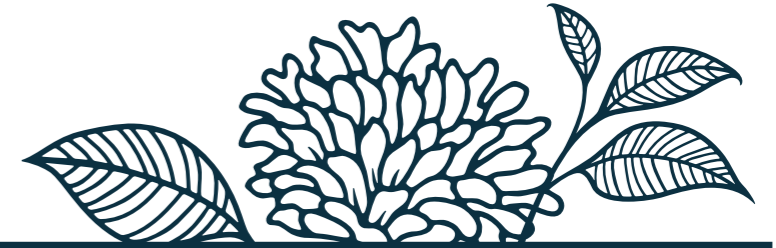




EDEN GREEN



FINCHINGFIELD



ONCE IN A LIFETIME
ONE OF A KIND

Just south of Finchingfield, which is celebrated as one of the most photographed and picturesque villages in England, you will discover **Eden Green**.

A charming collection of 3, 4 & 5 bedroom houses delivered by award-winning five-star housebuilder, The Hill Group.



Eden Green not only complements everything that makes Finchingfield such a special and striking place to live, but also expands its boundaries – as a new, spacious community of homes with their own distinct character.

Offering a rare opportunity to purchase a new home in Finchingfield, the development is built around a private village green and is dotted with large parkland-style trees and rows of wildflowers.

As an award-winning housebuilder, we have created homes that have been beautifully designed, with well-proportioned living spaces. Layouts offer the flexibility that we now want from our homes, with open plan spaces and rooms that can accommodate places to relax, socialise, entertain and work.



A R A R E F I N D I N
F I N C H I N G F I E L D



IDYLLIC CHARM

WHEREVER YOU LOOK

Living at Eden Green offers a lifestyle unlike any other. The village's reputation and unique character are clear from the very first moment you visit.

Finchingfield is located in historic, wooded surroundings, with gently rolling hills and a perfectly balanced mix of meadows, rivers and streams. From the duck pond and humpback bridge, to the iconic windmill and medieval church, it's easy to see why this is the most photographed village in England.

People have lived here since 1086, and many of the village buildings date back to the 14th century, with evidence of Roman settlements, adding to the charm.

Primely located, travelling to either London or Cambridge has never been easier, whether it be for work or leisure.

Today, Finchingfield continues to be a delightful classic village with character and a touch of modernism. One of its most distinctive modern features is the pastel colours added to the timber-framed buildings, making the conservation area something that stands out from other local villages.





EAT, DRINK AND EXPLORE

In Finchingfield, you're spoilt for choice when it comes to country-style pubs serving traditional fare – and there's plenty more on offer in the village and within a short drive.

Just 2 minutes away by car is Finchingfield Lavender Farm, where a luxury campsite sits within a stunning wildflower meadow – perfect for overnight stays or day trips with visiting friends or family if you'd like a change of scenery. Plus, Saffron Walden's picturesque medieval buildings and charming gardens are only a short drive away.



A similar distance away is Spains Hall Estate, a working farm offering visits, horse rides, guided tours, camping, and even the opportunity to buy local, seasonal produce.



Half an hour by car from Finchingfield, the Stour Valley Adventure Centre is a fantastic weekend destination, where you can take a canoe, kayak or paddleboard down the River Stour and enjoy its tranquil waters and gorgeous wildlife.



GROWING AND LEARNING

There are more than 50 different schools with an Ofsted rating of 'Good' or above within 10 miles of Finchingfield, including Finchingfield St John the Baptist CofE Primary Academy in the centre of the village and Great Bardfield Primary just over a mile away.



PRIMARY SCHOOLS	Ofsted Rating	Distance	Drive Time
Finchingfield St John the Baptist CofE Primary Academy	Good	0.4 miles	1 min
Great Bardfield Primary School	Good	1.5 miles	4 mins
Wethersfield CofE VC Primary School	Good	2.5 miles	5 mins
Great Sampford County Primary School	Good	3.7 miles	6 mins
Shalford Primary School	Good	4.9 miles	9 mins
Felsted Primary School	Outstanding	9.4 miles	16 mins

SECONDARY SCHOOLS	Ofsted Rating	Distance	Drive Time
Hedingham School and Sixth Form	Good	7.9 miles	14 mins
Tabor Academy	Good	8.7 miles	16 mins
Castle Manor Academy	Good	10.7 miles	20 mins
Stour Valley Community School	Good	12.4 miles	24 mins
Saffron Walden County High School	Outstanding	13.6 miles	24 mins

PRIVATE SCHOOLS	Ofsted Rating	Distance	Drive Time
Felsted School	Outstanding	10.2 miles	18 mins
Gosfield School	Good	10.4 miles	21 mins

SEND SCHOOLS	Ofsted Rating	Distance	Drive Time
Churchill Special Free School	Outstanding	10.0 miles	20 mins
The Edith Borthwick School	Good	10.3 miles	20 mins

COLLEGES & UNIVERSITIES	Ofsted Rating	Distance	Drive Time
Colchester Institute	Good	25.6 miles	47 mins
University of Essex	Good	27.6 miles	50 mins

All information and ratings from [gov.uk/school-performance-tables](https://www.gov.uk/school-performance-tables)
All travel times are approximate and taken from Google Maps.



WHERE NEW
**LIFE TAKES
ROUTE**

Finchingfield has everything you need to find your breathing space and to make your home. Yet it is still within easy reach of major hubs including Cambridge and London.



Eden Green is close to the M11 motorway and approximately a 20-minute drive from Braintree station, with direct links to London Liverpool Street.

Braintree itself is a great destination with a variety of shops, cafés and restaurants to enjoy. Further afield you have Great Dunmow, Haverhill and Halstead, each a similar distance away. Haverhill is home to Anne of Cleves' Tudor-style house, and Halstead's Antiques Centre which offers everything from vintage clothing to unexpected homeware treasures.

 BY CAR From Eden Green	 BY TRAIN From Braintree Station	 BY AIR From Eden Green
Thaxted • 15 mins	Witham • 20 mins	London Stansted • 26 mins
Great Dunmow • 17 mins	Chelmsford • 24 mins	Cambridge City Airport • 46 mins
Braintree • 20 mins	Ingatstone • 27 mins	London Southend Airport • 1 hr 5 mins
Saffron Walden • 24 mins	Shenfield • 36 mins	London Heathrow • 1 hr 25 mins
London Stansted • 26 mins	London Liverpool Street • 1 hr 3 mins	London Gatwick • 1 hr 31 mins
Bishop's Stortford • 28 mins	Ipswich • 1 hr 5 mins	
Chelmsford • 38 mins	Norwich • 1 hr 40 mins	
Cambridge • 43 mins		
Colchester • 45 mins		
Bury St Edmunds • 45 mins		

W H E R E S P A C E C O M E S

N A T U R A L L Y





As one of the most recognisable and beautiful villages in the country, space comes at a premium in Finchingfield. Eden Green offers a unique opportunity to secure not only your own personal piece of it, but a spacious home that complements the local area and its heritage.

BUILT TO THE
**HIGHEST
 STANDARDS**



Our Eden Green homes have been created to offer long lasting appeal. With quality appliances and stylish interiors, their design will stand the test of time and inspire generations to come.

The layouts offer the flexibility that we now want from our homes, with rooms that can accommodate places to work, relax, socialise and entertain.



Exceptional design, quality craftsmanship and sustainable features come together to create homes that are a delight to live in and are fit for the demands of 21st century living.

Contemporary and stylish, the homes pay tribute to the unique character of Finchingfield in their exteriors, which subtly mirror the iconic village façades that have given the area its reputation for iconic traditional architecture.

Outside your front door, the development's abundant greenery offers the immediacy of nature - perfect for a short jog or dog walk and highlighting the unique beauty of the surrounding area and wildlife.

A SECLUDED SANCTUARY

● 3 BEDROOM HOMES

THE APPLE

Plots 7, 8, 21, 28, 31, 32

THE EMERALD

Plots 4, 5

THE FOREST

Plot 33

● 4 BEDROOM HOMES

THE JADE

Plots 6, 12, 18, 20, 35

THE JUNIPER

Plots 10, 13, 14, 30

THE MINT

Plot 29

THE PINE

Plots 16, 19, 36

● 5 BEDROOM HOMES

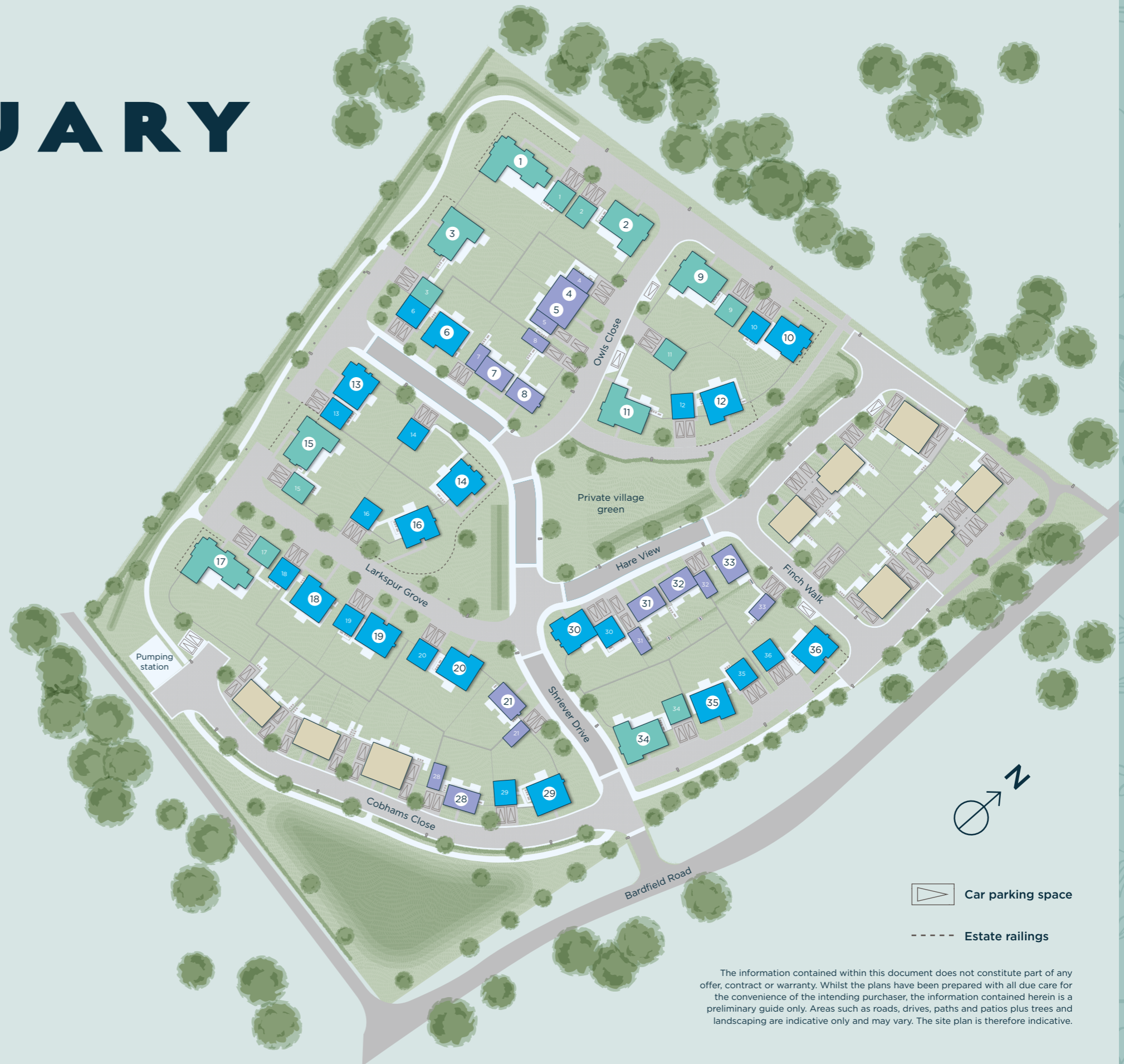
THE SAGE

Plots 2, 3, 9, 11, 15, 34

THE SPRING

Plots 1, 17

● AFFORDABLE HOMES



The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Areas such as roads, drives, paths and patios plus trees and landscaping are indicative only and may vary. The site plan is therefore indicative.



SPECIFICATION

3 BEDROOM HOUSES

Kitchen

- Matt finish shaker-style units with soft close doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob (with built-in extractor where on peninsula)
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Integrated washer/dryer
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

Kitchen designs and layouts vary; please contact our Sales Executive for further information.

Floor Finishes

- Amtico flooring throughout ground floor
- Carpet to stairs, landing and bedrooms
- Large format tiles to bathroom and en-suite

En-suite

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity top
- Large format wall and floor tiles
- Heated chrome towel rail

Bathroom

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Framed feature mirror with shelf (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rail

Decorative Finishes

- Timber staircase with carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built-in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Doors and Windows

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows, with matching patio doors or aluminium bifold doors where shown on plan
- Up and over garage door, colour to match front door

Electrical

- Downlights to entrance hall, open-plan kitchen/dining/family room, bathroom, en-suite, WC
- Pendant fittings to separate living room, landing and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's Sky Q connection
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- External lighting to front and rear of property
- Light and power to garage
- Electric car charging point to all plots

Heating and Water

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suite
- Air source heat pump
- Hot water storage tank

External Finishes

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap

Construction

- Traditionally-constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of red or black facing bricks, with wood effect cladding or render, and red roof tiles

Warranty

- 10 year NHBC warranty

A Management Company has been formed at Eden Green and will be responsible for the management and maintenance of the shared services and external communal areas of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Eden Green. A managing agent has been appointed on behalf of the Management Company and will take on the day-to-day management and maintenance responsibilities.

All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

Interior photography represents a similar Hill development.

THE APPLE

3 BEDROOM HOUSE
PLOTS 7, 8*, 21, 28, 31 & 32*



Computer generated image is indicative only and represents Plots 31 and 32.

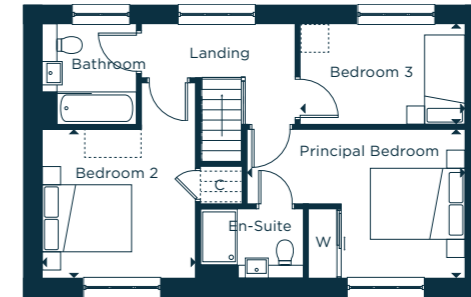
GROUND FLOOR

Kitchen/Dining	3.22 m x 5.46 m	10' 6" x 17' 10"
Living Room	3.40 m x 5.46 m	11' 2" x 17' 10"
Single Garage	3.39 m x 7.10 m	11' 1" x 23' 3"

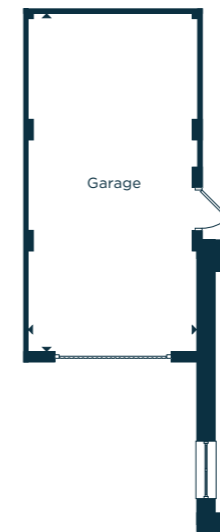
FIRST FLOOR

Principal Bedroom	4.65 m x 3.17 m	15' 3" x 10' 4"
Bedroom 2	3.27 m x 3.17 m	10' 9" x 10' 5"
Bedroom 3	3.51 m x 2.15 m	11' 6" x 7' 1"

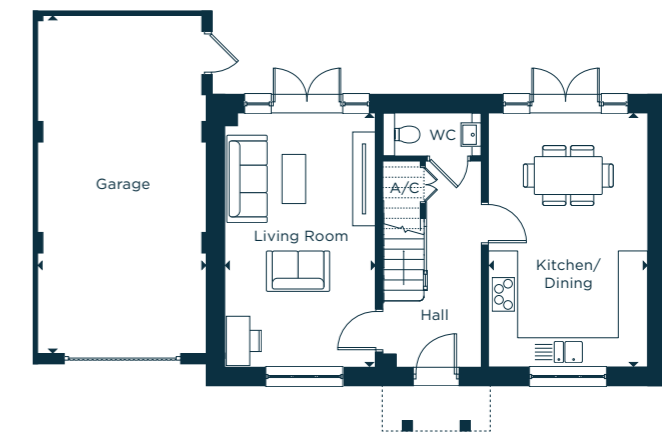
*Handed to floorplan shown. Chimney designs and positions vary.



FIRST FLOOR



Garage as shown to Plot 32 only
Window to Plot 8 & 21 only



Garage as shown to Plot 7 only

GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [---] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.

THE EMERALD

3 BEDROOM HOUSE
PLOTS 4 & 5*



Computer generated image is indicative only and represents Plots 4 and 5.

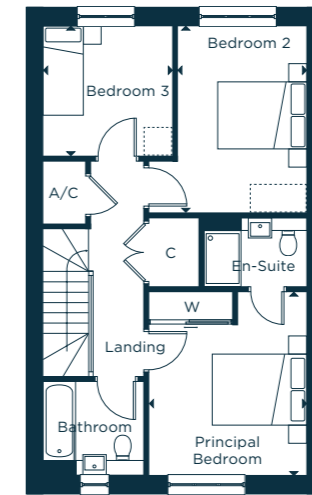
GROUND FLOOR

Kitchen/Dining/Family	5.63 m x 9.58 m	18' 5" x 31' 4"
Single Garage	3.38 m x 7.10 m	11' 1" x 23' 3"

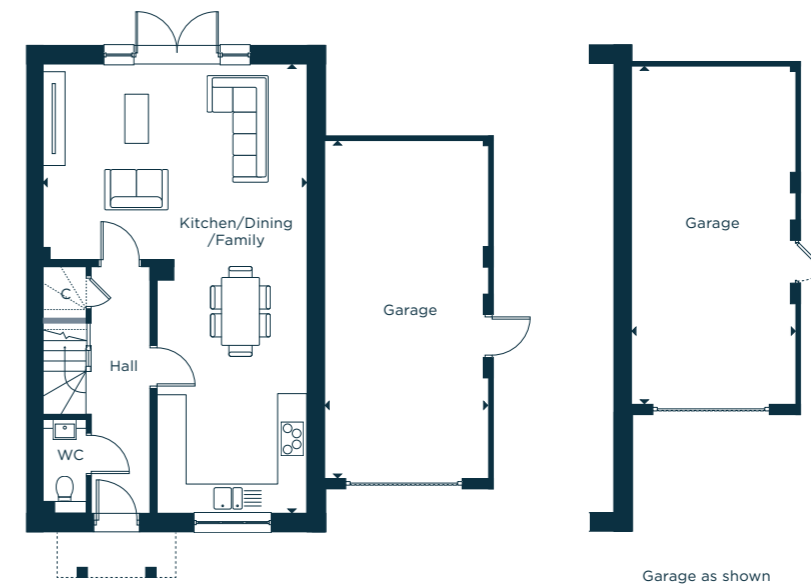
FIRST FLOOR

Principal Bedroom	3.38 m x 3.92 m	11' 1" x 12' 9"
Bedroom 2	2.77 m x 3.97 m	9' 1" x 13' 0"
Bedroom 3	2.77 m x 2.78 m	9' 1" x 9' 1"

*Handed to floorplan shown



FIRST FLOOR



GROUND FLOOR

Garage as shown
to Plot 5 only

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [---] - INDICATIVE WARDROBE POSITION

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THE FOREST

3 BEDROOM HOUSE
PLOT 33



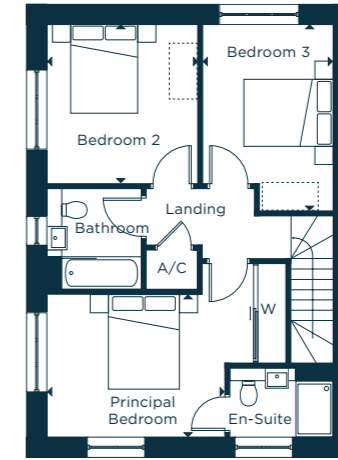
Computer generated image is indicative only and represents Plot 33.

GROUND FLOOR

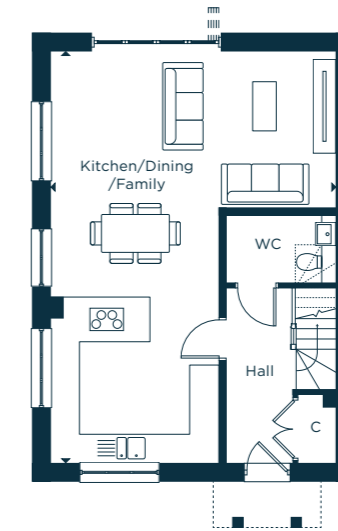
Kitchen/Dining/Family	6.10 m x 8.80 m	20' 0" x 28' 10"
Single Garage	3.39 m x 7.10 m	11' 1" x 23' 3"

FIRST FLOOR

Principal Bedroom	3.80 m x 3.05 m	12' 5" x 10' 0"
Bedroom 2	3.22 m x 3.40 m	10' 7" x 11' 2"
Bedroom 3	2.78 m x 3.97 m	9' 1" x 13' 0"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [---] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.



SPECIFICATION

4 & 5 BEDROOM HOUSES

Kitchen and Utility Room

- Matt finish shaker-style units with soft close doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob (with built-in extractor where on island or peninsula)
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood (where applicable)
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to kitchen wall units
- Freestanding washing machine
- Freestanding condenser dryer

Kitchen and utility room designs and layouts vary; please contact our Sales Executive for further information.

Floor Finishes

- Amtico flooring throughout ground floor
- Carpet to stairs, landing and bedrooms
- Large format tiles to bathroom and en-suites

En-suite

- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting (to principal en-suite only)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

Bathroom

- Bath with shower over and glass shower screen or separate shower enclosure
- Low profile shower tray with glass shower door (where applicable)
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting (where layout allows)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

Decorative Finishes

- Timber staircase with carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built-in hinged wardrobe with LED lighting to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Doors and Windows

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows with aluminium bi-fold doors
- Electrically controlled up and over garage door, colour to match front door

Electrical

- Downlights to entrance hall, open-plan kitchen/dining/family room, bathroom, en-suites, WC, utility room and principal bedroom
- Pendant fittings to separate living room, dining room, study, landing and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's Sky Q connection
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- External lighting to front and rear of property
- Light and power to garage
- Electric car charging point to all plots

Heating and Water

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suites
- Air source heat pump
- Hot water storage tank

External Finishes

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap and power socket

Construction

- Traditionally-constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of red or black facing bricks, with wood effect cladding or render to selected plots, and grey or red roof tiles

Warranty

- 10 year NHBC warranty

A Management Company has been formed at Eden Green and will be responsible for the management and maintenance of the shared services and external communal areas of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Eden Green. A managing agent has been appointed on behalf of the Management Company and will take on the day-to-day management and maintenance responsibilities.

All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

Interior photography represents the Eden Green show home.

THE JADE

4 BEDROOM HOUSE
PLOTS 6, 12, 18*, 20 & 35*



External material to homes vary. Computer generated image is indicative only and represents Plot 12.

GROUND FLOOR

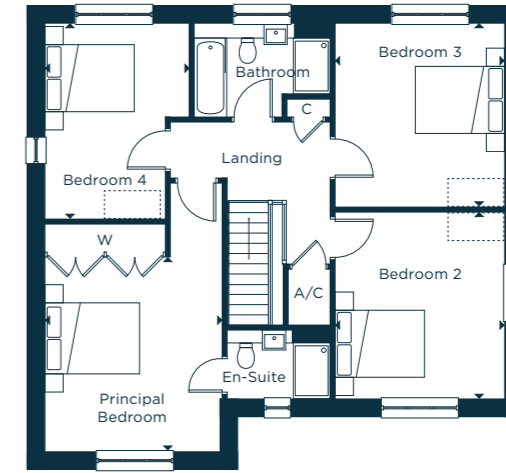
Kitchen/Dining/Family	9.81 m x 3.81 m	32' 2" x 12' 5"
Living Room	3.73 m x 5.18 m	12' 2" x 17' 0"
Study	2.11 m x 3.73 m	6' 9" x 12' 3"
Utility Room	2.18 m x 1.85 m	7' 2" x 6' 1"
Double Garage	6.87 m x 6.08 m	22' 5" x 19' 9"

FIRST FLOOR

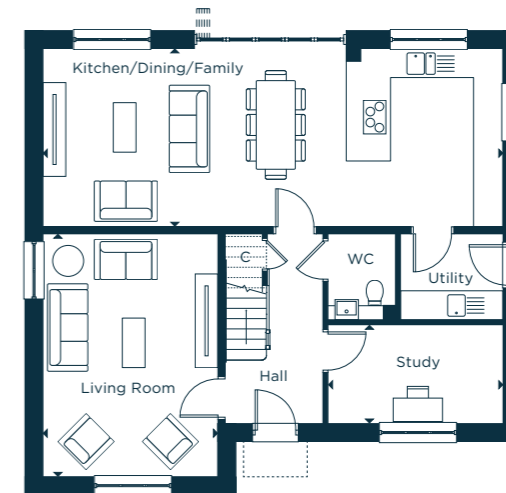
Principal Bedroom	3.78 m x 4.15 m	12' 5" x 13' 6"
Bedroom 2	3.62 m x 3.99 m	11' 9" x 13' 1"
Bedroom 3	3.62 m x 3.92 m	11' 9" x 12' 9"
Bedroom 4	3.07 m x 4.16 m	10' 1" x 13' 6"



*Handed to floorplan shown. Brick to Plots 6 & 12. Render to Plots 18, 20 & 35. Garage variation applies, no windows to Plots 6 & 18.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.

THE JUNIPER

4 BEDROOM HOUSE
PLOTS 10*, 13*, 14 & 30



External material to homes vary. Computer generated image is indicative only and represents Plot 30.

GROUND FLOOR

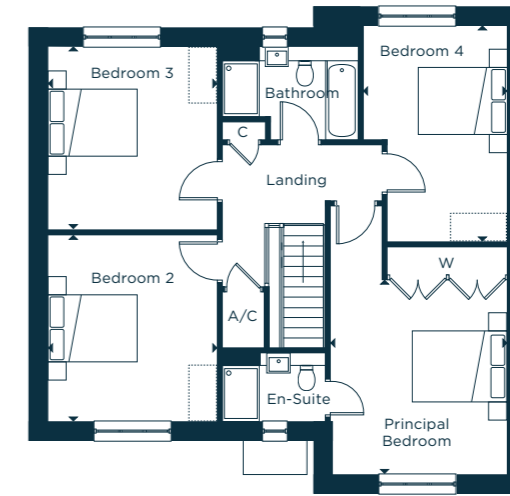
Kitchen/Dining/Family	9.81 m x 3.80 m	32' 2" x 12' 6"
Living Room	3.73 m x 5.18 m	12' 2" x 17' 0"
Study	2.11 m x 3.73 m	6' 11" x 12' 3"
Utility Room	2.18 m x 1.85 m	7' 2" x 6' 1"
Double Garage	6.08 m x 6.87 m	19' 9" x 22' 7"

FIRST FLOOR

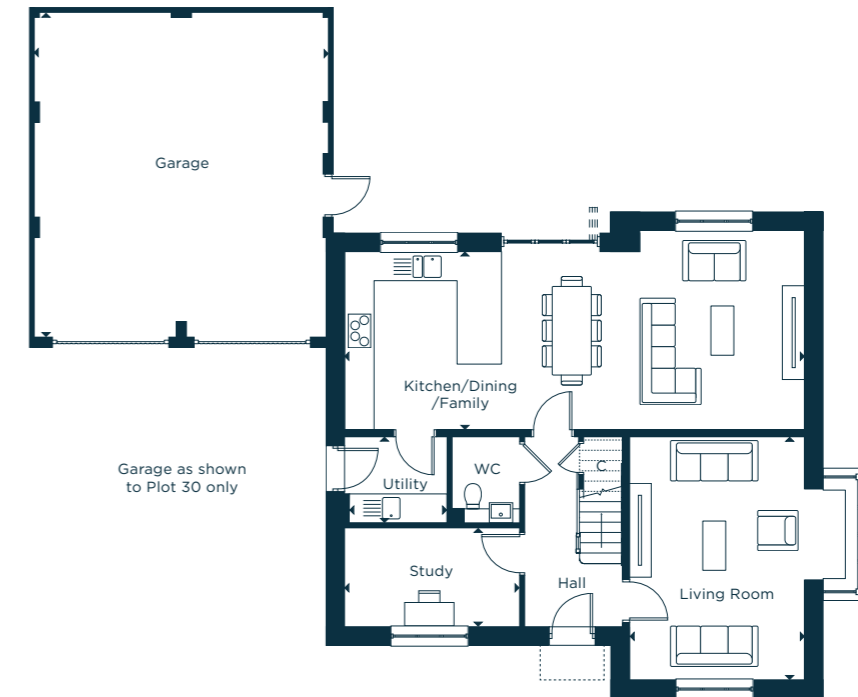
Principal Bedroom	3.78 m x 4.15 m	12' 4" x 13' 7"
Bedroom 2	3.63 m x 3.99 m	11' 11" x 13' 1"
Bedroom 3	3.63 m x 3.92 m	11' 11" x 12' 9"
Bedroom 4	3.08 m x 4.63 m	10' 1" x 15' 2"



*Handed to floorplan shown. Brick to Plots 13 & 30. Render to Plots 10 & 14.
Garage variation applies, no windows to Plots 10, 13 & 14. Chimney designs and positions vary.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [] - INDICATIVE WARDROBE POSITION

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THE MINT

4 BEDROOM HOUSE
PLOT 29



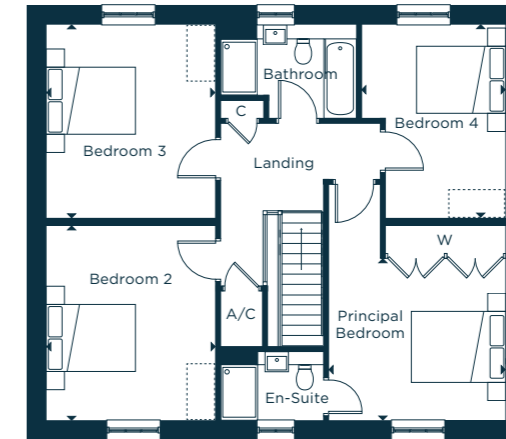
Computer generated image is indicative only and represents Plot 29.

GROUND FLOOR

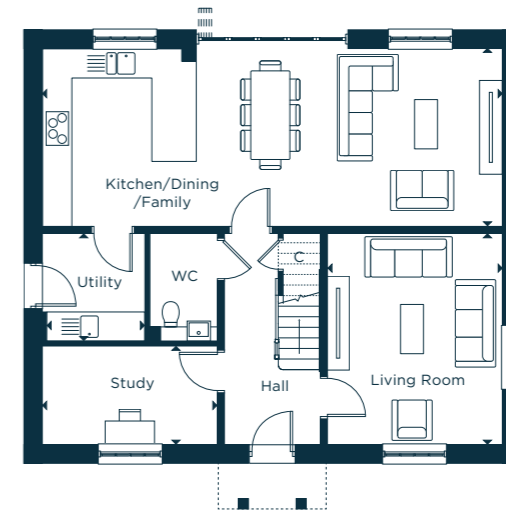
Kitchen/Dining/Family	9.81 m x 3.80 m	32' 2" x 12' 6"
Living Room	3.73 m x 4.51 m	12' 3" x 14' 8"
Study	3.72 m x 2.11 m	12' 2" x 6' 11"
Utility Room	2.18 m x 2.30 m	7' 2" x 7' 7"
Double Garage	6.08 m x 6.87 m	19' 9" x 22' 7"

FIRST FLOOR

Principal Bedroom	3.78 m x 3.48 m	12' 5" x 11' 4"
Bedroom 2	3.61 m x 4.15 m	11' 8" x 13' 7"
Bedroom 3	3.61 m x 4.15 m	11' 8" x 13' 6"
Bedroom 4	3.08 m x 4.15 m	10' 1" x 13' 6"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.

THE PINE

4 BEDROOM HOUSE
PLOTS 16*, 19 & 36*



External material to homes vary. Computer generated image is indicative only and represents Plot 19.

GROUND FLOOR

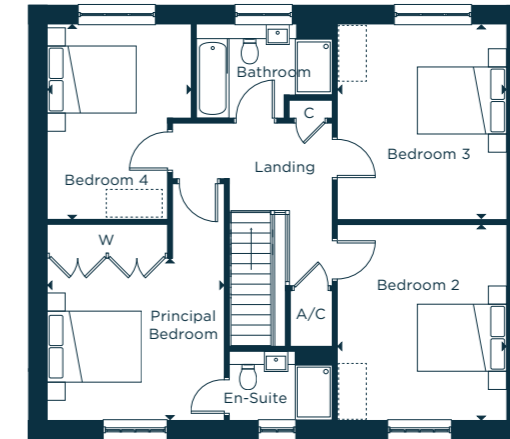
Kitchen/Dining/Family	9.81 m x 3.80 m	32' 2" x 12' 6"
Living Room	3.73 m x 4.51 m	12' 3" x 14' 8"
Study	3.73 m x 2.55 m	12' 3" x 8' 4"
Utility Room	2.18 m x 1.85 m	7' 2" x 6' 1"
Double Garage	6.08 m x 6.87 m	19' 9" x 22' 7"

FIRST FLOOR

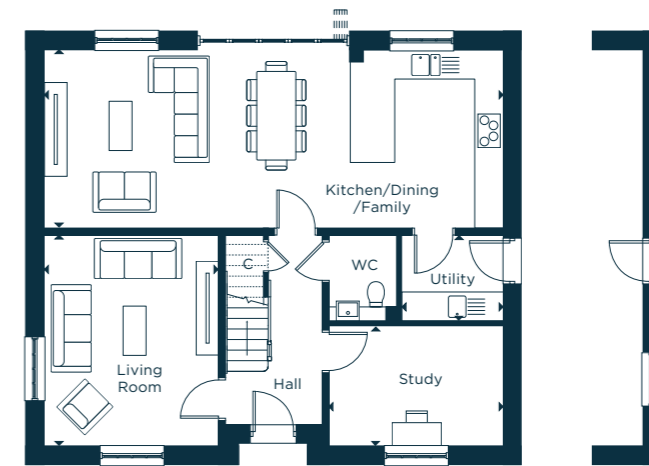
Principal Bedroom	3.78 m x 3.48 m	12' 4" x 11' 4"
Bedroom 2	3.61 m x 4.18 m	11' 8" x 13' 7"
Bedroom 3	3.61 m x 4.16 m	11' 8" x 13' 6"
Bedroom 4	3.08 m x 4.18 m	10' 1" x 13' 9"



*Handed to floorplan shown. Brick to Plots 19 & 36. Render to Plot 16.
Garage variation applies, windows to Plot 36. Chimney designs and positions vary.



FIRST FLOOR



Study window to Plot 36 only

GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [---] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.

THE SAGE

5 BEDROOM HOUSE
PLOTS 2, 3, 9*, 11, 15 & 34



External material to homes vary. Computer generated image is indicative only and represents Plot 2.

GROUND FLOOR

Kitchen/Dining/Family	4.72 m x 11.04 m	15' 5" x 36' 3"
Living Room	3.97 m x 4.84 m	13' 0" x 15' 11"
Study	3.97 m x 2.50 m	13' 0" x 8' 2"
Utility Room	1.85 m x 2.40 m	6' 1" x 7' 10"
Double Garage	6.08 m x 6.87 m	19' 9" x 22' 7"

FIRST FLOOR

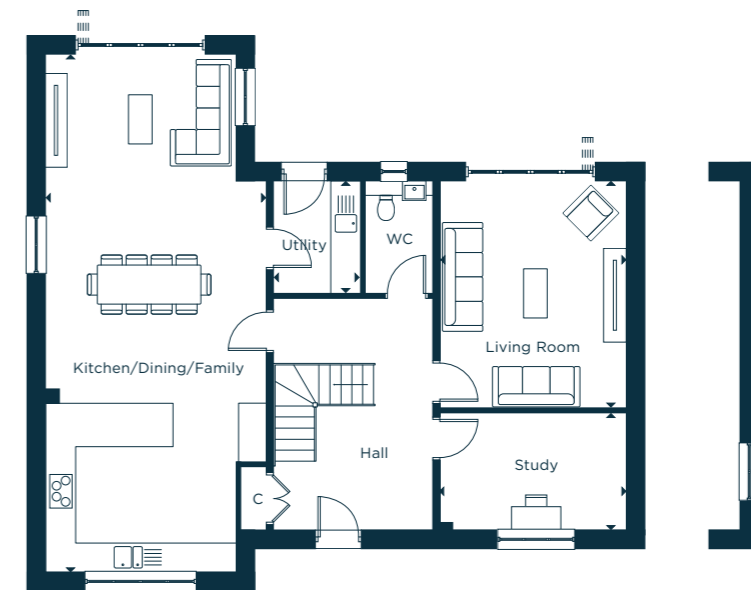
Principal Bedroom	4.07 m x 3.40 m	13' 4" x 11' 2"
Bedroom 2	3.44 m x 3.79 m	11' 3" x 12' 5"
Bedroom 3 (Plots 2, 3, 9 & 15)	3.68 m x 3.62 m	12' 1" x 11' 9"
Bedroom 3 (Plots 11 & 34)	3.68 m x 4.19 m	12' 1" x 13' 9"
Bedroom 4	3.37 m x 3.55 m	11' 0" x 11' 8"
Bedroom 5	2.37 m x 3.79 m	7' 8" x 12' 4"

*Handed to floorplan shown. Brick to Plot 9. Chalk render to Plots 2, 3 & 15. Cream render to Plots 11 & 34. Garage variation applies, windows to Plot 34. Chimney designs and positions vary.



Bedroom 3 overhang
difference to Plots 11 & 34 only

FIRST FLOOR



Additional study window
to Plots 2 & 9 only

GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [---] - INDICATIVE WARDROBE POSITION

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THE SPRING

5 BEDROOM HOUSE
PLOTS 1 & 17



Computer generated image is indicative only and represents Plot 1.

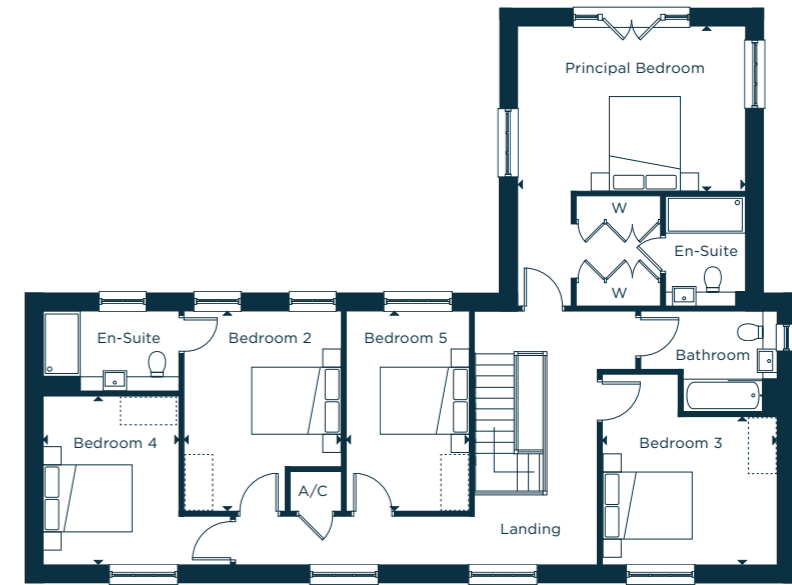
GROUND FLOOR

Kitchen/Dining/Family	9.05 m x 5.42 m	29' 8" x 17' 9"
Living Room	4.86 m x 5.92 m	16' 0" x 19' 5"
Dining Room	3.73 m x 3.72 m	12' 3" x 12' 2"
Utility Room	1.83 m x 3.39 m	6' 0" x 11' 1"
Double Garage	6.08 m x 6.87 m	19' 9" x 22' 7"

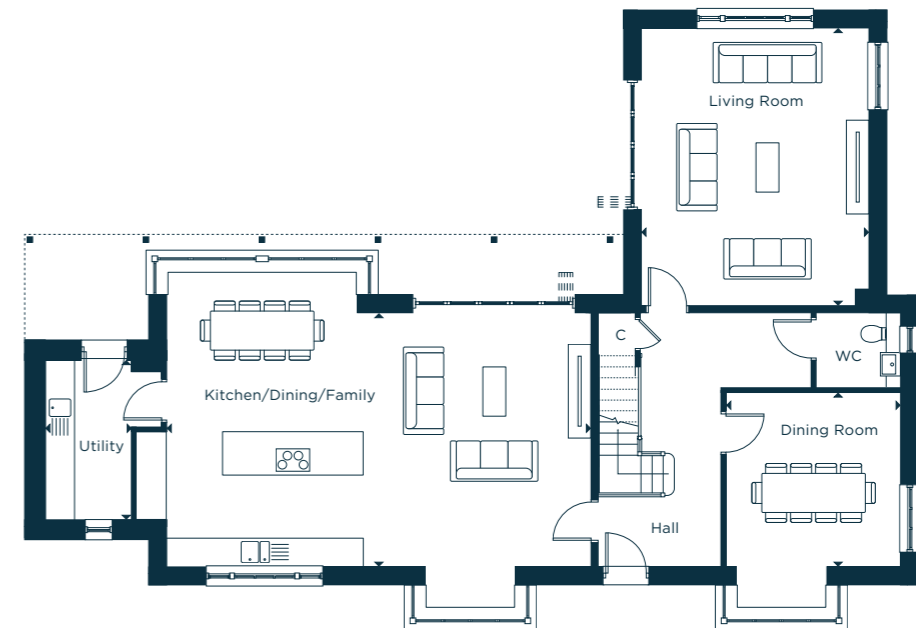
FIRST FLOOR

Principal Bedroom	4.81 m x 3.53 m	15' 8" x 11' 7"
Bedroom 2	3.36 m x 4.27 m	11' 0" x 14' 0"
Bedroom 3	3.73 m x 3.17 m	12' 3" x 10' 5"
Bedroom 4	2.90 m x 3.61 m	9' 6" x 11' 10"
Bedroom 5	2.62 m x 4.27 m	8' 7" x 14' 0"

*Chimney designs and positions vary.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [---] - INDICATIVE WARDROBE POSITION

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CREATING EXCEPTIONAL PLACES TO LIVE

Hill is an award-winning housebuilder and one of the leading developers in London, the home counties, and the South.

The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise. It is now in the process of opening new regional offices to facilitate growth in the Midlands.

In its 24th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 800 staff, the company operates from six strategically located regional offices, with its head office based in Waltham Abbey, Essex.

Hill anticipates completing over 3,000 homes by the close of its current financial year and has a controlled land bank with planning consent for over 8,500 units. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed titles of WhatHouse? Housebuilder of the Year in 2015, 2020, and most recently in 2023, when it also won the Best Large Housebuilder accolade in its first year entering the category. Rubicon, Hill's innovative and beautifully designed development at Knights Park in Eddington, Cambridge, has been recognised with four prestigious WhatHouse? Awards in 2023, including gold awards for Best Development and Best Exterior Design. Rubicon also won Best Design for Four Storeys or More at the 2023 Housebuilder Awards. The Beech, a stunning contemporary home at Marleigh, won the Best Family Home award at the Evening Standard New Homes Awards 2023 and silver in the Best House category at the WhatHouse? Awards in the same year.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past six years.

The Hill Group is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.



Follow us on Facebook and Instagram @CreatedbyHill



Chesterford Meadows, Essex

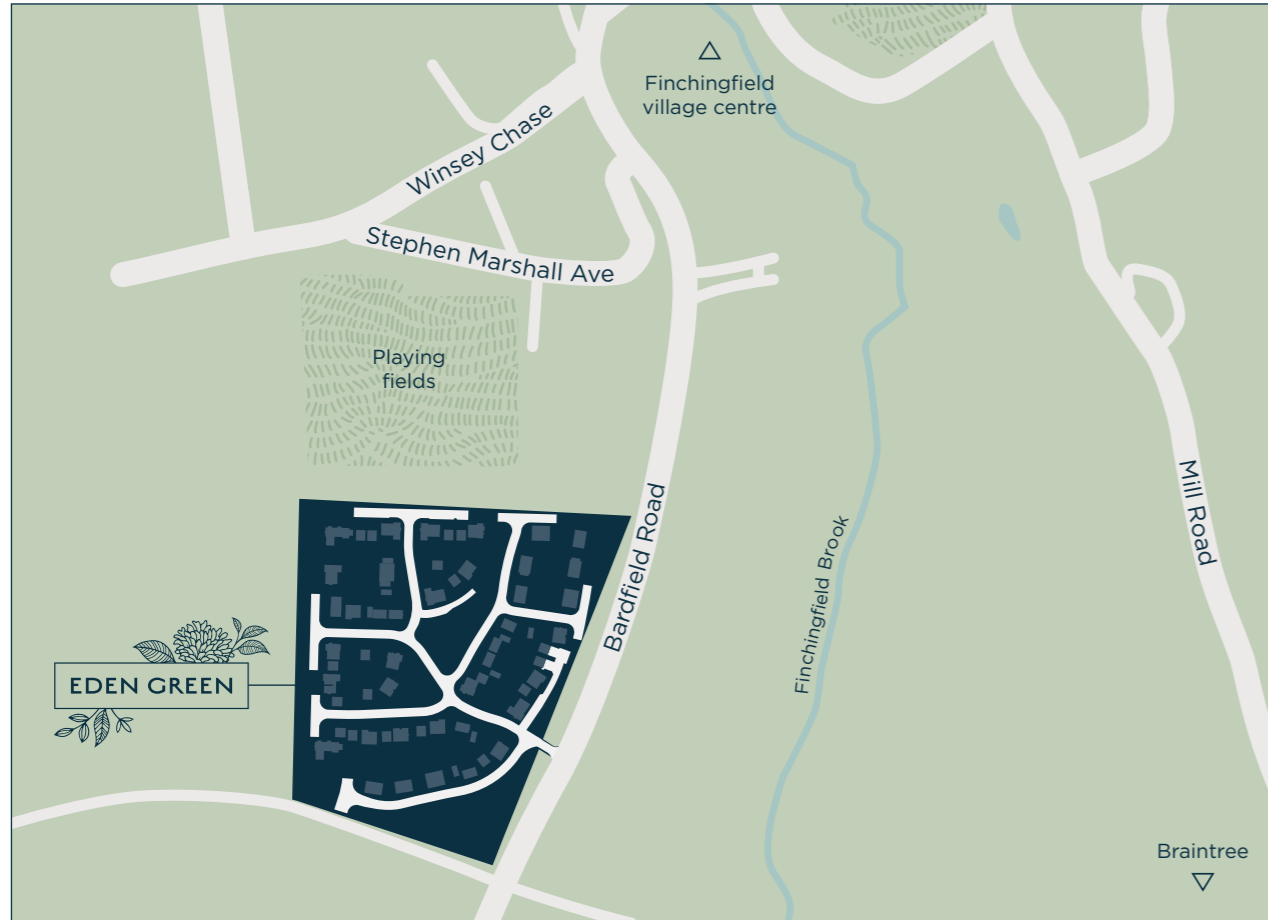


Knights Park, Cambridge



Capstone Fields, Cambridge

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