



THE GRANGE

FINCHINGFIELD



A remarkable new collection of impressive homes in the
award-winning village of Finchingfield, Essex



“The moment you enter The Grange, you'll see how we have designed this collection to perfectly complement Finchingfield's sensational, historic surroundings. Inspired by the colours, textures and styles of the local area, these properties feature a range of distinctive, individual designs that give The Grange a varied and organic feel where every home has its own unique character and charm.

With the collection grouped beautifully around the professionally landscaped, teardrop-shaped island and open green space, we have given every property room to breathe – and as you make your way around the curved driveway, you'll be struck by the care and attention to detail given to every frontage, garden and pathway, making The Grange a place you'll be proud to call home.”

Jason and Mark Harding

Jason & Mark Harding | The Harding Group



Something Special.

Welcome to The Grange, a truly special collection of uniquely designed new homes situated in Finchingfield – one of the most picturesque and desirable places to live in north Essex.

Often described as 'the most photographed village in England', Finchingfield will be an exceptional place for you to call home. Beautifully located, The Grange is a few moments walk from the centre – with its village green, duck pond, restaurants, pubs, artisan shops and church. The Village itself offers a favourable position for travelling further afield, and although surrounded by beautiful countryside, rural heritage and magical landscapes – it enjoys easy access to Stansted Airport, Chelmsford, Cambridge and London.



This beautiful development offers stunning new homes with exceptional interiors suited to every lifestyle. With its renowned, well-connected countryside location, attractive landscaping and strong sense of character, it offers the very best of rural Essex living.

In an idyllic location The Grange is an impressive collection of well-appointed new family homes incorporating the quality specifications and thoughtfully planned interior layouts for which Harding Homes have been renowned for over twenty years.

Featuring carefully-selected fixtures and fittings, every detail has been considered and each home offers a spacious environment with neutral finishes forming the perfect canvas to create your own rural retreat. Offering open-plan kitchen/dining areas for socialising with family and friends, and more private spaces for relaxing, each home reflects the need for flexible and adaptable modern living spaces.



All planting and landscaping shown within the computer generated imagery is indicative only and may vary as construction takes effect. Planting shown is an interpretation of how the site may look when matured.



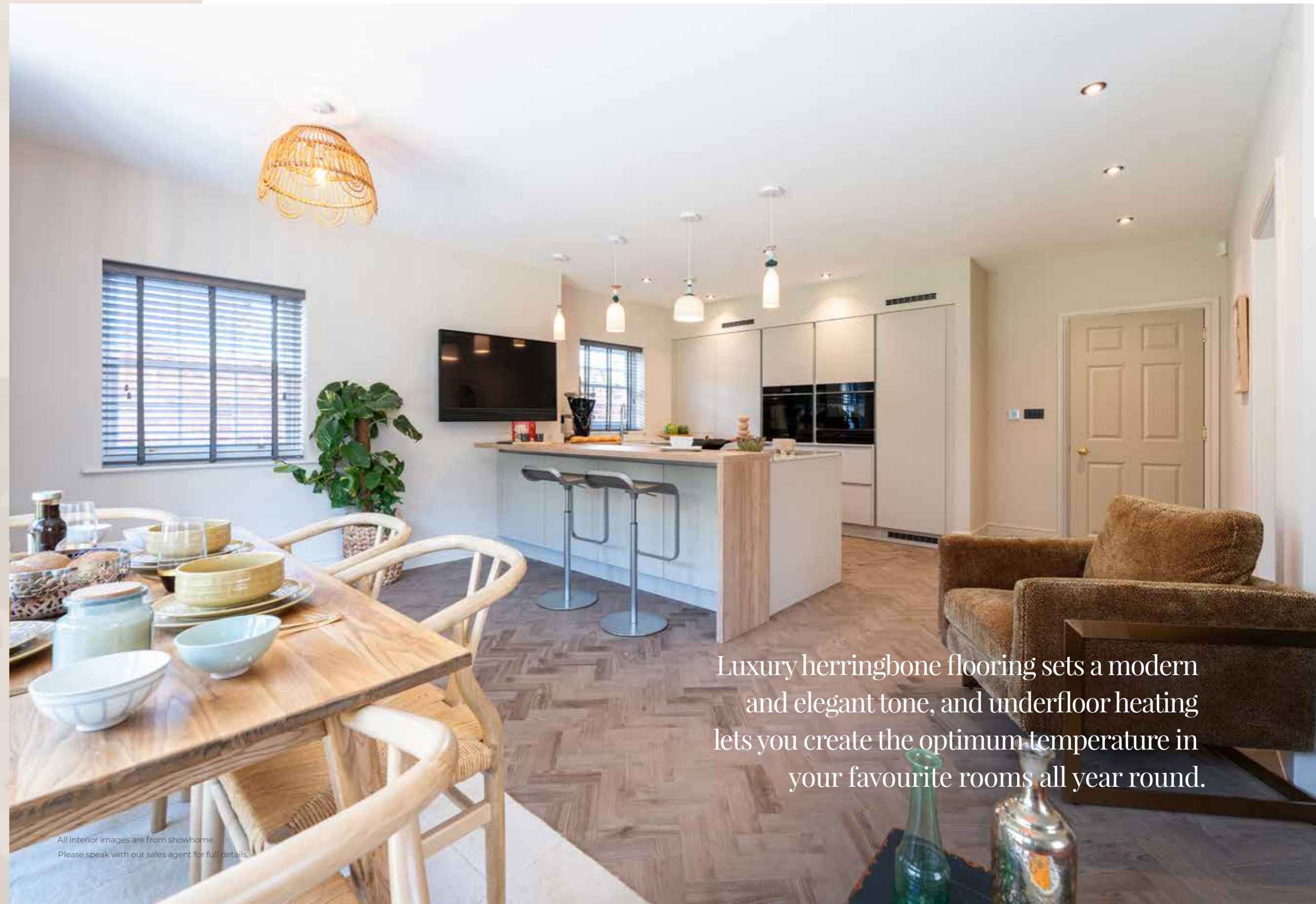
The Grange is more than just a simple development – it feels like a community. The collection gives each individually-planned home the right amount of space for privacy and personal activities, while the overall arrangement and landscaping promotes a sense of sociability.

With properties ranging from four to six bedrooms, The Grange is designed to be the perfect countryside home for a diverse range of residents. Here, you'll find something for everyone, from young professionals and new families through to larger households and those looking to downsize.

See the difference.

When you buy a new property from Harding Homes, you're investing in a home with unique style and character, designed to deliver bright, comfortable modern living spaces with distinctive finishing touches everywhere you look.

Our homes are created not to simply be lived in, but to be enjoyed. From designer light fittings, sophisticated flooring and luxury bespoke kitchens, to richly coloured surfaces and quirky decorative touches – you'll love every detail.



Luxury herringbone flooring sets a modern and elegant tone, and underfloor heating lets you create the optimum temperature in your favourite rooms all year round.

All interior images are from showhome.
Please speak with our sales agent for full details.

Beautifully designed and exquisitely appointed, these residences are the epitome of luxurious rural village living.



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Style & elegance.

Quality and attention to detail are the key words at Harding Homes. From the materials used through to the craftsmanship in construction and refined finishing touches, our properties are distinguished by their impeccable appearance and perfect balance of luxury with practicality.

Designer kitchens and bathrooms incorporate sleek units, premium surfaces and specially selected fittings, complemented by A-rated integrated appliances.



Premium.

Effortlessly functional, rich in style, and impressive in equal measures, each bathroom and en-suite boasts contemporary fittings and beautiful large format tiles which stand out against the sleek sanitaryware, and premium features.

Light by day and relaxing by night – these are rooms for any time. Offering the ultimate in luxury, they enjoy vanity cabinets and distinctive heated towel rails – recessed fixtures, LED downlighters and elegant enclosures with complementary ironmongery.





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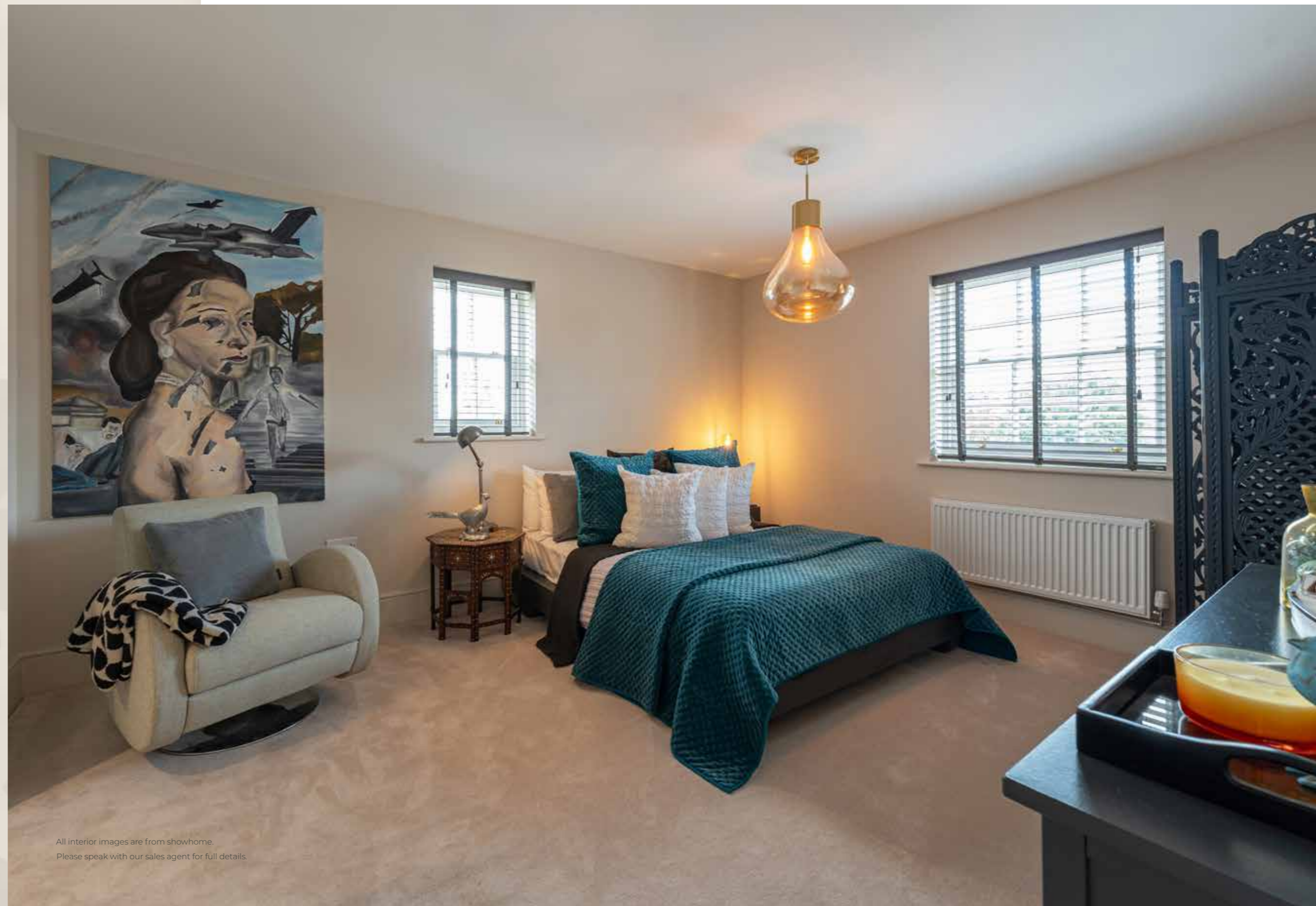
Unwind.

Bedrooms are places where you can relax and be yourself – spend time with your thoughts and dreams, find peace and recharge after a busy day – and where children can create whole worlds of their own.

Retreat.

Atmospheric, refined and rich in detail, the spacious bedrooms encourage time away from the hustle and bustle of modern life.

The deep carpet under foot, calming colour palette, neutral shades and subtle lighting add to the sense of space and comfort within the bedrooms – and with many complemented by dressing areas and sumptuous en-suite shower rooms – they are a haven of peace and tranquillity – perfect for enjoying a few moments of relaxation of a full night of unwinding.



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A true example of traditional or period style properties reimagined for the modern age – combining features, details and proportions from the local vernacular with contemporary interior layouts and the latest specifications.

Homeowners will find everything they need for connected, energy-efficient, technologically up-to-date lifestyles whilst the specially-selected finishes ensure each residence retains an undeniable sense of character.



Externally, these distinctive homes have each been crafted to provide everything you would expect from a countryside village home, only with the sense of quality greatly enhanced.

At The Grange, you'll find the gardens are defined by premium fencing front and back, traditionally inspired brickwork and pristine porcelain patios, while the exterior boundaries draw on the colours, styles and rendering you'll see around the village – including feature flint walls and upmarket estate railings – all adding to the overall sophisticated welcome of this exceptional collection. The landscaping has been thoughtfully curated and with glazed doors to every home opening out onto private patios and generous gardens, residents will feel very connected to this unique setting.



Placed within generous, carefully-considered plots with neatly landscaped lawns and plantings, each home reflects the thoughtful design of the development as a whole.



Plot One

Devonshire House
Five Bedroom Home
Pages 26 & 27



Plot Two

Norfolk House
Four Bedroom Home
Pages 26 & 27



Plot Three

Hamilton House
Four Bedroom Home
Pages 28 & 29



Plot Four

Cavendish House
Five Bedroom Home
Pages 30 & 31



Plot Five

Roxborough House
Five Bedroom Home
Pages 32 & 33



Plot Six

Westminster House
Six Bedroom Home
Pages 34 & 35



Plot Seven

Queensbury House
Five Bedroom Home
Pages 36 & 37



North



At first glance, you might think that the charming properties within this unique collection have been gently evolving for over a century, so carefully has this sensitive development been engineered in—keeping with the character of the location.

It's intelligent take on classic architecture, combines with sustainable materials, which have been purposely chosen, to create a nostalgic enclave of impressive new homes offering the very best traditional charm and contemporary luxury.

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Please note ; All plots that are marked with an asterisk are not for open-market private sale. Please speak to a Sales Consultant for details and information on the plots available.

1



Devonshire House

Approx gross internal area : 208 sqm (2239 sqft)






-  5 Bedrooms
-  2 En-Suites
-  1 Family Bathroom
-  Utility Room
-  Dressing Area to Master Bedroom
-  Garage and Parking

2



Norfolk House

Approx gross internal area : 143 sqm (1539 sqft)






-  4 Bedrooms
-  1 En-Suites
-  1 Family Bathroom
-  Dressing Area to Master Bedroom
-  Garage and Parking

3



Hamilton House

Approx gross internal area : 173 sqm (1862 sqft)







-  4 Bedrooms
-  2 En-Suites
-  1 Family Bathroom
-  Dressing Area to Master Bedroom
-  Garage and Parking

4



Cavendish House

Approx gross internal area : 227 sqm (2443 sqft)








-  5 Bedrooms
-  2 En-Suites
-  1 Family Bathroom
-  **Double Garage with 1st floor living space (26 sqm / 283 sqft)**
-  Utility Room
-  Separate Study

5



Roxborough House

Approx gross internal area : 327 sqm (3520 sqft)








-  5 Bedrooms
-  4 En-Suites
-  1 Family Bathroom
-  Utility Room
-  Study
-  Dressing Area to Master Bedroom
-  **Double Garage with 1st floor space (20 sqm / 220 sqft)**

6



Westminster House

Approx gross internal area : 320 sqm (3444 sqft)







-  6 Bedrooms
-  3 En-Suites
-  1 Family Bathroom
-  Utility Room
-  Study
-  Dressing Area to Master Bedroom
-  **Double Garage with 1st floor space (26 sqm / 283 sqft)**

7



Queensbury House

Approx gross internal area : 202 sqm (2172 sqft)

-  5 Bedrooms
-  2 En-Suites
-  1 Family Bathroom
-  **Double Garage with 1st floor space (20 sqm / 220 sqft)**
-  Utility Room
-  Separate Study



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*

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Please speak to a Sales Consultant for details and information on the plots available.

Plot One



Classically styled, and designed to let maximum light into the home, this five bedroom house has an open-plan kitchen/family area and a separate sitting room, both with patio doors leading through to the patio and garden.

Lower floor

Kitchen	4.950m x 3.050m	16'3" x 10'0"
Family Area	5.635m x 3.713m	18'6" x 12'2"
Utility Room	2.450m x 2.075m	8'0" x 6'10"
Sitting Room	4.885m x 3.950m	16'0" x 13'0"
Study / Office	3.950m x 2.450m	13'0" x 8'0"
Dining Room	4.285m x 3.588m	14'1" x 11'9"

Upper floor

Master Bedroom	5.635m x 3.612m	18'6" x 11'10"
Bedroom Two	4.285m x 3.588m	14'1" x 11'9"
Bedroom Three	4.218m x 3.950m	13'10" x 3'0"
Bedroom Four	3.950m x 3.117m	13'0" x 10'3"
Bedroom Five	3.850m x 2.450m	12'8" x 8'0"



Approx gross internal floor area : 208 sqm (2239 sqft)

D Dishwasher F Fridge FF Fridge/Freezer Fr Freezer MO Microwave/Oven O Oven T Tumble Dryer W Washing Machine WD Washer/Dryer WI Wine Cooler

C Cupboard Ckls Cloakroom En/S En-Suite RL Rooflight Window ► Where measurements are from — Reduced Head-height

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Plots Two & Three



Plots Two & Three Shown here from right-to-left.



Relaxing or socialising, you'll feel right at home in these stunning three-storey homes. While the downstairs is devoted to modern living, the upper floors enjoy four bedrooms and beautifully-appointed wash rooms.

Plot Two

Kitchen	5.300m x 2.835m	17'5" x 9'4"
Sitting / Dining	7.835m x 5.585m	25'8" x 18'4"
Master Bedroom	4.197m x 4.197m	13'9" x 13'9"
Dressing Area	2.500m x 1.338m	8'2" x 4'5"
Bedroom Two	5.193m x 3.648m	17'0" x 12'0"
Bedroom Three	5.193m x 4.037m	17'0" x 13'3"
Bed Four / Study	4.037m x 2.735m	13'3" x 9'0"

Plot Three

Kitchen	5.300m x 2.735m	17'5" x 9'0"
Sitting / Dining	6.600m x 5.635m	21'8" x 18'6"
Master Bedroom	4.335m x 3.485m	14'3" x 11'5"
Dressing Area	2.500m x 2.400m	8'2" x 7'10"
Bedroom Two	4.545m x 2.735m	14'11" x 9'0"
Bedroom Three	3.915m x 2.735m	12'10" x 9'0"
Bed Four / Study	3.175m x 2.800m	10'5" x 9'2"



Approx gross internal floor area **Plot 2: 143 sqm (1539 sqft)** and **Plot 3: 173 sqm (1862 sqft)**

D Dishwasher **F** Fridge **FF** Fridge/Freezer **Fr** Freezer **MO** Microwave/Oven **O** Oven **T** Tumble Dryer **W** Washing Machine **WD** Washer/Dryer **WI** Wine Cooler

C Cupboard **Clks** Cloakroom **En/S** En-Suite **RL** Rooflight Window **▶** Where measurements are from **—** Reduced Head-height

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Plot Four



30

* The double garage boasts fully-fitted first floor accommodation with luxury kitchen & cloak/shower room.



A characterful detached five bedroom residence with striking bay windows and spacious light-filled living spaces. Make the most of the welcoming reception areas, generous bedrooms and peaceful rear garden.

Lower floor

Kitchen / Dining	4.400m x 10.472m	14'5" x 34'4"
Utility Room	2.690m x 2.500m	8'10" x 8'2"
Family / Living	4.670m x 3.920m	15'4" x 12'10"
Sitting Room	4.940m x 3.950m	16'2" x 13'0"
Study	3.920m x 2.990m	12'10" x 9'10"

Upper floor

Master Bedroom	4.350m x 4.120m	14'3" x 13'6"
Bedroom Two	4.130m x 3.590m	13'7" x 11'9"
Bedroom Three	4.160m x 2.990m	13'8" x 9'10"
Bedroom Four	3.950m x 3.000m	13'0" x 9'10"
Bedroom Five	3.010m x 2.580m	9'11" x 8'6"



Approx gross internal floor area : 227 sqm (2443 sqft) Plus Garage accommodation : 26 sqm (283 sqft)

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C Cupboard Clks Cloakroom En/S En-Suite RL Rooflight Window ► Where measurements are from — Reduced Head-height

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31

Plot Five



32

* The double garage boasts fully-fitted first floor accommodation with luxury kitchen & cloak/shower room.



A distinctive detached home with a host of impressive spaces spread over three generous floors. Bright and spacious downstairs, with the upper floors accommodating five large bedrooms, four en-suites, a bathroom and a games room.

Lower floor

Kitchen / Dining	8.100m x 4.800m	26'7" x 15'9"
Utility Room	2.650m x 1.770m	8'8" x 5'10"
Family / Living	6.940m x 3.790m	22'9" x 12'5"
Sitting Room	4.830m x 4.700m	15'10" x 15'5"
Dining Room	4.200m x 3.490m	13'9" x 11'5"
Study	4.700m x 2.970m	15'5" x 9'9"

Upper floors

Master Bedroom	4.230m x 3.780m	13'11" x 12'5"
Dressing Room	3.538m x 2.275m	11'7" x 7'6"
Bedroom Two	4.730m x 4.060m	15'6" x 13'4"
Bedroom Three	4.210m x 3.500m	13'10" x 11'6"
Bedroom Four	4.700m x 3.760m	15'5" x 12'4"
Bedroom Five	5.320m x 4.830m	17'5" x 15'10"
Bed Six / Games	5.320m x 4.720m	17'5" x 15'6"



Approx gross internal floor area : 327 sqm (3520 sqft) Plus Garage accommodation : 20 sqm (220 sqft)

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Plot Six



34 The double garage boasts fully-fitted first floor accommodation with luxury kitchen & cloak/shower room.



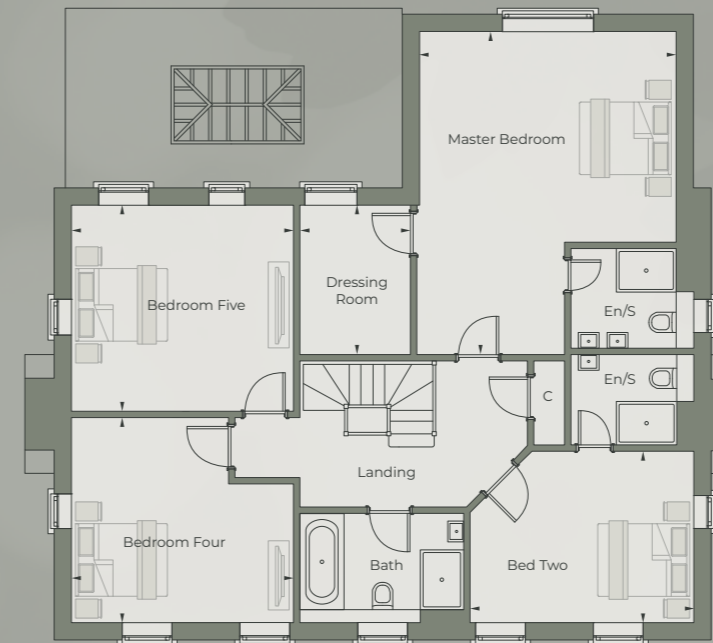
This remarkable detached family home enjoys extensive downstairs space for day-to-day living and entertaining, three en-suite bedrooms, two further bedrooms, a luxury family bathroom and a games room.

Lower floor

Kitchen / Dining	8.290m x 5.930m	27'2" x 19'5"
Utility Room	3.000m x 1.850m	9'10" x 6'1"
Family Area	6.290m x 3.000m	20'8" x 9'10"
Sitting Room	8.400m x 4.450m	27'7" x 14'7"
Study	4.450m x 3.450m	14'7" x 11'4"

Upper floors

Master Bedroom	6.400m x 5.185m	21'0" x 17'0"
Dressing Room	3.050m x 2.275m	10'0" x 7'6"
Bedroom Two	4.498m x 3.498m	14'9" x 11'6"
Bedroom Three	4.915m x 3.000m	16'2" x 9'10"
Dressing Area	2.40m x 1.933m	7'4" x 6'4"
Bedroom Four	4.915m x 4.498m	16'2" x 14'9"
Bedroom Five	4.498m x 4.275m	14'9" x 14'0"
Bed Six / Games	4.498m x 4.175m	14'9" x 13'8"



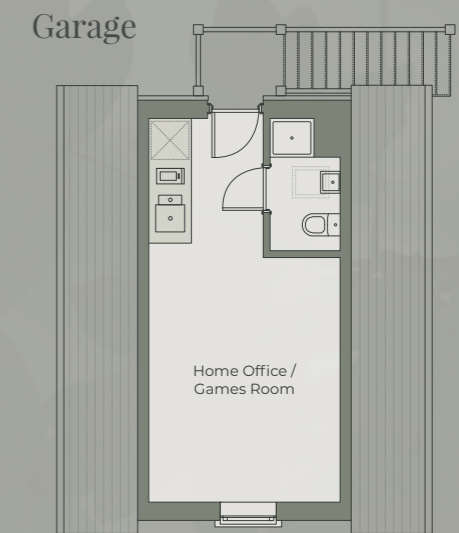
Second floor



First floor



Ground floor



Garage

Approx gross internal floor area : 320 sqm (3444 sqft) Plus Garage accommodation : 26 sqm (283 sqft)

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Plot Seven



36

* The double garage boasts fully-fitted first floor accommodation with luxury kitchen & cloak/shower room.



A beautifully-planned detached new home, carefully designed around an open-plan kitchen / family area, light-filled dining area, separate sitting room, five generous bedrooms and a home study.

Lower floor

Kitchen / Family	6.982m x 9.910m	22'11" x 32'6"
Dining Area	3.048m x 3.385m	10'0" x 11'1"
Utility Room	2.300m x 1.975m	7'7" x 6'6"
Sitting Room	5.585m x 3.450m	18'4" x 11'4"
Study	3.475m x 3.460m	11'5" x 11'4"

Upper floor

Master Bedroom	4.025m x 3.860m	13'2" x 12'8"
Bedroom Two	3.860m x 3.450m	12'8" x 11'4"
Bedroom Three	3.600m x 3.350m	11'10" x 11'0"
Bedroom Four	3.350m x 3.000m	11'0" x 9'10"
Bedroom Five	2.985m x 2.650m	9'10" x 8'8"



Approx gross internal floor area : 202 sqm (2172 sqft) Plus Garage accommodation : 20 sqm (220 sqft)

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Specification.

Kitchens and Utility.

- The impressive kitchen areas within these homes offer an elegant blend of traditional features, state-of-the-art fittings and contemporary sleekness.
- The bespoke handmade kitchens have been custom-designed by renowned Urban Myth – featuring stylish solid cabinetry, quality stone work-surfaces with matching up-stands and upmarket concealed lighting.
- Enhanced by a range of cutting-edge extras, the open-plan kitchens are sensational places for all occasions. **The highlights include :**
 - Unistone Quartz stone work-surfaces.
 - Vintage style oak effect lay-on breakfast bars.
 - Blanco Silgranit 1.5 bowl sink (Alumetallic).
 - Quooker boiling tap with pull out spout.
 - MIRO vented down-draft induction hob.
 - Integrated recycling station.
 - Feature cutlery drawer insert / organiser.
 - Feature LED light-fittings below all / any wall-mounted units.
 - EVOLine Backflip stainless steel electric power point with power sockets and USB connection in work-surface.
 - Caple integrated wine chiller (x2 wine chillers to **Plot 5**).
 - Feature matt-black electrical fittings.
 - Feature Low energy matt-black down-lighters to kitchen area – with pendant lighting above island and sitting area.
- **Enjoying a range of the latest desirable Siemens appliances that include :**
 - Siemens integrated dishwasher.
 - Siemens single oven.
 - Siemens microwave / combi-oven and warming drawer (No warming drawer to **Plots 2 & 3**).
 - Siemens integrated full height fridge.
 - Siemens integrated full height freezer.
 - Siemens integrated freezer / freezer (50/50 split) to **Plots 2 & 3**.
 - Siemens freestanding washing machine and freestanding tumble-dryer to **Plots 1, 4 & 6**.
 - Siemens freestanding washer/dryer to **Plots 5 & 7**.
 - Siemens integrated washer/dryer to **Plots 2 & 3**.
- **Plots 1 & 7** have a bespoke built-in illuminated drinks cabinet with pocket doors and push-drawer storage.
- **Plots 1, 4, 5, 6 & 7** have beautifully appointed utility / boot rooms with single bowl sink, oak effect coat hanging station, stone work-surfaces and cabinets to match the kitchen. Feature LED light-fittings below all / any wall-mounted units.
- To finish, these beautiful rooms will have Holland Park “Loft Oak” LVT flooring laid in a herringbone pattern – completing the modern standards and elegant classical style.

Heating.

- Oil fired central heating system to all homes.
- Heating is provided by under floor heating to all ground floor rooms, conventional radiators to upper floor rooms and matt-black towel rails to the bathrooms and en-suites.

Electrics.

- Fibre optic broadband will be connected to each property – along with CAT 6 internal telephone computer cabling.
- Recessed LED down-lighters feature in kitchens, bathrooms and en-suites with additional under pelmet unit in kitchens. Elsewhere pendant lights with low energy lamps are fitted.
- A generous amount of TV points and power sockets are installed throughout the homes, with those in the principal rooms having USB ports to allow simultaneous charging of smart phones, tablets and other portable devices.
- Shaver sockets in the bathrooms and en-suites.
- Smoke and heat detectors fitted as necessary.
- Provision for electric vehicle charging.
- Solar P.V. Panels are fitted to the garages to help with electrical efficiency. Please ask for full details on this element.

Baths, En-suites & Cloaks.

- All of the bathrooms and en-suites throughout the collection are of an impressive specification, planned to offer relaxation and opulence.
- These rooms are fitted with high-quality sinks and sanitaryware, stylish matt-black heated towel rails and generous vanity units.

- Contemporary matt-black controls and fittings along with complementary black LED lighting.
- To finish, these luxurious rooms will feature beautiful 'marble-effect' porcelain wall and floor tiles (fully tiled in shower an bath enclosures)

Internal Finishes.

- All walls are decorated in upmarket heritage colours with emulsion paint and all joinery has a stylish satin finish – Ceilings will be finished in white.
- Oak internal doors with brass feature ironmongery
- Holland Park "Loft Oak" LVT flooring (in a herringbone pattern) to the kitchen, utility room, entrance hallway and downstairs cloakroom.
- All other rooms to have natural coloured Revolution Onyx Supreme carpet – with bespoke brass rods to match the door ironmongery.

External details.

- Carefully-selected external materials and varying finishes create an attractive and traditional appearance that suits the location. Quality bricks and charming coloured renders are matched with stunning clay roof tiles or natural slates – and in places flint blockwork and weather-boarding finish off the unique look.
- All the homes have bespoke handmade windows and doors from renowned Timbercraft of Colchester. Locks are fitted to all opening windows.
- Composite front door with latch and multi-lever mortice dead lock.
- External taps will be provided to all plots.
- External lighting and electric socket to all plots.
- Generous patio areas finished with porcelain tiles.
- Lawns will be turfed and landscaping around the entire development will in accordance with our professional landscape architects' designs.



Raising Standards. Protecting Homeowners

Each new home comes with a 10-year NHBC warranty – one of the market leading warranty providers. For more information visit www.nhbc.co.uk. Specific items within the homes have individual manufacturers warranties. Please refer to the manuals upon completion for further details.

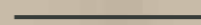
All images are from showhome. The specifications listed on this page are correct and as intended at the time of going to print. Please speak with our sales agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.



Creating a new enclave like The Grange in a village as iconic as Finchingfield requires an extra level of consideration.

Our architects have taken into account the character, materials, colours and styles of centuries-old existing local buildings and produced a collection that is completely in harmony with its surroundings.

This collection is a place where people can comfortably co-exist and genuinely enjoy where they live. Set back from the road, the shared open spaces reflect the area's fields, gardens and village greens, and providing a lush outdoor enclosure that residents and their guests will love.





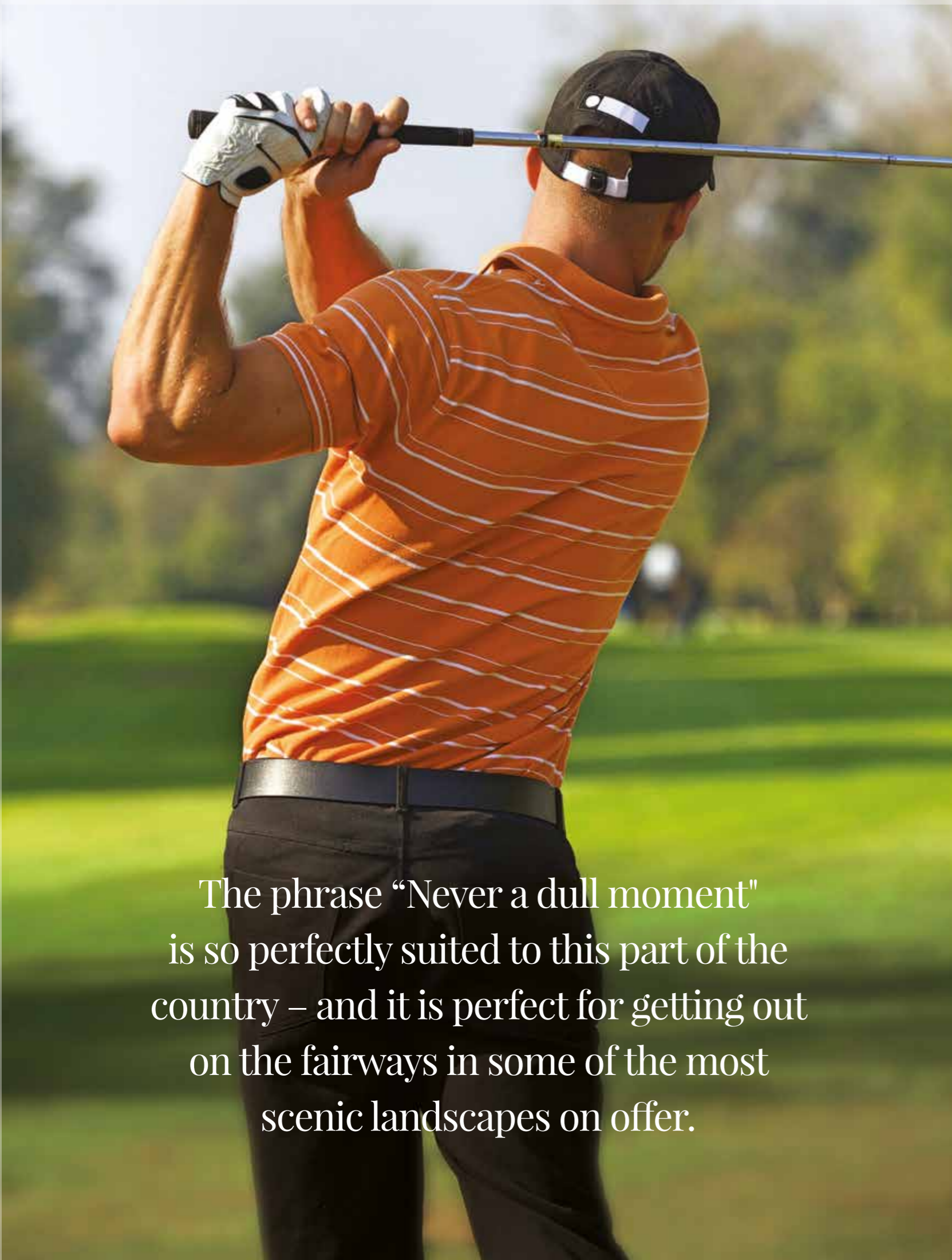
“Finchingfield is a truly remarkable location to be enjoyed all year around”

In many ways, Finchingfield is the dream location for a new luxurious countryside home.

Just a short stroll from The Grange, you're standing in the middle of a classic example of a picturesque English village; a biscuit-tin scene where the large, sloping green, gently flowing stream and duck pond are encircled by charming tea rooms, colourful historic cottages, proud period houses and a 16th-century village inn, with a windmill and mediaeval church in the background to complete the scene.

With so much to enjoy and explore, the village is ripe for walks with family and friends – especially the area around Spains Hall, with its enchanting woodland and public footpaths. Every outing can culminate in a tea, coffee and tasty treat or time to relax with a drink and a well-prepared lunch in the warm, wood-beamed bar of The Fox Inn. Plus with a playground, village post office and local store just around the corner, Finchingfield really is a sensational place to call home.





The phrase “Never a dull moment” is so perfectly suited to this part of the country – and it is perfect for getting out on the fairways in some of the most scenic landscapes on offer.



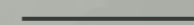
Finchingfield and the surrounding areas boast many clubs, facilities and organisations to suit every kind of interest. From relaxing walks and days out with the family – to a myriad of health, leisure and sports opportunities.

Golf enthusiasts will be happy to note Gosfield Lake Golf Club enjoys an idyllic setting near Halstead, with incredible views across its two courses. Alternatively, Haverhill Golf Club is well-regarded for its excellently maintained greens and occasionally challenging holes, while Clare Park Lake Golf Course is perfect for a low-pressure 9-hole round in very pretty surroundings.

For keeping in shape, Real Bodies Health & Fitness in Haverhill has fast developed a great reputation as one of the best gyms in the area, known for its friendly environment, high-quality equipment and helpful staff. And Saffron Walden's Unique Gym is also highly recommended – with comprehensive facilities, carefully-tailored workouts and knowledgeable, supportive trainers.

If you prefer to relax, head over to the Gainsborough Health Club & Day Spa – set in beautiful Suffolk countryside near the village of Clare, it offers a complete spa experience in stunning wood-beamed buildings, as well as a gym and afternoon teas.

This is a jewel of a village in an oasis of green, with woodlands, undulating hills and show-stopping countryside in every direction. There are several well-known cycling routes starting and going-though the village, and in just a few moments you could be taking a picturesque walk on your way to a picnic.





Convenience, retail, leisure and relaxation all within reach.

Take your place amongst a tapestry of charming villages, beautiful countryside, historic towns and cosmopolitan centres.

As well as occupying an enviable position in 'the most photographed village in England', The Grange places residents at the heart of a network of picture-postcard towns and cities, each with their own unique range of activities for shopping, leisure and entertainment. So whatever your personal interests and social activities, The Grange offers a range of options for eating, drinking, shopping and leisure both locally and in the bustling locations nearby.

Braintree

This ancient market town has grown into a pleasant, pedestrianised centre with numerous parks in and around the town for everyone to enjoy.

There's plenty to choose from amongst its historic streets and shopping area – as well as the familiar high street names you'll find eateries, cafés and restaurants catering to all tastes, from well-known franchises and pizza houses through to fun gastropubs and quality independent outlets serving Turkish, Thai, British and Indian cuisine. For a full day's retail therapy, visit Braintree Village – a modern outdoor shopping centre, home to over 70 designer clothing stores and food options laid out in a mock-village style.



20 Mins by car
9 miles

35 Mins by car
18 miles



Chelmsford

Chelmsford's pedestrianised centre has been transformed in recent years into a thriving blend of big names, independent shops and an exciting diversity of eateries.

The revitalised Bond Street area is a mecca for shoppers of taste, with the modern John Lewis department store taking pride of place against a backdrop of numerous designer outlets as well as chic restaurants, riverside bars and tasty outdoor street food options in warmer months. The city is also home to a theatre, cinema, and many restaurants that cater to all palettes – as well as its Racecourse which hosts a wide variety of entertainment events throughout the year.

Colchester

Steeped in Roman history and full of fascinating sites to explore, Colchester's ancient streets, squares and alleys offer a delightful blend of contemporary fashions, eateries and entertainment.

The flagship Fenwick store takes centre stage on the high street, where you'll find a huge selection of designer clothes, homeware and beauty products, but also take time to browse the colourful range of small boutiques, coffee shops, galleries and specialist stores along Eld Lane. A cultural oasis, Colchester is also home to the renowned Mercury Theatre and world-class Firstsite Gallery, as well as The Northern Gateway sports and entertainment park.



40 Mins by car
22 miles

45 Mins by car
22 miles



Cambridge

For centuries a centre of excellence for science, technology, philosophy, language and learning, Cambridge is typically around 45 minutes away by car and a fascinating place to visit for either work or leisure.

Its famed centre – surrounded by venerable colleges, scenic meadows and riverside walks – is a cornucopia of iconic buildings, historic taverns, upmarket boutiques, designer clothing and eateries catering to every nationality. A magnet for visitors from all over the globe, the city provides countless impressive sights and memorable experiences for all ages, with its numerous park & ride services making a visit for shopping and sightseeing even easier.



Excellent education opportunities make Finchingfield a stand-out destination for families with aspirational children.

Although located in the heart of the Essex countryside, Finchingfield is spoilt for choice when it comes to well regarded and prestigious schools and universities – with everything from highly rated state primaries and leading private prep schools, to nationally renowned independent day and boarding schools and world class higher-education options a short drive from home.

Finchingfield Church of England Primary Academy	0.5 Miles
Great Bardfield Primary School	2 Miles
Thaxted Primary School	6 Miles
Hedingham School and Sixth Form	8 Miles
Helena Romanes School & Sixth Form (Great Dunmow)	9 Miles
Gosfield School (Independent School)	10 Miles
Felsted School (Independent School)	11 Miles
King Edward VI Grammar School (Chelmsford)	20 Miles
Chelmsford County High School for girls (Chelmsford)	20 Miles
New Hall School (Independent School / Chelmsford)	20 Miles

A host of delightful places to eat and drink are within easy reach.

You'll find a delicious range of freshly-prepared meals, fine wines and real ales at The Fox Inn and The Lion, while the Picture Pot Tea Room offers top class refreshments – all served in the most characterful of settings. And in addition to what's on offer in the village, a host of other eateries, gastropubs and restaurants are just a short journey from home.

So why not also explore the surrounding villages for more places to meet up...

"You'll love to relax and dine at the fantastic Fox Inn which is just a moments walk from home"



12 Mins by car



Thaxted.
6 miles from away.

The charming town of Thaxted is a hidden gem. Dating back to pre-Norman times, its high street is lined with beautifully-maintained mediaeval and Georgian houses of all sizes and colours, crowned by the impressively renowned timber framed Tudor Guildhall.

The Maypole, The Star Brasserie and Parrishes all offer high-quality, freshly prepared snacks, lunches, fine wines and coffees in stylish surroundings – or the historic Swan Hotel provides a classic old-world pub experience.

15 Mins by car



Gt. Dunmow.
9 miles from away.

Great Dunmow's 16th century high street is home to a host of characterful pubs, eateries and restaurants covering every cuisine.

Most notably The Angel & Harp, serving finely prepared seasonal menus and wood-fired pizza, as well as welcoming town centre eateries The Meadow Hill Coffee Shop and Chameleon Café, both of which are perfect for coffees and snacks in a cosy atmosphere. Nearby, Great Notley Country Park with its discovery centre, long trail of play areas and café makes a great day out with the kids.

18 Mins by car



Saffron Walden.
11 miles from away.

11 miles away on the B1053, Saffron Walden is home to a rich array of independent stores, specialist outlets and charming eateries, as well as all the usual mainstream brands you'd expect.

It would be easy to spend a day pleasantly browsing all the shops, boutiques and restaurants within the town's beautifully preserved streets, stopping for coffee and a bite to eat at The Goat & Grass, or Molly's Coffee & Cake shop – all highly recommended.

20 Mins by car



Halstead.
12 miles from away.

Halstead is another charming small market town, where its Little Book Café, Busy Beanz Bistro and Meow Cat Café are all lovely places for a quick coffee (or a longer visit) in delightful surroundings before moving on to explore the rest of the town's attractions.

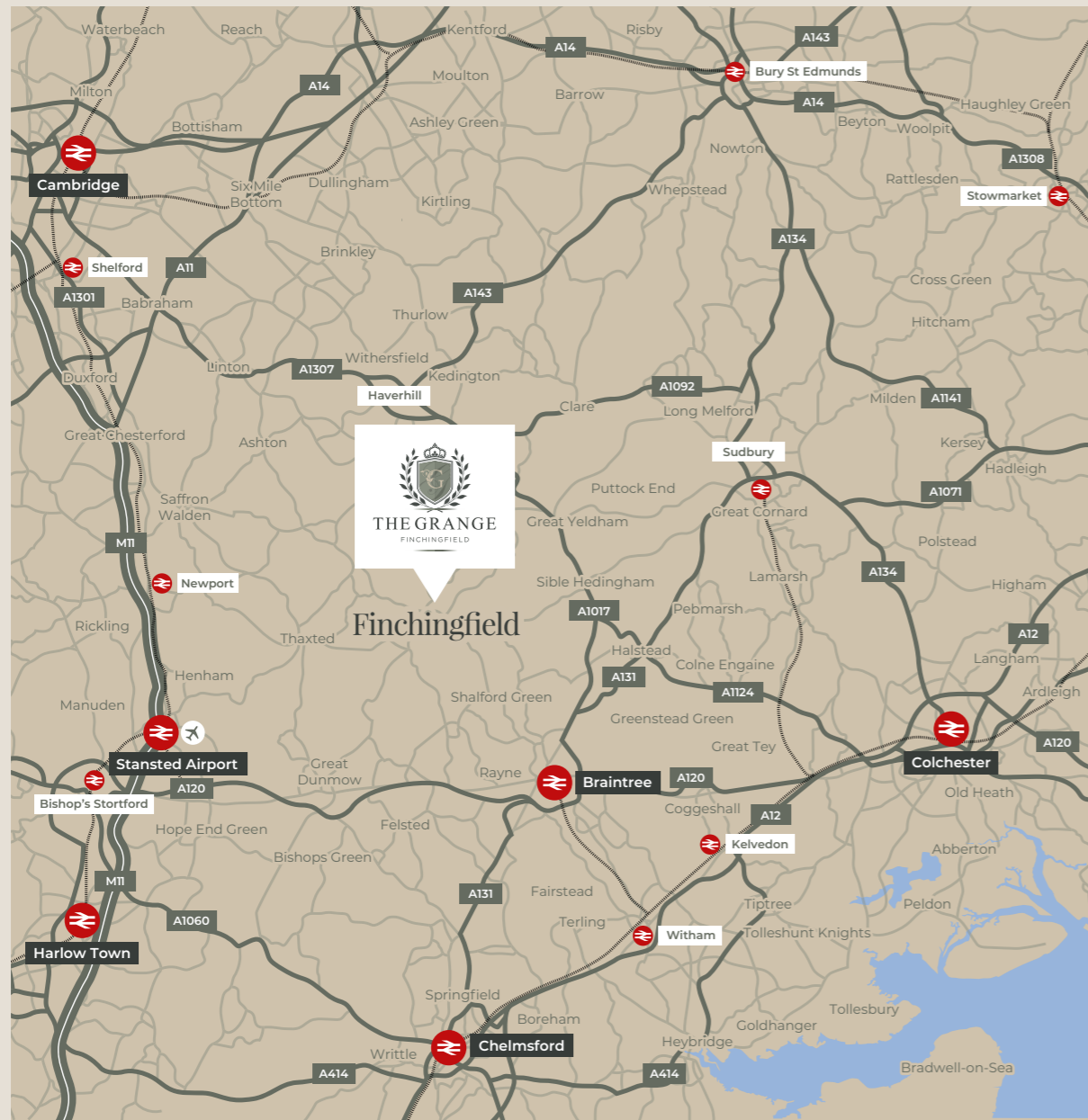
Halstead's large Antiques Centre has become a destination venue for those seeking rare and vintage pieces at realistic prices, while a couple of miles north, Hedingham Castle and it's beautiful gardens are always worth a visit.

"Who wouldn't want to live in such a wonderful location with so much on your doorstep"



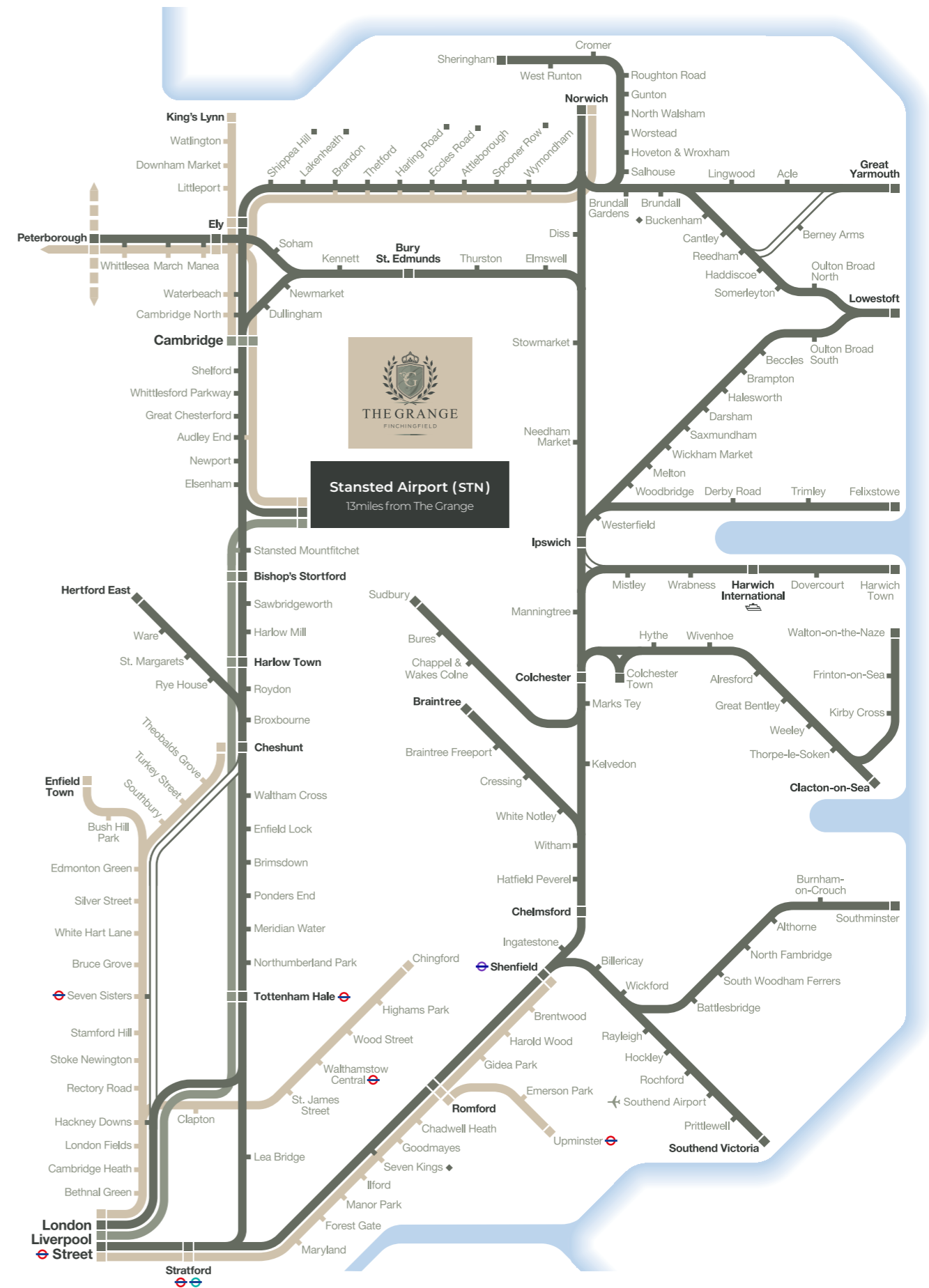
How to find The Grange

Brent Hall Road, Finchingfield Braintree, Essex (Use Postcode : CM7 4JY)



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