

ATELIER

An exciting new development of
1, 2, 3 & 4 bedroom homes in Harlow





ATELIER

A PLACE YOU'LL WANT TO CALL HOME

Atelier is a stylish new development of 1 and 2 bedroom Coach Houses and 2,3 and 4 bedroom houses, located in Harlow, Essex, the world's first sculpture town, located just outside London.

Making its own artistic mark on Harlow, Atelier, meaning 'artist's workshop', features striking contemporary architecture, beautifully landscaped garden squares and is perfect for first time buyers, couples and growing families alike. Atelier will be the place that you will want to come home to.





The River Stort, Harlow



Canons Brook Golf Club, Harlow



Harlow Town railway station

OFFERING THE PERFECT BALANCE

Atelier is superbly located on the edge of Harlow, with its mixture of medieval architecture in the Old Town and the varied architecture of the New Town, Harlow is a bustling town with excellent shops and plenty of leisure activities on offer.

A major feature of Harlow is its green open spaces; over one-third of the town is parkland or fields including many public footpaths, extensive cycle tracks, woodlands, large expanses of water and canals, perfect for an evening or weekend stroll.

Surrounded by beautiful Essex and Hertfordshire countryside, Harlow is the ideal location for family days out, long walks and quality food.

Harlow is also impressively placed for transport links with two railway stations (Harlow Town and Harlow Mill with journey times into London of 30 minutes*) and a regular bus service to Epping Underground station. Harlow is just off junction 7 of the M11, giving easy access to the M25, London and also Stansted Airport and Cambridge.

*Journey time from nationalrail.co.uk



A SHOPPERS DELIGHT

Shoppers are well catered for, with two shopping centres, The Harvey Centre and The Water Gardens, plus a whole plethora of independent shops around the town. There is a market held in Market Square, four times a week.

LET'S EAT OUT TONIGHT

Whether you're looking to eat in Harlow itself, or travel a little further afield, there are plenty of fabulous pubs and restaurants to sample. From Italian food at Marco's in Roydon, to traditional British food in The Dusty Miller. The Garden of India and Moonlight Tandoori are close to Atelier, as is The Rainbow and Dove, a gastropub specialising in seafood. The Straw Hat in Sawbridgeworth and Smiths in Ongar are also well worth visiting.

FOR THE CULTURE VULTURE

The Harlow Sculpture Collection is somewhere you will want to visit, with works by famous artists such as Henry Moore, Elisabeth Frink, Auguste Rodin and Barbara Hepworth. Other cultural tastes will be well served by the town's Playhouse Theatre or the Victoria Hall Theatre and The Square is a renowned venue for live music.

FEELING SPORTY?

If you're feeling energetic then sports enthusiasts will also be happy in Harlow, with plenty of local clubs, including football, rugby and cricket and the newly created Harlow Leisurezone has all the facilities you'd expect from a modern sports centre; Harlow Tennis Club is also located next to Atelier.



EDUCATION MATTERS

Atelier is in an ideal location to raise a family and there are a number of highly regarded schools in the area, including both private and state options, as well as faith schools. There are also further and higher education opportunities within easy reach.

ABBOTSWELD SCHOOL

Primary School
Partridge Road, Harlow, CM18 6TE

LATTON GREEN SCHOOL

Primary School
Riddings Lane, Harlow, CM18 7HT

BURNT MILL ACADEMY

Secondary School
First Avenue, Harlow, CM20 2NR

PASSMORES ACADEMY

Secondary School
Tendring Road, Harlow, CM18 6RW

ST MARK'S WEST ESSEX CATHOLIC SCHOOL

Secondary School
Tipton Road, Harlow, CM18 6AA

STEWARDS ACADEMY

Secondary School
Parnall Road, Harlow, CM18 7NQ

HARLOW COLLEGE

Further Education College
Velizy Avenue, Harlow, CM20 3LH

ANGLIA RUSKIN UNIVERSITY

University with campuses in Cambridge,
Chelmsford and Peterborough





HARLOW TOWN CENTRE
2 MILES

HARLOW TOWN STATION
3 MILES



SO WELL LOCATED

Whether you're travelling by road, rail or air, Atelier couldn't be better placed. The M11 is nearby, giving access to Stansted Airport and Cambridge in one direction or central London in the other, and also giving access to the M25. For railway commuters, trains from Harlow Town reach London Liverpool Street in 30 minutes and there are excellent bus services giving access to various destinations in the area.

BY ROAD

(fastest routes shown, not necessarily the shortest)



BY RAIL

from Harlow Town station 3 miles



All distances are from Google Maps. All journey times are from nationalrail.co.uk



DESIGNED WITH YOU IN MIND

Kitchen

- ▶ Contemporary fitted kitchen with handleless base units and tall units, stone coloured wall units and contrasting laminated worktops with upstand
- ▶ Stainless steel one and a half bowl sink with chrome mixer tap and drainer
- ▶ Integrated single electric oven and separate integrated microwave to coach houses and 1 & 2 bedroom houses only
- ▶ Integrated double electric oven and separate integrated microwave to 3 & 4 bedroom houses only
- ▶ Electric four ring hob with silver glass splashback
- ▶ Telescopic integrated extractor hood
- ▶ Fully integrated A rated fridge/freezer and dishwasher

- ▶ Washer/dryer (location depends on house type, please ask Sales Consultant for more details)
- ▶ Ceramic floor tiling (to houses only, Amtico timber effect flooring to coach houses)
- ▶ LED downlighters to ceilings and under-cupboard lighting

Bathroom & En suite

- ▶ White sanitaryware with contemporary chrome accessories
- ▶ Feature shelf, bath panel, counter top and mirror fronted cabinets in driftwood
- ▶ White back to wall soft close WC with concealed dual-flush cistern
- ▶ Chrome shower mixer tap
- ▶ Silver and clear glass bath screen
- ▶ White semi-recessed basin with chrome mixer tap

- ▶ Porcelain tiled flooring with ceramic wall tiles full height around bath/shower
- ▶ Thermostatic shower mixer with shower tray and shower screen (en suites only)
- ▶ Shaver point
- ▶ White recessed dimmable downlighters
- ▶ Chrome heated towel radiator

Cloakroom

- ▶ White pedestal basin with chrome mixer tap
- ▶ White WC with dual-flush cistern
- ▶ Ceramic wall tiles
- ▶ Porcelain tiled flooring

Master bedroom

- ▶ Fitted wardrobe



Decoration

- ▶ Carpet fitted to hallway, living room and bedrooms
- ▶ Ceramic floor tiling in kitchen, porcelain floor tiling in cloakroom, bathroom and en suite* (houses only)
- ▶ Amtico timber effect flooring in kitchen and living areas (coach houses only)
- ▶ Smooth finish ceilings painted with white emulsion
- ▶ Walls painted in neutral matt emulsion to all areas except kitchen/bathroom where vinyl silk emulsion will be used
- ▶ Skirtings and architraves painted satin white

Windows, doors & woodwork

- ▶ UPVC windows
- ▶ Secured by Design front entrance door

- ▶ Internal doors satin painted with brushed chrome ironmongery

Electrical

- ▶ Power points and electrical fittings conveniently positioned throughout
- ▶ TV and Sky+ points provided in living room and master bedroom
- ▶ TV points to all other bedrooms
- ▶ BT points provided to living room and master bedroom
- ▶ Pendant lighting to hall, living room and bedrooms
- ▶ Downlighters to all other rooms
- ▶ Electric Velux roof lights*

Central heating

- ▶ Radiators with thermostatic valves

Exterior

- ▶ Balconies are paved*
- ▶ Front and rear external lights (rear controlled by sensor)

- ▶ Outside tap provided to rear garden
- ▶ Parking space(s) provided, please ask Sales Consultant for more details
- ▶ Landscaped front garden with shrub planting
- ▶ Rear garden with concrete patio area and remainder turfed (where applicable)
- ▶ Close boarded fencing or brick between properties, please ask Sales Consultant for more details

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*Selected plots only

WHY BUY NEW?

MAKE YOUR HOME YOUR OWN

Replacing a previous homeowner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home at Atelier on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

NO NASTY SURPRISES

Buy a new home at Atelier and there'll be no nasty surprises or extra maintenance costs waiting for you, plus you'll have the peace of mind of a 10-year NHBC guarantee. Buy a second-hand home, and who knows what you could be faced with?

BUILDING A BETTER FUTURE

We create quality eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact and running costs, and low maintenance.



CUSTOMER CARE

The customer service team at Countryside is committed to providing you, our customers, with quality homes.

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our 'New Homes' website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation. For more information, please visit www.consumercodeforhomebuilders.com

Our customer care begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Atelier carries our commitment to quality and improvement. You have the added assurance of every home carrying the NHBC Warranty (Buildmark) against structural defects for a ten-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated customer care team before handover to its new owner.

Each new owner will be invited to meet the Countryside team prior to occupation with a member of the customer service team.



**CONSUMER
CODE** FOR
HOME BUILDERS





Brook Valley Gardens, Chipping Barnet



Stonechat Mews, Stone

ABOUT COUNTRYSIDE

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live, where they feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

As a result we hold more Housing Design Awards than any other developer.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love.



COUNTRYSIDE

Places People Love



Spectrum, Rayners Lane



Park Rise, High Wycombe

ABOUT HOMEGROUP

Home Group is one of the UK's largest developers of quality homes for sale and affordable rent, and a leader in long-term integrated housing, health and care.

With over 80 years' experience and ambitious plans to build 10,000 new homes by 2021, we are playing a significant role in addressing the UK's housing crisis. By significantly gearing up our commercial approach through private house sales, we will reinvest more surplus back into the business to create increased homes for affordable rent and supported living. Plus, our fresh-thinking approach will see the creation of new and innovative home ownership products that will help people take their first step onto the property ladder.

Underpinning all of this is our commitment to providing a world-class service, excellent value for money and a drive towards improved digital facilities. Our national reach, expert local teams and genuine partnerships combine to make these aims a reality and provide great outcomes for everyone.

Home Group - building brilliant relationships that put people first.

home
group

HOW TO FIND US

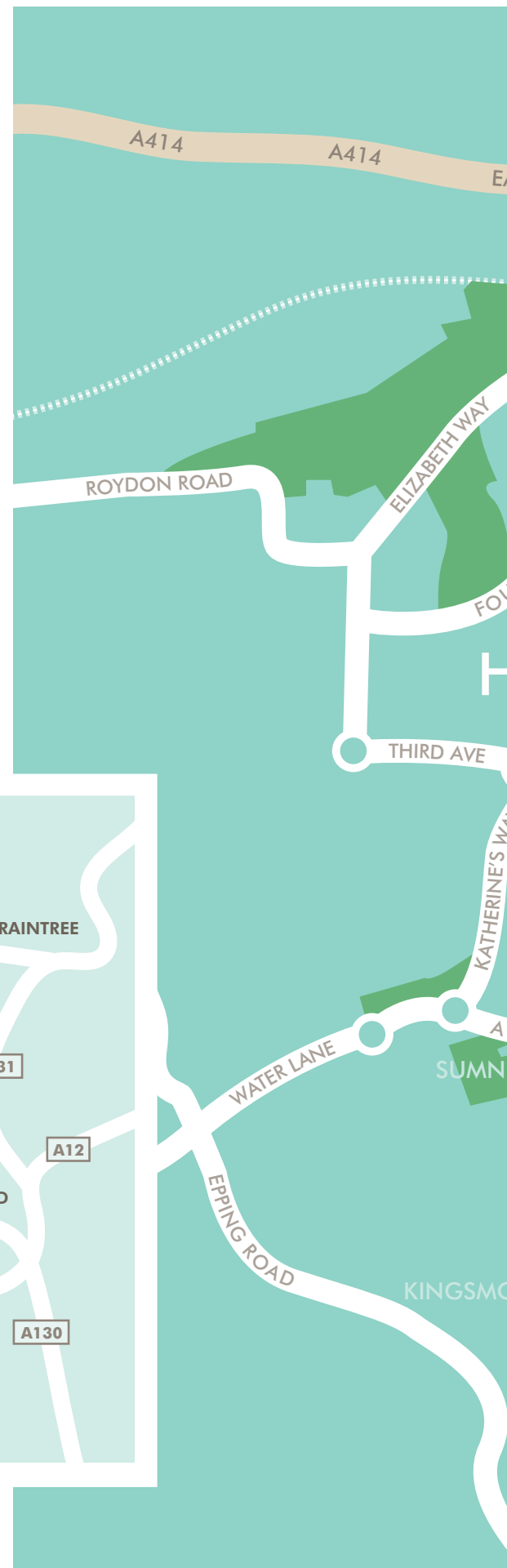
FOR YOUR SATNAV: **CM18 7DG**

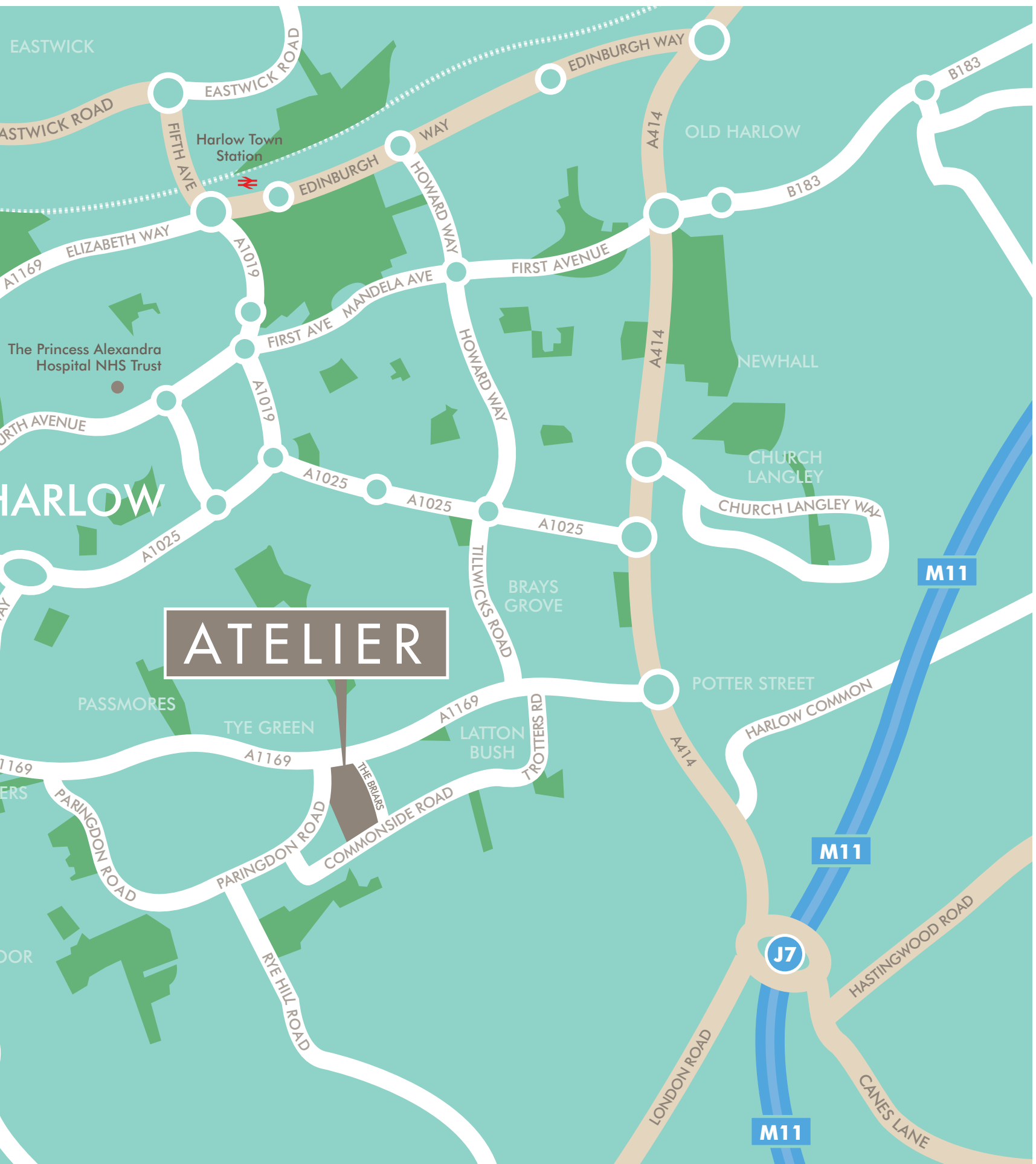
FROM JUNCTION 7 OF THE M11

Take the A414 signposted to Harlow. At the next roundabout, take the second exit on to the A1169 then, at the second roundabout, take the first exit onto Tysea Road, at the T-junction, turn right into Commonsie Road and you will see Atelier on the right hand side.

FROM HERTFORD VIA THE A414

Take the A414 signposted to Harlow & Chelmsford, as you approach Harlow, at the roundabout take the 2nd exit on to the A1019, stay on the A1019 until you reach another roundabout with the A1025 as the first exit - follow the A1025 and at the second roundabout take the 3rd exit into Tillwicks Road, at the roundabout take the 2nd exit into the A1169, then at the roundabout take the first exit into Tysea Road, at the T-junction, turn right into Commonsie Road and you will see Atelier on the right hand side.





ATELIER

Harlow Town Station

The Princess Alexandra Hospital NHS Trust

HARLOW

OLD HARLOW

NEWHALL

CHURCH LANGLEY

BRAYS GROVE

POTTER STREET

PASSMORES

TYE GREEN

LATTON BUSH

HARLOW COMMON

J7

M11

M11

M11

HASTINGWOOD ROAD

CANES LANE

EASTWICK ROAD

EDINBURGH WAY

FIFTH AVE

EDINBURGH WAY

HOWARD WAY

ELIZABETH WAY

FIRST AVE MANDELA AVE

FIRST AVENUE

ORTH AVENUE

A1025

A1025

A1025

A1025

TILLWICKS ROAD

A1169

TROTTERS RD

A414

PARINGDON ROAD

PARINGDON ROAD

COMMONSIDE ROAD

RYE HILL ROAD

LONDON ROAD

B183

B183

DOOR

ATELIER

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COUNTRYSIDE
Places People Love