



# UNION VIEW

H A T T O N

HATTON, WARWICKSHIRE

A beautiful collection of one, two, three, four and five-bedroom homes, nestled amongst countryside at the edge of the historic market town of Warwick

**Taylor**  
**Wimpey**

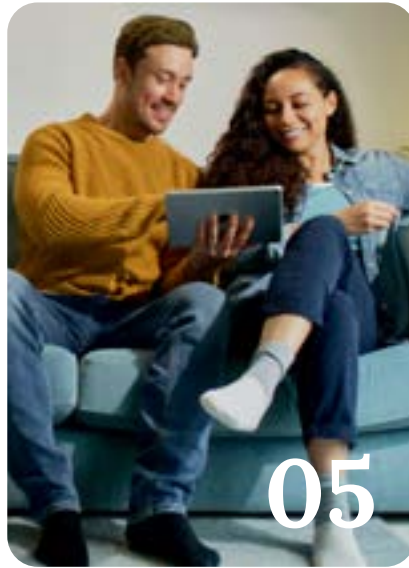
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# Welcome to Union View

Lying on the southern fringes of the historic market town of Warwick, Union View features a beautiful collection of one, two, three, four and five-bedroom homes in a range of contemporary styles. This new community has been designed to complement the local landscape, and will feature distinctive character areas nestled amongst well connected parkland.

Take a deep breath and embrace a new life at Union View.



[→ View the site plan](#)

# Love village life

Surrounded by beautiful open green spaces and with links to the wider countryside, yet just 5 minutes drive from Warwick's charming town centre, Hatton offers residents the best of both worlds. The area is popular with families, with a number of well rated schools nearby and plenty of things to do.

Union Canal



Green open spaces around Hatton



Hatton Locks Cafe



# 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, turf 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

	Anford	Canford	Beauford	Devonford	Gosford	Byford	Keydale	Keydale Sp	Teasdale	Ransford	Stanford	Lavenham	Rushton
<b>Kitchens</b>													
Choice of Symphony Kitchen Units up to Stage 40 with upstands and stainless steel splash back to cooker	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Electric S/S built under single oven	✓												
Zanussi Stainless Steel Electric built in double oven		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Stainless Steel Gas Hob with integrated Extractor Hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless Steel 1.5 bowl sink and drainer with single lever mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless Steel sink 1 bowl to Utility									✓		✓	✓	
Ceramic countertop sink in Utility/Cloaks										✓			
Freestanding Zanussi Washing Machine	✓												
Integrated Zanussi 70/30 Fridge Freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Zanussi Washing Machine		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Zanussi Dishwasher*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Bathrooms, En suites &amp; Cloakrooms</b>													
Geberit Sanitary Ware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard chrome Calista filler taps to bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard chrome Calista mixer tap and w/c basins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of Standard Porcelanosa Wall Tiles wet areas. Half height to wet walls in bathroom and en suite. Splashback to basin in WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor Fans to Wet Areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic Shower over Bath Including Shower Screen (plot specific)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic Shower to En suites		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Central Heating/Hot Water System</b>													
Gas central heating and radiators – Ideal Boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smart Heating Controls (plot specific)	✓	✓	✓	✓	✓	✓				✓	✓		✓
Waste water heating recovery (plot specific)	✓	✓	✓	✓	✓	✓				✓	✓		✓
<b>Electrical, Windows &amp; Joinery</b>													
TV socket to bedroom 1 and lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains operated smoke detectors interconnected with battery back-up	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light and power socket to garage (Refer to planning layout for garage positions)				✓		✓	✓	✓	✓	✓	✓	✓	✓
Existing double socket of kitchen to incorporate USB charge point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

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<b>Electrical, Windows &amp; Joinery</b>													
Black PIR coach light to rear elevation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Black PIR coach light to front elevation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome lever furniture to internal and external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Newark internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doors fitted with mains doorbell and multi locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>External Features</b>													
Car charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC double or triple glazed windows and external doors with easy clean hinges, lockable fasteners and white handles with chrome locks (plot specific)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed /Planted front garden – refer to landscape layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRP front and rear doors where applicable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wooden gates - refer to working drawings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of BT Fibre or Hyperoptics as per electrical layouts	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8 M Close board fencing to rear garden* 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome House Numbers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PV (photovoltaic panels) layout specific	✓	✓	✓	✓	✓	✓				✓	✓		✓
<b>Finishing Touches</b>													
Heathcliff Crown matt finish emulsion to walls and ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC Building Warranty 10 Year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Taylor Wimpey Warranty 2 Year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

[→ Find out more](#)

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# Our homes

1 bedroom homes



2 bedroom homes



3 bedroom homes



4 bedroom homes



5 bedroom homes



[→ View the site plan](#)



# The Annford

1 BEDROOM SEMI-DETACHED HOME, TOTAL 586 SQ. FT



## GROUND FLOOR

### Dining/Lounge

3.98m x 2.80m      13' 1" x 9' 2"

### Kitchen

2.13m x 2.70m      7' 0" x 8' 10"



## FIRST FLOOR

### Bedroom

3.98m x 2.61m      13' 1" x 8' 7"

### Study

3.98m x 2.04m      13' 1" x 6' 8"



[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. TWM 81955 / April 2024.



# The Canford

2 BEDROOM SEMI-DETACHED HOME, TOTAL 689 SQ. FT



## GROUND FLOOR

Lounge/Dining max.

3.98m x 4.73m      13' 1" x 15' 6"

Kitchen

1.85m x 3.02m      6' 1" x 9' 11"



## FIRST FLOOR

Bedroom 1

3.08m x 2.97m      10' 1" x 9' 9"

Bedroom 2 max.

3.98m x 2.56m      13' 1" x 8' 5"

[→ Discover more about this home](#)

[→ View development](#)

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# The Beauford

2 BEDROOM SEMI-DETACHED HOME, TOTAL 873 SQ. FT



## GROUND FLOOR

**Lounge** max.

3.67m × 4.04m      12' 1" × 13' 3"

**Kitchen/Dining**

4.70m × 2.87m      15' 5" × 9' 5"



## FIRST FLOOR

**Bedroom 1**

2.94m × 3.57m      9' 8" × 11' 9"

**Bedroom 2**

4.70m × 2.55m      15' 5" × 8' 4"



[View development](#)

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# The Devonford

2 BEDROOM BUNGALOW, TOTAL 1,286 SQ. FT



## GROUND FLOOR

<b>Kitchen/Dining</b>	5.81m × 3.90m	19' 1" × 12' 10"
<b>Lounge</b>	4.18m × 6.51m	13' 8" × 21' 4"
<b>Study</b>	4.97m × 2.20m	16' 4" × 7' 3"
<b>Bedroom 1</b>	3.84m × 3.85m	12' 7" × 12' 8"
<b>Bedroom 2</b>	3.42m × 3.54m	11' 3" × 11' 7"



[View development](#)

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# The Gosford

3 BEDROOM SEMI-DETACHED HOME, TOTAL 866 SQ. FT



## GROUND FLOOR

**Lounge** max.

3.69m x 4.26m      12' 1" x 14' 0"

**Kitchen/Dining**

4.72m x 2.87m      15' 6" x 9' 5"



## FIRST FLOOR

**Bedroom 1** min.

2.96m x 2.83m      9' 9" x 9' 4"

**Bedroom 2**

2.63m x 3.30m      8' 8" x 10' 10"

**Bedroom 3** max.

2.00m x 3.55m      6' 7" x 11' 8"

[→ Discover more about this home](#)

[→ View development](#)

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# The Byford

3 BEDROOM DETACHED HOME, TOTAL 976 SQ. FT



## GROUND FLOOR

**Lounge** max.

3.98m x 4.24m      13' 1" x 13' 11"

**Kitchen/Dining**

5.06m x 2.87m      16' 7" x 9' 5"



## FIRST FLOOR

**Bedroom 1** max.

3.98m x 3.00m      13' 1" x 9' 10"

**Bedroom 2**

2.82m x 2.57m      9' 3" x 8' 5"

**Bedroom 3**

2.15m x 3.91m      7' 1" x 12' 10"

[→ Discover more about this home](#)

[→ View development](#)

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# The Keydale

3 BEDROOM DETACHED HOME, TOTAL 1,175 SQ. FT



## GROUND FLOOR

### Lounge

3.24m × 6.02m      10' 8" × 19' 9"

### Kitchen/Dining room max.

3.38m × 6.02m      11' 1" × 19' 9"

### Utility

2.01m × 1.43m      6' 7" × 4' 8"



## FIRST FLOOR

### Bedroom 1 max.

3.30m × 6.02m      10' 10" × 19' 9"

### Bedroom 2 max.

3.44m × 2.99m      11' 4" × 9' 10"

### Bedroom 3 max.

3.05m × 2.95m      10' 0" × 9' 8"



[View development](#)

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# The Keydale Special

3 BEDROOM DETACHED HOME, TOTAL 1,175 SQ. FT



## GROUND FLOOR

### Lounge

3.24m × 6.02m      10' 8" × 19' 9"

### Kitchen/Dining room max.

3.38m × 6.02m      11' 1" × 19' 9"

### Utility

2.01m × 1.43m      6' 7" × 4' 8"



## FIRST FLOOR

### Bedroom 1 max.

3.30m × 6.02m      10' 10" × 19' 9"

### Bedroom 2 max.

3.44m × 2.99m      11' 4" × 9' 10"

### Bedroom 3 max.

3.05m × 2.95m      10' 0" × 9' 8"



[View development](#)

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# The Teasdale

4 DETACHED BEDROOM HOME, TOTAL 1,290 SQ. FT



## GROUND FLOOR

### Lounge

4.77m × 3.61m      15' 8" × 11' 10"

### Study

2.94m × 2.70m      10' 9" × 7' 2"

### Kitchen/Dining max.

5.81m × 3.07m      19' 1" × 10' 1"



## FIRST FLOOR

### Bedroom 1

3.67m × 3.57m      12' 1" × 11' 9"

### Bedroom 2 max.

4.06m × 2.73m      13' 4" × 8' 11"

### Bedroom 3

2.83m × 2.71m      9' 4" × 8' 11"

### Bedroom 4

2.63m × 1.90m      8' 8" × 6' 3"



[View development](#)

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# The Ransford

4 DETACHED BEDROOM HOME, TOTAL 1,664 SQ. FT



## GROUND FLOOR

### Lounge

3.84m × 7.10m      12' 7" × 23' 4"

### Kitchen/Dining

6.60m × 3.47m      21' 8" × 11' 5"

### Study

3.84m × 2.48m      12' 7" × 8' 2"



## FIRST FLOOR

### Bedroom 1

3.92m × 3.54m      12' 11" × 11' 7"

### Bedroom 2

3.25m × 3.54m      10' 8" × 11' 7"

### Bedroom 3 min.

2.80m × 2.82m      9' 2" × 9' 3"

### Bedroom 4

3.84m × 2.24m      12' 7" × 7' 5"



[View development](#)

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# The Standford

4 DETACHED BEDROOM HOME, TOTAL 1,717 SQ. FT



## GROUND FLOOR

### Lounge

3.66m x 4.96m      12' 0" x 16' 3"

### Kitchen max.

6.32m x 3.80m      20' 9" x 12' 6"

### Dining

3.66m x 2.72m      12' 0" x 8' 11"

### Study

2.54m x 2.92m      8' 4" x 9' 7"



## FIRST FLOOR

### Bedroom 1

3.72m x 3.83m      12' 3" x 12' 7"

### Bedroom 2

2.75m x 3.52m      9' 0" x 11' 7"

### Bedroom 3 max.

4.06m x 3.47m      13' 4" x 11' 5"

### Bedroom 4 max.

3.72m x 3.06m      12' 3" x 10' 1"



[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. TWM 81955 / April 2024.



# The Lavenham

5 BEDROOM DETACHED HOME, TOTAL 1,646 SQ. FT



## GROUND FLOOR

**Lounge min.**  
3.90m × 5.26m      12' 10" × 17' 3"

**Kitchen max.**  
5.69m × 3.30m      18' 8" × 10' 10"

**Dining**  
3.06m × 3.20m      10' 1" × 10' 6"



## FIRST FLOOR

**Bedroom 1 min.**  
4.53m × 3.81m      14' 10" × 12' 6"

**Bedroom 2**  
3.81m × 3.52m      12' 6" × 11' 7"

**Bedroom 3**  
3.40m × 2.69m      11' 2" × 8' 10"

**Bedroom 4**  
3.28m × 2.69m      10' 9" × 8' 10"

**Bedroom 5 min.**  
2.85m × 3.00m      9' 4" × 9' 10"

[→ Discover more about this home](#)

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# The Rushton

5 BEDROOM DETACHED HOME, TOTAL 1,986 SQ. FT



## GROUND FLOOR

<b>Dining</b>		
3.55m × 2.71m	11' 8" × 8' 11"	
<b>Kitchen</b>		
2.93m × 3.59m	9' 7" × 11' 8"	
<b>Lounge</b>		
3.55m × 5.10m	11' 8" × 16' 9"	
<b>Study</b>		
2.75m × 2.35m	9' 0" × 7' 9"	



## FIRST FLOOR

<b>Bedroom 1</b>		
3.54m × 4.08m	11' 8" × 13' 5"	
<b>Bedroom 3 max.</b>		
2.78m × 3.83m	9' 1" × 12' 7"	
<b>Bedroom 5</b>		
2.81m × 3.28m	9' 3" × 10' 9"	



## SECOND FLOOR

<b>Bedroom 2</b>		
3.57m × 4.82m	11' 9" × 15' 10"	
<b>Bedroom 4</b>		
3.89m × 2.70m	12' 9" × 8' 11"	



[View development](#)

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## 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](#)



# Take your next step



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

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