



An address of distinction

Introducing Kings Green, a small collection of exquisite detached homes, positioned in an enviable location just a stone's throw from Upminster's bustling town centre.



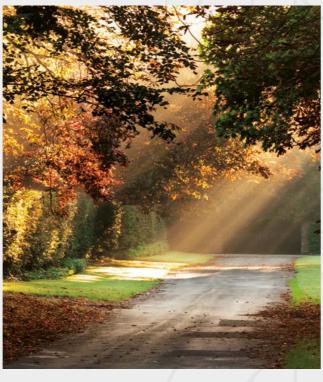


Thoughtful design *Meticulous craftsmanship*



The architects vision

A welcoming new community set out to respond to the topography of the land and respect the visual character of the area. Kings Green aims to provide a sustainable, adaptable environment that can evolve with the needs of residents long into the future.



The setting

Characterised by mature trees that cast dappled light on peaceful footpaths, Kings Green is a private community, with no through roads for complete tranquillity. All the ingredients for a better quality of life.



The architecture

Inspired by the local vernacular and designed to impress without imposing upon passers-by, the architecture aims to reinforce a sense of belonging. Each home uses a high-quality range of finishes and a cohesive palette to create an attractive street scene.

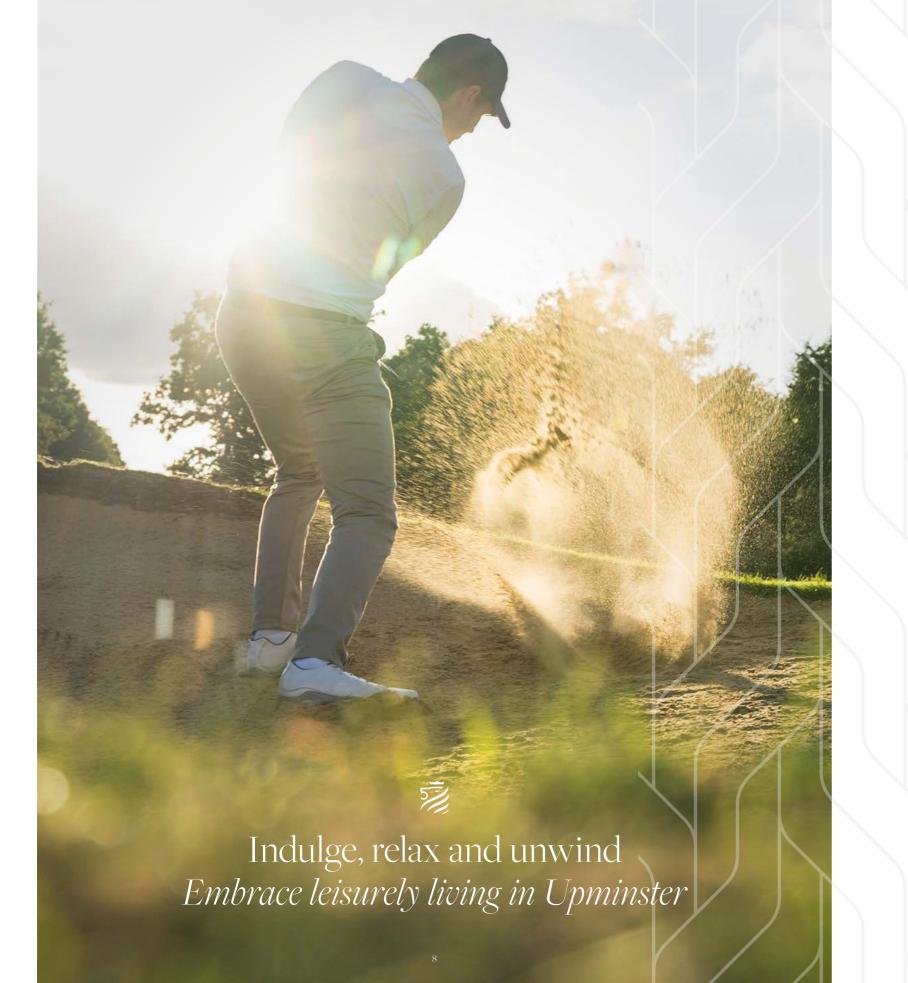
We take enormous pride in the homes we create, building a community at Kings Green designed to thrive for generations

$The\, craftsman ship$

Consistency of materials is key in achieving overall cohesion throughout the development. This is combined with attractive features such as decorative ridge tiles and finials, gabled roof dormers and mock Tudor timber to add extra character.



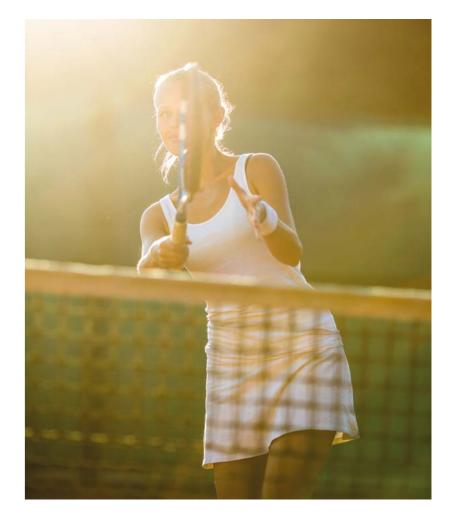
Computer generated imagery, indicative only.



Whether you're seeking fitness, fun, excitement or escapism, Kings Green enjoys a variety of leisure options within easy reach.

Upminster boasts an abundance of open space in which to live a better quality of life. The town itself is set around the glorious Upminster Park – nearly seven hectares of green that comprises cricket and football pitches, tennis courts and a children's play area.

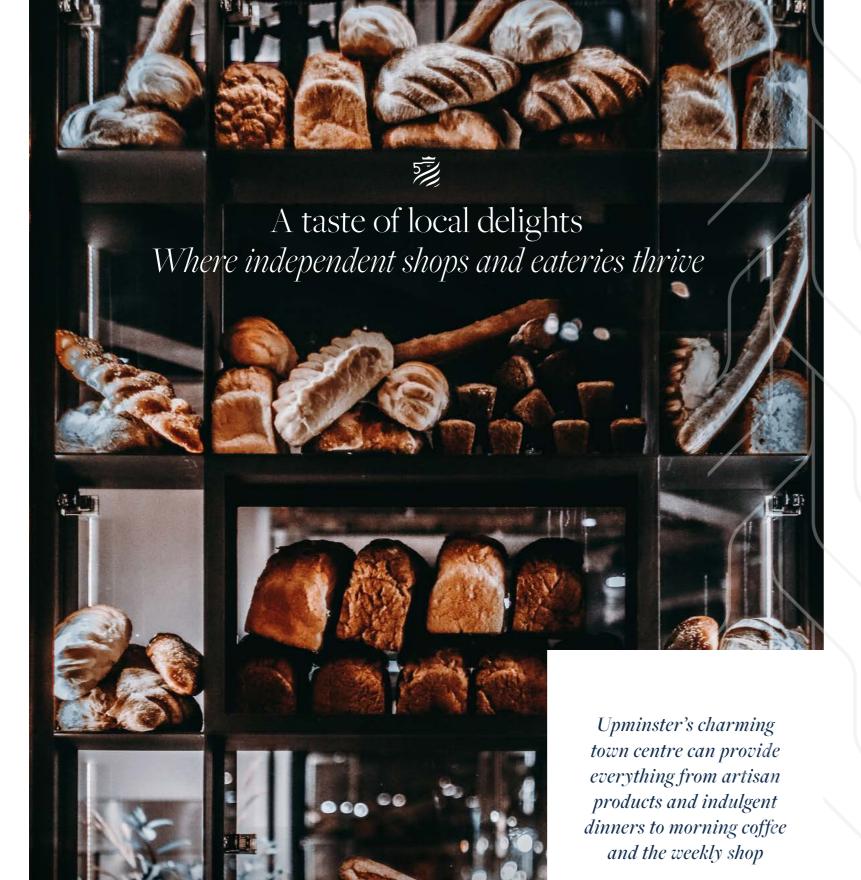
Alternatively, there are a number of local sports clubs, not least Upminster Golf Club, which is fortuitously placed across the road from Kings Green, or the local tennis club and rugby clubs that are both within walking distance.







For a little more action, Stubbers
Adventure Centre offers an array
of water sports, target sports
and more, making it perfect
for thrill seekers or energetic
children who need to let off steam.
Conversely, a relaxing stroll among
the thriving nature of Epping
Forest is only a half-an-hour
drive away whenever you need a
break from busy modern life.



Upminster plays home to a fantastic selection of independent shops, cafés, restaurants and services along its bustling high street.

By day, high-street favourites sit side by side with interesting independents, while delightful cafés provide ideal venues for lunch, brunch or coffee with friends.









By night, a selection of pubs, bars, restaurants and eateries come alive, offering a variety of flavours that can cater for many tastes.

Additionally, you can find all the essentials you need in the town, with supermarkets, pharmacies, doctors' surgeries, dentists and much more within a fiveminute drive of Kings Green.



The perfect environment for growing scholars

Upminster enjoys an
excellent selection of
schools that offer a lifetime
of education from nursery
right through to sixth form



$Nursery\,and\,primary\,education$

Kings Green is well-placed for early years care, benefitting from a choice of nearby pre-schools and nurseries. One example is Little Adventurers Nursery, which is located within walking distance. This popular day nursery accepts children from 0–5 years and is rated Good by Ofsted.

Primary education is equally well catered for with a number of local options. Engayne Primary School is the closest and can be reached in as little as three minutes by car. Alternatively, Upminster Infant and Junior Schools and St Joseph's Catholic Primary School are less than five minutes away. All are rated Good by Ofsted.

For private education, Upminster and close-by
Brentwood offer a wide range to suit all needs. Oakfields
Preparatory School is under two miles away from Kings
Green and covers children from the age of 2–11 years.
While in Brentwood you will find the esteemed Brentwood
School, Ursuline Preparatory School and Woodland
Preparatory School, all under a 15 minute drive.

Secondary education

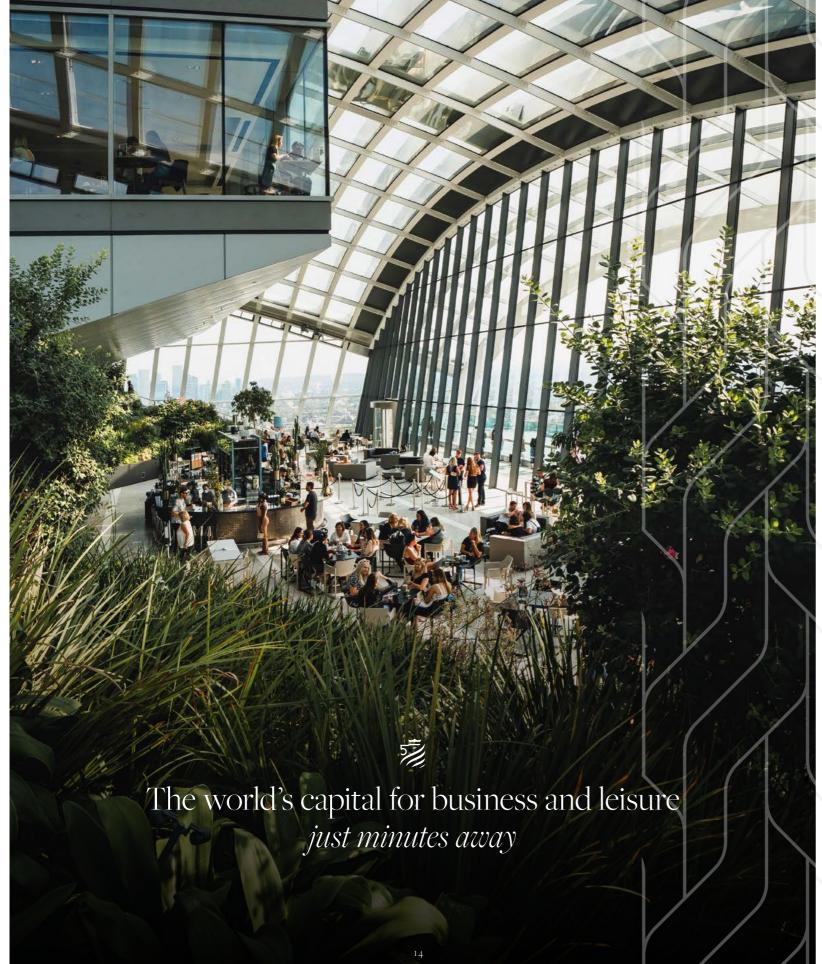
The closest secondary school is the Outstanding-rated Hall Mead School, which accepts girls and boys aged 11–16 and is just three minutes away by bike. Slightly further afield is The Coopers Company & Coborn School, which is located within five minutes by bike and includes a sixth form. Alternatively, the Sacred Heart of Mary Girls' School is a five-minute ride away. This Roman Catholic school accepts girls aged 11–18 years and is also rated Outstanding by Ofsted.





Higher education

The Havering Sixth Form Campus of New City
College is located seven-minutes away by car
and offers a range of courses including A-Levels
and vocational qualifications in a variety of topics
and sectors. For further education, Kings Green is
located within easy reach of the capital, which plays
home to some of the world's top universities. These
include Imperial College London, King's College
London and the London School of Economics
and Political Science, to name just a few.







By air

At Kings Green you have a choice of international airports within reach. London City and Stansted are both 30–40 minutes away by road and between them offer flights to over 200 destinations worldwide. Additionally, Gatwick Airport is just under an hour away.

By road

Heading west along the nearby A127 connects you with the A12 for a direct route into central London, while heading east will take you all the way to Southend seafront. The road also connects with the M25 along the way, forming a gateway to the national motorway network.

5 minutes M25 Motorway Jct 29 By carfrom Kings Green	22 minutes London Fenchurch Street Byrail from Upminster Station			
38 minutes London Stansted Byroad from Kings Green	27 minutes Epping Forest By road from Kings Green			
3 minutes Upminster Station Bybike from Kings Green	34 minutes Liverpool Street By c2c and tube from Upminster Station			



By rail

Upminster Station is within walking distance and operates regular direct Overground services to Fenchurch Street. It is also possible to join the Underground at Upminster, which is less than 30 minutes from central London along the District Line.

Travel times are taken from Google Maps and National Rail.



Beautifully composed for an exceptional way of life



EXTERNAL

- Entrance doors feature letter plate and
- Waterproof double socket to the rear of all properties
- PV Panels to all homes
- Electric vehicle charging points to all homes
- 1.8m capped close-board party fencing
- Thoughtfully planned landscape design for allfrontages
- Windsor style external and street lights

A signature specification

With a high-quality range of fixtures ensuring that your home has a luxurious feel you would expect at Kings Green

FRENCH DOORS

- Key operated locks to ground floor windows
- Glazing to be obscured if opening onto drive or pathway
- Velux rooflights

GARAGES AND DRIVEWAYS

- Hormann electric garage doors
- Power and lighting to all garages

WINDOWS, BI-FOLDS AND

- PVC-u white windows
- Handles in polished chrome

BATHROOMS

- Shaver socket to all bathrooms and ensuites
- Night-light on PIR sensor to all master ensuites
- Chrome ladder style heated towel rail to all bathrooms and ensuites
- Roca sanitaryware
- VADO taps and showers
- Porcelanosa tiles
- Mirrors to selected bathrooms and ensuites

INTERNAL

- Five-panel vertical textured internal doors
- Down lighters to all hallways, kitchens, WCs, ensuites and bathrooms
- Pendant lights to all other rooms
- Dimmer switches to all lounges, kitchen/ family rooms and principal bedrooms
- Timber staircase with Newel caps in Oak Pyramid style, painted white
- Carlisle Brass Trentino ironmongery
- Super Matt Emulsion in Crown Grey Putty to walls
- Super Matt Emulsion in Crown white to ceilings
- Amtico flooring to kitchens and adjoining open plan family/dining areas, utility rooms, hallways, WCs, and combined WC/utility/cloak rooms
- Carpets to all other areas
- Underfloorheating
- Built-in wardrobes to all dressing rooms

KITCHEN AND UTILITY

- Kitchen units by Symphony with hand painted and handleless door options
- Under wall unit lighting to be provided to all kitchens
- Rangemaster Spectra Stainless Steel Sink
- Silestone worktops with matching upstands
- Splashback to hob to match worktop
- Two integrated single electric ovens by AEG
- Two integrated combi microwave/oven by AEG
- Full height integrated fridge by AEG
- Full height integrated freezer by AEG
- Integrated dishwasher by AEG
- Integrated wine cooler by AEG
- Space for washing machine
- Space or removable base unit for tumble dryer

*K itchen, ceramic tile and flooring choices will only be available subject to the stage of construction, in some instances, they will have already been pre-selected. Please ask the Sales Representative for further information.Choices are available, see brochure for further information. Also provided: Open spaces. Front gardens to properties will be maintained by the management company (excluding driveways). Brick entrance feature to both sides of the estate road which will be lit. Estate road to be maintained by the management company. Windsor style street lighting to be provided to the estate road which will be maintained by the management company. $Selected \, street \, lighting \, columns \, will \, have \, CCTV \, cameras \, fitted. \, ANPR \, equipment \, erected \, at the \, entrance \, to \, the \, estate. \, And \, extractions are the extraction of the extraction o$



Page 22 The Newton Type I

3/4 bedroom home Plots 3, 6, 12 & 21

Page 24
The Draper
Type A
4 bedroom home
Plots 19, 26, 28 & 29

Page 26
The Windsor
Type B
4 bedroom home
Plots 7, 10, 20, 22,
25, 27 & 34

Page 28
The Ainsworth
Type J
4 bedroom home
Plot 1

Page 30
The Moorleigh
Type C
4/5 bedroom home
Plot 2

Page 32
The Gaynes
Type E

4/5 bedroom home Plots 14, 15, 18, 23, 24 & 32

Page 34
The Gaynes
Type El
4/5 bedroom home
Plot 33

Page 36
The Hayward
Type D
5 bedroom home
Plots 8, 9, 30 & 31

Page 38
The Gainsborough

Type G 5/6 bedroom home Plots 4, 5, 11, 13, 16, 17 & 35



Site plan is not to scale and is indicative only. Please refer to the conveyance plan for plot boundary details and the extent of the land to be maintained by the management company.

This site plan is intended for guidance only and does not form part of any contractual agreement nor does it show ownership boundaries, easements or wayleaves.





Site plan

Discover the Kings Green site plan by unfolding this page



A charming detached home offering spacious open-plan living.
The principal bedroom suite boasts a dressing room and ensuite.
There is additional living space to the top floor which could be used for a home gym, art studio, games room or bedroom.

-- denotes sloping ceilings. denotes dimension arrow. * denotes handed plot. B denoted boiler. C denotes cupboard. WM denotes washing machine. TD denotes tumble dryer. CYL denotes water cylinder. Computer generated imagery, indicative only. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.







Ground floor First floor Second floor

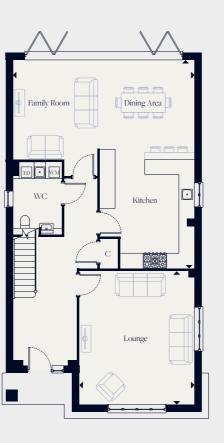
Kitchen/Dining/Family Room 8545mmx7328mm 28'0" x 24'0' 17'3" x 14'8" 5275mm x 4515mm Lounge Principal Bedroom Suite 4215mm x 4182mm 13'8" x 13'7" 4433mm x 3700mm Bedroom 2 14'5" x 12'1" 3000mmx2725mm 9'8" x 8'9" Study 4665mm x 4612mm Bedroom 3 15'3" x 15'1" Additional Living Space 7328mm x 3445mm 24'0" x 11'3" 242.72m² 2612.61 ft² Gross internal area





An impressive four-bedroom detached home, set over three floors, offering spacious open-plan living. The top floor boasts a private guest suite and separate study.

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Ground floor

First floor

Second floor

17'6" x 15'2" 5380mm x 4627mm Lounge Kitchen/Dining/Family Room 8440mm x 7327mm 27'7" x 24'0" Principal Bedroom Suite 4785mm x 3923mm 15'7" x 12'9" Bedroom 3 5088mm x 3612mm 16'7" x 11'9" Bedroom 4 12'1" x 11'7" 3688mm x 3578mm **Guest Suite** 7328mm x 4545mm 24'0" x 14'9" 4121mm x 3308mm 13'5" x 10'9" Study Gross internal area 246.4m² 2652.23 ft²



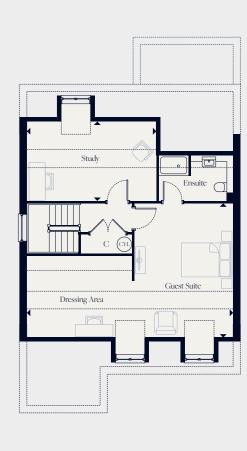


A handsome four-bedroom detached home set over three floors.
The top floor boasts an excellent, spacious private guest suite alongside a study. The house is completed with an integrated garage.

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Ground floor

First floor

Second floor

Gross internal area	257.51m ²	2771.81 ft ²
Study	5245mm x 3255mm	17'2" x 10'7"
Guest Suite	8340mm x 5420mm	27'4" x 17'8"
Bedroom 4	4395mm x 3966mm	14'4" x 13'0"
Bedroom 3	6041mmx3800mm	19'8" x 12'5"
Principal Bedroom Suite	4920mm x 4396mm	16'1" x 14'4"
Kitchen/Dining/Family Room	8340mmx5593mm	27'4" x 18'3"
Lounge	5132mm x 3508mm	16'8" X 11'5"





A stunning, spacious five-bedroom detached home set over three floors. The impressive principal bedroom suite includes a walk through dressing area and ensuite. A large guest suite, games room and integrated garage complete this home.

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Second floor

Kitchen/Dining/Family Room	10478mmx6408mm	34'4" x 21'0
Lounge	5195mm x 4528mm	17'0" x 14'9
Principal Bedroom Suite	4528mm x 4078mm	14'9" x 13'4"
Bedroom 3	4550mmx3290mm	14'9" x 10'8
Bedroom 4	4157mm x 3355mm	13′6″ x 11′0″
Bedroom 5	3290mm x 3150mm	10'8" x 10'3
Guest Suite	7310mm x 4615mm	23'10" x 15'
Additional Living Space	9287mm x 3387mm	30'5" x 11'1"
Gross internal area	268.36m ²	2888.71 ft ²

First floor

29

Ground floor





This beautifully crafted four-bedroom home includes a study and additional living space, offering space a plenty. The lounge has an attractive bay window feature adding to the appeal of this home.

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Second floor

4920mm x 4915mm 16'1" x 16'1" Lounge Kitchen/Dining/Family Room 9690mmx5040mm 31'8" x 16'5" 3915mm x 1993mm 12'8" x 6'5" Study Principal Bedroom Suite 5040mmx4670mm 16'5" x 15'3" 18'1" x 12'10" Guest Suite 5509mm x 3953mm Bedroom 3 4915mm x 4590mm 16'1" x 15'1" 5960mmx3900mm 19'6" x 12'8" Bedroom 4 Additional Living Space 5960mm x 3475mm 19'6" x 11'4" Gross internal area 280.3m² 3017.12 ft²

First floor

31

Ground floor



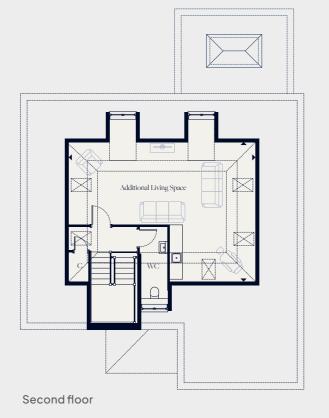


A stunning four-bedroom detached home with integrated double garage and lounge offering space for all the family. The open-plan living area benefits from a feature roof lantern and bi-folding doors to the rear garden.

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18'10" x 13'5" 5780mm x 4100mm Lounge Kitchen/Dining/Family Room 7993mmx7920mm 26'2" x 25'10" Study 3988mm x 2700mm 13'1" x 8'9" Principal Bedroom Suite 4345mm x 4199mm 14'3" x 13'8" **Guest Suite** 17'4" x 13'1" 5290mm x 3988mm Bedroom 3 4745mm x 4577mm 15'6" x 15'0" Bedroom 4 4745mmx3100mm 15'6" x 10'2" Additional Living Space 8421mm x 6284mm 27'6" x 20'6"

 $Gross internal area \qquad \qquad 319.17 m^2 \qquad \qquad 3435.5 \, ft^2$



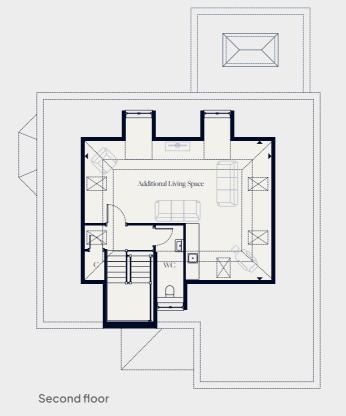


A majestic four-bedroom detached home with attractive bay window feature, integrated double garage and separate lounge offering space for all the family. The top floor has a dedicated room which could have multiple uses including a games room or home cinema.

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Gross internal area 320.71m² 3452.30 ft²

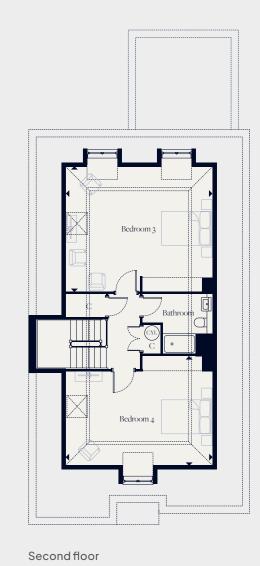




A striking four-bedroom detached home offering town house style living. The formal reception room on the first floor has a private terrace overlooking the garden.

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Ground floor First floor

Kitchen/Dining/Family Room 10540mm x 8340mm 34'6" x 27'4" Snug/Office 5483mm x 3140mm 17'10" x 10'3" 8340mm x 4716mm 27'4" x 15'5" Lounge Principal Bedroom Suite 5255mm x 4755mm 17'2" x 15'6" **Guest Suite** 3597mm x 3417mm 11'8" x 11'2" Bedroom 3 5960mm x 5090mm 19'6" x 16'7" 5960mm x 4442mm 19'6" x 14'6" Bedroom 4

Gross internal area 322.92m² 3475.88ft²





A beautiful five-bedroom home offering spacious open-plan living and an integrated garage. The top floor boasts an excellent, spacious private guest suite alongside additional living space, which could be used as a home gym or cinema room.

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Kitchen/Dining/Family Room 9353mmx6588mm 30'7" x 21'6" 6215mm x 4353mm 20'4" x 14'3" Lounge 4133mm x 3090mm 13'6" x 10'1" Study Principal Bedroom Suite 5095mm x 4740mm 16'7" x 15'6" 18'8" x 14'7" Bedroom 3 5720mmx4468mm Bedroom 4 5720mm x 4740mm 18'8" x 15'6" 4468mm x 3520mm 14'7" x 11'5" Bedroom 5 **Guest Suite** 9353mm x 7168mm 30'7" x 23'5" 30'7" x 13'8" Additional Living Space 9353mmx 4220mm 373.14m² 4016.44ft²

Gross internal area



Corporate

Abbey New Homes is a residential housebuilder and property developer operating in the UK, Ireland and the Czech Republic. For three generations, the For Sale signs in front of our developments have become a familiar sight in the South East of England, with many thousands of homes and satisfied customers to our credit.

Development

As a responsible developer, we endeavour to provide information that portrays as accurate a picture as possible of your future home and we would like to point out the following: whilst every care is taken to ensure accuracy of all published material, we reserve the right to amend or improve the specification, materials, floor layouts and site plans.

Please note that the images shown in this particular brochure are indicative only. The landscaping shown in this brochure is indicative of a matured development with the artist giving some indication of how extra planting could be used to enhance the appearance of your home. The configuration of homes, garage positions, brick colours, windows, external treatments and levels can vary from plot to plot. We can therefore only give typical illustrations.







Protection for new-build home buyers

Why buy new?

Buying new means you won't have to go through the expensive and lengthy process of renovating. You can move into your new home and enjoy the thoughtfully designed décor.

Created for modern living, our homes are built using carefully selected materials. Not only that, new homes with efficient central heating and good insulation are more cost effective to run when compared to second-hand homes.

Brand new finishes and fittings

Everything you see will have just been installed, with stylish, modern fixtures and fittings. Please refer to the choices brochure for options.

Appliances and technology

There will be no need for you to think about replacing dishwashers or showers, we'll install the latest energy efficient appliances, ready and waiting for you to use as soon as you move in. Please refer to the choices brochure for options.

A blank canvas

Replacing a previous owner's idea of 'interior design' can be a costly and time consuming process. Move into a brand new home and you'll have the perfect blank canvas waiting for you.

Energy Efficient Homes

In today's rapidly changing world, many of us are increasingly turning our attention towards adopting a more sustainable lifestyle, while also reaping the benefits of reduced energy bills. This collective awareness of the environmental challenges we face has created a desire to make a positive impact with more of us making conscious decisions to minimise our carbon footprint by embracing energy-efficient practices.

We meticulously contemplate the design of our homes, ensuring they are energy efficient, leaving you to enjoy the benefits without having to put in the effort yourself.





An address of distinction

Kings Green, Hall Lane, Upminster, London, RM141AU







Localmap

It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details, position and size of the garage or materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product developments on there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. Travel times quoted are approximate only. Other photographs are of the local area or indicative lifestyle images. Designed and produced by ThinkBDW 09/2024 03730-09.

