

# The Rowcrofts

ARBORFIELD, BERKSHIRE

A desirable collection of two bedroom apartments and three and four bedroom houses on the outskirts of Arborfield, Berkshire.



**Taylor**  
**Wimpey**

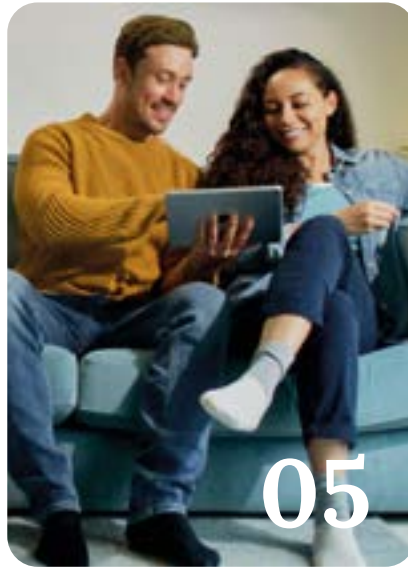
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# Welcome to The Rowcrofts

The Rowcrofts combines the tranquillity of a rural setting with the versatility of modern living and the convenience of town and city connections.

Each home has been sustainably built to provide energy efficient, practical living that maximises space and comfort.



[→ View the site plan](#)

# Love village life

The Rowcrofts is situated on the outskirts of the charming village of Arborfield, surrounded by peaceful countryside, yet only a short drive from Wokingham train station and from Reading, with all the amenities a bustling town centre has to offer.

With schools, a supermarket, leisure centre, community centre and open space all on your doorstep, a home at this attractive development provides the perfect balance for a better quality of life.



The Tally Ho Pub



Wokingham Market Town



[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 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 give 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<sup>†</sup>

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



## Bathrooms, en suites<sup>†</sup> and shower rooms<sup>†</sup>

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<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. 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.  
\* = Options, upgrades and colour choices are available subject to stage of construction. † = Where applicable.

# Our homes

[→ 3 bedroom homes](#)



[→ 4 bedroom homes](#)



[→ View the site plan](#)



# The Braxton

3 BEDROOM HOME, TOTAL 1,092 sq ft / 101.44m<sup>2</sup>



## GROUND FLOOR

### Living Room

4.19m × 3.19m max.  
13'9" × 10'6" max.

### Kitchen/Dining Area

4.25m × 3.39m max.  
14'0" × 11'2" max.



## FIRST FLOOR

### Bedroom 2

4.25m max. × 2.82m 14'0" max. × 9'3"

### Bedroom 3

3.59m × 2.11m 11'10" × 6'11"



## SECOND FLOOR

### Bedroom 1

5.56m max. × 2.75m  
18'3" max. × 9'0"

[→ 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. 52604 / April 2023.





# The Elliston

3 BEDROOM WITH STUDY, TOTAL 1,249 sq ft / 116.03m<sup>2</sup>



## GROUND FLOOR

### Living Room

4.26m × 3.81m max.  
14'0" × 12'6" max.

### Kitchen/Dining Area

4.89m × 2.90m  
16'1" × 9'6"



## FIRST FLOOR

### Bedroom 2

3.15m × 2.73m 10'4" × 9'0"

### Bedroom 3

3.31m max. × 2.45m 10'10" max. × 8'1"

### Study

3.31m max. × 2.34m 10'10" max. × 7'8"



## SECOND FLOOR

### Bedroom 1

6.64m × 3.86m max.  
21'10" × 12'8" max.



[Discover more about this home](#)



[View our current availability](#)

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# The Eastford

3 BEDROOM HOME, TOTAL 1,496 sq ft / 138.98m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen/Dining Area</b>	4.89m × 4.47m	16'1" × 14'8"
<b>Family Room</b>	3.40m × 3.10m	11'2" × 10'2"
<b>Snug</b>	2.72m × 2.63m	8'11" × 8'8"

## FIRST FLOOR

<b>Living Room</b>	4.89m × 3.06m	16'1" × 10'1"
<b>Bedroom 2</b>	3.35m × 2.76m	11'0" × 9'1"

## SECOND FLOOR

<b>Bedroom 1</b>	3.86m max. × 3.57m	12'8" max. × 11'9"
<b>Bedroom 3</b>	3.04m × 2.49m	10'0" × 8'2"
<b>Study</b>	3.45m × 2.30m	11'4" × 7'7"



[Discover more about this home](#)



[View our current availability](#)

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# The Arborfield

4 BEDROOM HOME, TOTAL 1,635 sq ft / 151.89m<sup>2</sup>



## GROUND FLOOR

### Living Room

5.13m × 3.85m      16'10" × 12'8"

### Kitchen/Dining Area

5.13m × 4.45m max.  
16'10" × 14'7" max.



## FIRST FLOOR

### Bedroom 2

3.85m × 3.27m      12'8" × 10'9"

### Bedroom 3

4.12m max. × 2.90m      13'6" max. × 9'6"

### Bedroom 4

4.47m × 2.13m      14'8" × 7'0"



## SECOND FLOOR

### Bedroom 1

3.85m × 3.51m      12'8" × 11'6"

[→ Discover more about this home](#)

[→ View our current availability](#)

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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



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 **01182 177 038**



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



**Book an appointment**



**How to buy a home**



**THE ROWCROFTS** Arborfield Garrison, Arborfield, Berkshire, RG2 9TN

**CONTACT US ON 01182 177 038**



# Taylor Wimpey

Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. Information is correct at the time of going to print. Please speak to your Sales Executive for further details.