

High Leigh Garden Village Phase 2

HODDESDON, HERTFORDSHIRE

A beautiful collection of two, three, four and five bedroom homes located on the outskirts of Hoddesdon, Hertfordshire.

Taylor
Wimpey



Lands Improvement

Contents



Welcome to High Leigh Garden Village Phase 2

This new quarter on the edge of Hoddesdon is bringing not just beautifully styled homes but also a new primary school, play areas, and sports facilities.

This development offers all the spacious, green feel of a quintessential garden village combined with a quality of life where heritage and tradition blend with a contemporary outlook in a lovely Hertfordshire market town to make this such a desirable place to live today.



[→ View the site plan](#)

Love town living

The landmark Clock Tower and sense of community are at the heart of Hoddesdon, where traditional market town meets modern shopping at Fawkon Walk and the Sicilian cooking at family-friendly restaurants.

Characterful old inns recall Hoddesdon's coaching past, with the King William IV on Lord Street your welcoming community local. John Warner Sports Centre has a swimming pool, with Rye House Kart Circuit and Rye-Assic Adventure Park for fun-packed days out.

Hoddesdon Clock Tower



RSPB Rye Meads Nature Reserve



The Hertfordshire Golf & Country Club



[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.

[→ 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 stainless steel splashback, a stainless steel sink, 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. 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.

Specification of our homes

Kitchens/utilities

Stainless steel bowl and a half	✓
Postformed laminate worktop with upstand	✓
Single oven	✓
4 burner gas hob	✓
Integrated hood	✓
Stainless steel splashback	✓
Integrated fridge freezer	✓
Integrated dishwasher	✓
Integrated washer/dryer	✓
Fitted kitchen with choice of coloured door frontals	✓

Bathrooms

Full-height tiling to bath to 2 bedroom homes**	✓
Half-height tiling to all walls to 3, 4 & 5 bedroom homes	✓
Splashback tiling to basin to 2 bedroom homes	✓
Shaver socket	✓
White modern sanitaryware	✓

En suites†

Full-height tiling to shower wall	✓
Half-height tiling to remaining walls	✓
White modern sanitaryware	✓
Shaver socket	✓

Cloakroom

Splashback to basin	✓
White modern sanitaryware	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction
 **Applies to homes with only 1 bath † = Where applicable

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Specification of our homes

Heating/electrical services	
Full central heating/gas fired radiators	✓
Thermostatically controlled radiator valves	✓
Mains operated smoke/heat detectors	✓
White double socket outlets	✓
TV sockets to living room, main and bedroom 2 (if applicable)	✓
Lighting	
Chrome downlights to all wet rooms**	✓
Pendant light fittings to all other rooms	✓
Internal finishes	
Flooring included throughout, from a selected range	✓
White finished internal doors	✓
Ceilings and walls finished in white	✓
White painted internal joinery	✓
White UPVC double glazed windows	✓
Chrome ironmongery	✓
External finishes	
Turf to rear gardens	✓
Stainless steel up/down spotlight†	✓
External tap†	✓
Kitchen optional upgrades*	
Upgrade worktops to include upstand	✓
Upgrade coloured door frontals	✓
Upgrade appliances	✓
Bathroom and en suite optional upgrades*	
Upgrade tiling	✓
Upgrade to shower over bath	✓
Upgrade shower	✓
Upgrade towel rail	✓
Additional features optional upgrades*	
Upgrade to room specific downlights	✓
Upgrade to room specific wardrobe	✓
Upgrade to additional sockets	✓
Upgrade flooring	✓

[→ Find out more](#)

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Our homes

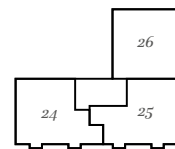
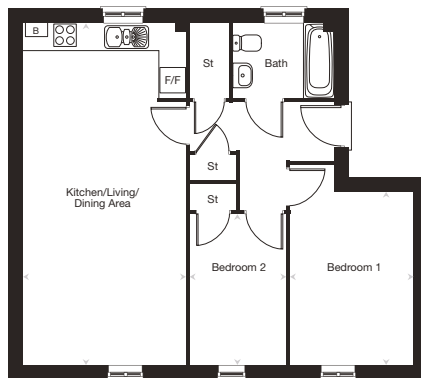


 [View the site plan](#)

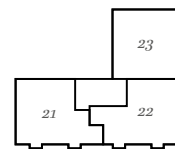


Wilson Court

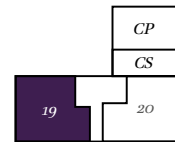
2 BEDROOM APARTMENT, TOTAL 678 sq ft / 62.9m²



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PLOT 19

Kitchen/Living/Dining Area

7.70m × 3.67m 25'3" × 12'1"

Bedroom 1

4.52m × 2.80m 14'10" × 9'2"

Bedroom 2

3.41m × 2.17m 11'2" × 7'2"

[→ Discover more about this development](#)

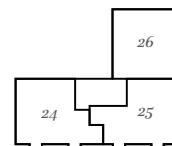
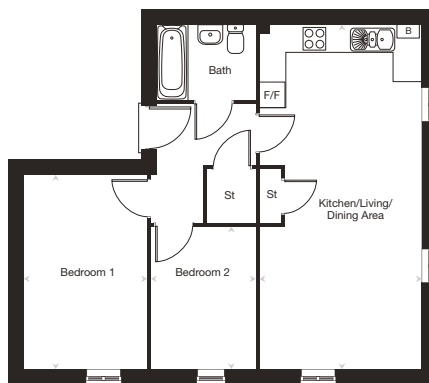
[→ View our current availability](#)

B – Boiler, F/F – Fridge Freezer and St – Store. 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. 51530 / January 2023.



Wilson Court

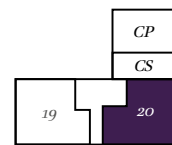
2 BEDROOM APARTMENT, TOTAL 644 sq ft / 59.8m²



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PLOT 20

Kitchen/Living/Dining Area

7.70m × 3.63 25'3" × 11'11"

Bedroom 1

4.34m × 2.76m 14'3" × 9'1"

Bedroom 2

3.19m × 2.76m 10'6" × 7'8"

[→ Discover more about this development](#)

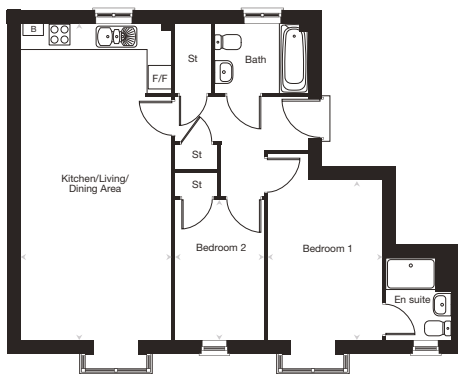
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Wilson Court

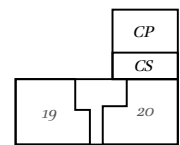
2 BEDROOM APARTMENTS, TOTAL 23 sq ft / 67.2m²



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PLOTS 21 & 24

Kitchen/Living/Dining Area

7.70m × 3.67m 25'3" × 12'7"

Bedroom 1

4.52m × 2.80m 14'10" × 9'2"

Bedroom 2

3.41m × 2.17m 11'2" × 7'2"

[→ Discover more about this development](#)

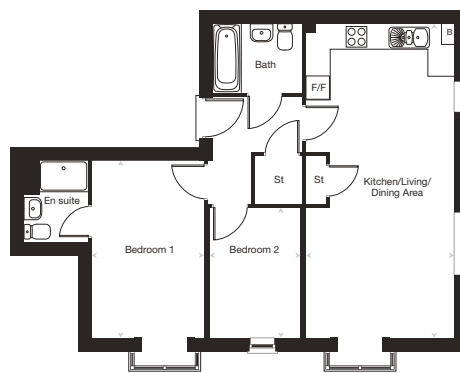
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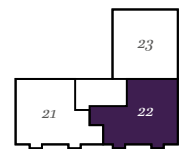


Wilson Court

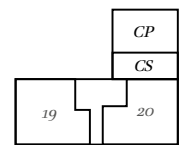
2 BEDROOM APARTMENTS, TOTAL 680 sq ft / 63.2m²



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PLOTS 22 & 25

Kitchen/Living/Dining Area

7.70m × 3.63m 25'3" × 11'11"

Bedroom 1

4.34m × 2.76m 14'3" × 9'1"

Bedroom 2

3.19m × 2.34m 10'6" × 9'1"

[→ Discover more about this development](#)

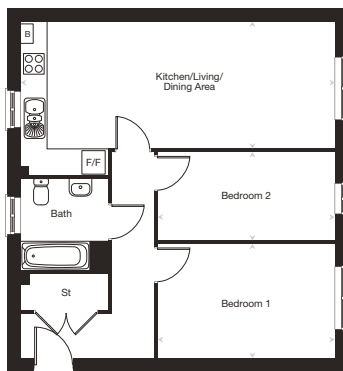
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Wilson Court

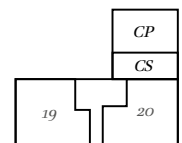
2 BEDROOM APARTMENTS, TOTAL 701 sq ft / 65.2m²



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PLOTS 23 & 26

Kitchen/Living/Dining Area

7.70m × 3.12m 25'3" × 10'3"

Bedroom 1

4.34m × 2.80m 14'3" × 9'2"

Bedroom 2

4.34m × 2.18m 14'3" × 7'2"

[→ Discover more about this development](#)

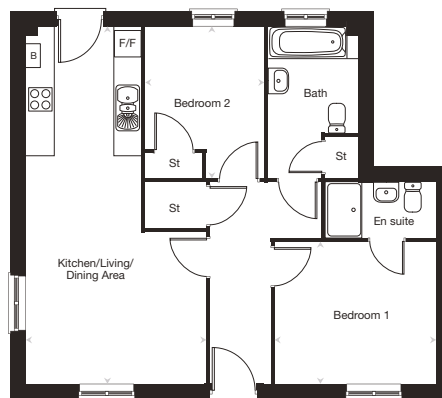
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Hickey Court and Stevenson Court

2 BEDROOM APARTMENTS, TOTAL 678 sq ft / 63.0m²



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PLOTS 28 & 34

Kitchen/Living/Dining Area

7.70m × 3.89m 25'3" × 12'9"

Bedroom 1

3.49m × 3.06m 11'5" × 10'1"

Bedroom 2

3.28m × 2.57m 10'9" × 8'5"

[→ View development](#)

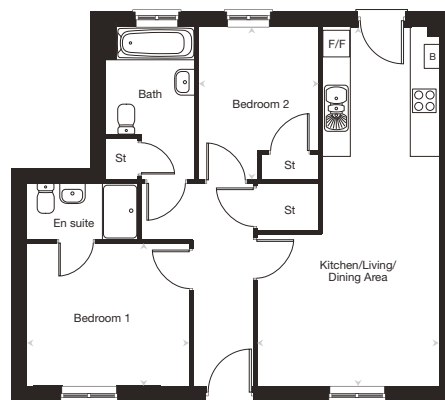
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Hickey Court and Stevenson Court

2 BEDROOM APARTMENTS, TOTAL 678 sq ft / 63.0m²



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PLOTS 29 & 35

Kitchen/Living/Dining Area

7.70m × 3.90m 25'3" × 12'10"

Bedroom 1

3.49m × 3.06m 11'5" × 10'1"

Bedroom 2

3.27m × 2.56m 10'9" × 8'5"

[→ View development](#)

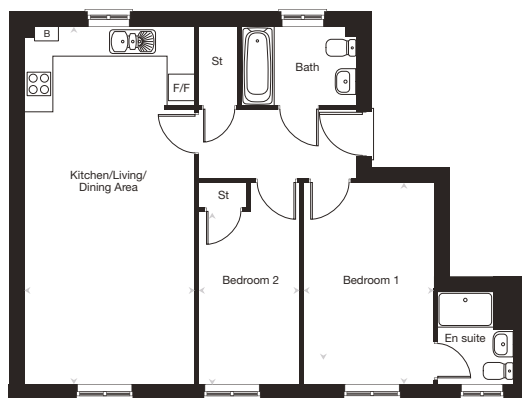
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Hickey Court and Stevenson Court

2 BEDROOM APARTMENTS, TOTAL 717 sq ft / 66.6m²



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PLOTS 30, 32, 36 & 38

Kitchen/Living/Dining Area

7.70m × 3.67m 25'3" × 12'1"

Bedroom 1

4.34m × 2.75m 14'3" × 9'1"

Bedroom 2

3.72m × 2.14m 12'3" × 7'0"

[→ View development](#)

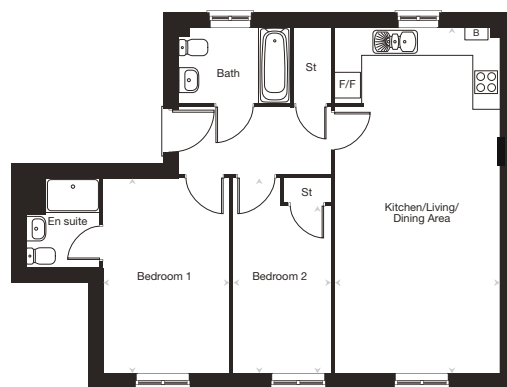
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Hickey Court and Stevenson Court

2 BEDROOM APARTMENTS, TOTAL 717 sq ft / 66.6m²



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PLOTS 31, 33, 37 & 39

Kitchen/Living/Dining Area

7.70m × 3.67m 25'3" × 12'1"

Bedroom 1

4.37m × 2.82m 14'4" × 9'3"

Bedroom 2

3.70m × 2.12m 12'3" × 7'0"

[→ View development](#)

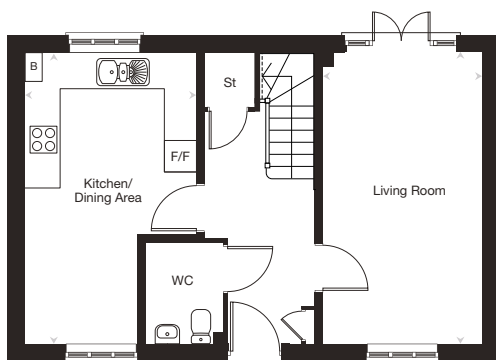
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The Ardale

3 BEDROOM HOME, TOTAL 1,012 sq ft / 92.7m²



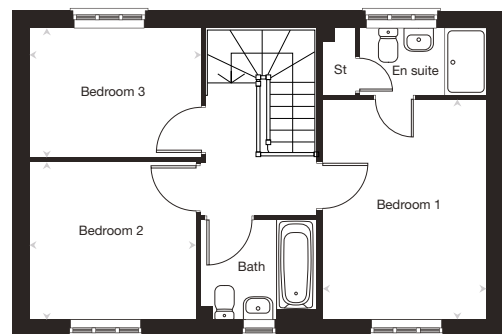
GROUND FLOOR

Kitchen/Dining Area

5.41m × 3.18m 17'9" × 10'6"

Living Room

5.41m × 3.01m 17'9" × 9'11"



FIRST FLOOR

Bedroom 1

4.13m × 3.08m 13'7" × 10'2"

Bedroom 2

3.14m × 2.95m 10'4" × 9'8"

Bedroom 3

3.25m × 2.38m 10'8" × 7'10"

[→ View development](#)

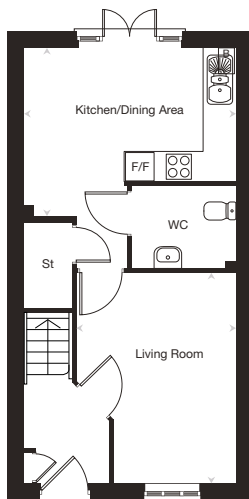
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B - Boiler F/F - Fridge Freezer St - Store WC - Cloakroom. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales 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. 51530 / January 2023.



The Braxton

3 BEDROOM HOME, TOTAL 1,091 sq ft / 101.3m²



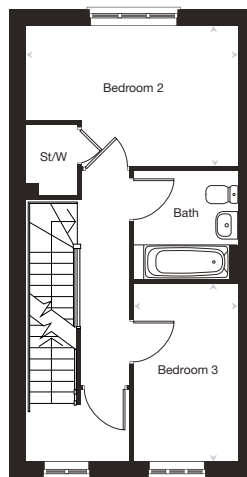
GROUND FLOOR

Kitchen/Dining Area

4.26m x 3.39m max. 14'0" x 11'2" max.

Living Room

4.21m x 3.19m max. 13'10" x 10'6" max.



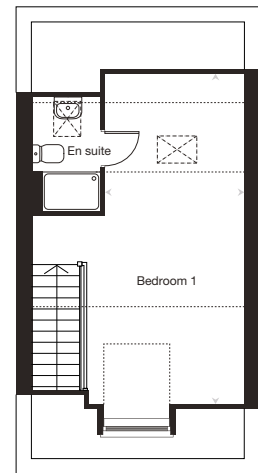
FIRST FLOOR

Bedroom 2

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

Bedroom 3

3.59m x 2.11m 11'10" x 6'11"



SECOND FLOOR

Bedroom 1


6.64m x 2.76m 21'10" x 9'1"



[Discover more about this home](#)



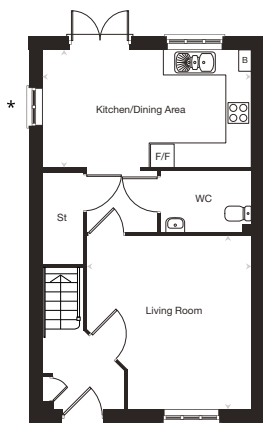
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B - Boiler F/F - Fridge Freezer St - Store St/W - Store/Wardrobe WC - Cloakroom  - Roof Window. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor 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. 51530 / January 2023.



The Byford

3 BEDROOM HOME, TOTAL 975 sq ft / 90.5m²



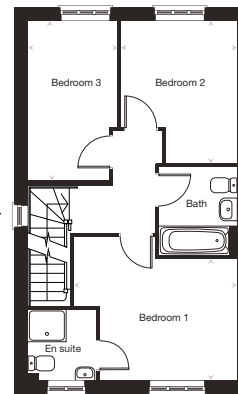
GROUND FLOOR

Kitchen/Dining Area

5.07m × 2.87m 16'8" × 9'5"

Living Room

4.24m × 3.99m max. 13'11" × 13'1" max.



FIRST FLOOR

Bedroom 1

3.98m × 3.00m 13'1" × 9'10"

Bedroom 2

3.46m max. × 2.82m 11'4" max. × 9'3"

Bedroom 3

3.87m × 2.16m 12'9" × 7'1"



[Discover more about this home](#)



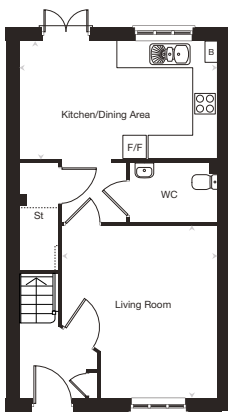
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B - Boiler F/F - Fridge Freezer St - Store WC - Cloakroom. *Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 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. 51530 / January 2023.



The Elliston

4 BEDROOM HOME, TOTAL 1,249 sq ft / 116.0m²



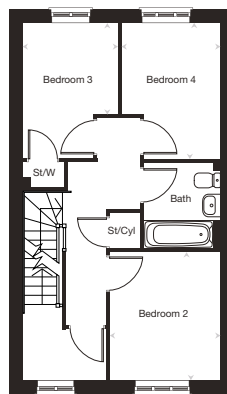
GROUND FLOOR

Kitchen/Dining Area

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

Living Room

4.27m x 3.81m 14'0" x 12'6"



FIRST FLOOR

Bedroom 2

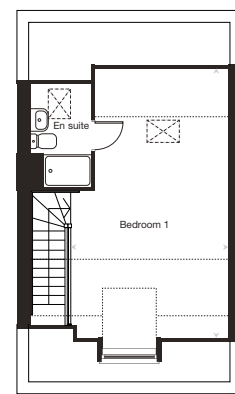
3.16m x 2.75m 10'5" x 9'0"

Bedroom 3

3.31m max. x 2.36m 10'10" max. x 7'9"

Bedroom 4

3.31m x 2.45m 10'10" x 8'1"



SECOND FLOOR

Bedroom 1


6.64m x 3.89m max. 21'10" x 12'9" max.



[Discover more about this home](#)



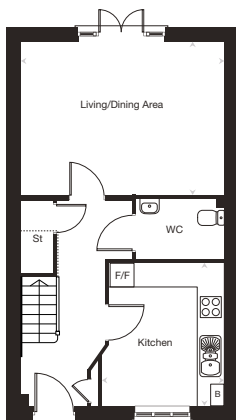
[View our current availability](#)

B - Boiler F/F - Fridge Freezer St - Store St/Cyl - Store/Cylinder St/W - Store/Wardrobe WC - Cloakroom  - Roof Window. 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. 51530 / January 2023.



The Frambury

4 BEDROOM HOME, TOTAL 1,415 sq ft / 131.46m²



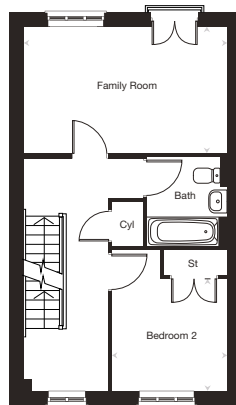
GROUND FLOOR

Kitchen

3.43m x 2.95m max. 11'3" x 9'8" max.

Living/Dining Area

4.89m x 3.74m 16'1" x 12'3"



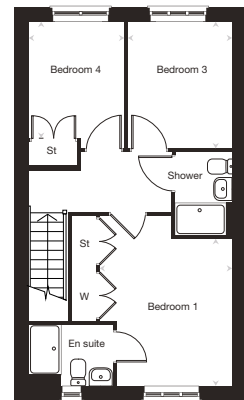
FIRST FLOOR

Family Room

4.89m x 3.06m 16'1" x 10'1"

Bedroom 2

2.78m x 2.68m 9'2" x 8'10"



SECOND FLOOR

Bedroom 1

3.58m x 3.19m 11'9" x 10'6"

Bedroom 3

3.05m x 2.49m 10'0" x 8'2"

Bedroom 4

2.79m x 2.30m 9'2" x 7'7"

[→ View development](#)

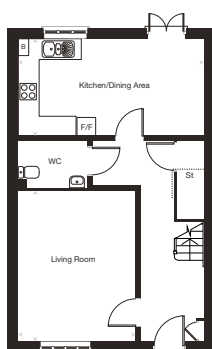
[→ View our current availability](#)

B - Boiler Cyl - Cylinder F/F - Fridge Freezer St - Store W - Wardrobe WC - Cloakroom. 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. 51530 / January 2023.



The Huxford

4 BEDROOM HOME, TOTAL 1,175 sq ft / 109.1m²



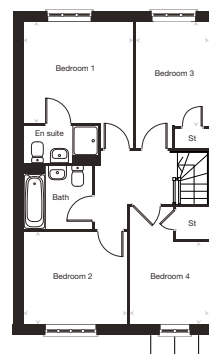
GROUND FLOOR

Kitchen/Dining Area

5.73m × 3.00m 18'10" × 9'10"

Living Room

4.66m × 3.63m 15'4" × 11'11"



FIRST FLOOR

Bedroom 1

3.42m × 3.16m 11'3" × 10'5"

Bedroom 2

3.23m × 2.84m 10'7" × 9'4"

Bedroom 3

3.25m × 2.23m 10'8" × 7'4"

Bedroom 4

2.52m × 2.41m 8'3" × 7'11"

[→ View development](#)

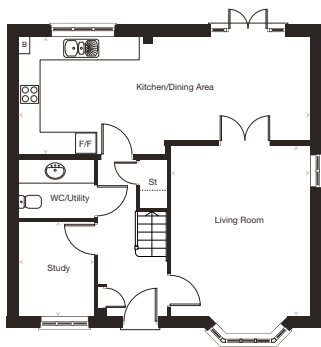
[→ View our current availability](#)

B - Boiler F/F - Fridge Freezer St - Store WC - Cloakroom. 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 speak to our sales executives regarding the tenure of our new homes. 51530 / January 2023.



The Manford

4 BEDROOM HOME, TOTAL 1,385 sq ft / 128.6m²



GROUND FLOOR

Kitchen/Dining Area

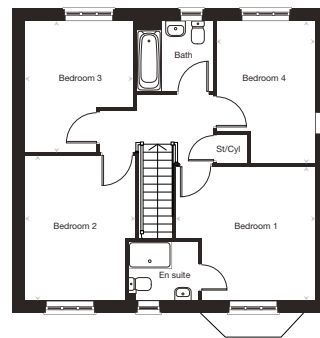
8.11m × 3.26m max. 26'7" × 10'9" max.

Living Room

4.74m × 3.88m 15'7" × 12'9"

Study

2.63m × 2.10m 8'8" × 6'11"



FIRST FLOOR

Bedroom 1

3.89m × 3.73m 12'9" × 12'3"

Bedroom 2

4.04m × 3.11m 13'3" × 10'2"

Bedroom 3

3.66m × 3.03m 12'0" × 10'0"

Bedroom 4

3.97m × 2.76m 13'0" × 9'1"



[Discover more about this home](#)



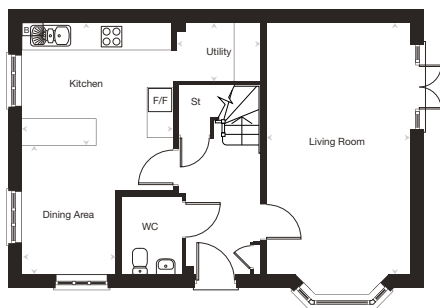
[View our current availability](#)

B - Boiler F/F - Fridge Freezer St - Store St/Cyl - Store/Cylinder WC - Cloakroom. *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. 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. 51530 / January 2023.



The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq ft / 115.4m²



GROUND FLOOR

Kitchen

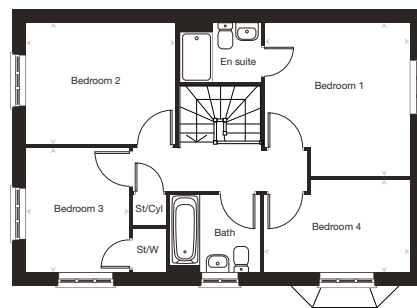
3.58m x 2.97m 11'9" x 9'9"

Dining Area

3.11m x 2.23m 10'3" x 7'4"

Living Room

6.09m x 3.46m 20'0" x 11'4"



FIRST FLOOR

Bedroom 1

3.74m x 3.52m 12'4" x 11'7"

Bedroom 2

3.64m x 2.97m 11'11" x 9'9"

Bedroom 3

3.05m x 2.53m 10'0" x 8'4"

Bedroom 4

3.54m x 2.27m 11'7" x 7'5"



[Discover more about this home](#)



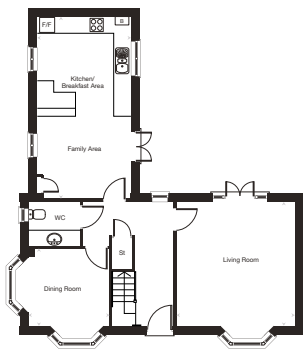
[View our current availability](#)

B - Boiler F/F - Fridge Freezer St - Store St - Store/Cylinder St/W - Store/Wardrobe WC - Cloakroom. 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. 51530 / January 2023.



The Waysdale

4 BEDROOM HOME, TOTAL 1,549 sq ft / 143.9m²

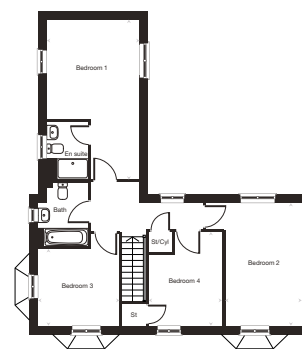


GROUND FLOOR

Kitchen/Breakfast/Family Area
6.82m x 3.50m 22'5" x 11'6"

Living Room
4.62m x 4.47m 15'2" x 14'8"

Dining Room
3.05m x 2.91m 10'0" x 9'7"



FIRST FLOOR

Bedroom 1
6.07m max. x 3.50m 19'11" max. x 11'6"

Bedroom 2
4.62m x 2.95m 15'2" x 9'8"

Bedroom 3
3.05m x 2.91m 10'0" x 9'7"

Bedroom 4
3.54m x 2.79m 11'8" x 9'2"

[→ View development](#)

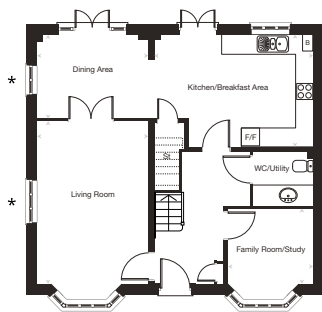
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B - Boiler F/F - Fridge Freezer St - Store St/Cyl - Store/Cylinder WC - Cloakroom. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences 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. 51530 / January 2023.



The Rushton

5 BEDROOM HOME, TOTAL 1,969 sq ft / 182.9m²



GROUND FLOOR

Kitchen/Breakfast Area

5.05m x 3.58m 16'7" x 11'9"

Dining Area

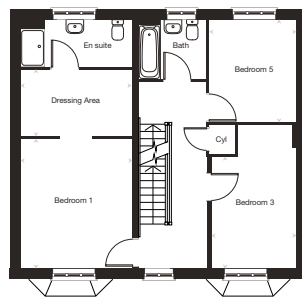
3.54m x 2.70m 11'8" x 8'11"

Living Room

5.11m x 3.54m 16'9" x 11'8"

Family Room/Study

2.74m x 2.36m 9'0" x 7'9"



FIRST FLOOR

Bedroom 1

4.10m x 3.54m 13'6" x 11'8"

Dressing Area

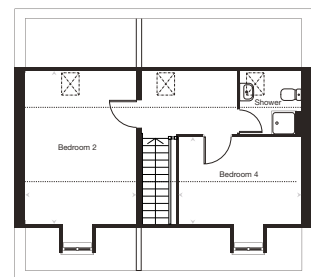
3.54m x 2.14m 11'8" x 7'0"

Bedroom 3

4.52m x 2.78m 14'10" x 9'1"

Bedroom 5

3.29m x 2.83m 10'10" x 9'4"



SECOND FLOOR

Bedroom 2

4.82m x 3.55m 15'10" x 11'8"

Bedroom 4

3.91m x 2.72m 12'10" x 8'11"

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[➔ View our current availability](#)

B - Boiler Cyl - Cylinder F/F - Fridge Freezer St - Store WC - Cloakroom - Roof Window. *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. 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. 51530 / January 2023.

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.



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→ Here's how we can help

Existing home owner?

→ Here's how we can help



Taylor Wimpey



Lands Improvement

At Taylor Wimpey we have established an impressive track record for innovation and quality, with an unrivalled reputation for creating first-class residential developments – a reputation that we have built up over many years.

We use this in-depth experience each time we plan, design and build a development, always considering the location and heritage that already exists in a town, county or region. From our flagship city developments such as Chobham Manor and Dalston Curve, to more unique refurbished-based projects such as Brigadier House, our past and current developments offer homes that buyers can enjoy whilst experiencing all the benefits of a new-build home when it comes to energy-efficiency and low maintenance.

Whether you choose a village setting or the bustle of a market town, a county town or a beautifully planned new community, you will find a home crafted for modern living. At Taylor Wimpey we are proud of our business – and of the many awards we have won that recognise our commitment to delivering appealing new home schemes for the 21st century.

A joint venture development brought to you by Taylor Wimpey and Lands Improvement.

Lands Improvement Holdings ('Lands Improvement'), is one of the UK's leading strategic land development companies and master developers.

The company acquires greenfield and brownfield land, priming the land for residential-led development by obtaining outline planning and delivering strategic infrastructure.

The history of Lands Improvement can be traced back to 1853; the company being founded to provide capital assistance to farmers. Today, Lands Improvement continues to work with farmers and a wide range of landowners to assess development potential of sites and add value through planning and infrastructure delivery.

Once planning permission is granted, Lands Improvement work with housebuilders by bringing the land forward for development, often by investing in key strategic infrastructure and acting as master developer. Lands Improvement has a proven track record of generating and realising value for all its stakeholders, both landowners, shareholders and communities alike.

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How to buy a home



Lands Improvement

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Dinant Link Road, Hoddesdon, Hertfordshire EN11 8FW

CONTACT US ON 01992 927 454

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