



# Abbey Grange

EVESHAM, WORCESTERSHIRE

A thoughtfully designed new development in Evesham offering 2 - 5 bedroom homes. Surrounded by green space and historic features, it blends modern living with heritage.

**Taylor**  
**Wimpey**

# Contents





# Welcome to Abbey Grange

A beautiful new development in Evesham offering 2, 3, 4 & 5 bedroom homes. Surrounded by green space and historic features, it blends modern living with heritage, including an orchard, play area, and archaeological interest.

Our homes are designed with sustainability in mind, featuring energy-efficient construction, solar panels, triple glazing, and EV charging points. These features help reduce environmental impact while supporting modern, eco-conscious living for residents in this beautiful riverside community.

# The lifestyle you deserve

Nestled near the River Avon and moments from Evesham's historic centre, Abbey Grange offers excellent connectivity. With shops, restaurants, the railway station, and the A46 nearby, it's ideal for commuters and families seeking countryside charm with town convenience.

Abbey Grange is a well-connected development with new footpaths and cycle routes linking to Hampton Bridge and Evesham town centre. Set near the historic River Avon and Abbot Chyryton's wall, it offers green spaces, a play area, and a strong sense of place.



Scenic Countryside



Abbey Grange



Steam Railway



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

## Utility rooms†

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and chrome 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 or landscaped front garden. The back garden includes a slabbed area, and your privacy is protected by a garden fence with gate access.



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

	Hartdale	Avonsford	Brambleford	Amblerford	Aynedale	Owlton	Rightford	Warkford	Waysdale	Raynford	Thirford
<b>Kitchens</b> *upgrades available subject to build stage											
Choice of kitchen colour ranges from Symphony*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric Single Oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel gas hob with integrated extractor hood and Stainless Steel Splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1.5 bowl sink and drainer with single lever mixed tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Washing Machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fridge / Freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Bathrooms, en suites and cloakrooms</b>											
Sanitary Ware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome pillar taps to bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome mixer taps and w/c basins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of standard porcelanosa wall tiles in wet areas. Splashback to bathroom, en suite and WC/cloakroom as standard	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bath to main bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower over bath		✓									
Extractor fans to wet areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic shower to en suites	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Central heating/hot water system</b>											
Gas central heating and radiators - Ideal Boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Electrical, Windows and Joinery</b>											
Mains operated smoke detectors interconnected with battery back up	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light and power socket to garage (Refer to planning layout for garage positions)	✓						✓	✓	✓	✓	✓
Standard Electrical Sockets (Please refer to electrical drawings)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Black PIR Coach light to front and rear elevation		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome lever furniture to internal and external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Newark internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with multi locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

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# Specification of our houses

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<b>External Features</b>											
UPVC glazed windows and external doors with easy lock hinges, lockable fasteners and white handles with chrome locks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Planted front garden - refer to landscape layout		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRP front and rear doors wear applicable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wooden gates - refer to working drawings		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of BT Fibre or hyperoptics as per electrical layouts	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Energy Efficient features</b>											
Waste water heat recovery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermal lintel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Triple glazed windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PV (photovoltaic panels) refer to layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric Car charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smart heating control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Finishing touches</b>											
White emulsion to walls and ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC Building Warranty 10 year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Taylor Wimpey Warranty 2 Year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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# Your new low-energy home

Welcome to your brand new Taylor Wimpey home, ready for you to make your own, and designed and built with the highest quality materials and specifications. In accordance with the latest building regulations, your home includes a variety of energy-efficient features to help you save energy, lower your bills and reduce your carbon footprint.

## What are the new building regulations?

The latest building regulations sets the minimum standards for the energy efficiency and ventilation of new buildings. These standards are designed to make significant improvements to the construction of new homes.

## The improvements included in your home

Our homes include a range of energy-efficient features, including triple glazed windows, electric vehicle chargers\*, solar panels\* and waste water heat recovery. Each of these features help to reduce the energy required to run your home without compromising on comfort or convenience.

## The benefits to you

With all these features in your new home, you'll reap the rewards from the day you move in. Better insulation and sustainable energy sources mean a lower carbon footprint and lower energy bills.



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\*Selected plots only

# Features you might find in your new home

Your new home will include a variety of energy-efficient features to help you save energy and reduce your carbon footprint, including:

## Well-insulated building fabric

Better insulation in your walls and roof and high-performance glazing means your home loses less heat in winter, and it cools down slower in summer, so you'll always enjoy a comfortable temperature.



## Energy-generating solar panels

With solar panels, your home can generate its own renewable energy to generate a proportion of your home's electricity requirements.

## Appliances

Your home will have modern, energy-efficient appliances that allow you to enjoy all the comforts of home, whilst helping to keep your carbon footprint down.



# Taylor Wimpey

## See Inside Our Thermal Efficient Homes

We work hard to make a new home airtight by preventing heat loss through the windows, doors, walls, roof, and floor. These measures can help to save money on energy bills and create a more comfortable and energy-efficient home.



Thermal Lintels



Triple Glazing



Well Insulated Front Door



Thermally Efficient Home



Layers Of Loft Insulation



Brick And Block Wall With Fully Insulated Cavity



Insulated Beam And Block Floor



# Taylor Wimpey

## Convert Sunlight Into Electricity For The Home

Sleek solar photovoltaic (PV) systems are integrated into the roof to provide a renewable source of energy. Low maintenance and with no moving parts, the solar PV panels will generate a proportion of your home's electricity requirements, reducing its energy demand and reliance on the grid.

1. **Light**  
The Sun Gives off light, even on cloudy days
2. **The Panels**  
Solar Photovoltaic (PV) cells on the panels turn the light into DC electricity
3. **The Inverter**  
The current flows into an inverter which converts it into AC electricity ready to use
4. **The Electricity**  
The current is fed through a meter and then into your homes consumer unit. The meter will measure all of the electricity generated by the solar PV system
5. **Powering the Home**  
Plug in and switch on. Your system will automatically use the free electricity you've generated, then switch back to the grid as needed
6. **The National Grid**  
Any electricity you don't use is exported to the grid for others to use.



# Energy-efficient features

Features	
Waste water heat recovery	✓
Thermal lintel	✓
Triple glazed windows	✓
Solar panels	✓
Electric car charging point	✓
Smart heating controls	✓



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# Our homes





# The Hartdale

2 BEDROOM HOME, TOTAL 833 sq ft



**GROUND FLOOR**



**FIRST FLOOR**

**Lounge**

3.23m × 3.67m      10' 7" × 12' 0"

**Kitchen**

2.84m × 3.67m      9' 4" × 12' 0"

**Bedroom 1**

4.48m × 3.21m      14' 9" × 10' 7"

**Bedroom 2**

2.85m × 4.38m      9' 5" × 14' 5"



**STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT OVER TIME IN A NEW-BUILD HOME. <sup>§</sup>**



<sup>§</sup>Data taken from the House Builders Federation report. For more details, visit <https://www.hbf.co.uk/policy/wattasave/>. 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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. Please speak to our Sales Executives regarding the tenure of our new homes. 97234 TWWM SEPTEMBER 2025.



# The Avonsford

2 BEDROOM HOME, TOTAL 691 sq ft



## GROUND FLOOR

### Lounge/Dining

4.47m × 3.61m      14' 8" × 11' 10"

### Kitchen

4.34m × 1.85m      14' 3" × 6' 1"



## FIRST FLOOR

### Bedroom 1

3.17m × 3.61m      10' 5" × 11' 10"

### Bedroom 2

2.24m × 3.61m      7' 4" × 11' 10"



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# The Brambleford

3 BEDROOM HOME, TOTAL 907 sq ft



## GROUND FLOOR

### Lounge

3.94m x 3.83m      12' 11" x 12' 7"

### Kitchen/Dining

2.96m x 4.73m      9' 9" x 15' 6"



## FIRST FLOOR

### Bedroom 1

3.06m x 3.05m      10' 1" x 10' 0"

### Bedroom 2

3.41m x 2.51m      11' 3" x 8' 3"

### Bedroom 3

2.35m x 2.13m      7' 9" x 7' 0"



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# The Ambleford

3 BEDROOM HOME, TOTAL 799 sq ft



## GROUND FLOOR

### Lounge

4.02m × 3.26m      13' 3" × 10' 9"

### Kitchen/Dining

2.94m × 4.17m      9' 8" × 13' 8"



## FIRST FLOOR

### Bedroom 1

2.88m × 4.17m      9' 6" × 13' 8"

### Bedroom 2

3.59m × 2.31m      11' 9" × 7' 7"

### Bedroom 3

2.55m × 1.77m      8' 5" × 5' 10"



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# The Aynesdale

3 BEDROOM HOME, TOTAL 1,058 sq ft



## GROUND FLOOR

### Lounge

3.19m x 5.52m      10' 6" x 18' 1"

### Kitchen/Dining

3.21m x 5.52m      10' 6" x 18' 1"



## FIRST FLOOR

### Bedroom 1

3.36m x 2.76m      11' 0" x 9' 11"

### Bedroom 2

3.27m x 3.23m      10' 9" x 10' 7"

### Bedroom 3

2.80m x 2.68m      9' 2" x 8' 9"



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# The Owlton

3 BEDROOM HOME, TOTAL 1,209 sq ft



## GROUND FLOOR

### Living/Dining

4.73m x 4.10m 15' 6" x 13' 5"

### Kitchen

4.79m x 2.50m 15' 9" x 8' 2"



## FIRST FLOOR

### Bedroom 1

3.16m x 4.73m 10' 5" x 15' 6"

### Bedroom 3

3.31m x 2.57m 10' 11" x 8' 5"



## SECOND FLOOR

### Bedroom 2

3.42m x 3.65m 11' 3" x 12' 0"

### Dressing

2.22m x 3.14m 7' 4" x 10' 4"



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# The Rightford

4 BEDROOM HOME, TOTAL 1,374 sq ft



## GROUND FLOOR

### Kitchen/Dining

3.31m × 8.33m      10' 10" × 27' 4"

### Lounge

4.12m × 3.20m      13' 9" × 10' 6"

### Study

2.13m × 2.81m      7' 0" × 9' 3"

### Utility

1.97m × 1.57m      6' 6" × 5' 2"



## FIRST FLOOR

### Bedroom 1

3.13m × 3.00m      10' 3" × 9' 0"

### Bedroom 2

3.40m × 3.19m      11' 2" × 10' 6"

### Bedroom 3

3.51m × 2.93m      11' 6" × 9' 5"

### Bedroom 4

2.20m × 3.00m      7' 3" × 9' 10"



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# The Warkford

4 BEDROOM HOME, TOTAL 1,464 sq ft



## GROUND FLOOR

### Lounge

3.27m × 4.93m      10' 9" × 16' 2"

### Kitchen

2.85m × 4.30m      9' 4" × 14' 2"

### Dining

3.13m × 3.33m      10' 4" × 11' 1"

### Study

2.50m × 3.27m      8' 2" × 10' 9"



## FIRST FLOOR

### Bedroom 1

3.89m × 3.33m      12' 9" × 10' 11"

### Bedroom 2

3.56m × 3.34m      11' 8" × 10' 11"

### Bedroom 3

2.90m × 3.35m      9' 6" × 11' 0"

### Bedroom 4

2.27m × 3.31m      7' 5" × 10' 11"



STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT OVER TIME IN A NEW-BUILD HOME. <sup>§</sup>



<sup>§</sup>Data taken from the House Builders Federation report. For more details, visit <https://www.hbf.co.uk/policy/wattasave/>. 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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. Please speak to our Sales Executives regarding the tenure of our new homes. 97234 TWWM SEPTEMBER 2025.



# The Waysdale

4 BEDROOM HOME, TOTAL 1,549 sq ft



## GROUND FLOOR

### Lounge

4.62m × 4.47m      15' 2" × 14' 8"

### Kitchen

3.73m × 3.50m      12' 3" × 11' 6"

### Dining

2.89m × 3.05m      9' 6" × 10' 0"



## FIRST FLOOR

### Bedroom 1

3.77m × 3.50m      12' 5" × 11' 6"

### Bedroom 2

4.62m × 2.95m      15' 2" × 9' 8"

### Bedroom 3

2.89m × 3.05m      9' 6" × 10' 0"

### Bedroom 4

3.54m × 2.74m      11' 8" × 9' 2"



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# The Raynford

4 BEDROOM HOME, TOTAL 1,652 sq ft



## GROUND FLOOR

### Lounge/Dining

6.60m × 3.47m      21' 8" × 11' 5"

### Family room

3.87m × 2.85m      12' 8" × 9' 4"

### Lounge

4.11m × 3.83m      13' 6" × 12' 7"

### Study

3.83m × 2.29m      12' 7" × 7' 6"



## FIRST FLOOR

### Bedroom 1 max.

3.90m × 3.34m      12' 10" × 11' 0"

### Bedroom 2

3.53m × 3.31m      11' 7" × 10' 11"

### Bedroom 3

3.66m × 2.78m      12' 0" × 9' 2"

### Bedroom 4

3.83m × 2.19m      12' 7" × 7' 2"



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# The Thirlford

5 BEDROOM HOME, TOTAL 1,827 sq ft



## GROUND FLOOR

### Family

3.52m x 3.22m      11' 7" x 10' 7"

### Kitchen/Diner

4.13m x 6.79m      13' 6" x 22' 3"

### Lounge

4.88m x 3.91m      16' 0" x 12' 10"

### Study

2.17m x 3.38m      7' 2" x 11' 1"



## FIRST FLOOR

### Bedroom 1

3.60m x 3.96m      11' 10" x 13' 0"

### Bedroom 2

2.70m x 3.38m      8' 10" x 11' 1"

### Bedroom 3

3.66m x 2.89m      12' 0" x 9' 6"

### Bedroom 4

2.52m x 3.85m      8' 3" x 12' 8"

### Bedroom 5

3.06m x 2.45m      10' 1" x 8' 1"



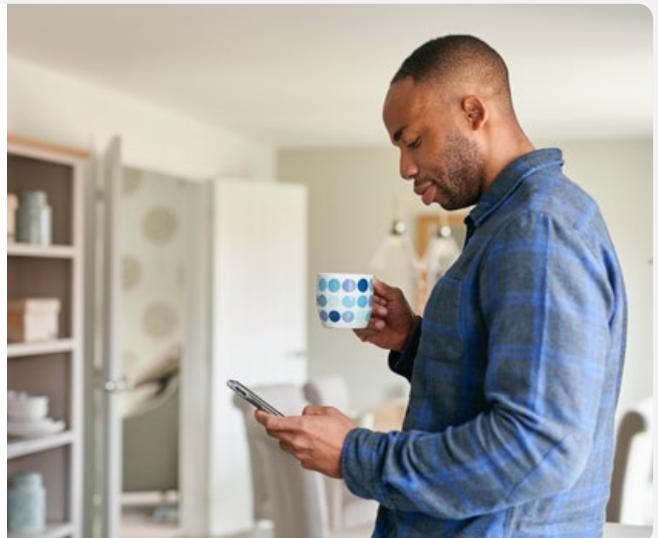
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