



Willow Green

WARFIELD, BERKSHIRE

A stunning collection of two, three, four and five bedroom homes nestled on the outskirts of Warfield, Berkshire.

Taylor
Wimpey

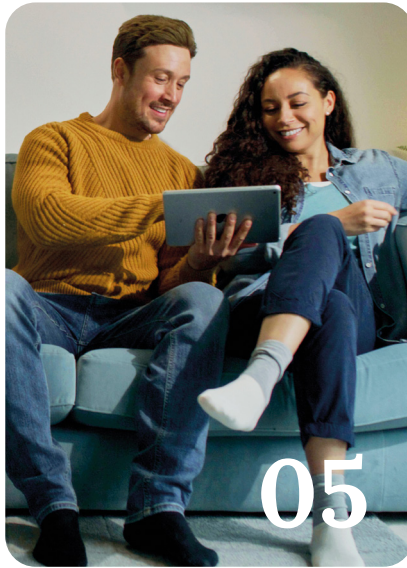
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Welcome to Willow Green

Situated in the heart of Berkshire, in the historic parish of Warfield, Willow Green provides the perfect blend between countryside living and urban convenience.

This small, yet beautiful collection of homes captures the character of the locality and showcases a range of designs that combine traditional features with a contemporary twist. Designed to maximise energy efficiency, the homes at Willow Green boast modern interiors with elegant finishes.



[→ View the site plan](#)

Love village life

Willow Green offers the perfect place to put down roots, bringing together the best of both worlds: idyllic countryside and urban living. Surrounded by an abundance of green spaces, it's an ideal setting for weekend walks or unwinding after a long day, allowing you to pause, reset, and relish in the wonders of nature.

Ideal for those commuting, Willow Green is close to Bracknell railway station, which offers direct connections to Reading and London Waterloo. Plus, there is convenient access to major road networks including the M4, M3 and A329M, all just a short drive away.

Boasting a wide range of local amenities, including schools, supermarkets, pubs, and restaurants, this development provides you with all the essentials for everyday living. Additionally, The Lexicon, a leading retail and leisure destination, is just a short drive away, offering a wealth of amenities such as shops, restaurants, and a cinema.

Local countryside



Larks Hill Park, Warfield



Rural village of Warfield



[Watch development video](#)



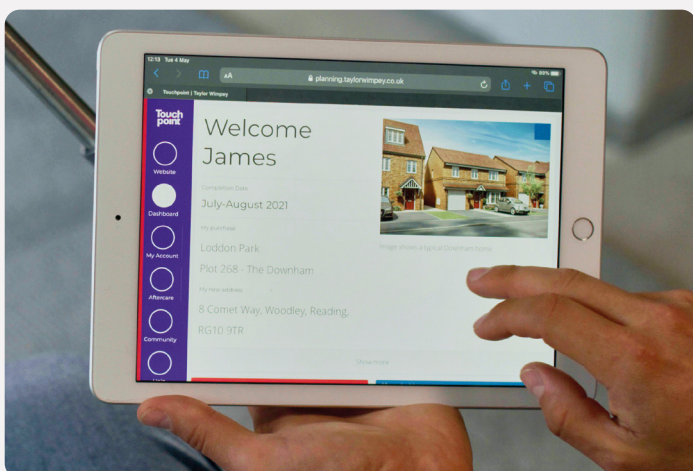
Personalise your home

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 our houses below.



Kitchens and utility rooms*

All of our kitchens are fitted with beautiful units and worktops – you can choose your preferred style and colour[†] to create your perfect cooking and entertaining space.

A range of accessories, including splashbacks[†], give your kitchen a clean, contemporary finish. You'll get fully integrated, energy-efficient AEG appliances including; a fridge/freezer, dishwasher, washing machine and an oven with a built-in gas hob and an extractor fan.

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

Bedrooms

Each of our homes will include fitted wardrobes as a standard feature in bedroom 1.



Bathrooms, en suites* and shower rooms*

Modern white sanitaryware, including a toilet, basin and bath from The Gap range at Roca, will give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa Thermostatic shower and glass enclosure.

For a distinct look, we offer half height tiling with a varied range of Porcelanosa ceramic wall tiles for you to choose[†] from.



Garden*

The outside of your home is just as carefully considered as the inside. You'll get a landscaped front garden. The back garden includes a patio area, turf, and your privacy is protected by a garden fence*.



All of the specification listed is included in our houses as standard. 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. † = Options, upgrades and colour choices are available subject to stage of construction.

Specification of our houses

Kitchens

Integrated kitchen with a selection of doors	✓
Laminate worktop and upstand	✓
Ascona 1.5 bowl stainless steel sink with mixer tap	✓
AEG Single/Double stainless steel oven (house-type specific)	✓
Stainless steel chimney extractor hood	✓
AEG 4 burner gas hob (house-type specific)	✓
AEG 5 burner gas hob (house-type specific)	✓
Glass splashback behind hob	✓
AEG integrated fridge/freezer	✓
AEG integrated dishwasher	✓
AEG integrated washing machine	✓
AEG integrated washer/dryer to apartments and FOGs	✓

Bathrooms, en suites, utility and cloakrooms

Roca Gap white bath	✓
Ideal Standard taps	✓
Cloakroom – Porcelanosa half-height tiling to all walls	✓
Bathroom – Porcelanosa full-height tiling to bath and half-height tiling to all other walls	✓
Bathroom – Thermostatic shower and screen	✓
En suite/s - Porcelanosa full-height tiling to shower enclosure and half height tiling to all other walls	✓
Chrome Heated Towel Radiators to Bathroom and En suite/s	

Central heating/hot water system

Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓

Electrical features

Power points in line with NHBC requirements	✓
TV socket to living room and bedroom one (if indicated on service layout)	✓
Master telephone socket to living room	✓
CAT 6 Data Cabling	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓
Sky Q compatible TV socket point to living room	✓
Downlighters to kitchen and wet rooms	✓

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

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. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. 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.

Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White five panel doors with chrome ironmongery	✓
Half-height tiling to walls around bath area (only in all main bathrooms)	✓
External features	
Smooth finish buff concrete slabs to pathways and patios as per works drawing	✓
Polished chrome door numerals	✓
Outside front light	✓
Outside tap to rear of the property	✓
Doorbell	✓
Power and light to garage where the garage is in the curtilage of the property (Plot specific)	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front & rear garden turfed (weather permitting) [†]	✓
1.8m fencing to rear garden	✓
NHBC 10-year warranty	
NHBC 10-year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓
Optional Upgrades (Subject to Build Stage)	
Upgrade kitchen options – please speak to your Sales Executive	✓
Induction hob	✓
Stone worktop	✓
Additional wall tiling to wet rooms	✓
Flooring throughout	✓
External Plug Socket	✓



✓ = Standard

All of the specification listed is included in the standard build. Building regulations may affect the energy performance of the homes. Please speak to our Sales Executive for more information.



Find out more

[†] Not applicable

Some optional upgrades may no longer be available on selected plots. Please contact the Sales Executive for more information.

Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



The Bayford

2 BEDROOM HOME WITH STUDY, TOTAL 976 sq. ft. / 90.67 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.06m × 2.87m 16'7" × 9'5"

Living Room max.

4.24m × 3.98m 13'11" × 13'1"



FIRST FLOOR

Bedroom 1 max.

3.98m × 3.00m 13'1" × 9'10"

Bedroom 2

3.42m × 2.97m max. 11'3" × 9'9" max.

Study

3.91m × 2.00m max. 12'10" × 6'7" max.



[Discover more about this home](#)



[View our current availability](#)

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. Please speak to our Sales Executives regarding the tenure of our new homes. 55231 / October 2023.



The Kingdale

3 BEDROOM HOME, TOTAL 1,040 sq. ft. / 96.61 sq. m.



GROUND FLOOR

Kitchen/Dining Area max.

5.41m × 3.35m 17'9" × 11'0"

Living Room

5.41m × 3.07m 17'9" × 10'1"



FIRST FLOOR

Bedroom 1 max.

4.15m × 3.09m 13'7" × 10'2"

Bedroom 2

3.33m × 2.95m 10'11" × 9'8"

Bedroom 3

3.41m × 2.37m 11'2" × 7'9"



[Discover more about this home](#)



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The Colton

3 BEDROOM HOME, TOTAL 1,153 sq. ft. / 107.11 sq. m.



GROUND FLOOR

Kitchen

3.43m x 2.57m 11'3" x 8'5"

Living/Dining Area

4.78m x 3.69m max.
15'8" x 12'2" max.



FIRST FLOOR

Bedroom 2

4.78m x 3.07m 15'8" x 10'1"

Bedroom 3

2.93m x 2.55m 9'8" x 8'5"



SECOND FLOOR

Bedroom 1

5.82m x 3.23m 19'1" x 10'7"



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The Tuxford

3 BEDROOM HOME WITH STUDY, TOTAL 1,175 sq. ft. / 109.16 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.73m × 3.00m 18'10" × 9'10"

Living Room

4.66m × 3.63m 15'4" × 11'11"



FIRST FLOOR

Bedroom 1 max.

3.93m × 3.42m 12'11" × 11'3"

Bedroom 2

3.23m × 2.84m 10'7" × 9'4"

Bedroom 3 max.

3.93m × 2.23m 12'11" × 7'4"

Study

2.48m × 2.42m 8'2" × 7'11"



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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. Please speak to our Sales Executives regarding the tenure of our new homes. 55231 / October 2023.



The Rosedale

3 BEDROOM HOME WITH STUDY, TOTAL 1,243 sq. ft. / 115.47 sq. m.



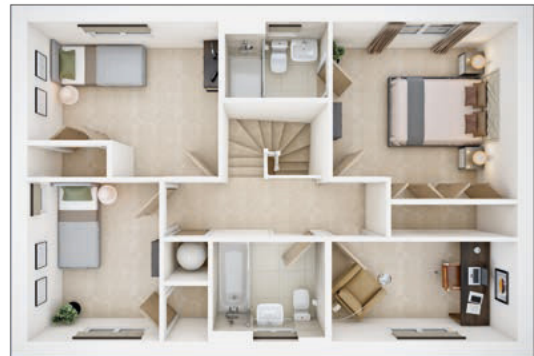
GROUND FLOOR

Kitchen/Dining Area max.

6.09m × 3.58m 20'0" × 11'9"

Living Room

6.09m × 3.46m 20'0" × 11'4"



FIRST FLOOR

Bedroom 1

3.74m × 3.52m 12'4" × 11'7"

Bedroom 2

3.64m × 2.95m 11'11" × 9'8"

Bedroom 3

3.05m × 2.51m 10'0" × 8'3"

Study

3.54m × 1.89m 11'7" × 6'3"



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The Alliston

3 BEDROOM HOME WITH STUDY, TOTAL 1,249 sq. ft. / 116.03 sq. m.



GROUND FLOOR

Kitchen/Dining Area

4.89m × 2.90m 16'1" × 9'6"

Living Room max.

4.26m × 3.81m 14'0" × 12'6"



FIRST FLOOR

Bedroom 2

3.15m × 2.73m 10'4" × 9'0"

Bedroom 3 max.

3.31m × 2.80m 10'10" × 9'2"

Study

3.31m × 2.00m 10'10" × 6'7"



SECOND FLOOR

Bedroom 1 max.

6.27m × 3.86m 20'7" × 12'8"



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CGI is handed. 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 speak to our Sales Executives regarding the tenure of our new homes. 55231 / October 2023.



The Easton

3 BEDROOM HOME WITH SNUG, TOTAL 1,496 sq. ft. / 138.98 sq. m.



GROUND FLOOR

Kitchen/Dining/Family Area max.

7.08m x 4.89m 23'3" x 16'1"

Snug

3.43m x 2.72m 11'3" x 8'11"



FIRST FLOOR

Living Room

4.89m x 3.10m 16'1" x 10'2"

Bedroom 3

3.35m x 2.76m 11'0" x 9'1"



SECOND FLOOR

Bedroom 1 max.

3.86m x 3.57m 11'9" x 9'1"

Bedroom 2

4.91m x 3.48m max. 16'1" x 11'5" max.

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The Warfield

3 BEDROOM HOME WITH STUDY, TOTAL 1,636 sq. ft. / 151.98 sq. m.



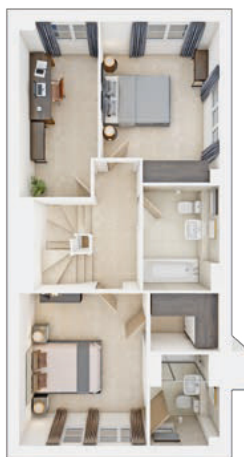
GROUND FLOOR

Kitchen/Dining Area max.

5.13m x 4.47m 16'10" x 14'8"

Living Room

5.13m x 3.89m 16'10" x 12'9"



FIRST FLOOR

Bedroom 2 max.

3.88m x 3.27m 12'9" x 10'9"

Bedroom 3

4.12m x 3.01m 13'6" x 9'11"

Study

4.47m x 2.00m 14'8" x 6'7"



SECOND FLOOR

Bedroom 1 max.

9.01m x 3.50m 29'7" x 11'6"



[Discover more about this home](#)



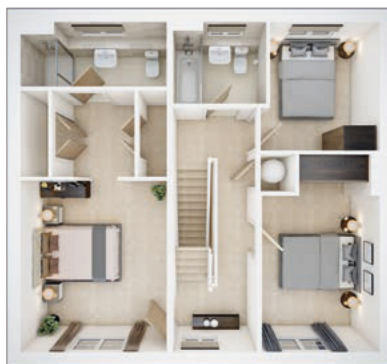
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The Garrton

5 BEDROOM HOME, TOTAL 1,825 sq. ft. / 169.54 sq. m.



GROUND FLOOR

Kitchen/Dining Area max.
8.34m × 3.46m 27'4" × 11'4"

Living Room
4.74m × 3.34m 15'7" × 11'0"

Study
2.73m × 2.31m 9'0" × 7'7"

FIRST FLOOR

Bedroom 1
3.98m × 3.34m 13'1" × 11'0"

Bedroom 4
3.62m × 2.75m 11'1" × 9'0"

Bedroom 5 max.
2.98m × 2.54m 9'9" × 8'4"

SECOND FLOOR

Bedroom 2
4.66m × 3.39m 15'4" × 11'2"

Bedroom 3
3.63m × 2.84m 11'11" × 9'4"

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The Wayford

5 BEDROOM HOME, TOTAL 1,858 sq. ft. / 172.61 sq. m.



GROUND FLOOR

Kitchen/Breakfast Area

5.58m x 3.35m 18'4" x 11'0"

Living Room

6.06m x 4.40m 19'11" x 14'6"

Dining Room

3.39m x 3.06m 11'1" x 10'1"

Study max.

3.39m x 2.34m 11'1" x 7'8"



FIRST FLOOR

Bedroom 1 max.

3.39m x 3.37m 11'1" x 11'1"

Bedroom 2 max.

3.67m x 3.47m 12'1" x 11'5"

Bedroom 3

3.81m x 3.02m 12'6" x 9'11"

Bedroom 4 max.

4.10m x 2.39m 13'5" x 7'10"

Bedroom 5

3.22m x 2.33m 10'7" x 7'8"

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The Thirlford

5 BEDROOM HOME, TOTAL 1,830 sq. ft. / 170 sq. m.



GROUND FLOOR

Kitchen/Dining Area max.

6.79m × 4.12m 22'3" × 13'6"

Family Room

3.52m × 3.22m 11'7" × 10'7"

Living Room

4.88m × 3.90m max. 16'0" × 12'10" max.

Study

3.38m × 2.18m 11'1" × 7'2"



FIRST FLOOR

Bedroom 1

3.38m × 3.10m 11'1" × 10'2"

Bedroom 2

3.71m × 3.19m 12'2" × 10'6"

Bedroom 3

3.60m × 2.94m 11'10" × 9'8"

Bedroom 4

4.09m × 2.54m 13'5" × 8'4"

Bedroom 5

3.26m × 2.45m 10'8" × 8'1"

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The Dunnerton

5 BEDROOM HOME, TOTAL 1,987 sq. ft. / 184.65 sq. m.



GROUND FLOOR

Kitchen	4.28m × 3.24m	14'1" × 10'8"
Dining Room	3.24m × 3.14m	10'8" × 10'4"
Living Room	4.96m × 3.23m	16'3" × 10'7"
Study	3.23m × 2.47m	10'7" × 8'1"

FIRST FLOOR

Bedroom 2	3.82m × 3.28m	12'6" × 10'9"
Bedroom 3	3.64m × 3.28m	11'11" × 10'9"
Bedroom 4	3.27m × 2.80m	10'9" × 9'2"
Bedroom 5	3.91m × 2.37m	12'10" × 7'9"

SECOND FLOOR

Bedroom 1	4.84m × 4.52m	15'11" × 14'10"
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[→ Discover more about this home](#)

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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.

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