



# Robin Gardens

—  
SWINDON, WILTSHIRE

A beautiful collection of two, three and four bedroom homes located in the bustling town of Swindon, Wiltshire.

**Taylor**  
**Wimpey**

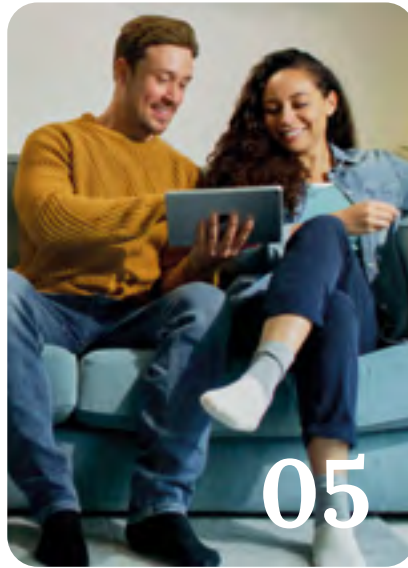
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# Welcome to Robin Gardens

Situated on the northern edge of Swindon, Robin Gardens benefits from the best of town and country whilst enjoying fantastic links to the city.

Each home has been designed to provide enough versatility to cater for a variety of lifestyles and to find the perfect mix of practicality and comfort.

[→ View the site plan](#)



# The perfect balance

Conveniently located on the outskirts of Swindon and close to the spectacular Cotswolds, Robin Gardens allows you to find the perfect balance between urban buzz and idyllic nature.

With shops, cafés and restaurants nearby; walking and water sports within reach; and excellent rail links to London and Bristol just a short drive away, this desirable development has it all.

Stanton Country Park



Blundsdon Village



Swindon Wilts Train Station



[Watch development video](#)





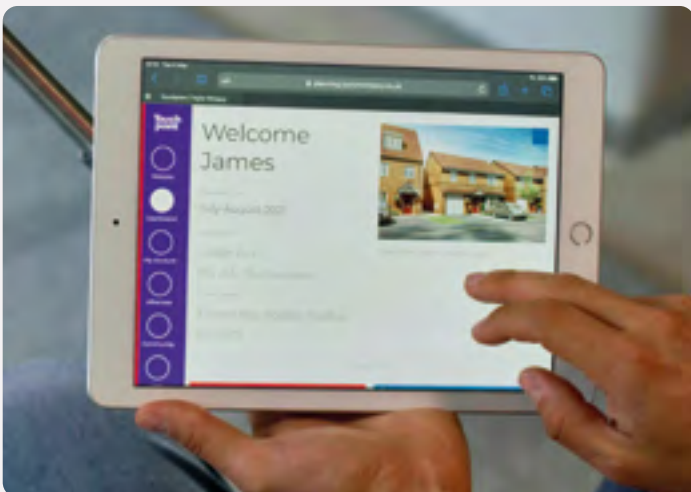
# Personalise your home

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, contemporary sinks, and lighting 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>

Units will be fitted to match your chosen kitchen style. If your home has a toilet in the utility room, we'll fit a contemporary basin and toilet for a sleek finish.



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

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal 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 – including plants. 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. † = House type specific.









	The Askern	The Brandywell	The Crayford	The Harlow	The Henlow	The Monmore	The Kingsley	The Shawfield	The Owlerton	The Thornton
<b>External Features</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
Composite entrance door (various designs) with uPVC frame & composite sill, double glazing and colour as external finishes schedule	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BS3621 multipoint lock with thumb turn cylinder & handles, 180 degree eye viewer and security door chain – chrome finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Letter plate and internal draught flap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome house numbers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Paths (900mm wide) – buff riven paving slabs (450x450mm)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front gardens – graded and turfed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White PVCu toughened double glazed doors with white handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3-point locking system to primary door with secondary door secured by 2 shoot bolts	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brass hose union outside bib tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping – refer to approved landscape layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed windows with white handles – refer to window schedule for design	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grey external/white internal PVCu lockable double glazed windows with colour appropriate handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hormann 2101 Ilkley contemporary steel garage door – pre-finished white (where applicable)		✓				✓	✓	✓	✓	✓
White uPVC fascias and bargeboard (where applicable) – location as material plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Patio area – buff riven paving slabs (approx 4.3 sq. m.)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rear gardens – graded and rotavated	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high larch lap panel (to intermediate garden divisions)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Closeboard 1,800mm high (generally to garden rear and open side boundaries)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Paths – buff riven paving slabs to shed and rear gate (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric vehicle car charging provisions - 30 amp wired spur for future electric vehicle charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric vehicle car charging point - 7.2kw charging point/charging stand point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Solar PV panels – plot allocation & configuration as UPOWA arrangement sheets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



# Our homes

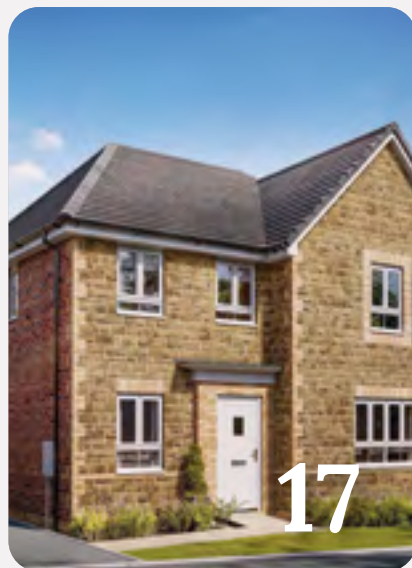
→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ [View the site plan](#)



# The Askern

2 BEDROOM HOME, TOTAL 646.31 sq. ft. / 60.04 sq. m.



## GROUND FLOOR

### Kitchen/Living/Dining Area

6.48m x 3.92m      21'4" x 12'11"



## FIRST FLOOR

### Bedroom 1

3.92m x 2.77m      12'11" x 9'1"

### Bedroom 2

3.92m max. x 2.51m      12'11" max. x 8'3"

[→ Discover more about this development](#)

[→ View our current availability](#)

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans 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. \*Plot is handed. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 56833/November 2023.





# The Brandywell

3 BEDROOM HOME, TOTAL 819.47 sq. ft. / 76.13 sq. m.



†

## GROUND FLOOR

### Kitchen/Dining Area

4.60m × 2.88m max. 15'1" × 9'5" max.

### Living Room

4.18m × 3.57m 13'8" × 11'9"



\*\*

## FIRST FLOOR

### Bedroom 1

3.52m max. × 2.90m 11'6" max. × 9'6"

### Bedroom 2

2.96m × 2.61m 9'9" × 8'7"

### Bedroom 3

2.96m × 1.90m 9'9" × 6'3"

[→ Discover more about this development](#)

[→ View our current availability](#)

\*\*Plot specific windows to plots 16 & 18. The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans 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. \*Plot is handed. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 56833/November 2023.



# The Crayford

3 BEDROOM HOME, TOTAL 841.84 sq. ft. / 78.21 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.74m × 2.85m      15'7" × 9'4"

### Living Room

4.74m × 3.02m      15'7" × 9'11"



## FIRST FLOOR

### Bedroom 1

3.43m × 3.02m      11'3" × 9'11"

### Bedroom 2

2.91m × 2.50m      9'7" × 8'3"

### Bedroom 3

2.91m × 2.15m      9'7" × 7'1"

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# The Harlow

3 BEDROOM DETACHED HOME, TOTAL 903.5 sq. ft. / 83.94 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.96m x 3.05m      16'3" x 10'0"

### Living Room

4.96m x 2.97m      16'3" x 9'9"



## FIRST FLOOR

### Bedroom 1

3.61m x 3.11m      11'10" x 10'3"

### Bedroom 2

2.97m x 2.72m      9'9" x 8'11"

### Bedroom 3

2.97m x 2.72m      9'9" x 8'11"

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# The Henlow

**3 BEDROOM TERRACED LIFETIME HOME, TOTAL 1,007.46 sq. ft. / 93.6 sq. m.**



## GROUND FLOOR

### Kitchen/Dining Area

4.88m × 4.67m max. 16'0" × 15'4" max.

### Living Room

4.14m × 3.80m max. 13'7" × 12'6" max.



## FIRST FLOOR

### Bedroom 1

3.80m max. × 3.36m 12'6" max. × 11'0"

### Bedroom 2

3.81m × 2.75m 12'6" × 9'0"

### Bedroom 3

4.67m × 2.04m 15'4" × 6'9"

[→ Discover more about this development](#)

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# The Kingsley

4 BEDROOM DETACHED HOME, TOTAL 1,141.29 sq. ft. / 106.03 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.00m x 3.10m      19'8" x 10'2"

### Living Room

5.23m x 3.47m      17'2" x 11'5"



## FIRST FLOOR

### Bedroom 1

3.49m x 2.71m      11'6" x 8'11"

### Bedroom 2

3.57m x 2.70m      11'9" x 8'11"

### Bedroom 3

3.20m x 2.97m      10'6" x 9'9"

### Bedroom 4

2.41m x 2.23m      7'11" x 7'4"

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# The Monmore

4 BEDROOM DETACHED HOME, TOTAL 1,346.17 sq. ft. / 125.06 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.47m max. × 3.29m    21'2" max. × 10'10"

### Living Room

4.65m × 3.16m    15'3" × 10'4"



## FIRST FLOOR

### Bedroom 1 max.

4.21m × 4.14m    13'10" × 13'7"

### Bedroom 2

3.74m × 3.08m    12'4" × 10'2"

### Bedroom 3

3.96m max. × 3.03m    13'0" max. × 10'0"

### Bedroom 4

3.08m × 2.01m    10'2" × 6'7"

[→ Discover more about this development](#)

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# The Owlerton

4 BEDROOM HOME, TOTAL 1,320.72 sq. ft. / 122.7 sq. m.



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\*\*

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## GROUND FLOOR

### Kitchen/Dining Area

4.60m x 4.38m max.

15'1" x 14'5" max.

### Living Room

4.19m x 3.54m

13'9" x 11'7"

## FIRST FLOOR

### Bedroom 2

4.81m x 2.60m

15'10" x 8'7"

### Bedroom 3

3.72m x 2.60m

12'2" x 8'7"

### Bedroom 4

3.72m x 1.91m

10'4" x 6'3"

## SECOND FLOOR

### Bedroom 1

6.04m x 3.46m

19'10" x 11'4"



Discover more about this development



View our current availability

\*\*Plot specific windows to plots 9, 20, 72, 75 & 90. The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans 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. \*Plot is handed. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 56833/November 2023.





# The Shawfield

4 BEDROOM TERRACED HOME, TOTAL 1,377.86 sq. ft. / 128.01 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.96m × 3.23m      16'4" × 10'7"

### Living Room

4.96m × 3.23m      16'4" × 10'7"

## FIRST FLOOR

### Bedroom 1

3.67m max. × 3.23m      12'1" max. × 10'7"

### Bedroom 4

3.23m × 2.95m      10'7" × 9'9"

## SECOND FLOOR

### Bedroom 2

4.30m × 3.23m      14'1" × 10'7"

### Bedroom 3

4.30m × 3.23m      14'1" × 10'7"

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# The Thornton

4 BEDROOM DETACHED HOME, TOTAL 1,336.46 sq. ft. / 124.16 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

8.11m x 3.31m max. 26'7" x 10'10" max.

### Living Room

4.73m x 3.51m 15'7" x 11'6"

### Study

2.22m x 2.12m 7'3" x 7'0"



## FIRST FLOOR

### Bedroom 1

3.57m x 3.53m 11'9" x 11'7"

### Bedroom 2

3.70m max. x 3.39m 12'2" max. x 11'12"

### Bedroom 3

3.38m x 2.83m 11'1" x 9'4"

### Bedroom 4

3.50m max. x 2.30m 11'6" max. x 7'7"

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\*\*Plot specific windows to plot 93. The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans 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. \*Plot is handed. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 56833/November 2023.



# 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 Executive on **01793 680 419**.



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



**Book an appointment**



**How to buy a home**



**ROBIN GARDENS** Lady Lane, Swindon, Wiltshire, SN25 4DN

**CONTACT US ON 01793 680 419**

# Taylor Wimpey