

Taylor  
Wimpey

Stone Pippin Orchard





## Homes that are as individual as you are

When it comes to choosing a home of your own, you'll want one that suits your personality. That's why we design homes that are as individual as the people who live in them, in the locations where they want to live. Whether you prefer a traditional family home to a contemporary townhouse or an apartment, we are sure you'll find a Taylor Wimpey home that's just right for you.

You want to be sure that the home you buy meets your needs – both today and in the future. We make sure we can offer you a low maintenance, energy efficient home.

Making the decision to buy a home can be both exciting and a little scary. We have a team of dedicated experts to support you throughout. They'll also keep you up-to-date on how your purchase is progressing.

We'd really like to help you to find your perfect home. Contact us at one of our developments or go to [www.taylorwimpey.co.uk](http://www.taylorwimpey.co.uk) for more details.

Taylor  
Wimpey

Stone Pippin Orchard



An exclusive collection of  
just twenty one 3, 4 & 5  
bedroom homes

## Stone Pippin Orchard

Local historians The Bodsey Society helped us name this delightful collection of new 3, 4 & 5 bedroom homes after the orchard which grew here around two hundred years ago. We plan to plant some Stone Pippin trees, an ancient variety of dessert apple, to mark the historical connection.

Anyone looking for a stylish new home in an excellent location will find Stone Pippin Orchard right up their street. It is located in a leafy back lane of the small village of Badsey, situated 2 miles to the east of Evesham and on the edge of the Cotswolds. Badsey is a popular village with a handful of facilities – pub, post office, general store, a primary school with a great local reputation – and easy access to the Evesham by-pass, connecting commuters to Stratford upon Avon, Cheltenham or Worcester – each one around a 30 minute drive away.

Badsey offers an idyllic community setting with period property and a relaxed atmosphere. Badsey Fields Lane is lined with Victorian (and not dissimilar) properties and some more recently constructed houses. At the end of the lane is a fully operational market garden – typical of this area. Stone Pippin Orchard backs onto the school playing fields and is bound to be a popular location with families who are looking for new homes, in a traditional location.

In Evesham, The Leisure Centre on Davies Road provides a swimming pool, squash and badminton courts and a fully equipped gymnasium. Fishing permits are available for the riverside meadows and fishing for the disabled is reserved from the Workman Gardens. There are also numerous opportunities for walking and cycling.

For commuters who prefer to leave the car behind, Evesham Station offers services to destinations including Worcester, Hereford and Great Malvern as well as Oxford, Reading and London Paddington (approximately 1 hour 45 minutes).

All in all this is a great place to live – especially in a new "Taylor Wraspey" home of your own.



-  **Fenstale**  
3 bedrooms/2bath  
Plot 1, 2, 3, 22
  -  **Mulberry**  
3 bedrooms/2bath  
Plot 4, 5
  -  **Mappleton**  
3 bedrooms/2bath  
Plot 6, 7, 8, 9, 10, 11, 12, 13
  -  **Corwood**  
3 bedrooms/2bath  
Plot 14, 15, 16, 17, 18, 19, 20
  -  **Hevilon**  
4 bedrooms/2bath  
Plot 21, 22 & 23
  -  **Sherbourne**  
4 bedrooms/2bath  
Plot 24, 25 & 26
  -  **Stratford**  
4 bedrooms/2bath  
Plot 27, 28 & 29
  -  **Ferrisdon**  
4 bedrooms/2bath  
Plot 30
  -  **Longford**  
4 bedrooms/2bath  
Plot 31, 32 & 33
  -  **Wintbury**  
3 bedrooms/2bath  
Plot 34, 35 & 36
  -  **Affordable Housing**
-  **On-plot Access**  
 **Public Footpaths**



## How to find us:

Leave the M5 at junction 7 and take the B4538 to Evesham. Continue onto the A44, Evesham for approximately 12 miles. At Evesham traffic island junction, continue on Ring Road A44 to Oxford, following signs for Broadway and Badsey. At the 2nd island take first exit to Badsey, B4035. After a short distance turn right into Synehurst Road, signposted Village Centre. Take 4th left into Brewers Lane, then 1st right into Chapel Street. Take 1st left into Badsey Fields Lane and the development is a short distance along on your right.

Sat Nav users: WR11 7EX

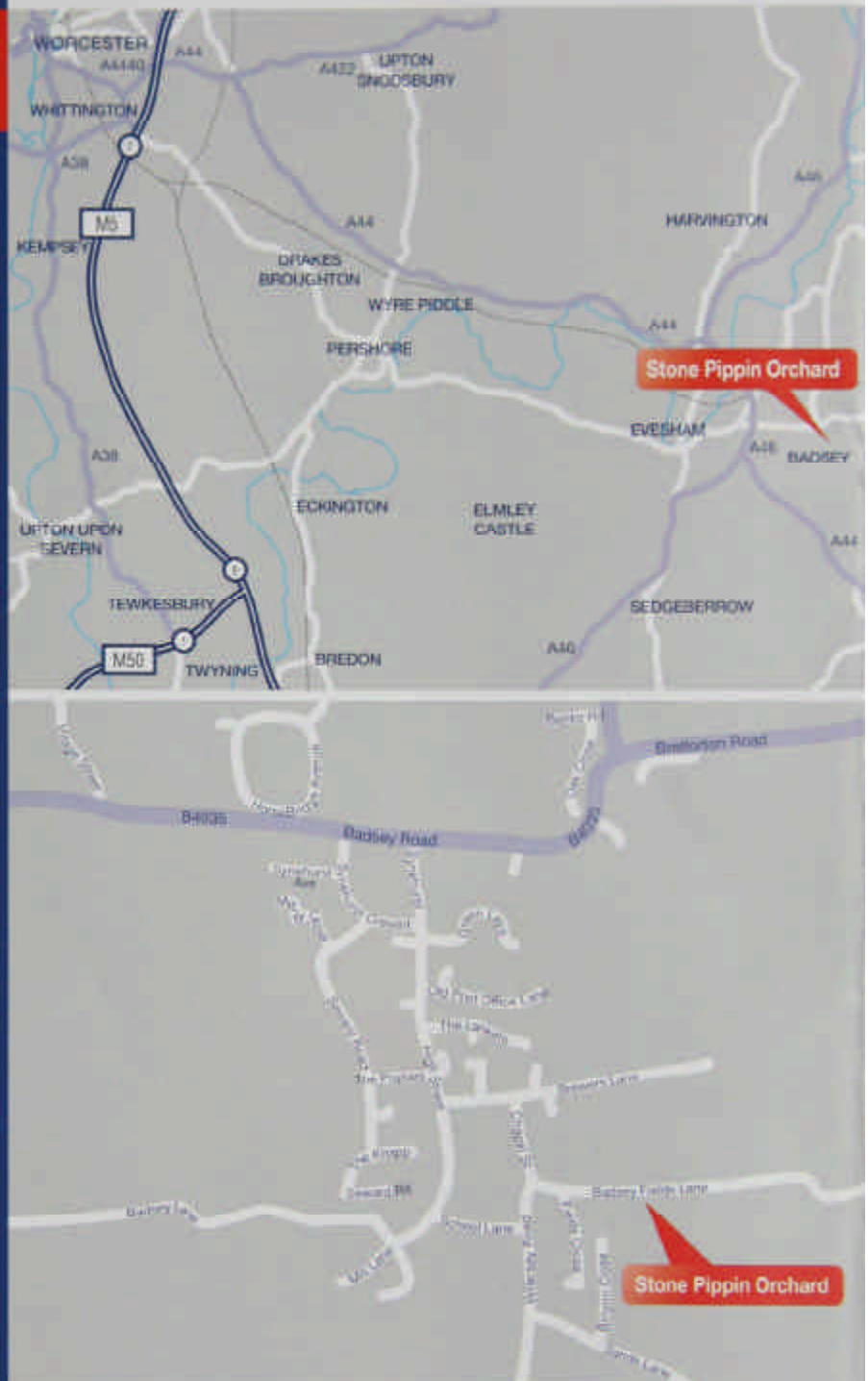
**Stone Pippin Orchard,**  
Badsey Fields Lane  
Badsey, Evesham,  
Worcestershire WR11 7EX  
**Sales hotline:** 0845 026 3997

Sales information centre open  
10am – 5pm Thursday – Monday  
Closed Tuesday and Wednesday

**Taylor Wimpey Midlands**  
Unit 2 Tournament Court  
Tournament Fields Business Park,  
Edgehill Drive, Warwick  
Warwickshire CV34 6LG

Regional Office: 01926 516 900

[taylorwimpey.co.uk](http://taylorwimpey.co.uk)



Map not to scale

### Please note:

Information correct at time of going to print, in November 2009. Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Please ask the Sales Executive for up-to-date information when reserving your new home.



### Key features

- Kitchen/dining area and living room with french doors to rear garden
- Second living room and separate study with bay window
- Downstairs cloakroom
- Separate utility room
- En-suite to bedroom 1 & 2
- Family bathroom

### 5 bedroom home

The computer generated image (CGI) has been created 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 CGI shows a typical Taylor Wimpey home of this type, but there may be variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Homes may also be built finished (mirror image). Please enquire for further details.

# Mappleton

## Ground Floor

### Kitchen/Dining Area (min.)

5.81m x 3.34m 19'1" x 11'0"

### Living Room 1

5.86m x 4.60m 19'3" x 15'2"

### Living Room 2 (excl. bay)

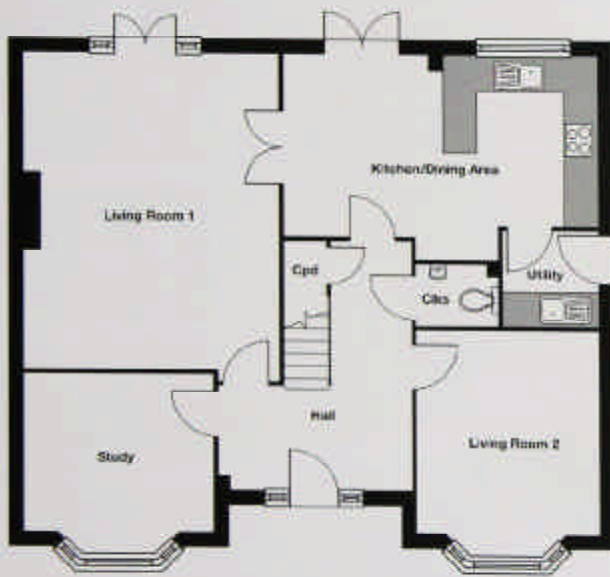
3.74m x 3.37m 12'3" x 11'1"

### Study (excl. bay)

3.37m x 2.87m 11'1" x 9'5"

### Utility

1.76m x 1.74m 5'10" x 5'9"



## First Floor

### Bedroom 1 (min.)

4.40m x 3.37m 14'5" x 11'1"

### Bedroom 2 (min.)

3.98m x 2.85m 13'1" x 9'4"

### Bedroom 3

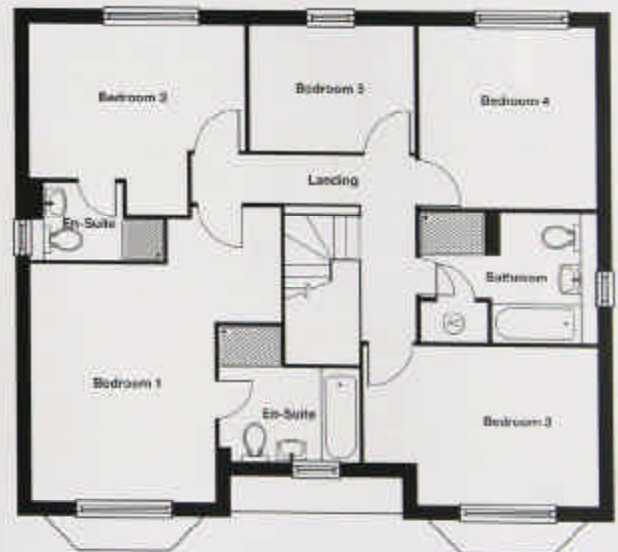
4.37m x 2.92m 14'4" x 9'7"

### Bedroom 4

3.34m x 3.26m 11'0" x 10'9"

### Bedroom 5

3.11m x 2.30m 10'3" x 7'7"





**Key features**

- Open plan kitchen/living room with utility and French doors to garden
- Two further reception rooms plus study
- Integral double garage
- En suite to bedrooms 1 & 2

4 bedroom home

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# The Cavendish

## Ground Floor

### Kitchen

4.18m x 3.40m 13'9" x 11'2"

### Living Room 1 (min.)

4.62m x 3.72m 15'2" x 12'3"

### Living Room 2

4.29m x 3.51m 14'1" x 11'6"

### Living Room 3 (max.)

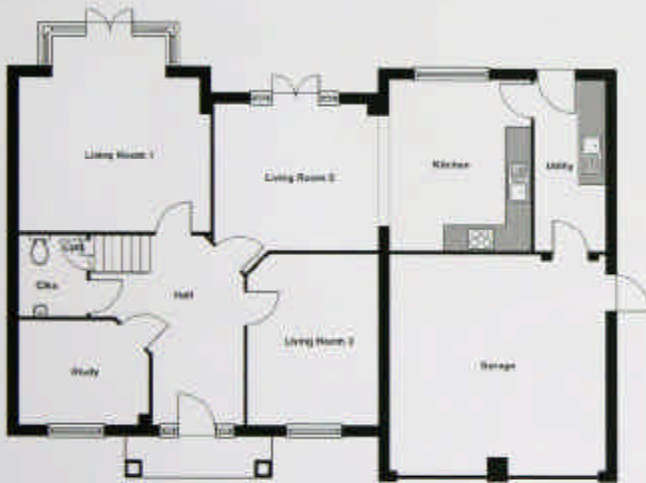
4.10m x 3.12m 13'6" x 10'3"

### Utility

4.24m x 1.69m 13'10" x 5'6"

### Study

3.08m x 2.49m 10'1" x 8'2"



## First Floor

### Bedroom 1 (max. excl. dormers)

5.67m x 5.24m 18'7" x 17'2"

### Bedroom 2

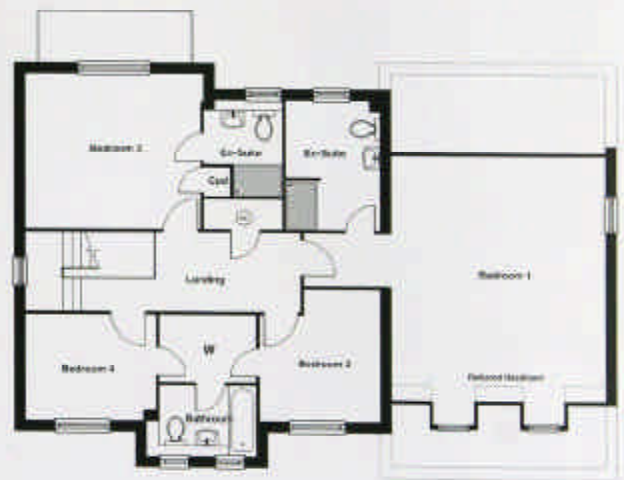
4.27m x 3.76m 14'0" x 12'4"

### Bedroom 3 (max.)

3.25m x 2.95m 10'8" x 9'8"

### Bedroom 4

3.14m x 2.58m 10'4" x 8'6"





### Key features

- Open plan kitchen/breakfast area with utility and French doors to garden
- Two further reception rooms plus study
- En suite and dressing area to master bedroom
- En suite to bedroom 2
- Landing with double doors to balcony

5 bedroom home

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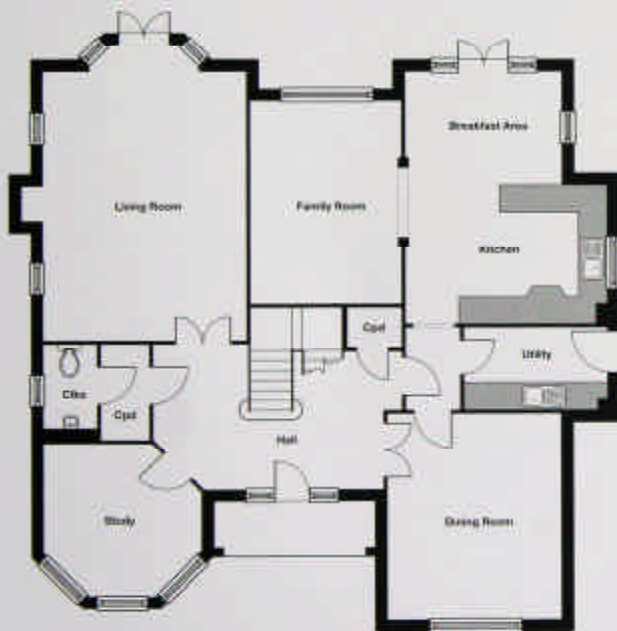
# The Ferndale

## Ground Floor

|                                      |               |               |
|--------------------------------------|---------------|---------------|
| <b>Kitchen/Breakfast Area (max.)</b> | 5.68m x 4.40m | 18'8" x 14'6" |
| <b>Living Room (max.)</b>            | 6.63m x 4.44m | 21'9" x 14'7" |
| <b>Dining Room (max.)</b>            | 4.55m x 3.84m | 14'1" x 12'7" |
| <b>Family Room</b>                   | 4.52m x 3.35m | 14'10" x 11'  |
| <b>Utility</b>                       | 3.11m x 1.75m | 10'3" x 5'9"  |
| <b>Study (max.)</b>                  | 3.40m x 3.43m | 11'2" x 11'3" |

## First Floor

|                         |               |               |
|-------------------------|---------------|---------------|
| <b>Bedroom 1 (max.)</b> | 4.79m x 4.44m | 15'9" x 14'7" |
| <b>Bedroom 2</b>        | 3.57m x 3.40m | 11'9" x 11'2" |
| <b>Bedroom 3</b>        | 4.58m x 3.35m | 15'1" x 11'   |
| <b>Bedroom 4 (min.)</b> | 3.84m x 3.84m | 12'7" x 12'7" |
| <b>Bedroom 5 (max.)</b> | 3.43m x 3.40m | 11'3" x 11'2" |



The Heydon



**Key features**

- Open plan kitchen/dining area
- Living room with French doors to garden
- Utility, study and downstairs cloakroom
- En suite to bedrooms 1 & 2

4 bedroom home

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# The Heydon

## Ground Floor

### Kitchen/Dining Area

6.59m x 3.49m 21'8" x 11'6"

### Living Room (excl. bay)

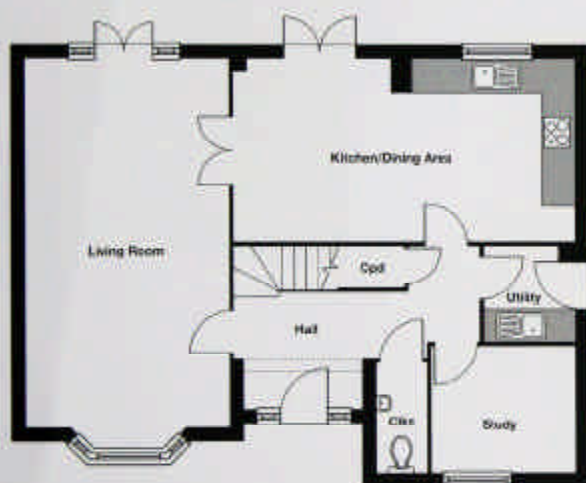
7.09m x 3.83m 23'3" x 12'7"

### Study

2.77m x 2.43m 9'1" x 8'0"

### Utility

1.82m x 1.73m 6'0" x 5'8"



## First Floor

### Bedroom 1 (max.)

4.18m x 3.83m 13'9" x 12'7"

### Bedroom 2

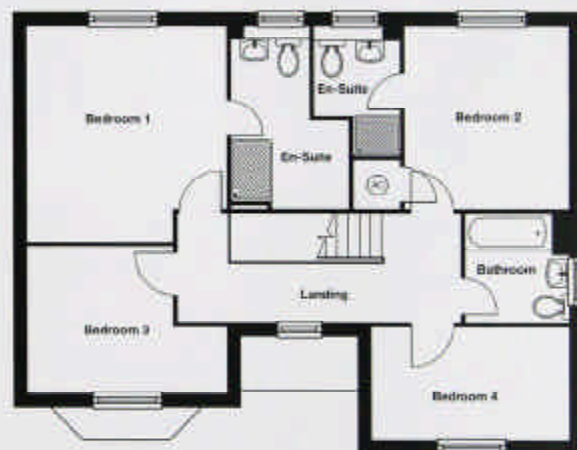
3.49m x 3.20m 11'6" x 10'6"

### Bedroom 3 (max.)

3.82m x 2.82m 12'7" x 9'3"

### Bedroom 4

3.82m x 2.16m 12'7" x 7'1"





### Key features

- Kitchen/breakfast area and utility
- 2 reception rooms
- Integral single garage
- En suite to master bedroom

4 bedroom home

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# Longford

## Ground Floor

### Kitchen

3.60m x 2.79m 11'10" x 9'2"

### Living Room 1 (excl. bay)

4.05m x 3.88m 13'4" x 12'9"

### Living Room 2

2.79m x 2.77m 9'2" x 9'1"

### Utility

2.03m x 1.81m 6'8" x 5'11"



## First Floor

### Bedroom 1

4.05m x 3.94m 13'4" x 12'11"

### Bedroom 2

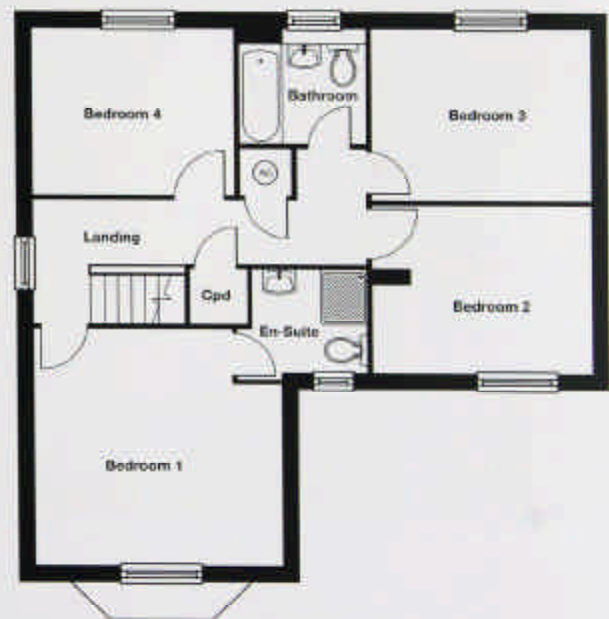
2.99m x 2.81m 9'10" x 9'3"

### Bedroom 3

3.63m x 2.85m 11'11" x 9'4"

### Bedroom 4

3.30m x 2.78m 10'10" x 9'2"





**Key features**

- Kitchen and adjoining family room
- Living room with French doors to garden
- Utility room, study and downstairs cloakroom
- En suite to master bedroom

4 bedroom home

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# The Mabberley

## Ground Floor

### Kitchen

3.97m x 2.84m 13'0" x 9'4"

### Living Room 1

4.60m x 3.35m 15'1" x 11'0"

### Family/Living Room 2

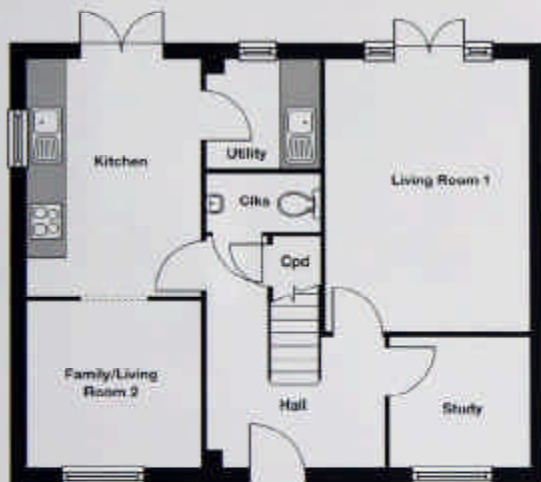
2.84m x 2.80m 9'4" x 9'2"

### Utility

1.85m x 1.83m 6'1" x 6'0"

### Study

2.30m x 2.17m 7'7" x 7'1"



## First Floor

### Bedroom 1 (max.)

3.46m x 3.40m 11'4" x 11'2"

### Bedroom 2

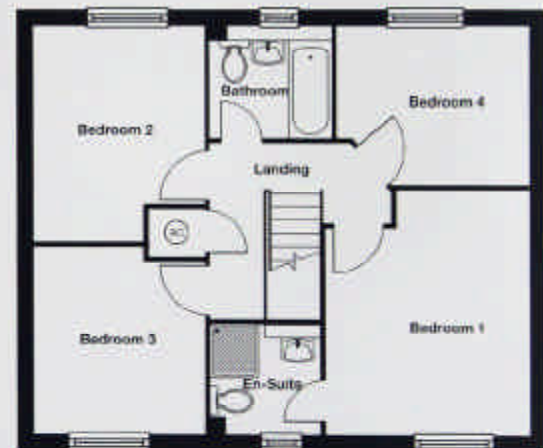
3.00m x 2.89m 9'10" x 9'6"

### Bedroom 3 (max.)

3.16m x 2.89m 10'4" x 9'6"

### Bedroom 4 (max.)

3.18m x 2.68m 10'5" x 8'9"



## The Sherbourne



### Key features

- Kitchen with family room and utility room
- 2 reception rooms plus study
- Integral double garage
- En suite to bedrooms 1 & 2

4 bedroom home

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# The Sherbourne

## Ground Floor

### Kitchen (max.)

3.50m x 3.42m 11'6" x 11'3"

### Living Room 1 (excl. bay)

4.98m x 3.94m 16'4" x 12'11"

### Living Room 2

3.94m x 2.75m 12'11" x 9'0"

### Family Room

2.54m x 2.46m 8'4" x 8'1"

### Study

2.98m x 2.57m 9'10" x 8'5"

## First Floor

### Bedroom 1 (excl. dormers)

4.70m x 4.36m 15'5" x 14'4"

### Bedroom 2

4.26m x 3.35m 14'0" x 11'0"

### Bedroom 3 (min.)

3.71m x 2.81m 12'2" x 9'3"

### Bedroom 4

3.63m x 2.64m 11'11" x 8'8"





### Key features

- Kitchen with utility room
- Integral twin garages
- Two adjoining reception rooms with French doors to garden
- En suite to master bedroom

4 bedroom home

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# The Stratford

## Ground Floor

|                                  |                |  |
|----------------------------------|----------------|--|
| <b>Kitchen (max.)</b>            |                |  |
| 3.47m x 3.47m                    | 11'5" x 11'5"  |  |
| <b>Living Room 1 (excl. bay)</b> |                |  |
| 5.02m x 3.94m                    | 16'6" x 12'11" |  |
| <b>Living Room 2</b>             |                |  |
| 3.94m x 2.71m                    | 12'11" x 8'11" |  |
| <b>Utility</b>                   |                |  |
| 2.60m x 2.23m                    | 8'6" x 7'4"    |  |

## First Floor

|                                 |                |  |
|---------------------------------|----------------|--|
| <b>Bedroom 1</b>                |                |  |
| 4.22m x 3.38m                   | 13'10" x 11'1" |  |
| <b>Bedroom 2</b>                |                |  |
| 3.70m x 2.81m                   | 12'2" x 9'3"   |  |
| <b>Bedroom 3 (excl. dormer)</b> |                |  |
| 3.50m x 2.65m                   | 11'6" x 8'9"   |  |
| <b>Bedroom 4</b>                |                |  |
| 3.05m x 2.65m                   | 10'0" x 8'9"   |  |



## STONE PIPPIN ORCHARD

Badsey Fields Lane  
Badsey  
WR11 7EX

**Sales Information Centre Open:** Thursday to Monday 10am – 5pm  
**Sales Executive:** Amanda  
**Telephone number:** 0845 026 3997  
**Website:** [www.taylorwimpey.co.uk](http://www.taylorwimpey.co.uk)

| lot | Housetype   | Price    | Plot Status |
|-----|---|----------|-------------|
| 18  | <b>SHERBOURNE</b> – A lovely 4 bedroom detached home with kitchen, living room, dining room, study, family room and utility, en-suite to master bedroom and bed 2 and a double garage                 | £409,995 | Available   |
| 19  | <b>SHERBOURNE</b> – A lovely 4 bedroom detached home with kitchen, living room, dining room, study, family room and utility, en-suite to master bedroom and bed 2 and a double garage                 | £399,995 | Available   |
| 24  | <b>CAVENDISH</b> - A large 5 bedroom detached home, with large living room, study, open plan kitchen/dining room, utility en-suite to master bedroom and bedroom 2, double garage and parking spaces. | £459,995 | Available   |
| 26  | <b>CAVENDISH</b> - A large 5 bedroom detached home, with large living room, study, open plan kitchen/dining room, utility en-suite to master bedroom and bedroom 2, double garage and parking spaces. | £439,995 | Available   |
| 28  | <b>MAPPLETON</b> - A spacious 5 bedroom detached home, en-suites to bedrooms 1 and 2 and a large kitchen/dining room, a double detached garage and parking spaces                                     | £429,995 | Available   |

The following schemes are also available at this development, Part Exchange and Easymover.

\*Subject to terms and conditions.

*Prices correct as dated and subject to change without prior notice*

Taylor Wimpey Midlands  
Unit 2, Tournament Court,  
Edgehill Drive  
Warwick  
CV34 6LG  
Tel: 01926 516900  
Fax: 01926 516901

Friday, 09 April 2010