



Arnett Grove

MICKLEOVER, DERBY

A diverse array of two, three and four-bedroom new homes in Mickleover, a village in the heart of Derbyshire.

Taylor
Wimpey

Contents

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Welcome to Arnett Grove

Located on New House Farm, Arnett Grove brings 366 homes to Mickleover, designed for first-time buyers, growing families and downsizers alike. These new homes offer high quality finishes, energy efficient features for lower energy bills, and contemporary layouts that are tailored for modern living.

The surrounding countryside makes this semi-rural location the perfect place to live for those looking for tranquil, village life combined with the convenience of easy connections to nearby towns and cities.



The perfect location

A variety of local amenities, including shops, cafes, and schools, are just around the corner in Mickleover.

Countryside walks and days out with the family are also within easy reach as there's a selection of parks and hiking trails in the surrounding areas. Those who are active will also find that Mickleover meets their needs with a variety of sports clubs and teams, including two football clubs, a golf club and various junior sports options.

For commuters and further entertainment options, Derby City Centre is approximately a fifteen minute drive away and is easily reachable via public transportation. For travelling further afield, major transportation links are available in Derby City Centre and the A38 and A50 are also close by.

Enjoy green open space nearby



Benefit from plenty of local pubs and shops in the area



Explore the popular Mercia Marina, just 11 minutes away



Personalise your home at Arnett Grove

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, a stainless steel sink and chrome taps give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Electrolux oven with built-in hob and integrated extractor hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and chrome 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 sanitary ware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The same sanitary ware is fitted in en suites and shower rooms which also benefit from a shower complete with glass enclosure.

For a distinct look, we offer a varied range of 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. You'll get a fully turfed or landscaped front garden. The back garden includes a slabbed area, and your privacy is protected by a garden fence with gate access.



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Specification of our houses

	Avonsford	Ambleford	Aynesdale	Brambleford	Byrneham	Eynsford	Keeford	Tetford	Chalham	Colford	Elterham	Henford	Plumdale	Raynford	Rightford	Tewksdale
Kitchens																
Fully fitted integrated Symphony kitchen* with upstands and stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrolux stainless steel electric single oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel gas hob with extractor hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lomond stainless steel sink 1.5 bowl to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Electrolux 70/30 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Electrolux washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Electrolux dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms, en suites, utility & cloakrooms																
ROCA sanitary ware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Calista chrome pillar taps to bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Calista chrome mixer taps to bathroom ensuite and WC basins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porcelanosa wall tiles: Half height to sanitary wall and continued at this level around the bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fans to wet areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa thermostatic shower to en suite			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Central heating/hot water system																
Gas central heating and radiators - Ideal Boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical, windows & joinery																
TV socket to bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Media plate to lounge includes TV/data point and double socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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). Plot specific.					✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Existing double socket of kitchen to incorporate USB charge point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vicaima doors internally white painted with chrome lever furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with multi locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

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Specification of our houses

	Avonsford	Amblesford	Aynesdale	Brambleford	Byrneham	Eynsford	Keeford	Tetford	Chalham	Colford	Elterham	Henford	Plumdale	Raynford	Rightford	Tewksdale
External features																
UPVC triple glazed windows and external doors with easy clean hinges, lockable fasteners and white handles with chrome locks (plot specific)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tarmac or paved driveway/parking spaces – refer to planning layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRP front and rear doors where applicable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soffits and rainwater goods	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed or landscaped front garden – refer to landscape layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cavity insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OFNL broadband connection as per electrical layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8 M close board fencing to rear garden with gate access† Boundary treatments can vary due to levels and could be a combination of styles. Please refer to external works drawing with our sales team for plot specific detail.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical vehicle charging	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Photovoltaic panels	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Finishing touches																
Crown covermatt soft white emulsion to walls and white to ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10 year NHBC Buildmark cover	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2 year Taylor Wimpey warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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Our homes





The Avonsford

2 BEDROOM HOME, TOTAL 704 sq ft / 65.40m²



GROUND FLOOR

Lounge

3.69m × 4.38m 12' 1" × 14' 5"

Kitchen

1.96m × 4.30m 6' 5" × 14' 1"



FIRST FLOOR

Bedroom 1

3.69m × 3.14m 12' 1" × 10' 4"

Bedroom 2

3.69m × 2.21m 12' 1" × 7' 3"

*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.
The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition and based on timber frame construction only. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 85312_TWNW - MARCH 2025.



The Ambleford

3 BEDROOM HOME, TOTAL 790 sq ft / 73.41m²



GROUND FLOOR

Kitchen/Dining

4.13m × 2.94m 13' 7" × 9' 8"

Lounge

4.19m × 3.90m 13' 9" × 12' 10"



FIRST FLOOR

Bedroom 1

4.19m × 2.85m 13' 9" × 9' 5"

Bedroom 2

2.28m × 3.60m 7' 6" × 11' 10"

Bedroom 3

1.82m × 2.53m 6' 0" × 8' 4"

*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition and based on timber frame construction only. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 85312_TWNW - MARCH 2025.



The Brambleford

3 BEDROOM HOME, TOTAL 899 sq ft / 83.55m²



GROUND FLOOR

Lounge

2.79m × 3.85m 9' 2" × 12' 8"

Kitchen/Dining

4.70m × 2.91m 15' 5" × 9' 7"



FIRST FLOOR

Bedroom 1

3.04m × 3.06m 10' 0" × 10' 1"

Bedroom 2

2.48m × 3.38m 8' 2" × 11' 1"

Bedroom 3

2.12m × 2.31m 7' 0" × 7' 7"

*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition and based on timber frame construction only. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 85312_TWNW - MARCH 2025.



The Eynsford

3 BEDROOM HOME, TOTAL 964 sq ft / 89.53m²



GROUND FLOOR

Lounge

3.08m × 3.43m 10' 1" × 11' 3"

Kitchen/Dining

5.04m × 3.71m 16' 6" × 12' 2"



FIRST FLOOR

Bedroom 1

4.00m × 3.00m 13' 2" × 9' 10"

Bedroom 2

2.15m × 3.45m 7' 1" × 11' 4"

Bedroom 3

2.80m × 2.42m 9' 2" × 7' 11"

*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition and based on timber frame construction only. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 85312_TWNW - MARCH 2025.



The Keeford

3 BEDROOM HOME, TOTAL 1,004 sq ft / 93.30m²



GROUND FLOOR

Lounge

3.24m × 3.68m 10' 8" × 12' 1"

Kitchen/Dining

5.32m × 2.76m 17' 6" × 9' 1"



FIRST FLOOR

Bedroom 1

2.75m × 3.18m 9' 1" × 10' 5"

Bedroom 2

3.08m × 3.41m 10' 2" × 11' 2"

Bedroom 3

2.51m × 2.98m 8' 3" × 9' 9"

*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition and based on timber frame construction only. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 85312_TWNW - MARCH 2025.



The Tetford

3 BEDROOM HOME, TOTAL 1,005 sq ft / 93.34m²



GROUND FLOOR

Lounge

3.23m x 3.81m 10' 7" x 12' 6"

Kitchen/Dining

3.23m x 4.89m 10' 7" x 16' 1"



FIRST FLOOR

Bedroom 1

2.75m x 3.18m 9' 10" x 10' 5"

Bedroom 2

3.06m x 3.41m 10' 1" x 11' 2"

Bedroom 3

2.53m x 2.99m 8' 4" x 9' 9"

*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition and based on timber frame construction only. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 85312_TWNW - MARCH 2025.



The Aynesdale

3 BEDROOM HOME, TOTAL 1,062 sq ft / 98.65m²



GROUND FLOOR

Lounge

3.18m × 5.57m 10' 5" × 18' 4"

Kitchen/Dining

3.18m × 5.57m 10' 6" × 18' 4"



FIRST FLOOR

Bedroom 1

2.75m × 4.48m 9' 10" × 14' 8"

Bedroom 2

3.27m × 3.23m 10' 9" × 10' 7"

Bedroom 3

2.74m × 2.76m 9' 10" × 9' 1"

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The Byrneham

3 BEDROOM HOME, TOTAL 1,138 sq ft / 105.69m²



GROUND FLOOR

Lounge

4.15m × 4.29m 13' 8" × 14' 1"

Kitchen/Dining

4.15m × 4.39m 13' 8" × 14' 5"



FIRST FLOOR

Bedroom 1

3.24m × 5.25m 10' 8" × 17' 3"

Bedroom 2

4.12m × 2.86m 13' 7" × 9' 5"

Bedroom 3

2.20m × 3.60m 7' 3" × 11' 10"

Study

1.86m × 2.54m 6' 1" × 8' 4"

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The Harrton

3 BEDROOM HOME, TOTAL 1,136 sq ft / 105.55m²



GROUND FLOOR

Living/Dining

4.37m × 3.39m 14' 4" × 11' 2"

Kitchen

3.33m × 3.21m 10' 11" × 10' 6"

FIRST FLOOR

Bedroom 2

3.33m × 3.41m 10' 11" × 11' 2"

Bedroom 3

2.37m × 3.31m 7' 9" × 10' 11"

SECOND FLOOR

Bedroom 1

4.41m × 3.13m 14' 6" × 10' 3"

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The Colford

4 BEDROOM HOME, TOTAL 1,252 sq ft / 116.3m²



GROUND FLOOR

Lounge

4.56m × 3.51m 14' 4" × 11' 6"

Kitchen/Dining

6.54m × 3.11m 21' 5" × 10' 3"

Study

2.21m × 2.08m 7' 3" × 6' 10"



FIRST FLOOR

Bedroom 1

3.34m × 3.40m 10' 0" × 11' 2"

Bedroom 2

3.00m × 3.19m 9' 10" × 10' 6"

Bedroom 3

3.15m × 2.36m 10' 4" × 7' 9"

Bedroom 4

3.49m × 2.15m 11' 6" × 7' 1"

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The Henford

4 BEDROOM HOME, TOTAL 1,360 sq ft / 126.38m²



GROUND FLOOR

Lounge

3.32m × 4.97m 10' 11" × 16' 4"

Kitchen/Dining

7.15m × 3.71m 23' 6" × 12' 2"



FIRST FLOOR

Bedroom 1

3.93m × 2.72m 12' 11" × 8' 11"

Bedroom 2

3.92m × 2.93m 12' 10" × 9' 8"

Bedroom 3

3.13m × 3.78m 10' 3" × 12' 5"

Bedroom 4

3.14m × 2.15m 10' 4" × 7' 1"

*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition and based on timber frame construction only. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 85312_TWNW - MARCH 2025.



The Plumdale

4 BEDROOM HOME, TOTAL 1,251 sq ft / 116.25m²



GROUND FLOOR

Lounge

3.20m × 6.61m 10' 6" × 21' 8"

Kitchen/Dining

3.28m × 6.56m 10' 9" × 21' 6"



FIRST FLOOR

Bedroom 1

3.46m × 3.25m 11' 4" × 10' 8"

Bedroom 2

3.01m × 4.29m 9' 10" × 14' 1"

Bedroom 3

3.55m × 2.15m 11' 8" × 7' 1"

Bedroom 4

3.06m × 2.15m 10' 1" × 7' 1"

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The Tewksdale

4 BEDROOM HOME, TOTAL 1,253 sq ft / 116.40m²



GROUND FLOOR

Lounge

3.30m × 6.57m 10' 8" × 21' 7"

Kitchen/Dining

3.24m × 6.57m 10' 10" × 21' 7"



FIRST FLOOR

Bedroom 1

3.42m × 3.28m 11' 3" × 10' 9"

Bedroom 2

2.97m × 3.28m 9' 9" × 10' 9"

Bedroom 3

3.53m × 2.12m 11' 7" × 7' 0"

Bedroom 4

3.07m × 2.13m 10' 1" × 7' 0"

*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition and based on timber frame construction only. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 85312_TWNW - MARCH 2025.



The Chalham

4 BEDROOM HOME, TOTAL 1,274 sq ft / 118.38m²



GROUND FLOOR

Lounge

4.82m × 4.58m 15' 10" × 15' 1"

Kitchen/Dining

4.83m × 4.10m 15' 10" × 13' 5"



FIRST FLOOR

Bedroom 1

3.17m × 3.62m 10' 5" × 11' 11"

Bedroom 2

3.24m × 4.40m 10' 8" × 14' 5"

Bedroom 3

3.24m × 3.34m 10' 8" × 11' 0"

Bedroom 4

4.83m × 2.80m 15' 10" × 9' 3"

*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition and based on timber frame construction only. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 85312_TWNW - MARCH 2025.



The Rightford

4 BEDROOM HOME, TOTAL 1,355 sq ft / 125.91m²



GROUND FLOOR

Lounge

3.16m × 4.19m 10' 5" × 13' 9"

Kitchen/Dining

8.27m × 3.27m 27' 2" × 10' 9"

Study

2.78m × 2.11m 9' 2" × 6' 11"



FIRST FLOOR

Bedroom 1

2.99m × 3.10m 9' 10" × 10' 2"

Bedroom 2

3.16m × 4.02m 10' 5" × 13' 3"

Bedroom 3

2.91m × 3.48m 9' 7" × 11' 5"

Bedroom 4

3.16m × 3.37m 10' 5" × 11' 1"

*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition and based on timber frame construction only. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 85312_TWNW - MARCH 2025.



The Raynford

4 BEDROOM HOME, TOTAL 1,628 sq ft / 151m²



GROUND FLOOR

Lounge

3.77m × 4.07m 12' 5" × 13' 4"

Kitchen/Dining

6.58m × 3.46m 21' 7" × 11' 4"

Family Room

3.83m × 2.83m 12' 7" × 9' 3"

Study

3.77m × 2.26m 12' 5" × 7' 5"



FIRST FLOOR

Bedroom 1

3.87m × 3.25m 12' 9" × 10' 8"

Bedroom 2

3.29m × 3.50m 10' 10" × 11' 6"

Bedroom 3

3.77m × 3.69m 12' 5" × 12' 1"

Bedroom 4

3.77m × 2.16m 12' 5" × 7' 1"

*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition and based on timber frame construction only. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 85312_TWNW - MARCH 2025.



The Elterham

4 BEDROOM HOME, TOTAL 1,734 sq ft / 161.10m²



GROUND FLOOR

Lounge

4.12m × 3.55m 13' 6" × 11' 8"

Kitchen/Dining

9.17m × 4.23m 29' 13" × 13' 11"



FIRST FLOOR

Bedroom 1

4.45m × 3.60m 14' 7" × 11' 10"

Bedroom 2

4.63m × 3.60m 15' 3" × 8' 5"

Bedroom 3

3.55m × 3.59m 11' 8" × 11' 10"

Bedroom 4

3.37m × 3.45m 11' 1" × 11' 4"

*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition and based on timber frame construction only. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 85312_TWNW - MARCH 2025.

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