

Taylor
Wimpey

COOPERS GRANGE

BISHOP'S STORTFORD | HERTFORDSHIRE



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COOPERS GRANGE. A VERY SPECIAL PLACE TO BE

A warm welcome to Coopers Grange.

Here you'll find a choice of 2, 3, 4 & 5 bedroom homes waiting for you in the market town of Bishop's Stortford, Hertfordshire. This excellent location is just minutes from the town centre and is close to fantastic road and rail links to Cambridge and London.

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.



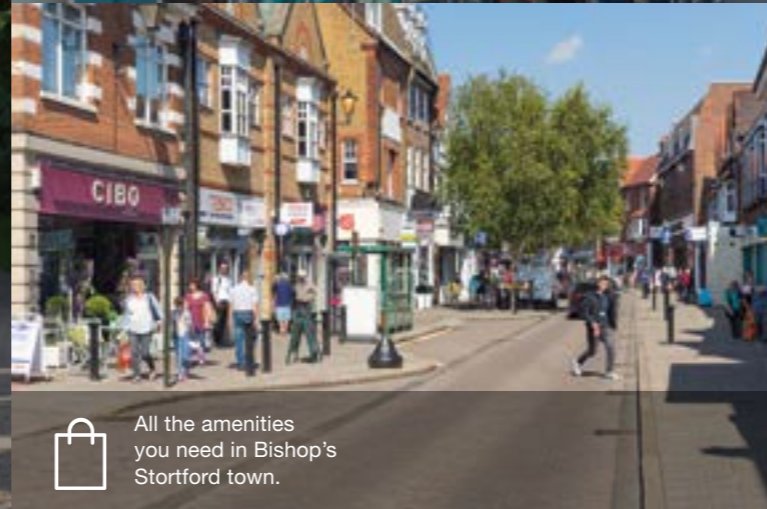
This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

THE PERFECT MIX OF PAST, PRESENT AND FUTURE

The popular market town of Bishop's Stortford offers all the essentials, including banks, pharmacies and supermarkets, while a great selection of shops and regular markets cater for most other retail needs. You can stay active with a walk in nearby Hatfield Forest or along the River Stort and the Grange Paddocks Leisure Centre provides access to a gym and pool. For nights out, take your pick from a great selection of pubs, bars and restaurants, or catch a show at South Mill Arts. Alternatively, if you're looking for family fun, an abundance of open spaces and fantastic activities like a trip to Mountfitchet Castle are within minutes, along with a wide selection of local schools.



Reach London Liverpool Street in 45 minutes from Bishop's Stortford train station.



All the amenities you need in Bishop's Stortford town.



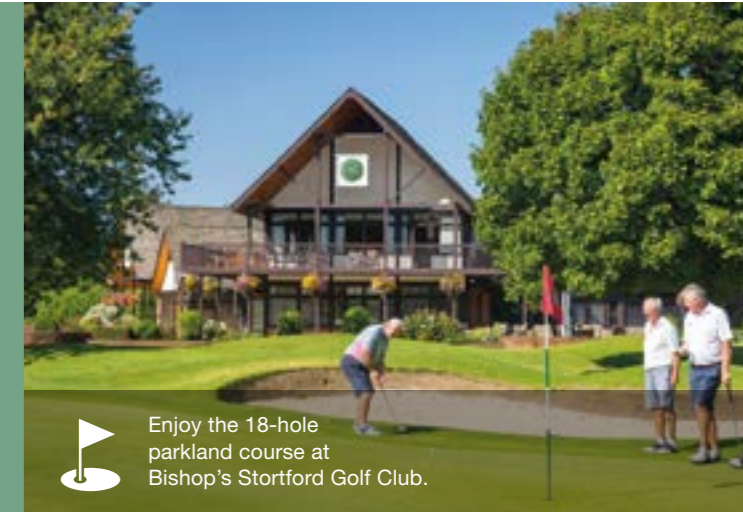
A range of schools to choose from.

THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress-free connections to other parts of the country too. So it's good to know Coopers Grange has fantastic road links – the A120 and M11 are easily accessible, meaning a trip into Cambridge and Chelmsford couldn't be easier, plus Stansted Airport can be reached in 16 minutes. Meanwhile, Bishop's Stortford railway station is less than two miles away and connects to London Liverpool Street in 40 minutes.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



Enjoy the 18-hole parkland course at Bishop's Stortford Golf Club.



Aerial view of Takeley and Hatfield Forest.



International travel possibilities at London Stansted Airport, which is 6.4 miles away.



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 means you can make the move to your first home 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...



EASYSOVER

... 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
COOPERS GRANGE

BISHOP'S STORTFORD | HERTFORDSHIRE

Coopers Grange is an exciting collection of 2, 3, 4 & 5 bedroom homes situated on the north-western edge of the historic market town of Bishop's Stortford.



1 & 2 BEDROOM APARTMENTS

Block C
2 bedroom apartments
Plots: 8-16*

Block D
1 & 2 bedroom apartments
Plots: 23-31*

2 BEDROOM HOMES

The Ashenford
2 bedroom home
Plots: 38-40*, 41-43, 45-47, 78 & 79

The Dovedale
2 bedroom home
Plots: 7* & 22

2 bedroom home
Plots: 32-34*

3 BEDROOM HOMES

The Colton
3 bedroom home
Plots: 2, 3, 5, 6, 58, 59, 62, 63, 67, 68, 72 & 73

The Gosford
3 bedroom home
Plots: 18, 19, 74 & 75

The Kingdale
3 bedroom home
Plots: 1, 17, 20, 21, 36*, 37* & 70

The Yewdale
3 bedroom home
Plot: 71

3 bedroom home
Plot: 35*

4 BEDROOM HOMES

The Corsham
4 bedroom home
Plot: 44

The Elliston
4 bedroom home
Plots: 52, 53, 76, 77, 80 & 81

The Manford
4 bedroom home
Plots: 50, 51, 57, 60, 61, 64 & 69

The Trusdale
4 bedroom home
Plots: 55 & 66

5 BEDROOM HOMES

The Felton
5 bedroom home
Plots: 4, 48, 49, 54, 56 & 65

- *ah = Affordable Housing
- BCP = Bin Collection Point
- BS = Bin Store
- = Bollards
- CS = Cycle Store
- ▶ = Drive Through
- ▷ = Garage access
- SS = Sub Station

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. 43433 / April 2021.





STANDARD SPECIFICATION

COOPERS GRANGE

Off Patmore Close, Bishop's Stortford,
Hertfordshire, CM23 2PY

TELEPHONE

01279 598 373

OPEN TIMES

Please check our website before you visit.

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

Kitchen/utilities	2	3	4/5
Stainless steel bowl and a half	✓	✓	✓
Postformed laminate worktop with upstand	✓	✓	✓
Single oven	✓		
Double oven		✓	✓
4 burner gas hob	✓	✓	✓
Integrated hood	✓	✓	✓
Stainless steel splashback	✓	✓	✓
Integrated fridge freezer	✓	✓	✓
Integrated dishwasher	✓	✓	✓
Integrated washer/dryer	✓	✓	✓
Fitted kitchen with choice of coloured door frontals	✓	✓	✓

Bathrooms

Full-height tiling to bath*	✓		
Half-height tiling to all walls		✓	✓
Splashback tiling to basin	✓		
Shaver socket	✓	✓	✓
White modern sanitaryware	✓	✓	✓

En suites**

Full-height tiling to shower wall		✓	✓
Half-height tiling to remaining walls		✓	✓
White modern sanitaryware		✓	✓
Shaver socket		✓	✓

Cloakroom

Splashback to basin	✓	✓	✓
White modern sanitaryware	✓	✓	✓

Heating/electrical services	2	3	4/5
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 bedroom 2 (if applicable)	✓	✓	✓

Lighting

Chrome downlights to all wet rooms*	✓	✓	✓
Pendant light fittings to all other rooms	✓	✓	✓

Internal finishes

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

External finishes

Stainless steel up/down spotlight**	✓	✓	✓
External tap**	✓	✓	✓



OPTIONAL UPGRADES

COOPERS GRANGE

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Kitchen	2	3	4/5
Upgrade worktops to include upstand	✓	✓	✓
Upgrade coloured door frontals	✓	✓	✓
Upgrade appliances	✓	✓	✓

Bathroom and en suites

Upgrade tiling	✓	✓	✓
Upgrade to shower over bath	✓	✓	✓
Upgrade shower	✓	✓	✓
Upgrade to towel rail	✓	✓	✓

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**	✓	✓	✓

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. *Applies to homes with only 1 bath. **Where applicable. Please refer to your sales executive for further information.

These are the only options available and are subject to stage of construction. We will not be able to accommodate any changes to the specification or layout other than the options available. Options are correct at time of going to print, but are subject to plot size. Please contact the sales executive for further information.

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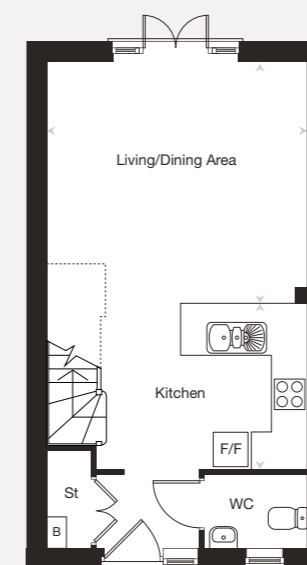
THE ASHENFORD

2 BEDROOM HOME

The Ashenford is a 2 bedroom home offering convenient accommodation that's ideal for individuals or couples. The airy open-plan kitchen/living/dining area opens through double doors to the private rear garden. A guest cloakroom and practical storage cupboard complete the ground floor layout. Upstairs, bedroom 1 spans the full-width of the property, with the main bathroom and a second bedroom completing this well-proportioned home.

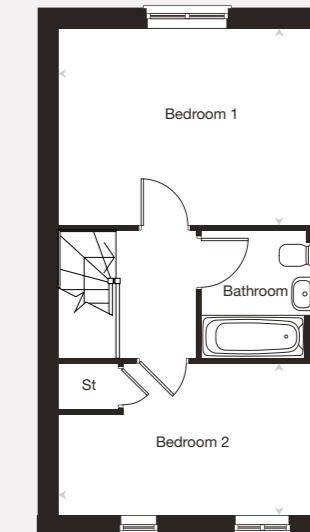
TOTAL 70.1 sq. m. / 755 sq. ft.

GROUND FLOOR



Kitchen	4.31m x 2.74m	14'2" x 9'0"
Living/Dining Area	4.31m x 4.02m	14'2" x 13'2"

FIRST FLOOR



Bedroom 1	4.31m x 3.28m	14'2" x 10'10"
Bedroom 2	4.31m x 2.53m	14'2" x 8'4"

Key

B – Boiler F/F – Fridge/Freezer St - Store St/W - Store/Wardrobe WC - Cloakroom

Plots: 41–43, 45–47, 78 & 79

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 43434 / May 2021.

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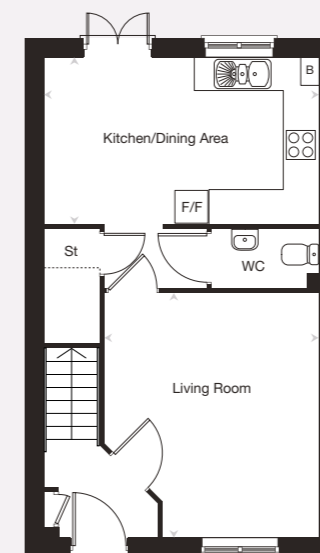
THE GOSFORD

3 BEDROOM HOME

The 3 bedroom Gosford will appeal to first time buyers, couples and families looking for a little extra space. A kitchen/dining area opens through double doors to the garden, making it perfect for entertaining and al fresco dining. A living room, guest cloakroom and store cupboard complete the ground floor layout. The first floor comprises bedroom 1 with en suite shower room, a main bathroom and two further bedrooms.

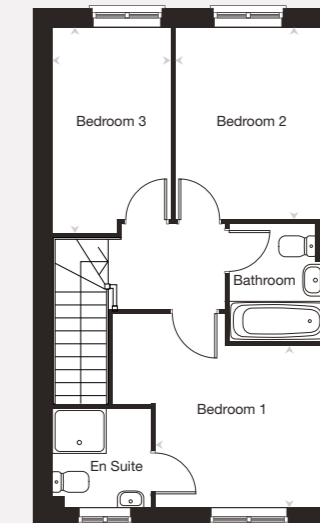
TOTAL 79.2 sq. m. / 852 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	4.72m x 2.87m	15'6" x 9'5"
Living Room	4.28m x 3.69m	14'1" x 12'1"

FIRST FLOOR



Bedroom 1	2.97m x 2.84m	9'9" x 9'4"
Bedroom 2	3.32m x 2.63m	10'11" x 8'8"
Bedroom 3	3.56m x 2.02m	11'8" x 6'8"

Key

B - Boiler Cyl - Cylinder F/F - Fridge/Freezer St - Store St/Cyl - Store/Cylinder St/W - Store/Wardrobe WC - Cloakroom

Plots: 18, 19, 74 & 75

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THE YEWDALE

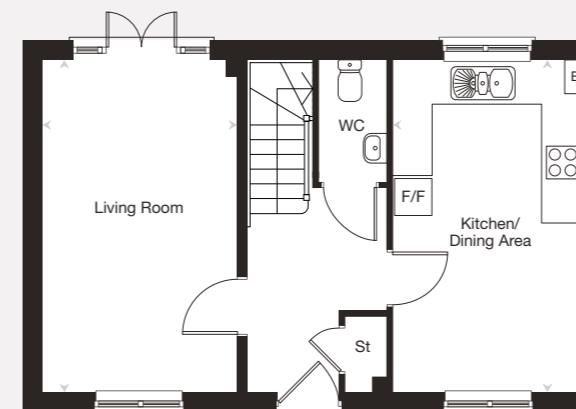
3 BEDROOM HOME

THE YEWDALE

The 3 bedroom Yewdale provides the ideal space for growing families. A dual aspect living room has double doors out to the private rear garden, while there's also a light and airy kitchen/ dining area and useful cloakroom off the entrance hallway. Bedroom 1 with en suite shower room is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

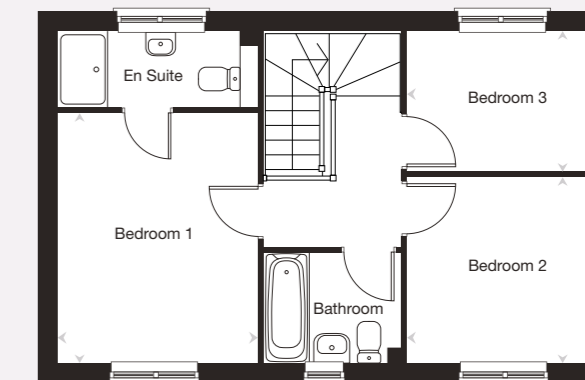
TOTAL 85.2 sq. m. / 917 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.10m x 2.95m	16'1" x 9'8"
Living Room	5.10m x 3.02m	16'9" x 9'11"

FIRST FLOOR



Bedroom 1	3.83m x 3.09m	12'7" x 10'2"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	3.05m x 2.95m	10'0" x 9'8"

Key

B – Boiler F/F – Fridge/Freezer St - Store WC - Cloakroom

Plot: 71

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THE KINGDALE

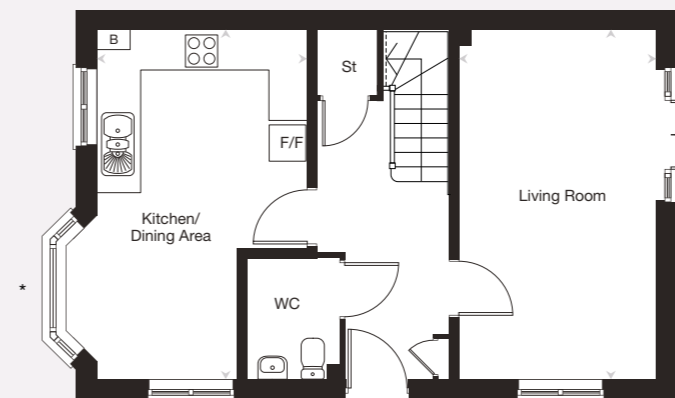
3 BEDROOM HOME

THE KINGDALE

The Kingdale is a 3 bedroom property ideal for a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the private garden. Upstairs you'll find bedroom 1 with en suite shower room, two further bedrooms and a family bathroom.

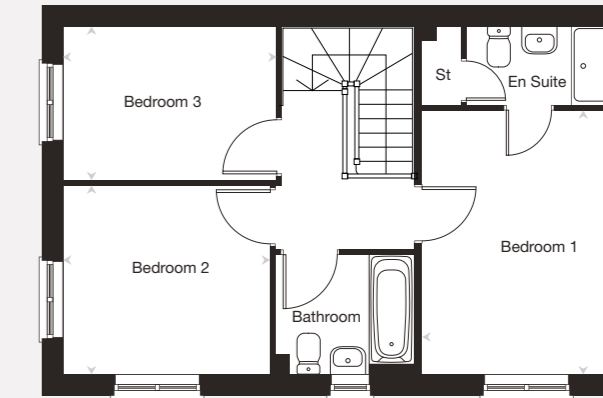
TOTAL 94.0 sq. m. / 1,011 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.41m x 3.35m	17'9" x 11'0"
Living Room	5.41m x 3.07m	17'9" x 10'1"

FIRST FLOOR



Bedroom 1	4.14m x 3.09m	13'7" x 10'2"
Bedroom 2	3.34m x 2.96m	11'0" x 9'9"
Bedroom 3	3.43m x 2.37m	11'3" x 7'9"

Key

B – Boiler F/F – Fridge/Freezer St - Store St/Cyl - Store/Cylinder St/W - Store/Wardrobe WC - Cloakroom

Plots: 1, 17, 20, 21, & 70

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THE COLTON

3 BEDROOM HOME



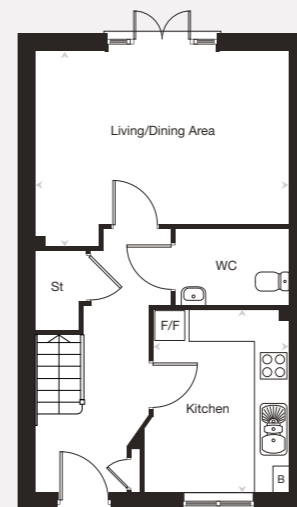
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THE COLTON

A town house spanning three floors of flexible living space. The kitchen and living/dining area with double doors to the garden complete the ground floor layout. On the first floor you'll find two bedrooms and a family bathroom, whilst the second floor features bedroom 1 with high-galleried ceilings and an en suite shower room. A dormer window provides this room with plenty of natural light.

TOTAL 105.4 sq. m. / 1,134 sq. ft.

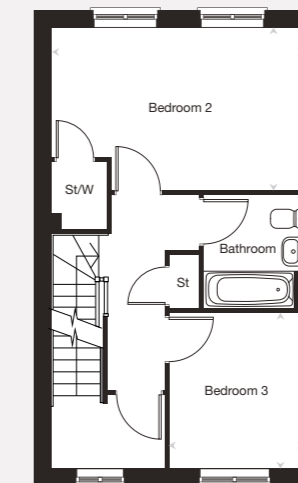
GROUND FLOOR



Kitchen
3.43m x 2.57m 11'3" x 8'5"

Living/Dining Area
4.78m x 3.69m 15'8" x 12'2"

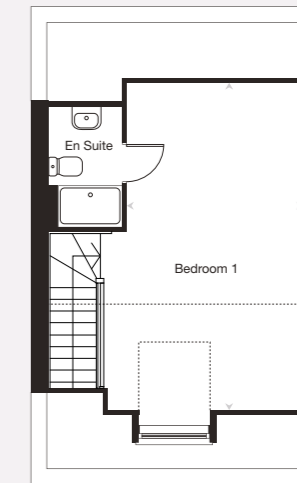
FIRST FLOOR



Bedroom 2
4.78m x 3.07m 15'8" x 10'1"

Bedroom 3
2.93m x 2.55m 9'8" x 8'5"

SECOND FLOOR



Bedroom 1
6.19m x 3.29m 20'4" x 10'10"

Key

B - Boiler Cyl - Cylinder F/F - Fridge/Freezer St - Store St/W - Store/Wardrobe WC - Cloakroom

Plots: 2, 3, 5, 6, 58, 59, 62, 63, 67, 68, 72 & 73

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THE TRUSDALE

4 BEDROOM HOME



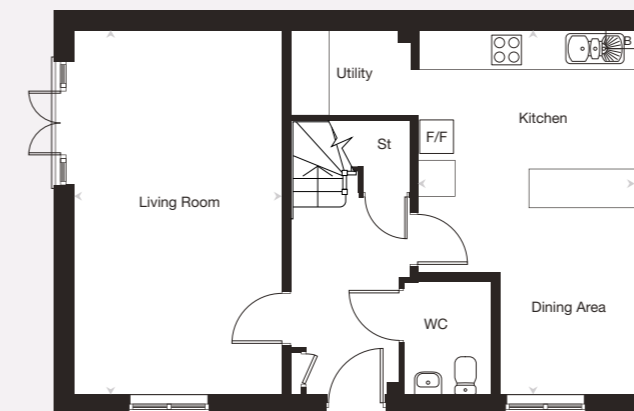
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THE TRUSDALE

The Trusdale is a 4 bedroom home ideal for growing families in search of extra space. The central entrance hallway leads to a large dual-aspect living room opening through double doors to the private garden, plus a spacious kitchen/dining room with a utility area. Upstairs is bedroom 1 with an en suite shower room, three further bedrooms and a family bathroom.

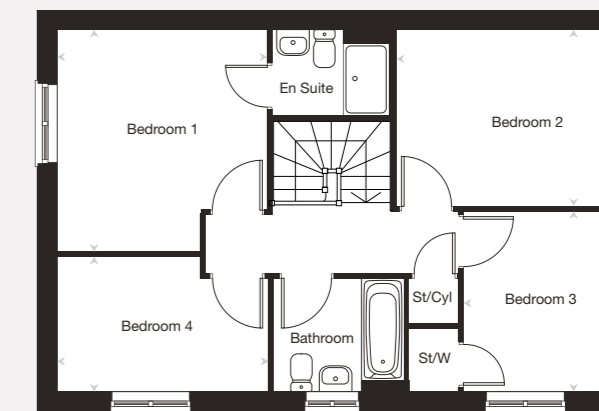
TOTAL 113.9 sq. m. / 1,226 sq. ft.

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"

FIRST FLOOR



Bedroom 1	3.74m x 3.53m	12'4" x 11'7"
Bedroom 2	3.64m x 2.97m	11'11" x 9'9"
Bedroom 3	3.05m x 2.53m	10'0" x 8'4"
Bedroom 4	3.54m x 2.26m	11'7" x 7'5"

Key

B - Boiler F/F - Fridge/Freezer St - Store St/Cyl - Store/Cylinder St/W - Store/Wardrobe WC - Cloakroom

Plots: 55 & 66

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THE ELLISTON

4 BEDROOM HOME



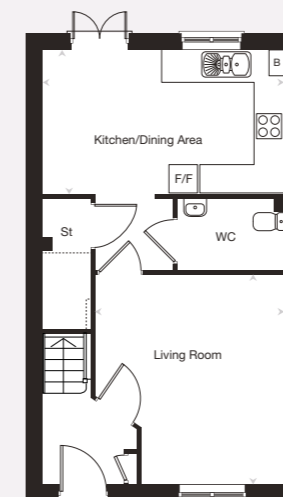
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THE ELLISTON

The Elliston is a 4 bedroom town house 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 to the private rear garden. On the first floor are three bedrooms, a main bathroom and storage space off the landing. There's also a private staircase leading up to bedroom 1 with en suite.

TOTAL 114.0 sq. m. / 1,227 sq. ft.

GROUND FLOOR



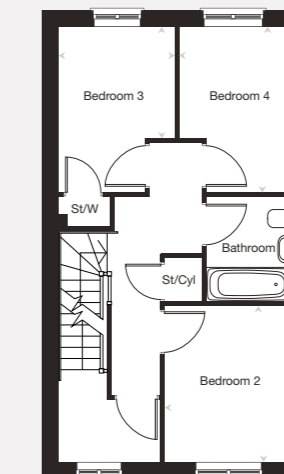
Kitchen/Dining Area
4.89m x 2.90m 16'1" x 9'6"

Living Room
4.27m x 3.81m 14'0" x 12'6"

Key

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St/Cyl - Store/Cylinder St/W - Store/Wardrobe WC - Cloakroom

FIRST FLOOR

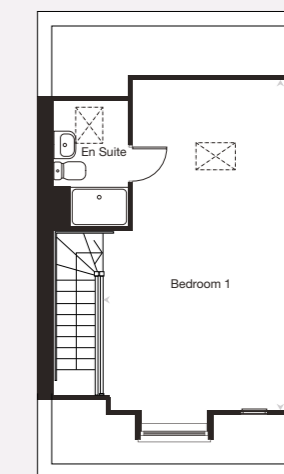


Bedroom 2
3.16m x 2.74m 10'5" x 9'0"

Bedroom 3
2.36m x 2.23m 7'9" x 7'4"

Bedroom 4
3.32m x 2.45m 10'11" x 8'1"

SECOND FLOOR



Bedroom 1
66.7m x 3.89m 21'11" x 12'9"

 **Plots:** 52, 53, 76, 77, 80 & 81

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 43434 / June 2021.

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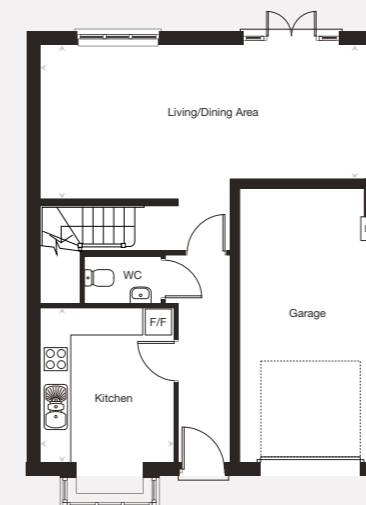
THE CORSHAM

4 BEDROOM HOME

The Corsham is a 4 bedroom property ideal for growing families. The entrance hallway leads to a kitchen and open-plan living/dining area with double doors to the private garden. Upstairs you'll find bedroom 1 with en suite shower room, three further bedrooms and a family bathroom.

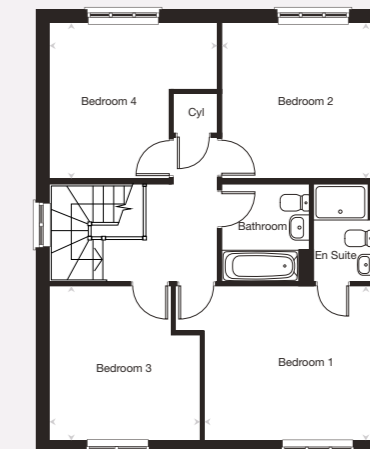
TOTAL 115.0 sq. m. / 1,238 sq. ft.

GROUND FLOOR



Kitchen	3.38m x 2.92m	11'1" x 9'7"
Dining Area	3.17m x 2.92m	10'5" x 9'7"
Living Room	4.15m x 3.36m	13'7" x 11'0"

FIRST FLOOR



Bedroom 1	3.96m x 3.40m	13'0" x 11'2"
Bedroom 2	3.58m x 3.38m	11'9" x 11'1"
Bedroom 3	3.40m x 3.29m	11'2" x 8'9"
Bedroom 4	3.66m x 3.38m	12'0" x 11'1"

Key

B - Boiler Cyl - Cylinder F/F - Fridge/Freezer WC - Cloakroom

Plot: 44

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 43434 / June 2021.

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THE MANFORD

4 BEDROOM HOME



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THE MANFORD

A traditional 4 bedroom family home, the Manford offers plenty of space for day-to-day living as well as relaxing and entertaining. This home offers a spacious kitchen/dining area which has double doors to the garden, a living room, separate study and a guest cloakroom. Bedroom 1 with en suite and three further well-proportioned bedrooms are found upstairs, along with a family bathroom and useful storage cupboard.

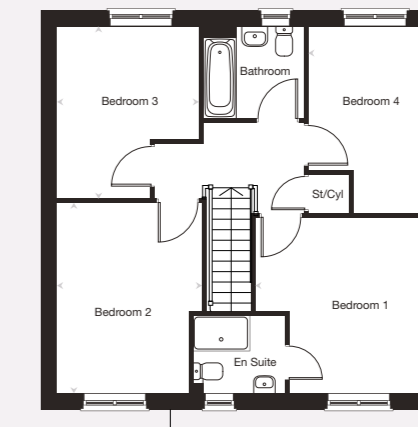
TOTAL 127.1 sq. m. / 1,368 sq. ft.

GROUND FLOOR



Kitchen	4.08m x 3.26m	13'5" x 10'9"
Dining Area	4.03m x 2.88m	13'3" x 9'6"
Living Room	4.74m x 3.88m	15'7" x 12'9"
Study	2.63m x 2.11m	8'8" x 6'11"

FIRST FLOOR



Bedroom 1	3.89m x 3.73m	12'9" x 12'3"
Bedroom 2	4.02m x 3.10m	13'2" x 10'2"
Bedroom 3	3.68m x 3.05m	12'1" x 10'0"
Bedroom 4	3.97m x 2.76m	13'0" x 9'1"

Key

B - Boiler Cyl - Cylinder F/F - Fridge/Freezer St - Store St/Cyl - Store/Cylinder St/W - Store/Wardrobe WC - Cloakroom

Plots: 50, 51, 57, 60, 61, 64 & 69

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THE FELTON

5 BEDROOM HOME



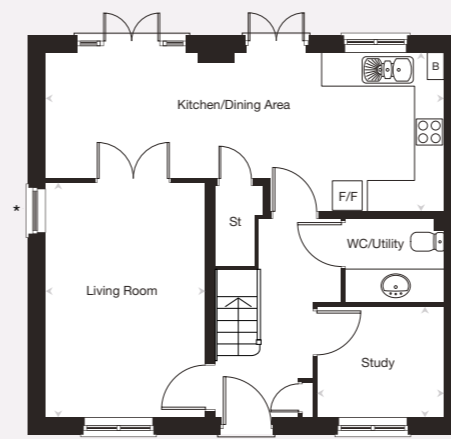
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THE FELTON

The Felton is a spacious 5 bedroom, three storey, double-fronted family home. The hallway leads to the living room, study, a guest cloakroom and the open-plan kitchen/dining area with two patio doors opening onto the private garden. The first floor features bedroom 1 with en suite shower room, two further bedrooms and the main bathroom. Two bedrooms and a shower room are found on the second floor.

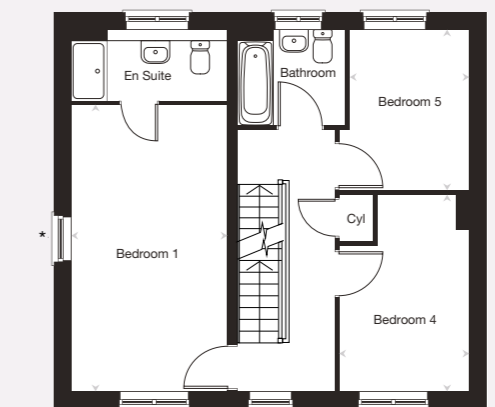
TOTAL 146.9 sq. m. / 1,581 sq. ft.

GROUND FLOOR



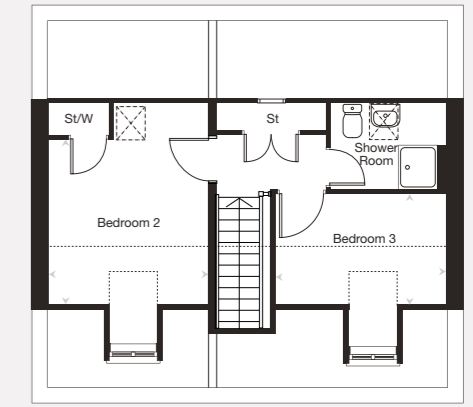
Kitchen/Dining Area	7.89m x 3.12m	25'11" x 10'3"
Living Room	4.64m x 3.14m	15'3" x 10'4"
Study	2.53m x 2.20m	8'4" x 7'3"

FIRST FLOOR



Bedroom 1	5.72m x 3.14m	18'9" x 10'4"
Bedroom 4	3.94m x 2.51m	12'11" x 8'3"
Bedroom 5	3.20m x 2.32m	10'6" x 7'7"

SECOND FLOOR



Bedroom 2	3.26m x 3.16m	10'9" x 10'5"
Bedroom 3	3.41m x 2.17m	11'2" x 7'2"

Key
 B – Boiler Cyl -Cylinder F/F – Fridge/Freezer St - Store St/W - Store/Wardrobe WC - Cloakroom

Plots: 4, 48, 49, 54, 56 & 65

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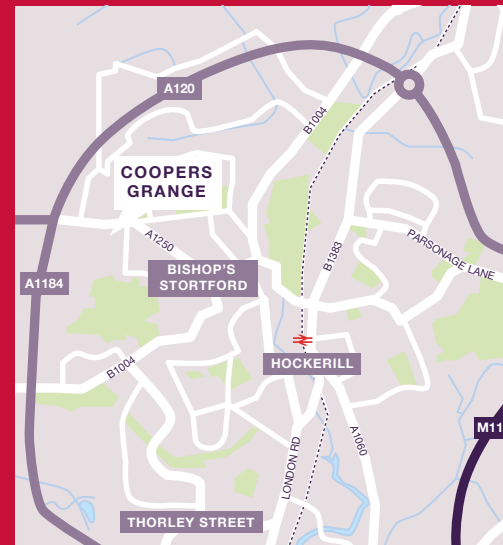
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FROM M11 NORTH:

- Head south on M11
- At junction 8, use the 2nd from left lane to take the A120 exit to Stansted Airport
- At Birchanger Green Roundabout, take the 4th exit onto A120
- At the next two roundabouts, take the 2nd exit and stay on A120
- After 2.3 miles, take the 1st exit onto Hadham Road/A1250
- At the roundabout, take the 2nd exit and continue for 0.3 miles
- Turn right onto Patmore Close, the development will be on your right



FROM M11 SOUTH:

- Head north-east on M11
- At junction 8 use the left two lanes to take the A120 (W) exit towards Bishop's Stortford
- At Birchanger Green Roundabout, take the 2nd exit onto A120
- At the next two roundabouts, take the 2nd exit and stay on A120
- After 2.3 miles, take the 1st exit onto Hadham Road/A1250
- At the roundabout, take the 2nd exit and continue for 0.3 miles
- Turn right onto Patmore Close, the development will be on your right

