



Heathy Wood

COPTHORNE, WEST SUSSEX

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.

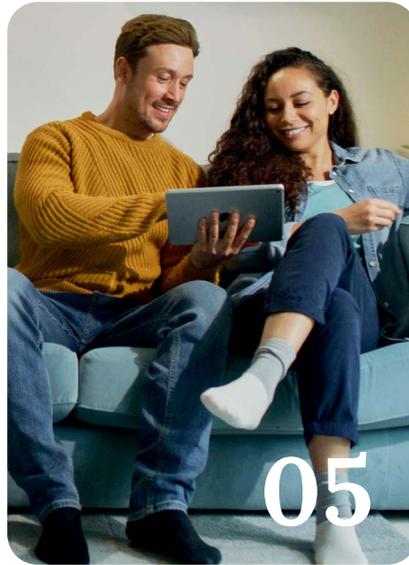
Taylor
Wimpey

Contents

→ **Welcome to
Heathy Wood**



→ **Personalise
your home**



→ **Included
as standard**



→ **Our homes**



→ **Ways to buy**



→ **Take your
next step**



Welcome to Heathy Wood

Bordering Surrey and West Sussex, Heathy Wood is a short walk to Cophorne village centre.

The development is surrounded by plenty of green open space. The homes have modern designs and interior layouts to suit a variety of needs.



[→ View the site plan](#)

Love village life



Cophorne village centre with a host of amenities and the larger towns of Crawley and East Grinstead are close by with excellent rail links.

Plus, you can explore the stunning countryside which is close by and great for getting those steps in or a morning run.

Local countryside



Local countryside



Crawley



[Watch development video](#)



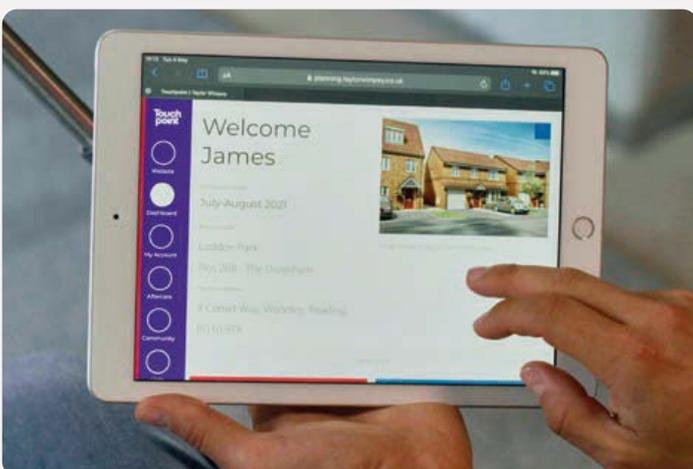
Personalise your home

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, give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient Zanussi oven with a built-in gas hob, integrated hood and an extractor fan.

Bathrooms, en suites* and shower rooms*

Modern white sanitaryware, including a 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. The back garden includes a slabbed area and your privacy is protected by a garden fence.



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.
* = Where applicable. † = Options, upgrades and colour choices are available subject to stage of construction.

Specification of our houses

Kitchens

Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓

Bathrooms, en suites, utility and cloakrooms

Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓

Central heating/hot water system

Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓

Electrical features

Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
CAT 6 Data Cabling	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Finishing Touches

Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
Newark panel doors with chrome ironmongery	✓
Half height tiling to walls around bath area (only in all main bathrooms)	✓

External Features

Ribbed finish buff concrete to pathways and patios	✓
Polished chrome door numerals	✓
Wiring for Outside Rear Light	✓
Outside tap to rear garden	✓
Doorbell	✓
Intercom for apartments	✓

Security and Safety

Mains operated smoke detectors supplied in line with Building Regulations	✓
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Gardens, Paths and Drives

Front garden turfed or shrubbed (weather permitting) [†]	✓
1.8m fencing to rear garden	✓
Turf as standard to rear garden	✓

NHBC 10-year Warranty

NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

[→ Find out more](#)

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Phase 4 homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ [View the site plan](#)



The Wood

2 BEDROOM HOME, TOTAL 721 sq ft / 67.04m²



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining Area	3.50m × 2.62m	11'6" × 8'7"
Living Room	3.50m × 3.36m	11'6" × 11'0"
Bedroom 1 max.	4.35m × 3.45m	14'3" × 11'4"
Bedroom 2	4.83m max. × 2.63m	15'10" max. × 8'8"

[➔ Discover more about this 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 speak to our Sales Executives regarding the tenure of our new homes. 52503 / November 2023.



The Beauford

2 BEDROOM HOME, TOTAL 856 sq ft / 79.0m²



GROUND FLOOR

Kitchen/Dining Area

4.71m × 2.88m 15'5" × 9'5"

Living Room

4.05m × 3.68m max. 2.67m min.
13'3" × 12'1" max. 8'9" min.



FIRST FLOOR

Bedroom 1

3.58m × 2.95m 11'9" × 9'8"

Bedroom 2

4.71m × 2.56m 15'5" × 8'4"

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The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft / 99.49 m²



GROUND FLOOR

Kitchen/Dining Area

4.26m x 3.43m max. 14'0" x 11'3" max.

Living Room

4.19m x 3.19m max. 13'9" x 10'6" max.



FIRST FLOOR

Bedroom 2

4.26m max. x 2.83m 14'0" max. x 9'3"

Bedroom 3

3.60m x 2.15m 11'10" x 7'1"



SECOND FLOOR

Bedroom 1

5.56m x 3.16m max. 18'3" x 10'4" max.

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The Byford

3 BEDROOM HOME, TOTAL 958 sq ft / 89.0m²



GROUND FLOOR

Kitchen/Dining Area

5.06m × 2.88m 16'7" × 9'5"

Living Room

4.25m × 3.98m max. 2.99m min.
13'11" × 13'1" max. 9'10" min.



FIRST FLOOR

Bedroom 1

3.98m max. × 3.00m 13'1" max. × 9'10"

Bedroom 2

2.83m × 2.58m 9'3" × 8'5"

Bedroom 3

3.92m × 2.15m 12'10" × 7'1"



[Discover more about this home](#)



[View our current availability](#)

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The Ardale

3 BEDROOM HOME, TOTAL 997 sq ft / 92.0m²



GROUND FLOOR

Kitchen/Dining Area

5.42m × 3.01m 17'9" × 9'11"

Living Room

5.42m × 3.18m max. 2.11m min.
17'9" × 9'11" max. 6'9" min.



FIRST FLOOR

Bedroom 1

4.14m × 3.07m 13'7" × 10'1"

Bedroom 2

3.13m × 2.95m 10'3" × 9'8"

Bedroom 3

3.25m × 2.37m 10'8" × 7'9"

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The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq ft / 95.0m²



GROUND FLOOR

Kitchen/Dining Area

5.42m × 3.33m max. 2.27m min.
17'9" × 10'9" max. 7'5" min.

Living Room

5.42m × 3.07m 17'9" × 10'1"



FIRST FLOOR

Bedroom 1

4.13m × 3.10m 13'7" × 10'2"

Bedroom 2

3.33m × 2.95m 10'11" × 9'8"

Bedroom 3

3.42m × 2.37m 11'2" × 7'9"



[Discover more about this home](#)



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The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft / 113.0m²



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

3.75m 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"



[Discover more about this home](#)



[View our current availability](#)

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The Rosedale

4 BEDROOM HOME, TOTAL 1,226 sq ft / 113.0m²



GROUND FLOOR

Kitchen/Dining Area

6.09m max. × 3.58m 20'0" max. × 11'9"

Living Room

6.09m × 3.46m 20'0" × 11'4"



FIRST FLOOR

Bedroom 1

3.75m max. 3.04m min. × 3.52m
12'4" max. 9'11" min. × 11'7"

Bedroom 2

3.64m × 2.96m 11'11" × 9'8"

Bedroom 3

3.05m × 2.52m 10'0" × 8'3"

Bedroom 4

3.50m × 2.25m 11'6" × 7'5"

[→ Discover more about this development](#)

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The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft / 127.0m²



GROUND FLOOR

Kitchen/Dining Area

8.15m max. × 3.27m 26'7" max. × 10'9"

Living Room

4.74m × 3.88m 15'7" × 12'9"

Study

2.62m × 2.10m 8'7" × 6'11"



FIRST FLOOR

Bedroom 1

3.88m × 3.72m max. 12'9" × 12'2" max.

Bedroom 2

4.02m × 3.09m max. 13'2" × 10'2" max.

Bedroom 3

3.67m × 3.04m max. 12'0" × 10'0" max.

Bedroom 4

3.97m × 2.75m max. 13'0" × 9'0" max.



[Discover more about this home](#)



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The Waysdale

4 BEDROOM HOME, TOTAL 1,525 sq ft / 141.0m²



GROUND FLOOR

Kitchen/Breakfast/Family Area

6.83m max. × 3.50m 22'5" max. × 11'6"

Dining Area

3.05m × 2.89m 10'0" × 9'6"

Living Room

4.63m × 4.47m 15'2" × 14'8"



FIRST FLOOR

Bedroom 1

3.77m × 3.50m 12'5" × 11'6"

Bedroom 2

4.63m × 2.96m 15'2" × 9'8"

Bedroom 3

3.05m × 2.90m 10'0" × 9'6"

Bedroom 4

3.55m max. × 2.78m 11'8" max. × 9'2"

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The Ransford

4 BEDROOM HOME, TOTAL 1,643 sq ft / 152.0m²



GROUND FLOOR

Kitchen/Dining Area

6.60m x 3.48m 21'8" 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"

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Phase 3 homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ [View the site plan](#)



The Wood

2 BEDROOM HOME, TOTAL 721 sq. ft. / 67.04 sq. m.



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining Area

3.50m × 2.62m 11'6" × 8'7"

Living Room

3.50m × 3.63m 11'6" × 11'0"

Bedroom 1 max.

4.35m × 3.45m 14'3" × 11'4"

Bedroom 2

4.83m max. × 2.63m 15'10" max. × 8'8"

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The Beauford

2 BEDROOM HOME, TOTAL 856 sq. ft. / 79 sq. m.



GROUND FLOOR

Kitchen/Dining Area

4.71m x 2.88m 15'5" x 9'5"

Living Room

4.05m x 3.68m max. 13'3" x 12'1" max.



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"

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The Byford

3 BEDROOM HOME, TOTAL 958 sq. ft. / 89 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.06m × 2.88m 16'7" × 9'5"

Living Room

4.25m × 3.98m max. 13'11" × 13'1" max.



FIRST FLOOR

Bedroom 1

3.98m max. × 3.00m 13'1" max. × 9'10"

Bedroom 2

2.83m × 2.58m 9'3" × 8'5"

Bedroom 3

3.92m × 2.15m 12'10" × 7'1"



[Discover more about this home](#)



[View our current availability](#)

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The Ardale

3 BEDROOM HOME, TOTAL 997 sq. ft. / 92 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.42m x 3.19m max. 17'9" x 10'6" max.

Living Room

5.42m x 3.18m max. 17'9" x 9'11" max.



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"

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The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq. ft. / 99.49 sq. m.



GROUND FLOOR

Kitchen/Dining Area

4.26m x 3.43m max. 14'0" x 11'3" max.

Living Room

4.19m x 3.19m max. 13'9" x 10'6" max.



FIRST FLOOR

Bedroom 2

4.26m max. x 2.83m 14'0" max. x 9'3"

Bedroom 3

3.60m x 2.15m 11'10" x 7'1"



SECOND FLOOR

Bedroom 1

5.56m x 3.16m max. 18'3" x 10'4" max.



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*Plot specific windows to plot 316 only. †XXXXX. ‡Wall extractor to plot 315 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. 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 speak to our Sales Executives regarding the tenure of our new homes. 52503 / November 2023.



The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq. ft. / 95 sq. m.



GROUND FLOOR

Kitchen/Dining Area

5.42m x 3.35m max. 17'9" x 11'0" max.

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"

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The Manford

4 BEDROOM HOME, TOTAL 1,368 sq. ft. / 127 sq. m.



GROUND FLOOR

Kitchen/Dining Area

8.15m max. × 3.27m 26'7" max. × 10'9"

Living Room

4.47m × 3.88m 15'7" × 12'9"

Study

2.62m × 2.10m 8'7" × 6'11"



FIRST FLOOR

Bedroom 1

3.88m × 3.72m max. 12'9" × 12'2" max.

Bedroom 2

4.02m × 3.09m max. 13'2" × 10'2" max.

Bedroom 3

3.67m × 3.04m max. 12'0" × 10'0" max.

Bedroom 4

3.97m × 2.75m max. 13'0" × 9'0" max.

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The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq. ft. / 113 sq. m.



GROUND FLOOR

Kitchen/Dining Area

6.09m × 3.58m 20'0" × 11'9"

Living Room

6.09m × 3.46m 20'0" × 11'4"



FIRST FLOOR

Bedroom 1

3.75m × 3.52m 12'4" × 11'7"

Bedroom 2

3.64m × 2.96m max. 11'11" × 9'8" max.

Bedroom 3

3.05m × 2.52m 10'0" × 8'3"

Bedroom 4

3.54m × 2.25m max. 11'7" × 7'5" max.



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The Waysdale

4 BEDROOM HOME, TOTAL 1,525 sq. ft. / 141 sq. m.



GROUND FLOOR

Kitchen/Breakfast/Family Area

6.83m max. × 3.50m 22'5" max. × 11'6"

Dining Room

3.05m × 2.89m 10'0" × 9'6"

Living Room

4.63m × 4.47m 15'2" × 14'8"



FIRST FLOOR

Bedroom 1

3.77m × 3.50m 12'5" × 11'6"

Bedroom 2

4.63m × 2.96m max. 15'2" × 9'8" max.

Bedroom 3

3.05m max. × 2.90m 10'0" max. × 9'6"

Bedroom 4

3.55m max. × 2.78m 11'8" max. × 9'2"

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The Ransford

4 BEDROOM HOME, TOTAL 1,643 sq. ft. / 152 sq. m.



GROUND FLOOR

Kitchen/Dining Area

6.60m × 3.48m 21'8" × 11'5"

Living Room

7.10m × 3.84m 23'4" × 12'7"

Study/Family Room

3.84m × 2.48m 12'7" × 8'2"



FIRST FLOOR

Bedroom 1

3.90m × 3.54m without wardrobe space

12'10" × 13'9"

4.18m × 3.90m with wardrobe space

12'10" × 11'7"

Bedroom 2

3.54m × 3.26m 11'7" × 10'8"

Bedroom 3

3.84m max. × 2.83m 12'7" max. × 9'3"

Bedroom 4

3.84m × 2.25m 12'7" × 7'5"

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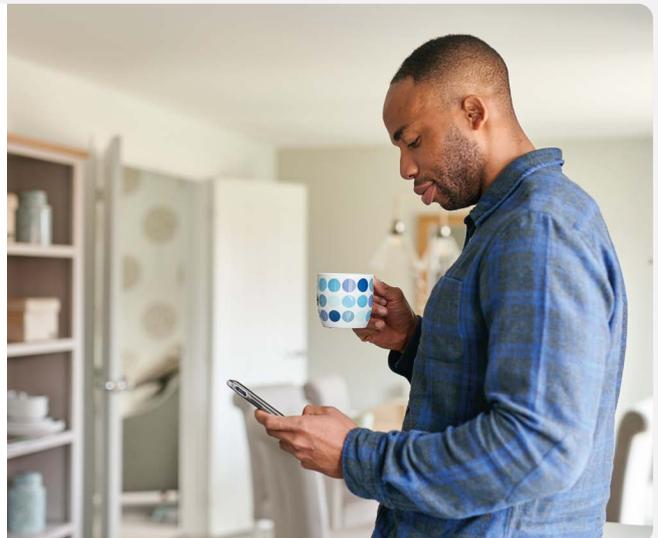


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