



Plot 78, Hawthorn, Carpenters Yard, Thornwood

Epping

Guide Price £850,000



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Thornwood, Epping

Carpenters Yard is a new sustainable design-led, neighbourhood of 2, 3 & 4 bedroom homes with prices starting from £450,000 in Epping. 50% of homes now sold. Homes ready for occupation in summer 2026!

- 2, 3 & 4 bedroom homes starting from £450,000
- Mortgage Incentives Available
- 10-year structural warranty
- A development delivered by gs8 – The UK's market leader in planet-positive homes
- A landmark new sustainable neighbourhood in Thornwood, Epping
- All homes benefit from parking with dedicated EV charging
- Zero energy bills guaranteed for 5 years* as well as being EPC A rated
- 6-minute drive to Epping tube station (Central Line) | Direct access to Thornwood Common
- Amenities including a fitness studio, electric car & cycle sharing club in partnership with Nissan and Volt *



The Neighbourhood:

Designed & delivered by RIBA award-winning developers gs8 and architects Boehm Lynas. Gs8 are delighted to be 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.

Conceived with community at its core and through engaging with local residents, every element has been considered to create a thriving neighbourhood, 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 large pond, Carpenters Yard has been thoughtfully designed to bring nature and community together.

This beautifully designed planet-positive neighbourhood redefines regenerative living.

The Homes:

At Carpenters Yard we have a collection of two, three and four-bedroom homes, the development has a wide variety of homes available to suit your family needs. There will be terraced, end of terrace, semi-detached and detached homes within the community. Each home is set over two floors with incredible lateral living in mind.

There are also just four duplex 2 & 3 bedroom apartments available located within Lakeshore Lodge, which is situated next to the picturesque pond.

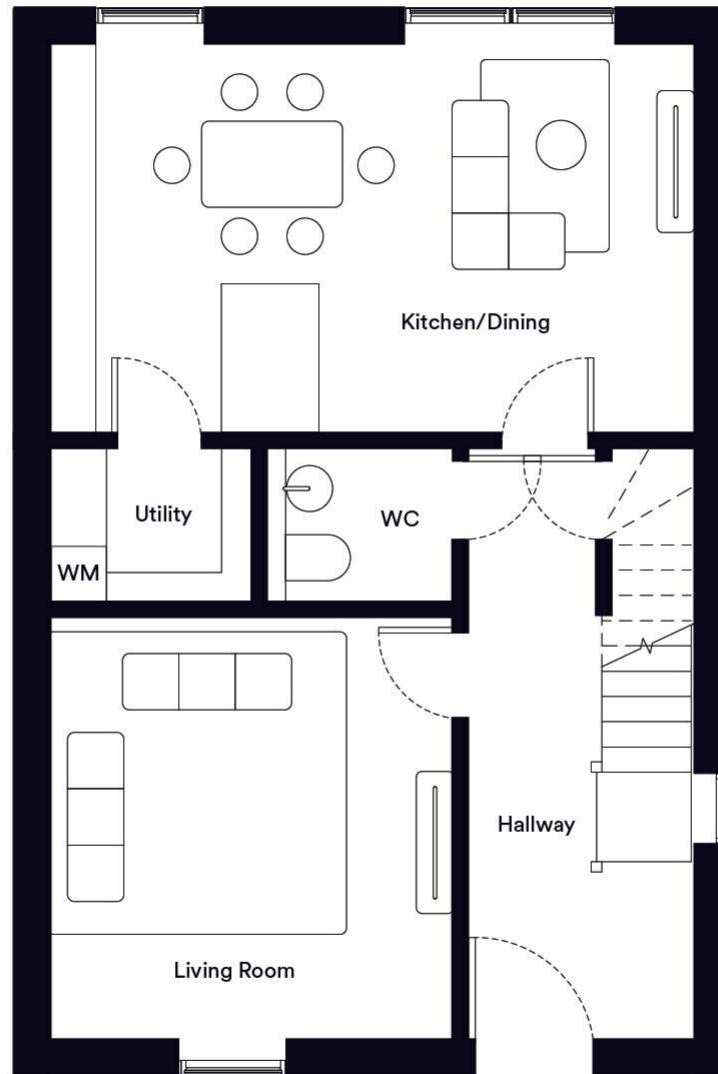
Each home has a landscaped garden, a dedicated EV charging point & PV panels.

This Home:









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We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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Like what you see? Let's talk

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