

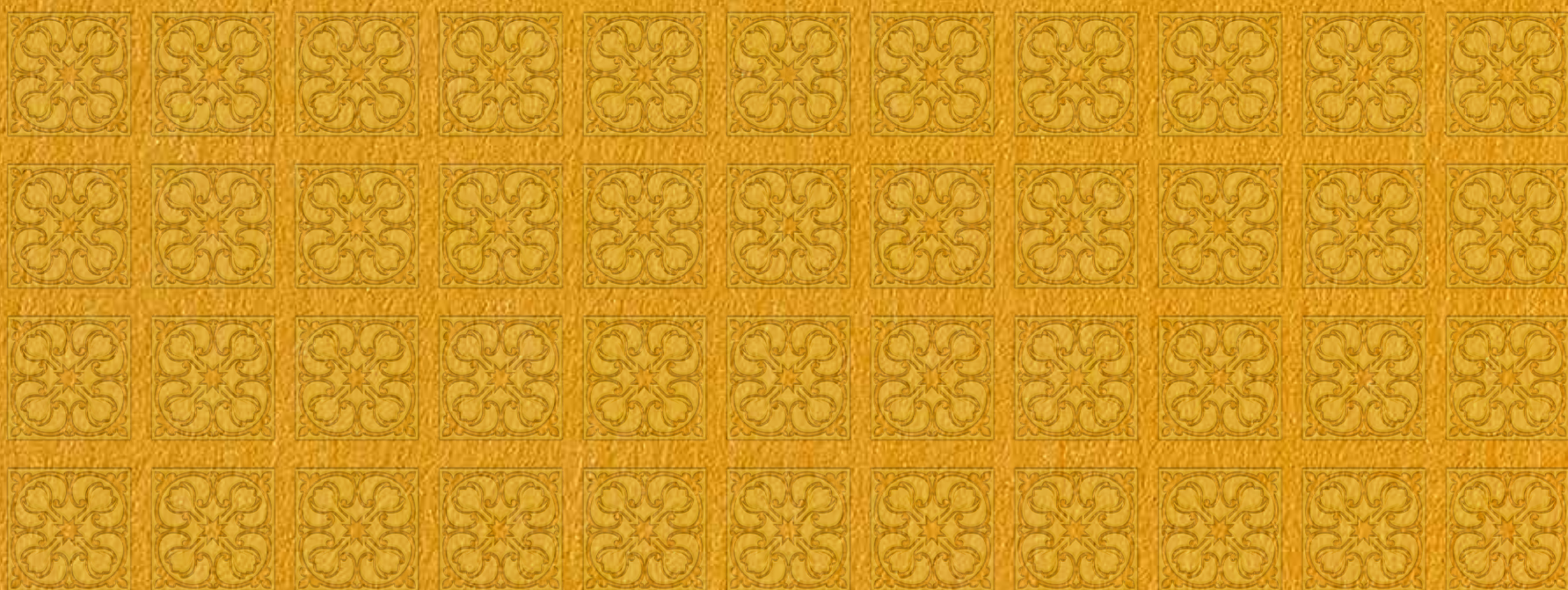
THE HOUSES

AT



THE WALDENS

SAFFRON WALDEN





TIMELESS APPEAL

ATTENTION TO DETAIL MAKES BEAUTIFUL HOMES

The Waldens is a private development of one, two, three and four bedroom homes, set in the buildings and grounds of the former Friends' School. Stunning landscaping, a meandering network of pedestrian routes, an original avenue of Lime trees among them, and a vibrant, nature-enhancing pond ensure a sense of place. Together with a wealth of recreational facilities, including tennis courts and multi-use games area, The Waldens provides a breathtaking environment for 21st century living.

Introducing the houses at The Waldens. These 16 contemporary new homes will be constructed to the highest standards, harmonising with the original architecture and distinct character of the development. Inside, they will feature sophisticated specification carefully designed to ensure comfort and style.



SITE PLAN



ASH

3 BEDROOM TERRACED HOUSES



Ash House Type

Total Internal Area
1066 SQ FT ♦ 99 SQ M

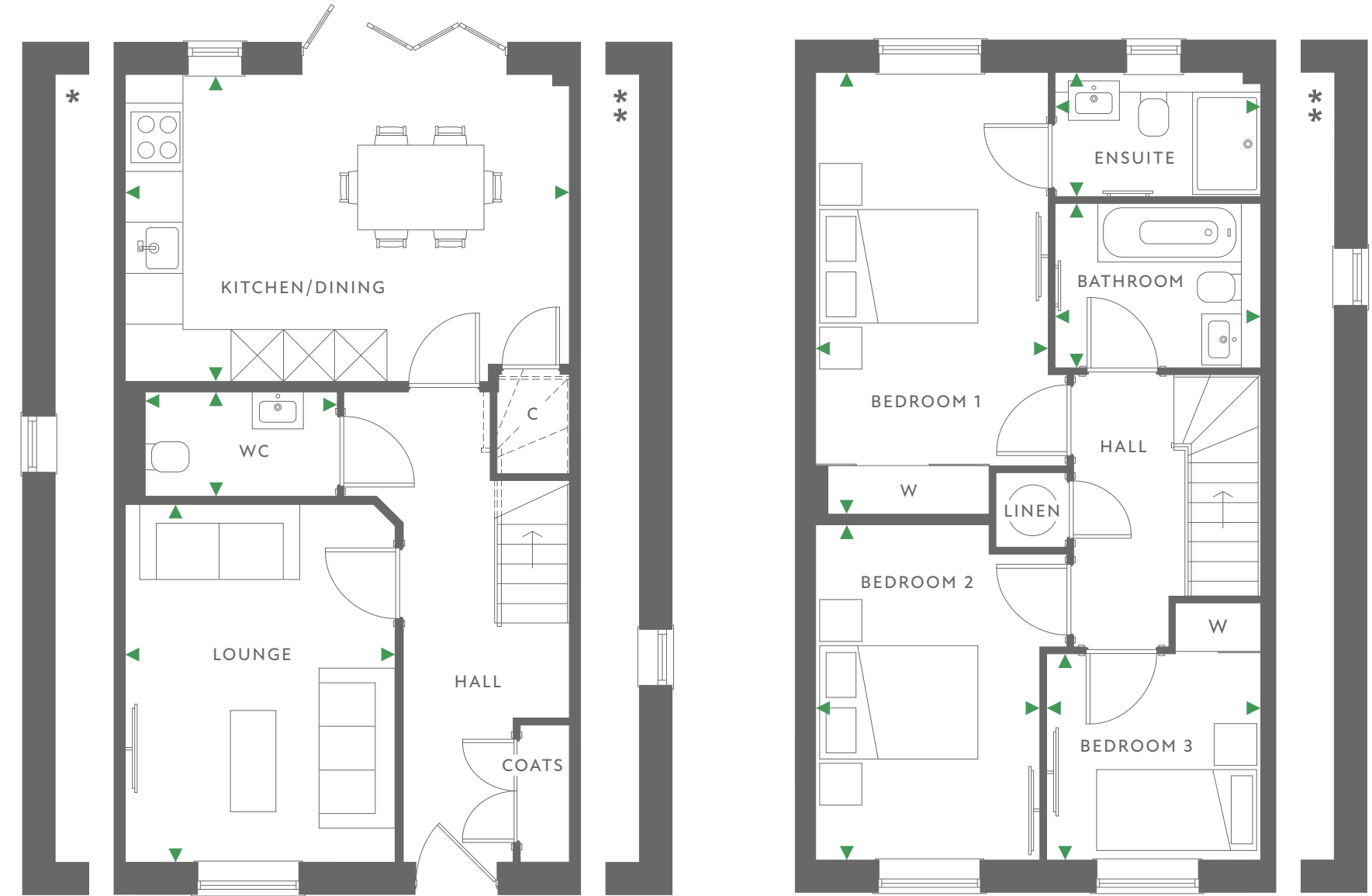
Set on the North-East side of the development, these stylish 3 bedroom terraced houses provide allocated parking spaces and quick access to Mount Pleasant Road.



Ash, Kitchen/Dining (Pebble Palette)

ASH

PLOTS 38, 39, 40, 41, 42, 43 & 44



GROUND FLOOR (L x W)

Lounge
4.3m x 3.2m ♦ 14' x 10'

Kitchen/Dining
5.3m x 3.7m ♦ 17' x 12'

WC
2.5m x 1.2m ♦ 8' x 4'



FIRST FLOOR (L x W)

Bedroom 1
4.7m x 3.0m ♦ 15' x 9'

Bedroom 2
4.0m x 2.7m ♦ 13' x 9'

Bedroom 3
2.5m x 2.5m ♦ 8' x 8'

Bathroom
2.1m x 2.0m ♦ 7' x 7'

Ensuite
2.1m x 1.5m ♦ 7' x 5'

Computer generated images are indicative only. House names are for marketing purposes only. *Denotes the outer wall to end-terraced plots 38 & 42. **Denotes the outer wall to end-terraced plots 41 & 44. 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. Wardrobe positions and sizes are subject to change based on final manufacturer's design.

LIME

4 BEDROOM SEMI-DETACHED HOUSES



Lime House Type

Total Internal Area
1652 SQ FT ♦ 153 SQ M

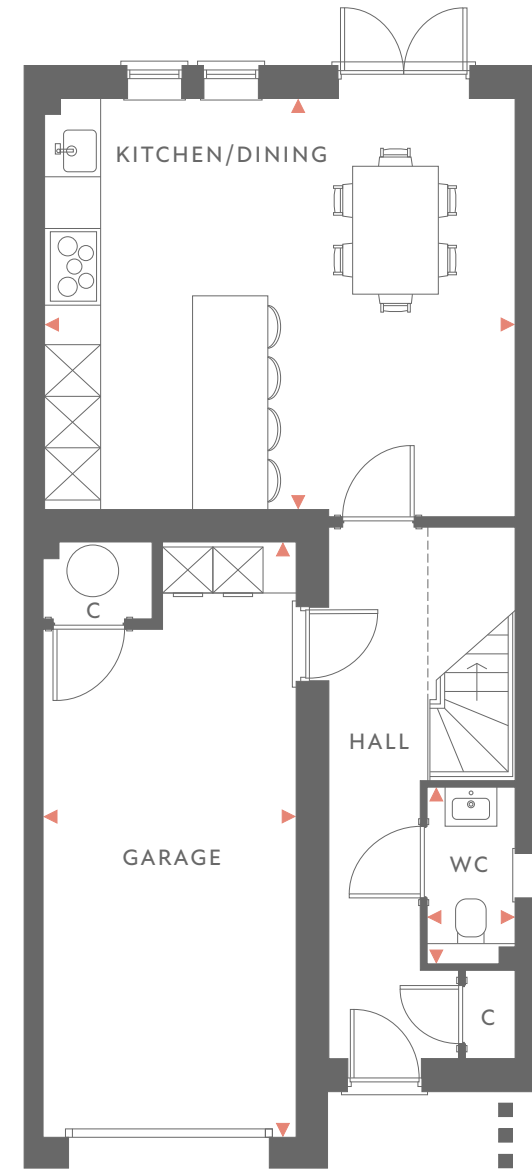
A collection of elegant semi-detached 4 bedroom houses offering both off-street parking and a garage to each plot, orientated towards the spectacular avenue of Lime trees.



Lime, Kitchen/Dining (Sand Palette)

LIME

PLOTS 1*, 2, 3* & 4



GROUND FLOOR (L x W)

Kitchen/Family Room

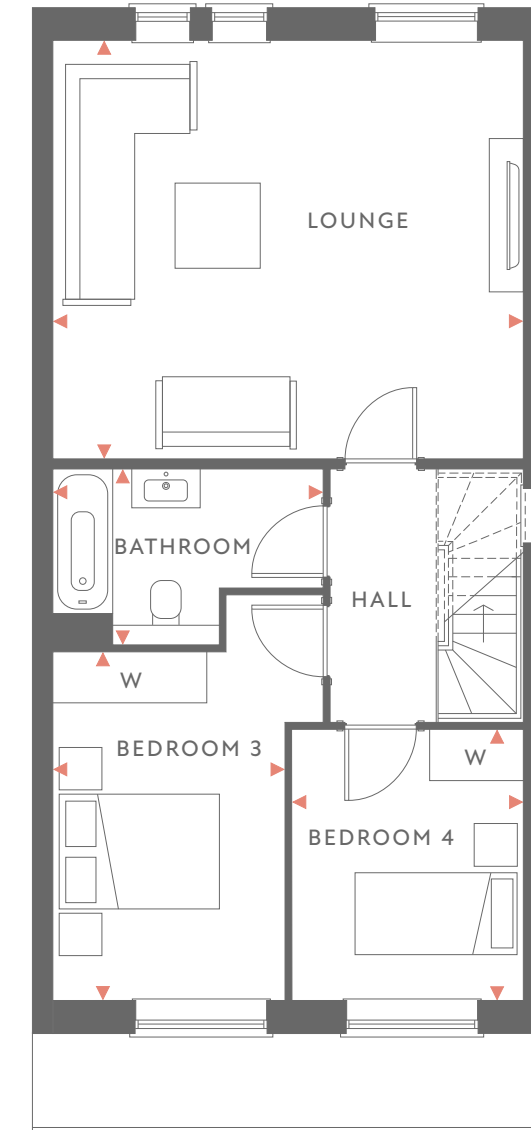
5.5m x 4.8m ♦ 18' x 16'

WC

2.1m x 1.0m ♦ 7' x 3'

Garage

7.0m x 3.0m ♦ 23' x 10'



FIRST FLOOR (L x W)

Lounge

5.5m x 5.0m ♦ 18' x 16'

Bedroom 3

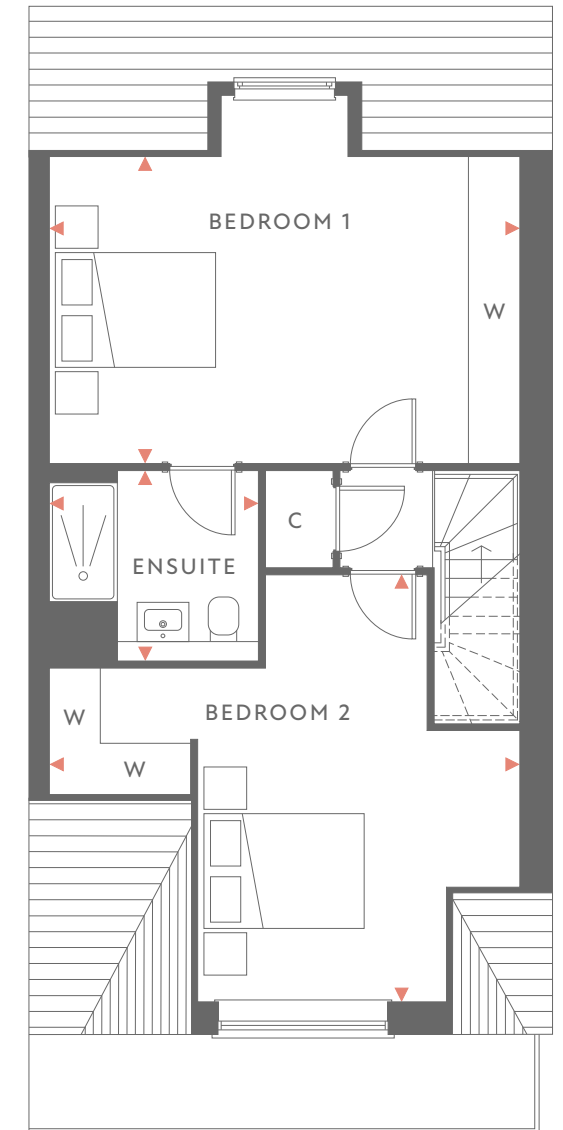
3.9m x 2.7m ♦ 13' x 9'

Bedroom 4

3.2m x 2.7m ♦ 10' x 9'

Bathroom

3.2m x 2.2m ♦ 10' x 7'



SECOND FLOOR (L x W)

Bedroom 1

5.5m x 3.6m ♦ 18' x 12'

Bedroom 2

5.5m x 5.0m ♦ 18' x 16'

Ensuite

2.2m x 1.8m ♦ 7' x 6'



Computer generated images are indicative only. House names are for marketing purposes only. *Plots 1 & 3 are handed. Refer to your sales representative for details. 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. Wardrobe positions and sizes are subject to change based on final manufacturer's design.

OAK

4 BEDROOM SEMI-DETACHED AND LINK-DETACHED HOUSES



Oak House Type

Total Internal Area
1733 SQ FT ◊ 161 SQ M

These exquisite 3-storey, 4 bedroom houses feature off-street parking and a garage, nestled in the leafy South-East corner of The Waldens.



Oak, Kitchen/Dining (Stone Palette)

OAK

PLOTS 5, 6*, 7*, 8 & 9*



GROUND FLOOR (L x W)

FIRST FLOOR (L x W)

SECOND FLOOR (L x W)

Kitchen/Dining
5.6m x 4.9m ◊ 18' x 16'

Lounge
6.2m x 3.3m ◊ 20' x 11'

WC
2.3m x 1.0m ◊ 8' x 3'

Garage
7.0m x 3.0m ◊ 23' x 10'

Bedroom 2
4.1m x 3.7m ◊ 13' x 12'

Bedroom 3
4.0m x 3.0m ◊ 13' x 10'

Bedroom 4
4.0m x 2.5m ◊ 13' x 8'

Bathroom
2.2m x 2.0m ◊ 7' x 7'

Ensuite
2.4m x 1.8m ◊ 8' x 6'

Bedroom 1
6.1m x 3.5m ◊ 20' x 11'

Ensuite
2.6m x 2.1m ◊ 9' x 7'



Computer generated images are indicative only. House names are for marketing purposes only. *Plots 6, 7 & 9 are handed. Refer to your sales representative for details. **Denotes area of reduced ceiling height. 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. Wardrobe positions and sizes are subject to change based on final manufacturer's design.



Ash, Lounge



Oak, Kitchen/Dining (Pebble Palette)



Ash, Bedroom 1



Ash, Bathroom (Sand Palette)



EXCEPTIONAL FINISHES

EXACTING SPECIFICATION AND SUSTAINABLE FEATURES

INTERNAL FINISHES

- ◆ White moulded two-panel internal doors
- ◆ Amtico Spacia wide plank flooring to hallway, kitchen/dining area (including storage cupboards) and cloakrooms
- ◆ Carpet to the living room, stairs, landing and bedrooms
- ◆ Fully fitted wardrobe to bedroom 1 in all houses
 - ◆ Tiled floor to bathroom and ensuite
- ◆ Staircase with clear satin varnished oak handrail and newel caps, with newel posts painted white
- ◆ Soft Muslin-painted walls throughout with pure brilliant white ceilings

KITCHEN/FAMILY ROOM

- ◆ Leicht German-designed and manufactured kitchen with soft close doors and drawers
 - ◆ Fully integrated Bosch appliances including oven, microwave oven, induction hob and extractor
 - ◆ Fully integrated Bosch dishwasher
 - ◆ Fully integrated Bosch fridge/freezer to the Ash
 - ◆ Fully integrated, full height Bosch fridge and freezer to the Lime and Oak
 - ◆ Fully-integrated Bosch washer dryer to the Ash and Oak
 - ◆ Free-standing Bosch washing machine and tumble dryer in garage to the Lime only
 - ◆ Composite granite black single-bowl sink
 - ◆ Matt black monobloc mixer tap
- ◆ Caesarstone quartz worktops with upstand
 - ◆ LED lighting under wall units

BATHROOM/CLOAKROOM

- ◆ Fully fitted bathrooms with chrome fixtures and fittings
- ◆ ROCA floorstanding rimless WC with soft close seat and cover
 - ◆ VADO chrome push button flush
 - ◆ VADO chrome slimline shower head with arm
- ◆ Chrome built-in thermostatic bath-shower mixer
- ◆ Mirrored cabinet in bathrooms and ensuites
- ◆ Chrome ladder heated towel rail to bathrooms and ensuites
- ◆ Low profile walk-in shower trays with glazed screen
- ◆ Half-height wall tiles with full height to showers/baths
- ◆ Shaver socket to bathrooms and ensuites

Continued overleaf



THE HOME SHOULD BE THE
TREASURE CHEST OF LIVING.

LE CORBUSIER



HIGH EXPECTATIONS

EVERYTHING IS GIVEN CAREFUL CONSIDERATION

ELECTRICS AND LIGHTING

- ◆ TV/Media points to kitchen/dining room, living room and bedroom 1
- ◆ Low energy downlighters to hallway, kitchen/dining room, bathroom/ensuite and WC
- ◆ Pendant lights to all bedrooms
 - ◆ Secondary light switch to double bedrooms
 - ◆ Bedside sockets to have C and A USB ports
- ◆ Kitchen to include socket with C and A USB port
- ◆ Brushed steel sockets throughout with black inserts

HEATING SYSTEM

- ◆ Hot water cylinder and external Air Source Heat Pump
 - ◆ Underfloor heating to ground floor and wet rooms
 - ◆ Wet radiator system to upper floors

EXTERNAL FINISHES

- ◆ Double-glazed windows with chrome ironmongery
- ◆ External wall light by the front door
 - ◆ Grey ribbed garage doors
 - ◆ Light and power provided to the garage
 - ◆ French doors to rear with chrome ironmongery (bifold doors to the Ash)
- ◆ Electric charging point to all homes with provision for a second charging point to selected homes

SECURITY AND SAFETY

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

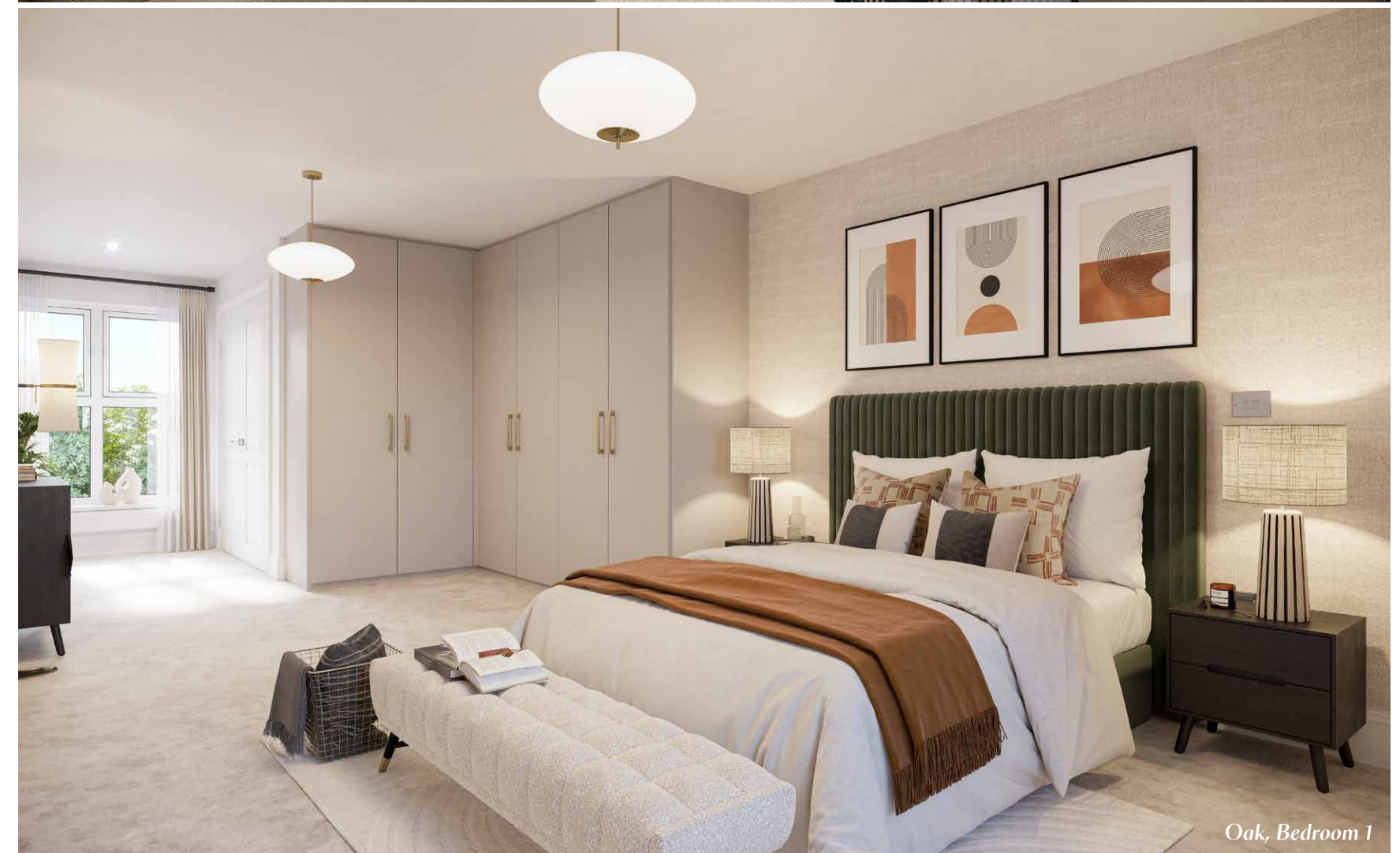
REAR GARDENS

- ◆ External water tap and double power socket
 - ◆ External wall light to patio area
 - ◆ Patio finished with paving slabs
 - ◆ Garden laid to lawn
- ◆ 1.8m high close board fencing



THE DETAILS ARE NOT THE DETAILS
THEY MAKE THE DESIGN.

CHARLES EAMES





The Old School House



The Old School House

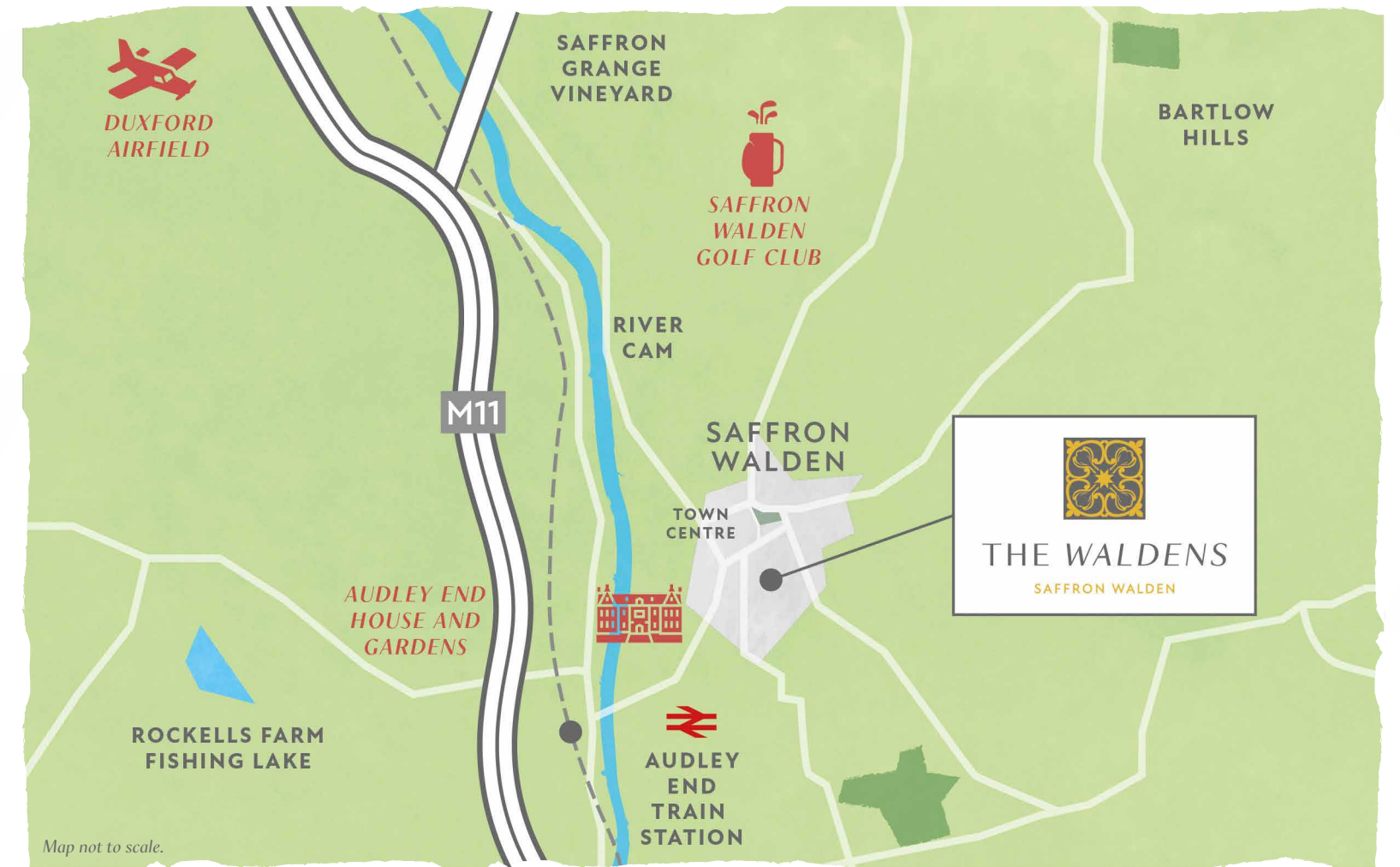
At the heart of The Waldens is The Old School House, dating back to 1879. The building is being sensitively converted into 52 luxury apartments, while preserving its elegant exterior and many interior features.

Please ask the Sales Consultant for further information about this future phase of the development.



HOW TO FIND US

THE WALDENS | MOUNT PLEASANT ROAD | SAFFRON WALDEN | CB11 3NY



Map not to scale.

Directions: At junction 9a of the M11, take the A1301 exit to Cambridge/Saffron Walden/B184 and in 0.4 miles at the roundabout, take the 3rd exit onto A1301. After 0.1 miles, at the roundabout take the 1st exit onto B184 and after another 0.1 miles at the roundabout, take the 2nd exit onto Walden Road/B184. In 1.6 miles at the roundabout, take the 2nd exit and stay on Walden Road/B184 and after 2.8 miles the B184 turns slightly right and becomes Debden Road/B1052. In 200 feet at the roundabout, take the 1st exit onto Debden Road. Turn left after 0.2 miles onto Mount Pleasant Road, and after 470 feet The Waldens will be on your right. **To find us use SAT NAV postcode CB11 3NY.**



CHASE NEW HOMES
JASMINE HOUSE | 8 PARKWAY | WELWYN GARDEN CITY | AL8 6HG

Disclaimer: This document is intended to provide an indication of the general style of our development. Chase New Homes operate a policy of continuous development and individual features such as windows, elevational treatments and layouts may vary from time to time. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently, these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991 or superseded by the Consumer Protection for Unfair Trading Regulations (CPRs). Nor do they constitute a contract, part of a contract or a warranty. A Predicted Energy Assessment (PEA) is available for inspection on request. The Waldens is the marketing name and will not necessarily form part of the approved postal address. All details are correct at time of going to press. Computer generated images are indicative only. Travel times and distances have been taken from GoogleMaps and National Rail. Application reference: UTT/22/1040/PINS. Designed by S1design.london

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