

Taylor
Wimpey

HEATHY WOOD

COPTHORNE | WEST SUSSEX



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.

HEATHY WOOD. A VERY SPECIAL PLACE TO BE

A warm welcome to Heathy Wood.

A modern mix of 2, 3 and 4 bedroom homes located just outside of the thriving Copthorne town centre offering well-connected, yet semi-rural living.

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 show typical Taylor Wimpey homes and may include optional upgrades at an additional cost.

LIVE AND LOVE VILLAGE LIFE

There will be a real sense of community with a range of planned community facilities to enjoy, including a new primary school, doctor's surgery, open green space, allotments and access from the A264 and Shipley Bridge Lane.



Enjoy shops and cafés at County Oak & Acorn Retail Parks.



Copthorne Preparatory School, Ofsted rated 'Outstanding' independent day and boarding school.



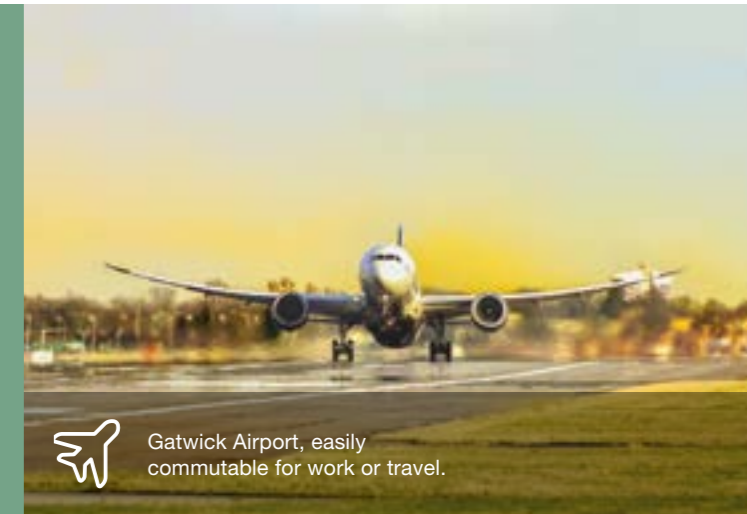
Grattons Park Local Nature Reserve, the perfect place to unwind or just take the dog for a walk.

THE PERFECT PLACE TO BE

Bordering Surrey and West Sussex, Heathy Wood is a short walk to Copthorne village centre with a host of amenities. The larger towns of Crawley and East Grinstead are close by with excellent rail links. Plus, you can explore the surrounding stunning countryside, which is great for getting those steps in or a morning run.



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



Gatwick Airport, easily commutable for work or travel.



Worth Park Gardens covers eight hectares and includes formal gardens and a lake area.



Crawley Station with connections to London Victoria, Portsmouth and Southampton



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...



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
HEATHY WOOD

COPTHORNE | WEST SUSSEX


An exciting new development comprising of 1, 2, 3 & 4 bedroom homes, set in a well-connected location.



1 BEDROOM APARTMENTS

-  1 bedroom apartment
Plots: 495–498*
-  1 bedroom apartment
Plots: 445–448*






2 BEDROOM HOMES

-  **The Beauford**
2 bedroom home
Plots: 427, 428, 432 & 433
-  **The Wood**
2 bedroom home
Plots: 402, 405, 410*, 449* & 450*
-  2 bedroom home
Plots: 411*, 412*, 442*, 443*, 444*, 491*, 493*, 494* & 499*

3 BEDROOM HOMES

-  **The Ardale**
3 bedroom home
Plots: 406, 430, 451, 453 & 454
-  **The Byford**
3 bedroom home
Plots: 403, 416, 418–420, 424–426, 439, 482, 483, 487 & 489
-  **The Kingdale**
3 bedroom home
Plots: 404, 409*, 417, 421, 423, 429, 441*, 490 & 500*
-  3 bedroom home
Plots: 407*, 408*, 413*, 414*, 415* & 492*

4 BEDROOM HOMES

-  **The Manford**
4 bedroom home
Plots: 401, 422, 437, 438, 452, 458, 459, 464, 465, 467, 471, 475 & 481
-  **The Ransford**
4 bedroom home
Plots: 435, 440, 456, 461, 463, 473, 476, 477, 479, 480 & 485
-  **The Rossdale**
4 bedroom home
Plots: 431, 462, 466, 469 & 474
-  **The Trusdale**
4 bedroom home
Plots: 436, 457, 468, 484 & 486
-  **The Waysdale**
4 bedroom home
Plots: 434, 455, 460, 470, 472, 478 & 488

- *ah/r = Affordable Homes/Rented
- *ah/so = Affordable Homes/Shared Ownership
- BS = Bin Store
- CS = Cycle Store
- BCP = Bin Collection Point
- SS = Sub-Station
- ▶ = Car Port/Drive Through
- ▶ = Garage Access
- V = Visitor Parking

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. Please speak to our sales executives regarding the tenure of our new homes. 46221 / March 2022.

Taylor Wimpey
THE BEAUFORD

2 BEDROOM HOME

THE BEAUFORD

The 2 bedroom Beauford 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, cloakroom and store cupboard complete the ground floor layout.

The first floor comprises bedroom 1 with an en suite shower room, the main bathroom, and a further double bedroom.

TOTAL 79 sq. m. / 856 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	4.71m x 2.88m	15'5" x 9'5"
Living Room	4.05m x 3.68m <i>max 2.67m min</i>	13'3" x 12'1" <i>max 8'9" min</i>

FIRST FLOOR



Bedroom 1	3.58m x 2.95m	11'9" x 9'8"
Bedroom 2	4.71m x 2.56m	15'5" x 8'4"

Plots: 427, 428, 432 & 433

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. 46221/March 2022.

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THE BYFORD

3 BEDROOM HOME



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THE BYFORD

Perfect for first time buyers, couples and families looking for a little extra space, the 3 bedroom Byford is a versatile home. On the ground floor a kitchen/dining area opens through double doors to the private rear garden. A living room, a cloakroom and a store cupboard complete the layout. The first floor comprises bedroom 1 with en suite, two further bedrooms and the family bathroom.

TOTAL 89 sq. m. / 958 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.06m x 2.88m	16'7" x 9'5"
Living Room	4.25m x 3.98m <i>max</i> 2.99m <i>min</i>	13'11" x 13'1" <i>max</i> 9'10" <i>min</i>

FIRST FLOOR



Bedroom 1	3.98m <i>max</i> x 3.00m	13'1" <i>max</i> x 9'10"
Bedroom 2	2.83m x 2.58m	9'3" x 8'5"
Bedroom 3	3.92m x 2.15m	12'10" x 7'1"

Plots: 403, 416, 418–420, 424–426, 439, 482, 483, 487 & 489

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Taylor Wimpey
THE ARDALE

3 BEDROOM HOME

THE ARDALE

The Ardale is a 3 bedroom property which will appeal to those in search of extra space. The dual-aspect living room has double doors out to the private rear garden, while there's also a light and airy open-plan kitchen/dining area and useful cloakroom off the entrance hallway. Bedroom 1 with en suite is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

TOTAL 92 sq. m. / 997 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.42m x 3.01m	17'9" x 9'11"
Living Room	5.42m x 3.18m <i>max</i> 2.11m <i>min</i>	17'9" x 9'11" <i>max</i> 6'9" <i>min</i>

FIRST FLOOR



Bedroom 1	4.14m x 3.07m	13'7" x 10'1"
Bedroom 2	3.13m x 2.95m	10'3" x 9'8"
Bedroom 3	3.25m x 2.37m	10'8" x 7'9"

Plots: 406, 430, 451, 453 & 454

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THE KINGDALE

3 BEDROOM HOME

THE KINGDALE

The Kingdale is a 3 bedroom home, perfectly suited 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. There is also a cloakroom downstairs. Upstairs, the landing leads to bedroom 1 with an en suite shower room, two further bedrooms and a family bathroom.

TOTAL 95 sq. m. / 1,024 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.42m x 3.33m <i>max 2.27m min</i> 17'9" x 10'9" <i>max 7'5" min</i>
Living Room	5.42m x 3.07m 17'9" x 10'1"

FIRST FLOOR



Bedroom 1	4.13m x 3.10m 13'7" x 10'2"
Bedroom 2	3.33m x 2.95m 10'11" x 9'8"
Bedroom 3	3.42m x 2.37m 11'2" x 7'9"

Plots: 404, 409*, 417, 421, 423, 429, 441*, 490 & 500*

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THE TRUSDALE

4 BEDROOM HOME



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THE TRUSDALE

The Trusdale is a 4 bedroom home perfect for families. Downstairs you'll find a dual-aspect living room with double doors to the rear garden plus an open-plan kitchen/dining area. Bedroom 1 with en suite shower room can be found on the first floor along with three further bedrooms and a family bathroom.

TOTAL 113 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/Dining Area 6.09m *max* 3.12m *min* 2.98 *min* x 3.58m *max* 2.23m *min*
20'0" *max* 10'3" *min* 9'9" *min* x 11'9" *max* 7'4" *min*

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

FIRST FLOOR




Bedroom 1 3.75m x 3.52m 12'4" x 11'7"

Bedroom 2 3.64m x 2.96m 11'11" x 9'8"

Bedroom 3 3.05m x 2.52m 10'0" x 8'3"

Bedroom 4 3.54m x 2.25m 11'7" x 7'5"

 **Plots:** 436, 457, 468, 484 & 486

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THE ROSSDALE

4 BEDROOM HOME



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THE ROSSDALE

A spacious 4 bedroom home, ideal for a busy family lifestyle. The ground floor features an open-plan kitchen/dining area, utility, cloakroom and a living room with double doors to the garden. Bedroom 1 can be found on the first floor, along with a further double bedroom, two additional bedrooms and the family bathroom.

TOTAL 113 sq. m. / 1,226 sq.ft.

GROUND FLOOR



Kitchen/Dining Area	6.09m max 3.21m min 2.88m min x 3.58m max 2.23m min 11'9" max 7'4" min x 10'6" max 9'5" min
Living Room	6.09m x 3.46m 20'0" x 11'4"

FIRST FLOOR



Bedroom 1	3.75m max 3.04 min x 3.52m 12'4" max 9'11" min x 11'7"
Bedroom 2	3.64m x 2.96m 11'11" x 9'8"
Bedroom 3	3.05m x 2.52m 10'0" x 8'3"
Bedroom 4	3.50m x 2.25m 11'6" x 7'5"

Plots: 431, 462, 466, 469 & 474

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THE MANFORD

4 BEDROOM HOME



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THE MANFORD

A traditional 4 bedroom home, the Manford offers plenty of space for day-to-day living. The entrance hallway leads to an open-plan kitchen/dining area with double doors to the rear garden while there is also a separate living room and study. Bedroom 1 with an en suite and three further double bedrooms can be found upstairs, along with a family bathroom.

TOTAL 127 sq. m. / 1,368 sq.ft

GROUND FLOOR



Kitchen/Dining Area	8.12m max 4.09m min 4.03m min x 3.27m max 2.89m min 26'7" max 13'5" min 13'3" min x 10'9" max 9'6" min
Living Room	4.74m x 3.88m 15'7" x 12'9"
Study	2.62m x 2.10m 8'7" x 6'11"

FIRST FLOOR



Bedroom 1	3.88m x 3.72m max	12'9" x 12'2" max
Bedroom 2	4.02m x 3.09m max	13'2" x 10'2" max
Bedroom 3	3.67m x 3.04m max	12'0" x 10'0" max
Bedroom 4	3.97m x 2.75m max	13'0" x 9'0" max

 **Plots:** 401, 422, 437, 438, 452, 458, 459, 464, 465, 467, 471, 475 & 481

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THE WAYSDALE

4 BEDROOM HOME



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THE WAYSDALE

The Waysdale appeals to families in search of extra space. A dual-aspect living room and a spacious kitchen/breakfast/family area opens into the garden through double doors. A separate dining room, living room and cloakroom complete the ground floor. The first floor features bedroom 1 with an en suite along with a further three double bedrooms and family bathroom.

TOTAL 141 sq. m. / 1,525 sq. ft.

GROUND FLOOR



Kitchen/Breakfast/Family Area	6.83m <i>max</i> 3.73m <i>min</i> 3.10 <i>min</i> x 3.50m 22'5" <i>max</i> 12'3" <i>min</i> 10'2" <i>min</i> x 11'6"
Dining	3.05m x 2.89m 10'0" x 9'6"
Living Room	4.63m x 4.47m 15'2" x 14'8"

FIRST FLOOR



Bedroom 1	3.77m x 3.50m	12'5" x 11'6"
Bedroom 2	4.63m x 2.96m	15'2" x 9'8"
Bedroom 3	3.05m x 2.90m	10'0" x 9'6"
Bedroom 4	3.55m <i>max</i> x 2.78m	11'8" <i>max</i> x 9'2"

Plots: 434, 455, 460, 470, 472, 478 & 488

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THE RANSFORD

4 BEDROOM HOME



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THE RANSFORD

A spacious 4 bedroom home, ideal for a busy family lifestyle. The ground floor features an open-plan kitchen/dining area and living room both with double doors to the garden. A study/family room, utility/cloakroom and storage complete the downstairs. Upstairs is bedroom 1 and a further double bedroom, both benefiting from en suite shower rooms, together with two additional bedrooms and the family bathroom.

TOTAL 152 sq. m. / 1,643 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.60m max 3.43m min 3.17m min x 3.48m 21'8" max 11'3" min 10'5" min x 11'5"
Living Room	7.10m x 3.84m 23'4" x 12'7"
Study/Family Room	3.84m x 2.48m 12'7" x 8'2"

FIRST FLOOR



Bedroom 1	3.90m x 4.18m max	12'10" x 11'7" max
Bedroom 2	3.54m x 3.26m	11'7" x 10'8"
Bedroom 3	3.84m max x 2.83m	12'7" max x 9'3"
Bedroom 4	3.84m x 2.25m	12'7" x 7'5"

Plots: 435, 440, 456, 461, 463, 473, 476, 477, 479, 480 & 485

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THE WOOD

2 BEDROOM HOME



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THE WOOD

The Wood is a 2 bedroom starter home ideal for those looking to step onto the property ladder. The entrance hallway leads upstairs to the first floor where you'll find the open-plan kitchen/living/dining area. Also located off the landing area is bedroom 1 which boasts an en suite, a further bedroom and family bathroom.

TOTAL 67.04 sq.m. / 721 sq.ft

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining Area	2.62m x 3.5m	8'7" x 11'6"
Living Room	3.36m x 3.5m	11'0" x 11'6"
Bedroom 1	4.35m max x 3.45m max	14'3" max x 11'4" max
Bedroom 2	4.83m max x 2.63m	15'10" max x 8'8"

Plots: 402 & 405

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FROM LOOKING ROUND TO MOVING IN...



HEATHY WOOD

Copthorne
West Sussex
RH10 3RX

CONTACT US ON

01342 774861

SATNAV

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🐦 @TaylorWimpey

📘 taylorwimpey

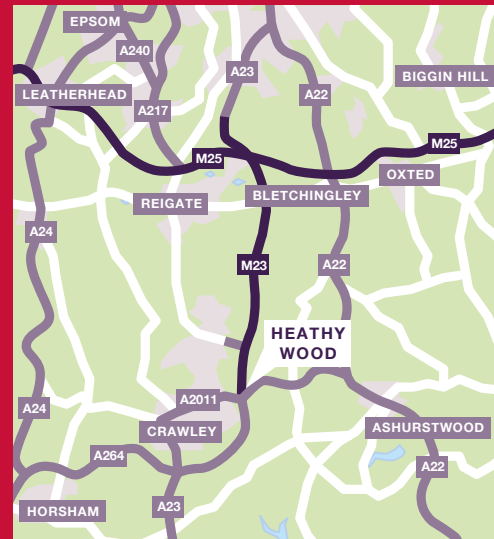
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FROM M23:

- At junction 10, take the A264 exit to Crawley/ East Grinstead
- At Crawley Interchange, take the 1st exit onto Copthorne Way/A264
- At the roundabout, take the 1st exit onto Worsell Drive
- Turn left and the development will be on the right

FROM CRAWLEY:

- Take Brewer Rd to Southgate Ave/A2004
- Follow A2004 and Crawley Ave/A2011 to Worsell Drive in Copthorne
- Follow Worsell Drive
- Turn left and the development will be on your right



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