



THORNWOOD
PARK
E P P I N G

The House Collection

WELCOME TO

THORNWOOD PARK

Introducing Thornwood Park, a signature collection of 3, 4 and 5 bedroom perfectly crafted houses with a premium, fully inclusive specification. Designed around tree lined streets and sat beside a new 4.7 acre park and community orchard.

Be at the start of something special.

Weston
Homes



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



Site Plan

3 Bedroom Homes

THE HAZEL
Plots 15, 16(h), 17(h) & 41

4 Bedroom Homes

THE BEECH
Plots 8, 10(h), 18, 19(h), 33(h) & 34

THE MAPLE
Plots 11, 12(h), 26, 27(h), 31, 32(h), 46, 47 & 48(h)

THE OAK
Plots 9, 14, 29, 30, 51(h), 52(h), 53(h), 54(h) & 55(h)

5 Bedroom Homes

THE HAWTHORN
Plots 13, 23(h), 28(h), 35(h), 44, 49 & 56

THE MULBERRY
Plots 45 & 50(h)

Affordable Homes



(h) - Handed Plot

Site plan is not to scale and is intended for illustrative purposes only. All road and paving surface colours and landscaping are indicative and layouts are given as a guide only. Roof finishes may vary from the illustration.



THORNWOOD
PARK

Thornwood Park is located on the edge of the hamlet of Thornwood near Epping, Essex. A new park is being created which includes an extensive number of trees and a community orchard for all to enjoy. With a wide range of 3, 4 and 5 bedroom houses, there is something for everyone.



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The Hazel

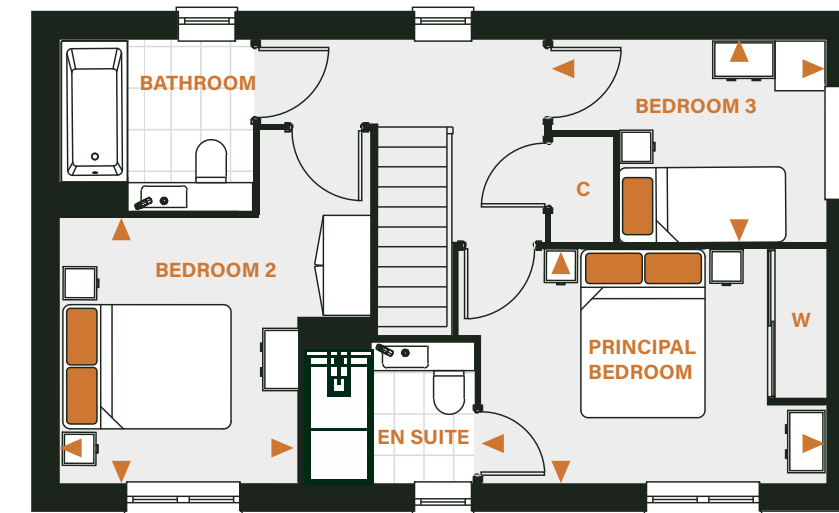
3 bedroom detached home

Plots: 15, 16(h), 17(h) & 41
Type C

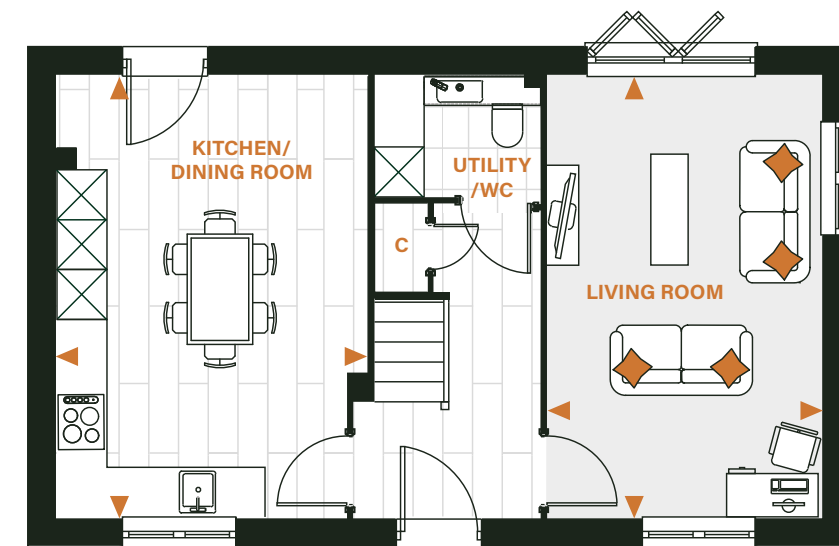
A luxurious and inviting double fronted three-bedroom home with contemporary finishes designed with you in mind. The light-filled open-plan kitchen and dining area with designer units, integrated appliances and stone worktops provide the very best in modern day living. The separate living room offers a perfect haven for relaxation, seamlessly connecting to the rear garden through bi-fold doors. On the first floor, three generous bedrooms include luxurious flooring throughout, with the principal bedroom featuring a mirrored fitted wardrobe and a high tech en suite bathroom.

KITCHEN/DINING ROOM	5.4m x 3.7m	17'9" x 12'1"
LIVING ROOM	5.4m x 3.2m	17'9" x 10'7"
UTILITY	1.6m x 2.1m	5'3" x 6'10"
PRINCIPAL BEDROOM	2.8m x 4.0m	9'2" x 13'1"
BEDROOM 2	3.3m x 2.9m	10'10" x 9'7"
BEDROOM 3	2.6m x 3.1m	8'4" x 10'4"
TOTAL AREA	99.1m²	1066ft²

FIRST FLOOR



GROUND FLOOR



Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Furniture is located in indicative positions.

(h) - Handed plots, C - Cupboard, W - Wardrobe. Dimensions taken from ▶



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

The Maple

4 bedroom detached home

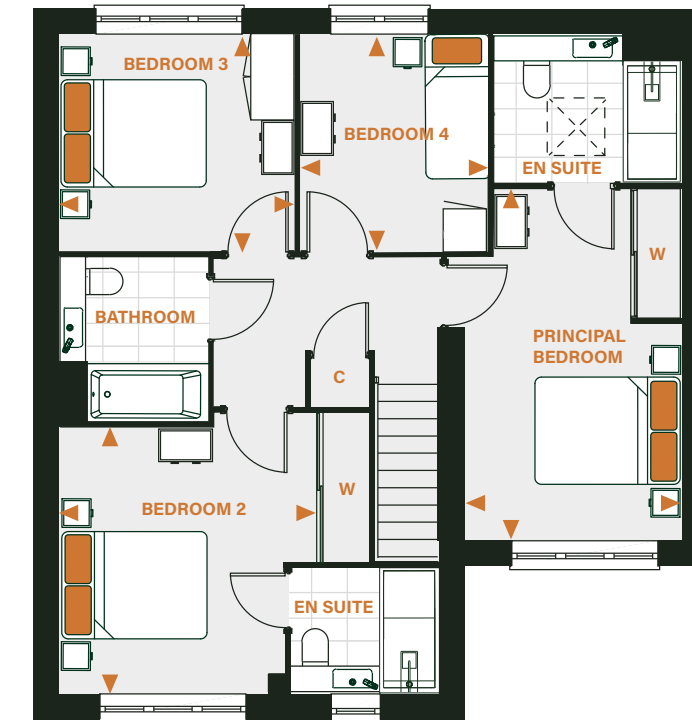
Plot: 46

Type E

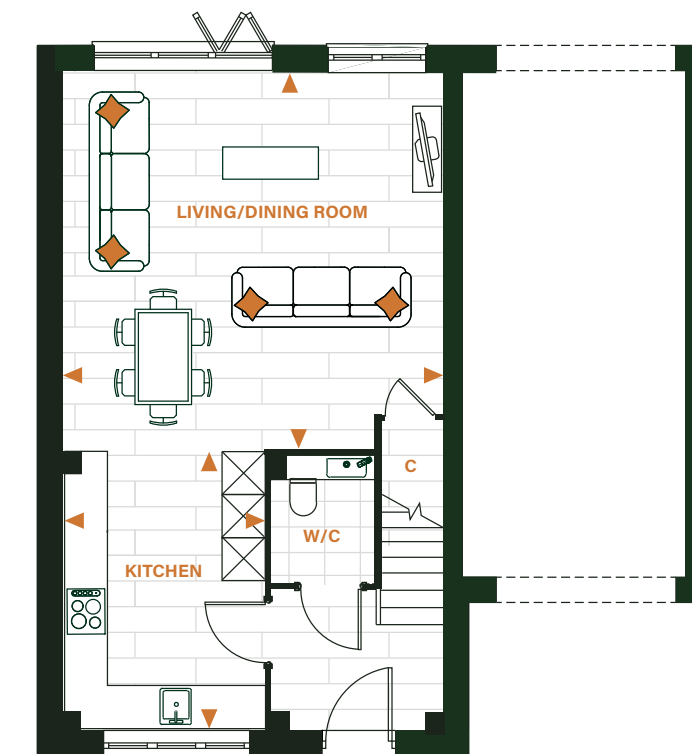
With a perfectly crafted interior, The Maple, a contemporary and stylish home showcases a welcoming open-plan living and dining space with bi-fold doors to the rear garden providing the ideal place to relax and entertain. Four generously-sized bedrooms include luxurious flooring throughout, with the principal bedroom featuring a mirrored fitted wardrobe and a state-of-the-art en suite bathroom. An en suite to the second bedroom is perfect for visiting guests and there is a separate family bathroom.

KITCHEN	2.8m x 3.9m	9'2" x 12'9"
LIVING/DINING ROOM	5.4m x 5.2m	17'9" x 17'2"
PRINCIPAL BEDROOM	3.0m x 4.9m	9'9" x 16'0"
BEDROOM 2	3.3m x 3.5m	10'8" x 11'6"
BEDROOM 3	3.4m x 3.1m	11'1" x 10'3"
BEDROOM 4	2.6m x 3.1m	8'7" x 10'3"
TOTAL AREA	122.7m ²	1320.6ft ²

FIRST FLOOR



GROUND FLOOR



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(h) - Handed plots, C - Cupboard, W - Wardrobe, ☒ - Velux window. Dimensions taken from ▶



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The Maple

4 bedroom semi-detached home

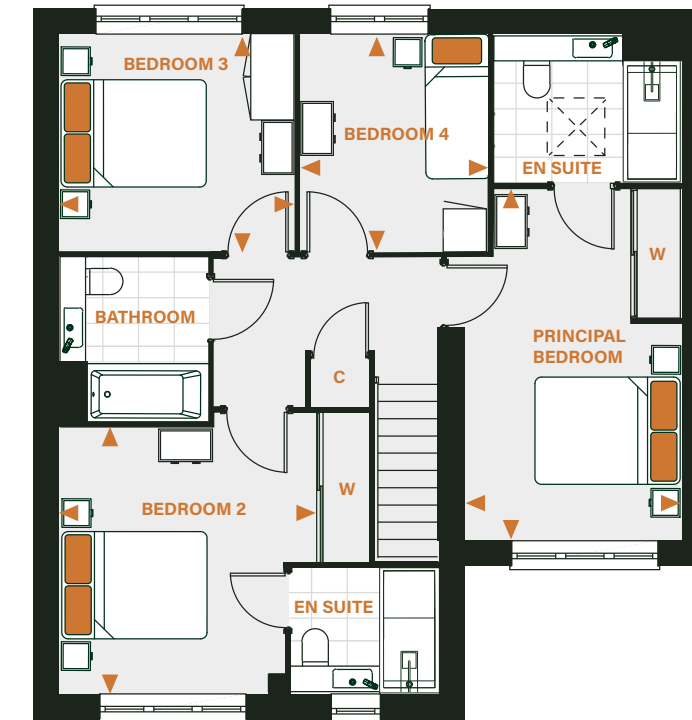
Plots: 11, 12(h), 26, 27(h), 31, 32(h), 47 & 48(h)

Type E

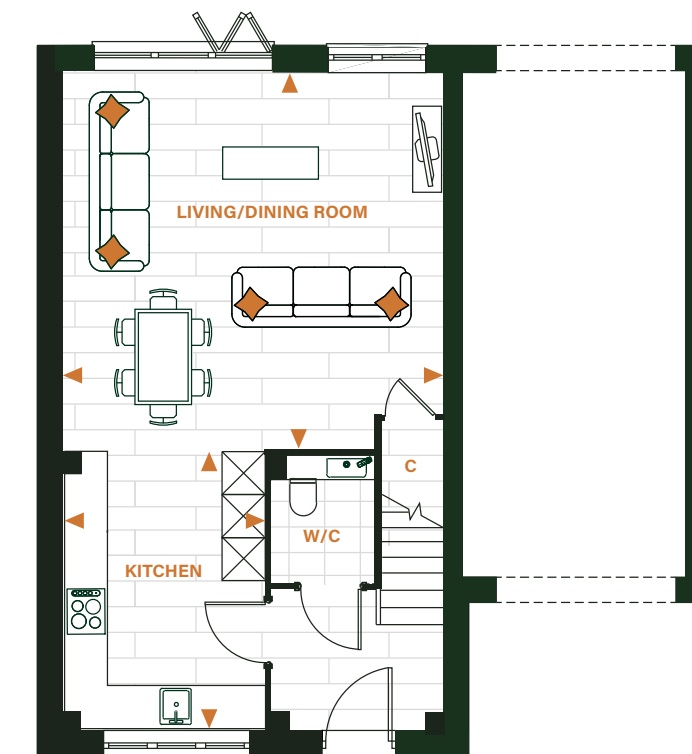
With a perfectly crafted interior, The Maple, a contemporary and stylish home showcases a welcoming open-plan living and dining space with bi-fold doors to the rear garden providing the ideal place to relax and entertain. Four generously-sized bedrooms include luxurious flooring throughout, with the principal bedroom featuring a mirrored fitted wardrobe and a state-of-the-art en suite bathroom. An en suite to the second bedroom is perfect for visiting guests and there is a separate family bathroom.

KITCHEN	2.8m x 3.9m	9'2" x 12'9"
LIVING/DINING ROOM	5.4m x 5.2m	17'9" x 17'2"
PRINCIPAL BEDROOM	3.0m x 4.9m	9'9" x 16'0"
BEDROOM 2	3.3m x 3.5m	10'8" x 11'6"
BEDROOM 3	3.4m x 3.1m	11'1" x 10'3"
BEDROOM 4	2.6m x 3.1m	8'7" x 10'3"
TOTAL AREA	122.7m ²	1320.6ft ²

FIRST FLOOR



GROUND FLOOR



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(h) - Handed plots, C - Cupboard, W - Wardrobe, ☒ - Velux window. Dimensions taken from ▶



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The Beech

4 bedroom detached home

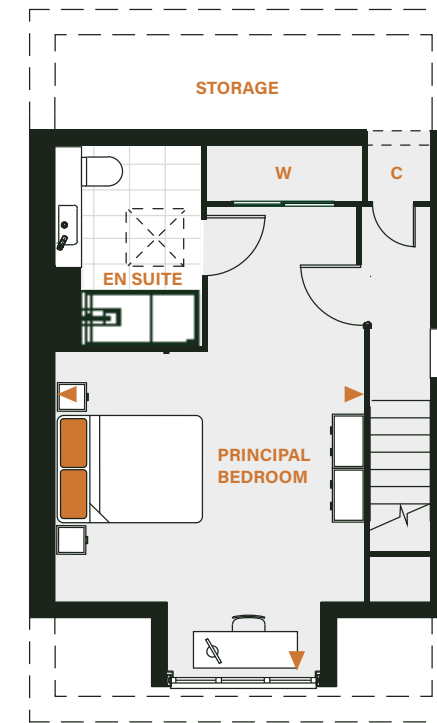
Plots: 8, 10(h), 18, 19(h), 33(h) & 34

Type F

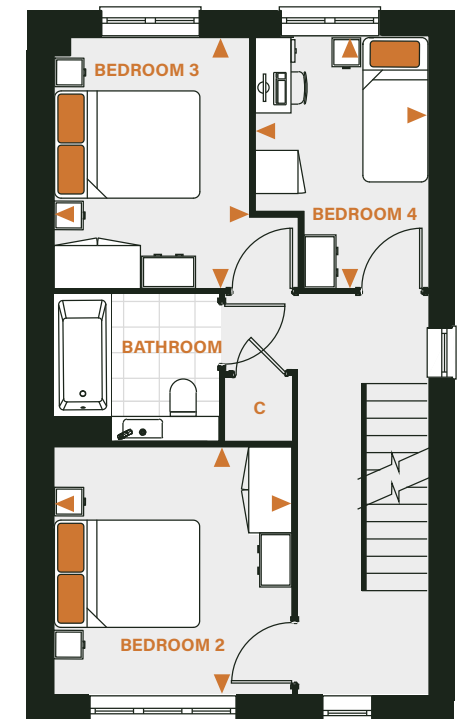
Enjoy luxurious living in The Beech, a detached four-bedroom home across three floors, offering an inviting open plan living and dining space with bi-fold doors leading to the rear garden, providing the perfect relaxation area. The stylish designer kitchen includes a range of fully integrated appliances including stone worktops. On the first floor, discover luxury in the three spacious bedrooms with flooring throughout and a modern high tech bathroom. Explore the spacious principal bedroom occupying the entire second floor, featuring a mirrored fitted wardrobe and modern en suite bathroom, as well as an area ideal for working from home.

KITCHEN	2.8m x 3.8m	9'2" x 12'7"
LIVING/DINING ROOM	5.4m x 5.2m	17'9" x 17'2"
PRINCIPAL BEDROOM	6.9m x 4.3m	22'9" x 14'2"
BEDROOM 2	3.4m x 3.4m	11'2" x 11'3"
BEDROOM 3	2.8m x 3.5m	9'4" x 11'7"
BEDROOM 4	2.5m x 3.5m	8'3" x 11'7"
TOTAL AREA	135m²	1453.5ft²

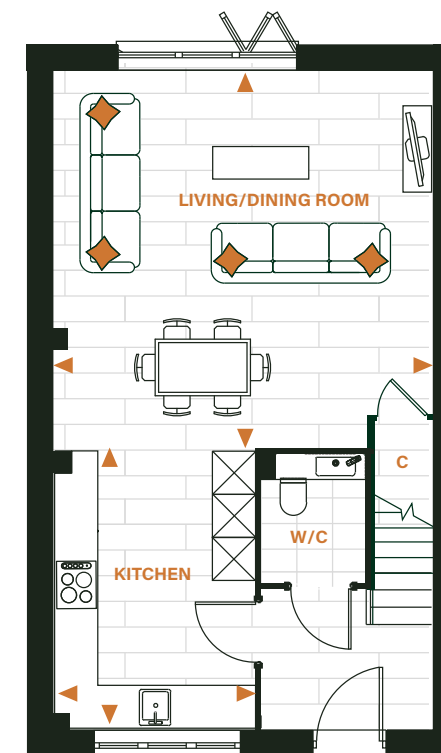
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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(h) - Handed plots, C - Cupboard, W - Wardrobe, ☒ - Velux window. Dimensions taken from ▶



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The Oak

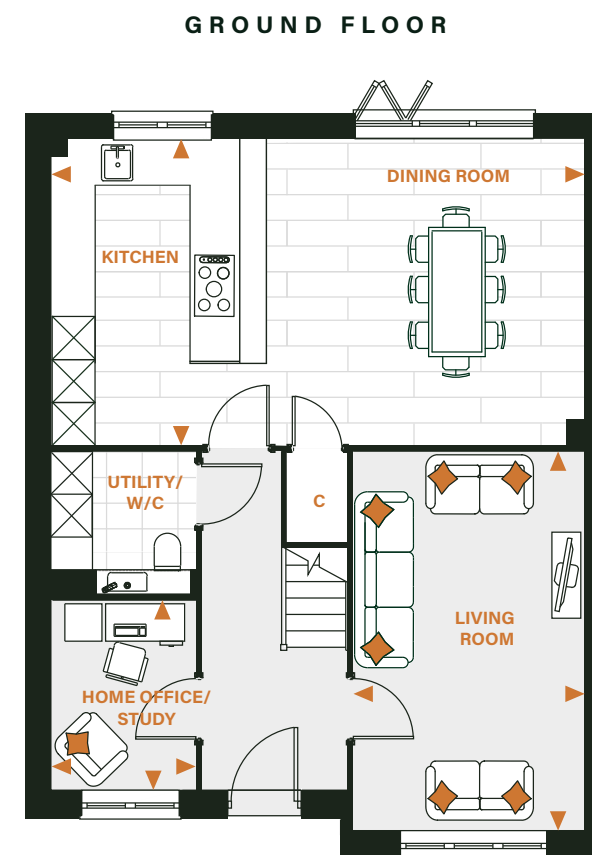
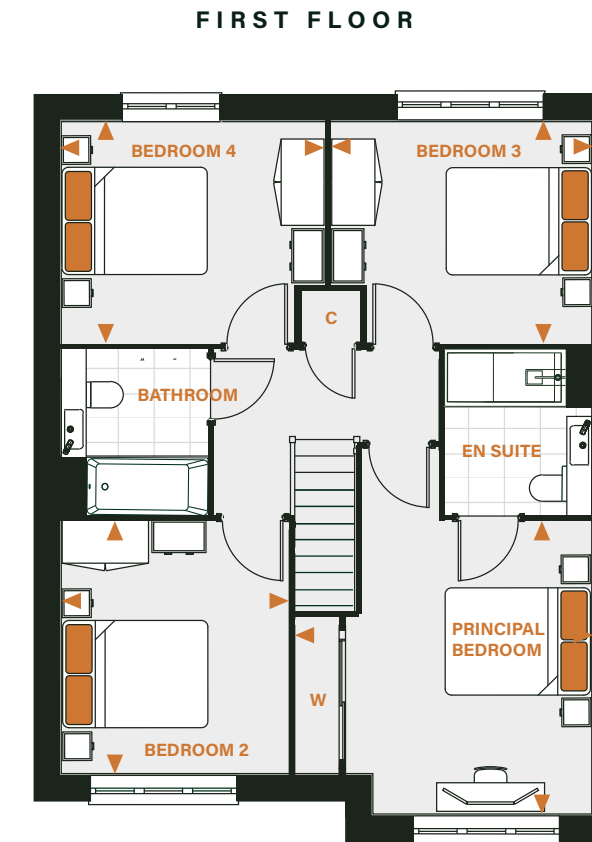
4 bedroom detached home

Plots: 9, 14, 29, 30, 51(h), 52(h), 53(h), 54(h) & 55(h)

Type G

The Oak provides the perfect home for family living with an uncompromising premium specification evident throughout. On the ground floor, bi-fold doors lead to the garden from the kitchen/dining area, and the separate living room offers a perfect haven for relaxation. The study is ideal for home working or use as a playroom. On the first floor, there are four double bedrooms, one with an en suite, and a family bathroom.

KITCHEN/DINING ROOM	7.4m x 4.0m	24'3" x 13'1"
LIVING ROOM	3.0m x 5.4m	10" x 17'8"
HOME OFFICE/STUDY	2.0m x 2.9m	6'10" x 9'9"
PRINCIPAL BEDROOM	4.2m x 4.0m	13'9" x 13'1"
BEDROOM 2	3.2m x 3.5m	10'5" x 11'7"
BEDROOM 3	3.7m x 3.1m	12'1" x 10'2"
BEDROOM 4	3.7m x 3.1m	12'1" x 10'2"
TOTAL AREA	138.8m ²	1494ft ²



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(h) - Handed plots, C - Cupboard, W - Wardrobe. Dimensions taken from ▶



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The Hawthorn

5 bedroom detached home

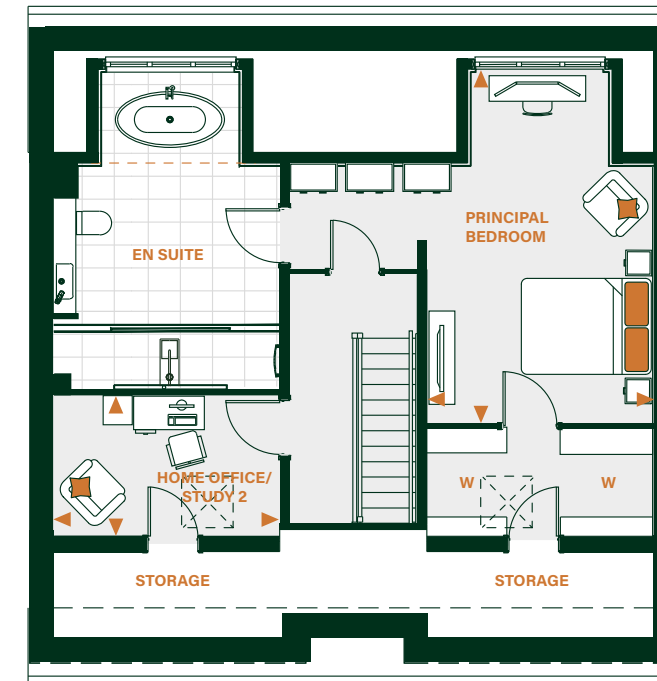
Plots: 13, 23(h), 28(h), 35(h), 44, 49 & 56

Type H

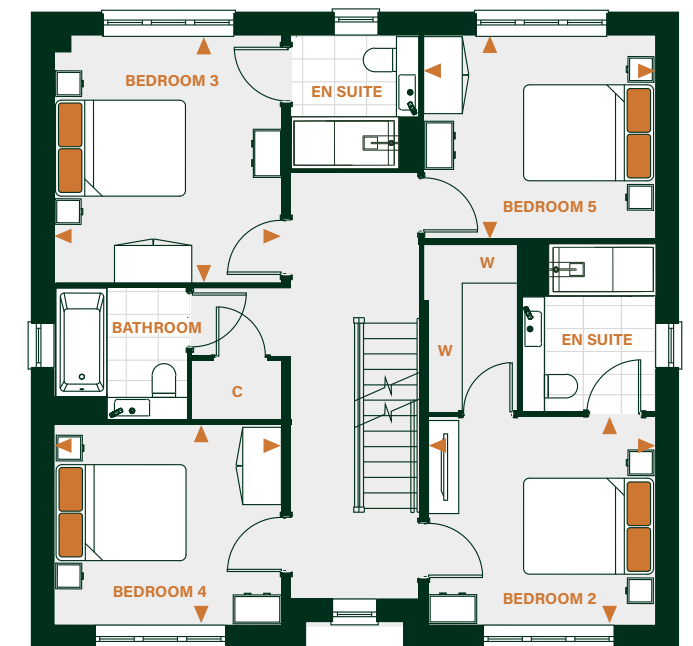
This exemplary double fronted detached home oozes charm and character. On the ground floor the open-plan designer kitchen, living and dining area includes a range of fully-integrated appliances, breakfast bar and bi-fold doors to the garden. The living room is perfect for cosy nights and a separate study is ideal for use as a den. The first floor has a four double bedrooms, two with en suites, and a family bathroom. Bedroom two features a generous dressing room. The impressive second floor features a spacious principal bedroom, luxurious en suite with freestanding bath and separate shower, walk-in wardrobe and private study.

KITCHEN/DINING ROOM	9.2m x 4.0m	30'4" x 13'1"
LIVING ROOM	3.5m x 5.1m	11'6" x 16'7"
HOME OFFICE/STUDY 1	3.5m x 3.0m	11'6" x 9'9"
HOME OFFICE/STUDY 2	3.5m x 2.2m	11'6" x 7'3"
UTILITY	1.9m x 2.0m	6'4" x 6'8"
PRINCIPAL BEDROOM	3.5m x 5.4m	11'6" x 17'10"
BEDROOM 2	3.5m x 3.1m	11'6" x 10'2"
BEDROOM 3	3.5m x 3.8m	11'6" x 12'7"
BEDROOM 4	3.5m x 3.1m	11'6" x 10'2"
BEDROOM 5	3.5m x 3.2m	11'6" x 10'6"
TOTAL AREA	233.5m²	2513.5ft²

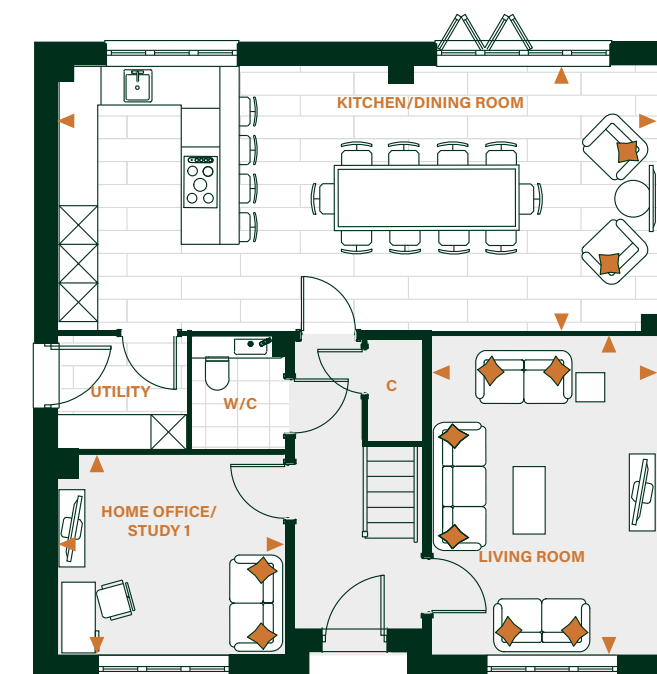
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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(h) - Handed plots, C - Cupboard, W - Wardrobe, ☒ - Velux window, --- - Raised platform. Dimensions taken from ▶



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The Mulberry

5 bedroom detached home

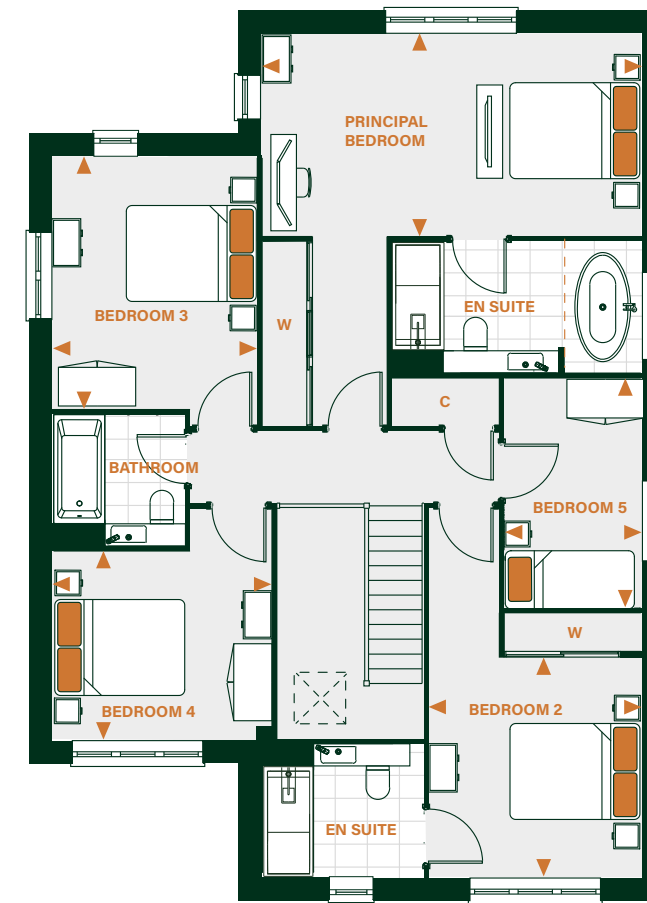
Plots: 45 & 50(h)

Type J

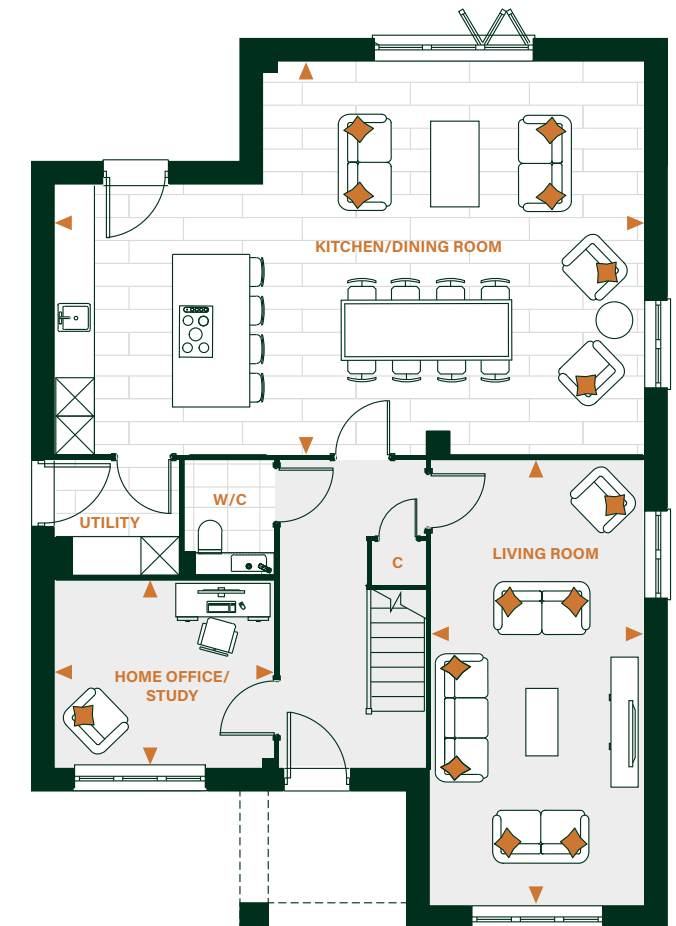
The Mulberry is a home you are sure to fall in love with. This impressive home with double garage features a welcoming open plan kitchen, family and dining area, fully integrated appliances, feature island/breakfast bar and bi-fold doors to the garden. The comfortable living room is ideal for relaxing and a separate study is the perfect retreat for home working or use as a hobby room. On the first floor the principal bedroom has a hotel-style en suite with a separate bath and shower. Four additional bedrooms, two with en suites, and a family bathroom make this the perfect home to suit you.

KITCHEN/DINING ROOM	9.1m x 5.9m	30'0" x 19'5"
LIVING ROOM	3.3m x 7.0m	10'0" x 23'0"
HOME OFFICE/STUDY	3.6m x 2.7m	12'0" x 9'0"
UTILITY	2.1m x 2.1m	6'9" x 6'9"
PRINCIPAL BEDROOM	5.9m x 3.2m	19'5" x 10'4"
BEDROOM 2	3.4m x 4.0m	11'0" x 13'2"
BEDROOM 3	3.2m x 3.8m	10'5" x 12'5"
BEDROOM 4	3.6m x 3.0m	12'0" x 10'0"
BEDROOM 5	2.2m x 3.7m	7'11" x 12'0"
TOTAL AREA	206.9m ²	2226.8ft ²

FIRST FLOOR



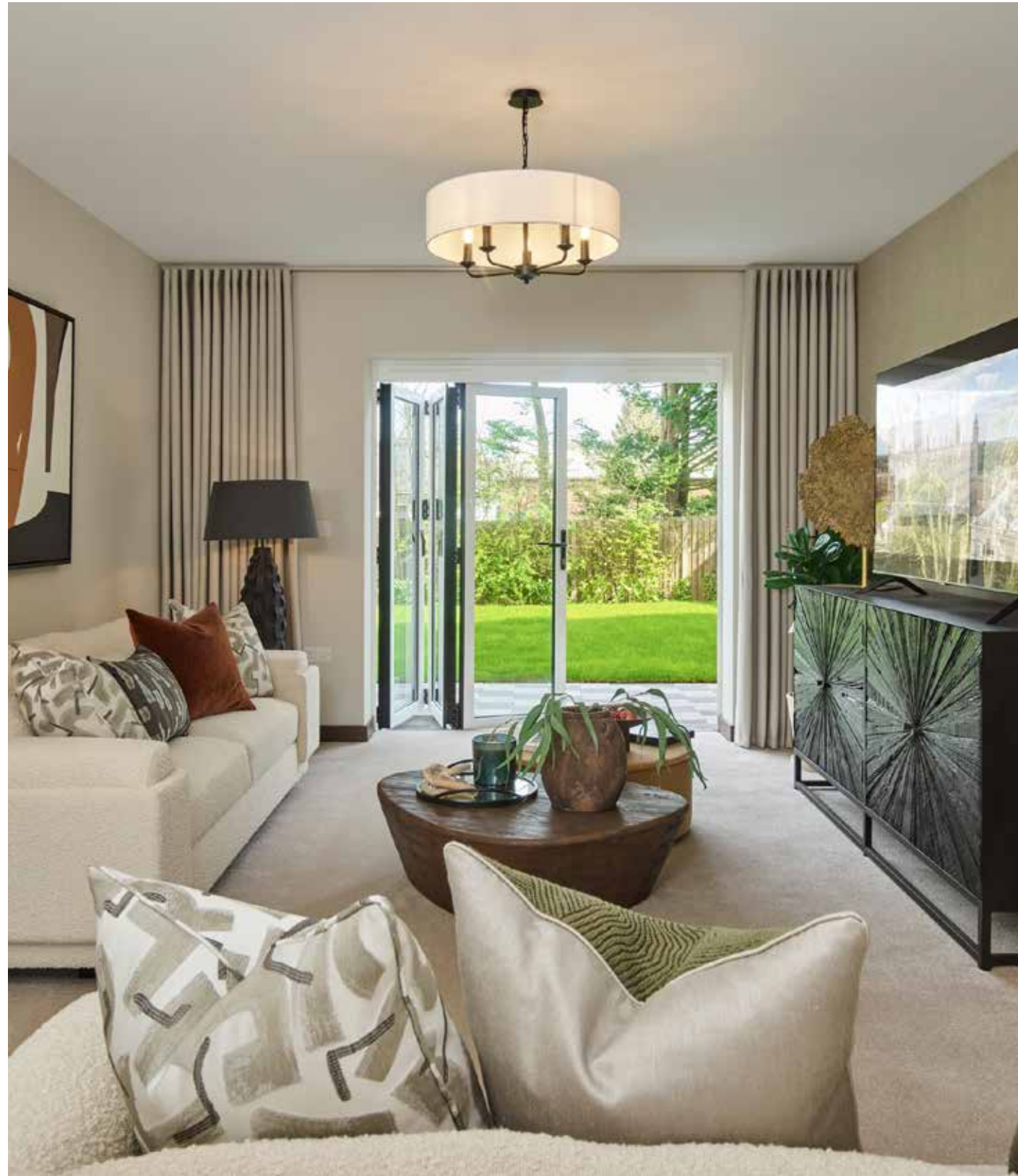
GROUND FLOOR



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(h) - Handed plots, C - Cupboard, W - Wardrobe, ☒ - Velux window, --- - Raised platform. Dimensions taken from ▶





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