

HARVEY CONSTRUCTION'S *Signature* COLLECTION

THE  
HORIZON

MMXXIII



A BOUTIQUE DEVELOPMENT OF JUST 5 LUXURIOUS DETACHED HOMES





## SOMETHING NEW IS ON THE HORIZON

*A Boutique Development of  
Just 5 Luxurious Detached Homes,  
sympathetically Carved into Nature.  
Conscientiously designed & built  
by Harvey Construction  
A brand synonymous with Quality,  
Precision & Modern Opulence.*

**T**here's been a connection with the land at Little Hallingbury almost since time began and agriculture still dominates the landscape. No surprise, then, that every home at The Horizon – a discreet development of five detached houses – has the most idyllic views of golden cornfields from their own back gardens. There are just fields and trees virtually as far as the eye can see, reconnecting the new owners of these homes to nature and a simpler, more traditional way of life.

From here you can watch the sun rise in the morning and set in the evening and on really clear nights it will feel like the whole universe is part of your back yard. Because as somebody very wise once said, everyone should reach for the stars.





## BEYOND THE HORIZON

*“Living in a village on the edge of town allows you to be part of a community that values tradition, family, and close relationships, while also exploring new horizons.”*

**T**hey say location in everything and Little Hallingbury is perfectly placed if you want the best of all worlds. There are country walks virtually from your back door to the River Stort, and the towpath takes you past locks and marshes.

Gaston Green, where you’ll find Little Hallingbury Cricket Club, has a lovely walk across water meadows near Little Hallingbury Mill and along the Stort Navigation.

Bishop’s Stortford has several town trails including Waterside Stortford along a chalk stream – one of fewer than 300 in the whole world (most are in England). Along this 3.5-mile trail you can see kingfishers at Grange Paddocks, where tawny owls roost in the trees, while south of Twyford Locks is a great site for barn owls.

Sawbridgeworth has a river walk to Harlow – you can

jump on the train to get back – but also has plenty of its own green spaces, such as Pishiobury Park with a landscape designed by Capability Brown in the 18th century.

It’s just six miles to Hatfield Forest – 1,000 acres of ancient woodland now managed by the National Trust – while magnificent Audley End has parkland and wonderful gardens.

The English Heritage-run stately home is less than 15 miles away near the medieval market town of Saffron Walden, known for its antique shops.

Fashion lovers will want to visit the designer outlets at Braintree Village, 20 miles away along the A120 past Great Dunmow – another handsome medieval market town.

And for more great shopping, historic pubs and lovely restaurants less than 30 miles away there’s Cambridge – one of the most famous cities in the world.

## VILLAGE

The church at Little Hallingbury is mentioned in the Domesday Book of 1086 and, although the present St Mary’s only got its half-timbered bell turret in 1712, its ancient history is a symbol of the slower pace of life in this picturesque corner of Essex just a mile from the border with neighbouring Hertfordshire.

The pretty village of Little Hallingbury is a thriving community with a volunteer-run Post Office at its centre, selling groceries and essentials. The George Inn – a 17th century Grade II-listed timber framed pub – is another village hub and there’s a cricket club with a splendid pitch and pavilion at Gaston Green, plus a Church of England primary school.

At Little Hallingbury you can enjoy the simplicity of country life with the convenience of shops, restaurants, cafes and bars less than two miles away in Bishop’s Stortford to the north, while historic Sawbridgeworth a couple of miles south has independent shops and lovely old pubs.

## TOWN

The small town of Sawbridgeworth is a conservation area with mainly Tudor and Georgian buildings and sits on the River Stort. It was once a brewing town, although the old maltings are now full of antiques shops and there’s a mooring site for canal boats there.

Bishop’s Stortford is much bigger and also on the River Stort, getting its name after being sold to the Bishop of London in about 1060.

Now an attractive market town it offers everything from trains to London and Cambridge to high street shops, a library with free wifi and good leisure facilities including a swimming pool and gyms.

Bishop’s Stortford also has sports pitches at Herts & Essex Sports Centre, while its Southmill Arts Centre is home to the town’s museum, a cinema and theatre with mainstream drama and comedy productions, live bands and plenty of events for families and children.

## SOCIALISE

Bishop’s Stortford was a staging post on the mail coach route between London, Cambridge and Newmarket before railways were built in the mid-1800s and it still has several of its old coaching inns.

The George Hotel in North Street is the town’s oldest inn, dating back to the 14th century and The Old Bell is a 16th century timber-framed former coaching house with a good beer garden that welcomes families.




Newer eateries include the gorgeous Skew Restaurant, and Oyster Bar, in the heart of town overlooking the river, and on the outskirts of town you’ll find Bishop’s Stortford Golf Club – among the best in Hertfordshire.

Near Sawbridgeworth the Manor of Groves Hotel, a Georgian manor house in 150 acres, has a golf and country club with a wellness centre and 18-hole golf course, while a few miles away at Hatfield Heath the luxurious Down Hall hotel offers lunch and dinner at its Garden Room restaurant as well as afternoon tea, while its Eden Spa has beauty and body treatments.





# CHOOSE YOUR DESTINATION

- CAMBRIDGE  
29 MINS
- STANSTED AIRPORT  
13 MINS
- BISHOP'S STORTFORD**  
*STATION JUST 05 MINS DRIVE*
- SAWBRIDGEWORTH  
07 MINS
- TOTTENHAM HALE   
24 MINS
- STRATFORD   
36 MINS
- LONDON LIVERPOOL ST   
38 MINS



**STANSTED AIRPORT**  
Just 10 minutes. Limitless Destinations.



**M11 / M25 MOTORWAY**  
Just minutes by car.



**LONDON**  
Fast trains direct to the city with great connections on route.

**L**ittle Hallingbury may be a tiny village but its road, rail and air links are outstanding and will keep you connected to virtually any place in Britain, Europe or the world.

Just a few minutes' drive away is the M11 that can take you south to the M25 and London or get to every major motorway in the south of England – the M1 north, M2 to Kent, M3 to the south coast and M4 to the West and Wales.

Go north and the M11 connects to the hugely improved A14, which now runs between the east coast in Suffolk to the Midlands, connecting to the M6 and the North West.

Or you can join the A1 – the Great North Road – to the North East and Scotland.

Trains leave from Sawbridgeworth and Bishop's Stortford for Cambridge, where you can switch lines to get to Norfolk or cross country to Leicester and Birmingham. Both towns also have trains to London Liverpool Street and easy access to the Elizabeth Line, for Canary Wharf or Heathrow.

And when it comes to air connections the world's your oyster. Stansted Airport, a mere six miles away, is London's third airport and the fourth busiest in the UK. It has more than 140 direct flights connecting

you to all parts of the globe, from Dubai to Dublin, Marrakech to Montego Bay, so you can get off to the sun within a few hours of leaving home or squeeze in a city break when you've got a couple of days free.

There are direct flights to New York, Las Vegas and Orlando or you can start your skiing holiday here with a flight to Geneva for the Swiss or French Alps.

And there are even trains to Stansted airport from Sawbridgeworth and Bishop's Stortford so you don't have to worry about parking fees if you're off to the Caribbean or the Middle East for a well-earned break.







THE HORIZON

State schools in the area are Good to Outstanding according to Ofsted reports, giving every child a chance to do well in an increasingly competitive world.

Little Hallingbury School is a Church of England primary school with about 130 pupils – girls and boys – and is right in the middle of the village near the church and village hall.

There’s also Spellbrook Church of England primary school, a mile away.

Alternatives include Thorley Hill Primary School and Richard Whittington School, both

in Bishop’s Stortford and near The Bishop’s Stortford High School, a comprehensive secondary school for boys with a co-educational sixth form.

This is one of four state secondary schools in the town, which also include The Hertfordshire & Essex High School & Science College for girls, St Mary’s Catholic School – a co-educational school with a sixth form – and Birchwood High School, an academy status school that takes both girls and boys and has a sixth form.

Sawbridgeworth’s Leventhorpe School, also a mixed secondary school with a sixth form,

has an Ofsted rating of Outstanding, as does The Bishop’s Stortford High School, The Hertfordshire & Essex High School and St Mary’s Catholic School with Birchwood High School rated as Good.

Private schools include Bishop’s Stortford College, a co-educational day and boarding school for children aged four to 18, and White Trees, an independent school and specialist provider, while Hockerill Anglo-European College is a state co-educational day and boarding school with state-paid tuition and paid-for boarding including flexible boarding for occasional overnight stays.

## YOUR TIME TO SHINE

*“We are fortunate to have a wealth of excellent schools in our surrounding area, providing students with the knowledge, skills, and opportunities they need to thrive and succeed in the 21st century.”*

**LITTLE HALLINGBURY**  
 Ofsted **Good** ✓  
 Primary Schools  
 0.5 miles

**SPELLBROOK SCHOOL**  
 Ofsted **Good** ✓  
 Primary School  
 0.79 miles

**THE BISHOP’S STORTFORD HIGH**  
 Ofsted **Outstanding** ★  
 Secondary School  
 1.21 miles

**THORLEY HILL**  
 Ofsted **Good** ✓  
 Primary School  
 1.28 miles

**RICHARD WHITTINGTON**  
 Ofsted **Good** ✓  
 Primary School & Nursery  
 1.34 miles

**LEVENTHORPE SCHOOL**  
 Ofsted **Outstanding** ★  
 Secondary School  
 1.71 miles







## IT'S ALL IN THE DETAIL

*“A well-designed interior space is not just about aesthetics, it’s about creating a sense of harmony and balance that enhances the quality of life for those who inhabit it.”*

From the designer fitted kitchens to the marble-effect bathrooms and underfloor heating, these are homes for modern living.

It’s all in the detail: herringbone parquet flooring in the open-plan kitchen-living rooms with a sociable kitchen island for chatting while you cook, quartz work tops and soft close units.

There’s a full set of SMEG appliances including an easy to use waist-height oven and PURA Bora hob and extractor, while energy-efficient touches include the LED lights and chrome Quooker Flex hot taps for instant boiling water.

Other environmental touches include double glazed windows and bi-fold doors out to the garden, with more LED low energy down-lighting.

For techie fans an alarm system is already installed as well as TV points with CAT 6 cables for faster internet speeds, and there are more TV points in the bedrooms, which are carpeted. There’s even a dressing area in the master bedroom.

Bathrooms and en-suites have standalone baths and walk-in showers, Rak basins with floating vanity units and Rak toilet frames that are both compact and easier to keep clean.

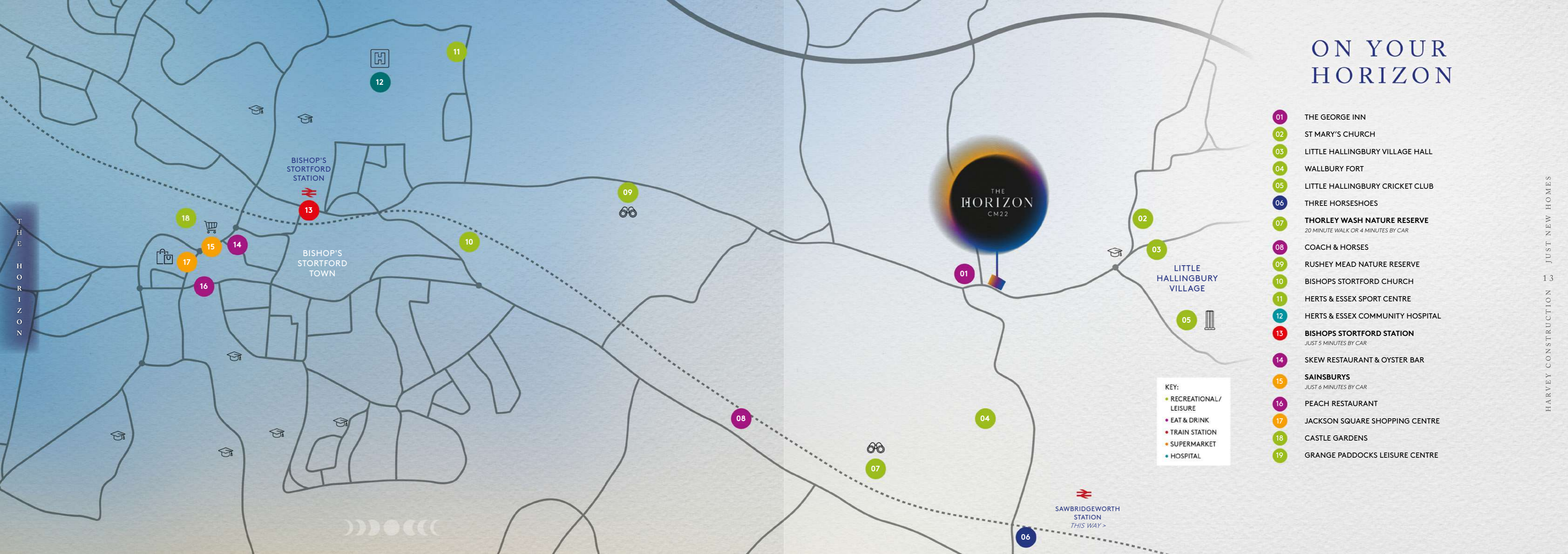
Wall mounted mirrors with LED lights and demisters are also included, with discreet shaving points and innovative Hansgrohe brassware designed to reduce water use.

And, of course, each home comes with a 10-year build warranty for your peace of mind.





# ON YOUR HORIZON



- 01 THE GEORGE INN
- 02 ST MARY'S CHURCH
- 03 LITTLE HALLINGBURY VILLAGE HALL
- 04 WALLBURY FORT
- 05 LITTLE HALLINGBURY CRICKET CLUB
- 06 THREE HORSESHOES
- 07 THORLEY WASH NATURE RESERVE  
*20 MINUTE WALK OR 4 MINUTES BY CAR*
- 08 COACH & HORSES
- 09 RUSHEY MEAD NATURE RESERVE
- 10 BISHOPS STORTFORD CHURCH
- 11 HERTS & ESSEX SPORT CENTRE
- 12 HERTS & ESSEX COMMUNITY HOSPITAL
- 13 BISHOPS STORTFORD STATION  
*JUST 5 MINUTES BY CAR*
- 14 SKEW RESTAURANT & OYSTER BAR
- 15 SAINSBURYS  
*JUST 6 MINUTES BY CAR*
- 16 PEACH RESTAURANT
- 17 JACKSON SQUARE SHOPPING CENTRE
- 18 CASTLE GARDENS
- 19 GRANGE PADDOCKS LEISURE CENTRE

**KEY:**

- RECREATIONAL/ LEISURE
- EAT & DRINK
- TRAIN STATION
- SUPERMARKET
- HOSPITAL

THE HORIZON

HARVEY CONSTRUCTION JUST NEW HOMES 13



*“The night is not always dark,  
sometimes it is illuminated  
by the stars & the moon”*

## STAR GAZING SPLENDOR

Ever since Nicolaus Copernicus announced that the Earth spins round the Sun, back in the 1540s, mankind has been fascinated by the stars in our skies.

It was another 50 years before Italian astronomer Galileo Galilei invented the telescope and it wasn't until 1610 that he could confirm the Polish priest's assertion that Earth was not at the centre of the universe, as everybody had thought.

But looking up at the stars over the Horizon it's clear that there's more in heaven and Earth than we could ever dream, to paraphrase Shakespeare.

And the chance of living here, in a Horizon home, doesn't have to be just a dream. As Cambridge professor Stephen Hawking once said: "Remember to look up at the stars."







## ENVIRONMENTAL

- Walls and ceilings finished in matt white
- Skirting and architraves finished in satin white
- Brushed steel door furniture
- Brushed Steel to switches and sockets
- LED low energy down lighting in selected areas
- TV points throughout with CAT 6 cables
- to all, back to central AV hub (First fix only)
- Double glazed windows with Bi folds
- Safe & secure - alarm system
- 10 year build warranty

## KITCHEN

- Designer German handle-less kitchens in cashmere matte
- Full set of SMEG appliances
- PURA Bora Hob & extractor
- Chrome Quooker Flex hot taps
- Soft close units
- Stainless steel sink and taps
- Quartz work tops
- Stainless steel sink and taps
- LED lights



## BATHROOMS & EN-SUITE

- Mostly Rak basins with floating vanity units
- Walk in Showers with tiled floors
- Hansgrohe brass ware & Rak toilet frames/flush plates & floating Rak toilets
- Wall mounted mirrors with
- LED lights & demisters
- Shaving points

## BEDROOMS

- Carpets
- Dressing area in Master
- TV Points

## FLOORING

- Porcelain Tiles
- Carpets

## HEATING

- Underfloor heating to ground and first floor
- Electric towel rails to all bathrooms
- /en-suites (Excluding 3 & 5)

## OUTDOOR SPACE

- Decking and turf to rear gardens
- Outside electric sockets and tap
- One EV Charging Point on garage



*“Discover a peaceful and welcoming community in this perfectly designed housing development, where every home is a masterpiece and every neighbour is a friend”*

## SPECTACULAR INSIDE & OUT

All five of these immaculate four-bedroom detached homes have references to the sky, ranging from dawn to dusk, in recognition of this exceptional setting with its wide skies and unbroken views.

Aurora, Latin for dawn, Vesperi, Latin for dusk, both have a separate double garage and book-end the development. The three houses in between are Mane, which means sunrise; Meridiem, afternoon and Occasus, sunset.

All the houses are slightly different in style and size, varying from 156 to 212 square metres but all are brick-built with contemporary-style doors

and windows in Scandinavian grey, large back gardens with mature trees at the back and all looking out onto enclosed communal lawns where there's a small pond to encourage wildlife.

Every house is simply spectacular, inside and out, built to be energy efficient and comfortably stylish inside with an EV charging point for every garage to help future-proof each home.

Each also has a large garden with decking from the back door out to an expansive lawn and the prospect of summer barbecues, Saturday nights spent socialising and lazy Sundays with a cup of tea and a good book.





*“Dawn is the time when the birds start singing, signalling it’s time to rise and shine, and make a hearty breakfast.”*

# “AURORA AD OCCASUM”

*From Dawn to Dusk*



# HOUSE 01

# AURORA

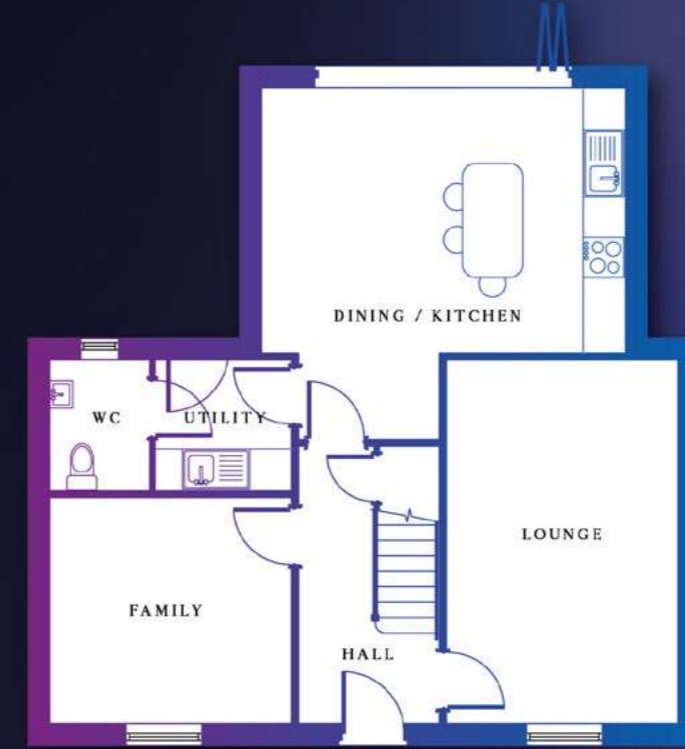
'Dawn'

4 BEDROOM DETACHED  
with separate double garage  
1541 SQ.FT (143.2 SQ.M)

THE HORIZON

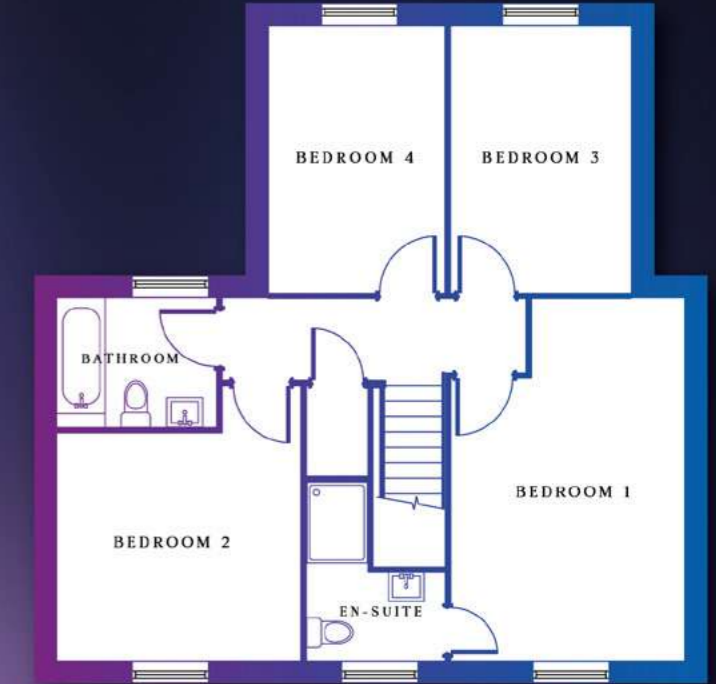


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## GROUND FLOOR

HALL	2.1 X 4.1M
WC	1.4 X 1.9M
UTILITY	2.0 X 1.9M
FAMILY	3.6 X 3.3M
LOUNGE	3.4 X 5.4M
DINING / KITCHEN	5.4 X 3.9M



## FIRST FLOOR

BEDROOM 1	3.4 X 5.4M
EN-SUITE	2.0 X 2.6M
BEDROOM 2	3.6 X 3.4M
BEDROOM 3	3.9 X 2.7M
BEDROOM 4	2.6 X 3.9M
BATHROOM	2.3 X 1.9M





HOUSE 02  
**MANE**  
 'Sunrise'

4 Bedroom Detached  
 2282 SQ.FT (212 SQ.M)



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**GROUND FLOOR**

HALL	2.7 X 3.0M
WC	1.9 X 1.5M
UTILITY	1.7 X 3.0M
STUDY	3.6 X 2.1M
LOUNGE	4.5 X 5.8M
FAMILY / DINING / KITCHEN	6.7 X 5.7M
GARAGE	3.8 X 4.9M



**FIRST FLOOR**

BEDROOM 1	4.3 X 5.7M
EN-SUITE	1.7 X 1.9M
BEDROOM 2	4.5 X 4.8M
EN-SUITE	1.7 X 1.9M
BEDROOM 3	3.8 X 4.3M
BEDROOM 4	3.8 X 3.0M
BATHROOM	2.1 X 3.0M





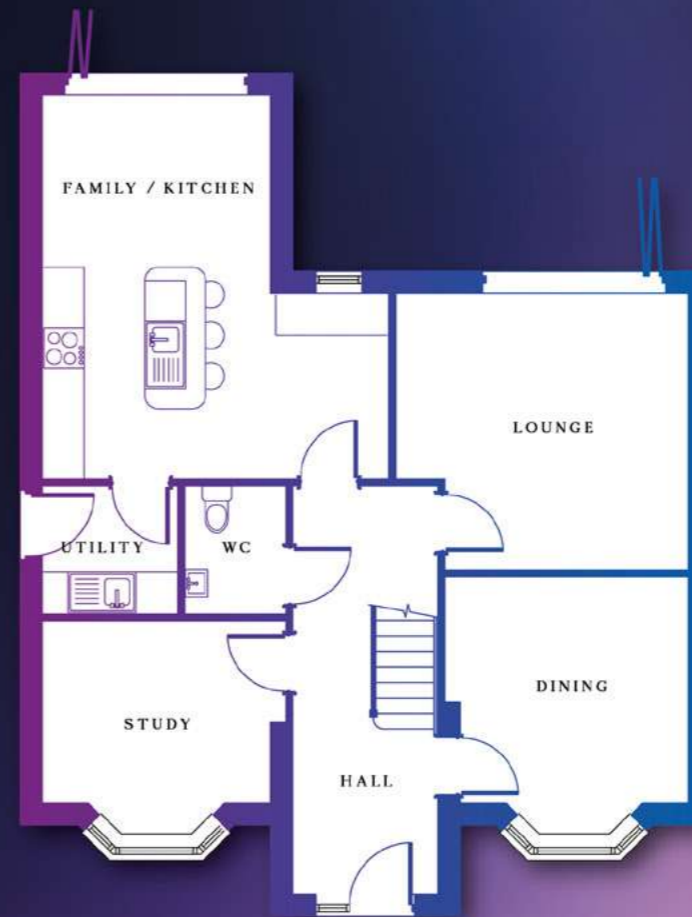


# HOUSE 03 MERIDIEM

'Afternoon'

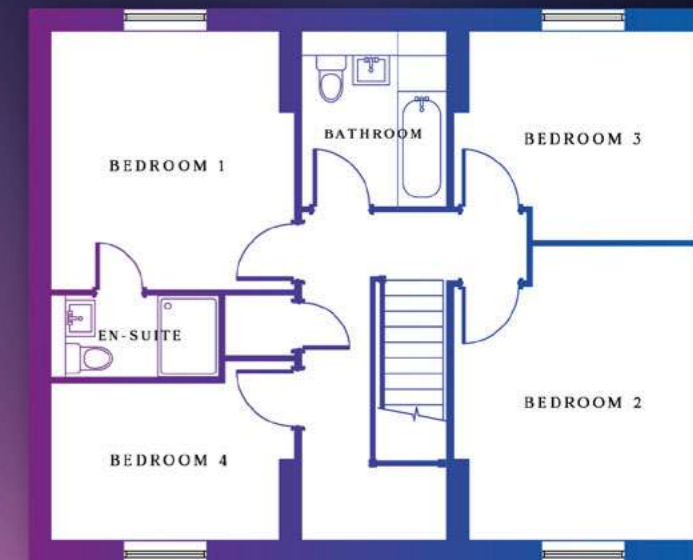
4 Bedroom Detached  
with Double Garage  
1688 SQ.FT (156.9 SQ.M)

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## GROUND FLOOR

HALL	2.1 X 6.0M
WC	1.5 X 1.9M
UTILITY	2.0 X 1.9M
STUDY	3.3 X 2.6M
LOUNGE	4.3 X 4.1M
DINING	3.3 X 3.3M
FAMILY / KITCHEN	5.1 X 5.6M



## FIRST FLOOR

BEDROOM 1	3.3 X 3.8M
EN-SUITE	2.5 X 1.2M
BEDROOM 2	3.3 X 4.3M
BEDROOM 3	3.3 X 3.1M
BEDROOM 4	3.3 X 2.3M
BATHROOM	2.1 X 2.6M





# HOUSE 04 OCCASUS

'Sunset'

4 Bedroom Detached  
2282 SQ.FT (212 SQ.M)

THE HORIZON

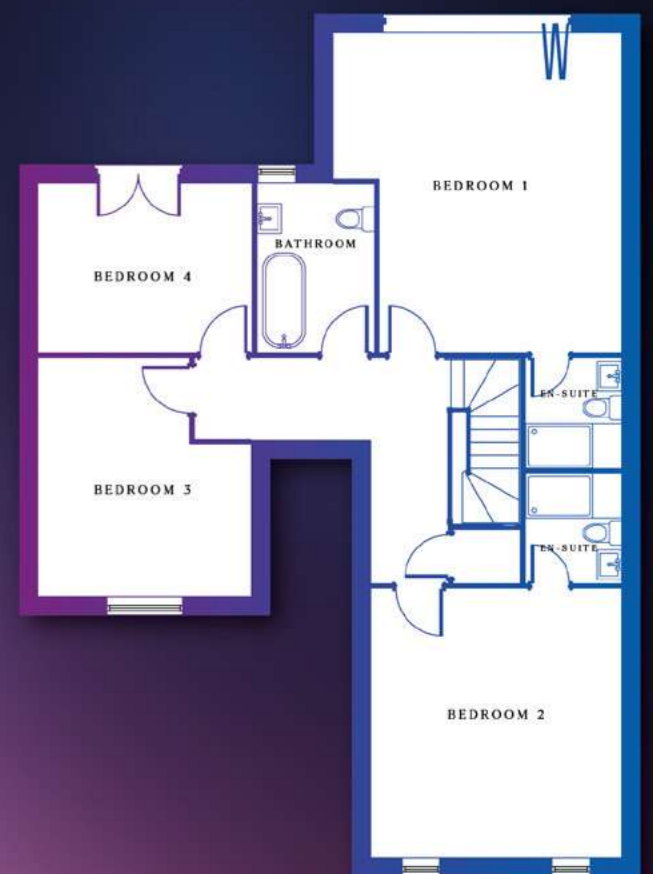


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## GROUND FLOOR

HALL	2.7 X 3.0M
WC	1.9 X 1.5M
UTILITY	1.7 X 3.0M
STUDY	3.6 X 2.1M
LOUNGE	4.5 X 5.8M
FAMILY / DINING / KITCHEN	6.7 X 5.7M
GARAGE	3.8 X 4.9M



## FIRST FLOOR

BEDROOM 1	4.3 X 5.7M
EN-SUITE	1.7 X 1.9M
BEDROOM 2	4.5 X 4.8M
EN-SUITE	1.7 X 1.9M
BEDROOM 3	3.8 X 4.3M
BEDROOM 4	3.8 X 3.0M
BATHROOM	2.1 X 3.0M





# HOUSE 05 VESPERI

'Dusk'

4 Bedroom Detached  
1688 SQ. FT (156.9 SQ.M)

THE  
HORIZON

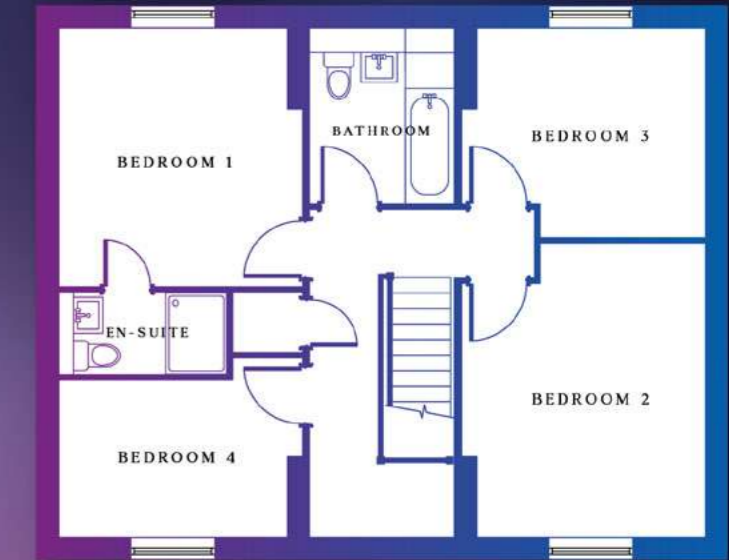


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## GROUND FLOOR

HALL	2.1 X 6.0M
WC	1.5 X 1.9M
UTILITY	2.0 X 1.9M
STUDY	3.3 X 2.6M
LOUNGE	4.3 X 4.1M
DINING	3.3 X 3.3M
FAMILY / KITCHEN	5.1 X 5.6M



## FIRST FLOOR

BEDROOM 1	3.3 X 3.8M
EN-SUITE	2.5 X 1.2M
BEDROOM 2	3.3 X 4.3M
BEDROOM 3	3.3 X 3.1M
BEDROOM 4	3.3 X 2.3M
BATHROOM	2.1 X 2.6M





*'We are a family business with over 25 years experience in the property sector and our vision has remained unchanged - Building family homes we are truly proud of and letting our completed projects and happy clients form our legacy'*

# HARVEY CONSTRUCTION'S

## Signature

# COLLECTION

We have been helping our customers with a variety of building solutions. Our skilled and experienced team of professionals are all at the top of their trade.

We've grown a strong customer base by always going that bit further and making sure everything is perfect.

We are continuing to grow in Hertfordshire, Essex, and North London and this year have completed some amazing projects.

Today we have a strong workforce dedicated to

developing the homes and creating the places that Hertfordshire and many other areas need. We are ready to help you create your dream home or breathe new life into your current one.

Superior quality runs throughout every one of our developments, which means you can look forward to top-brand appliances, luxury, and beautifully crafted finishes throughout.

We handpick every specialist sub-contractor and use the same people so that the quality is always exceptional.



**IVY LODGE**  
2 X 4 BEDROOM, SEMI-DETACHED HOUSES, CHESHUNT, EN8

Set behind a gated entrance in Cheshunt Park Farm. A warm cosy exterior partnered with the most modern finishes throughout - making these 2 homes the ideal purchase for the modern family.



**WALCHRA MEADOW**  
4 LUXURY HOUSES, WALKERN, SG2

Walchra Meadow is a stunning collection of just four generously proportioned, four bedroom detached and semi-detached family homes. Set in this idyllic village location, the houses offer private rear gardens overlooking open countryside.



**EDWARD PLACE**  
5 LUXURIOUS HOUSES, BARNET, EN4

These handsome three-storey houses are named after Edward IV. With three generous bedrooms and two bathrooms upstairs, they have open plan ground floors, front and back gardens plus private parking.



**THE GROVE**  
5 LUXURIOUS HOUSES, CHESHUNT, EN7

A Boutique Development Consisting of Just 5 Luxurious 4 & 5 Bedroom Detached Homes, set behind a Gated Entrance and finished to the Most Exacting Standards. Where Pure Opulence meets immense Attention to Detail; nestled amongst Protected Woodland...



**AMBASSADOR SQUARE**  
7 HOUSES & 4 APARTMENTS, CHESHUNT, EN8

This development retains a sense of history thanks to its period facade but through the old archway is a world of modern design and style in the 4 apartments of the thoughtfully renovated Grade II listed building and 7 new-build courtyard houses.



**DIMSDALE COLLECTION**  
5 X 2 & 3 BEDROOM LUXURY HOUSES, BENGEO, SG14

A unique gated development where modern luxury meets breathtaking character. This development has just five 2 & 3 Bedroom Homes available with allocated car parking, fully integrated designer kitchens and luxurious finishes throughout.



SCAN QR CODE FOR FULL DETAILS



THE HORIZON • LITTLE HALLINGBURY

A1060 LATCHMORE BANK



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