



THORNWOOD
PARK
EPPING

WELCOME TO

THORNWOOD PARK

An exceptional collection of traditional three, four and five bedroom homes in an idyllic countryside setting in Thornwood, on the outskirts of Epping.

Reflecting the tranquil and scenic location, with an abundance of green open space on the doorstep, each home is crafted with meticulous attention to detail and features Weston Homes' signature fully-inclusive premium specification.

Ideally located, you're spoilt for choice on things to do. The nearby towns of Epping and Harlow offer a host of amenities or travel into London on the Central line for work or to enjoy the bright lights of the city.

Be at the start of something special – come home to Thornwood Park.


Weston
Homes

Rural living on the cusp of London

Nestled in a quiet hamlet two miles north-east of Epping, Thornwood Park offers tree-lined walkways, a beautifully landscaped community orchard and a new park where you can breathe in nature. Just beyond the park is Thornwood Springs, a trout fishery and haven for an abundance of wildlife with views of rolling countryside.

Beautifully designed, with well-proportioned living spaces, this traditional collection of premium new homes include layouts for modern day living to relax, socialise and work.



Computer generated image. Architectural detailing and finishes may vary from the illustration. Speak to a Sales Consultant for plot specific details.

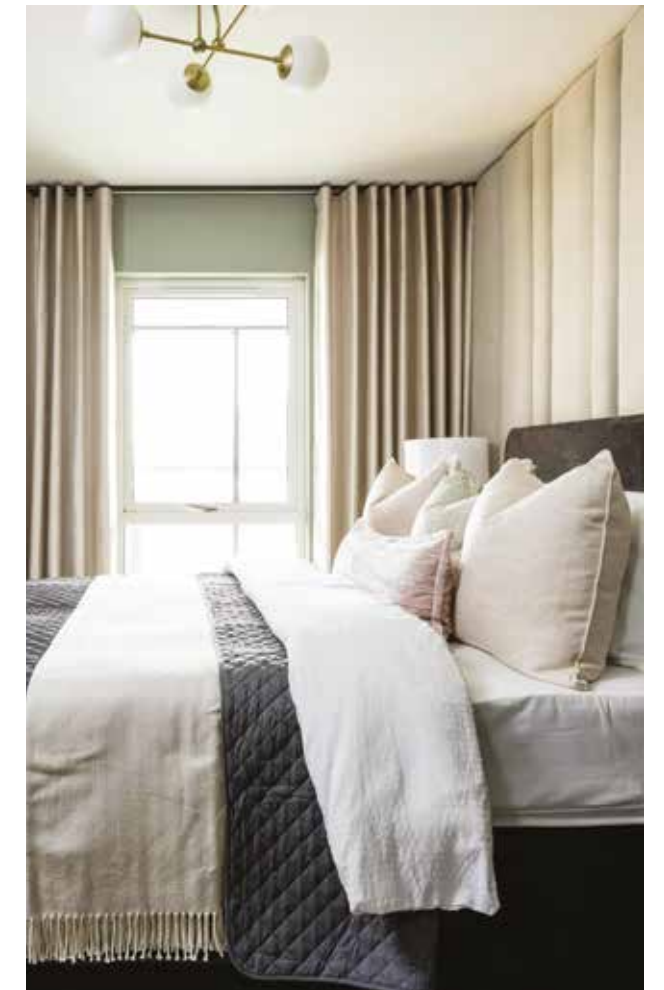


The Weston Homes Difference

Our new build homes are specifically designed with you in mind. As well as being committed to help you save money on energy bills, Weston Homes can also help you do your bit to save the planet. There are many benefits to buying a brand new property from Weston Homes.

- Weston Homes' **fully inclusive premium specification** means you can move in and start enjoying your new lifestyle from the moment you unlock the door
- You'll be the **very first homeowner** and won't inherit any DIY disasters from a previous occupier – and you can choose from our wide range of designer options, all within the price of your new home*
- **Our homes are sustainable** and built with the environment in mind, saving energy, water and your pocket
- Carefully considered flexible living spaces, with **large windows and light-filled rooms** – perfect for modern day living
- Enjoy peace of mind with a **10-year new homes warranty**, including a two-year warranty from Weston Homes
- We create new communities; places to **make a genuine difference** to the lives of our customers
- There are **no forward chains** which takes away the uncertainty when buying an older home
- **Superfast broadband** makes working from home a breeze
- We are a **family-owned business**. All our properties are built with passion and delivered with pride

*Subject to stage of construction.
Internal images from previous Weston Homes developments, specification may vary.



Nearby towns: take your pick

Thornwood Park is perfectly located, with an abundance of villages and towns close by – each one offering something different.

To the south lie the leafy market towns of Epping and Ongar. These two destinations are linked by the Epping Ongar Heritage Railway, travelling through North Weald Bassett which boasts a museum and weekly outdoor market on a former Battle of Britain airfield which is still active today.

From Waltham Abbey to Loughton, the district's high streets have wonderfully different personalities and their wealth of local independent shops set them apart. Perfect for a relaxing stroll, a catch-up with friends at a café and shopping in abundance, from market bargains to designer items and interiors. It's all waiting for you to explore.



Epping Forest



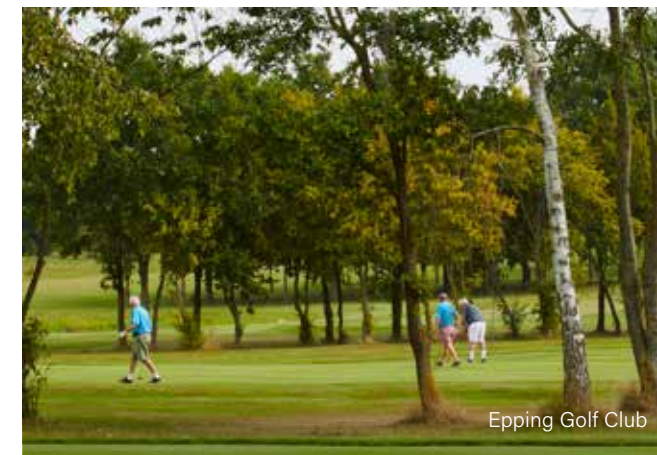
Epping Church



The Cart Shed Restaurant



Epping High Street



Epping Golf Club



The Forest Gate Inn, Epping



Food, fun and 'for the kids'

Dining options are plentiful in Epping. Haywards sits proudly in the Michelin guide, serving seasonal dishes in a converted stable – and it's just nine minutes away by car. Forest Bar & Kitchen serves highly-regarded Mediterranean cuisine, while Yakimono offers a Japanese menu designed for sharing. Other highlights include Coho Brasserie in Harlow and Quindici (Italian classics with a modern twist) in Loughton. Plus, The Cart Shed is on your doorstep in Thornwood – delight in wood-fired, locally farmed food.

Looking for an active lifestyle? Enjoy a round of golf at Epping Golf Club or head to Topgolf in Chigwell with a group of friends. Choose from various leisure centres in the area or make the most of Epping Forest – its 284km of shared-use paths are perfect for a long walk or bike ride.

There's so much for youngsters to enjoy. Lee Valley Animal Adventure Park in Waltham Abbey is home to meerkats, wallabies and more, and hosts events year-round. Thrill seekers in the family? Nuclear High Ropes is just a 22-minute drive away in Kelvedon Hatch.



Head into the city

Just six minutes away by car is Epping tube station, providing easy access into London via the Central line.

London is a vibrant metropolis where history intertwines with modernity, bustling streets echo diverse cultures, and iconic landmarks adorn the skyline. It's home to 80 Michelin-starred restaurants, 241 theatres, more than 600 listed buildings and over 40,000 shops. Having the capital within easy reach offers all this and more.

There's plenty to do in less than an hour's travel from Thornwood Park, from shopping on Bond Street to sipping cocktails at a bar in Shoreditch.



Cambridge is a 47-minute drive away, offering that city buzz at a slower pace.

You can go punting on the River Cam, enjoy a picnic in the park, join a walking tour of the city, or grab a pint at a riverside pub. Marvel at the many historic buildings – The Fitzwilliam Museum has over half a million works of art – and make sure you stop by Fitzbillies, the home of Chelsea buns.





Pathways to success

Education and employment needn't be a worry in this Essex-meets-London location.

There are plenty of schools and colleges in neighbouring towns. Rated Outstanding by Ofsted are Debden Park High School (19-minute drive), Hare Street Community Primary School and Nursery (12-minute drive) and Hereward Primary School (18-minute drive). In Thornwood itself is Epping Music School, a creative hub for musical development and excellence for all ages and abilities.

London is an academic hotspot, with 17 universities to choose from. Imperial College London ranks in sixth place globally, and University College London (UCL) is in ninth position.

It's no surprise that London offers plenty of career opportunities too. Canary Wharf is 37 minutes away from Epping tube station and central London is only a touch further. You can reach the M25 in eight minutes, which widens your options and makes business travel much easier. As does the development's proximity to London Stansted and City airports.



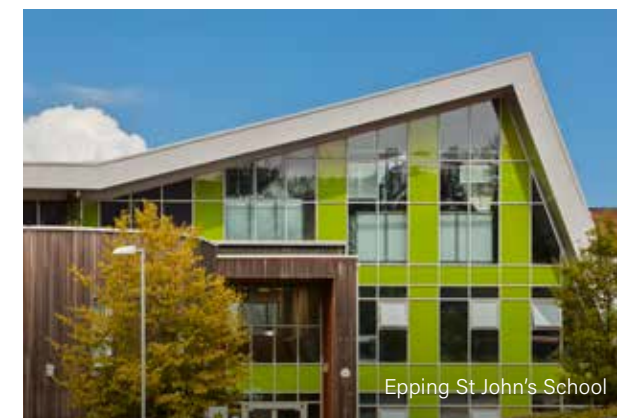
Imperial College London



Canary Wharf, London



Stansted Airport

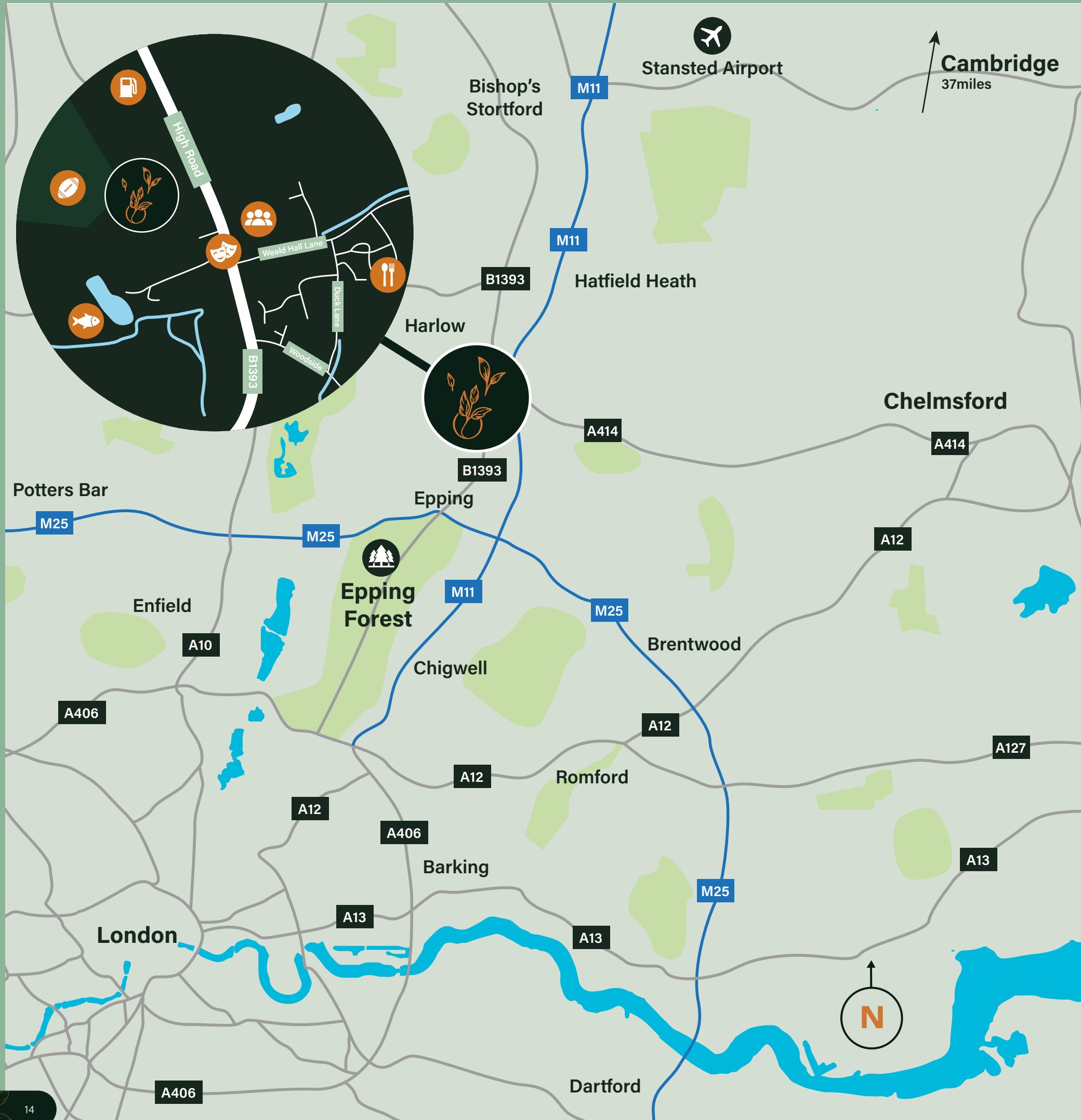


Epping St John's School





Computer generated image. Architectural detailing and finishes may vary from the illustration. Speak to a Sales Consultant for plot specific details.



The best of both worlds

As well as enjoying a position in one of the most beautiful areas of Essex, Thornwood Park is perfectly located for superb transport links.

Epping tube station is just a 6-minute drive, offering direct access into the city via the Central line. Mainline services are available from Harlow Town train station, offering routes into London and throughout East Anglia.

Junction 27 of the M25 and Junction 7 of the M11 are conveniently close by, with Stansted Airport just 21 minutes away by car.



CAR

Epping Underground Station	2 miles, 6 mins
Harlow	4 miles, 12 mins
Stansted Airport	15 miles, 21 mins
Waltham Abbey	8 miles, 23 mins
Chelmsford	17 miles, 31 mins
Cambridge	36 miles, 52 mins



BIKE

Epping Underground Station	2 miles, 12 mins
Harlow	5 miles, 24 mins
Theydon Bois Village	4 miles, 24 mins
Nazeing Village	6 miles, 28 mins
Epping Forest	6 miles, 29 mins



TUBE

London Stratford	27 mins
Liverpool Street	38 mins
London City Airport	44 mins
Canary Wharf	48 mins
Bond Street	51 mins



Petrol Station



Rugby Ground



Thornwood Springs



Kids Active Theatre Company



Thornwood Village Hall



The Cart Shed Restaurant



It's all in the detail

The elegant homes at Thornwood Park include a premium all-inclusive specification enabling you to start enjoying your home from the moment you move in. With a wide range of luxurious options to choose from, you can personalise your home and truly make it your own. Contemporary open-plan living spaces, superb bespoke designer kitchens and elegant bathrooms are all finished to the very highest standards.

Large windows provide an abundance of light throughout every home. Built with modern living in mind and designed to offer ease of maintenance, homes are well insulated to minimise heat loss, reduce running costs and CO2 emissions. Benefits include energy saving appliances, efficient heating systems and double-glazed windows helping to lower utility bills. Hyperoptic superfast broadband to each home ensures Thornwood Park is perfectly placed to remain fully connected, both inside and out.

General

- Forest oak finish doors with polished chrome ironmongery, matching door-linings, architraves and skirtings
- Choice of strip flooring to entrance hall, dining area, kitchen, cloakrooms and cupboards. Strip flooring to living area in The Maple and The Beech*
- Choice of carpets with underlay to separate living rooms, bedrooms, stairs and landings*
- Fitted mirrored wardrobes to principal bedrooms. Walk-in wardrobes to principal bedroom and bedroom 2 in The Hawthorn
- Television points to living area and principal bedroom. Telephone point typically positioned in hallway cupboard

- USB double power sockets to kitchen and principal bedroom
- Smoke alarms
- UPVC double-glazed windows and external doors
- Air Source Heat Pump system for heating and hot water
 - Radiators throughout The Hazel, The Beech and The Maple
 - Underfloor heating to ground floor and radiators to upper floors in The Oak, The Hawthorn and The Mulberry
- 7.2kW electric car charger point installed
- Solar panel system installed to all plots containing either 8 or 10 panels depending on plot. Additional 5.2kW battery for enhanced overall performance to homes with garages
- Turf to rear garden

Connectivity

- Hyperoptic superfast broadband enabled with speeds of up to 1Gbps with same day connection, subject to contract†

Construction Method

- Traditional build, brick and block construction with fully filled cavity insulation
- Ground floor: suspended or ground bearing concrete slab
- Upper floors: solid timber joists
- Roof: timber truss, pitched roof with concrete interlocking roof tiles

*Choices from Weston Homes' range and subject to stage of construction. Specification images taken from previous Weston Homes developments and are indicative.
†Terms and conditions apply, visit hyperoptic.com for details.





Homes with a difference



Designer Kitchens

- Wide choice of designer units by Oakwood Kitchens*
- Choice of quartz stone worktop with full height quartz stone splashback*
- Fascino inset stainless steel sink
- Fascino designer tap with integrated instant boiling and cold filtered water facility
- Integrated stainless steel soap dispenser
- LED lighting under kitchen wall units

The Hazel, The Maple & The Beech

Electrolux integrated appliances:

- Stainless Steel Electric Fan Oven
- Induction Hob
- Microwave
- Fridge/Freezer
- Washer/Dryer
- Dishwasher
- Stainless Steel Integrated Extractor Hood

The Oak, The Hawthorn & The Mulberry

AEG integrated appliances:

- Steambake Pyrolytic Oven
- Combiquick Microwave and Oven
- Multibrige Induction Hob 90cm
- Hob2Hood Ceiling Mounted Hood 90cm
- 2 x TwinTech No Frost Fridge Freezers
- Glasscare Dishwasher
- Integrated Warming Drawer
- Integrated Wine Cooler 60cm

Utility Rooms

The Hawthorn, The Mulberry & The Oak

- Wide choice of designer units by Oakwood Kitchens*
- Choice of quartz stone worktops with full height quartz stone splashback*
- AEG Prosense 7KG Washing Machine (freestanding)
- AEG Prosense 8KG Condenser Tumble Dryer (freestanding)

Luxurious Bathrooms & En Suites

- Fascino digitally controlled smart tap
- Smart mirror with LED lighting, shaver socket, digital clock and de-mist pad
- Bespoke vanity units with integrated storage space in a choice of three finishes*
- Luxurious black porcelain worktop with mounted RAK Ceramics basin
- Arctic white shower trays and baths in matt finish with sleek stainless steel waste cover
- RAK Ceramics Hygiene+ WC with RAKRimless™ pan and soft-close ergonomic design seat
- Fascino smart shower with digital control to shower-rooms, and/or Fascino smart bath with digital control to bathrooms
- Heated chrome towel rails
- Choice of RAK Ceramics porcelain wall and floor tile colour with polished and matt finishes*

*Choices from Weston Homes' range and subject to stage of construction. Specification images taken from previous Weston Homes developments and are indicative.



Built with passion, delivered with pride

Weston Homes was formed in 1987 by Bob Weston, establishing what has now become one of the major property developers in the South East of England. Weston Homes has built a reputation for high quality design and build standards, delivered with a passionate desire to make a genuine difference to the lives of our customers and to leave a legacy of which we are justly proud.

Continually reassessing the marketplace, Weston Homes has combined the traditional skills of house-building with the ever-expanding opportunities created by new technology. The company has taken a revolutionary approach to property development – many of our properties' components are now pre-manufactured and tested in our own carefully controlled Weston-run factory, rather than on site. This enables the efficient fitting at a late stage of construction for fixtures such as kitchen worktops, wardrobes and bathroom vanity units, which incorporate bespoke basins, storage cabinets and associated plumbing. This minimises wasted materials whilst maximising the quality of your brand new home.

Weston Homes provides properties to exceed the expectations of purchasers both in terms of quality and value for money. Projects are hugely varied, ranging from select housing developments to large-scale city apartment complexes of many hundreds of homes. As well as new-build, the company has extensive experience of refurbishment and restoration work, breathing new life into historic and Listed buildings to give new purpose to Britain's architectural heritage.



Gun Hill Park, Aldershot



Best Medium House Builder



Best Sustainable Development



Best Starter Home Scheme



Private Developer of the Year



Fritch View, Takeley



Abbey Quay, Barking



Further Reading

Expert advice from Weston Life and Style

Weston Life and Style is our online magazine established under the creative vision of award-winning newspaper editor Janice Morley, and is tailored to Weston Homes' residents and potential purchasers.

A Weston Homes property is special – expertly crafted and featuring many bespoke items and integrated smart technology as standard. Weston Life and Style will help you better understand your new home and unlock its amazing potential.

Please visit: <https://www.weston-homes.com/life-and-style/>



Fill your home with lush green plants

Discover how houseplants enhance your home's aesthetic while simultaneously purifying indoor air, with a focus on selecting the optimal plants for superior air quality.



Weston Homes is the trailblazer for energy efficient healthy homes

Explore how Weston Homes leads the charge in sustainable home development, prioritising energy-efficient materials and methods for affordable, eco-conscious living.



Give your garden a makeover

Revitalise your outdoor space with vibrant accents like patterned rugs and colourful cushions, while embracing tropical plants to create a stunning garden retreat.



Falling under the spell of Gun Hill Park

Discover the transformation of the former Cambridge Military Hospital, which has been revived into elegant residences, preserving its rich history and creating a cherished community.



A fabulous rug is a life changer

Your new home from Weston Homes, with its classy wooden floors, is crying out for a rug or two, to add that welcome soft touch and create a cosy ambience.



Curtains and blinds – your big design opportunity

Discover stylish window dressing options recommended by interior experts for privacy and personalisation.



Create an atmosphere with mood lighting

Explore the array of lighting choices to complement your Weston Homes interiors, from energy-efficient LEDs to stylish fixtures and smart lighting solutions, allowing you to create the perfect ambience for work or relaxation.



You know when you have found it

Happy Weston Homes purchaser, Eliza cherishes her first home at 1023 West, Brentwood, where she enjoys mesmerising sunsets and has curated a stylish, functional space reflecting her practicality and taste.





Our commitment to our customers

The entire Weston Homes team is committed to providing you, our customers, with quality homes.

We are working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment that you make your reservation, to the day you move in and beyond.

No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our customer charter and the 'New Homes Quality Code'. Copies of the 'New Homes Quality Code' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Each property is quality checked and commissioned by our dedicated Customer Care team before handover to its new owner.

Your home will come with a 10-year new homes warranty which includes:

- Deposit protection from exchange of contracts
- A two-year builder warranty from legal completion directly with Weston Homes, backed by the resolution service
- Eight years of structural defects insurance cover

For more details, please speak to the sales consultant.



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(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibilities and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The information contained in this brochure is for guidance only. Weston Homes Plc operates a policy of continuous product development and features may therefore vary from time to time. Floor plans and dimensions can only be given as a

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