



SCHOLARS' GREEN

F E L S T E D



welland partners

Present a beautifully planned new collection of homes
in the sought-after setting of Watch House Green, Felsted, Essex



SCHOLARS' GREEN

Welcome to Scholars' Green, an exceptional new collection of high-quality family homes set within the sought-after rural location of Watch House Green, Felsted in magnificent north Essex.

Surrounded by open green fields, tranquil country lanes and a network of charming towns and villages – yet just a short drive from the A120 and the bustling centres of Braintree and Chelmsford – these exquisite traditional-style homes provide both the connections and the comforts needed for a balanced modern lifestyle.



THIS IS AN
OUTSTANDING
DEVELOPMENT
IN A CHARMING,
RESPECTED
AND VERY WELL
CONNECTED
SETTING, WHERE
RESIDENTS WILL
BE ABLE TO
ENJOY THE VERY
BEST OF ALL
WORLDS.



Computer generated image is indicative only. All planting and landscaping shown within the imagery is for illustrative purposes and may vary as construction takes effect. Planting shown is an interpretation of how the site may look when matured.

BE PROUD TO COME HOME

With its name acknowledging the heritage of the nearby school, Scholars' Green has retained the established trees and sense of open space that characterise this collection's countryside setting. Genteel and peaceful, this development has been designed to deliver the combination of quality, elegance and community loved by modern homeowners, and be a place where you'll be proud to come home to everyday.



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Tucked away from the road in a graceful private turning in Watch House Green, Scholars' Green connects residents both to the finest qualities of English village life and the tranquility of the countryside. Framed on one side by Felsted's beautifully-maintained 16th-century buildings and historic independent school, and on the other by an expanse of fields and ancient farmland, this is a collection fully immersed in its heritage.

Owners will enjoy the subtle variations in design and tone across the selection of homes on offer that serve to unify the collection and also give each property its own distinctive character. Each of these premium residences is positioned in a carefully-landscaped plot with ample parking space and attractive new plantings, while the homes themselves display a combination of traditional materials, exceptional craftsmanship and contemporary styling both inside and out.

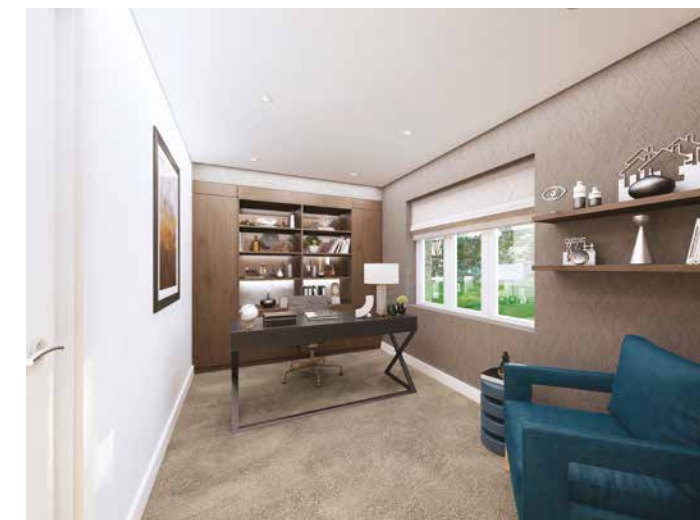
ROOMS TO LOVE

THE HEART OF ANY HOME IS THE KITCHEN, AND MANY OF THE HOMES WITHIN SCHOLARS' GREEN OFFER OUTSTANDING OPEN-PLAN RECEPTION AREAS, WITH ACCESS TO YOUR PATIO AND GARDEN.





SUMPTUOUS BEDROOMS,
HIGH SPECIFICATIONS AND
ELEGANT FINISHES COME AS
STANDARD THROUGHOUT
THESE NEW HOMES.



Inside, you'll find light and spacious living areas carefully planned to make the most of natural light and provide generous, well-proportioned accommodation that is perfect for modern for day-to-day living.

Stunning areas for cooking, dining and relaxing are fitted with subtle downlighters, beautiful flooring, premium surfaces and bespoke units housing branded integrated appliances, while glazed doors open out onto landscaped patios and gardens.

With innovative planning, to make sure that the homes are energy efficient, user friendly and flexible, ensures they will suit a range of purchasers. Where possible, we have included a dedicated study or versatile spaces to accommodate remote home-working and each house boasts ample power points – with telecom, television points and cabling to selected rooms so you can take advantage of the superfast broadband speeds that are available.

With garages and off-road driveways also, these are homes designed so families can relax and enjoy life to the full.



FROM THE QUALITY
OF THE FIXTURES AND
FITTINGS, TO THE
BEAUTIFUL KITCHENS
AND BATHROOMS,
NO DETAIL HAS BEEN
OVERLOOKED.

Interior computer generated images are for illustrative purposes only
and all furnishings are indicative. Furniture is not included.

THE LAYOUT

Scholars' Green effortlessly balances privacy with community in a beautiful arrangement of two, three and four bedroom family homes that complement both each other and their immediate rural surroundings – with the development preserving the majority of the established trees surrounding the site.

THE ASHMEAD
Three Bedroom Home
Page 14

THE BLENHEIM
Three Bedroom Home
Page 16

THE DABINETT
Four Bedroom Home
Page 18

THE ELLISON
Four Bedroom Home
Page 20

THE LAMBOURNE
Three Bedroom Home
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THE MONTFORT
Three Bedroom Home
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THE NOLAN
Four Bedroom Home
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THE PIPPIN
Four Bedroom Home
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THE QUINTE
Four Bedroom Home
Page 30



Please note ; Plots 3 & 4 and 8 –16 are not for open-market private sale.

Please speak to a Sales Advisor for further information on these and the plots that are available.

Whilst the computer generated development layout shown has been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect.



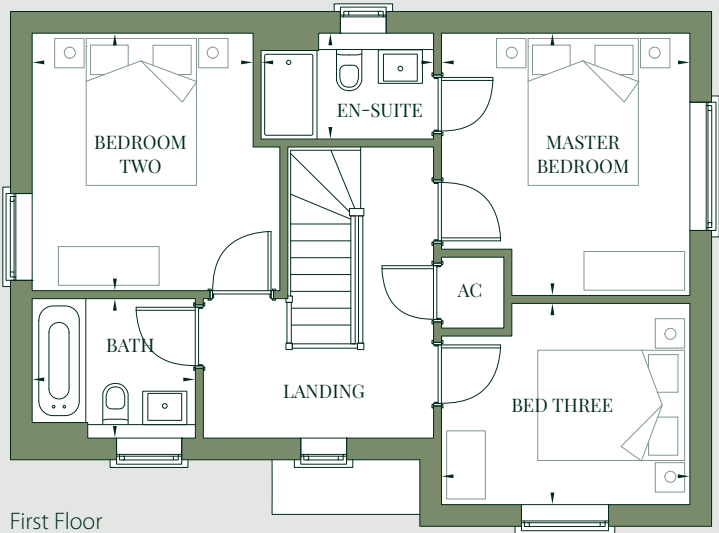
THE ASHMEAD

PLOT 1 – A THREE BEDROOM DETACHED HOME

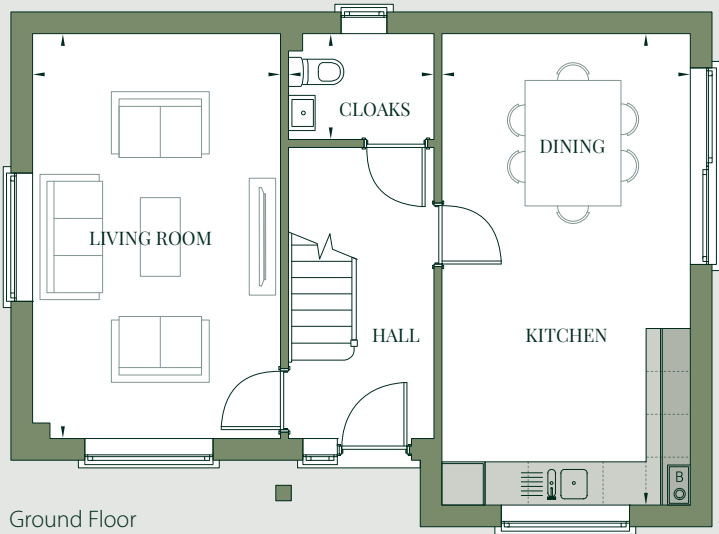
This delightful three bedroom family home, with adjoining garage, benefits from a spacious living room and an impressive open-plan kitchen/dining area, featuring a stunning contemporary kitchen and ample natural light from a broad section of sliding doors that open out onto the rear garden. Upstairs, the master bedroom with en-suite shower room is complemented by two further generous double rooms and a sleek family bathroom.

GROUND FLOOR			FIRST FLOOR		
Kitchen / Family	6.43m x 3.39m	21'1" x 11'1"	Master Bedroom	3.56m x 3.39m	11'8" x 11'1"
Living Room	5.53m x 3.36m	18'2" x 11'0"	En-Suite	2.35m x 1.40m	7'9" x 4'7"
Cloakroom	1.98m x 1.40m	6'6" x 4'7"	Bedroom Two	3.49m x 2.99m	11'5" x 9'10"
			Bedroom Three	3.39m x 2.72m	11'1" x 8'11"
			Bathroom	2.19m x 1.90m	7'2" x 6'3"

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First Floor



Ground Floor

GROSS INTERNAL AREA : 107.2 SQM (1154 SQFT)

► Where approximate measurements are from B Boiler C Cupboard Cloaks Cloakroom W Wardrobe



THE BLENHEIM

PLOT 2 – A THREE BEDROOM DETACHED HOME

This beautifully-appointed three bedroom family home is defined by its large open spaces for all the family to relax – both in the generously proportioned living room with feature fireplace and wood-burner, and the outstanding designer kitchen and family area. Both the dining and living room feature modern French windows opening onto the rear patio. The first floor features a well-proportioned master bedroom, complemented by a luxury en-suite shower room, two good-sized double bedrooms and an elegant family bathroom suite.

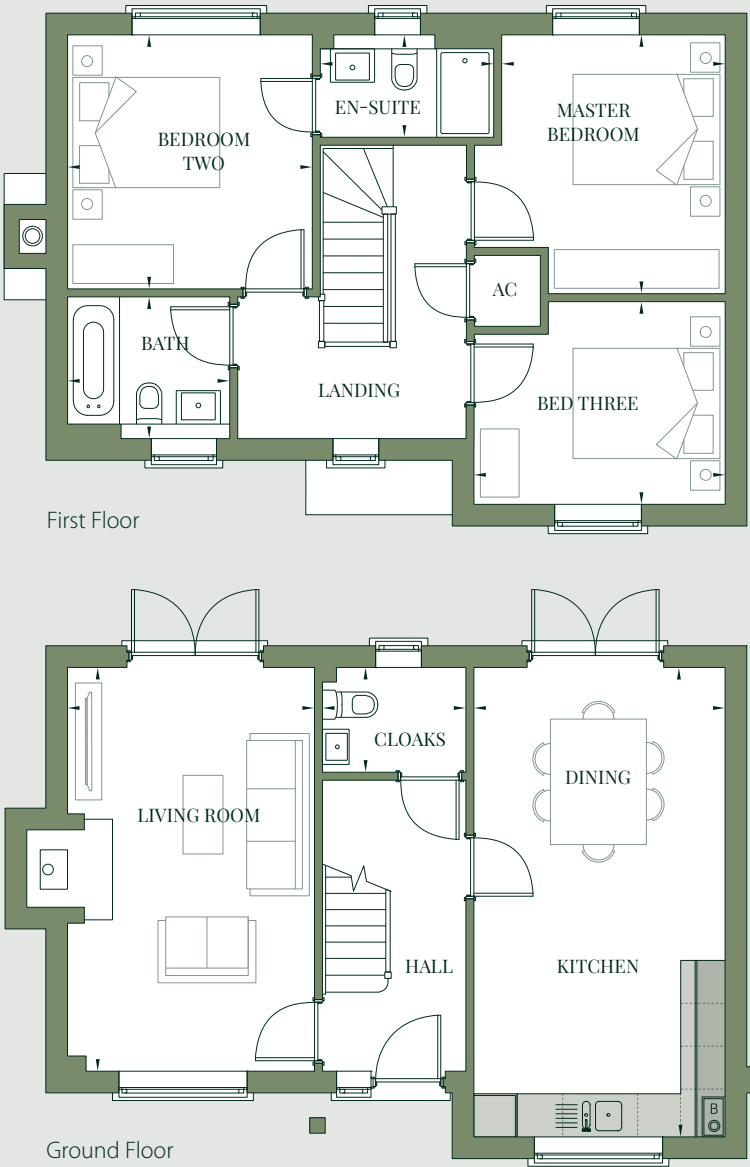
GROUND FLOOR

Kitchen / Family	6.43m x 3.39m	21'1" x 11'1"
Living Room	5.53m x 3.36m	18'2" x 11'0"
Cloakroom	2.18m x 1.40m	7'2" x 4'7"

FIRST FLOOR

Master Bedroom	3.49m x 3.36m	11'5" x 11'0"
En-Suite	2.35m x 1.40m	7'9" x 4'7"
Bedroom Two	3.56m x 3.02m	11'8" x 9'11"
Bedroom Three	3.39m x 2.72m	11'1" x 8'11"
Bathroom	2.19m x 1.90m	7'2" x 6'3"

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GROSS INTERNAL AREA : 107.2 SQM (1154 SQFT)

► Where approximate measurements are from B Boiler C Cupboard Cloaks Cloakroom W Wardrobe



Image shows Plot 5. The materials, treatments and surroundings may vary.

THE DABINETT

PLOTS 5 & 6 – FOUR BEDROOM DETACHED HOMES

A breathtaking four bedroom family home. Double doors from the broad hallway open onto an outstanding open-plan kitchen/family area, flooded with light from sliding glazed doors to the rear. With a dedicated study, spacious living room with feature fireplace, wood-burner and French windows, and a handy utility room, you'll have ample space for every activity. Upstairs, the impressive master bedroom, with luxury en-suite, is complemented by two double bedrooms, a single room and a designer family bathroom.

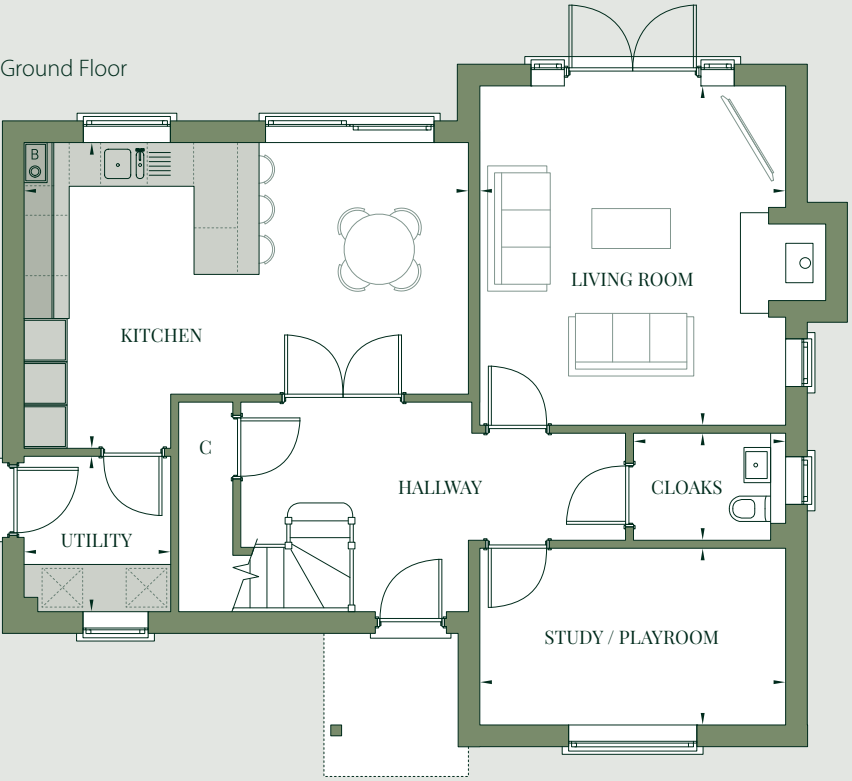
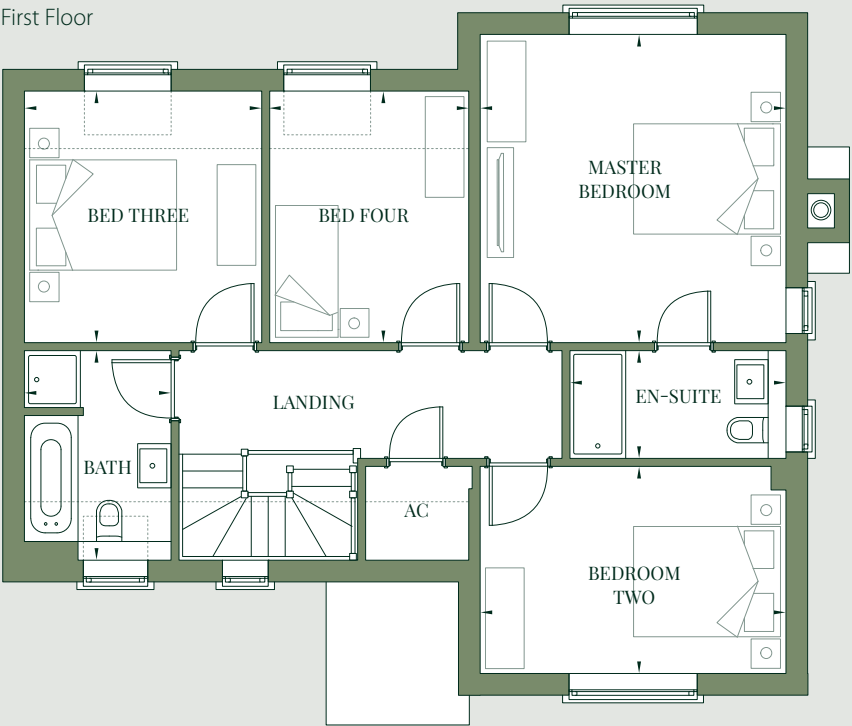
GROUND FLOOR

Kitchen / Breakfast	6.11m x 4.19m	20'1" x 13'9"
Utility Room	2.10m x 2.00m	6'11" x 6'7"
Living Room	4.66m x 4.18m	15'4" x 13'9"
Study / Playroom	4.18m x 2.40m	13'9" x 7'10"
Cloakroom	2.00m x 1.45m	6'7" x 4'9"

FIRST FLOOR

Master Bedroom	4.24m x 4.18m	13'11" x 13'9"
En-Suite	2.95m x 1.45m	9'8" x 4'9"
Bedroom Two	4.18m x 2.82m	13'9" x 9'3"
Bedroom Three	3.45m x 3.25m	11'4" x 10'8"
Bedroom Four	3.45m x 2.72m	11'4" x 8'11"
Bathroom	2.84m x 2.00m	9'4" x 6'7"

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GROSS INTERNAL AREA : 156.5 SQM (1685 SQFT)

► Where approximate measurements are from B Boiler C Cupboard Cloaks Cloakroom W Wardrobe



Image shows Plot 7. The materials, treatments and surroundings may vary.

THE ELLISON

PLOT 7 – A FOUR BEDROOM DETACHED HOME

This is a truly impressive family home, featuring a dedicated dining room, spacious living room with feature fireplace, wood-burner and French windows, separate study and utility rooms, and of course an outstanding open-plan kitchen, dining and family area. Everyone will be able to enjoy preparing, eating and relaxing in absolute comfort, with glazed sliding doors as well as large windows looking onto the garden. Upstairs, both the master and second bedrooms boast luxury en-suite shower rooms, while the good-sized family bathroom is fitted with premium sanitaryware.

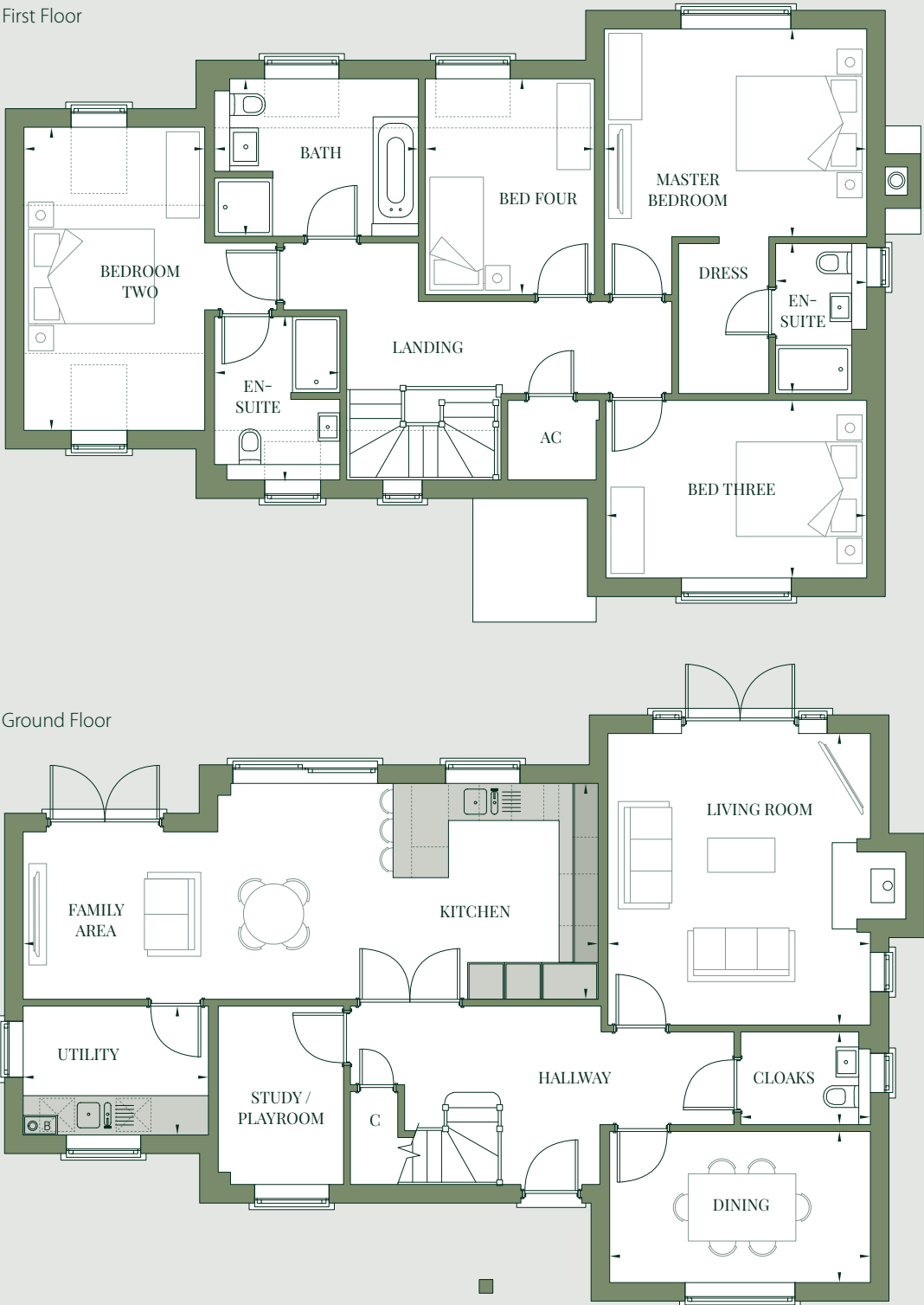
GROUND FLOOR

Kitchen / Family	9.26m x 3.45m	30'5" x 11'4"
Dining Room	4.18m x 2.40m	13'9" x 7'10"
Living Room	4.66m x 4.18m	15'4" x 13'9"
Utility Room	2.96m x 2.05m	9'9" x 6'9"
Study / Playroom	2.84m x 2.00m	9'4" x 6'7"
Cloakroom	2.05m x 1.45m	6'9" x 4'9"

FIRST FLOOR

Master Bedroom	4.18m x 3.30m	13'9" x 10'10"
En-Suite	2.39m x 1.45m	7'10" x 4'9"
Bedroom Two	4.85m x 2.96m	15'11" x 9'9"
En-Suite	2.60m x 2.00m	8'6" x 6'7"
Bedroom Three	4.18m x 2.82m	13'9" x 9'3"
Bedroom Four	3.45m x 2.72m	11'4" x 8'7"
Bathroom	3.25m x 2.50m	10'8" x 8'2"

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GROSS INTERNAL AREA : 187.4 SQM (2017 SQFT)

► Where approximate measurements are from B Boiler C Cupboard Cloaks Cloakroom W Wardrobe



THE LAMBOURNE

PLOTS 17 & 18 – THREE BEDROOM DETACHED HOMES

These charming modern three bedroom homes make the very best use of space at every turn. The dedicated kitchen features exceptional designer units with quality integrated branded appliances installed, while the open-plan living/dining room is the heart of the home, looking out onto the garden through a broad section of sliding doors. Upstairs, the generous master bedroom is complemented by a luxury en-suite shower room, there are two further bedrooms and a stylish family bathroom.

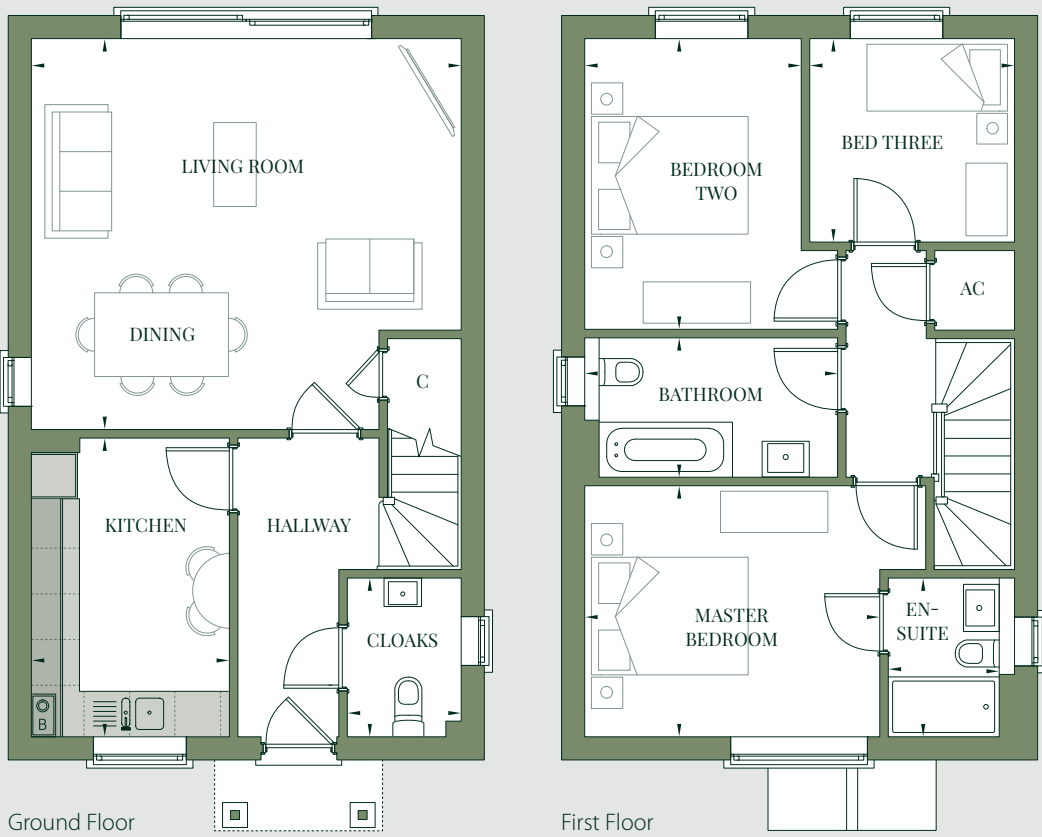
GROUND FLOOR

Kitchen	3.83m x 2.70m	12'7" x 8'11"
Living / Dining	5.52m x 5.04m	18'2" x 16'6"
Cloakroom	2.01m x 1.45m	6'7" x 4'9"

FIRST FLOOR

Master Bedroom	3.78m x 3.22m	12'5" x 10'7"
En-Suite	2.01m x 1.60m	6'7" x 5'3"
Bedroom Two	3.75m x 2.76m	12'4" x 9'1"
Bedroom Three	2.62m x 2.61m	8'7" x 8'7"
Bathroom	3.24m x 1.76m	10'8" x 5'9"

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GROSS INTERNAL AREA : 101 SQM (1087 SQFT)

► Where approximate measurements are from B Boiler C Cupboard Cloaks Cloakroom W Wardrobe



THE MONTFORT

PLOTS 19, 20, 23, 25 & 27 – THREE BEDROOM HOMES

These welcoming three bedroom homes feature a sleek kitchen/dining area, fitted with premium units and the latest integrated appliances. The spacious living room is flooded with natural light by the large section of sliding glazed doors looking out onto the rear garden. Upstairs, the expansive master bedroom is positioned over the integrated carport to allow ample space for a luxury en-suite, two further double bedrooms and an impressive family bathroom.

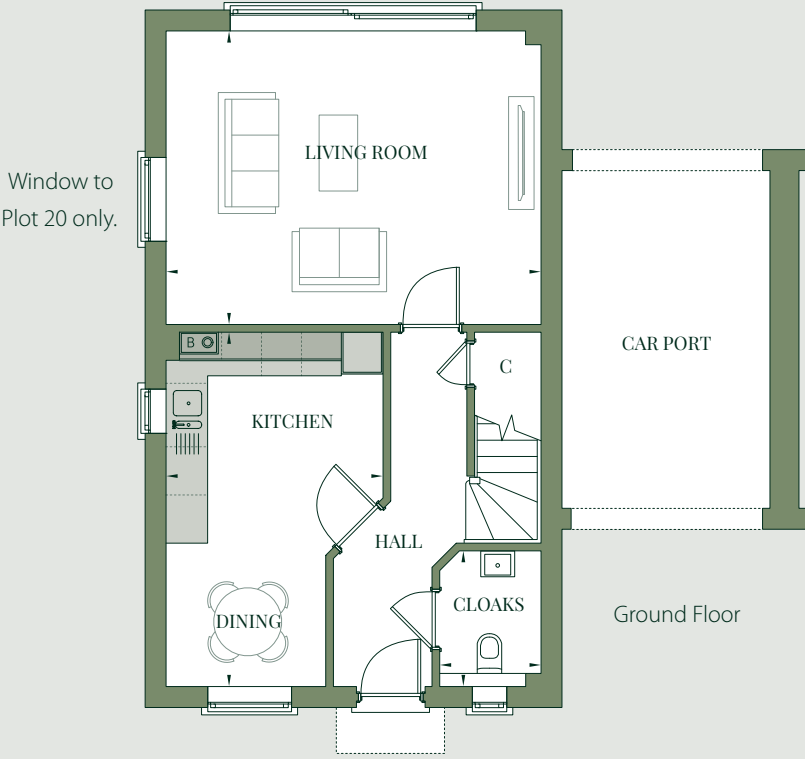
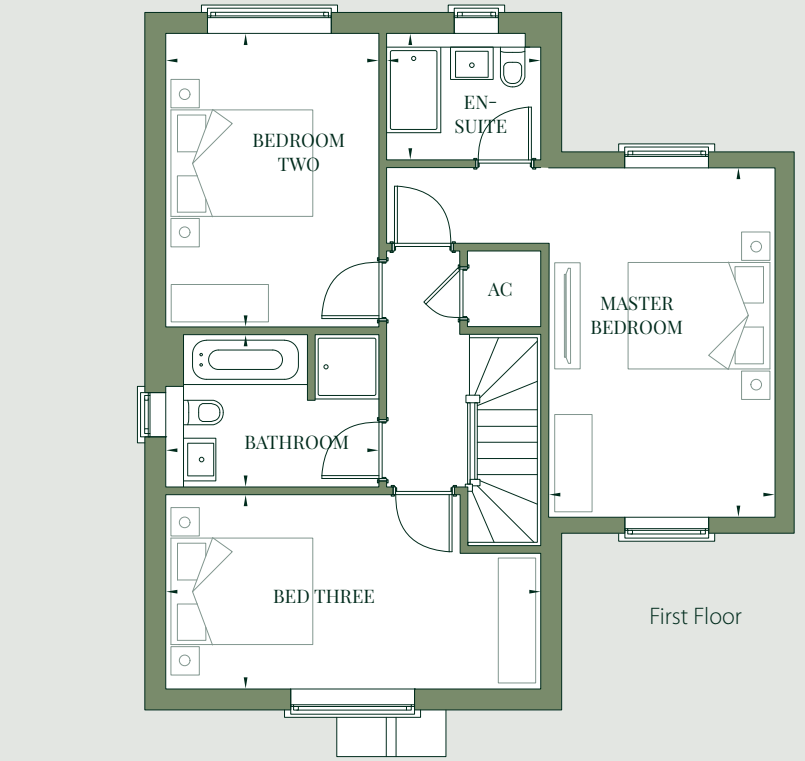
GROUND FLOOR

Kitchen / Dining	5.04 x 3.07m	16'6" x 10'1"
Living Room	5.30 x 4.17m	17'5" x 13'8"
Cloakroom	1.92 x 1.40m	6'4" x 4'7"

FIRST FLOOR

Master Bedroom	4.96 x 3.17m	16'3" x 10'5"
En-Suite	2.15 x 1.77m	7'1" x 5'10"
Bedroom Two	4.17 x 3.01m	13'8" x 9'11"
Bedroom Three	5.30 x 2.75m	17'5" x 9'0"
Bathroom	3.01 x 2.15m	9'11" x 7'1"

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GROSS INTERNAL AREA : 116.9 SQM (1258 SQFT)

► Where approximate measurements are from B Boiler C Cupboard Cloaks Cloakroom W Wardrobe



Image shows Plot 21. The materials, treatments and surroundings may vary on other plots.

THE NOLAN

PLOT 21 & 22 – FOUR BEDROOM DETACHED HOMES

This free flowing detached four bedroom home boasts a substantial living room with feature fireplace and wood-burner, separate study and utility rooms, and an expansive open-plan luxury kitchen, dining and living area filled with light by glazed sliding doors and Velux roof lights. Upstairs, you'll find three generous double bedrooms and a master bedroom complemented by both an en-suite shower room, a Juliet balcony with eaves height feature windows and a dedicated dressing area. The family bathroom features quality contemporary sanitaryware.

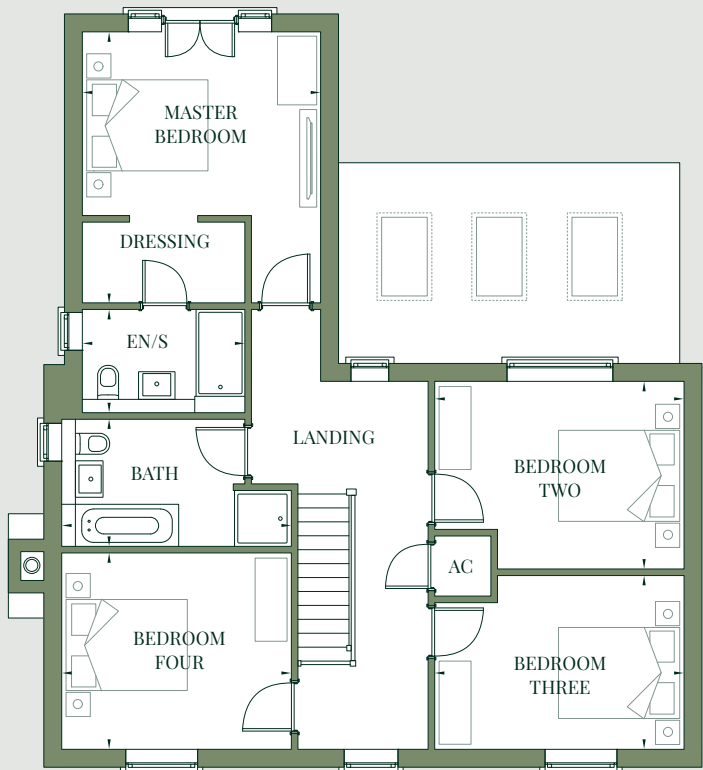
GROUND FLOOR

Kitchen	5.54 x 2.85m	18'2" x 9'4"
Dining / Family	5.66 x 3.95m	18'7" x 13'0"
Living Room	6.09 x 3.79m	20'0" x 12'5"
Utility Room	2.64 x 1.96m	8'8" x 6'5"
Study / Playroom	4.12 x 2.40m	13'6" x 7'10"
Cloakroom	2.25 x 1.45m	7'5" x 4'9"

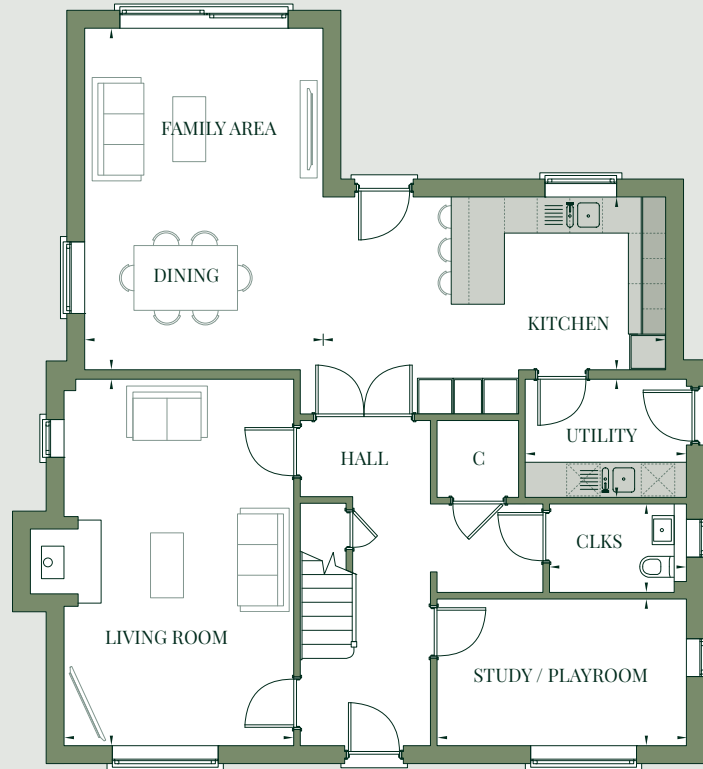
FIRST FLOOR

Master Bedroom	4.50 x 3.95m	14'9" x 13'0"
En-Suite	2.71 x 1.70m	8'11" x 5'7"
Bedroom Two	4.12 x 3.08m	13'6" x 10'1"
Bedroom Three	4.12 x 2.87m	13'6" x 9'5"
Bedroom Four	3.79 x 3.23m	12'5" x 10'7"
Bathroom	3.79 x 2.09m	12'5" x 6'10"

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First Floor



Ground Floor

GROSS INTERNAL AREA : 192.1 SQM (2067 SQFT)

► Where approximate measurements are from B Boiler C Cupboard Cloaks Cloakroom W Wardrobe



THE PIPPIN

PLOTS 24 & 26 – FOUR BEDROOM DETACHED HOMES

This cleverly-designed four bedroom home benefits from generously proportioned living room and a kitchen-dining area, both featuring modern French windows opening onto the rear garden. The kitchen is fitted with the high quality units, sleek surfaces and integrated appliances ready to use as soon as you move in. Upstairs, you'll find two sizeable double bedrooms, a single bedroom, an elegant family bathroom and a master bedroom, which features a charming Juliet balcony and luxury en-suite shower room.

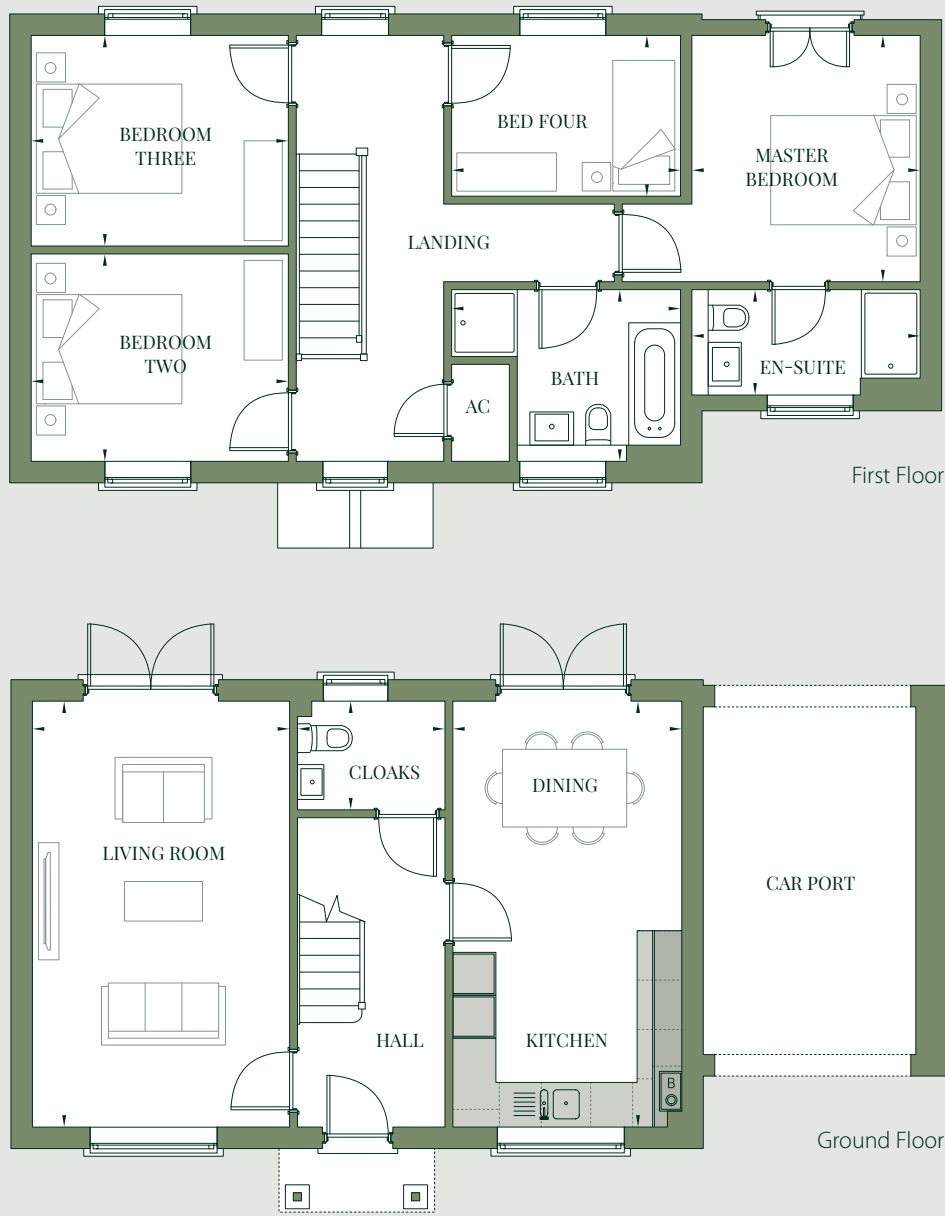
GROUND FLOOR

Kitchen / Dining	5.86 x 3.15m	19'3" x 10'4"
Living Room	5.86 x 3.55m	19'3" x 11'8"
Cloakroom	2.03 x 1.45m	6'8" x 4'9"

FIRST FLOOR

Master Bedroom	3.38 x 3.17m	11'1" x 10'5"
En-Suite	3.38 x 1.43m	11'1" x 4'8"
Bedroom Two	3.55 x 2.90m	11'8" x 9'6"
Bedroom Three	3.55 x 2.82m	11'8" x 9'3"
Bedroom Four	3.15 x 2.19m	10'4" x 7'2"
Bathroom	3.15 x 2.34m	10'4" x 7'8"

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GROSS INTERNAL AREA : 123.5 SQM (1329 SQFT)

Where approximate measurements are from B Boiler C Cupboard Cloaks Cloakroom W Wardrobe



Image shows Plot 28. The materials, treatments and surroundings may vary.

THE QUINTE

PLOT 28 – A FOUR BEDROOM DETACHED HOME

The open-plan kitchen, dining and family area with outdoor access and sliding doors across the rear wall is the heart of this beautifully appointed home. The ground floor also boasts a generous living room with feature fireplace and modern French windows, and a contemporary cloakroom. Upstairs, the master bedroom is complemented by a luxury en-suite shower room and a wide Juliet balcony with inspiring greenfield views, with three further bedrooms and a contemporary bathroom.

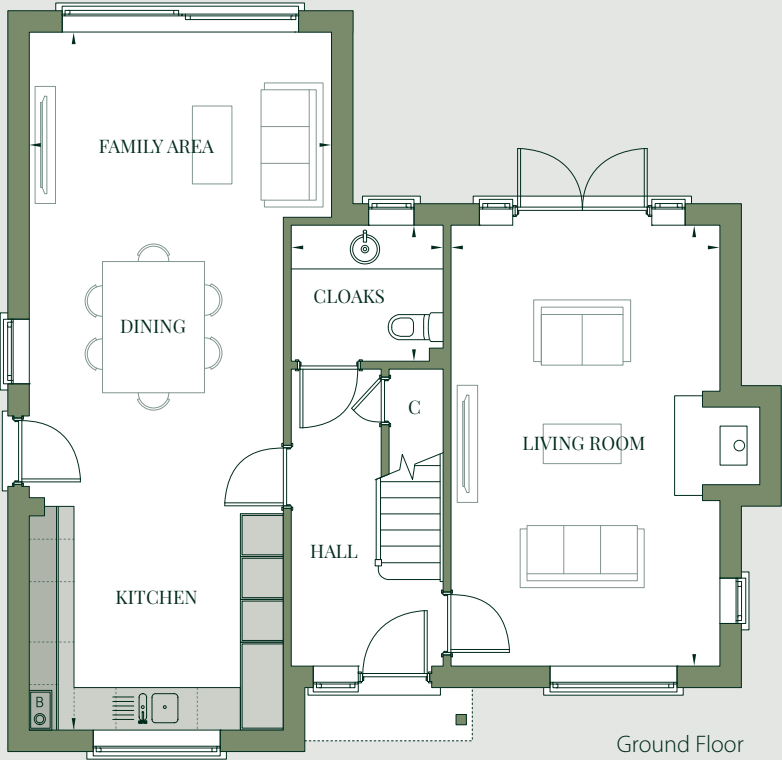
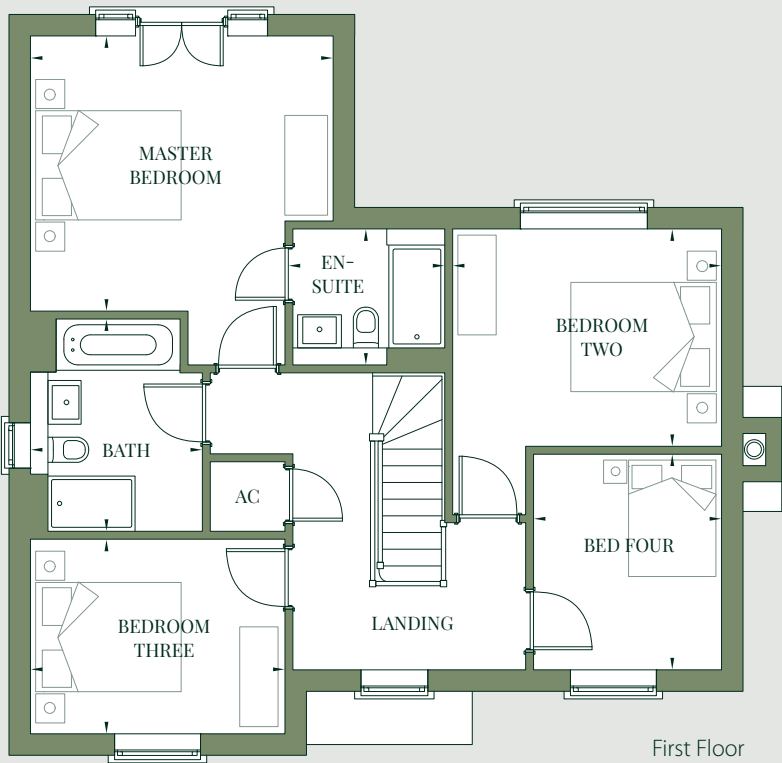
GROUND FLOOR

Kitchen / Dining	9.69 x 4.27m	31'9" x 14'0"
Living Room	6.09 x 3.70m	20'0" x 12'2"
Utility / Cloakroom	2.09 x 1.85m	6'10" x 6'1"

FIRST FLOOR

Master Bedroom	4.18 x 3.78m	13'9" x 12'5"
En-Suite	2.09 x 1.85m	6'10" x 6'1"
Bedroom Two	3.70 x 3.00m	12'2" x 9'10"
Bedroom Three	3.50 x 2.67m	11'6" x 8'9"
Bedroom Four	2.95 x 2.56m	9'8" x 8'5"
Bathroom	2.95 x 2.36m	9'8" x 7'9"

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GROSS INTERNAL AREA : 147.5 SQM (1588 SQFT)

► Where approximate measurements are from B Boiler C Cupboard Cloaks Cloakroom W Wardrobe



BEAUTIFUL SPECIFICATIONS TO COME HOME TO

ALL THE SPECIFICATION CHOICES HAVE BEEN GIVEN IN-DEPTH CONSIDERATION TO ENSURE THESE ARE HOMES THAT CAN BE RELISHED FROM DAY ONE.

GENERAL SPECIFICATION

- High quality timber frame construction
- White PVC windows and patio doors (Secure by Design)
- Composite front door with glazed panel
- Juliette balconies to Plots 21, 22, 24, 26 and 28
- White solid core internal doors
- Smoke alarms and heat detectors
- Luxury Vinyl herringbone flooring to hallway, kitchen / dining
- Fitted Cormar carpets to stairs landing and bedrooms

KITCHENS

- Shaker style kitchen units from local designer Moylans
- Silestone Marble effect Quartz worktops with up-stands and hob splashback
- Boiling tap with filtered cold
- Undermount Villeroy & Boch ceramic sinks
- Bosch integrated appliances
- Bosch induction hob
- LED under unit lighting



When you buy a new build home at Scholars' Green a 10 year building warranty is offered through ICW, one of the market leading warranty providers. For more information visit www.i-c-w.co.uk

Specification correct as intended at the time of going to print and any choices available are subject to reservation timing / build programme

UTILITY ROOMS

- Modern flat panel door style
- Broom unit storage (where applicable)
- Silestone Quartz worktop and up-stands
- Undermount ceramic sink
- Franke Monobloc mixer tap

BATHROOMS AND EN-SUITES

- Vitra WC with concealed cisterns
- Showers with concealed valves
- Roca baths
- Brass fittings to main bathrooms
- Matt black fittings to en-suites
- Shaver sockets
- Full tiling and half tiling to walls
- Fully tiled floors

HOME ENTERTAINMENT / OFFICE

- Data and Sky TV cabling
- High speed broadband
- TV / SKY outlets to bedrooms
- White switches and sockets
(many with USB sockets in key areas)

HEATING

- Gas central heating
- Underfloor heating to ground floors with individual thermostatic control
- Radiators to first floors
- Log burner to Plots 5, 6, 7, 21, 22, 28

GARDENS & GARAGES

- Electric car charging point to each garage or driveway
- Outdoor tap
- Block paving to driveways
- Landscaped gardens each with a local variety of apple tree
- Community orchard with local variety of trees

YOU'RE WELCOME

- A locally sourced welcome pack to start you off on the best foot in your new home



THE LOCATION

SURROUNDED BY THE TRANQUILITY OF THE OPEN FARMLAND,
YET WITH AN ACTIVE VILLAGE COMMUNITY ON YOUR DOORSTEP,
COMPREHENSIVE TRAVEL LINKS AND BUSTLING COMMERCIAL CENTRES
JUST A SHORT JOURNEY AWAY, WATCH HOUSE GREEN IS THE PERFECT
PLACE TO CREATE YOUR OWN COUNTRYSIDE RETREAT.

The area in and around Felsted, in north Essex, has always been one of the most desirable places to live in the region. Centred around the halls and grounds of the prestigious independent school founded in 1564, Felsted itself is a beautifully maintained example of an affluent English village, with exclusive properties dating back to the Elizabethan era nestled within manicured gardens and picturesque streets.

The village has everything you need to fulfil your daily needs under a mile from home. Clustered along the main street, Station Road, you'll find the local post office, general store, beauty salon, bakery/tearoom and a clothing boutique, with the whole scene overlooked by Felsted's distinctive 16th-century Holy Cross Church. A wider range of groceries and household goods are available at the major supermarkets in Braintree or Great Notley, approximately five miles away.

Felsted also hosts a clutch of quality places to eat and drink. Popular local pubs The Swan and The Chequers both come recommended for their fine selection of ales and wines to accompany their freshly-made traditional meals, all served in charming, historic settings. The Swan is also home to an impressive farm shop, stocking an abundance of local produce, from fresh fruit, fish and meat to candles, oils, cocktails and more. The Chequers (famed for its Guinness) enjoys a wonderful view across Felsted School's Cricket Ground – perfect for a magical summer evening. Meanwhile, other local restaurants include the renowned Galvin Green Man which is just 10 minutes from home. Set in the beautiful Essex countryside, close to Great Waltham in a building dating back to 1341, it is an Award winning Michelin Bib Gourmand British pub and modern restaurant, boasting panoramic views and an extensive garden.

Those with younger families, will be happy to note Felsted Primary School is just a short walk from Scholars' Green. A much-loved local community school, it was rated 'Outstanding' by Ofsted and receives enthusiastic reviews from local parents. Alternative primary options exist at Felsted School Prep in the village, Great Leighs Primary or Ford End Church of England Primary, both around 4 miles away.

RELAX, SHOP, UNWIND

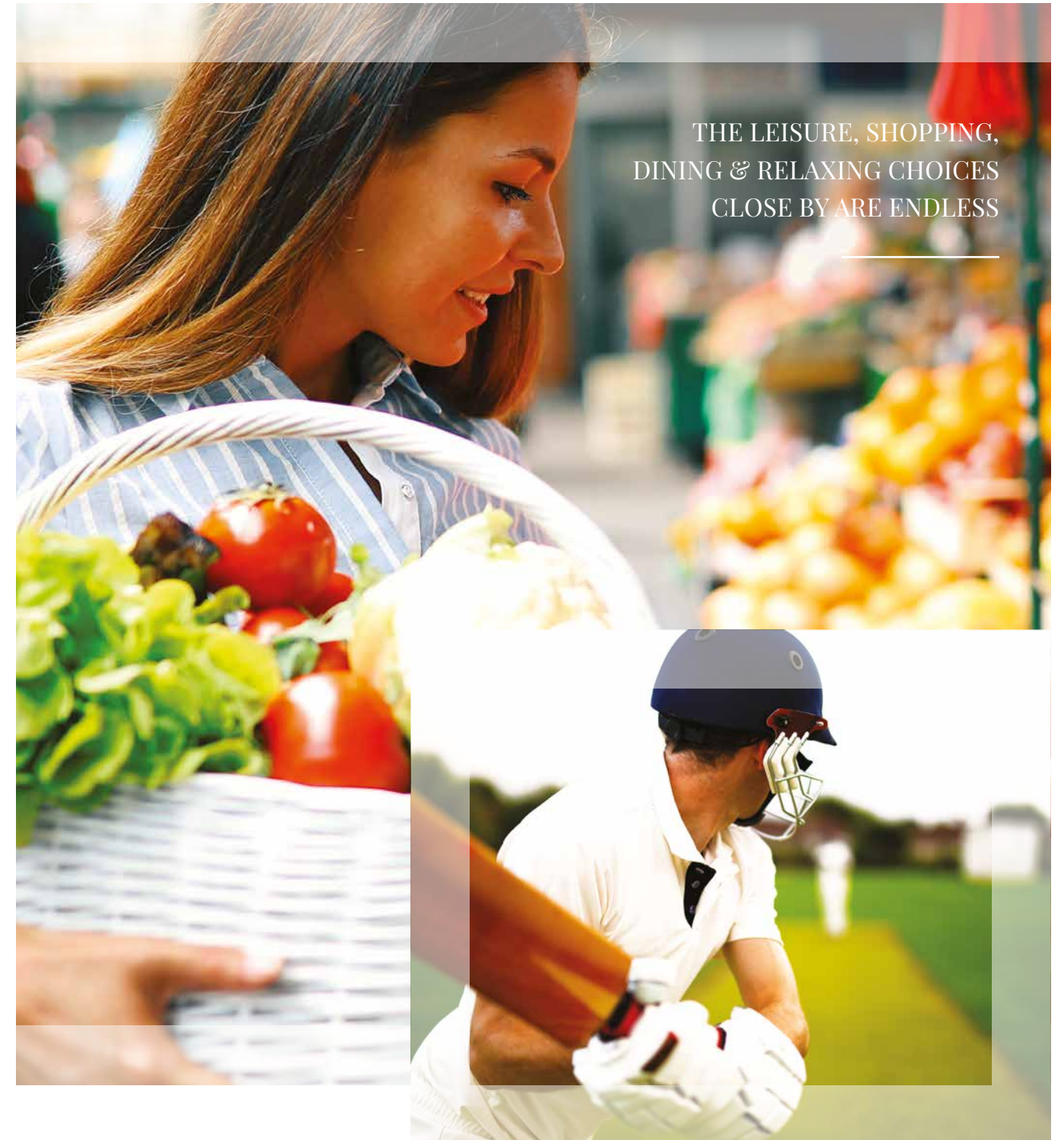
The nearby market town of Great Dunmow provides a laid back atmosphere and is ideal for an afternoon's shopping and relaxation amongst the many independent stores, tea rooms, eateries, pubs, household trades and the Tuesday Market within its quaint, picture-postcard lanes. But for a wider range of household names, familiar brands and trendy boutiques then you need look no further than the bustling town of Braintree, around five miles from home. It's historic streets and parks are perfect for browsing, but it's the out-of-town Braintree Village retail park that will really catch your eye – a purpose-built complex of modern pedestrianised avenues and squares hosting over 85 designer brand stores full of special offers and exclusive discounts, with well-known places to eat, drink or grab a coffee while you're there.

Alternatively, just ten miles south of Felsted, Chelmsford city centre is now the region's main centre for shopping, leisure and entertainment. Its modern pedestrianised commercial district hosts two indoor shopping malls and the new Bond Street development, featuring a host of flagship designer stores, upmarket boutiques, fashionable bars, eateries, upmarket dining, thriving outdoor beer gardens and street food stalls – all sitting shoulder to shoulder with leafy river walks, peaceful parks and relaxing squares. Also home to a multi screen cinema, popular civic theatre and numerous galleries, you'll never be short of culture.

When you tire of shopping, you'll find this part of Essex has plenty of options for fun and interest. Great Notley Country Park, just a ten minute drive away, is great for days out amongst nature, especially if you also have kids and pets in tow. Keen walkers will also be pleased to see Scholars' Green is only a quarter of a mile from the Flitch Way, a fifteen mile path following the old railway line between Braintree and Bishops Stortford, still punctuated by old station buildings converted into tea rooms. Now classified as a country park, you'll find it's a beautiful place to walk, cycle or ride any time of year.

Keen golfers will be pleased to note Braintree Golf Club, The Notleys Golf Club and Little Channels Golf Centre all within easy driving distance, while the course at Gosfield Lake, north of Braintree, is also highly regarded.

Cyclists will find the country roads and quiet lanes in the area ideally suited to half-day or full-day routes, either alone or as part of a local peloton. Or if you prefer to watch a day's sport, Essex County Cricket Ground in Chelmsford, or Chelmsford City Racecourse near Great Notley are excellent places to have fun and relax.



THE LOCATION




Scholars' Green, Braintree Road, Felsted, Essex. **Please use the SatNav Code CM6 3JX**

The development has the advantage of enjoying a rural setting with excellent community amenities, including Thaxted's small supermarket, post office, library and pubs. There are also excellent road links (and bus connections) to the larger local towns of Saffron Walden, Great Dunmow and Braintree, which all have a more extensive range of retail, and leisure facilities. These larger towns also offer good rail connections to central London and beyond.

WHAT'S NEARBY

Braintree	5 Miles
Great Dunmow	7 Miles
Chelmsford	11.5 Miles
Bishop's Stortford	17.5 Miles
Cambridge	42 Miles

RAIL CONNECTIONS

<i>Chelmsford Station [CHM]</i> 	<i>11.5 miles from Felsted</i>
Shenfield [SNF]	10-minutes
Stratford [SRA]	25-minutes
London Liverpool Street [LST]	35-minutes
Canary Wharf [DLR]	55-minutes

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Beresfords

LAND & NEW HOMES

Springfield Lyons Approach, Springfield, Chelmsford CM2 5LB

01245 397499
