



# The Heath at Codicote

CODICOTE, HERTFORDSHIRE

A beautiful collection of two, three, four and five  
bedroom homes nestled in the village of  
Codicote, Hertfordshire.

**Taylor**  
**Wimpey**

# Contents

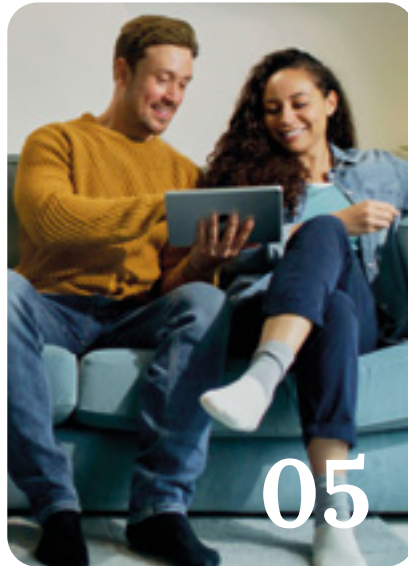
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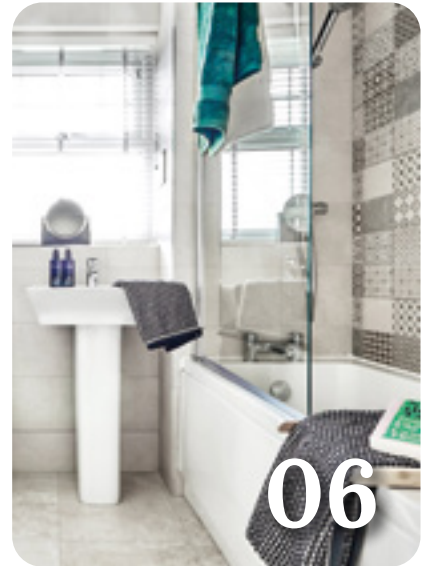
**Welcome to  
The Heath**



**Personalise  
your home**



**Included  
as standard**



**Our homes**



**Ways to buy**



**Take your  
next step**





# Welcome to The Heath at Codicote

Nestled on a chalk ridge in the Chiltern Hills, The Heath is a brand new community in the historic, quaint village of Codicote, Hertfordshire.

Surrounded by open space, the development is comprised of two, three, four and five bedroom homes – perfect for young professionals, couples and families alike.



[View the site plan](#)

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.



# Love village life

Located in the large village of Codicote, The Heath is ideally located within walking distance of local amenities and just a short drive from the larger towns of Stevenage and Hitchin.

Known for its strong community feel, Codicote hosts annual village festivals which are enjoyed by locals. Codicote boasts excellent sporting facilities, an Ofsted-rated 'Outstanding' primary school, chic cafes and popular restaurants. The nearest train station is just two miles outside of the village; there are two further railway stations nearby with links to larger towns and cities in the area.

Codicote village



Green space in Welwyn Garden City



Stanborough Park



**Watch development video**

Distance taken from [google.co.uk/maps](https://www.google.co.uk/maps).





# Personalise your home

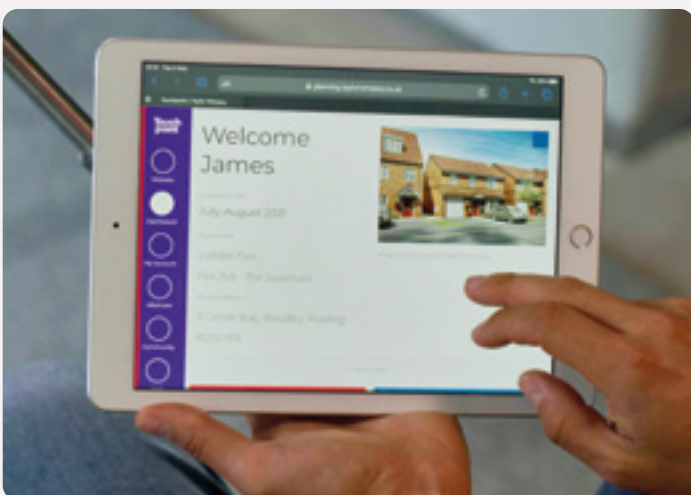
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned 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 stylish splashbacks, a stainless steel sink and taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient AEG oven with built-in gas hob and chimney hood.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites<sup>†</sup> and shower rooms<sup>†</sup>

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<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a front garden. The back garden includes a slabbed area and your privacy is protected by a garden fence.





# Our homes

→ 2 Bedroom Homes



→ 3 Bedroom Homes



→ 4 Bedroom Homes



→ 5 Bedroom Homes



→ View the site plan



# The Burdett

2 BEDROOM HOME, TOTAL 929 sq. ft. / 80.0 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.90m × 4.43m 16'1" × 14'7"

### Living Room

4.90m × 4.26m 16'1" × 14'0"



## FIRST FLOOR

### Bedroom 1

3.72m × 3.40m 12'3" × 11'2"

### Bedroom 2

4.90m × 2.70m 16'1" × 8'11"



[View development](#)



[View our current availability](#)

\*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. 51502 / August 2024.





# The Norman

2 BEDROOM HOME WITH STUDY, TOTAL 1,013 sq. ft. / 94.1 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.77m × 2.70m      18'11" × 8'10"

### Living Room

5.00m × 3.32m      16'5" × 10'11"



## FIRST FLOOR

### Bedroom 1

5.00m × 3.59m      16'5" × 11'9"

### Bedroom 2

3.36m × 2.94m      11'0" × 9'8"

### Study

2.39m × 1.98m      7'10" × 6'6"



**View development**



**View our current availability**

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# The Turner

3 BEDROOM HOME, TOTAL 1,100 sq. ft. / 102.2 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.60m × 3.88m      18'4" × 12'9"

### Living Room

3.82m × 3.72m      12'7" × 12'3"



## FIRST FLOOR

### Bedroom 1

4.31m × 2.93m      14'2" × 9'8"

### Bedroom 2

3.37m × 3.02m      11'1" × 9'11"

### Bedroom 3

3.23m × 2.58m      10'7" × 8'6"



**View development**



**View our current availability**

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# The Billington

3 BEDROOM HOME WITH STUDY, TOTAL 1,208 sq. ft. / 112.2 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.59m × 3.84m 18'4" × 12'8"

### Living Room

4.35m × 3.72m 14'3" × 12'3"



## FIRST FLOOR

### Bedroom 1

3.89m × 3.43m 12'9" × 11'3"

### Bedroom 2

3.94m × 3.44m 12'11" × 11'4"

### Bedroom 3

3.94m × 2.08m 12'11" × 6'10"

### Study

3.89m × 2.09m 12'9" × 6'10"



[View development](#)



[View our current availability](#)

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# The Osborne

4 BEDROOM HOME, TOTAL 1,408 sq. ft. / 130.8 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.50m × 6.07m      21'4" × 19'11"

### Living Room

4.34m × 3.82m      14'3" × 12'7"



## FIRST FLOOR

### Bedroom 1

4.91m × 3.58m      16'1" × 11'9"

### Bedroom 2

3.70m × 3.56m      12'2" × 11'8"

### Bedroom 3

4.25m × 2.86m      14'0" × 9'5"

### Bedroom 4

2.84m × 2.77m      9'4" × 9'1"



**View development**



**View our current availability**

\*Plot specific windows. \*\*Plot specific bay 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. 51502 / August 2024.





# The Jackson

4 BEDROOM HOME, TOTAL 1,567 sq. ft. / 145.6 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

7.30m x 4.04m 23'11" x 13'3"

### Living Room

7.30m x 3.59m 23'11" x 11'10"



## FIRST FLOOR

### Bedroom 1

3.88m x 3.67m 12'9" x 12'11"

### Bedroom 2

4.86m x 3.56m 16'0" x 11'8"

### Bedroom 3

3.66m x 3.45m 12'0" x 11'4"

### Bedroom 4

3.34m x 2.52m 11'0" x 8'3"



[View development](#)



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# The Redfern

5 BEDROOM HOME, TOTAL 1,801 sq. ft. / 167.3 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

7.30m x 4.04m      23'11" x 13'3"

### Living Room

7.30m x 3.58m      23'11" x 11'9"



## FIRST FLOOR

### Bedroom 1

4.80m x 3.22m      15'9" x 10'7"

### Bedroom 2

3.97m x 3.69m      13'1" x 12'2"

### Bedroom 3

4.84m x 3.56m      15'11" x 11'8"

### Bedroom 4

3.66m x 3.50m      12'0" x 11'6"

### Bedroom 5

3.65m x 2.12m      12'0" x 7'0"



[View development](#)



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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



Please speak to your Sales Executive for further details.

# Take your next step



Find your dream home  
on our website.



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



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



Have your questions  
answered by calling  
our Sales Executives on  
**01438 583 773.**



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



**Book an appointment**



**How to buy a home**



**THE HEATH** Land off Heath Lane, Codicote, Hertfordshire, SG4 8YG

**CONTACT US ON 01438 583 773**

**Taylor  
Wimpey**

