



ROSEWOOD

THORNWOOD | EPPING

A CHARMING SELECTION OF 3 BEDROOM FAMILY HOMES





HOME SWEET HOME

Welcome to **William Thompson Homes**
Creating places you'll be proud to call home.

This brochure introduces our collection of charming 3-bedroom homes at the new Rosewood development in Thornwood.

Each property is built with care and attention, from quality materials to modern specifications designed for everyday living. Inside, you'll find details about our designs, see images of what's to come, and learn more about the craftsmanship behind each home.

Your next home could be here.

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Computer generated image of plots 4 & 5 at the Rosewood development.

ON YOUR DOORSTEP

Located in the village of Thornwood, just minutes from vibrant Epping, these homes combine the peace of the countryside with the convenience of town life.

Enjoy nearby walks and open views, while having schools, shops, and quick transport links to London close at hand. It's a setting that offers both calm surroundings and easy connections.



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- ROSEWOOD
- PROPERTY VIEW
- MARBLED WHITE BUTTERFLY
- THE LOWER FOREST
- THE CART SHED RESTAURANT
- THE THEYDON OAK PUB





A



B



C



D



E

JUST UP THE ROAD

Epping High Street is close by which provides boutique shops, cafés, and everyday services.

Epping Central Line station offers an Underground service into London, while nearby road links make it easy to travel to London, Chelmsford and Cambridge.

Whether for work, leisure, or everyday errands, everything is within easy reach.

GAIL'S BAKERY **A**

FUNKY MONK RESTAURANT **B**

M&S FOOD **C**

THE NEW BOAR, ABRIDGE **D**

QUORE MATTO ITALIAN RESTAURANT **E**

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Computer generated image of the Rosewood development.

DEVELOPMENT PLAN



DESIGNED FOR MODERN FAMILY LIVING

Our 3-bedroom homes on Rosewood are thoughtfully designed for modern living, offering 1,200 sq. ft. of space — larger than many new builds. They provide room to grow, with quality features included as standard, so you can enjoy a comfortable lifestyle from day one. These are homes made for living well and creating lasting memories.



Computer generated image of the Rosewood development.

THOUGHTFULLY DESIGNED FLOOR PLANS

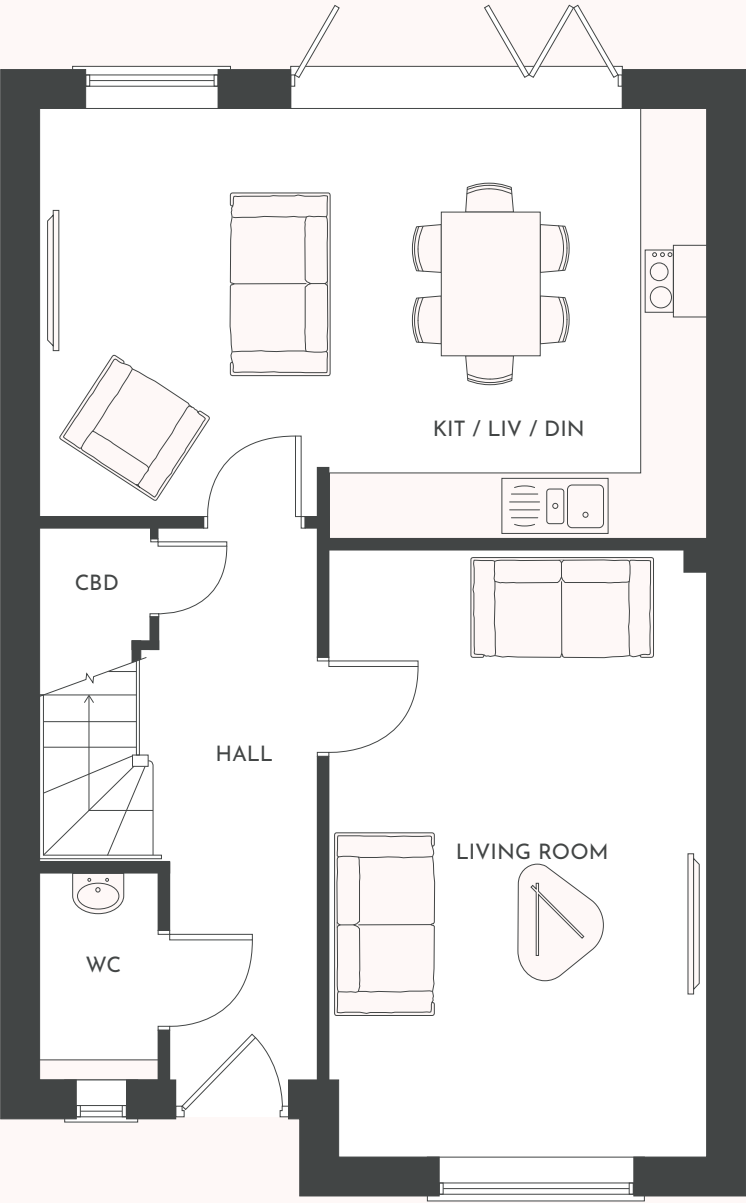
Our 3-bedroom layouts are thoughtfully designed, offering a generous 1201 sq.ft. of adaptable living space. Downstairs, an expansive open-plan kitchen/living/dining area and a separate living room provide ample room for family life. Upstairs, you'll discover a spacious master bedroom alongside two additional well-proportioned bedrooms, ensuring comfort and privacy for everyone.



GROUND FLOOR

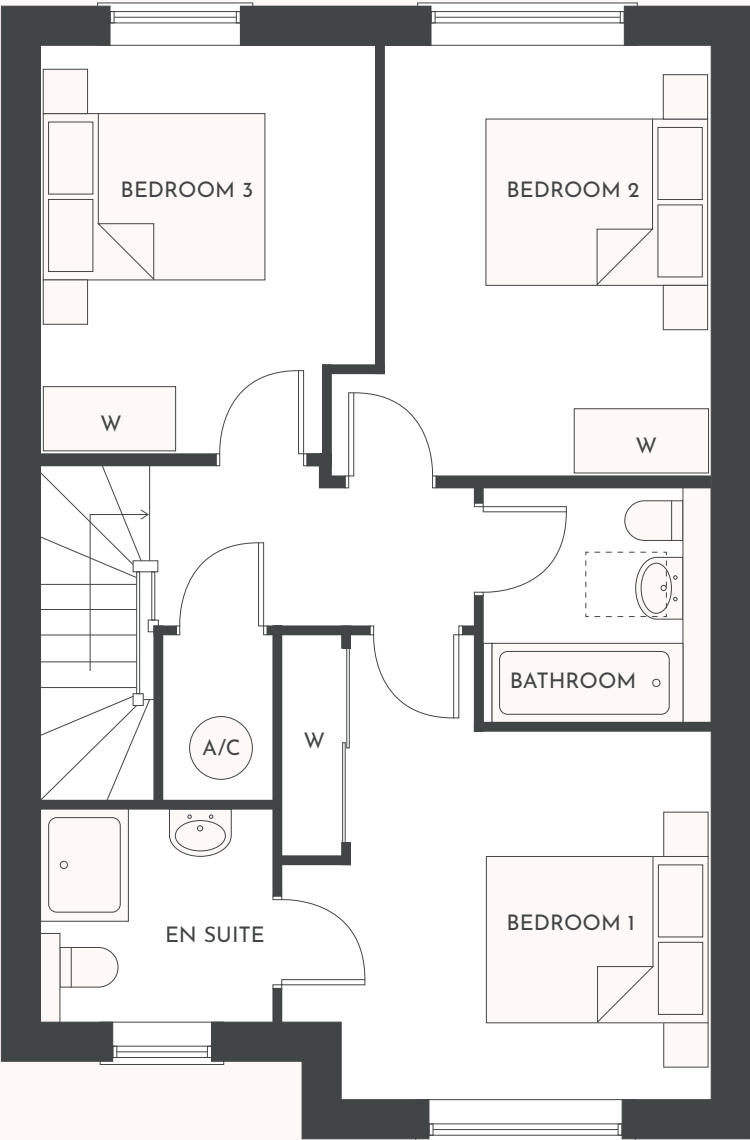
Plots 2, 3, 5, 7 & 9 as shown - Plots 1, 4, 6 & 8 are handed

ALL PLOTS	METERS	FEET
KIT/LIV/DIN	6.00 X 3.80	19'-8" X 12'-5"
LIVING ROOM	5.45 X 3.35	17'-8" X 10'-11"



FIRST FLOOR

ALL PLOTS	METERS	FEET
MASTER BEDROOM	4.15 X 3.30	13'-7" X 10'-9"
BEDROOM 2	3.80 X 2.90	12'-5" X 9'-6"
BEDROOM 3	3.60 X 3.00	11'-9" X 9'-10"
FLOOR AREA	111.6 SQ. M.	1201 SQ.FT.



EXQUISITE FINISHING TOUCHES

Every William Thompson home is finished with care and combines style and practicality. We include a high-quality specification as standard, with premium fixtures, modern fittings and durable materials. These details make each home feel welcoming and are built to last.



KITCHENS

CONTEMPORARY KDA KITCHENS

Featuring the stylish “Belsay Smooth Shaker” range, offering a modern twist on a classic design with a sleek, matt finish.

ELEGANT QUARTZ WORKTOPS

Enjoy durable and luxurious Carrara quartz worktops, providing a sophisticated and practical surface for everyday family life. These are highly resistant to scratches and stains.

PREMIUM NEFF APPLIANCES

Equipped with high-quality Neff integrated appliances which are renowned for their innovative features, reliability and modern design.

BATHROOMS

STYLISH K-VIT VERVE SANITARYWARE

Indulge in the contemporary elegance of the K-VIT Verve range, known for its sleek lines and modern aesthetic.

LUXURIOUS OAK VANITY UNITS

Enjoy practical and beautiful oak vanity units in both the master en-suite and main bathroom, providing ample storage and a touch of natural warmth.

PREMIUM BRASSWARE AND FITTINGS

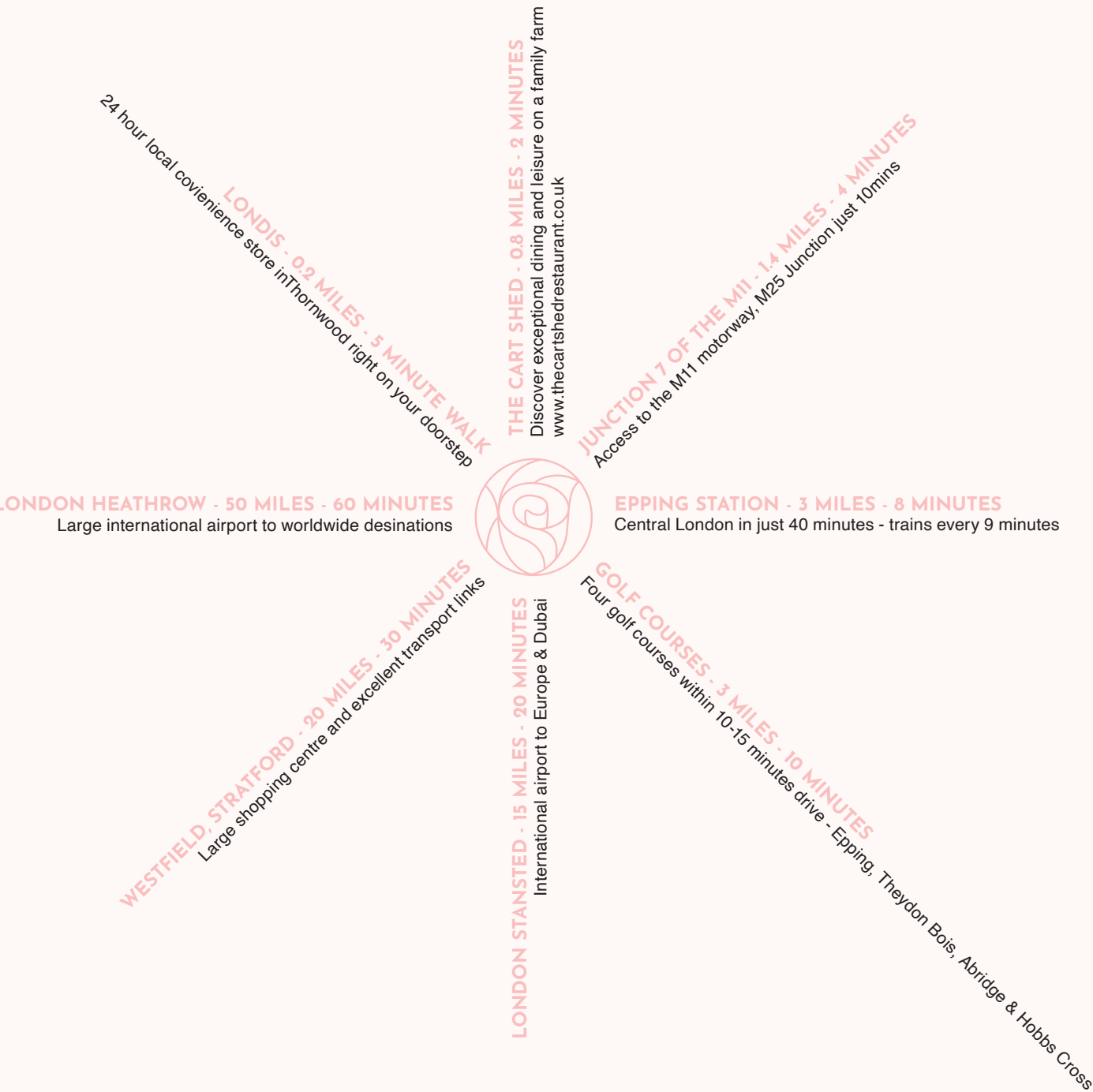
Each bathroom is completed with high-quality brassware and fittings from the K-VIT Verve collection, ensuring a cohesive and sophisticated finish.



LOCATION, LOCATION, LOCATION

Located in Thornwood, you will enjoy the tranquillity of countryside living combined with the convenience of Epping being just minutes away.

You'll have easy access to local amenities, reputable schools, and direct Central Line links to London. It's a setting that brings together convenience and calm.



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The Cart Shed, Thornwood



Westfield Stratford



ABOUT US

At William Thompson Homes, our goal is simple: to build homes that enhance everyday life.

We are a privately owned property developer based in South Woodford, with a proven track record of delivering high-quality housing projects. With a focus on craftsmanship and thoughtful design, we create properties that combine timeless style with modern practicality.

Every home is built to high standards, providing a place where memories can grow.



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All photography from previous William Thompson Homes developments

TRANSPORT LINKS

Rosewood offers superb connectivity. Epping’s Central Line station is just a short drive, providing direct links to central London (e.g., Liverpool Street in 38 mins). Excellent bus services connect Thornwood to Epping and beyond, while easy access to the M11 and M25 motorways ensures effortless road travel. Stansted Airport is also just 20 minutes away for international connections.

GETTING HERE

Rosewood is located on Upland Road in Thornwood, Epping, Essex
CM16 6NL

or use what three words:
/// OFTEN.SLING.BUZZ



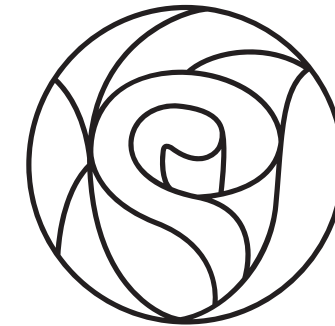


MILLERS
NEW HOMES

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Floorplans and all computer generated images are indicative only and depict a typical property at Rosewood. All sizes are approximate with maximum finished dimensions. William Thompson Homes Ltd operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts are indicative. Radiator locations are not indicated. Floorplans are not shown to scale. Please refer to development layout to review variations for each plot. Plot specification, internal and external finishes, dimensions, landscaping and differences to plots should be checked with a sales agent before reservation. William Thompson Homes Ltd. reserves the right to amend specifications as necessary.





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