'11" × 6'1"



### FIRST FLOOR

**Bedroom 1** 

3.08m × 2.97m 10'1" × 9'9"

Bedroom 2 max.

3.36m × 2.56m 11'0" × 8'5"



### Discover more about this home



# View our current availability



# The Gosford

3 BEDROOM HOME, TOTAL 852 sq. ft. / 79.10 sq. m.



#### **GROUND FLOOR**

Living Room max.

4.26m × 3.69m 14'0" × 12'1"

Kitchen/Dining Area

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

3.55m max. × 2.00m 11'8" max. × 6'7"



### Discover more about this home



# View our current availability



# The Easedale

3 BEDROOM HOME, TOTAL 917 sq. ft. / 85.10 sq. m.





#### **GROUND FLOOR**

**Living Room** 

5.10m × 3.02m 16'9" × 9'11"

Kitchen/Dining Area

5.10m × 2.95m 16'9" × 9'8"

#### FIRST FLOOR

**Bedroom 1** 

3.83m × 3.08m 12'7" × 10'1"

Bedroom 2

2.95m × 2.86m 9'8" × 9'5"

Bedroom 3

2.95m × 2.15m 9'8" × 7'1"



### Discover more about this home



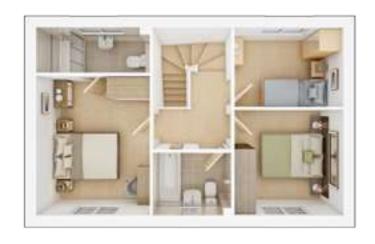
# View our current availability



# The Yewdale

3 BEDROOM HOME, TOTAL 917 sq. ft. / 85.10 sq. m.





### **GROUND FLOOR**

**Living Room** 

5.10m × 3.02m 16'9" × 9'11"

Kitchen/Dining Area

5.10m × 2.95m 16'9" × 9'8"

### FIRST FLOOR

**Bedroom 1** 

3.83m × 3.08m 12'7" × 10'1"

**Bedroom 2** 

2.95m × 2.86m 9'8" × 9'5"

**Bedroom 3** 

2.95m × 2.15m 9'8" × 7'1"



### Discover more about this home



## View our current availability



# The Southerby

3 BEDROOM HOME, TOTAL 957 sq. ft. / 88.90 sq. m.





#### **GROUND FLOOR**

**Kitchen/Dining Area** 

5.10m × 2.95m 16'9" × 9'8"

**Living Room** 

5.10m × 3.02m 16'9" × 9'11"

### FIRST FLOOR

Bedroom 1

3.83m × 3.08m 12'7" × 10'1"

**Bedroom 2** 

2.95m × 2.86m 9'8" × 9'5"

**Bedroom 3** 

2.95m × 2.15m 9'8" × 7'1"



## Discover more about this development



# View our current availability



# The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq. ft. / 99.40 sq. m.



# **GROUND FLOOR**

**Living Room** 

4.19m × 2.44m min. 13'9" × 8'0" min.

Kitchen/Dining Area

4.25m × 3.43m max. 14'0" × 11'3" max.



### FIRST FLOOR

**Bedroom 2** 

4.25m × 2.82m min. 14'0" × 9'3" min.

Bedroom 3

3.59m × 2.11m 11'10" × 6'11"



### SECOND FLOOR

**Bedroom 1** 

6.64m max. × 2.76m min. 21'10" max. × 9'1" min.



### Discover more about this home



## > View our current availability



# The Braxton Special

3 BEDROOM HOME, TOTAL 1,092 sq. ft. / 101.45 sq. m.



### **GROUND FLOOR**

Kitchen/Dining Area 4.25m × 2.71m

14'0" × 8'11"

**Living Room** 

4.72m × 2.44m min. 15'6" × 8'0" min.



#### FIRST FLOOR

**Bedroom 2** 

4.25m × 2.82m min. 14'0" × 9'3" min.

Bedroom 3

3.59m × 2.11m 11'10" × 6'11"



#### SECOND FLOOR

**Bedroom 1** 

6.27m max. × 2.75m min. 20'7" max. × 9'0" min.



### Discover more about this development



# > View our current availability



# The Midford

4 BEDROOM HOME, TOTAL 1,153 sq. ft. / 107.10 sq. m.



### **GROUND FLOOR**

**Living Room** 

4.38m × 3.62m 14'5" × 11'11"

Kitchen/Dining Area

5.71m × 3.38m 18'9" × 11'1"



### FIRST FLOOR

**Bedroom 1** 

3.61m × 3.27m 11'10" × 10'9"

**Bedroom 2** 

3.53m × 2.81m 11'7" × 9'3"

Bedroom 3

2.81m × 2.52m min. 9'3" × 8'3" min.

Bedroom 4

2.35m × 2.23m 7'9" × 7'4"



### Discover more about this home



# View our current availability



# The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq. ft. / 113.80 sq. m.



#### **GROUND FLOOR**

**Living Room** 

6.09m × 3.46m 20'0" × 11'4"

Kitchen/Dining Area

6.09m × 3.58m max. 20'0" × 11'9" max.



#### FIRST FLOOR

Bedroom 1

3.74m max. × 3.52m 12'4" max. × 11'7"

**Bedroom 2** 

3.64m × 2.95m 11'11" × 9'8"

**Bedroom 3** 

3.05m × 2.51m 10'0" × 8'3"

**Bedroom 4** 

 $3.54m \times 2.25m \text{ max.}$   $11'7" \times 7'5" \text{ max.}$ 



### Discover more about this home



# View our current availability



# The Manford

4 BEDROOM HOME, TOTAL 1,368 sq. ft. / 127.00 sq. m.



#### **GROUND FLOOR**

**Living Room** 

4.74m × 3.88m 15'7" × 12'9"

Kitchen/Dining Area

8.11m × 3.26m max. 26'7" × 10'9" max.

Study

2.61m × 2.10m 8'7" × 6'11"



### FIRST FLOOR

**Bedroom 1** 

3.88m max. × 3.71m 12'9" max. × 12'2"

Bedroom 2

 $4.02m \times 3.09m \text{ max.}$   $13'2" \times 10'2" \text{ max.}$ 

Bedroom 3 max.

3.66m × 3.03m 12'0" × 10'0"

Bedroom 4 max.

3.97m × 2.75m 13'0" × 9'0"



### Discover more about this home



## View our current availability



# The Marford

4 BEDROOM HOME, TOTAL 1,546 sq. ft. / 143.60 sq. m.



### **GROUND FLOOR**

<b>Living Room</b> 4.74m × 3.91m	15'7" × 12'10"
<b>Dining Room</b> 3.91m × 3.26m	12'10" × 10'8"
Kitchen	

Study/Family Room

4.79m × 3.32m

3.04m × 2.66m 10'0" × 8'9"



#### FIRST FLOOR

4.91m × 3.64m max.	16'2" × 12'0" max.
<b>Bedroom 2</b> 4.00m × 3.32m	13'2" × 10'11"
<b>Bedroom 3</b> max. 4.72m × 3.23m	15'6" × 10'7"
<b>Bedroom 4</b> 3.81m × 2.55m	12'6" × 8'4"



15'9" × 10'11"





# The Riverdale

4 BEDROOM HOME, TOTAL 1,264 sq. ft. / 117.40 sq. m.



#### **GROUND FLOOR**

Kitchen/Dining Area

6.09m × 3.58m max. 20'0" × 11'9" max.

**Living Room** 

6.09m × 3.46m 20'0" × 11'4"



#### FIRST FLOOR

**Bedroom 1** 

3.74m max. × 3.52m 12'4" max. × 11'7"

Bedroom 2

3.64m × 2.95m 11'11" × 9'8"

**Bedroom 3** 

3.05m × 2.51m 10'0" × 8'3"

**Bedroom 4** 

3.54m × 2.25m 11'7" × 7'5"



## Discover more about this development



## View our current availability



# The Wayford

5 BEDROOM HOME, TOTAL 1,836 sq. ft. / 170.50 sq. m.



### **GROUND FLOOR**

**Living Room** 

6.06m × 4.40m 19'11" × 14'6"

Kitchen/Breakfast Area

5.58m × 3.35m 18'4" × 11'0"

**Dining Room** 

3.39m × 3.06m 11'1" × 10'1"

Study

3.39m × 2.34m 11'1" × 7'8"



### FIRST FLOOR

Bedroom 1 min.

3.39m × 3.37m 11'1" × 11'1"

Bedroom 2 max.

3.67m × 3.47m 12'1" × 11'5"

Bedroom 3

3.81m × 3.02m 12'6" × 9'11"

Bedroom 4 max.

4.10m × 2.39m 13'5" × 7'10"

**Bedroom 5** 

3.22m × 2.33m 10'7" × 7'8"



### Discover more about this development



## View our current availability



# The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq. ft. / 167.50 sq. m.







#### **GROUND FLOOR**

**Living Room** 

4.74m × 3.35m 15'7" × 11'0"

Kitchen/Dining Area

 $8.34m \times 3.46m \text{ max.} \quad 27'4" \times 11'4" \text{ max.}$ 

Study

2.73m × 2.31m 9'0" × 7'7"

#### FIRST FLOOR

**Bedroom 1** 

3.98m × 3.39m 13'1" × 11'2"

Bedroom 4

3.62m × 2.75m 11'11" × 9'0"

**Bedroom 5** 

2.98m × 2.54m 9'9" × 8'4"

#### SECOND FLOOR

**Bedroom 2** 

4.59m × 3.41m 15'1" × 11'3"

Bedroom 3

3.64m × 2.78m 11'11" × 9'2"



### Discover more about this home



## View our current availability

# 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.

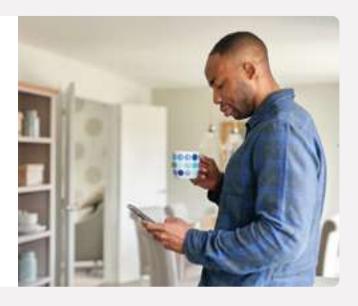


# First time buyer?

Here's how we can help

# Existing home owner?

Here's how we can help



Please speak to your Sales Executive for further details.

# 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.

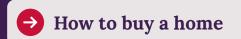


Have your questions answered by calling our sales executives on **01206 694 414.** 



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











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