

# High Leigh Garden Village Phase 3

HODDESDON, HERTFORDSHIRE

A beautiful collection of three, four and five bedroom homes located on the outskirts of Hoddesdon, Hertfordshire.

**Taylor**  
**Wimpey**



Lands Improvement

# Contents



# Welcome to High Leigh Garden Village Phase 3

On the outskirts of Hoddesdon, this brand-new community introduces not only flexible designed homes but also features a new primary school, recreational spaces, and sports facilities.

The development blends a classic garden village atmosphere with a lifestyle that combines heritage and tradition with a modern perspective in the charming Hertfordshire market town, making it a sought-after place to live today.



[→ View the site plan](#)



# Love town living

The landmark Clock Tower and sense of community are at the heart of Hoddesdon, where traditional market town meets modern shopping at Fawkon Walk and Sicilian cooking at family-friendly restaurants.

Characterful old inns recall Hoddesdon's coaching past, with the King William IV on Lord Street your welcoming community local. The John Warner Sports Centre has a swimming pool, and try Rye House Kart Circuit and Rye-Assic Adventure Park for fun-packed days out.

Hoddesdon Clock Tower



RSPB Rye Meads Nature Reserve



The Hertfordshire Golf & Country Club



[Watch development video](#)





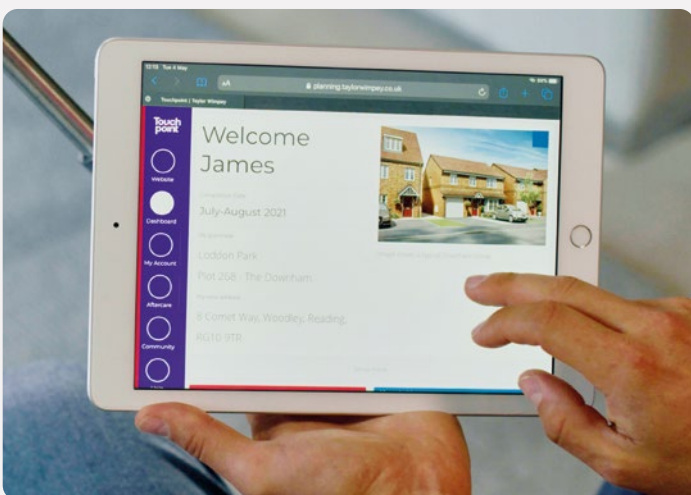
# Personalise your home

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 stainless steel splashback, a stainless steel sink, taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient 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. 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<sup>†</sup> and shower rooms<sup>†</sup>

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 broadcast, but are subject to change without notice. Please contact the Sales Executive for further information. \* = Options, upgrades and colour choices are available subject to stage of construction. † = Where applicable.

# Specification of our homes

## Kitchens/utilities

Stainless steel bowl and a half	✓
Postformed laminate worktop with upstand	✓
Single oven	✓
4 burner gas hob	✓
Integrated hood	✓
Stainless steel splashback	✓
Integrated fridge freezer	✓
Integrated dishwasher	✓
Integrated washer/dryer	✓
Fitted kitchen with choice of coloured door frontals	✓

## Bathrooms

Full-height tiling to bath to 2 bedroom homes**	✓
Half-height tiling to all walls to 3, 4 & 5 bedroom homes	✓
Splashback tiling to basin to 2 bedroom homes	✓
Shaver socket	✓
White modern sanitaryware	✓

## En suites†

Full-height tiling to shower wall	✓
Half-height tiling to remaining walls	✓
White modern sanitaryware	✓
Shaver socket	✓

## Cloakroom

Splashback to basin	✓
White modern sanitaryware	✓

✓ = Standard features   \* = Options, upgrades and colour choices are available subject to stage of construction  
 \*\*Applies to homes with only 1 bath   † = Where applicable

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# Specification of our homes

Heating/electrical services	
Full central heating/gas fired radiators	✓
Thermostatically controlled radiator valves	✓
Mains operated smoke/heat detectors	✓
White double socket outlets	✓
TV sockets to living room, main and bedroom 2 (if applicable)	✓
Lighting	
Chrome downlighters to all wet rooms**	✓
Pendant light fittings to all other rooms	✓
Internal finishes	
Flooring included throughout, from a selected range	✓
White finished internal doors	✓
Ceilings and walls finished in white	✓
White painted internal joinery	✓
White UPVC double glazed windows	✓
Chrome ironmongery	✓
External finishes	
Turf to rear gardens	✓
Stainless steel up/down spotlight†	✓
External tap†	✓
Kitchen optional upgrades*	
Upgrade worktops to include upstand	✓
Upgrade coloured door frontals	✓
Upgrade appliances	✓
Bathroom and en suite optional upgrades*	
Upgrade tiling	✓
Upgrade to shower over bath	✓
Upgrade shower	✓
Upgrade towel rail	✓
Additional features optional upgrades*	
Upgrade to room specific downlights	✓
Upgrade to room specific wardrobe	✓
Upgrade to additional sockets	✓
Upgrade flooring	✓

[→ Find out more](#)

✓ = Standard features   \* = Options, upgrades and colour choices are available subject to stage of construction  
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# Our homes

[→ 3 Bedroom Homes](#)



[→ View the site plan](#)



# The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq. ft. / 99.4 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.26m x 3.39m max. 14'0" x 11'2" max.

### Living Room

4.21m x 3.19m max. 13'10" x 10'6" max.



## FIRST FLOOR

### Bedroom 2

4.25m x 2.82m 14'0" x 9'3"

### Bedroom 3

3.59m x 2.11m 11'10" x 6'11"



## SECOND FLOOR

### Bedroom 1

6.64m x 2.76m 21'10" x 9'1"

[→ View development](#)

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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 59949 / November 2024.





# The Benton

3 BEDROOM HOME, TOTAL 1,065 sq. ft. / 99 sq. m.



## GROUND FLOOR

### Kitchen

3.64m x 2.48m      11'11" x 8'2"

### Living/Dining Area

4.30m x 3.61m      14'1" x 11'10"

## FIRST FLOOR

### Bedroom 2

4.30m x 2.91m      14'1" x 9'7"

### Bedroom 3

3.65m x 2.19m      12'0" x 7'2"

## SECOND FLOOR

### Bedroom 1

6.10m x 4.30m      20'0" x 14'1"



[View development](#)



[View our current availability](#)

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# The Huxford

4 BEDROOM HOME, TOTAL 1,174 sq. ft. / 109.1 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.73m × 3.00m      18'10" × 9'10"

### Living Room

4.66m × 3.63m      15'4" × 11'11"



## FIRST FLOOR

### Bedroom 1

3.42m × 3.16m      11'3" × 10'5"

### Bedroom 2

3.23m × 2.84m      10'7" × 9'4"

### Bedroom 3

3.25m × 2.23m      10'8" × 7'4"

### Bedroom 4

2.52m × 2.41m      8'3" × 7'11"

[→ Discover more about this home](#)

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# The Elliston

4 BEDROOM HOME, TOTAL 1,227 sq. ft. / 114.0 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.89m x 2.90m 16'1" x 9'6"

### Living Room

4.27m x 3.81m 14'0" x 12'6"



## FIRST FLOOR

### Bedroom 2

3.16m x 2.75m 10'5" x 9'0"

### Bedroom 3

3.31m max. x 2.36m 10'10" max. x 7'9"

### Bedroom 4

3.31m x 2.45m 10'10" x 8'1"



## SECOND FLOOR

### Bedroom 1

6.64m x 3.89m max. 21'10" x 12'9" max.

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# The Waysdale

4 BEDROOM HOME, TOTAL 1,559 sq. ft. / 144.9 sq. m.



## GROUND FLOOR

### Kitchen/Breakfast/Family Area

6.82m × 3.50m      22'5" × 11'6"

### Living Room

4.62m × 4.47m      15'2" × 14'8"

### Dining Room

3.05m × 2.91m      10'0" × 9'7"



## FIRST FLOOR

### Bedroom 1

6.07m max. × 3.50m      19'11" max. × 11'6"

### Bedroom 2

4.62m × 2.95m      15'2" × 9'8"

### Bedroom 3

3.05m × 2.91m      10'0" × 9'7"

### Bedroom 4

3.54m × 2.79m      11'8" × 9'2"

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# The Downton

4 BEDROOM HOME, TOTAL 1,227 sq. ft. / 114.0 sq. m.



## GROUND FLOOR

### Kitchen

3.47m x 2.90m      11'4" x 9'8"

### Living/Dining Room

5.00m x 3.74m      16'2" x 12'2"

## FIRST FLOOR

### Bedroom 2

3.20m x 2.90m      10'5" x 9'1"

### Bedroom 3

3.40m x 2.40m      11'0" x 7'8"

### Bedroom 4

3.40m x 2.50m      11'0" x 8'2"

## SECOND FLOOR

### Bedroom 1

5.45m x 3.33m      17'9" x 10'9"

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# The Trusdale

4 BEDROOM HOME, TOTAL 1,233 sq. ft. / 114.6 sq. m.



## GROUND FLOOR

### Kitchen

3.58m × 2.97m      11'9" × 9'9"

### Dining Area

3.11m × 2.23m      10'3" × 7'4"

### Living Room

6.09m × 3.46m      20'0" × 11'4"



## FIRST FLOOR

### Bedroom 1

3.74m × 3.52m      12'4" × 11'7"

### Bedroom 2

3.64m × 2.97m      11'11" × 9'9"

### Bedroom 3

3.05m × 2.53m      10'0" × 8'4"

### Bedroom 4

3.54m × 2.27m      11'7" × 7'5"



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# The Frambury

4 BEDROOM HOME, TOTAL 1,389 sq. ft. / 129.0 sq. m.



## GROUND FLOOR

### Kitchen

3.47m × 2.82m      11'5" × 9'3"

### Living/Dining Area

4.96m × 3.78m      16'3" × 12'5"



## FIRST FLOOR

### Family Room

4.96m × 3.10m      16'3" × 10'2"

### Bedroom 2

2.78m × 2.72m      9'2" × 8'11"



## SECOND FLOOR

### Bedroom 1

4.44m × 3.62m      14'7" × 11'11"

### Bedroom 3

3.09m × 2.55m      10'2" × 8'4"

### Bedroom 4

3.09m × 2.36m      10'2" × 7'9"



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# The Rushton

5 BEDROOM HOME, TOTAL 1,980 sq. ft. / 184.0 sq. m.



## GROUND FLOOR

### Kitchen/Breakfast Area

5.05m × 3.58m    16'7" × 11'9"

### Dining Area

3.54m × 2.70m    11'8" × 8'11"

### Living Room

5.11m × 3.54m    16'9" × 11'8"

### Family Room/Study

2.74m × 2.36m    9'0" × 7'9"



## FIRST FLOOR

### Bedroom 1

4.10m × 3.54m    13'6" × 11'8"

### Dressing Area

3.54m × 2.14m    11'8" × 7'0"

### Bedroom 3

4.52m × 2.78m    14'10" × 9'1"

### Bedroom 5

3.29m × 2.83m    10'10" × 9'4"



## SECOND FLOOR

### Bedroom 2

4.82m × 3.55m    15'10" × 11'8"

### Bedroom 4

3.91m × 2.72m    12'10" × 8'11"

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# The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq. ft. / 167.5 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

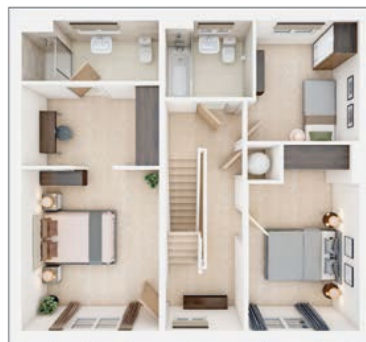
8.39m x 3.51m      27'6" x 11'6"

### Living Room

4.79m x 3.39m      15'9" x 11'2"

### Family Room/Study

2.79m x 2.36m      9'2" x 7'9"



## FIRST FLOOR

### Bedroom 1

4.04m x 3.39m      13'3" x 11'2"

### Bedroom 4

4.63m x 2.80m      15'2" x 9'2"

### Bedroom 5

3.03m x 2.60m      10'0" x 8'6"

### Dressing Area

3.39m x 2.04m      11'2" x 6'8"



## SECOND FLOOR

### Bedroom 2

4.68m x 3.44m      15'5" x 11'4"

### Bedroom 3

3.70m x 2.87m      12'2" x 9'5"

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# 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





# Taylor Wimpey

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# Lands Improvement

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At Taylor Wimpey we have established an impressive track record for innovation and quality, with an unrivalled reputation for creating first-class residential developments – a reputation that we have built up over many years.

We use this in-depth experience each time we plan, design and build a development, always considering the location and heritage that already exists in a town, county or region. From our flagship city developments such as Chobham Manor and Dalston Curve, to more unique refurbished-based projects such as Brigadier House, our past and current developments offer homes that buyers can enjoy whilst experiencing all the benefits of a new-build home when it comes to energy-efficiency and low maintenance.

Whether you choose a village setting or the bustle of a market town, a county town or a beautifully planned new community, you will find a home crafted for modern living. At Taylor Wimpey we are proud of our business – and of the many awards we have won that recognise our commitment to delivering appealing new home schemes for the 21st century.

A joint venture development brought to you by Taylor Wimpey and Lands Improvement.

Lands Improvement Holdings ('Lands Improvement'), is one of the UK's leading strategic land development companies and master developers.

The company acquires greenfield and brownfield land, priming the land for residential-led development by obtaining outline planning and delivering strategic infrastructure.

The history of Lands Improvement can be traced back to 1853; the company being founded to provide capital assistance to farmers. Today, Lands Improvement continues to work with farmers and a wide range of landowners to assess development potential of sites and add value through planning and infrastructure delivery.

Once planning permission is granted, Lands Improvement work with housebuilders by bringing the land forward for development, often by investing in key strategic infrastructure and acting as master developer. Lands Improvement has a proven track record of generating and realising value for all its stakeholders, both landowners, shareholders and communities alike.

[taylorwimpey.co.uk](http://taylorwimpey.co.uk)

[lih.co.uk](http://lih.co.uk)

# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



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