



Fitzwalter Place

Chickney Road, Henham, Essex CM22 6FP

A collection of 3, 4 & 5 bedroom homes

Beautiful homes, attractively priced





Henham village offers first-class communications while retaining its picture-book image

Imagine stepping out of the station or airport and being home in a matter of minutes. Especially when that home is at desirable Fitzwalter Place, a small development in Henham, a village surrounded by arable fields, woodland and heathland yet only about six miles north of vibrant Bishop's Stortford.

London Stansted Airport is a similar distance away.

This attractive village lies just off both the M11 and B1051 and so is equally well-placed for motorists (Cambridge, for instance, is just 23 miles away). It is also on a bus route.

Elsenham railway station is a few miles away, and offers a commuter journey to London Liverpool Street averaging 65 minutes, while Stansted Airport's Express rail link can take as

little as 47 minutes. In addition, National Express and Terravision operate coach services to London.

Other rail destinations from Stansted include Cambridge, Ely, Peterborough, Birmingham and Leicester, giving the advantage of by-passing the capital when travelling to the Midlands and beyond.

An enviable work-life balance

Henham can trace its history to at least Roman times, and belies its proximity to first-class communications by retaining its picture-book image. There are thatched houses, duck ponds, a 12th century church, a 'character' pub and Post Office. There are also two venues, Church Hall Community Centre and

OSCA, that are used for village clubs, activities and events, giving newcomers plenty of opportunities to integrate into the community. And this is excellent walking country, a bonus for dog-owners and anyone who relishes being outdoors.

Henham and Ugley Primary School is not far from Fitzwalter Place, while in nearby Elsenham there is a Church of England Voluntary Controlled Primary. Other schools within reasonable distance include Stansted Mountfitchet High School and the independent Christian School in Takeley. There are several pre-schools in the area, such as a Montessori in Little Easton. Bishop's Stortford is a prime shopping destination, with branches of Marks & Spencer, Aldi, Sainsbury's, Tesco and





Within Essex, nudging the borders of three other counties

Waitrose, while the town's sports and fitness amenities include Grange Paddocks Leisure Centre and Nuffield's Fitness & Wellbeing Centre.

Another readily accessible retail destination is Braintree Freeport, a designer-discount mall with an adjoining retail park that is home to family-style restaurants, a Cineworld, ten-pin bowling centre and swimming pool.

For health care, the providers include GPs and Herts & Essex Community Hospital (with A&E department) in Bishop's Stortford, and Saffron Walden Community Hospital.

Quality entertainment and culture

Live shows and films, dance classes and more are hosted by

Rhodes Arts Complex, a contemporary venue in Bishop's Stortford, and the town also has a six-screen cinema showing the latest block-busters. For both general-release films and world cinema, there's the independent Saffron Screen, located at Saffron Walden County High School.

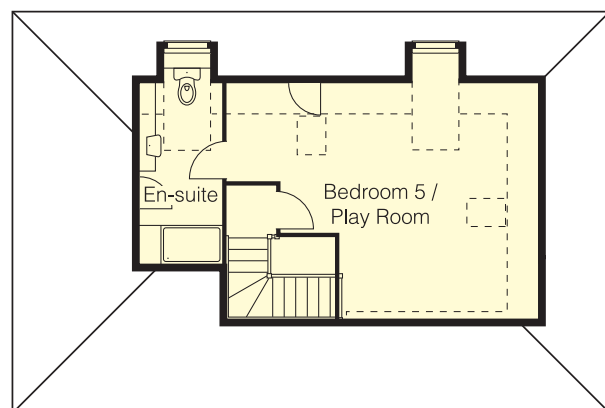
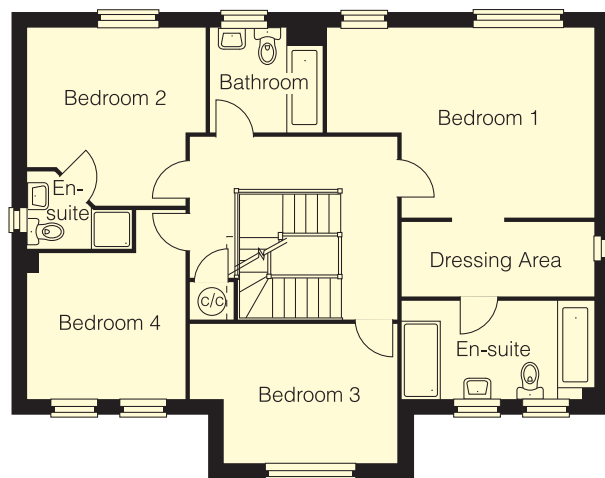
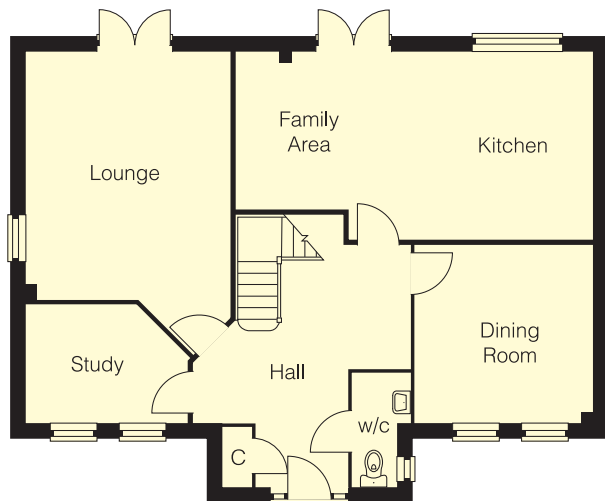
Of course, the city of Cambridge is unrivalled for its historic colleges, museums, botanical gardens, theatres, open-air market, stores (including John Lewis) and other attractions. It's easy to reach, especially by car since the M11 leads to a park and ride site south of the city.

Henham lies just within Essex, close to its borders with Hertfordshire, Cambridgeshire and Suffolk, all four counties boasting great visitor attractions. They include picturesque Thaxted with its impressive Guildhall and medieval houses, Stansted Mountfitchet Castle and Norman Village, Finchingfield - reputedly the most photographed village in Essex, Audley End House, Duxford Air Museum, Newmarket racecourse, and Cressing Temple. The many enjoyable open spaces include Hatfield Forest, a short drive south.





Please Note: This site plan is indicative only and is subject to change.
Please also refer to the conveyance plan for plot boundary details.



Ground Floor

Lounge
12'11" x 15'10" (3950 x 4850 mm) min.
Dining Room
11'4" x 11'3" (3475 x 3450 mm)
Kitchen/Family Area
22'8" x 11'10" (6950 x 3625 mm) max.
Study
10'2" x 7'6" (3100 x 2300 mm)

First & Second Floors

Bedroom 1
17'0" x 12'2" (5200 x 3700 mm) max.
Dressing Area
12'3" x 4'9" (3750 x 1450 mm)
Bedroom 2
11'4" x 11'4" (3450 x 3450 mm) max.
Bedroom 3
13'4" x 8'10" (4075 x 2700 mm) max.

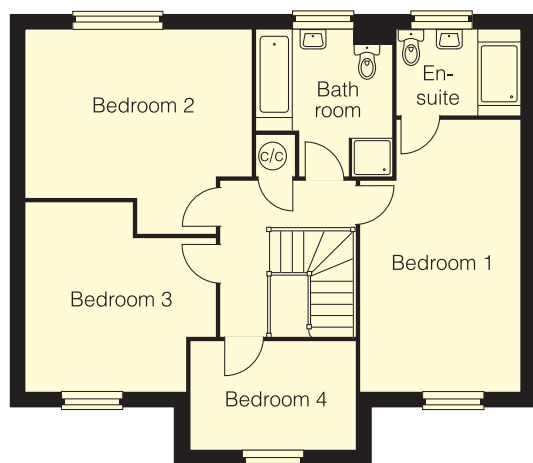
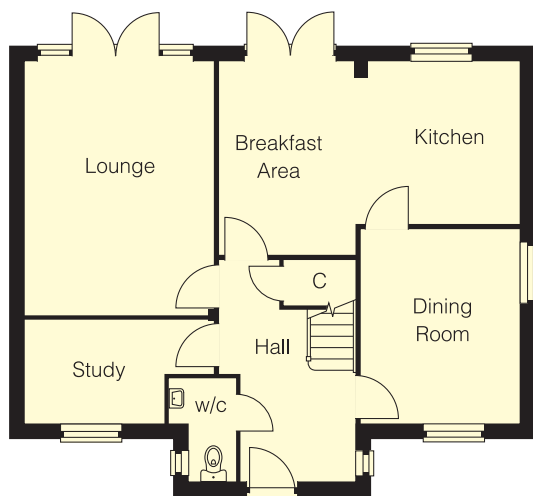
Bedroom 4
10'1" x 9'3" (3075 x 2825 mm) min.
Bedroom 5/Play Room*
18'0" x 12'7" (5500 x 3850 mm)
* Dimension taken to 1500 (4'11") ceiling line.

the Pennington

a 5 bedroom home with 3 en-suites, study and double garage

(plots 6, 7 & 8)

Computer Generated Images used throughout this brochure are typical of the homestyle. 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 accurate to +/- 2 inches (50mm), they should not be used for carpet sizes, appliance spaces or items of furniture.



Ground Floor

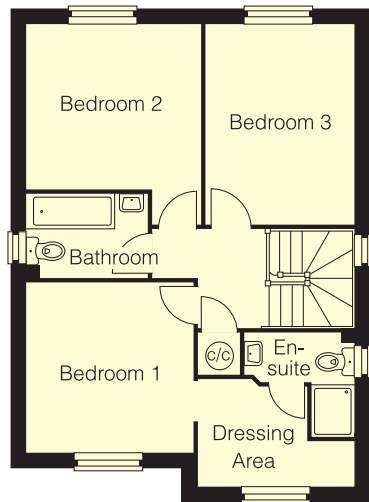
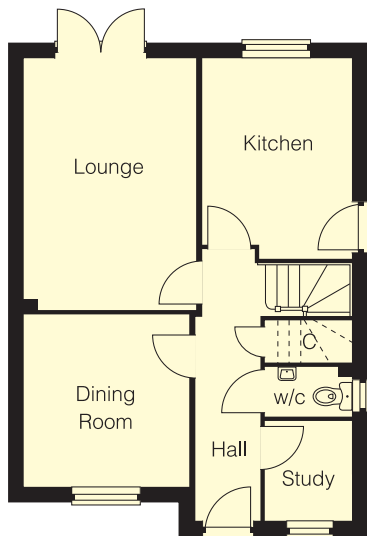
Lounge
11'11" x 16'2" (3650 x 4925 mm)
Dining Room
10'0" x 12'5" (3050 x 3800 mm)
Kitchen/Breakfast
19'1" x 12'3" (5825 x 3725 mm) max.
Study
11'11" x 6'8" (3650 x 2050 mm) max.

First Floor

Bedroom 1
10'3" x 17'4" (3125 x 5300 mm) max.
Bedroom 2
14'5" x 10'8" (4400 x 3275 mm) min.
Bedroom 3
12'1" x 12'1" (3700 x 3700 mm) max.
Bedroom 4
10'6" x 6'10" (3225 x 2100 mm)

the Maxwell

a 4 bedroom home with study, en-suite and single garage
(plots 15 & 16)



Ground Floor

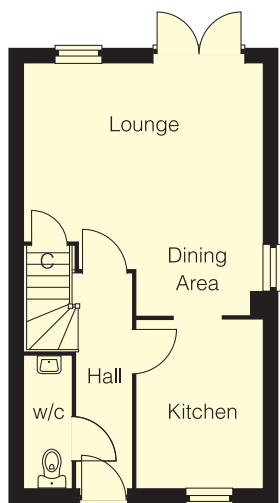
Lounge
10'10" x 16'1" (3325 x 4925 mm)
Dining Room
10'5" x 11'0" (3175 x 3350 mm)
Kitchen
9'5" x 12'10" (2875 x 3925 mm) max.
Study
5'6" x 6'4" (1675 x 1950 mm)

First Floor

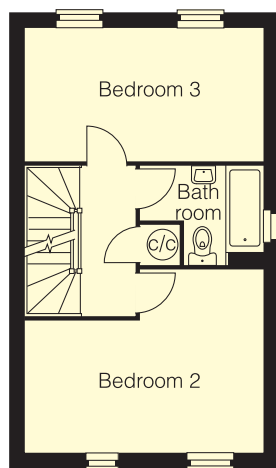
Bedroom 1
10'8" x 10'10" (3250 x 3325 mm)
Dressing Area
9'11" x 6'10" (3025 x 2100 mm)
Bedroom 2
11'2" x 10'6" (3400 x 3200 mm) min.
Bedroom 3
9'5" x 12'10" (2875 x 3925 mm)

the Ashdown

a 3 bedroom house with en-suite, study and single garage
(plot 1)

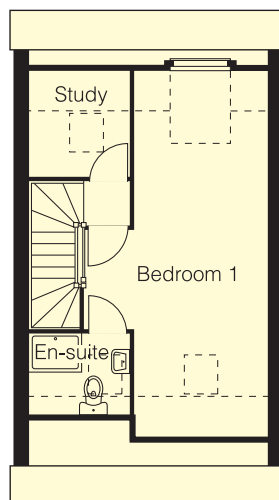


Ground Floor



First Floor

Plots 9 & 11 are handed.



Second Floor



Ground Floor

Lounge/Dining

15'1" x 16'1" (4600 x 4925 mm) max.

Kitchen

8'0" x 10'9" (2450 x 3275 mm)

First Floor

Bedroom 2

15'1" x 11'8" (4600 x 3575 mm) max.

Bedroom 3

15'1" x 8'6" (4600 x 2600 mm)

Second Floor

Bedroom 1*

11'7" x 14'11" (3550 x 4575 mm) max.

Study*

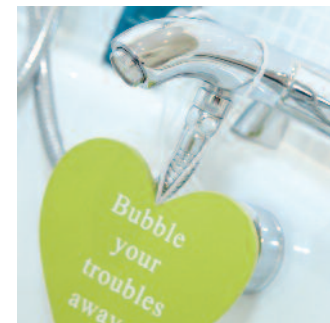
6'6" x 4'1" (1975 x 1250 mm)

the Colton

* Dimension taken to 1500 (4'11") ceiling line.

a 3 bedroom townhouse with en-suite, study and single garage
(plots 9, 10, 11 & 12)

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these items are included as standard in your new home

General

- Steel weather beater front entrance door with chrome ironmongery and Flemish obscure glass.
- Single or double garage (as applicable to individual property).
- Garage doors will be Hormann pressed steel in white.
- White panelled internal doors with chrome ironmongery.
- Gas fired central heating.
- Pressurised water system.
- Almond white emulsion to walls. All woodwork to be an acrylic finish.
- Smooth ceilings throughout.
- White PVC-u double-glazed windows and French doors where applicable.
- External water tap.
- Turfed front gardens which may be planted dependent on planning requirements with rear gardens graded and rotovated only.
- Boundary fencing 1.8m high close boarded and/or 1.8m high brickwork (as applicable to individual property). Party fencing 1.8m high larch lap panels.

Kitchen

- A range of contemporary kitchen units with self closing drawers and complimentary work surfaces to choose from.
- A choice of upstands to match work surfaces.
- Double fan assisted electric oven.
- Integrated dishwasher, washing machine and fridge/freezer. Fridge/freezer and dishwasher 'A' rated. Washing machine 'A+' rated.
- Gas hob and chimney hood.
- Stainless steel splashback.
- A choice of ceramic floor tiles to kitchens, kitchen/family room and kitchen/breakfast room.

Cloakrooms, Bathrooms and En-suites

- Contemporary white sanitaryware with chrome fittings.
- All en-suites to be provided with a shaver point.
- A choice of ceramic wall tiles.
- Bathroom and en-suite to be fully tiled.

Electrical

- Recessed chrome downlighters to kitchens, bathrooms and en-suites.
- Mains operated smoke detectors.
- Telephone socket to living room and master bedroom.
- Power and light to all garages.
- Television socket to living room and master bedroom.
- Double switched power-points throughout plus TV satellite digital and FM system point.
- Multi gang switch for domestic integrated appliances to kitchen.
- Wiring provided for front porch light.

The kitchen and ceramic tile choices will only be available subject to the stage of construction, in some instances they will have already been pre-selected.

Please refer to the Site Sales Representative for details.

All homes are offered with an N.H.B.C. 10 year warranty.



the Specification

Abbey New Homes is a subsidiary of Abbey plc whose principal activities are residential housing development in the UK, Ireland and the Czech Republic.

For two generations, the sales sign in front of our Abbey New Homes developments has become a familiar sight in the South East of England. With many thousands of homes and satisfied customers to our credit, we continue to offer 'Beautiful Homes, Attractively Priced'.

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. Any alteration will be clearly shown on a separate sales information sheet available in the site sales office. Please note that interior images shown in this particular brochure are indicative only

and not taken from Abbey Developments interiors. The landscaping shown on the site layout is indicative of a matured development and, as with all new developments, is subject to approval by the Local Authority. The artist has also tried to give some indication of how extra planting could be used to enhance the appearance of your home. As we try to provide as much variety as possible, 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. Thank you for visiting Fitzwalter Place. If you require any further information please refer to the site sales representatives who will be happy to help you choose a house of which to be proud.



Fitzwalter Place, Chickney Road, Henham, Essex CM22 6FP

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