# The Arboretum

HAVERHILL, SUFFOLK

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

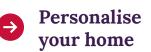


## Contents



Welcome to The Arboretum









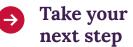


**Our homes** 











# 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.



# 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<sup>\*</sup>, provides links to London in just over an hour<sup>†</sup>.

Local countryside



\*Distances taken from google.co.uk/maps. <sup>†</sup>Rail times taken from nationalrail.co.uk and are approximate only.



Watch development video



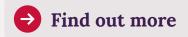
# Personalise your home

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.





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<sup>†</sup> 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**

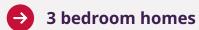


#### 2 bedroom apartments

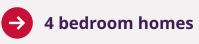










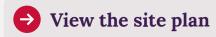














### **Acer House**

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





**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" mir

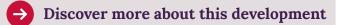
**Bedroom 2** 3.83m × 2.87m 10'9" min. × 9'8" 12'7" × 9'5"



First floor 38 39 Ground floor

**PLOTS 39, 41\* & 43\* Kitchen/Living/Dining Area** 5.45m × 3.83m 17'11" × 12'7"

<b>Bedroom 1</b> 3.28 min. × 2.94m	10'9" min. × 9'8"
Bedroom 2	
3.83m × 2.87m	12'7" × 9'5"







## The Beaford

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



**GROUND FLOOR Kitchen** 2.92m × 2.16m 9<sup>r</sup>

Living/Dining Area 4.06m × 3.80m

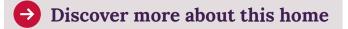
**ea** 13'4" × 12'6"

9'7" × 7'1"



**FIRST FLOOR Bedroom 1** 4.06m max. × 3.78m 13'4" max. × 12'5"

**Bedroom 2** 4.06m max. × 2.69m 13'4" max. × 8'10"







## The Aynesdale

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 3.36m min. × 2.76m 11'0" min. × 9'1"

**Bedroom 2** 3.27m × 3.23m

2.80m × 2.66m

Bedroom 3

9'2" × 8'9"

View our current availability

10'9" × 10'7"

### Discover more about this home



### **The Brambleford**

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



**GROUND FLOOR Kitchen/Dining Area** 4.73m × 3.29m max. 15'6" × 10'10" max.

Living Room 3.94m × 2.82m min. 12'11" × 9'3" min.



**FIRST FLOOR** 

<b>Bedroom 1</b> min. 3.14m × 3.06m	10'4" × 10'1"
<b>Bedroom 2</b> 3.41m × 2.51m	11'3" × 8'3"
<b>Bedroom 3</b> 2.35m × 2.13m	7'9" × 7'0"

### ➔ Discover more about this home





### 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"
<b>Bedroom 2</b> 3.27m × 3.23m	10'9" × 10'7"
<b>Bedroom 3</b> 2.80m × 2.68m	9'2" × 8'10"

### Discover more about this home

### View our current availability



### **The Harrton**

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



**GROUND FLOOR Kitchen** 3.37m × 3.17m 11'1" × 10'5"

**Living/Dining Area** 4.39m × 3.52m min. 14'5" × 11'7" min.



 FIRST FLOOR

 Bedroom 2

 4.39m × 3.16m

 14'5" × 10'5"

 Bedroom 3

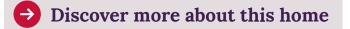
 3.31m × 2.40m

 10'11" × 7'10"



**SECOND FLOOR Bedroom 1** 3.41m min. × 3.34m 11'2" min. × 11'0"

**Dressing Area** 2.81m × 2.22m min. 9'3" × 7'4" min.







### 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"



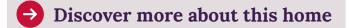
#### **FIRST FLOOR**

**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"







## The Rightford

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



#### GROUND FLOOR Kitchen/Dining Area

27'4" × 10'10"
13'9" × 10'6"
9'3" × 7'1"



FIRST FLOOR Bedroom 1 3.21m min. × 3.06m	10'7" min_x 10'1"
5.2 111 11111. ^ 5.00111	107 11111. ^ 10 1
<b>Bedroom 2</b> 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"

### Discover more about this home

### View our current availability



## The Plumdale

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



#### **GROUND FLOOR**

**Kitchen/Dining Area** 6.53m × 3.29m 21'5" × 10'10"

Living Room/Study 6.53m × 3.25m 21'5" × 10'8"



FIRST FLOOR Bedroom 1 3.63m max. × 3.40m	11'11" max. × 11'2"
<b>Bedroom 2</b> 3.31m min. × 3.00m	10'10" min. × 9'10"
<b>Bedroom 3</b> 3.44m × 2.17m	11'4" × 7'2"
Bedroom 4	

3.04m × 2.15m

10'0" × 7'1"

View our current availability

### Discover more about this home



### **The Garrton**

5 BEDROOM HOME, TOTAL 1,803 sq. ft. / 168 sq. m.







**GROUND FLOOR** 

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

Living Room	
4.74m × 3.34m	15'7" × 11'0"
Family Room/Study	
2.73m × 2.31m	9'0" × 7'7"

**FIRST FLOOR** 

<b>Bedroom 1</b> 3.98m × 3.34m	13'1" × 11'0"
<b>Bedroom 4</b> 3.62m × 2.75m	11'11" × 9'0"
<b>Bedroom 5</b> 2.98m × 2.54m	9'9" × 8'4"

#### SECOND FLOOR

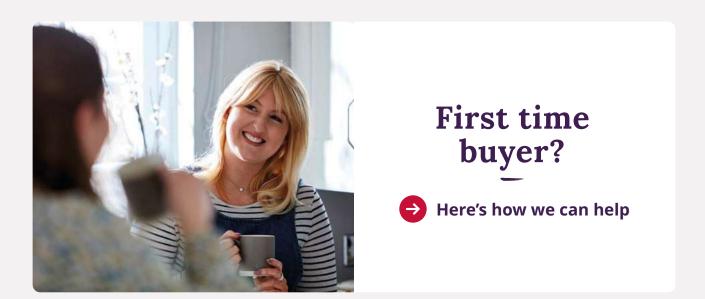
Bedroom 2	
4.66m × 3.39m	15'4" × 11'2"
Bedroom 3	

### Discover more about this home





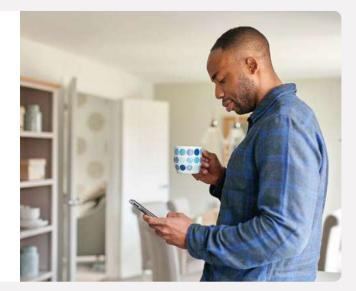
Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



# 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.

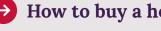


Have your questions answered by calling our Sales Executives on 01440 382 114.



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



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