



# 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 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, making it the perfect rural haven for families, couples, and young professionals alike with its ideal travel links.



[View the site plan](#)



# 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 which provides easy access to local facilities within a walking distance. Codicote has an abundance of trendy cafés and hotspots for dining, as well an “Outstanding” Ofsted primary school\* and excellent sporting facilities, so you can embrace countryside serenity without compromises.

Plus, the nearest train station is only 2 miles outside of Codicote<sup>†</sup>, and you will be located only a short drive away from the larger towns of Stevenage and Hitchin. The ideal positioning of Codicote makes it a perfect location for commuters or families seeking an exciting day out.

Codicote village



Green space in Welwyn Garden City



Stanborough Park



**Watch development video**

\*Proximity to schools mentioned is for information only and is not a guarantee of admittance. †Distance taken from 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.

[!\[\]\(d66ff64371a51729ac8c1cdaa685ba6f\_img.jpg\) 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<sup>†</sup>

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<sup>†</sup> and shower rooms<sup>†</sup>

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<sup>†</sup>

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.



# 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	✓

## 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. 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

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**

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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 × 4.43m      16'1" × 14'7"

### Living Room

4.90m × 4.26m      16'1" × 14'0"



## FIRST FLOOR

### Bedroom 1

3.72m × 3.40m      12'3" × 11'2"

### Bedroom 2

4.90m × 2.70m      16'1" × 8'11"



**View development**



**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. 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. 51502 / March 2023.





# The Norman

3 BEDROOM HOME, 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"

### Bedroom 3 / Home Office

2.39m × 1.98m 7'10" × 6'6"



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[View our current availability](#)

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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 Holloway

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



## GROUND FLOOR

### Kitchen/Dining Area

6.00m x 4.40m      19'7" x 14'5"

### Living Room

5.82m x 3.33m      19'1" x 10'11"



## FIRST FLOOR

### Bedroom 1

4.39m x 3.42m      14'5" x 11'3"

### Bedroom 2

5.02m x 2.78m      16'6" x 9'1"

### Bedroom 3

3.56m x 3.11m      11'8" x 10'2"



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# The Billington

4 BEDROOM HOME, TOTAL 1,208 sq. ft. / 112.2 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.59m × 3.84m 18'4" × 12'8"

### Living Room

4.35m × 3.72m 14'3" × 12'3"



## FIRST FLOOR

### Bedroom 1

3.89m × 3.43m 12'9" × 11'3"

### Bedroom 2

3.94m × 3.44m 12'11" × 11'4"

### Bedroom 3

3.94m × 2.08m 12'11" × 6'10"

### Bedroom 4

3.89m × 2.09m 12'9" × 6'10"



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# The Osborne

4 BEDROOM HOME, TOTAL 1,408 sq ft / 130.8m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.50m × 6.07m      21'4" × 19'11"

### Living Room

4.34m × 3.82m      14'3" × 12'7"



## FIRST FLOOR

### Bedroom 1

4.91m × 3.58m      16'1" × 11'9"

### Bedroom 2

3.70m × 3.56m      12'2" × 11'8"

### Bedroom 3

4.25m × 2.86m      14'0" × 9'5"

### Bedroom 4

2.84m × 2.77m      9'4" × 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. 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. 51502 / December 2023.



# The Stewart

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



## GROUND FLOOR

### Kitchen/Dining Area

5.66m x 4.44m 18'6" x 14'7"

### Living Room

4.04m x 3.35m 13'3" x 11'0"



## FIRST FLOOR

### Bedroom 1

4.98m x 3.46m 16'4" x 11'4"

### Bedroom 2

3.68m x 3.28m 12'1" x 10'9"



## SECOND FLOOR

### Bedroom 3

3.81m x 3.22m 12'6" x 10'7"

### Bedroom 4

3.81m x 2.49m 12'6" x 8'2"



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# The Daly

5 BEDROOM HOME, 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"

### Bedroom 5/Study

3.14m × 2.86m      10'4" × 9'5"



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# The Jackson V

5 BEDROOM HOME, TOTAL 1,567.7 sq. ft. / 145.6 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

7.30m × 4.05m 23'11" × 13'3"

### Living Room

7.30m × 3.60m 23'11" × 11'10"



## FIRST FLOOR

### Bedroom 1

3.88m × 3.67m 12'9" × 12'1"

### Bedroom 2

3.57m × 3.34m 11'8" × 10'11"

### Bedroom 3

3.66m × 2.15m 12'0" × 7'1"

### Bedroom 4

3.34m × 2.30m 11'0" × 7'6"

### Bedroom 5/Study

2.54m × 2.47m 8'4" × 8'2"



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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"



**View development**



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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 583 773.**



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



**Book an appointment**



**How to buy a home**



**THE HEATH** Land off Heath Lane, Codicote, Hertfordshire, SG4 8YG

**CONTACT US ON 01438 583 773**

**Taylor  
Wimpey**

**ashill**

Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. Information is correct at the time of going to print. Please speak to your Sales Executive for further details.