



Woven Oaks

KIDDERMINSTER, WORCESTERSHIRE

A collection of two-, three-, and four-bedroom homes located within the vibrant town of Kidderminster.

Taylor
Wimpey

Contents



Welcome to Woven Oaks

Exemplifying the very best in modern living, the first phase of Woven Oaks offers 395 energy-efficient homes, with a mix of houses ranging from two- to four-bedrooms.

In keeping with the local area, Woven Oaks has been thoughtfully designed and will provide a variety of properties, ideal for those looking for their dream home. Whether you're looking for a first home, more space for your growing family, or wanting to downsize, we have the perfect home for you.

Woven Oaks has the best of countryside living mixed with the hustle and bustle of urban areas.



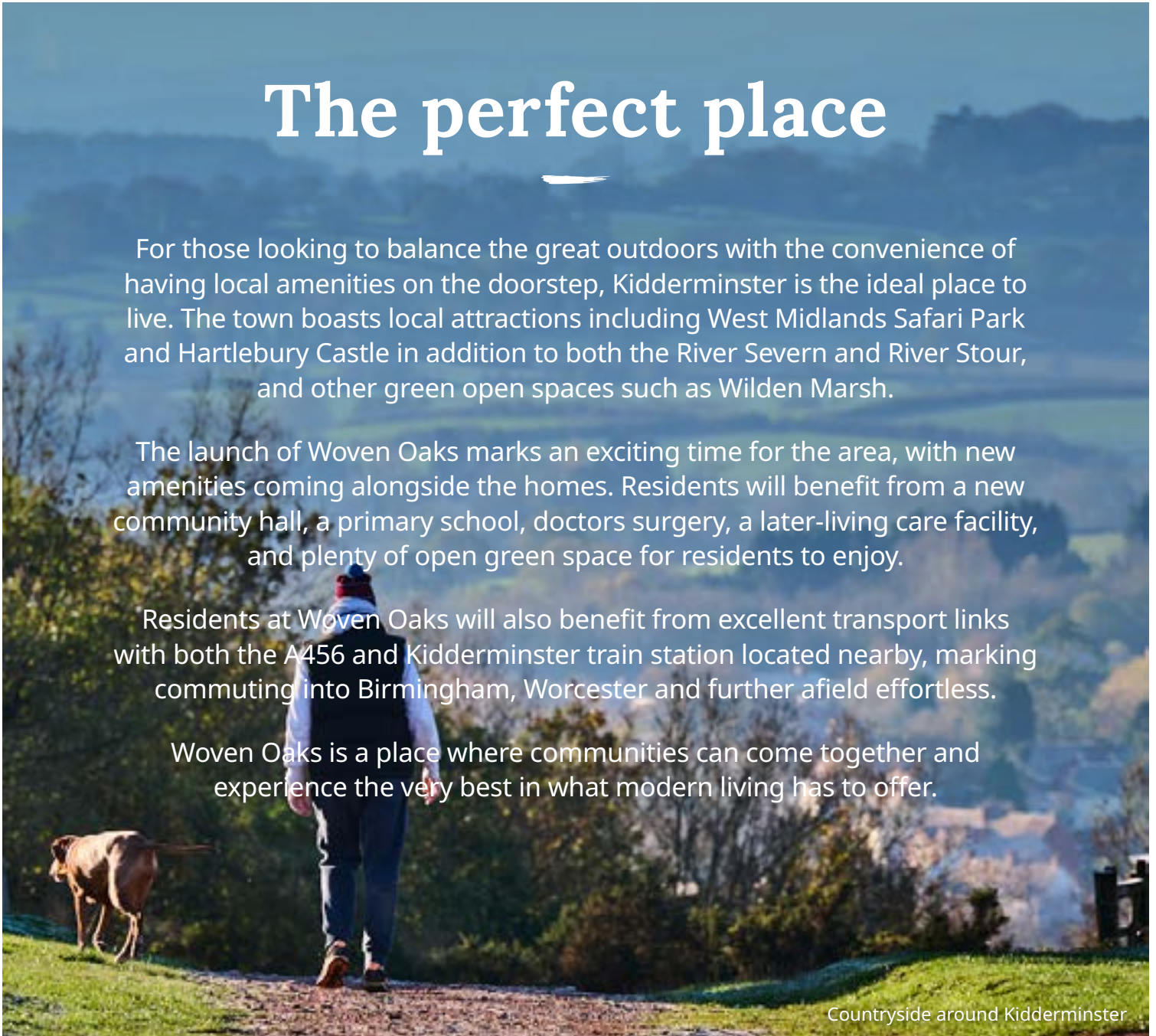
The perfect place

For those looking to balance the great outdoors with the convenience of having local amenities on the doorstep, Kidderminster is the ideal place to live. The town boasts local attractions including West Midlands Safari Park and Hartlebury Castle in addition to both the River Severn and River Stour, and other green open spaces such as Wilden Marsh.

The launch of Woven Oaks marks an exciting time for the area, with new amenities coming alongside the homes. Residents will benefit from a new community hall, a primary school, doctors surgery, a later-living care facility, and plenty of open green space for residents to enjoy.

Residents at Woven Oaks will also benefit from excellent transport links with both the A456 and Kidderminster train station located nearby, marking commuting into Birmingham, Worcester and further afield effortless.

Woven Oaks is a place where communities can come together and experience the very best in what modern living has to offer.



Countryside around Kidderminster



St Mary and All Saints' Church, Kidderminster



West Midlands Safari Park



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 a range of contemporary and traditional 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. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. 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, 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 taps, and lighting* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. 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 taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and 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 and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



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Specification of our houses

	Oakleigh	Avonsford	Brambleford	Eynsford	Aynesdale	Byrneham	Cardale	Harrton	Ayleford	Henford	Hubham	Plumdale	Tewksdale
Kitchens													
Choice of Symphony kitchen units (up to Stage 40), complete with upstands and a stainless steel splashback behind the cooker	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrolux stainless steel electric built-under single oven	✓	✓	✓	✓	✓	✓	✓	✓					
Electrolux stainless steel electric built-in single oven									✓	✓	✓	✓	✓
Electrolux stainless steel gas hob with integrated extractor hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1.5 bowl sink and drainer with single-lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing provided for a washing machine	✓	✓	✓	✓	✓	✓	✓	✓					
Plumbing provided for a dishwasher	✓	✓	✓	✓	✓	✓	✓	✓					
Space provided for a freestanding fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓					
Integrated Electrolux 70/30 fridge freezer									✓	✓	✓	✓	✓
Integrated Electrolux washing machine									✓	✓	✓	✓	✓
Integrated Electrolux dishwasher									✓	✓	✓	✓	✓
Bathrooms, en suites & cloakrooms													
Geberit sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard chrome Calista filler taps to bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard chrome Calista mixer taps and WC basins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of standard Porcelanosa wall tiles to wet areas: • Half-height tiling to wet walls in bathrooms and en suites • Splashback tiling to basin in WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full-height tiling to en suite shower enclosures			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full-height tiling to main bath enclosure(s)	✓	✓											
Half-height tiling to three sides above baths			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fans fitted to all wet areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic shower over bath with full enclosure	✓	✓											
Thermostatic shower with full enclosure to en suites			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Central heating/hot water system													
Gas central heating and radiators – Ideal Boiler (Refer to housetype drawings for specific locations and sizes)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Finishing Touches													
Walls and ceilings finished in Heathcliffe Castle Crown matte emulsion.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10-Year NHBC Buildmark Warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2-Year Taylor Wimpey Warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Specification of our houses

	Oakleigh	Avonsford	Brambleford	Eynsford	Aynesdale	Byrneham	Carrdale	Hartton	Ayleford	Henford	Hubham	Plumdale	Tewksdale
Electrical, Windows & Joinery													
White uPVC Deta sockets, switches, TV outlets, and BT points (refer to electrical layouts for specific positions and locations)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains-operated smoke detectors, fully interconnected with battery backup	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light and power socket provided to garage (refer to planning layout for garage positions)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1 x double over-counter kitchen socket with integrated USB charging point	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓
2 x double over-counter kitchen sockets with integrated USB charging points						✓							
Black PIR coach light fitted to front elevation	✓										✓		✓
Chrome lever door furniture to all internal and external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Newark internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with multi-point locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External Features													
Car charging point (refer to planning layout for wall-mounted or post-mounted EV point locations)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Solar PV array (please refer to working drawings for configuration and Nr of panels)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
uPVC double-glazed windows and external doors, featuring easy-clean hinges, lockable fasteners, white handles, and chrome locks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed and/or planted front garden (refer to landscape layout for details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRP front and rear doors (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Timber side gates with bolt-action locking mechanism (refer to working drawings for locations).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of BT Fibre or Hyperoptics as per electrical layouts	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m close board fencing to rear garden. Boundary treatments may vary depending on plot levels and could include a combination of styles. Please refer to the external works drawing or speak with our sales team for plot-specific details.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Acrylic house number plaque	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

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Our homes





The Oakleigh

2 BEDROOM HOME, TOTAL INTERNAL AREA 636 sq. ft. / 59.15 sq. m.



GROUND FLOOR

Kitchen/Living area

6.65m × 3.20m 21'10" × 10'6"

Bedroom 1

2.87m × 5.57m 9'5" × 15'0"

Bedroom 2

2.15m × 3.32m 7'1" × 10'11"



STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT
OVER TIME IN A NEW-BUILD HOME. [§]



[§]Data taken from the House Builders Federation report. For more details, visit <https://www.hbf.co.uk/policy/wattasave/>. 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. 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. Please speak to our Sales Executives regarding the tenure of our new homes. 97234 TWWM SEPTEMBER 2025.



The Avonsford

2 BEDROOM HOME, TOTAL INTERNAL AREA 691 sq. ft. / 64.2 sq. m.



GROUND FLOOR

Living/Dining area

4.47m × 3.61m 14'8" × 11'10"

Kitchen

4.34m × 1.85m 14'3" × 6'1"



FIRST FLOOR

Bedroom 1

3.17m × 3.61m 10'5" × 11'1"

Bedroom 2

2.24m × 3.61m 7'4" × 11'10"



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The Harrton

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,124 sq. ft. / 104.5 sq. m.



GROUND FLOOR

Kitchen/Lounge area

6.70m x 4.40m 22'0" x 14'5"



FIRST FLOOR

Bedroom 1

3.16m x 4.39m 10'5" x 11'1"

Bedroom 3

3.35m x 2.40m 11'0" x 7'10"



SECOND FLOOR

Bedroom 2

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



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The Aynesdale

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,058 sq. ft. / 98.3 sq. m.



GROUND FLOOR

Kitchen/Dining area

3.21m x 5.52m 10'6" x 18'1"

Lounge

3.19m x 5.52m 10'6" x 18'1"



FIRST FLOOR

Bedroom 1

3.36m x 2.76m 11'0" 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"



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The Brambleford

3 BEDROOM HOME, TOTAL INTERNAL AREA 907 sq. ft. / 84.3 sq. m.



GROUND FLOOR

Lounge

3.83m x 3.98m 12'7" x 13'1"

Kitchen/Dining area

4.74m x 2.96m 15'6" x 9'9"



FIRST FLOOR

Bedroom 1

3.10m x 3.05m 10'2" x 10'0"

Bedroom 2

2.51m x 3.42m 8'3" x 11'3"

Bedroom 3

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



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The Byrneham

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,154 sq. ft. / 107.2 sq. m.



GROUND FLOOR

Kitchen/Dining area

4.39m × 4.17m 14'5" × 13'8"

Lounge

4.37m × 3.27m 14'4" × 10'9"



FIRST FLOOR

Bedroom 1

5.32m × 3.28m 17'6" × 10'9"

Bedroom 2

2.89m × 4.17m 9'6" × 13'8"

Bedroom 3

3.59m × 2.23m 11'10" × 7'4"

Study

1.85m × 2.57m 6'1" × 8'5"



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The Carrdale

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,058 sq. ft. / 98.3 sq. m.



GROUND FLOOR

Kitchen/Dining area

3.21m x 5.52m 10'6" x 18'1"

Lounge

3.19m x 5.52m 10'6" x 18'1"



FIRST FLOOR

Bedroom 1

3.36m x 2.76m 11'0" x 9'0"

Bedroom 2

3.27m x 3.23m 10'9" x 10'7"

Bedroom 3

2.80m x 2.68m 9'2" x 8'10"



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The Eynsford

3 BEDROOM HOME, TOTAL INTERNAL AREA 972 sq. ft. / 90.3 sq. m.



Variant



GROUND FLOOR

Lounge

4.17m × 3.47m 13'8" × 11'5"

Kitchen/Dining area

5.07m × 3.80m 16'8" × 12'6"

FIRST FLOOR

Bedroom 1

4.03m × 4.03m 13'3" × 13'3"

Bedroom 2

3.47m × 2.15m 11'5" × 7'1"

Bedroom 3

2.84m × 2.42m 9'4" × 7'11"



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The Plumdale

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,252 sq. ft. / 116.3 sq. m.



GROUND FLOOR

Kitchen/Dining area

3.30m × 6.54m 10'10" × 21'5"

Lounge

3.25m × 6.53m 10'8" × 21'5"



FIRST FLOOR

Bedroom 1

3.48m × 3.40m 11'5" × 11'2"

Bedroom 2

3.31m × 3.00m 10'10" × 9'10"

Bedroom 3

2.15m × 3.49m 7'1" × 11'6"

Bedroom 4

2.16m × 3.04m 7'1" × 10'0"



STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT
OVER TIME IN A NEW-BUILD HOME. [§]



[§]Data taken from the House Builders Federation report. For more details, visit <https://www.hbf.co.uk/policy/wattasave/>. 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. 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. Please speak to our Sales Executives regarding the tenure of our new homes. 97234 TWWM SEPTEMBER 2025.



The Henford

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,359 sq. ft. / 126.3 sq. m.



GROUND FLOOR

Lounge

3.34m x 5.00m 11'0" x 16'5"

Kitchen/Dining area

7.10m x 3.75m 23'3" x 12'4"



FIRST FLOOR

Bedroom 1

3.96m x 2.75m 13'0" x 9'0"

Bedroom 2

3.88m x 2.96m 12'9" x 9'9"

Bedroom 3

3.05m x 3.77m 10'0" x 12'5"

Bedroom 4

3.13m x 2.13m 10'3" x 7'0"



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The Ayleford

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,101 sq. ft. / 102.3 sq. m.



GROUND FLOOR

Lounge

4.85m × 3.38m 15'11" × 11'1"

Kitchen/Dining area

5.75m × 3.78m 18'10" × 12'5"



FIRST FLOOR

Bedroom 1

3.30m × 3.26m 10'10" × 10'8"

Bedroom 2

3.31m × 3.19m 10'10" × 10'5"

Bedroom 3

2.40m × 2.15m 7'11" × 7'1"

Bedroom 4

2.35m × 2.12m 7'9" × 7'0"



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The Tewksdale

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,252 sq. ft. / 116.3 sq. m.



GROUND FLOOR

Kitchen/Dining area

3.29m × 6.53m 10'10" × 21'5"

Lounge

3.25m × 6.53m 10'8" × 21'5"



FIRST FLOOR

Bedroom 1

3.51m × 3.38m 11'6" × 11'1"

Bedroom 2

4.32m × 2.95m 14'2" × 9'8"

Bedroom 3

2.15m × 3.49m 7'1" × 11'6"

Bedroom 4

2.16m × 3.06m 7'1" × 10'1"



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The Hubham

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,370 sq. ft. / 127 sq. m.



GROUND FLOOR

Kitchen/Dining area

3.88m × 5.81m 12'9" × 19'1"

Lounge

4.13m × 3.60m 13'7" × 11'10"



FIRST FLOOR

Bedroom 1

5.27m × 3.61m 17'3" × 11'10"

Bedroom 2

3.29m × 3.75m 11'10" × 12'4"

Bedroom 3

3.71m × 3.08m 12'2" × 10'1"

Bedroom 4

2.83m × 3.51m 9'3" × 11'6"



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