



CARPENTERS

Y A R D



THORNWOOD
EPPING FOREST

A **gs8** NEIGHBOURHOOD

Building planet-positive
neighbourhoods fit for the future



CARPENTERS

Y A R D

A **gs8** NEIGHBOURHOOD



Carpenters Yard is a peaceful haven nestled in Thornwood, Epping Forest.

A collection of design-led two, three and four bedroom homes from gs8's multi-award-winning team, this beautifully designed, planet positive neighbourhood redefines regenerative living.

We are the UK's largest development to offer no home energy bills for five years, in partnership with Octopus Energy.*

With an on-site fitness studio, local café and grocery store, a reuse and DIY Centre, and outdoor spaces including forest play areas, walking trails, and a wildlife pond, Carpenters Yard has been thoughtfully designed to bring nature and community together.

Enjoy a new lease of life surrounded by the breathtaking Epping Forest, two miles from the historic charm, independent shops, and local spirit of Epping. With connections to London in under 27 minutes on the Central Line you can enjoy life in the country with all the convenience of the city.

This is a rare opportunity to live differently – in a place that is rooted in the present and builds a better future for us all.

*Zero Bills is powered by Octopus Energy via Eclipse Power Optimise Thornwood Limited. Limits, Terms & Conditions and exclusions apply. See optimisemicrogrid.co.uk



ZERO BILLS

Computer Generated Images (CGIs) and photography used throughout the brochure is indicative and subject to change.



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OUR STORY

At gs8 we build differently.

Market leaders in regenerative development, we build planet positive neighbourhoods.

These are homes we can be proud to leave as a legacy to the next generation.

Homes built for now and for the future.



OUR REGENERATIVE PROMISE

We design places which have a positive impact on both planet and people.

Carbon

We go beyond 'low-carbon' or 'net zero carbon'. Our neighbourhoods store more carbon in their materials and landscaping than they create over their lifetime – what we define as 'carbon negative'. This is a remarkable goal and it has resulted in remarkable homes.

Biophilic

We act from a love of nature, enhancing existing habitats, increasing biodiversity by at least 40% (far above the minimum required) and connecting people to nature, for significantly improved wellbeing.

Waste

Our neighbourhoods are created with zero waste (excluding hazardous materials) where every usable material is repurposed, no skips are used and new materials are carefully sourced locally to minimise waste wherever possible. We conserve resources, approaching construction with a circular rather than extractive mindset.

Energy

All new homes claim to be efficient but we maximise every possible opportunity for efficiency, creating homes that naturally require very little heating or cooling. As a result, all your energy needs are met annually by our integrated photovoltaic (PV) panels and heat pumps.

Social

We listen to the local community when planning our neighbourhoods, creating shared spaces that foster camaraderie, friendship and family life, such as our pioneering reuse and DIY centre and our proposed café and grocery store.

Wellbeing

We believe our homes should be havens. We avoid toxic or synthetic materials that have been linked to poor health and we are promoting wellbeing with forest play areas, community allotments, fitness equipment and walking trails.

Connected

We link up our neighbourhoods to their surroundings with footpaths, cycle lanes, public transport and roads, providing residents with car parking as well as electric car and bicycle clubs for sustainable travel options and convenience.

Quality

We don't cut corners, prioritising quality and durability to create places that endure, require little maintenance and that people love to come home to.

Planet-positive

neighbourhoods



No energy bills. For five years. Guaranteed.

We are the UK's largest development to offer no home energy bills for five years, in partnership with Octopus Energy.

Zero Bills is the world's first smart tariff powered by Octopus Energy, helping you live in comfort with no energy bills for your home, guaranteed for at least five years.

Your Zero Bills home is built with best-in-class energy efficiency and a combination of low-carbon technology, including solar panels, heat pumps, and a community microgrid.

Zero Bills includes a generous Fair Use Allowance, set at approximately double your home's expected electricity use across the year – meaning you won't be charged unless your usage is exceptionally high. Just a heads-up: EV charging is billed separately at the Intelligent Octopus Go unit rate.

ZERO BILLS

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A unique location

Carpenters Yard is situated in the village of Thornwood, two miles north of the historic market town of Epping.

Immersed within Epping Forest, yet only 27 minutes into London on the Central Line from Epping, at Carpenters Yard you can breathe in the nature on your doorstep and stay connected to the hustle and bustle of city life.



DINING

- 1 The Black Lion
- 2 Funky Monk
- 3 Fred and Doug's
- 4 KG Coffee
- 5 GAIL'S Bakery
- 6 Haywards
- 7 Yakimono Robata
- 8 Wildwood



SHOPPING

- 9 Epping Market
- 10 Church's Butchers
- 11 M&S Simply Food
- 12 Coles Menswear
- 13 Tesco
- 14 Rosewood Pharmacy & Beauty



NATURE

- 15 Thornwood Common
- 16 Thornwood Nature Reserve
- 17 Thornwood Springs Trout Fishery
- 18 Wintry Wood
- 19 Epping Forest



SPORTS & LIFESTYLE

- 20 Epping Upper Clapton Rugby and Football Club
- 21 Epping Golf Course
- 22 Hobbs Cross Golf Centre
- 23 Theydon Bois Golf Course
- 24 Epping Music School



A PLACE CONNECTED TO NATURE

Carpenters Yard is located in the village of Thornwood, a rural retreat with a thriving arts, social and sports scene.

Our homes are situated in the heart of the village, with direct access to Thornwood Common, a local park with a children's play area, nature conservation area, and playing field.

Below: Thornwood Common



To the south of Thornwood, a 10 minute walk from Carpenters Yard, you can find *Wintry Wood*, the northern expanse of the ancient Epping Forest.

To the east of the village lies a *wildflower meadow* and a local fishery (*Thornwood Springs*), whilst to the north you can find the playing fields of *Epping Rugby and Football Clubs*.



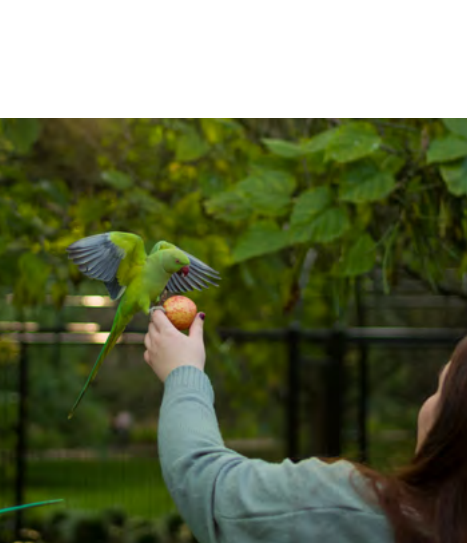
Thornwood Springs

LOCAL ACTIVITIES FOR THE WHOLE FAMILY

Take a picnic and explore over 284 kilometres of woodland paths within the legendary *Epping Forest*.



Expand your wilderness skills with a local *Scouts and Girlguiding* troop as a member (ages 6–14) or a volunteer.



Interact with rescued and rehomed exotic animals at the mini zoo in Epping, *Get To Know Animals*.

Hone your skills or pick up a new hobby at *Epping, Theydon Bois* and *Hobbs Cross Golf Courses*.



Make the most of the spa, pool, gym and tennis facilities at *David Lloyd Chigwell*.



Take a journey aboard a heritage steam train along the *Epping Ongar Railway*.



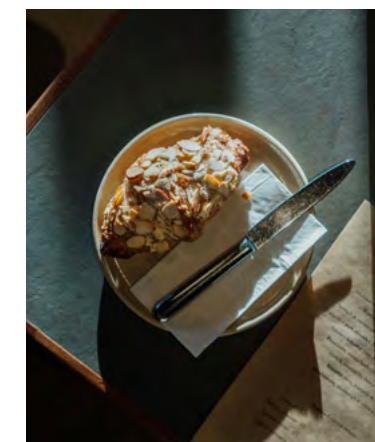
HISTORIC MARKET TOWNS & VILLAGES TO EXPLORE

With independent boutiques, ancient pubs and charming high streets, there is an abundance of places to discover around Carpenters Yard.

Enjoy a pint at local pub *The Black Lion*, sample classic British cuisine at the *Funky Monk*, indulge in a fine dining experience at the award-winning *Haywards*, or treat yourself to sushi and cocktails at *Yakimono Robata*.



Sip a cold beer at *The King's Head* in North Weald Bassett, one of the oldest pubs in Essex.



Catch-up with old friends at local independent cafés such as *KG Coffee* or *Fred & Doug's*.



Peruse the stalls of *Epping Market*, a weekly farmers' market with local produce and makers to discover.



AMENITIES ON YOUR DOORSTEP

A bustling market town, Epping has everything you need to thrive.



A selection of our local shops and stores:



Post Office

Epping Post Office
277 High Street
Epping CM16 4DA



Groceries

M&S Simply Food
237-243 High Street
Epping CM16 4BP



Dentist

Crofts Dental Practice
2 St John's Road
Epping CM16 5DN



Butchers

Church's Butchers
224 High Street
Epping CM16 4AQ



Pharmacy

Rosewood Pharmacy & Beauty
283-284 High Street
Epping CM16 4DA



Library

Epping Library
St John's Road
Epping CM16 5DN



Doctor

High Street Surgery Epping
301 High Street
Epping CM16 4DA



Veterinary

All Paws Vets
Second Avenue
Harlow CM20 3DT

Carpenters Yard is conveniently situated with excellent underground (Central Line), overground and motorway links (M11 and M25) all within a four mile radius.



Our electric car and bicycle club

To help with shorter journeys, exploring the local area or weekends away, gs8's ongoing partnership with Nissan provides residents with sole use of four EVs. We have also invested in a bespoke selection of electric bicycles in partnership with Volt. Residents can book their preferred transport method through an app with no rental fees.



Indicative CGI

CARPENTERS
YARD

BICYCLE		Epping Station 12 minutes	North Weald Bassett 12 minutes	Harlow 23 minutes	Theydon Bois 23 minutes		
DRIVE		Epping Station 6 minutes	Epping Golf Club 8 minutes	Theydon Bois 12 minutes	Harlow Town Station 14 minutes	Stansted Airport 20 minutes	Cambridge 58 minutes
EPPING Central Line		Stratford 27 minutes	London Liverpool Street 37 minutes	Canary Wharf 42 minutes	London City Airport 46 minutes	Bond Street 49 minutes	
HARLOW TOWN National Rail		Stansted Airport 17 minutes	London Liverpool Street 30 minutes	Stratford 35 minutes	Cambridge 39 minutes		

Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk



A FIRST CLASS EDUCATION

Whether you have children entering reception in September, teenagers sitting their GCSEs or are simply planning for the future, parents are spoilt for choice at Carpenters Yard with a range of excellent primary, secondary, grammar and independent schools just a short drive away.

PRIMARY

Epping Primary School
Ofsted: Good
Distance: 2.2 miles

Ivy Chimneys Primary School
Ofsted: Good
Distance: 2.8 miles

Hare Street Community Primary School & Nursery
Ofsted: Outstanding
Distance: 4.4 miles

Hereward Primary School
Ofsted: Outstanding
Distance: 6.4 miles

SECONDARY

Mark Hall Academy
Ofsted: Good
Distance: 4.7 miles

Burnt Mill Academy
Ofsted: Good
Distance: 5 miles

Debden Park High School
Ofsted: Outstanding
Distance: 6.9 miles

Davenant Foundation School
Ofsted: Good
Distance: 6.9 miles

GRAMMAR

King Edward VI Grammar School
Ofsted: Outstanding
Distance: 16.9 miles

Chelmsford County High School for Girls
Ofsted: Outstanding
Distance: 17.1 miles

INDEPENDENT

Oaklands School
Ofsted: Outstanding
Distance: 7.7 miles

Chigwell School
ISI: Excellent
Distance: 8.5 miles

Bancroft's School
ISI: Excellent
Distance: 8.9 miles

Brentwood School
ISI: Excellent
Distance: 14 miles

Designed for community

Conceived with community at its core, every element of Carpenters Yard has been considered to create a thriving neighbourhood, with green public spaces where nature and people come together in harmony.





Indicative CGI

THOUGHTFUL, COMMUNITY-LED DESIGN

Designed through engagement with local residents, Carpenters Yard has direct access onto Thornwood Common, extending the village's existing green space with a network of verdant, pedestrianised streets, native planting, forest play and a new community pond.

- 1 New bus stop
- 2 Residents' parcel room
- 3 Local café and grocery store
- 4 Thornwood Common
- 5 Thornwood Nature Reserve
- 6 Play street
- 7 Trail garden
- 8 Allotments
- 9 Lakeshore Lodge
 - Fitness studio
 - Reuse and DIY centre
 - The Hub
 - Parish Council Office
- 10 Willow Pond



Sun on your face. Grass under your feet.
Fresh air in your lungs. Nature takes centre
stage within Carpenters Yard, helping
residents to relax, decompress and play.



Biodiversity

Our landscape isn't just good for people, it provides a home for insects, animals and plants. Through regenerative design, we aim to increase the biodiversity in the area by at least 40%, far above the minimum required.



Willow Pond and yoga deck

A regenerated green feature for the village of Thornwood, filled with darting carp and surrounded by a variety of native wetland planting, the Willow Pond is a place for the community to gather and watch the wildlife go by. Soak up the sun, stretch out on the yoga deck or stroll along a perimeter walking trail.





Foraging and allotments
Native, edible planting provides opportunities for fruit picking and foraging for residents whilst community allotments allow green-thumbed residents to grow their own vegetables.



Indicative CGI



Indicative CGI

Woodland play
Wander along our trail garden where children can play freely over ten different forest play areas, all utilising natural materials such as logs and soft bark chippings.



Local café and grocery store

With an open-air terrace and views onto Thornwood Common and nature reserve, this bright commercial space is envisaged as a community-led café and grocery store*. Run in partnership with a local operator, it will serve Carpenters Yard residents and the wider area, creating a new social centre for Thornwood village.



The Hub

Located on the waterfront, The Hub provides residents with a flexible space to book at their leisure. Be it a birthday or business meeting or pop-up event, it is a blank canvas for your big ideas.



*To be confirmed on appointment of supplier

Fitness studio

Our on-site gym for residents overlooks the Willow Pond and is equipped with state-of-the-art Technogym cardio and strength training equipment. Whether you are working towards your first 5k or fifth marathon, rehabbing an injury or aspiring to break your bench press, it is here to help you achieve your fitness goals.



Indicative CGI

Designed to promote a sharing community and to reduce waste, our reuse and DIY Centre is an innovative space, unique to gs8 neighbourhoods.

Based on the concept of a 'Library of Things', this is a space for residents to store and share infrequently used items from lawnmowers and high chairs to puppy pens and books.

With a woodworking bench and bike repair station, it also provides residents with all the necessary tools to make, repair or up-cycle to their heart's content.





Built with the modern world in mind

At Carpenters Yard we're proud to say that we've built beautiful homes – spaces in which our residents are excited to eat, sleep, work and live – and we've built them with the planet and your peace of mind at the forefront of our thinking.

Our RIBA award-winning architects have crafted homes that are uniquely efficient, resilient to changes in the climate and with fitted kitchens, bathrooms and flooring that have a timeless appeal.



Indicative CGI



Functional beauty
Careful consideration has been given to how our homes are used. Ample storage in the loft, outside and in the hall ensures living areas can be kept clutter-free. Work-from-home spaces, be that a fold-away desk or designated office, allow residents to balance home and work in comfort.

ARCHITECT
SPOTLIGHT



boehm lynas

“Even though we’ve won awards, the most gratifying aspect for me personally, has been seeing the impact on the local community of something we’ve worked so hard on for so long.”

Michael Lynas

We are proud to work with leading architecture firm, Boehm Lynas who pride themselves on thoughtful, future-proofed housing, providing peaceful havens for residents.

gs8 and Boehm Lynas have worked closely together for the past ten years and won three RIBA awards for their most recent collaboration in Walthamstow, The Arbour.



Indicative CGI



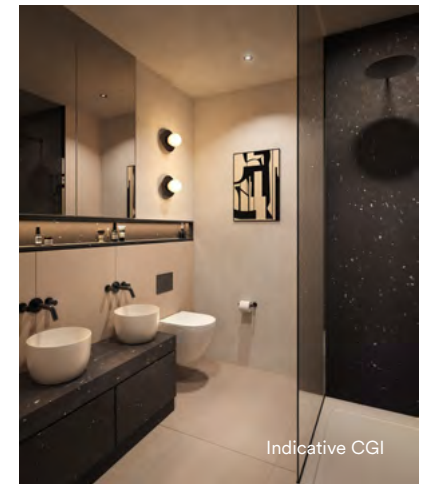
Open-plan, light-filled layouts
With a minimum 2.7m ceiling height and large windows to optimise sunlight, all homes at Carpenters Yard are crafted to feel spacious, calm and uplifting.



Indicative CGI



Indicative CGI



Indicative CGI

A private sanctuary
All of our homes feature generous gardens with patios and turf included as standard.



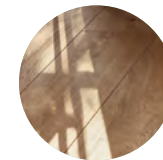
Indicative CGI



Interior design by Holloway Li

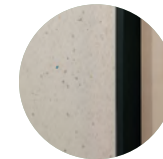
Materials matter. Not only what they look like and how they feel but how they perform and how they impact our health, and the health of our planet.

Here is a selection of the many choices we have made:



Timber

Our homes are designed with a range of beautiful wooden features, including real oak flooring with a lifetime warranty, timber staircases, solid wood doors, bespoke handcrafted kitchen cabinets and *Grown in Britain* timber cladding. As well as imbuing our spaces with a calm, natural feel, timber ages gracefully. Wooden features have a reputation for looking better over time, unlike synthetic alternatives which often look best new.



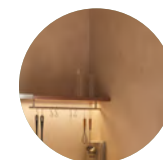
Smile Plastics

Masterfully designed and manufactured on the southwest coast of Wales, Smile Plastics are 100% recycled and recyclable plastic panels. 100% waterproof, mould resistant and easy to maintain, this beautiful versatile material is found in our tiling and bathroom wet areas.



Compac

With the appearance and feel of natural quartz but with superior performance, Compac has pioneered the use of Technological Quartz made from 100% recycled glass. The ideal product for kitchen worktops, it is resistant to scratching, staining and dirt, as well as water and humidity. In addition, it is highly hygienic due to its zero porosity – it cannot retain dirt or germs.



Breathaplasta by Adaptavate

We replace traditional plaster with Adaptavate's Breathaplasta, a high-quality breathable plaster which contains no cement, gypsum or synthetics.

Following our planet positive framework, our homes have been designed from the ground up to be better for you and for the planet.

Fabric efficiency	Thanks to their materials and design, our homes naturally regulate temperature, light and airflow, without additional heating or cooling.
EPC A Rating	The highest energy efficiency rating a home can get.
Triple glazing	Our high performance glazing for an extra layer of efficiency and draught prevention.
MVHR system	A fresh-air system that filters and recycles indoor air for better health and comfort.
All-electric homes	No gas. Just clean, efficient electric systems powered by renewable energy.
Air source heat pumps	A heat pump is a replacement for a traditional boiler, providing reliable, sustainable heating and hot water by compressing the air outside your home and increasing its temperature for heating and hot water.
Photovoltaic (PV) solar panels	Powerful panels which directly convert sunlight into electricity.
Community energy microgrid	Our pioneering site-wide communal battery system which enables us to store the excess energy created by the PV panels and distribute this energy to homes as and when needed.
Mechanical fixings	Where possible we use screws and bolts (rather than glue) so that fixtures and furnishings are easy to replace and repair.
Simple engineering	Our homes use significantly fewer pipes, ducts and services relative to equivalent homes, reducing the number of potential fault points.
Timber frame	Super strong, site-assembled timber walls that are fast to build and super-insulated.
Low to no toxicity	Chemicals are often found in new builds but not in ours. We use natural, low-toxic materials.
Brise soleil	A smart shading design that keeps homes cool in summer without blocking the light.
Low flow sanitaryware	Without affecting your experience, these help to reduce residents' expected daily water consumption to just 75L per person per day, approximately half the UK average.





SITE MAP

Find your new home by size and location using this site map and browse the following pages to learn more about each of our house types.



Chicory	2 bedroom	14–19, 93–98, 102–105, 108–112
Damson	3 bedroom	13, 20, 33–40, 48–52, 70–92, 99–100, 106–107, 113
Mallow	3 bedroom	21–24, 55–58
Hawthorn	3 bedroom	31–32, 59–62, 77–84
Violet	4 bedroom	26–29

Dandelion	4 bedroom	25, 54
Campion	4 bedroom	30, 67–68
Burdock	4 bedroom	53, 69
Duplex Apartments	2-3 bedroom	63–66
Affordable housing		
Substation and microgrid		



CHICORY

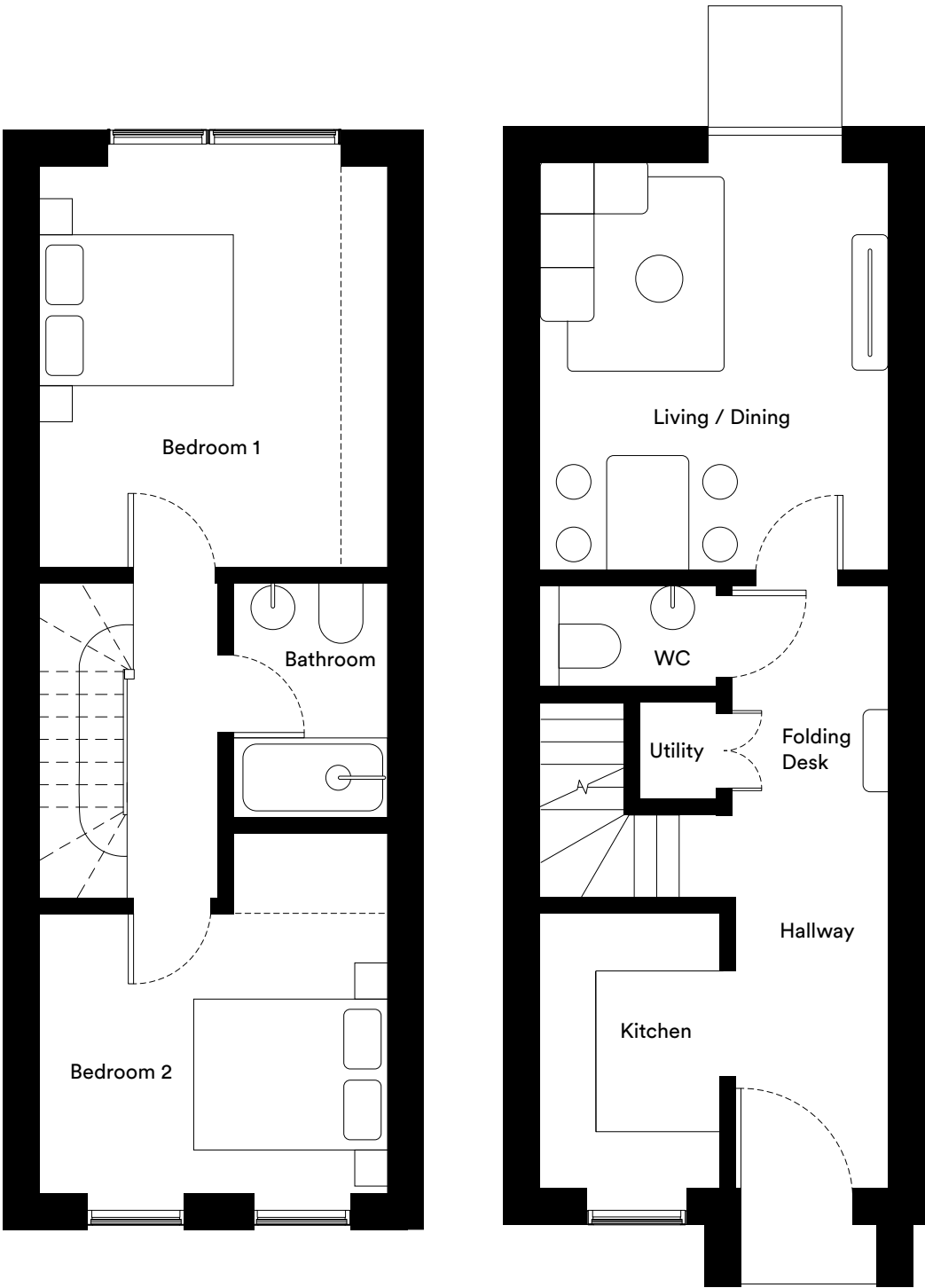
A beautiful 2-bedroom home ingeniously designed to be a practical haven for family life.

Stepping through the front door into the light-filled hallway, you can see through the house to the garden. Passing a well-equipped kitchen and a foldaway home-working desk, the hall leads into an open-plan living-and-dining space with patio doors opening directly onto your private garden.

Upstairs, you find two generously proportioned doubles and a spacious family bathroom. Additional highlights include a ground floor cloakroom, utility room and private parking with EV charging.

CHICORY Floor plan

Total	76m ²	813 sq ft
Kitchen	2.83m x 1.87m	9ft 2" x 6ft 3"
Living/Dining	4.15m x 3.60m	13ft 7" x 11ft 9"
Utility	0.80m x 1.00m	2ft 7" x 3ft 3"
Bedroom 1	4.15m x 3.60m	13ft 7" x 11ft 9"
Bedroom 2	3.68m x 3.60m	12ft x 11ft 9"



Crafted to offer everything your family needs, Damson is a 3-bedroom home.

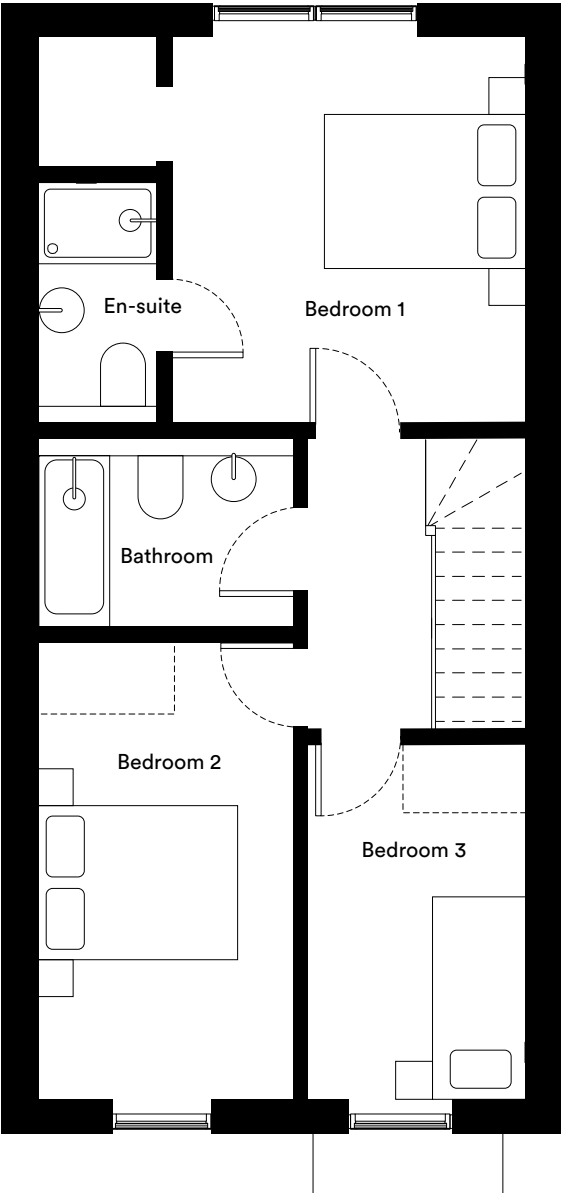
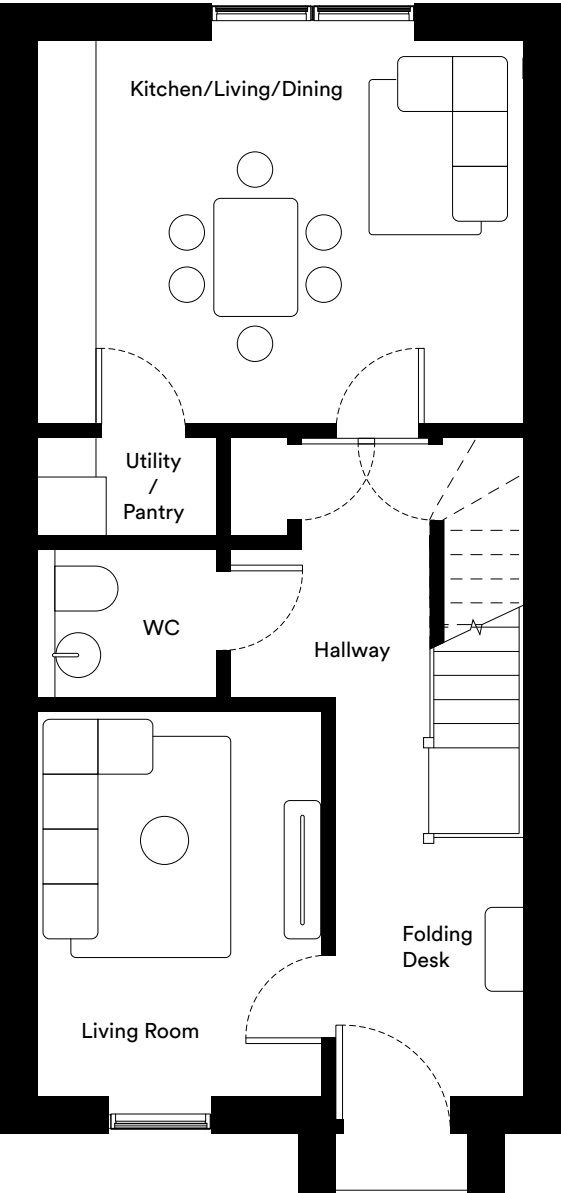
Stepping through the door, you view the garden through the house as you pass a cosy separate living room and foldaway home-working station, following the hallway into a modern kitchen-and-dining space with patio doors leading outside.

Heading upstairs, there are two generously proportioned double bedrooms, a bright single bedroom, an en-suite and a family bathroom. Additional highlights include a ground floor WC, utility room/pantry, outdoor storage and private parking with EV charging.



Floor plan

Total	101m ²	1092 sq ft
Kitchen/Living/Dining	4.84m x 3.81m	15ft 10" x 12ft 6"
Living Room	3.80m x 2.86m	12ft 6" x 9ft 4"
Utility/Pantry	1.80m x 1.00m	5ft 10" x 3ft 3"
Bedroom 1	3.52m x 3.81m	11ft 6" x 12ft 6"
Bedroom 2	4.51m x 2.55m	14ft 9" x 8ft 4"
Bedroom 3	3.46m x 2.80m	11ft 4" x 9ft 2"



MALLOW

Step into this contemporary 3-bedroom home, clad in striking black larch, and be drawn straight through the bright hallway to the garden.

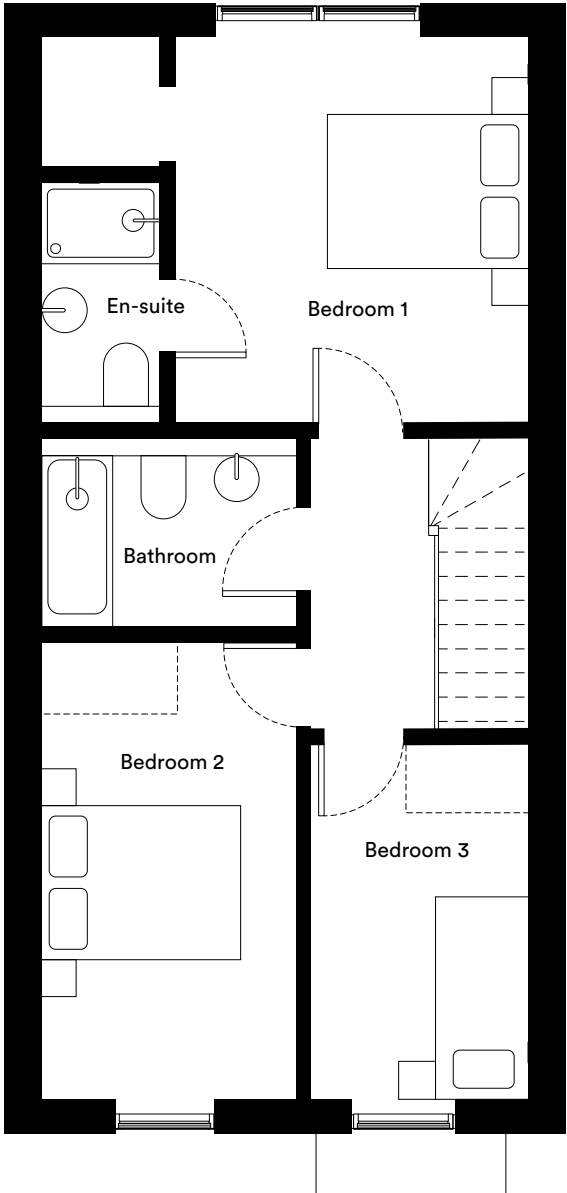
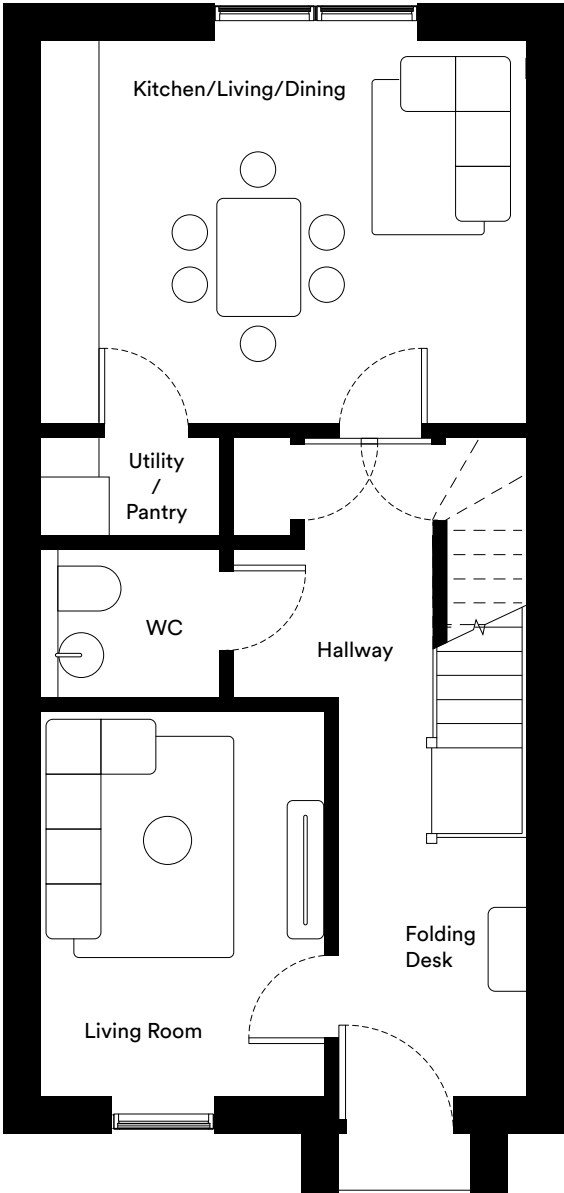
A separate living room offers space to relax, while the spacious kitchen-dining area beyond opens directly to the outdoors via patio doors. On the first floor you will discover two well-proportioned double bedrooms, a bright single, a family bathroom, and an en-suite.

Additional highlights include a ground floor WC, folding desk, utility room/pantry, outdoor storage and private parking with EV charging.



MALLOW
Floor plan

Total	101m ²	1092 sq ft
Kitchen/Living/Dining	4.84m x 3.81m	15ft 10" x 12ft 6"
Living Room	3.80m x 2.86m	12ft 6" x 9ft 4"
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Bedroom 3	3.46m x 2.80m	11ft 4" x 9ft 2"



HAWTHORN

Our 3-bedroom semi-detached home, Hawthorn is perfect for families that need a little more space.

Enter through the front door into a generous hallway and let your gaze travel through to the garden. A large living room sits at the front, while the hallway leads to a spacious open-plan kitchen, dining and living area with doors opening onto the garden.

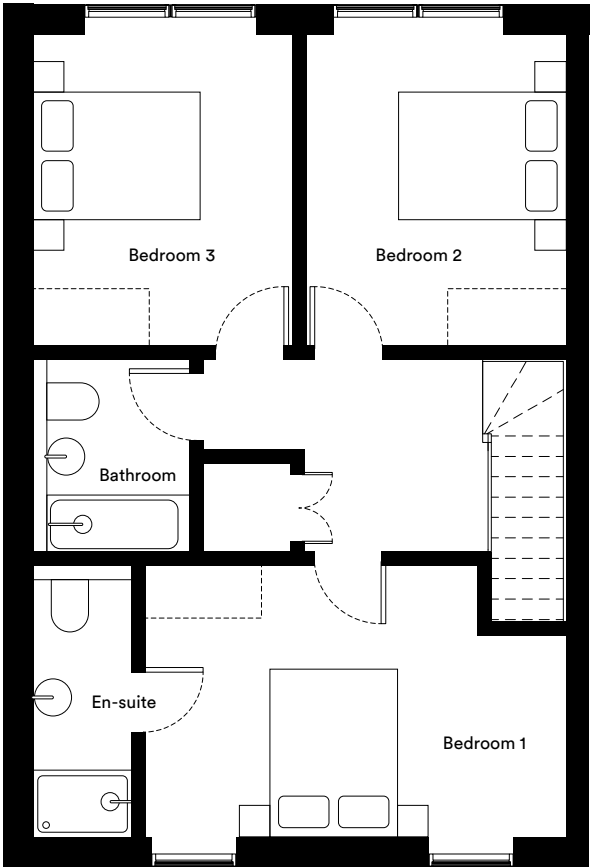
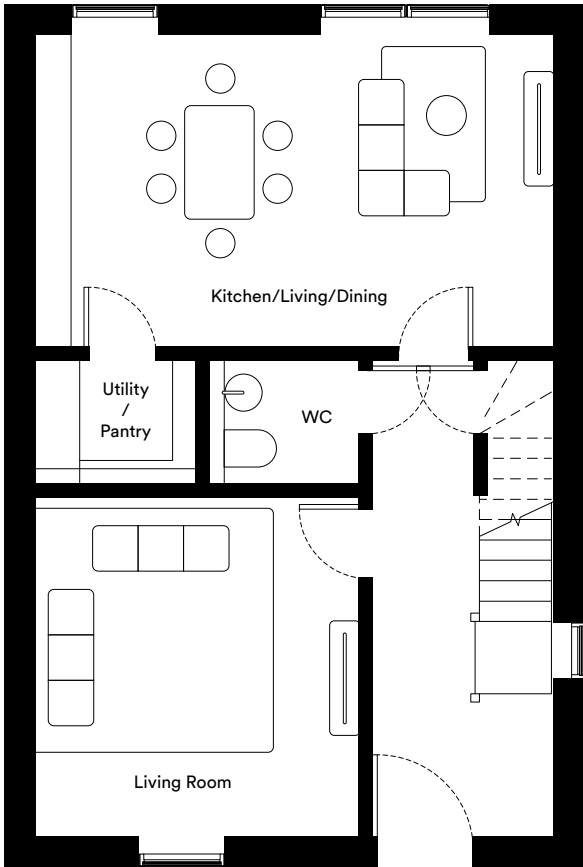
Upstairs, three large double bedrooms await – one with an en-suite – alongside a stylish family bathroom. Added bonuses include a WC, utility/pantry, outdoor storage, entry porch and a carport with EV charging.



HAWTHORN

Floor plan

Total	119m ²	1282 sq ft
Kitchen/Living/Dining	6.30m x 3.70m	20ft 8" x 12ft 1"
Living Room	4.03m x 4.02m	13ft 2" x 13ft 2"
Utility/Pantry	2.10m x 1.30m	6ft 10" x 4ft 3"
Bedroom 1	4.98 x 3.22m	16ft 4" x 10ft 6"
Bedroom 2	3.70m x 3.10m	12ft 1" x 10ft 2"
Bedroom 3	3.70m x 3.10m	12ft 1" x 10ft 2"



VIOLET

Come inside Violet, a spacious 4-bedroom semi-detached home designed with growing families in mind.

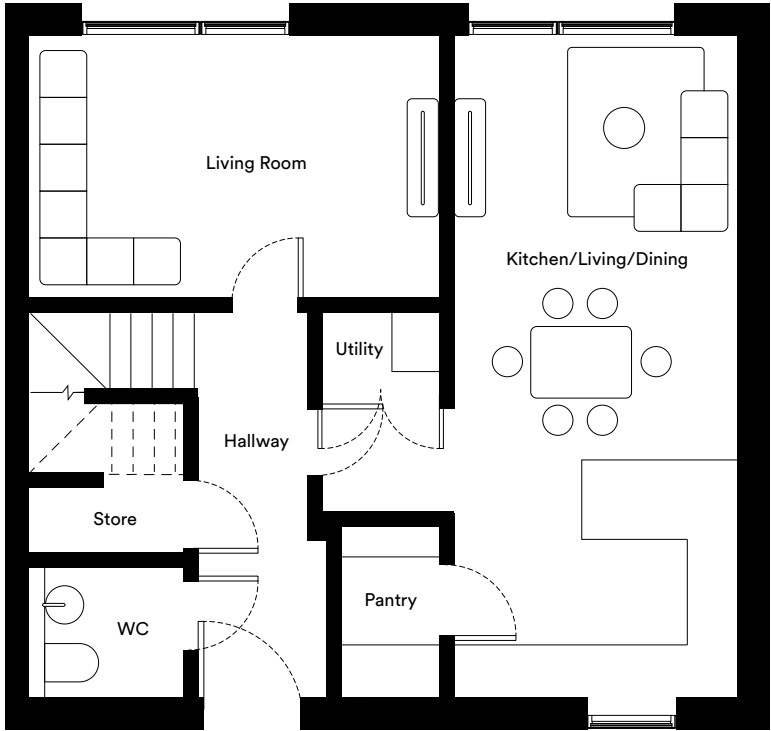
Discover a spacious open-plan kitchen, dining and living area running the length of the house and a separate large living room, also opening onto the garden, and providing a tantalising view of the garden from the front door.

Upstairs, two double bedrooms feature private en-suites, joined by two generous singles and a family bathroom. Thoughtfully designed extras include a ground floor WC, utility, pantry, ample inside and outside storage, entry porch and a carport with EV charging.



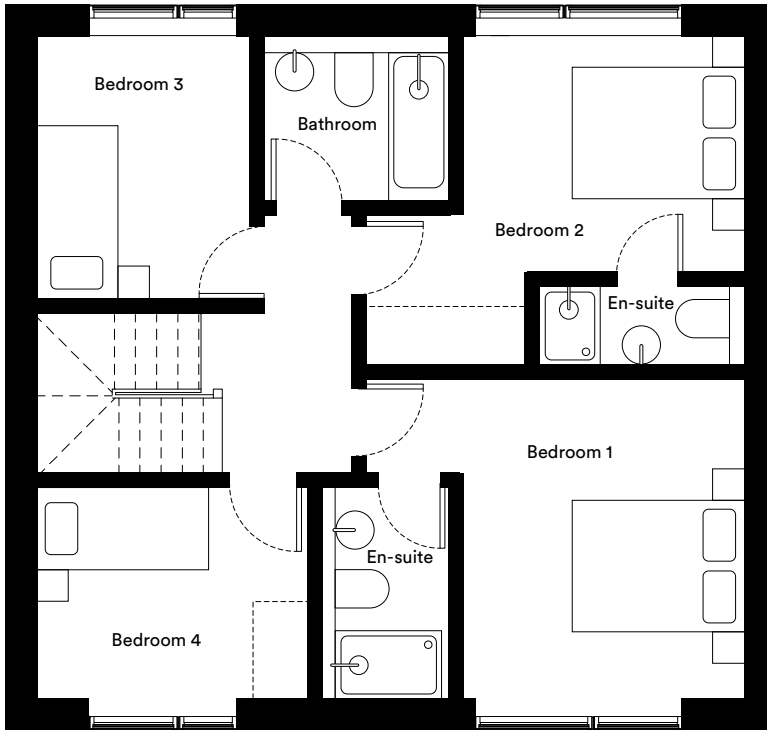
VIOLET

Floor plan



Total	122m²
Kitchen/Living/Dining	7.54m x 3.25m
Living Room	4.64m x 3.02m
Utility	1.45m x 0.88m
Pantry	2.0m x 1.20m
Bedroom 1	3.64m x 4.35m
Bedroom 2	3.25m x 3.77m
Bedroom 3	2.47m x 3.10m
Bedroom 4	3.70m x 2.42m

Total	1315 sq ft
Kitchen/Living/Dining	24ft 8" x 10ft 8"
Living Room	15ft 2" x 11ft 9"
Utility	4ft 9" x 2ft 10"
Pantry	6ft 6" x 3ft 11"
Bedroom 1	11ft 9" x 14ft 3"
Bedroom 2	10ft 8" x 12ft 4"
Bedroom 3	8ft 1" x 10ft 2"
Bedroom 4	12ft 1" x 7ft 11"



DANDELION

A beautifully appointed semi-detached home sleeping seven, Dandelion offers ample space for your family.

Catch a glimpse through the hallway to the garden as you enter. At the front of the house, you'll find a peaceful study and a family-sized living room, before the hall opens onto an expansive open-plan kitchen, dining and living space, complete with double patio doors.

The first floor hosts three double bedrooms – two with en-suites – a bright single, and a well-appointed family bathroom. Additional highlights include a ground floor WC, utility room/pantry, indoor and outdoor storage, entry porch, carport and private parking with EV charging.

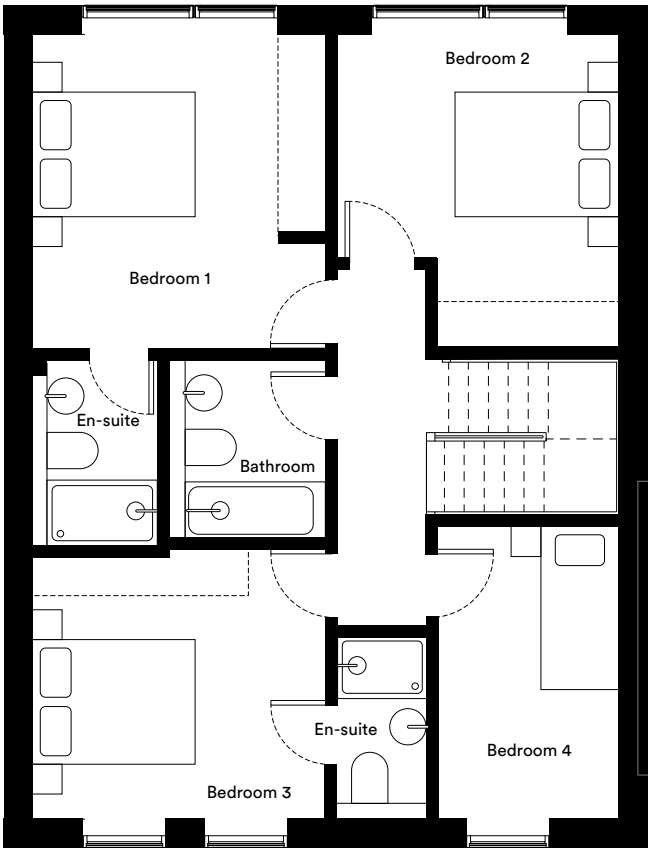
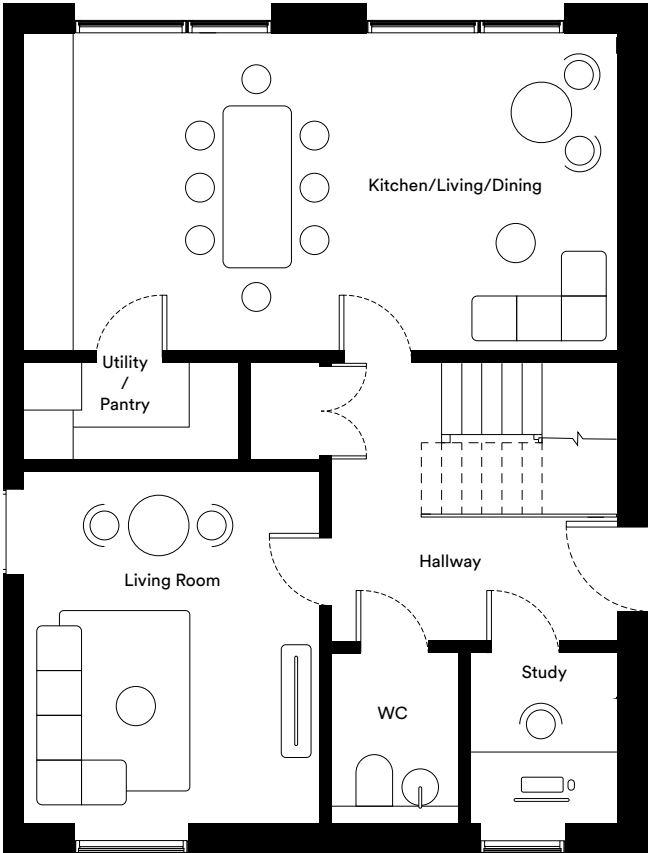


DANDELION

Floor plan

Total	134m ²
Kitchen/Living/Dining	7.00m x 3.80m
Living Room	4.22m x 3.55m
Utility/Pantry	2.6m x 1.20m
Study	1.93m x 1.80m
Bedroom 1	3.80m x 3.60m
Bedroom 2	3.37m x 3.80m
Bedroom 3	3.56m x 3.20m
Bedroom 4	3.35m x 2.2m

Total	1441 sq ft
Kitchen/Living/Dining	22ft 11" x 12ft 5"
Living Room	13ft 10" x 11ft 7"
Utility/Pantry	8ft 6" x 3ft 11"
Study	11ft 1" x 12ft 5"
Bedroom 1	12ft 5" x 11ft 9"
Bedroom 2	11ft 1" x 12ft 5"
Bedroom 3	11ft 8" x 10ft 5"
Bedroom 4	10ft 11" x 7ft 2"



CAMPION

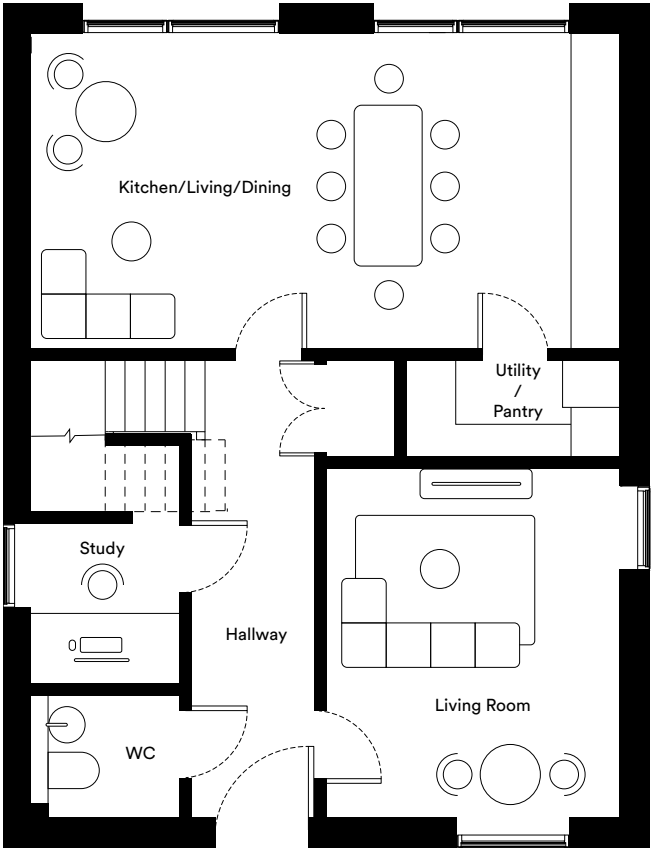
As you enter Campion, a spacious detached 4-bedroom home, your view leads directly through the hall to the sunlit garden beyond.

A comfortable study and large living room greet you at the front, while the wide kitchen, dining and living space stretches out to the rear, opening onto the garden through double patio doors. Upstairs brings three double bedrooms (two en-suite), a bright single, and a family bathroom.

This home is completed by a ground floor WC, utility room/ pantry, indoor and outdoor storage, entry porch, and a carport with EV charging.

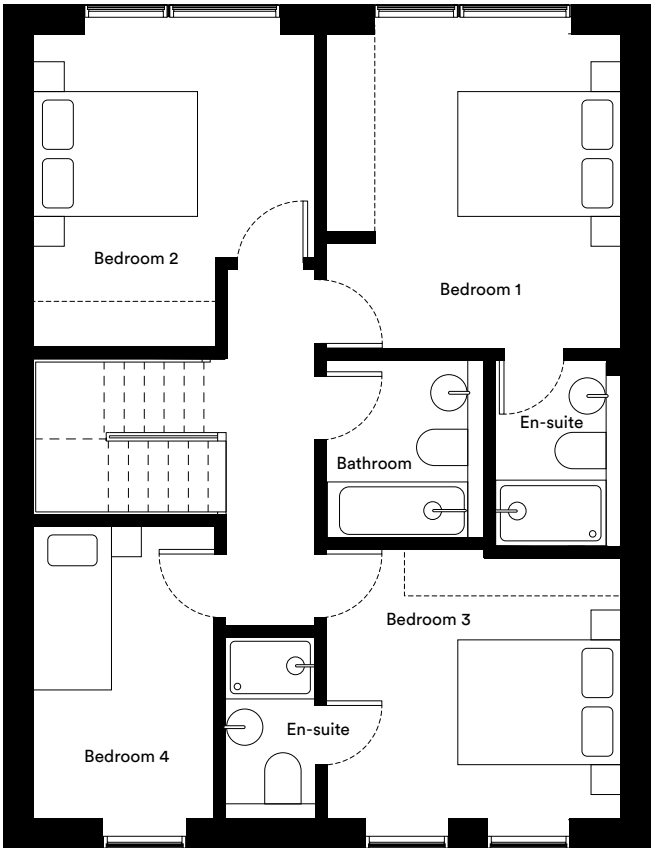


CAMPION
Floor plan



Total	134m²
Kitchen/Living/Dining	7.00m x 3.80m
Living Room	4.22m x 3.55m
Utility/Pantry	2.60m x 1.20m
Study	1.93m x 1.80m
Bedroom 1	3.80m x 3.6m
Bedroom 2	3.37m x 3.80m
Bedroom 3	3.56m x 3.20m
Bedroom 4	3.35m x 2.20m

Total	1441 sq ft
Kitchen/Living/Dining	22ft 11" x 12ft 5"
Living Room	13ft 10" x 11ft 7"
Utility/Pantry	8ft 6" x 3ft 11"
Study	11ft 1" x 12ft 5"
Bedroom 1	12ft 5" x 11ft 9"
Bedroom 2	10ft 8" x 12ft 4"
Bedroom 3	11ft 8" x 10ft 5"
Bedroom 4	10ft 11" x 7ft 2"



BURDOCK

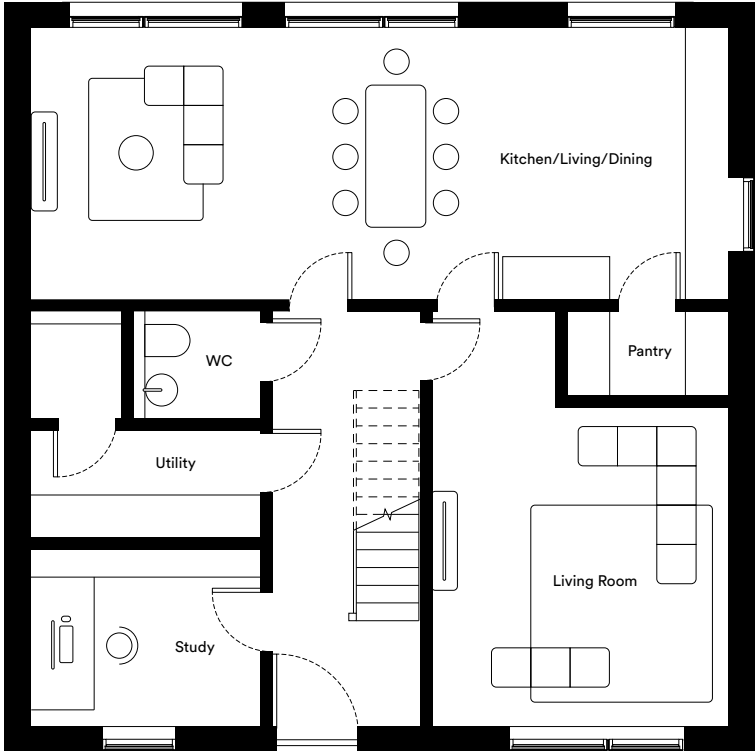
Step into Burdock, our largest 4-bedroom detached home, and be welcomed by a stunning entrance hall.

Designed to draw your eye straight through to the triple patio doors and private garden, the hallway opens into a large open-plan kitchen, dining and living area with sweeping views of your private garden.

At the front of house you will find a large separate living room and a generous study and galley utility space. Upstairs, there are four expansive double bedrooms, two en-suites and a modern family bathroom. Finishing touches include a ground floor WC, pantry, entry porch, ample inside and outside storage, a carport and private parking with EV charging.

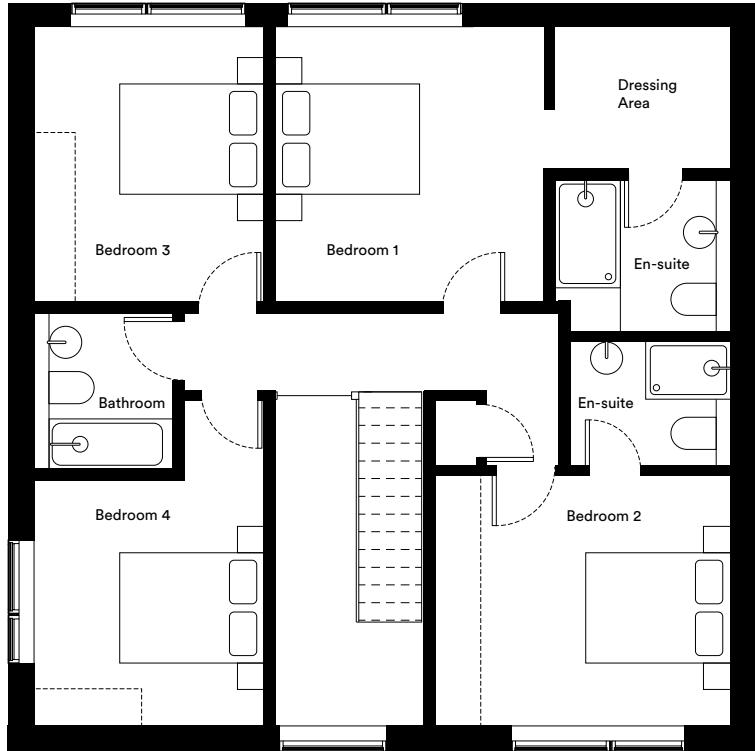


BURDOCK
Floor plan



Total	179m²
Kitchen/Living/Dining	9.45m x 3.70m
Living Room	5.68m x 4.31m
Utility	3.13m x 1.50m
Study	3.13m x 2.40m
Bedroom 1	3.70m x 3.70m
Bedroom 2	4.00m x 3.40m
Bedroom 3	3.13m x 3.70m
Bedroom 4	3.13m x 4.41m

Total	1921 sq ft
Kitchen/Living/Dining	31ft x 12ft 1"
Living Room	18ft 7" x 14ft 1"
Utility	10ft 3" x 4ft 9"
Study	10ft 3 x 7ft 9"
Bedroom 1	12ft 1" x 12ft 1"
Bedroom 2	13ft 1" x 11ft 1"
Bedroom 3	10ft 3" x 12ft 1"
Bedroom 4	10ft 3" x 14ft 5"



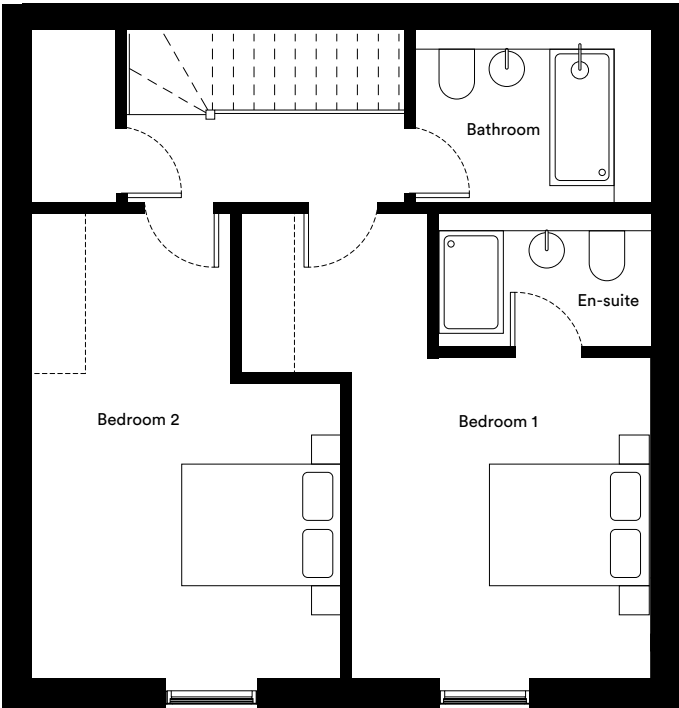
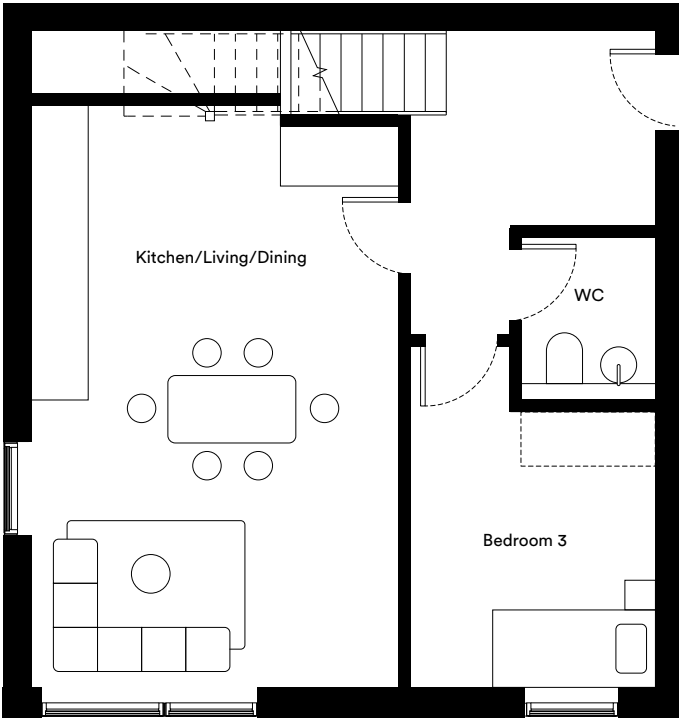


LAKESHORE APARTMENTS

Situated on the first and second floor of Lakeshore Lodge, our duplex apartments offer all of the convenience and comfort of a gs8 home with beautiful views over the Willow Pond and the surrounding countryside.

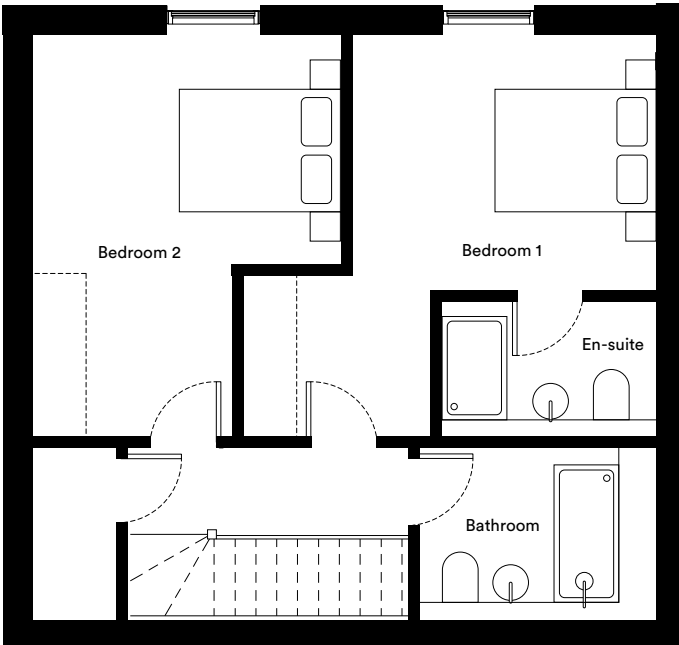
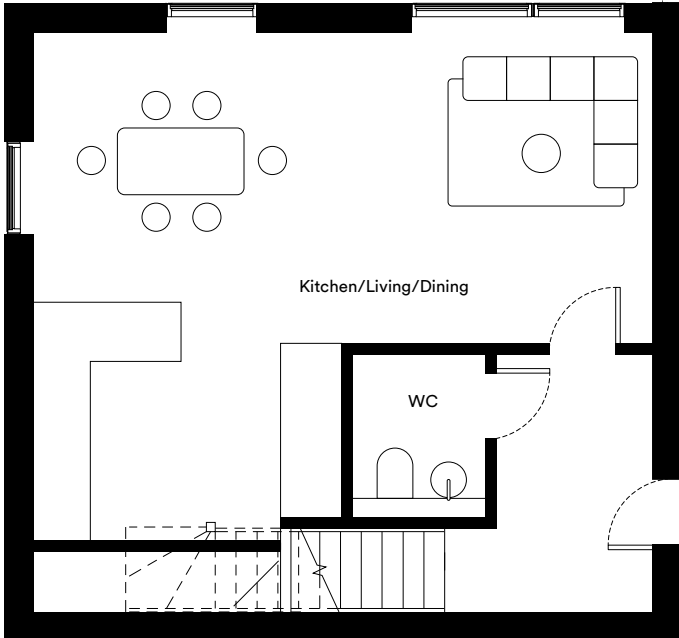
LAKESHORE
APARTMENT 1

Total	100sqm	1079sqft
Kitchen/Living/Dining	7.00m x 4.30m	22ft 11" x 14ft 1"
Bedroom 1	5.00m x 4.32m	16ft 4" x 14ft 2"
Bedroom 2	5.00m x 2.65m	16ft 4" x 8ft 8"
Bedroom 3	3.90m x 2.70m	12ft 9" x 8ft 10"



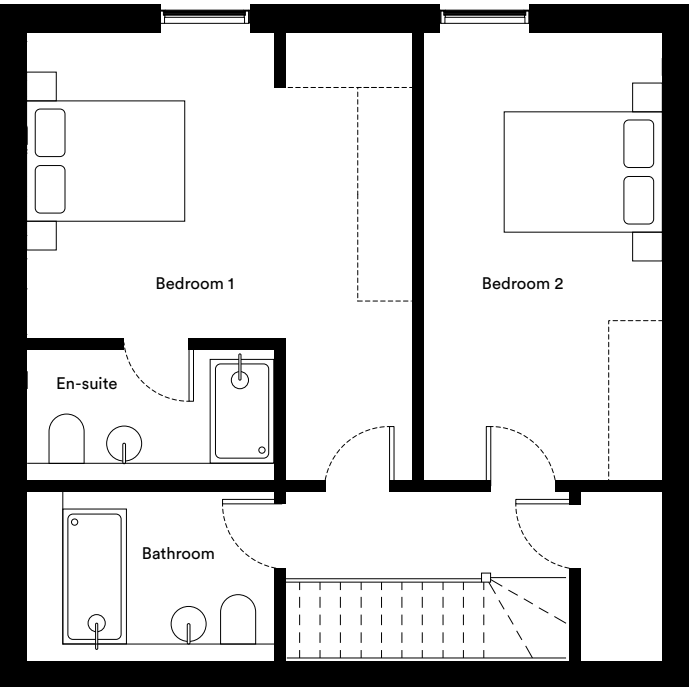
LAKESHORE
APARTMENT 2

Total	88sqm	952sqft
Kitchen/Living/Dining	6.90m x 6.55m	22ft 7" x 21ft 5"
Bedroom 1	4.42m x 3.30m	14ft 6" x 10ft 9"
Bedroom 2	4.42m x 3.40m	14ft 6" x 11ft 1"



LAKESHORE
APARTMENT 3

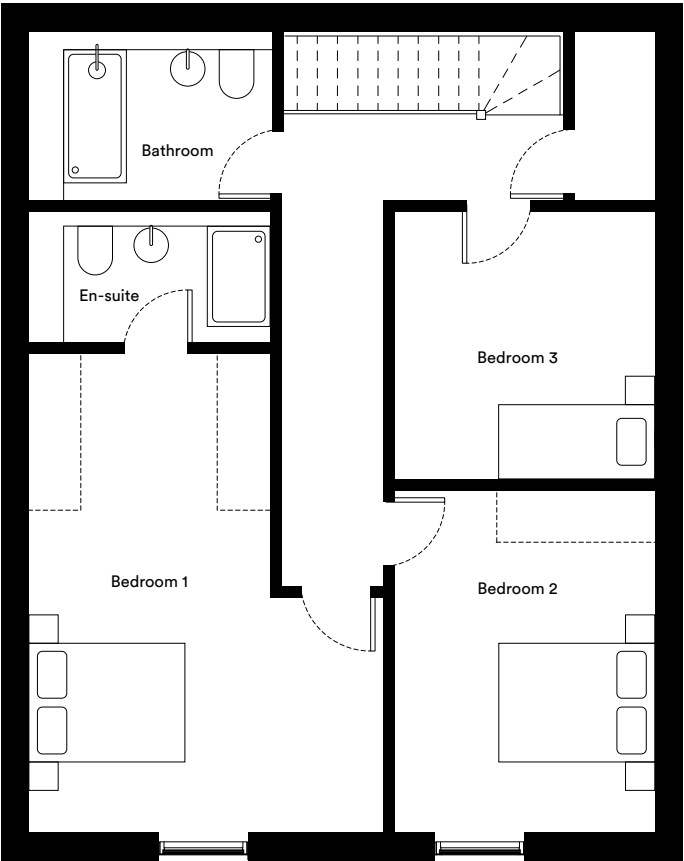
Total	99sqm	1061sqft
Kitchen/Living/Dining	7.22m x 4.00m	23ft 8" x 13ft 1"
Bedroom 1	5.12m x 3.34m	16ft 9" x 10ft 11"
Bedroom 2	5.12m x 3.34m	16ft 9" x 10ft 11"
Bedroom 3	3.05m x 2.65m	10ft x 8ft 8"



LAKESHORE
APARTMENT 4

Total	109sqm
Kitchen/Living/Dining	9.10m x 4.23m
Bedroom 1	5.12m x 3.34m
Bedroom 2	5.12m x 3.34m
Bedroom 3	3.05m x 2.65m

Total	1169sqft
Kitchen/Living/Dining	32ft x 13ft 9"
Bedroom 1	16ft 9" x 10ft 11"
Bedroom 2	16ft 9" x 10ft 11"
Bedroom 3	10ft x 8ft 8"



SPECIFICATION

Kitchens

Hand-crafted bespoke British kitchens with stained handleless doors and drawer fronts with soft close hinges

Integrated energy efficient Samsung induction hob, oven, dishwasher & fridge freezer (*either integrated or freestanding in a pantry where applicable*)

Stainless steel undermount sink with stainless steel mixer tap

Black undermount sink with black mixer tap

Ceramic butler sink with 4-in-1 hot water tap

Low-carbon, durable Compac worktops and upstands

Utility/pantry cupboards

Freestanding Samsung washer/dryer (combined)

Freestanding Samsung washer and dryer (separate)

Bespoke shelving and storage cupboards in pantry

Bathrooms & en suites

Bath with bath screen to all family bathrooms with overhead showers

Walk-in shower with shower screen to all en-suites

Italian manufactured ‘Garda’ range porcelain floor and wall tiling with up to 60% recycled content

Scudo sanitaryware

Scudo brassware

Smile Plastics panels to ‘wet areas’

Mirror

Mirrored vanity cabinets

Recessed storage in showers and baths

Shaver socket

Electrical

Stainless steel finish switches and sockets

Matt black finish switches and sockets

Antique bronze finish switches and sockets

Sockets in some rooms to include USB charging & ethernet points

Recessed downlights typically in kitchens bathrooms and hallways

Pendant lighting in bedrooms and living areas

External lighting to front and rear of all homes

Wall lights to selected areas

Video entry (also for apartments)

Mains-wired door bell

Smoke, carbon monoxide and heat detectors

Heating & cooling

Samsung air source heat pumps with OSO water cylinder

White panel radiators to ground and first floors

Black column radiators to ground and first floors

Bronze column radiators to ground and first floors

Matt black towel rails in bathrooms and en-suites

Mechanical Ventilation and Heat Recovery (MVHR) system

Internal finishes

Timber staircases with spindles and handrails

Carpeted stairs

Oak staircase with carpet runner

Solid core oak veneered internal doors

Clover — Chicory, Damson and Mallow homes and Lakeshore Apartments

Sorrel — Hawthorn, Violet and Dandelion homes

Fennel — Champion and Burdock homes

Solid core walnut veneered internal doors

Stainless steel handles and locks

Matt black handles and locks

Antique bronze handles and locks

Softwood internal architraves, skirting and window boards

Walls and ceilings in Adaptavate Breathaplasta

Skirtings, architraves and doorframes painted in a VOC-free paint

Floor finishes

Ter Hürne German manufactured oak flooring to kitchen with a lifetime warranty to living areas, ground floor hallways & cloakrooms

100% wool carpets to bedrooms and first floor hallways

External finishes

Grown in Britain timber cladding (black or natural) or locally sourced reclaimed bricks

Reconstituted natural slate roof tiles

Triple glazed composite timber and aluminium windows in black or anthracite, selected homes feature tilt and turn with additional side opening mechanism

Triple glazed composite timber and aluminium garden doors in back or anthracite

Stainless steel ironmongery

Black ironmongery

Bronze ironmongery

Security and peace of mind

10-year insurance backed warranty with ICW

One-year developer defects period

Parking

Each home benefits from one allocated car parking space, some homes will benefit from an additional space or carport

All homes come with a dedicated wall box EV charger – entry on street, entry via carports

Designated visitor and disabled parking

Outdoors

Patio and turfed gardens

Enclosed bin and bike stores

External power points and water tap

External lighting to front and rear of homes

External storage for homes with carports

Amenities

Exclusive electric vehicle car club for residents

Exclusive electric cycle club for residents

On-site fitness studio for residents with state-of-the-art Technogym equipment

Virtual concierge service and secure on-site parcel room

Children’s play areas

Trail garden with play equipment

Community pond

Yoga deck

Reuse and DIY centre

On-site café and grocery store

Kiosk/pop-up space to rent for residents

Direct access to Thornwood Common

Sustainability

All homes are EPC A rated

Air source heat pumps and Mechanical Ventilation and Heat Recovery (MVHR) system

Photovoltaic (PV) solar panels

Guaranteed Zero Home Energy Bills for 5 years, powered by Octopus energy, via Eclipse Power Optimise Thornwood Limited*

*Limits, Terms & Conditions and Exclusions apply, see [optimisemicrogrid.co.uk](https://www.optimisemicrogrid.co.uk). Speak with sales advisor for more information. Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. gs8 reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. gs8 reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change.



Since our inception in 2015, gs8 has established itself as the UK's market leader in the delivery of sustainable, design-led housing. Our focus is on building homes that offer more than just a private space enclosed by four walls. We set out to create communities and a sense of lifestyle; homes with not only unique and interesting designs but also exceptional finishing and aftercare which uphold our sustainability credentials.

In 2024, we won three RIBA awards for our outstanding design and sustainability achievements. In the same year we were selected as a development partner by the Crown Estate for an exemplar net zero pilot scheme and in 2025 we were awarded the Product & Innovation of the Year Award by Octopus Energy.

Watch this space for planet positive neighbourhoods fit for now and the future.

10+

Years in
operation

1000+

Homes built we are
responsible for

15+

Developments

Our Partners



VISIT US

Come and experience
the neighbourhood
for yourself.



**Carpenters Yard
Sales & Marketing Suite**
Tudor House, High Road,
Thornwood CM16 6LT

Scan the QR code below to see our
website and latest opening hours:



gs8



www.gs8.co.uk

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Maps are not to scale and show approximate locations only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and gs8 reserves the right to amend the specification as necessary and without notice. Information provided about the wider community at Carpenters Yard and the overall vision, is subject to the relevant planning approvals. This does not form any part of a contract of sale or warranty. Carpenters Yard is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact gs8 to ascertain the availability of any particular property. Information correct at time of print June 2025. Sold subject to planning permission EPF/0007/24.

fit for the future
neighbourhoods
Building planet-positive

www.gs8.co.uk

