



# Colney Manor

COLNEY HEATH, HERTFORDSHIRE

A stunning collection of three, four and five bedroom homes situated within the pretty Hertfordshire village of Colney Heath.

**Taylor**  
**Wimpey**

# Contents

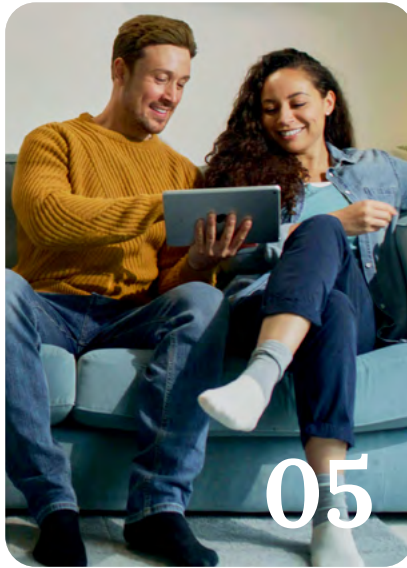
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**Welcome to  
Colney Manor**



**Personalise  
your home**



**Included  
as standard**



**Our homes**



**Ways to buy**



**Take your  
next step**







# Welcome

A warm welcome to Colney Manor.

Situated in the charming Hertfordshire village of Colney Heath, future residents of the development will benefit from the close proximity to historic St Albans and Hatfield.



[View the site plan](#)



# The perfect place to be

Hertfordshire is a highly desirable county due to its close proximity to London and its cosmopolitan lifestyle. Colney Heath is a small, pretty village with local pubs and green spaces. The River Colne runs through the village and boasts several farms and walking routes. Conveniently situated, this rural village is just off junction 3 of the A1, it is a mere 5.4 miles from the popular City of St Albans, and just 2.3 miles from the nearest train station.

Colney Heath is a secluded haven surrounded by excellent towns and cities.

Local parks and green spaces



Historic Hertfordshire



St Albans Cathedral



Watch development video





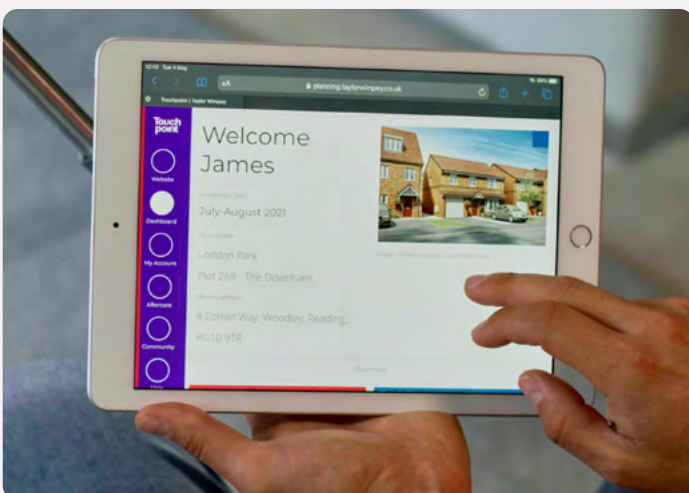
# Personalise your home

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 stylish splashbacks, a stainless steel sink and Zeno 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.

For those homes with utility rooms units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps.

## Energy efficiency

Designed with the future in mind, each home features triple glazed windows, PV solar panels and waste water heat recovery systems. Each plot also comes with an EV car charger for an electric car.



## 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.



## Outside

The outside of your home is just as carefully considered as the inside. Your back garden includes a slabbed patio area and your privacy is protected by a garden fence. You'll also have an outside tap included to make watering your plants that bit easier!



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 houses

Kitchens	
Fitted kitchen with a choice of doors	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated extractor fan	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Fibre connection‡	✓
One double socket in kitchen and two in main bedroom to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓

✓ = Standard features   \* = Options, upgrades and colour choices are available subject to stage of construction   † = Where applicable  
 \*\* = Speak to your sales executive about an optional pathway   ‡ = Ask the sales team for details

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 Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected 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.  
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# Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White internal doors with chrome ironmongery	✓
Half height tiling to walls around bath area (only in all main bathrooms)	✓
External features	
Smooth finish buff concrete slabs to pathways and patios	✓
Digital terrestrial aerial	✓
Address plaque	✓
Stainless steel down wall light	✓
Wiring for outside rear light	✓
Outside tap to rear garden	✓
Intercom for apartments	✓
Car chargers	✓
Photovoltaic solar panels	✓
Triple glazed windows	✓
Personnel doors and landing zone are standard to homes with a garage**	✓
Gardens, paths and drives	
Driveways finished in tarmac	✓
450x450 paving slabs	✓
1.8m fencing to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



**Find out more**

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# Our homes

→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ View the site plan



# The Eynsford

3 BEDROOM SEMI-DETACHED HOME, TOTAL 972 sq ft / 90.30m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

3.80m × 5.07m      12' 6" × 16' 8"

### Lounge

3.43m × 3.11m      11' 5" × 10' 2"



## FIRST FLOOR

### Bedroom 1

4.03m × 4.09m      13' 3" × 13' 5"

### Bedroom 2

3.47m × 2.15m      11' 5" × 7' 1"

### Bedroom 3

2.42m × 2.84m      9' 4" × 7' 11"



[Discover more about this home](#)



[View development](#)

\*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. 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. 81216 TWSM November 2024.





# The Keeford

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1,021 sq ft / 94.85m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

2.75m × 5.40m      9' 0" × 17' 9"

### Lounge

3.81m × 3.30m      12' 6" × 10' 10"



## FIRST FLOOR

### Bedroom 1

3.18m × 2.80m      10' 5" × 9' 2"

### Bedroom 2

3.30m × 3.12m      10' 10" × 10' 3"

### Bedroom 3

2.96m × 2.52m      9' 9" × 8' 3"



[Discover more about this home](#)



[View development](#)

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# The Bittesford

4 BEDROOM SEMI-DETACHED HOME, TOTAL 1,236 sq ft / 114.83m<sup>2</sup>



\*plots 88 & 89



\*plots 60 & 96



## GROUND FLOOR

### Kitchen/Dining

5.30m × 4.39m 17' 5" × 14' 15"

### Lounge

3.49m × 4.39m 11' 5" × 14' 15"

## FIRST FLOOR

### Bedroom 1

3.51m × 3.40m 11' 6" × 11' 2"

### Bedroom 2

3.16m × 2.93m 10' 4" × 9' 8"

### Bedroom 3

2.45m × 3.04m 8' 0" × 10' 0"

### Bedroom 4

2.13m × 3.51m 7' 0" × 11' 6"



Discover more about this home



View our current availability

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# The Rightford

4 BEDROOM DETACHED HOME, TOTAL 1,374 sq ft / 127.65m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

3.31m x 8.33m 10' 10" x 27' 4"

### Lounge

4.19m x 3.19m 13' 9" x 10' 6"

### Study

2.15m x 2.81m 7' 1" x 9' 3"



## FIRST FLOOR

### Bedroom 1

3.26m x 3.06m 10' 9" x 10' 1"

### Bedroom 2

3.40m x 3.19m 11' 2" x 10' 6"

### Bedroom 3

3.52m x 2.94m 11' 6" x 9' 8"

### Bedroom 4

2.20m x 3.06m 7' 3" x 10' 1"



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# The Felton

5 BEDROOM DETACHED HOME, TOTAL 1,581 sq ft / 149.02m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining max.

7.89m × 3.13m      25' 11" × 10' 3"

### Lounge

3.15m × 4.63m      10' 4" × 15' 2"

### Study

2.52m × 2.19m      8' 3" × 7' 2"

## FIRST FLOOR

### Bedroom 1

3.15m × 5.71m      10' 4" × 18' 9"

### Bedroom 4

2.51m × 3.93m      8' 3" × 12' 11"

### Bedroom 5

2.31m × 3.19m      7' 7" × 10' 6"

## SECOND FLOOR

### Bedroom 2

3.20m × 3.25m      10' 6" × 10' 8"

### Bedroom 3

3.39m × 2.16m      11' 1" × 7' 1"



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# The Wayford

5 BEDROOM DETACHED HOME, TOTAL 1,836 sq ft / 172.61m<sup>2</sup>



## GROUND FLOOR

### Kitchen

5.58m × 3.35m      18' 4" × 11' 0"

### Dining

3.39m × 3.07m      11' 1" × 10' 1"

### Lounge

4.41m × 6.07m      14' 6" × 19' 11"

### Study

3.39m × 2.35m      11' 1" × 7' 8"



## FIRST FLOOR

### Bedroom 1

3.39m × 3.38m      11' 1" × 11' 1"

### Bedroom 2

3.68m × 3.47m      12' 1" × 11' 5"

### Bedroom 3

3.02m × 3.81m      9' 11" × 12' 6"

### Bedroom 4

4.10m × 2.39m      13' 5" × 7' 10"

### Bedroom 5

3.23m × 2.34m      10' 7" × 7' 8"



**Discover more about this home**



**View our current availability**

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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





# 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  
**01727 532297.**



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



**Book an appointment**



**How to buy a home**



**COLNEY MANOR** Bullens Green Lane, Colney Heath, Hertfordshire, AL4 0QR

**CONTACT US ON 01727 532297**

## Taylor Wimpey

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