



Heatherwood Royal

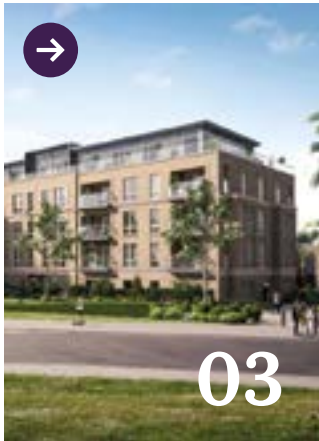
ASCOT | BERKSHIRE

1, 2 & 3 BEDROOM APARTMENTS
2, 3 & 4 BEDROOM HOUSES

**Taylor
Wimpey**

Contents

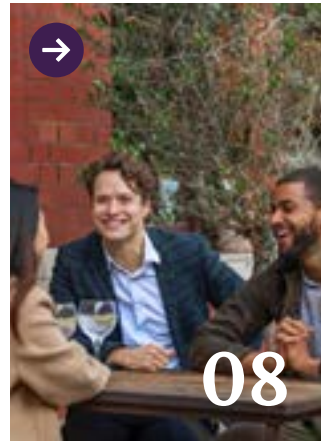
**Welcome to
Heatherwood Royal**



The perfect setting



**Your new
neighbourhood**



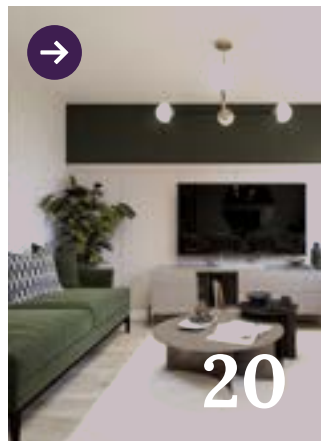
Room to grow



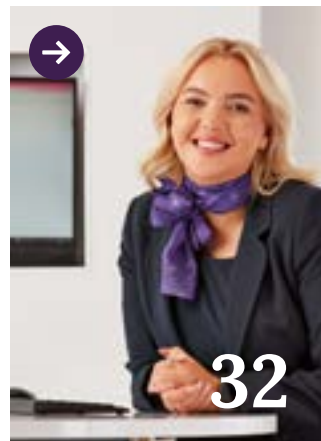
Nurtured by nature



**A blank canvas,
ready for you**



Ways to buy



Take your next step





Welcome to Heatherwood Royal

Heatherwood Royal is an exclusive development in Ascot that offers first-class living and has excellent travel connections to London. Ascot is shoulder-to-shoulder with some of the country's most famous locations, with iconic Ascot racecourse just a stone's throw away.

Welcome to Heatherwood Royal, where the essence of a royal heritage meets the pinnacle of modern luxury living. Nestled in the heart of the prestigious SL5 7GB Ascot postcode, this development is more than just a residence; it's a sanctuary designed for those who seek the extraordinary. Here, every detail echoes the sophistication of the affluent Ascot area, known for its royal connections and elite sporting events.

[View site plan](#)





The perfect setting

Ascot truly is a place like no other; a home in this location offers exclusivity and prestige. Where tradition and grandeur intertwine and family life can thrive, Ascot is the dream you can be a part of.



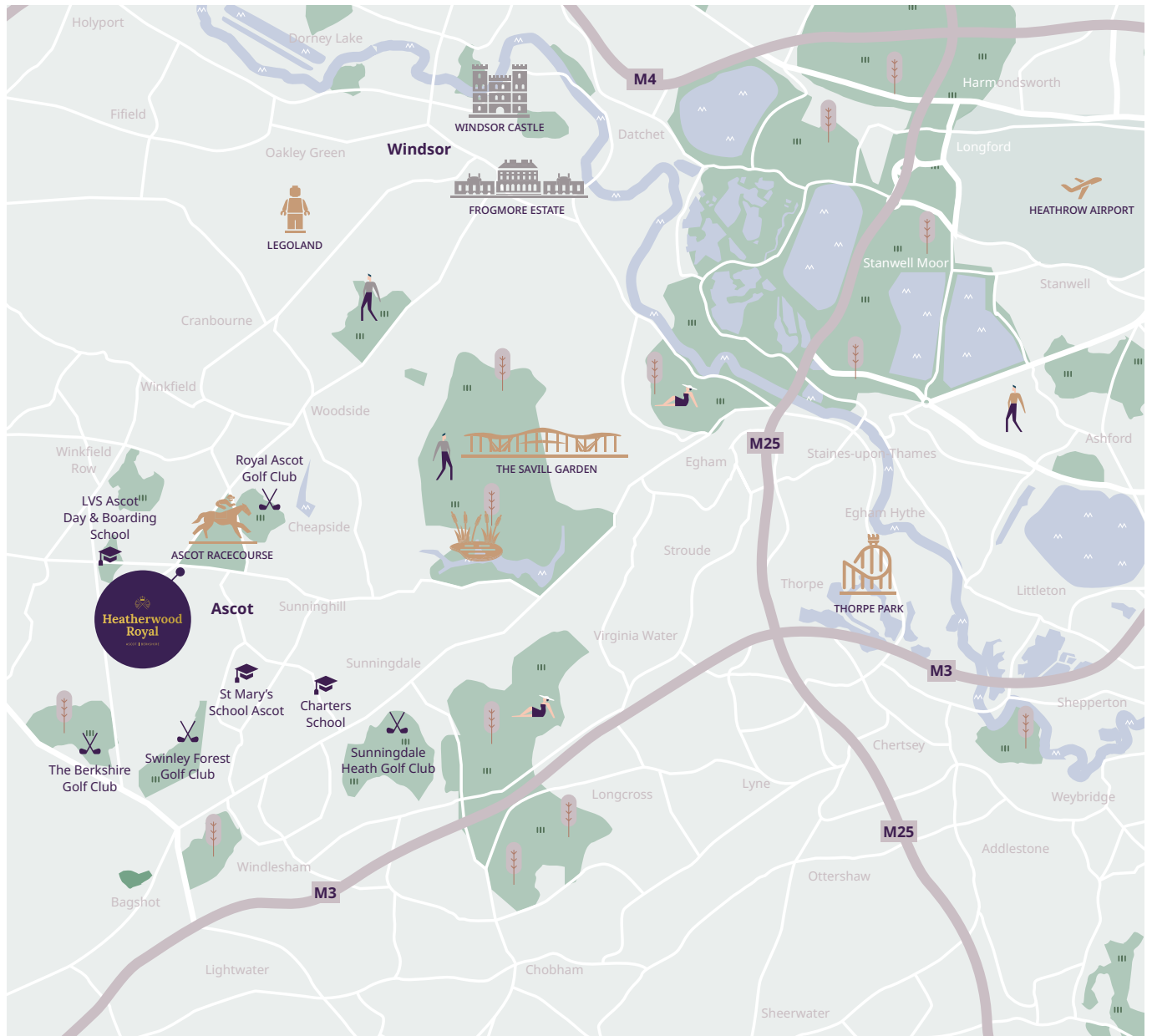
The Royal legacy

Ascot Racecourse is steeped in history. In 1711, Queen Anne saw the potential for a racecourse when she came upon an area of open heath that looked, in her words, “ideal for horses to gallop at full stretch”.

On 11th August, Her Majesty’s Plate took place, worth over 100 guineas and open to any horse, mare or gelding over the age of six. This was the beginning of the Royal Racecourse.



Discover what's nearby



Map not to scale.

A whole new neighbourhood to explore

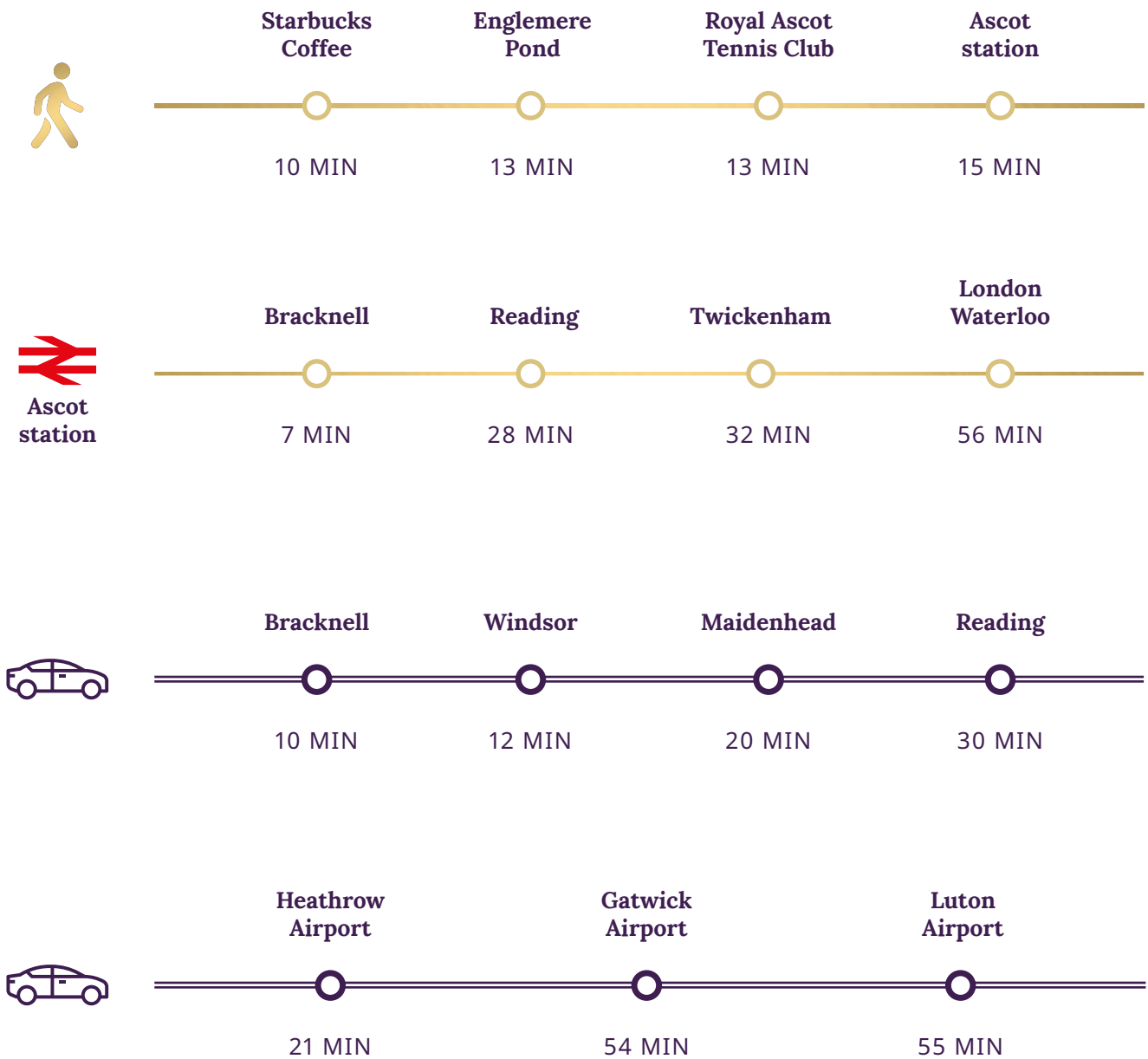
Your home is only one side of the story. The other side is waiting to be written as you discover what your new neighbourhood has to offer. With its own distinct identity, you'll quickly realise that Ascot is like nowhere else.

Find out more



Your connections

Heatherwood Royal gives you the advantage of small town living while providing superb transport links that keep you connected to other towns and cities.



Walking times, rail times and car travel times are taken from google.co.uk/maps and are averaged and approximate only.



Your new neighbourhood

Ascot is a small town with an impressive international reputation, making it a desirable location to put down roots.



Bursting with character

Ascot is a sought-after location where life is always interesting and there's so much to do and see, whether it's enjoying a unique shopping experience, an adrenaline-inducing activity, relaxing at a renowned spa, or even working on your birdie at one of the surrounding golf clubs – you'll always be entertained.

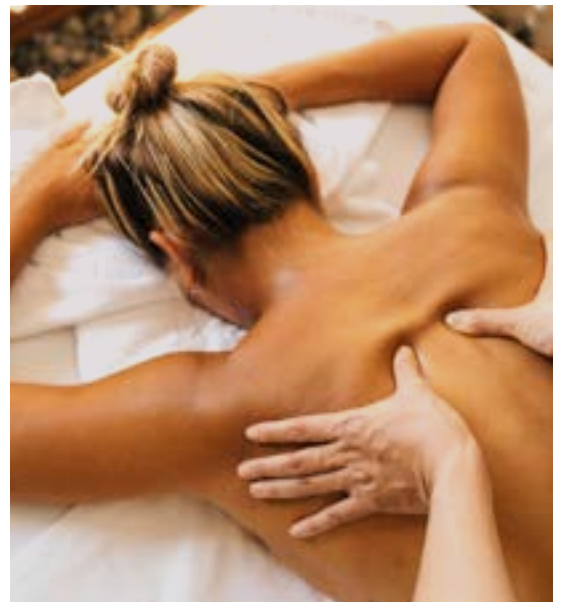
Situated near some of the world's most renowned sporting venues, close to historic royal attractions and offering fantastic local amenities, Heatherwood Royal is perfectly placed and has something to suit all tastes.

**Designer brands,
historical
attractions and
everything
in between.**

Coworth Park, Ascot
*Relax and rejuvenate in
idyllic bliss at Coworth
Park's five-star spa.*

Ascot Racecourse

An historic landmark, renowned for being the highlight of the British social season.



Windsor

Windsor is located nearby and offers beautiful attractions and local amenities to suit all your needs.



Legoland

Perfect for the entire family.

Find out more





Exceptional living

Perfect for a shopping splurge: think boutiques, independent stores and designer brands.



Heatherwood Royal: the perfect place to put down roots

Living in Ascot means enjoying the high quality of life it offers year-round.

A taste of Ascot

Whether you're treating the family or celebrating a special occasion, there's a wide choice of restaurants within reach for you to indulge in.

Treat your taste buds with a selection of Michelin-starred restaurants and enjoy fine dining in and around Ascot.

In addition to Ascot's Michelin-starred restaurants, there is also a fantastic selection of independent and much-loved restaurants serving a wide range of cuisine from around the world.

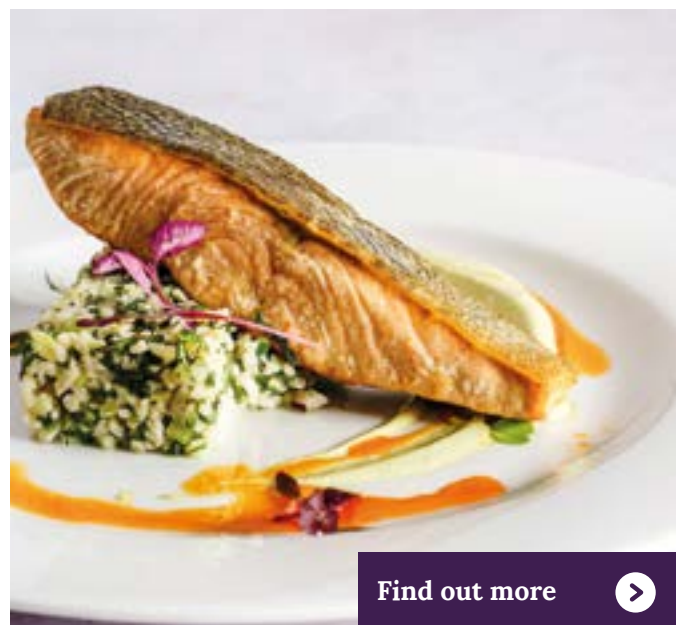
The Fat Duck, Bray
(Heston Blumenthal)
British/French cuisine



Woven by Adam Smith
Coworth Park
Modern cuisine



Thatched Tavern, Ascot
Traditional British cuisine



Waterside Inn, Bray
(Alain Roux)
Classic French cuisine

[Find out more](#) 



Room to grow

A magnificent place to start your next chapter. Heatherwood Royal is ideal for nurturing families because of its warmth and tradition. Its idyllic suburban setting allows family life to thrive.



Esteemed education

Renowned for its educational opportunities, Ascot boasts some of the most prestigious institutions in the country. From nursery to sixth form, there are a wide range of schools ready to help each young child develop critical thinking and an enquiring mind.

Nurseries	Travel time	Distance	Ofsted
Village End Childcare	4 min drive	1.3 miles	Good (2018)
Creative Little Footsteps	5 min drive	1.5 miles	Outstanding (2022)
Ascot and Cranbourne Pre-School	6 min drive	2.5 miles	Outstanding (2021)

Primary Schools	Travel time	Distance	Ofsted
Ascot Heath Primary School	5 min drive	1.5 miles	Outstanding (2011)
South Ascot Village Primary School	5 min drive	1.7 miles	Good (2019)
Cranbourne Primary School	6 min drive	2.6 miles	Outstanding (2018)
St Michael's Church of England Primary School, Sunninghill	7 min drive	2.4 miles	Good (2019)
Cheapside Church of England Primary School	8 min drive	2.6 miles	Good (2020)
Holy Trinity Church of England Primary School	9 min drive	3.3 miles	Good (2018)

Although the schools listed above are nearby, we cannot guarantee admission. Car travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only. Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps).



An exquisite collection of schools in the area.

Preparatory Schools	Travel time	Distance	Ofsted
Papplewick School (6–13 boys)	3 min drive	1.2 miles	ISI Compliant
Lambrook School (3–13 co-educational)	7 min drive	2.7 miles	ISI Compliant
Sunningdale School (7–13 boys)	9 min drive	3.4 miles	ISI Compliant

Secondary Schools	Travel time	Distance	Ofsted
Heathfield School	4 min drive	1.3 miles	ISI Compliant
St George's School	6 min drive	1.4 miles	ISI Compliant
Charters School	7 min drive	2.8 miles	ISI Compliant
St Mary's School	8 min drive	2.4 miles	ISI Compliant
Wellington College	16 min drive	6.7 miles	ISI Compliant
Eton College	16 min drive	8.6 miles	ISI Compliant


Proximity to schools mentioned is for information only and is not a guarantee of admittance. Car travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only. Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Nurtured by nature

Spending time in nature has been proven to lower stress and improve well-being. Take time to unwind and enjoy the beautiful, natural surroundings on your doorstep.



Find out more 

Green spaces

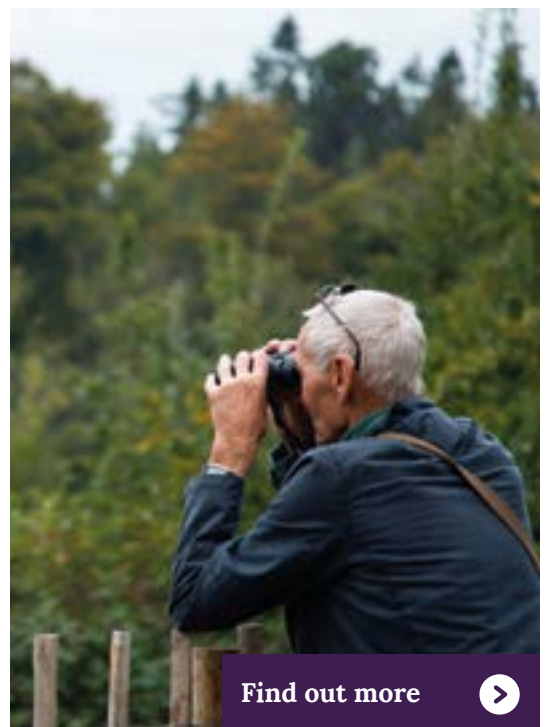
Living in Ascot means you are perfectly placed to enjoy the array of green spaces around you.

Windsor Great Park covers 4,800 acres and is a superb place for a picnic or family day out.

Boasting a cascading waterfall and a peaceful lake, Virginia Water is the ideal place for a stroll, run or a cycle.

A natural haven made up of 35 acres, The Savill Garden is a beautifully decorated ornamental garden and woodland.

Enjoy all of nature's little wonders.



Windsor Great Park



Endless opportunities for experiences

With so much to do right on your doorstep, you can enjoy enriching experiences with the people who mean the most.



Endless opportunities to be amazed

Heatherwood Royal is the perfect place to make memories and capture moments.



A blank canvas, ready for you

Choose from a range of high quality options for your kitchen, bedroom and bathroom – all from the comfort of your sofa. Our range of options have been handpicked by our interior design team, so your personality can come through in your home choices. Whatever your style and taste, we've got you covered.



Find out more





Your new home is waiting

You deserve the best and we build it, bringing a stunning collection of 1, 2 & 3 bedroom apartments and 2, 3 & 4 bedroom houses to this exclusive new neighbourhood.



Your home, your way

Your home is a safe and comfortable space that helps you unwind, supports your mind and body, and reflects your personality. Create your own perfect sanctuary at Heatherwood Royal.

Our homes

Get to know Heatherwood Royal at Ascot

This stunning development is comprised of 230 homes and will offer a range of 1, 2 & 3 bedroom apartments as well as 2, 3 & 4 bedroom houses in a historic area that is known for its mix of luxury and heritage.



- BCP = Bin Collection Point
- ▷ = Drive Through Parking
- ▶ = Garage
- LAP = Local Area of Play
- LEAP = Local Equipped Area of Play
- = Shed
- SS = Sub Station
- V = Visitor Parking

[Find out more](#)

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. Please speak to our Sales Executives regarding the tenure of our new homes.

2 BEDROOM HOMES

- The Edale**
2 bedroom coach house
Plots: 112 & 120
- The Eton**
2 bedroom home
Plot: 91

3 BEDROOM HOMES

- The Colton**
3 bedroom home
Plots: 115-118, 139-142, 178, 179, 182, 183, 188-192 & 197-200

- The Elliston**
3 bedroom home
Plots: 110, 111, 121-123, 146, 147, 150, 151, 154, 155, 180, 181 & 204-206

- The Eastbury**
3 bedroom home
Plots: 88, 89, 113, 114, 143, 144, 152, 153, 157, 158, 176, 177, 184-187, 193-196, 201 & 202

- The Archer**
3 bedroom home
Plots: 87, 90, 92-94, 119, 132, 137, 138, 145, 156, 159, 160, 163, 164, 167, 172, 173, 203 & 207

- The Huxford**
3 bedroom home
Plots: 131, 165, 166, 174 & 175

- The Ascot**
3 bedroom home
Plots: 95, 98, 99 & 102

4 BEDROOM HOMES

- The Windsor**
4 bedroom home
Plots: 96, 97, 100, 101, 133-136, 148, 149, 161, 162 & 168-171

1, 2 & 3 BEDROOM APARTMENTS

- Englemere House**
1 & 2 bedroom apartments
Plots: 1-10

- Savill House**
1, 2 & 3 bedroom apartments
Plots: 11-33

- Frogmore House**
1, 2 & 3 bedroom apartments
Plots: 34-56

- Virginia House**
1, 2 & 3 bedroom apartments
Plots: 57-79

- Swinley House**
1 & 2 bedroom apartments
Plots: 80-86

- Thorpe House**
1 & 2 bedroom apartments
Plots: 103-109

- Holyrood House**
1 & 2 bedroom apartments
Plots: 124-130

- Coworth House**
1, 2 & 3 bedroom apartments
Plots: 208-230



The Elliston

3 bedroom home

Plots: 110, 111, 121-123, 146, 147, 150, 151, 154, 155, 180, 181 & 204-206



GROUND FLOOR

Kitchen/Dining Area

4.89m x 2.90m 16'1" x 9'6"

Living Room

4.26m x 3.81m 14'0" x 12'6"

FIRST FLOOR

Bedroom 2

3.15m x 2.73m 10'4" x 8'11"

Bedroom 3

3.31m x 2.45m 10'4" x 8'0"

Study max.

3.31m x 2.34m 10'4" x 7'8"

SECOND FLOOR

Bedroom 1 max.

6.64m x 3.86m 21'9" x 12'8"

Total 1,248 sq ft / 116m²

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.

[Discover more about this home](#)



[View our current availability](#)





The Colton

3 bedroom home

Plots: 115-118, 139-142, 178, 179, 182, 183, 188-192, & 197-200



GROUND FLOOR

Kitchen

3.43m x 2.57m 11'3" x 8'5"

Living/Dining Area max.

4.78m x 3.69m 15'8" x 12'1"



FIRST FLOOR

Bedroom 2 max.

4.78m x 3.07m 15'8" x 10'1"

Bedroom 3

2.93m x 2.55m 9'7" x 8'4"



SECOND FLOOR

Bedroom 1 max.

6.19m x 3.71m 20'4" x 12'2"

Total 1,153 sq ft / 107m²

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.

Discover more about this home



View our current availability





The Eastbury

3 bedroom home

Plots: 88, 89, 113, 114, 143, 144, 152, 153, 157, 158, 176, 177, 184-187, 193-196, 201 & 202



GROUND FLOOR

Kitchen

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

Family/Dining Area

4.89m x 3.72m min.
16'0" x 12'2" min.



FIRST FLOOR

Living Room

4.89m x 3.10m 16'0" x 10'2"

Bedroom 2

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



SECOND FLOOR

Bedroom 1 max.

3.87m x 3.57m 12'8" x 11'9"

Bedroom 3

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


Study/Bedroom 4

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

Total 1,415 sq ft / 131m²

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.

Discover more about this home 

View our current availability 



The Archer

3 bedroom home

Plots: 87, 90, 92-94, 119, 132, 137, 138, 145, 156, 159, 160, 163, 164, 167, 172, 173, 203 & 207



GROUND FLOOR

Kitchen/Dining Area

5.98m x 4.09m 19'7" x 13'5"

Living Room max.

5.56m x 3.70m 18'3" x 12'2"



FIRST FLOOR

Bedroom 1

3.96m x 3.53m 13'0" x 11'7"

Bedroom 3

4.84m x 3.11m 15'11" x 10'2"



SECOND FLOOR

Bedroom 2

5.15m x 4.07m 16'11" x 13'4"

Study/Bedroom 4

5.15m x 3.50m 16'11" x 11'6"

Total 1,936 sq ft / 179m²

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.

[Discover more about this home](#)



[View our current availability](#)





Holyrood House

1 bedroom apartment



Plot 124

Kitchen/Living/Dining area max.

7.36m x 5.01m

24'2" x 16'6"

Bedroom 1

4.62m x 3.10m

15'2" x 10'2"

Total 754 sq ft / 70m²

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.

Discover more about this home



View our current availability



The apartments

SPECIFICATIONS

Stylish Kitchens

- Hand-crafted British kitchens provided by The Symphony Group
- Individually designed layouts
- Premium laminate worktop
- AEG appliances throughout including:
 - Multi-function single oven
 - AEG induction hob with integrated hood
 - Integrated AEG low frost 70/30 fridge/freezer
 - Integrated AEG dishwasher
 - Integrated AEG washer/dryer
 - Glass splashback with choice of colours
- Ascona 1.5 bowl stainless steel sink with chrome Ascona tap
- Feature LED lighting to underside of wall units
- LED plinth lighting
- Recessed LED chrome downlighters

Contemporary Bathrooms

En suite 1

- Roca Gap sanitaryware with soft-closing toilet seat
- Roman shower enclosure with Aqualisa thermostatic shower

- Porcelanosa full-height tiling to shower enclosure and half-height to all other walls – choose from our premium range
- Chrome heated towel radiator
- Recessed LED chrome downlighters
- Shaver socket included

Bathroom

- Roca Gap sanitaryware with soft-closing toilet seat
- Roca Gap Calista bath
- Porcelanosa full-height tiling to the bath and half-height tiling to all other walls – choose from our premium range
- Recessed LED chrome downlighters
- Chrome heated towel radiator
- Shaver socket included

Electrical Fittings

- SkyQ point to living area and TV (terrestrial/Freeview) to bedrooms
- Data points to living and bedroom one along with USB ports to kitchen and bedroom one
- Pendant lighting to all other rooms

Interior Finishes

- Newark white internal doors
- Skirting and architraves to complement internal doors in satinwood white
- Electric underfloor heating throughout (subject to design where there is a FOG or duplex with dual level)
- Amtico Spacia to kitchen and living area, hallway, bathroom and en suite and carpet to all other rooms

Security & Peace of Mind

- Video entry system (excluding FOGs)
- Mains supply smoke and heat detectors with battery back up
- Multi-point locking system to entrance door



All of the specification listed is included in our apartments as standard. For the specification included in our houses, please see the separate house 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.

The houses

SPECIFICATIONS

Stylish Kitchens

- Hand-crafted British kitchens provided by The Symphony Group
- Individually designed layouts
- Silestone worktop included to kitchen and utility where applicable
- AEG appliances throughout including:
 - Multi-function double oven
 - AEG gas hob with stainless steel hood
 - Integrated AEG low frost 70/30 fridge/freezer
 - Integrated AEG dishwasher
 - Integrated AEG washer/dryer
- Franke undermount 1.5 bowl stainless steel sink with chrome Ascona tap
- Feature LED lighting to underside of wall units
- LED plinth lighting
- Recessed LED chrome downlighters

Contemporary Bathrooms

En suite 1

- Roca Ona floor-mounted sanitaryware with soft-closing toilet seat
- Roman shower enclosure with Aqualisa thermostatic shower

- Roca Unik white two drawer vanity unit
- Porcelanosa full-height tiling to shower enclosure and half-height to all other walls – choose from our premium range
- Chrome heated towel radiator
- Recessed LED downlighters
- Shaver socket included

Bathroom

- Roca Ona sanitaryware with soft-closing toilet seat with Hansgrohe brassware
- Roca Ona bath
- Roca Unik white two drawer vanity unit
- Porcelanosa full-height tiling to the bath and half-height tiling to all other walls – choose from our premium range
- Recessed LED downlighters
- Shaver socket included

Electrical Fittings

- SkyQ point to living area and TV (terrestrial/Freeview) to bedrooms
- Data points to kitchen and bedroom one along with USB ports to kitchen and bedroom one
- Pendant lighting to all other rooms

- Recessed LED downlighters to WC
- Carbon monoxide detector installed
- External power socket to rear garden

Interior Finishes

- Contemporary Vicaima white internal doors
- Skirting and architraves to complement internal doors in satinwood white
- Underfloor heating throughout the ground floor
- Amtico Spacia to hallway, kitchen/ family area and WC
- Porcelanosa ceramic floor tiling to bathroom and en suite/s where applicable
- Carpet to all other rooms

Security & Peace of Mind

- Mains supply smoke and heat detectors with battery back up
- Multi-point locking system to entrance door
- External front and rear light and external tap to rear of the property
- Rotavated and turfed rear garden
- Front garden landscaped in accordance with the soft landscaping plan



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.

Buying new

At Taylor Wimpey, we are committed to building homes in line with strict sustainability and energy efficiency regulations, meaning our homes are designed to be greener and more environmentally friendly.

WHY BUY NEW?

No chain

No buying chain means you can enjoy moving with less stress.

Community

Become a part of a new community.

A blank canvas

You can make your home your own and style it to your taste.

Energy efficient

Most Taylor Wimpey properties are rated A or B for energy efficiency. Combined bills for a new build are more than 55% lower than on existing properties*.

Peace of mind

With your two-year housebuilder warranty, you can settle and relax in your new home knowing we have got you covered.

*Data taken from the House Builders Federation, July 2022. For more details, visit www.taylorwimpey.co.uk/why-choose-us/energy-efficient-new-homes.

HOW TO BUY A NEW HOME

Conduct research

Start the search for your dream home in your desired area. Once you find it, take a look inside with one of our virtual tours.

Get in touch

Get in touch with our Sales Executives. Helpful and friendly, they can answer any questions you may have.

We can help you buy

It doesn't matter if you are a first time buyer or an existing homeowner, we can help make moving easy.

Reserve the home of your dreams

Once you've found the perfect home for you, and you're confident you can afford it, it's time to reserve it.

Personalise your home

Your home is an extension of you and we want you to have full control when it comes to styling it. Our homes have Options Online* which lets you personalise every detail and our apartments have exciting colour palettes for you to choose from.

Find out more



Take your next step



Discover

Find your dream home on our website.



Visit us

Book your appointment to view our show homes.



Look

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



Chat

Have your questions answered by calling our Sales Executives on **01344 963 002**.



Get moving

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



Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. Information is correct at the time of going to broadcast. Please speak to your Sales Executive for further details.

Key Worker Scheme/Discount – This offer is exclusive to key workers when you reserve in 2023. Please speak to a member of our Sales Team for more information. The value of options already fitted will be taken off the agreed value of this offer. T&C's apply, subject to availability. Taylor Wimpey reserves the right to refuse or withdraw this offer at any time.

Easymover – Terms and conditions apply. This offer is subject to status and is only available on selected developments and properties. It is not offered with any other promotion unless by special arrangement by us. Based on the existing home being valued by our agent and using the Easymover scheme, agreed estate agent's fees will be paid. Offer can be withdrawn at any time. Please speak to a Sales Executive for more details of this scheme.

Part Exchange (in 7 days) – Terms and conditions apply. Subject to you providing access to your home in line with the timeframes set out in the Part Exchange terms and conditions, we will make you an offer verbally on your existing home within X working days of completion of the Part Exchange application form, new home reservation form and payment of provisional reservation fee. Offer is only available on selected advertised plots only. Your existing home cannot exceed 70% of the value of the new home. It is not offered with any other promotion unless agreed by special arrangement by us. Please see the Part Exchange Terms and Conditions (add link here for digital/add web address here for print) for more information which shall apply to this offer or speak to one of our Sales Executives for more details.

51110/September 2023.

How to buy a home





Heatherwood Royal

ASCOT | BERKSHIRE

London Road, Ascot, Berkshire, SL5 8AA

**Taylor
Wimpey**