



# CHESTERFORD MEADOWS

GREAT CHESTERFORD





## A New Way of Life in a Historic Village

**An extension of Great Chesterford village, and surrounded by expansive open countryside, Chesterford Meadows is a distinctive collection of two to five-bedroom homes, delivered by award-winning, five-star housebuilder The Hill Group.**

Designed to complement the beauty of the surrounding natural landscape, choose a brand new home that has been traditionally built with a welcoming interior, private garden and garage or car port to selected homes.

Great Chesterford has been a well-loved home to many for centuries. With cosy pubs, tranquil walks, and leading schools, the area is perfect for every stage of life.



1



2



3



4

1 - The Crown & Thistle pub  
2 - Days Bakery

3 - Great Chesterford village centre  
4 - Great Chesterford community park



## Countryside Living and Village Bustle

**Set in the stunning Essex countryside, these homes boast easy access to nature and open spaces, with the community and connections of the village just a few minutes away.**

Located within the National Character Area of East Anglian Chalk, Chesterford Meadows is surrounded by rolling hills and endless fields that offer sweeping views over the surrounding countryside. Finding a scenic country walk is as easy as stepping outside your front door, while a short cycle or drive unlocks the wider region and all the natural beauty it has to offer.

Great Chesterford is the quintessential English village - with traditional architecture, a true sense of community, and the shops, pubs, and boutique Tudor-style Crown House Hotel all within walking distance. Many of its listed buildings sit directly on the River Cam and the village boasts a rich history, and features countless sites of archaeological importance.

Thanks to fast connections from Great Chesterford Station, you can be in the heart of London within 70 minutes or Cambridge in 15 minutes to enjoy the shopping, fine dining, and thriving culture of two world-renowned cities.

All travel times are approximate and taken from Google Maps.





## The Next Generation

**With a wide range of highly regarded schools in the area, there are plenty of options to give your children firm foundations for their futures.**

More than 20 different schools with either a 'Good' or 'Outstanding' OFSTED rating sit within five miles of Chesterford Meadows. This includes Great Chesterford Church of England Primary Academy which is rated 'Outstanding', and has an intake of students aged from four to eleven, and is located in the very heart of the village.

Saffron Walden County High School is just over three miles away, and also has an 'Outstanding' OFSTED rating, with a proven track record of good results across the board.

Famous for its world-class university, Cambridge is a city with a magnificent educational heritage and reputation.

Cambridge also offers fantastic career opportunities, thanks to the presence of high-tech businesses such as Apple and Microsoft.



## Excellent Connections

**Cambridge, London, major airports, and the rest of the UK is waiting for you.**

Great Chesterford Station is just a 10-minute walk away, with hourly services to both Cambridge and London Liverpool Street on the Greater Anglia service. If you'd prefer to drive, a trip to Cambridge takes just 20 minutes, while Stansted and Luton Airports are less than an hour away by car when travelling further afield.

For local trips and weekend ventures, the nearby market town of Saffron Walden is less than a 10-minute drive away, with a bustling high street and regular markets.



By car

- **Saffron Walden**  
8 minutes
- **Cambridge**  
24 minutes
- **Cambridge North Station**  
27 minutes
- **Stansted Airport**  
25 minutes
- **Luton Airport**  
55 minutes



By foot

- **Great Chesterford Station**  
10 minutes
- **Great Chesterford Village Centre**  
15 minutes



By train

- **Cambridge Station**  
15 minutes
- **Cambridge North Station**  
23 minutes
- **Bishop's Stortford Station**  
24 minutes
- **Sawbridgeworth Station**  
29 minutes
- **Harlow Town Station**  
36 minutes
- **London Liverpool Street Station**  
67 minutes

All travel times are approximate and taken from Google Maps.



## Nature on Your Doorstep

The vision for this development is to create a distinctive local village neighbourhood that sits in harmony with its surroundings. The southern edge features an attractive green space for community use and habitat creation – connected to Great Chesterford via an on-site footpath. Naturalistic planting and meadow-style grassland will attract wildlife, bringing people into contact with nature every time they step outside, integrating the development into the wider landscape.



Computer generated image is indicative only and represents Plots 1-5.





## Connected Spaces Animated by Greenery




**The development and its layout have been heavily informed by the surrounding area, to not only fit in with the village and countryside on either side, but to create a truly special lifestyle within them.**

The site's relaxed, informal feel is created by the buildings and their character, from traditional family homes to a more rural, farmstead-style. Perimeter landscaping around the entire development softens its edges, creating a seamless link to the natural woodland. Best of all, the open green space at the very heart of the development encourages community interaction, offering room to meet outdoors.

A combined cycle route and footpath runs the full length of the development, encouraging healthy, active living while also providing easy access to all of the surrounding amenities and greenery.

The circular, enclosed layout of this route ensures its availability for all residents, as well as creating a secure environment for users of all ages. The result of these carefully considered development features is the creation of a calm, safe place that encourages easy connections to the natural beauty around it – all without sacrificing the tranquillity and privacy of each residence.














-  Car parking space
-  Garage
-  Car port

\*Plots 8, 9, 10, 12, 13, 31 & 32 also have undercroft parking, along with Plots 60, 61 & 62.

# Homes at CHESTERFORD MEADOWS

GREAT CHESTERFORD

46 beautifully designed two, three, four, and five-bedroom homes set within a charming village.

- |  |   |  |
|--|---|--|
|  <b>The Daisy</b><br>Two bedroom bungalow<br>Plots 41, 47                           |  <b>The Bellflower</b><br>Four bedroom house<br>Plots 60, 61, 62           |  <b>The Lily</b><br>Four bedroom house<br>Plots 6, 8, 9, 10, 12, 13, 43, 44 |
|  <b>The Robin</b><br>Two bedroom house<br>Plots 18, 34, 35                          |  <b>The Honeysuckle</b><br>Three bedroom house<br>Plots 14, 15, 19, 20, 21 |  <b>The Rose</b><br>Four bedroom house<br>Plots 1, 2, 11, 23, 24            |
|  <b>The Marigold</b><br>Three bedroom house<br>Plots 16, 17, 22, 33, 42, 45, 46, 63 |  <b>The Primrose</b><br>Three bedroom house<br>Plot 5                      |  <b>The Foxglove</b><br>Five bedroom house<br>Plots 3, 4, 7, 25, 26, 27     |
|  |  <b>The Farmhouse</b><br>Four bedroom house<br>Plots 28, 29, 30, 31, 32    |  <b>Affordable Homes</b>  |

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

## Kitchen

- Matt finish shaker style units with soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob (with built in extractor to The Rose houses)
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood or ceiling hood to The Daisy houses
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer (where no utility)

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

## Utility room

- Matt finish shaker style units with soft close to doors and drawers
- Slimline laminate worktop with matching upstands
- Stainless steel under mounted 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 door
- Framed feature mirror with shelf to match vanity top (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rails

## 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 to match vanity top (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rails

## 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 and ground floor reception rooms
- Carpet to stairs, landing and bedrooms
- 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 or bi-fold doors to selected plots
- Up and over garage door, colour to match front door (where applicable)

## Electrical

- Downlights to entrance hall, kitchen, open plan kitchen/living/dining area, bathroom, en-suite, WC and utility room
- Pendant fittings to separate living room, living/dining 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
- Fibre broadband connection to all properties for customer's choice of 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, heat and carbon monoxide detectors
- Spur for customer's own installation of security alarm panel

## Heating and water

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suite
- Gas fired boiler with hot water storage tank or combi boiler

## External finishes

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

## Construction

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floor with timber to upper floor
- Exterior treatments are a combination of buff and red facing bricks, with wood effect cladding or render to selected plots, and grey or red roof tiles
- uPVC rainwater goods
- PV panels (to selected plots)

## Warranty

- 10 year NHBC warranty

A management company will be responsible for the management and maintenance of the external communal areas. This includes any non-adopted private roads, landscaping and any treatment plants. All homeowners will become members of the Management Company when they purchase their property. A managing agent has been appointed to take on the maintenance responsibilities and an Estate Charge will be payable by each homeowner for the services provided.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. The Hill Group reserve the right to make these changes as required. Please speak with a member of the sales team for further information. Photographs represent other Hill developments.





Computer generated image is indicative only and represents Plot 47.

# The Daisy

## TWO BEDROOM BUNGALOW

Plots 41 & 47\*

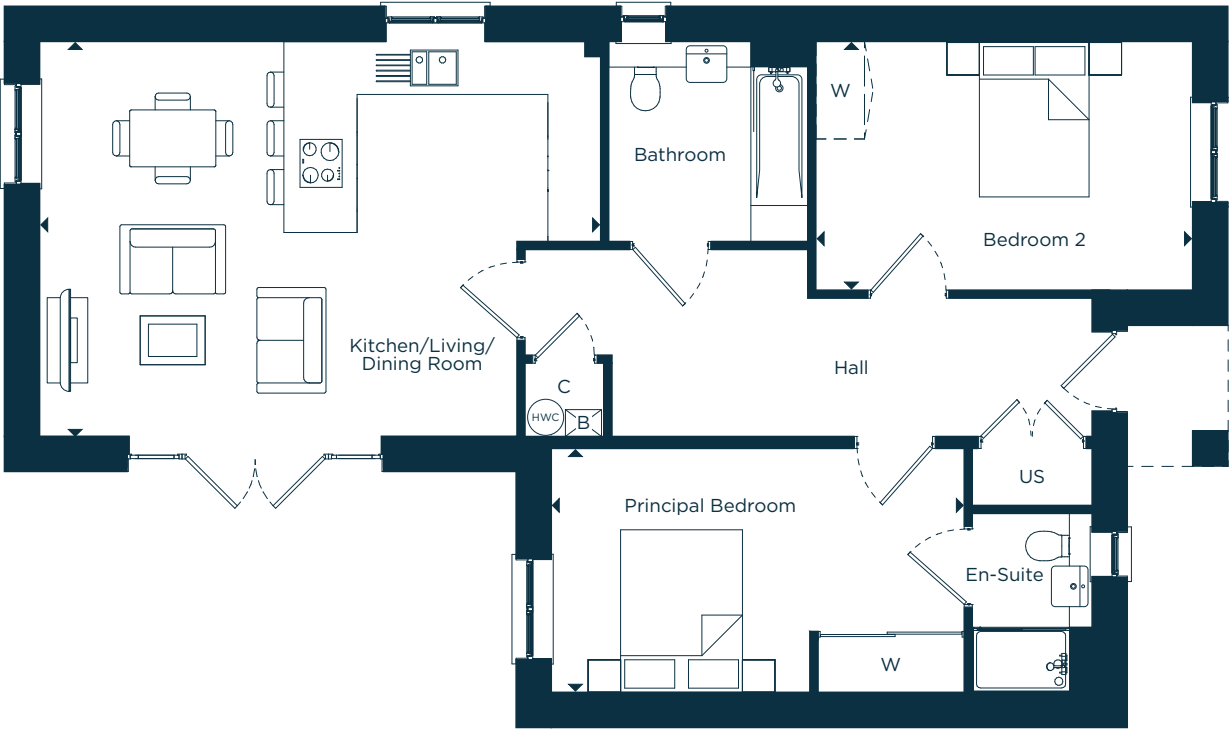
**Kitchen/Living/Dining Room**  
6.9 x 4.9m | 22'6" x 15'11"

**Principal Bedroom**  
5.1 x 3.0m | 16'6" x 9'10"

**Bedroom 2**  
4.6 x 3.1m | 15'0" x 10'0"

**Car Port**  
3.5 x 4.9m | 11'4" x 16'0"

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\*Plot 47 is handed to floorplan shown.

- W WARDROBE
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Computer generated image is indicative only and represents Plots 33-35.

# The Robin

## TWO BEDROOM HOUSE

Detached: Plot 18

Semi-detached: Plot 35 | Terrace: Plot 34\*

### GROUND FLOOR

#### Living/Dining Room

5.4 x 4.3m | 18'0" x 14'1"

#### Kitchen

2.9 x 3.2m | 9'6" x 10'5"

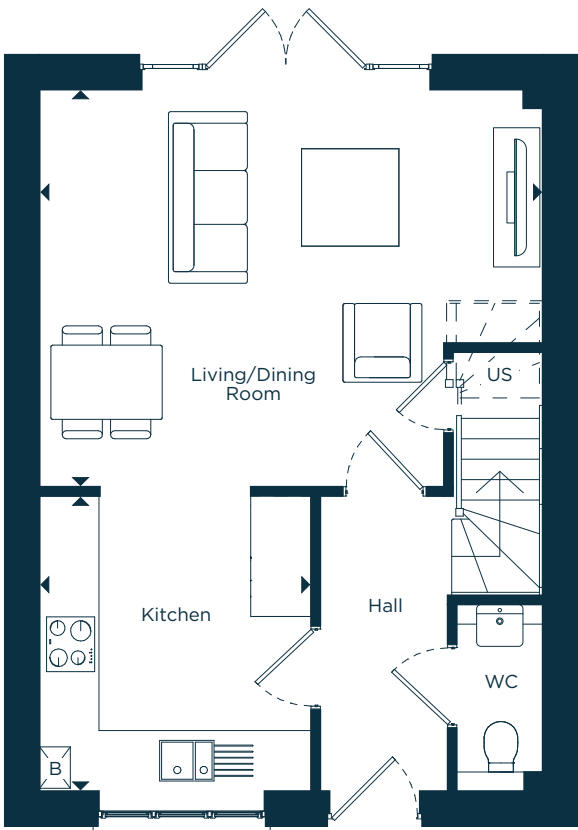
### FIRST FLOOR

#### Principal Bedroom

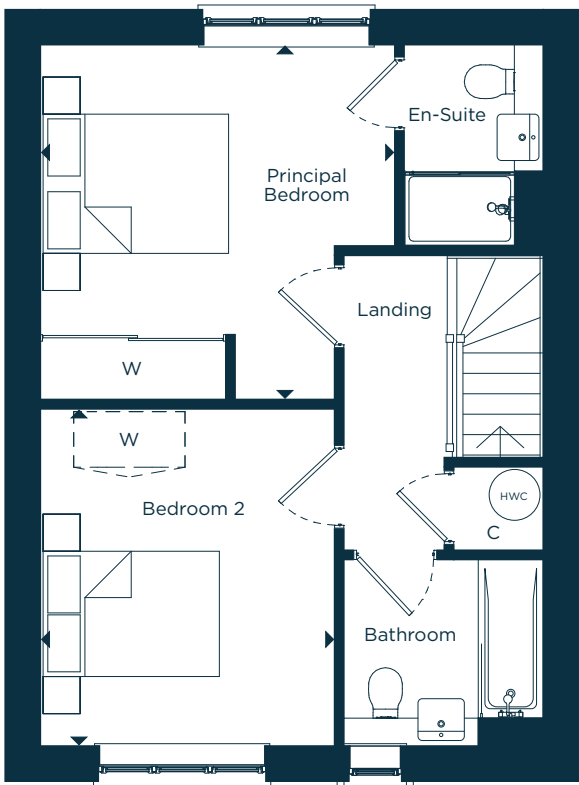
3.8 x 3.8m | 12'6" x 12'7"

#### Bedroom 2

3.6 x 3.2m | 12'0" x 10'5"



GROUND FLOOR



FIRST FLOOR



\*Plot 34 is handed to floorplan shown.

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Computer generated image is indicative only and represents Plots 60-63.

# The Marigold

## THREE BEDROOM HOUSE

Detached: Plots 22\* and 42

Semi-detached: Plots 16\*, 17, 45 & 46\* | End of Terrace: Plots 33 & 63

### GROUND FLOOR

**Living Room**

5.4 x 3.9m | 17'6" x 12'10"

**Kitchen/Dining Room**

2.9 x 5.7m | 9'6" x 18'8"

**Car Port\*\***

3.5 x 4.9m | 11'4" x 16'0"

### FIRST FLOOR

**Principal Bedroom**

3.2 x 3.9m | 10'6" x 12'8"

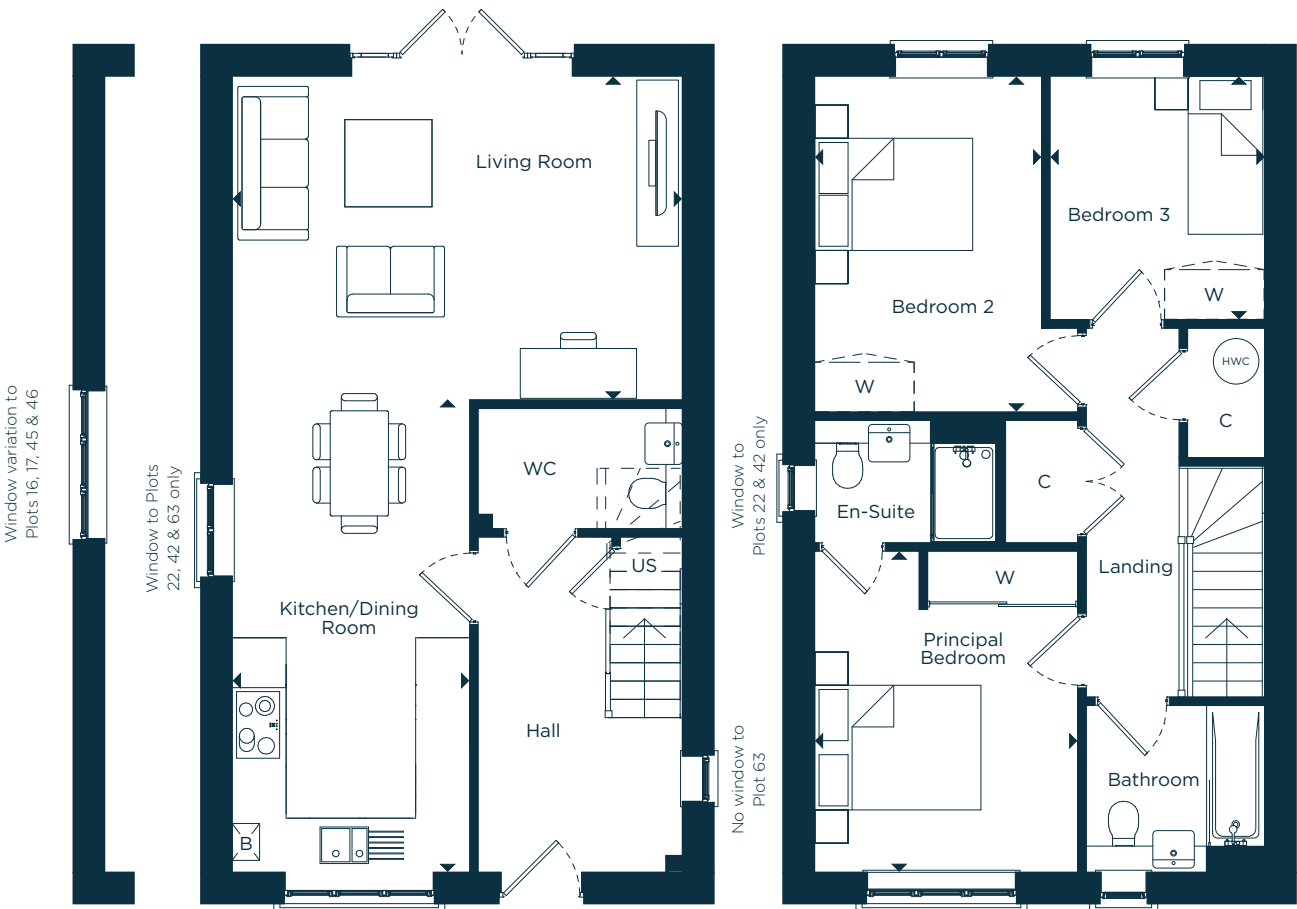
**Bedroom 2**

4.0 x 2.7m | 13'6" x 9'0"

**Bedroom 3**

2.9 x 2.6m | 9'6" x 8'6"

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\*Plots 16, 22 & 46 are handed to floorplan shown.  
\*\*Car port to plots 22, 33 & 42 only.

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- HWC HOT WATER CYLINDER



Computer generated image is indicative only and represents Plots 60-63.

# The Bellflower

FOUR BEDROOM HOUSE  
End of Terrace: Plot 60  
Terrace: Plots 61\* & 62

## GROUND FLOOR

- Living Room**  
5.4 x 4.1m | 17'6" x 13'5"
- Kitchen/Dining Room**  
2.9 x 5.5m | 9'6" x 18'0"
- Undercroft Parking**  
3.7 x 6.0m | 12'0" x 19'9"

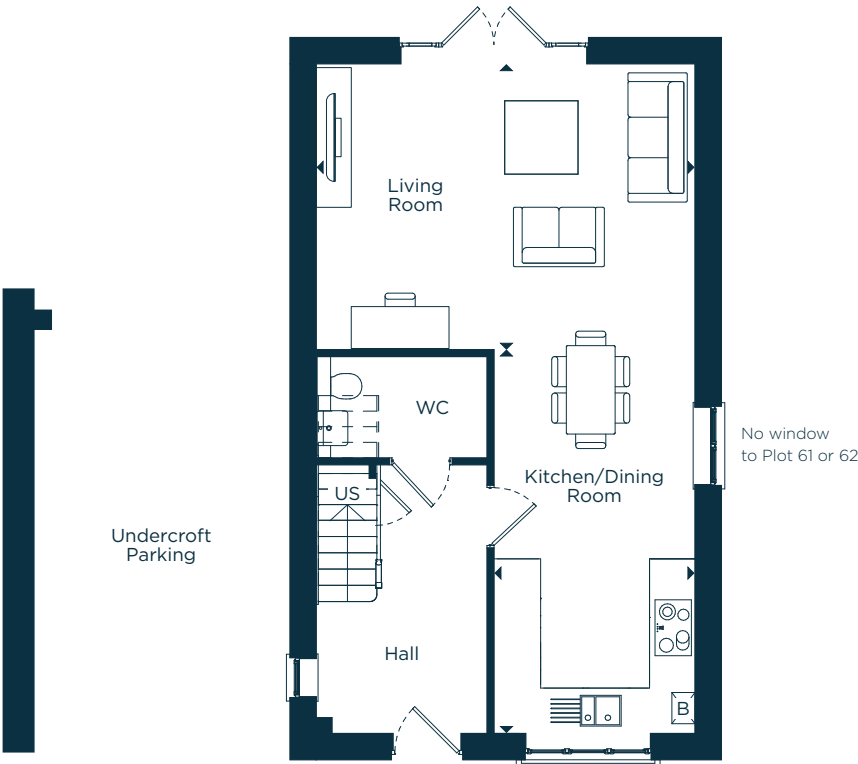
## FIRST FLOOR

- Principal Bedroom**  
3.7 x 6.0m | 12'0" x 19'8"
- Bedroom 2**  
4.5 x 3.2m | 15'0" x 10'4"
- Bedroom 3**  
5.0 x 2.6m | 16'6" x 8'6"
- Bedroom 4**  
3.2 x 2.7m | 10'6" x 8'11"

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FIRST FLOOR



GROUND FLOOR

\*Plot 61 is handed to floorplan shown.

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Computer generated image is indicative only and represents Plots 20-21.

# The Honeysuckle

THREE BEDROOM HOUSE  
Detached: Plots 14\*, 15 & 19  
Semi-detached: Plots 20\* & 21

## GROUND FLOOR

**Living Room**

3.1 x 6.0m | 10'0" x 19'8"

**Kitchen/Dining Room**

3.0 x 6.0m | 10'0" x 19'8"

**Car Port\*\***

3.9 x 5.4m | 12'7" x 18'0" (Plot 19 & 20)  
3.5 x 4.9m | 11'4" x 16'0" (Plot 21)

## FIRST FLOOR

**Principal Bedroom**

3.4 x 3.7m | 11'0" x 12'3"

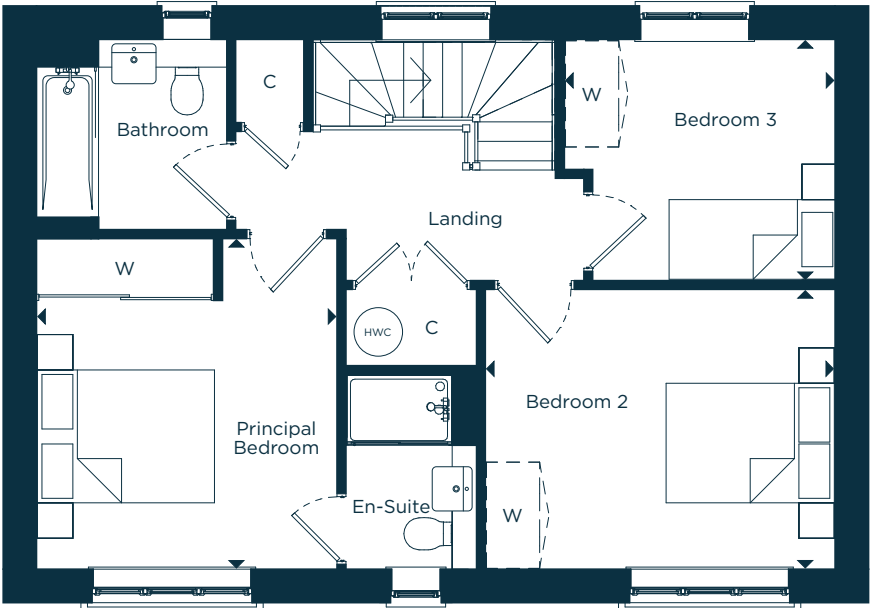
**Bedroom 2**

3.2 x 4.0m | 10'6" x 13'0"

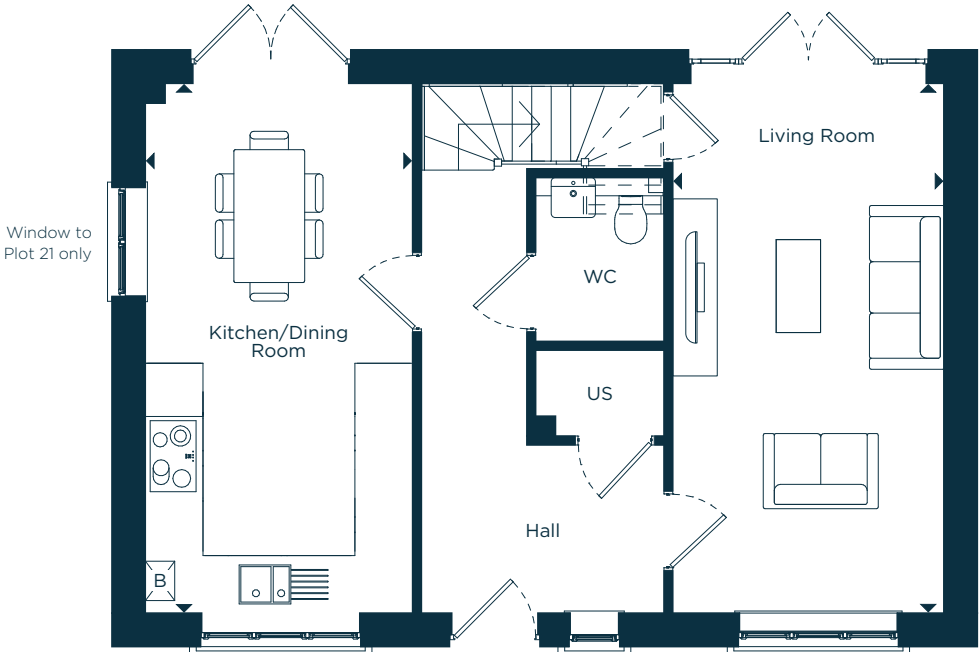
**Bedroom 3**

2.7 x 3.1m | 9'0" x 10'0"

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FIRST FLOOR



GROUND FLOOR



\*Plots 14 & 20 are handed to floorplan shown.  
\*\*Car port to Plots 19, 20 & 21 only.

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B BOILER HWC HOT WATER CYLINDER





Computer generated image is indicative only and represents Plot 5.

# The Primrose

THREE BEDROOM HOUSE  
Detached: Plot 5

## GROUND FLOOR

### Living Room

5.3 x 3.9m | 17'6" x 12'8"

### Kitchen/Dining Room

3.1 x 5.7m | 10'0" x 18'9"

### Single Garage

3.7 x 5.4m | 12'2" x 18'0"

## FIRST FLOOR

### Principal Bedroom

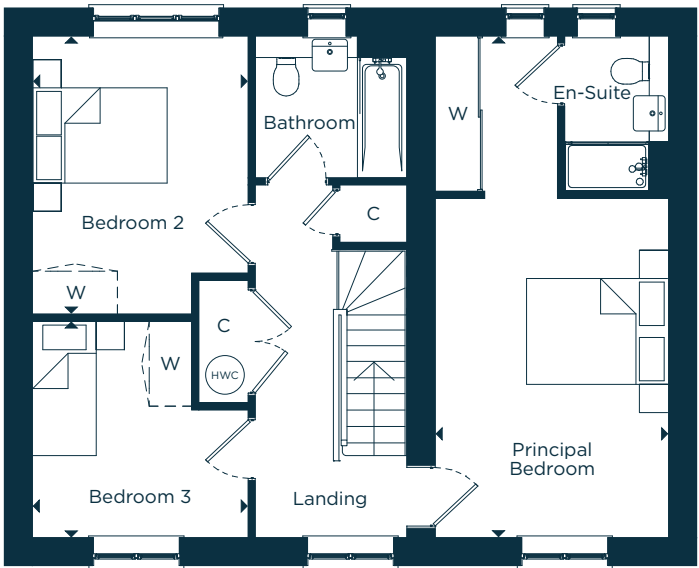
7.1 x 3.3m | 23'6" x 10'10"

### Bedroom 2

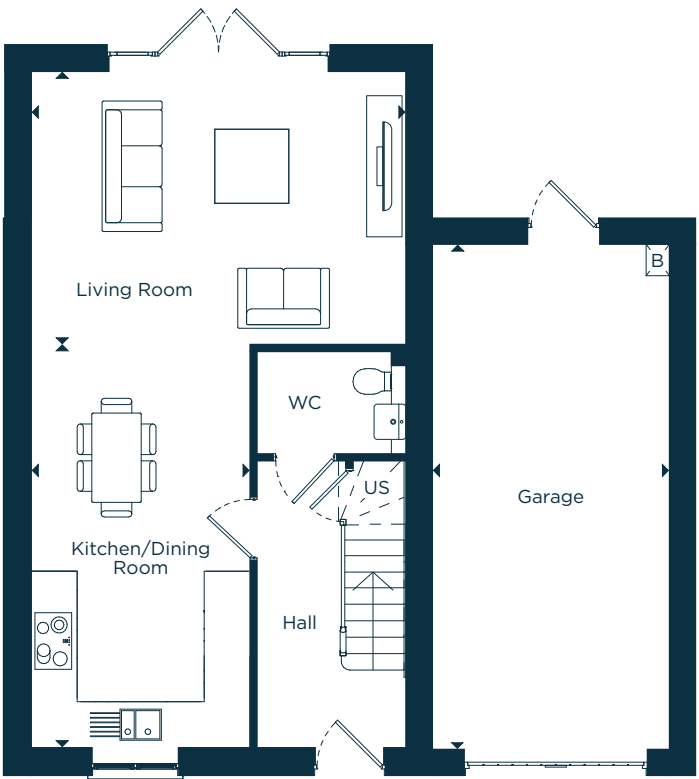
3.1 x 3.9m | 10'0" x 12'11"

### Bedroom 3

3.1 x 3.1m | 10'0" x 10'0"



FIRST FLOOR



GROUND FLOOR



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Computer generated image is indicative only and represents Plots 28-30.

# The Farmhouse

## FOUR BEDROOM HOUSE

Semi-detached: Plots 31 & 32\*

End of Terrace: Plots 28 & 30\* | Terrace: Plot 29

### GROUND FLOOR

**Living Room**

5.8 x 4.1m | 19'0" x 13'4"

**Kitchen/Dining Room**

3.1 x 5.1m | 10'0" x 16'8"

**Single Garage\*\***

3.7 x 5.4m | 12'2" x 18'0"

**Undercroft Parking\*\***

3.4 x 7.2m | 11'0" x 23'6"

### FIRST FLOOR

**Principal Bedroom**

3.4 x 7.1m | 11'0" x 23'4"

**Bedroom 2**

2.7 x 4.7m | 9'0" x 15'5"

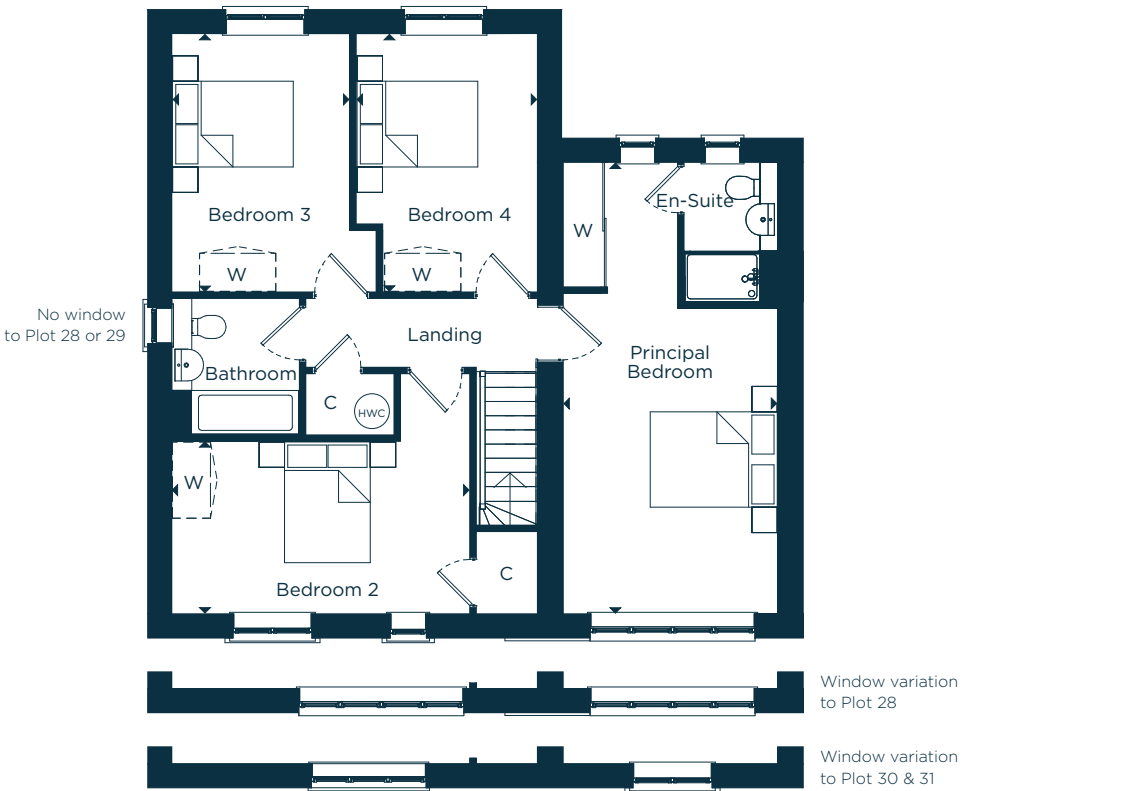
**Bedroom 3**

4.1 x 2.8m | 13'6" x 9'2"

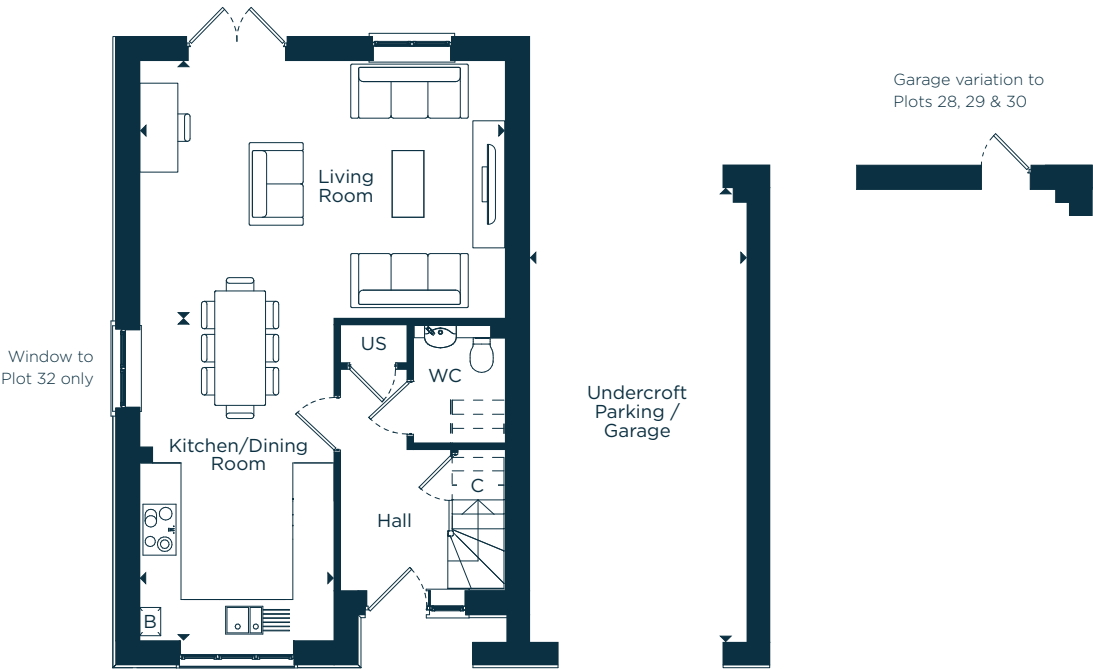
**Bedroom 4**

4.1 x 2.9m | 13'6" x 9'4"

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FIRST FLOOR



GROUND FLOOR

\*Plots 30 & 32 are handed to floorplan shown.  
\*\*Garage to Plots 28, 29 & 30 only. Undercroft parking and single garage to Plots 31 & 32.

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B BOILER    HWC HOT WATER CYLINDER





Computer generated image is indicative only and represents Plots 8-10.

# The Lily

## FOUR BEDROOM HOUSE

Detached: Plots 6\*, 8\*, 9, 10\*, 12\* & 13

Semi-detached: Plots 43\* & 44

### GROUND FLOOR

#### Dining/Family Room

5.8 x 4.0m | 19'0" x 13'3"

#### Kitchen/Dining Room

2.9 x 5.1m | 9'6" x 16'7"

#### Single Garage\*\*

3.7 x 5.4m | 12'2" x 18'0"

#### Undercroft Parking\*\*

3.4 x 7.2m | 11'0" x 23'6"

### FIRST FLOOR

#### Principal Bedroom

3.3 x 7.1m | 11'0" x 23'4"

#### Bedroom 2

2.7 x 4.7m | 9'0" x 15'5"

#### Bedroom 3

4.2 x 2.8m | 13'6" x 9'1"

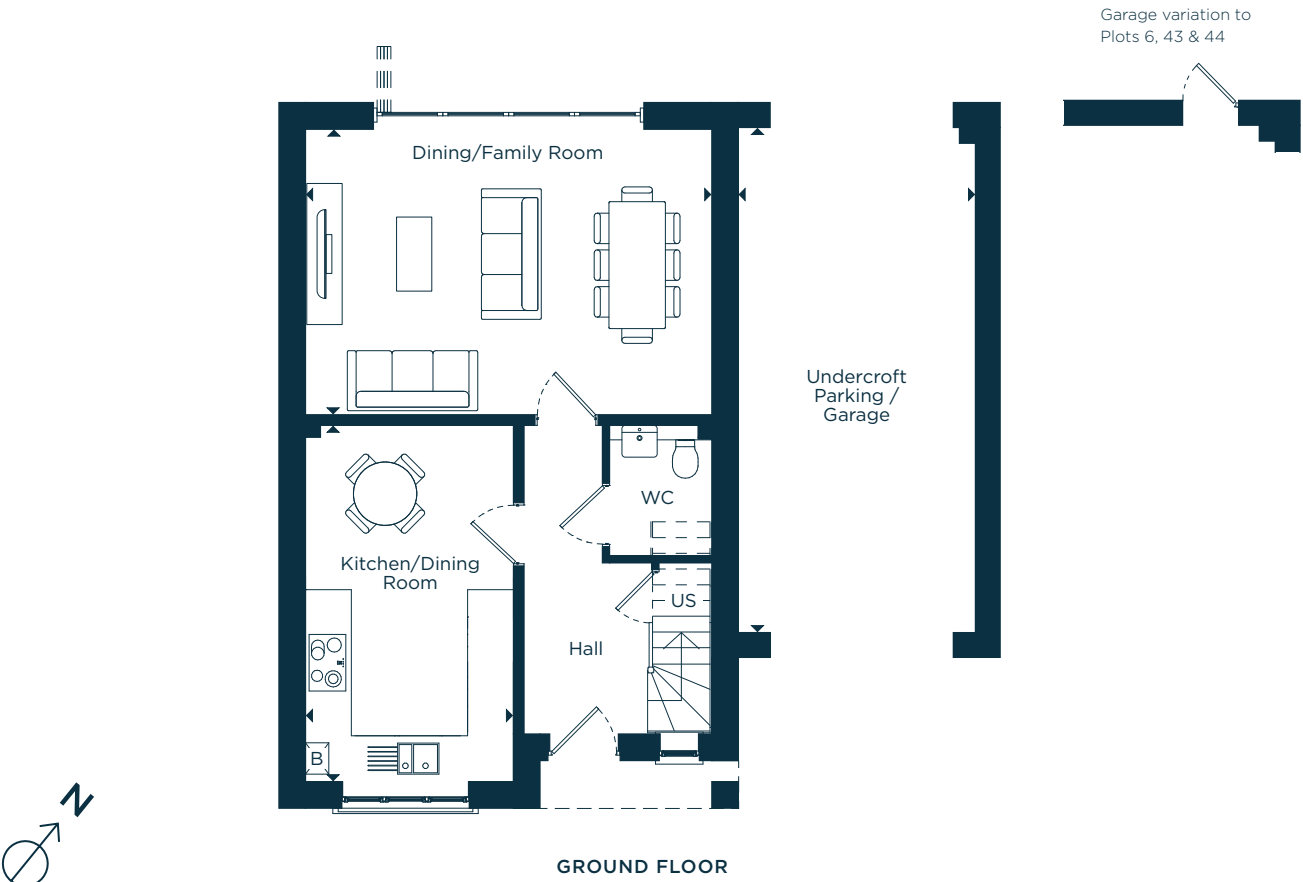
#### Bedroom 4

4.2 x 2.9m | 13'6" x 9'5"

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FIRST FLOOR



GROUND FLOOR

\*Plots 6, 8, 10, 12 & 43 are handed to floorplan shown.  
\*\*Garage to Plots 6, 43 & 44 only. Undercroft parking and single garage to Plots 8, 9, 10, 12 & 13.

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Computer generated image is indicative only and represents Plots 24-25.

# The Rose

## FOUR BEDROOM HOUSE

Detached: Plots 1\*, 2, 11\*, 23 & 24

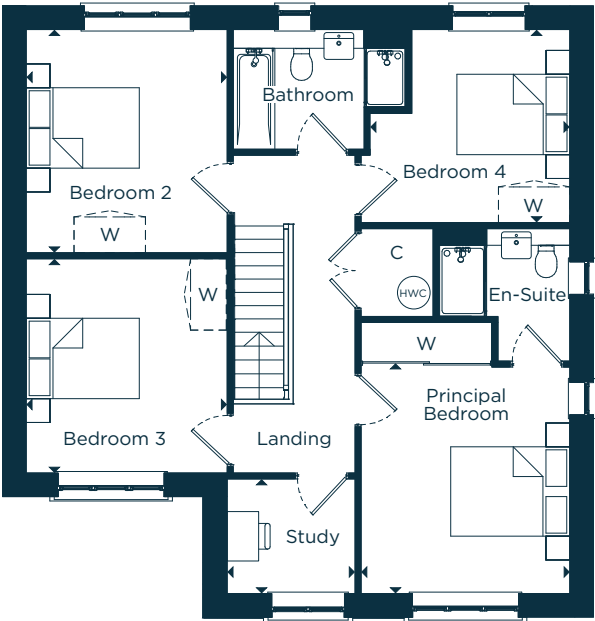
### GROUND FLOOR

- Dining/Family Room**  
8.1 x 3.8m | 26'6" x 12'4"
- Kitchen**  
5.7 x 2.8m | 18'6" x 9'0"
- Living Room**  
3.5 x 3.9m | 11'6" x 12'8"
- Utility**  
2.0 x 2.0m | 6'6" x 6'8"
- Single Garage**  
3.7 x 5.4m | 12'2" x 18'0"

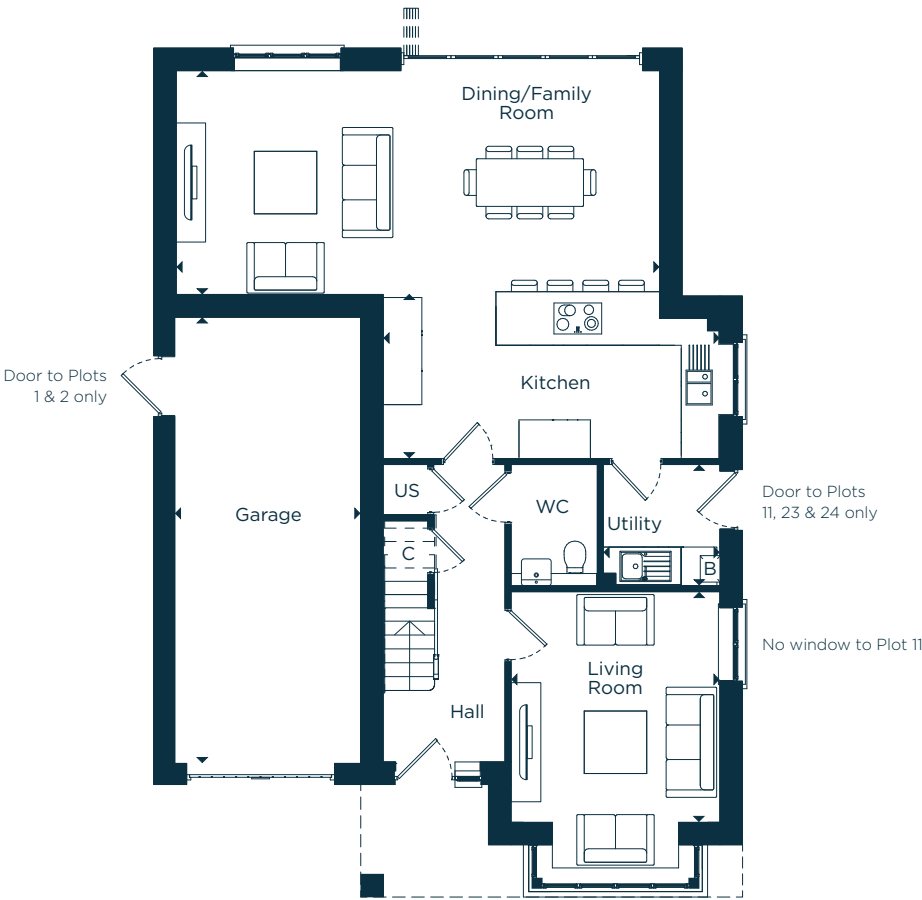
### FIRST FLOOR

- Principal Bedroom**  
3.5 x 3.8m | 11'6" x 12'5"
- Bedroom 2**  
3.8 x 3.4m | 12'6" x 11'1"
- Bedroom 3**  
3.6 x 3.4m | 12'0" x 11'1"
- Bedroom 4**  
3.5 x 3.5m | 11'6" x 11'6"
- Study**  
2.2 x 1.9m | 7'0" x 6'4"

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.



FIRST FLOOR



GROUND FLOOR

\*Plots 1 & 11 are handed to floorplan shown.

- W WARDROBE
- [W] SPACE FOR WARDROBE
- C CUPBOARD
- US UTILITY STORE
- B BOILER
- HWC HOT WATER CYLINDER



## Premium Specification

### Kitchen

- Matt finish shaker style units with soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted 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 and drawers
- Caesarstone worktops with matching upstand
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- Freestanding washing machine and condenser dryer

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

### En-suites

- 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
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rails

### 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 bi-fold and swing patio doors
- Electrically controlled up and over garage door, colour to match front door

### Electrical

- Downlights to entrance hall, open plan kitchen/living/dining area, bathroom, en-suites, WC, utility room and principal bedroom
- Pendant fittings to separate living 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
- Fibre broadband connection to all properties for customer's choice of 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, heat and carbon monoxide detectors
- Spur for customer's own installation of security alarm panel

### Heating and water

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suites
- Gas fired boiler
- Hot water storage tank

### External finishes

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

### Construction

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

### Warranty

- 10 year NHBC warranty

**\*Premium specification applies to the following plots: Plots 3, 4, 7, 25, 26 & 27**

A management company will be responsible for the management and maintenance of the external communal areas. This includes any non-adopted private roads, landscaping and any treatment plants. All homeowners will become members of the Management Company when they purchase their property. A managing agent has been appointed to take on the maintenance responsibilities and an Estate Charge will be payable by each homeowner for the services provided.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. The Hill Group reserve the right to make these changes as required. Please speak with a member of the sales team for further information. Photographs represent other Hill developments.







Computer generated image is indicative only and represents Plots 24-25.

# The Foxglove

FIVE BEDROOM HOUSE  
Premium specification homes  
Detached: Plots 3, 4\*, 7\*, 25\*, 26 & 27\*

## GROUND FLOOR

- Kitchen/Dining/Family Room**  
4.4 x 10.5m | 14'6" x 34'5"
- Living Room**  
3.7 x 4.9m | 12'0" x 15'11"
- Study**  
3.5 x 1.8m | 11'6" x 6'0"
- Utility**  
1.9 x 2.4m | 6'0" x 7'10"
- Double Garage**  
7.6 x 5.4m | 25'0" x 18'0"

## FIRST FLOOR

- Principal Bedroom**  
5.9 x 4.1m | 19'6" x 13'4"
- Bedroom 2**  
3.6 x 5.0m | 12'0" x 16'4"
- Bedroom 3**  
3.1 x 3.8m | 10'0" x 12'5"
- Bedroom 4**  
2.7 x 3.3m | 9'6" x 10'8"
- Bedroom 5**  
3.6 x 2.3m | 12'0" x 7'5"

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FIRST FLOOR



GROUND FLOOR

\*Plots 4, 7, 25 & 27 are handed to floorplan shown.

- W WARDROBE
- [W] SPACE FOR WARDROBE
- C CUPBOARD
- US UTILITY STORE
- B BOILER
- HWC HOT WATER CYLINDER



## 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  
@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



Eden Green, Finchingfield, Essex



Rayners Green, Cambridge



Hollymead Square, Essex





## How to Find Us



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Every care has been taken with the preparation of this brochure. The details and descriptions contained herein are for guidance only and do not constitute a contract, part of a contract, nor a warranty. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Computer generated images and the landscaping may have been enhanced and are therefore representative only. Details correct at the time of going to print.



