



ABBOTTS CHASE

STAPLEFORD ABBOTTS • ESSEX

Your New Chapter

BEGINS HERE



Computer generated image is indicative only.

DISCOVER ABBOTTS CHASE, A NEW COLLECTION OF
THREE, FOUR AND FIVE BEDROOM HOUSES,
SITUATED IN THE PICTURESQUE ESSEX COUNTRYSIDE.

On the outskirts of Stapleford Abbotts, this new neighbourhood combines a serene and tranquil setting with all the advantages of easy connectivity to shops, schools, dining and transport links.

With considered architectural details, beautifully finished interiors and leafy green landscaped spaces, Abbots Chase offers a relaxed yet sociable lifestyle, with access to a way of life that suits you, whether that be town, city or countryside.

Where design meets lifestyle



Computer generated image is of The Kings and The Farleigh housetypes.

Ideally located FOR A LIFESTYLE THAT SUITS YOU

DISCOVER A BALANCED WAY OF LIFE

Rolling fields, majestic woodland and peaceful scenery are abound in this part of Essex, offering glorious walks just moments from the welcoming streets of Abbots Chase. The local pub, The Top Oak, is only a five minute walk away, making it the ideal spot for a meal with friends or family, where you can enjoy its all-day menu, al fresco dining terrace and occasional live music.

Stapleford Abbots is also home to Stapleford Abbots Primary Academy and a village hall, a hub for the whole community. The Grade II-listed church St Mary the Virgin, located at the heart of the village, holds social activities throughout the year as well as regular services.

For a family day out, Hainault Forest is just over four miles away, with a beautiful lake, adventure playground, children's farm, café and miles of woodland trails to explore. A craft courtyard in the forest also offers classes and workshops in painting, pottery and woodwork for all ages.

The PGA championship 18-hole course at Stapleford Abbots Golf Club is less than a mile from your front door, offering golfers a challenging and enjoyable round.

*Journey times are approximate only. Source: Google Maps.



Hainault Forest



St Mary the Virgin Church



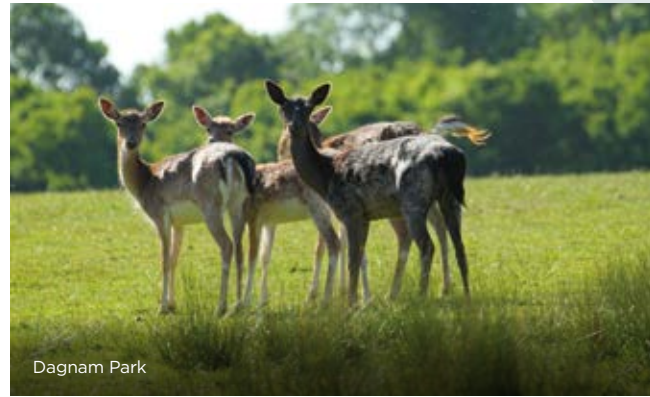
Stapleford Abbots Golf Course



Stapleford Abbots Primary Academy



Calcott Hall Farm Shop



Dagnam Park



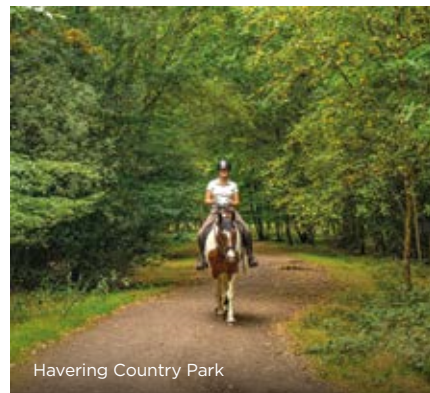
Dagnam Park



Bedfords Park



The Rabbits Pub & Restaurant



Havering Country Park

Step out into THE GREAT OUTDOORS

BEYOND THE IMMEDIATE NEIGHBOURHOOD OF ABBOTT'S CHASE
THERE ARE PLENTY OF PEACEFUL BEAUTY SPOTS
AND LIVELY TOWNS TO EXPLORE.

Take a walk or bike ride through Havering Country Park, 165 acres of woodland and meadowland with pathways and trails, some of which connect with Bedfords Park, a historic 215-acre estate. From its hilltop setting you can marvel at the far-reaching views over London, and learn more about the wealth of flora and fauna on your doorstep at the Nature Discovery Centre. There is also the beautiful walled garden to wander through, one of the only surviving 18th century features of the estate.

Nearby Dagnam Park offers even more glorious green space to roam, and is home to deer herds, native flowers and a rich variety of wildlife throughout its open fields, mature woodland and established ponds.

There is also the Manor Fishing Pond, a peaceful spot for fishing.

For a taste of this country life, head to Calcott Hall Farm Shop, six miles away, to pick up fresh meat, fish, cheese, fruit and veg, baked goods, dairy and grocery products. You can stock up for the week, then relax with a coffee or slice of cake from its Barnyard Café. For an evening meal, The Rabbits Pub & Restaurant is less than three miles away offering traditional homemade British cuisine and a cosy friendly atmosphere.

*Journey times are approximate only. Source: Google Maps.

Educational excellence

AT EVERY LEVEL

EXCELLENT SCHOOLS WITHIN WALKING DISTANCE

There is a wide selection of nurseries, primary and secondary schools within easy reach of Abbotts Chase, with independent options also available nearby to suit children’s individual needs. From nurturing day nurseries to high-performing secondary schools, Stapleford Abbotts and the surrounding area benefit from excellent educational provision.

For the next step in their education, older students can take advantage of the straightforward connections to central London in just over half an hour, where they can access the capital's world-class universities, including Imperial College and the London School of Economics and Political Science.



PRE-SCHOOLS AND PRIMARY SCHOOLS

Acorn Preschool Stapleford Abbotts Primary Academy, Stapleford Road, RM4 1EJ 🚲 9 minutes by bike	Ingrebourne Day Nursery Ashbourne Road, Romford RM3 7YT 🚗 7 minutes by car	Abbs Cross Day Nursery Clockhouse Lane, Romford RM5 3QJ 🚗 9 minutes by car	Mulberry Bush Nursery 85 Chippenham Road, Romford RM3 8HP 🚗 9 minutes by car
Dame Tipping Primary School North Road, Havering-atte-Bower, Romford RM4 1PS 🚶 17 minutes on foot	Stapleford Abbotts Primary Academy Stapleford Road, Stapleford Abbotts RM4 1EJ 🚲 9 minutes by bike	Oasis Academy Pinewood Thistledene Avenue, Collier Row, Romford RM5 2TX 🚲 13 minutes by bike	St Peter’s Primary School Wigley Bush Lane, South Weald, Brentwood CM14 5QN 🚗 13 minutes by car

SECONDARY SCHOOLS

Bower Park Academy Havering Road, Romford RM1 4YY 🚶 10 minutes on foot	Drapers’ Academy Settle Road, Harold Hill, Romford RM3 9XR 🚲 17 minutes by bike	Marshalls Park Academy Pettits Lane, Romford RM1 4EH 🚗 9 minutes by car	The Royal Liberty School Upper Brentwood Road, Romford RM2 6HJ 🚗 14 minutes by car
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INDEPENDENT SCHOOLS

Immanuel School Girls and boys, aged 3 – 16 years Havering Road, Romford, RM1 4HR 🚲 10 minutes by bike	Gidea Park Preparatory School Girls and boys, aged 6 months – 11 years 2 Balgores Lane, Romford, RM2 5JR 🚗 12 minutes by car	St Mary’s Hare Park Girls and boys, aged 2½ – 11 years South Drive, Gidea Park, Romford, RM2 6HH 🚗 14 minutes by car	Brentwood School Girls and boys, aged 3 – 18 years Middleton Hall Lane, Brentwood CM15 8EE 🚗 16 minutes by car
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*Journey times are approximate only. Source: Google Maps.

Freedom to roam AND TO RETURN

EASY CONNECTIVITY TO SURROUNDING TOWNS AND
CENTRAL LONDON OFFERING THE BEST OF TOWN
AND COUNTRY LIVING

You can travel into the capital from Harold Wood Station via
the Elizabeth Line, which connects all the way through
the City across to West London.

For travel by car, the A12 is just 13 minutes away, which then
joins the M25. There is also a conveniently located bus stop on the main
road next to Abbotts Chase, taking you directly to Romford Station.



Harold Wood Station



London Liverpool Street Station

*Journey times are approximate only. Sources: Google Maps, nationalrail.co.uk and tfl.gov.uk.

Journey times



By Foot

**The Top Oak Pub
and Restaurant**
5 minutes

**Stapleford Primary
Academy**
9 minutes

Bower Park
10 minutes



By Bicycle

**Stapleford Abbotts
Village Hall**
9 minutes

Bedfords Park
10 minutes

**Noak Hill
Sports Centre**
11 minutes

**The Rabbits Pub
and Restaurant**
11 minutes



By Car

**Old MacDonald's
Farm & Fun Park**
8 minutes

Tesco Superstore
8 minutes

Harold Wood Station
12 minutes

Hainault Forest
13 minutes

Calcott Hall Farm Shop
13 minutes

Romford Station
14 minutes

Brentwood
17 minutes

Stansted Airport
38 minutes



By Train

From Harold Wood Station
ELIZABETH LINE

Romford
5 minutes

Stratford
26 minutes

London Liverpool Street
35 minutes

Tottenham Court Road
40 minutes

Bond Street
45 minutes



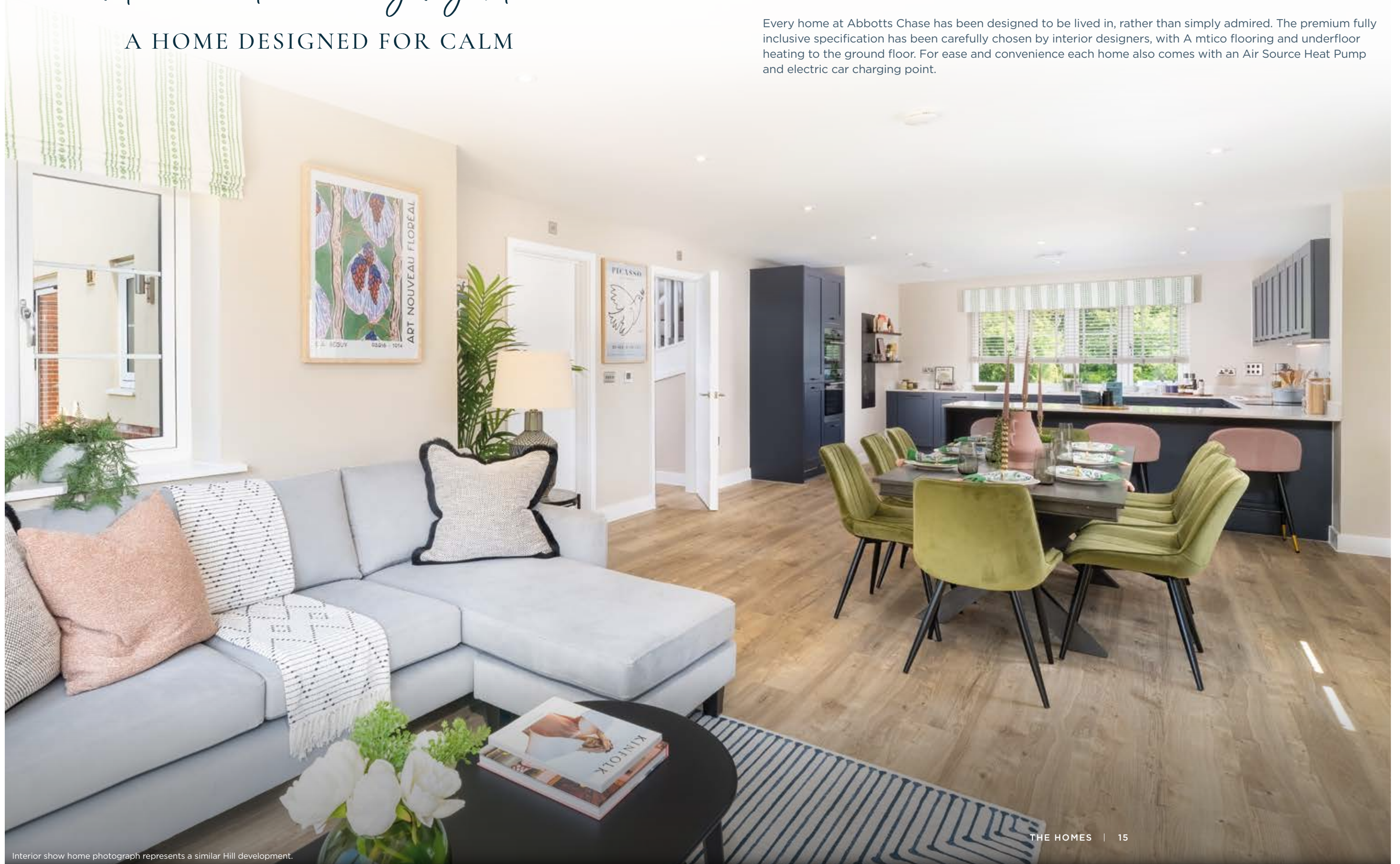
Computer generated image is indicative of an aerial view from Oak Hill Road.

A retreat from everyday life

A HOME DESIGNED FOR CALM

Designed with both comfort and connection in mind, the generous living spaces form the heart of the home - a welcome setting to relax, entertain, and enjoy life's everyday moments. The modern kitchens combine a shaker style with sleek energy efficient fully integrated appliances and Caesarstone worktops.

Every home at Abbotts Chase has been designed to be lived in, rather than simply admired. The premium fully inclusive specification has been carefully chosen by interior designers, with Amtico flooring and underfloor heating to the ground floor. For ease and convenience each home also comes with an Air Source Heat Pump and electric car charging point.



Interior show home photograph represents a similar Hill development.

Homes at Abbotts Chase



THE KINGS
THREE BEDROOM DETACHED HOUSE
Plot 4



THE FARLEIGH
THREE BEDROOM DETACHED HOUSE
Plot 12



THE LEITH
THREE BEDROOM DETACHED HOUSE
Plots 3, 21, 22, 23, 41 & 42



THE WISTLEY
FOUR BEDROOM DETACHED HOUSE
Plot 1 & 20



THE MALVERN
FOUR BEDROOM DETACHED HOUSE
Plot 8



THE CARADON
FOUR BEDROOM DETACHED HOUSE
Plots 5, 6, 7, 9, 10, 11, 13, 18 & 19



THE FAIRFIELD
FIVE BEDROOM DETACHED HOUSE
Plots 2, 14, 15, 16 & 17



Affordable Living & Shared Ownership
Plots 24-40

-  Visitor Parking
-  Site Boundary
-  Timber Fence
-  Brick Wall
-  Estate Railing
-  Brick Wall with Timber Fence above
-  Shed
-  ASHP (Air Source Heat Pump)
-  Allocated space for bin storage



Specification

THREE BEDROOM HOMES

PLOTS 3, 4, 12, 21, 22, 23, 41 & 42

KITCHEN

- Matt finish shaker-style units with soft close to 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 under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer

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

BATHROOM

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

EN-SUITE

- Low profile shower tray with glass shower screen door
- Framed feature mirror with shelf to match vanity top
- 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 throughout ground floor
- 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 swing doors to patio

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 and 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 and data points to selected locations
- Openreach & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- External lighting to front and rear of property
- External power socket
- 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 as shown on siteplan layout

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 plot 4 and grey or red roof tiles
- uPVC rain-water goods

WARRANTY

Every home is covered by a 10-year NHBC warranty, giving you long-term peace of mind. In the first 2 years, our Hill team is on hand to support you directly, after which the NHBC warranty continues for the remaining period.



Interior photography represents a show home at a similar Hill development.



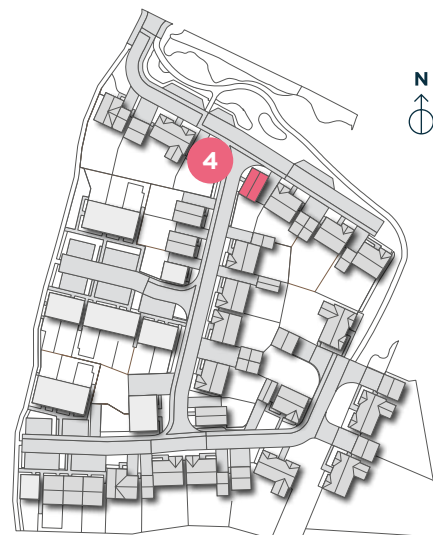
Facilities shared between the homes at Abbotts Chase such as any non-adopted private roads and landscaping, will all be looked after and maintained by a management company which will be wholly owned by and within the control of the purchasers of Abbotts Chase once all homes have been sold and conveyed.

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. Hill reserve the right to make these changes as required.

THE KINGS

THREE BEDROOM HOUSE

PLOT 4

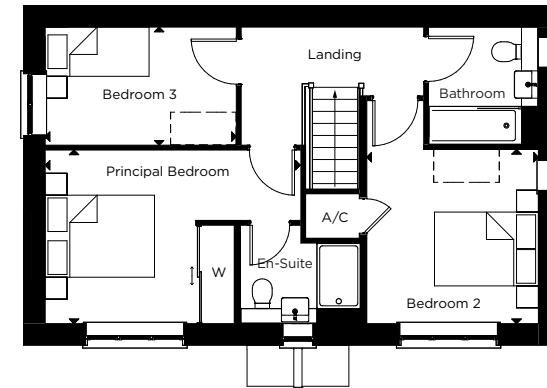


GROUND FLOOR

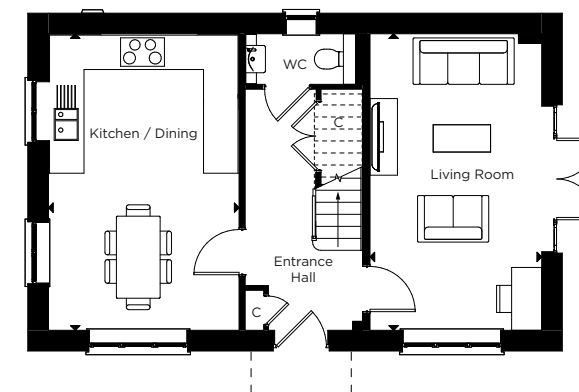
Living Room	3.1 m x 5.4 m	10'17" x 17'72"
Kitchen/Dining	3.5 m x 5.4 m	11'48" x 17'72"

FIRST FLOOR

Principal Bedroom	4.7 m x 3.2 m	15'6" x 10'5"
Bedroom 2	3.1 m x 3.2 m	10'17" x 10'5"
Bedroom 3	3.5 m x 2.2 m	11'48" x 7'1"



FIRST FLOOR



GROUND FLOOR

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

Floorplan layouts 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 FARLEIGH

THREE BEDROOM HOUSE

PLOT 12



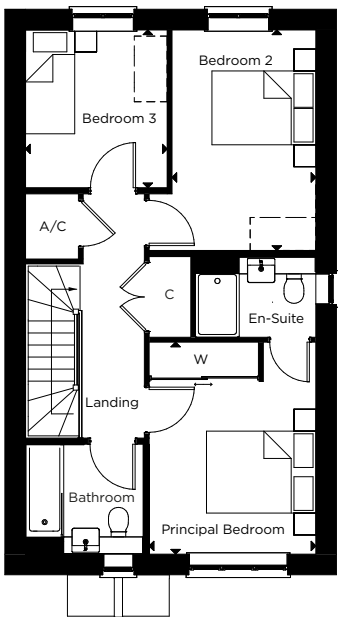
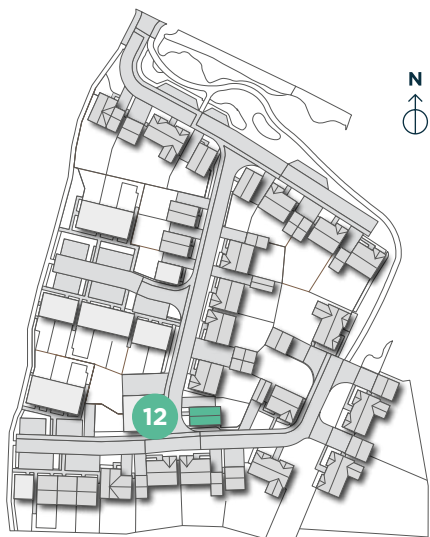
Computer generated image of Plot 12 is indicative only. External finishes may vary.

GROUND FLOOR

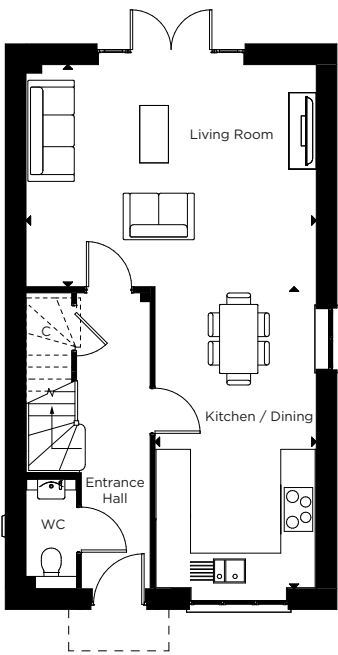
Kitchen/Dining	3.0 m x 5.5 m	9'84" x 18'1"
Living Room	5.3 m x 4.1 m	17'6" x 13'4"

FIRST FLOOR

Principal Bedroom	3.0 m x 3.9 m	9'84" x 12'8"
Bedroom 2	2.6 m x 4.0 m	8'6" x 13'3"
Bedroom 3	2.6 m x 2.9 m	8'6" x 9'6"



FIRST FLOOR



GROUND FLOOR

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

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THE LEITH

THREE BEDROOM HOUSE

PLOTS 3, 21, 22, 23*, 41 & 42

*Handed

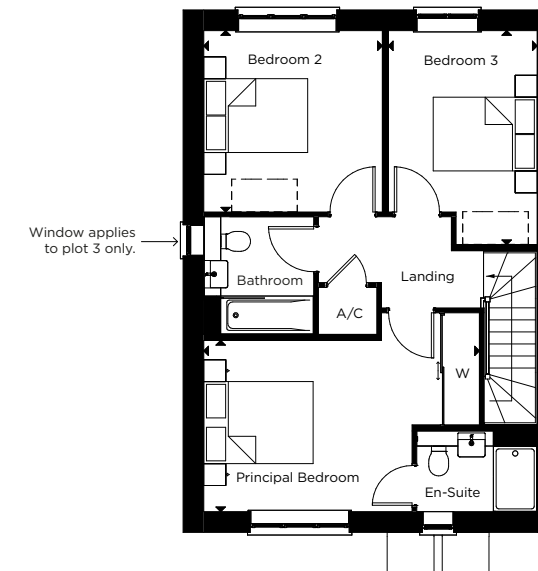
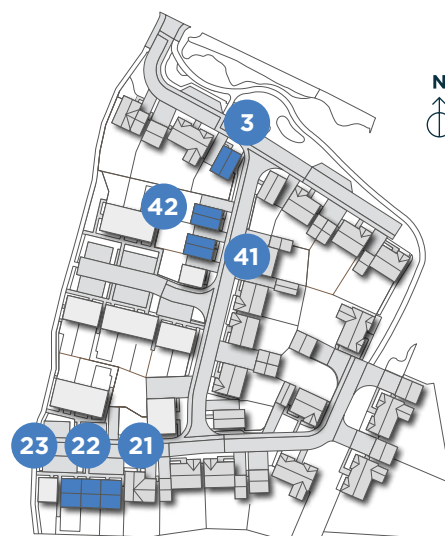


GROUND FLOOR

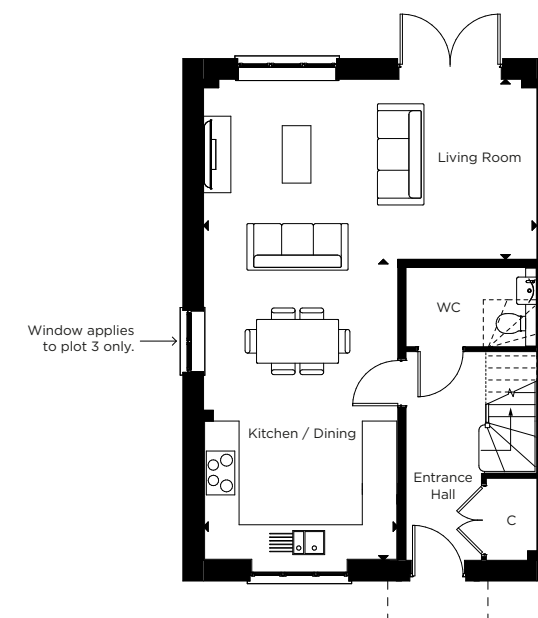
Living Room	6.1 m x 3.3 m	20'0" x 10'83"
Kitchen/Dining	3.6 m x 5.5 m	11'81" x 18'1"

FIRST FLOOR

Principal Bedroom	5.0 m x 3.1 m	16'4" x 10'17"
Bedroom 2	3.3 m x 3.3 m	10'83" x 10'83"
Bedroom 3	2.7 m x 3.9 m	9'0" x 12'8"



FIRST FLOOR



GROUND FLOOR

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Specification

FOUR AND FIVE BEDROOM HOMES

PLOTS 1, 2, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19 & 20

KITCHEN

- Matt finish shaker-style units with soft close 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 tall fridge and freezer (to The Fairfield houstype only).
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer (where no utility room)

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

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

BATHROOM

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

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

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 swing doors to patio
- Bi-fold doors where shown on plans
- 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

Facilities shared between the homes at Abbotts Chase such as any non-adopted private roads and landscaping, will all be looked after and maintained by a management company which will be wholly owned by and within the control of the purchasers of Abbotts Chase once all homes have been sold and conveyed.

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, 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 and data points to selected locations
- Openreach & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- External lighting to front and rear of property
- External power socket
- 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 plot 19 and grey or red roof tiles
- uPVC rain-water goods

WARRANTY

Every home is covered by a 10-year NHBC warranty, giving you long-term peace of mind. In the first 2 years, our Hill team is on hand to support you directly, after which the NHBC warranty continues for the remaining period.



Interior photography represents a show home at a similar Hill development.



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THE WISTLEY

FOUR BEDROOM HOUSE

PLOT 1 & 20

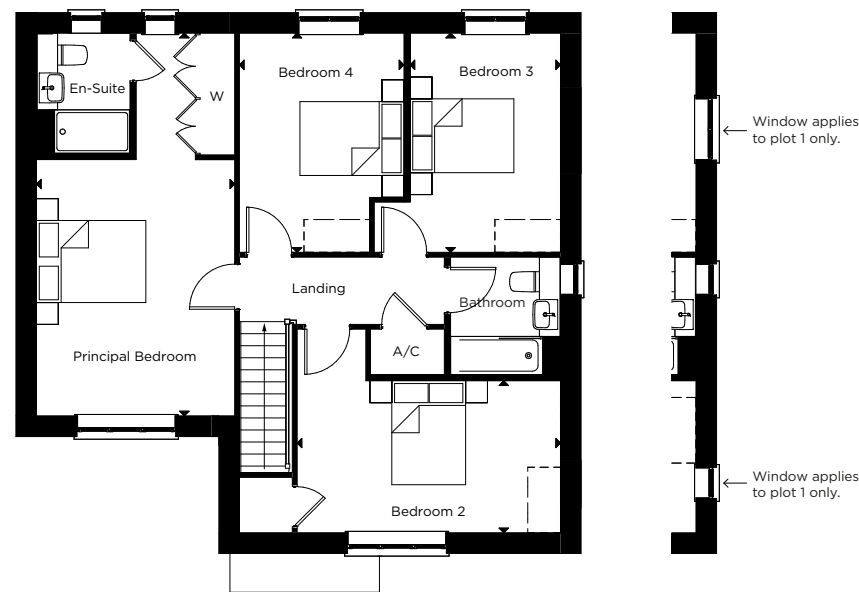
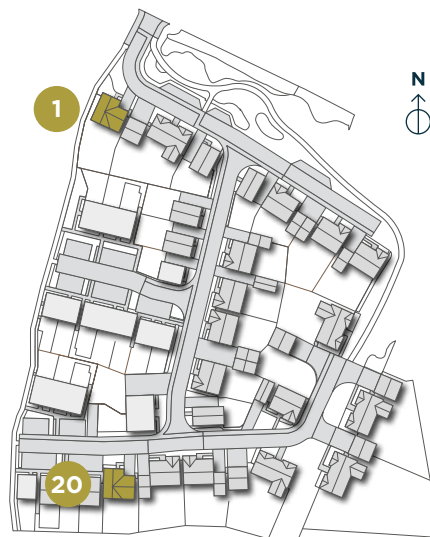


GROUND FLOOR

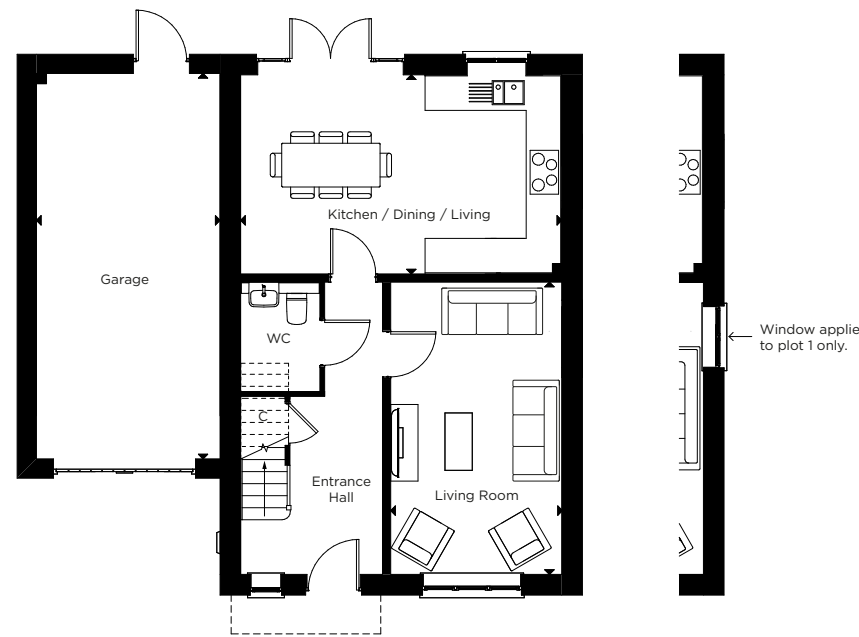
Living Room	3.1 m x 5.3 m	10'17" x 17'6"
Kitchen/Dining	5.9 m x 3.6 m	19'6" x 11'81"
Garage	3.4 m x 7.0 m	11'0" x 22'97"

FIRST FLOOR

Principal Bedroom	3.6 m x 7.0 m	11'81" x 22'97"
Bedroom 2	4.8 m x 2.8 m	15'75" x 9'19"
Bedroom 3	2.8 m x 4.0 m	9'19" x 13'2"
Bedroom 4	3.0 m x 4.0 m	9'84" x 13'2"



FIRST FLOOR



GROUND FLOOR

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

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THE MALVERN

FOUR BEDROOM HOUSE

PLOT 8

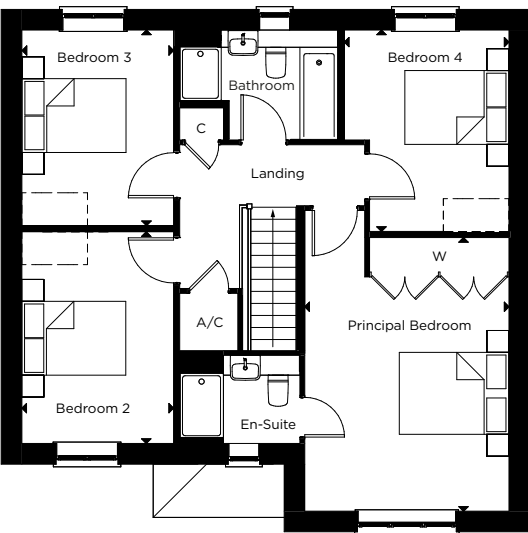


GROUND FLOOR

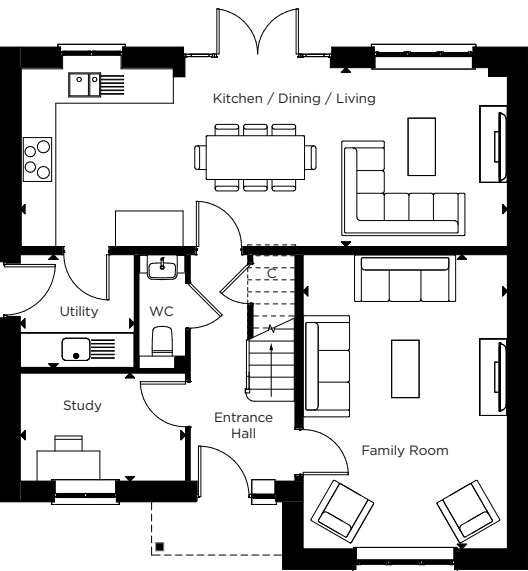
Kitchen/Dining/Living	8.9 m x 3.3 m	29'0" x 10'83"
Family Room	3.7 m x 5.4 m	12'14" x 17'72"
Study	3.0 m x 2.0 m	9'84" x 6'56"
Utility	2.1 m x 2.1 m	6'89" x 6'89"

FIRST FLOOR

Principal Bedroom	3.7 m x 5.0 m	12'14" x 16'4"
Bedroom 2	2.8 m x 3.9 m	9'19" x 12'8"
Bedroom 3	2.8 m x 3.6 m	9'19" x 11'81"
Bedroom 4	3.0 m x 3.7 m	9'84" x 12'14"



FIRST FLOOR



GROUND FLOOR

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THE CARADON

FOUR BEDROOM HOUSE

PLOTS 5, 6*, 7*, 9, 10*, 11, 13, 18 & 19*

*Handed



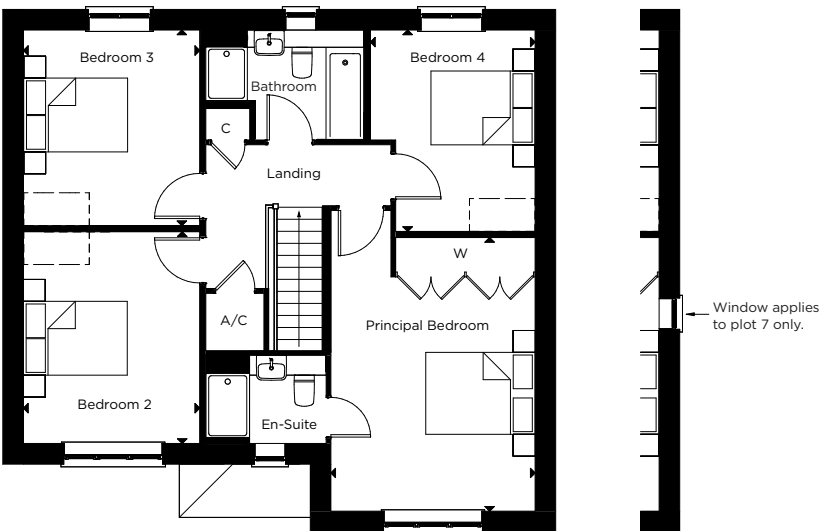
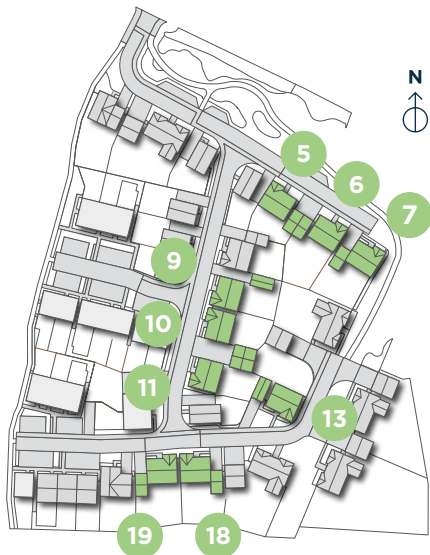
Computer generated image is of Plot 10 and is indicative only. External finishes may vary.

GROUND FLOOR

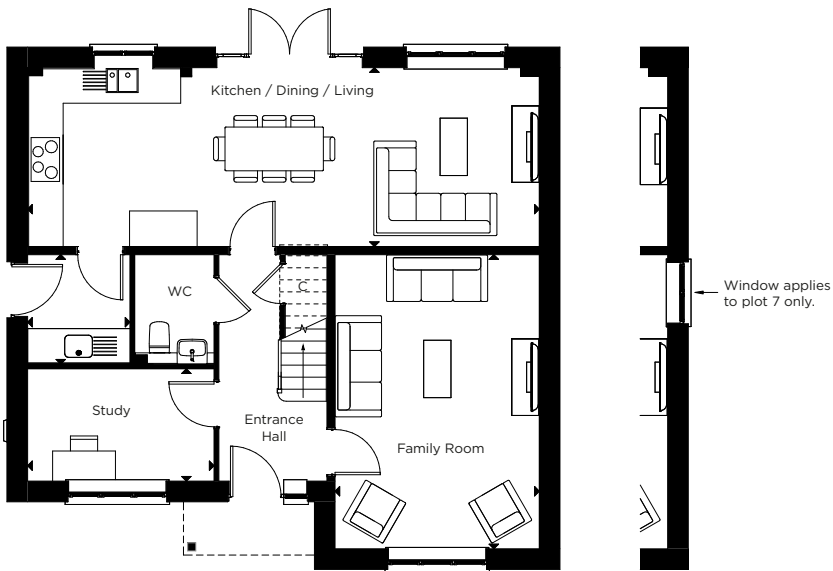
Kitchen/Dining/Living	9.4 m x 3.3 m	30'6" x 10'83"
Family Room	3.7 m x 5.4 m	12'14" x 17'72"
Study	3.4 m x 2.1 m	11'0" x 6'89"
Utility	1.9 m x 2.0 m	6'0" x 6'56"

FIRST FLOOR

Principal Bedroom	3.7 m x 5.0 m	12'14" x 16'4"
Bedroom 2	3.2 m x 3.9 m	10'5" x 12'8"
Bedroom 3	3.2 m x 3.6 m	10'5" x 11'81"
Bedroom 4	3.0 m x 3.7 m	9'84" x 12'14"



FIRST FLOOR



GROUND FLOOR

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

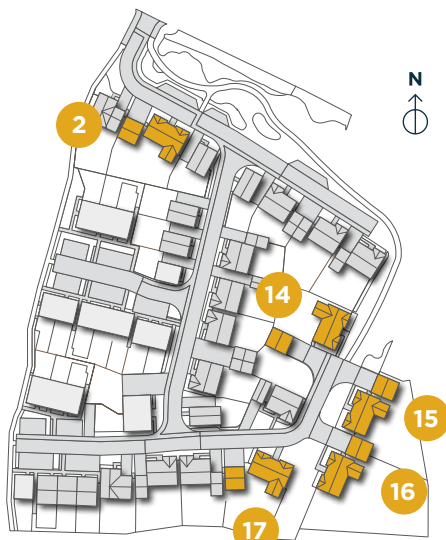
Floorplan layouts are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen 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 FAIRFIELD

FIVE BEDROOM HOUSE

PLOTS 2, 14*, 15, 16 & 17

*Handed

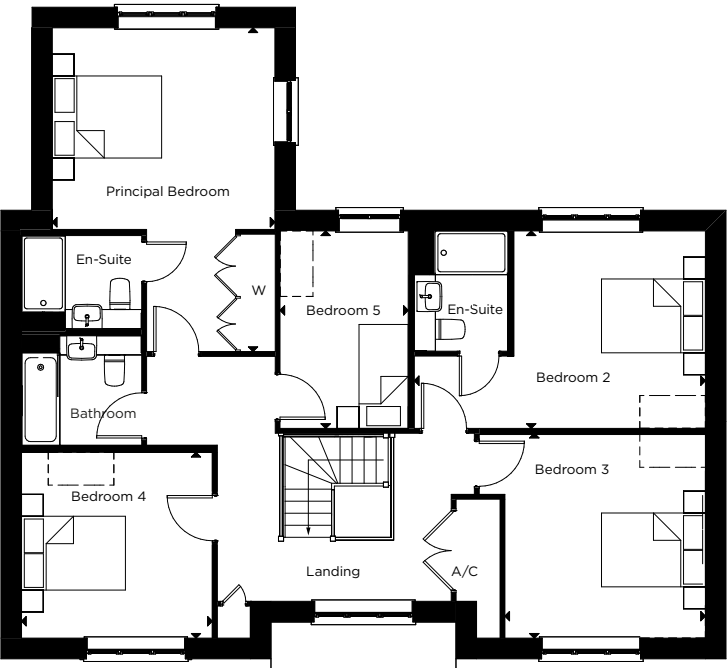


GROUND FLOOR

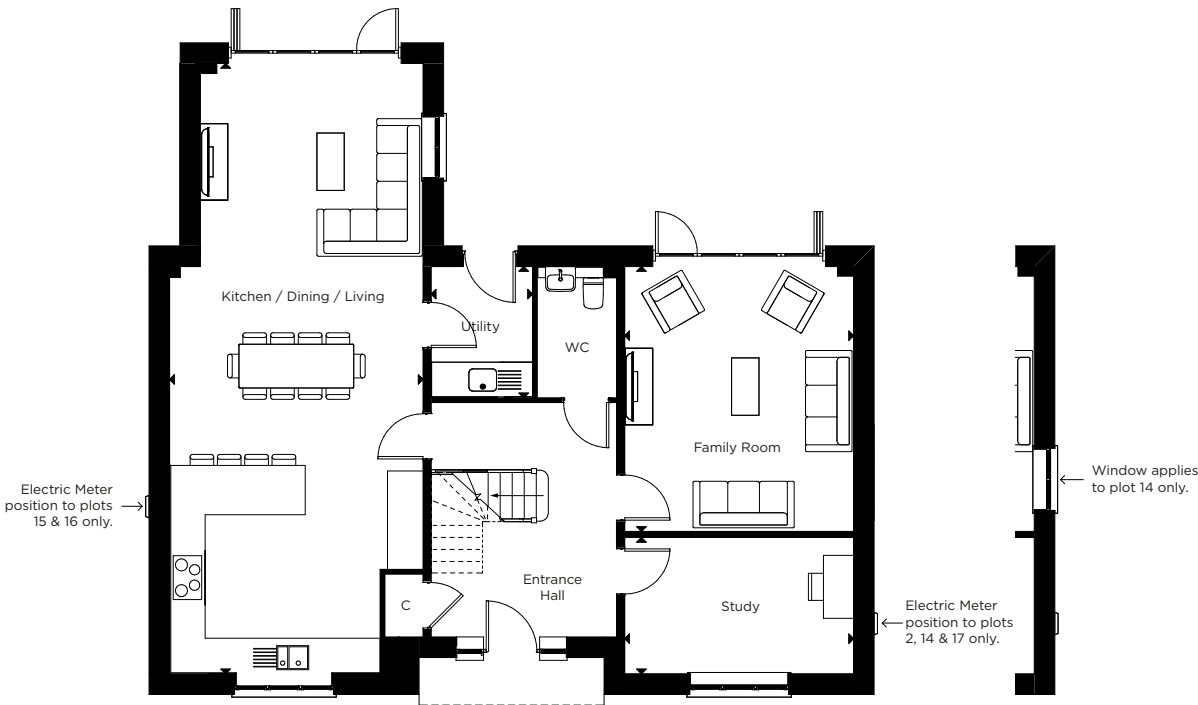
Kitchen/Dining/Living	4.6 m x 11.2 m	15'0" x 36'7"
Family Room	4.2 m x 4.8 m	13'6" x 15'75"
Study	4.2 m x 2.5 m	13'6" x 8'2"
Utility	1.9 m x 2.4 m	6'0" x 7'10"

FIRST FLOOR

Principal Bedroom	4.1 m x 5.9 m	13'4" x 19'6"
Bedroom 2	5.3 m x 3.6 m	17'6" x 11'81"
Bedroom 3	3.7 m x 3.7 m	12'14" x 12'14"
Bedroom 4	3.5 m x 3.4 m	11'48" x 11'0"
Bedroom 5	2.3 m x 3.6 m	7'8" x 11'81"



FIRST FLOOR



GROUND FLOOR

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

Floorplan layouts 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.



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 27th year, this family-run 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 approximately 1,000 people, the company operates from five 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 more than 3,300 homes in the last financial year and has a development pipeline of over 42,000 homes, including 10,800 with planning consent. 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, Canalside Quarter won Gold for Best House, and Hollymead Square won Gold for Best Sustainable Development at the 2025 WhatHouse? Awards.

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 nine years. Hill is a registered developer with the New Homes Quality Board (NHQB) and follows the New Homes Quality Code (NHQC), a new industry standard to ensure high-quality homes and an exceptional customer experience. With a score of 4.9 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

In addition, Hill has donated 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 50 Housebuilders published by Housing Today in December 2025.



Audley Green, Great Chesterford



Hollymead Square, Newport



Kingsley Park, Billericay

HOW TO FIND US



ABBOTTS CHASE

Oak Hill Road, Stapleford Abbots, Essex, RM4 1JH

01708 207076 | abbottschase@hill.co.uk

hill.co.uk/abbotts-chase



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