



# THE APPLEDOWNS

KERESLEY, COVENTRY

Situated on the north-western edge of the picturesque village of Keresley, The Appledowns provides a stunning collection of two, three, four and five-bedroom homes.

**Taylor**  
**Wimpey**

# Contents



# Welcome to The Appledowns

Situated on the north-western edge of the stunning village of Keresley, The Appledowns is a new community of 2, 3, 4 and 5 bedroom homes.

The development is surrounded by plenty of green open space, with modern designs and interior layouts to suit a variety of needs.



**View the site plans:**

[→ Appledown Gate](#)

[→ Appledown Orchard](#)

[→ Appledown Meadow](#)

# Live and love village life

If you love the rural charm of village life yet still need great connections for work, The Appledowns is an ideal location for you. Keresley is a village and civil parish in the City of Coventry, and offers all the sense of community you could ask for, yet still only being four miles away from Coventry city centre.

The village features a variety of shops and amenities including, a post office, doctors surgery, library, garden centre and community centre. It has everything you need right on your doorstep.

Local countryside



Ideally located four miles from Coventry city centre



Enjoy lazy Sunday strolls or take to two wheels along the nearby Coventry Canal

Watch development videos:

[→ Appledown Gate](#)

[→ Appledown Orchard](#)



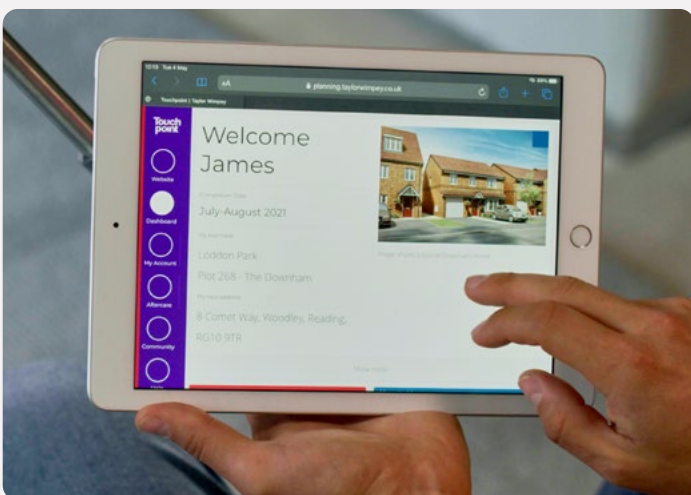
# Personalise your home

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, a stainless steel sink and Zeno Taps, and lighting gives 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, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

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 – 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. † = Where applicable.

# Specification of our houses

## Appledown Orchard 2 & 3 bedroom

Kitchens							
Choice of Symphony Kitchen Units up to Stage 40 with upstands and stainless steel splash back to cooker	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Electric ZOB343X single built under oven	✓						
Zanussi Stainless Steel Electric ZOD35511XK built in double oven		✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Gas ZGG62414SA hob with Extractor Hood	✓	✓	✓	✓	✓	✓	✓
Leisure Linear Stainless Steel sink 1.5 Bowl to Kitchen	✓	✓	✓	✓	✓	✓	✓
Integrated Zanussi 70/30 Fridge Freezer ZNLN18FS1	✓	✓	✓	✓	✓	✓	✓
Integrated Zanussi Washing Machine Z712W43BI		✓	✓	✓	✓	✓	✓
Freestanding Washing Machine ZWF744B3PW	✓						
Integrated Zanussi Dishwasher ZDLN1511/ZSLN1211	✓	✓	✓	✓	✓	✓	✓
Under counter lights	✓	✓	✓	✓	✓	✓	✓
Bathrooms, En suites & Cloakrooms							
Twyford Sanitary Ware	✓	✓	✓	✓	✓	✓	✓
Calista Chrome filler taps to bath	✓	✓	✓	✓	✓	✓	✓
Calista Chrome mixer taps to bathroom, en suite and W/C basins	✓	✓	✓	✓	✓	✓	✓
Choice of standard Porcelanosa wall tiles wet areas. Half height tiling to wet walls of bathroom, en suite with full height to shower. Splashback tiling to W/C	✓	✓	✓	✓	✓	✓	✓
Extractor Fans to Wet Areas	✓	✓	✓	✓	✓	✓	✓
Aqualisa Thermostatic Shower		✓	✓	✓	✓	✓	✓
Aqualisa Thermostatic Shower and full height tiling around the bath with glass shower screen	✓	✓	✓	✓	✓	✓	✓
Central Heating/Hot Water System							
Gas central heating and radiators -Ideal Boiler	✓	✓	✓	✓	✓	✓	✓
Finishing Touches							
Heathcliff Crown matte finish emulsion to walls and ceilings	✓	✓	✓	✓	✓	✓	✓
10 year NHBC Building warranty	✓	✓	✓	✓	✓	✓	✓
2 year Taylor Wimpey warranty	✓	✓	✓	✓	✓	✓	✓

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

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# Specification of our houses

## Appledown Orchard 2 & 3 bedroom

### Electrical, Windows & Joinery

TV socket to bedroom 1 and lounge	✓	✓	✓	✓	✓	✓	✓
Mains operated smoke detectors interconnected with battery back-up	✓	✓	✓	✓	✓	✓	✓
Cat 5 cabling in lieu of standard internal telephone cabling	✓	✓	✓	✓	✓	✓	✓
Existing double socket of kitchen to incorporate USB charge point	✓	✓	✓	✓	✓	✓	✓
Light to front and rear	✓	✓	✓	✓	✓	✓	✓
Chrome lever furniture to internal and external doors	✓	✓	✓	✓	✓	✓	✓
Newark doors internally white painted with Eurospec chrome lever furniture	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with mains doorbell and IG multi locking system	✓	✓	✓	✓	✓	✓	✓

### External Features

UPVC double glazed windows and external doors with easy clean hinges, lockable fasteners and white handles with chrome locks	✓	✓	✓	✓	✓	✓	✓
Tarmac driveway or parking spaces - refer to planning layout	✓	✓	✓	✓	✓	✓	✓
Turfed /Planted front garden - refer to landscape layout	✓	✓	✓	✓	✓	✓	✓
Turfed rear garden	✓	✓	✓	✓	✓	✓	✓
GRP front and rear doors where applicable	✓	✓	✓	✓	✓	✓	✓
Soffits, rain water goods & exposed rafters - refer to working drawings for colour	✓	✓	✓	✓	✓	✓	✓
Cavity insulation	✓	✓	✓	✓	✓	✓	✓
Wooden gates - refer to working drawings	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓
BT fibre broadband connection as per electrical layout	✓	✓	✓	✓	✓	✓	✓
1.8m fencing or screenwalls to rear garden - fences may feature Hedgehog Highways, please refer to boundary layout	✓	✓	✓	✓	✓	✓	✓
Chrome House Numbers	✓	✓	✓	✓	✓	✓	✓
Brick and Roof Tile Schedules - refer to planning layout	✓	✓	✓	✓	✓	✓	✓



**Find out more**

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# Specification of our houses

## Appledown Orchard 4 & 5 bedroom

### Kitchens

Choice of Option 1 Symphony Kitchen Units (up to Stage 40) with upstands and stainless steel splash back to cooker	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Electric ZOB343X single built under oven												
Zanussi Stainless Steel Electric ZOD35511XK built in double oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Gas ZGG62414SA hob with Extractor Hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Leisure Linear Stainless Steel sink 1.5 Bowl to Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Leisure Linear Stainless Steel sink 1 bowl to Utility			✓	✓			✓			✓	✓	✓
Integrated Zanussi 70/30 Fridge Freezer ZNLN18FS1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Zanussi Washing Machine Z712W43BI	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Zanussi Dishwasher ZDLN1511/ZSLN1211	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under counter lights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### Bathrooms, En suites & Cloakrooms

Twyford Sanitary Ware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Calista Chrome filler taps to bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Calista Chrome mixer taps to bathroom, en suite and W/C basins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of standard Porcelanosa wall tiles wet areas. Half height tiling to wet walls of bathroom, en suite with full height to shower. Splashback tiling to W/C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor Fans to Wet Areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa Thermostatic Shower to Ensuite 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa Thermostatic Shower to Ensuite 2							✓			✓	✓	✓
Aqualisa thermostatic shower over bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### Central heating/hot water system

Gas central heating and radiators - Ideal Boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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### Finishing Touches

Heathcliff Crown matte finish emulsion to walls and ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC Building Warranty 10 Year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Taylor Wimpey Warranty 2 Year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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# Specification of our houses

## Appledown Orchard 4 & 5 bedroom

### External Features

UPVC double glazed windows and external doors with easy clean hinges, lockable fasteners and white handles with chrome locks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tarmac driveway or parking spaces – refer to planning layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed /Planted front garden – refer to landscape layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRP front and rear doors where applicable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soffits, rain water goods & exposed rafters - refer to working drawings for colour	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cavity insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wooden gates - refer to working drawings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT fibre broadband connection as per electrical layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m fencing or screenwalls to rear garden - fences may feature Hedgehog Highways, please refer to boundary layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome House Numbers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brick and Roof Tile Schedules - refer to planning layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### Electrical, Windows & Joinery

TV socket to bedroom 1 and lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains operated smoke detectors interconnected with battery back-up	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cat 5 cabling in lieu of standard internal telephone cabling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light and power socket to garage *(within curtilage area)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Existing double socket of kitchen to incorporate USB charge point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light to front and rear	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome lever furniture to internal and external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Newark doors internally white painted with Eurospec chrome lever furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with mains doorbell and IG multi locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

[→ Find out more](#)

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# Our homes



**View the site plans:**

 [Appledown Gate](#)

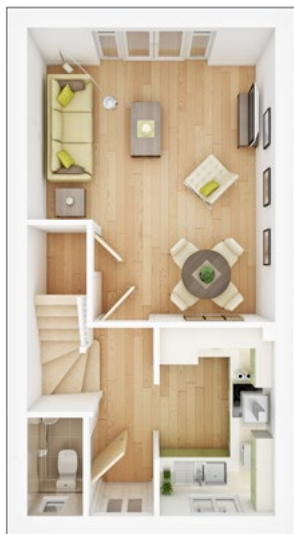
 [Appledown Orchard](#)

 [Appledown Meadow](#)



# The Canford

2 BEDROOM HOME TOTAL 64.0m<sup>2</sup> / 689 sq ft



## GROUND FLOOR

### Lounge/Dining max.

4.73m × 3.98m      15' 6" × 13' 1"

### Kitchen

3.03m × 1.86m      9' 11" × 6' 1"



## FIRST FLOOR

### Bedroom 1

3.08m × 2.94m      10' 1" × 9' 7"

### Bedroom 2 max.

3.98m × 2.56m      13' 1" × 8' 5"

[→ Discover more about this home](#)

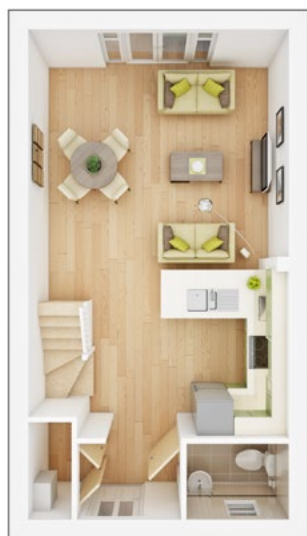
[→ View development](#)

\*Plot specific windows. 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. TWNM 77537 / June 2023



# The Ashenford

2 BEDROOM HOME TOTAL 71.6m<sup>2</sup> / 771 sq ft



## GROUND FLOOR

### Lounge/Dining

4.32m × 4.02m      14' 2" × 13' 2"

### Kitchen max.

4.32m × 2.75m      14' 2" × 9' 0"



## FIRST FLOOR

### Bedroom 1

4.32m × 3.27m      14' 2" × 10' 9"

### Bedroom 2 max.

4.32m × 2.52m      14' 2" × 8' 3"

[→ Discover more about this home](#)

[→ View development](#)

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# The Gosford

3 BEDROOM HOME TOTAL 80.4m<sup>2</sup> / 866 sq ft



## GROUND FLOOR

### Kitchen/Dining

4.72m × 2.88m 15' 6" × 9' 5"

### Lounge

3.69m × 4.27m 12' 1" × 14' 0"



## FIRST FLOOR

### Bedroom 1 min.

2.96m × 2.83m 9' 9" × 9' 4"

### Bedroom 2

2.63m × 3.31m 8' 8" × 10' 10"

### Bedroom 3 max.

2.01m × 3.55m 6' 7" × 11' 8"



[Discover more about this home](#)



[View development](#)

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# The Flatford

3 BEDROOM HOME TOTAL 80.4m<sup>2</sup> / 866 sq ft



## GROUND FLOOR

### Lounge/Dining

4.68m x 3.88m      15' 4" x 12' 9"

### Kitchen

2.57m x 3.39m      8' 5" x 11' 2"



## FIRST FLOOR

### Bedroom 1 min.

3.61m x 3.11m 11' 10" x 10' 2"

### Bedroom 2 min.

2.67m x 3.46m 8' 9" x 11' 4"

### Bedroom 3 max.

1.92m x 3.46m 6' 4" x 11' 4"



[Discover more about this home](#)



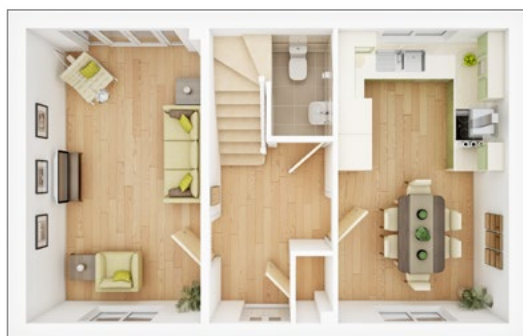
[View development](#)

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# The Yewdale

3 BEDROOM HOME TOTAL 86.5m<sup>2</sup> / 931 sq ft



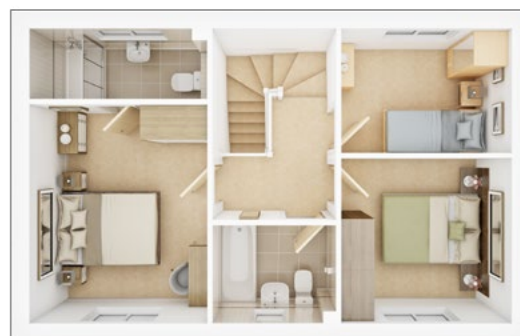
## GROUND FLOOR

### Lounge

3.02m × 5.10m      9' 11" × 16' 9"

### Kitchen/Dining

2.95m × 5.10m      9' 8" × 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m × 3.81m      10' 1" × 12' 5"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"

[→ Discover more about this home](#)

[→ View development](#)

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# The Easedale

3 BEDROOM HOME TOTAL 86.5m<sup>2</sup> / 931 sq ft



## GROUND FLOOR

### Lounge

3.02m × 5.10m      9' 11" × 16' 9"

### Kitchen/Dining

2.95m × 5.10m      9' 8" × 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m × 3.81m      10' 1" × 12' 5"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"

[→ Discover more about this home](#)

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# The Amersham

3 BEDROOM HOME TOTAL 91.9m<sup>2</sup> / 990 sq ft



## GROUND FLOOR

### Kitchen/Dining

4.37m × 2.88m      14' 4" × 9' 5"

### Lounge max.

2.89m × 4.03m      9' 6" × 13' 3"



## FIRST FLOOR

### Bedroom 1

3.21m × 4.21m      10' 6" × 13' 10"

### Bedroom 2 max.

4.37m × 3.03m      14' 4" × 9' 11"

### Bedroom 3 max.

2.90m × 2.89m      9' 6" × 9' 6"

### Study

2.22m × 1.68m      7' 4" × 5' 6"

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\*Plot specific windows. 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. TWNM 77537 / June 2023



Spine variant



Core variant

# The Braxton

3 BEDROOM HOME TOTAL 101.3m<sup>2</sup> / 1,091 sq ft



## GROUND FLOOR

### Kitchen/Dining

4.26m × 3.43m      14' 0" × 11' 3"

### Lounge max.

2.45m × 4.19m      8' 0" × 13' 9"



## FIRST FLOOR

### Bedroom 2 max.

4.26m × 2.83m      14' 0" × 9' 3"

### Bedroom 3

2.12m × 3.60m      7' 1" × 11' 10"



## SECOND FLOOR

### Bedroom 1 min.

2.77m × 5.57m      9' 1" × 18' 3"



Discover more about this home



View development

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# The Lydford

4 BEDROOM HOME TOTAL 102m<sup>2</sup> / 1,099 sq ft



\*

## GROUND FLOOR

### Kitchen/Dining

5.36m × 3.38m      17' 7" × 11' 1"

### Lounge

3.27m × 4.50m      10' 9" × 14' 9"

\*Bay window on selected plots



## FIRST FLOOR

### Bedroom 1

3.17m × 3.79m      10' 5" × 12' 5"

### Bedroom 2

3.17m × 3.36m      10' 5" × 11' 0"

### Bedroom 3 max.

2.10m × 3.29m      6' 11" × 10' 9"

### Bedroom 4

2.10m × 3.29m      6' 11" × 10' 9"

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# The Midford

4 BEDROOM HOME TOTAL 108.7m<sup>2</sup> / 1,170 sq ft



## GROUND FLOOR

### Lounge

3.62m × 4.39m      11' 11" × 14' 5"

### Kitchen/Dining

5.71m × 3.38m      18' 9" × 11' 1"



## FIRST FLOOR

### Bedroom 1

3.27m × 3.61m      10' 9" × 11' 10"

### Bedroom 2

2.81m × 3.54m      9' 3" × 11' 7"

### Bedroom 3 min.

2.81m × 2.52m      9' 3" × 8' 3"

### Bedroom 4.

2.36m × 2.23m      7' 9" × 7' 4"

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# The Monkford

4 BEDROOM HOME TOTAL 108.7m<sup>2</sup> / 1,170 sq ft



## GROUND FLOOR

### Lounge

5.71m × 3.68m      18' 9" × 12' 1"

### Kitchen/Dining

3.62m × 4.30m      11' 11" × 14' 1"



## FIRST FLOOR

### Bedroom 1

3.27m × 3.61m      10' 9" × 11' 10"

### Bedroom 2

2.81m × 3.54m      9' 3" × 11' 7"

### Bedroom 3 min.

2.81m × 2.52m      9' 3" × 8' 3"

### Bedroom 4

2.36m × 2.23m      7' 9" × 7' 4"

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# The Rosedale

4 BEDROOM HOME TOTAL 115.4m<sup>2</sup> / 1,243 sq ft



## GROUND FLOOR

### Lounge

3.46m x 6.09m      11' 4" x 20' 0"

### Kitchen/Dining max.

3.58m x 6.09m      11' 9" x 20' 0"



## FIRST FLOOR

### Bedroom 1 max.

3.52m x 3.75m      11' 7" x 12' 4"

### Bedroom 2

3.64m x 2.96m      11' 11" x 9' 8"

### Bedroom 3

2.52m x 3.05m      8' 3" x 10' 0"

### Bedroom 4 max.

3.54m x 2.25m      11' 7" x 7' 5"

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Greenway variant

Core variant



# The Trusdale

4 BEDROOM HOME TOTAL 115.4m<sup>2</sup> / 1,243 sq ft



## GROUND FLOOR

### Lounge

3.46m x 6.09m      11' 4" x 20' 0"

### Kitchen/Dining max.

3.58m x 6.09m      11' 9" x 20' 0"



## FIRST FLOOR

### Bedroom 1 max.

3.52m x 3.75m      11' 7" x 12' 4"

### Bedroom 2

3.64m x 2.96m      11' 11" x 9' 8"

### Bedroom 3

2.52m x 3.05m      8' 3" x 10' 0"

### Bedroom 4 max.

3.54m x 2.25m      11' 7" x 7' 5"

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# The Coltham

4 BEDROOM HOME TOTAL 116.9m<sup>2</sup> / 1,259 sq ft



## GROUND FLOOR

### Kitchen/Dining

5.39m × 2.86m      17' 8" × 9' 5"

### Lounge

3.84m × 4.54m      12' 7" × 14' 11"



## FIRST FLOOR

### Bedroom 1

3.84m × 3.11m      12' 7" × 10' 2"

### Bedroom 2 min.

3.66m × 3.16m      12' 0" × 10' 4"

### Bedroom 3

3.33m × 3.41m      10' 11" × 11' 2"

### Bedroom 4

2.59m × 2.89m      8' 6" × 9' 6"

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Greenway variant

Core variant



# The Wortham

4 BEDROOM HOME TOTAL 128.6m<sup>2</sup> / 1,385 sq ft



## GROUND FLOOR

### Kitchen/Dining

6.49m x 3.34m      21' 3" x 10' 11"

### Lounge

3.58m x 5.75m      11' 9" x 18' 10"



## FIRST FLOOR

### Bedroom 1

3.60m x 4.79m      11' 10" x 15' 9"

### Bedroom 2 max.

4.35m x 3.11m      14' 3" x 10' 2"

### Bedroom 3 min.

3.04m x 3.42m      10' 0" x 11' 3"

### Bedroom 4

3.42m x 3.02m      11' 2" x 9' 11"

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# The Manford

4 BEDROOM HOME TOTAL 128.6m<sup>2</sup> / 1,385 sq ft



## GROUND FLOOR

### Lounge

3.88m × 4.74m      12' 9" × 15' 7"

### Kitchen/Dining min.

8.11m × 2.88m      26' 7" × 9' 6"

### Study

2.10m × 2.62m      6' 11" × 8' 7"



## FIRST FLOOR

### Bedroom 1 max.

3.88m × 3.71m      12' 9" × 12' 2"

### Bedroom 2 max.

3.09m × 4.02m      10' 2" × 13' 2"

### Bedroom 3 max.

3.03m × 3.66m      10' 0" × 12' 0"

### Bedroom 3 max.

2.75m × 3.97m      9' 0" × 13' 0"



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Greenway variant

Spine variant



# The Waysdale

4 BEDROOM HOME TOTAL 143.9m<sup>2</sup> / 1,549 sq ft



## GROUND FLOOR

### Kitchen/Breakfast/Family

3.50m × 6.83m      11' 6" × 22' 5"

### Lounge

4.47m × 4.63m      14' 8" × 15' 2"

### Dining

3.05m × 2.89m      10' 0" × 9' 6"



## FIRST FLOOR

### Bedroom 1 min.

3.50m × 3.77m      11' 6" × 12' 5"

### Bedroom 2

2.96m × 4.63m      9' 8" × 15' 2"

### Bedroom 3

3.05m × 2.90m      10' 0" × 9' 6"

### Bedroom 4 max.

2.78m × 3.55m      9' 2" × 11' 8"



[View development](#)

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Greenway variant

Spine variant



# The Marford

4 BEDROOM HOME TOTAL 145.3m<sup>2</sup> / 1,564 sq ft



## GROUND FLOOR

### Lounge

4.75m × 3.91m      15' 7" × 12' 10"

### Kitchen

3.33m × 4.79m      10' 11" × 15' 9"

### Family room

3.26m × 3.91m      10' 8" × 12' 10"

### Dining/Study

2.66m × 3.05m      8' 9" × 10' 0"



## FIRST FLOOR

### Bedroom 1 max.

3.65m × 4.92m      12' 0" × 16' 2"

### Bedroom 2

3.33m × 4.01m      10' 11" × 13' 2"

### Bedroom 3 max.

3.24m × 4.72m      10' 7" × 15' 6"

### Bedroom 4

2.55m × 3.82m      8' 4" × 12' 6"



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# The Lavenham

5 BEDROOM HOME TOTAL 152.9m<sup>2</sup> / 1,646 sq ft



## GROUND FLOOR

**Kitchen/Family/ Breakfast max.**

5.70m × 3.30m      18' 8" × 10' 10"

**Lounge min.**

3.90m × 5.26m      12' 10" × 17' 3"

**Dining**

3.06m × 3.20m      10' 1" × 10' 6"



## FIRST FLOOR

**Bedroom 1**

4.56m × 3.80m      15' 10" × 12' 6"

**Bedroom 2**

3.81m × 3.52m      12' 6" × 11' 7"

**Bedroom 3**

3.40m × 2.68m      11' 2" × 8' 10"

**Bedroom 4 min.**

3.28m × 2.69m      10' 9" × 8' 10"

**Bedroom 5**

2.85m × 2.99m      9' 4" × 9' 10"



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# The Wayford

5 BEDROOM HOME TOTAL 172.4m<sup>2</sup> / 1,856 sq ft



## GROUND FLOOR

### Lounge

4.41m × 6.07m      14' 6" × 19' 11"

### Kitchen/Breakfast

5.58m × 3.35m      18' 4" × 11' 0"

### Dining

3.39m × 3.07m      11' 1" × 10' 1"

### Study

3.39m × 2.35m      11' 1" × 7' 8"



## FIRST FLOOR

### Bedroom 1 min.

3.39m × 3.38m      11' 1" × 11' 1"

### Bedroom 2 min.

3.68m × 3.48m      12' 1" × 11' 5"

### Bedroom 3

3.02m × 3.81m      9' 11" × 12' 6"

### Bedroom 4 max.

4.10m × 2.39m      13' 5" × 7' 10"

### Bedroom 5

3.23m × 2.34m      10' 7" × 7' 8"



[View development](#)

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# The Winterford

5 BEDROOM HOME TOTAL 196m<sup>2</sup> / 2,112 sq ft



## GROUND FLOOR

### Kitchen/Dining

6.37m × 3.84m      20' 11" x 12' 7"

### Lounge

5.22m × 4.13m      17' 2" x 13' 7"

### Family room

4.74m × 3.56m      15' 7" x 11' 8"

### Study

2.97m × 2.60m      9' 9" x 8' 6"



## FIRST FLOOR

### Bedroom 1 min.

4.74m × 3.56m      15' 7" x 11' 8"

### Bedroom 2 min.

3.49m × 3.79m      11' 5" x 12' 5"

### Bedroom 3

4.65m × 2.66m      15' 3" x 8' 9"

### Bedroom 4 min.

2.75m × 4.13m      9' 0" x 13' 6"

### Bedroom 5

2.72m × 2.76m      9' 1" x 8' 11"



[View development](#)

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# Taylor Wimpey