

Taylor
Wimpey

Find your way around

CEDAR MEADOWS

WOOLMER GREEN | HERTFORDSHIRE



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.

CEDAR MEADOWS. A VERY SPECIAL PLACE TO BE

Filled with an abundance of rural charm and the practicalities of an urban centre, the quaint village of Woolmer Green in Hertfordshire is home to the Cedar Meadows development. Made up of a selection of 2 bedroom apartments and 3 & 4 bedroom houses, you can find your dream home at Cedar Meadows.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.




This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIVE AND LOVE VILLAGE LIFE


The village of Woolmer Green is the ideal setting for any new home. With its beautiful surroundings and convenient connections in and out of the village, it's no wonder that Woolmer Green is such a sought-after location.

Explore the countryside that links the neighbouring villages and stop off at one of the local, family-friendly pubs that are dotted along the picturesque country roads. The local pub garden is the perfect place to get to know your new neighbours, as are the many clubs, classes and events held at Woolmer Green Hall.

Image taken in Welwyn Garden City.

 Knebworth Golf Club
just 1.3 miles away

 Variety of local
shopping opportunities


 Knebworth Recreation
Ground just under a
mile away


THE PERFECT PLACE TO BE


Convenience is key when it comes to commuting and at Cedar Meadows, you're ideally located to take advantage of connections by road and rail. Sitting on the old Great North Road, the village is located on a main route linking many of Hertfordshire's major towns. Alternatively, Knebworth station sits just 0.8 miles away, offering direct services into London Kings Cross in 40 minutes. Plus, for those wanting to journey farther, London Luton Airport is 13.1 miles away.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).

 Knebworth station is just
under a mile away

 Gosling Sports Park
just 5.8 miles away

 There are many pubs
and restaurants to
enjoy in the area



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

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.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy: Equity Loan means you can make the move to your first home - or move to a new one - with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.



Get to know
**CEDAR
MEADOWS**

WOOLMER GREEN | HERTFORDSHIRE

Woolmer Green in Hertfordshire is home to the Cedar Meadows development. Comprised of a selection of 1 & 2 bedroom apartments and 3 & 4 bedroom houses, you can find your dream home at Cedar Meadows.

1 & 2 bedroom apartments



The Belgae Apartments

1 bedroom apartments

Plots: 69–72*



2 bedroom apartments

Plots: 47–50*, 51–56*, 57–62, & 63–68*

3 bedroom homes



The Braxton

3 bedroom home

Plots: 11–14 & 32–37



The Coltford

3 bedroom home

Plot: 23*



The Ardale

3 bedroom home

Plot: 24*

4 bedroom homes



The Elliston

4 bedroom home

Plots: 1, 2, 6, 26–28, 30 & 31



The Marford

4 bedroom home

Plots: 3, 5, 7, 25, 41, 43, 44 & 46



The Waysdale

4 bedroom home

Plots: 4, 8, 10 & 29



The Trusdale

4 bedroom home

Plots: 9 & 42



The Downton

4 bedroom home

Plots: 15–22, 39 & 40



The Lanford

4 bedroom home

Plots: 38 & 45

*ah = Affordable Housing
BS = Bin Store
▶ = Garage access
▷ = Carport/Drive through
CS = Cycle Store
SS = Sub Station
V = Visitor Parking



Existing Development

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 39327/December 2019.

Taylor Wimpey

THE ELLISTON

4 bedroom home



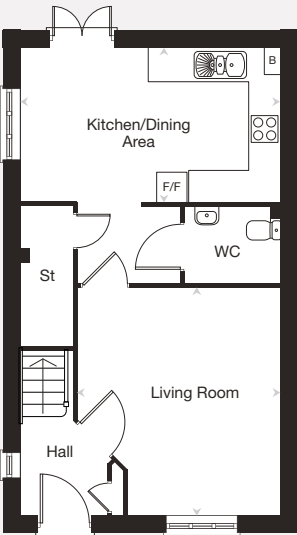
Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, 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). Please ask for further details.

THE ELLISTON

The Elliston is a 4 bedroom townhouse designed to be flexible for the modern lifestyle. The front door opens onto a hallway from which a door leads you into the living room, while the kitchen/dining area has double doors opening onto the private rear garden. Three bedrooms occupy the first floor, a main bathroom and storage space off the landing. There’s also a private staircase leading up to the en suite master bedroom.

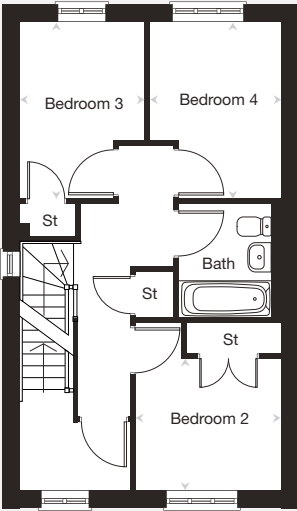
TOTAL 113 sq. m. / 1216.12 sq. ft.

Ground floor



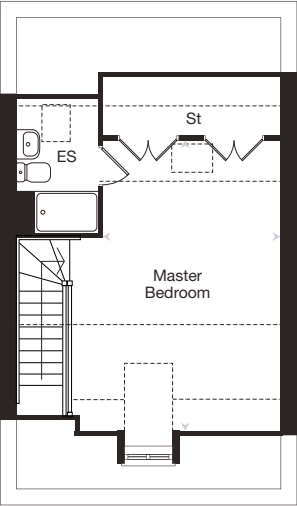
Kitchen/Dining Area
4.89m x 3.90m 16'1" x 9'6"
Living Room
4.29m x 3.82m 14'1" x 12'7"

First floor



Bedroom 2
2.74m x 2.47m 9'0" x 8'2"
Bedroom 3
2.35m x 2.22m 7'9" x 7'4"
Bedroom 4
3.32m x 2.46m 10'11" x 8'1"

Second floor



Master Bedroom
5.44m x 3.89m 17'11" x 12'9"

Key
B – Boiler ES – En Suite F/F – Fridge Freezer St – Store
WC – Cloakroom [] – Roof Window --- – Restricted Headroom

Plots: 1, 2**, 6, 26, 27**, 28, 30 & 31**

*Windows to plot 1 only. **Plots 2, 27 & 31 are handed. 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. 39291/December 2019.

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Taylor Wimpey

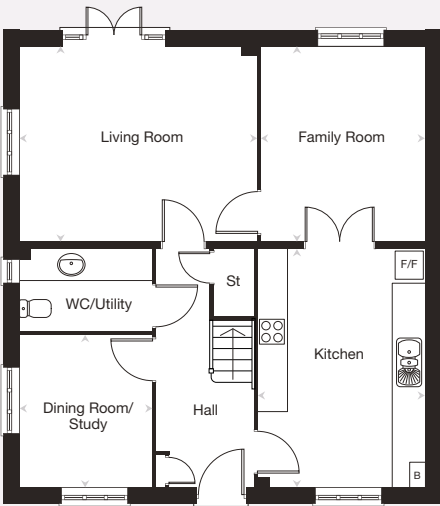
THE MARFORD

4 bedroom home

The Marford is a traditional double fronted 4 bedroom home with substantial accommodation for growing families or professional couples in search of extra space. A contemporary fitted kitchen leads through double doors to the family room. The living room also has double doors to the garden. Upstairs, the landing leads to a well-proportioned en suite master bedroom, three further bedrooms and the main bathroom.

TOTAL 143.63 sq. m. / 1546 sq. ft.

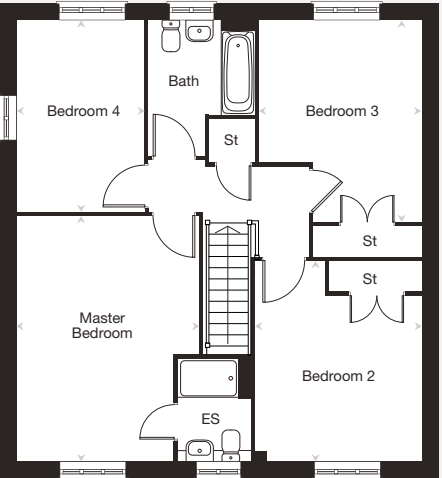
Ground floor



Kitchen	
4.79m x 3.34m	15'9" x 11'0"
Living Room	
4.76m x 3.91m	15'8" x 12'10"
Dining Room/Study	
3.06m x 2.66m	10'1" x 8'9"
Family Room	
3.91m x 3.27m	12'10" x 10'9"

Key
B – Boiler ES – En Suite F/F – Fridge
Freezer St – Store WC – Cloakroom

First floor



Master Bedroom	
4.91m x 3.66m	16'2" x 12'0"
Bedroom 2	
4.02m x 3.34m	13'2" x 11'0"
Bedroom 3	
4.04m x 3.25m	13'3" x 10'8"
Bedroom 4	
3.83m x 2.56m	12'7" x 8'5"

Plots: 3, 5, 7, 25**, 41**, 43, 44 & 46

*Window variations to plots 5, 41 & 46. **Plots 25 & 41 are handed. 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. 39291/December 2019.

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Taylor Wimpey

THE WAYSDALE

4 bedroom home

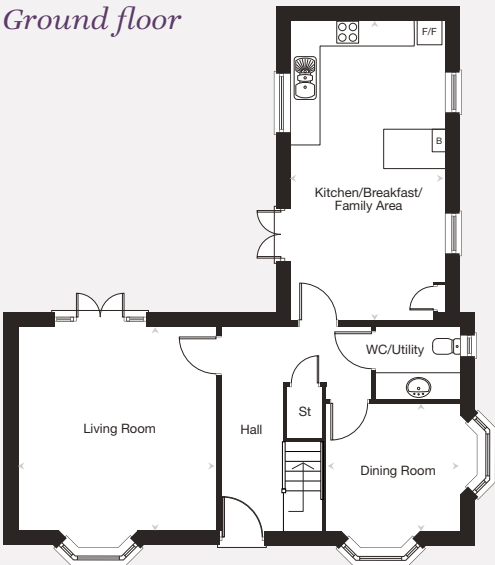
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THE WAYSDALE

The 4 bedroom Waysdale has been designed to offer extra space for growing families. A dual aspect living room and a kitchen/breakfast/family area both open through double doors to the private rear garden. A separate dining room, a guest cloakroom and storage cupboard complete the ground floor. The en suite master bedroom is found on the first floor, along with a double bedroom, two more well-proportioned bedrooms and a family bathroom.

TOTAL 143.33 sq. m. / 1543 sq. ft.

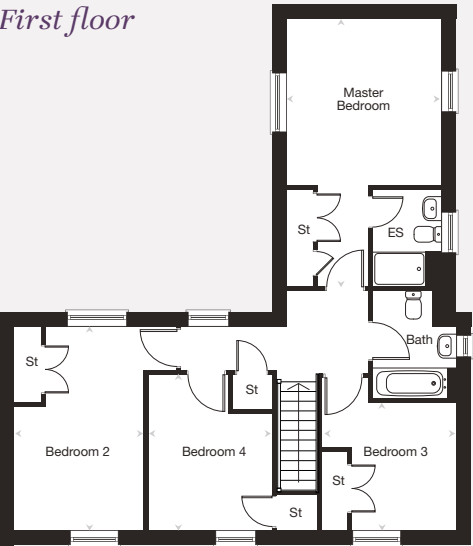
Ground floor



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		
3.06m x 2.90m	10'1" x 9'7"	

Key
B – Boiler ES – En Suite F/F – Fridge Freezer
St – Store WC – Cloakroom

First floor



Master Bedroom		
6.07m x 3.50m	19'11" x 11'6"	
Bedroom 2		
4.62m x 2.95m	15'2" x 9'8"	
Bedroom 3		
3.06m x 2.91m	10'1" x 9'7"	
Bedroom 4		
3.54m x 2.79m	11'8" x 9'2"	

 **Plots:** 4, 8, 10 & 29

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. 39291/December 2019.

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Taylor Wimpey

THE TRUSDALE

4 bedroom home

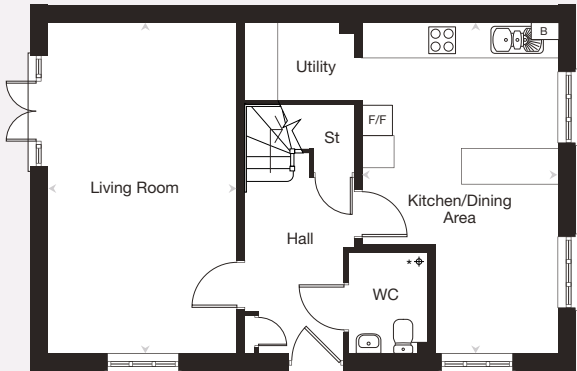
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THE TRUSDALE

The Trusdale is a 4 bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to a spacious kitchen/dining area with utility area and a large dual aspect living room that opens through double doors to the private garden. Upstairs, the master bedroom has an en suite shower room, there are also a further three well-proportioned bedrooms, a storage cupboard and the family bathroom.

TOTAL 113.90 sq. m. / 1226 sq. ft.

Ground floor

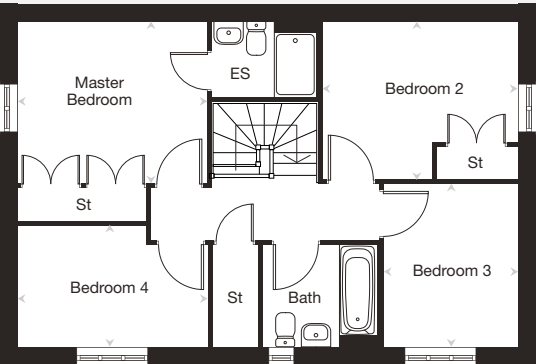


Kitchen/Dining Area
6.09m x 3.58m 20'0" x 11'9"

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

Key
B – Boiler ES – En Suite F/F – Fridge Freezer
St – Store WC – Cloakroom ⚡ – Future shower waste

First floor



Master Bedroom
3.53m x 3.48m 11'7" x 10'0"

Bedroom 2
3.65m x 2.97m 12'0" x 9'9"

Bedroom 3
3.05m x 2.51m 10'0" x 8'3"

Bedroom 4
3.55m x 2.26m 11'8" x 7'5"

Plots: 9 & 42

*Future shower waste to plot 42 only. 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. 39291/December 2019.

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Taylor Wimpey

THE DOWNTON

4 bedroom home

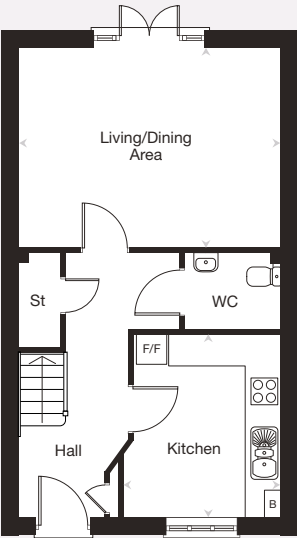
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THE DOWNTON

The Downton is a 4 bedroom home with versatile accommodation across three storeys. Day-to-day life is centred around the contemporary kitchen, while the living/dining area is perfect for relaxing and has double doors to the garden outside. Three bedrooms occupy the first floor, the main bathroom and further storage space off the landing. There's also a private staircase leading up to the galleried en suite master bedroom on the top floor.

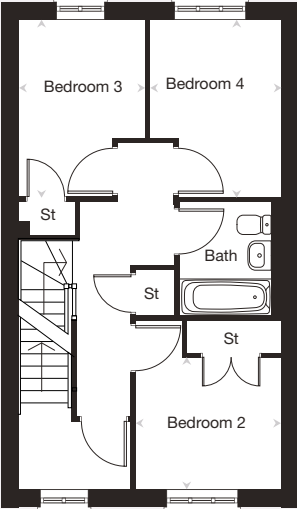
TOTAL 114.56 sq. m. / 1233.07 sq. ft.

Ground floor



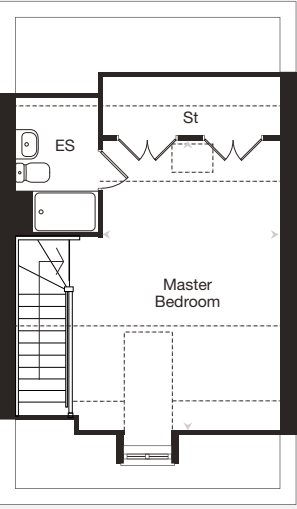
Kitchen
3.43m x 2.94m 11'3" x 9'8"
Living/Dining Area
4.89m x 3.75m 16'1" x 12'4"

First floor



Bedroom 2
2.73m x 2.47m 9'0" x 8'2"
Bedroom 3
3.31m x 2.36m 10'10" x 7'9"
Bedroom 4
3.32m x 2.45m 10'11" x 8'1"

Second floor



Master Bedroom
5.44m x 3.86m 17'11" x 12'8"

Key
B – Boiler ES – En Suite F/F – Fridge Freezer St – Store
WC – Cloakroom [] – Roof Window --- – Restricted Headroom

 **Plots:** 15, 16*, 17, 18*, 19, 20*, 21, 22*, 39 & 40*

*Plots 16, 18, 20, 22 & 40 are handed. 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. 39291/December 2019.

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Taylor Wimpey

Taylor Wimpey

THE LANFORD

4 bedroom home



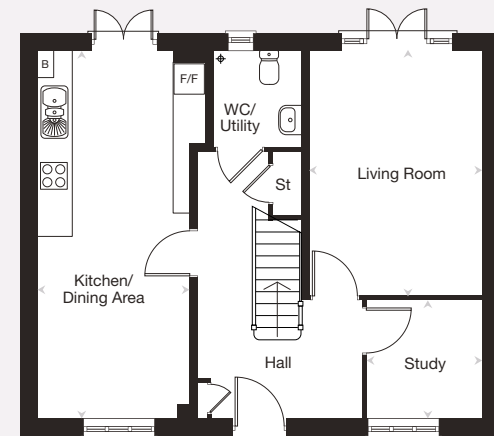
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THE LANFORD

The 4 bedroom Lanford features a traditional double fronted design, with a spacious interior layout that makes it an ideal family home. An entrance lobby leads to the living room and an open-plan kitchen/dining area, which opens through double doors to the private garden. A study and useful storage space are also located on the ground floor. Upstairs you will find an en suite master bedroom, together with three well-proportioned bedrooms, and the main bathroom.

TOTAL 116.25 sq. m. / 1251 sq. ft.

Ground floor



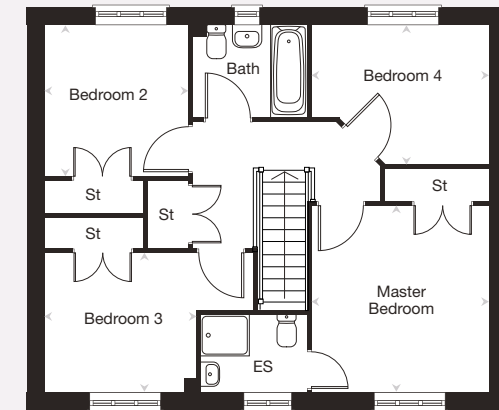
Kitchen/Dining Area
6.87m x 3.15m 22'7" x 10'4"

Living Room
4.59m x 3.24m 15'1" x 10'8"

Study
2.21m x 2.17 7'3" x 7'2"

Key
B – Boiler ES – En Suite F/F – Fridge Freezer
St – Store WC – Cloakroom ⚡ – Future shower waste

First floor



Master Bedroom
3.49m x 3.32m 11'5" x 10'11"

Bedroom 2
2.83m x 2.71m 9'4" x 8'11"

Bedroom 3
2.86m x 2.60m 9'5" x 8'7"

Bedroom 4
3.33m x 2.62m 10'11" x 8'7"

Plots: 38 & 45*

*Plot 45 is handed. 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. 39291/December 2019.

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Taylor Wimpey



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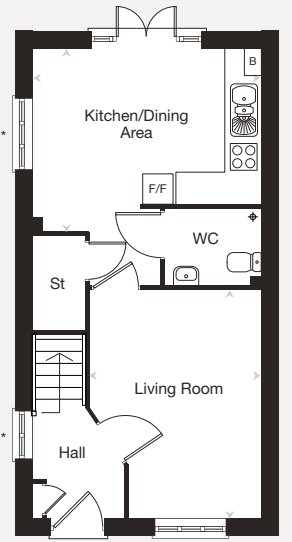
Taylor Wimpey
THE BRAXTON
3 bedroom home

THE BRAXTON

With three floors of versatile accommodation, The Braxton is an ideal choice for families or couples looking for extra space. Day-to-day life is centred around the contemporary kitchen/dining area with double doors to the garden, while a spacious living room is perfect for relaxing. On the first floor is a family bathroom, a double bedroom and a further bedroom. There's also a private staircase leading up to the en suite master bedroom.

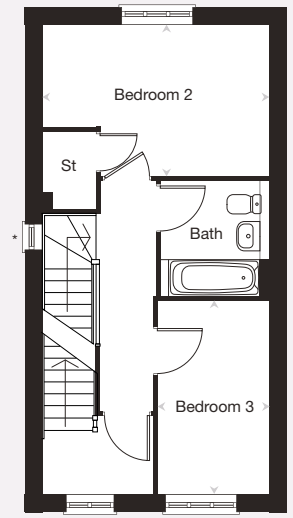
TOTAL 101.50 sq. m. / 1109.70 sq. ft.

Ground floor



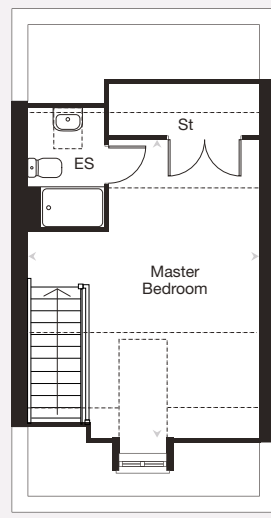
Kitchen/Dining Area
4.25m x 2.87m 14'0" x 9'5"
Living Room
4.26m x 3.20m 14'0" x 10'6"

First floor



Bedroom 2
4.25m x 2.84m 14'0" x 9'4"
Bedroom 3
3.61m x 2.11m 11'10" x 6'11"

Second floor



Master Bedroom
5.58m x 3.16m 18'4" x 10'4"

Key
B – Boiler ES – En Suite F/F – Fridge Freezer
St – Store WC – Cloakroom ⚡ – Future shower waste

Plots: 11, 12**, 13, 14**, 32, 33**, 34, 35**, 36 & 37**

*Windows to plots 32 & 37 only. **Plots 12, 14, 33, 35 & 37 are handed. 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. 39291/December 2019.

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Taylor Wimpey

THE BELGAE APARTMENTS

2 bedroom homes

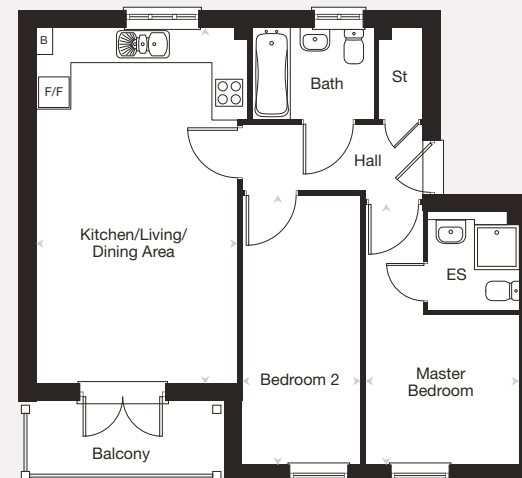


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THE BELGAE APARTMENTS

A collection of 2 bedroom apartments featuring open-plan kitchen/living/dining areas, perfect for modern living and entertaining family and friends.

Plots 57 & 58*
TOTAL 60.56 sq. m. / 652 sq. ft.

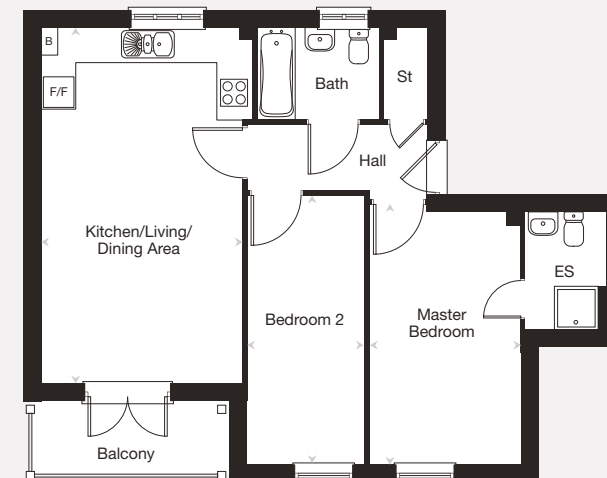


Kitchen/Living/Dining Area
6.55m x 3.72m 21'6" x 12'3"

Master Bedroom
4.80m x 2.80m 15'9" x 9'2"

Bedroom 2
4.97m x 2.15m 16'4" x 7'1"

Plots 59 & 61
TOTAL 63.95 sq. m. / 688 sq. ft.

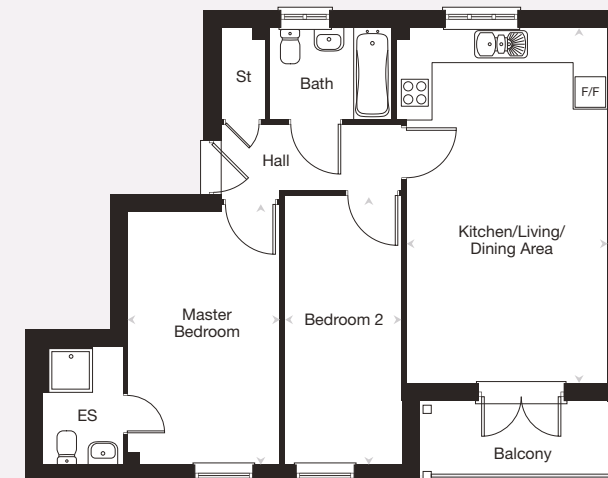


Kitchen/Living/Dining Area
6.55m x 3.72m 21'6" x 12'3"

Master Bedroom
4.80m x 2.80m 15'9" x 9'2"

Bedroom 2
4.97m x 2.15m 16'4" x 7'1"

Plots 60 & 62
TOTAL 63.95 sq. m. / 688 sq. ft.



Kitchen/Living/Dining Area
6.55m x 3.72m 21'6" x 12'3"

Master Bedroom
4.80m x 2.79m 15'9" x 9'2"

Bedroom 2
4.97m x 2.15m 16'4" x 7'1"

Key
B – Boiler ES – En Suite
F/F – Fridge Freezer St – Store



*Plot 58 is handed. 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. 39291/December 2019.

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Taylor Wimpey



STANDARD SPECIFICATION

CEDAR MEADOWS

London Road, Woolmer Green,
Hertfordshire, SG3 6JR

TELEPHONE

01438 908 489

OPEN TIMES

Thursday, 10am–5.30pm
Friday, 11.30am–5.30pm
Saturday–Monday, 10am–5.30pm
Please check our website before you visit.

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

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*Subject to house type. Please refer to your sales executive for further information.

**In homes with only 1 bathroom.

Kitchen/utilities	2	3	4
Stainless steel bowl and a half	✓	✓	✓
Postformed laminate worktop with upstand	✓	✓	✓
Single oven*	✓		
Double oven*		✓	✓
4 burner gas hob	✓	✓	✓
Integrated hood	✓	✓	✓
Stainless steel splash back	✓	✓	✓
Integrated fridge freezer	✓	✓	✓
Integrated dishwasher	✓	✓	✓
Integrated washer/dryer	✓	✓	✓
Chrome downlights	✓	✓	✓
Fitted kitchen with choice of coloured door frontals	✓	✓	✓

Bathrooms

Shower above bath with full-height tiling to shower and side wall**	✓		
Half-height tiling to bath*		✓	
Half-height tiling to all walls	✓	✓	✓
Tiled window sill	✓	✓	✓
Chrome downlights	✓	✓	✓
Shaver socket	✓	✓	✓
White modern sanitary ware	✓	✓	✓

Internal finishes

White finished internal door	✓	✓	✓
Ceilings and walls finished in white	✓	✓	✓
White painted internal joinery	✓	✓	✓
White UPVC double glazed windows	✓	✓	✓
Chrome ironmongery	✓	✓	✓

External finishes

Stainless steel up/down spot light		✓	✓
External tap		✓	✓

Lighting	2	3	4
Chrome downlights to all wet rooms*	✓	✓	✓
Pendant light fittings to all other rooms	✓	✓	✓

En suites (if applicable)

Full-height tiling to shower wall		✓	✓
Half-height tiling to remaining walls		✓	✓
Chrome downlights		✓	✓
White modern sanitary ware		✓	✓
Shaver socket		✓	✓

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, master and bed 2 (if applicable)	✓	✓	✓



UPGRADES

CEDAR MEADOWS

London Road, Woolmer Green,
Hertfordshire, SG3 6JR

TELEPHONE

01438 908 489

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Kitchen	2	3	4
Upgrade worktops to include upstand	✓	✓	✓
Upgrade coloured door frontals	✓	✓	✓
Upgrade appliances	✓	✓	✓

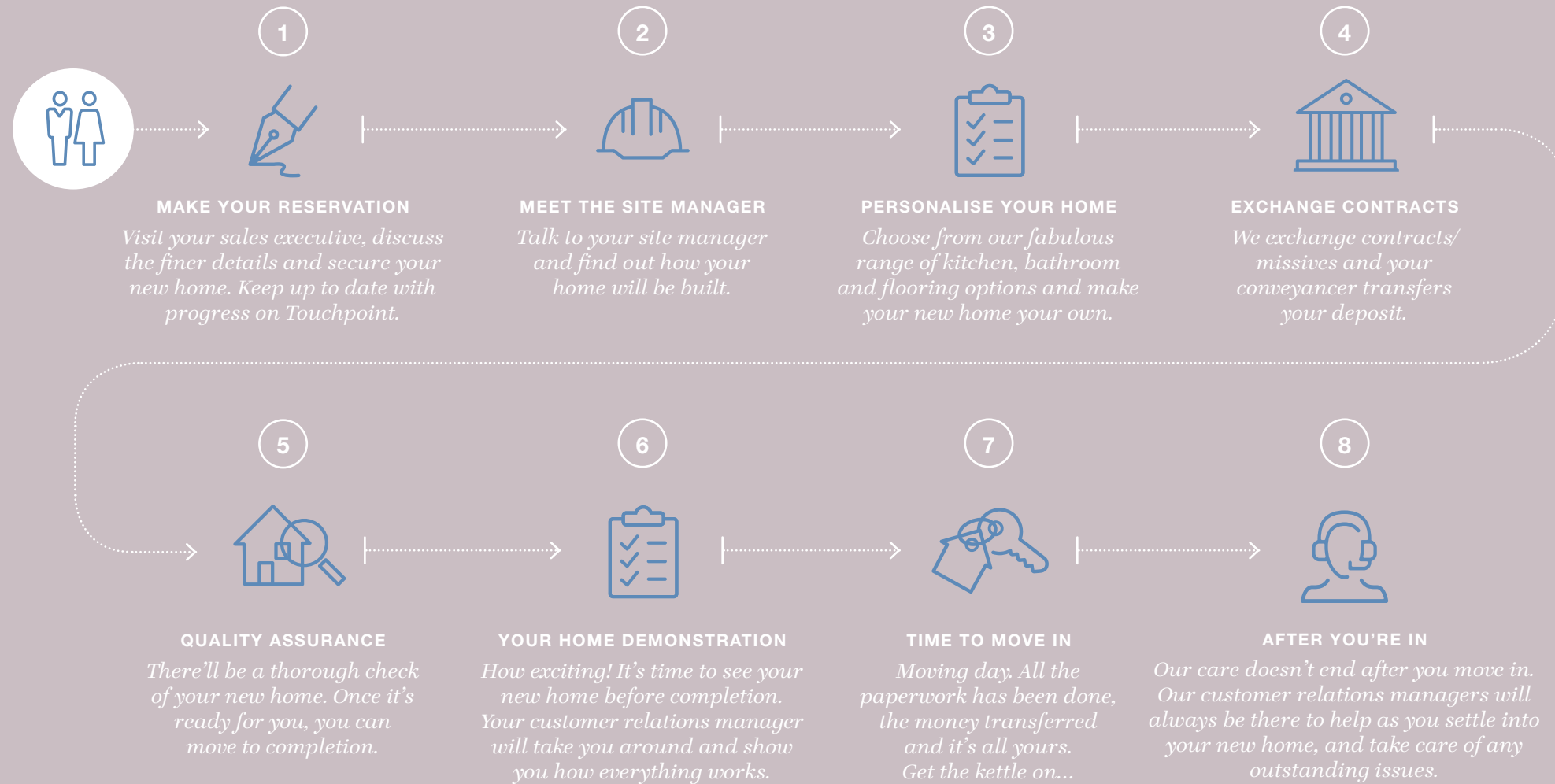
Bathroom and en suites

Upgrade to full-height tiling	✓	✓	✓
Upgrade to shower over bath	✓	✓	✓
Upgrade shower		✓	✓

Additional features

Upgrade to room specific downlights	✓	✓	✓
Upgrade to room specific wardrobe	✓	✓	✓
Upgrade to additional sockets	✓	✓	✓
Upgrade flooring throughout	✓	✓	✓
Upgrade to add turf to garden areas		✓	✓

FROM LOOKING ROUND TO MOVING IN...



CEDAR MEADOWS

London Road
Woolmer Green
Hertfordshire
SG3 6JR

CONTACT US ON

01438 908 489

SATNAV

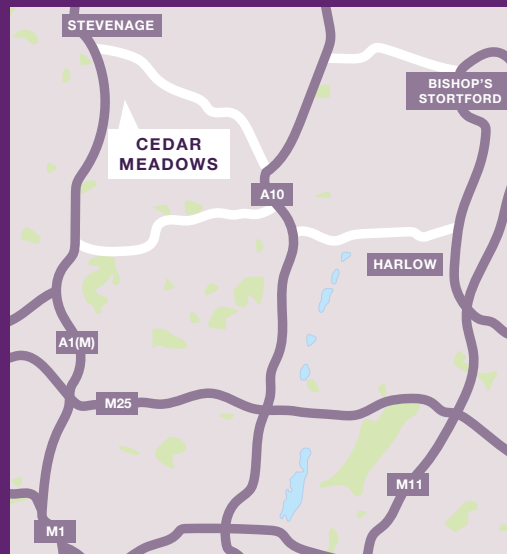
SG3 6JR

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🐦 @TaylorWimpey
📘 taylorwimpey

taylorwimpey.co.uk

FROM A1:

- At junction 6, take the A1000 exit to Welwyn/Welwyn Garden City
- At the roundabout, take the third exit onto Hertford Road
- Turn right onto A1000
- At the roundabout, take the second exit onto Welwyn By Pass Road
- At the roundabout, take the third exit onto Great North Road/B197
- Follow the B197 for 2.1 miles and Cedar Meadows will be on your left



FROM CAMBRIDGE:

- Take the M11 south and join the A10 to Royston
- Leave the A10 and take the A505 to Letchworth A1(M)
- Join the A1(M) at junction 9
- Leave A1(M) at junction 7 towards Ware A602
- Take the B197 at the second roundabout
- In 2.6 miles Cedar Meadows will be on your right

