



The Vale

CODICOTE, HERTFORDSHIRE

A stunning collection of two, three,
four and five bedroom homes nestled on
a chalk ridge in the Chiltern Hills, Hertfordshire.

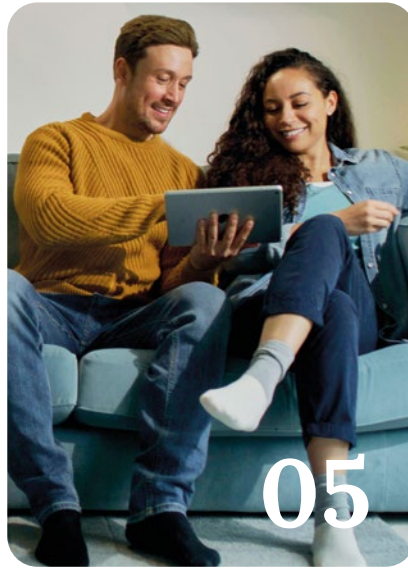
Taylor
Wimpey

Contents

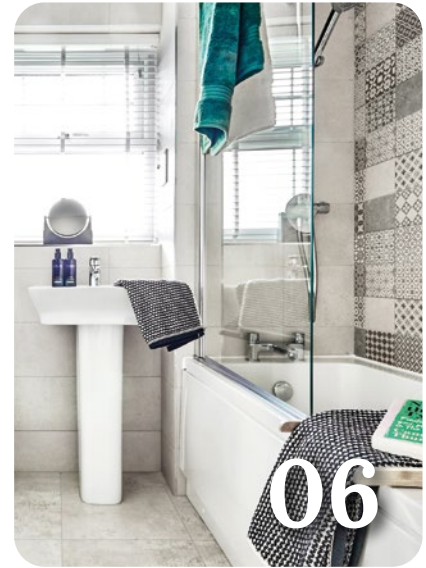
→ **Welcome to
The Vale**



→ **Personalise
your home**



→ **Included
as standard**



→ **Our homes**



→ **Ways to buy**



→ **Take your
next step**



Welcome to The Vale

Nestled in the charming, historic village of Codicote, The Vale is a brand new community in the rolling hills of Hertfordshire.

This beautiful collection of homes has been thoughtfully designed, seamlessly blending into the picturesque surroundings, while offering contemporary, high quality living spaces.



[→ View the site plan](#)

Love village life

Offering blissful countryside living, The Vale is the perfect place to put down roots and is ideally located within walking distance of Codicote's village amenities.

For those commuting, Welwyn North station is just ten-minutes away, offering direct connections to London King's Cross in under 40 minutes.

Catering to a range of lifestyles, The Vale balances idyllic surroundings and convenience.

Coronation Fountain



St. Albans Road, Codicote



Codicote High Street



[Find out more about location](#)



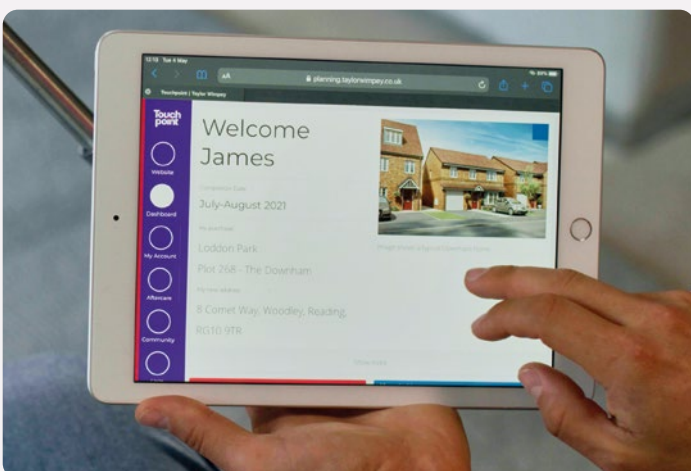
Personalise your home

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 give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient oven with built-in gas hob, an integrated hood and extractor fan too.

Utility rooms*

If your home has a utility room, units will be fitted to match your chosen kitchen style.



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. 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 broadcast, but are subject to change without notice. Please contact the Sales Executive for further information.
* = Where applicable. † = Options, upgrades and colour choices are available subject to stage of construction.

Specification of our houses

General	
Double-glazed PVCu windows with multi-point locking	✓
Double-glazed PVCu multi-point locking double doors†	✓
Multi-Locking GRP External Door	✓
PVCu fascia and soffit to suit external materials schedule	✓
White emulsion to walls	✓
Front outdoor light	✓
White socket and switches throughout	✓
Chrome door furniture	✓
White internal doors	✓
Flooring included throughout, from a selected range	✓
Combination / condensing gas boiler and heating system to radiators	✓
Kitchen	
'Symphony' kitchen with a selection of doors and worktop choices from our 'Selected Range'*	✓
1.5 bowl stainless steel sink	✓
Built-in single oven	✓
Integrated cooker hood	✓
Integrated fridge/freezer	✓
Integrated washer/dryer	✓
Integrated dishwasher	✓
4 burner stainless steel gas hob	✓
Stainless steel splashback	✓
Utility† with 'Symphony' base unit and worktop choices from our 'Selected Range'	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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. Recent changes in building regulations may affect the energy performance calculation on some new build homes. Please speak to our Sales Executive to find out more. Standard specifications are correct at time of broadcast, but are subject to change without notice. Please contact the Sales Executive for further information.

Specification of our houses

Bathroom	
Roca white bathroom suite	✓
Ideal Standard Brassware	✓
Splashback tiling to sink/basin and full height tiling to bath	✓
En suite and shower room†	
Roca white bathroom suite	✓
Ideal Standard Brassware	✓
Full-height tiling to shower enclosure and splashback tiling to sink/basin	✓
Shower tray & chrome finish glass shower cubicle	✓
Thermostatic shower	✓
Gardens, paths and drives	
Turf to rear gardens	✓
Riven buff slabs (for area refer to Landscaping/External Works layout)	✓
Light to rear	✓
Power to garage†	✓
Outside tap to the rear of the property†	✓
Fencing to garden (refer to Landscaping/External Works layout)	✓
Other features	
NHBC warranty against structural defects for a 10-year period following the date of build completion	✓
A range of optional upgrades are available subject to build stage	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

[→ Find out more](#)

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



The Norden

2 BEDROOM HOME WITH STUDY, TOTAL 1,016 sq. ft. / 94.40 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.27m × 2.87m 17'4" × 9'5"

Living Room

4.24m × 4.22m 13'10" × 13'11"



FIRST FLOOR

Bedroom 1

5.27m × 3.47m 17'4" × 11'5"

Bedroom 2

5.27m × 3.01m 17'4" × 9'11"

Study

2.19m × 2.18m 7'2" × 7'2"



[Discover more about this home](#)



[View our current availability](#)

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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 51503 / November 2024.



The Blandford

2 BEDROOM HOME WITH STUDY, TOTAL 1,032 sq. ft. / 95.90 sq. m.



GROUND FLOOR

Kitchen/Dining Area

4.67m x 2.89m 15'4" x 9'6"

Living Room

4.18m x 3.64m 13'9" x 11'11"



FIRST FLOOR

Bedroom 1

4.67m x 3.34m 15'4" x 11'0"

Bedroom 2

4.67m x 2.81m 15'4" x 9'3"

Study

5.51m x 3.40m 11'2" x 8'3"



[Discover more about this home](#)



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The Barford

2 BEDROOM HOME WITH STUDY, TOTAL 1,121 sq. ft. / 104.10 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.27m × 2.87m 17'4" × 9'5"

Living Room

4.24m × 4.22m 13'10" × 13'11"



FIRST FLOOR

Bedroom 1

3.47m × 3.03m 9'10" × 11'5"

Bedroom 2

5.27m × 2.98m 17'4" × 9'10"

Study

2.19m × 2.18m 7'2" × 7'2"



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The Gilbert

3 BEDROOM HOME, TOTAL 1,201 sq. ft. / 111.60 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.27m x 2.87m 17'4" x 9'5"

Living Room

4.24m x 4.22m 13'11" x 13'10"



FIRST FLOOR

Bedroom 1

4.49m x 2.68m 14'9" x 8'10"

Bedroom 2

5.27m x 3.55m 17'4" x 11'8"

Bedroom 3

5.27m x 2.94m 17'4" x 7'2"



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The Norford

3 BEDROOM HOME WITH STUDY, TOTAL 1,250 sq. ft. / 116.10 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.27m × 2.87m 17'4" × 9'5"

Living Room

4.24m × 4.22m 13'11" × 13'10"



FIRST FLOOR

Bedroom 1

4.49m × 3.22m 14'9" × 10'7"

Bedroom 2

5.27m × 2.94m 17'4" × 9'8"

Bedroom 3

3.55m × 2.91m 11'8" × 9'7"

Study

2.19m × 2.18m 7'2" × 7'2"



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The Rosedale

4 BEDROOM HOME, TOTAL 1,124 sq. ft. / 115.50 sq. m.



GROUND FLOOR

Kitchen

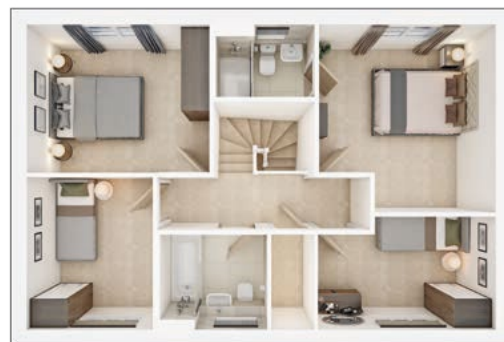
3.58m × 2.97m 11'9" × 9'9"

Dining Area

3.11m × 2.23m 10'3" × 7'4"

Living Room

6.09m × 3.46m 20'0" × 11'4"



FIRST FLOOR

Bedroom 1

3.74m × 3.53m 12'4" × 11'7"

Bedroom 2

3.64m × 2.97m 11'11" × 9'9"

Bedroom 3

3.05m × 2.53m 10'0" × 8'4"

Bedroom 4

3.54m × 2.26m 11'7" × 7'5"



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The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq. ft. / 115.5 sq. m.



GROUND FLOOR

Kitchen

3.58m × 2.97m 11'9" × 9'9"

Dining Area

3.11m × 2.23m 10'3" × 7'4"

Living Room

6.09m × 3.46m 20'0" × 11'4"



FIRST FLOOR

Bedroom 1

3.74m × 3.53m 12'4" × 11'7"

Bedroom 2

3.64m × 2.97m 11'11" × 9'9"

Bedroom 3

3.05m × 2.53m 10'0" × 8'4"

Bedroom 4

3.54m × 2.26m 11'7" × 7'5"



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The Waysdale

4 BEDROOM HOME, TOTAL 1,549 sq. ft. / 143.90 sq. m.



GROUND FLOOR

Kitchen/Breakfast/Family Area

6.82m x 3.50m 22'5" x 11'6"

Living Room

4.62m x 4.48m 15'2" x 14'9"

Dining Room

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



FIRST FLOOR

Bedroom 1

6.09m x 3.50m 20'0" x 11'6"

Bedroom 2

4.62m x 2.93m 15'2" x 9'7"

Bedroom 3

3.06m x 2.91m 10'1" x 9'7"

Bedroom 4

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



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The Marford

4 BEDROOM HOME, TOTAL 1,564 sq. ft. / 145.30 sq. m.



GROUND FLOOR

Kitchen

4.79m x 3.32m 15'9" x 10'11"

Family Area

3.91m x 3.27m 12'10" x 10'9"

Living Room

4.76m x 3.91m 15'8" x 12'10"

Dining Room

3.04m x 2.67m 10'0" x 8'9"



FIRST FLOOR

Bedroom 1

4.91m x 3.66m 16'2" x 12'0"

Bedroom 2

4.00m x 3.34m 13'2" x 11'0"

Bedroom 3

4.72m x 3.25m 15'6" x 10'8"

Bedroom 4

3.80m x 2.54m 12'6" x 8'4"



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The Littleford

4 BEDROOM HOME, TOTAL 1,669 sq. ft. / 155.10 sq. m.



GROUND FLOOR

Kitchen/Breakfast/Family Area

6.82m x 3.50m 22'5" x 11'6"

Living Room

4.62m x 4.48m 15'2" x 14'9"

Dining Room

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



FIRST FLOOR

Bedroom 1

6.09m x 3.50m 20'0" x 11'6"

Bedroom 2

4.62m x 2.93m 15'2" x 9'7"

Bedroom 3

3.06m x 2.91m 10'1" x 9'7"

Bedroom 4

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



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The Wayford

5 BEDROOM HOME, TOTAL 1,856 sq. ft. / 172.40 sq. m.



GROUND FLOOR

Kitchen/Breakfast Area

5.58m × 3.35m 18'4" × 11'0"

Living Room

6.06m × 4.40m 19'11" 14'6"

Dining Room

3.39m × 3.06m 11'1" × 10'1"

Study

3.39m × 2.34m 11'1" × 7'8"



FIRST FLOOR

Bedroom 1

3.39m × 3.37m 11'1" × 11'1"

Bedroom 2

3.67m × 3.48m 12'1" × 11'5"

Bedroom 3

3.81m × 3.02m 12'6" × 9'11"

Bedroom 4

4.10m × 2.40m 13'5" × 7'11"

Bedroom 5

3.24m × 2.33m 10'8" × 7'8"



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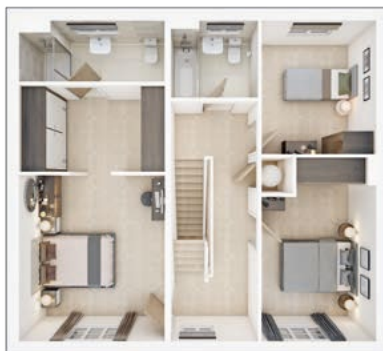
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The Rushton

5 BEDROOM HOME, TOTAL 1,969 sq. ft. / 182.90 sq. m.



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"

Study

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

FIRST FLOOR

Bedroom 1

4.08m x 3.54m 13'5" x 11'8"

Dressing Area

3.54m x 2.15m 11'8" x 7'1"

Bedroom 3

4.51m 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

3.92m x 2.72m 12'11" x 8'11"



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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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. 51503 / November 2024.



The Rushton V

5 BEDROOM HOME, TOTAL 1,969 sq. ft. / 182.90 sq. m.



GROUND FLOOR

Kitchen/Breakfast Area

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

Dining Area

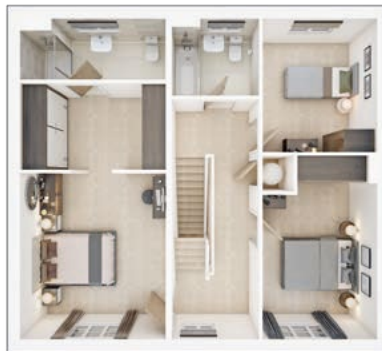
3.54m x 2.70m 11'8" x 8'11"

Living Room

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

Study

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



FIRST FLOOR

Bedroom 1

4.08m x 3.54m 13'5" x 11'8"

Dressing Area

3.54m x 2.15m 11'8" x 7'1"

Bedroom 3

4.51m 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

3.92m x 2.72m 12'11" x 8'11"



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→ Here's how we can help



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