



The Heath Phase 2

CODICOTE, HERTFORDSHIRE

A beautiful collection of two, three, four and five
bedroom homes nestled in the village of
Codicote, Hertfordshire.

Taylor
Wimpey

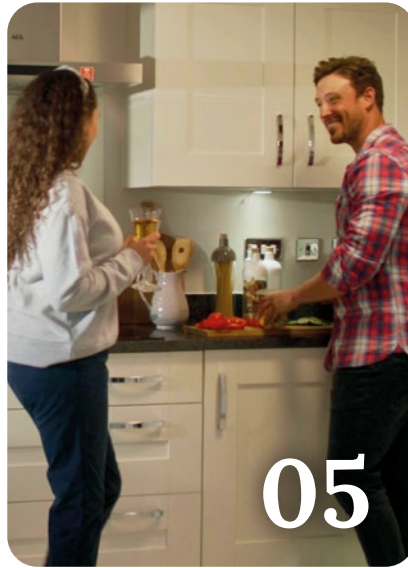
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Welcome to Phase 2 of The Heath

Now established, The Heath development has released its 2nd Phase, so there is no better time to make your move to Codicote, Hertfordshire.

This stunning collection of 2, 3, 4 & 5 bedroom homes provides the best of countryside tranquility, as well as all key amenities on your doorstep and easy access to travel links, making it the perfect rural haven for families, couples and young professionals alike.



[→ View the site plan](#)

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.

Village living at its best

Phase 2 at The Heath has even more to offer...

Our premium collection of 2, 3, 4 & 5 bedroom homes provides excellent opportunities for individuals and families of all sizes.

You will benefit from an advantageous location within walking distance of local amenities. Codicote has an abundance of trendy cafés and hotspots for dining out, as well as a range of local schools, and excellent sporting facilities, so you can embrace countryside serenity without compromises.

Plus, the nearest train station is only 2 miles* outside of Codicote, and you are only a short drive away from the larger towns of Stevenage and Hitchin. Codicote's ideal location makes it perfect for commuters, and for families seeking an exciting day out.

Codicote village



Green space in Welwyn Garden City



Stanborough Park



Watch development video

*Distance taken from [google.co.uk/maps](https://www.google.co.uk/maps).



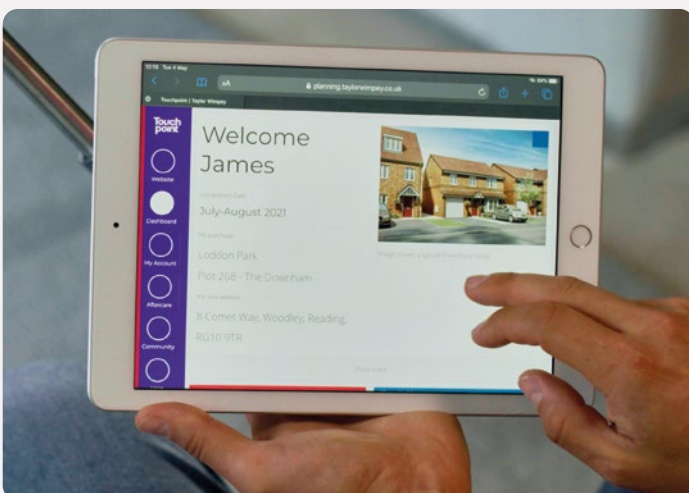
Personalise your home

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 taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient AEG oven with built-in gas hob and chimney hood.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



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 – including plants. The back garden includes a turfed and slabbed area. Your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens/utilities

Stainless steel bowl and a half	✓
Premium laminate worktop with upstand	✓
AEG single oven to 3, 4 & 5 bedroom homes†	✓
AEG 4 burner gas hob	✓
AEG chimney hood	✓
Glass splashback	✓
AEG Integrated fridge freezer	✓
AEG Integrated dishwasher	✓
AEG Integrated washer/dryer	✓
Fitted kitchen with choice of coloured door frontals	✓

Bathrooms

Full-height tiling to bath area**	✓
Half-height tiling to remaining walls	✓
White modern sanitaryware	✓
Towel rail	✓

En suites†

Full-height tiling to shower enclosure	✓
Half-height tiling to remaining walls	✓
White modern sanitaryware	✓
Towel rail	✓
Thermostatic shower	✓

Cloakroom

White modern sanitaryware	✓
Half-height tiling to cloakroom	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction
 **Applies to homes with only 1 bath † = 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. 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 broadcast, but are subject to change without notice. Please contact the Sales Executive for further information.

Specification of our houses

Heating/electrical services	
Full central heating/gas fired radiators	✓
Thermostatically controlled radiator valves	✓
Mains operated smoke/heat detectors	✓
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	✓
Wardrobe to bedroom 1	✓
Flooring included throughout, from a selected range	✓
External finishes	
Stainless steel up/down spotlight†	✓
External tap†	✓
Rear light	✓
Turf	✓
Kitchen optional upgrades*	
Upgrade worktops to include Silestone upstand	✓
Bathroom and en suite optional upgrades*	
Upgrade tiling	✓
Upgrade shower	✓
Additional features optional upgrades*	
Upgrade to room specific downlights	✓
Upgrade to additional sockets	✓
Phase 2	
PV panels to all plots	✓
Triple glazing (except plots 32-34 which will be double glazed)	✓
Wastewater Heat Recovery (except plots 32-34)	✓



Find out more

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction
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Our homes

→ 2 Bedroom Homes



→ 3 Bedroom Homes



→ 4 Bedroom Homes



→ 5 Bedroom Homes



→ View the site plan



The Burdett

2 BEDROOM HOME, TOTAL 929 sq. ft. / 80.0 sq. m.



GROUND FLOOR

Kitchen/Dining Area

4.90m x 4.43m 16'1" x 14'7"

Living Room

4.90m x 4.26m 16'1" x 14'0"



FIRST FLOOR

Bedroom 1

3.72m x 3.40m 12'3" x 11'2"

Bedroom 2

4.90m x 2.70m 16'1" x 8'11"



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[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. 57166 / November 2024.



The Norman

2 BEDROOM HOME WITH STUDY, TOTAL 1,013 sq. ft. / 94.1 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.77m × 2.70m 18'11" × 8'10"

Living Room

5.00m × 3.32m 16'5" × 10'11"



FIRST FLOOR

Bedroom 1

5.00m × 3.59m 16'5" × 11'9"

Bedroom 2

3.36m × 2.94m 11'0" × 9'8"

Study

2.39m × 1.98m 7'10" × 6'6"



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The Turner

3 BEDROOM HOME, TOTAL 1,100 sq. ft. / 102.2 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.60m × 3.88m 18'4" × 12'9"

Living Room

3.82m × 3.72m 12'7" × 12'3"



FIRST FLOOR

Bedroom 1

4.31m × 2.93m 14'2" × 9'8"

Bedroom 2

3.37m × 3.02m 11'1" × 9'11"

Bedroom 3

3.23m × 2.58m 10'7" × 8'6"



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The Billington

3 BEDROOM HOME WITH STUDY, TOTAL 1,208 sq. ft. / 112.2 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.59m x 3.84m 18'4" x 12'8"

Living Room

4.35m x 3.72m 14'3" x 12'3"



FIRST FLOOR

Bedroom 1

3.89m x 3.43m 12'9" x 11'3"

Bedroom 2

3.94m x 3.44m 12'11" x 11'4"

Bedroom 3

3.94m x 2.08m 12'11" x 6'10"

Study

3.89m x 2.09m 12'9" x 6'10"



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The Holloway

3 BEDROOM HOME, TOTAL 1,300 sq. ft. / 120.8 sq. m.



GROUND FLOOR

Kitchen/Dining Area

6.00m × 4.40m 19'7" × 14'5"

Living Room

5.82m × 3.33m 19'1" × 10'11"



FIRST FLOOR

Bedroom 1

4.39m × 3.42m 14'5" × 11'3"

Bedroom 2

5.02m × 2.78m 16'6" × 9'1"

Bedroom 3

3.56m × 3.11m 11'8" × 10'2"



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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. 57166 / November 2024.



The Osborne

4 BEDROOM HOME, TOTAL 1,408 sq. ft. / 130.8 sq. m.



GROUND FLOOR

Kitchen/Dining Area

6.50m x 6.07m 21'4" x 19'11"

Living Room

4.34m x 3.82m 14'3" x 12'7"



FIRST FLOOR

Bedroom 1

4.91m x 3.58m 16'1" x 11'9"

Bedroom 2

3.70m x 3.56m 12'2" x 11'8"

Bedroom 3

4.25m x 2.86m 14'0" x 9'5"

Bedroom 4

2.84m x 2.77m 9'4" x 9'1"



[View development](#)



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*Plot specific windows. **Plot specific bay window. 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. 57166 / November 2024.



The Stewart

4 BEDROOM HOME, TOTAL 1,467 sq. ft. / 136.3 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.66m × 4.44m 18'6" × 14'7"

Living Room

4.04m × 3.35m 13'3" × 11'0"



FIRST FLOOR

Bedroom 1

4.98m × 3.46m 16'4" × 11'4"

Bedroom 2

3.68m × 3.28m 12'1" × 10'9"



SECOND FLOOR

Bedroom 3

3.81m × 3.22m 12'6" × 10'7"

Bedroom 4

3.81m × 2.49m 12'6" × 8'2"



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The Jackson V

4 BEDROOM HOME, TOTAL 1,567 sq. ft. / 145.6 sq. m.



GROUND FLOOR

Kitchen/Dining Area

7.30m × 4.04m 23'11" × 13'3"

Living Room

7.30m × 3.59m 23'11" × 11'10"



FIRST FLOOR

Bedroom 1

3.88m × 3.67m 12'9" × 12'1"

Bedroom 2

4.86m × 3.56m 16'0" × 11'8"

Bedroom 3

3.66m × 3.45m 12'0" × 11'4"

Bedroom 4

3.34m × 2.52m 11'0" × 8'3"



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The Daly

4 BEDROOM HOME WITH STUDY, TOTAL 1,689 sq. ft. / 156.9 sq. m.



GROUND FLOOR

Kitchen/Dining Area

6.50m × 5.76m 21'4" × 18'11"

Living Room

4.34m × 4.15m 14'3" × 13'7"



FIRST FLOOR

Bedroom 1

5.60m × 3.06m 18'5" × 10'0"

Bedroom 2

4.63m × 3.57m 15'2" × 11'8"

Bedroom 3

3.76m × 3.49m 12'4" × 11'5"

Bedroom 4

4.11m × 2.94m 13'6" × 9'8"

Study

3.14m × 2.86m 10'4" × 9'5"



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The Redfern

5 BEDROOM HOME, TOTAL 1,801 sq. ft. / 167.3 sq. m.



GROUND FLOOR

Kitchen/Dining Area

7.30m × 4.04m 23'11" × 13'3"

Living Room

7.30m × 3.58m 23'11" × 11'9"



FIRST FLOOR

Bedroom 1

4.80m × 3.22m 15'9" × 10'7"

Bedroom 2

3.97m × 3.69m 13'1" × 12'2"

Bedroom 3

4.84m × 3.56m 15'11" × 11'8"

Bedroom 4

3.66m × 3.50m 12'0" × 11'6"

Bedroom 5

3.65m × 2.12m 12'0" × 7'0"



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Ways to buy

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?

 Here's how we can help

Existing home owner?

 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 500305.



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



Book an appointment



How to buy a home



THE HEATH Heath Lane, Codicote, Hertfordshire, SG4 8YG

CONTACT US ON 01438 583 773

**Taylor
Wimpey**



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