



THE WALDENS

SAFFRON WALDEN

THE OLD SCHOOL HOUSE

DISTINCTIVE APARTMENTS WITHIN A BEAUTIFULLY RESTORED LANDMARK



A RARE OPPORTUNITY TO LIVE SOMEWHERE TRULY UNIQUE

The Old School House is a carefully considered conversion of the former Friends School building, breathing new life into a historic landmark while preserving its character and charm. This exceptional renovation delivers a collection of apartments that blend heritage architecture with contemporary design and modern living.

Set within the wider Waldens community, The Old School House offers a lifestyle defined by quality, individuality and a strong sense of place – ideal for buyers seeking something beyond the ordinary.

A HOME WITH HISTORY. A LIFESTYLE FOR TODAY

The Old School House offers a rare blend of character, modern convenience and community living, set within a green, thoughtfully designed neighbourhood at The Waldens.



Computer generated images are indicative only.

APARTMENTS
AVAILABLE TO RESERVE
FROM SPRING 2026



PLEASE REGISTER
YOUR INTEREST
TO FIND OUT MORE

AN EXCITING NEW LIFESTYLE

THE APARTMENTS

A total of 52 unique apartments are being created within the repurposed Old School House. Each offering its own individual layout and character, with private entrances to selected plots. No two apartments are quite the same, making each home feel distinctive and personal.

- ◆ A choice of one, two and three-bedroom apartments
- ◆ Varied layouts shaped by the original building's architecture
- ◆ A rare opportunity to own a home with genuine personality and history
- ◆ **Prices from £265,000**
- ◆ 999-year leasehold, offering long-term peace of mind



RESIDENT FACILITIES & LIFESTYLE

Life at The Old School House has been designed to feel relaxed, social and well-connected.

An exclusive residents' lounge with WiFi, ideal for:

- ◆ Working from home
- ◆ Informal meetings
- ◆ Socialising with neighbours
- ◆ Quiet relaxation
- ◆ Concierge service

GREEN SPACE, SPORT & WELL-BEING

The wider development has been designed to encourage an active, outdoor lifestyle and residents will benefit from:

- ◆ Landscaped recreational grounds
- ◆ Tennis courts and multi-use games areas
- ◆ A network of pedestrian and cycle routes connecting the site
- ◆ A nature-enhancing pond that encourages wildlife and creates a tranquil ecological focal point

A TRUSTED, AWARD-WINNING DEVELOPER

Homes at The Old School House are delivered by Chase New Homes, an award-winning housebuilder known for quality, craftsmanship and placemaking excellence.

- ◆ What House? Awards – Silver Winner; Best Mixed-Use Development for Scholars, Broxbourne

TENURE & LOCAL AUTHORITY

- ◆ Tenure: Leasehold – 999 years
- ◆ Local Authority: Uttlesford District Council



RESERVATION & PURCHASING INFORMATION

To secure your chosen apartment at The Old School House:

- ◆ Reservation Fee: £2,500
 - Includes a 14-day cooling-off period
- ◆ Exchange of Contracts:
 - Within 28 days of reservation
 - 10% of the purchase price payable on exchange
- ◆ Completion:
 - Balance payable on completion

CHASE NEW HOMES

is committed to delivering distinctive, well-crafted homes in carefully chosen locations. Combining design excellence, sustainability and long-term community value to create places people genuinely want to live.

Compass 
Elevation

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