

# Canford Vale

POOLE, DORSET

A beautiful collection of two bedroom apartments and two, three and four bedroom homes, a short distance from the charming village of Canford Magna, Dorset.

**Taylor**  
**Wimpey**

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Canford Vale**



→ **Our homes**



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next step**



# Canford Vale

Nestled just two miles\* from the quaint village of Canford Magna, Canford Vale is a brand new community on the outskirts of the coastal town of Poole, Dorset.

Debuting a range of designs and combining a mixture of traditional and modern architecture, homes at Canford Vale have been designed to enhance the local area and cater to a range of lifestyles.



[→ View the site plan](#)

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property.  
\*Distances taken from google.co.uk/maps. Please enquire for further details.

# Love coastal life

Set in an idyllic location, Canford Vale combines city, country, and coastal living, making it the perfect place to call home.

Branksome rail station is less than five miles away\*, offering direct connections to Bournemouth, Southampton and London Waterloo.

Less than eight miles away\*, you'll find the vibrant coastal towns of Poole and Bournemouth. Boasting award-winning beaches, a picturesque harbour, and vibrant town centres, there's truly something for all to enjoy.

Sandbanks Beach



Poole harbour



Rural village of Canford Magna



[Watch development video](#)

\*Distances taken from google.co.uk/maps.

# Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 2 bedroom apartments



→ [View the site plan](#)

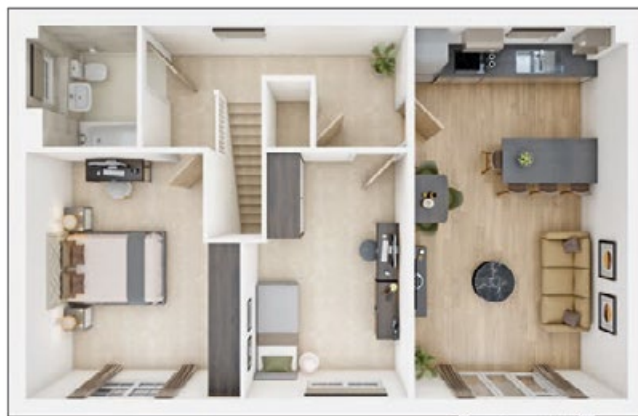


# The Knighton

2 BEDROOM COACH HOUSE, TOTAL 795 sq. ft. / 73.84 sq. m.



**GROUND FLOOR**



**FIRST FLOOR**

**Kitchen/Living/Dining Area**

6.76m x 3.86m      22'2" x 12'8"

**Bedroom 1 max.**

4.47m x 3.88m      14'8" x 12'9"

**Bedroom 2 max.**

4.47m x 2.95m      14'8" x 9'8"

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# The Beaford

2 BEDROOM HOME, TOTAL 778 sq. ft. / 72.25 sq. m.



## GROUND FLOOR

**Kitchen/Living/Dining Area max.**  
6.72m x 4.06m      22'0" x 13'4"



## FIRST FLOOR

**Bedroom 1 max.**  
4.06m x 3.78m      13'4" x 12'5"

**Bedroom 2 max.**  
4.06m x 2.78m      13'4" x 9'2"

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# The Brambleford

3 BEDROOM HOME, TOTAL 907 sq. ft. / 84.26 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.73m x 3.29m max. 15'6" x 10'10" max.

### Living Room max.

3.94m x 3.82m 12'11" x 12'7"



## FIRST FLOOR

### Bedroom 1

3.14m x 3.06m 10'4" x 10'1"

### Bedroom 2

3.41m x 2.51m 11'3" x 8'3"

### Bedroom 3

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

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# The Keeford

3 BEDROOM HOME, TOTAL 1,021 sq. ft. / 94.84 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.41m × 2.74m      17'9" × 9'0"

### Living Room

3.81m × 3.29m      12'6" × 10'10"



## FIRST FLOOR

### Bedroom 1 max.

4.81m × 2.79m      15'10" × 9'2"

### Bedroom 2

3.33m × 3.12m      10'10" × 10'3"

### Bedroom 3

2.96m × 2.52m      9'9" × 8'3"



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# The Aynesdale

3 BEDROOM HOME, TOTAL 1,058 sq. ft. / 98.27 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.52m x 3.21m      18'1" x 10'6"

### Living Room/Study

5.52m x 3.19m      18'1" x 10'5"



## FIRST FLOOR

### Bedroom 1

3.36m x 2.76m      11'0" x 9'1"

### Bedroom 2 max.

4.21m x 3.27m      13'10" x 10'7"

### Bedroom 3

2.80m x 2.66m      9'2" x 8'9"



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# The Carrdale

3 BEDROOM HOME, TOTAL 1,058 sq. ft. / 98.29 sq. m.



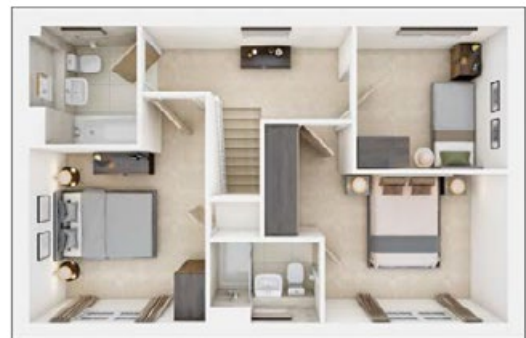
## GROUND FLOOR

### Kitchen/Dining Area

5.52m x 3.21m      18'1" x 10'6"

### Living Room/Study

5.52m x 3.19m      18'1" x 10'5"



## FIRST FLOOR

### Bedroom 1

3.36m x 2.75m      11'0" x 9'0"

### Bedroom 2

4.21m max. x 3.27m      13'10" max. x 10'7"

### Bedroom 3

2.80m x 2.68m      9'2" x 8'10"



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# The Harrton

3 BEDROOM HOME, TOTAL 1,140 sq. ft. / 105.93 sq. m.



## GROUND FLOOR

**Kitchen/Living/Dining Area max.**  
6.69m x 4.39m      21'11" x 14'5"



## FIRST FLOOR

**Bedroom 1**  
4.39m x 3.16m      14'5" x 10'5"

**Bedroom 3**  
3.31m x 2.40m      10'11" x 7'10"



## SECOND FLOOR

**Bedroom 2 max.**  
3.41m x 3.34m      11'2" x 11'0"

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# The Bittesford

4 BEDROOM HOME, TOTAL 1,236 sq. ft. / 114.85 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.30m × 4.39m      17'5" × 14'5"

### Living Room

4.39m × 3.48m      14'5" × 11'5"

### Utility Room

2.11m × 1.98m      6'11" × 6'6"



## FIRST FLOOR

### Bedroom 1

3.51m × 3.40m      11'6" × 11'2"

### Bedroom 2

3.16m × 2.93m      10'4" × 9'8"

### Bedroom 3

3.04m × 2.45m      10'0" × 8'0"

### Bedroom 4

3.51m × 2.13m      11'6" × 7'0"



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# The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq. ft. / 116.29 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.53m x 3.29m      21'5" x 10'10"

### Living Room/Study

6.53m x 3.25m      21'5" x 10'8"



## FIRST FLOOR

### Bedroom 1

3.63m x 3.40m      11'11" x 11'2"

### Bedroom 2

4.32m max. x 3.00m      14'2" max. x 9'10"

### Bedroom 3

3.44m x 2.17m      11'4" x 7'2"

### Bedroom 4

3.04m max. x 2.15m      10'0" max. x 7'1"



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# The Tewksdale

4 BEDROOM HOME, TOTAL 1,252 sq. ft. / 116.29 sq. m.



## GROUND FLOOR

### Kitchen/Dining Room

6.53m x 3.29m      21'5" x 10'10"

### Living Room/Study

6.53m x 3.25m      21'5" x 10'8"



## FIRST FLOOR

### Bedroom 1 max.

3.54m x 3.38m      11'8" x 11'1"

### Bedroom 2 max.

4.32m x 3.00m      14'2" x 9'10"

### Bedroom 3

3.44m x 2.17m      11'4" x 7'2"

### Bedroom 4

3.06m x 2.16m      10'1" x 7'1"



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# The Henford

4 BEDROOM HOME, TOTAL 1,359 sq. ft. / 126.20 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

7.09m × 3.74m      23'3" × 12'4"

### Living Room max.

5.00m × 3.34m      16'5" × 11'0"



## FIRST FLOOR

### Bedroom 1

3.95m × 3.80m max.      13'0" × 12'6" max.

### Bedroom 2

3.88m × 2.96m      12'9" × 9'9"

### Bedroom 3

3.77m × 3.05m      12'5" × 10'0"

### Bedroom 4

3.12m × 2.13m      10'3" × 7'0"



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# The Shilford

4 BEDROOM HOME, TOTAL 1,449 sq. ft. / 134.61 sq. m.



## GROUND FLOOR

<b>Kitchen</b>	4.89m × 3.33m	16'1" × 10'11"
<b>Dining Room</b>	3.35m × 3.33m	11'0" × 10'11"
<b>Living Room</b>	4.45m × 3.21m	14'7" × 10'6"
<b>Study</b>	3.21m × 2.55m	10'6" × 8'5"



## FIRST FLOOR

<b>Bedroom 1</b>	3.38m × 3.22m	11'1" × 10'7"
<b>Bedroom 2</b>	3.27m × 3.20m	10'9" × 10'6"
<b>Bedroom 3</b>	3.80m × 3.27m	12'6" × 10'9"
<b>Bedroom 4</b>	3.21m × 2.87m	10'6" × 9'5"



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# The Warkford

4 BEDROOM HOME, TOTAL 1,464 sq. ft. / 136.00 sq. m.



## GROUND FLOOR

### Kitchen

4.30m × 2.85m      14'2" × 9'4"

### Dining Room

3.38m × 3.13m      11'1" × 10'4"

### Living Room

4.93m × 3.27m      16'2" × 10'9"

### Study

3.27m × 2.50m      10'9" × 8'2"



## FIRST FLOOR

### Bedroom 1

3.89m × 3.33m      12'9" × 10'11"

### Bedroom 2

3.56m × 3.33m      11'8" × 10'11"

### Bedroom 3 max.

3.95m × 2.90m      13'0" × 9'6"

### Bedroom 4

3.31m × 2.27m      10'11" × 7'5"

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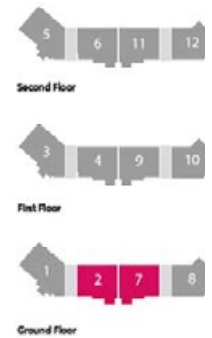
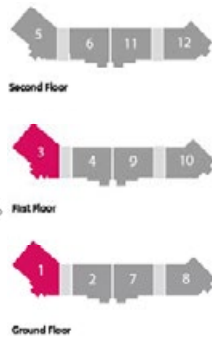
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# Oakley Lodge

## 2 BEDROOM APARTMENTS



### PLOTS 1 & 3

#### Kitchen/Living/Dining Area

5.71m x 4.55m x 2.93m      18'9" x 14'11" x 9'7"

#### Bedroom 1

3.68m x 3.47m      12'11" x 11'5"

#### Bedroom 2

3.77m x 3.68m      12'5" x 12'1"

#### Total Internal Area

895 sq. ft. / 83.13 sq. m.

### PLOTS 2 & 7\*

#### Kitchen/Living/Dining Area

7.99m x 3.47m min.      26'2" x 11'5" min.

#### Bedroom 1

4.62m x 2.77m      15'2" x 9'1"

#### Bedroom 2

3.95m x 3.06m      12'11" x 10'0"

#### Total Internal Area

804 sq. ft. / 74.72 sq. m.



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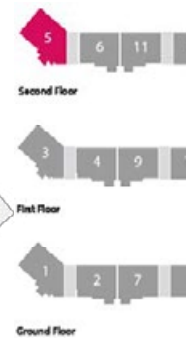
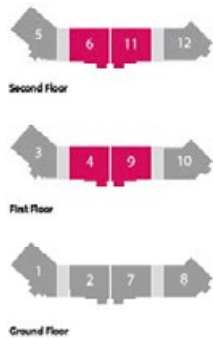
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# Oakley Lodge

## 2 BEDROOM APARTMENTS



### PLOTS 4, 6, 9\* & 11\*

#### Kitchen/Living/Dining Area

7.99m × 3.58m min.

26'2" × 11'9" min.

#### Bedroom 1

4.62m × 2.77m

15'2" × 9'1"

#### Bedroom 2

3.95m × 3.06m

12'11" × 10'0"

#### Total Internal Area

804 sq. ft. / 74.72 sq. m.

### PLOT 5

#### Kitchen/Living/Dining Area

5.71m × 4.73m × 3.00m

18'9" × 15'6" × 9'10"

#### Bedroom 1

3.86m × 3.47m

12'8" × 11'5"

#### Bedroom 2

3.86m × 3.77m

12'8" × 12'5"

#### Total Internal Area

895 sq. ft. / 83.13 sq. m.



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# Oakley Lodge

## 2 BEDROOM APARTMENTS



### PLOTS 8 & 10

#### Kitchen

3.56m × 2.45m

11'8" × 8'0"

#### Living Area

4.87m × 3.86m

16'0" × 12'8"

#### Dining Area

2.91m × 2.76m

9'6" × 9'1"

#### Bedroom 1

3.92m × 2.96m

12'10" × 9'9"

#### Bedroom 2

3.92m × 2.87m

12'10" × 9'5"

#### Total Internal Area

815 sq. ft. / 75.72 sq. m.



### PLOT 12

#### Kitchen

3.56m × 2.45m

11'8" × 8'0"

#### Living/Dining Area

5.71m × 4.87m

18'9" × 16'0"

#### Bedroom 1

4.05m × 2.96m

13'3" × 9'9"

#### Bedroom 2

4.05m × 2.87m

13'3" × 9'5"

#### Total Internal Area

815 sq. ft. / 75.72 sq. m.



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\*Plot is handed. 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. Please speak to our Sales Executives regarding the tenure of our new homes. 51453/November 2023.



# Oakley Lodge

## 2 BEDROOM APARTMENTS



### PLOT 13

#### Kitchen/Living/Dining Area

7.99m x 3.47m min.      26'2" x 11'5" min.

#### Bedroom 1

4.62m x 2.77m      15'2" x 9'1"

#### Bedroom 2

3.95m x 3.06m      12'11" x 10'0"

#### Total Internal Area

804 sq. ft. / 74.72 sq. m.



### PLOT 14

#### Kitchen/Dining Area

6.81m x 3.18m max.      22'4" x 10'5" max.

#### Living Area

4.13m x 3.97m max.      13'7" x 13'0" max.

#### Bedroom 1

4.05m x 2.76m      13'4" x 9'0"

#### Bedroom 2

4.05m x 3.26m max.      13'4" x 10'8" max.

#### Total Internal Area

800 sq. ft. / 74.29 sq. m.



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# Oakley Lodge

## 2 BEDROOM APARTMENTS



### PLOTS 15 & 17

#### Kitchen/Dining Area

7.00m × 3.18m max.      22'11" × 10'5" max.

#### Living Area

4.13m × 3.97m max.      13'7" × 13'0" max.

#### Bedroom 1

4.05m × 2.93m      13'4" × 9'7"

#### Bedroom 2

4.05m × 3.26m max.      13'4" × 10'8" max.

#### Total Internal Area

800 sq. ft. / 74.29 sq. m.

### PLOTS 16 & 18

#### Kitchen/Living/Dining Area

7.99m × 3.58m min.      26'2" × 11'9" min.

#### Bedroom 1

4.62m × 2.77m      15'2" × 9'1"

#### Bedroom 2

3.95m × 3.06m      12'11" × 10'0"

#### Total Internal Area

804 sq. ft. / 74.72 sq. m.



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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. Please speak to our Sales Executives regarding the tenure of our new homes. 51453/November 2023.

# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## 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



Please speak to your Sales Executive for further details.



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