Willow Green

WARFIELD, BERKSHIRE

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



Contents

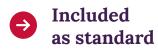


Welcome to Willow Green











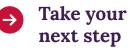


Our homes

Ways to buy \rightarrow









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.





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





Watch development video



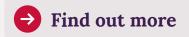
Personalise your home

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.





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*

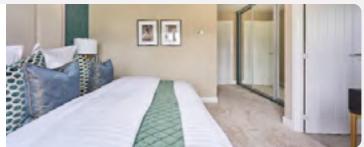
All of our kitchens are fitted with beautiful units and worktops – you can choose your preferred style and colour[†] to create your perfect cooking and entertaining space.

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)	\checkmark
Stainless steel splashback behind hob	\checkmark
AEG integrated fridge/freezer	\checkmark
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	\checkmark
Cloakroom – Porcelanosa half-height tiling to all walls	\checkmark
Bathroom – Porcelanosa full-height tiling to bath and half-height tiling to all other walls	\checkmark
Bathroom – Thermostatic shower and screen	√
En suite/s - Porcelanosa full-height tiling to shower enclosure and half height tiling to all other walls	\checkmark
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	\checkmark
Mains pressure hot water system providing plumbing free roof space	\checkmark
Cavity wall insulation	\checkmark
Loft insulation in line with building regulations	\checkmark
Electrical features	
Power points in line with NHBC requirements	\checkmark
TV socket to living room and bedroom one (if indicated on service layout)	\checkmark
Master telephone socket to living room	\checkmark
CAT 6 Data Cabling	\checkmark
One double socket in kitchen to incorporate USB charging points	\checkmark
Light and power socket to detached garages within curtilage area (site layout dictates)	\checkmark
Sky Q compatible TV socket point to living room	1

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

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Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	\checkmark
White paint to woodwork	\checkmark
White four panel doors with chrome ironmongery	✓
Vinyl floor covering to all wet areas, kitchen, kitchen/diner and utility	✓
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	\checkmark
Digital terrestrial aerial	\checkmark
Polished chrome door numerals	\checkmark
Outside front & rear 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)	\checkmark
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	\checkmark
Gardens, paths and drives	
Gardens, paths and drives Front & rear garden turfed (weather permitting) [†]	✓
	✓ ✓
Front & rear garden turfed (weather permitting) [†]	✓ ✓
Front & rear garden turfed (weather permitting) [†] 1.8m fencing to rear garden	✓ ✓ ✓
Front & rear garden turfed (weather permitting) [†] 1.8m fencing to rear garden NHBC 10-year warranty	✓
Front & rear garden turfed (weather permitting) [†] 1.8m fencing to rear garden NHBC 10-year warranty NHBC 10-year Buildmark policy	✓
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	✓
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 Upgardes (Subject to Build Stage)	✓ ✓ ✓
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 Upgardes (Subject to Build Stage) Upgrade kitchen options – please speak to your Sales Executive	✓ ✓ ✓
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 Upgardes (Subject to Build Stage) Upgrade kitchen options – please speak to your Sales Executive Induction hob	✓ ✓ ✓ ✓ ✓
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 Upgardes (Subject to Build Stage) Upgrade kitchen options - please speak to your Sales Executive Induction hob Stone worktop	✓ ✓ ✓ ✓ ✓ ✓
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 Upgardes (Subject to Build Stage) Upgrade kitchen options – please speak to your Sales Executive Induction hob Stone worktop Additional wall tiling to wet rooms	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
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 Upgardes (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	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓



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Our homes

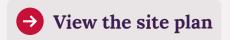














The Bayford

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 13'1

13'11" × 13'1"



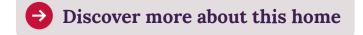
FIRST FLOOR

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.







The Kingdale

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



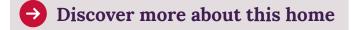
GROUND FLOOR

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"







The Colton

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



GROUND FLOOR Kitchen 3.43m × 2.57m 11'3" × 8'5"

Living/Dining Area 4.78m × 3.69m max. 15'8" × 12'2" max.



 FIRST FLOOR

 Bedroom 2

 4.78m × 3.07m
 15'8" × 10'1"

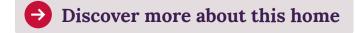
 Bedroom 3

 2.93m × 2.55m
 9'8" × 8'5"



SECOND FLOOR Bedroom 1 5.82m × 3.23m 19'1" × 10'7"









The Tuxford

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



GROUND FLOOR Kitchen/Dining Area 18'10" × 9'10" 5.73m × 3.00m

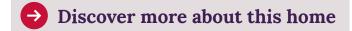
Living Room 4.66m × 3.63m

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"



> View our current availability



The Rosedale

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



GROUND FLOOR

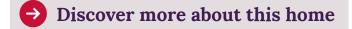
Kitchen/Dining Area max. 6.09m × 3.58m 20'0" × 11'9"

Living Room 6.09m × 3.46m 20'0'

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"







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

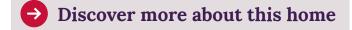
 3.31m × 2.00m
 10'10" × 6'7"



SECOND FLOOR

Bedroom 1 max. 6.27m × 3.86m

20'7" × 12'8"







The Easton

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



GROUND FLOOR Kitchen/Dining/Family Area max. 23'3" × 16'1" 7.08m × 4.89m Snug 3.43m × 2.72m 11'3" × 8'11"



FIRST FLOOR Living Room 4.89m × 3.10m 16'1" × 10'2" **Bedroom 3** 11'0" × 9'1" 3.35m × 2.76m

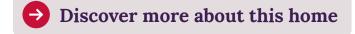


SECOND FLOOR

Bedroom 1 max. 3.86m × 3.57m 11'9" × 9'1" **Bedroom 2** 4.91m × 3.48m max.



16'1" × 11'5" max.







The Warfield

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



 GROUND FLOOR

 Kitchen/Dining Area

 5.13m × 4.47m

 16'10" × 14'8"

 Living Room

 5.13m × 3.89m

 16'10" × 12'9"



 FIRST FLOOR

 Bedroom 2 max.

 3.88m × 3.27m
 12'9" × 10'9"

 Bedroom 3

 4.12m × 3.01m
 13'6" × 9'11"

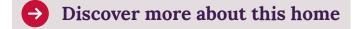
 Study

 4.47m × 2.00m
 14'8" × 6'7"



SECOND FLOOR Bedroom 1 max. 9.01m × 3.50m

29'7" × 11'6"







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"

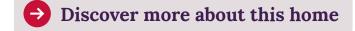
 Bedroom 5 max.

 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"







The Wayford

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



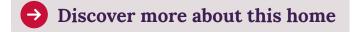
GROUND FLOOR

Kitchen/Breakfast A 5.58m × 3.35m	rea 18'4" × 11'0"
Living Room 6.06m × 4.40m	19'11" × 14'6"
Dining Room 3.39m × 3.06m	11'1" × 10'1"
Study max. 3.39m × 2.34m	11'1" × 7'8"



FIRST FLOOR

Bedroom 1 max. 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"



→ View our current availability



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.

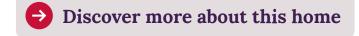
4.00m × 5.50m max. 100 ×

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"







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"

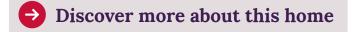
 Study
 3.23m × 2.47m

 10'7" × 8'1"



SECOND FLOOR Bedroom 1 4.84m × 4.52m 15''

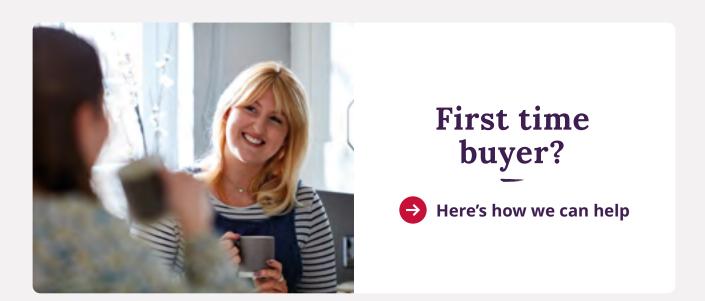
15'11" × 14'10"







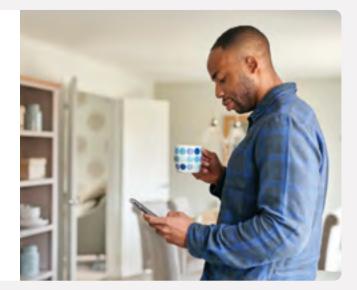
Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



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.

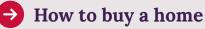


Have your questions answered by calling our Sales Executives on **01344 203 490.**



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

Book an appointment







WILLOW GREEN Harvest Ride, Bracknell, Berkshire, RG42 6AN CONTACT US ON 01344 203 490



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