



HEATHY WOOD
COPTHORNE

CORE





THE ALMOND

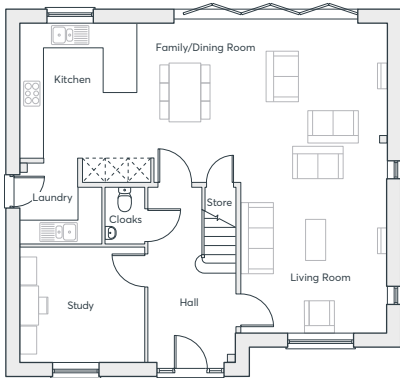
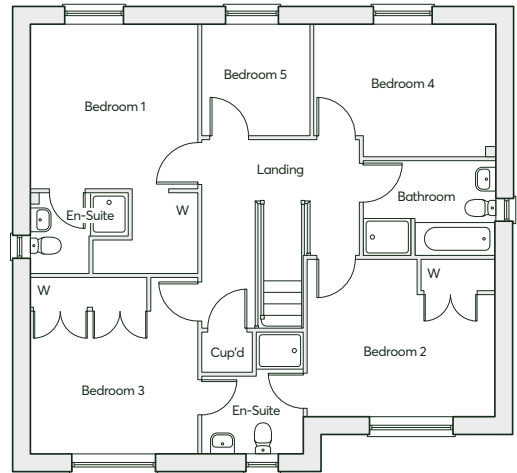
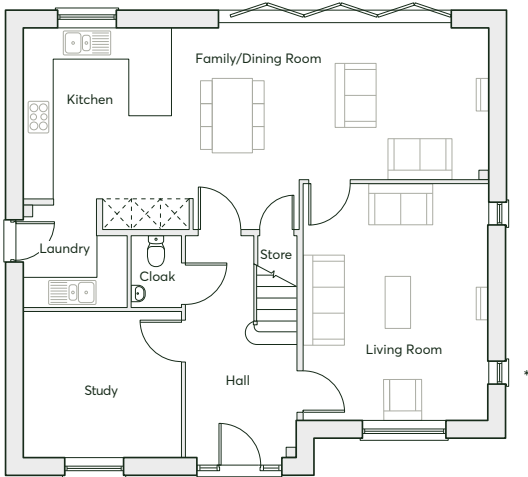
5 bedroom detached home
Double garage
Private driveway

1857 sqft

The Almond offers a generous open-plan kitchen-dining room with large bi-folding doors leading to the rear garden – perfect for those summer evening get togethers with friends and family. This versatile five bedroom home features floor-to-ceiling windows, providing an abundance of natural light, creating a sense of wellness and space.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Walk-in wardrobe and en-suite in the master bedroom
- Built-in wardrobes and a Jack and Jill en-suite to bedrooms 2 and 3
- Dedicated laundry room
- Bi-folding doors in the kitchen-dining room leading to the rear garden



ALTERNATIVE
OPTION

*Plot specific windows

1857 sqft

GROUND FLOOR

Kitchen/Dining Room	4.25m(max) × 9.86m	13'11"(max) × 32'4"
Living Room	5.01m × 3.90m	16'5" × 12'10"
Study	3.37m × 3.08m	11'1" × 10'1"
Laundry	2.22m × 2.15m	7'4" × 7'1"

FIRST FLOOR

Bedroom 1	3.57m × 3.49m	11'8" × 11'5"
Bedroom 2	3.96m × 3.30m	13'0" × 10'10"
Bedroom 3	3.70m × 3.57m	12'2" × 11'8"
Bedroom 4	3.84m × 2.80m	12'7" × 9'2"
Bedroom 5	2.34m × 2.25m	7'8" × 7'5"
Bathroom	2.79m × 2.01m	9'2" × 6'7"
En-suite	2.56m × 2.13m	8'5" × 7'0"
En-suite	2.10m × 1.69m	6'10" × 5'6"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent. SMP 55572/May 2023



THE MAYNE

4 bedroom detached home
Single or double garage
depending on plot
Private driveway

1774 sqft

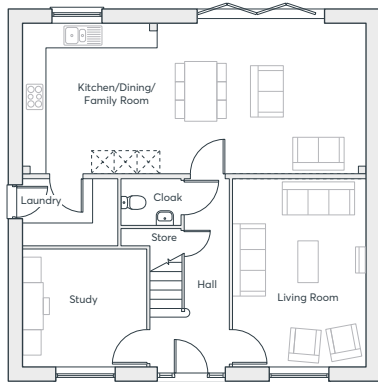
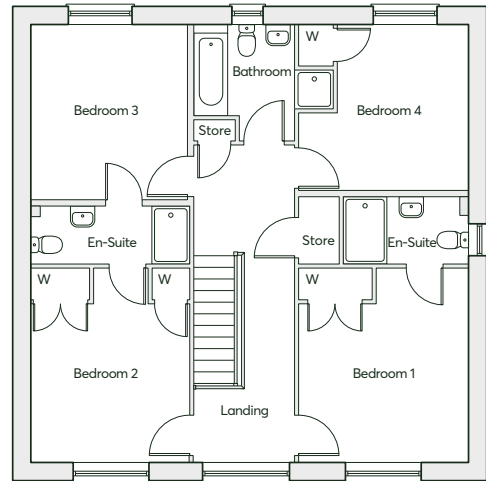
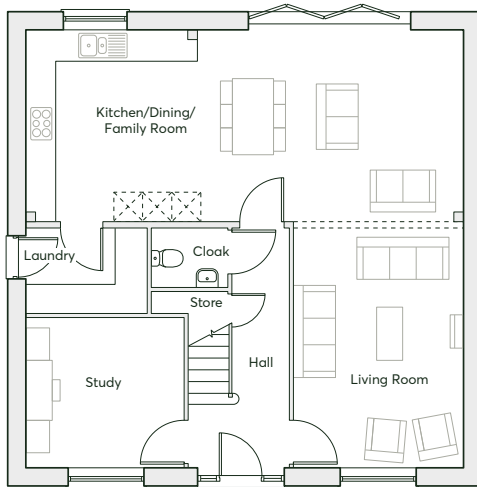
The Mayne is designed with the perfect mix of functionality and contemporary style. This four bedroom home has a generous open-plan kitchen, dining and living room featuring bi-folding doors to a private garden. Those looking for a warm and inviting space to entertain friends and family need look no further.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Built-in wardrobe and en-suite in the master bedroom
- A Jack and Jill en-suite to bedrooms 2 and 3
- Impressive architectural window filling the upstairs landing with light
- Bi-folding doors in the kitchen-dining room leading to the rear garden
- Optional dividing wall to living room



HEATHY WOOD COPTHORNE



ALTERNATIVE OPTION

----- = Optional dividing wall to living room

1774 sqft

GROUND FLOOR

Kitchen/Dining/Family Room	9.08m × 3.94m	29'9" × 12'11"
Living Room	4.99m × 3.53m	16'4" × 11'7"
Study	3.28m × 3.13m	10'9" × 10'3"
Laundry	2.51m × 1.77m	8'3" × 5'10"

FIRST FLOOR

Bedroom 1	4.01m × 3.53m	13'2" × 11'7"
Bedroom 2	4.01m × 3.28m	13'2" × 10'9"
Bedroom 3	3.66m × 3.26m	12'0" × 10'8"
Bedroom 4	3.53m(max) × 3.46m	11'7"(max) × 11'4"
Bathroom	2.89m(max) × 2.44m	9'6"(max) × 8'0"
En-suite	3.28m × 1.2m	10'9" × 3'11"
En-suite	2.61m × 1.40m	8'7" × 4'7"

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THE GARNET v1

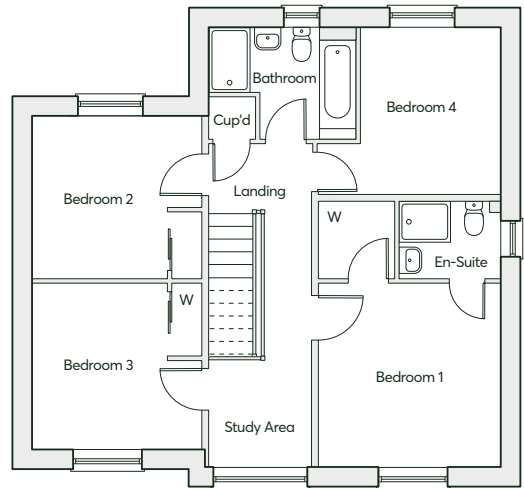
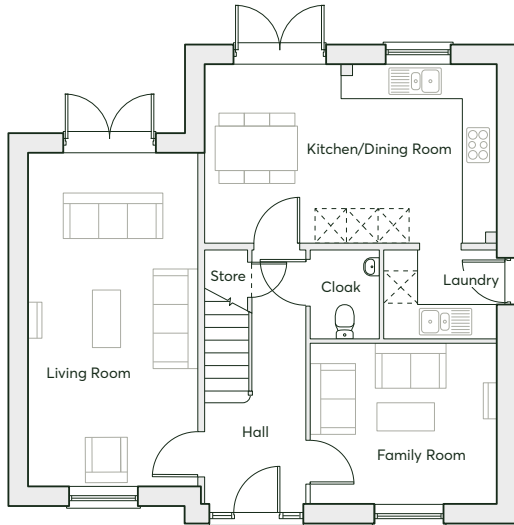
4 bedroom detached home
Single garage
2 parking spaces

1474 sqft

The Garnet v1 has been thoughtfully designed to provide a peaceful living space. The architecturally impressive floor-to-ceiling window on the first-floor landing provides the ultimate bright, open space, perfect for a study or an at-home office. The additional family room downstairs is ideal for games nights or movie marathons.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Walk-in wardrobe and en-suite in the master bedroom
- Built-in wardrobe in bedroom 2 and 3
- Impressive architectural window filling the upstairs landing with light
- French doors in both the living room and kitchen-dining room, leading to the rear garden



1474 sqft

GROUND FLOOR

Family Room	3.56m × 3.07m	11'8" × 10'1"
Kitchen	5.59m × 3.41m	18'4" × 11'2"
Living Room	6.38m × 3.23m	20'11" × 10'7"
Laundry	2.16m × 1.69m	7'1" × 5'6"

FIRST FLOOR

Bedroom 1	3.53m × 3.48m	11'7" × 11'5"
Bedroom 2	3.29m × 3.08m	10'9" × 10'1"
Bedroom 3	3.26m × 3.21m	10'8" × 10'6"
Bedroom 4	2.68m(min) × 3.16m	8'9"(min) × 10'5"
Bathroom	2.82m × 2.10m	9'3" × 6'11"
En-suite	1.95m × 1.51m	6'5" × 4'11"



THE GARNET v2

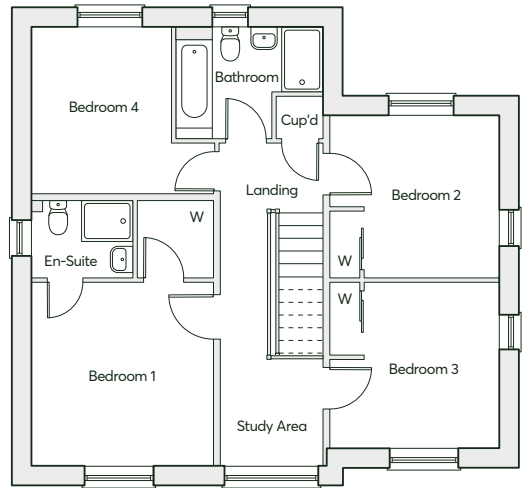
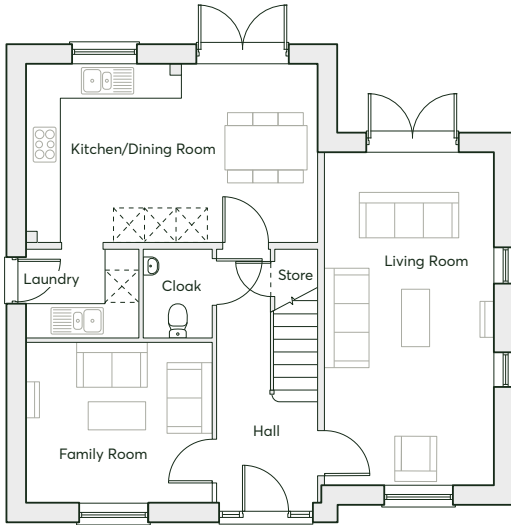
4 bedroom detached home
Single garage
2 parking spaces

1474 sqft

The Garnet v2 has been thoughtfully designed to provide a peaceful living space. The architecturally impressive floor-to-ceiling window on the first-floor landing provides the ultimate bright, open space, perfect for a study or an at-home office. The additional family room downstairs is ideal for games nights or movie marathons.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Walk-in wardrobe and en-suite in the master bedroom
- Built-in wardrobe in bedroom 2 and 3
- Impressive architectural window filling the upstairs landing with light
- French doors in both the living room and kitchen-dining room, leading to the rear garden



1474 sqft

GROUND FLOOR

Family Room	3.56m × 3.07m	11'8" × 10'1"
Kitchen	5.59m × 3.41m	18'4" × 11'2"
Living Room	6.38m × 3.23m	20'11" × 10'7"
Laundry	2.16m × 1.69m	7'1" × 5'6"

FIRST FLOOR

Bedroom 1	3.53m × 3.48m	11'7" × 11'5"
Bedroom 2	3.29m × 3.08m	10'9" × 10'1"
Bedroom 3	3.26m × 3.21m	10'8" × 10'6"
Bedroom 4	2.68m(min) × 3.16m	8'9"(min) × 10'5"
Bathroom	2.82m × 2.10m	9'3" × 6'11"
En-suite	1.95m × 1.51m	6'5" × 4'11"



THE BARLOW

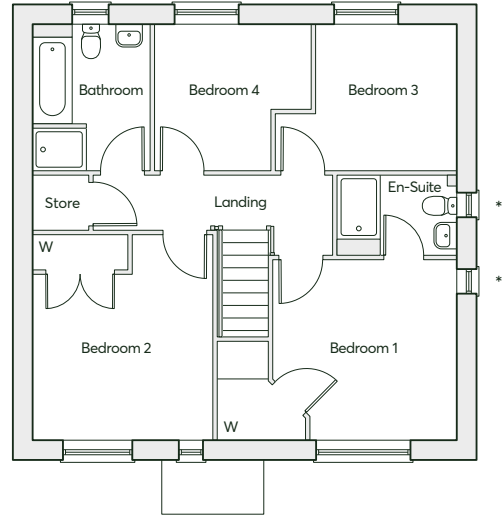
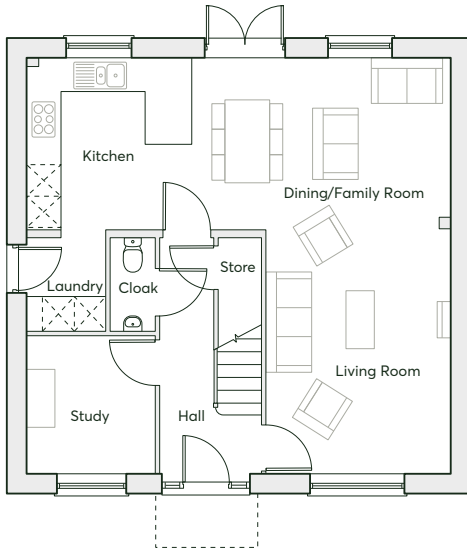
4 bedroom detached home
Single garage
2 parking spaces

1379 sqft

The Barlow is the epitome of open-plan living – an ideal setting for sharing good times with family and friends. The four-bedroom home features large windows throughout, filling the house with natural light, giving you a feeling of calmness and space. The ground floor study, with a feature magnetic wall, can also be a handy home office or cosy snug.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Built-in wardrobe and en-suite in the master bedroom
- A downstairs study
- French doors in the kitchen-dining area leading to the rear garden
- Large open-plan ground floor space
- Dedicated laundry room



*Plot specific windows

1379 sqft

GROUND FLOOR

Kitchen/Dining/Family Room	8.06m × 3.29m	26'5" × 10'9"
Living Room	4.57m × 3.51m	15'0" × 11'6"
Study	2.65m × 2.45m	8'8" × 8'0"
Laundry	1.77m × 1.50m	5'10" × 4'11"

FIRST FLOOR

Bedroom 1	3.51m(max) × 3.45m	11'6"(max) × 11'4"
Bedroom 2	3.92m × 3.42m	12'10" × 11'3"
Bedroom 3	2.66m(min) × 2.78m	8'8"(min) × 9'1"
Bedroom 4	2.80m × 2.99m(max)	9'2" × 9'9"(max)
Bathroom	2.80m × 2.23m	9'2" × 7'4"
En-suite	2.28m × 1.52m	7'6" × 5'0"



THE PARIS v1

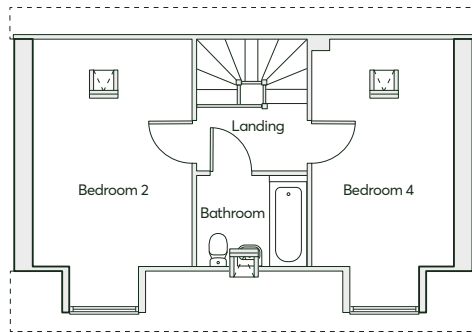
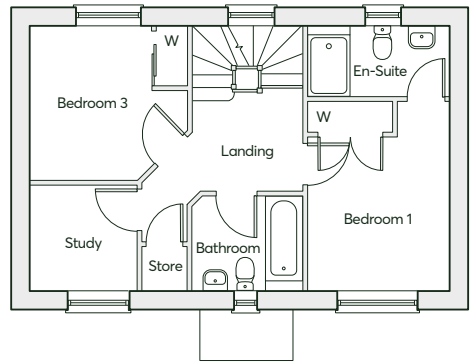
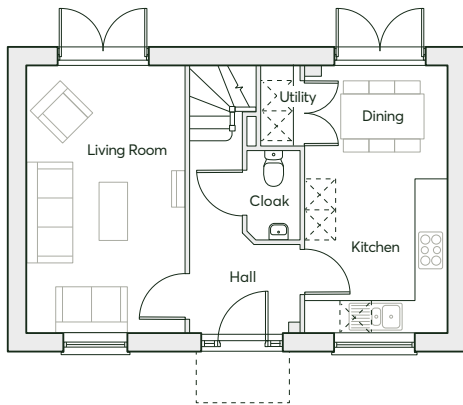
4 bedroom detached home
Single garage
2 parking spaces

1318 sqft

The Paris v1 never fails to impress, with its thoughtful design spanning across three floors. The open-plan, wonderfully light kitchen and dining area is the ultimate space for those who enjoy entertaining family and friends. And when you're looking for peace, the top floor is the perfect hideaway from the hustle and bustle of family living.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Symmetrical double fronted exterior
- Walk-in wardrobe and en-suite to master bedroom
- A separate study
- Two family bathrooms
- Concealed utility space



1318 sqft

GROUND FLOOR

Kitchen/Dining Room	5.25m × 2.81m	17'3" × 9'3"
Living Room	5.25m × 3.12m	17'3" × 10'3"
Cloaks	1.75m × 1.04m	5'9" × 3'5"

FIRST FLOOR

Bedroom 1	3.74m × 2.79m	12'3" × 9'2"
Bedroom 3	3.12m × 3.05m	10'3" × 10'0"
Bathroom	2.18m × 1.90m	7'2" × 6'3"
En-suite	2.79m × 1.42m	9'2" × 4'8"
Study	2.14m × 2.11m	7'0" × 6'11"

SECOND FLOOR

Bedroom 2	5.25m(max) × 3.12m	17'3"(max) × 10'3"
Bedroom 4	5.25m(max) × 2.81m	17'3"(max) × 9'3"
Bathroom	2.18m × 1.80m	7'2" × 5'11"

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THE PARIS v2

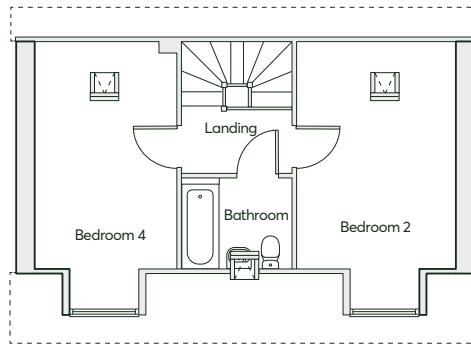
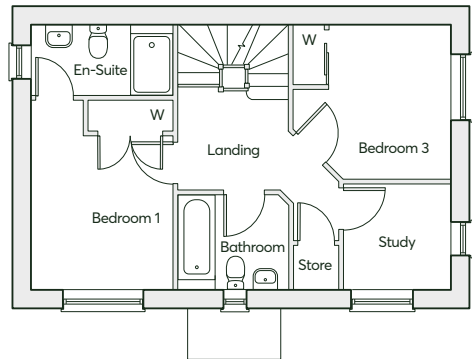
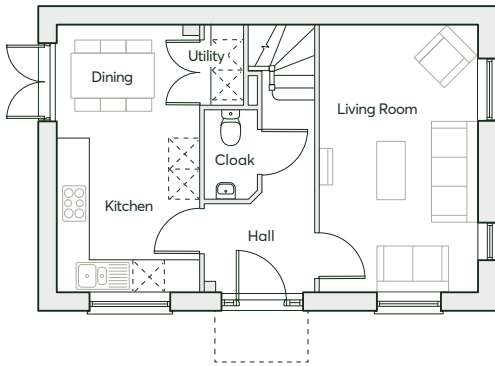
4 bedroom detached home
Single garage
2 parking spaces

1318 sqft

The Paris v2 never fails to impress, with its thoughtful design spanning across three floors. The open-plan, wonderfully light kitchen and dining area is the ultimate space for those who enjoy entertaining family and friends. And when you're looking for peace, the top floor is the perfect hideaway from the hustle and bustle of family living.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Symmetrical double fronted exterior
- Walk-in wardrobe and en-suite to master bedroom
- A separate study
- Two family bathrooms
- Concealed utility space



1318 sqft

GROUND FLOOR

Kitchen/Dining Room	5.25m × 2.81m	17'3" × 9'3"
Living Room	5.25m × 3.12m	17'3" × 10'3"
Cloaks	1.75m × 1.04m	5'9" × 3'5"

FIRST FLOOR

Bedroom 1	3.74m × 2.79m	12'3" × 9'2"
Bedroom 3	3.12m × 3.05m	10'3" × 10'0"
Bathroom	2.18m × 1.90m	7'2" × 6'3"
En-suite	2.79m × 1.42m	9'2" × 4'8"
Study	2.14m × 2.11m	7'0" × 6'11"

SECOND FLOOR

Bedroom 2	5.25m(max) × 3.12m	17'3"(max) × 10'3"
Bedroom 4	5.25m(max) × 2.81m	17'3"(max) × 9'3"
Bathroom	2.18m × 1.80m	7'2" × 5'11"



THE HIERO

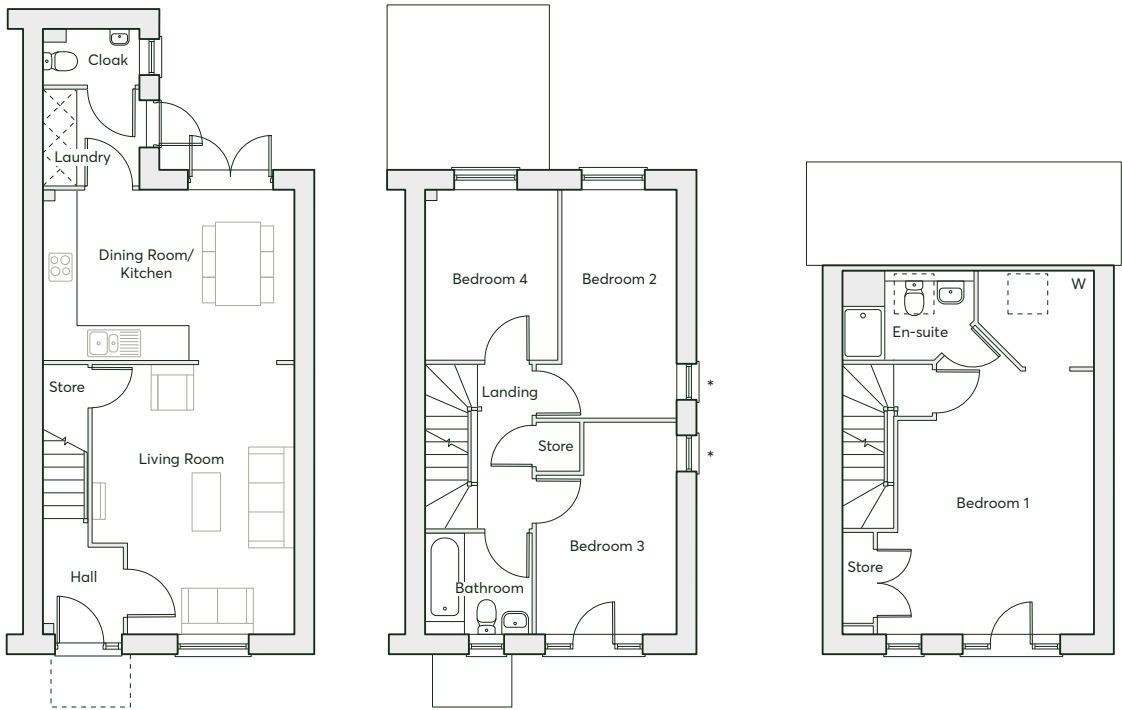
4 bedroom
semi-detached home
Single garage

1272 sqft

The Hiero offers an open and expansive living space, spread across three floors. This home is wonderfully bright and light, and has been thoughtfully designed with floor-to-ceiling windows. The master bedroom is on its own dedicated floor and comes with a Juliet balcony, walk-in wardrobe and en-suite.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Walk-in wardrobe and en-suite in the master bedroom
- Juliet balcony in master bedroom
- Dedicated laundry room
- French doors in the kitchen-dining room leading to the rear garden



*Plot specific windows

1272 sqft

GROUND FLOOR

Kitchen	4.76m × 3.22m	15'7" × 10'7"
Living Room	5.09m × 3.82m	16'8" × 12'6"
Laundry	1.83m × 1.81m	6'0" × 5'11"

FIRST FLOOR

Bedroom 2	4.31m × 2.15m	14'2" × 7'1"
Bedroom 3	3.97m × 2.65m	13'0" × 8'8"
Bedroom 4	3.22m × 2.52m	10'7" × 8'3"
Bathroom	2.02m × 1.91m	6'8" × 6'3"

SECOND FLOOR

Bedroom 1	4.97m × 4.07m	16'4" × 13'4"
En-suite	2.50m × 1.69m	8'3" × 5'7"



THE ADA

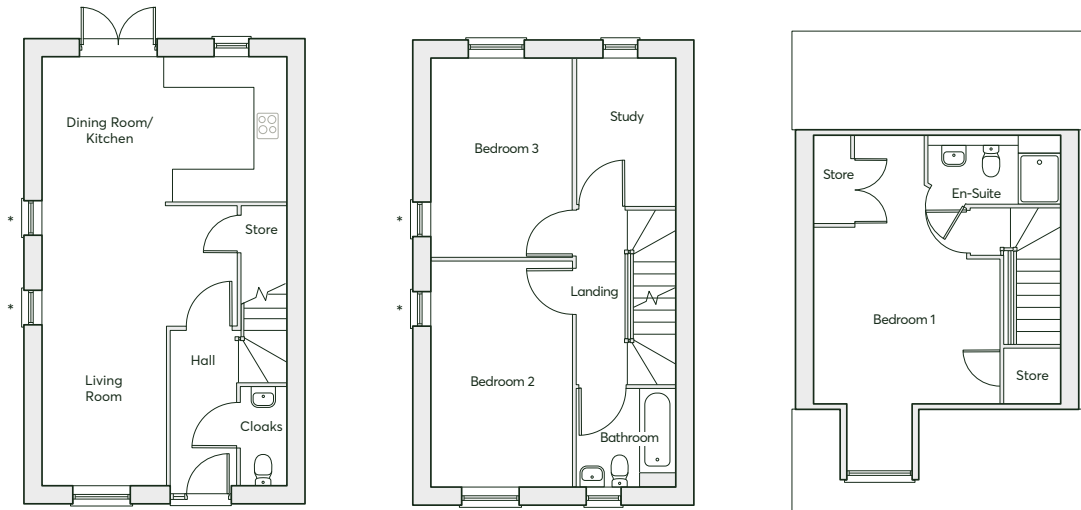
3 bedroom townhouse
Single garage

1217 sqft

The Ada is a modern townhouse that has been lovingly designed from top to bottom, allowing you to curate the space to fit your lifestyle. Its large windows allow natural light to flood in, creating an innate sense of well-being. The top floor is a dedicated master bedroom, perfect for relaxation.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Flexible downstairs living space
- French doors in the kitchen-dining room leading to the rear garden
- Built-in wardrobe and en-suite in the master bedroom
- Study on the first floor, perfect for home working



*Plot specific windows
Floorplan layout representative for plots 229-231 & 233-235 only

1217 sqft

GROUND FLOOR

Living Room	3.43m × 2.50m	11'3" × 8'2"
Kitchen/Dining Room	5.19m × 4.91m	17'0" × 16'1"
Cloaks	1.97m × 0.91m	6'5" × 2'11"

FIRST FLOOR

Bedroom 2	4.48m × 2.85m	14'8" × 9'4"
Bedroom 3	4.05m × 2.85m	13'3" × 9'4"
Study	2.94m × 1.96m	9'7" × 6'5"

SECOND FLOOR

Bedroom 1	3.71m × 3.50m	12'2" × 11'5"
En-suite	2.60m × 1.39m	8'6" × 4'5"



THE BECKET

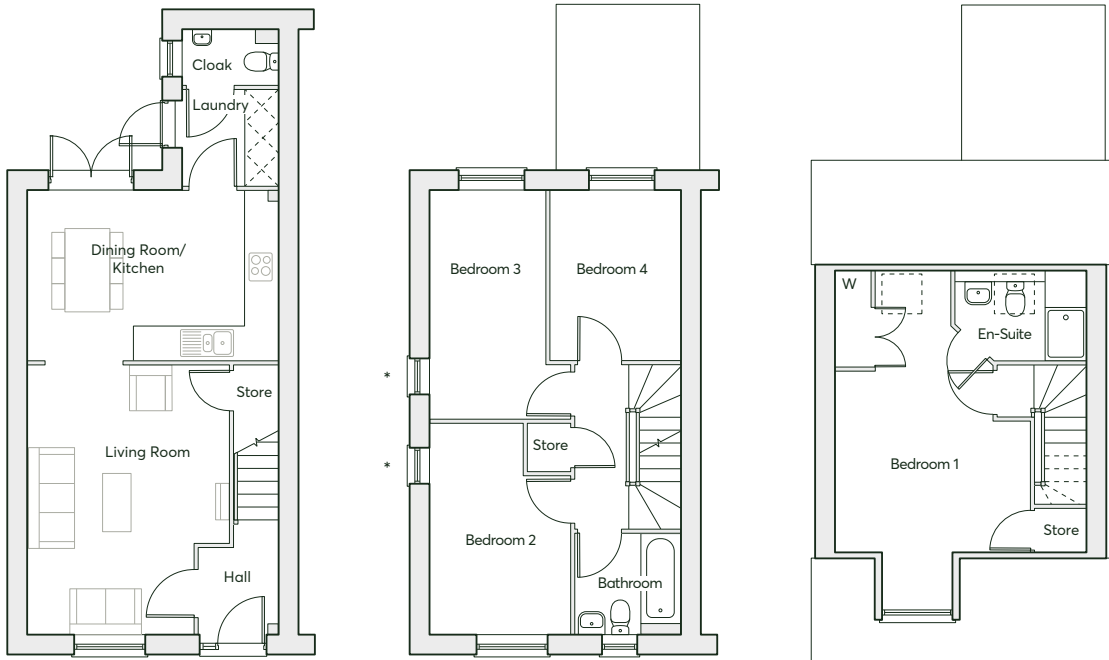
4 bedroom
semi-detached home
Single garage

1210 sqft

The Becket offers the perfect canvas for your signature style. The open-plan kitchen and dining area is at the heart of this home and is perfect for entertaining friends or a cosy meal with your loved ones. The master bedroom is on its own dedicated floor and is a haven you can retreat to at the end of a busy day.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Built-in wardrobe and en-suite in the master bedroom
- French doors in the kitchen-dining room leading to the rear garden
- Dedicated laundry room
- Ample storage space



*Plot specific windows

1210 sqft

GROUND FLOOR

Kitchen/Dining Room	4.76m × 3.22m	15'7" × 10'7"
Living Room	5.09m × 3.82m	16'8" × 12'6"
Laundry	1.83m × 1.81m	6'0" × 5'11"

FIRST FLOOR

Bedroom 3	4.31m × 2.15m	14'2" × 7'1"
Bedroom 2	3.97m × 2.65m	13'0" × 8'8"
Bedroom 4	3.22m × 2.52m	10'7" × 8'3"
Bathroom	2.02m × 1.91m	6'8" × 6'3"

SECOND FLOOR

Bedroom 1	5.35m × 3.68m(max)	17'7" × 12'1"(max)
En-suite	2.50m × 1.69m(max)	8'3" × 5'7"(max)



THE EDWEN

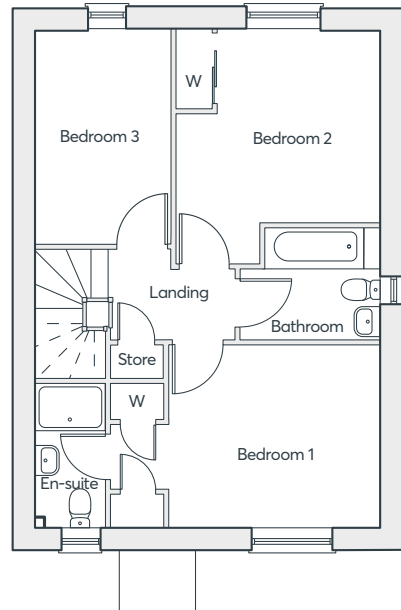
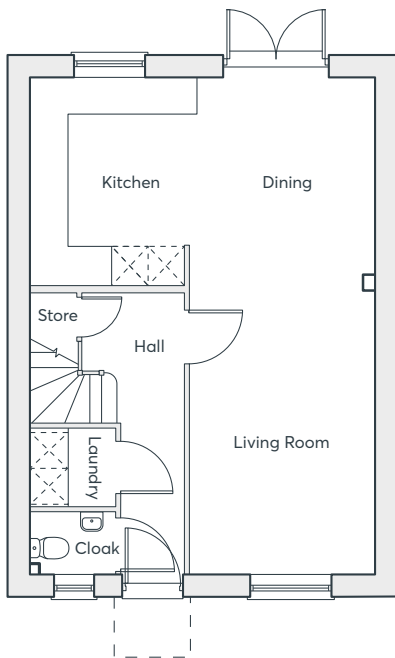
3 bedroom
detached home
Single garage
2 parking spaces

1050 sqft

The Edwen is the very essence of modern open-plan living. The living room connects seamlessly with the kitchen and dining area, creating a light, airy and spacious living environment that is perfect for those who are always on the go.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Six-burner hob in the kitchen
- Dedicated laundry room
- Flexible open-plan living space



1050 sqft

GROUND FLOOR

Kitchen/Dining Room	5.81m × 3.55m	19'1" × 11'8"
Living Room	3.07m × 4.85m	10'3" × 15'11"
Laundry	1.45m × 1.30m	4'9" × 4'3"

FIRST FLOOR

Bedroom 1	4.52m × 3.08m	14'10" × 10'11"
Bedroom 2	3.21m × 3.45m	10'6" × 11'4"
Bedroom 3	3.61m × 2.28m	11'10" × 7'6"
Bathroom	2.37m × 1.94m	7'8" × 6'3"
En-suite	2.44m × 1.20m	8'0" × 3'11"



THE WEBSTER

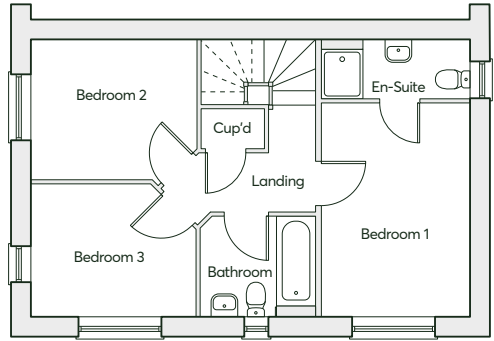
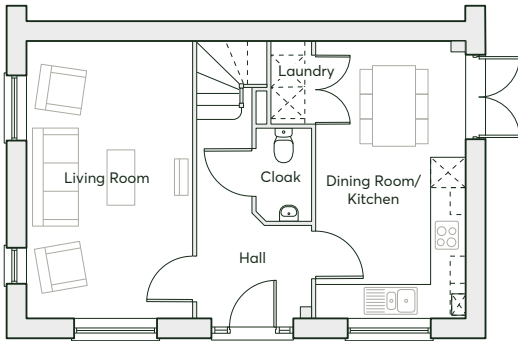
3 bedroom
semi-detached home
2 parking spaces

936 sqft

The Webster has been designed with modern living in mind. The bright, spacious rooms are full of natural light which provides a warm, calming environment to live in. The generous, open-plan kitchen and dining area is at the heart of the home and is the ideal place for entertaining family and friends.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Dedicated laundry space
- En-suite to master bedroom
- French doors in the kitchen-dining room leading to the rear garden
- A welcoming hallway



936 sqft

GROUND FLOOR

Kitchen/Dining Room	5.25m × 2.81m	17'3" × 9'3"
Living Room	5.25m × 3.12m	17'3" × 10'3"

FIRST FLOOR

Bedroom 1	4.11m × 2.79m	13'6" × 9'2"
Bedroom 2	3.12m × 2.66m	10'3" × 8'9"
Bedroom 3	3.19m × 2.50m	10'6" × 8'2"
Bathroom	2.10m × 1.90m	6'11" × 6'3"
En-suite	2.79m × 1.06m	9'2" × 3'6"



THE HOUGHTON

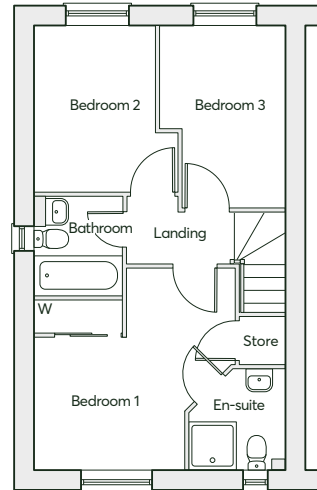
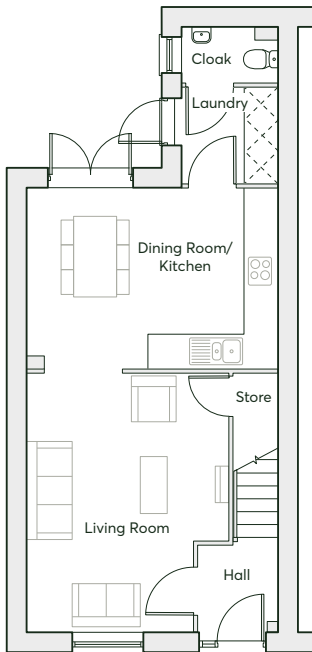
3 bedroom
semi-detached home
2 parking spaces

920 sqft

The Houghton is a versatile and stylish home, perfect for first-time buyers. Floor-to-ceiling windows flood the home with light, giving it a spacious and airy feel. The generous master bedroom has plenty of space for rest and relaxation after a busy day.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Open-plan living
- Dedicated laundry room
- French doors in the kitchen-dining room leading to the rear garden
- Built-in wardrobe and en-suite in the master bedroom



920 sqft

GROUND FLOOR

Kitchen/Dining Room	4.76m × 3.44m	15'7" × 11'3"
Living Room	4.87m × 3.82m	16'0" × 12'6"
Laundry	1.83m × 1.81m	6'0" × 5'11"

FIRST FLOOR

Bedroom 1	3.19m(max) × 2.87m(min)	10'6"(max) × 9'5"(min)
Bedroom 2	3.13m × 2.30m(min)	10'3" × 7'6"(min)
Bedroom 3	3.44m × 2.38m(max)	11'3" × 7'10"(max)
Bathroom	1.87m × 1.70m	6'2" × 5'7"
En-suite	1.92m × 1.81m	6'4" × 5'11"



THE LEO

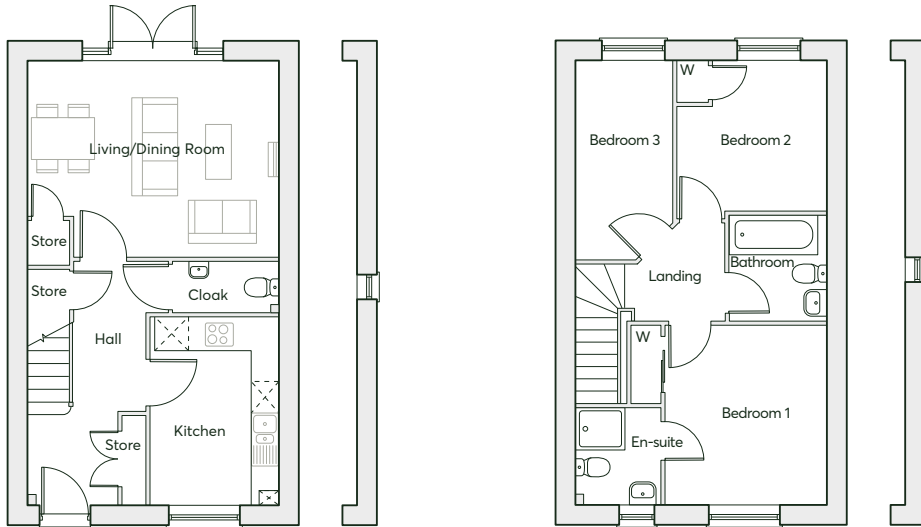
3 bedroom
semi-detached home
2 parking spaces

900 sqft

The Leo is a contemporary home which has been lovingly designed to incorporate all aspects of modern living. For those that love to socialise, the adaptable living-dining room opens out to the rear garden – perfect for those long summer evenings. The master bedroom offers a serene space for rest and relaxation.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Built-in wardrobe and en-suite in the master bedroom
- Smart Ring 2 Video Doorbell
- French doors in the living-dining room leading to the rear garden
- Thoughtfully planned living space



900 sqft

GROUND FLOOR	Room	Dimensions (m)	Dimensions (ft)
	Kitchen	2.49m x 3.58m	8'2" x 11'9"
	Living/Dining Room	4.91m x 3.76m	16'1" x 12'4"

FIRST FLOOR	Room	Dimensions (m)	Dimensions (ft)
	Bedroom 1	3.49m x 3.12m	11'5" x 10'3"
	Bedroom 2	2.77m x 2.67m(max)	9'1" x 8'9"(max)
	Bedroom 3	3.76m x 2.15m	12'4" x 7'1"
	Bathroom	2.07m x 1.70m	6'10" x 5'7"
	En-suite	1.70m x 1.87m	5'7" x 6'1"



THE GENNINGS v1

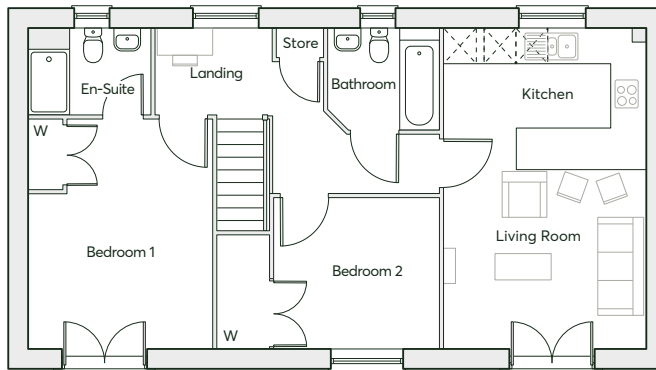
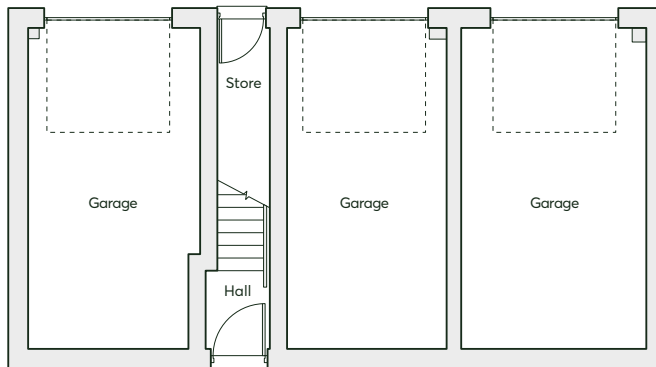
2 bedroom home
Elevated living
2 parking spaces

824 sqft

The Gennings v1 embodies luxurious single-storey living. Your sanctuary awaits within the bright, open master bedroom, complete with en-suite. The open-plan kitchen and living room provides a sociable space to unwind within. Floor-to-ceiling windows, complete with Juliet balconies, immerse the area with natural light.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Built-in wardrobe and en-suite in the master bedroom
- Built-in wardrobe in bedroom 2
- A breakfast bar in the kitchen
- Two Juliet balconies flooding the home with light



824 sqft

FIRST FLOOR

Living Room/Kitchen	6.04m × 3.74m	19'10" × 12'3"
Bedroom 1	4.34m × 3.46m	14'3" × 11'4"
Bedroom 2	2.86m × 3.20m	9'5" × 10'6"
Bathroom	2.16m × 1.90m	7'1" × 6'3"
En-suite	2.30m × 1.61m	7'6" × 5'3"



THE GENNINGS v5

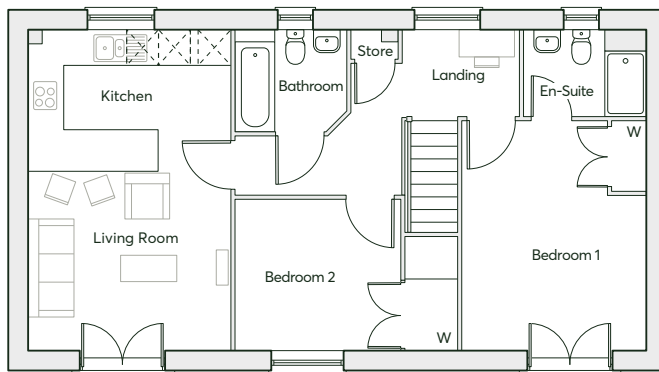
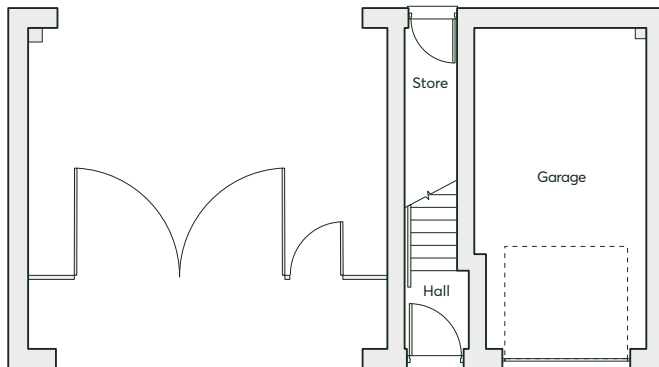
2 bedroom home
Elevated living
Car parking space

824 sqft

The Gennings v5 is perfect for those who love to welcome family and friends into their home. The open-plan living room and kitchen is a bright, spacious area for everyone to come together and enjoy. The floor-to-ceiling windows, complete with Juliet balconies, ensure the house is immersed in natural light.

WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Built-in wardrobe and en-suite in the master bedroom
- Built-in wardrobe in bedroom 2
- A breakfast bar in the kitchen
- Two Juliet balconies flooding the home with light



824 sqft

FIRST FLOOR

Living Room/Kitchen	6.04m × 3.80m	19'10" × 12'6"
Bedroom 1	4.34m × 3.46m	14'3" × 11'4"
Bedroom 2	2.86m × 3.14m	9'5" × 10'3"
Bathroom	2.09m × 1.90m	6'10" × 6'3"
En-suite	2.30m × 1.61m	7'6" × 5'3"

Please speak to a member of the Sales Team if you require this brochure in an alternative format.

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