



Crest
NICHOLSON

ELSENHAM VALE

ESSEX

—

The perfect blend of
traditional + modern





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Modern charm

Experience the perfect blend of traditional
and modern at Elsenham Vale.

This stunning collection of 2 & 3 bedroom cottages and 4 & 5 bedroom
family homes is situated in the rural village of Elsenham, Essex.
Set against an impressive backdrop of countryside,
with excellent transport connections, this is
the ideal place to call home.





— This idyllic lifestyle can be yours

ELSENHAM VALE HAS BEEN DESIGNED WITH YOU IN MIND. FROM THE ATTRACTIVE LANDSCAPED OPEN SPACE TO THE EXCELLENT TRANSPORT CONNECTIONS, YOU'LL BE ABLE TO ENJOY PEACE AND QUIET WITHOUT FEELING ISOLATED.

The idyllic Stansted Brook runs to the south of the site whilst both mature trees and newly-planted ones shelter the homes and provide a backdrop of stunning scenery. The mixture of pretty hedgerows, rugged fields and wildflower meadows makes this an extra special place to live, as does the variety of local wildlife on-site. Bird and bat boxes adorn many of the trees, helping to safeguard local species, and access to the village allotments provide the perfect opportunity to grow your own fruit and vegetables*.

Families living here can enjoy access to plenty of green open space as well as a play area and with a host of amenities nearby, Elsenham Vale offers something for every lifestyle.

*Allotments usage allocated by the Parish council.

Beautiful on the outside

WITH A WIDE CHOICE OF HOMES AVAILABLE, ELSENHAM VALE IS IDEAL FOR YOUNG PROFESSIONALS, GROWING FAMILIES AND THOSE LOOKING TO DOWNSIZE. ALTHOUGH TRADITIONALLY DESIGNED, THESE HOMES HAVE A MODERN FEEL TO THEM, SO YOU CAN ENJOY THE BEST OF BOTH WORLDS.

Built using a variation of soft coloured render, brick, clay tiles and slate roofs, these homes blend in with the area's semi-rural character. The mixture of building materials and landscaped public spaces help to create pockets of character throughout the development. You can enjoy strolling through the pedestrianised areas, relaxing in your private garden or mingling with the neighbours on the central green.



Beautiful on the inside



FINISHED TO THE HIGHEST SPECIFICATION AND BOASTING CONTEMPORARY INTERIOR DESIGN, THIS IS A PLACE YOU'LL BE PROUD TO CALL HOME. THE FRESH, MODERN INTERIORS PROVIDE A BEAUTIFUL BLANK CANVAS FOR YOU TO ADD YOUR OWN STYLE TO.

Built to the Lifetime Homes Standards, these homes are designed with the future in mind. Each property boasts quality fixtures and fittings that are built to last and the spacious, flexible layouts make it cost-effective and easy for you to transform any space. Use the open plan kitchen to host vibrant dinner parties or sit back and relax with the family in the cosy lounge. However you like spending your time, these homes can be enjoyed for years to come.

Typical Crest Nicholson interiors shown

The finer details

Typical Crest Nicholson interiors



SUSTAINABILITY AND ENERGY EFFICIENCY

Every home at Elsenham Vale has been designed with sustainability and energy efficiency in mind. The white UPVc windows, efficient gas central heating and modern insulation ensure your home is kept warm all-year-round and

your energy bills are kept to a minimum. Your carbon footprint is also reduced with low energy lighting throughout, A rated appliances and aerated taps in the bathroom, en suite and kitchen.

PEACE OF MIND

As soon as you step inside your new home at Elsenham Vale, you'll feel safe and secure. Every detail has been considered, both inside and out, to give you complete peace of mind. A mains operated smoke/heat/CO detector comes fitted as standard, the

front and rear patio doors have multipoint locking and the solar sensor external light adds to the overall sense of security.





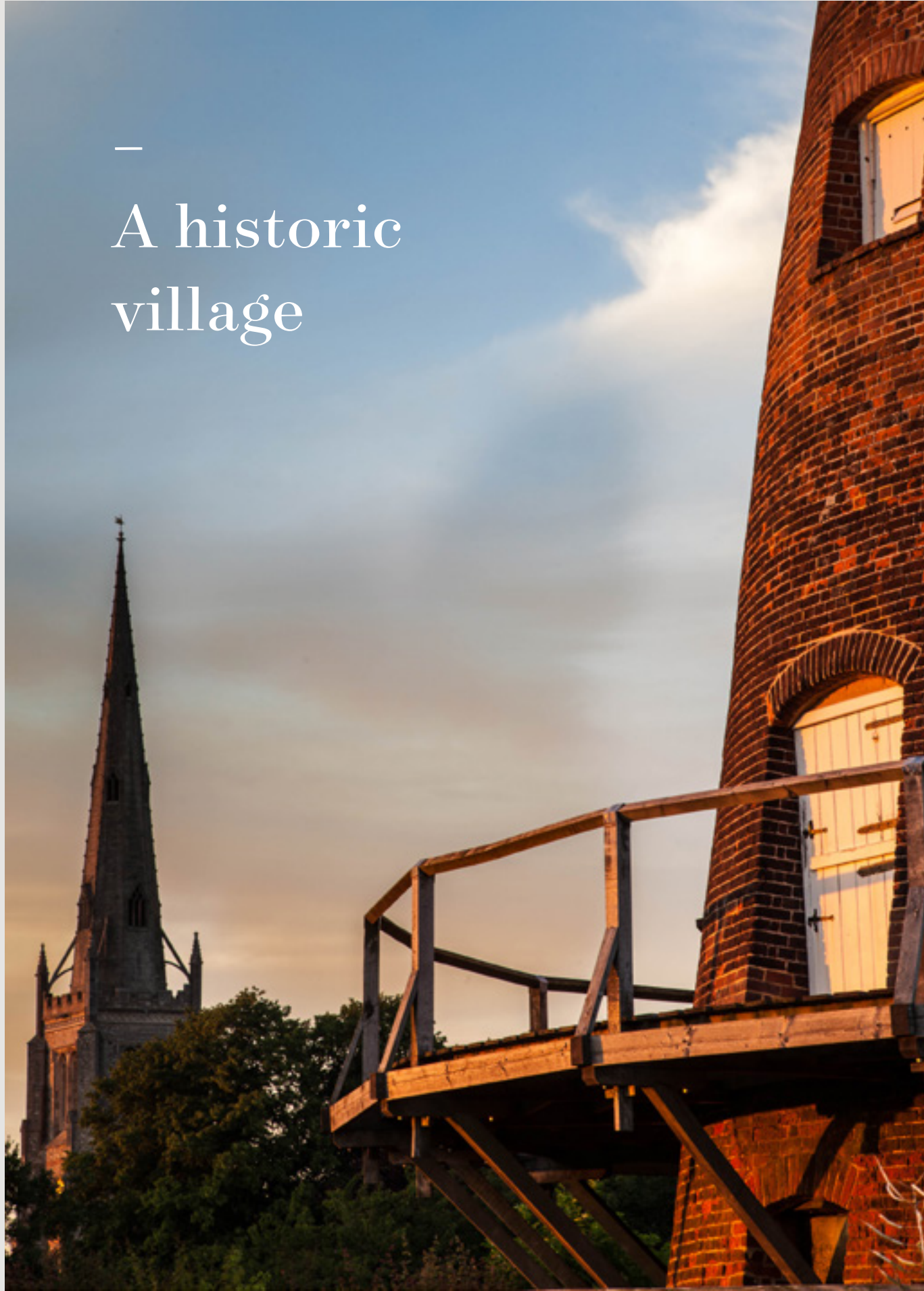
— The perfect balance

POSITIONED IN A TRULY ENVIABLE LOCATION, ELSENHAM VALE PROVIDES ACCESS TO THE GREAT BRITISH COUNTRYSIDE, AS WELL AS A NUMBER OF AMENITIES.

Located on Stansted Road, you'll be within easy reach of local shops, pubs and restaurants. Woodland walks are also on the doorstep. Take the family on a picturesque walk or enjoy some traditional pub fare with friends - the choice is yours.



— A historic village



— with modern amenities

THIS QUANT VILLAGE ENJOYS A RICH HERITAGE AND HAS A NUMBER OF FAMOUS LANDMARKS INCLUDING ST MARY'S CHURCH AND THE VILLAGE WELL AND PUMP HOUSE.

Today, the village is home to a vibrant, close-knit community. You'll find a golf centre, tennis courts, a bowling green and a cricket field within the village as well as a hairdressers and a post office.

Residents regularly come together throughout the year during social events, which include The Flower Show and an Arts & Craft Fair, and there's a real sense of community all-year-round. So whether you're stopping in The Crown for Sunday lunch or popping to the convenience store for a pint of milk, you're sure to bump into some friendly faces.

If you're looking to travel further afield, the M11 is nearby as is the train station. Central London is approximately one hour away and with Stansted Airport close by, you can easily travel to a number of international destinations.

Families living here will benefit from access to a host of good schools that cater to all ages. Elsenham Church of England Primary School has a Good Ofsted rating and is a short walk away. Forest Hall School in Stansted Mountfitchet provides education for children aged between 11-16 whilst Bishop's Stortford College offers education and boarding to its students.

Discover the local heritage

SPEND YOUR WEEKDAYS SURROUNDED BY GREENERY AND RELAXING IN THE COMFORT OF YOUR OWN HOME AND SPEND YOUR WEEKENDS EXPLORING THE INTERESTING SURROUNDINGS.



Stansted Mountfitchet is just a 6 minute* drive away and has an intriguing history as it was originally a Saxon settlement. You can take a glimpse into its fascinating heritage by visiting Mountfitchet Castle.

This open-air museum is unique because it's the only medieval castle and village in the world to be reconstructed on its original site. Visitors are encouraged to travel back in time by exploring the castle grounds and village and hand-feeding the rescued animals that roam freely across the site.

As well as this special attraction, Stansted Mountfitchet also offers a variety of amenities including a supermarket, a leisure centre, cafés and shops.



by day or by night

BISHOP'S STORTFORD IS 7 MILES AWAY AND IS THE IDEAL LOCATION FOR A FAMILY DAY OUT.

Take in a theatre show or catch the latest movie at The Rhodes Arts Complex. Alternatively, browse the Bishop's Stortford Museum. The museum has a local history collection on display as well as an impressive collection on Cecil Rhodes and the British Empire in Africa. For a day of shopping, peruse the monthly farmers market or head to Jackson Square Shopping Centre. You'll find a number of familiar retailers there including Boots, Next and The Body Shop.

For a more exclusive shopping experience, the Grand Arcade in Cambridge offers over 60 stores including John Lewis, Kurt Geiger and Laura Ashley. There are plenty of bars and restaurants to try in Cambridge too. From Michelin-star dining at Midsummer House on the River Cam to hearty home-cooked food at the Clarendon Arms; there's something to tickle every taste bud.

**Travel times are approximate only and taken from Google Maps.*





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Established connections

Elsenham Vale is ideally positioned on Stansted Road on the B10501. The High Street is a short walk away and the B1051 provides direct access to both the A120 and M11. Elsenham Train Station is also nearby and has regular trains into London Liverpool Street. For those looking to travel abroad, Stansted Airport is a short drive away and offers routes to a variety of destinations.

DISTANCE FROM ELSENHAM BY TRAIN*

In minutes



Times are approximate and sourced from the National Rail

DISTANCE FROM ELSENHAM BY CAR*

In minutes



Times are approximate and sourced from Google Maps



Why buy new

Once you move into a new home, you'll never go back. DIY tasks are a thing of the past, as you'll benefit from newly painted interiors and the latest fixtures and fittings. Modern appliances will ensure there are no costly repair fees and your home will be meticulously finished, both inside and out. Not only that, but new homes are cheaper to run when compared to second-hand homes. Efficient central heating and good insulation can help to reduce both your energy bills and your carbon footprint.



The Oaks, East Grinstead

Seal of Excellence

BASED ON OVER 50 YEARS' EXPERIENCE OF CREATING AWARD-WINNING HOMES AND VIBRANT MIXED-USE DEVELOPMENTS, CREST NICHOLSON HAS LONG REALISED THAT BRICKS AND MORTAR ARE JUST PART OF CREATING AN AREA'S MOST SOUGHT AFTER ADDRESS. NEW HOMES ARE ABOUT THE PEOPLE WHO LIVE IN THEM AND THAT IS WHY WE AIM TO ENSURE THAT EVERY INDIVIDUAL HOME, ITS SURROUNDINGS AND LOCATION NOT ONLY MEET BUT ALSO EXCEED OUR CUSTOMERS' EXPECTATIONS.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We're proud that 9 out of 10 Crest Nicholson home owners* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABA Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

*NHBC/HBF Customer Satisfaction Survey



Typical Crest Nicholson interior shown



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Get to know us – Search Crest Nicholson



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