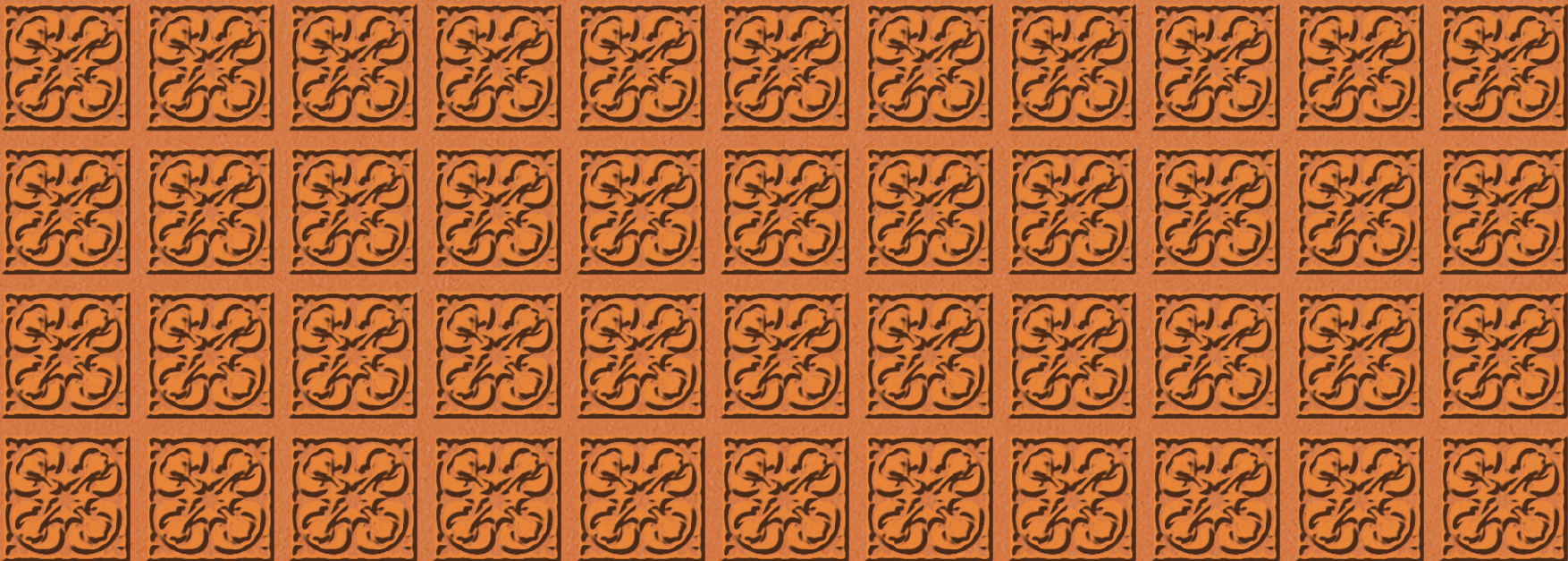


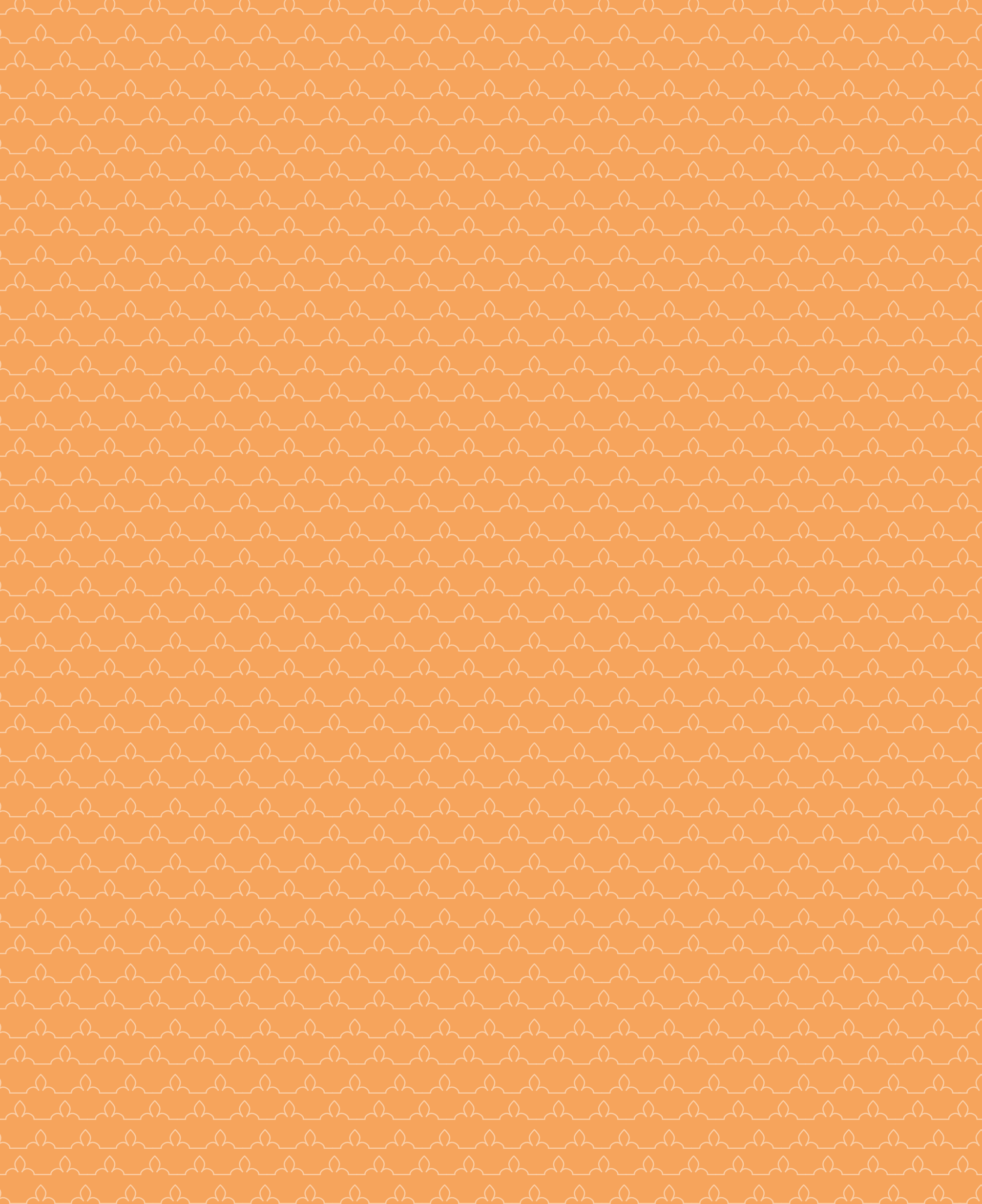
THE APARTMENTS & HOUSES  
AT



THE WALDENS  
SAFFRON WALDEN







# ENCHANTING *HOMES*

WHERE HISTORY INSPIRES INNOVATION

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 and a vibrant, nature-enhancing pond ensure a sense of place. Together with a wealth of recreational facilities, including tennis courts and a multi-use games area, The Waldens provides a breathtaking environment for 21st century living.

Introducing the collection of apartments and houses at The Waldens. Beautifully crafted new homes will be constructed to the highest standards, harmonising with the existing architecture and distinct character of the development. The spacious and contemporary room interiors are designed with you in mind, offering comfort, practicality and lasting style. Alongside, The Croydon Building, part of the original Friends’ School, will be thoughtfully renovated, preserving its charm while integrating modern comforts.



Page 6

## MAPLE

1 BEDROOM APARTMENTS



Page 10

## ASSEMBLY HALL

1 BEDROOM APARTMENTS &  
3 BEDROOM TERRACED HOUSES



Page 14

## CROYDON BUILDING

1 & 2 BEDROOM APARTMENTS



Page 18

## PINE

2 BEDROOM APARTMENTS



## SITE PLAN



Site plan is indicative and not to scale.

## YOUR PROPERTY OF CHOICE



**PLOTS 10-21**  
*PINE*  
2 BEDROOM APARTMENTS



**PLOTS 22-27**  
*MAPLE*  
1 BEDROOM APARTMENTS



**PLOTS 28-31**  
*CROYDON BUILDING*  
1 & 2 BEDROOM APARTMENTS



**PLOTS 32-37**  
*ASSEMBLY HALL*  
1 BEDROOM APARTMENTS &  
3 BEDROOM TERRACED HOUSES

Computer generated images are indicative only.



# MAPLE

## 1 BEDROOM APARTMENTS



Maple

Computer generated images are indicative only. House names are for marketing purposes only.



Maple, Kitchen/Dining



Maple, Bedroom

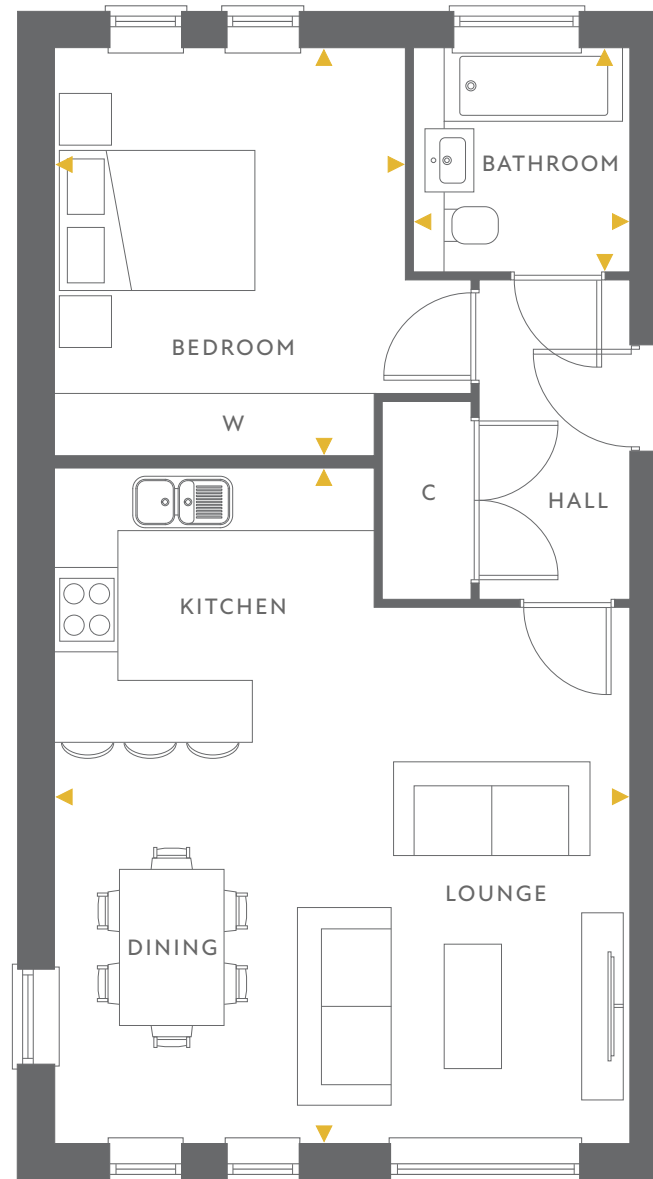
Total Internal Area ranging from  
**50 SQ M ♦ 541 SQ FT to**  
**59 SQ M ♦ 631 SQ FT**

Six new 1 bedroom apartments  
 boasting sleek, modern and spacious  
 interiors. The striking apex roof  
 and large glazed entrance create  
 a welcoming atmosphere.



# MAPLE

PLOTS 22, 23, 24, 25, 26 & 27



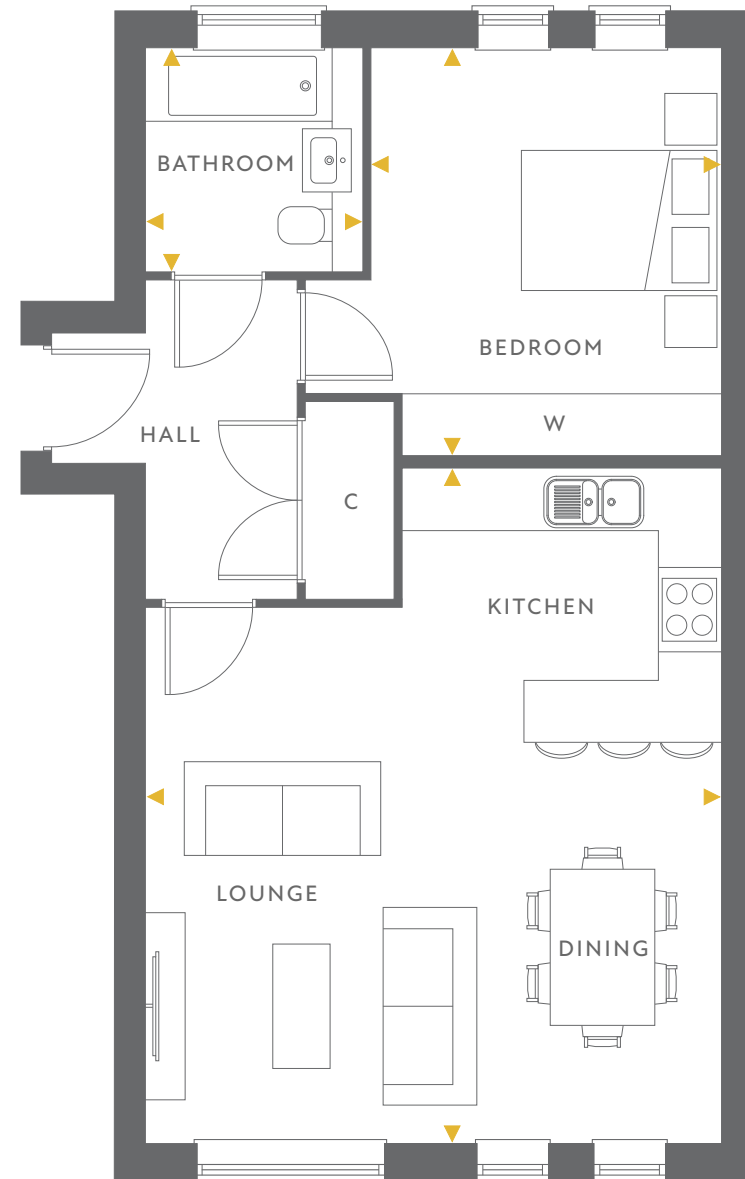
## PLOTS 24 & 27

Total Internal Area  
57 sq m ◇ 617 sq ft

Lounge/Kitchen/Dining  
5.5m x 6.5m ◇ 18' x 21'

Bedroom  
3.4m x 3.9m ◇ 11' x 13'

Bathroom  
2.1m x 2.2m ◇ 7' x 7'



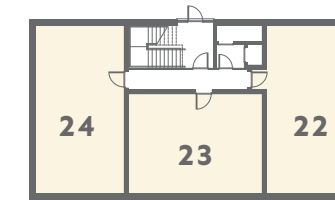
## PLOTS 22 & 25

Total Internal Area  
59 sq m ◇ 631 sq ft

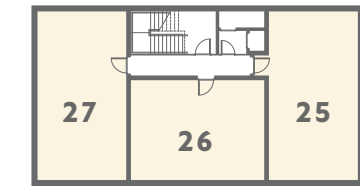
Lounge/Kitchen/Dining  
5.5m x 6.5m ◇ 18' x 21'

Bedroom  
3.4m x 3.9m ◇ 11' x 13'

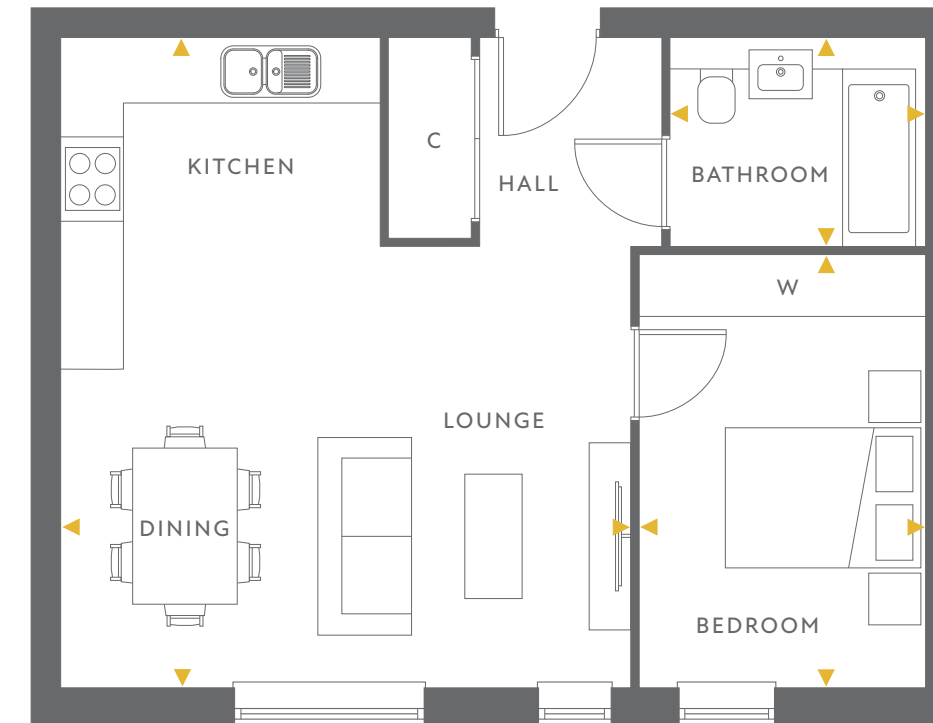
Bathroom  
2.1m x 2.2m ◇ 7' x 7'



## GROUND FLOOR



## FIRST FLOOR



## PLOT 23

Total Internal Area  
50 sq m ◇ 541 sq ft

Lounge/Kitchen/Dining  
5.5m x 6.1m ◇ 18' x 20'

Bedroom  
2.8m x 4.1m ◇ 9' x 13'

Bathroom  
2.5m x 2.1m ◇ 8' x 7'

## PLOT 26

Total Internal Area  
51 sq m ◇ 546 sq ft

Lounge/Kitchen/Dining  
5.5m x 6.2m ◇ 18' x 20'

Bedroom  
2.8m x 4.1m ◇ 9' x 13'

Bathroom  
2.5m x 2.0m ◇ 8' x 6'



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.



# ASSEMBLY HALL

1 BEDROOM APARTMENTS & 3 BEDROOM TERRACED HOUSES



Assembly Hall

DISTINCT CHARACTER  
AND TIMELESS APPEAL



Assembly Hall, Lounge



Assembly Hall, Kitchen/Dining

Total Internal Area ranging from  
**50 SQ M ♦ 543 SQ FT to**  
**134 SQ M ♦ 1442 SQ FT**

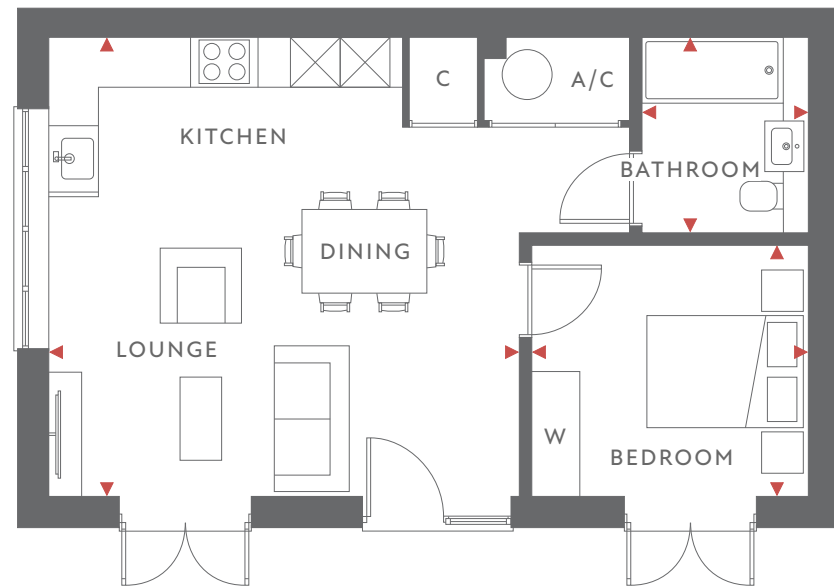
A contemporary row of four  
3 bedroom houses, seamlessly connected  
to two stylish 1 bedroom apartments,  
overlooking The Old School House and  
grounds. All featuring attractive red brick  
detailing, a modern twist to the old school  
building's past.



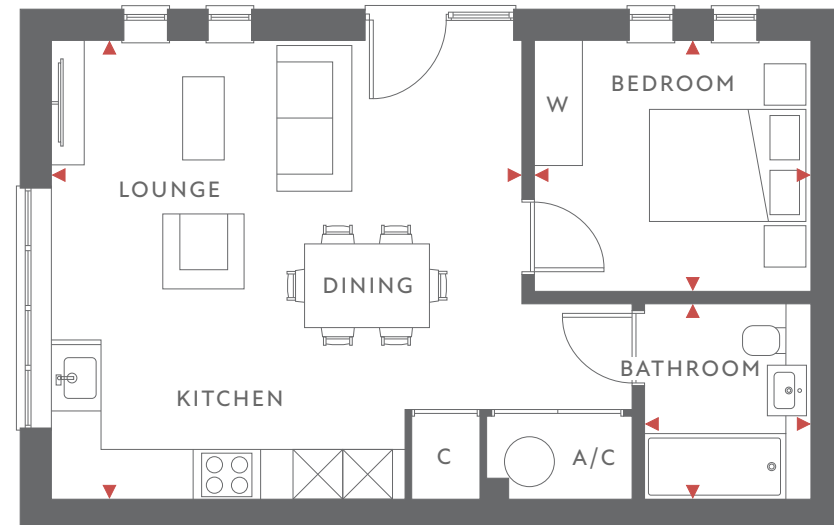
# ASSEMBLY HALL

PLOTS 32, 33, 34\*, 35\*, 36 & 37

PLOT 32



PLOT 33



PLOTS 32 & 33

Total Internal Area  
50 sq m ◇ 543 sq ft

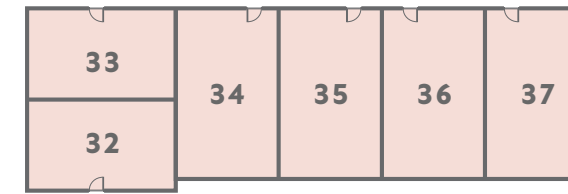
Lounge/Kitchen/Dining  
5.7m x 5.5m ◇ 19' x 18'

Bedroom 1  
3.3m x 3.0m ◇ 11' x 10'

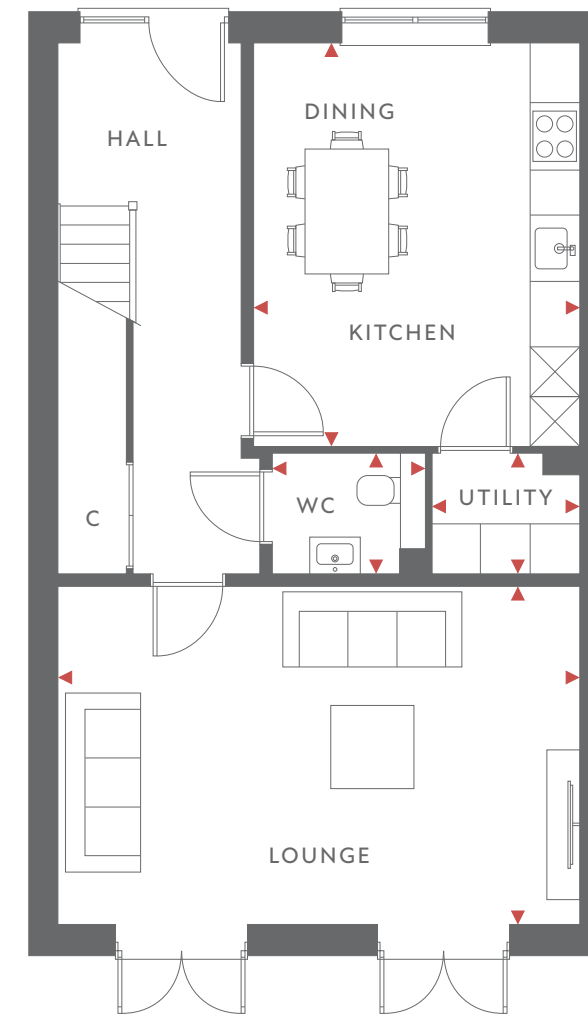
Bathroom  
2.0m x 2.4m ◇ 7' x 8'



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GROUND FLOOR



PLOTS 34\*, 35\*, 36 & 37  
GROUND FLOOR

Total Internal Area  
134 sq m ◇ 1442 sq ft

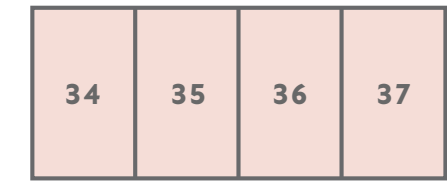
Lounge  
6.3m x 4.1m ◇ 21' x 13'

Kitchen/Dining  
3.9m x 4.9m ◇ 13' x 16'

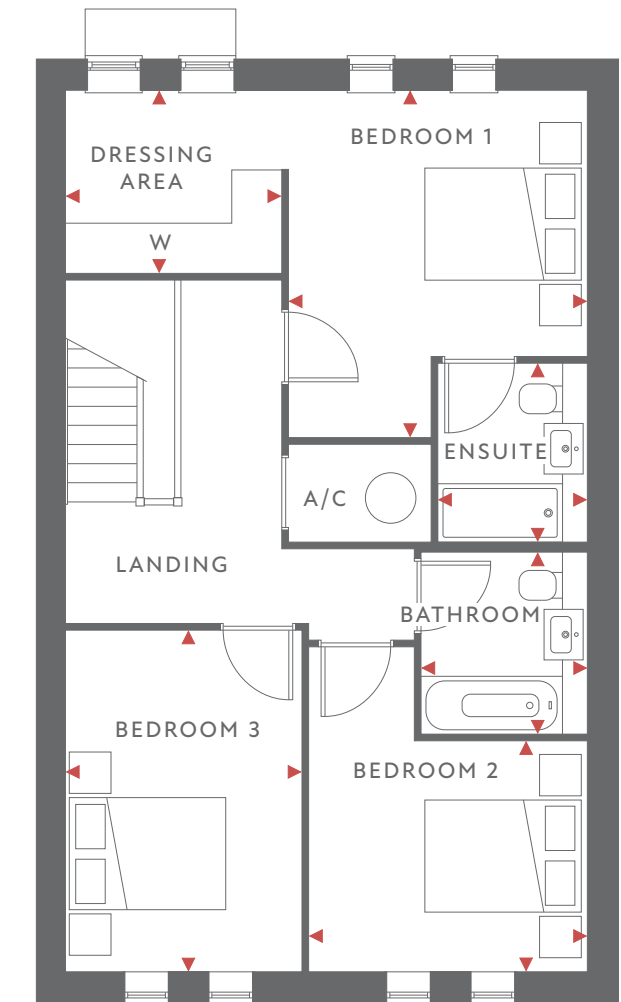
WC  
1.8m x 1.5m ◇ 6' x 5'

Utility  
1.8m x 1.5m ◇ 6' x 5'

\*Plots are handed.



FIRST FLOOR



PLOTS 34\*, 35\*, 36 & 37  
FIRST FLOOR

Total Internal Area  
134 sq m ◇ 1442 sq ft

Bedroom 1  
3.6m x 4.2m ◇ 12' x 14'

Bedroom 2  
3.4m x 2.8m ◇ 11' x 9'

Bedroom 3  
2.8m x 4.1m ◇ 9' x 13'

Dressing Area  
2.6m x 2.2m ◇ 8' x 7'

Bathroom  
2.0m x 2.2m ◇ 7' x 7'

Ensuite  
1.8m x 2.2m ◇ 6' x 7'



# CROYDON BUILDING

1 & 2 BEDROOM APARTMENTS



STYLISH HOMES  
WITH PLENTY OF SPACE  
TO UNWIND



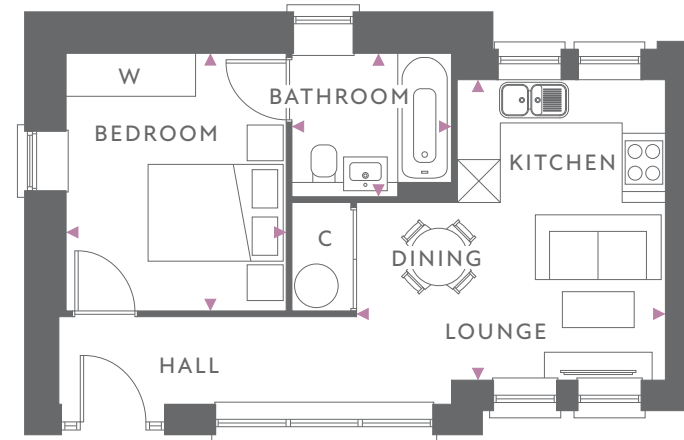
Total Internal Area ranging from  
39 SQ M ♦ 420 SQ FT to  
77 SQ M ♦ 829 SQ FT

A charming building dating back to the 1800s,  
now thoughtfully redesigned into four  
elegant and sleek 1 & 2 bedroom apartments.  
Honouring the past, modern interiors  
complement the building's historic character.



# CROYDON BUILDING

PLOTS 28, 29, 30 & 31



## PLOT 28

Total Internal Area  
39 sq m ◇ 420 sq ft

Lounge/Kitchen/Dining  
4.3m x 4.2m ◇ 14' x 14'

Bedroom  
3.1m x 3.6m ◇ 10' x 12'

Bathroom  
2.2m x 2.0m ◇ 7' x 7'

## PLOT 29

Total Internal Area  
77 sq m ◇ 829 sq ft

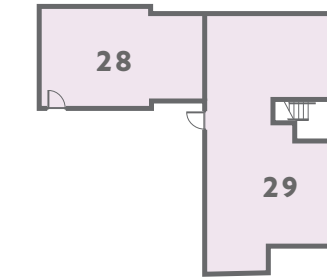
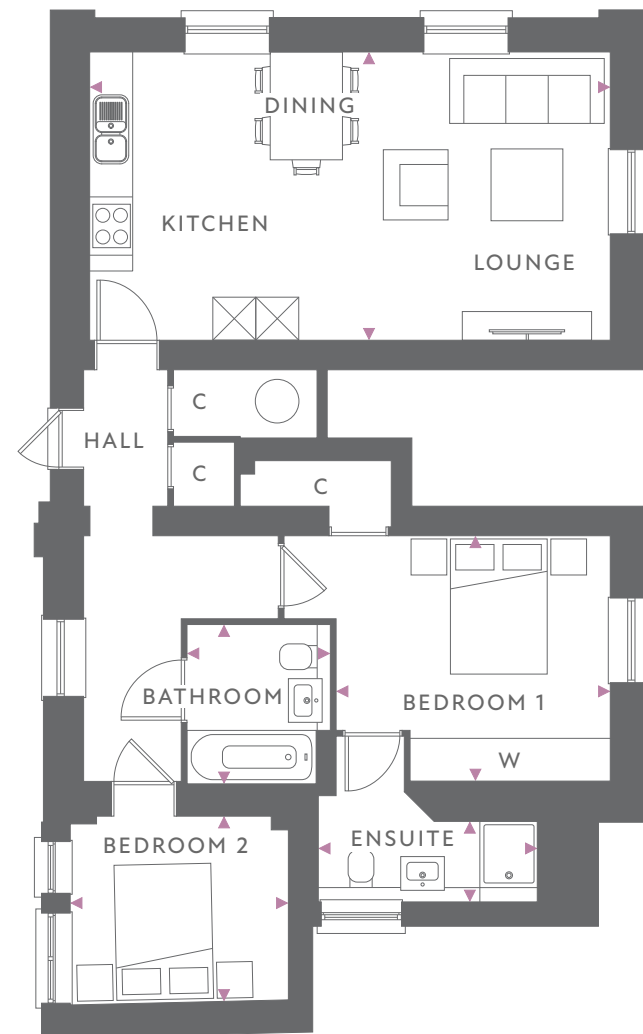
Lounge/Kitchen/Dining  
7.2m x 4.0m ◇ 24' x 13'

Bedroom 1  
3.8m x 3.4m ◇ 12' x 11'

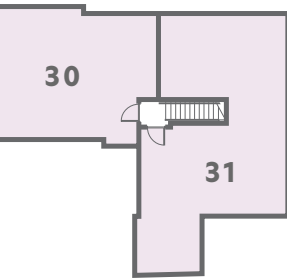
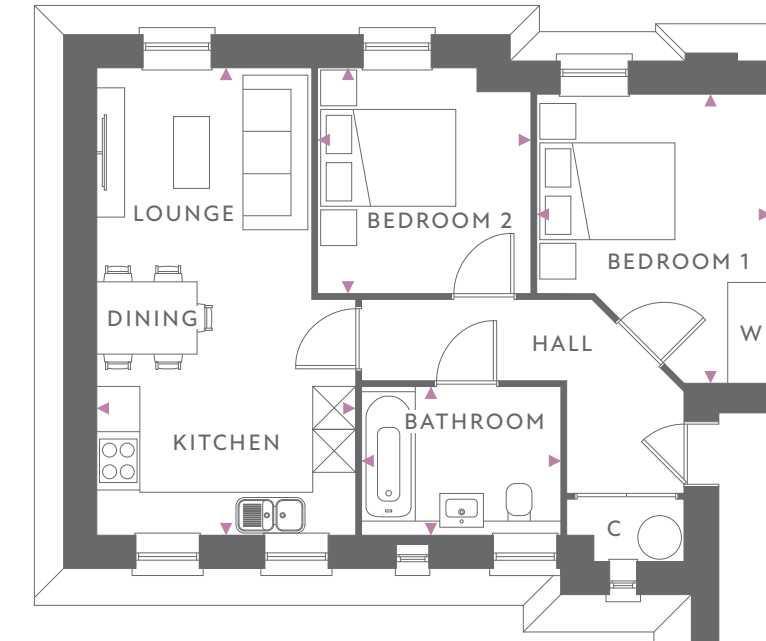
Bedroom 2  
3.0m x 2.6m ◇ 10' x 8'

Bathroom  
2.0m x 2.2m ◇ 7' x 7'

Ensuite  
3.0m x 1.1m ◇ 10' x 4'



## GROUND FLOOR



## FIRST FLOOR

## PLOT 30

Total Internal Area  
57 sq m ◇ 614 sq ft

Lounge/Kitchen/Dining  
3.6m x 6.5m ◇ 12' x 21'

Bedroom 1  
3.3m x 4.0m ◇ 11' x 13'

Bedroom 2  
3.0m x 3.1m ◇ 10' x 10'

Bathroom  
2.8m x 2.1m ◇ 9' x 7'

## PLOT 31

Total Internal Area  
69 sq m ◇ 743 sq ft

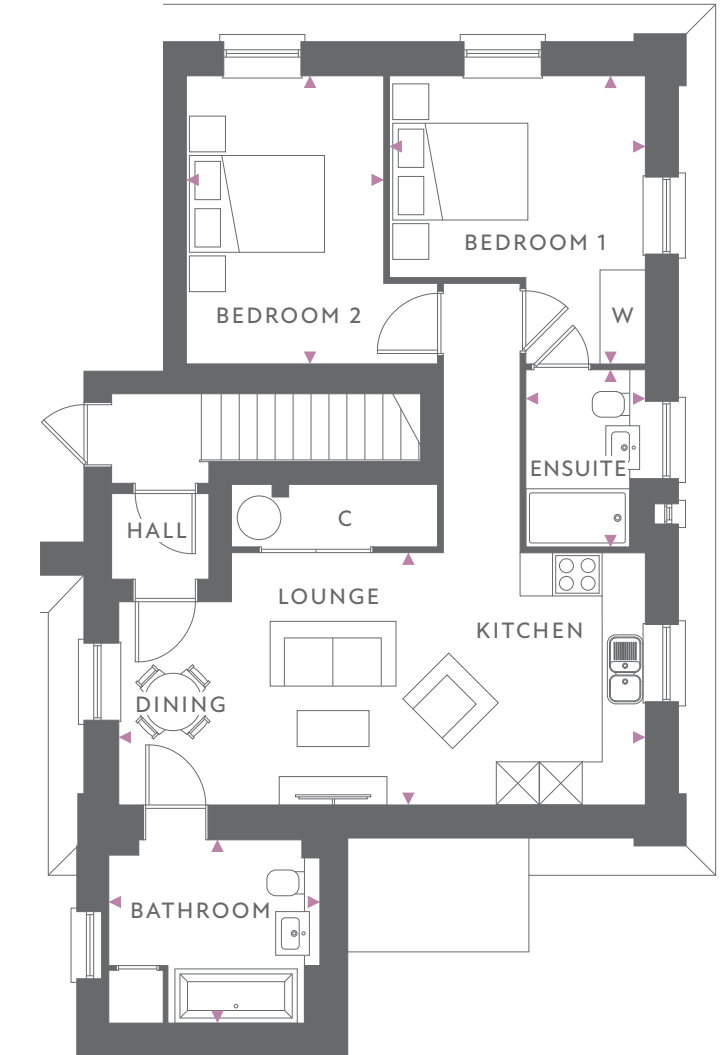
Lounge/Kitchen/Dining  
7.3m x 3.5m ◇ 24' x 11'

Bedroom 1  
3.6m x 4.0m ◇ 12' x 13'

Bedroom 2  
2.8m x 4.0m ◇ 9' x 13'

Bathroom  
2.9m x 2.6m ◇ 10' x 8'

Ensuite  
1.7m x 2.5m ◇ 5' x 8'



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# PINE

## 2 BEDROOM APARTMENTS



Pine

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Pine, Kitchen/Dining

Total Internal Area ranging from  
**62 SQ M ♦ 700 SQ FT to**  
**68 SQ M ♦ 732 SQ FT**

A collection of 12 modern 2 bedroom homes in a contemporary apartment building. Natural light bathes the interiors through expansive windows. Private balconies are perfect for relaxing and taking in the views over the landscaped garden.



# PINE

PLOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21



## PLOTS 13, 17 & 21

Total Internal Area  
65 sq m ◇ 700 sq ft

Lounge/Kitchen/Dining  
6.5m x 3.2m ◇ 21' x 10'

Bedroom 1  
3.9m x 3.3m ◇ 13' x 11'

Bedroom 2  
3.0m x 3.0m ◇ 10' x 10'

Bathroom  
2.2m x 2.0m ◇ 7' x 7'

Ensuite  
2.4m x 1.6m ◇ 8' x 5'

## PLOTS 12, 16 & 20

Total Internal Area  
62 sq m ◇ 700 sq ft

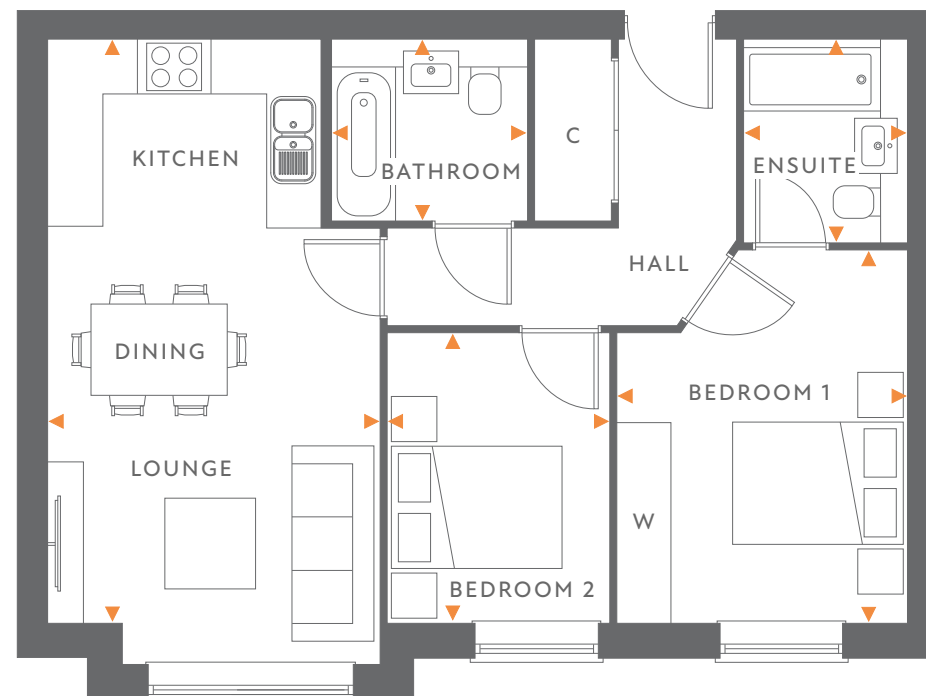
Lounge/Kitchen/Dining  
6.4m x 3.7m ◇ 21' x 12'

Bedroom 1  
4.1m x 3.2m ◇ 13' x 10'

Bedroom 2  
3.2m x 2.5m ◇ 10' x 8'

Bathroom  
2.0m x 2.2m ◇ 7' x 7'

Ensuite  
2.2m x 1.8m ◇ 7' x 6'



## PLOTS 11, 15 & 19

Total Internal Area  
68 sq m ◇ 727 sq ft

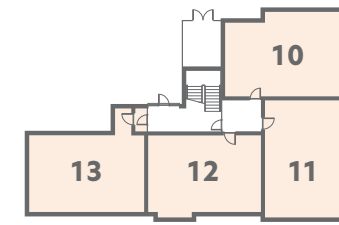
Lounge/Kitchen/Dining  
4.0m x 6.9m ◇ 13' x 23'

Bedroom 1  
3.3m x 4.2m ◇ 11' x 14'

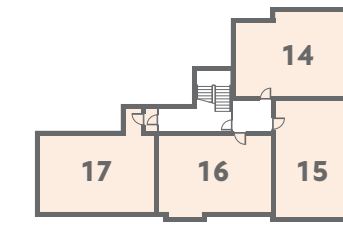
Bedroom 2  
2.4m x 3.1m ◇ 8' x 10'

Bathroom  
2.2m x 2.0m ◇ 7' x 7'

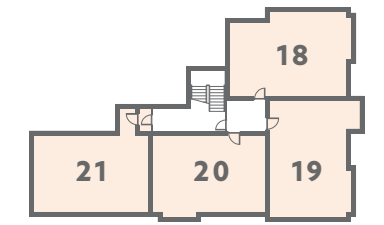
Ensuite  
2.2m x 1.8m ◇ 7' x 6'



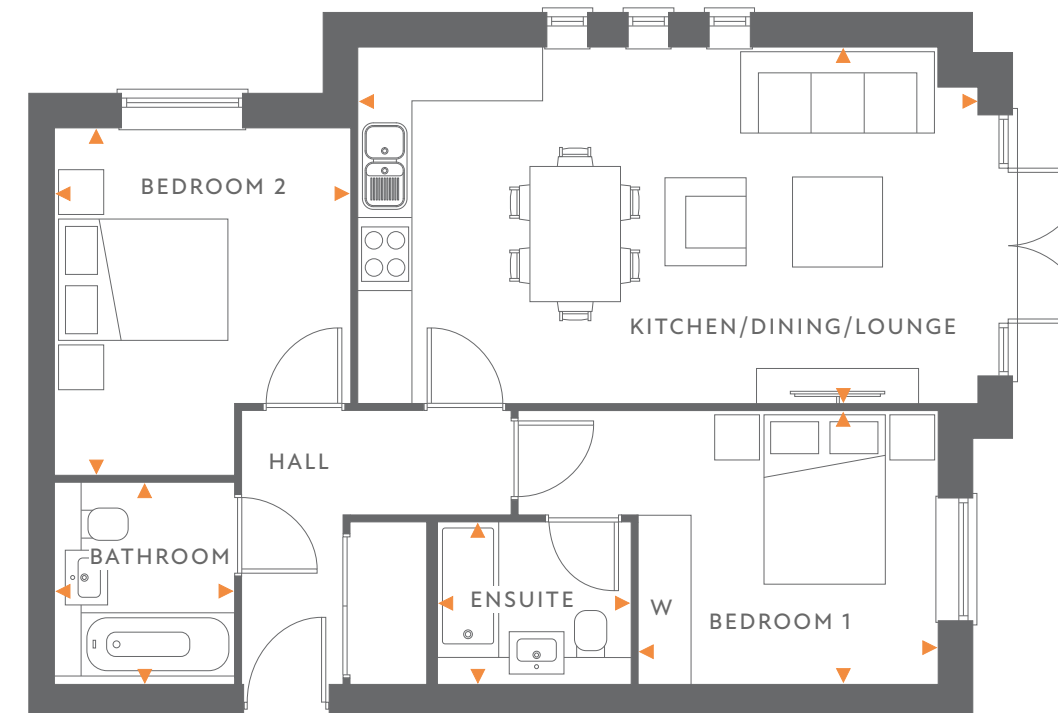
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## PLOTS 10, 14 & 18

Total Internal Area  
68 sq m ◇ 732 sq ft

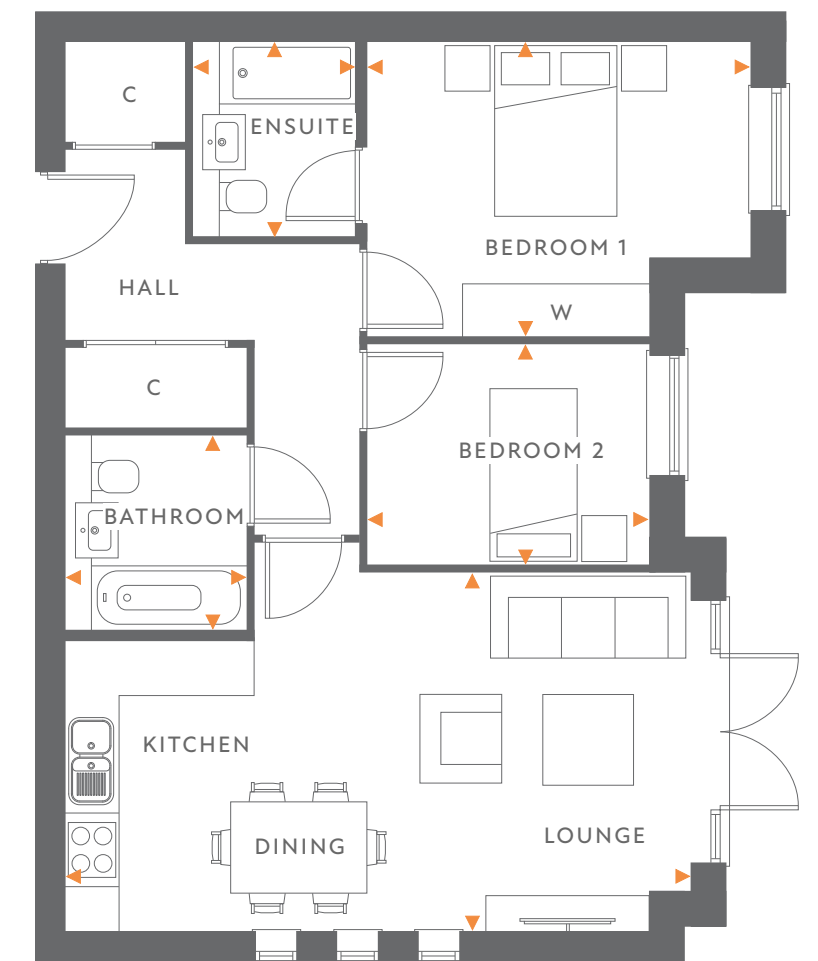
Lounge/Kitchen/Dining  
4.0m x 6.9m ◇ 13' x 23'

Bedroom 1  
3.0m x 3.3m ◇ 10' x 11'

Bedroom 2  
3.9m x 3.3m ◇ 13' x 11'

Bathroom  
2.2m x 2.0m ◇ 7' x 7'

Ensuite  
2.2m x 1.8m ◇ 7' x 6'



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## SOPHISTICATED SPECIFICATION

DESIGNED TO ENSURE COMFORT AND STYLE

### 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 bedrooms
- ◆ Fully fitted wardrobe to bedroom 1 with hinged doors
- ◆ Tiled floor to bathroom, ensuite and utility cupboard
- ◆ Soft Muslin-painted walls throughout with pure brilliant white ceilings

### KITCHEN/FAMILY ROOM

- ◆ Leicht German-designed kitchens with soft close doors and drawers
- ◆ Quartz worktops with upstand
- ◆ LED feature lighting under high-level kitchen units
- ◆ Fully integrated Bosch appliances including oven, microwave oven\*, induction hob and extractor
- ◆ Fully integrated Bosch dishwasher
- ◆ Fully integrated Bosch fridge/freezer
- ◆ Free-standing Bosch washing machine and tumble dryer in utility cupboard
- ◆ Composite granite black single-bowl sink
- ◆ Matt black monobloc mixer tap

### BATHROOM/CLOAKROOM

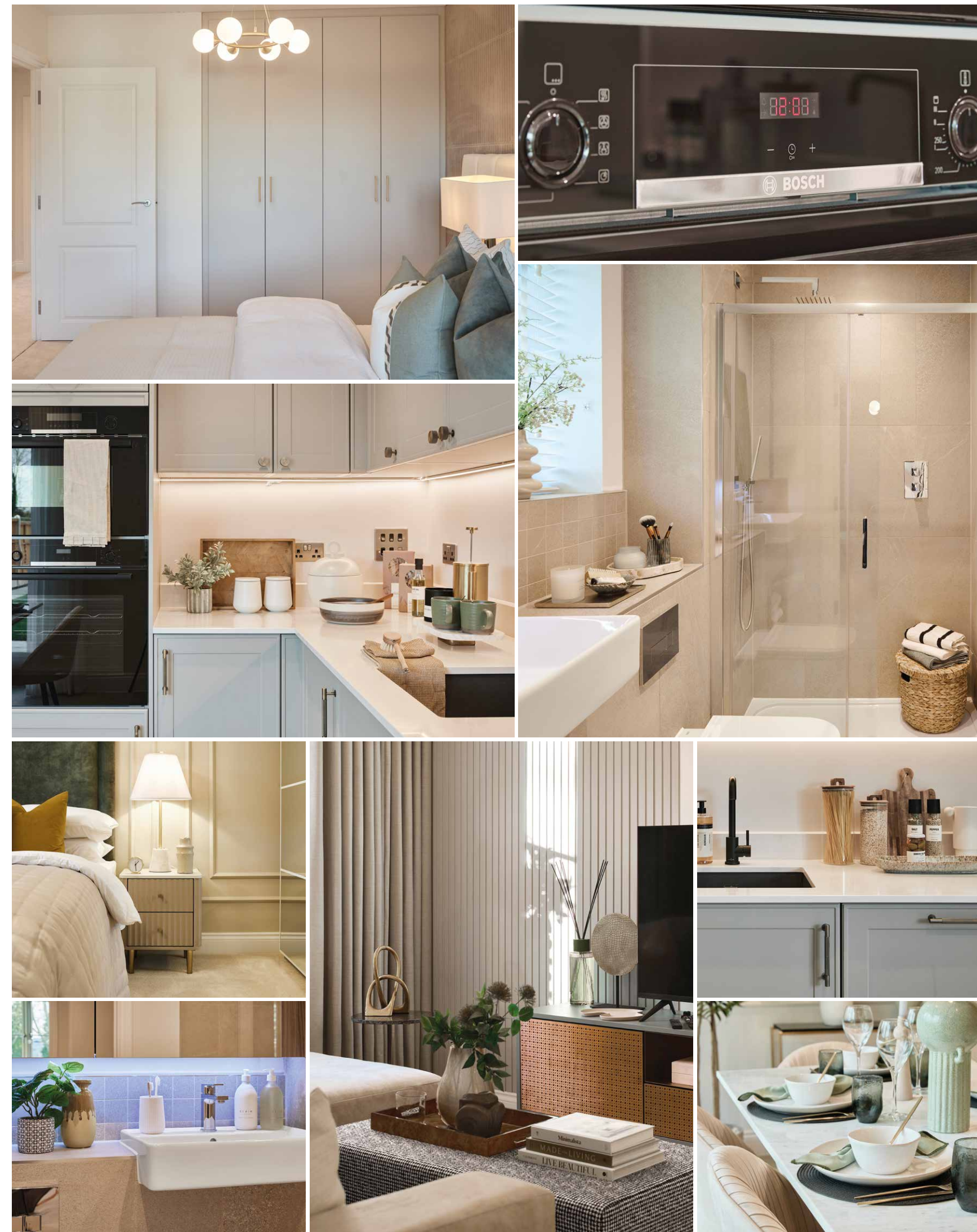
- ◆ Fully fitted bathrooms with chrome fixtures and fittings
- ◆ ROCA floorstanding rimless WC with soft close seat and cover
- ◆ VADO concealed chrome push button flush
- ◆ Chrome VADO shower head with arm
- ◆ Mirrored cabinet in bathrooms and ensuites with feature LED lighting and internal shaver socket
- ◆ Chrome ladder heated towel rail to bathrooms and ensuites
- ◆ Low profile walk-in shower trays with glazed screen
- ◆ Half-height or tile skirting with full height to showers/baths

*Continued overleaf*

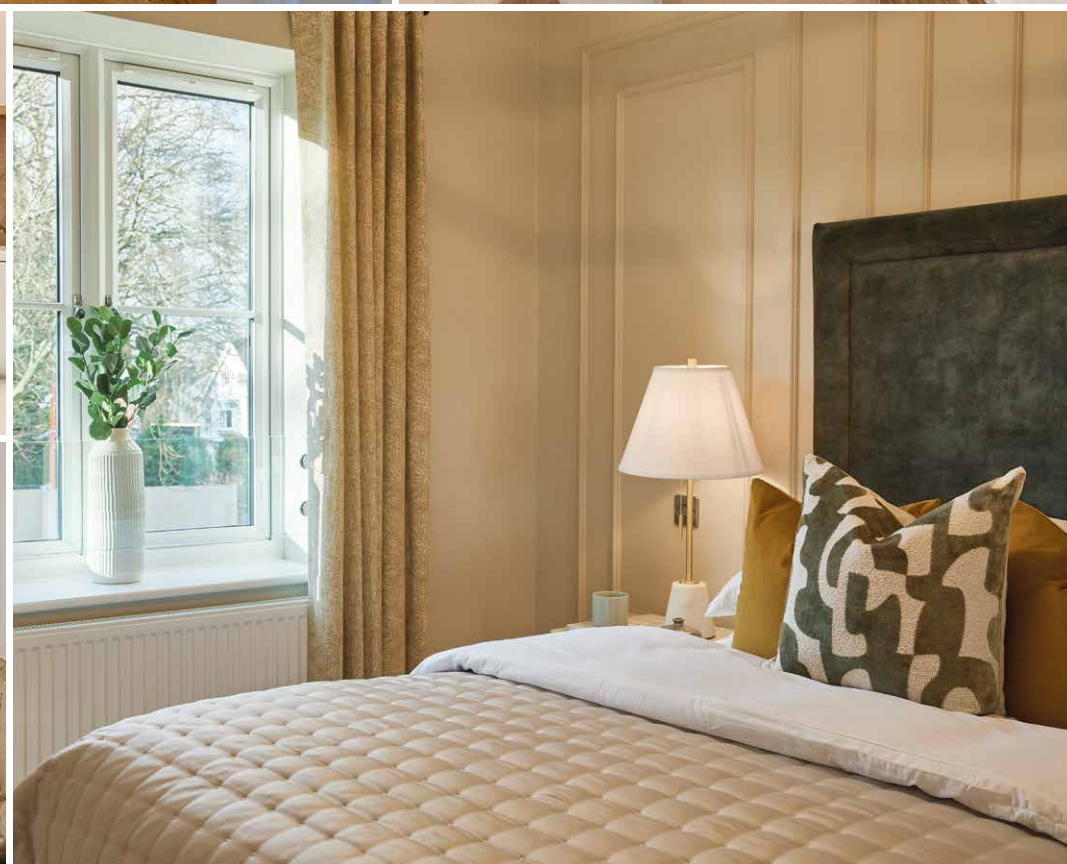
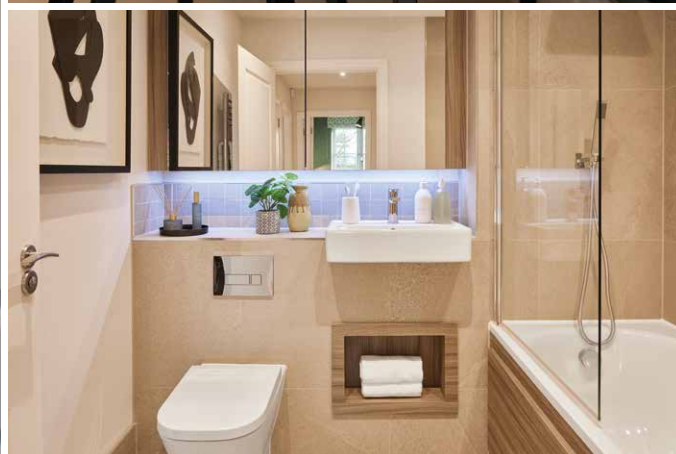
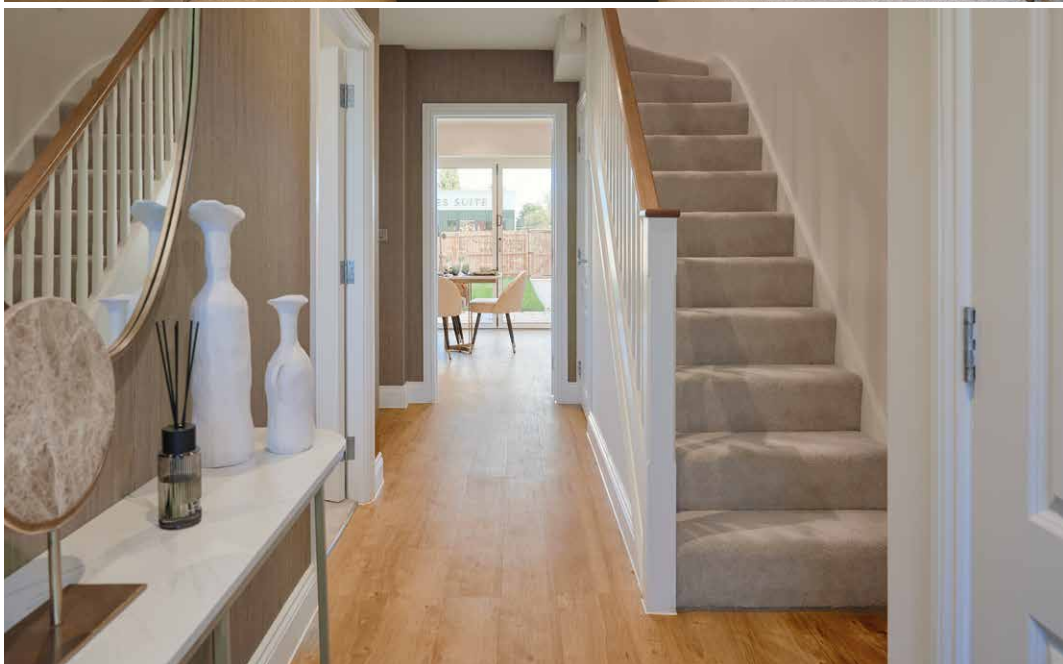


FORM AND FUNCTION SHOULD BE ONE,  
JOINED IN A SPIRITUAL UNION.

FRANK LLOYD WRIGHT







## EXCEPTIONAL *ELEGANCE* AND OUTSTANDING CRAFTSMANSHIP

### ELECTRICS AND LIGHTING

- ◆ Low-level Media Plate to living room
- ◆ High-level Media Plate to kitchen (Assembly Hall houses only) and bedroom (all homes)
- ◆ Low energy downlighters to hallway, kitchen/living room, bathroom/ensuite and study (where applicable)
- ◆ Pendant lights to double bedrooms
  - ◆ Secondary light switch to all double bedrooms
- ◆ All bedroom sockets to have C and A USB ports
- ◆ Kitchen to include socket with C and A USB ports
- ◆ Brushed steel sockets throughout with black inserts

### HEATING SYSTEM

- ◆ Air Source Heat Pump and hot water cylinder within Croydon Building (with electric radiators) and Pine, Maple & Assembly Hall apartments (with electric underfloor heating)
- ◆ External Air Source Heat Pump and hot water cylinder within Assembly Hall houses (with underfloor heating to ground floor and radiators to upper floors)

### EXTERNAL FINISHES

- ◆ UPVC Anthracite Grey windows with chrome ironmongery
  - ◆ Low energy light fitting to balconies
- ◆ Electric charging point to all homes with provision for a second charging point to selected homes

### SECURITY AND SAFETY

- ◆ Video entry system (Pine and Maple only)
- ◆ Mains-fed smoke detector and carbon monoxide detector
- ◆ 10-year structural warranty provided by ICW

### COMMUNAL AREAS

- ◆ Tiled floors with recessed coir matting to entrance lobbies
- ◆ Carpet to stairs and hallways
- ◆ LED downlighters on sensors
  - ◆ Electric panel heaters to common areas
- ◆ Windows and doors to be painted brilliant white
- ◆ Walls to be painted Purbeck Stone



HAVE NOTHING IN YOUR HOUSE THAT  
YOU DO NOT KNOW TO BE USEFUL,  
*OR BELIEVE TO BE BEAUTIFUL.*

WILLIAM MORRIS





## BREATHTAKING *ENVIRONMENT*

### THE REBIRTH OF A LEGACY

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. Within The Old School House an exclusive residents' lounge will offer the ideal place to socialise and relax. Outside, in the newly landscaped grounds, a wealth of recreational facilities will offer tennis courts and a multi-use games area together with a network of pedestrian and cycle routes. A nature-enhancing pond will encourage wildlife and create a vibrant, ecological centrepiece.

As with all Chase New Homes developments, homes at The Waldens will be constructed to the highest standards of energy and resource efficiency, reducing utility costs for residents by using technology that includes Air Source heat pumps. This approach extends outside. Every home will have one allocated parking space with an EV charger.



*The Old School House*



*The Old School House*



TENNIS COURTS  
AND MULTI-USE  
GAMES AREA

VIDEO ENTRY SYSTEM  
TO APARTMENTS

WI-FI TO RESIDENTS' LOUNGE  
WITHIN THE  
SCHOOL CONVERSION

CYCLE STORAGE

PEDESTRIAN AND CYCLE ROUTES  
ACROSS THE DEVELOPMENT

PRIVATE PARKING  
FOR ALL HOUSES AND APARTMENTS





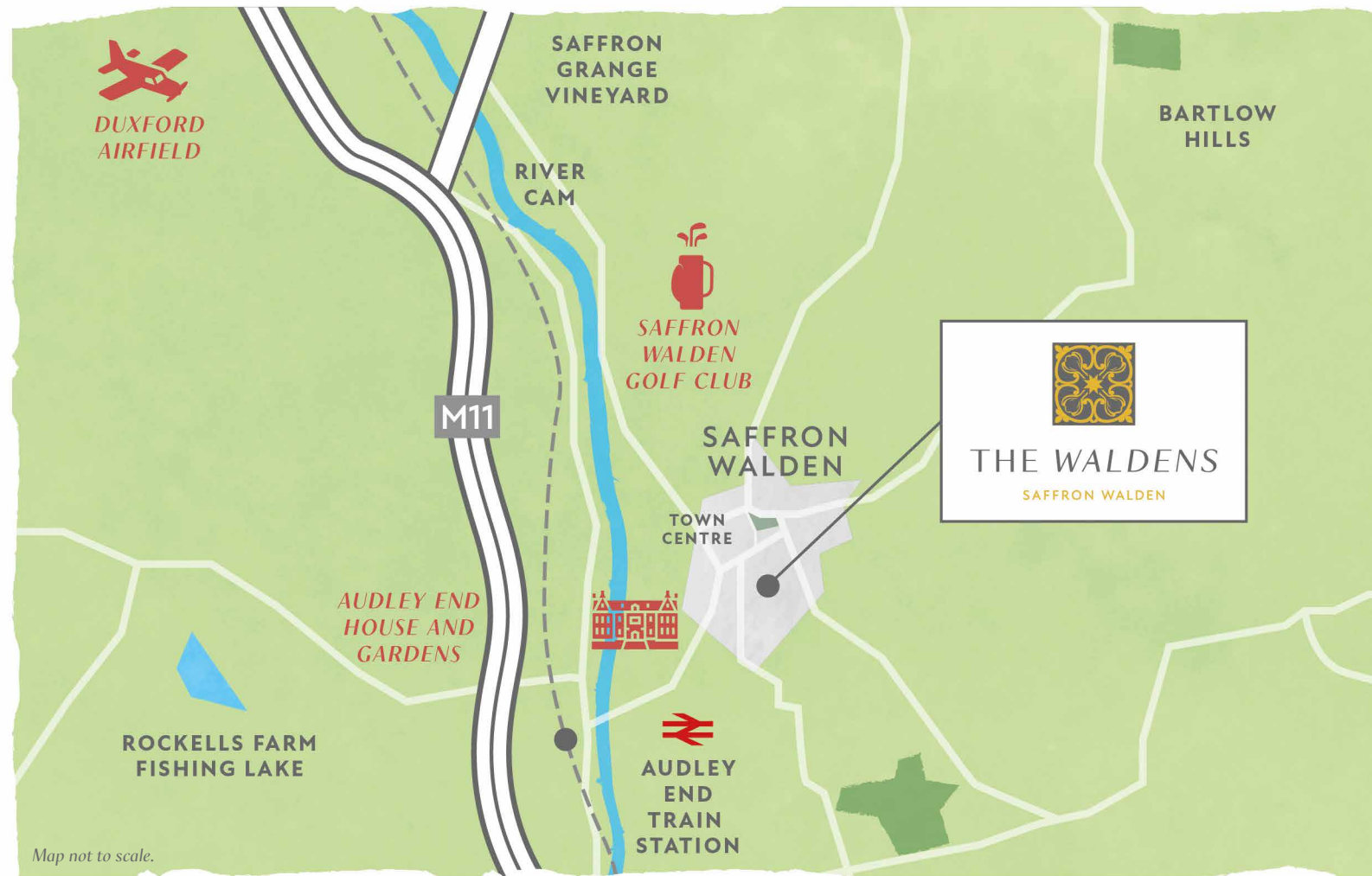
The Waldens





## HOW TO FIND US

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



**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 or ///expel.order.juror on What3Words.



## 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 Google Maps and National Rail. Application reference: UTT/22/1040/PINS. Designed by s1design.london



CHASENEWHOMES.CO.UK

