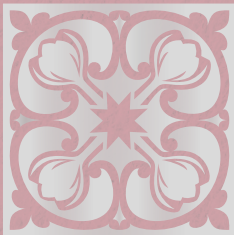


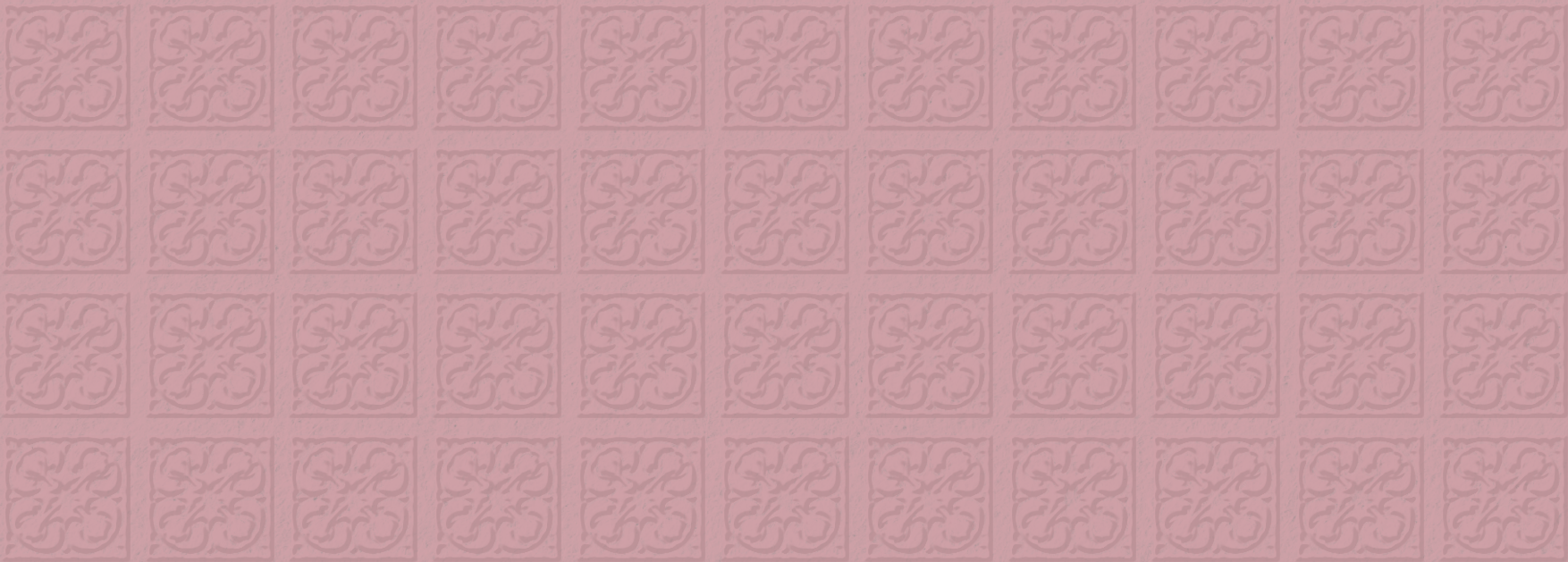
THE OLD SCHOOL HOUSE

AT



THE WALDENS

SAFFRON WALDEN





HISTORIC *DISTINCTION*

CLASSIC HERITAGE MEETS CONTEMPORARY LUXURY

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, 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 Old School House, a magnificent Victorian landmark building that dates back to 1879. Positioned at the heart of the estate, this iconic building is being meticulously restored to create 52 luxury apartments that seamlessly blend original architectural character with modern design.



*Illustration of the original Friends' New School
commissioned in 1879 by Edward Burgess, Architect.*



The Old School House

THE REBIRTH
OF A LEGACY



A SENSE OF PLACE

PRESERVING THE SPIRIT OF THE OLD SCHOOL HOUSE

The story of this site is one of deep-rooted community and resilience. Originally established as a Quaker institution in 1702, the school's move to Saffron Walden in 1879 marked the beginning of a long and storied chapter for this landmark building. At the heart of the school's identity was the iconic Croydon Clock, which was transported from the school's original home in Croydon and installed here in 1879, serving as a constant, rhythmic link to the institution's past.

The grounds themselves serve as a living archive of the school's history. The avenue of lime trees, once a focal point where students from the east and west wings could meet and converse, remains a tranquil thoroughfare today. Standing as a guardian of this history is the wrought-iron Croydon Gate, dating back to 1708, a remarkable survivor of the Second World War. Re-erected here in 1976, this historic entrance signifies the school's enduring strength and serves as a vital bridge between its foundational years and its modern-day rebirth.

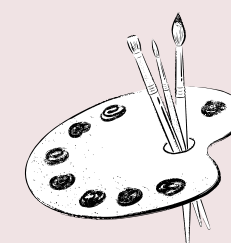
This connection to the past is further honoured by the analematic sundial on the front lawn. Donated by the Old Scholars' Association in 2002 to mark the school's tercentenary, the dial is a masterwork of carved stone. More than a decorative feature, it invites residents to engage with the passage of time by stepping onto the stone slabs of the current month – a unique, interactive tribute to the thousands of scholars who once called these grounds their home.



REMARKABLE TALENT

A LEGACY OF CREATIVITY AND GLOBAL INFLUENCE

The Friends' School has always been more than an institution; it was a sanctuary for individuality and a catalyst for extraordinary talent. Throughout its rich past, the school nurtured a diverse community of thinkers and innovators who went on to leave a lasting mark on the world. Championed by illustrious figures, including the esteemed actress Dame Judi Dench who proudly served as a patron, the school's creative spirit continues to inspire. As we preserve the heritage of this landmark, we celebrate both its many advocates and those who once walked its halls.

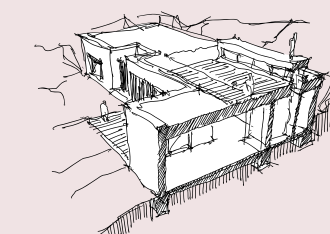


EDWARD BAWDEN

1903 – 1989

ARTIST AND ILLUSTRATOR

One of the most significant British artists of the 20th century, Bawden was renowned for his vibrant prints and mural work. He served as an official war artist and remained closely tied to the artistic community of Saffron Walden.



RALPH ERSKINE

1914 – 2005

ARCHITECT AND PLANNER

An influential figure in 'humane modernism', Erskine became a world-renowned architect. His innovative designs focused on the social aspects of architecture, ensuring buildings served the needs of their community.



DIANA WYNNE JONES

1934 – 2011

AUTHOR AND FANTASY NOVELIST

One of the most influential voices in children's fantasy literature, Jones wrote over forty books, including the internationally acclaimed *Howl's Moving Castle*. Her imaginative storytelling and clever wit earned her a dedicated global following and deeply influenced a generation of modern fantasy writers.

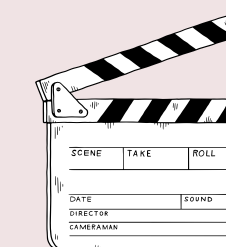


SALLY TUFFIN

1938 – PRESENT

FASHION DESIGNER AND CERAMICIST

A key figure of the 'Swinging Sixties', Tuffin co-founded the iconic Tuffin & Foale fashion label, dressing icons of the era. She later channeled her sharp design instincts into a highly successful second career as a master ceramicist for Moorcroft Pottery.



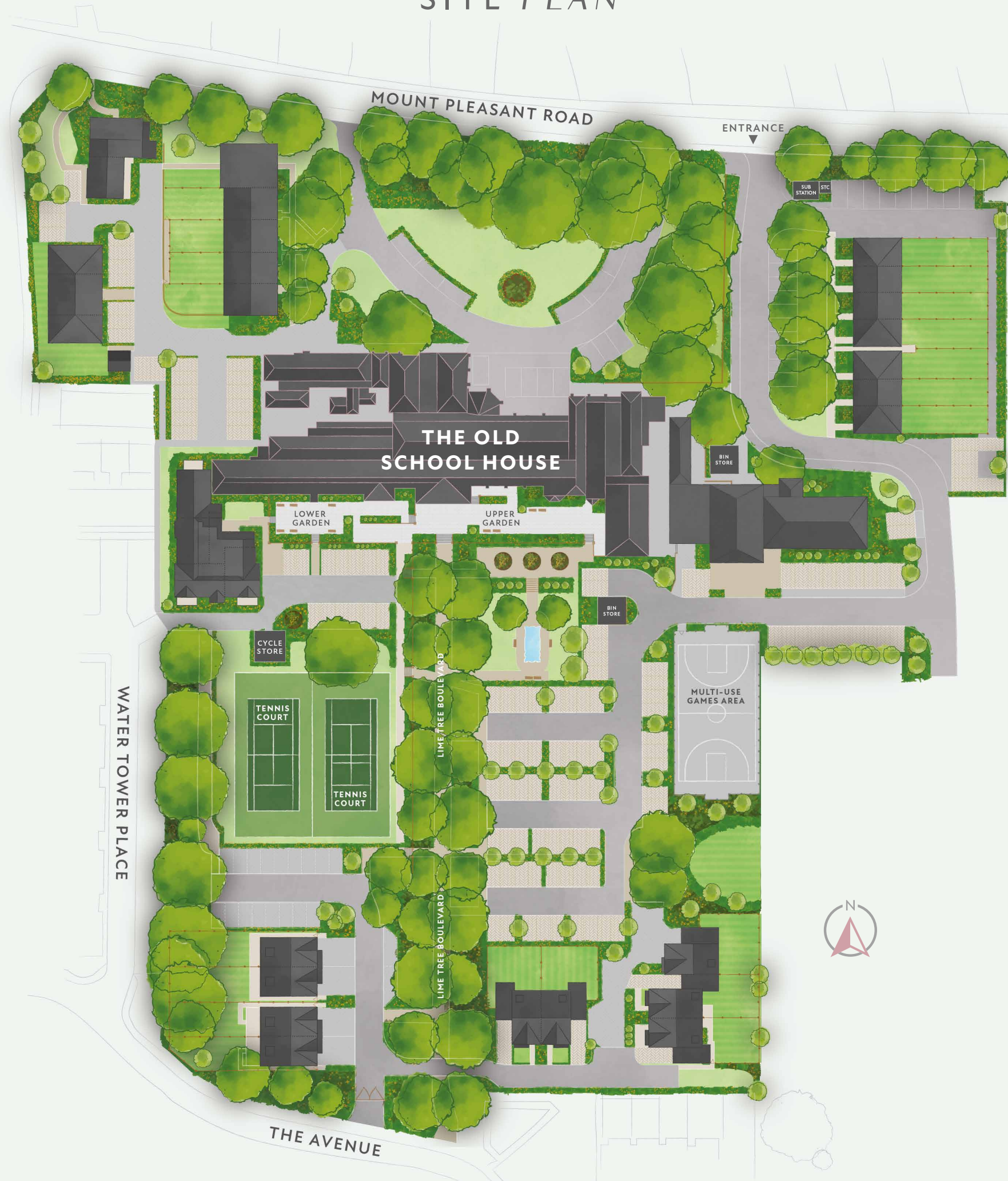
MATTHEW ROBINSON

1944 – PRESENT

TELEVISION AND FILM DIRECTOR

A major force in British broadcasting, Robinson's career has spanned decades, including serving as the Executive Producer of *EastEnders*. His passion for film was ignited at the school, where he filmed a documentary of daily campus life in the 1960s.

SITE PLAN



PLOT LOCATOR & APARTMENT FINDER

See Pages 12 - 13



REFINED HERITAGE

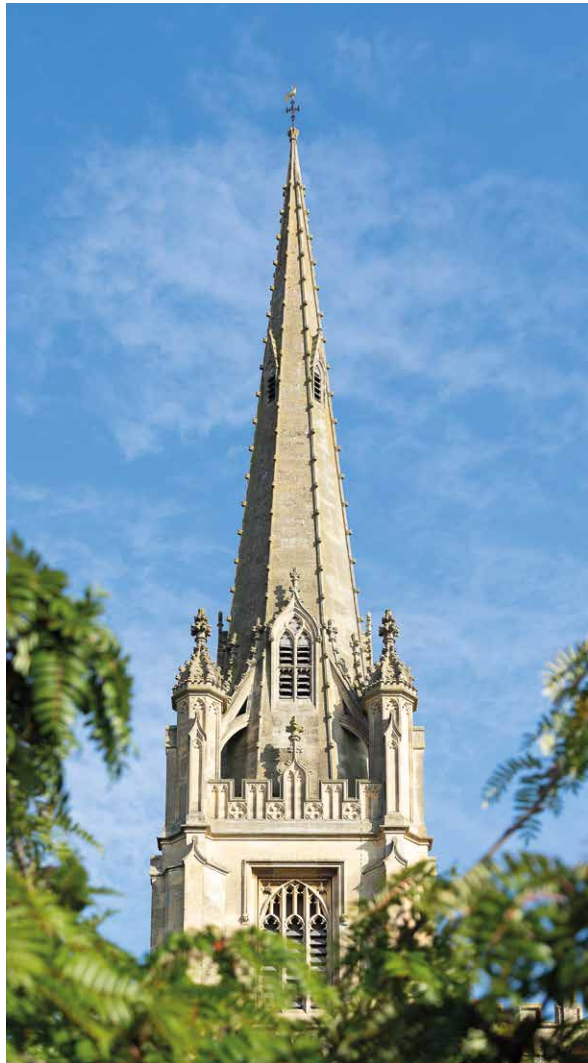
INDIVIDUALLY CRAFTED FOR SOPHISTICATED LIVING

The sensitive renovation of The Old School House preserves its elegant exterior and celebrated interior features, ensuring the building's original character remains the focal point. This exceptional conversion offers residents an elevated lifestyle, including exclusive access to a private lounge – a serene, beautifully restored setting designed specifically for socialising and relaxation.

This collection of one, two and three-bedroom apartments offers a variety of residences. No two apartments are the same; each shaped by the building's historic footprint, offering its own individual layout and character. This renovation offers buyers a rare opportunity to own a unique home with personality and architectural history, finished to an impeccable, contemporary standard.



The Old School House



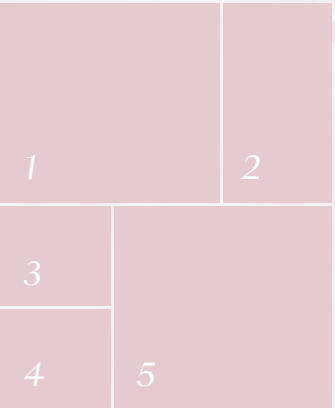
SETTING THE LOCAL SCENE

INTRODUCING A DELIGHTFUL MARKET TOWN

Saffron Walden owes its unique character as well as its name to the saffron crocus. Used in medicines, as a condiment, in perfume, as a dye and as an aphrodisiac, it was the basis of an industry which gave the town its rich architectural heritage.

Today, historic buildings make up a vibrant town centre clustered around the unspoiled marketplace.

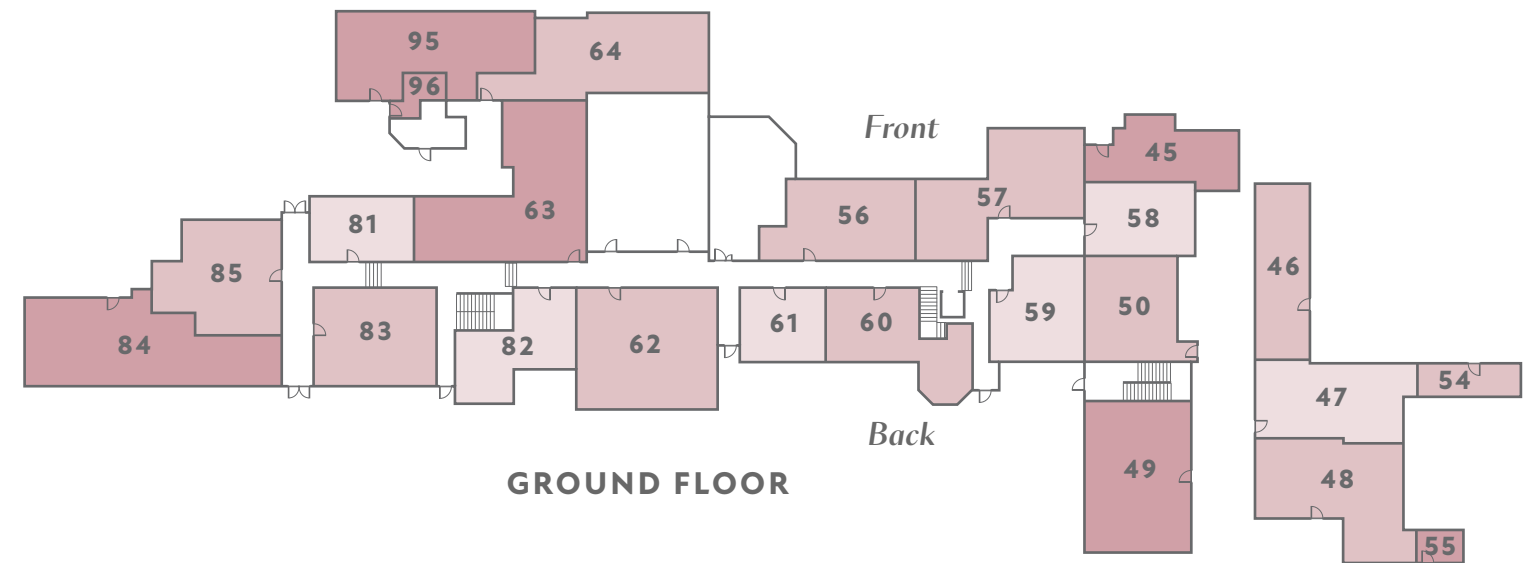
A popular market has been held in Saffron Walden since 1141 and the town comes alive on Saturdays when the market square fills with shoppers on the hunt for fresh produce, artisan goods, jewellery and clothing. A regular auction has helped make the town a focus for antiques and bygones, while the ancient lanes boast a wealth of quirky independent new and contemporary businesses. Inns, boutiques, craft shops, Heath Kane Studio and Gallery, Gray Palmer, are joined by some major names including Waitrose & Partners and Fatface, making the town ideal for younger couples and families alike.



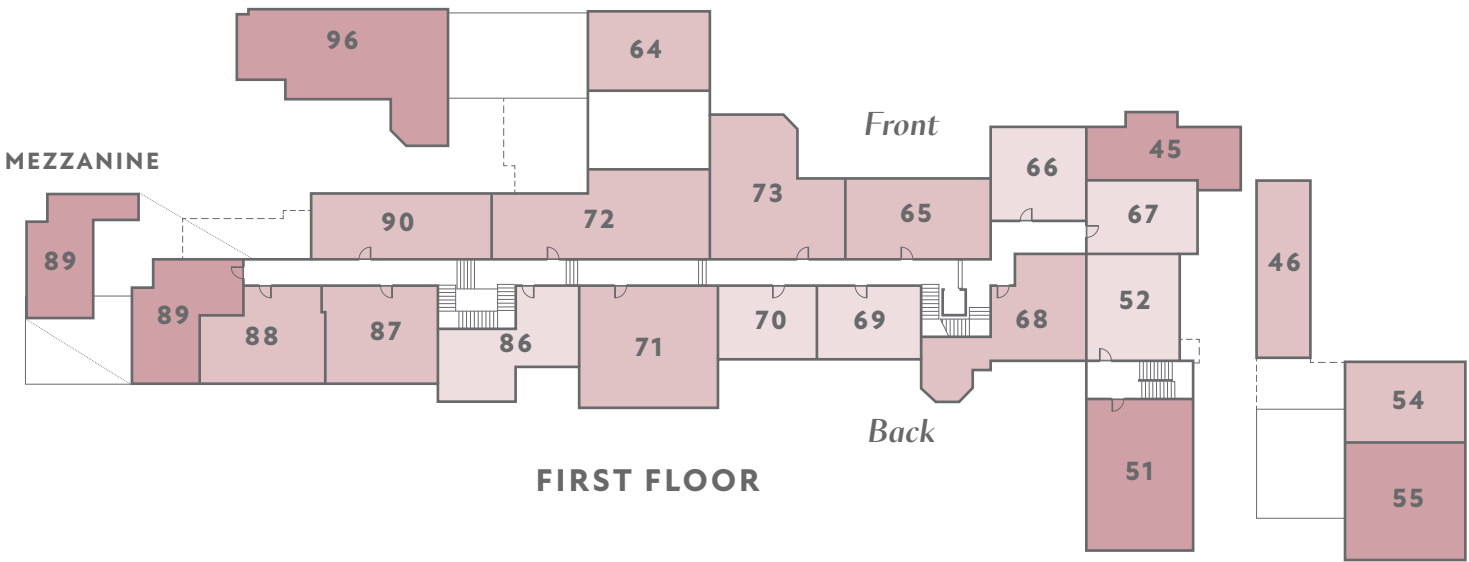
1. Audley End House & Gardens
2. St Mary's Church
3. Hill St. Chocolatier
4. Café Cou Cou
5. Saffron Walden Town Centre



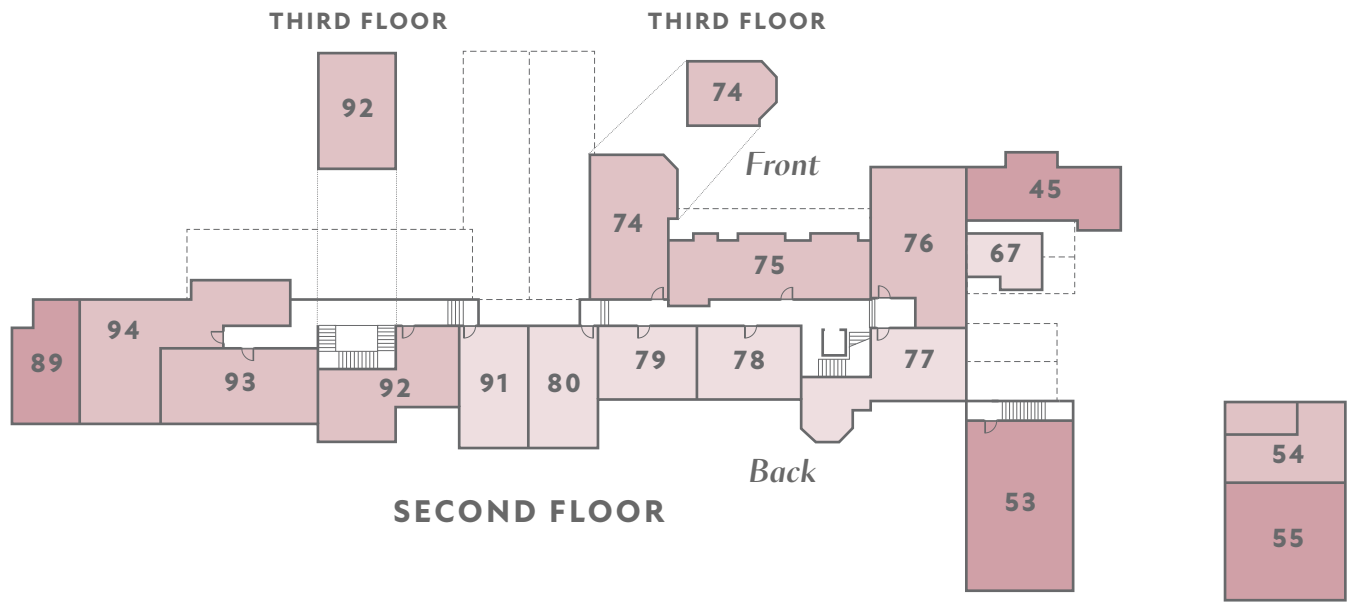
PLOT LOCATOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

1 bedroom 2 bedroom 3 bedroom

APARTMENT FINDER

APARTMENT NUMBER	FLOOR LEVEL	NUMBER OF BEDROOMS	APARTMENT NUMBER	FLOOR LEVEL	NUMBER OF BEDROOMS
45	Ground, First & Second (Triplex)	3/4	71	First	2
46	Ground & First (Duplex)	2	72	First	2
47	Ground	1	73	First	2
48	Ground	2	74	Second & Third (Duplex)	2
49	Ground	3	75	Second	2
50	Ground	2	76	Second	2
51	First	3	77	Second	1
52	First	1	78	Second	1
53	Second	3	79	Second	1
54	Ground, First & Second (Triplex)	2	80	Second	1
55	First & Second (Duplex)*	3	81	Ground	1
56	Ground	2	82	Ground	1
57	Ground	2	83	Ground	2
58	Ground	1	84	Ground	3
59	Ground	1	85	Ground	2
60	Ground	2	86	First	1
61	Ground	1	87	First	2
62	Ground	2	88	First	2
63	Ground	3	89	First, Mezzanine & Second (Triplex)	3
64	Ground & First (Duplex)	2	90	First	2
65	First	2	91	Second	1
66	First	1	92	Second & Third (Duplex)	2
67	First & Second (Duplex)	1	93	Second	2
68	First	2	94	Second	2
69	First	1	95	Ground	3
70	First	1	96	First*	3

*Ground floor entrance.



SUPERIOR SPECIFICATION

EXCELLENCE AND STYLE IN EVERY DETAIL

INTERNAL FINISHES

- ♦ White moulded two-panel internal doors
- ♦ Brushed chrome ironmongery
- ♦ 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 and hanging rail and high shelf
- ♦ Tiled floor to bathroom, ensuite and utility cupboard
- ♦ Painted walls throughout

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 or integrated Bosch washer/dryer (depending on apartment layout)
 - ♦ Composite granite black single-bowl sink
- ♦ Matt black monobloc mixer tap

BATHROOM/CLOAKROOM

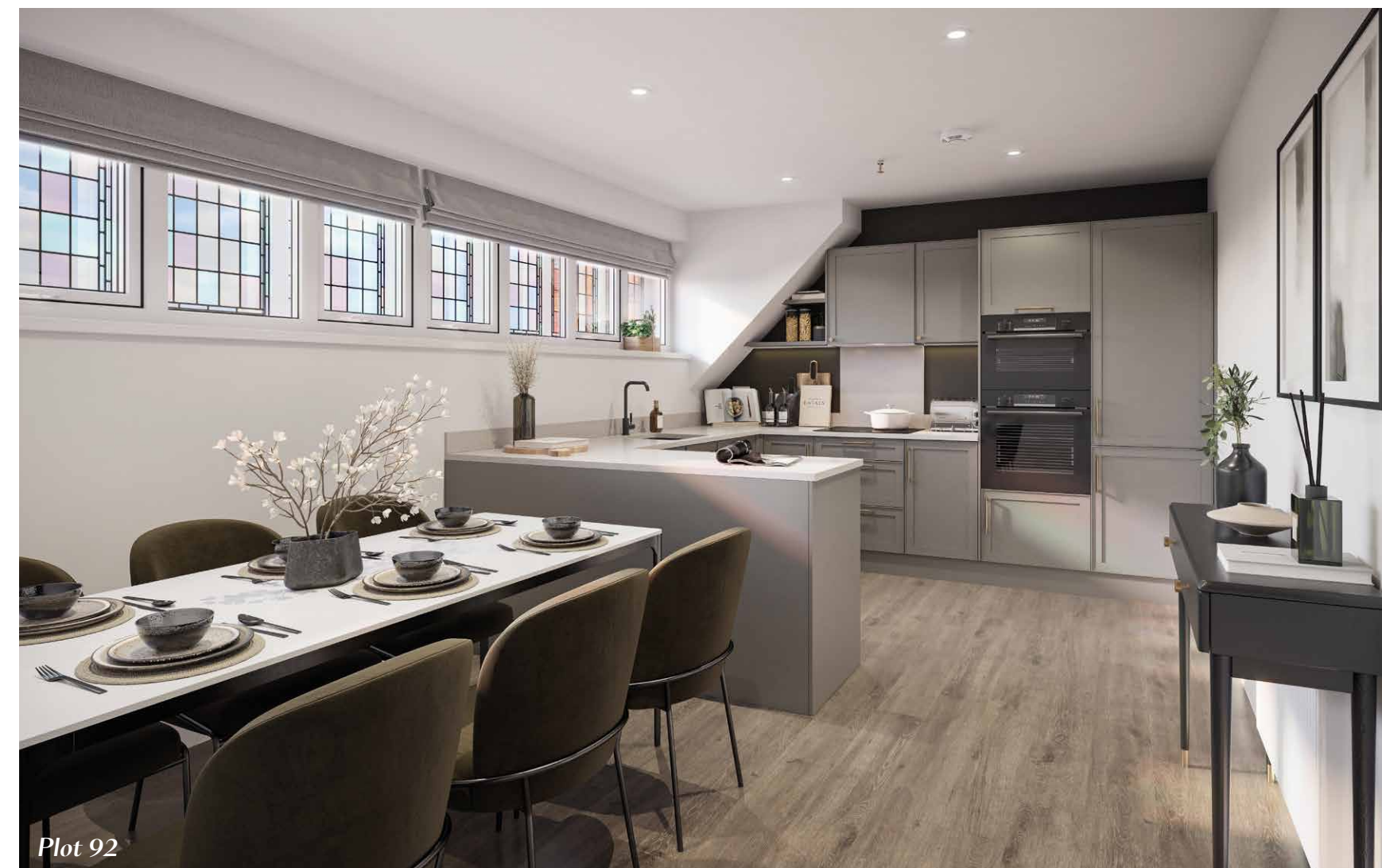
- ♦ Fully fitted bathrooms with chrome fixtures and fittings
- ♦ ROCA floorstanding rimless WC with soft close seat and cover
 - ♦ VADO concealed chrome push button flush
- ♦ Chrome VADO shower head with arm
- ♦ Mirrored cabinet in bathrooms and ensembles with feature LED lighting and internal shaver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

Continued overleaf



A THING OF BEAUTY
IS A JOY FOR EVER

JOHN KEATS





Plot 53



Plot 62



Plot 53



CONSIDERED CRAFTSMANSHIP

EXPERTLY FINISHED FOR 21ST CENTURY EASE

ELECTRICS AND LIGHTING

- ◆ Low-level Media Plate to living room
- ◆ High-level Media Plate to kitchen
- ◆ TV point to bedroom 1 (where appropriate)
- ◆ 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 hot water cylinder with electric radiators

EXTERNAL FINISHES

- ◆ White painted wood windows
- ◆ Electric charging point to all homes with provision for a second charging point to selected homes

SECURITY AND SAFETY

- ◆ Video entry system to all apartments
- ◆ 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
- ◆ Windows and doors to be painted brilliant white
- ◆ Painted walls throughout



GOOD DESIGN IMPROVES
THE QUALITY OF LIFE
FOR EVERYONE

SIR TERENCE CONRAN



INSPIRED SPACES

A PRIVATE SANCTUARY FOR WELLNESS AND PEACE OF MIND

Life at The Old School House extends far beyond the walls of your home. Residents are part of a thriving community where every detail encourages a relaxed, social atmosphere. This is a home designed for those seeking the extraordinary, where the convenience of a modern concierge service meets the tranquillity of a beautifully managed estate.

At the heart of the social experience is the exclusive residents' lounge. This sophisticated, Wi-Fi enabled space is ideal for working from home, hosting informal meetings or enjoying quiet relaxation and socialising with neighbours.

The transition to the outdoors is effortless. Beyond the lounge, a network of pedestrian and cycle routes invites you to explore the grounds at your own pace. Whether you are enjoying a match on the tennis courts or finding a moment of calm by the water's edge, the landscape serves as a peaceful extension of your living space.

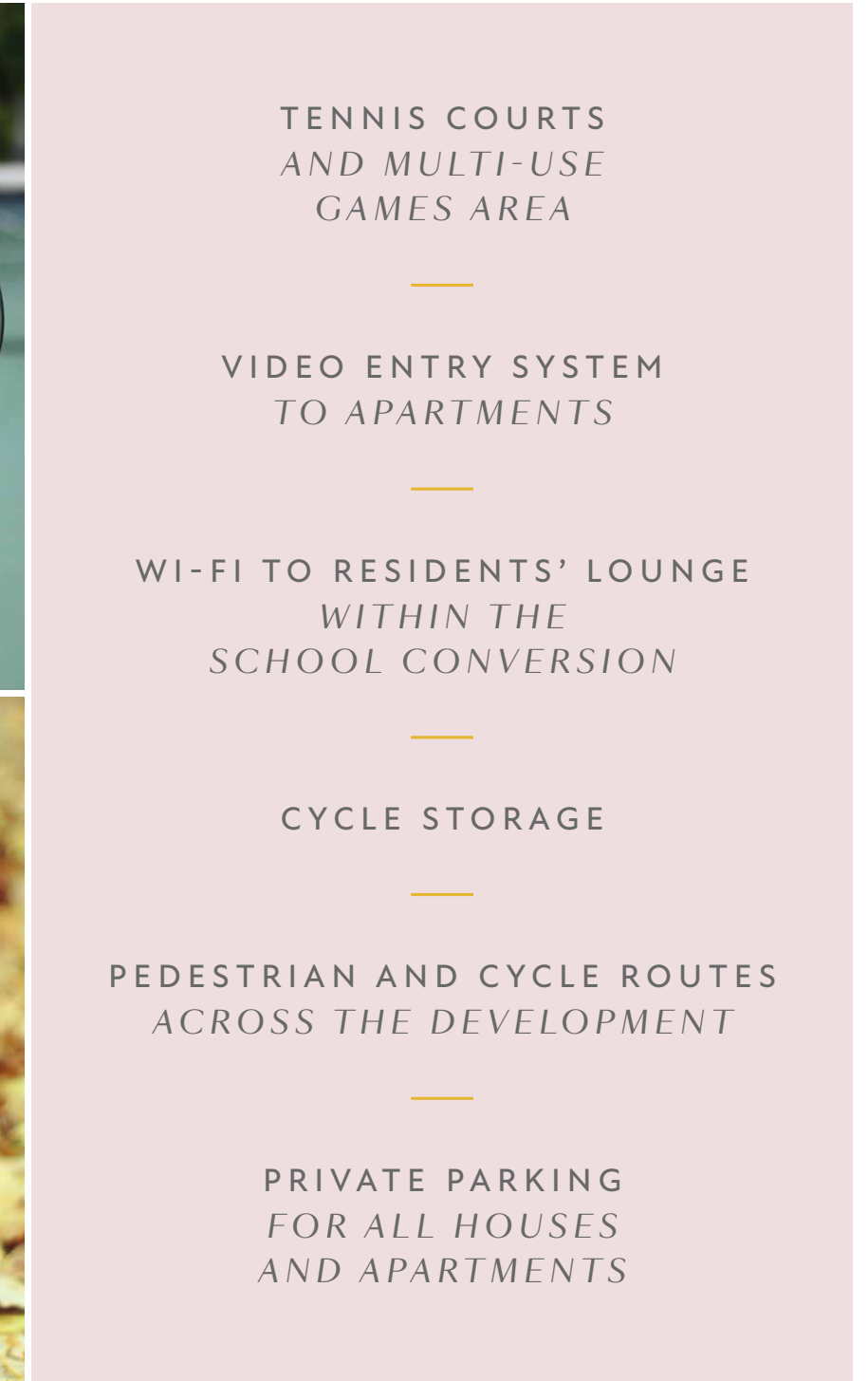
As with all Chase New Homes developments, homes at The Waldens will be constructed to the highest standards of energy and resource efficiency, reducing utility costs for residents by using technology that includes Air Source heat pumps. This approach extends outside. Every home will have one allocated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



Residents' Lounge



Croydon Building



Maple



THE WALDENS,
AN ENCHANTING
PLACE TO LIVE

The Waldens



HOW TO FIND US

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



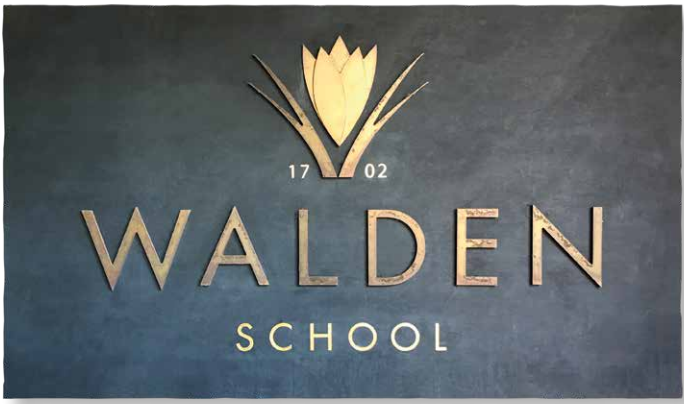
Directions: At junction 9a of the M11, take the A1301 exit to Cambridge/Saffron Walden/B184 and in 0.4 miles at the roundabout, take the 3rd exit onto A1301. After 0.1 miles, at the roundabout take the 1st exit onto B184 and after another 0.1 miles at the roundabout, take the 2nd exit onto Walden Road/B184. 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**



Original wall plaque from the entrance of The Friends’ School.

CHASENEWHOMES.CO.UK

