



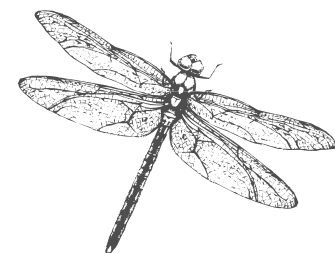
Crest  
NICHOLSON

# Notley Grange

BLACK NOTLEY

*Feel* connected





# Welcome to Notley Grange

Introducing this traditional collection of 2 & 3 bedroom cottages and 4 & 5 bedroom family homes, located in the sought-after village of Black Notley.

Notley Grange is surrounded by mature trees and hedgerows and less than a five-minute drive from the Great Notley village centre; you will have everything you need for everyday modern living.

With plenty of green open space to explore, an array of independent shops nearby and excellent transport connections – Notley Grange is a truly remarkable place to call home.





# Feel at home

Inspired by the green character of the village and designed to the highest specification, these homes offer the very best of semi-rural living.

Tree-lined streets connect to one another and mature hedgerows are scattered throughout, creating a serene setting for all who live here. The village green is at the heart of Notley Grange and provides a children's play area and outdoor space to socialise with neighbours, evoking a real sense of community.

Both the interiors and exteriors of the homes have been thoughtfully crafted to ensure you live in comfort and style. The architecture complements the local village vernacular and many of the homes feature light coloured render, dark timber cladding and bay windows with pitched roofs and canopies - ensuring they blend in with the surroundings.

The interiors are just as impressive. From the spacious living areas that maximise light and space to the high quality materials, everything has been carefully considered.

Aerial image showing digital illustration of Notley Grange, indicative only.







feel  
inspired



## ENJOY MODERN VILLAGE LIVING

Nearby Great Notley represents the perfect blend of town and country living and has a close-knit community. It has everything you might expect to see in a modern garden village, with a church, village hall, doctor's surgery, dentist, supermarket and school all located within the village centre.

Great Notley Country Park is also on your doorstep. Stretching over 100 acres of open space, the park offers a host of outdoor entertainment. From cycling and fishing to exploring the longest play trail in Essex, it's the ideal destination for a family day out.

After a busy day exploring the local area, you might want to stop for a bite to eat and there are plenty of options nearby. The Green Dragon, Branocs Tree and King William IV are traditional pubs that are located just a over a mile away, and The Vine Inn can be found a short drive away in Black Notley. The village of White Notley is also home to The Notleys, an 18-hole golf course and clubhouse that enjoys a picturesque location along the River Brain.







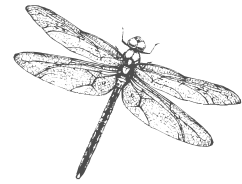
01

## EXPLORE WHAT'S AROUND YOU

With a variety of villages and larger towns within easy reach, there's so much to see and do. Braintree is less than a 10-minute drive away and is the perfect place to indulge in a bit of retail therapy.

Freeport Braintree is a designer outlet that has over 85 stores and big brand names including Barbour, Kurt Geiger and Ted Baker. The town also offers a variety of leisure facilities including a multiplex cinema and a Bannatyne Health Club, where you can take part in a fitness class or sit back and relax in the sauna and steam room.

Chelmsford is also nearby and has something for the entire family. You can admire the impressive cathedral, grab a coffee and wander through the museum, enjoy a day at the races or visit Tropical Wings Zoo to discover a hidden oasis and spot exotic animals.



01

Braintree  
High Street

02

St Peter &  
St Paul Church, Black  
Notley

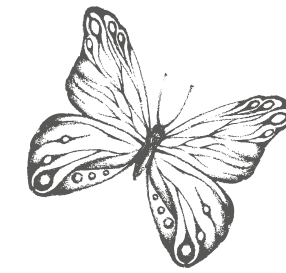
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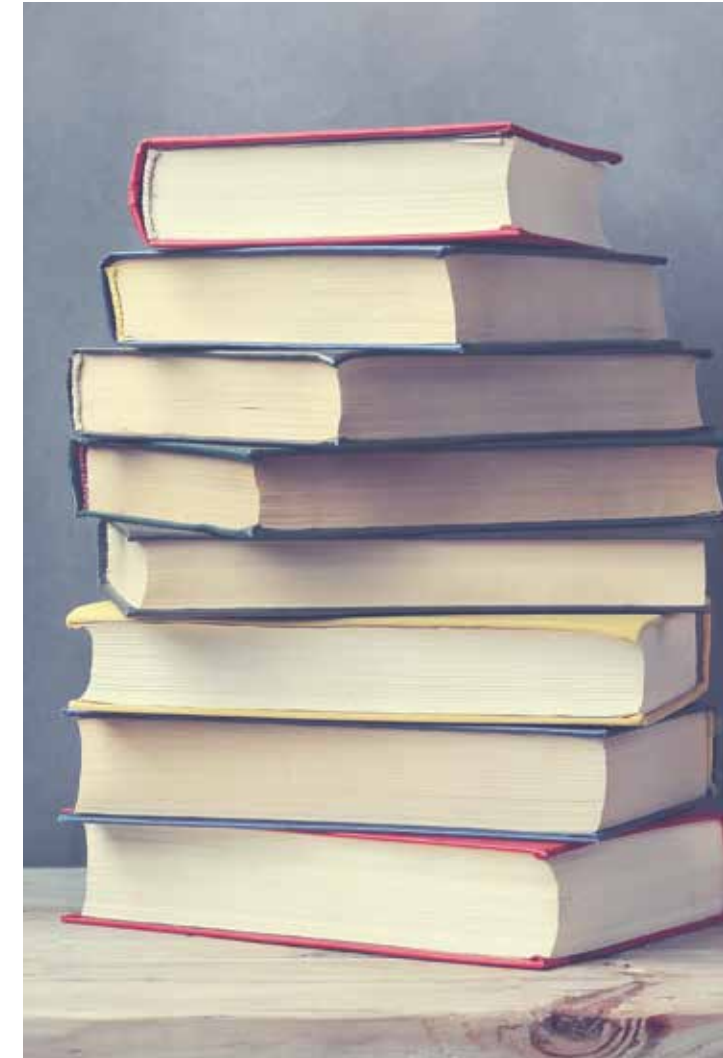
# Feel informed



An array of infant, junior and secondary schools are within easy reach of Notley Grange. Busy Bees Nursery is located just a over a mile away and provides care and education for children aged from six weeks to five years old.

The nursery also offers an out-of-school service for five to ten year olds. The two local primary schools, White Court and Notley Green, are a five-minute drive away and both currently have 'Good' Ofsted ratings.

For those seeking secondary education, Notley High School and Braintree Sixth Form is less than a five-minute drive away and educates students aged between 11-19. There are also a number of exceptional private schools. Felstead School is six miles away and has an 'excellent' reputation. Set amongst rural surroundings, the school offers boarding options and first-class education to boys and girls aged 4-18.

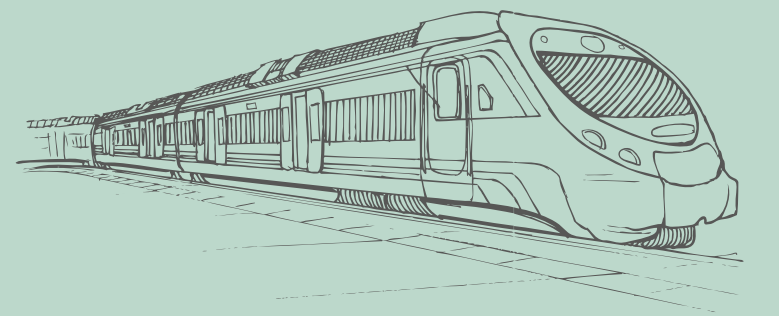
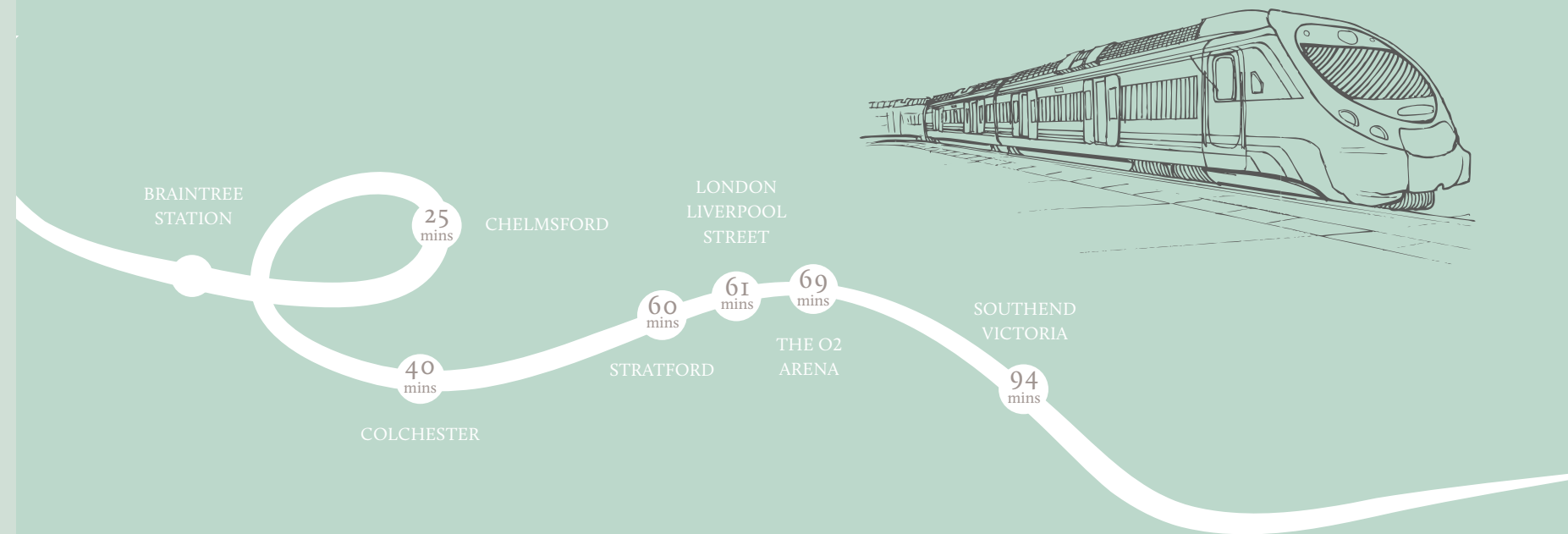
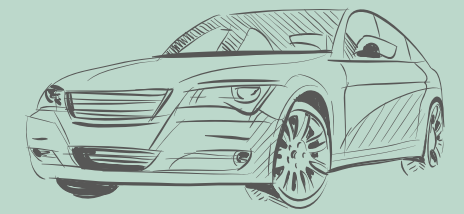
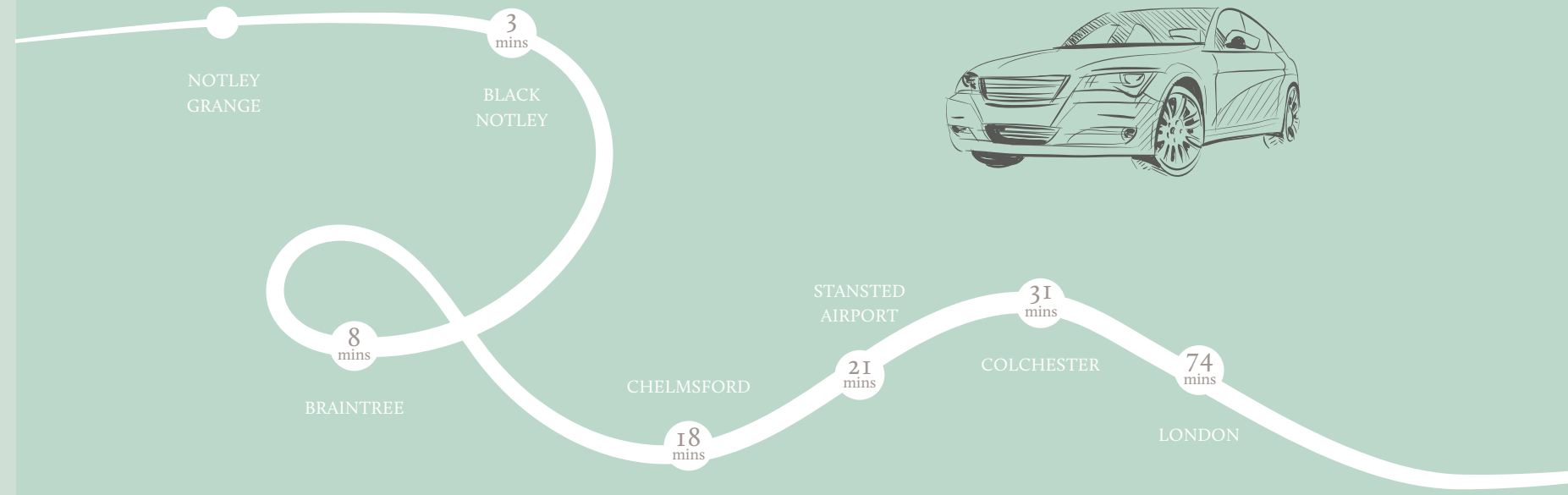


# Feel connected

Notley Grange benefits from excellent connections. Whether you want to drive, catch a train, walk or cycle – travelling around the area is made easy.

You are well connected to commute by road, as the A120 connects with junction 8 of the M11. There are also a number of bus services within walking distance, which provide routes to Chelmsford, Braintree and Colchester.

Braintree station is just over two miles away and offers direct services to London Liverpool Street, with a train journey taking approximately one hour. For those that want to travel further afield, Stansted Airport is a short drive away and has routes to a variety of domestic and international destinations.



## OI

View of surrounding countryside

\*Google and National Rail. All times are in minutes and approximate. Based on trains leaving from Braintree station.





OI



O2

OI

Crest Nicholson  
Customer Service

O2

Typical Crest  
Nicholson interior

# Feel assured

## WHY BUY NEW AT NOTLEY GRANGE?

When you step inside a new home at Notley Grange, you'll notice that every detail has been designed with sustainability and your lifestyle in mind.

The modern insulation and double glazed windows help to keep your energy bills down, whilst low energy lighting and the efficient central heating system help to reduce your carbon footprint.

On average, a new build home is \*50% less expensive to run than a second-hand home and moving in is stress-free. There are no upward chains to delay your move, no nasty DIY surprises and every home comes with an NHBC 10 year warranty and a Crest Nicholson two year customer service guarantee, offering you complete peace of mind.

\*House builders federation: [www.hbf.co.uk/media-centre/news/view/new-survey-shows-home-buyers-financial-worriesand-the-changing-attitudes-of-young-people/](http://www.hbf.co.uk/media-centre/news/view/new-survey-shows-home-buyers-financial-worriesand-the-changing-attitudes-of-young-people/)



# Feel the quality

## Kitchen & Utility Room

- Fully fitted contemporary kitchen
- Bosch integrated fridge/freezer
- Bosch electric oven and ceramic hob. Bosch electric double oven to 4 & 5 bedroom houses
- Four-ring ceramic hob\*
- Bosch integrated extractor with three speeds
- Leisure Rangemaster sink with Hansgrohe mono block mixer tap

## Bathroom & En Suite

- Contemporary Roca Gap sanitaryware
- Roman shower enclosure with bi-fold door and thermostatic shower mixer
- Chrome heated towel rails to bathroom and en suite
- Full height Porcelanosa tiling around bath, half height to other walls where sanitaryware is fitted
- Amtico Spacia flooring to the bathroom, cloakroom and en suite

## Joinery & Doors

- White PVCu windows
- Premdor Premium five panel internal doors painted white
- French doors fitted with white ironmongery
- Goodings gloss sliding door wardrobes to master bedroom

## Heating

- Grade A rated gas-fired condensing boiler system
- Modern radiators
- Gas fire with stone surround to 4 & 5 bedroom homes (excluding The Elsenham)

## External Finishes

- Turf to rear gardens
- External tap provided
- Power and light to garages and carports only when within plot curtilage

## Decoration

- White emulsion to bathroom, en suite and cloakroom
- Crown smoked glass emulsion to all other rooms
- Pure brilliant white emulsion painted ceilings and coving
- White satin painted window boards
- White satin finish to skirting and architraves

## Electrical

- Low energy down lighters in kitchen, bathroom, en suite and cloakroom
- All other areas have low energy pendant lighting
- TV/FM and Sky Q points to the living room and master bedroom

## Security & Peace of mind

- Smoke/heat/carbon monoxide detectors
- Multipoint locking systems to front and rear doors
- External security light with PIR

## Warranty & Aftercare

- Complete NHBC 10-year warranty
- Thorough demonstration of your new home before it is handed over to you
- Crest Nicholson two-year customer care warranty

\*Please speak to a sales advisor for plot specific details

Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and Crest Nicholson reserves the right to amend the specification as necessary and without notice at its absolute discretion.



Typical Crest Nicholson interiors

## THE FINISHING TOUCHES

These are the components that make your new home welcoming and luxurious to live in. We select only the finest materials and finishes, based on our 50 years' experience in creating beautiful, high quality living environments.

The neutral décor throughout ensures each room feels light and airy and the fluent layout encourages natural light to flood in. Every space has been designed with modern living in mind.

The high specification kitchen comes complete with integrated Bosch appliances, creating the perfect setting for hosting lively dinner parties. The bathroom is just as stylish, fitted with Roca Gap sanitaryware and finished with a clean colour palette, providing you with a calm and tranquil place to relax and unwind in.





O1



O2

O1

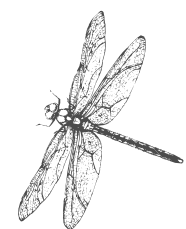
Elsenham Vale,  
Elsenham

O2

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.

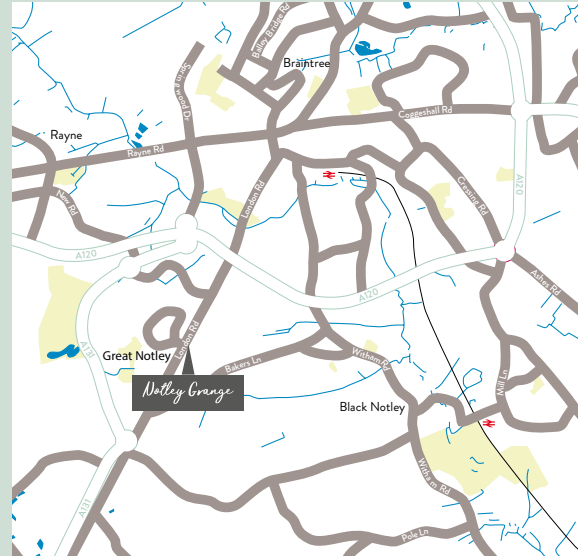
We're proud that 9 out of 10 Crest Nicholson home owners\* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction.

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







# Notley Grange

BLACK NOTLEY

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