



SCHOLARS  
BROXBOURNE

PHASE ONE





*Phase One*

## SCHOLARS

SET WITHIN THE FORMER GROUNDS  
OF THE HIGHLY REGARDED THE  
BROXBOURNE SCHOOL, PHASE ONE  
AT SCHOLARS OFFERS A STUNNING  
COLLECTION OF FOUR AND FIVE  
BEDROOM EXECUTIVE HOMES.



## PHASE ONE

# SITE PLAN

### ● THE AUSTEN

A 4 bedroom home with an open plan kitchen/family room with bi-folding doors onto the rear garden and an impressive main bedroom with ensuite to the second floor.

1,438 sqft

### ● THE CHAUCER

A selection of semi-detached and terraced 4 bedroom homes with a main bedroom with ensuite and dressing area and a flexible fourth bedroom that could be used as a home office.

1,600-1,622 sqft

### ● THE BYRON

A selection of detached and link detached 5 bedroom homes with three reception rooms, including an open plan family kitchen/diner with bi-folding doors on to the rear garden.

1,810 sqft

### ● THE WILDE

An executive detached 5 bedroom, four reception room home with two ensuite bathrooms and a detached double garage.

1,813 sqft

FULL SITE PLAN



PHASE ONE



LOCAL WILDLIFE SITE  
& OPEN SPACE





# THE AUSTEN

4 BEDROOM  
TERRACED HOUSE



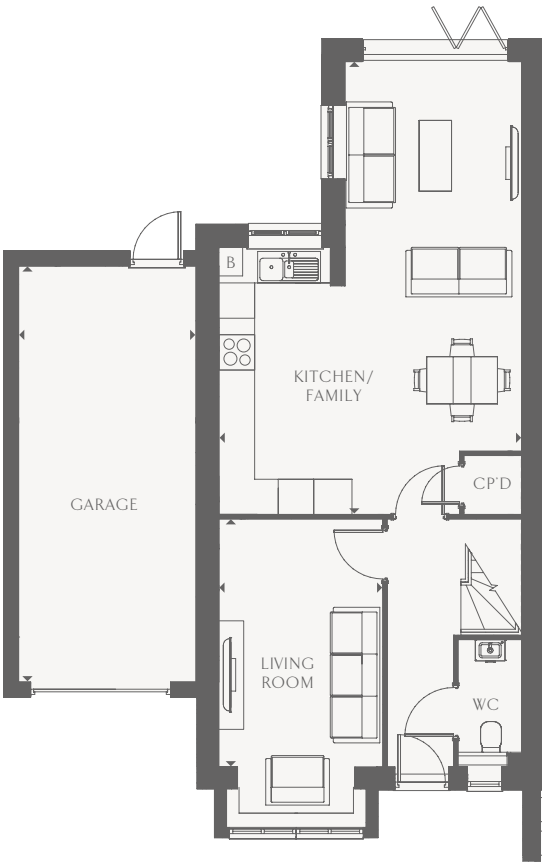
TOTAL  
1,438 SQFT / 133.6 SQM

PLOTS  
83 / 84 / 85 / 86 / 87 / 88 / 89 / 90 / 91 / 92 / 93 / 94

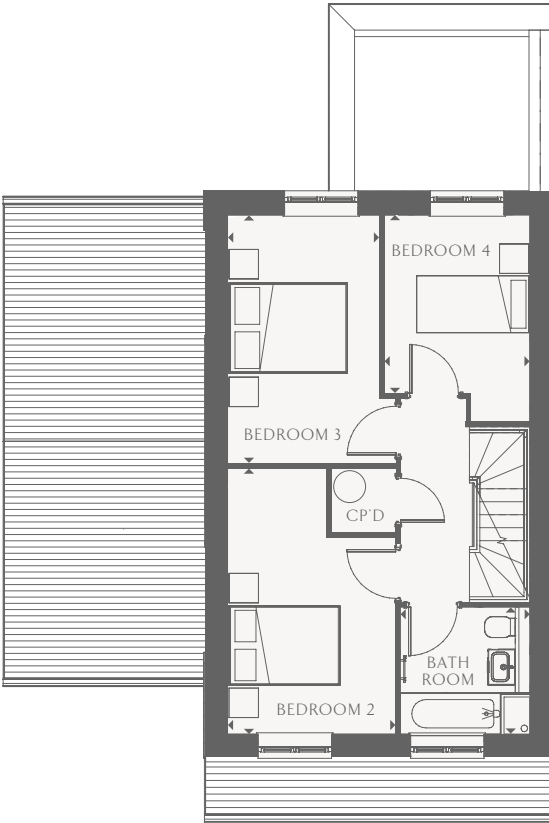
Computer generated image is indicative only. House names are for marketing purposes only.  
Floor plans show approximate measurements only, exact layout and sizes may vary, all measurements including total house type square footage may vary with a tolerance of 5%. Please note that these plans have been sized to fit this page and as a result are not to scale. Dashed line denotes the point at which the ceiling starts to slope away from full height. Measurements provided are taken to 1.5m height. Wardrobe positions and sizes are subject to change based on final manufacturer's design.



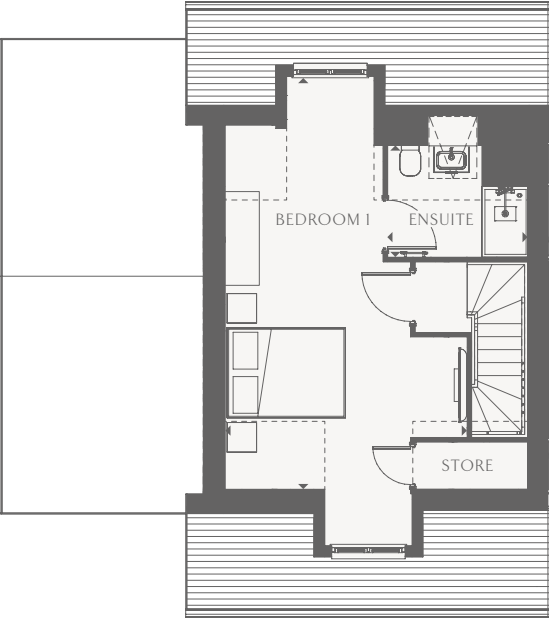
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



## THE AUSTEN (TERRACE)

GROUND FLOOR	(L) x (W)	
LIVING ROOM	4.20m x 2.78m	13'9" x 9'1"
KITCHEN/FAMILY	7.67m x 5.13m	25'2" x 16'10"
GARAGE**	7.09m x 3.04m	23'3" x 10'0"

FIRST FLOOR	(L) x (W)	
BEDROOM 2	4.51m x 2.85m	14'9" x 9'4"
BEDROOM 3	4.21m x 2.57m	13'9" x 8'5"
BEDROOM 4	3.03m x 2.48m	9'11" x 8'1"
BATHROOM	2.15m x 2.20m	7'0" x 7'2"

SECOND FLOOR	(L) x (W)	
BEDROOM 1	5.60m x 4.10m*	18'4" x 13'5"*
BEDROOM 1 ENSUITE	1.91m x 2.38m*	6'3" x 7'9"*

Plots 83, 85, 87, 89, 91 & 93 are handed.  
--- Identifies where the ceiling starts to slope away from 2.4m.  
\*Measurements provided are taken to 1.5m ceiling height.  
\*\*Garages to end terrace plots only. Mid terraced plots do not have garages.





# THE CHAUCER

4 BEDROOM  
TERRACED HOUSE



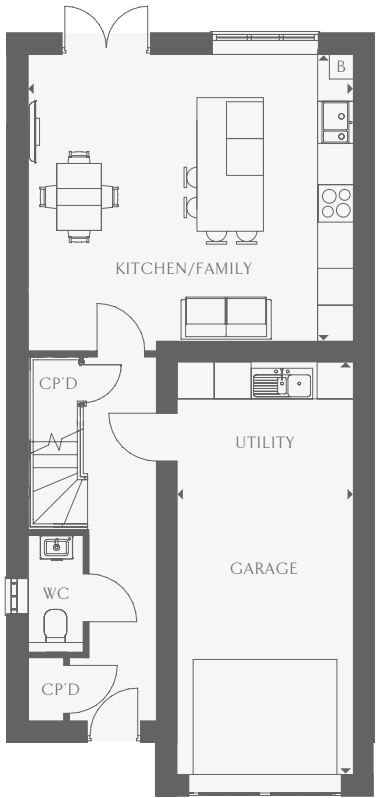
TOTAL  
1,600<sup>†</sup> - 1,622 SQFT / 148.7 - 150.7 SQM

PLOTS  
21 / 22 / 23 / 36 / 37 / 38 / 39 / 40 / 41

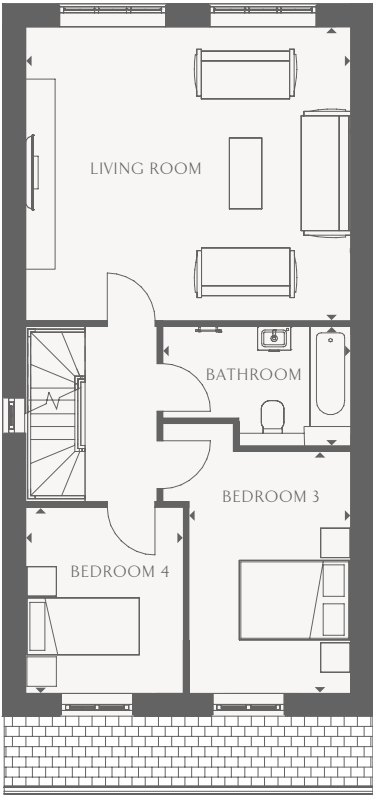
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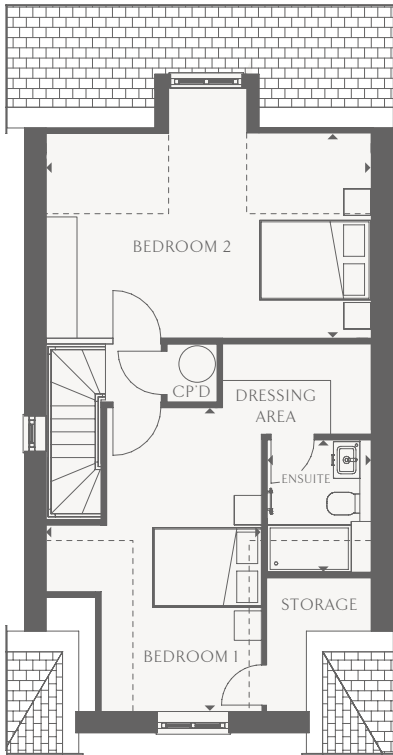
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



## THE CHAUCER (TERRACE)

GROUND FLOOR	(L) x (W)	
KITCHEN/FAMILY	4.96m x 5.48m	16'3" x 17'11"
GARAGE	7.00m x 3.00m	22'11" x 9'10"
FIRST FLOOR	(L) x (W)	
LIVING ROOM	4.96m x 5.48m	16'3" x 17'11"
BEDROOM 3	4.10m x 2.72m	13'5" x 8'11"
BEDROOM 4	3.19m x 2.67m	10'5" x 8'9"
BATHROOM	2.07m x 3.19m	6'9" x 10'5"
SECOND FLOOR	(L) x (W)	
BEDROOM 1	5.02m x 3.62m	16'5" x 11'10"
BEDROOM 1 ENSUITE	2.22m x 1.72m	7'3" x 5'8"
BEDROOM 1 DRESSING	1.54m x 2.52m	5'0" x 8'3"
BEDROOM 2	3.14m x 5.48m*	10'3" x 16'3"*

Plots 21, 38 & 41 are handed.  
---- Identifies where the ceiling starts to slope away from 2.4m  
Mid terraced plots have dormer window arrangement to front elevation and no storage area off bedroom 1.  
\*Measurements provided are taken to 1.5m ceiling height.



# THE CHAUCER

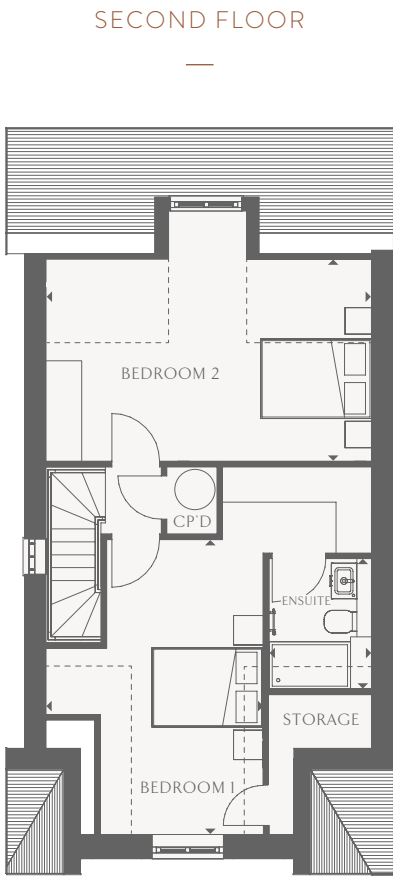
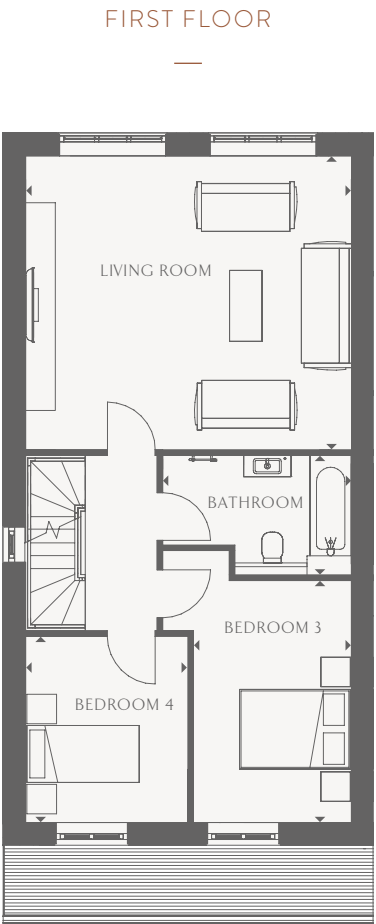
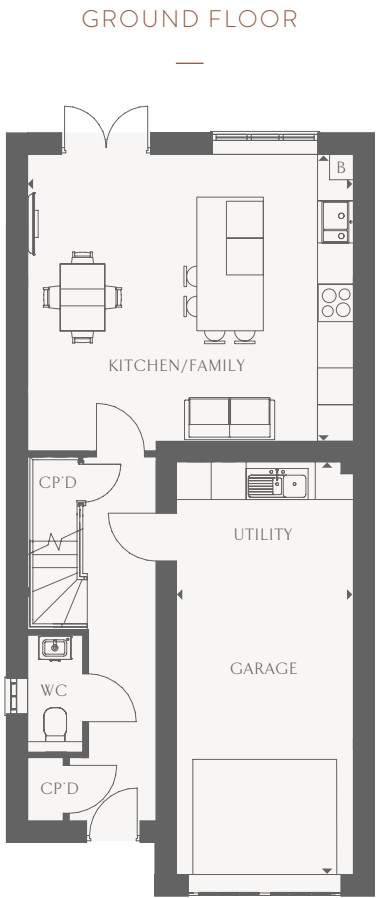
4 BEDROOM  
SEMI-DETACHED HOUSE



TOTAL  
1,622 SQFT / 150.7 SQM

PLOTS  
11 / 12 / 13 / 14 / 15 / 16 / 17 / 18 / 19 / 20 / 24 / 25 / 32<sup>†</sup> / 33<sup>†</sup> / 34<sup>†</sup> / 35<sup>†</sup>

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## THE CHAUCER (SEMI-DETACHED)

GROUND FLOOR	(L) x (W)	
KITCHEN/FAMILY	4.83m x 5.52m	15'10" x 18'1"
GARAGE	7.00m x 3.03m	22'11" x 9'11"

FIRST FLOOR	(L) x (W)	
LIVING ROOM	4.96m x 5.52m	16'3" x 18'1"
BEDROOM 3	4.10m x 2.72m	13'5" x 8'11"
BEDROOM 4/STUDY	3.19m x 2.72m	10'5" x 8'11"
BATHROOM	2.07m x 3.19m	6'9" x 10'5"

SECOND FLOOR	(L) x (W)	
BEDROOM 1	5.02m x 3.67m*	16'5" x 12'0"*
BEDROOM 1 ENSUITE	2.20m x 1.77m*	7'2" x 5'10"*
BEDROOM 1 DRESSING	1.54m x 2.56m	5'0" x 8'4"
BEDROOM 2	3.14m x 5.52m*	10'3" x 18'11"*

Plots 19, 24, 33 & 35 are handed.  
<sup>†</sup>Semi type 1 have skylight windows to bedroom 2.  
Refer to your sales representative for details.

--- Identifies where the ceiling starts to slope away from 2.4m  
\*Measurements provided are taken to 1.5m ceiling height.





# THE BYRON

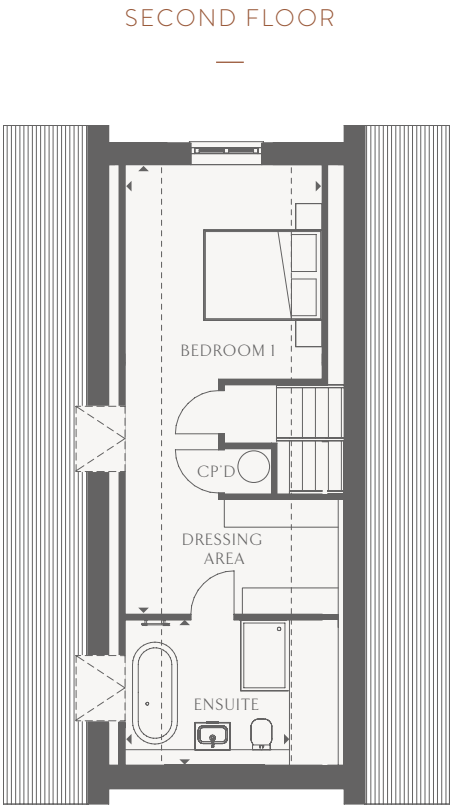
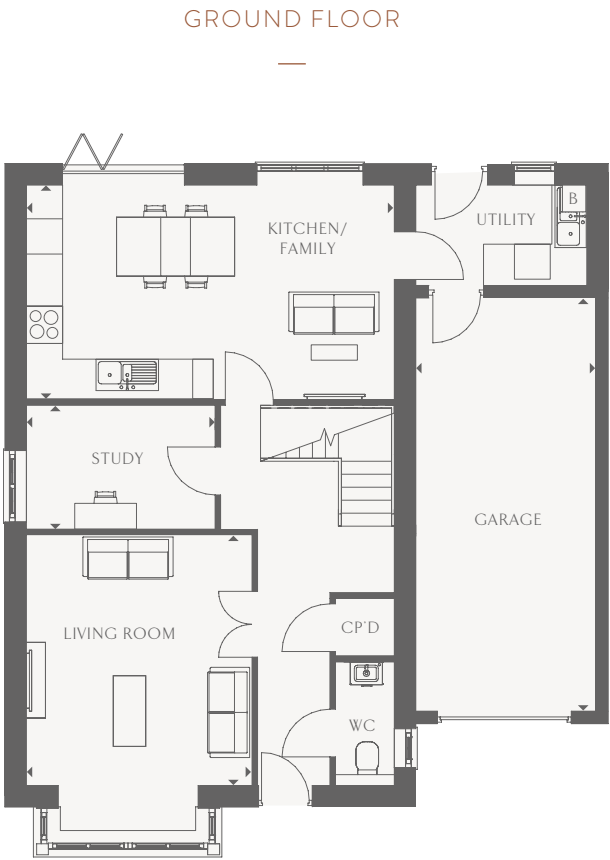
5 BEDROOM  
DETACHED & LINK DETACHED HOUSES



TOTAL  
1,810 SQFT / 168.2 SQM

PLOTS  
1<sup>†</sup> / 2 / 3 / 4 / 5 / 6 / 7 / 8<sup>†</sup> / 9<sup>†</sup> / 26 / 27 / 30 / 31

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## THE BYRON (DETACHED & LINK DETACHED)

GROUND FLOOR	(L) x (W)	
LIVING ROOM	4.26m x 3.72m	13'11" x 12'2"
STUDY	2.07m x 3.07m	6'9" x 10'0"
KITCHEN/FAMILY	3.56m x 6.22m	11'8" x 20'4"
UTILITY	1.68m x 2.86m	5'6" x 9'4"
GARAGE	6.91m x 3.04m	22'8" x 10'0"

FIRST FLOOR	(L) x (W)	
BEDROOM 2	3.61m x 3.36m	11'10" x 11'0"
BEDROOM 2 ENSUITE	1.95m x 1.85m	6'4" x 6'0"
BEDROOM 3	4.48m x 2.52m	14'8" x 8'3"
BEDROOM 4	3.65m x 3.17m	11'11" x 10'5"
BEDROOM 5	3.35m x 2.96m	11'0" x 9'8"
BATHROOM	2.12m x 1.95m	6'11" x 6'4"

SECOND FLOOR	(L) x (W)	
BEDROOM 1	7.63m x 3.95m*	25'0" x 12'11"
BEDROOM 1 ENSUITE	2.47m x 3.34m	8'1" x 10'11"

Plots 2, 4, 6, 27 & 31 are handed.  
---- Identifies where the ceiling starts to slope away from 2.4m  
\*Measurements provided are taken to 1.5m ceiling height.



# THE WILDE

5 BEDROOM  
DETACHED HOUSE



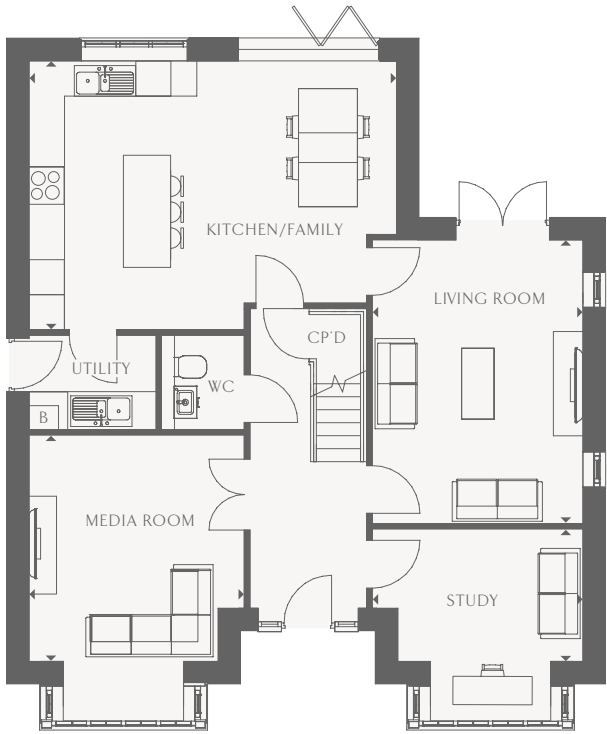
TOTAL  
1,812 SQFT / 168.5 SQM

PLOTS  
10 / 28 / 29

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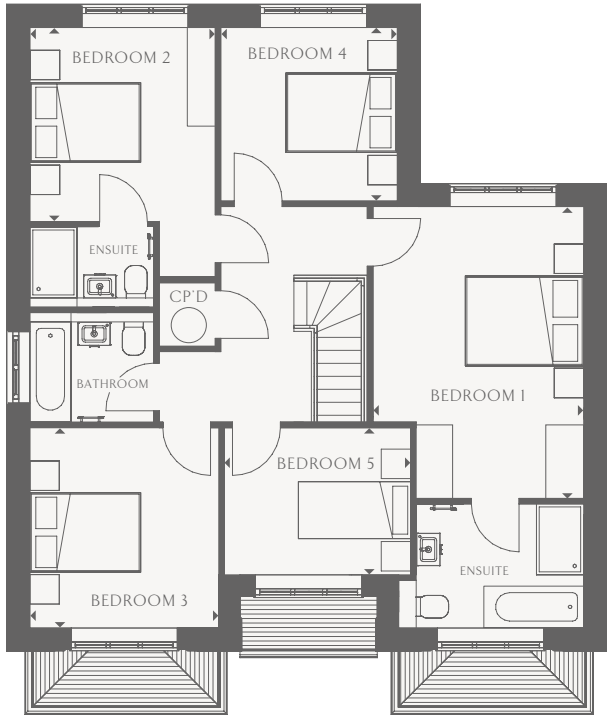
## GROUND FLOOR



### THE WILDE (DETACHED)

GROUND FLOOR	(L) x (W)	
MEDIA ROOM	3.72m x 3.56m	12'2" x 11'8"
STUDY	2.22m x 3.49m	7'3" x 11'5"
LIVING ROOM	4.81m x 3.49m	15'9" x 11'5"
KITCHEN/FAMILY ROOM	4.49m x 6.22m	14'8" x 20'4"
UTILITY ROOM	1.67m x 2.13m	5'6" x 7'0"
DETACHED DOUBLE GARAGE	7.09m x 6.08m	23'3" x 19'11"

## FIRST FLOOR



FIRST FLOOR	(L) x (W)	
BEDROOM 1	4.76m x 3.59m	15'7" x 11'9"
BEDROOM 1 ENSUITE	2.93m x 2.28m	9'7" x 7'5"
BEDROOM 2	3.15m x 3.28m	10'4" x 10'9"
BEDROOM 2 ENSUITE	1.45m x 2.10m	4'9" x 6'10"
BEDROOM 3	2.96m x 2.86m	9'8" x 9'4"
BEDROOM 4	3.38m x 3.27m	11'1" x 10'9"
BEDROOM 5	2.48m x 3.00m	8'1" x 9'10"
BATHROOM	1.95m x 2.10m	6'4" x 6'10"

Plot 29 is handed.



SPECIFICATION

INTERNAL FINISHES

- Moulded ladder internal doors
- Amtico Spacia flooring to hallway, kitchen/family, utility room and ground floor W/C
- Carpet to all other areas (unless otherwise specified)
- Fully fitted wardrobe to main bedroom of all houses
- Fully fitted wardrobes to the second largest bedroom to five bedroom houses
- Staircase with hardwood handrails, spindles to be white
- Soft Muslin as wall colour throughout, ceilings to be Supermatt white
- All garage floors to be painted grey and walls to be painted white

KITCHENS / FAMILY

- Fully fitted designer kitchen units with soft close doors and drawers
- Siemens appliances including oven, combination microwave oven, induction hob and extractor
- Fully integrated Siemens dishwasher and fridge freezer
- Integrated Siemens washer dryer. Separate freestanding washing machine and tumble dryer where there is a separate utility room
- Wine cooler to the five bedroom houses
- Double bowl (under mounted) sink and drainer with designer tap and pull out spray. The Austen and Chaucer House type have a one and a half bowl sink.
- Quartz worktop with upstand
- LED lighting under wall units

BATHROOMS / CLOAKROOMS

- Fully-fitted bathrooms with Roca furniture and Grohe taps
- Roca toilets with concealed push button flush and push plates
- Hansgrohe showers, with large rainwater style showerheads
- Mirror to wall above basin with lighting above (subject to layout)
- Shaver sockets provided to bathrooms and ensuites
- Chrome ladder heated towel rail to bathroom and ensuites
- Low profile walk-in shower trays with glazed screen
- Half height wall tiles to appliance walls with full height to showers/baths
- Tiled floors to bathroom and ensuites

ELECTRICS AND LIGHTING

- Wiring for Sky Q to living room and kitchen/family, main bedroom and bedroom 2
- Low level wall mounted media plates to living room, kitchen/family, main bedroom and bedroom 2
- 75% low energy light fittings throughout
- White downlights to bathroom, cloakrooms, ensuites, kitchen/dining, and hallway
- Polished chrome sockets to the ground floor
- Socket in the kitchen area and the sockets either side of bed position in the main bedroom to have a USB port provided
- Heatmiser heating controls
- Lazy light switch to all double bedrooms
- Light and power provided to garages

EXTERNAL FINISHES

- Double glazed windows with chrome ironmongery
- External light to entrance
- Bi-folding doors to the Wilde, Byron and Austen house types

SECURITY AND SAFETY

- Provision for future wireless alarm system
- Mains-fed smoke detector to hall and landing
- 10 year structural warranty provided by Premier Guarantee
- Security locks to all windows and doors

GENERAL AREAS

- Underfloor heating to ground floor of all house types with electric matts to bathrooms. Flat panel radiators to other areas on upper floors.

REAR GARDENS

- External water tap and double power socket
- Lighting to patio area
- Patio finished with paving slabs
- Laid to lawn
- 1.8m high close boarded fencing. Chain link pet protection fencing to western boundary where plots back on to existing hedge row (Plots 1-10, 26-28).

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SCHOLARS

BROXBOURNE

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FOR SALES ENQUIRIES  
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A DEVELOPMENT BY

