



# 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**

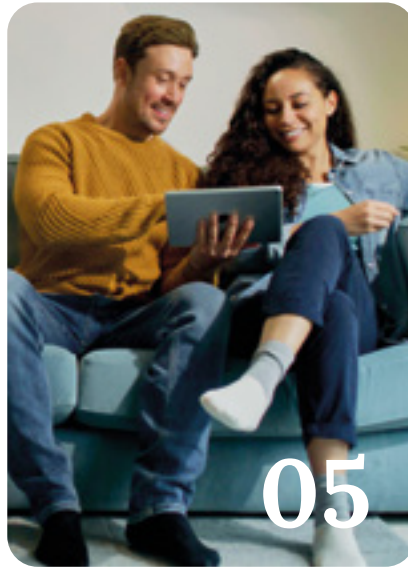
# Contents

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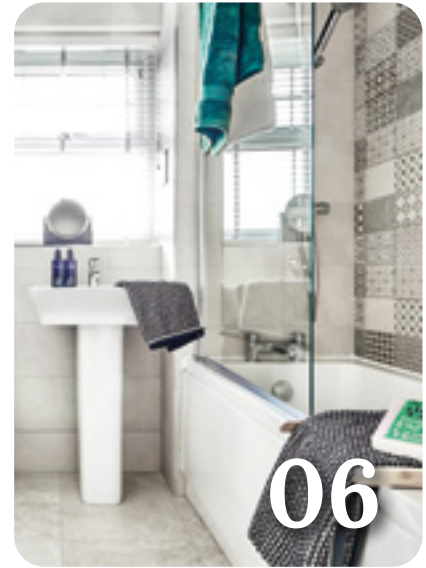
→ **Welcome to  
The Vale**



→ **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 and 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<sup>†</sup> 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 going to print, 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 going to print, 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 Blandford

3 BEDROOM HOME, 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"

### Bedroom 3

5.51m x 3.40m      11'2" x 8'3"



[Discover more about this home](#)



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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. 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 / July 2024.





# The Norden

3 BEDROOM HOME, 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

5.31m × 3.0m      17'5" × 9'10"

### Bedroom 2

3.48m × 3.0m      11'5" × 9'10"

### Bedroom 3

2.19m × 2.18m      7'2" × 7'2"

[→ Discover more about this home](#)

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# The Barford

3 BEDROOM HOME, 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"

### Bedroom 3

2.19m × 2.18m      7'2" × 7'2"



[Discover more about this home](#)



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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      13'10" x 13'11"



## FIRST FLOOR

### Bedroom 1

4.51m x 2.76m      14'10" x 9'1"

### 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 Marford

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



## GROUND FLOOR

### Kitchen

4.79m × 3.32m      15'9" × 10'11"

### Family Area

3.91m × 3.27m      12'10" × 10'9"

### Living Room

4.76m × 3.91m      15'8" × 12'10"

### Dining Room

3.04m × 2.67m      10'0" × 8'9"



## FIRST FLOOR

### Bedroom 1

4.91m × 3.66m      16'2" × 12'0"

### Bedroom 2

4.00m × 3.34m      13'2" × 11'0"

### Bedroom 3

4.72m × 3.25m      15'6" × 10'8"

### Bedroom 4

3.80m × 2.54m      12'6" × 8'4"



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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 × 3.50m      22'5" × 11'6"

### Living Room

4.62m × 4.48m      15'2" × 14'9"

### Dining Room

3.05m × 2.91m      10'0" × 9'7"



## FIRST FLOOR

### Bedroom 1

6.09m × 3.50m      20'0" × 11'6"

### Bedroom 2

4.62m × 2.93m      15'2" × 9'7"

### Bedroom 3

3.06m × 2.91m      10'1" × 9'7"

### Bedroom 4

3.54m × 2.79m      11'8" × 9'2"



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# The Norford

4 BEDROOM HOME, 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      13'10" × 13'11"



## 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"

### Bedroom 4

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. / 116 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 Littleford

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



## GROUND FLOOR

### Kitchen

4.80m × 3.33m      15'9" × 10'11"

### Family Area

3.91m × 3.00m      12'10" × 10'9"

### Living Room

3.91m × 4.78m      12'10" × 15'8"

### Dining Room

2.69m × 3.00m      8'10" × 10'



## FIRST FLOOR

### Bedroom 1

6.09m × 3.50m      20'0" × 11'6"

### Bedroom 2

4.62m × 2.93m      15'2" × 9'7"

### Bedroom 3

3.06m × 2.91m      10'1" × 9'7"

### Bedroom 4

3.54m × 2.79m      11'8" × 9'2"



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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 × 3.58m      16'7" × 11'9"

### Dining Area

3.54m × 2.70m      11'8" × 8'11"

### Living Room

5.11m × 3.54m      16'9" × 11'8"

### Study

2.74m × 2.36m      9'0" × 7'9"



## FIRST FLOOR

### Bedroom 1

4.08m × 3.54m      13'5" × 11'8"

### Dressing Area

3.54m × 2.15m      11'8" × 7'1"

### Bedroom 3

4.51m × 2.78m      14'10" × 9'1"

### Bedroom 5

3.29m × 2.83m      10'10" × 9'4"



## SECOND FLOOR

### Bedroom 2

4.82m × 3.55m      15'10" × 11'8"

### Bedroom 4

3.92m × 2.72m      12'11" × 8'11"

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# The Rushton V

5 BEDROOM HOME, TOTAL 1,969 sq. ft. / 182.960 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 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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# 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 908583**.



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



[Book an appointment](#)



[How to buy a home](#)



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**CONTACT US ON 01438 908583**

# Taylor Wimpey