



ENTERPRISE
PROPERTY
GROUP

THORPE LEA

GREAT
CHESTERFORD
SAFFRON WALDEN
CB10 1FF

HERITAGE



THORPE LEA

GREAT CHESTERFORD

Lying in an idyllic position adjacent to rolling fields yet within an easy walk of the village centre, Thorpe Lea is a superb collection of 31 family homes that offer contemporary living spaces with country style.

Great Chesterford is a highly sought-after village due to its proximity to the M11 and regular rail services to both Cambridge and London Liverpool Street from the local station. The historic city of Cambridge is around 14 miles to the north and central London less than 50 miles to the south, whilst Stansted Airport can be reached in under half an hour.

A TIGHT KNIT COMMUNITY

Great Chesterford is a quintessentially English village with a Post Office, general store, bakery and food hall, two popular public houses, almost 70 Listed buildings and a Community Centre that is home to a large number of local clubs and societies. Many of the locals compete in outdoor sports or keep fit at the outdoor gym on the recreation ground.

The village has a highly respected primary academy that educates boys and girls between the ages of 4 and 11 and there are a number of pre-schools and nurseries in the area including The Chesterfords' Pre-School which is based at the Community Centre.

Located on the boundary between Essex and Cambridgeshire, the River Cam and the Icknield Way Path both pass through this ancient village making it a popular destination with walkers. The picturesque All Saints' Church dates from the 13th century from where archaeological finds can be traced back to the late Iron Age. There is evidence too of an early Roman fort and many of the locally found artefacts are on display at the Saffron Walden Museum.





SUBLIME SURROUNDINGS

Thorpe Lea is perfectly positioned for a wealth of leisure opportunities in the surrounding region.

Nearby Saffron Walden is a picturesque market town and a designated conservation area. The charming streets are peppered with independent stores, art galleries and a selection of cafés, restaurants and traditional pubs. For a wider selection of high street shops and eateries, Bishop's Stortford is a 25-minute drive or train journey away.

Play golf at the attractive Saffron Walden Golf Club, visit the Imperial War Museum at Duxford, or take time out at the wildlife breeding centre at Linton Zoo. Audley End House and Gardens, which hosts year-round events and concerts, is just four miles away.

Cambridge is easily accessible by road or rail, and is a treasure trove of boutiques, restaurants and book shops set against a backdrop of glorious Gothic architecture. Known as the Silicon Valley of the UK, Cambridge has an abundance of both web development and biomedical talent, which has produced some of the UK's most successful businesses. Both the Chesterford Research Park and the Wellcome Sanger Institute are within a four-minute drive of Thorpe Lea, so will appeal to those with science-based business interests.

THORPE LEA

An exquisite selection of 31 homes is available at Thorpe Lea. Each has a private garden and allocated parking, with many also benefiting from a garage. There are several styles to choose from with detached and semi-detached houses arranged over two or three storeys and with three to five bedrooms.

The architecture is inspired by the beautiful rural location and homes have been sympathetically designed by Snell David, a RIBA award-winning architectural practice based near Cambridge and in London. We enjoy a long standing relationship with Snell David who share our vision for thoughtful design in local communities. Internally, there is everything you would expect from a stylish contemporary home: tasteful and practical open-plan kitchens with energy-efficient appliances; sleek, fully-tiled bathrooms with white sanitaryware; thoughtfully designed and luxurious living areas and bedrooms. These are superior houses in which you will immediately feel at home.

At the centre of the development are communal landscaped grounds, a large grassy space that can be enjoyed by all the family.











THORPE LEA

Plot 2 - 990ft² (92m²)

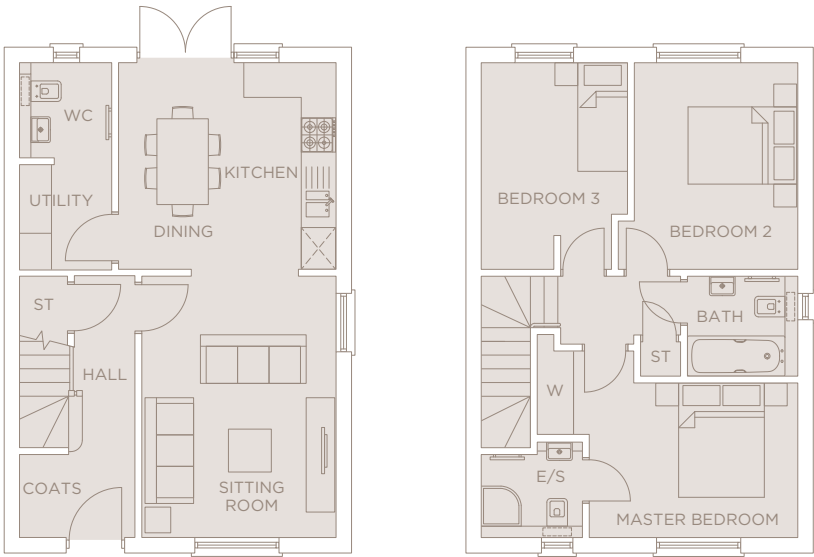


Plot 2

| | | | |
|--------------|------------------------|-------------|---------------|
| Ground Floor | Kitchen/Dining/Sitting | 9.4m x 3.8m | 30'8" x 12'5" |
| | Utility | 1.7m x 1.6m | 5'6" x 5'2" |
| | Master Bedroom | 4.9m x 3.0m | 16'1" x 9'8" |
| | Master En-suite | 2.2m x 1.7m | 7'1" x 5'6" |
| | Bedroom 2 | 4.5m x 3.0m | 14'8" x 9'8" |
| | Bathroom | 3.0m x 2.1m | 9'8" x 6'7" |

THORPE LEA

Plots 12-15 – 990ft² (92m²)



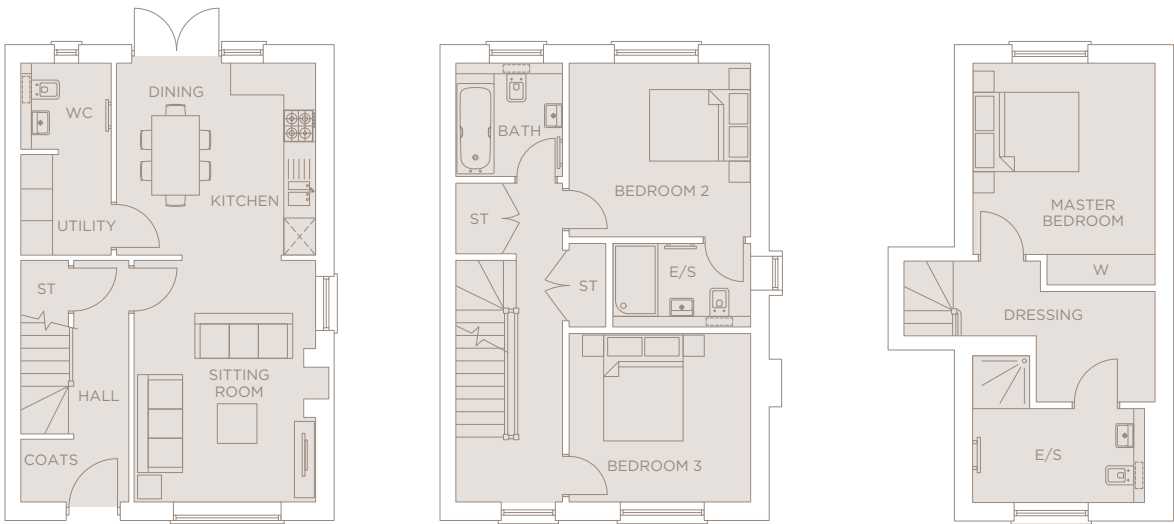
Ground Floor

First Floor

| Plots 12-15 | | | |
|--------------|-----------------|-------------|---------------|
| Ground Floor | Kitchen/Dining | 3.8m x 3.6m | 12'5" x 11'8" |
| | Sitting Room | 4.8m x 3.4m | 15'7" x 11'2" |
| | Utility | 1.8m x 1.6m | 5'9" x 5'2" |
| | WC | 1.7m x 1.6m | 5'6" x 5'2" |
| First Floor | Master Bedroom | 4.6m x 2.7m | 15'1" x 8'9" |
| | Master En-suite | 1.8m x 1.4m | 5'9" x 4'6" |
| | Bedroom 2 | 3.6m x 2.9m | 11'8" x 9'5" |
| | Bedroom 3 | 3.6m x 2.6m | 11'8" x 8'5" |
| | Bathroom | 2.0m x 1.7m | 6'6" x 5'6" |

THORPE LEA

Plots 18-23 – 1,292ft² (120m²)



Ground Floor

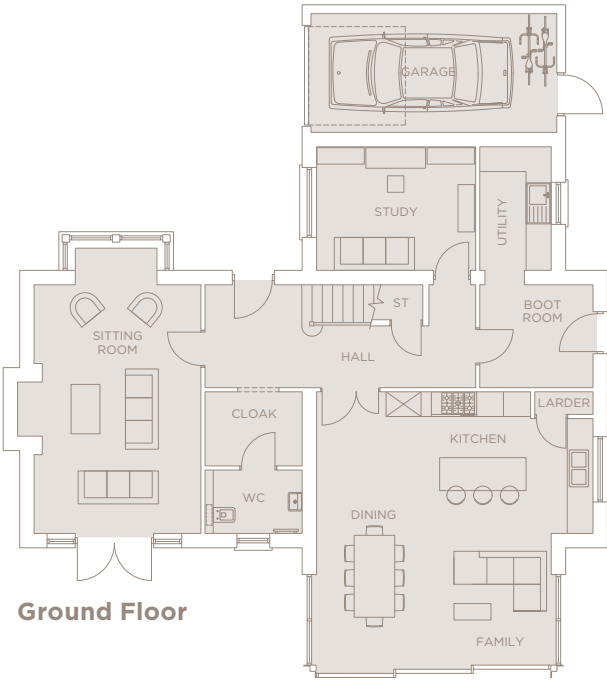
First Floor

Second Floor

| Plots 18-23 | | | |
|--------------|----------------------|-------------|---------------|
| Ground Floor | Kitchen/Dining | 3.8m x 3.6m | 12'5" x 11'8" |
| | Sitting Room | 4.6m x 3.4m | 15'1" x 11'2" |
| | Utility | 1.9m x 1.7m | 6'2" x 5'6" |
| | WC | 1.7m x 1.6m | 5'6" x 5'2" |
| First Floor | Bedroom 2 | 3.4m x 3.3m | 11'2" x 10'8" |
| | Bedroom 2 En-Suite | 2.6m x 1.6m | 8'5" x 5'2" |
| | Bedroom 3 | 3.4m x 3.3m | 11'2" x 10'8" |
| | Bathroom | 2.1m x 2.0m | 6'9" x 6'6" |
| Second Floor | Master Bedroom | 4.2m x 3.4m | 13'8" x 11'2" |
| | Master En-suite | 3.2m x 1.6m | 10'5" x 5'2" |
| | Master Dressing Room | 2.2m x 2.0m | 7'2" x 6'6" |

THORPE LEA

Plots 24, 27, 28 & 31 – 2,906ft² (265m²)

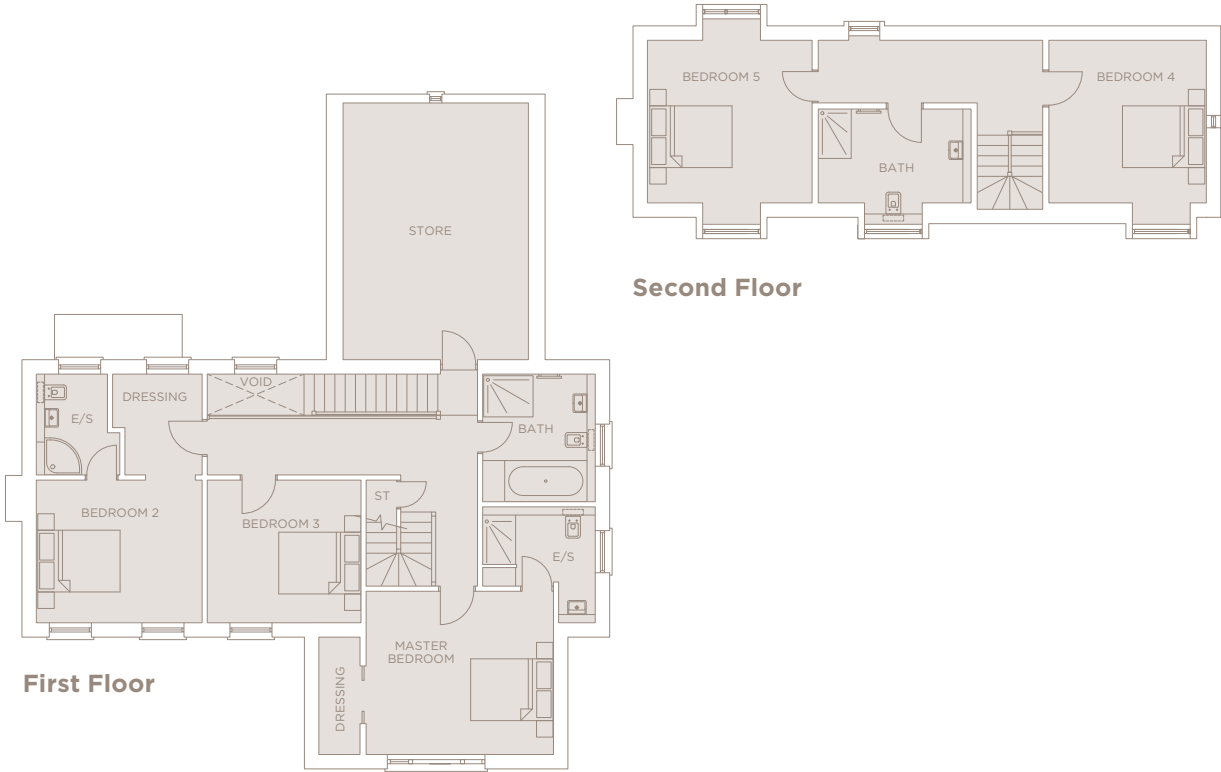


Plots 24, 27, 28 & 31

| | | | |
|--------------|-----------------------|-------------|---------------|
| Ground Floor | Kitchen/Dining/Family | 6.7m x 6.6m | 22'0" x 21'7" |
| | Sitting Room | 6.0m x 4.0m | 19'7" x 13'1" |
| | Study | 3.9m x 3.0m | 12'8" x 9'8" |
| | Utility | 3.0m x 1.7m | 9'8" x 5'6" |
| | WC | 2.4m x 1.5m | 7'9" x 4'9" |
| | Cloakroom | 2.4m x 1.8m | 7'9" x 5'9" |
| | Boot Room | 2.7m x 2.0m | 8'9" x 6'6" |
| | Garage | 5.9m x 2.9m | 19'4" x 9'5" |
| | | | |

THORPE LEA

Plots 24, 27, 28 & 31 – 2,906ft² (265m²)

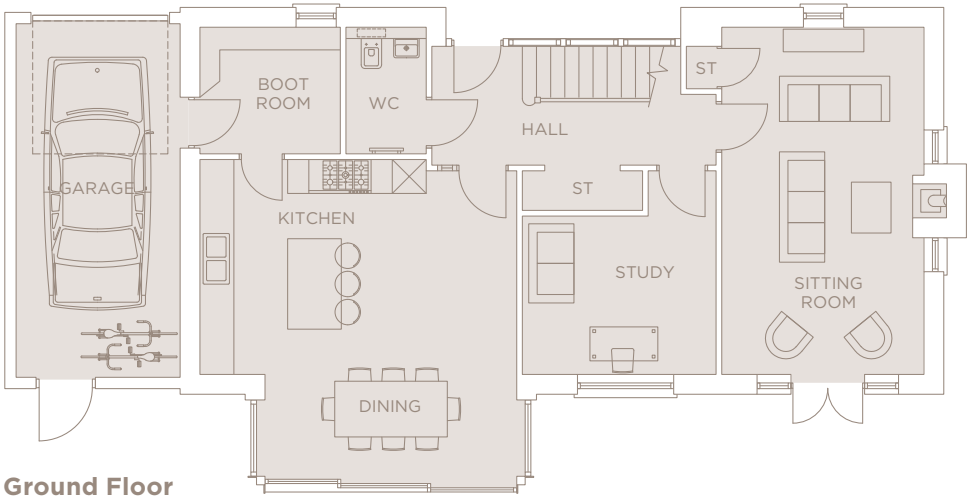


Plots 24, 27, 28 & 31

| | | | |
|--------------|-------------------------|-------------|---------------|
| First Floor | Master Bedroom | 4.5m x 4.0m | 14'8" x 13'1" |
| | Master En-suite | 2.7m x 1.9m | 8'9" x 6'2" |
| | Master Dressing Room | 2.8m x 1.0m | 9'2" x 3'3" |
| | Bedroom 2 | 4.0m x 3.4m | 13'1" x 11'2" |
| | Bedroom 2 En-suite | 2.4m x 2.0m | 7'9" x 6'6" |
| | Bedroom 2 Dressing Room | 2.1m x 1.3m | 6'9" x 4'3" |
| | Bedroom 3 | 3.7m x 3.4m | 12'1 x 11'2" |
| | Bathroom | 3.1m x 2.7m | 10'2" x 8'9" |
| Second Floor | Bedroom 4 | 3.9m x 3.8m | 12'8" x 12'5" |
| | Bedroom 5 | 4.0m x 3.9m | 13'1" x 12'8" |
| | Bathroom | 3.7m x 2.3m | 12'1" x 7'5" |

THORPE LEA

Plots 25, 26, 29 & 30 – 2,196ft² (195m²)

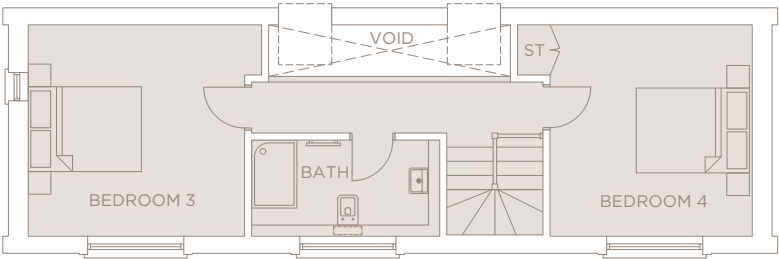


Plots 25, 26, 29 & 30

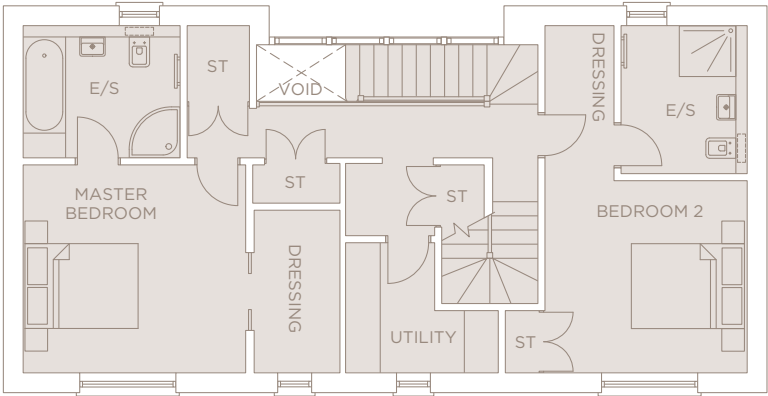
| | | | |
|--------------|----------------|-------------|---------------|
| Ground Floor | Kitchen/Dining | 5.7m x 5.6m | 18'7" x 18'4" |
| | Sitting Room | 6.1m x 3.6m | 20'0" x 11'8" |
| | Study | 3.9m x 3.0m | 12'8" x 9'8" |
| | WC | 2.2m x 1.4m | 7'2" x 4'6" |
| | Boot Room | 2.5m x 2.2m | 8'2" x 7'2" |
| | Garage | 6.2m x 2.9m | 20'3" x 9'5" |

THORPE LEA

Plots 25, 26, 29 & 30 – 2,196ft² (195m²)



Second Floor



First Floor

Plots 25, 26, 29 & 30

| | | | |
|--------------|-------------------------|-------------|---------------|
| First Floor | Master Bedroom | 3.9m x 3.7m | 12'8" x 12'1" |
| | Master En-suite | 2.8m x 2.3m | 9'2" x 7'5" |
| | Master Dressing Room | 2.9m x 1.5m | 9'5" x 4'9" |
| | Bedroom 2 | 3.7m x 3.6m | 12'1" x 11'8" |
| | Bedroom 2 En-suite | 2.3m x 2.3m | 7'5" x 7'5" |
| | Bedroom 2 Dressing Room | 1.5m x 1.2m | 4'9" x 3'11" |
| | Utility | 2.7m x 2.3m | 8'9" x 7'5" |
| Second Floor | Bedroom 3 | 3.8m x 3.7m | 12'5" x 12'1" |
| | Bedroom 4 | 3.7m x 3.6m | 12'1" x 11'8" |
| | Bathroom | 3.3m x 1.8m | 10'8" x 5'9" |

SPECIFICATION

KITCHEN & UTILITY

- Cabinets with soft closing and handle-free doors
- Composite stone worktops in all kitchens and some utility rooms¹
- Integrated Bosch oven and hob
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Integrated or freestanding laundry appliances in all plots²
- Waste disposal units and Quooker boiling taps in plots 24 – 31

BATHROOM & EN-SUITE

- Contemporary white sanitaryware
- Over-bath shower with clear screen
- Frameless shower to all en-suites
- Contemporary heated towel rail
- Full-height wall tiling

INTERNAL FINISHES

- Mexicano Oak internal doors
- Brushed stainless steel window and door ironmongery
- Dressing room in selected plots or built-in wardrobe to master bedroom

ELECTRICAL FITTINGS

- Contemporary switches and sockets throughout with USB ports to key locations
- LED recessed downlighters
- External power to front and back

HOME ENTERTAINMENT

- Digital TV aerial sockets and cabling for Sky
- Syncbox data points provided to principal rooms

HEATING

- Underfloor heating to ground floor and upper floor bathrooms
- Gas fired central heating with high efficiency boilers
- Planar flat-panel radiators to first and second floors

SECURITY & PEACE OF MIND

- Intruder alarm
- Mains-powered smoke and heat alarms
- Multipoint locking front door
- NHBC 10-year warranty cover

FINISHING TOUCHES

- Wall-mounted external lighting
- Block paved estate road
- Turfed rear gardens with terrace
- Community open space with large central lawn

OTHER

- All properties are freehold
- The development has a private road and communal areas, which are subject to an annual estate charge
- Predicted energy ratings 81% - 88% (B)³

1: In a choice of colours, subject to build status. 2: Refers to washer/dryers, washing machines or tumble dryers. 3: Actual predicted energy assessments for individual properties are available on request. Please Note: The plans on the previous pages are not shown to scale; all dimensions are approximate and given at their maximum. In addition, some bedroom ceilings may not be completely full-height. Specification details may be subject to variation. All specification photographs are from previous developments and are indicative only.

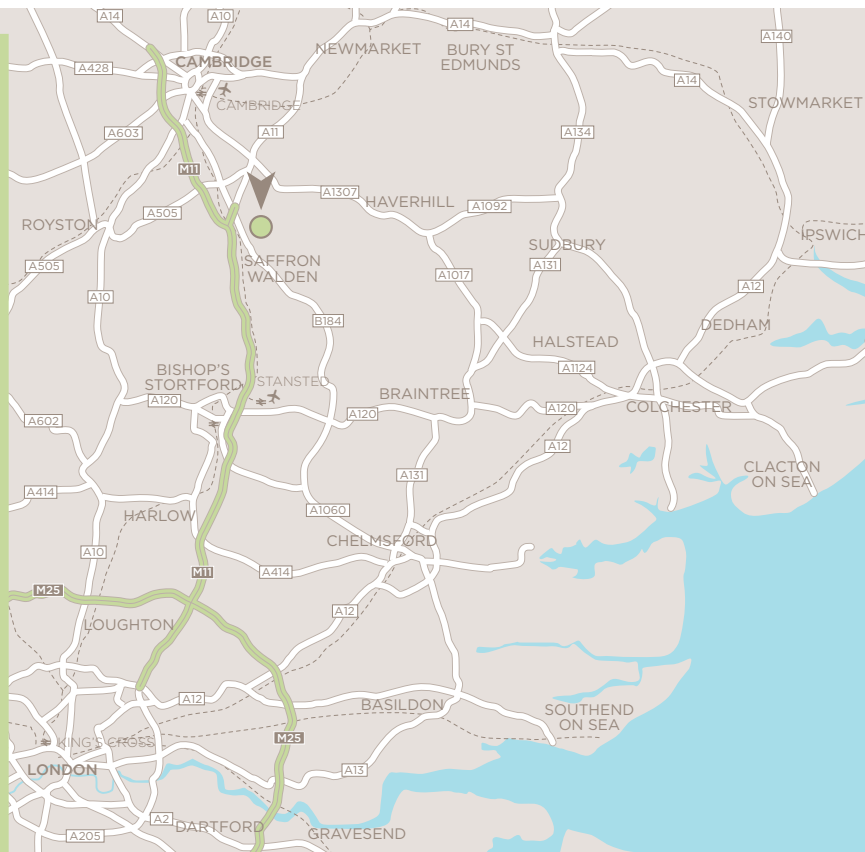


CONVENIENT CONNECTIONS

Great Chesterford is an ideal location for those who commute to either London or Cambridge. Great Chesterford Station is less than a mile from Thorpe Lea and provides direct services to Cambridge and London Liverpool Street, or change at Tottenham Hale for the Victoria Line tube.

It is literally a couple of minutes' drive to Junction 9a of the M11, so this speedy motorway route will ensure travel times are kept to a minimum.

Stansted Airport is just 15 miles away and is an easy trip by road or rail, providing the ideal departure point when business or pleasure take you overseas.



ENTERPRISE PROPERTY GROUP LIMITED

Enterprise Property Group Limited (EPGL) is an expanding national developer, applying established principles of intelligent design and quality construction through its wholly-owned subsidiaries, Enterprise Heritage and Enterprise Urban.

The bespoke nature of all EPGL developments allows its homes to be designed for modern living and today's busy lifestyles, whether they are conversion schemes preserving the heritage and character of the past, or new-build projects with stunning design and layout. This means not only does EPGL have a huge depth of knowledge and experience of the technical nuances of "non-standard" development and construction, it has also earned EPGL an enviable reputation upon which it is well placed to continue building.

EPGL is pleased to have won many awards for its projects, an acknowledgement perhaps of the attention to detail that EPGL sees as an important part of the whole process.

The company has a strong commitment to delivering sustainable homes by incorporating energy-saving features and using renewable resources and is proud of its expertise in this area.



ENTERPRISE
PROPERTY
GROUP

HERITAGE

URBAN

RETIREMENT

Enterprise Property Group Limited gives notice that this brochure is produced for general promotion of the Thorpe Lea development only and for no other purpose. Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. All descriptions and references to conditions and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct as at date of publication, but any intending purchasers should not rely on them as statements or representations of fact. Details may be subject to variation and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each item. Date of publication April 2018.

epgl.co.uk

Scutches Barn, 17 High Street, Whittlesford, Cambridge CB22 4LT
Tel: 01223 835995 | Fax: 01223 837796 | Email: info@epgl.co.uk
Registered in England and Wales No. 2917485

Designed by GQ Design gqdesign.com



Raising Standards. Protecting Homeowners



www.consumercode.co.uk