



THE OLD BREWERY

HARTFORD END ♦ FELSTED

A DELIGHTFUL NEW DEVELOPMENT IN THE HEART OF THE COUNTRYSIDE

**A superb development of
26 beautiful homes.**
The Old Brewery presents a
rare opportunity to live life in
a stunning countryside setting.



Set on the banks of the River Chelmer, the development of the historic Old Brewery at Hartford End, provides the perfect rural retreat.

Situated close to the picturesque and peaceful village of Felsted, nestling in the heart of the Essex countryside.

Perfectly placed for the city of Chelmsford and the historic market towns of Braintree, Bishop's Stortford and Great Dunmow, The Old Brewery offers the best of rural living and everything you need for today's busy lifestyles.

Featuring just 26 exclusively built homes, all perfectly proportioned and designed with you in mind – the ideal spaces for modern living.



HISTORIC & CHARMING

Recorded in the Domesday Book of 1086, Felsted is a small, peaceful village with a handful of shops and eateries and one of the finest schools in England.



AN ESSEX FAVOURITE

Founded at Hartford End in 1842, the brewery was home to the small independent Essex brewers, T. D. Ridley & Sons. Ridley's were famed in the local area for their milds and bitters including Witch-Finder Porter and Old Bob.



The Old Brewery, situated within easy reach of everything the area has to offer.

Just a short hop to the shops, cafés and entertainment of Chelmsford, Braintree and Bishop's Stortford or from any of these locations jump on a train and you can be in the heart of London in just over 30 minutes.



Ideally placed for Felsted School, revered for its place in English history for over 450 years and its undeniable reputation for academic excellence.

Founded in 1564 by the 1st Baron Rich, Richard Rich, Felsted School is one of the 12 founder members of the Headmasters' and Headmistresses' Conference, and is also a full member of the Round Square Conference of world schools.

Felsted School has maintained its reputation for excellence throughout its long and prestigious history, consistently producing important and notable writers, academics, politicians and business leaders. The school is woven into the very fabric of British history.



EATING OUT

Enjoy a quiet drink and a delicious meal at one of the villages delightful inns – The Chequers and The Swan Inn.

GARDA TA FOY

The motto of Felsted School – meaning 'Keep your faith'

SITE PLAN

A superb development of 26 beautiful homes, The Old Brewery presents a rare opportunity to live life in a stunning countryside setting.

Set on the banks of the River Chelmer, the development at The Old Brewery is designed to take full advantage of its beautiful countryside setting.

The development presents a truly eclectic mix of properties with quality homes to suit you, whatever your lifestyle.

The original malt store at the eastern corner of the site has been carefully renovated and converted to a 3 storey house and the Old Brewery building has been redeveloped providing 6 quality apartments, and the superb 3 bed Penthouse.

The wider development is made up of 18 properties incorporating 10 different house types – a collection of 2 to 6 bed homes, designed and built to Stockplace’s renowned exacting standards.

The flow of the development has been thoughtfully planned to give the properties as much space as possible and reflect the peaceful countryside setting. Each plot is afforded generous garden space with ample parking and most properties benefitting from a single or double garage.

The Old Brewery

The Roding

The Canfield

The Leighs

The Easton

The Waltham

The Shalford

The Bardfield

The Dunmow

The Brewer’s Cottages

PLOT No.

1-8

11

13

19

15

16

20

21

22

10

12

17

9

14

18

23

24

25

26



THE OLD BREWERY

The Old Brewery comprises six 1 & 2
bed apartments, a 3 storey house and
the superb 3 bed penthouse.

6 APARTMENTS ♦ 1 PENTHOUSE
3 STOREY HOUSE



1
2-4

The Old Brewery
Old Brewery Apartments

3 STOREY HOUSE

Ground floor

LIVING ROOM	4.51m	x	5.03m	14'9"	x	16'6"
DINING	2.56m	x	4.64m	8'5"	x	15'3"
KITCHEN	4.00m	x	3.26m	13'0"	x	10'8"

First floor

BEDROOM 1	4.45m	x	3.53m	14'7"	x	11'6"
BEDROOM 2	2.24m	x	4.00m	7'4"	x	13'0"
BATHROOM	2.27m	x	2.17m	7'5"	x	7'1"

Second floor

BEDROOM 3	4.42m	x	3.50m	14'6"	x	11'6"
INCLUDING LUCAM	4.42m	x	5.90m	14'6"	x	19'4"
EN-SUITE	2.07m	x	2.19m	6'9"	x	7'2"
BEDROOM 4 /STUDY	3.35m	x	3.99m	11'0"	x	13'1"

Total Internal	166 sqm	1787 sqft
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APARTMENT 2

LIVING / DINING	5.51m	x	4.48m	18'1"	x	14'8"
KITCHEN	3.51m	x	3.30m	11'6"	x	10'10"
BEDROOM	4.54m	x	4.25m	14'10"	x	13'11"
BATHROOM / EN-SUITE	2.79m	x	3.30m	9'2"	x	10'10"

Total Internal	82 sqm	883 sqft
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APARTMENT 3

LIVING / DINING	6.37m	x	4.14m	20'10"	x	13'6"
KITCHEN	2.99m	x	2.84m	9'10"	x	9'4"
BEDROOM 1	5.15m	x	4.25m	16'11"	x	13'11"
EN-SUITE	1.95m	x	3.30m	6'5"	x	10'10"
BEDROOM 2	4.20m	x	3.85m	13'9"	x	12'8"
EN-SUITE	2.07m	x	2.22m	6'9"	x	7'3"

Total Internal	104 sqm	1120 sqft
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APARTMENT 4

LIVING / DINING	3.90m	x	5.27m	12'10"	x	17'3"
KITCHEN	2.82m	x	2.22m	9'3"	x	7'3"
BEDROOM 1	3.61m	x	3.84m	11'10"	x	12'7"
EN-SUITE	2.39m	x	1.76m	7'10"	x	5'9"
BEDROOM 2	3.40m	x	3.67m	11'2"	x	12'0"

Total Internal	72 sqm	775 sqft
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SOUTH EAST ELEVATION
GROUND FLOOR



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The Old Brewery • 1
Old Brewery Apartments • 2-4

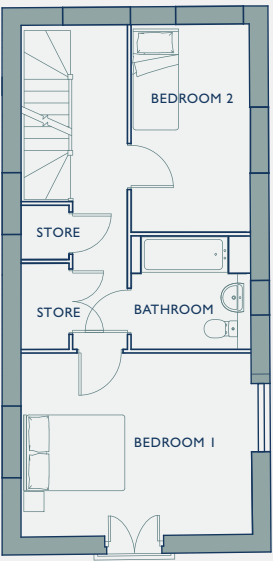
House: 166 sqm • 1787 sq ft

Apt 2: 82 sqm • 883 sq ft

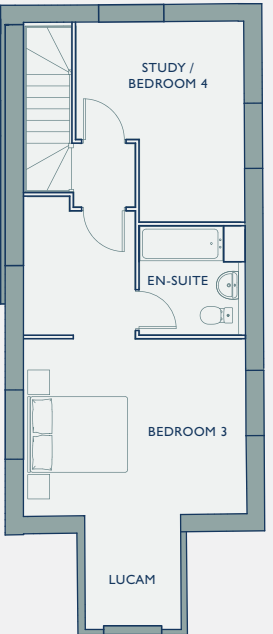
Apt 3: 104 sqm • 1120 sq ft

Apt 4: 72 sqm • 775 sq ft

1 First floor



1 Second floor



5–7

First floor
Old Brewery Apartments

APARTMENT 5

LIVING / DINING	5.51m	x	4.48m	18'0"	x	14'8"
KITCHEN	3.51m	x	3.30m	11'6"	x	10'10"
BEDROOM	4.54m	x	4.25m	14'11"	x	13'11"
EN-SUITE	2.79m	x	3.30m	9'2"	x	10'10"
Total Internal	82 sqm			883 sqft		

APARTMENT 6

LIVING / DINING	6.37m	x	4.14m	20'10"	x	13'6"
KITCHEN	2.99m	x	2.84m	9'10"	x	9'4"
BEDROOM 1	5.15m	x	4.25m	16'11"	x	13'11"
EN-SUITE	1.95m	x	3.30m	6'5"	x	10'10"
BEDROOM 2	4.22m	x	3.85m	13'10"	x	12'8"
EN-SUITE	2.04m	x	2.22m	6'8"	x	7'3"
BALCONY	?.??m	x	?.??m	?'?"	x	?'?"
Total Internal	104 sqm			1120 sqft		

APARTMENT 7

LIVING / DINING	3.90m	x	5.27m	12'10"	x	17'3"
KITCHEN	2.82m	x	2.22m	9'3"	x	7'3"
BEDROOM 1	3.61m	x	3.84m	11'10"	x	12'7"
EN-SUITE	2.39m	x	1.76m	7'10"	x	5'9"
BEDROOM 2	3.40m	x	3.67m	11'2"	x	12'0"
Total Internal	72 sqm			775 sqft		

SOUTH EAST ELEVATION
FIRST FLOOR



First floor • Apartments 5–7

Apt 5: 82 sqm • 883 sq ft
Apt 6: 104 sqm • 1120 sq ft
Apt 7: 72 sqm • 775 sq ft



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Second floor Penthouse

PENTHOUSE				
LIVING / DINING	4.95m	x	6.72m	16'2" x 22'0"
KITCHEN	3.88m	x	3.92m	12'1" x 12'10"
BEDROOM 1	4.42m	x	5.18m	14'6" x 16'11"
EN-SUITE	2.19m	x	2.43m	7'2" x 8'0"
DRESSING ROOM	2.19m	x	1.37m	7'2" x 4'6"
BEDROOM 2	4.93m	x	3.64m	16'2" x 11'11"
EN-SUITE	3.56m	x	2.14m	11'8" x 7'1"
BEDROOM 3	4.20m	x	3.92m	13'9" x 12'10"
EN-SUITE	1.84m	x	2.14m	6'0" x 7'0"
TERRACE	5.80m	x	5.40m	19'0" x 17'8"
Total Internal	160 sqm		1722 sqft	

SOUTH EAST ELEVATION
SECOND FLOOR



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THE
RODING

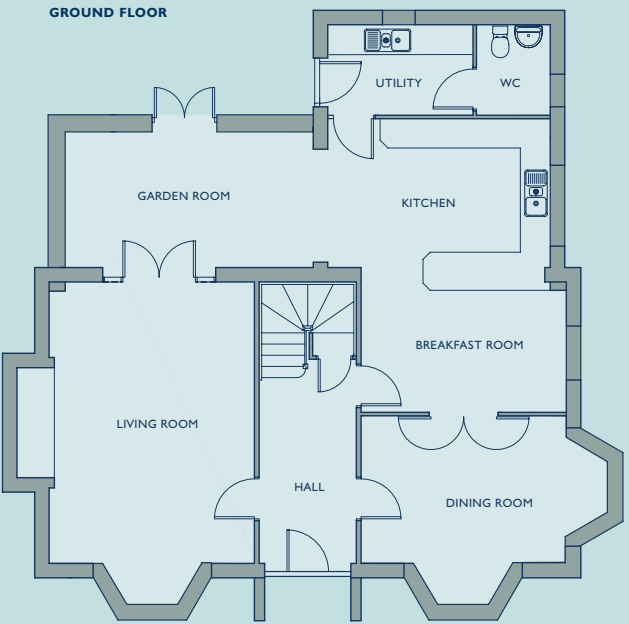
A large family home with flexible space, great for entertaining. Separate study/sixth bedroom, three en-suites and a family bathroom.

PLOTS 11, 13 & 19

Property shown • No. 13

The Roding • Plots 11, 13 & 19

5/6 Bedrooms • 247 sqm • 2659 sq ft

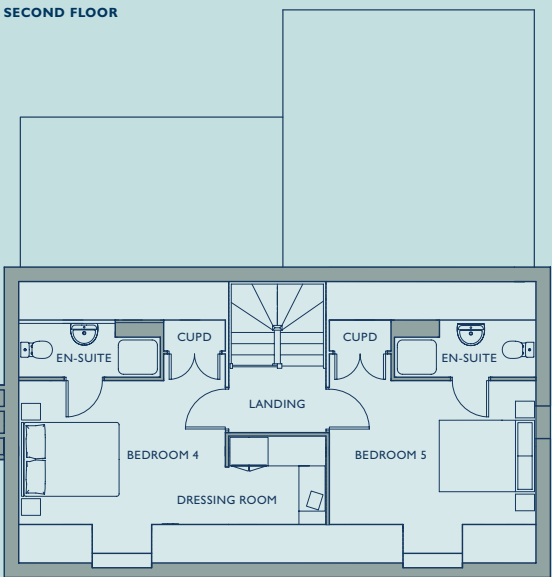
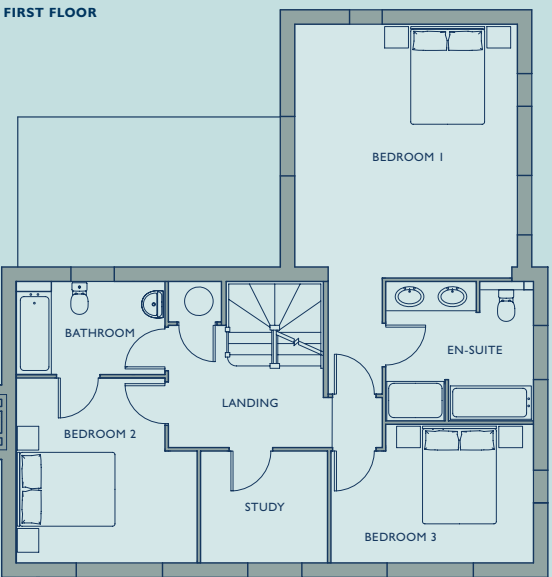


GROUND FLOOR				
LIVING ROOM	4.26m	x	5.86m	13'11" x 19'2"
INC. BAY WINDOWS	4.26m	x	6.75m	13'11" x 22'1"
DINING ROOM	4.26m	x	3.05m	13'11" x 10'0"
INC. BAY WINDOWS	5.15m	x	3.94m	16'10" x 12'11"
KITCHEN / BREAKFAST	4.62m	x	6.10m	15'1" x 20'0"
GARDEN ROOM	5.18m	x	2.82m	16'11" x 9'3"
UTILITY	2.99m	x	1.86m	9'9" x 6'1"

FIRST FLOOR				
BEDROOM 1	4.62m	x	5.04m	15'1" x 16'6"
EN-SUITE	3.06m	x	2.90m	10'0" x 9'6"
BEDROOM 2	3.76m	x	3.84m	12'4" x 12'7"
BEDROOM 3	4.21m	x	2.87m	13'9" x 9'4"
STUDY	2.64m	x	2.31m	8'7" x 7'6"
BATHROOM	3.07m	x	1.90m	10'0" x 6'2"

SECOND FLOOR				
BEDROOM 4	4.30m	x	2.94m	14'1" x 9'7"
EN-SUITE	2.93m	x	1.11m	9'7" x 3'7"
DRESSING ROOM	2.01m	x	1.77m	6'7" x 5'9"
BEDROOM 5	4.30m	x	2.94m	14'1" x 9'7"
EN-SUITE	2.93m	x	1.11m	9'7" x 3'7"

Total Internal	247 sqm	2659 sq ft
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THE CANFIELD

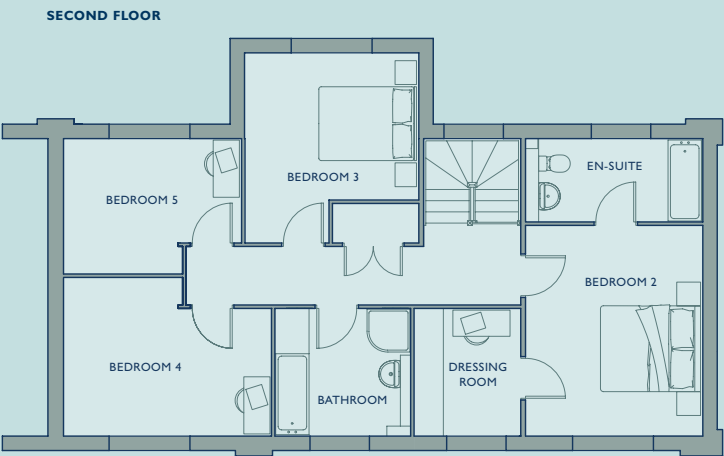
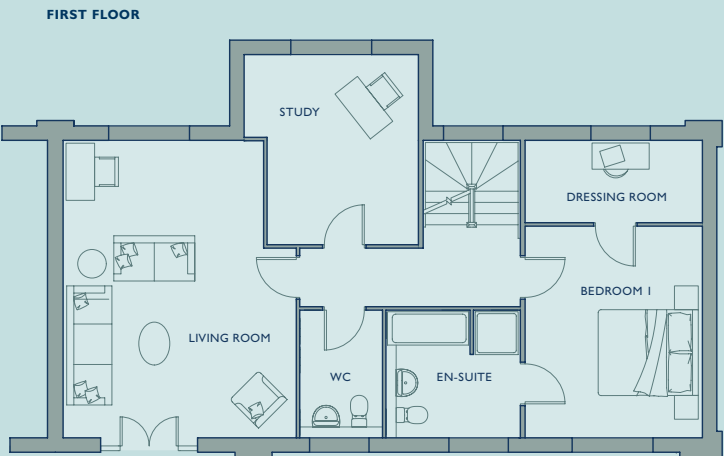
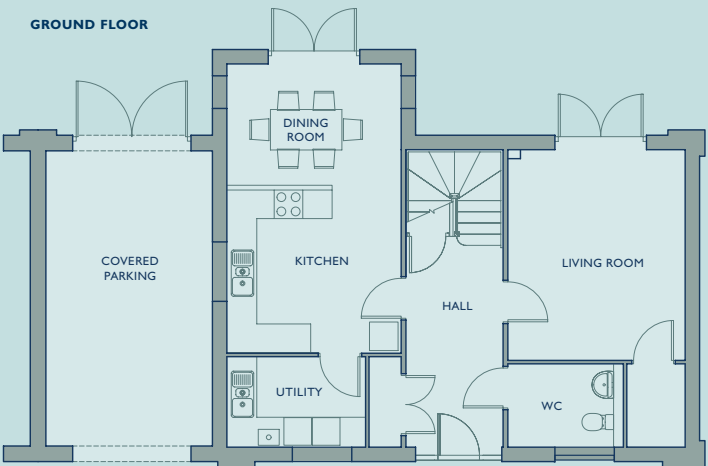
Stunning five bedroomed executive home spread over three storeys with two large reception rooms, a separate snug/ study and en-suite & dressing room to master & second bedrooms.

PLOTS 15 & 16



The Canfield • Plot 15

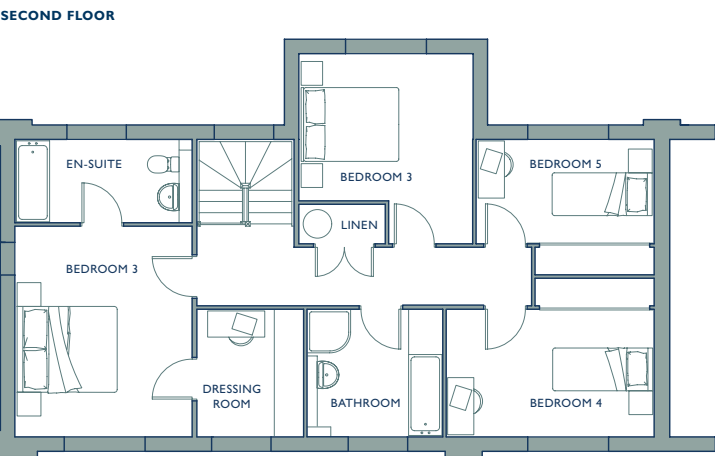
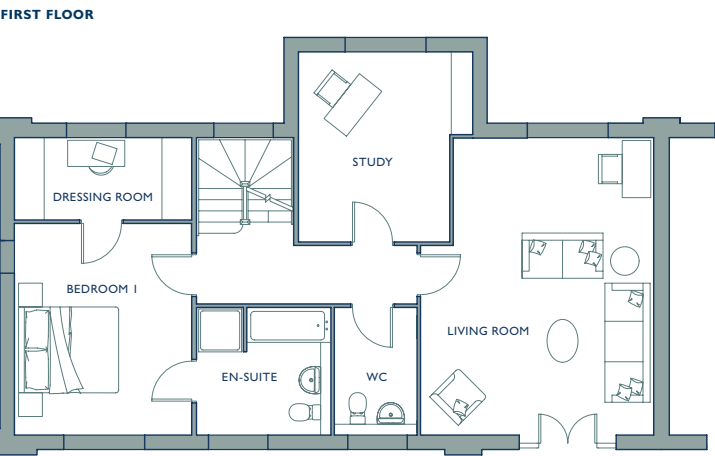
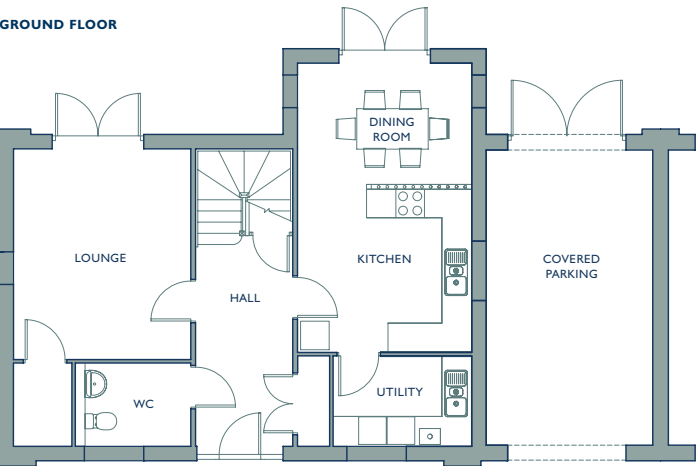
5 Bedrooms • 245 sqm • 2637 sq ft



GROUND FLOOR			
LOUNGE	3.67m	x 4.38m	12'0" x 14'4"
KITCHEN / DINING	3.61m	x 6.03m	11'10" x 19'9"
UTILITY	2.87m	x 1.86m	6'10" x 6'1"
FIRST FLOOR			
BEDROOM 1	3.67m	x 4.40m	12'0" x 14'5"
DRESSING ROOM	3.67m	x 1.69m	12'0" x 5'6"
EN-SUITE	2.78m	x 2.64m	9'1" x 8'8"
SNUG / STUDY	3.61m	x 3.95m	11'10" x 12'11"
LIVING ROOM	4.86m	x 6.20m	12'11" x 20'4"
SECOND FLOOR			
BEDROOM 2	3.67m	x 4.38m	12'0" x 14'4"
DRESSING ROOM	2.20m	x 2.64m	7'2" x 8'8"
EN-SUITE	3.67m	x 1.70m	12'0" x 5'7"
BEDROOM 3	3.61m	x 3.95m	11'10" x 13'0"
BEDROOM 4	4.33m	x 2.64m	14'20" x 8'8"
BEDROOM 5	3.70m	x 2.15m	12'2" x 7'1"
BATHROOM	2.82m	x 2.64m	9'3" x 8'8"
Total Internal	245 sqm	2637 sq ft	

The Canfield • Plot 16

5 Bedrooms • 245 sqm • 2637 sq ft



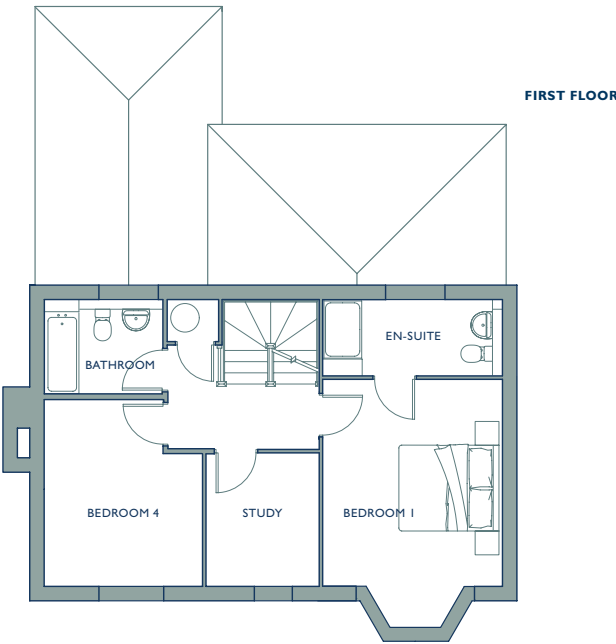
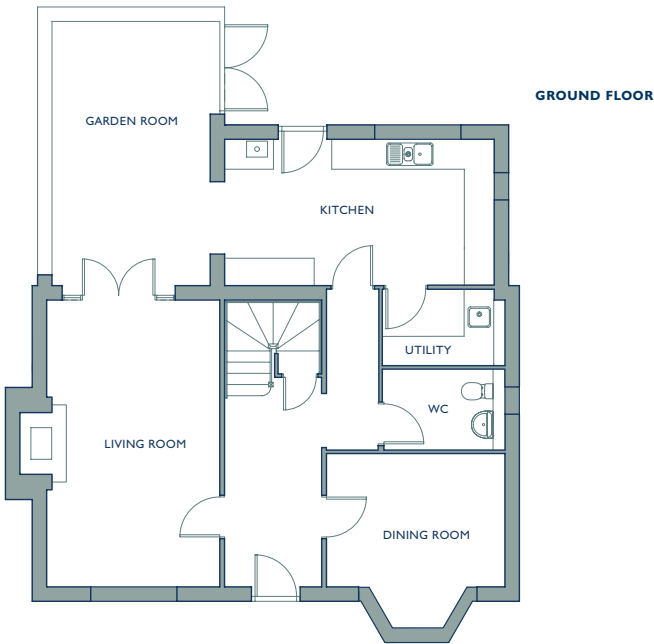
GROUND FLOOR			
LOUNGE	3.67m	x 4.38m	12'0" x 14'4"
KITCHEN / DINING	3.61m	x 6.03m	11'10" x 19'9"
UTILITY	2.87m	x 1.86m	6'10" x 6'1"
FIRST FLOOR			
BEDROOM 1	3.67m	x 4.40m	12'0" x 14'5"
DRESSING ROOM	3.67m	x 1.69m	12'0" x 5'6"
EN-SUITE	2.78m	x 2.64m	9'1" x 8'8"
SNUG / STUDY	3.61m	x 3.95m	11'10" x 12'11"
LIVING ROOM	4.86m	x 6.20m	12'11" x 20'4"
SECOND FLOOR			
BEDROOM 2	3.67m	x 4.38m	12'0" x 14'4"
DRESSING ROOM	2.20m	x 2.64m	7'2" x 8'8"
EN-SUITE	3.67m	x 1.70m	12'0" x 5'7"
BEDROOM 3	3.61m	x 3.95m	11'10" x 13'0"
BEDROOM 4	4.33m	x 2.64m	14'20" x 8'8"
BEDROOM 5	3.70m	x 2.15m	12'2" x 7'1"
BATHROOM	2.82m	x 2.64m	9'3" x 8'8"
Total Internal	245 sqm	2637 sq ft	

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The Leighs • Plots 20, 21 & 22

4/5 Bedrooms • 199 sqm • 2142 sq ft

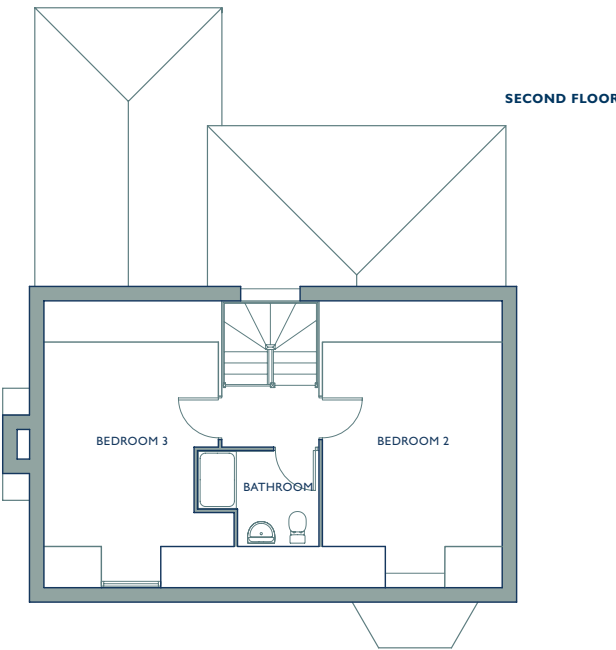


GROUND FLOOR				
LIVING ROOM	3.59m	x	5.97m	11'9" x 19'7"
KITCHEN	5.61m	x	2.26m	18'5" x 7'5"
DINING ROOM	3.70m	x	2.67m	12'2" x 9'1"
INC. BAY WINDOW	3.70m	x	3.65m	12'2" x 12'0"
UTILITY	2.31m	x	2.35m	7'7" x 7'9"
GARDEN ROOM	3.27m	x	5.50m	10'9" x 18'1"

FIRST FLOOR				
BEDROOM 1	3.74m	x	4.31m	12'3" x 14'2"
INC. BAY WINDOW	3.74m	x	5.20m	12'3" x 17'1"
EN-SUITE	3.74m	x	1.56m	12'3" x 5'1"
STUDY	2.35m	x	2.77m	7'9" x 9'1"
BEDROOM 4	3.29m	x	3.90m	10'10" x 12'10"
BATHROOM	2.45m	x	1.95m	8'0" x 6'5"

SECOND FLOOR				
BEDROOM 2	3.74m	x	4.15m	12'3" x 13'7"
BEDROOM 3	3.62m	x	4.15m	11'11" x 13'7"
BATHROOM	2.52m	x	1.93m	8'3" x 6'4"

Total Internal	199 sqm	2142 sqft
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Property shown • No.20

THE
LEIGHS

A spacious well proportioned home with generous ground floor accommodation and a separate study or fifth bedroom.

PLOTS 20, 21 & 22



THE EASTON

A well designed large four bedroom detached home benefitting from a huge kitchen and breakfast room plus very generous reception rooms. Ideal for entertaining.

PLOT 10



The Easton • Plot 10

4 Bedrooms • 219 sqm • 2357 sq ft

GROUND FLOOR



GROUND FLOOR

LIVING ROOM	4.46m	x	5.52m	14'7"	x	18'1"
INC. BAY WINDOW	4.46m	x	6.25m	14'7"	x	20'6"
DINING ROOM	3.56m	x	5.52m	11'8"	x	18'1"
INC. BAY WINDOW	4.29m	x	5.52m	14'0"	x	18'1"
KITCHEN	3.63m	x	3.46m	11'11"	x	11'4"
BREAKFAST AREA	5.52m	x	2.92m	18'1"	x	9'6"
UTILITY	1.79m	x	3.22m	5'10"	x	10'6"
STUDY	2.03m	x	3.26m	6'7"	x	10'8"

FIRST FLOOR



FIRST FLOOR

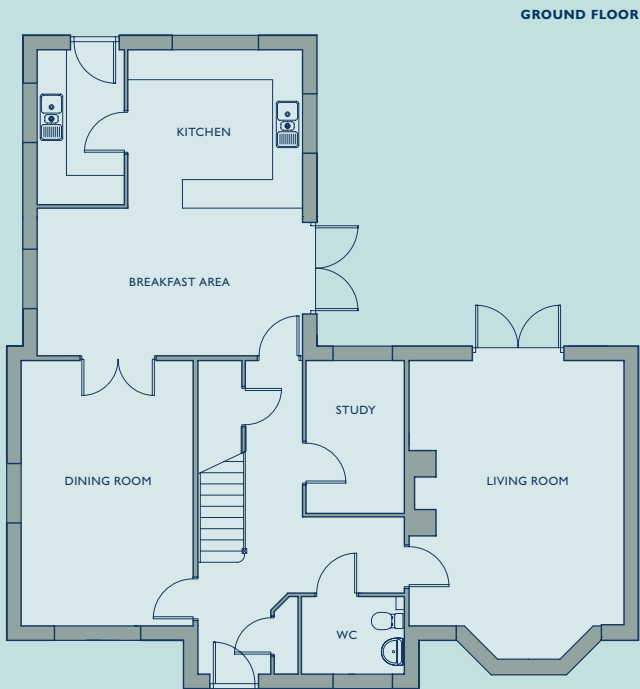
BEDROOM 1	3.41m	x	5.24m	11'2"	x	17'2"
DRESSING ROOM	2.01m	x	2.91m	6'7"	x	9'7"
EN-SUITE	2.01m	x	2.23m	6'7"	x	7'3"
BEDROOM 2	4.50m	x	5.52m	14'9"	x	18'1"
EN-SUITE	2.16m	x	2.06m	7'1"	x	6'9"
BEDROOM 3	4.30m	x	4.41m	14'1"	x	14'6"
BEDROOM 4	3.60m	x	4.41m	11'10"	x	14'6"
BATHROOM / EN-SUITE	2.01m	x	2.17m	6'7"	x	7'1"

Total Internal	219 sqm	2357 sq ft
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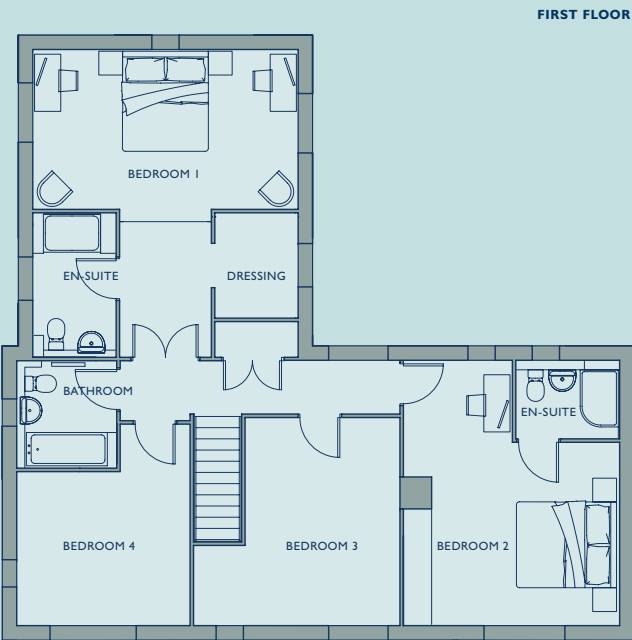
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The Waltham • Plot 12

4 Bedrooms • 217 sqm • 2336 sq ft



GROUND FLOOR				
LIVING ROOM	4.46m	x	5.52m	14'7" x 18'1"
INC. BAY WINDOW	4.46m	x	6.25m	14'7" x 20'6"
STUDY	2.03m	x	3.17m	6'7" x 10'4"
DINING ROOM	3.56m	x	5.52m	11'8" x 18'1"
KITCHEN	3.63m	x	3.31m	11'10" x 10'10"
BREAKFAST AREA	5.52m	x	3.06m	18'1" x 10'0"
UTILITY	1.79m	x	3.21m	5'10" x 10'6"



FIRST FLOOR				
BEDROOM 1	5.52m	x	3.32m	18'1" x 10'10"
EN-SUITE	1.71m	x	2.99m	5'7" x 9'9"
DRESSING ROOM	1.71m	x	2.18m	5'7" x 7'2"
BEDROOM 2	4.55m	x	5.52m	14'11" x 18'1"
EN-SUITE	2.14m	x	1.61m	7'0" x 5'3"
BEDROOM 3	4.30m	x	4.33m	14'1" x 14'2"
BEDROOM 4	3.60m	x	4.19m	11'9" x 13'8"
BATHROOM	2.04m	x	2.19m	6'8" x 7'2"

Total Internal	217 sqm	2336 sq ft
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THE
WALTHAM

A four bedroomed home with spacious reception rooms, a large kitchen/breakfast area and en-suites to two of the four bedrooms.

PLOT 12



The plans and measurements shown are for general guidance only and are subject to change. Dimensions are based on the longest measurable distance in two directions across each space subject to the shape of the space. Areas are based on the measured perimeter of the space. All figures are based on drawn information. Although as accurate as possible at the time of publication they cannot be relied upon for complete accuracy and do not constitute a contract or warranty. March 2017.

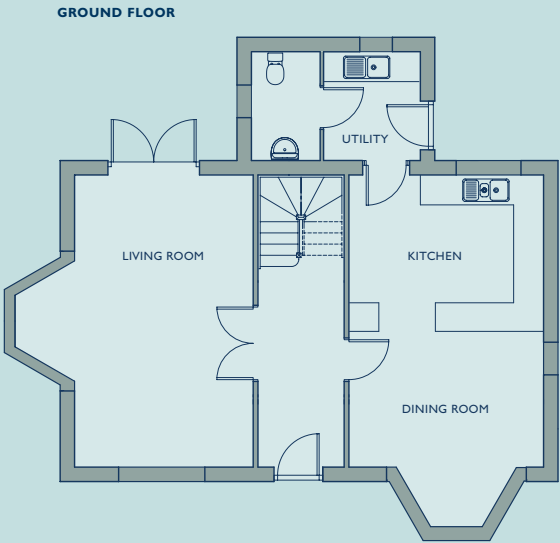
THE SHALFORD

A charming 4/5 bedroom detached home with plenty of living space for a growing family. Be one of a kind at the Old Brewery.

PLOT 17

The Shalford • Plot 17

4/5 Bedrooms • 178 sqm • 1916 sq ft

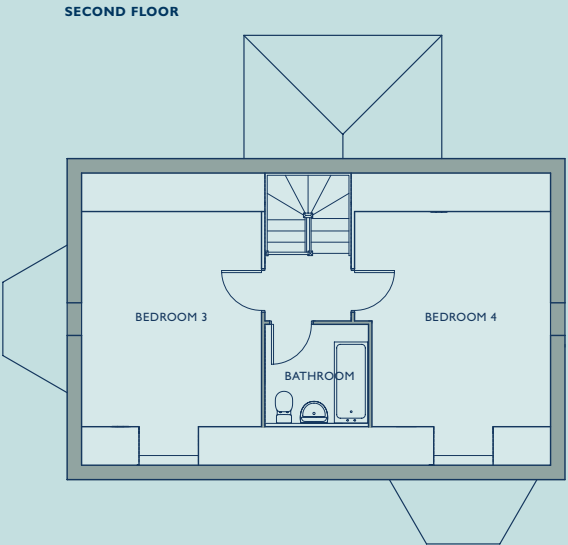
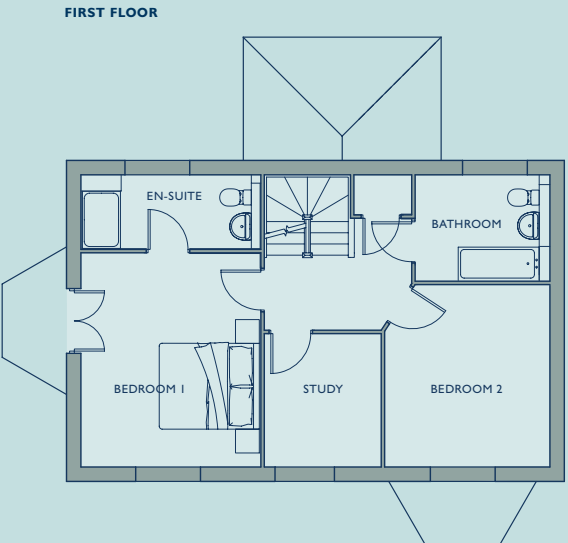


GROUND FLOOR				
LIVING ROOM	3.65m	x 6.06m	12'0"	x 19'10"
INC. BAY WINDOW	4.93m	x 6.06m	16'2"	x 19'10"
KITCHEN	3.98m	x 3.26m	13'1"	x 10'8"
DINING ROOM	3.98m	x 2.83m	13'1"	x 9'3"
INC. BAY WINDOW	3.98m	x 4.10m	13'1"	x 13'5"
UTILITY	1.99m	x 2.23m	6'6"	x 7'3"

FIRST FLOOR				
BEDROOM 1	3.69m	x 4.46m	12'1"	x 14'7"
EN-SUITE	3.69m	x 1.53m	12'1"	x 5'0"
BEDROOM 2	3.43m	x 3.79m	11'3"	x 12'5"
BATHROOM	2.79m	x 2.19m	9'1"	x 7'2"
STUDY	2.48m	x 2.76m	8'2"	x 9'0"

SECOND FLOOR				
BEDROOM 3	3.69m	x 4.38m	12'1"	x 14'4"
BEDROOM 4	2.20m	x 2.06m	7'3"	x 6'9"
BATHROOM	3.71m	x 4.38m	12'2"	x 14'4"

Total Internal	178 sqm	1916 sqft
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THE BARDFIELD

An attractive three bedroom family home with surprisingly spacious accommodation and integrated garage. The ideal step up for a young family.

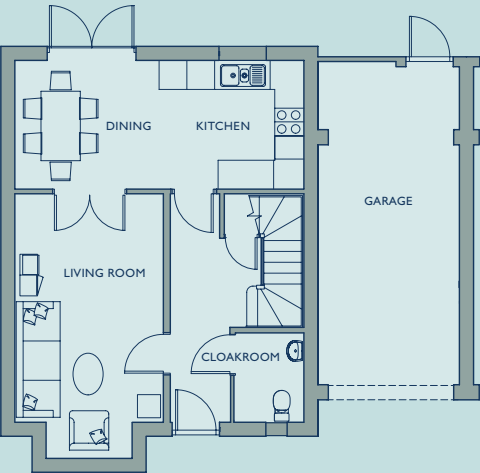
PLOTS 9 & 14



The Bardfield • Plot 14

3 Bedrooms • 115 sqm • 1238 sq ft

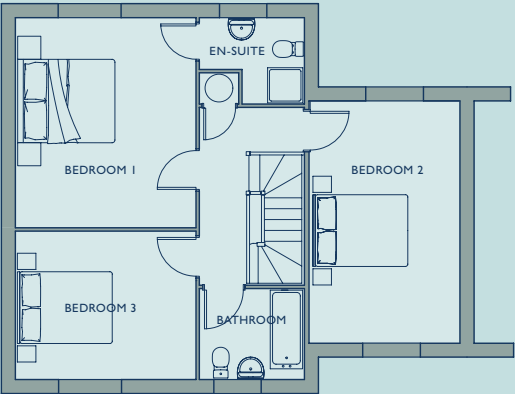
GROUND FLOOR



GROUND FLOOR

LIVING ROOM	3.18m	x	4.88m	10'5"	x	16'0"
INC. BAY WINDOW	3.18m	x	5.66m	10'5"	x	18'6"
KITCHEN / DINING	6.19m	x	2.73m	20'3"	x	8'11"

FIRST FLOOR



FIRST FLOOR

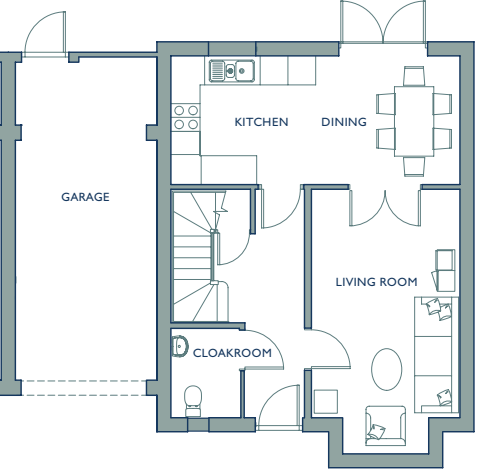
BEDROOM 1	3.86m	x	4.50m	12'7"	x	14'9"
EN-SUITE	2.23m	x	1.83m	7'3"	x	6'0"
BEDROOM 2	3.21m	x	5.19m	10'6"	x	17'0"
BEDROOM 3	3.86m	x	3.17m	12'7"	x	10'4"
BATHROOM	2.22m	x	1.91m	7'3"	x	6'3"

Total Internal	115 sqm	1238 sq ft
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The Bardfield • Plot 9

3 Bedrooms • 115 sqm • 1238 sq ft

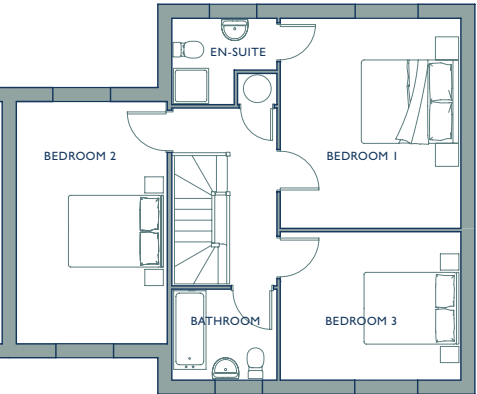
GROUND FLOOR



GROUND FLOOR

LIVING ROOM	3.18m	x	4.88m	10'5"	x	16'0"
INC. BAY WINDOW	3.18m	x	5.66m	10'5"	x	18'6"
KITCHEN / DINING	6.19m	x	2.73m	20'3"	x	8'11"

FIRST FLOOR



FIRST FLOOR

BEDROOM 1	3.86m	x	4.50m	12'7"	x	14'9"
EN-SUITE	2.23m	x	1.83m	7'3"	x	6'0"
BEDROOM 2	3.21m	x	5.19m	10'6"	x	17'0"
BEDROOM 3	3.86m	x	3.17m	12'7"	x	10'4"
BATHROOM	2.22m	x	1.91m	7'3"	x	6'3"

Total Internal	115 sqm	1238 sq ft
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THE DUNMOW

A unique two bedroom bungalow with open plan living space and en-suite to the master bedroom.

PLOT 18

The Dunmow • Plot 18

2 Bedrooms • 102 sqm • 1097 sq ft

SINGLE FLOOR



SINGLE FLOOR			
LIVING ROOM	4.87m	x 3.68m	15'11" x 12'0"
DINING / GARDEN ROOM	3.61m	x 3.38m	11'10" x 11'1"
KITCHEN	4.19m	x 3.13m	13'8" x 10'3"
UTILITY	2.10m	x 1.98m	6'10" x 6'5"
BEDROOM 1	3.64m	x 4.01m	11'11" x 13'1"
INC. BAY WINDOW	3.64m	x 5.02m	11'11" x 16'5"
EN-SUITE	2.08m	x 1.65m	6'9" x 5'4"
BEDROOM 2	4.09m	x 3.29m	13'5" x 10'9"
BATHROOM	2.45m	x 2.45m	8'0" x 8'0"
Total Internal	102 sqm		1097 sqft

The plans and measurements shown are for general guidance only and are subject to change. Dimensions are based on the longest measurable distance in two directions across each space subject to the shape of the space. Areas are based on the measured perimeter of the space. All figures are based on drawn information. Although as accurate as possible at the time of publication they cannot be relied upon for complete accuracy and do not constitute a contract or warranty. March 2017.

THE BREWER'S COTTAGES

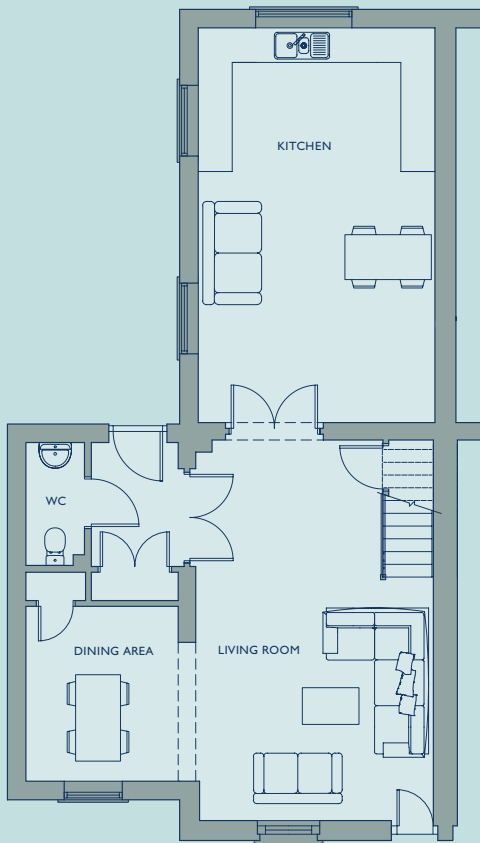
Sympathetically extended and fully renovated unifying traditional details with open plan living, these three bedroom homes are ideal for modern families.

PLOTS 23 & 24

The Brewer’s Cottages • Plot 23

3 Bedrooms • 134 sqm • 1442 sq ft

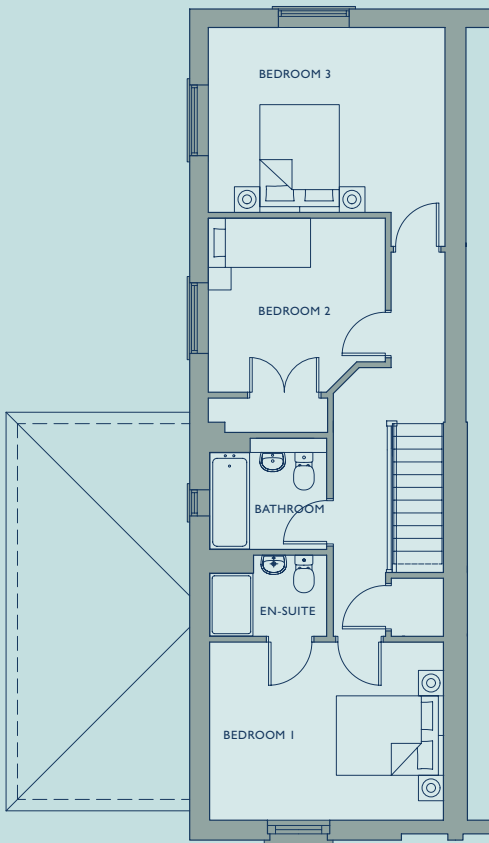
GROUND FLOOR



GROUND FLOOR

KITCHEN	4.17m	x	6.96m	13'8"	x	22'10"
LIVING ROOM	4.19m	x	6.71m	13'9"	x	22'0"
DINING AREA	2.69m	x	3.08m	8'10"	x	10'1"

FIRST FLOOR



FIRST FLOOR

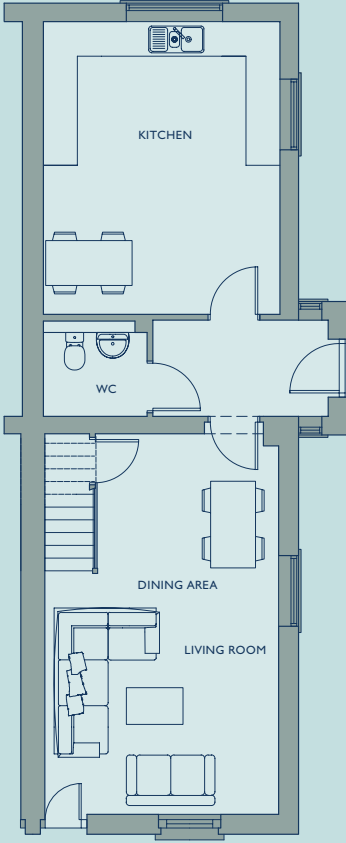
BEDROOM 1	4.12m	x	3.14m	13'6"	x	10'4"
EN-SUITE	2.06m	x	1.43m	6'9"	x	4'8"
BEDROOM 2	3.12m	x	3.07m	10'3"	x	10'1"
BEDROOM 3	4.17m	x	3.26m	13'8"	x	10'8"
BATHROOM	2.06m	x	1.96m	6'9"	x	6'5"

Total Internal	134 sqm	1442 sq ft
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The Brewer’s Cottages • Plot 24

3 Bedrooms • 117 sqm • 1259 sq ft

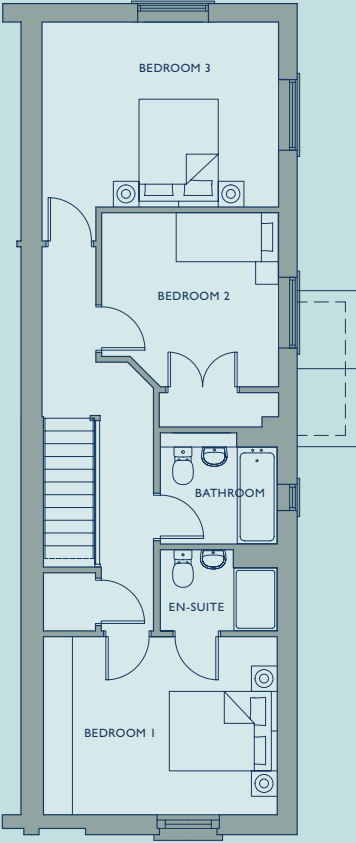
GROUND FLOOR



GROUND FLOOR

KITCHEN	4.17m	x	5.16m	13'8"	x	16'11"
LIVING ROOM	4.12m	x	6.71m	13'6"	x	22'0"

FIRST FLOOR



FIRST FLOOR

BEDROOM 1	4.12m	x	3.14m	13'6"	x	10'4"
EN-SUITE	2.06m	x	1.43m	6'9"	x	4'8"
BEDROOM 2	3.12m	x	3.07m	10'3"	x	10'1"
BEDROOM 3	4.17m	x	3.26m	13'8"	x	10'8"
BATHROOM	2.06m	x	1.96m	6'9"	x	6'5"

Total Internal	117 sqm	1259 sq ft
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THE BREWER'S COTTAGES

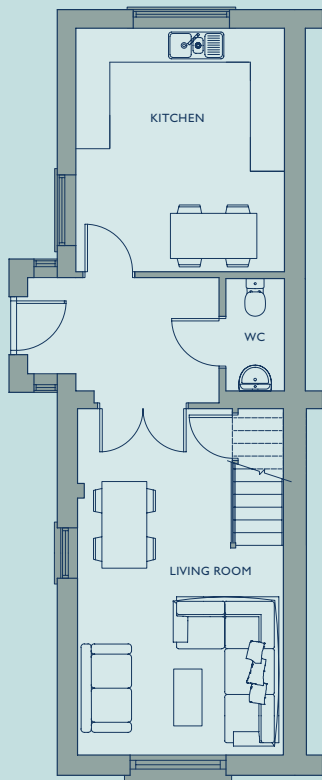
Sympathetically extended and fully renovated unifying traditional details with open plan living, these three bedroom homes are ideal for modern families.

PLOTS 25 & 26

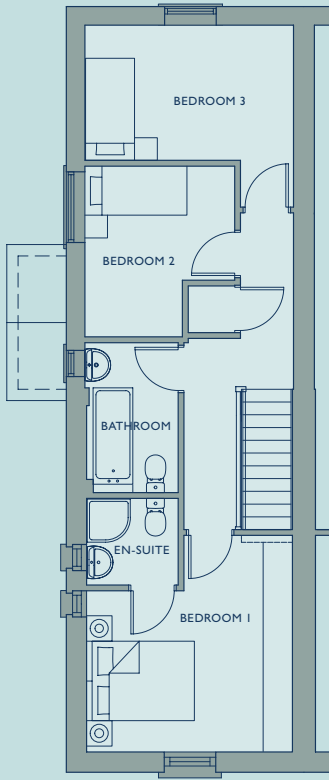
The Brewer’s Cottages • Plot 25

3 Bedrooms • 95 sqm • 1023 sq ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

KITCHEN/DINING	3.68m	x	4.30m	12'1"	x	14'1"
LIVING ROOM	3.63m	x	6.11m	11'11"	x	20'1"

FIRST FLOOR

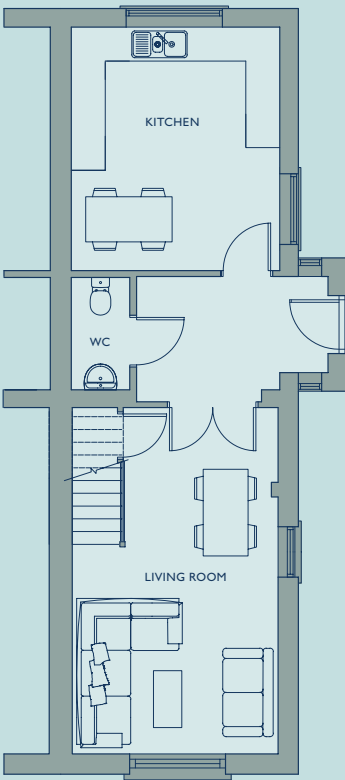
BEDROOM 1	3.63m	x	3.82m	11'11"	x	12'6"
EN-SUITE	1.61m	x	1.53m	5'3"	x	5'0"
BEDROOM 2	2.64m	x	3.01m	8'8"	x	9'10"
BEDROOM 3	3.68m	x	2.38m	12'1"	x	7'10"
BATHROOM	1.61m	x	2.64m	5'3"	x	8'8"

Total Internal	95 sqm	1023 sq ft
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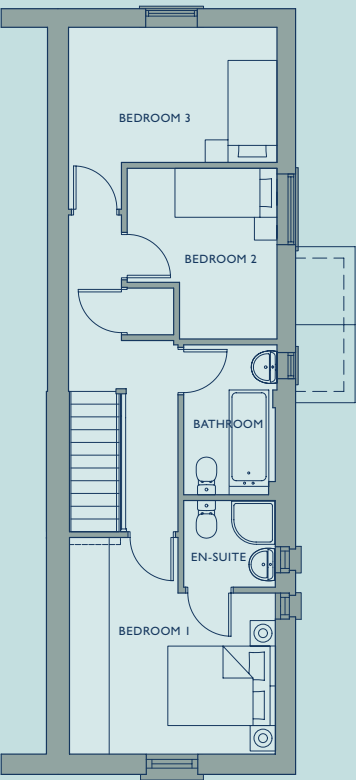
The Brewer’s Cottages • Plot 26

3 Bedrooms • 95 sqm • 1023 sq ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

KITCHEN/DINING	3.68m	x	4.30m	12'1"	x	14'1"
LIVING ROOM	3.63m	x	6.11m	11'11"	x	20'1"

FIRST FLOOR

BEDROOM 1	3.63m	x	3.82m	11'11"	x	12'6"
EN-SUITE	1.61m	x	1.53m	5'3"	x	5'0"
BEDROOM 2	2.64m	x	3.01m	8'8"	x	9'10"
BEDROOM 3	3.68m	x	2.38m	12'1"	x	7'10"
BATHROOM	1.61m	x	2.64m	5'3"	x	8'8"

Total Internal	95 sqm	1023 sq ft
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These beautiful homes have been designed to a superb specification with contemporary, functional living at the very heart of every aspect.

KITCHENS

Gloss slab finish soft closing doors and draw fronts with handleless design
LED strip pelmet lighting
Composite quartz worktops with matching upstands
One and a half bowl stainless steel sink with mixer filter, pull out/spring taps
Fully integrated appliances including fridge freezer, dishwasher, double oven, washer/dryer, gas hob and cooker extractor from AEG or equivalent
Separate utility room to most plots with laminate worktops and matching upstands

INTERNAL FINISHES

Smooth plastered ceilings throughout
Ceramic floor tiling to bathrooms, en-suites, WC, kitchens and utility rooms
Full height ceramic tiling to baths/showers and half height to remaining walls in bathroom and en-suite
Walls and ceilings finished in matt emulsion paint and joinery in a professional satin finish
High quality solid internal doors and chrome plated or stainless steel door furniture
Sliding mirrored glass wardrobe doors to selected plots

BATHROOMS

Sanitaryware from Villeroy and Boch and brassware from Hansgrohe
All showers and baths to have a thermostatic mixer shower
Clear glass bath/shower screens with stainless steel fittings
Wall hung WC with soft close seat and Grohe flush plate to en-suites and cloakroom
Wall hung basin on vanity unit to en-suites and cloakroom
Dual fuel chrome heated towel rails

EXTERNAL FINISHES

Hardwood external front doors with multi-point locking
Timber external French casement or bi-fold doors to the rear
Timber double glazed windows
All front gardens will be landscaped and planted where required and all rear gardens will be laid with turf
Quality slabs will be laid to the front paths and each plot will have a paved rear patio

WARRANTY

All dwellings will benefit from a 10 year BLP Secure Plus new home warranty (see separate details)



SPACES FOR LIVING

We always make sure our homes are equipped with high quality fittings and fixtures that work, look good & last.

PLUMBING

Gas fired central heating and hot water systems with a quality boiler
Heating system controlled via whole house room thermostat and thermostatic radiator valves
External water tap

ELECTRICAL

All faceplates to be polished chrome or stainless steel
Shaver point above wash basins in bathrooms and en-suite shower rooms
Smoke and heat and carbon monoxide detectors fitted as standard
Two TV points in living room, one in each bedroom and the kitchen capable of receiving SKY HD/multi room (subject to purchaser installing the necessary receiving equipment) all wired back to a central point for connection by others
Telephone points in living room, kitchen and each bedroom
Mains operated doorbell
Kitchens, bathrooms, en-suites, cloakrooms and entrance hall to have LED downlighting with chrome bezels
Low energy flexible pendants to other rooms
External light to front entrance and a wiring provision for lighting to the rear entrance door
Lighting to garage
External power socket in garage
Intruder alarm to selected plots



StockplaceHomes

The Old Brewery is presented by Stockplace, a developer with decades of experience in the residential and commercial property investment and development sector.

We pride ourselves in having attention to detail as well as the ability to put ourselves in the position of purchaser, considering what your needs and aspirations are. As a result our developments are set above the normal standard offered by larger developers. We don't want to just be amongst the rest, but stand out in terms of quality, design and value for money.

We are a real family business so our name and reputation matters. We do everything we can to assist our purchasers and tenants to have an enjoyable and rewarding experience associating with us. We have extensive knowledge of design, construction and planning matters and have put this knowledge to work in high end residential developments, quality commercial office premises with blue chip tenants as well as in the care sector, so we understand the need for great customer service.

In addition, we have considerable experience working with Listed Buildings and in Conservation Areas. So we understand the need for the use of quality materials and sympathetic design.



We are a real family business so our name and reputation matters.

KITCHENS

- Solid worktops ie quartz/granite
- Fridge freezer
- Dishwasher
- Washer/dryer
- Double oven
- Single oven
- LED pelmet lighting

PLUMBING

- Water filter tap in kitchen
- Thermostatic shower over baths
- Towel rails in bathroom/en-suite
- External tap

ELECTRICAL

- Chrome faceplates
- Additional TV Points in bedrooms/kitchen
- Additional telephone points in bedrooms/kitchen
- Recessed lighting in kitchens & bathrooms
- Shaver socket
- Mains operated door bell
- Lighting to garage
- Power socket to garage
- Intruder alarm to selected plots
- External light to front door

INTERNAL FINISHES

- Ceramic floor tiles to kitchen & bathrooms/en-suites
- Half height tiling to bathrooms/en-suites
- Carpets
- Wardrobes to master bedroom to selected plots

EXTERNAL

- Landscaping to front gardens
- Turf to rear gardens
- Paved patio area

TEN YEAR BUILDING WARRANTY

The Old Brewery

- Included
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- Included
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- N/A
- Included

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Major Housebuilder

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- Option at extra cost

- Included

*Available on all properties with 4 bedrooms and above
**Available on all properties with 4 bedrooms and above

We have the right to make changes to the outlined specification at any time. Subject to build stage, options are available on kitchen colour, wall and floor tiles and a choice of paint colours. Any other bespoke changes can be considered, subject to build stage.



MAKING CONNECTIONS

The Old Brewery is well connected, Stansted Airport is just a 20 minute drive, Chelmsford and Colchester are within easy reach and London by train takes under an hour.

YOU'RE ONLY:

- | | |
|--------------|--------------------|
| 1 hr 30 mins | – M25 |
| 25 mins | – M11 |
| 20 mins | – Stansted Airport |
| 40 mins | – Colchester |
| 1 hr 15 mins | – Central London |



The Old Brewery represents a very rare opportunity to live in a superb modern development in the surrounds of the beautiful Essex countryside. A great place to make your home.

For more information or to arrange an appointment, please get in touch.

The Old Brewery
Ridley Green Hartford End
Chelmsford Essex CM3 1JZ

t 01371 829389
e sales@stockplace.co.uk
w stockplace.co.uk

StockplaceHomes 

The Old Brewery
Ridley Green Hartford End
Chelmsford Essex CM3 1JZ

t 01371 829389
e sales@stockplace.co.uk
w stockplace.co.uk

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