

# The Arboretum

HAVERHILL, SUFFOLK

A beautiful collection of two bedroom apartments,  
and two, three, four and five bedroom homes on  
the outskirts of the market town of Haverhill.

**Taylor**  
**Wimpey**

# Contents

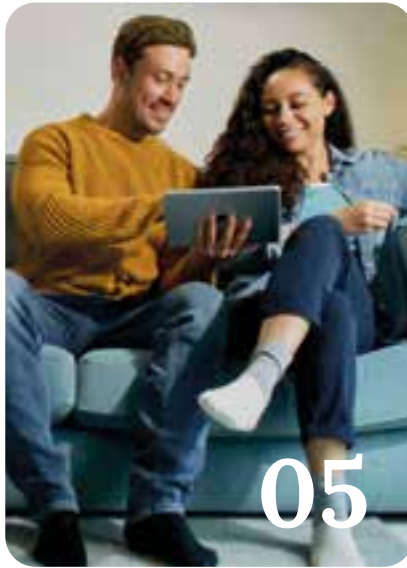
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**Welcome to  
The Arboretum**



**Personalise  
your home**



**Included  
as standard**



**Our homes**



**Ways to buy**



**Take your  
next step**



# Welcome to The Arboretum

The Arboretum is a brand new community, delivering 145 high-quality homes on the edge of Haverhill's charming market town.

Offering homes that cater to all lifestyles, plenty of open green spaces to enjoy, and nearby amenities within two miles, The Arboretum is the ideal place to put down roots.



[→ View the site plan](#)

# Love town life

The Arboretum provides perfectly balanced living. Its semi-rural setting offers tranquility, while amenities in Haverhill town centre, including shops, pubs, restaurants, leisure facilities and schools, offer convenience for modern living.

Commuters benefit from the nearby A11 and M11 for easy access to Cambridge, Newmarket and Bury St Edmunds. Whittlesford Parkway, less than 13 miles away\*, provides links to London in just over an hour†.

Local countryside



Haverhill town centre



Cambridge city centre

\*Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps).  
†Rail times taken from [nationalrail.co.uk](https://www.nationalrail.co.uk) and are approximate only.



**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 a built-in gas hob, integrated hood and an extractor fan.

## Bathrooms, en suites\* and shower rooms\*

Modern white sanitaryware, including a 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. 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. † = Options, upgrades and colour choices are available subject to stage of construction.

# Our homes

→ 2 bedroom apartments



→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



# Acer House

2 BEDROOM APARTMENTS TOTAL 659 sq. ft. / 61 sq. m.



42 43  
Second floor  
40 41  
First floor  
38 39  
Ground floor

## PLOTS 38, 40\* & 42\*

### Kitchen/Living/Dining Area

5.45m × 3.83m 17'11" × 12'7"

### Bedroom 1

3.28 min. × 2.94m 10'9" min. × 9'8"

### Bedroom 2

3.83m × 2.87m 12'7" × 9'5"



42 43  
Second floor  
40 41  
First floor  
38 39  
Ground floor

## PLOTS 39, 41\* & 43\*

### Kitchen/Living/Dining Area

5.45m × 3.83m 17'11" × 12'7"

### Bedroom 1

3.28 min. × 2.94m 10'9" min. × 9'8"

### Bedroom 2

3.83m × 2.87m 12'7" × 9'5"



[Discover more about this development](#)



[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. 55043 / August 2023.





# The Beaford

2 BEDROOM HOME, TOTAL 778 sq. ft. / 72 sq. m.



## GROUND FLOOR

### Kitchen

2.92m x 2.16m      9'7" x 7'1"

### Living/Dining Area

4.06m x 3.80m      13'4" x 12'6"



## FIRST FLOOR

### Bedroom 1

4.06m max. x 3.78m      13'4" max. x 12'5"

### Bedroom 2

4.06m max. x 2.69m      13'4" max. x 8'10"



[Discover more about this home](#)



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# The Aynesdale

3 BEDROOM HOME, TOTAL 1,058 sq. ft. / 98 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.52m x 3.21m      18'1" x 10'6"

### Living Room/Study

5.52m x 3.19m      18'1" x 10'6"



## FIRST FLOOR

### Bedroom 1

3.36m min. x 2.76m      11'0" min. x 9'1"

### Bedroom 2

3.27m x 3.23m      10'9" x 10'7"

### Bedroom 3

2.80m x 2.66m      9'2" x 8'9"



[Discover more about this home](#)



[View our current availability](#)

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# The Brambleford

3 BEDROOM HOME, TOTAL 907 sq. ft. / 84 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.73m x 3.29m max. 15'6" x 10'10" max.

### Living Room

3.94m x 2.82m min. 12'11" x 9'3" min.



## FIRST FLOOR

### Bedroom 1 min.

3.14m x 3.06m 10'4" x 10'1"

### Bedroom 2

3.41m x 2.51m 11'3" x 8'3"

### Bedroom 3

2.35m x 2.13m 7'9" x 7'0"



[Discover more about this home](#)



[View our current availability](#)

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# The Carrdale

3 BEDROOM HOME, TOTAL 1,058 sq. ft. / 98 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.52m × 3.21m      18'1" × 10'6"

### Living Room/Study

5.52m × 3.19m      18'1" × 10'6"



## FIRST FLOOR

### Bedroom 1 min.

3.36m × 2.75m      11'0" × 9'0"

### Bedroom 2

3.27m × 3.23m      10'9" × 10'7"

### Bedroom 3

2.80m × 2.68m      9'2" × 8'10"



[Discover more about this home](#)



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# The Harrton

3 BEDROOM HOME, TOTAL 1,143 sq. ft. / 106 sq. m.



## GROUND FLOOR

### Kitchen

3.37m x 3.17m      11'1" x 10'5"

### Living/Dining Area

4.39m x 3.52m min.  
14'5" x 11'7" min.



## FIRST FLOOR

### Bedroom 2

4.39m x 3.16m      14'5" x 10'5"

### Bedroom 3

3.31m x 2.40m      10'11" x 7'10"



## SECOND FLOOR

### Bedroom 1

3.41m min. x 3.34m  
11'2" min. x 11'0"

### Dressing Area

2.81m x 2.22m min.  
9'3" x 7'4" min.



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# The Henford

4 BEDROOM HOME, TOTAL 1,359 sq. ft. / 126 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

7.09m × 3.74m      23'3" × 12'4"

### Living Room

5.00m × 3.34m      16'5" × 11'0"



## FIRST FLOOR

### Bedroom 1

3.95m × 2.73m min.      13'0" × 9'0" min.

### Bedroom 2

3.88m × 2.96m      12'9" × 9'9"

### Bedroom 3

3.77m × 3.05m      12'5" × 10'0"

### Bedroom 4

3.12m × 2.13m      10'3" × 7'0"

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# The Rightford

4 BEDROOM HOME, TOTAL 1,374 sq. ft. / 128 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

8.33m × 3.31m      27'4" × 10'10"

### Living Room

4.19m × 3.19m      13'9" × 10'6"

### Study

2.81m × 2.14m      9'3" × 7'1"



## FIRST FLOOR

### Bedroom 1

3.21m min. × 3.06m      10'7" min. × 10'1"

### Bedroom 2

3.40m min. × 3.19m      11'2" min. × 10'6"

### Bedroom 3

3.51m min. × 2.93m      11'6" min. × 9'8"

### Bedroom 4

3.02m × 2.22m      9'11" × 7'3"



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# The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq. ft. / 116 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.53m x 3.29m      21'5" x 10'10"

### Living Room/Study

6.53m x 3.25m      21'5" x 10'8"



## FIRST FLOOR

### Bedroom 1

3.63m max. x 3.40m      11'11" max. x 11'2"

### Bedroom 2

3.31m min. x 3.00m      10'10" min. x 9'10"

### Bedroom 3

3.44m x 2.17m      11'4" x 7'2"

### Bedroom 4

3.04m x 2.15m      10'0" x 7'1"

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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 **01440 382 114**.



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

[→ Book an appointment](#)

[→ How to buy a home](#)



**THE ARBORETUM** Three Counties Way, Haverhill, Suffolk, CB9 7FB

**CONTACT US ON 01440 382 114**

# Taylor Wimpey