



# UNION VIEW

H A T T O N

HATTON, WARWICKSHIRE

A beautiful collection of one, two, three, four and five-bedroom homes, nestled amongst countryside at the edge of the historic market town of Warwick

**Taylor**  
**Wimpey**

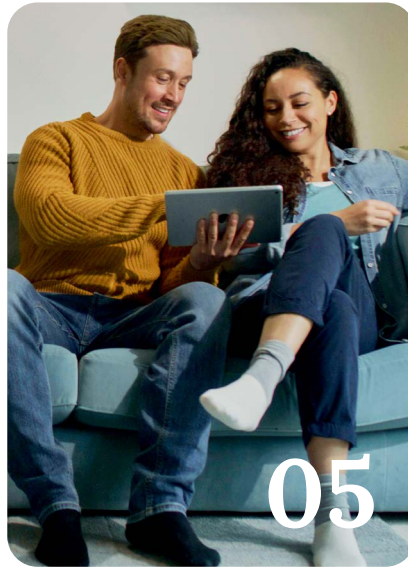
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**Welcome to  
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**Personalise  
your home**



**Included  
as standard**



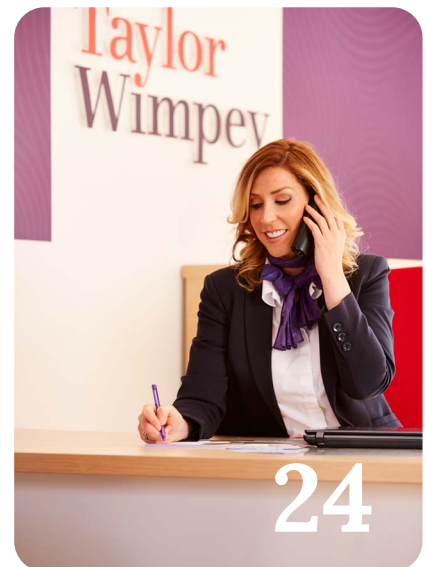
**Our homes**



**Ways to buy**



**Take your  
next step**





# Welcome to Union View

Lying on the southern fringes of the historic market town of Warwick, Union View features a beautiful collection of one, two, three, four and five-bedroom homes in a range of contemporary styles. This new community has been designed to complement the local landscape, and will feature distinctive character areas nestled amongst well connected parkland.

Take a deep breath and embrace a new life at Union View.



[View the site plan](#)



# Love village life

Surrounded by beautiful open green spaces and with links to the wider countryside, yet just 5 minutes drive from Warwick's charming town centre, Hatton offers residents the best of both worlds. The area is popular with families, with a number of well rated schools nearby and plenty of things to do.

Union Canal



Green open spaces around Hatton



Hatton Locks Cafe





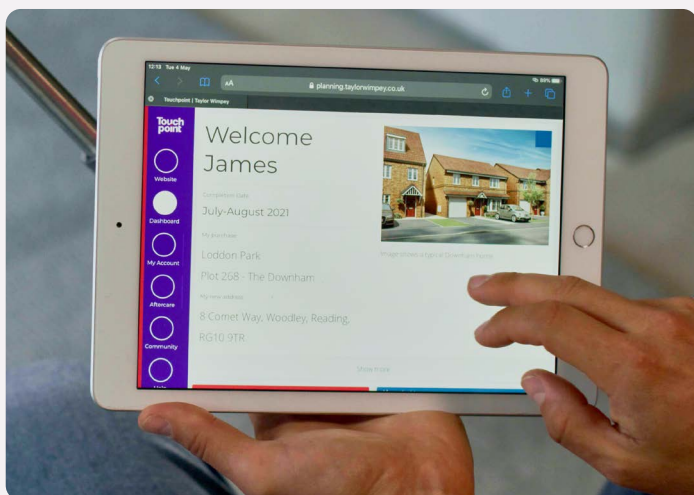
# Personalise your home

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 taps, and lighting\* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. 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 taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from a shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.

## Garden<sup>†</sup>

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

	1 bed	2 bed			3 bed				4 bed			5 bed	
	Anford	Canford	Beauford	Devonford	Gosford	Byford	Keydale	Keydale Sp	Teasdale	Ransford	Stanford	Lavenham	Rushon
<b>Kitchens</b>													
Choice of symphony kitchen units up to stage 40 with upstands and stainless steel splash back to cooker	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓
Electric Single Oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel gas hob with integrated extractor hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1.5 bowl sink and drainer with single lever mixed tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel sink 1 bowl to utility									✓		✓	✓	
Ceramic counter top sink in utility/cloaks										✓			✓
Freestanding Washing Machine	✓												
Integrated 70/30 Fridge Freeze	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Washing Machine		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Dishwasher*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Bathrooms, En suites &amp; 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. Half height to wet walls in bathroom and ensuite. Splashback to basin in WC/ cloakroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fans to wet areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic shower to en suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Central Heating/Hot Water System</b>													
Gas central heating and radiators - Ideal Boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Waste water heat recovery (plot specific)	✓	✓	✓	✓	✓	✓				✓	✓		✓
Smart Heating controls (plot specific)	✓	✓	✓	✓	✓	✓				✓	✓		✓
<b>Electrical, Windows &amp; Joinery</b>													
Mains operated smoke detectors interconnected with battery back up	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light and power socket to garage (Refer to planning layout for gaage positions)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exsisting double socket of kitchen to incorporate USB and USB-C charge point	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓

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

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# Specification of our houses

	1 bed	2 bed			3 bed				4 bed			5 bed	
	Anford	Canford	Beauford	Devonford	Gosford	Byford	Keydale	Keydale Sp	Teasdale	Ransford	Stanford	Lavenham	Rushton
<b>Electrical, Windows and Joinery</b>													
Black PIR coach light to rear elevation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Black PIR coach light to front elevation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome lever furniture to internal and external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Newark internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with a multi locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>External Features</b>													
PV (photovoltaic panels) refer to layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Car charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC glazed windows and external doors with easy lock hinges, lockable fasteners and white handles with chrome locks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed / Planted front garden - refer to landscape layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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>Finishing Touches</b>													
Heathcliff Crown matt finish emulsion to walls and ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC Building Warranty 10 year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Taylor Wimpey Warranty 2 Year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



**Find out more**

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# Our homes

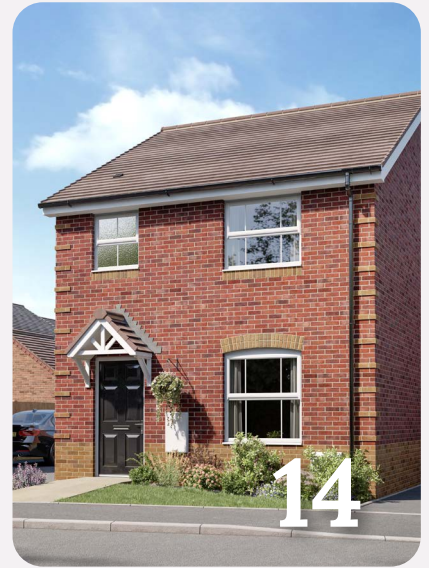
## 1 bedroom homes



## 2 bedroom homes



## 3 bedroom homes



## 4 bedroom homes



## 5 bedroom homes



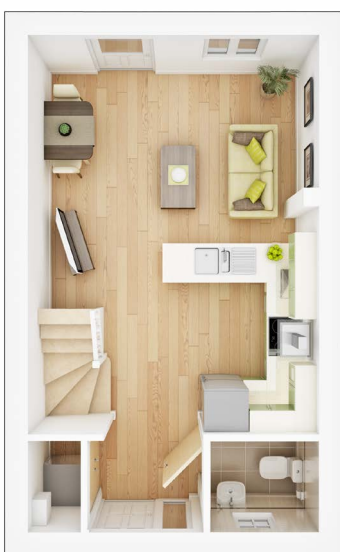
[View the site plan](#)





# The Annford

1 BEDROOM SEMI-DETACHED HOME, TOTAL 586 SQ. FT



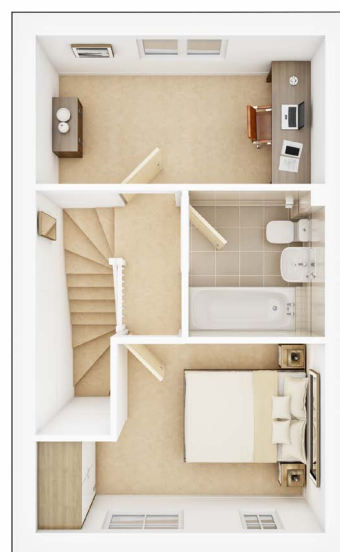
## GROUND FLOOR

### Dining/Lounge

3.98m × 2.80m 13' 1" × 9' 2"

### Kitchen

2.13m × 2.70m 7' 0" × 8' 10"



## FIRST FLOOR

### Bedroom

3.98m × 2.61m 13' 1" × 8' 7"

### Study

3.98m × 2.04m 13' 1" × 6' 8"



[View development](#)

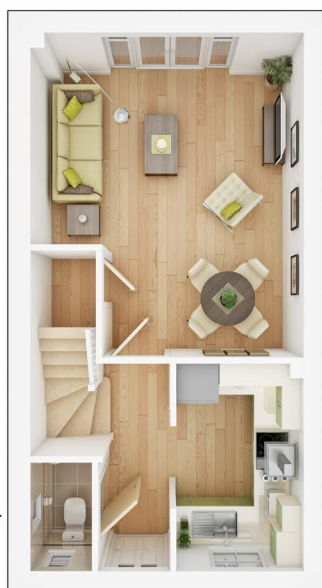
\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of 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. TWM 73261 / February 2025.





# The Canford

2 BEDROOM SEMI-DETACHED HOME, TOTAL 689 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"

[→ Discover more about this home](#)

[→ View development](#)

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# The Beauford

2 BEDROOM SEMI-DETACHED HOME, TOTAL 873 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"



[View development](#)

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# The Devonford

2 BEDROOM BUNGALOW, TOTAL 1,286 SQ. FT



## GROUND FLOOR

Kitchen/Dining	5.81m × 3.90m	19' 1" × 12' 10"
Lounge	4.18m × 6.51m	13' 8" × 21' 4"
Study	4.97m × 2.20m	16' 4" × 7' 3"
Bedroom 1	3.84m × 3.85m	12' 7" × 12' 8"
Bedroom 2	3.42m × 3.54m	11' 3" × 11' 7"



**View development**

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# The Gosford

3 BEDROOM SEMI-DETACHED HOME, TOTAL 866 SQ. FT



## GROUND FLOOR

**Lounge** max.

3.69m x 4.26m 12' 1" x 14' 0"

**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**

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

**Bedroom 3** max.

2.00m x 3.55m 6' 7" x 11' 8"



[Discover more about this home](#)



[View development](#)

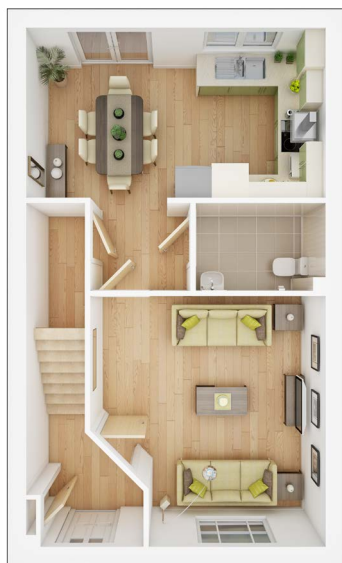
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# The Byford

3 BEDROOM DETACHED HOME, TOTAL 976 SQ. FT



## GROUND FLOOR

**Lounge max.**

3.98m x 4.24m 13' 1" x 13' 11"

**Kitchen/Dining**

5.06m x 2.87m 16' 7" x 9' 5"



## FIRST FLOOR

**Bedroom 1 max.**

3.98m x 3.00m 13' 1" x 9' 10"

**Bedroom 2**

2.82m x 2.57m 9' 3" x 8' 5"

**Bedroom 3**

2.15m x 3.91m 7' 1" x 12' 10"



**Discover more about this home**



**View development**

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# The Keydale

3 BEDROOM DETACHED HOME, TOTAL 1,175 SQ. FT



## GROUND FLOOR

### Lounge

3.24m × 6.02m 10' 8" × 19' 9"

### Kitchen/Dining room max.

3.38m × 6.02m 11' 1" × 19' 9"

### Utility

2.01m × 1.43m 6' 7" × 4' 8"



## FIRST FLOOR

### Bedroom 1 max.

3.30m × 6.02m 10' 10" × 19' 9"

### Bedroom 2 max.

3.44m × 2.99m 11' 4" × 9' 10"

### Bedroom 3 max.

3.05m × 2.95m 10' 0" × 9' 8"



**View development**

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# The Keydale Special

3 BEDROOM DETACHED HOME, TOTAL 1,175 SQ. FT



## GROUND FLOOR

### Lounge

3.24m × 6.02m 10' 8" × 19' 9"

### Kitchen/Dining room max.

3.38m × 6.02m 11' 1" × 19' 9"

### Utility

2.01m × 1.43m 6' 7" × 4' 8"



## FIRST FLOOR

### Bedroom 1 max.

3.30m × 6.02m 10' 10" × 19' 9"

### Bedroom 2 max.

3.44m × 2.99m 11' 4" × 9' 10"

### Bedroom 3 max.

3.05m × 2.95m 10' 0" × 9' 8"



[View development](#)

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# The Teasdale

4 DETACHED BEDROOM HOME, TOTAL 1,290 SQ. FT



## GROUND FLOOR

### Lounge

4.77m × 3.61m 15' 8" × 11' 10"

### Study

2.94m × 2.70m 10' 9" × 7' 2"

### Kitchen/Dining max.

5.81m × 3.07m 19' 1" × 10' 1"



## FIRST FLOOR

### Bedroom 1

3.67m × 3.57m 12' 1" × 11' 9"

### Bedroom 2 max.

4.06m × 2.73m 13' 4" × 8' 11"

### Bedroom 3

2.83m × 2.71m 9' 4" × 8' 11"

### Bedroom 4

2.63m × 1.90m 8' 8" × 6' 3"



[View development](#)

\*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. 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. TWM 73261 / February 2025.





# The Ransford

4 DETACHED BEDROOM HOME, TOTAL 1,664 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

3.25m x 3.54m 10' 8" x 11' 7"

### 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"



[View development](#)

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# The Stanford

4 DETACHED BEDROOM HOME, TOTAL 1,717 SQ. FT



## GROUND FLOOR

### Lounge

3.66m × 4.96m 12' 0" × 16' 3"

### Kitchen max.

6.32m × 3.80m 20' 9" × 12' 6"

### Dining

3.66m × 2.72m 12' 0" × 8' 11"

### Study

2.54m × 2.92m 8' 4" × 9' 7"



## FIRST FLOOR

### Bedroom 1

3.72m × 3.83m 12' 3" × 12' 7"

### Bedroom 2

2.75m × 3.52m 9' 0" × 11' 7"

### Bedroom 3 max.

4.06m × 3.47m 13' 4" × 11' 5"

### Bedroom 4 max.

3.72m × 3.06m 12' 3" × 10' 1"



[View development](#)

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# The Lavenham

5 BEDROOM DETACHED HOME, TOTAL 1,646 SQ. FT



## GROUND FLOOR

### Lounge min.

3.90m × 5.26m      12' 10" × 17' 3"

### Kitchen max.

5.69m × 3.30m      18' 8" × 10' 10"

### Dining

3.06m × 3.20m      10' 1" × 10' 6"



## FIRST FLOOR

### Bedroom 1 min.

4.53m × 3.81m      14' 10" × 12' 6"

### 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 min.

2.85m × 3.00m      9' 4" × 9' 10"



Discover more about this home



View development

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# The Rushton

5 BEDROOM DETACHED HOME, TOTAL 1,986 SQ. FT



## GROUND FLOOR

<b>Dining</b>		
3.55m × 2.71m	11' 8" × 8' 11"	
<b>Kitchen</b>		
2.93m × 3.59m	9' 7" × 11' 8"	
<b>Lounge</b>		
3.55m × 5.10m	11' 8" × 16' 9"	
<b>Study</b>		
2.75m × 2.35m	9' 0" × 7' 9"	



## FIRST FLOOR

<b>Bedroom 1</b>		
3.54m × 4.08m	11' 8" × 13' 5"	
<b>Bedroom 3 max.</b>		
2.78m × 3.83m	9' 1" × 12' 7"	
<b>Bedroom 5</b>		
2.81m × 3.28m	9' 3" × 10' 9"	



## SECOND FLOOR

<b>Bedroom 2</b>		
3.57m × 4.82m	11' 9" × 15' 10"	
<b>Bedroom 4</b>		
3.89m × 2.70m	12' 9" × 8' 11"	



[View development](#)

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# Ways to buy

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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?

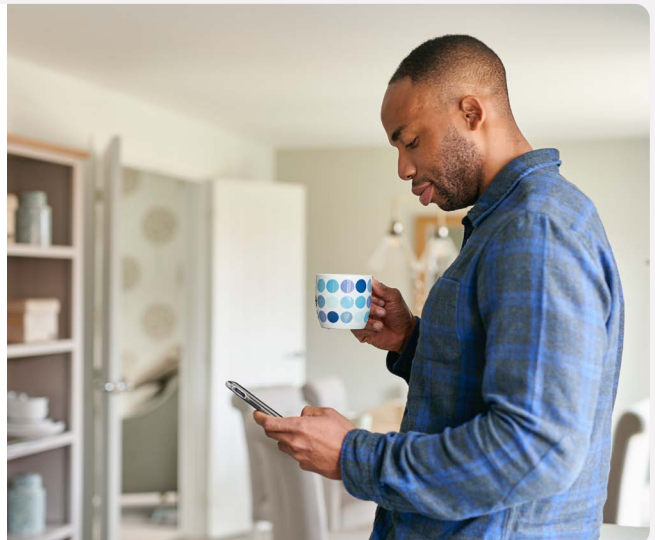
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 Here's how we can help

## Existing home owner?

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 Here's how we can help





# 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  
**01926 354 643.**



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



**Book an appointment**



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