

—
MAYNARD PARK
GREAT DUNMOW
—

*A charming development offering a
collection of 1 - 5 bedroom new homes.*

A development by
**Taylor
Wimpey**

Welcome to our carefully selected collection of homes. Built with the same passion and commitment that we have had for over 100 years, we are proud of the homes we build and we hope you'll love them.

Welcome to

Maynard Park

A delightful collection of 1 to 5 bedroom new homes, situated in the beautiful rolling countryside of north Essex.







“The moment you enter a Taylor Wimpey home you’ll see that we design and build our homes and communities around you.”



Lifestyle

Welcome to a home where all the fixtures and fittings are brand new and unused. Where you won’t need to worry about DIY and home improvements, so you can spend more time with your family and friends doing all the things you really enjoy.

From the day you move in, you’ll love the fact that everything in your new home is clean and untouched. Your new home will be decorated in neutral colours, so you’ll get a blank canvas to stamp your own style and personality on from day one.

If you’ve reserved early enough in the build process, you’ll get to choose from a range of brand new fixtures and fittings that will be installed in your new home before you move in. Which means as soon as you unpack you can start using your dream kitchen or bathroom.

And while it’s these finishing touches that make a house a home, you can also be sure that we’ve constructed your home to energy-efficient, modern building standards, so you can enjoy living in a safe and secure environment.

We use traditional construction techniques incorporating modern materials in our homes. Environmentally friendly features like efficient heating systems, double glazed windows, high levels of wall and loft insulation and well-designed ventilation systems will keep your home cosy and warm and effortlessly help you save energy and money.

Just before you move in, we’ll explain how your new home works from top to bottom. And once you’ve moved in, our team will visit you a couple more times to check how you’re settling in and help out with any issues you may have. And all our new homes come with a 2-year Taylor Wimpey warranty and a 10-year NHBC warranty, giving you absolute peace of mind right from day one.

The moment you enter a Taylor Wimpey home you’ll see that we design and build our homes and communities around you. But we build more than just new homes - in 2015 we helped to create and maintain over 15,000 jobs in the UK and through our planning obligations we contributed over £227million to our local communities. This included providing new roads and improved public transport, schools, nurseries, health centres and shops. Which means you can trust us to not only build stylish homes but to invest in the things that make you and your family happy.

Images include optional upgrades at additional cost.



The Location

A charming new development offering a range of 1 to 5 bedroom homes in the popular market town of Great Dunmow, with excellent links to the M11 and Stansted Airport.

Offering an outstanding lifestyle just 0.7 miles* from Dunmow High Street, Maynard Park is conveniently placed for everything you care about. With a variety of house types to suit your lifestyle, each home is carefully designed and built using modern and environmentally sound building materials to produce homes of character for today's buyers.

Situated in the beautiful rolling countryside of north Essex, 12.6 miles from Chelmsford and 9.6 miles from Braintree, Maynard Park is well placed for travel and visiting local towns.*

Great Dunmow, the 'meadow on the hill', was once a Roman settlement. As time went on merchants brought money into the area and this period of growth gave rise to many of the 16th century buildings in the town today.

Now Great Dunmow offers everything you could need for day-to-day living including an eclectic choice of independent shops such as a wine merchant, a cheese emporium, and

boutiques selling gifts, as well as necessary staples such as clothes, shoes, toys and furniture shops to name but a few - plus modern amenities including a Tesco superstore and leisure centre with swimming pool. There's also a superb range of places to eat in town, offering everything from afternoon teas, coffee and cake to tapas and gourmet pub food.

With its spirit of history and community Dunmow continues the tradition of the Dunmow Flitch. Every leap year married couples convince judges that they've never had a second thought about being married. If successful they are led down the High Street and given a side of bacon (a flitch).

Families will appreciate the choice of schools within reach, including Dunmow St Mary's Primary School, Great Dunmow Primary School and the Helena Romanes School and Sixth Form Centre.

Local towns include the city of Chelmsford 12.6 miles from Maynard Park, where shopping centres and major chain stores are complemented by boutique shops, fashionable bars, and traditional pubs and cafés, together with a Civic Theatre and its Comedy Club.

For further shopping and entertainment opportunities visit Braintree with its 12-screen cinema and the Freeport designer clothing outlet as well as its likeable town centre shopping experience.

For commuters, Stansted Airport railway station offers direct services to London Liverpool Street and Birmingham New Street, while the development is in easy reach of the M11 for London and Cambridge and the A120 for Colchester and the coast. Stansted Airport is just over 6 miles away for international flights to destinations around the world.*

**Distances taken from googlemaps.com.*



Welcome to

Maynard Park

Bringing a delightful collection of 1, 2, 3, 4 & 5 bedroom homes to the historic market town of Great Dunmow.

Maynard Park offers an exclusive chance to move into a brand new home in Great Dunmow; a traditional English market town popular for it’s rural charm and bustling community. Each of the homes in Maynard Park has been carefully designed and expertly finished to provide the best in contemporary style, comfort and convenience.

Meanwhile, the town offers a range of independent shops along the 13th Century high street that suit your everyday needs as well us a Tesco Superstore, restaurants, pubs, a leisure centre and good local schools; all making the area great for families.

Great Dunmow also benefits from great travel connections, with the M11 taking you onto the M25 and towards London and the A120 taking you towards Braintree and Colchester. Stansted Airport is just 8 miles away* so catching holiday and business flights is more convenient at Maynard Park.

*Distance taken from google.co.uk/maps.




5 bedroom homes

-  **The Kensington**
5 bedroom home
Plot: 91

4 bedroom homes

-  **The Eskdale**
4 bedroom home
Plots: 5, 6, 12, 26 & 33
-  **The Langdale**
4 bedroom home
Plots: 7, 11, 14, 27, 47, 67, 71, 72, 80, 88 & 92
-  **The Windsor**
4 bedroom home
Plots: 2 & 3




3 bedroom homes


-  **The Daxford**
3 bedroom home
Plots: 15-18, 24, 25, 34-38*, 40, 41, 48, 49, 50-52*, 57*, 64*, 68-70*, 81-84, 93, 94, 95*, 96* & 99*
-  **The Compton**
3 bedroom home
Plots: 30-32, 73-76, 89 & 90
-  **The Rosedale**
3 bedroom home
Plot: 29

-  **The Yewdale**
3 bedroom home
Plots: 28 & 46



-  3 bedroom home
Plots: 42* & 43*

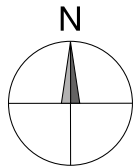
2 bedroom homes

-  **The Belford**
2 bedroom home
Plots: 44*, 45*, 53-56, 65*, 66*, 86* & 87*
-  **The Aylesford**
2 bedroom home
Plots: 60 & 61
-  **The Buckingham**
2 bedroom home
Plots: 1*, 4*, 19, 20, 21, 22* & 23*

-  2 bedroom home
Plots: 8-10* & 77-79*

1 bedroom homes

-  **The Hilldale**
1 bedroom home
Plots: 13, 39 & 85
-  1 bedroom home
Plots: 58*, 59*, 62*, 63*, 97* & 98*



Hello.
You'll find our Maynard Park
Show Home and Sales Centre
right here.



*ah = Affordable Housing
RCP = Refuse Collection Point
PS = Pumping Station
SS = Sub Station

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. Apartments on this development are leasehold. Houses on this development are freehold. Please see a Sales Executive for details. TWEL 29260/July 2017.

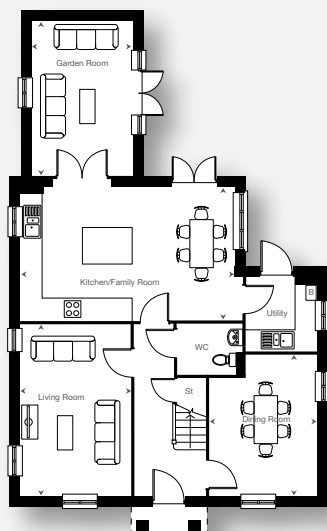


The Kensington is a 5 bedroom home perfect for large families.

The generous double fronted layout boasts an open plan kitchen/family room which leads through to a garden room with direct access to the rear garden. A separate living room and dining room occupy the front of the property.

The first floor has an extravagant master bedroom complete with a dressing area and a delightful en-suite. Bedroom 4 and 5 are also on this floor with an additional bathroom accessible directly from the hallway or via bedroom 4.

On the second floor you will find bedroom 2 and 3 and a family bathroom along with ample storage areas.



Ground Floor

Kitchen/Family Room

6.36m × 3.96m 20'10" × 12'11"

Living Room

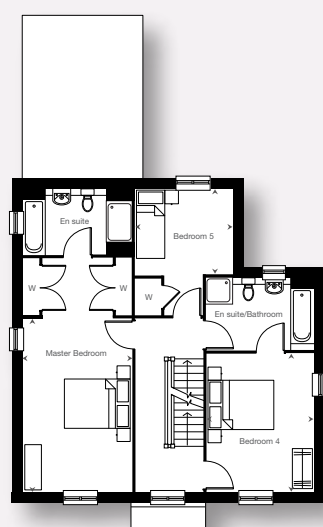
5.06m × 3.26m 16'7" × 10'8"

Dining Room

4.20m × 3.19m 13'9" × 10'5"

Garden Room

4.60m × 2.99m 15'1" × 9'9"



First Floor

Master Bedroom

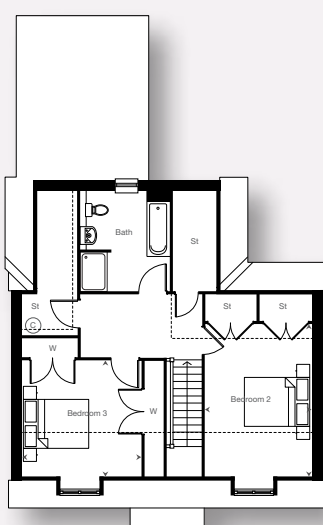
5.24m × 3.34m 17'2" × 10'11"

Bedroom 4

4.20m × 3.26m 13'9" × 10'8"

Bedroom 5

2.95m × 2.62m 9'8" × 8'7"



Second Floor

Bedroom 2

4.68m × 3.26m 15'4" × 10'8"

Bedroom 3

3.65m × 3.58m 12'0" × 11'9"

Key

B - Boiler C - Hot Water Cylinder ---- - Reduced Headroom
St - Store W - Wardrobe WC - Cloakroom

Taylor Wimpey



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taylorwimpey.co.uk

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.
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There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Eskdale.

The kitchen/dining area forms the heart of the home for day-to-day living. The dual aspect living room has double-doors to the garden, while there's also a guest cloakroom off the hallway.

Four bedrooms, including the master with en suite facilities, plus a main bathroom, occupy the first floor.

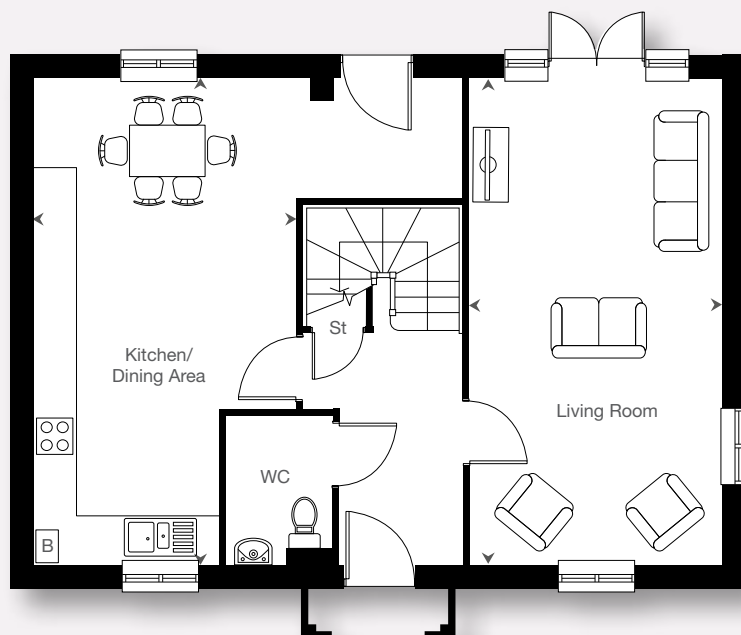
Ground Floor

Kitchen/Dining Area

6.57m × 3.56m 21'7" × 11'8"

Living Room

6.57m × 3.42m 21'7" × 11'2"



First Floor

Master Bedroom

4.30m × 3.41m 14'1" × 11'2"

Bedroom 2

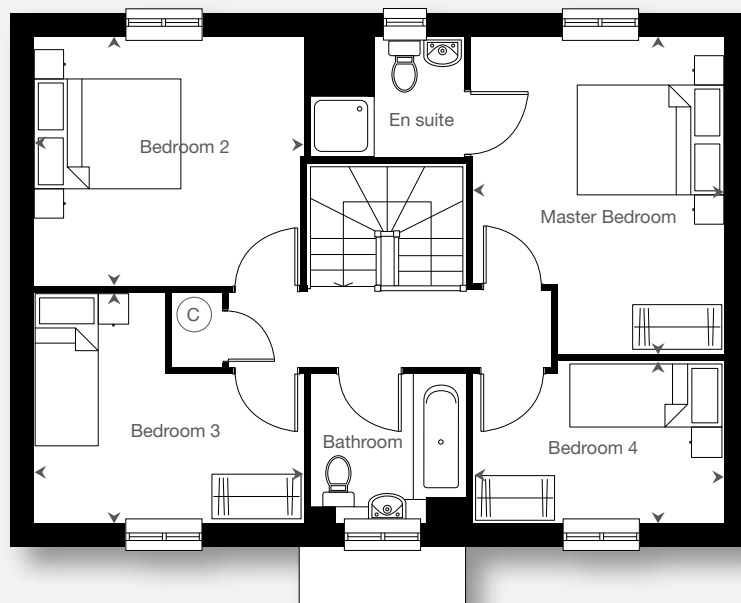
3.63m × 3.37m 11'11" × 11'1"

Bedroom 3

3.63m × 3.12m 11'1" × 10'3"

Bedroom 4

3.42m × 2.20m 11'2" × 7'2"



Key

B - Boiler C - Hot Water Cylinder
St - Store WC - Cloakroom

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The 4 bedroom Langdale has been designed to offer extra space for growing families.

A dual aspect living room and a kitchen/family room both open through double doors to the rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout.

The master bedroom with en suite shower room is found on the first floor, along with three further bedrooms and a family bathroom.

Ground Floor

Kitchen/Family Room

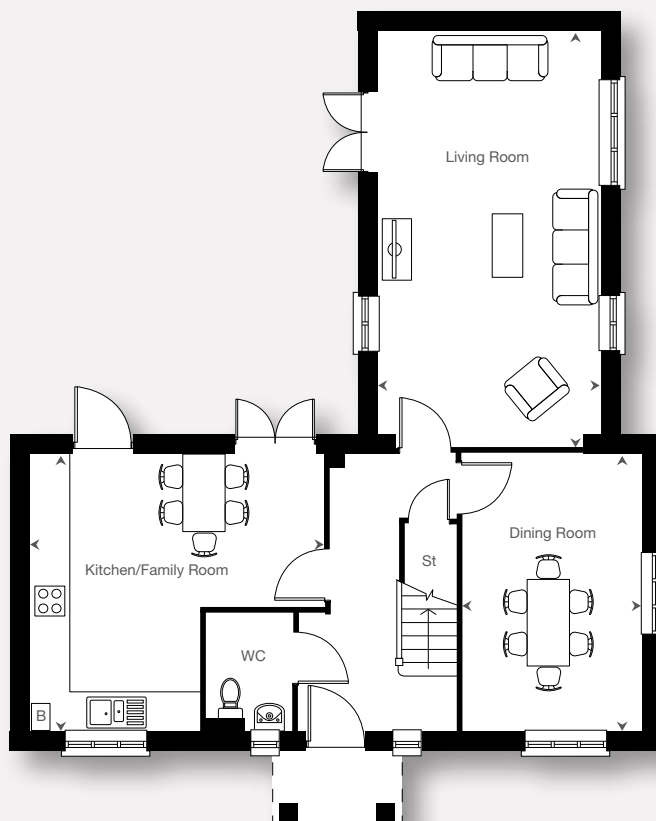
4.85m × 4.56m 15'11" × 14'11"

Living Room

6.82m × 3.66m 22'4" × 12'0"

Dining Room

4.56m × 2.98m 14'11" × 9'9"



First Floor

Master Bedroom

4.56m × 2.99m 14'11" × 9'9"

Bedroom 2

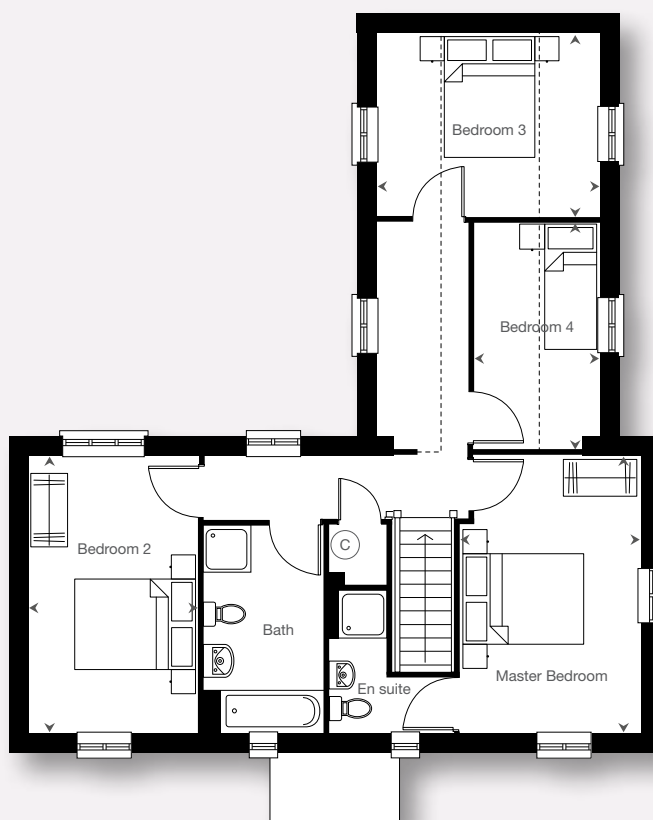
4.56m × 2.79m 14'11" × 9'2"

Bedroom 3

3.66m × 3.02m 12'0" × 9'11"

Bedroom 4

3.72m × 2.08m 12'2" × 6'10"



Key

B - Boiler C - Hot Water Cylinder

--- - Reduced Headroom

St - Store WC - Cloakroom

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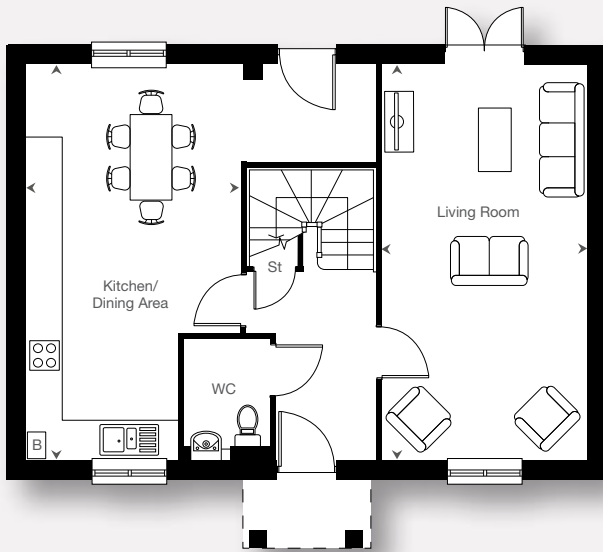


There's plenty of flexible space for growing families in The Windsor 4 bedroom home.

Boasting a popular double fronted design, the ground floor offers a dual aspect living room with direct access to the garden. An open plan kitchen/dining area completes the ground floor design - perfect for family living.

The first floor layout is arranged around a central landing leading to the four bedrooms and a family bathroom. The master bedroom also enjoys a private en-suite.

Ground Floor

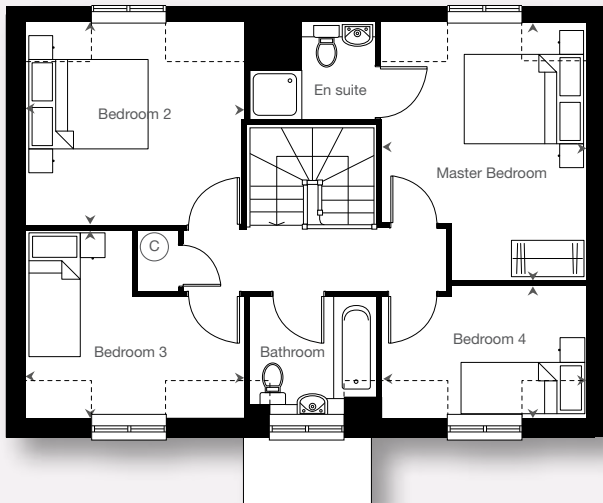


Kitchen/Dining Area

6.57m × 3.56m 21'7" × 11'8"

Living Room

6.57m × 3.56m 21'7" × 11'8"



First Floor

Master Bedroom

4.30m × 3.42m 14'11" × 11'2"

Bedroom 2

3.63m × 3.37m 11'11" × 11'1"

Bedroom 3

3.63m × 3.12m 11'11" × 10'3"

Bedroom 4

3.42m × 2.20m 11'2" × 7'2"

Key

B - Boiler C - Hot Water Cylinder --- - Reduced Headroom
St - Store WC - Cloakroom

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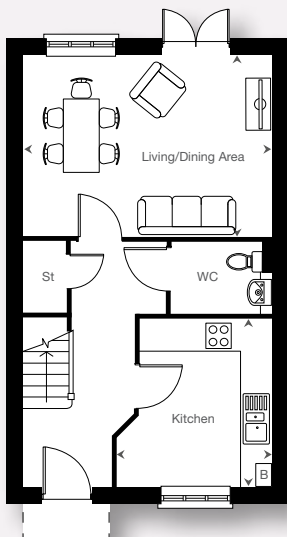


Ideal 3 bedroom townhouse for couples or growing families.

The Compton offers a generous open living and dining area with access to the rear garden. The kitchen and stairway are conveniently placed at the front of the house with a storage space under the stairway and a ground floor cloakroom.

The stairway leads up to a generous second bedroom and a further third bedroom with a family bathroom between them.

The master bedroom with its en suite shower room enjoy the full space of the second floor.



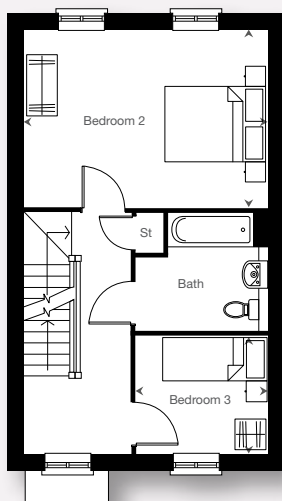
Ground Floor

Kitchen

3.25m × 3.03m 10'7" × 9'11"

Living/Dining Area

4.85m × 3.52m 15'11" × 11'6"



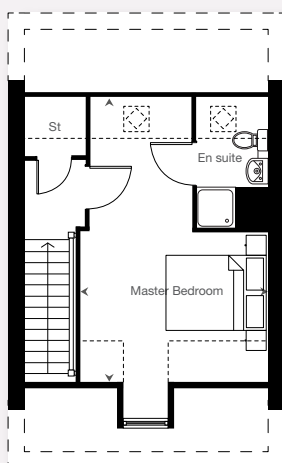
First Floor

Bedroom 2

4.85m × 3.51m 15'11" × 11'8"

Bedroom 3

2.59m × 2.35m 8'6" × 7'8"



Second Floor

Master Bedroom

5.67m × 3.75m 18'7" × 12'3"

Key

B - Boiler --- - Reduced Headroom

St - Store ☒ - Roof Window WC - Cloakroom

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The Daxford is a practical, modern home perfect for couples, young families and downsizers alike.

The living/dining area has double-doors to the rear garden, the perfect space to entertain family and friends. A modern kitchen, under stairs storage and a useful guest cloakroom complete the ground floor.

Upstairs the landing leads to the front facing master bedroom, two further bedrooms and a central family bathroom.

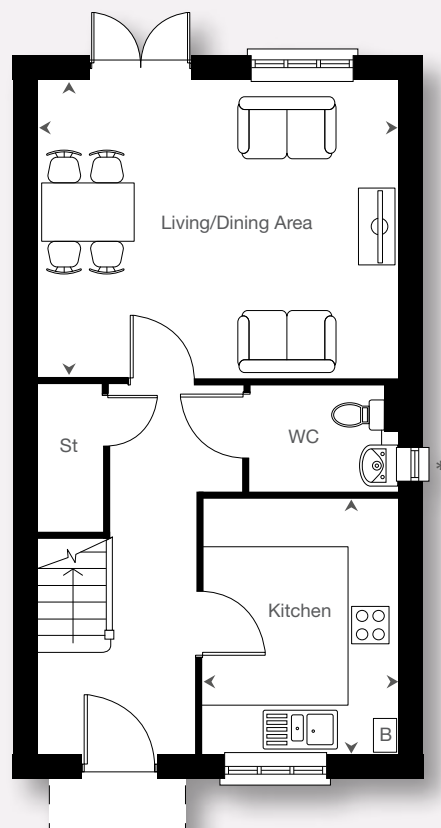
Ground Floor

Kitchen

3.39m × 2.59m 11'1" × 8'6"

Living/Dining Area

4.75m × 3.93m 15'7" × 12'11"



First Floor

Master Bedroom

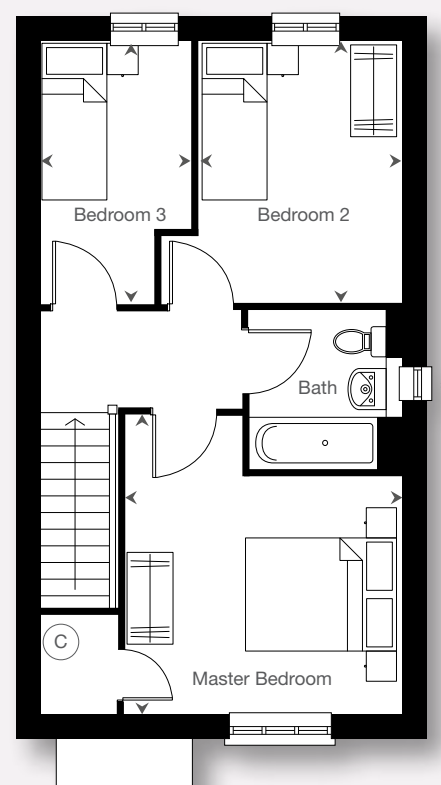
3.98m × 3.66m 13'1" × 12'0"

Bedroom 2

3.47m × 2.67m 11'4" × 8'9"

Bedroom 3

3.47m × 2.00m 11'4" × 6'7"



Key

B - Boiler C - Hot Water Cylinder
St - Store WC - Cloakroom

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The Rosedale is a unique 3 bedroom home ideal for families or downsizers.

The property's ground floor is split between an enticing living room and an open plan kitchen/ dining room. There is also a ground floor cloakroom and under stairs storage.

The staircase leads to the first floor landing where the master bedroom is located complete with en suite shower room. A family bathroom and a further two bedrooms complete an excellent home.



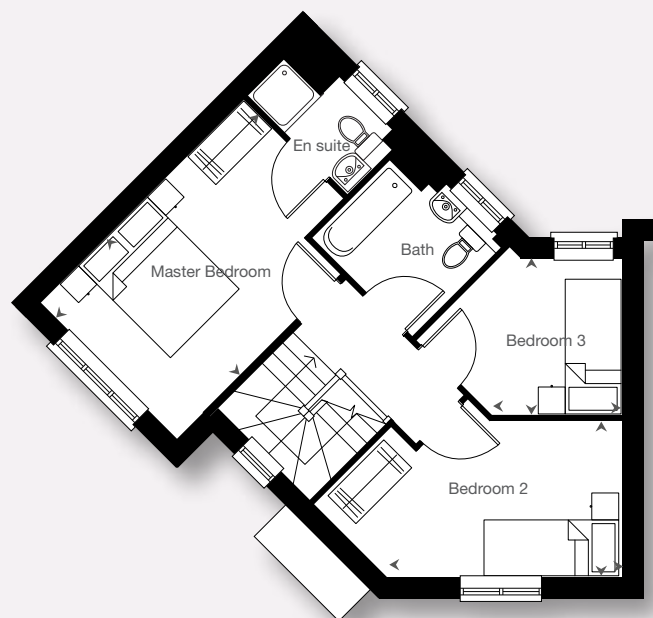
Ground Floor

Kitchen/Dining Room

4.90m × 2.98m 16'0" × 9'9"

Living Room

4.90m × 2.93m 16'0" × 9'7"



First Floor

Master Bedroom

4.40m × 2.93m 14'5" × 9'7"

Bedroom 2

2.38m × 1.99m 7'9" × 6'6"

Bedroom 3

3.57m × 2.44m 11'8" × 8'0"

Key

B - Boiler St - Store WC - Cloakroom

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The Yewdale is a home with plenty of space, perfect for contemporary living.

On the ground floor you will find a dual aspect living room which enjoys double doors to the rear garden. An open plan kitchen/dining area, and downstairs cloakroom complete the accommodation.

The first floor is home to the three bedrooms and the family bathroom. The master bedroom also boasts an en suite shower room.

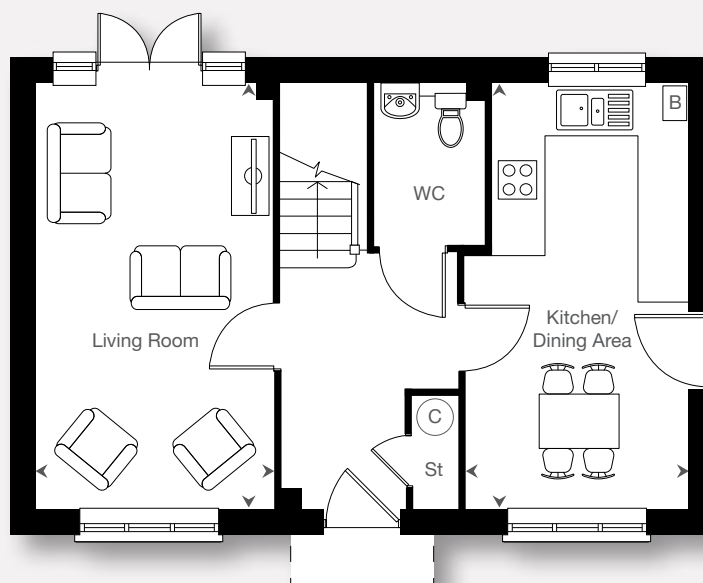
Ground Floor

Kitchen/Dining Area

5.45m × 2.85m 17'10" × 9'4"

Living Room

5.45m × 3.02m 17'10" × 9'10"



First Floor

Master Bedroom

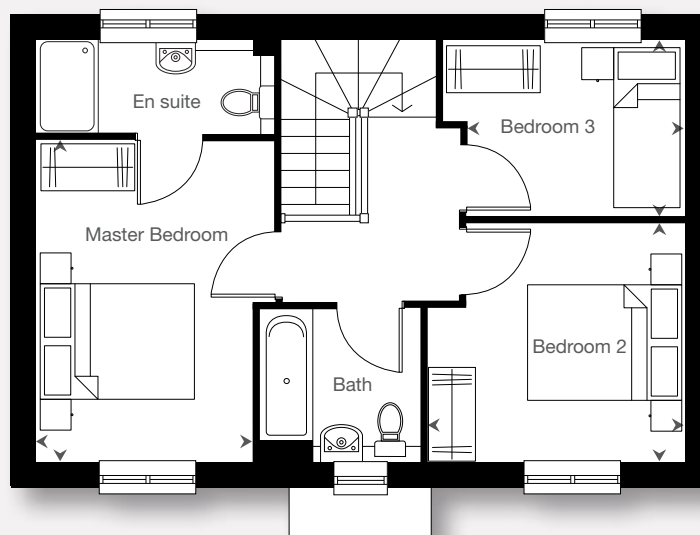
4.17m × 2.82m 13'8" × 9'3"

Bedroom 2

3.33m × 3.10m 10'11" × 10'2"

Bedroom 3

2.83m × 2.27m 9'3" × 7'5"



Key

B - Boiler C - Hot Water Cylinder

St - Store WC - Cloakroom

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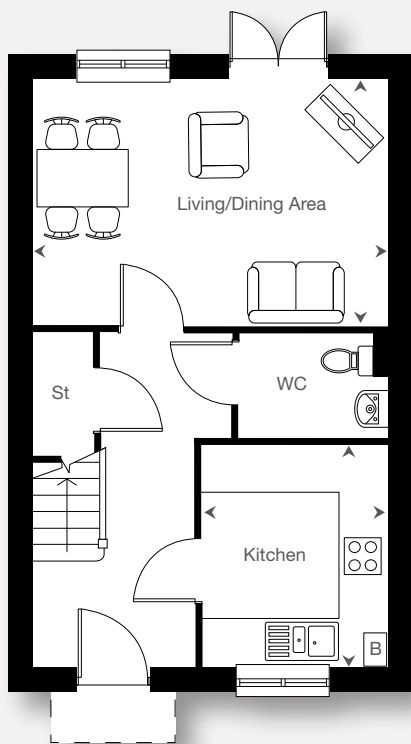
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The Aylesford is a 2 bedroom home offering convenient accommodation that's ideal for families or couples.

At the heart of the home is an open plan living/ dining area which opens through double doors to the rear garden, perfect for everyday hosting. The kitchen is positioned conveniently near the entrance of the home, while a useful guest cloakroom and a storage closet complete the ground floor.

Upstairs offers two well-proportioned bedrooms and a centrally located family bathroom.



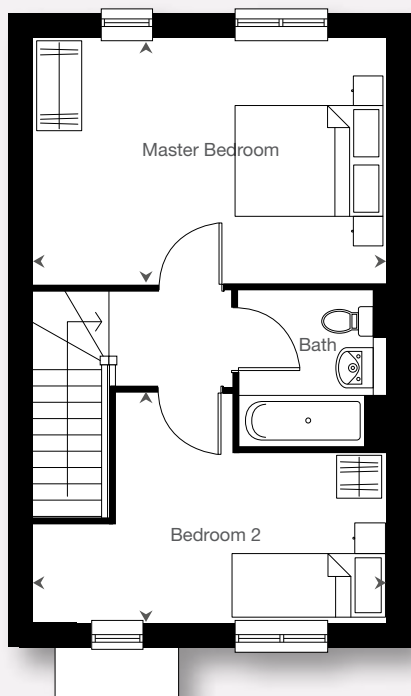
Ground Floor

Kitchen

3.01m × 2.51m 10'3" × 8'3"

Living/Dining Area

4.75m × 3.33m 15'7" × 10'11"



First Floor

Master Bedroom

4.75m × 3.33m 15'7" × 10'11"

Bedroom 2

4.75m × 3.13m 15'7" × 10'3"

Key

B - Boiler St - Store WC - Cloakroom

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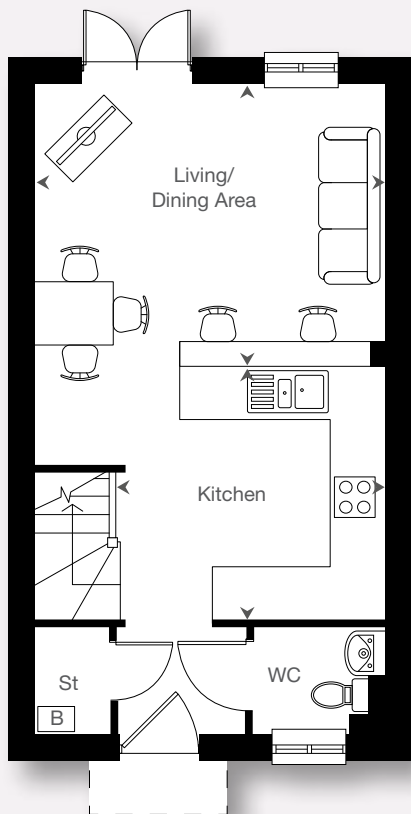
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The Belford is a 2 bedroom home perfect for a growing family or first time buyers.

A central kitchen leads through to the living/ dining area which then opens onto a rear garden via patio double doors. Storage and the downstairs cloakroom complete the ground floor, while upstairs, located on the first floor is the family bathroom and two bedrooms.





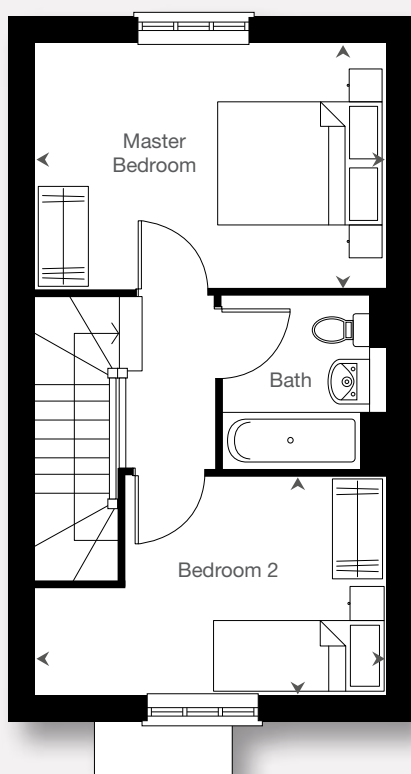
Ground Floor

Kitchen

3.27m × 3.10m 10'9" × 10'2"

Living/Dining Area

4.25m × 3.44m 13'11" × 11'3"



First Floor

Master Bedroom

4.25m × 2.99m 13'11" × 9'9"

Bedroom 2

4.25m × 2.64m 13'11" × 8'8"

Key

B - Boiler St - Store WC - Cloakroom

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The 2 bedroom Buckingham home is a thoughtfully laid out home ideal for buyers looking for peace and isolation.

The dual aspect living/dining area has access to the garden through double doors - perfect for taking it easy and relaxing. A fully-fitted kitchen, a central main bathroom and two well-proportioned double bedrooms complete the layout of this ideal home.

Ground Floor

Kitchen

3.00m × 2.49m 9'10" × 8'2"

Living/Dining Area

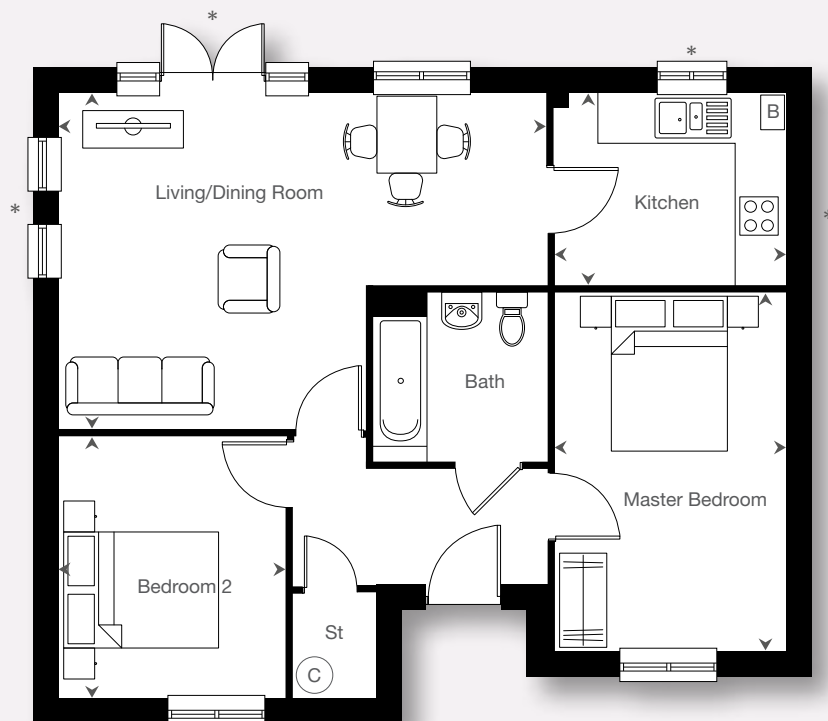
6.29m × 4.34m 20'8" × 14'2"

Master Bedroom

4.62m × 3.00m 15'2" × 9'10"

Bedroom 2

3.37m × 2.93m 11'0" × 9'7"



Key

B - Boiler C - Hot Water Cylinder

St - Store

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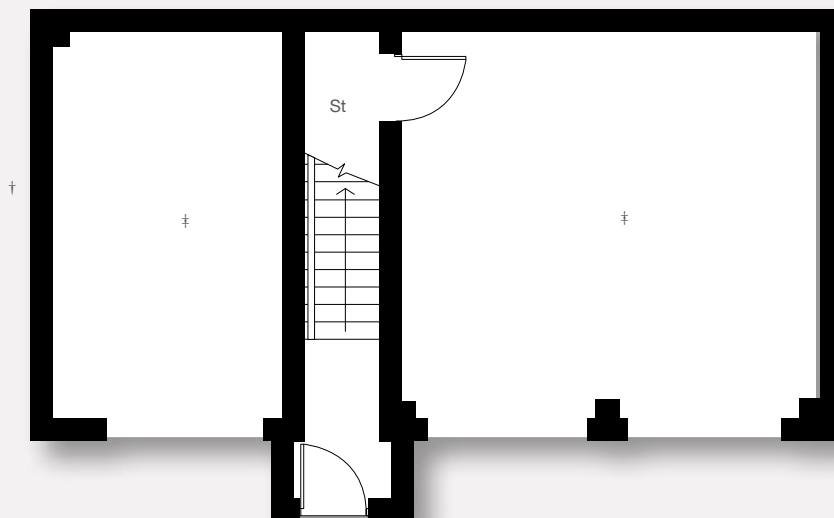


The carefully planned layout of this 1 bedroom home makes it perfect for first time buyers and downsizers.

A private front door opens through to an internal entrance hallway that leads upstairs to the first floor accommodation. An open-plan kitchen/living/dining area is the home's focal point, providing the ideal space for unwinding or entertaining guests.

The master bedroom, bathroom and a handy storage cupboard are also located off the landing, while a balcony off the living/dining area completes this wonderful home.

Ground Floor



First Floor

Kitchen

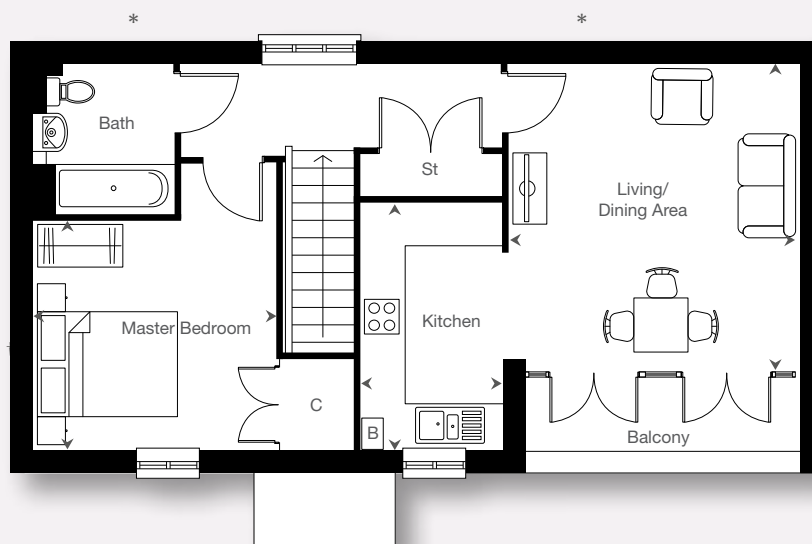
3.55m × 2.03m 11'7" × 6'8"

Living/Dining Area

4.39m × 4.12m 14'4" × 13'6"

Master Bedroom

3.47m × 3.27m 11'4" × 10'9"



Key

B - Boiler

C - Cupboard over raised floor

St - Store

Taylor Wimpey



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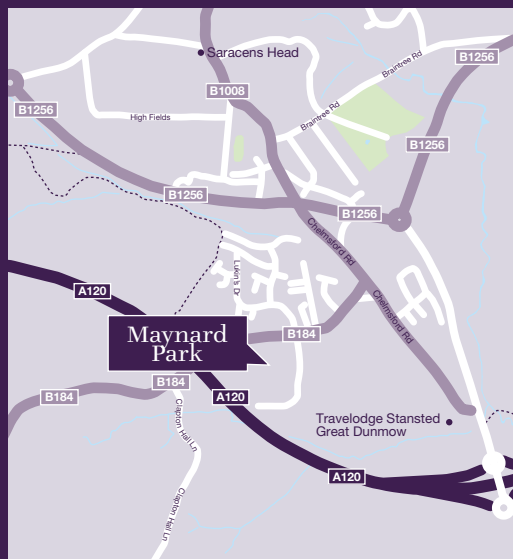
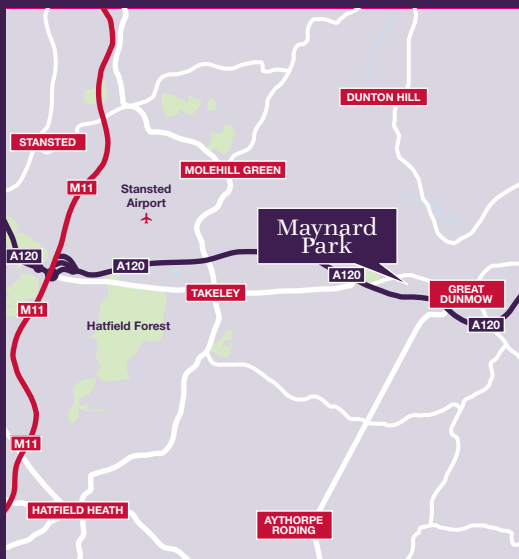
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*Indicative costs and savings calculated using Zero Carbon Hub house types modelled in NHER plan assessor 5.3/5.4 (SAP 2009).

Rest assured... we'll hold your hand every step of the way. From choosing your new home through to the day you move in and beyond, we will be there to help you.



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How to find us

From West and the M11 (Bishop's Stortford and Stansted Airport) Leave the M11 at junction 8 and join the A120 (East) towards Stansted Airport and Colchester. At the first roundabout continue to follow the A120 towards Colchester. Pass the first exit towards Great Dunmow (Thaxted, Takeley and B1256) and continue along the A120 towards Colchester. At the next exit towards Great Dunmow leave the A120 and at the roundabout take the first exit and join the B1008 towards Great Dunmow. Turn left down Chelmsford Road towards Great Dunmow town centre. At the first roundabout take the first exit down the B184 towards High Ongar. At the second roundabout continue to follow the B184 towards High Ongar and Maynard Park is on your left.

From East and the A120 (Braintree and Colchester) Head West down the A120 towards Stansted Airport. Leave the A120 towards Great Dunmow (B184) and follow the directions towards Great Dunmow (B184) down. Turn left down Chelmsford Road towards Great Dunmow town centre. At the first roundabout take the first exit down the B184 towards High Ongar. At the second roundabout continue to follow the B184 towards High Ongar and Maynard Park is on your left.

Maynard Park

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