



Ladden Garden Village

NORTH YATE, GLOUCESTERSHIRE

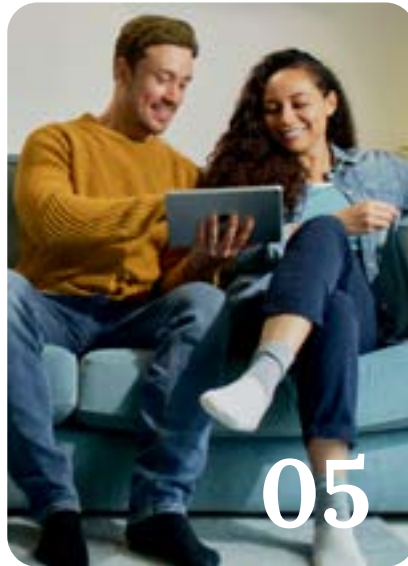
An exciting new collection of two,
three and four bedroom homes within
Ladden Garden Village, North Yate.

Taylor
Wimpey

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**Personalise
your home**



**Included
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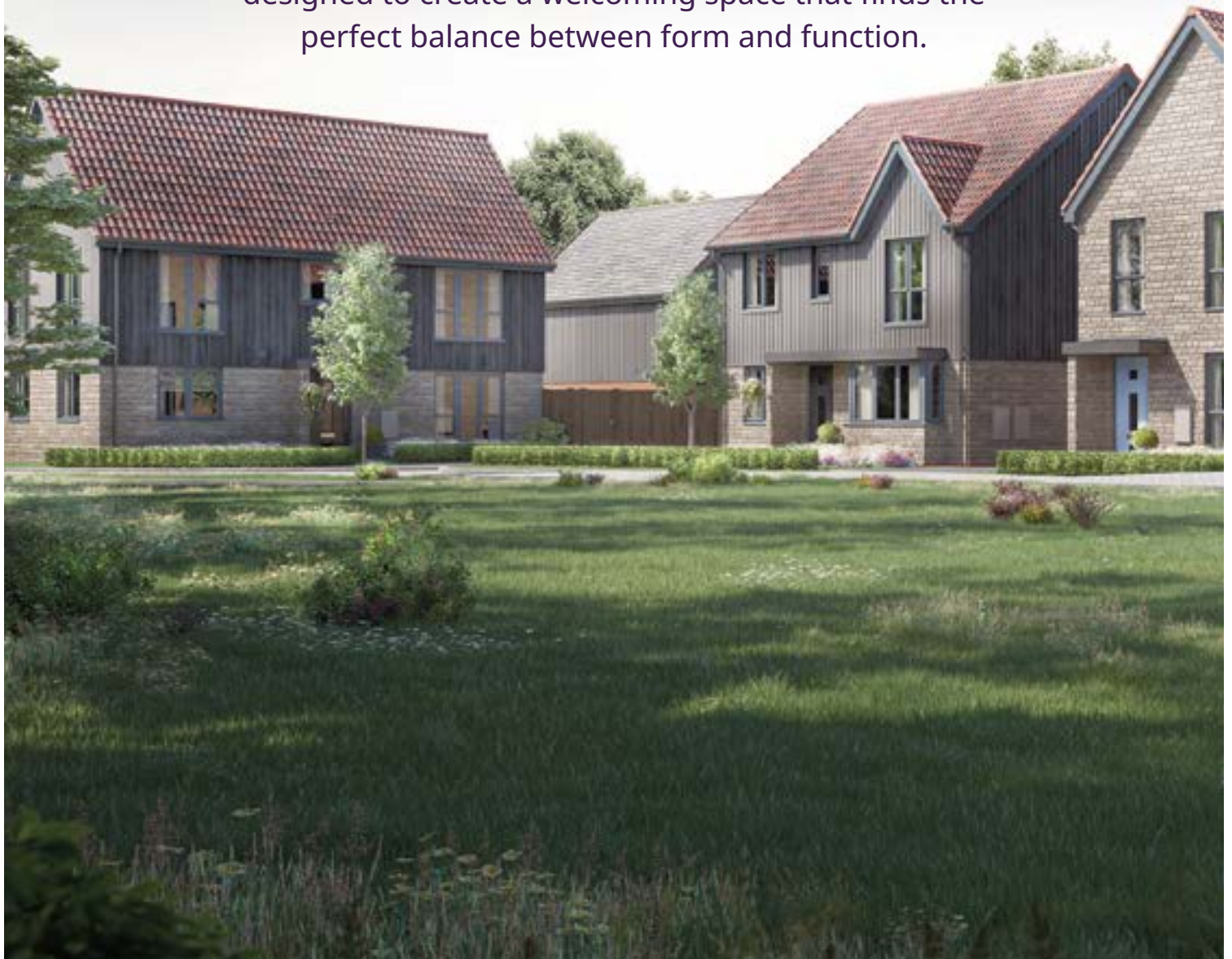
**Take your
next step**



Welcome to Ladden Garden Village

This brand-new community located on the outskirts of Yate, is within easy reach of the bright lights of Bristol city centre and the beautiful landscapes of the Cotswolds.

Each of the homes at this varied development has been designed to create a welcoming space that finds the perfect balance between form and function.



[View the site plan](#)

Love community life

The wider community of Ladden Garden Village will feature a range of amenities, including a grocery store, surgery, primary schools and open spaces, all interconnected by peaceful footpaths and cycleways.

For more choice, Yate town centre is a few minutes away and offers a range of shopping, cafés, restaurants and entertainment, along with rail links to Bristol in as little as 20 minutes*.

*Rail times taken from nationalrail.co.uk and are approximate only

Taylor Wimpey community



Rail links to Bristol



Yate Town pubs and restaurants



Watch development video



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.

[!\[\]\(d66ff64371a51729ac8c1cdaa685ba6f_img.jpg\) 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 give 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[†]

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[†]

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.



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.

Our homes

→ 2 Bedroom Homes



→ 3 Bedroom Homes



→ 4 Bedroom Homes



→ View the site plan



The Canford

2 BEDROOM HOME, TOTAL 689 sq ft / 64.01m²



GROUND FLOOR

Living/Dining Area max.

4.73m × 3.98m 15'6" × 13'1"

Kitchen

3.02m × 1.85m 9'11" × 6'1"



FIRST FLOOR

Bedroom 1

3.98m × 3.08m 13'1" × 10'1"

Bedroom 2 max.

3.98m × 2.56m 13'1" × 8'5"

[→ Discover more about this home](#)

[→ View our current availability](#)

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. 52092 / October 2022.



The Gosford

3 BEDROOM HOME, TOTAL 866 sq ft / 80.45m²



GROUND FLOOR

Living Room max.

4.26m x 3.69m 14'0" x 12'1"

Kitchen/Dining Area

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

3.30m x 2.63m 10'10" x 8'8"

Bedroom max.

3.55m x 2.00m 11'8" x 6'7"



[Discover more about this home](#)



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The Yewdale

3 BEDROOM HOME, TOTAL 931 sq ft / 86.49m²



GROUND FLOOR

Living Room

5.10m × 3.02m 16'9" × 9'11"

Kitchen/Dining Area

5.10m × 2.95m 16'9" × 9'8"



FIRST FLOOR

Bedroom 1

3.81m × 3.08m 12'6" × 10'1"

Bedroom 2

2.95m × 2.86m 9'8" × 9'5"

Bedroom 3

2.95m × 2.15m 9'8" × 7'1"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Easedale

3 BEDROOM HOME, TOTAL 931 sq ft / 86.49m²



GROUND FLOOR

Living Room

5.10m x 3.02m 16'9" x 9'11"

Kitchen/Dining Area

5.10m x 2.95m 16'9" x 9'8"



FIRST FLOOR

Bedroom 1

3.81m x 3.08m 12'6" x 10'1"

Bedroom 2

2.95m x 2.86m 9'8" x 9'5"

Bedroom 3

2.95m x 2.15m 9'8" x 7'1"

[→ Discover more about this home](#)

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The Braxton

3 BEDROOM HOME, TOTAL 1,092 sq ft / 101.45m²



GROUND FLOOR

Living Room max.

4.19m x 3.19m 13'9" x 10'6"

Kitchen/Dining Area

4.25m x 3.43m max. 14'0" x 11'3" max.



FIRST FLOOR

Bedroom 2

4.25m x 2.82m 14'0" x 9'3"

Bedroom 3

3.59m x 2.15m 11'10" x 7'1"



SECOND FLOOR

Bedroom 1 max.

6.64m x 3.16m 21'10" x 10'4"

[→ Discover more about this home](#)

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The Huxford

4 BEDROOM HOME, TOTAL 1,175 sq ft / 109.16m²



GROUND FLOOR

Living Room

4.66m × 3.63m 15'4" × 11'11"

Kitchen/Dining Area

5.73m × 3.00m 18'10" × 9'10"



FIRST FLOOR

Bedroom 1 max.

3.42m × 3.16m 11'3" × 10'5"

Bedroom 2

3.23m × 2.84m 10'7" × 9'4"

Bedroom 3 max.

3.25m × 2.23m 10'8" × 7'4"

Bedroom 4 max.

2.48m × 2.42m 8'2" × 7'11"



[Discover more about this home](#)



[View our current availability](#)

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The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq ft / 115.47m²



GROUND FLOOR

Living Room

6.09m × 3.46m 20'0" × 11'4"

Kitchen

3.58m × 2.97m 11'9" × 9'9"

Dining Area

3.11m × 2.23m 10'3" × 7'4"



FIRST FLOOR

Bedroom 1 max.

3.74m × 3.52m 12'4" × 11'7"

Bedroom 2

3.64m × 2.95m 11'11" × 9'8"

Bedroom 3

3.05m × 2.51m 10'0" × 8'3"

Bedroom 4 max.

3.54m × 2.25m 11'7" × 7'5"



[Discover more about this home](#)



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The Sunford

4 BEDROOM HOME, TOTAL 1,389 sq ft / 129.04m²



GROUND FLOOR

Living Room

4.74m x 3.88m 15'7" x 12'9"

Kitchen

4.08m x 3.26m 13'5" x 10'9"

Dining Area

4.03m x 2.88m 13'3" x 9'6"

Study

2.61m x 2.10m 8'7" x 6'11"



FIRST FLOOR

Bedroom 1 max.

3.88m x 3.71m 12'9" x 12'2"

Bedroom 2 max.

4.02m x 3.09m 13'2" x 10'2"

Bedroom 3 max.

3.66m x 3.03m 12'0" x 10'0"

Bedroom 4 max.

3.97m x 2.75m 13'0" x 9'0"

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The Eastbury

4 BEDROOM HOME, TOTAL 1,415 sq ft / 131.45m²



GROUND FLOOR

Family/Dining Area

4.89m x 3.72m min. 16'1" x 12'3" min.

Kitchen

3.43m x 2.72m 11'3" x 8'11"



FIRST FLOOR

Living Room

4.89m x 3.10m 16'1" x 10'2"

Bedroom 2

3.37m x 2.85m 11'1" x 9'4"



SECOND FLOOR

Bedroom 1

3.87m max. x 3.57m min.
12'9" max. x 11'9" min.

Bedroom 3

3.04m x 2.49m 10'0" x 8'2"

Bedroom 4

3.04m min. x 2.30m 10'0" min. x 7'7"

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Ways to buy

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?

 Here's how we can help

Existing home owner?

 Here's how we can help



Take your next step



Find your dream home
on our website.



**Book an
appointment to
view our show homes.**



Take a virtual tour of
our homes from the
comfort of your sofa.



Have your questions
answered by calling
our Sales Executives on
01454 804 640.



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



Book an appointment



How to buy a home



LADDEN GARDEN VILLAGE Leechpool Way, North Yate, Gloucestershire, BS37 7YX

CONTACT US ON 01454 804 640

Taylor Wimpey

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