



# AUDLEY GREEN

G R E A T   C H E S T E R F O R D



## *Beautiful homes,* IDYLLIC LIFESTYLE

DISCOVER THE JOY OF VILLAGE LIVING IN A SCENIC  
YET CONNECTED LOCATION AT AUDLEY GREEN.

This collection of traditionally crafted homes features  
2 bedroom bungalows and 2, 3, 4 and 5 bedroom houses.  
Choose from a range of styles and layouts to find the home  
that is right for you, whatever your stage in life.

Bordered by open countryside and with views towards the  
River Cam, this new neighbourhood embraces its setting  
and offers direct walking access to the landscape. Homes sit  
harmoniously within the surrounding area, and green spaces  
complement the natural environment.

With glorious walks, welcoming pubs, village stores and good  
schools just minutes away, Audley Green offers a wonderful  
lifestyle in a sought-after location.



*A charming new neighbourhood*



Computer generated image of plots 73 to 74 and 79 to 80 is indicative only. External finishes may vary.



## Love VILLAGE LIFE



GREAT CHESTERFORD IS A HISTORIC VILLAGE  
FULL OF CHARACTER AND SURROUNDED BY  
THE STUNNING ESSEX COUNTRYSIDE.

Living at Audley Green gives you the opportunity to become part of this inviting community and cherish the simpler pleasures of a more relaxed pace of life.

The village centre itself is a 15 minute walk away. Stroll to Days Bakery for your morning coffee and baked goods, enjoy a meal at The Crown and Thistle, a traditional pub with convivial atmosphere, or join in with the many activities on offer. The recreation ground is home to the bowls club, tennis courts, a playground, sports pitches and cricket club, while the community centre hosts a wide range of activities each week, from dance classes to martial arts.

Audley Green is ideally situated to take advantage of the surrounding countryside. A walking trail runs along its eastern border, with the River Cam just beyond. Walk out of your front door and you will soon find yourself immersed in this green landscape, with the river flowing tranquilly nearby.

Despite this peaceful setting, you can be in London in 71 minutes and Cambridge's historic heart in 15 minutes by train. Great Chesterford station is a 10 minute walk away, connecting you with the buzz of these two great cities quickly and easily.

All travel times are approximate and taken from Google Maps and trainline.com.





# The Best OF TOWN AND COUNTRY

AUDLEY GREEN IS CONVENIENTLY LOCATED FOR SURROUNDING VILLAGES, TOWNS AND COUNTRYSIDE, SO YOU CAN REFRESH WITH A CHANGE OF SCENE WHENEVER YOU WANT.

Saffron Walden, recently voted Best Place to Live\*, is a historic market town, with timber-framed buildings and streets of colourfully painted houses. The town centre features a range of shops, cafés, restaurants and pubs, perfect for an afternoon out. There is also a cinema, concert hall and museum, while the ruins of Walden Castle's Norman keep trace the town's history back to the 12th century.

Just outside Saffron Walden is Audley End House and Gardens. One of England's finest country houses, this grand mansion is a wonderful place to visit, with historic rooms to explore, and award-winning gardens and acres of parkland to roam through. It also plays host to live music concerts throughout the summer.

When it is time to venture further, you have both the Cambridgeshire and Essex countryside on your doorstep.

Wide open skies and the unique fen landscapes are synonymous with Cambridgeshire, while the countryside south of Saffron Walden rises and falls into gently rolling hills with pockets of ancient woodland.

\*The Sunday Times, March 2025.



Audley End House and Gardens



The Cross Keys Hotel, Saffron Walden



River Cam



Saffron Walden



Horse River Green, Great Chesterford





Cambridge



Green Street, Cambridge



St. Paul's Cathedral, London



## Thriving CITY LIFE

ENJOY EASY ACCESS TO THE VIBRANCY AND STIMULATION OF CITY LIFE WITH THE M11 SEVEN MINUTES' DRIVE AWAY, AND FAST TRAIN SERVICES CONNECTING YOU QUICKLY WITH CAMBRIDGE AND LONDON.

With its magnificent architecture, beautiful parks and gardens, rich cultural and social scene, and ancient university colleges, Cambridge is one of the country's most famous cities. Indulge in fine dining, visit Cambridge Market for a unique shopping experience, and relax with a drink or a stroll next to the River Cam. It is also a powerhouse of research and innovation, providing a wealth of career opportunities.

Direct trains to London from Great Chesterford take you to Liverpool Street Station in the City, the dynamic financial district and historic heart of the capital. From here, there is much to explore on foot, including some of London's most famous landmarks and attractions: St Paul's Cathedral, the Tower of London and The Barbican Centre to name just a few.

Or hop on one of Liverpool Street's five Tube lines to quickly reach other destinations. Head to the West End's shopping, theatre and dining on the Central Line, or travel east for Canary Wharf, Queen Elizabeth Olympic Park and Westfield Stratford City on the Elizabeth Line.

Travel time is approximate and taken from Google Maps.





# Blossoming FUTURES

WITH A RANGE OF EDUCATIONAL OPPORTUNITIES CLOSE BY, FROM THE LOCAL PRIMARY SCHOOL TO THE WORLD-RENOWNED UNIVERSITY OF CAMBRIDGE, AUDLEY GREEN IS PERFECTLY PLACED TO GIVE CHILDREN A PROMISING FUTURE.

For those first steps, Great Chesterford Church of England Primary Academy is located in the village and rated ‘Good’ by Ofsted. Saffron Walden County High School provides the next stage. Rated ‘Outstanding’ by Ofsted, it takes children from 11 all the way to 18, with a vibrant sixth form offering a wide range of A-Levels and other qualifications. For further choice, there are highly regarded independent schools in Cambridge and the surrounding area.

The University of Cambridge, currently ranked fifth in the world,\* provides an exceptional student experience with its stunning colleges, state-of-the-art facilities and extensive sporting and recreational activities. Thanks to its strong economy and reputation for technology and innovation, Cambridge also offers fantastic career opportunities, in the city centre itself and from the many surrounding business, science and research parks.

All travel times are approximate and taken from Google Maps.  
\*QS World University Rankings.

## PRESCHOOLS AND NURSERIES

### The Chesterfords Community Preschool

The Community Centre, Newmarket Road, Great Chesterford CB10 1NS

Ages 2-4

20 minutes on foot

### Pips Nursery

Strethall Farm Cottage, Strethall, Saffron Walden CB11 4XJ

Ages 3 months – 3 years

8 minutes by car

### Bright Horizons Saffron Walden

Saffron Walden County High School, Audley End Road, Saffron Walden CB11 4UH

Ages 3 months – 5 years

8 minutes by car

## PRIMARY SCHOOLS

### Great Chesterford Church of England Primary Academy

5 School Street, Great Chesterford CB10 1NP

15 minutes on foot

### Duxford Community Church of England Primary School

St John's Street, Duxford, Cambridge CB22 4RA

8 minutes by car

### Great Abington Primary School

High Street, Abington, Cambridge CB21 6AE

10 minutes by car

## SECONDARY SCHOOLS

### Saffron Walden County High School

Audley End Road, Saffron Walden CB11 4UH

17 minutes by bicycle

### Joyce Frankland Academy

Newport, Saffron Walden CB11 3TR

9 minutes by car

### Sawston Village College

New Road, Sawston, Cambridge CB22 3BP

15 minutes by car

## INDEPENDENT SCHOOLS

### Dame Bradbury's Junior School

Ashdon Road, Saffron Walden CB10 2AL

Boys and girls, ages 1-11

9 minutes by car

### The Perse School

For boys and girls, ages 3-18

### Upper School

Hills Road, Cambridge CB2 8QF

18 minutes by car

### Prep School

Trumpington Road, Cambridge CB2 8EX

22 minutes by car

### Pelican School

92 Glebe Road, Cambridge CB1 7TD

18 minutes by car

### St Mary's School

Bateman Street, Cambridge CB2 1LY

Girls, ages 3-18

22 minutes by car

### King's College School

West Road, Cambridge CB3 9DN

Boys and girls, ages 4-13

22 minutes by car

### St John's College School

73 Grange Road, Cambridge CB3 9AB

Boys and girls, ages 4-13

24 minutes by car

### The Leys School

The Fen Causeway, Cambridge CB2 7AD

Boys and girls, ages 11-18

26 minutes by car



# Conveniently CONNECTED

TRAVEL AROUND THE LOCAL AREA AND BEYOND  
WITH EASE THANKS TO EXCELLENT ACCESS TO  
AIRPORTS, ROAD AND RAIL CONNECTIONS.

Great Chesterford Station is a short walk from  
Audley Green, with direct trains to both Cambridge and  
London. For travel by car, the A11 is five minutes away, which  
connects quickly with the M11. Stansted and Luton airports  
are an easy drive, so city breaks, trips abroad and business  
travel are more accessible.

Part of the joy of living at Audley Green is having amenities  
within walking distance in Great Chesterford. Day to day,  
you can travel car-free, helping to boost your wellbeing and  
strengthen ties with your new home.



Great Chesterford Station



Stansted Airport

All travel times are approximate and taken from Google Maps  
and trainline.com.



*On Foot*

**Great Chesterford  
Station**  
10 minutes

**Great Chesterford  
Village Centre**  
15 minutes

**Days Bakery  
and Food Hall**  
16 minutes

**Chesterfords  
Community Centre**  
20 minutes

**Great Chesterford  
Playground**  
21 minutes



*By Car*

**Chesterford  
Research Park**  
6 minutes

**Saffron Walden**  
9 minutes

**Cambridge**  
24 minutes

**Stansted Airport**  
25 minutes

**Luton Airport**  
55 minutes



*By Train*

**Cambridge Station**  
15 minutes

**Cambridge  
North Station**  
23 minutes

**Bishop's  
Stortford Station**  
24 minutes

**Sawbridgeworth Station**  
28 minutes

**Harlow Town Station**  
34 minutes

**London Liverpool  
Street Station**  
71 minutes



*Ideally placed*





Computer generated image is indicative only.



# Homes at Audley Green

67 BEAUTIFULLY DESIGNED 2, 3, 4 AND 5 BEDROOM  
HOMES IN A LEAFY VILLAGE LOCATION.

-  **THE CORNFLOWER**  
TWO BEDROOM BUNGALOW  
Plots 104 & 105
-  **THE ROBIN**  
TWO BEDROOM HOUSE  
Plots 13, 24, 25 & 72
-  **THE LAVENDER**  
THREE BEDROOM HOUSE  
Plot 30
-  **THE MARIGOLD**  
THREE BEDROOM HOUSE  
Plots 26, 27, 28, 88, 89, 90 & 91
-  **THE HONEYSUCKLE**  
THREE BEDROOM HOUSE  
Plots 58, 61 & 62
-  **THE PRIMROSE**  
THREE BEDROOM HOUSE  
Plots 2, 3, 4, 10, 59, 73, 74 & 103
-  **THE VIOLET**  
THREE BEDROOM HOUSE  
Plots 9, 29, 60 & 100
-  **THE FARMHOUSE**  
FOUR BEDROOM HOUSE  
Plots 5, 6, 11, 12, 79, 80 & 92
-  **THE LILY**  
FOUR BEDROOM HOUSE  
Plot 7, 8, 63, 98 & 99
-  **THE BLUEBELL**  
FOUR BEDROOM HOUSE  
Plots 65, 66, 67, 69, 70, 76, 77, 78,  
81, 87, 93, 94, 97, 101, 102, 110 & 111

-  **THE IRIS**  
FIVE BEDROOM HOUSE  
Plots 95 & 109
-  **THE FOXGLOVE**  
FIVE BEDROOM HOUSE  
Plots 1, 64, 68, 71, 75, 86 & 96
-  **HOMES AVAILABLE THROUGH  
AFFORDABLE HOUSING PROVIDER**

-  Visitor Parking
-  Site Boundary
-  Play Area Fence
-  Timber Fence
-  Brick Wall
-  Estate Railing
-  Retaining Wall with Timber Fence
-  Shed
-  ASHP (Air Source Heat Pump)



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. Affordable housing is indicative and can be moved.



# Natural ELEGANCE

STEP INSIDE THESE HOMES AND THE ATTENTION TO DETAIL  
AND CRAFTSMANSHIP ARE IMMEDIATELY EVIDENT.

Kitchens combine a classic style with sleek appliances, while bathrooms are beautifully finished to create tranquil retreats. An interior designed colour palette adds interest while providing a calming backdrop to your life.

All our homes are built and finished to a high standard, with eco-friendly measures such as air source heat pumps and energy efficient lighting. At Audley Green, you can live in comfort and reduce your energy usage\*.



Images are indicative only - taken from a similar Hill home. \*When compared to an equivalent sized older property. Source: [hbf.co.uk/policy/wattasave](https://hbf.co.uk/policy/wattasave)



# Specification

## 2 BEDROOM BUNGALOW AND 2, 3, & 4 BEDROOM HOUSES

PLOTS 2 - 13, 24 - 30, 58 - 63, 65 - 67, 69, 70, 72 - 74,  
76 - 81, 87 - 94, 97 - 105, 110 & 111

### KITCHEN

- Matt finish shaker-style units with soft close doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel undermounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer (where no utility room)

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

### UTILITY ROOM

- Matt finish shaker-style units with soft close doors
- Slimline laminate worktop with matching upstands
- Stainless steel sink with brushed steel mixer tap
- Freestanding washer/dryer

Utility room designs and layouts vary; please speak to our Sales Executives for further information

### EN-SUITE

- Low profile shower tray with glass shower screen/door
- Framed feature mirror with shelf to match vanity top (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rail

### BATHROOM

- Bath with shower over and glass screen or separate shower enclosure
- Low profile shower tray with glass shower door where applicable
- 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

### FLOOR FINISHES

- Amtico flooring to entrance hall, WC, kitchen, utility room and all ground floor reception rooms
- Carpet to stairs, landing, bedrooms and study
- Large format tiles to bathroom and en-suite

### DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows, with matching patio doors
- Up and over garage door, colour to match front door (where applicable)

### 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

### ELECTRICAL

- Downlights to entrance hall, kitchen, open plan kitchen/dining/living room, bathroom, en-suite, WC and utility room
- Pendant fittings to separate living room, study, 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 own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage where applicable
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point

### EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap
- Garden shed where no garage present

### 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 buff and red facing bricks, with render to selected properties and grey or red roof tiles
- uPVC rain-water goods
- PV panels to The Cornflower

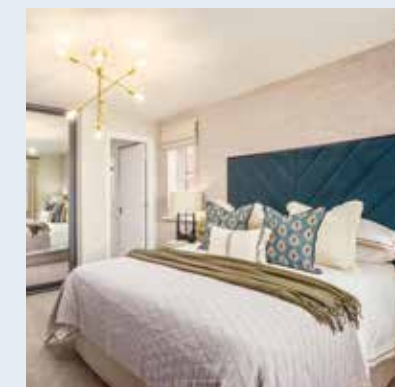
### WARRANTY

- 10 year NHBC warranty

Audley Green (Great Chesterford) Management Company Ltd has been established and will be responsible for the management and upkeep of the shared facilities and communal external areas within the Audley Green development. This includes green open spaces, play areas, and any estate roads and footpaths that are not adopted by the local authority.

All homeowners at Audley Green will automatically become members of the Management Company upon purchasing a property.

A professional managing agent has been appointed by the Management Company to carry out the day-to-day management and maintenance of the development. All homeowners will be responsible for contributing to the ongoing upkeep of the communal areas via an annual estate charge, which will be collected by the appointed agent.

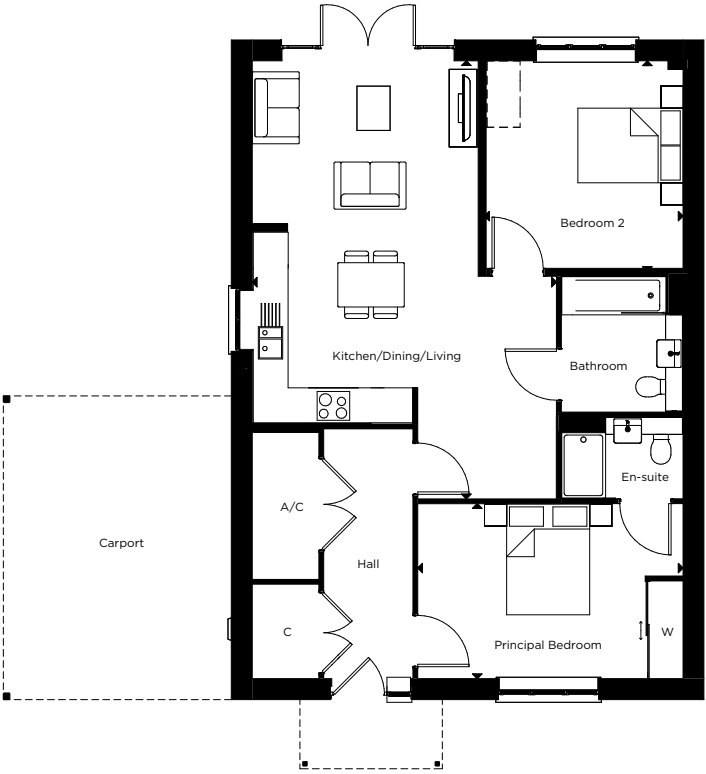


Images are indicative only – taken from a similar Hill home.



# THE CORNFLOWER

2 BEDROOM BUNGALOW  
DETACHED: PLOTS 104 & 105



GROUND FLOOR

**GROUND FLOOR**

Kitchen/Dining/Living	5.5m x 7.5m	18'0" x 24'7"
Principal Bedroom	4.5m x 3.0m	14'9" x 9'10"
Bedroom 2	3.5m x 3.5m	11'5" x 11'5"

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

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.



# THE ROBIN

2 BEDROOM HOUSE  
DETACHED: PLOTS 13 & 72  
SEMI-DETACHED: PLOTS 24 & 25\*



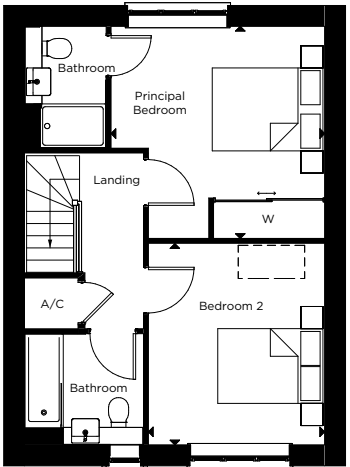
## GROUND FLOOR

Kitchen	2.90m x 3.20m	9'6" x 10'5"
Living/Dining	5.40m x 4.30m	18'0" x 14'1"

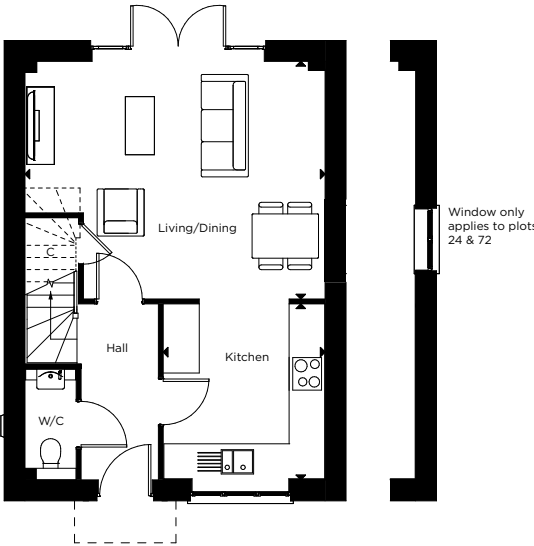
## FIRST FLOOR

Principal Bedroom	3.90m x 3.80m	12'8" x 12'6"
Bedroom 2	3.20m x 3.60m	10'5" x 12'0"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

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

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# THE LAVENDER

3 BEDROOM HOUSE  
SEMI-DETACHED: PLOT 30



## GROUND FLOOR

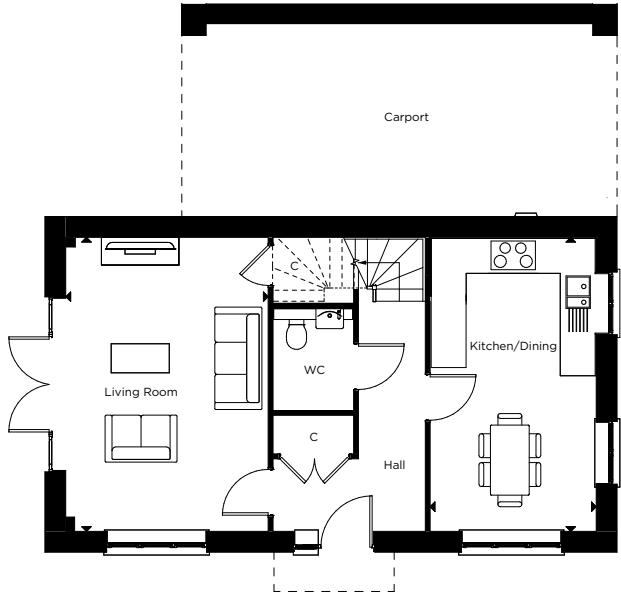
Kitchen/Dining	3.00m x 5.30m	9'10" x 17'6"
Living Room	3.70m x 5.30m	12'0" x 17'6"

## FIRST FLOOR

Principal Bedroom	7.10m x 3.70m	23'4" x 12'6"
Bedroom 2	3.90m x 3.00m	12'8" x 10'0"
Bedroom 3	3.50m x 3.00m	11'7" x 10'0"
Study	2.00m x 3.00m	6'7" x 10'0"



FIRST FLOOR



GROUND FLOOR

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

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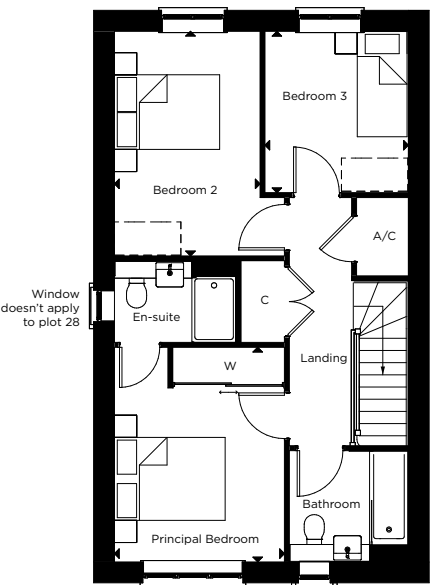
# THE MARIGOLD

3 BEDROOM HOUSE  
DETACHED: PLOTS 26\*, 27 & 28  
LINKED-DETACHED: PLOTS 88, 89, 90\* & 91

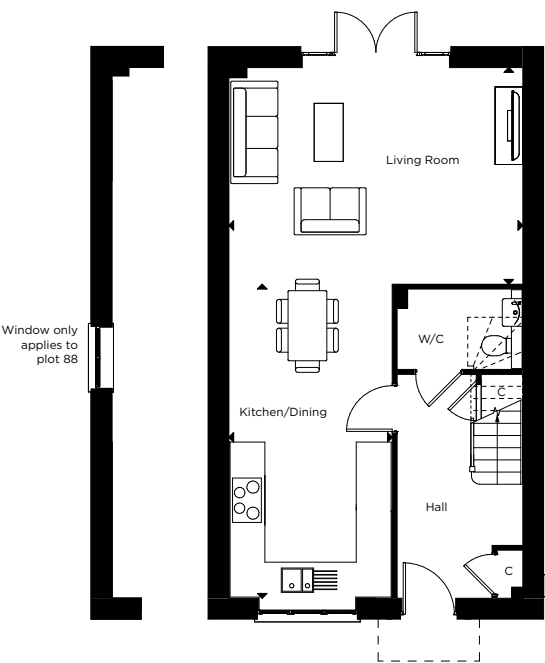


GROUND FLOOR		
Kitchen/Dining	3.00m x 5.70m	9'6" x 18'7"
Living Room	5.30m x 3.90m	17'6" x 12'10"
FIRST FLOOR		
Principal Bedroom	3.10m x 3.90m	10'0" x 12'9"
Bedroom 2	2.60m x 4.10m	8'6" x 13'4"
Bedroom 3	2.60m x 2.90m	8'6" x 9'7"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

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

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# THE HONEYSUCKLE

3 BEDROOM HOUSE  
DETACHED: PLOT 58  
SEMI-DETACHED: PLOTS 61 & 62\*



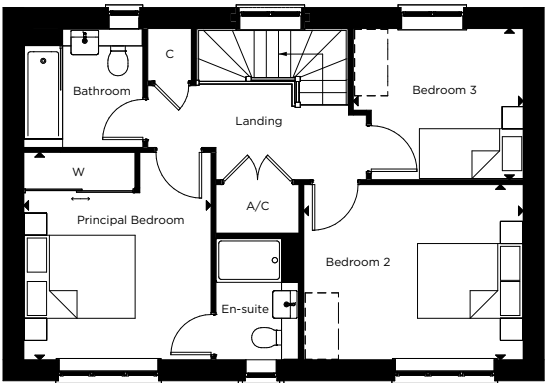
## GROUND FLOOR

Kitchen/Dining	3.00m x 6.00m	9'6" x 19'8"
Living Room	3.00m x 6.00m	10'0" x 19'8"

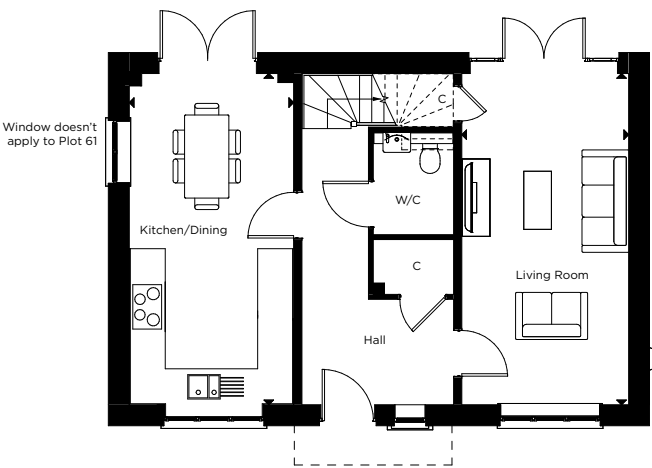
## FIRST FLOOR

Principal Bedroom	3.40m x 3.70m	11'0" x 12'4"
Bedroom 2	4.00m x 3.20m	13'0" x 10'5"
Bedroom 3	3.10m x 2.70m	10'0" x 9'0"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

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# THE PRIMROSE

3 BEDROOM HOUSE  
DETACHED: PLOTS 2, 3, 4, 59, 73, 74 & 103  
SEMI-DETACHED: PLOT 10



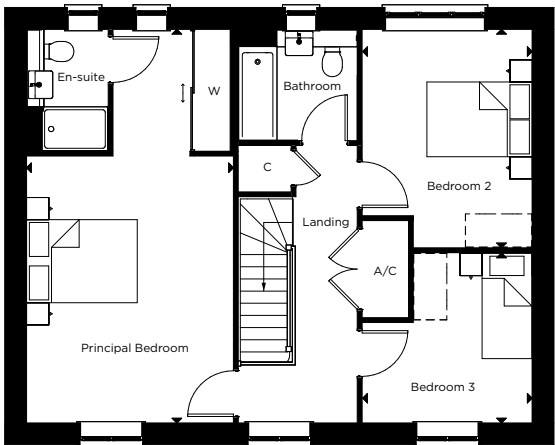
Computer generated image of plot 2 is indicative only. External finishes may vary.

## GROUND FLOOR

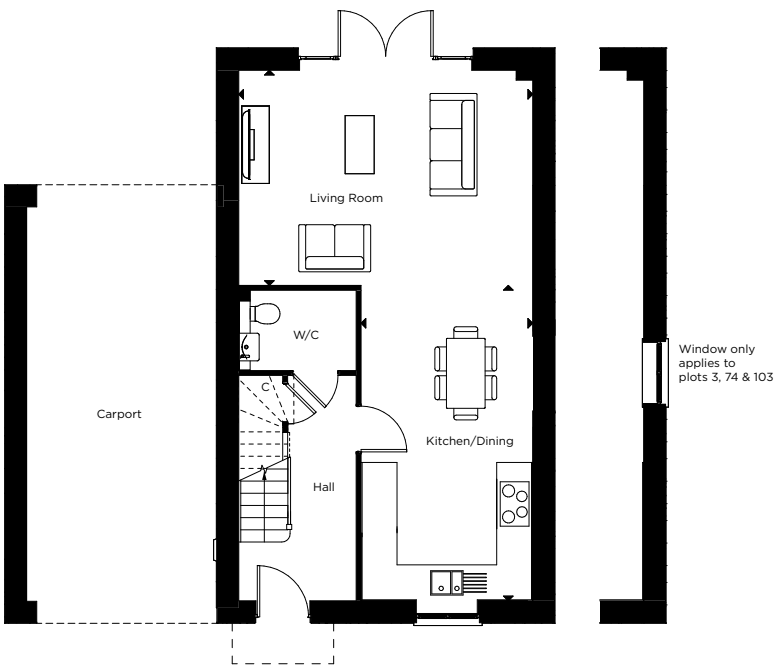
Kitchen/Dining	3.10m x 5.70m	10'0" x 18'8"
Living Room	5.30m x 3.90m	17'6" x 12'9"

## FIRST FLOOR

Principal Bedroom	3.70m x 7.10m	12'6" x 23'4"
Bedroom 2	3.10m x 3.90m	10'0" x 12'11"
Bedroom 3	3.10m x 3.10m	10'0" x 10'0"



FIRST FLOOR



GROUND FLOOR

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

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# THE VIOLET

## 3 BEDROOM HOUSE

DETACHED: PLOTS 60 & 100\*

SEMI-DETACHED: PLOTS 9\* & 29



Computer generated image of plots 29 & 30 is indicative only. External finishes may vary.

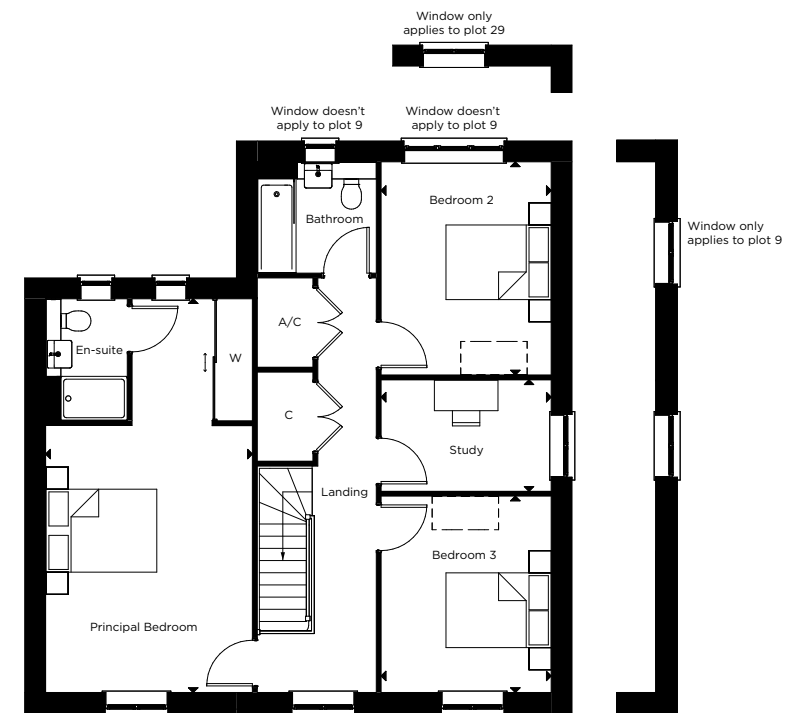
### GROUND FLOOR

Kitchen/Dining	3.10m x 5.80m	10'0" x 18'10"
Living Room	5.30m x 3.80m	17'6" x 12'7"

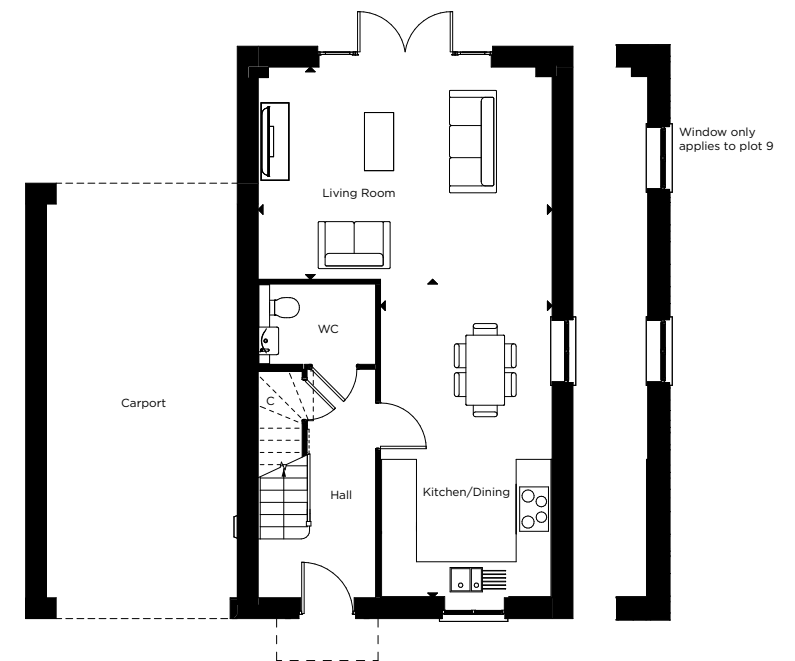
### FIRST FLOOR

Principal Bedroom	3.70m x 7.10m	12'6" x 23'4"
Bedroom 2	3.10m x 3.90m	10'0" x 12'8"
Bedroom 3	3.10m x 3.50m	10'0" x 11'8"
Study	3.10m x 2.00m	10'0" x 6'7"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

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

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.



# THE FARMHOUSE

4 BEDROOM HOUSE  
LINK-DETACHED: PLOT 92\*  
SEMI-DETACHED: PLOTS 5, 6\*, 11, 12\*, 79 & 80\*



Computer generated image of plot 79 to 80 is indicative only. External finishes may vary.

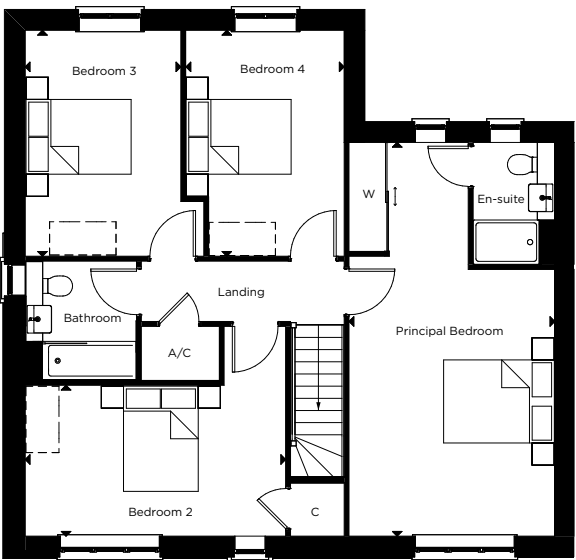
### GROUND FLOOR

Kitchen/Dining	3.10m x 5.10m	10'0" x 16'8"
Living Room	5.80m x 4.10m	19'0" x 13'4"
Garage+	3.40m x 7.20m	11'6" x 23'6"

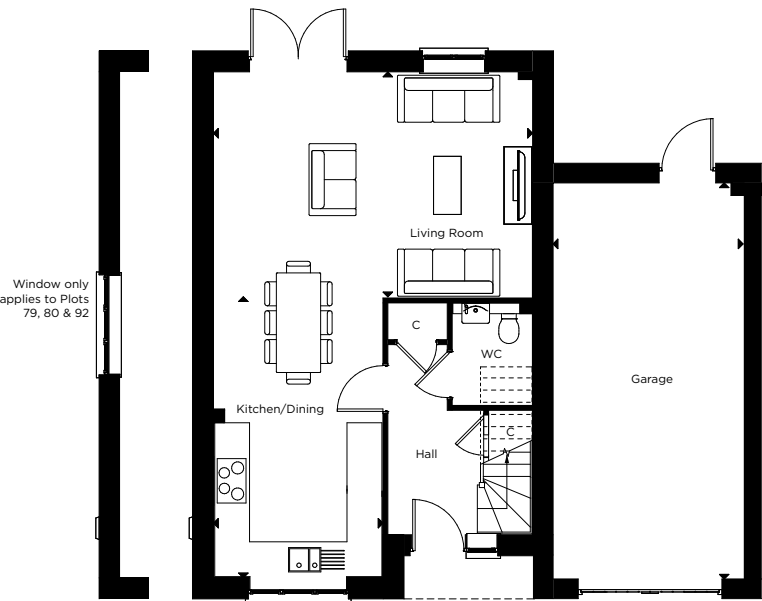
### FIRST FLOOR

Principal Bedroom	3.70m x 7.10m	12'0" x 23'4"
Bedroom 2	4.70m x 2.70m	15'6" x 8'11"
Bedroom 3	2.80m x 4.10m	9'0" x 13'5"
Bedroom 4	2.90m x 4.10m	9'6" x 13'5"

\*Handed to floorplan shown. +Garage to Plots 79, 80 & 92 only.



FIRST FLOOR



GROUND FLOOR

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

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# THE LILY

4 BEDROOM HOUSE

DETACHED: PLOT 63

SEMI-DETACHED: PLOTS 7\*, 8, 98\* & 99



Computer generated image of plot 98 to 99 is indicative only. External finishes may vary.

## GROUND FLOOR

Kitchen/Dining	2.90m x 5.10m	9'6" x 16'7"
Living/Dining	5.80m x 4.00m	19'0" x 13'3"
Garage	3.40m x 7.20m	11'0" x 23'6"

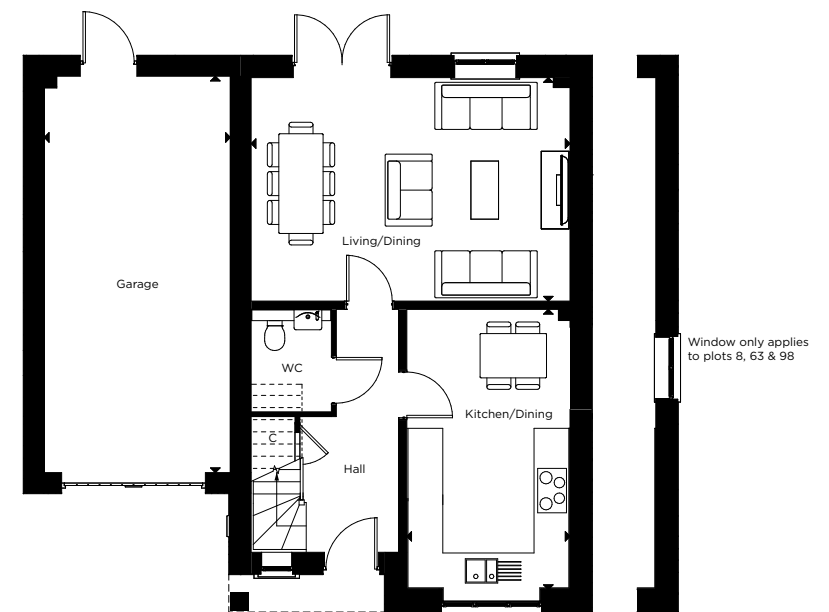
## FIRST FLOOR

Principal Bedroom	3.60m x 7.10m	12'0" x 23'4"
Bedroom 2	4.70m x 2.80m	15'6" x 9'1"
Bedroom 3	2.80m x 4.20m	9'0" x 13'8"
Bedroom 4	2.90m x 4.20m	9'6" x 13'8"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

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

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.



# THE BLUEBELL

## 4 BEDROOM HOUSE

DETACHED: PLOTS 65, 66, 67, 69\*, 70, 76\*, 77, 78\*, 81, 87\*, 93\*, 94, 97, 110\* & 111

SEMI-DETACHED: PLOTS 101 & 102\*



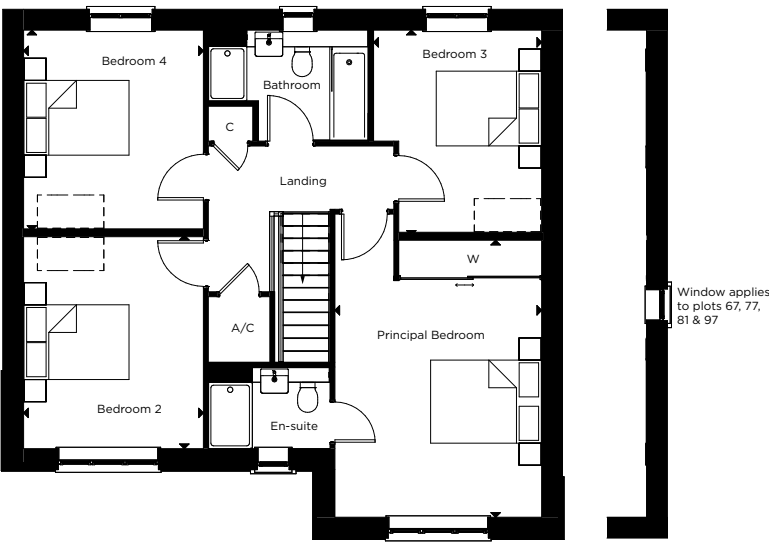
### GROUND FLOOR

Kitchen/Dining/Living	9.40m x 3.30m	30'6" x 10'9"
Family Room	3.70m x 5.40m	12'6" x 17'8"
Study	3.50m x 2.00m	11'6" x 6'6"
Utility	1.90m x 2.10m	6'2" x 6'10"

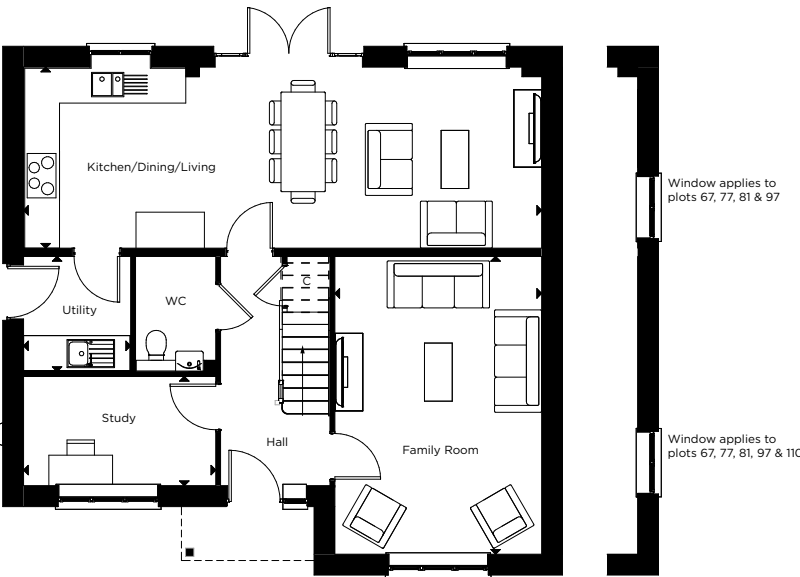
### FIRST FLOOR

Principal Bedroom	3.70m x 5.00m	12'6" x 16'5"
Bedroom 2	3.20m x 3.90m	10'6" x 12'8"
Bedroom 3	3.00m x 3.70m	10'0" x 12'2"
Bedroom 4	3.20m x 3.60m	10'6" x 11'10"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

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

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.



# Specification

## 5 BEDROOM HOUSES

PLOTS 1, 64, 68, 71, 75, 86, 95, 96 & 109

### 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
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel undermounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

### UTILITY ROOM

- Matt finish shaker-style units with soft close doors
- Caesarstone worktops with matching upstand
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- Freestanding washing machine
- Freestanding condenser dryer

Utility room designs and layouts vary; please speak to our Sales Executives for further information

### 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

### MAIN BATHROOM

- Bath with shower over and glass shower screen
- 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

### FLOOR FINISHES

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

### DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows with matching patio doors to family room
- Aluminium bifold doors to kitchen/dining/living room
- Electrically controlled up and over garage door, colour to match front door

### 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

### ELECTRICAL

- Downlights to entrance hall, kitchen, open plan kitchen/dining/living room, bathroom, en-suites, WC, utility room and principal bedroom
- Pendant fittings to separate family room, study 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 own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point

### 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 facing bricks, with render to selected properties and grey or red roof tiles
- uPVC rain-water goods

### WARRANTY

- 10 year NHBC warranty

Audley Green (Great Chesterford) Management Company Ltd has been established and will be responsible for the management and upkeep of the shared facilities and communal external areas within the Audley Green development. This includes green open spaces, play areas, and any estate roads and footpaths that are not adopted by the local authority.

All homeowners at Audley Green will automatically become members of the Management Company upon purchasing a property.

A professional managing agent has been appointed by the Management Company to carry out the day-to-day management and maintenance of the development. All homeowners will be responsible for contributing to the ongoing upkeep of the communal areas via an annual estate charge, which will be collected by the appointed agent.



Images are indicative only – taken from a similar Hill home.



# THE IRIS

## 5 BEDROOM HOUSE

### DETACHED: PLOTS 95\* & 109



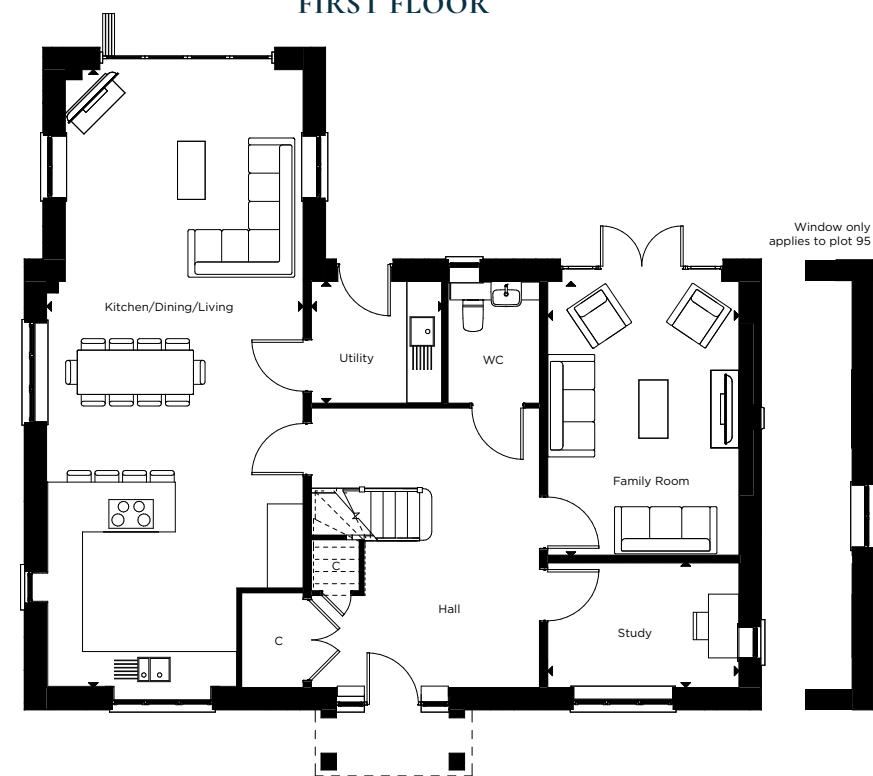
GROUND FLOOR		
Kitchen/Dining/Living	4.60m x 11.20m	15'0" x 36'7"
Family Room	3.50m x 5.00m	11'6" x 16'4"
Study	3.50m x 2.30m	11'6" x 7'6"
Utility	2.40m x 2.20m	8'0" x 7'3"

FIRST FLOOR		
Principal Bedroom	4.30m x 5.90m	14'1" x 19'0"
Bedroom 2	3.50m x 3.70m	11'6" x 12'0"
Bedroom 3	3.50m x 3.60m	11'6" x 11'6"
Bedroom 4	3.40m x 3.00m	11'3" x 10'0"
Bedroom 5	2.90m x 3.60m	9'5" x 12'0"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

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

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.



# THE FOXGLOVE

5 BEDROOM HOUSE  
DETACHED: PLOTS 1, 64, 68, 71\*, 75, 86 & 96\*



## GROUND FLOOR

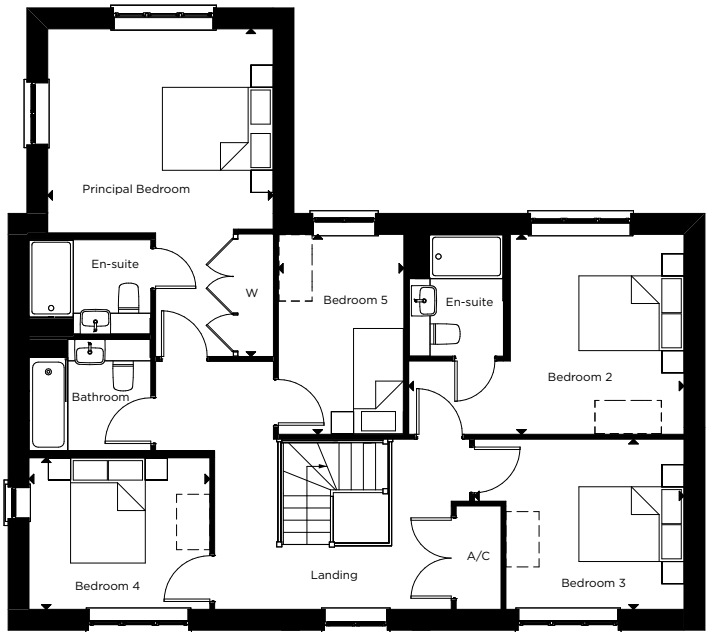
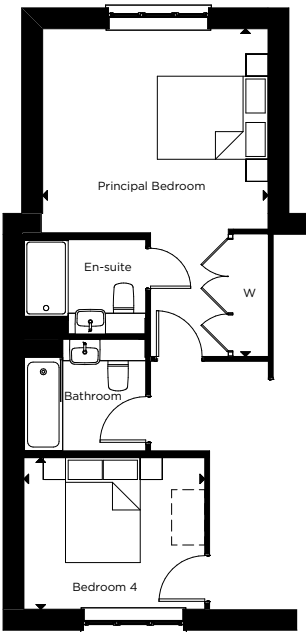
Kitchen/Dining/Living	4.40m x 10.50m	14'6" x 34'5"
Family Room	3.70m x 4.90m	12'0" x 15'11"
Study	3.70m x 1.80m	12'0" x 6'0"
Utility	1.90m x 2.40m	6'2" x 7'10"

## FIRST FLOOR

Principal Bedroom	4.10m x 5.90m	13'4" x 19'6"
Bedroom 2	5.00 x 3.60m	16'4" x 12'0"
Bedroom 3	3.80m x 3.10m	12'5" x 10'0"
Bedroom 4	3.30m x 2.70m	10'9" x 9'0"
Bedroom 5	2.30m x 3.60m	7'5" x 12'0"

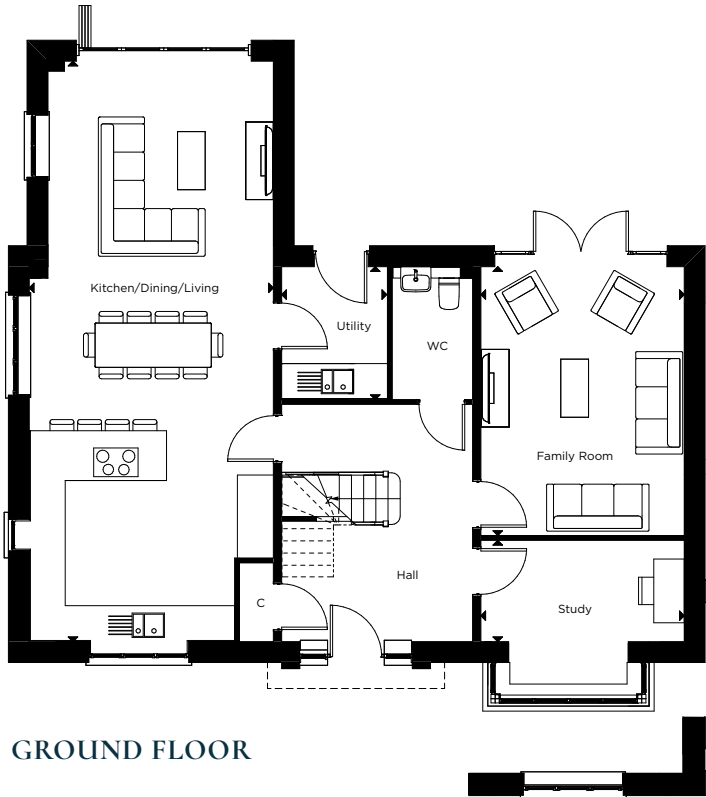
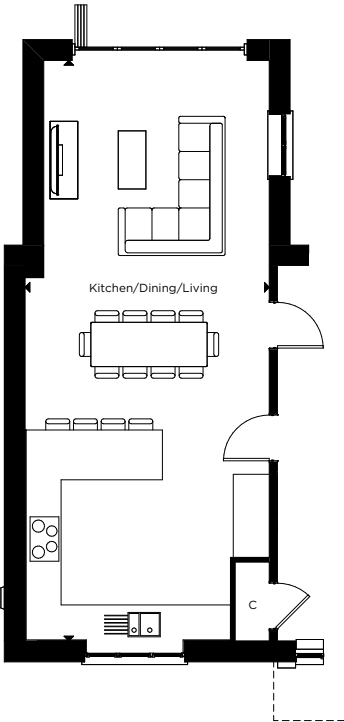
\*Handed to floorplan shown.

Only applies to plot 96



## FIRST FLOOR

Only applies to plot 96



## GROUND FLOOR

Window only applies to plots 68, 71 & 75

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

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*Surrounded by green space*



Computer generated image of plots 68 to 71 is indicative only. External finishes may vary.





## CREATING EXCEPTIONAL PLACES TO LIVE

The Hill Group is a top 10 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.

In its 25th 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 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed 2,886 homes in the last financial year and has a controlled development pipeline of over 8,800 homes. 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 title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

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 eight years. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill 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 Instagram at [@CreatedbyHill](#)



\*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024



Heartwood, Docking



Millside Grange, Croxley Green



Marleigh Park, Cambridge



# HOW TO FIND US



## AUDLEY GREEN

London Road, Great Chesterford, Essex CB10 1FR

01799 619305 | [audleygreen@hill.co.uk](mailto:audleygreen@hill.co.uk)



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