



# 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**

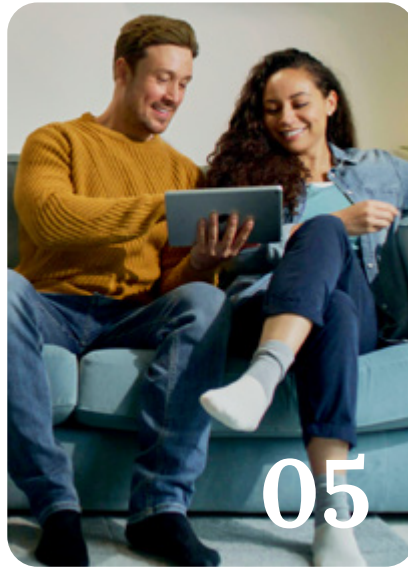
# Contents

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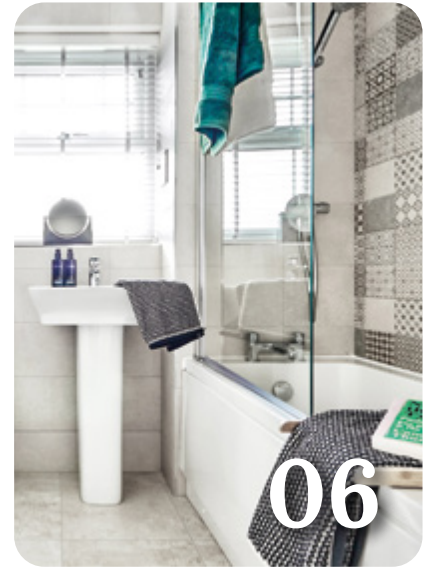
→ **Welcome to  
Heathy Wood**



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# 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](#)



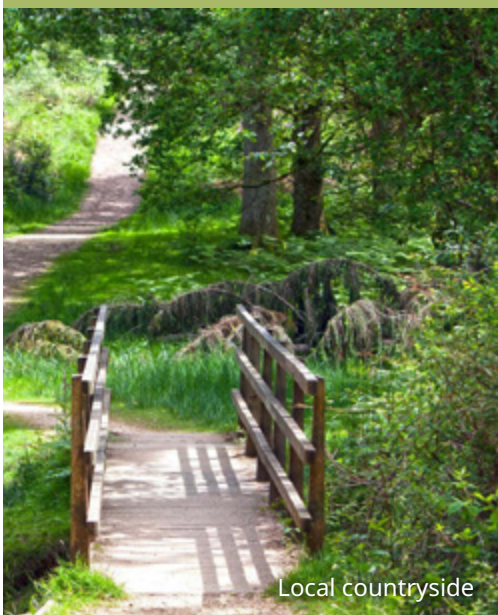
# Love village life



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, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

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



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<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 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.

# 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

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

## Finishing Touches

Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White 4 panel doors with chrome ironmongery	✓
Vinyl floor covering to all wet areas, kitchen, kitchen/diner and utility	✓
Carpets included as standard	✓
Half height tiling to walls around bath area (only in all main bathrooms)	✓

## External Features

Smooth finish buff concrete slabs to pathways and patios	✓
Digital terrestrial aerial	✓
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) <sup>†</sup>	✓
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](#)

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



# 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 / 67.04.0m<sup>2</sup>



**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 max.**

4.35m x 3.45m

14'3" x 11'4"

**Bedroom 2**

4.83m max. x 2.63m

15'10" max. x 8'8"



Find me on the development plan. Plots: 402 & 405





# The Beauford

2 BEDROOM HOME, TOTAL 856 sq ft / 79.0m<sup>2</sup>



## 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"



Find me on the development plan. Plots: 427, 428, 432 & 433



# The Byford

3 BEDROOM HOME, TOTAL 958 sq ft / 89.0m<sup>2</sup>



## 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"



Find me on the development plan. Plots: 403, 416, 418-420, 424-426, 439, 482, 483, 487 & 489





# The Ardale

3 BEDROOM HOME, TOTAL 997 sq ft / 92.0m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.42m x 3.01m      17'9" x 9'11"

### Living Room

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



## 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"



Find me on the development plan. Plots: 406, 430, 451, 453 & 454



# The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq ft / 95.0m<sup>2</sup>



## 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"



Find me on the development plan. Plots: 404, 417, 421, 423, 429 & 490





# The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft / 113.0m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.09m max. 3.12m min. 2.98 min. × 3.58m max. 2.23m min.  
20'0" max. 10'3" min. 9'9" min. × 11'9" max. 7'4" min.

### 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      11'11" × 9'8"

### Bedroom 3

3.05m × 2.52m      10'0" × 8'3"

### Bedroom 4

3.54m × 2.25m      11'7" × 7'5"



Find me on the development plan. Plots: 436, 457, 468, 484 & 486





# The Rossdale

4 BEDROOM HOME, TOTAL 1,226 sq ft / 113.0m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.09m max. 3.21m min. 2.88 min. × 3.58m max. 2.23m min.  
11'9" max. 7'4" min. × 10'6" max. 9'5" min.

### 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"



Find me on the development plan. Plots: 431, 462, 466, 469 & 474





# The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft / 127.0m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.12m max. 4.09m min. 4.03m min. × 3.27m max. 2.89m min.  
26'7" max. 13'5" min. 13'3" min. × 10'9" max. 9'6" min.

### 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.



Find me on the development plan. Plots: 401, 422, 437, 438, 452, 458, 459, 464, 465, 467, 471, 475 & 481



# The Waysdale

4 BEDROOM HOME, TOTAL 1,525 sq ft / 141.0m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Breakfast/Family Area

6.83m max. 3.73m min. 3.10 min. × 3.50m  
22'5" max. 12'3" min. 10'2" min. × 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"



Find me on the development plan. Plots: 434, 455, 460, 470, 472, 478 & 488





# The Ransford

4 BEDROOM HOME, TOTAL 1,643 sq ft / 152.0m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.60m max. 3.43m min. 3.17 min. × 3.48m  
21'8" max. 11'3" min. 10'5" min. × 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 × 4.18m max.      12'10" × 11'7" max.

### 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"



Find me on the development plan. Plots: 435, 440, 456, 461, 463, 473, 476, 477, 479, 480 & 485

# 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 m<sup>2</sup>



**GROUND FLOOR**



**FIRST FLOOR**

**Kitchen/Dining Area**

2.62m × 3.5m      8'7" × 11'6"

**Living Room**

3.36m × 3.5m      11'0" × 11'6"

**Bedroom 1 max.**

4.35m × 3.45m      14'3" × 11'4"

**Bedroom 2**

4.83m max. × 2.63m      15'10" max. × 8'8"



Find me on the development plan. Plots: 339 & 390



# The Beauford

2 BEDROOM HOME, TOTAL 856 sq ft / 79 m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.71m × 2.88m      15'5" × 9'5"

### Living Room

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



## FIRST FLOOR

### Bedroom 1

3.58m × 2.95m      11'9" × 9'8"

### Bedroom 2

4.71m × 2.56m      15'5" × 8'4"



Find me on the development plan. Plots: 324-326, 329-331, 340, 341, 371-171 & 399





# The Ardale

3 BEDROOM HOME, TOTAL 997 sq ft / 92 m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.42m × 3.19m max. 17'9" × 10'6" max.

### Living Room

5.42m × 3.18m max. 17'9" × 9'11" max.



## 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"



Find me on the development plan. Plot: 337



# The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft / 99.49 m<sup>2</sup>



## 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.



Find me on the development plan. Plots: 315-322, 349, 350, 369 & 370





# The Byford

3 BEDROOM HOME, TOTAL 958 sq ft / 89 m<sup>2</sup>



## 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"



Find me on the development plan. Plots: 332, 334-335, 347-348, 351-352, 375-377, 388, 391-393 & 396-398



# The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq ft / 95 m<sup>2</sup>



## 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"



Find me on the development plan. Plots: 304, 327-328, 338, 342, 389, 394 & 400





# The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft / 127 m<sup>2</sup>



## 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.



Find me on the development plan. Plots: 344-345, 354, 356 & 395



# The Ransford

4 BEDROOM HOME, TOTAL 1,643 sq ft / 152 m<sup>2</sup>



## 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 × 3.54 m without wardrobe space  
12'10" × 13'9" max.

3.90m × 4.18 m with wardrobe space  
12'10" × 11'7" max.

### 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"



Find me on the development plan. Plots: 355 & 357-358





# The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft / 113 m<sup>2</sup>



## 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.



Find me on the development plan. Plots: 323, 333, 336, 346, 353 & 374



# The Waysdale

4 BEDROOM HOME, TOTAL 1,525 sq ft / 141 m<sup>2</sup>



## 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"



Find me on the development plan. Plot: 343



# 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



# 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 **01342 774 861**.



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



[Book an appointment](#)



[How to buy a home](#)



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**CONTACT US ON 01342 774 861**

# Taylor Wimpey