



ENTERPRISE  
PROPERTY  
GROUP

## THE LIMES

WALDEN ROAD  
RADWINTER  
CB10 2FU

HERITAGE















## THE LIMES

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### RADWINTER

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Perfectly positioned in the heart of Radwinter, The Limes offers idyllic village living with a delightful backdrop of rolling countryside, but with the amenities of the nearby charming market town of Saffron Walden.

Excellent transport links are within easy reach via Bishop's Stortford and Stansted, and it's less than 20 miles to the vibrant leisure and cultural offerings of beautiful Cambridge.

With a variety of designs and internal layouts, and superb quality specification, this exclusive collection of homes provides the best in comfortable and stylish modern living in a desirable location.



## VILLAGE IDYLL

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Radwinter is a quintessential English village, providing a charming, leafy and peaceful environment. The traditional Saint Mary the Virgin Church stands in the centre of the community, a striking flint and limestone building dating back some 700 years. Adjacent is the post office and, just a couple of minutes' walk from The Limes, Radwinter C of E Primary School.

A gentle half-mile stroll through the village brings you to The Plough Bar & Grill, offering an extensive menu and an even more impressive view of rolling green fields from the outside terrace. There are limitless opportunities for country walks in the local area, and traditional pubs aplenty in the surrounding villages.











## WITHIN REACH

Five miles west of The Limes, Saffron Walden offers an excellent selection of shops and restaurants. Market days are Tuesdays – when you can pick up all manner of homeware, fruit and vegetables, and everyday items – and Saturdays, when there is a colourful array of freshly-cut flowers, and a great choice of meat, fish and cheese. A variety of gastropubs, cafés and other eateries nestle amongst a mix of quaint antique shops and high street stores. There is a golf course just outside the town centre and, nearby, the stunning English Heritage Audley End House and Gardens hosts events and activities all year round.

A little further on – half an hour's drive from Radwinter – Bishop's Stortford is home to many shops and restaurants, including favourites such as Bill's, Carluccio's and Côte. It also has a multi-screen cinema, and the station provides speedy links into London.





## CITY LIFE

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The renowned university city of Cambridge is within a 40-minute drive, offering eclectic shopping, leisure and epicurean opportunities to rival the West End, complemented by beautiful green open spaces. The spectacular architecture of buildings such as King's College and the numerous museums and galleries are testament to a unique cultural heritage which should not be missed.

In summer the city provides a beautiful backdrop for a lazy punt along the river, a picnic on Parker's Piece, or a wander through the cobbled medieval lanes, stopping at the many hidden antique, book and gift shops. There are also arts and literary festivals and concerts throughout the year, including the superb Cambridge Shakespeare Festival. The Grand Arcade, the Grafton Centre and Lion Yard are paradise for shoppers, with their wide range of high street, independent and designer shops, and choice of cafés and restaurants.













## THE DEVELOPMENT

Situated on an undulating road to be known as Gillon Way, bordered on one side by swathes of green open space, the properties at The Limes have an enviable degree of seclusion and privacy, providing a peaceful environment. The 35 detached, semi-detached and terraced houses are individually designed to incorporate unique external features, some of which are from the Arts and Crafts movement, to create a traditional but varied collection of homes in keeping with the local area.















Computer generated image of Hawthorn House and Bay Tree House



Computer generated image of Holly House, Maple House and Beech House





Computer generated image of Rowan House and Juniper House



Computer generated image of The Birches



















## LUXURIOUS INTERIORS

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Generously proportioned and occupying two or three storeys, these fabulous homes offer two to five bedrooms and a range of internal layouts. Features include spacious open-plan living areas opening onto the garden – creating a real heart to the home – dining areas with dual aspect full-height glazing, and impressive master bedroom suites with dressing rooms\*, en-suites and private balconies\*. All are built to a high-quality specification with stylish, elegant finishes for the best in luxury modern living.

## SPECIFICATION

### KITCHEN

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- Matt white lacquer cabinets with handle-free doors\*\*
- Composite stone worktops\*\*
- Composite stone oven splashback and upstands\*\*
- Siemens oven
- Siemens induction hob
- Siemens telescopic hood
- Integrated fridge/freezer
- Integrated dishwasher
- Washer/dryer

### BATHROOM & EN-SUITE

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- Contemporary Laufen Pro white sanitaryware
- Heated towel rails
- Porcelanosa floor and full-height wall tiling
- Underfloor heating to all bathrooms and en-suites

### ELECTRICAL FITTINGS

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- Contemporary switches and sockets throughout
- USB combined socket in lounge and bedrooms
- LED recessed downlighters and pendant fittings
- Pelmet lighting in kitchen
- Up and down satin stainless-steel external lighting

### HOME ENTERTAINMENT

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- Wiring for digital TV and Sky+ with media plate (including telephone main outlet) in lounge and outlet in master bedroom
- Data points provided to lounge and master bedroom (and study, where applicable)

### HEATING

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- Mitsubishi air-source heat pump for central heating and hot water
- Underfloor heating to ground floor
- Planar flat panel radiators to upper floors

### SECURITY & PEACE OF MIND

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

### FINISHING TOUCHES

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- Natural timber doors with oak finish
- Feature fireplaces\* (suitable for wood-burning stoves only)
- Turfed garden
- External water tap and electric socket
- Waste and recycling points
- Permeable Tegula block driveway

### OTHER

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- Tenure – freehold
- There is an estate maintenance charge
- Predicted energy ratings – 80% to 84% (C-B)\*\*\*

\*Some plots only.

\*\*In a choice of colours, subject to build status.

\*\*\*Actual predicted energy assessments for individual properties are available on request.

Specification details may be subject to variation.

All photographs are from a previous development and are indicative only.







# ENTERPRISE HERITAGE

Enterprise Heritage is part of Enterprise Property Group Limited, a rapidly expanding national developer which applies established principles of intelligent design and quality construction to all its projects. Founded in 1993, Enterprise Heritage concentrates its activities in the home counties and East Anglia.

Careful conservation and restoration of historic buildings, as well as sympathetic new-build within conservation areas, has earned Enterprise Heritage an enviable reputation upon which it is well placed to continue building. The company's conversion schemes preserve yesterday's heritage and character in homes designed for today's busy lifestyles and several of its projects have won awards.

The nature of the buildings Enterprise Heritage works on often means they are Grade II Listed, which status dictates strict conditions on any restoration or conversion process.

Enterprise Property Group Limited has a strong commitment to delivering sustainable homes designed for modern living to address matters of sustainability and low energy/low carbon emission housing. To that end, Enterprise Heritage aims to exceed minimum standards set out by the building regulations and is proud of its expertise in this area.



## CAMBRIDGE

A1303

CAMBRIDGE  
AIRPORT

FULBOURN

## PRIME LOCATION

Stansted Airport is little over a 20-minute drive for a wide choice of national and international flights. It's just under half an hour to Bishop's Stortford where railway services run to London Liverpool Street in 38 minutes. Junction 9 of the M11, into London, is approximately nine miles away, whilst central Cambridge is around 18 miles, via the A1307.

GREAT  
SHELFORD

WEST  
WRATTING

A1307

A1301

BABRAHAM

A505

LINTON

A11

A1307

HINXTON

BARTLOW

J9a

ASHDON

J9

B184

SAFFRON  
WALDEN

M11

RADWINTER











ENTERPRISE  
PROPERTY  
GROUP



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