

Thornberry Hill

LAWLEY, TELFORD

A beautiful collection of two, three and four bedroom homes. Located within the growing community of Lawley Village.

Taylor
Wimpey

Contents



Welcome to Thornberry Hill

Located within the growing community of Lawley Village, Thornberry Hill comprises a superb collection of two, three and four-bedroom homes, in a peaceful yet convenient setting.



[→ View the site plan](#)

Love village life

Surrounded by the stunning Shropshire countryside, Thornberry Hill has a variety of day-to-day amenities including local shops and restaurants, a supermarket and a primary school.

Residents will also benefit from being close to a range of excellent tourist attractions, including the UNESCO World Heritage Site of Ironbridge Gorge.



Local countryside



Popular Southwater at Telford Town Centre



The Cineworld cinema at Southwater, Telford



Discover more



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.

[→ Find out more](#)



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

2 & 3 bedroom homes

Kitchens	Beckford	Willow	Flatford	Gosford	Milldale	Yewdale	Easedale	Aldenham	Alton G
Choice of Symphony Kitchen units up to Stage 40 with upstands and stainless steel splash back to cooker	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Electric ZOB343X S/S built under single oven	✓	✓						✓	✓
Zanussi Stainless Steel Electric ZOD35511XK built in double oven			✓	✓	✓	✓	✓		
Leisure Linear Stainless Steel sink 1.5 bowl to kitchen			✓	✓	✓	✓	✓	✓	✓
Leisure Linear Stainless Steel sink 1 bowl to kitchen	✓	✓							
Plumbing for Washing Machine	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing for Dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓
Space for Fridge/Freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of standard Porcelanosa wall tiles to wet areas. Half height to sanitary wall in bathroom and en suite. Splashback to basin in W/C	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fans to wet areas	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa Thermostatic Shower to en suite			✓	✓	✓	✓	✓	✓	✓
Aqualisa Thermostatic Shower with shower screen in main bathroom	✓	✓							
Central heating/hot water system									
Gas central heating and radiators - Ideal Boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical, Windows & Joinery									
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	✓	✓	✓	✓	✓	✓	✓	✓	✓

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Specification of our houses

2 & 3 bedroom homes

Electrical, Windows & Joinery	Avonsford	Keeford	Byrneham	Colford	Rightford	Shilford	Hubham	Kitham	Plumdale
Wiring for external light to rear	✓	✓	✓	✓	✓	✓	✓	✓	✓
Black PIR coach light to front elevation	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓
Black soffits, rain water goods and exposed rafters	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cavity insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wooden gates - refer to drawing	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT fibre broadband connection as per electrical layout	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m close board fencing to rear garden. Boundary treatments can vary due to levels and could be a combination of styles. Please refer to external works drawing with our Sales Team for plot specific details	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome house numbers	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brick and roof tile schedules - refer to planning layout	✓	✓	✓	✓	✓	✓	✓	✓	✓
Finishing Touches									
Heathcliffe Crown matte finish emulsion to walls and ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC Building Warranty 10 Year	✓	✓	✓	✓	✓	✓	✓	✓	✓
Taylor Wimpey Warranty 2 Year	✓	✓	✓	✓	✓	✓	✓	✓	✓

[→ Find out more](#)

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

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Our homes



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 [View the site plan](#)



The Beckford

2 BEDROOM HOME



GROUND FLOOR

Lounge/Dining (max.)

3.98m × 3.98m 13' 1" × 13' 1"

Kitchen

3.02m × 1.85m 9' 11" × 6' 1"



FIRST FLOOR

Bedroom 1 (max.)

3.98m × 2.56m 13' 1" × 8' 5"

Bedroom 2 (max.)

3.98m × 2.18m 13' 1" × 7' 2"

[→ View development](#)

[→ View our current availability](#)

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The Alton G

3 BEDROOM HOME



GROUND FLOOR

Lounge

4.23m × 3.49m 13' 11" × 11' 6"

Kitchen/Dining (max.)

5.26m × 3.20m 17' 3" × 10' 6"



FIRST FLOOR

Bedroom 2 (max.)

4.23m × 3.49m 13' 11" × 11' 6"

Bedroom 3

3.28m × 2.16m 10' 9" × 7' 2"



SECOND FLOOR

Bedroom 1 (max ex. dormer)

6.70m × 3.11m 22' 0" × 10' 3"

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The Aldenham

3 BEDROOM HOME



GROUND FLOOR

Lounge (max.)

4.32m × 3.18m 14' 2" × 10' 5"

Kitchen

3.00m × 2.96m 9' 10" × 9' 9"

Dining

3.10m × 2.62m 10' 2" × 8' 7"



FIRST FLOOR

Bedroom 1 (max.)

3.17m × 4.10m 10' 5" × 13' 6"

Bedroom 2 (max.)

3.57m × 2.99m 11' 9" × 9' 10"

Bedroom 3 (max.)

2.68m × 2.99m 8' 9" × 9' 10"

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The Easedale

3 BEDROOM HOME



GROUND FLOOR

Lounge

5.10m × 3.02m 16' 9" × 9' 11"

Kitchen/Dining

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](#)

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The Milldale

3 BEDROOM HOME



GROUND FLOOR

Lounge

4.62m × 3.22m 15' 2" × 10' 7"

Kitchen/Dining

4.62m × 2.96m 15' 2" × 9' 9"



FIRST FLOOR

Bedroom 1

3.33m × 2.83m 10' 11" × 9' 3"

Bedroom 2

3.03m × 2.61m 9' 11" × 8' 4"

Bedroom 3

3.03m × 1.97m 9' 11" × 6' 3"

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The Yewdale

3 BEDROOM HOME



GROUND FLOOR

Lounge

5.10m × 3.02m 16' 9" × 9' 11"

Kitchen/Dining

2.95m × 5.10m 9' 8" × 16' 9"



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"

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The Gosford

3 BEDROOM HOME



GROUND FLOOR

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

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



FIRST FLOOR

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

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

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

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The Flatford

3 BEDROOM HOME



GROUND FLOOR

Lounge/Dining

4.72m × 3.70m 15' 6" × 12' 2"

Kitchen (max.)

3.43m × 3.08m 11' 3" × 10' 1"



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.)

3.70m × 2.00m 12' 2" × 6' 7"

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The Langdale

4 BEDROOM HOME



GROUND FLOOR

Lounge

4.56m × 4.52m 15' 0" × 14' 10"

Kitchen/Family

6.82m × 3.44m 22' 5" × 11' 3"

Dining

3.41m × 3.05m 11' 3" × 10' 0"



FIRST FLOOR

Bedroom 1 (max.)

6.07m × 3.44m 19' 11" × 11' 3"

Bedroom 2 (min.)

4.56m × 3.08m 15' 0" × 10' 1"

Bedroom 3 (min.)

3.05m × 2.94m 10' 0" × 9' 8"

Bedroom 4 (max.)

3.48m × 2.68m 11' 5" × 8' 10"

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The Haddenham

4 BEDROOM HOME



GROUND FLOOR

Lounge (max.)

6.13m × 3.44m 20' 2" × 11' 3"

Kitchen/Dining

6.34m × 3.30m 20' 10" × 10' 10"



FIRST FLOOR

Bedroom 1 (max.)

3.50m × 4.65m 11' 6" × 15' 3"

Bedroom 2 (max.)

3.53m × 3.83m 11' 7" × 12' 7"

Bedroom 3

3.28m × 3.23m 10' 9" × 10' 7"

Bedroom 4

2.79m × 3.23m 9' 2" × 10' 7"

[→ Discover more about this home](#)

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The Shelford

4 BEDROOM HOME



GROUND FLOOR

Lounge

4.74m × 3.88m 15' 7" × 12' 9"

Kitchen/Dining (max.)

8.10m × 3.24m 26' 7" × 10' 8"

Study

2.61m × 2.10m 8' 7" × 6' 11"



FIRST FLOOR

Bedroom 1 (max.)

3.88m × 3.76m 12' 9" × 12' 4"

Bedroom 2 (max.)

4.22m × 3.07m 13' 10" × 10' 1"

Bedroom 3 (max.)

3.43m × 3.09m 11' 3" × 10' 2"

Bedroom 4 (max.)

3.89m × 2.75m 12' 9" × 9' 0"

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The Eynsham

4 BEDROOM HOME



GROUND FLOOR

Lounge

5.59m × 3.32m 18' 4" × 10' 11"

Kitchen

2.98m × 2.89m 9' 10" × 9' 6"

Family

2.98m × 2.60m 9' 10" × 8' 7"

Dining

2.98m × 2.96m 9' 10" × 9' 9"



FIRST FLOOR

Bedroom 1 (max.)

3.90m × 4.59m 12' 10" × 15' 1"

Bedroom 2 (max.)

4.16m × 2.90m 13' 8" × 9' 6"

Bedroom 3

3.14m × 2.71m 10' 3" × 8' 11"

Bedroom 4

2.58m × 3.18m 8' 5" × 10' 4"

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The Lydford

4 BEDROOM HOME



GROUND FLOOR

Lounge

4.49m × 3.27m 14' 9" × 10' 9"

Kitchen/Dining

5.36m × 3.38m 17' 7" × 11' 1"



FIRST FLOOR

Bedroom 1

3.79m × 3.17m 12' 5" × 10' 5"

Bedroom 2

3.33m × 3.17m 10' 11" × 10' 5"

Bedroom 3 (max.)

3.30m × 2.10m 10' 10" × 6' 11"

Bedroom 4

2.23m × 2.10m 7' 4" × 6' 11"

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The Kempford

4 BEDROOM HOME



GROUND FLOOR

Lounge/Dining

5.38m × 4.15m 17' 8" × 13' 8"

Kitchen

3.82m × 3.28m 12' 7" × 10' 9"



FIRST FLOOR

Bedroom 1

3.79m × 3.18m 12' 5" × 10' 5"

Bedroom 2

3.33m × 3.18m 10' 11" × 10' 5"

Bedroom 3 (min.)

2.63m × 2.11m 8' 8" × 6' 11"

Bedroom 4

2.23m × 2.11m 7' 4" × 6' 11"

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*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. <Job Number> / <Date>

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