



HEATHY WOOD  
**COPTHORNE**

A contemporary development of homes  
set in the woodlands of Copthorne.





Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Please check with our Sales Consultant or Selling Agent.

- |  |  |   |
|--|--|---|
| <span style="color: #800000;">■</span> The Almond<br>5 bedroom home  | <span style="color: #800080;">■</span> The Kea<br>3 bedroom home       | <span style="color: #FFA500;">■</span> The Gennings*<br>2 bedroom home  |
| <span style="color: #0000FF;">■</span> The Mayne<br>4 bedroom home   | <span style="color: #FF4500;">■</span> The Edwena*<br>3 bedroom home   | <span style="color: #008000;">■</span> The Kemble<br>2 bedroom home   |
| <span style="color: #FF0000;">■</span> The Becket*<br>4 bedroom home | <span style="color: #FF69B4;">■</span> The Jasper<br>3 bedroom home    | <span style="color: #FFDAB9;">■</span> Affordable housing   |
| <span style="color: #FFD700;">■</span> The Garnet*<br>4 bedroom home | <span style="color: #66CDAA;">■</span> The Ada<br>3 bedroom home       | BC = Bin collection point   |
| <span style="color: #DDA0DD;">■</span> The Barlow*<br>4 bedroom home | <span style="color: #00CED1;">■</span> The Webster*<br>3 bedroom home  | CYL = Cycle store   |
| <span style="color: #483D8B;">■</span> The Paris<br>4 bedroom home   | <span style="color: #FFFF00;">■</span> The Houghton*<br>3 bedroom home | PV = Visitor parking  |
| <span style="color: #ADD8E6;">■</span> The Hiero*<br>4 bedroom home  | <span style="color: #3CB371;">■</span> The Leo*<br>3 bedroom home      | <span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> = Block paving |



**Important Notice**  
The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 55572/October 2020



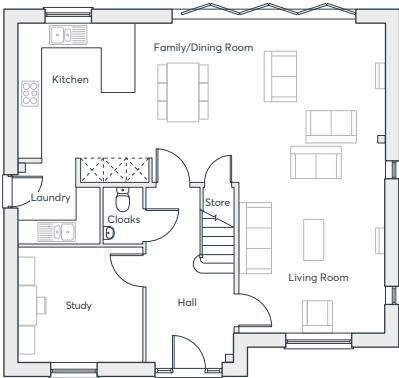
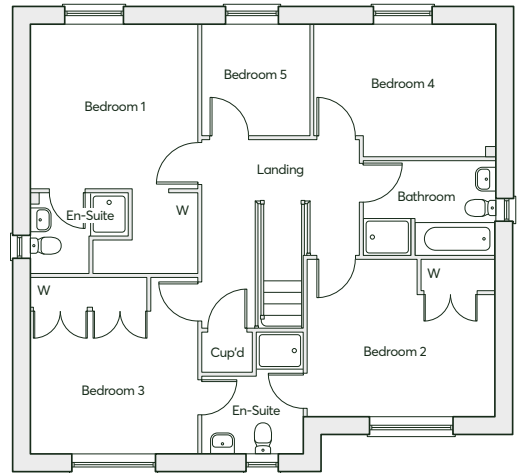
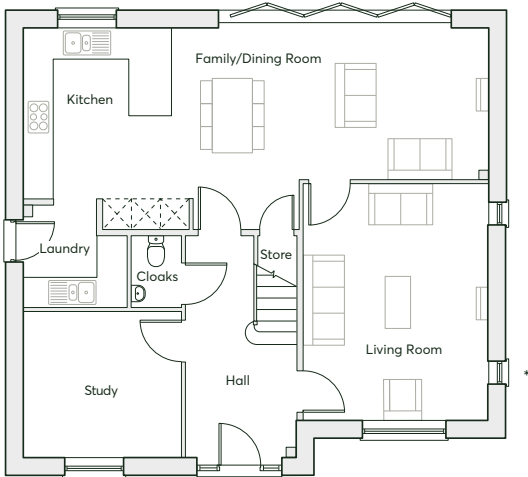
## THE ALMOND

5 bedroom detached home  
Double garage  
Private driveway

The Almond offers a generous open-plan kitchen-dining room with large bi-folding doors leading to the rear garden – perfect for those summer evening get togethers with friends and family. This versatile five bedroom home features floor-to-ceiling windows, providing an abundance of natural light, creating a sense of wellness and space.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Walk-in wardrobe and en-suite in the master bedroom
- Built-in wardrobes and a Jack and Jill en-suite to bedrooms 2 and 3
- Dedicated laundry room
- Bi-folding doors in the kitchen-dining room leading to the rear garden



ALTERNATIVE  
OPTION

\*Plot specific windows

**GROUND FLOOR**

Kitchen/Dining Room	4.25m(max) × 9.86m	13'11"(max) × 32'4"
Living Room	5.01m × 3.90m	16'5" × 12'10"
Study	3.37m × 3.08m	11'1" × 10'1"
Laundry	2.22m × 2.15m	7'4" × 7'1"

**FIRST FLOOR**

Bedroom 1	3.57m × 3.49m	11'8" × 11'5"
Bedroom 2	3.96m × 3.30m	13'0" × 10'10"
Bedroom 3	3.70m × 3.57m	12'2" × 11'8"
Bedroom 4	3.84m × 2.80m	12'7" × 9'2"
Bedroom 5	2.34m × 2.25m	7'8" × 7'5"
Bathroom	2.79m × 2.01m	9'2" × 6'7"
En-suite	2.56m × 2.13m	8'5" × 7'0"
En-suite	2.10m × 1.69m	6'10" × 5'6"

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## THE MAYNE

4 bedroom detached home  
Single or double garage  
depending on plot  
Private driveway

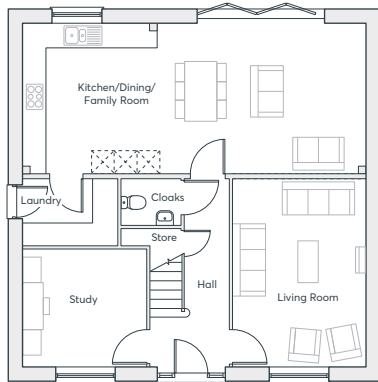
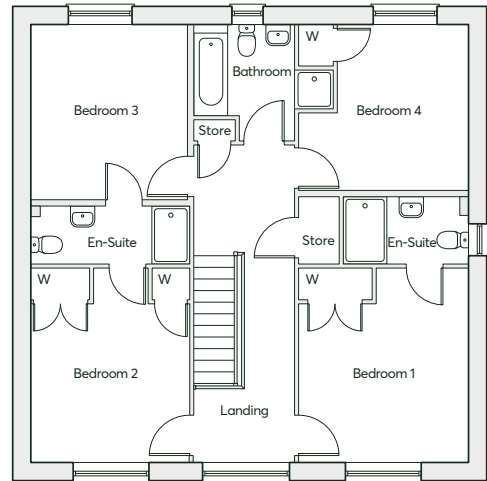
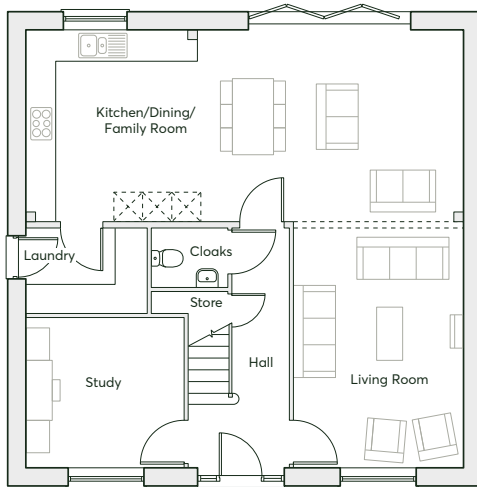
The Mayne is designed with the perfect mix of functionality and contemporary style. This four bedroom home has a generous open-plan kitchen, dining and living room featuring bi-folding doors to a private garden. Those looking for a warm and inviting space to entertain friends and family need look no further.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Built-in wardrobe and en-suite in the master bedroom
- A Jack and Jill en-suite to bedrooms 2 and 3
- Impressive architectural window filling the upstairs landing with light
- Bi-folding doors in the kitchen-dining room leading to the rear garden
- Optional dividing wall to living room



# HEATHY WOOD COPTHORNE



## ALTERNATIVE OPTION

----- = Optional dividing wall to living room

### GROUND FLOOR

Kitchen/Dining/Family Room	9.08m × 3.94m	29'9" × 12'11"
Living Room	4.99m × 3.53m	16'4" × 11'7"
Study	3.28m × 3.13m	10'9" × 10'3"
Laundry	2.51m × 1.77m	8'3" × 5'10"

### FIRST FLOOR

Bedroom 1	4.01m × 3.53m	13'2" × 11'7"
Bedroom 2	4.01m × 3.28m	13'2" × 10'9"
Bedroom 3	3.66m × 3.26m	12'0" × 10'8"
Bedroom 4	3.53m(max) × 3.46m	11'7"(max) × 11'4"
Bathroom	2.89m(max) × 2.44m	9'6"(max) × 8'0"
En-suite	3.28m × 1.2m	10'9" × 3'11"
En-suite	2.61m × 1.40m	8'7" × 4'7"

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## THE GARNET v1

4 bedroom detached home  
Single garage  
2 parking spaces

The Garnet v1 has been thoughtfully designed to provide a peaceful living space. The architecturally impressive floor-to-ceiling window on the first-floor landing provides the ultimate bright, open space, perfect for a study or an at-home office. The additional family room downstairs is ideal for games nights or movie marathons.

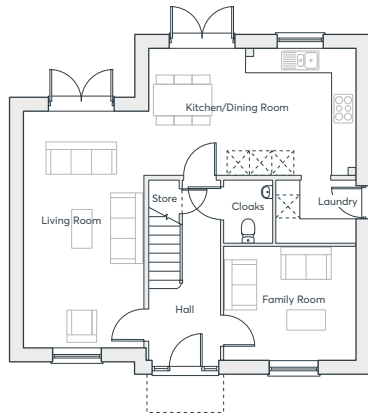
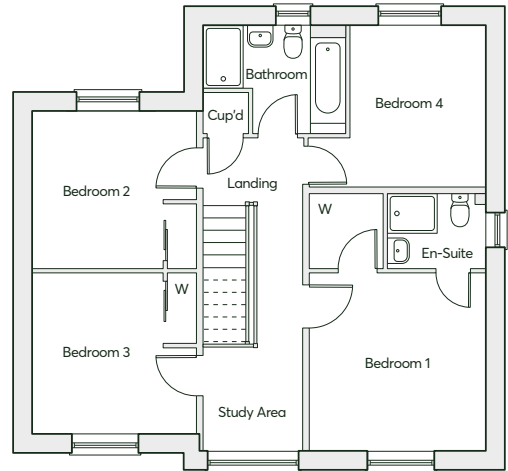
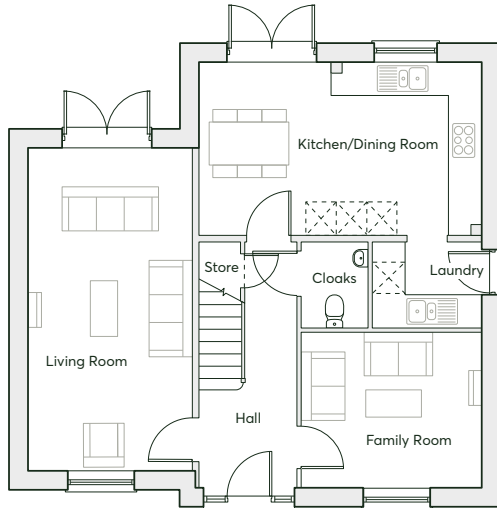
### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Walk-in wardrobe and en-suite in the master bedroom
- Built-in wardrobe in bedroom 2 and 3
- Impressive architectural window filling the upstairs landing with light
- French doors in both the living room and kitchen-dining room, leading to the rear garden





# HEATHY WOOD COPTHORNE



## ALTERNATIVE OPTION

### GROUND FLOOR

Family Room	3.56m x 3.07m	11'8" x 10'1"
Kitchen	5.59m x 3.41m	18'4" x 11'2"
Living Room	6.38m x 3.23m	20'11" x 10'7"
Laundry	2.16m x 1.69m	7'1" x 5'6"

### FIRST FLOOR

Bedroom 1	3.53m x 3.48m	11'7" x 11'5"
Bedroom 2	3.29m x 3.08m	10'9" x 10'1"
Bedroom 3	3.26m x 3.21m	10'8" x 10'6"
Bedroom 4	2.68m(min) x 3.16m	8'9"(min) x 10'5"
Bathroom	2.82m x 2.10m	9'3" x 6'11"
En-suite	1.95m x 1.51m	6'5" x 4'11"

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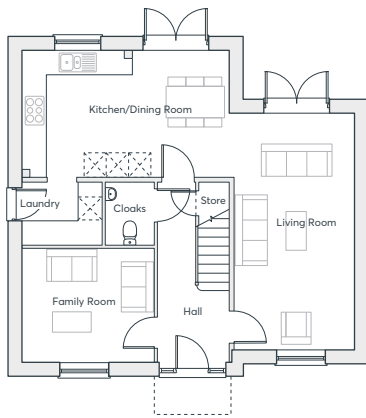
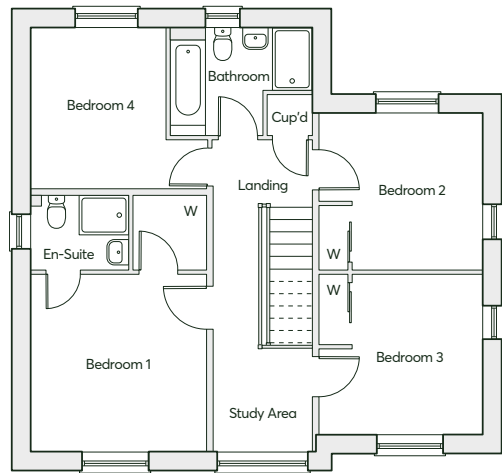
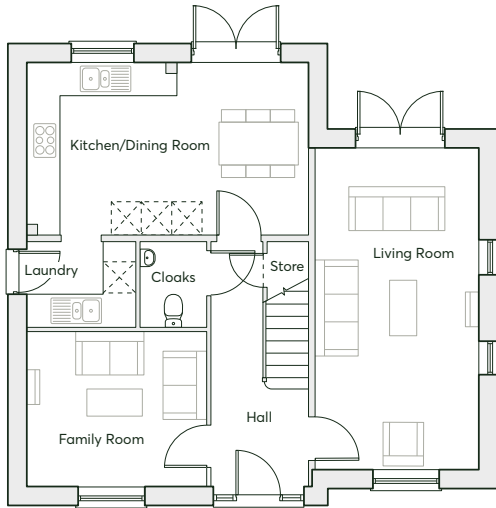
## THE GARNET v2

4 bedroom detached home  
Single garage  
2 parking spaces

The Garnet v2 has been thoughtfully designed to provide a peaceful living space. The architecturally impressive floor-to-ceiling window on the first-floor landing provides the ultimate bright, open space, perfect for a study or an at-home office. The additional family room downstairs is ideal for games nights or movie marathons.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Walk-in wardrobe and en-suite in the master bedroom
- Built-in wardrobe in bedroom 2 and 3
- Impressive architectural window filling the upstairs landing with light
- French doors in both the living room and kitchen-dining room, leading to the rear garden



**ALTERNATIVE  
OPTION**

**GROUND FLOOR**

Family Room	3.56m × 3.07m	11'8" × 10'1"
Kitchen	5.59m × 3.41m	18'4" × 11'2"
Living Room	6.38m × 3.23m	20'11" × 10'7"
Laundry	2.16m × 1.69m	7'1" × 5'6"

**FIRST FLOOR**

Bedroom 1	3.53m × 3.48m	11'7" × 11'5"
Bedroom 2	3.29m × 3.08m	10'9" × 10'1"
Bedroom 3	3.26m × 3.21m	10'8" × 10'6"
Bedroom 4	2.68m(min) × 3.16m	8'9"(min) × 10'5"
Bathroom	2.82m × 2.10m	9'3" × 6'11"
En-suite	1.95m × 1.51m	6'5" × 4'11"



## THE BARLOW

4 bedroom detached home  
Single garage  
2 parking spaces

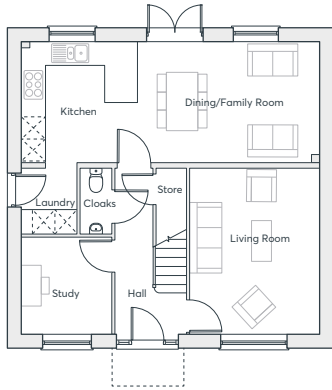
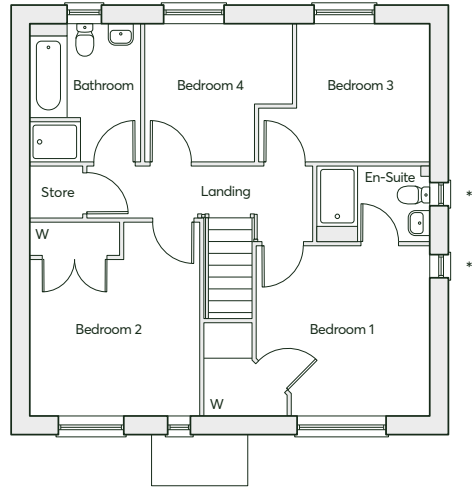
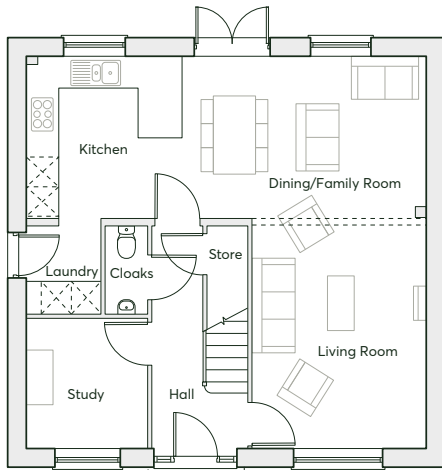
The Barlow is the epitome of open-plan living – an ideal setting for sharing good times with family and friends. The four-bedroom home features large windows throughout, filling the house with natural light, giving you a feeling of calmness and space. The ground floor study, with a feature magnetic wall, can also be a handy home office or cosy snug.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Built-in wardrobe and en-suite in the master bedroom
- A downstairs study
- French doors in the kitchen-dining area leading to the rear garden
- Large open-plan ground floor space with optional dividing wall to living room
- Dedicated laundry room



# HEATHY WOOD COPTHORNE



## ALTERNATIVE OPTION

\*Plot specific windows  
----- = Optional dividing wall to living room

### GROUND FLOOR

Kitchen/Dining/Family Room	8.06m × 3.29m	26'5" × 10'9"
Living Room	4.57m × 3.51m	15'0" × 11'6"
Study	2.65m × 2.45m	8'8" × 8'0"
Laundry	1.77m × 1.50m	5'10" × 4'11"

### FIRST FLOOR

Bedroom 1	3.51m(max) × 3.45m	11'6"(max) × 11'4"
Bedroom 2	3.92m × 3.42m	12'10" × 11'3"
Bedroom 3	2.66m(min) × 2.78m	8'8"(min) × 9'1"
Bedroom 4	2.80m × 2.99m(max)	9'2" × 9'9"(max)
Bathroom	2.80m × 2.23m	9'2" × 7'4"
En-suite	2.28m × 1.52m	7'6" × 5'0"

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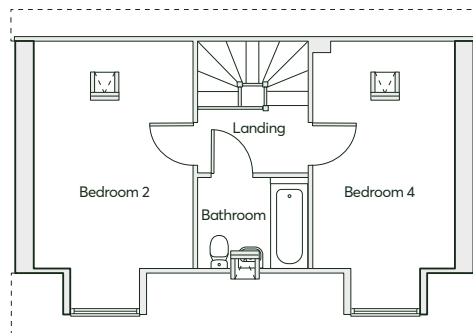
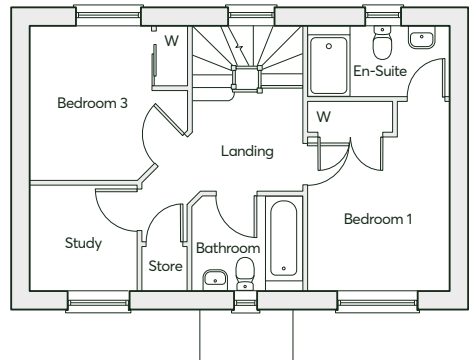
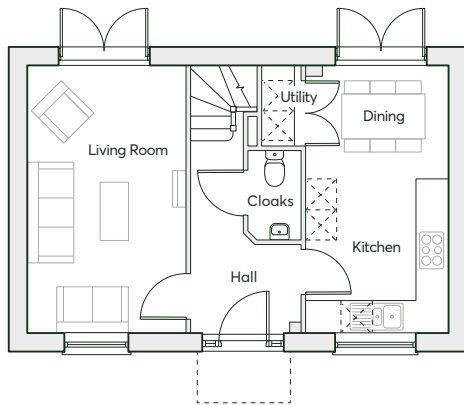
## THE PARIS v1

4 bedroom detached home  
Single garage  
2 parking spaces

The Paris v1 never fails to impress, with its thoughtful design spanning across three floors. The open-plan, wonderfully light kitchen and dining area is the ultimate space for those who enjoy entertaining family and friends. And when you're looking for peace, the top floor is the perfect hideaway from the hustle and bustle of family living.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Symmetrical double fronted exterior
- Walk-in wardrobe and en-suite to master bedroom
- A separate study
- Two family bathrooms
- Concealed utility space



## GROUND FLOOR

Kitchen/Dining Room	5.25m × 2.81m	17'3" × 9'3"
Living Room	5.25m × 3.12m	17'3" × 10'3"
Cloaks	1.75m × 1.04m	5'9" × 3'5"

## FIRST FLOOR

Bedroom 1	3.74m × 2.79m	12'3" × 9'2"
Bedroom 3	3.12m × 3.05m	10'3" × 10'0"
Bathroom	2.18m × 1.90m	7'2" × 6'3"
En-suite	2.79m × 1.42m	9'2" × 4'8"
Study	2.14m × 2.11m	7'0" × 6'11"

## SECOND FLOOR

Bedroom 2	5.25m(max) × 3.12m	17'3"(max) × 10'3"
Bedroom 4	5.25m(max) × 2.81m	17'3"(max) × 9'3"
Bathroom	2.18m × 1.80m	7'2" × 5'11"



## THE PARIS v2

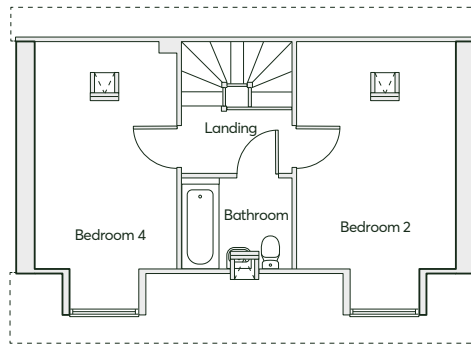
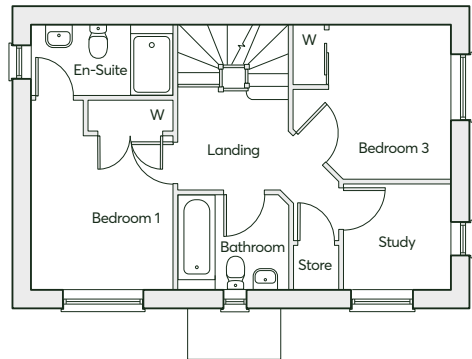
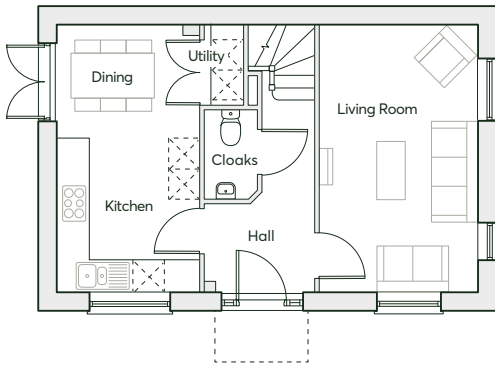
4 bedroom detached home  
Single garage  
2 parking spaces

The Paris v2 never fails to impress, with its thoughtful design spanning across three floors. The open-plan, wonderfully light kitchen and dining area is the ultimate space for those who enjoy entertaining family and friends. And when you're looking for peace, the top floor is the perfect hideaway from the hustle and bustle of family living.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Symmetrical double fronted exterior
- Walk-in wardrobe and en-suite to master bedroom
- A separate study
- Two family bathrooms
- Concealed utility space





### GROUND FLOOR

Kitchen/Dining Room	5.25m × 2.81m	17'3" × 9'3"
Living Room	5.25m × 3.12m	17'3" × 10'3"
Cloaks	1.75m × 1.04m	5'9" × 3'5"

### FIRST FLOOR

Bedroom 1	3.74m × 2.79m	12'3" × 9'2"
Bedroom 3	3.12m × 3.05m	10'3" × 10'0"
Bathroom	2.18m × 1.90m	7'2" × 6'3"
En-suite	2.79m × 1.42m	9'2" × 4'8"
Study	2.14m × 2.11m	7'0" × 6'11"

### SECOND FLOOR

Bedroom 2	5.25m(max) × 3.12m	17'3"(max) × 10'3"
Bedroom 4	5.25m(max) × 2.81m	17'3"(max) × 9'3"
Bathroom	2.18m × 1.80m	7'2" × 5'11"



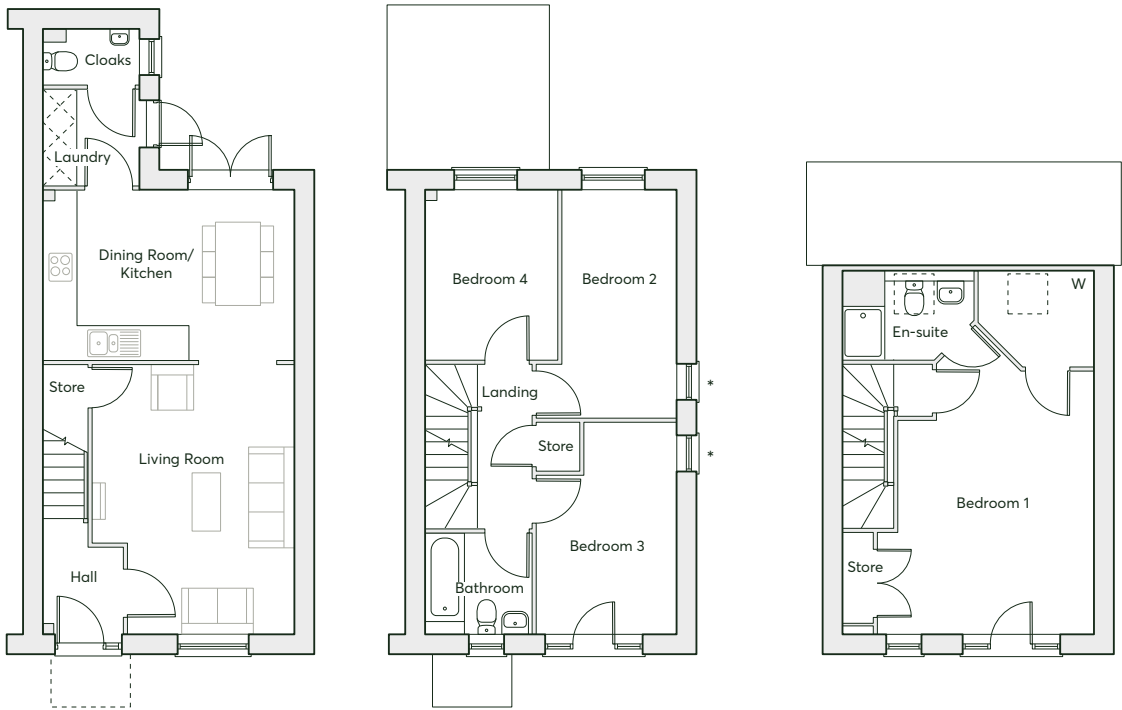
## THE HIERO

4 bedroom  
semi-detached home  
Single garage

The Hiero offers an open and expansive living space, spread across three floors. This home is wonderfully bright and light, and has been thoughtfully designed with floor-to-ceiling windows. The master bedroom is on its own dedicated floor and comes with a Juliet balcony, walk-in wardrobe and en-suite.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Walk-in wardrobe and en-suite in the master bedroom
- Juliet balcony in master bedroom
- Dedicated laundry room
- French doors in the kitchen-dining room leading to the rear garden



\*Plot specific windows

## GROUND FLOOR

Kitchen	4.76m × 3.22m	15'7" × 10'7"
Living Room	5.09m × 3.82m	16'8" × 12'6"
Laundry	1.83m × 1.81m	6'0" × 5'11"

## FIRST FLOOR

Bedroom 2	4.31m × 2.15m	14'2" × 7'1"
Bedroom 3	3.97m × 2.65m	13'0" × 8'8"
Bedroom 4	3.22m × 2.52m	10'7" × 8'3"
Bathroom	2.02m × 1.91m	6'8" × 6'3"

## SECOND FLOOR

Bedroom 1	4.97m × 4.07m	16'4" × 13'4"
En-suite	2.50m × 1.69m	8'3" × 5'7"



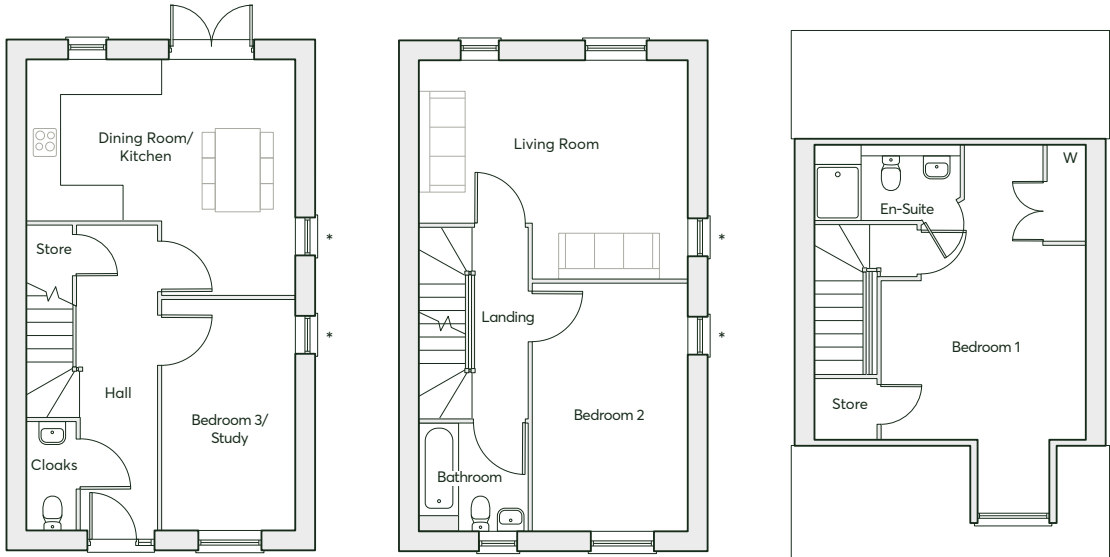
## THE ADA

3 bedroom townhouse  
Single garage

The Ada is a modern townhouse that has been lovingly designed from top to bottom, allowing you to curate the space to fit your lifestyle. Its large windows allow natural light to flood in, creating an innate sense of well-being. The top floor is a dedicated master bedroom, perfect for relaxation.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Flexible downstairs living space
- French doors in the kitchen-dining room leading to the rear garden
- Elevated living room on first-floor
- Built-in wardrobe and en-suite in the master bedroom



\*Plot specific windows

## GROUND FLOOR

Kitchen/Dining Room	4.91m(max) × 4.32m(max)	16'1"(max) × 14'2"(max)
Bedroom 3/Study	4.21m × 2.45m	13'10" × 8'0"

## FIRST FLOOR

Living Room	4.91m × 3.99m(max)	16'1" × 13'1"(max)
Bedroom 2	4.54m × 2.85m	14'11" × 9'4"

## SECOND FLOOR

Bedroom 1	3.50m(min) × 3.72m(min)	11'6"(min) × 12'2"(min)
En-suite	2.61m × 1.39m	8'7" × 4'7"



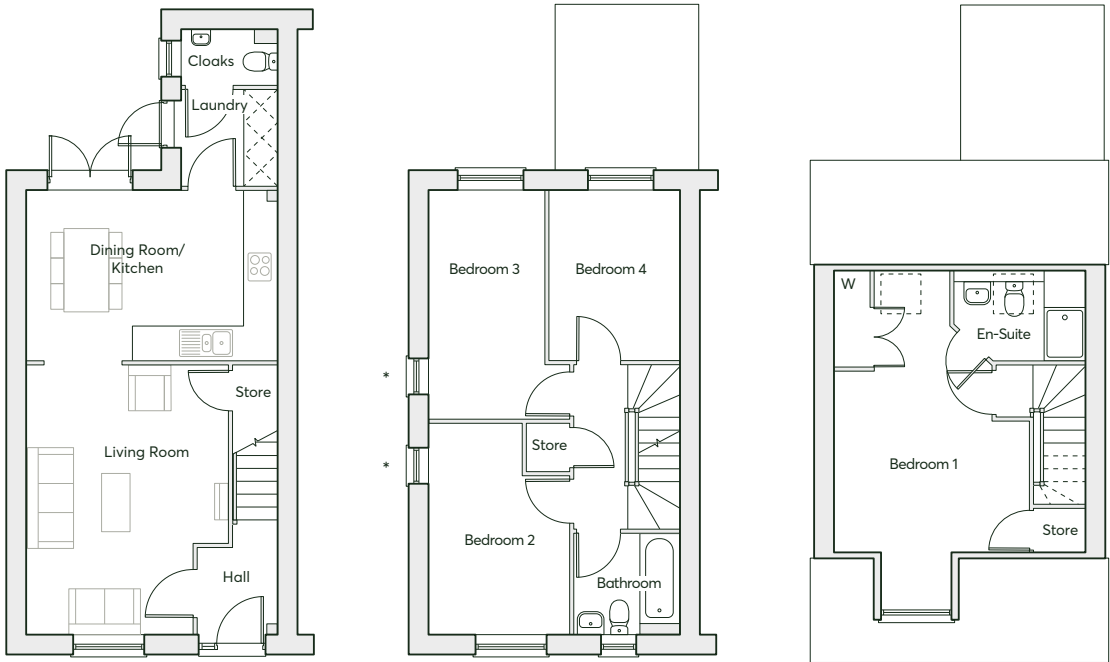
## THE BECKET

4 bedroom  
semi-detached home  
Single garage

The Becket offers the perfect canvas for your signature style. The open-plan kitchen and dining area is at the heart of this home and is perfect for entertaining friends or a cosy meal with your loved ones. The master bedroom is on its own dedicated floor and is a haven you can retreat to at the end of a busy day.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Built-in wardrobe and en-suite in the master bedroom
- French doors in the kitchen-dining room leading to the rear garden
- Dedicated laundry room
- Ample storage space



\*Plot specific windows

## GROUND FLOOR

Kitchen/Dining Room	4.76m × 3.22m	15'7" × 10'7"
Living Room	5.09m × 3.82m	16'8" × 12'6"
Laundry	1.83m × 1.81m	6'0" × 5'11"

## FIRST FLOOR

Bedroom 3	4.31m × 2.15m	14'2" × 7'1"
Bedroom 2	3.97m × 2.65m	13'0" × 8'8"
Bedroom 4	3.22m × 2.52m	10'7" × 8'3"
Bathroom	2.02m × 1.91m	6'8" × 6'3"

## SECOND FLOOR

Bedroom 1	5.35m × 3.68m(max)	17'7" × 12'1"(max)
En-suite	2.50m × 1.69m(max)	8'3" × 5'7"(max)



## THE EDWENA

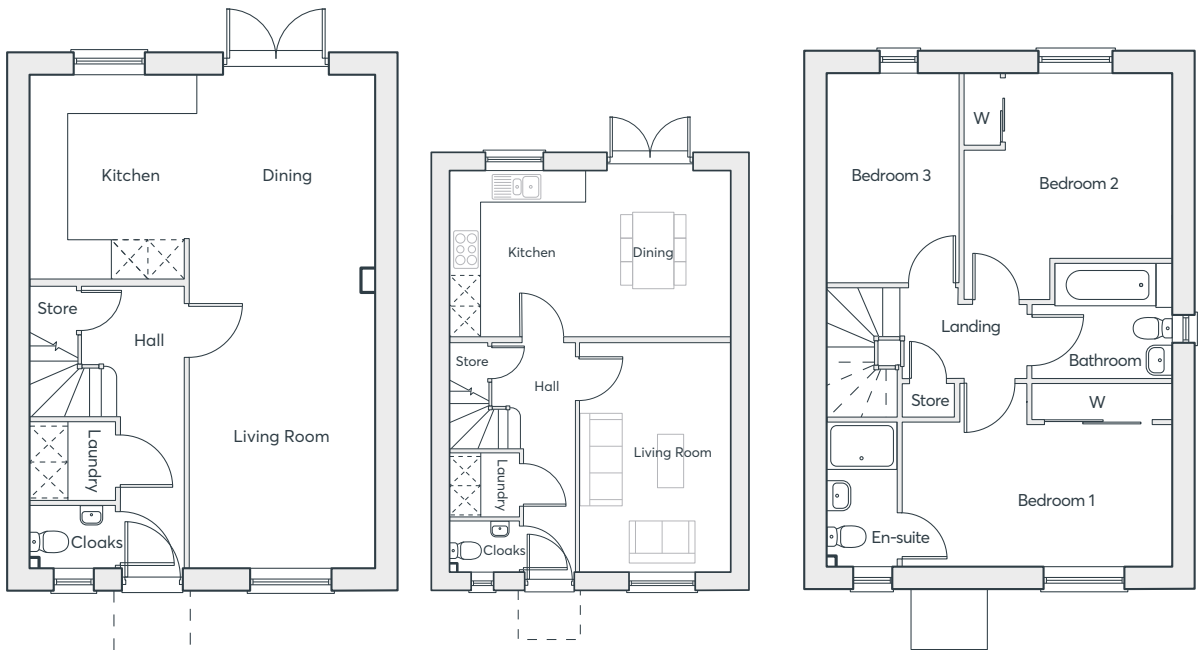
3 bedroom  
detached home  
Single garage  
2 parking spaces

The Edwena is the very essence of modern open-plan living. The living room connects seamlessly with the kitchen and dining area, creating a light, airy and spacious living environment that is perfect for those who are always on the go.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Six-burner hob in the kitchen
- Dedicated laundry room
- Flexible open-plan living space





**ALTERNATIVE  
OPTION**

**GROUND FLOOR**

Kitchen/Dining Room	5.81m × 3.55m	19'1" × 11'8"
Living Room	3.13m × 4.85m	10'3" × 15'11"
Laundry	1.45m × 1.30m	4'9" × 4'3"

**FIRST FLOOR**

Bedroom 1	4.52m × 2.42m	14'10" × 7'11"
Bedroom 2	3.10m × 3.48m	10'2" × 11'5"
Bedroom 3	3.50m × 2.28m	11'6" × 7'6"
Bathroom	2.37m × 1.94m	7'8" × 6'3"
En-suite	2.44m × 1.20m	8'0" × 3'11"



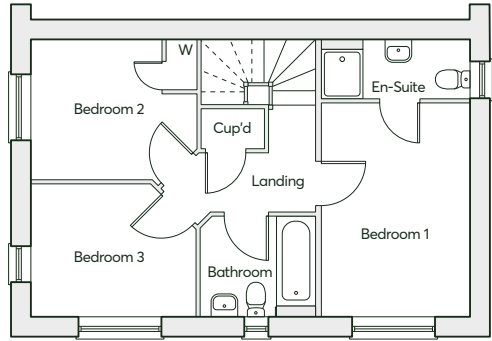
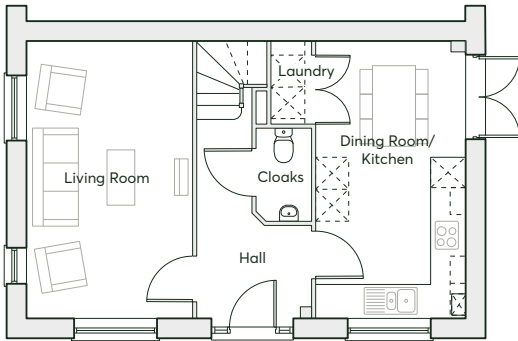
## THE WEBSTER

3 bedroom  
semi-detached home  
2 parking spaces

The Webster has been designed with modern living in mind. The bright, spacious rooms are full of natural light which provides a warm, calming environment to live in. The generous, open-plan kitchen and dining area is at the heart of the home and is the ideal place for entertaining family and friends.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Dedicated laundry space
- En-suite to master bedroom
- French doors in the kitchen-dining room leading to the rear garden
- A welcoming hallway



## GROUND FLOOR

Kitchen/Dining Room	5.25m × 2.81m	17'3" × 9'3"
Living Room	5.25m × 3.12m	17'3" × 10'3"

## FIRST FLOOR

Bedroom 1	4.11m × 2.79m	13'6" × 9'2"
Bedroom 2	3.12m × 2.66m	10'3" × 8'9"
Bedroom 3	3.19m × 2.50m	10'6" × 8'2"
Bathroom	2.10m × 1.90m	6'11" × 6'3"
En-suite	2.79m × 1.06m	9'2" × 3'6"



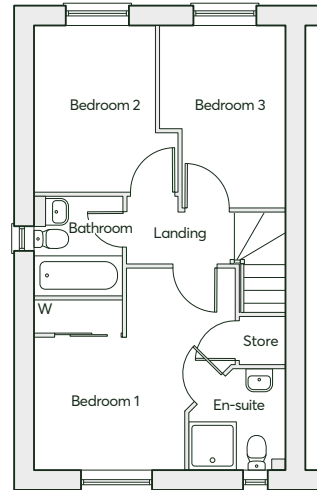
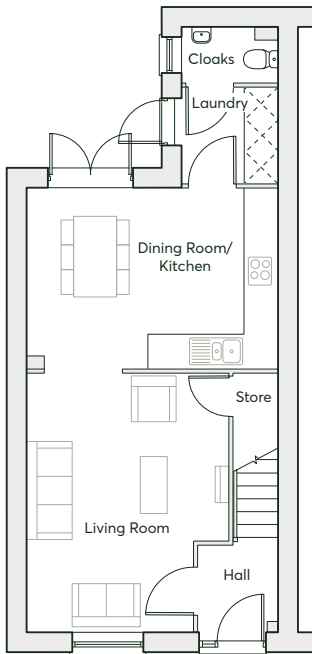
## THE HOUGHTON

3 bedroom  
semi-detached home  
2 parking spaces

The Houghton is a versatile and stylish home, perfect for first-time buyers. Floor-to-ceiling windows flood the home with light, giving it a spacious and airy feel. The generous master bedroom has plenty of space for rest and relaxation after a busy day.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Open-plan living
- Dedicated laundry room
- French doors in the kitchen-dining room leading to the rear garden
- Built-in wardrobe and en-suite in the master bedroom



## GROUND FLOOR

Kitchen/Dining Room	4.76m × 3.44m	15'7" × 11'3"
Living Room	4.87m × 3.82m	16'0" × 12'6"
Laundry	1.83m × 1.81m	6'0" × 5'11"

## FIRST FLOOR

Bedroom 1	3.19m(max) × 2.87m(min)	10'6"(max) × 9'5"(min)
Bedroom 2	3.13m × 2.30m(min)	10'3" × 7'6"(min)
Bedroom 3	3.44m × 2.38m(max)	11'3" × 7'10"(max)
Bathroom	1.87m × 1.70m	6'2" × 5'7"
En-suite	1.92m × 1.81m	6'4" × 5'11"



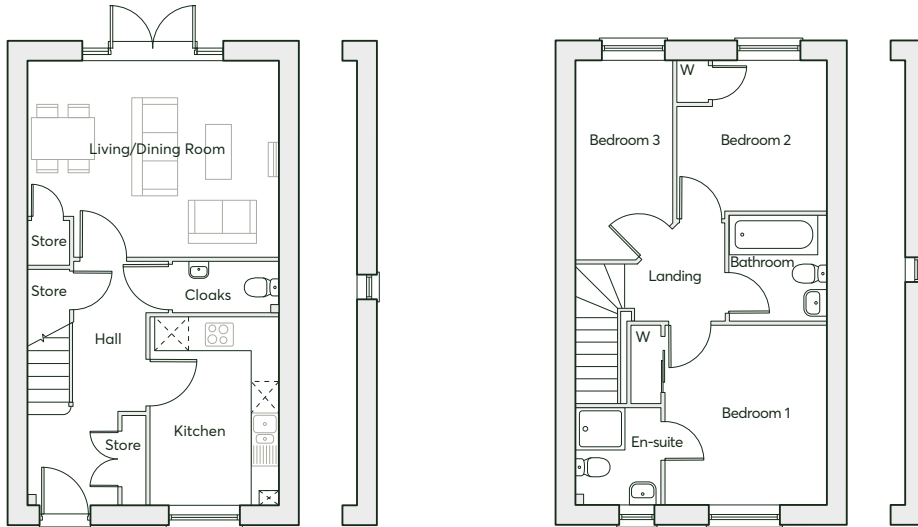
## THE LEO

3 bedroom  
semi-detached home  
2 parking spaces

The Leo is a contemporary home which has been lovingly designed to incorporate all aspects of modern living. For those that love to socialise, the adaptable living-dining room opens out to the rear garden – perfect for those long summer evenings. The master bedroom offers a serene space for rest and relaxation.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Built-in wardrobe and en-suite in the master bedroom
- Smart Ring 2 Video Doorbell
- French doors in the living-dining room leading to the rear garden
- Thoughtfully planned living space



## GROUND FLOOR

Kitchen	2.49m × 3.58m	8'2" × 11'9"
Living/Dining Room	4.91m × 3.76m	16'1" × 12'4"

## FIRST FLOOR

Bedroom 1	3.49m × 3.12m	11'5" × 10'3"
Bedroom 2	2.77m × 2.67m(max)	9'1" × 8'9"(max)
Bedroom 3	3.76m × 2.15m	12'4" × 7'1"
Bathroom	2.07m × 1.70m	6'10" × 5'7"
En-suite	1.70m × 1.87m	5'7" × 6'1"



## THE GENNINGS v1

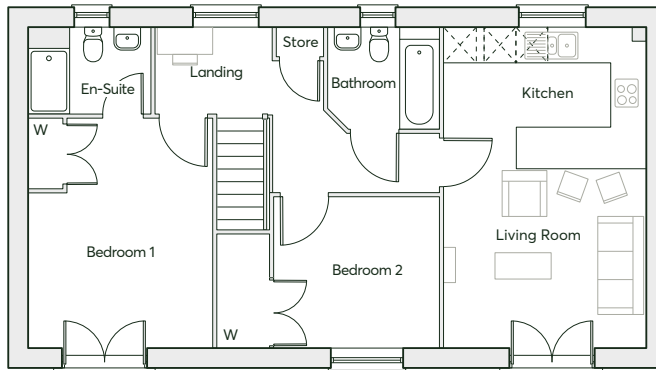
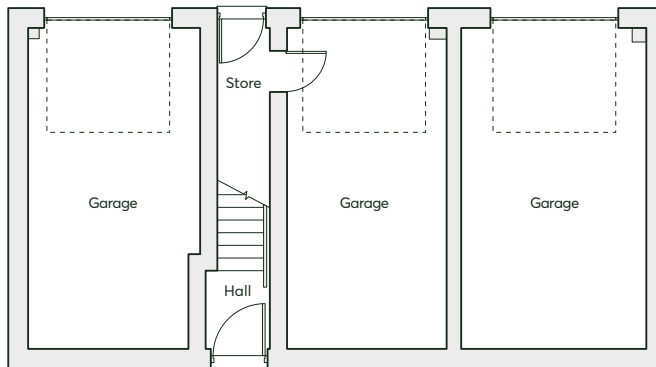
2 bedroom home  
Elevated living  
2 parking spaces

The Gennings v1 embodies luxurious single-storey living. Your sanctuary awaits within the bright, open master bedroom, complete with en-suite. The open-plan kitchen and living room provides a sociable space to unwind within. Floor-to-ceiling windows, complete with Juliet balconies, immerse the area with natural light.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Built-in wardrobe and en-suite in the master bedroom
- Built-in wardrobe in bedroom 2
- A breakfast bar in the kitchen
- Two Juliet balconies flooding the home with light





## FIRST FLOOR

Living Room/Kitchen	6.04m × 3.74m	19'10" × 12'3"
Bedroom 1	4.34m × 3.46m	14'3" × 11'4"
Bedroom 2	2.86m × 3.20m	9'5" × 10'6"
Bathroom	2.16m × 1.90m	7'1" × 6'3"
En-suite	2.30m × 1.61m	7'6" × 5'3"



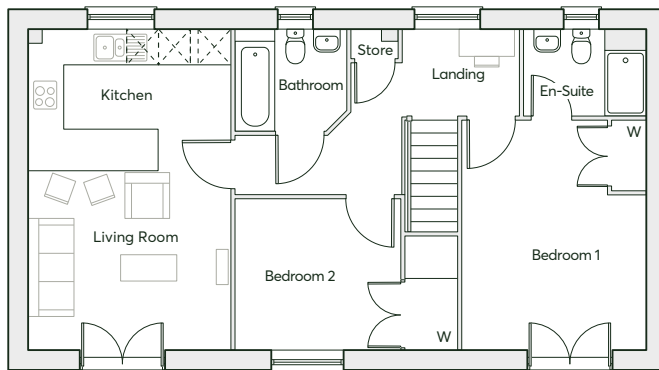
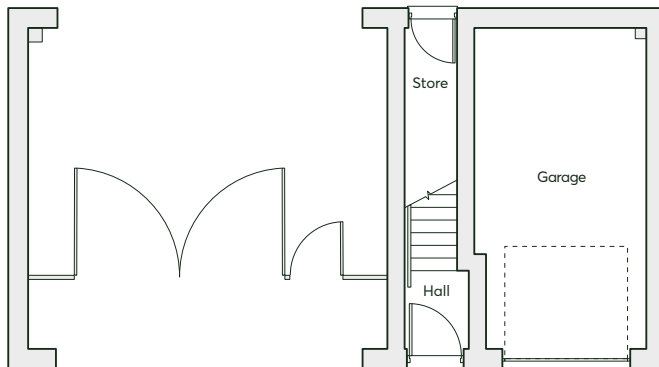
## THE GENNINGS v5

2 bedroom home  
Elevated living  
Car parking space

The Gennings v5 is perfect for those who love to welcome family and friends into their home. The open-plan living room and kitchen is a bright, spacious area for everyone to come together and enjoy. The floor-to-ceiling windows, complete with Juliet balconies, ensure the house is immersed in natural light.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Built-in wardrobe and en-suite in the master bedroom
- Built-in wardrobe in bedroom 2
- A breakfast bar in the kitchen
- Two Juliet balconies flooding the home with light



## FIRST FLOOR

Living Room/Kitchen	6.04m × 3.80m	19'10" × 12'6"
Bedroom 1	4.34m × 3.46m	14'3" × 11'4"
Bedroom 2	2.86m × 3.14m	9'5" × 10'3"
Bathroom	2.09m × 1.90m	6'10" × 6'3"
En-suite	2.30m × 1.61m	7'6" × 5'3"



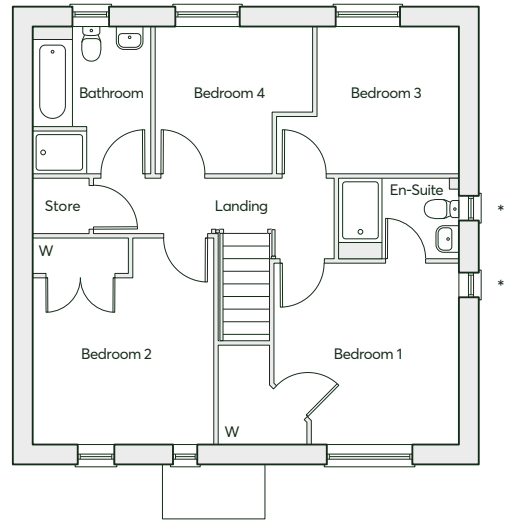
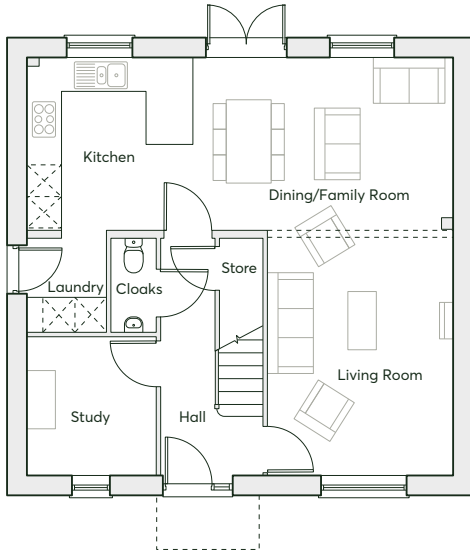
## THE BARLOW - PURE

4 bedroom detached home  
Single garage  
2 parking spaces

If you're looking for space to entertain family and friends, look no further than The Barlow - Pure. At the heart of this home is a generous open-plan kitchen and dining room, perfect for special get togethers. Floor-to-ceiling windows feature across this property, immersing the home with natural light and creating a peaceful environment.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Walk-in wardrobe and en-suite in the master bedroom
- Separate shower cubicle to bath in the family bathroom
- Large open-plan ground floor space with optional dividing wall to living room



\*Plot specific windows  
 ----- = Optional dividing wall to living room

## GROUND FLOOR

Kitchen/Dining/Family Room	8.06m × 3.29m	26'5" × 10'9"
Living Room	4.57m × 3.51m	15'0" × 11'6"
Study	2.65m × 2.45m	8'8" × 8'0"
Laundry	1.77m × 1.50m	5'10" × 4'11"

## FIRST FLOOR

Bedroom 1	3.51m(max) × 3.45m	11'6"(max) × 11'4"
Bedroom 2	3.92m × 3.42m	12'10" × 11'3"
Bedroom 3	2.66m(min) × 2.78m	8'8"(min) × 9'1"
Bedroom 4	2.80m × 2.99m(max)	9'2" × 9'9"(max)
Bathroom	2.80m × 2.23m	9'2" × 7'4"
En-suite	2.28m × 1.52m	7'6" × 5'0"



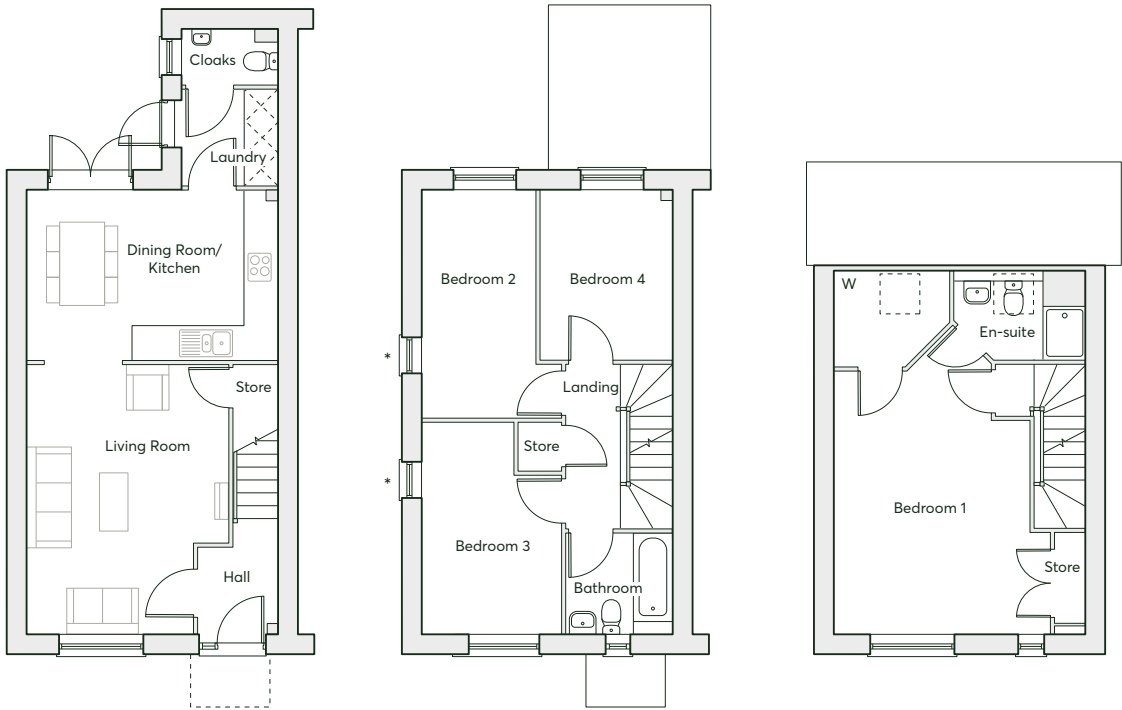
## THE HIERO - PURE

4 bedroom  
semi-detached home  
Single garage  
2 parking spaces

The Hiero - Pure has been designed to incorporate all aspects of family living. For those that love to socialise, the large open-plan kitchen, dining and living room opens out to the rear garden – perfect for those long summer evenings. The master bedroom is on its own floor, offering a welcoming space to relax and unwind.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Walk-in wardrobe and en-suite in the master bedroom
- Large open-plan kitchen, dining and living room with French doors leading to the garden
- Floor-to-ceiling windows



\*Plot specific windows

## GROUND FLOOR

Kitchen	4.76m × 3.22m	15'7" × 10'7"
Living Room	5.09m × 3.82m	16'8" × 12'6"
Laundry	1.83m × 1.81m	6'0" × 5'11"

## FIRST FLOOR

Bedroom 2	4.31m × 2.15m	14'2" × 7'1"
Bedroom 3	3.97m × 2.65m	13'0" × 8'8"
Bedroom 4	3.22m × 2.52m	10'7" × 8'3"
Bathroom	2.02m × 1.91m	6'8" × 6'3"

## SECOND FLOOR

Bedroom 1	4.97m × 4.07m	16'4" × 13'4"
Ensuite	2.50m × 1.69m	8'3" × 5'7"



## THE BECKET - PURE

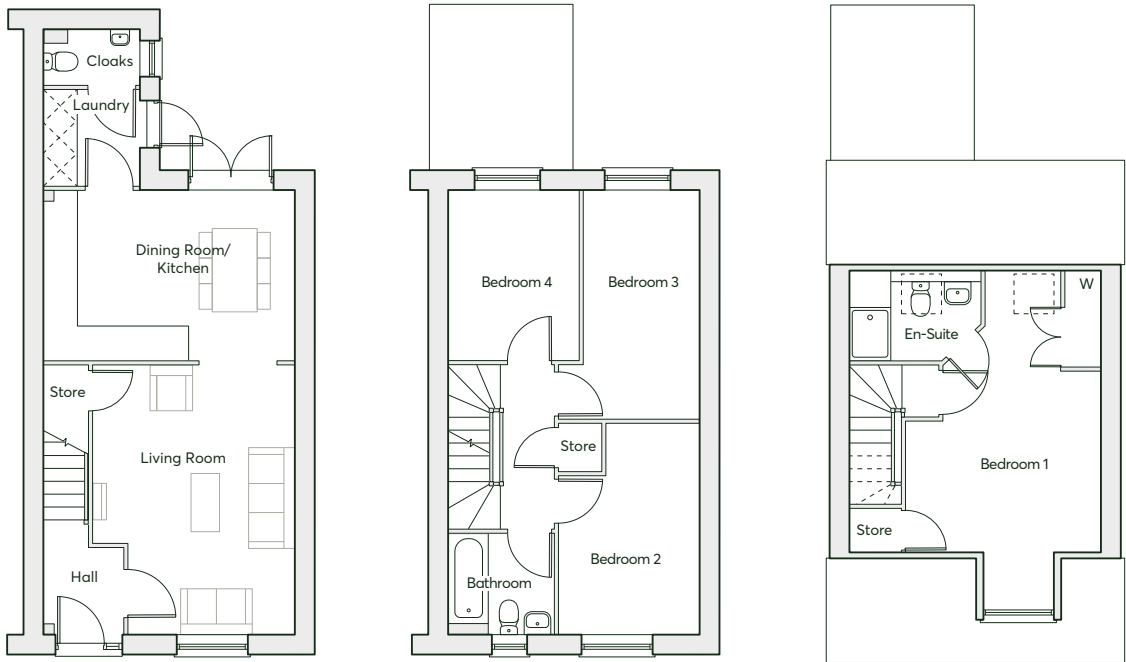
4 bedroom  
semi-detached home  
Single garage  
2 parking spaces

The Becket - Pure is the epitome of modern living. Featuring floor-to-ceiling windows, this 4 bedroom home is fully immersed with natural light. The master bedroom is on its own floor and is a haven you can retreat to at the end of a busy day.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Master bedroom with en-suite and built-in wardrobe
- Open-plan kitchen, dining and living room with French doors leading to the garden
- Dedicated laundry room





\*Plot specific windows

## GROUND FLOOR

Kitchen/Dining Room	4.76m × 3.22m	15'7" × 10'7"
Living Room	5.09m × 3.82m	16'8" × 12'6"
Laundry	1.83m × 1.81m	6'0" × 5'11"

## FIRST FLOOR

Bedroom 3	4.31m × 2.15m	14'2" × 7'1"
Bedroom 2	3.97m × 2.65m	13'0" × 8'8"
Bedroom 4	3.22m × 2.52m	10'7" × 8'3"
Bathroom	2.02m × 1.91m	6'8" × 6'3"

## SECOND FLOOR

Bedroom 1	5.35m × 3.68m(max)	17'7" × 12'1"(max)
En-suite	2.50m × 1.69m(max)	8'3" × 5'7"(max)



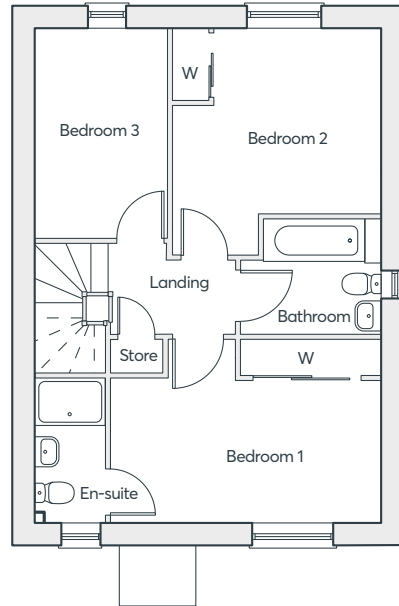
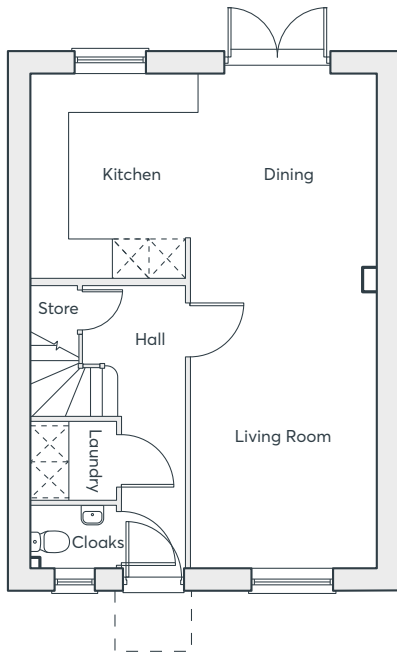
## THE EDWENA - PURE

3 bedroom detached home  
Single garage  
2 parking spaces

The Edwena - Pure is a versatile and stylish home, perfect for welcoming friends and family. The open-plan kitchen, dining and living room provides a sociable space to entertain or unwind. Floor-to-ceiling windows flood the home with light, giving it a spacious and airy feel.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Open-plan kitchen, dining and living room with French doors leading to the garden
- Dedicated laundry room
- Master bedroom with en-suite and built-in wardrobe
- Large welcoming entrance hall



\*Plot specific windows

## GROUND FLOOR

Kitchen/Dining Room	5.81m × 3.55m	19'1" × 11'8"
Living Room	3.13m × 4.85m	10'3" × 15'11"
Laundry	1.45m × 1.30m	4'9" × 4'3"

## FIRST FLOOR

Bedroom 1	4.52m × 2.42m	14'10" × 7'11"
Bedroom 2	3.10m × 3.48m	10'2" × 11'5"
Bedroom 3	3.50m × 2.28m	11'6" × 7'6"
Bathroom	2.37m × 1.94m	7'8" × 6'3"
En-suite	2.44m × 1.20m	8'0" × 3'11"



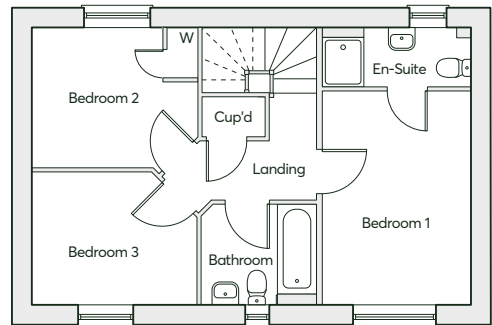
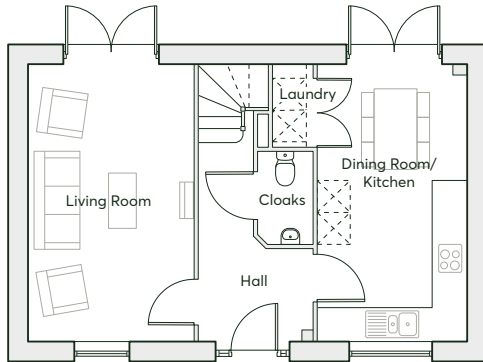
## THE KEA - PURE v1

3 bedroom detached home  
Single garage  
2 parking spaces

The Kea - Pure v1 is a contemporary home which has been lovingly designed to incorporate all aspects of modern living. For those that love to socialise, the spacious living room opens out to the rear garden – perfect for those long summer evenings. The master bedroom offers a serene space for rest and relaxation.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Master bedroom with en-suite
- Open-plan kitchen and dining room



## GROUND FLOOR

Kitchen/Dining Room	5.25m × 2.81m	17'3" × 9'3"
Living Room	5.25m × 3.12m	17'3" × 10'3"

## FIRST FLOOR

Bedroom 1	4.11m × 2.79m	13'6" × 9'2"
Bedroom 2	3.12m × 2.66m	10'3" × 8'9"
Bedroom 3	3.19m × 2.50m	10'6" × 8'2"
Bathroom	2.10m × 1.90m	6'11" × 6'3"
En-suite	2.79m × 1.06m	9'2" × 3'6"



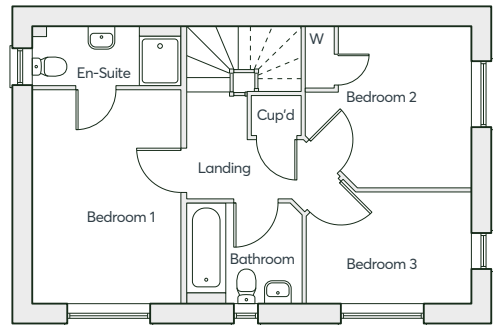
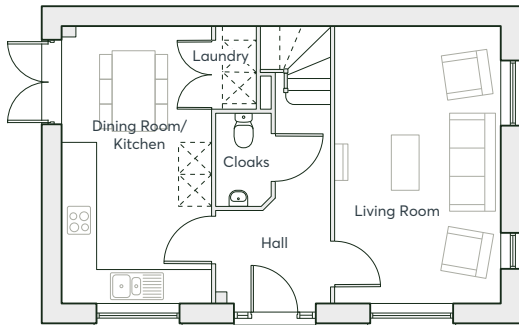
## THE KEA - PURE v2

3 bedroom detached home  
Single garage  
2 parking spaces

The Kea - Pure v2 has been designed with modern living in mind. The bright, spacious rooms are full of natural light, providing a warm, calming environment. The generous open-plan kitchen and dining room is the ideal place for entertaining family and friends whilst the spacious master bedroom, featuring a Juliet balcony, offers a serene space for rest and relaxation.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Master bedroom with en-suite
- Open-plan kitchen and dining room
- Juliet balcony
- Separate family bathroom



## GROUND FLOOR

Kitchen/Dining Room	5.25m × 2.81m	17'3" × 9'3"
Living Room	5.25m × 3.12m	17'3" × 10'3"

## FIRST FLOOR

Bedroom 1	4.11m × 2.79m	13'6" × 9'2"
Bedroom 2	3.12m × 2.66m	10'3" × 8'9"
Bedroom 3	3.19m × 2.50m	10'6" × 8'2"
Bathroom	2.10m × 1.90m	6'11" × 6'3"
En-suite	2.79m × 1.06m	9'2" × 3'6"



## THE WEBSTER - PURE

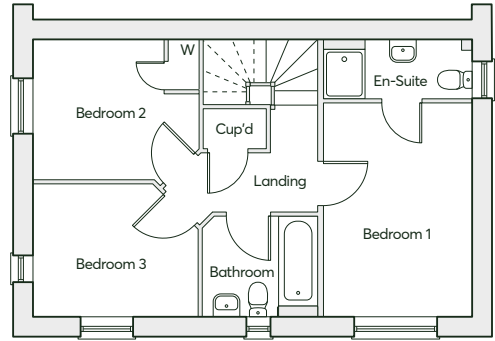
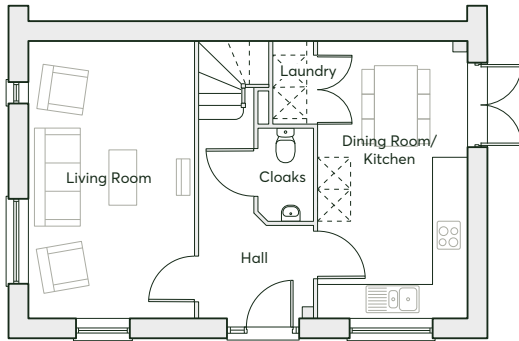
3 bedroom  
semi-detached home  
2 parking spaces

The Webster - Pure has been thoughtfully designed to provide a peaceful living space. Floor-to-ceiling windows immerse the home with natural light. The open-plan kitchen and dining room, with French doors opening to the garden, is at the heart of the home and is the ideal place for entertaining family and friends.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Master bedroom with en-suite
- Large open-plan kitchen and dining room with French doors leading to the garden





## GROUND FLOOR

Kitchen/Dining Room	5.25m × 2.81m	17'3" × 9'3"
Living Room	5.25m × 3.12m	17'3" × 10'3"

## FIRST FLOOR

Bedroom 1	4.11m × 2.79m	13'6" × 9'2"
Bedroom 2	3.12m × 2.66m	10'3" × 8'9"
Bedroom 3	3.19m × 2.50m	10'6" × 8'2"
Bathroom	2.10m × 1.90m	6'11" × 6'3"
En-suite	2.79m × 1.06m	9'2" × 3'6"



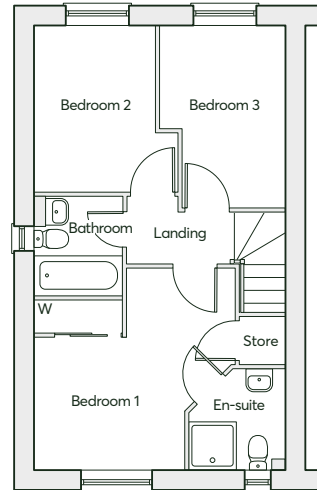
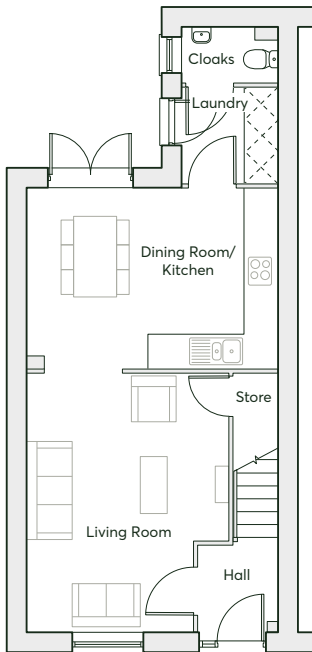
## THE HOUGHTON - PURE

3 bedroom  
semi-detached home  
2 parking spaces

The Houghton - Pure is the essence of modern open-plan living. The living room connects seamlessly with the kitchen and dining area, creating a spacious living environment, perfect for those who love entertaining. The master bedroom is a haven away from the hustle and bustle of everyday life.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Open-plan kitchen, dining and living room
- Master bedroom with en-suite and built-in wardrobe
- French doors into the garden



## GROUND FLOOR

Kitchen/Dining Room	4.76m × 3.44m	15'7" × 11'3"
Living Room	4.87m × 3.82m	16'0" × 12'6"
Laundry	1.83m × 1.81m	6'0" × 5'11"

## FIRST FLOOR

Bedroom 1	3.19m(max) × 2.87m(min)	10'6"(max) × 9'5"(min)
Bedroom 2	3.13m × 2.30m(min)	10'3" × 7'6"(min)
Bedroom 3	3.44m × 2.38m(max)	11'3" × 7'10"(max)
Bathroom	1.87m × 1.70m	6'2" × 5'7"
En-suite	1.92m × 1.81m	6'4" × 5'11"



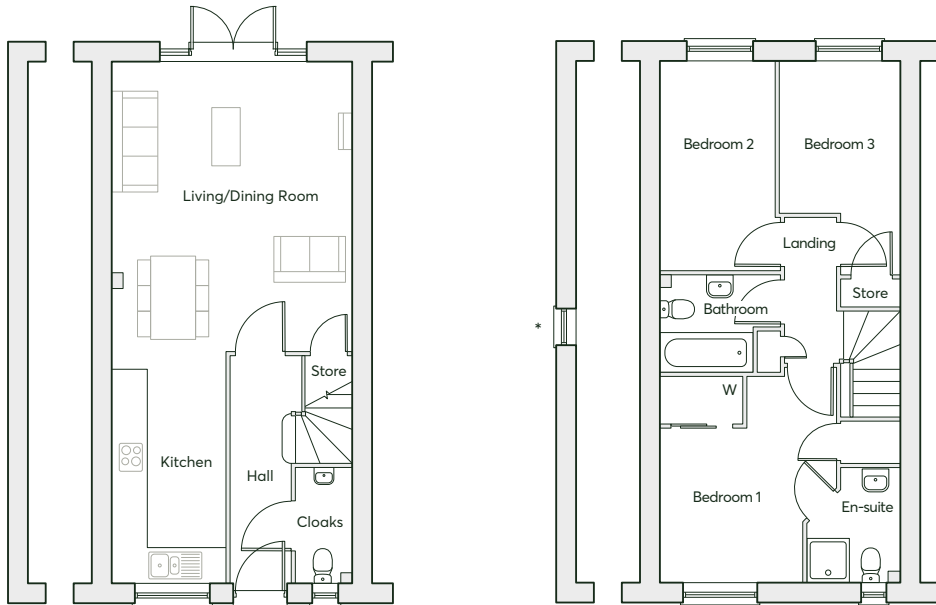
## THE JASPER - PURE

3 bedroom home  
2 parking spaces

The Jasper - Pure offers a versatile and stylish living space. The open-plan kitchen, dining and living area is perfect for socialising. Floor-to-ceiling windows welcome natural light into the home, providing a warm, calming environment.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Ultimate open-plan living
- Master bedroom with en-suite and built-in wardrobe



\*Plot specific windows

## GROUND FLOOR

Kitchen	4.24m × 2.09m	13'11" × 6'10"
Living/Dining Room	5.28m × 4.40m	17'4" × 14'5"

## FIRST FLOOR

Bedroom 1	3.77m(max) × 2.61m(min)	12'4"(max) × 8'6"(min)
Bedroom 2	3.81m × 2.11m	12'6" × 6'11"
Bedroom 3	3.88m(max) × 2.20m(max)	12'9"(max) × 7'3"(max)
Bathroom	2.24m × 1.78m	7'4" × 5'10"
En-suite	1.74m × 2.20m	5'8" × 7'3"



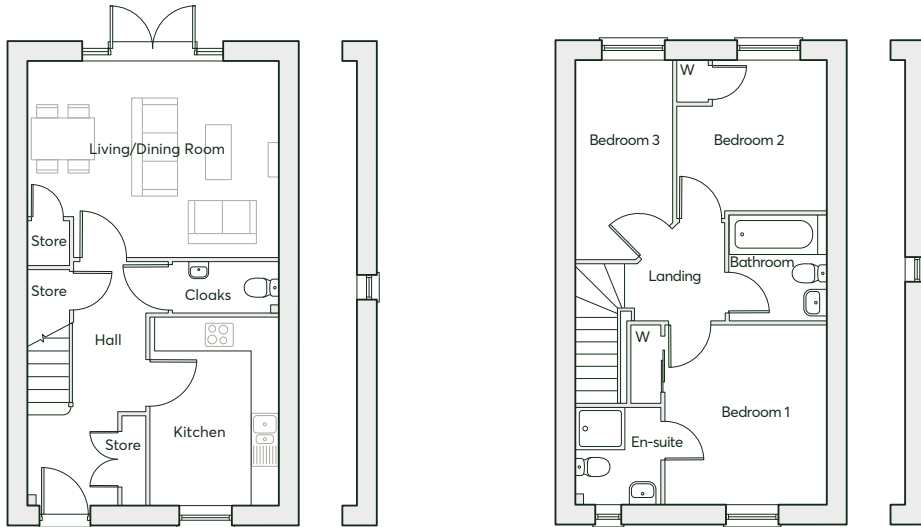
## THE LEO - PURE

3 bedroom home  
2 parking spaces

The Leo - Pure is a stylish and versatile home, designed with modern living in mind. For those that love to socialise, the functional living room opens out to the rear garden – perfect for those long summer evenings.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Open-plan living and dining area
- Separate kitchen
- French doors leading to the rear garden
- Master bedroom with en-suite and built-in wardrobe



## GROUND FLOOR

Kitchen	2.49m × 3.58m	8'2" × 11'9"
Living/Dining Room	4.91m × 3.76m	16'1" × 12'4"

## FIRST FLOOR

Bedroom 1	3.49m × 3.12m	11'5" × 10'3"
Bedroom 2	2.77m × 2.67m(max)	9'1" × 8'9"(max)
Bedroom 3	3.76m × 2.15m	12'4" × 7'1"
Bathroom	2.07m × 1.70m	6'10" × 5'7"
En-suite	1.70m × 1.87m	5'7" × 6'1"



## THE GENNINGS - PURE v1

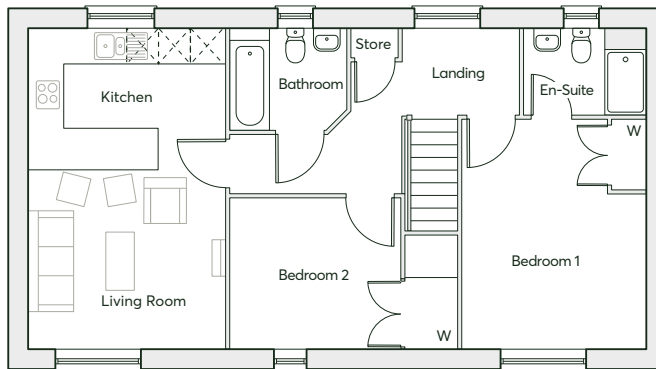
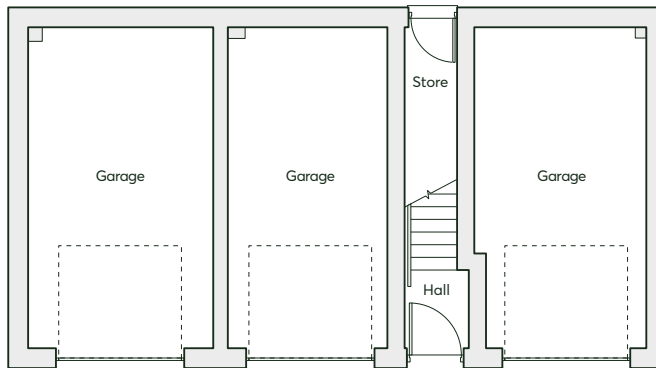
2 bedroom home  
Elevated living  
Parking space

The Gennings - Pure v1 embodies luxurious single-storey living. The open-plan kitchen and living room provide a sociable space to unwind. Floor-to-ceiling windows flood the home with light, giving it a spacious and airy feel.

### WITH FEATURES WE LOVE

- Large master bedroom
- Floor-to-ceiling windows
- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Built-in wardrobe and en-suite in the master bedroom
- Breakfast bar in the kitchen





## FIRST FLOOR

Living Room/Kitchen	6.04m × 3.70m	19'10" × 12'2"
Bedroom 1	4.34m × 3.46m	14'3" × 11'4"
Bedroom 2	2.86m × 3.22m	9'5" × 10'6"
Bathroom	2.19m × 1.90m	7'2" × 6'3"
En-suite	2.30m × 1.61m	7'6" × 5'3"



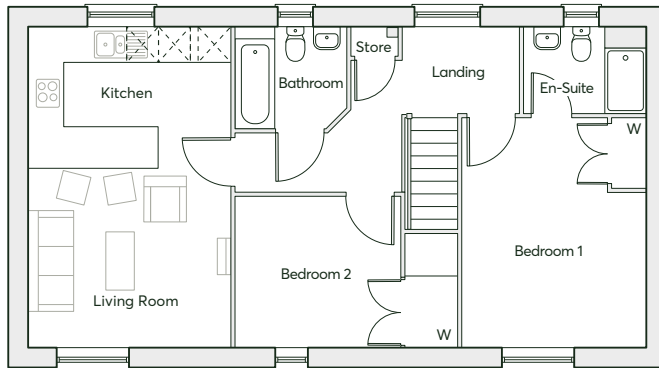
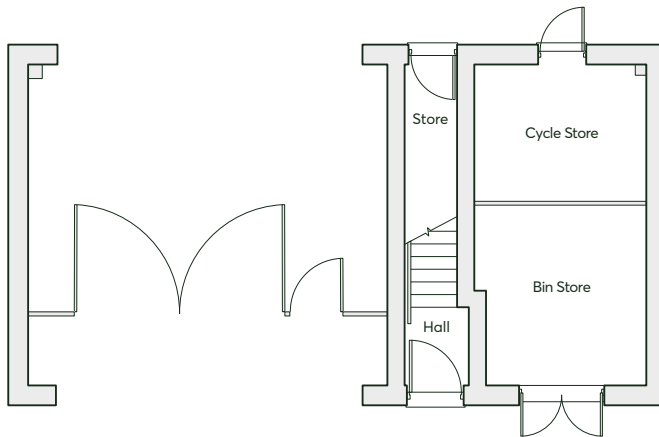
## THE GENNINGS - PURE v2

2 bedroom home  
Elevated living  
Parking space

The Gennings - Pure v2 embodies luxurious single-storey living. The open-plan kitchen and living room provide a sociable space to unwind. Floor-to-ceiling windows flood the home with light, giving it a spacious and airy feel.

### WITH FEATURES WE LOVE

- Large master bedroom
- Floor-to-ceiling windows
- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Built-in wardrobe and en-suite in the master bedroom
- Breakfast bar in the kitchen



## FIRST FLOOR

Living Room/Kitchen	6.04m × 3.70m	19'10" × 12'2"
Bedroom 1	4.34m × 3.46m	14'3" × 11'4"
Bedroom 2	2.86m × 3.22m	9'5" × 10'6"
Bathroom	2.19m × 1.90m	7'2" × 6'3"
En-suite	2.30m × 1.61m	7'6" × 5'3"



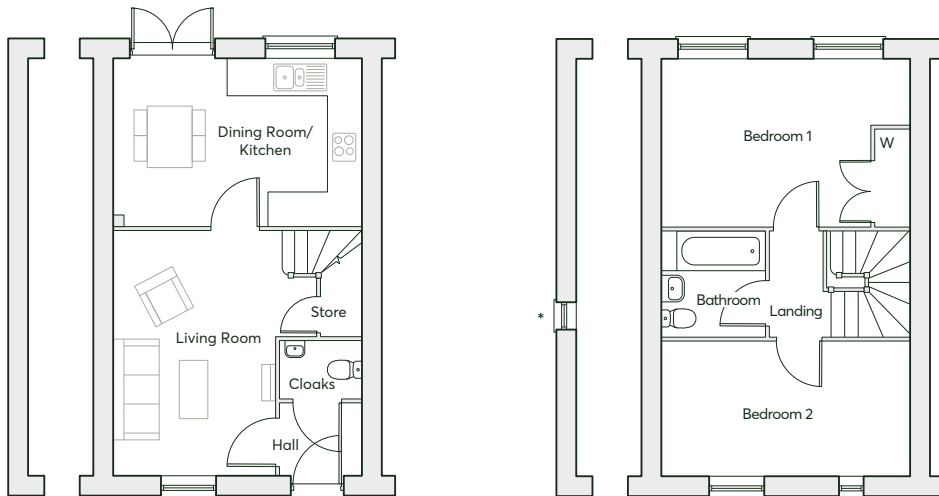
## THE KEMBLE - PURE v1

2 bedroom home  
2 parking spaces

The Kemble - Pure is the perfect home for those looking for both relaxation and a space to entertain family and friends. Two bedrooms bring ample opportunities for personalisation to the upper level, with floor-to-ceiling windows helping emphasise the space within.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Smart Ring 2 Video Doorbell
- Floor-to-ceiling windows
- Family bathroom



\*Plot specific windows

## GROUND FLOOR

Kitchen/Dining Room	4.57m × 3.03m	15'0" × 9'11"
Living Room	4.49m × 2.97m	14'9" × 9'9"

## FIRST FLOOR

Bedroom 1	4.57m × 3.03m	15'0" × 9'11"
Bedroom 2	4.57m × 2.47m	15'0" × 8'1"
Bathroom	1.94m × 1.91m	6'4" × 6'3"



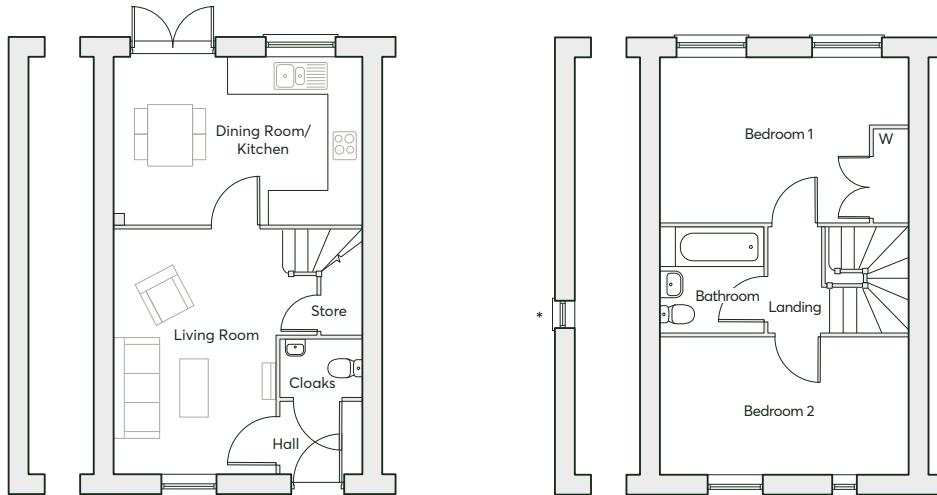
## THE KEMBLE - PURE v2

2 bedroom home  
2 parking spaces

The Kemble - Pure is the perfect home for those looking for both relaxation and a space to entertain family and friends. Two bedrooms bring ample opportunities for personalisation to the upper level, with floor-to-ceiling windows helping emphasise the space within.

### WITH FEATURES WE LOVE

- Energy efficient Nest Learning Thermostat
- Built-in wardrobe and en-suite in the master bedroom
- Floor-to-ceiling windows
- Family bathroom



\*Plot specific windows

<b>GROUND FLOOR</b>	Kitchen/Dining Room	4.57m × 3.03m	15'0" × 9'11"
	Living Room	4.49m × 2.97m	14'9" × 9'9"
<b>FIRST FLOOR</b>	Bedroom 1	4.57m × 3.03m	15'0" × 9'11"
	Bedroom 2	4.57m × 2.47m	15'0" × 8'1"
	Bathroom	1.94m × 1.91m	6'4" × 6'3"