



Baldwin Gardens is a wonderful collection of three and four-bedroom homes bordering 30 acres of recreational parkland in a peaceful and well-established residential area of Stourport-on-Severn.



This stunning development is breathing new life into the former Lucy Baldwin Hospital site off Olive Grove and enjoys a prime location close to many local amenities and the War Memorial Park, while being within easy reach of Worcestershire's glorious countryside and the region's urban centres.

Set at the confluence of the River Severn and the River Stour, Stourport-on-Severn is a gorgeous Georgian town that first prospered through its network of canals and waterways. A relaxing walk through the regenerated canal basins and along the scenic riverside reveals the town's historic heart and its modern lifeblood.

Shops, bars, restaurants, pubs and many other amenities line the streets and waterways of Stourport-on-Severn, catering to all tastes and requirements. Meanwhile, a wide range of community organisations provide every chance for residents to get involved with local life, including performing arts societies, sports clubs and social groups.

Throughout the year, Stourport's residents are brought together in numerous special celebrations, such as the

Wyre Forest Dance Festival, the Stourport Beer and Cider Festival, a vintage steam rally, flower and food festivals, and the Country and Western Festival.

Parents will appreciate that Baldwin Gardens is located close to several highly regarded schools, including Burlish Park Primary School and Stourport High School, which were both rated outstanding in their most recent Ofsted reports.

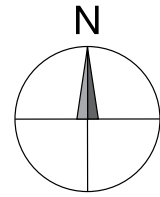
Family days out can be enjoyed with a river cruise, a journey by steam train along the Severn Valley Railway, a walk in the Wyre Forest, a trip to the nearby West Midlands Safari Park or by exploring the picturesque Malvern Hills.

Stourport benefits from a well-connected location, which is only 4 miles by road from Kidderminster, 12 miles from Worcester and around 20 miles from both Wolverhampton and Birmingham. Trains to Birmingham and Worcester run regularly from both Kidderminster and Hartlebury railway stations.

## Baldwin Gardens

3 & 4 bedroom homes

Homes you'll love, in a carefully chosen location.



**4 bedroom homes**



**The Portway**  
4 bedroom home  
Plots: 5, 6, 17



**The Downham**  
4 bedroom home  
Plots: 8, 11, 13, 15, 25



**The Florence**  
4 bedroom home  
Plots: 2, 7, 16, 18, 29

**3 bedroom homes**



**The Ardingham**  
3 bedroom home  
Plots: 12, 14, 23, 24, 26



**The Fulford**  
3 bedroom home  
Plots: 3, 4, 9, 10, 19-22, 27, 28, 34\*, 35\*



**The Yewdale**  
3 bedroom home  
Plots: 1

**2 bedroom homes**



**2 bedroom home**  
Plots: 36-41\*

**1 bedroom homes**



**1 bedroom home**  
Plots: 33\*



**1 bedroom home**  
Plots: 30-32\*

\*ah/so = Shared Ownership  
\*ah/r = Rental homes

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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. 19133/MAY 2013

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**5 Stars**  
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## Baldwin Gardens

Olive Grove, Stourport, DY13 8YB

Satnav postcode: DY13 8YB

Sales hotline: 01299 660436

Find the current opening hours for Baldwin Gardens at [taylorwimpey.co.uk](http://taylorwimpey.co.uk)

### How to find us

From the M5

Leave at Junction 3 and take the A456 (Manor Way) towards Halesowen. Continue along this road, past Halesowen heading towards Kidderminster. Upon entering Kidderminster, take the 1st exit at the roundabout onto the A456 (The Ringway). Continue straight over the next roundabout and then take the 2nd exit at the following roundabout onto the A451 Stourport Road. Follow the A451 towards Stourport-on-Severn and take the right hand turn onto Worcester Street, around 500m after the dual carriageway. Drive along this road and take the left hand turn into Park Crescent. Follow this road until you see signs for the development.

From the West

Drive along the A456 towards Kidderminster. Travel over the River Severn and then take the 2nd exit at the roundabout onto the B4195 (Stourport Road/ Bewdley Road) towards Stourport-on-Severn. Drive down this road and take the right hand turn into Park Crescent after around 1.5 miles. Continue along this road until you see signs for the development.

### Taylor Wimpey West Midlands

A division of Taylor Wimpey UK Ltd.  
39 Dominion Court, Station Road,  
Solihull, West Midlands B91 3RT

# Taylor Wimpey

## Baldwin Gardens

3 & 4 bedroom homes

Homes you'll love, in a carefully chosen location.

Look inside for development layout.





A spacious 4 bedroom family home comprising a large kitchen/family area with French doors leading on to the rear garden. The lounge features a bay window and there is also the advantage of a separate dining room.

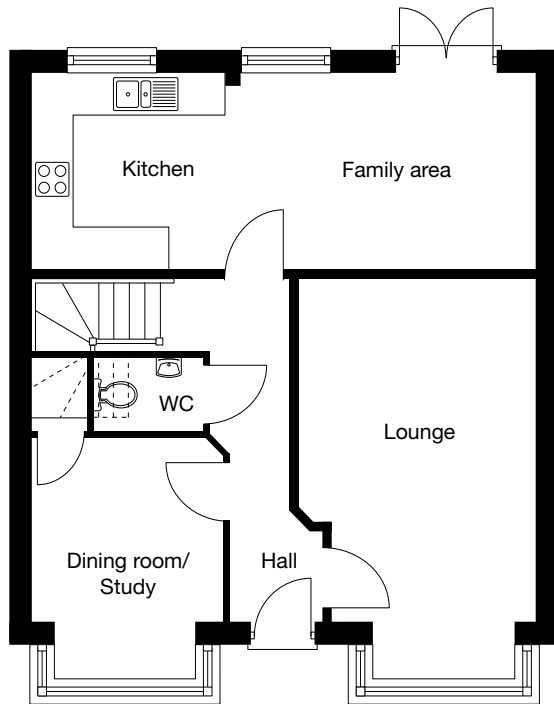
The first floor has four good sized bedrooms and a family bathroom. The master bedroom features a stylish en suite.



The Portway variant

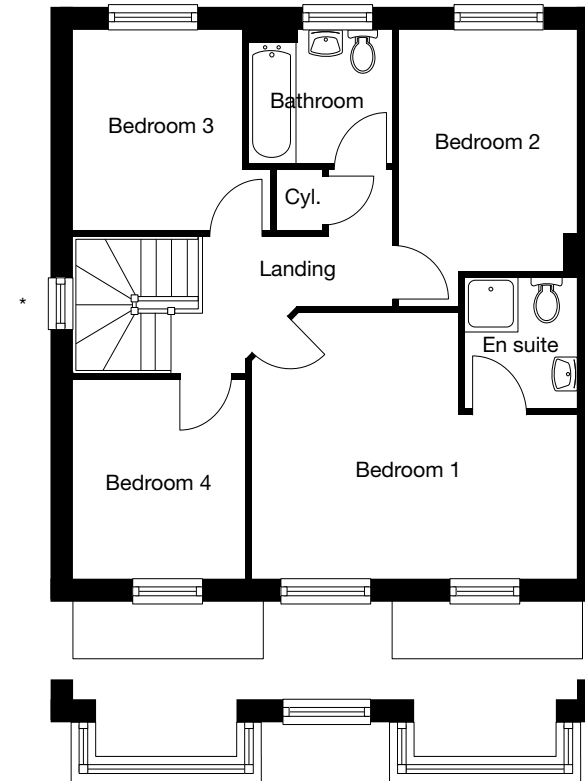
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**Ground Floor**

Lounge	4.89m x 3.44m	16' 0" x 11' 3"
Kitchen/Family area	7.34m x 2.80m	24' 2" x 9' 2"
Dining/Study (max.)	2.65m x 2.80m	8' 8" x 9' 2"



**First Floor**

Bedroom 1	3.79m x 4.78m	12' 5" x 15' 8"
Bedroom 2	3.43m x 2.63m	11' 3" x 8' 7"
Bedroom 3	2.50m x 2.87m	8' 3" x 9' 4"
Bedroom 4	2.50m x 2.86m	8' 3" x 9' 4"

Alternative first floor front layout to plot 5 only

\* 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. 19133/MAY 2013

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The Downham is a four bedroom home with integral garage, offering plenty of space for growing families.

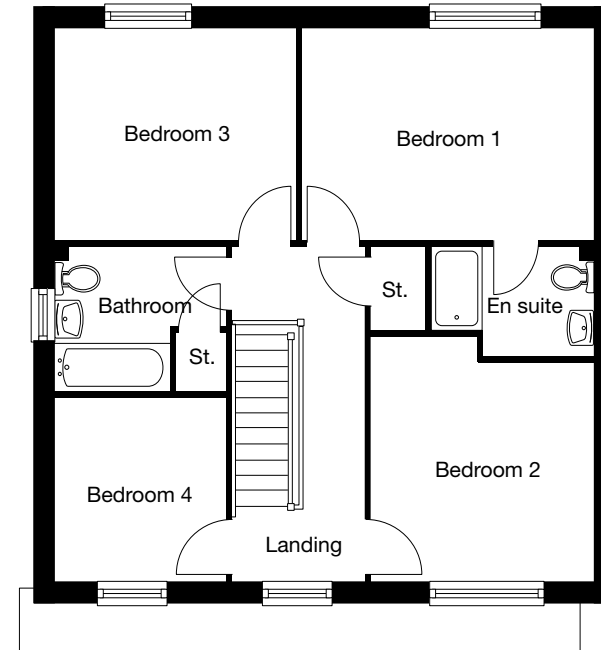
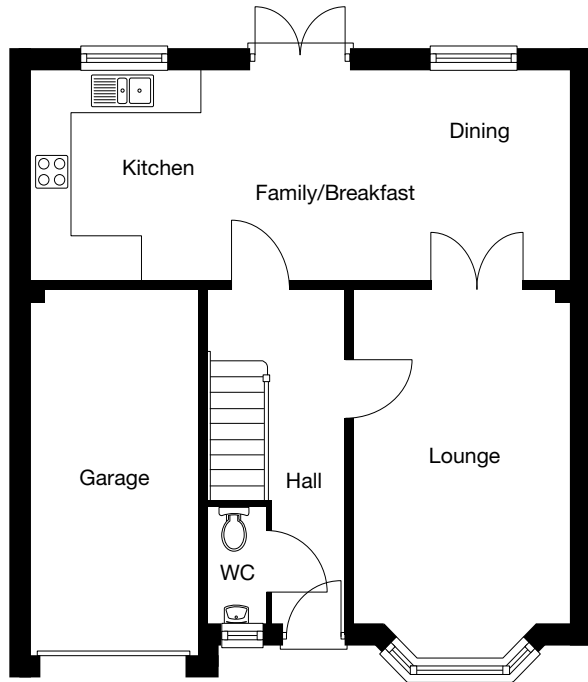
Featuring a light and spacious kitchen/family/dining room with French doors leading on to the rear garden, with double doors from the dining area opening into a large lounge with bay window. There is also a guest cloakroom on the ground floor.

On the first floor the master bedroom features a stylish en suite shower room. There are two further double bedrooms and a well proportioned fourth bedroom, a main bathroom and useful storage.

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**Ground Floor**

Lounge (max.)	5.27m × 3.18m	17'4" × 10'5"
Kitchen	2.98m × 2.50m	9'10" × 8'3"
Family	2.98m × 2.51m	9'10" × 8'3"
Dining	2.98m × 2.82m	9'10" × 9'3"

**First Floor**

Bedroom 1	4.30m × 3.03m	14'1" × 10'0"
Bedroom 2 (max.)	3.51m × 3.28m	11'6" × 10'9"
Bedroom 3	3.55m × 3.03m	11'8" × 10'0"
Bedroom 4	2.62m × 2.53m	8'7" × 8'4"

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The Florence is a superb four bedroom family home featuring a bay window to the lounge.

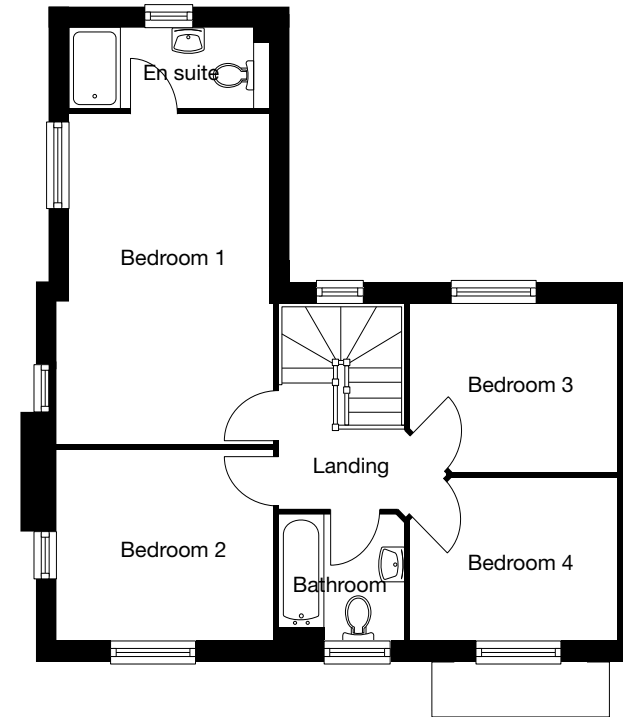
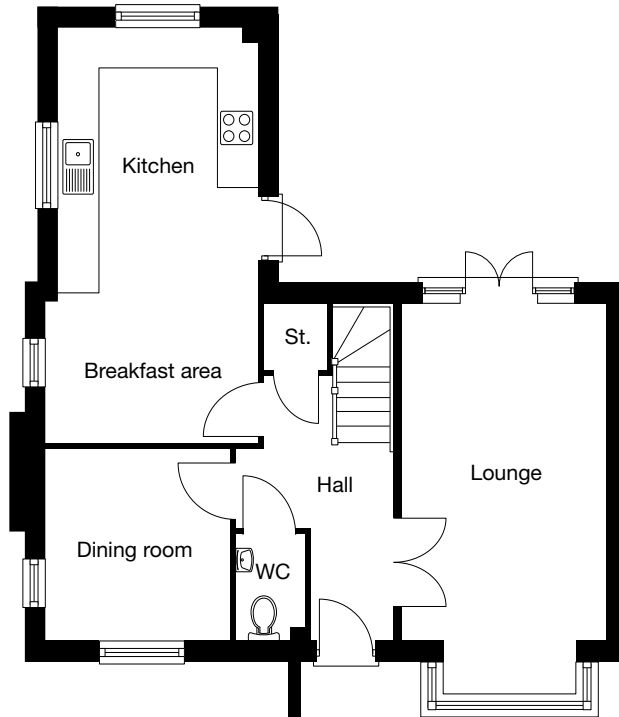
The ground floor comprises a spacious kitchen/dining/family room, and the dual aspect lounge with French doors leading on to the rear garden, and separate dining room.

There are four spacious bedrooms with en suite to the master bedroom, and a family bathroom.

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**Ground Floor**

Lounge (max.)	3.15m x 5.91m	10'4" x 19'5"
Kitchen/Breakfast (max.)	3.37m x 6.26m	11'1" x 20'7"
Dining room	2.91m x 2.88m	9'6" x 9'6"

**First Floor**

Bedroom 1 (max.)	3.37m x 5.00m	11'1" x 16'5"
Bedroom 2 (max.)	2.88m x 3.40m	9'5" x 11'3"
Bedroom 3 (max.)	3.22m x 2.56m	10'7" x 8'5"
Bedroom 4 (max.)	3.22m x 2.46m	10'7" x 8'1"

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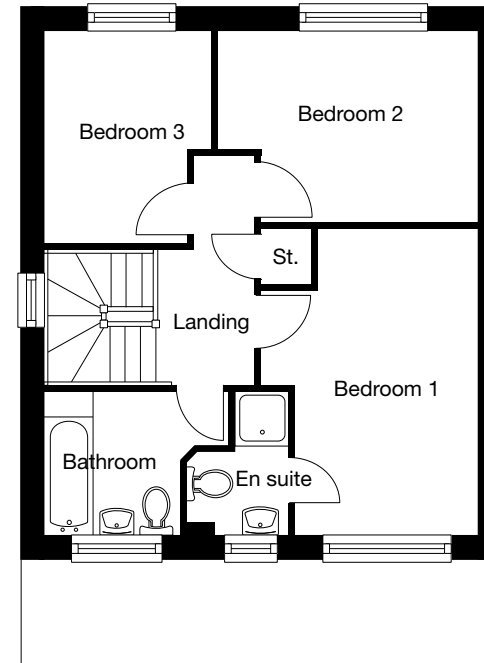
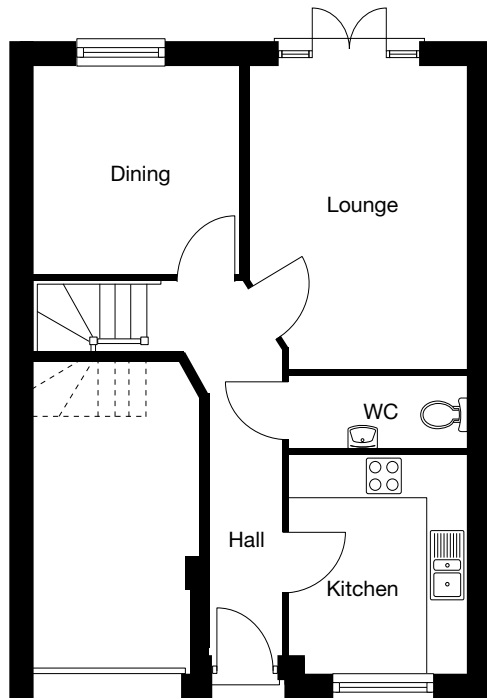


The Ardingham is a superb three bedroom home with an integral garage. The ground floor comprises a kitchen, a separate dining room which is perfect for entertaining and a lounge with French doors leading on to the rear garden.

There are three spacious bedrooms with en suite to the master bedroom, and a family bathroom.

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**Ground Floor**

Lounge (max.)	4.32m × 3.18m	14'2" × 10'5"
Kitchen	3.11m × 2.62m	10'3" × 8'7"
Dining	3.00m × 2.96m	9'10" × 9'9"

**First Floor**

Bedroom 1 (max.)	4.38m × 3.17m	14'5" × 10'5"
Bedroom 2	3.82m × 2.71m	12'6" × 8'11"
Bedroom 3	2.99m × 2.42m	9'10" × 7'11"

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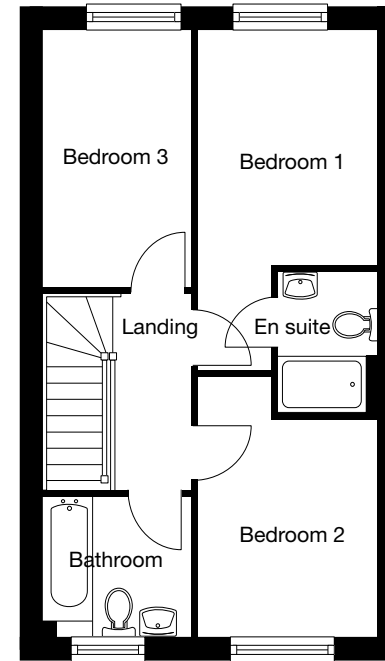
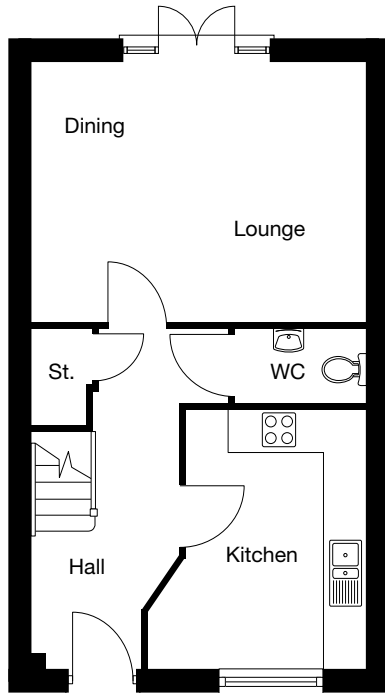
The 3 bedroom Fulford is ideal for those stepping on – or up – the property ladder.

A lounge/dining room is located to the rear of the property with French doors leading on to the rear garden. A separate kitchen/breakfast room, a guest cloakroom and storage also feature on the ground floor.

Two double bedrooms, with stylish en suite to the master bedroom, a further well proportioned third bedroom and family bathroom are located on the first floor.

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**Ground Floor**

Lounge/Dining	4.72m × 3.56m	15'6" × 11'8"
Kitchen (max.)	3.58m × 3.08m	11'9" × 10'1"

**First Floor**

Bedroom 1 (min.)	3.26m × 2.55m	10'9" × 8'5"
Bedroom 2 (min.)	2.96m × 2.55m	9'9" × 8'5"
Bedroom 3	3.55m × 2.07m	11'8" × 6'10"

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The 3 bedroom Yewdale home offers plenty of space and contemporary living for growing families.

The ground floor features a dual aspect lounge with French doors leading on to the rear garden, a spacious kitchen/ dining room and a guest cloakroom.

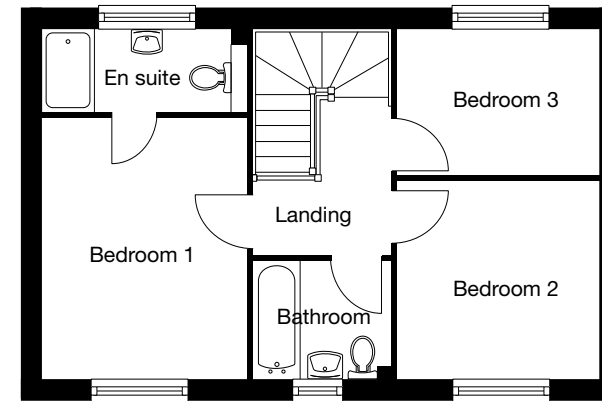
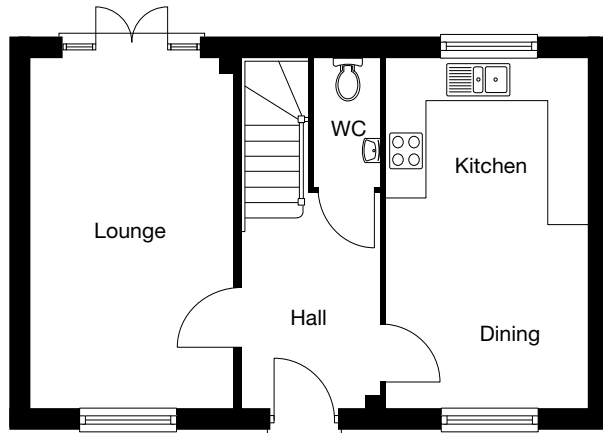
Upstairs, the landing leads to the master bedroom with stylish en suite, two further bedrooms and a main bathroom.

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**Ground Floor**

Lounge	5.10m × 3.02m	16'9" × 9'11"
Kitchen/Dining	5.10m × 3.02m	16'9" × 9'11"

**First Floor**

Bedroom 1	3.78m × 3.08m	12'5" × 10'1"
Bedroom 2	3.02m × 2.86m	9'11" × 9'5"
Bedroom 3	3.02m × 2.15m	9'11" × 7'1"

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