



EXPLORE YOUR OWN PERSONALITY.. A CHANCE IN A LIFETIME to get in the action from the start and have choices of DESIGN, FINISH & FITTINGS. This superb, contemporary property will be constructed by SHIRE HALL HOMES and boasts a SUPER POSITION backing onto open farmland and surrounded by executive houses.

ABOUT SHIRE HALL HOMES LTD

Shire Hall Homes have been established locally for over 20 years, building many of the high quality individual new houses and small new home developments in the area.

Shire Hall Homes properties are covered by a 10 year Checkmate new homes guarantee and constructed to a high standard.

BRAINTREE GREEN

Queenborough Lane , CM77 6TD

O.I.R.O. £825,000 SUBJECT TO DESIGN VARIATION AND EXTRA FITTINGS.



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Brand New Individual House
- Your Chance to Explore Your Own Personality
- A Chance in a Lifetime
- 4 Bedrooms with 4 Bathrooms
- Good Sized Garden with Views
- 3 Reception Rooms
- Open Plan Kitchen/Diner
- Available Towards the end of 2018



EXPLORE YOUR PERSONALITY.... A CHANCE IN A LIFETIME

Set back from the road this beautiful property will have a commanding presence within mature surroundings of modern and listed executive homes.

Not yet commenced on site here is the opportunity for one lucky family to form the character of their very own home

This special home has been designed to enhance the surroundings offering contemporary style with traditional values, ideal for the busy modern family.

Choices of design, finish and fittings will be available at this early stage to enable you to stamp your own individuality and personality upon your 'forever home'.

We believe this really is a rare opportunity to create something truly special.

ESSENTIAL VILLAGE LIFE

The nearby Essex countryside is the perfect place to discover pretty villages with excellent eateries and independent shopping.

Perfect for those wishing to commute to London while at the same time live in the countryside, Rayne is a thriving village, home to over 1000 families on the edge of the town of Braintree. It is 10 miles (16 km) northeast of Chelmsford and 15 miles (24 km) west of Colchester and about 40 miles north-east of London.

The historic village was once the home of the Capel family who became the Earls of Essex. There is an historic public house, a Post Office stores, restaurants, including a highly rated Indian and children's playing fields.

Station Road leads to the former Rayne railway Station, which is now the Rayne Centre of the Flitch Way Country Park which is also a National Cycle Network; Route No.16.

HEADING OUT ONTO THE FLITCH WAY VIA FOOT, CYCLE or HORSEBACK

The Flitch Way passes through 15 miles of countryside along the former Bishop's Stortford to Braintree railway in rural Essex.

Much of the route can be explored on foot, bicycle or horseback, following wildlife-rich railway cuttings, past Victorian stations and over embankments with views across impressive farmlands, villages and woodland.

Rayne Station is on the route and is the perfect place to stop for refreshments. The station was built in 1866 and was one of the busiest on the line. Renovated in 1994, it is now the Visitor Centre and ranger base for the Flitch Way.

TRAVEL AND COMMUNICATIONS

Braintree Green is 2 miles from Braintree town centre and seven miles from Great Dunmow a thriving market town.

There are excellent road links with the A120 dual carriageway providing easy access to Stansted Airport and Junction 8 of the M11 (15 miles) to Cambridge to the north and London and the M25 to the south.

The rail commuter has a choice of services to London's Liverpool Street from Braintree (60 minutes), Chelmsford (32 minutes) and also from Witham and Stansted.

Schools and Shopping

The village has a Primary school, nursery and other local amenities. Braintree shopping is only 2 miles distant and Braintree Designer Outlet Outlet some 4 miles.

This property is also well placed for Grammar Schools in Chelmsford along with the highly regarded and last year's Independent School of the year winner New Hall School and the hugely popular Felsted independent school only a short drive away. Colchester Royal Grammar, Gosfield, Bishops Stortford College and The Hockerill School are also within driving distance.

OTHER NEARBY FACILITIES

Golf courses can be found at Braintree, Stisted and Chelmsford all within easy reach.

Braintree Green is positioned approximately two miles from Great Leighs racecourse which now has a full race calendar for 2018.

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All of SHIRE HALL HOMES properties are covered by a 10 year Checkmate buildings guarantee and constructed to a high standard.

AGENTS NOTE

All choices and alterations are subject to the stage of construction at the time of reserving your home. Please liaise with our agent, James & Co for further details. Images are CGI's and may change.

RESERVATION DEPOSIT

A deposit of £1,000 is required with your reservation. This deposit will be deducted in full from the purchase price on exchange of contracts, but will not be returned if the purchaser withdraws from the property purchase.

COMPLETION DATES

The completion date given at the time of reservation will be the 'best estimate'. For any updates to the completion date liaise with our agent, James & Co.

AGENTS

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