





HIGH HOUSE FARM

*Stapleford Abbots*

*by Macar Homes*





*an*  
EXCLUSIVE  
COLLECTION  
*of*  
LUXURY  
HOMES

Nestled deep in the Essex countryside, you'll find High House Farm, just outside the idyllic village of Stapleford Abbots.

An exclusive collection of twenty luxury homes, surrounded by charming countryside for the best of village life.

Designed to suit modern lifestyles, High House Farm is a community of contemporary two and three bedroom houses, and grand four bedroom residences. Crafted with care and attention to detail, these homes blend the very best in home technology with sustainable build and living practices.



MACAR  
*purveyors*  
*of fine*  
LUXURY  
HOMES

We know how hard it is to find a perfect home. One that meets your needs and fits your lifestyle. A home that effortlessly blends luxury with comfort and practicality. Designed and built to perfection, whilst maintaining sustainable practices encouraging conscious living. That's why we do what we do.

Our craftsmen have been creating designed homes in desirable locations for many years, with a history of exceeding homeowners' expectations every time.

With a dedicated team to guide you through your purchase, you can be sure of an exceptional experience, from start to long after your moving day.







## *a* SLOWER PACE *of* LIFE

Village life couldn't get more typical than calling Stapleford Abbots home.

Surrounded by tranquil countryside, deep in the heart of Essex, Stapleford Abbots encourages a more relaxed pace of life, whilst still being within easy reach of the action.

Perfect for families, downsizers, or first-time buyers looking for a calm retreat, this idyllic village has everything you need, just a stroll away. Enjoy bistro pub dining, golf, historic churches, an airfield, and more country walks than you'll have time to explore.

Sit within the Epping Forest district, just south of Ongar and north of Romford, Stapleford Abbots is within easy reach of both forest walks and city life, whilst offering a peaceful haven of low-speed roads and a small village community.





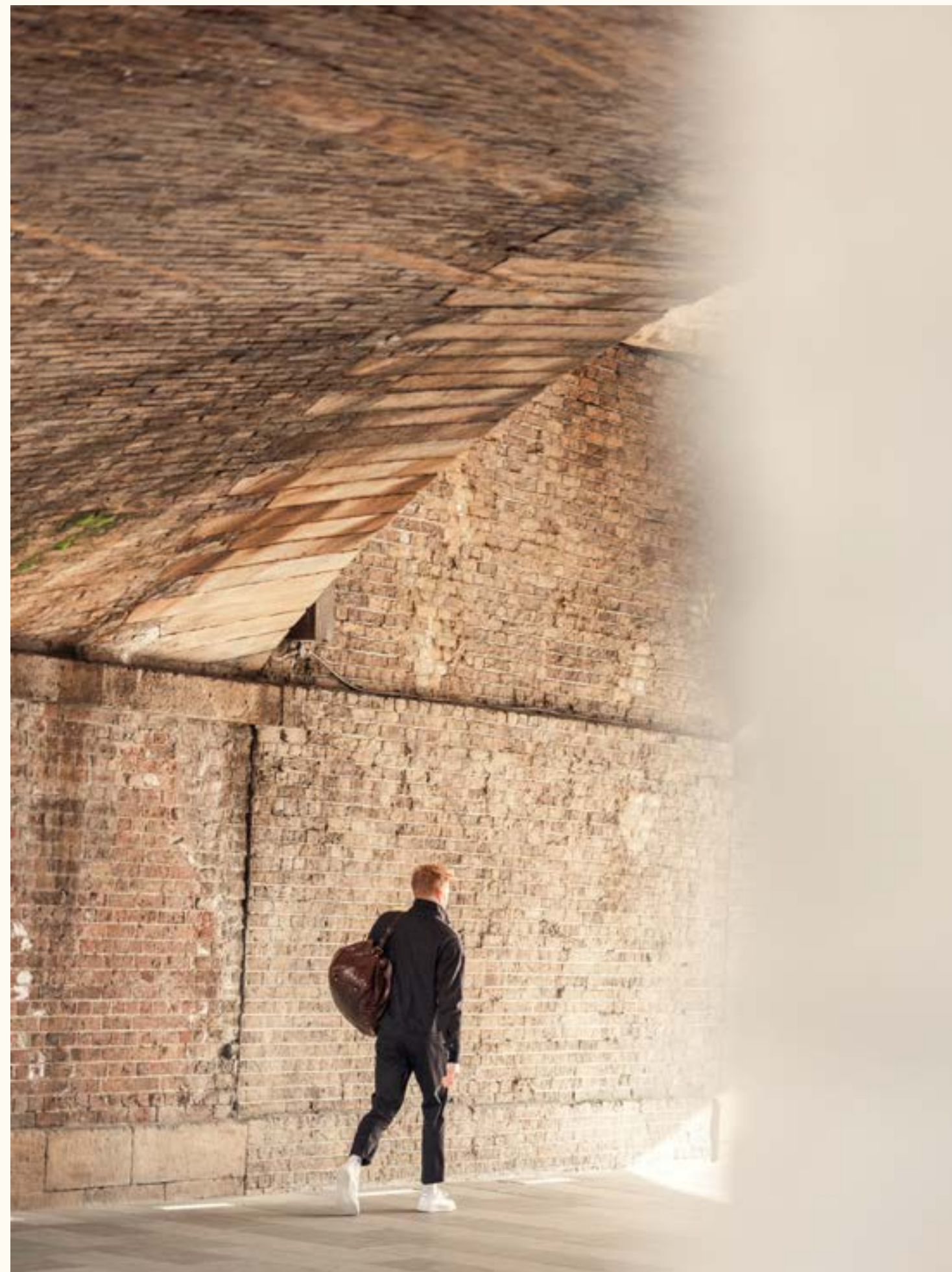


Gastro pub dining and coffee shops within easy reach





Easy access to Romford,  
Chelmsford, and London







## EVERYTHING *you want* from a VILLAGE

From barista coffee to pale ales, bistro dining and farm shops, Stapleford Abbotts and the surrounding areas have everything you might want from a village covered. And with Chelmsford, Brentwood, and London all easily accessible, you'll never be short of things to do.

Families are well catered for with a fine selection of state and independent schools all within catchment reach.







*a*  
STONE'S  
THROW  
*from*  
LONDON

Village life doesn't come at a cost here. Whilst Stapleford Abbots offers a peaceful village setting, London is just a stone's throw away. Whether it's a daily commute, theatre trip in the West End, or dinner in Covent Garden, you'll be in and out in no time. With Romford station close by, you can be at Liverpool Street station in under 20 minutes.

Village living, with easy access to the city, the A12, M25, and Stansted all within a few minutes — High House Farm truly offers the very best of both worlds.

STANSTED	—————	35 Mins
ROMFORD	—————	15 Mins
LONDON CITY	—————	35 Mins
LIVERPOOL STREET	—————	20 Mins
M25	—————	10 Mins
A12	—————	14 Mins



## *a* BEAUTIFUL VIEW *from* EVERY ROOM

Each home is positioned and designed to make the most of the resplendent Essex countryside views.

Full-height glazed doors, windows and vaulted ceilings create abundant light-filled homes with views out to the villages and countryside beyond.

Attention to detail and high specification, sumptuous interiors provide the perfect place to enjoy the view.









## *every* DETAIL CONSIDERED

Built to our exacting standards, this exclusive collection of premium specification homes has luxury built in.

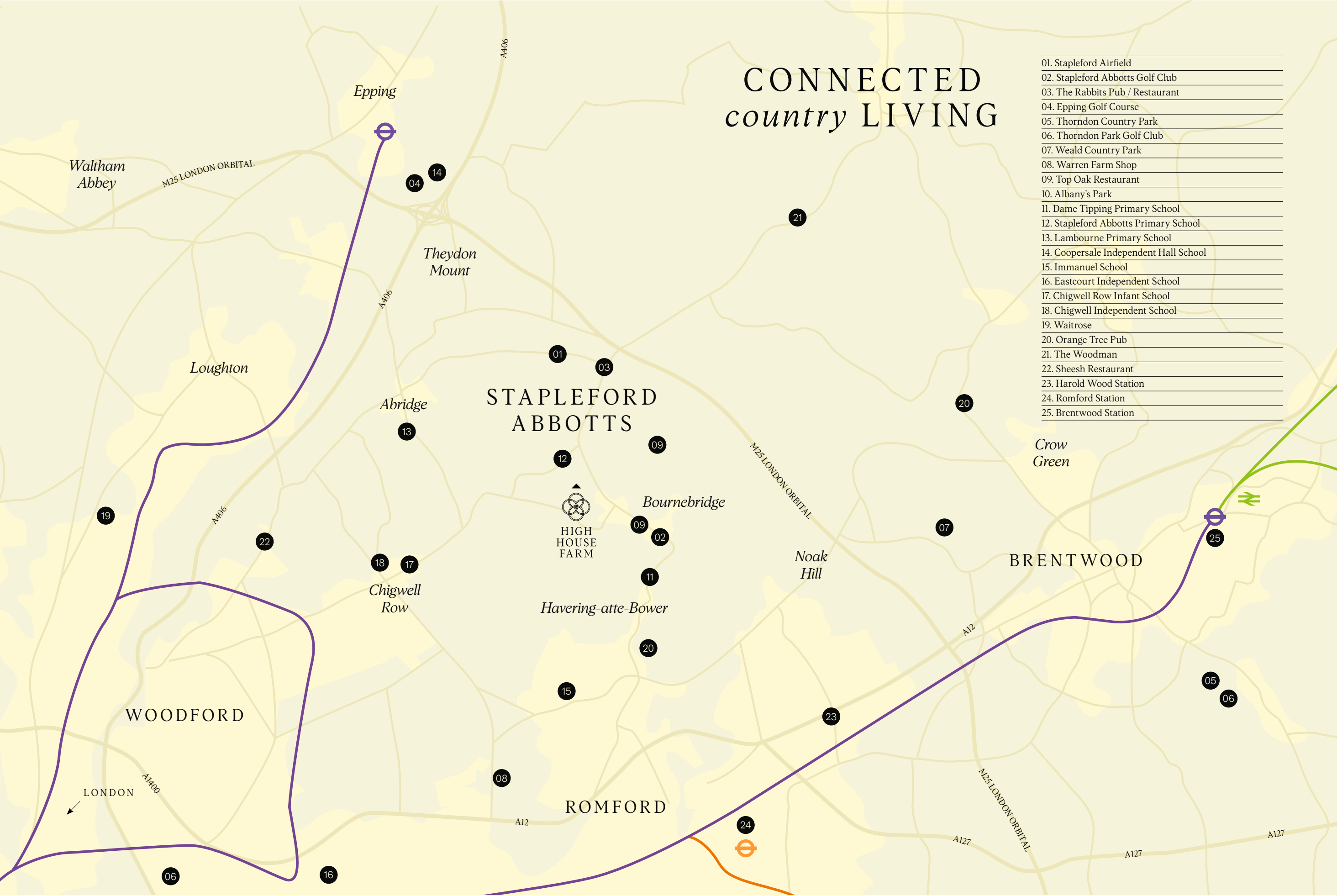
Generous room proportions and wood panelled walls provide a touch of traditional luxury, framed by recess lit coffered ceilings.

Convenience and quality have been considered at every corner, from boiling water taps to wine chillers, with all appliances of the highest standard.









- 01. Stapleford Airfield
- 02. Stapleford Abbots Golf Club
- 03. The Rabbits Pub / Restaurant
- 04. Epping Golf Course
- 05. Thorndon Country Park
- 06. Thorndon Park Golf Club
- 07. Weald Country Park
- 08. Warren Farm Shop
- 09. Top Oak Restaurant
- 10. Albany's Park
- 11. Dame Tipping Primary School
- 12. Stapleford Abbots Primary School
- 13. Lambourne Primary School
- 14. Coopersale Independent Hall School
- 15. Immanuel School
- 16. Eastcourt Independent School
- 17. Chigwell Row Infant School
- 18. Chigwell Independent School
- 19. Waitrose
- 20. Orange Tree Pub
- 21. The Woodman
- 22. Sheesh Restaurant
- 23. Harold Wood Station
- 24. Romford Station
- 25. Brentwood Station











# MACAR HOMES

Introducing Homes, for relaxed premium living, built for you by Macar. High specification homes designed and constructed to exacting levels of perfection by our own craftsmen.

Built only in the best locations, our homes blend style and sophistication with quality craftsmanship. All our homes integrate the latest technology alongside energy-saving upgrades for a more sustainable way of living, and premium appliances to enhance your everyday.

We prioritise sustainable and ethical design to enhance the lives and well-being of homeowners, providing homes that go beyond expectations, with every detail considered.

## HOMES SPECIFICATION

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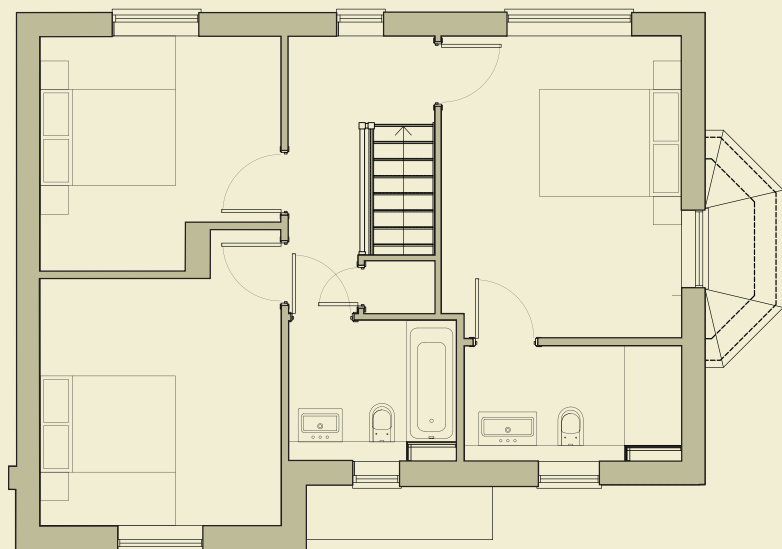
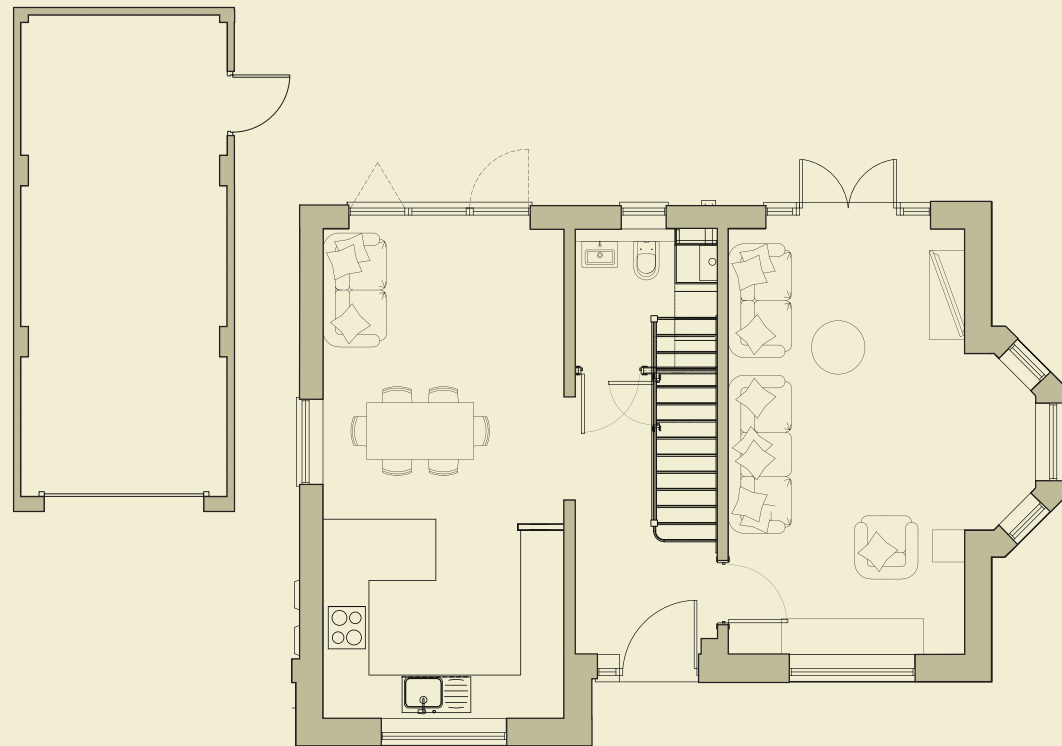
Bespoke Krieder kitchens  
Quartz Calacatta surfaces  
Siemens appliances  
Villeroy & Boch bathroom fittings  
Abingdon Stainfree carpets  
Oak internal doors  
Amtico parquet luxury flooring  
Tall ceiling heights  
Porcelain floor and wall tiles  
Timber stair with oak and metal spindle detailing  
Coalbrook tapware  
Wine chiller

## STANDARD FITTINGS

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USB / USBC plug sockets  
CAT 5 cabling  
Underfloor heating throughout  
Low voltage energy efficient lighting  
Photovoltaic panels





PLOT  
FOUR

3 BEDROOMS  
2 BATHROOMS  
139 M2 / 1,496 SQFT  
inc GARAGE

Kitchen / Family Room	6.9m x 3.5m
Living Room	6m x 4.4m into bay
Downstairs WC	
Bedroom 1	4.3m x 3.4m
En-Suite	
Bedroom 2	3.5m x 3.5m
Bedroom 3	3.4m x 3.5m
Bathroom	
Detached Garage	7m x 3m



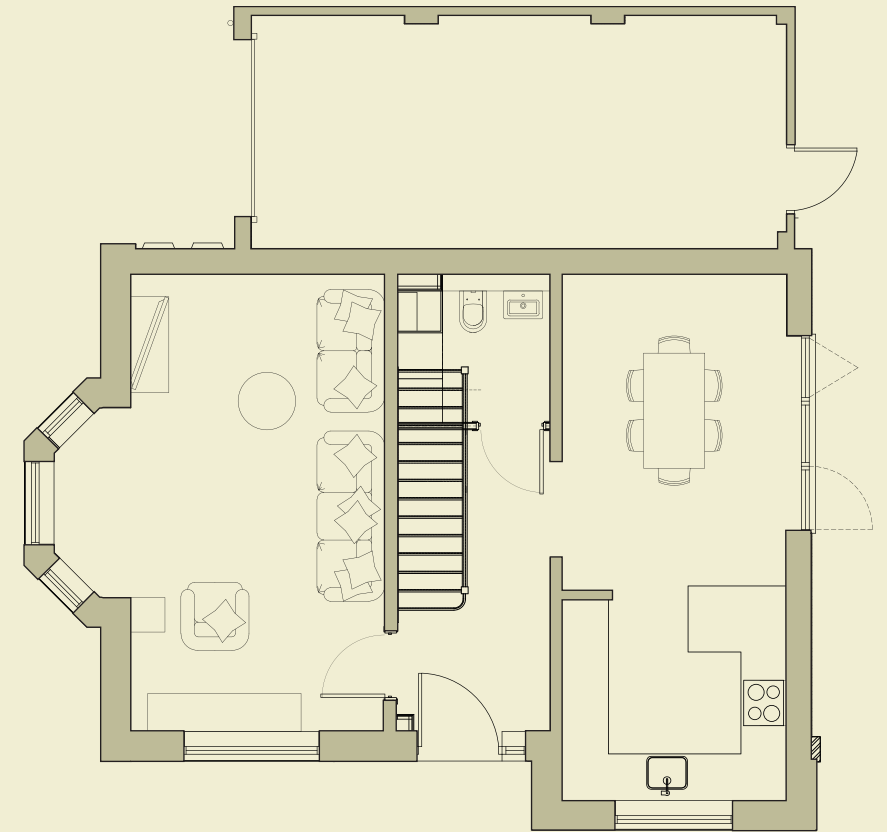


PLOT  
SEVEN

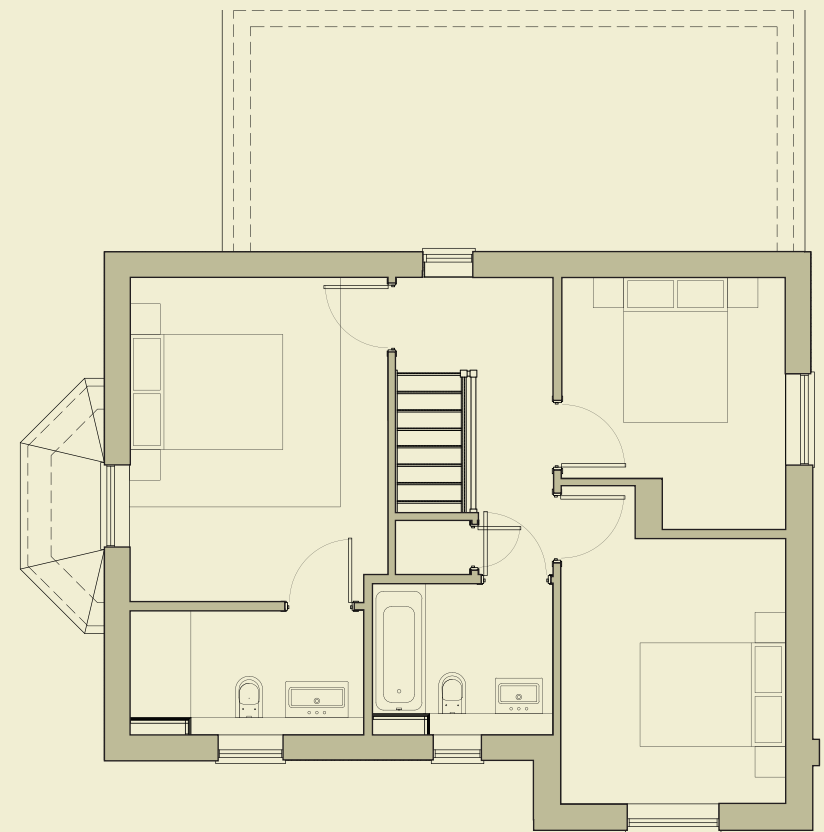
3 BEDROOMS  
2 BATHROOMS  
132 M2 / 1,421 SQFT  
inc GARAGE

Living Room	6m x 4.3m into bay
Kitchen / Diner	7m x 3m
Downstairs WC	
Bedroom 1	4.3m x 3.4m
En-Suite	
Bedroom 2	4.2m x 3m
Bedroom 3	3.4m x 3m
Bathroom	
Garage	7m X 3m

GROUND FLOOR

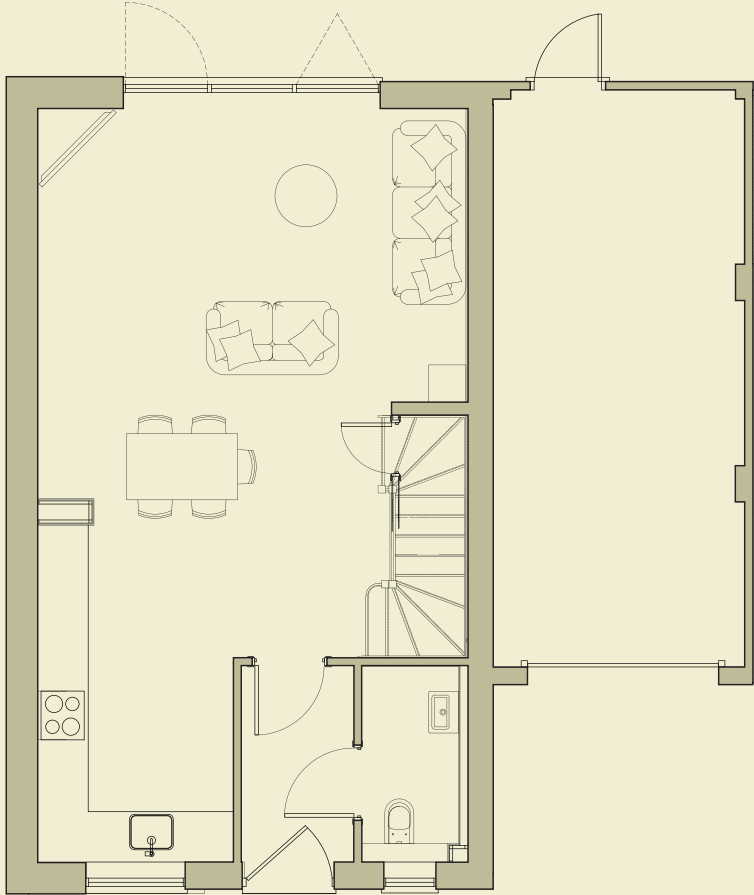


FIRST FLOOR

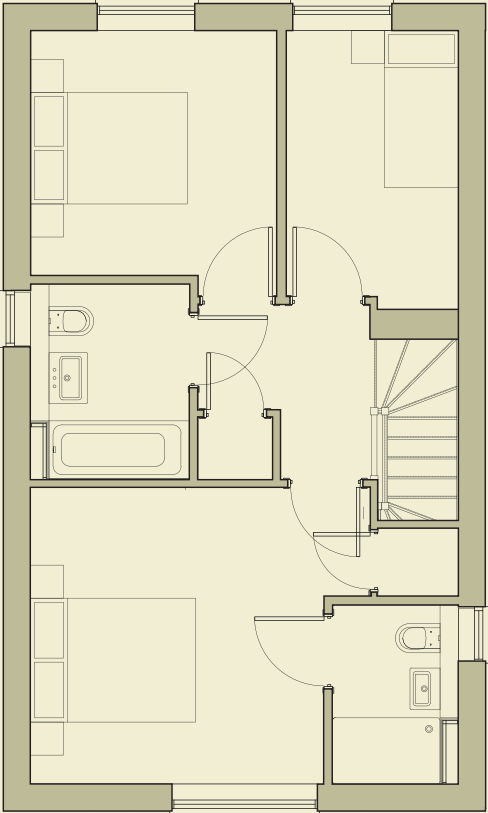




GROUND FLOOR



FIRST FLOOR



PLOT  
EIGHT

3 BEDROOMS  
2 BATHROOM  
117 M2 / 1,260 SQFT  
inc GARAGE

Kitchen / Living	9.2m x 5.3m
Downstairs WC	
Bedroom 1	4.2m x 3.7m
En-Suite	
Bedroom 2	3.3m x 3m
Bedroom 3	3.5m x 2.2m
Bathroom	
Garage	7m x 3m



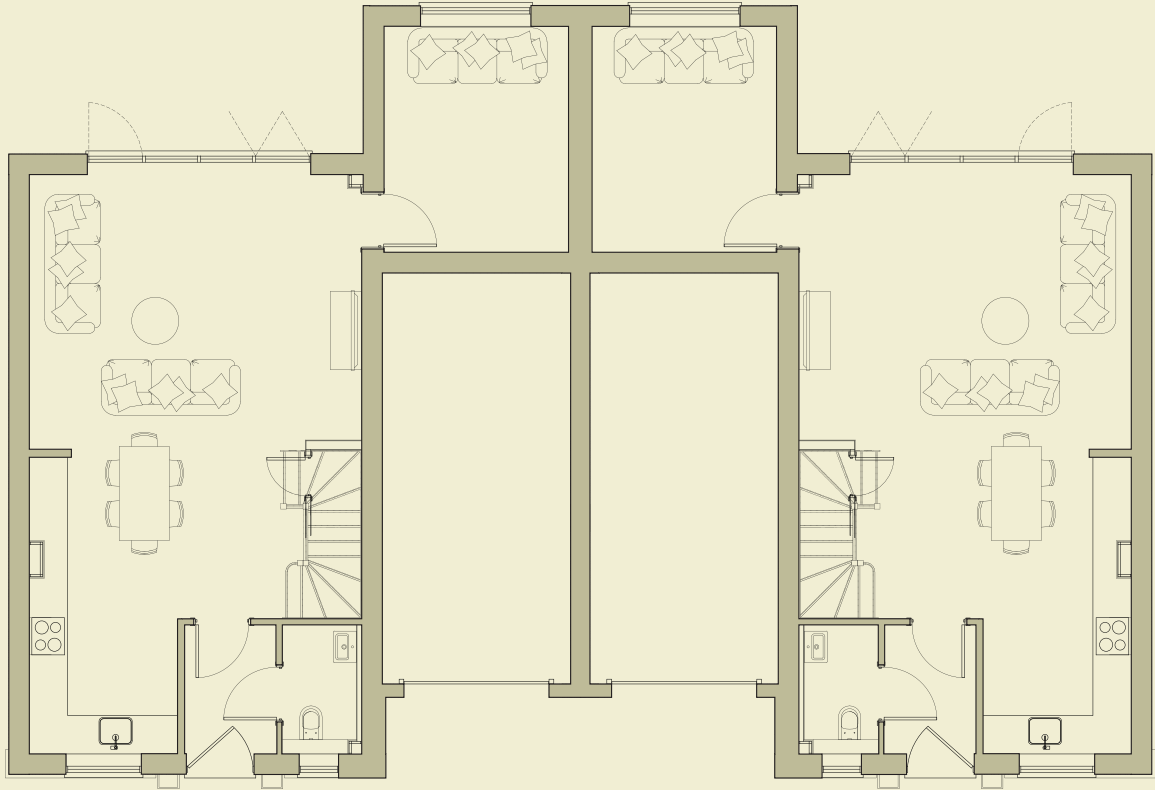


PLOTS  
**TEN  
ELEVEN**

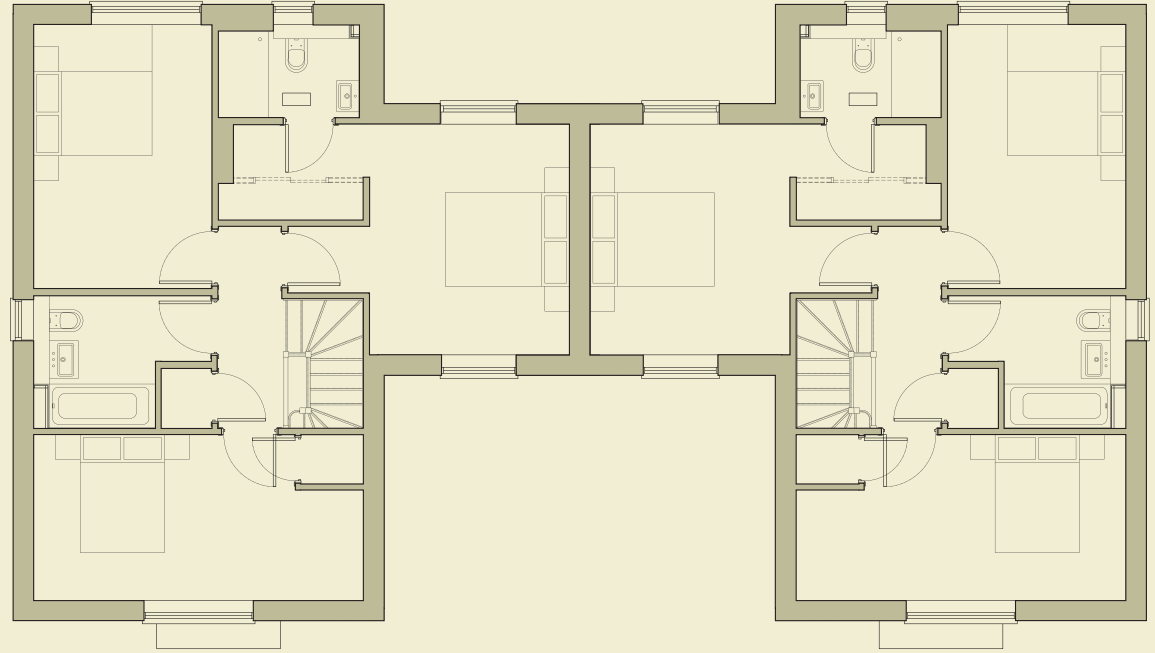
3 BEDROOMS  
2 BATHROOMS  
144 M2 / 1,550 SQFT  
inc GARAGE

Kitchen / Living	9.3m x 5.4m
Downstairs WC	
Snug	3.7m x 3m
Bedroom 1	5.5m x 3.7m
En-Suite	
Bedroom 2	4.3m x 3m
Bedroom 3	5.4m x 2.7m
Garage	6.6m X 3m

GROUND FLOOR

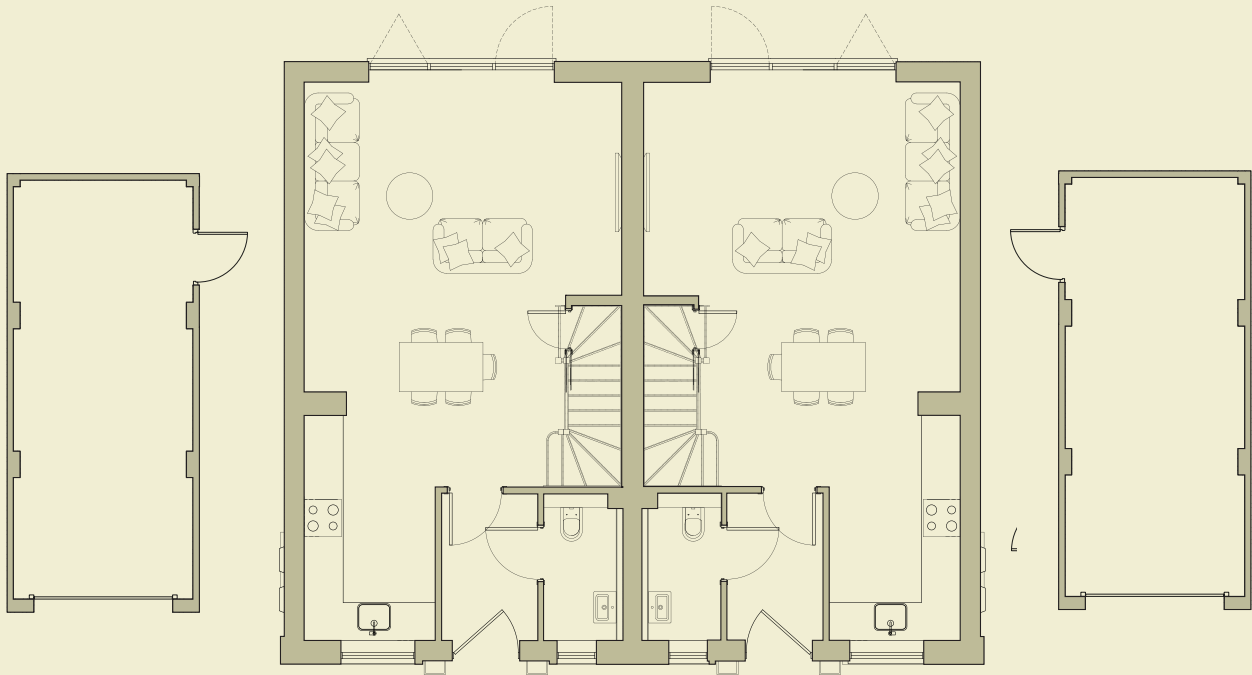


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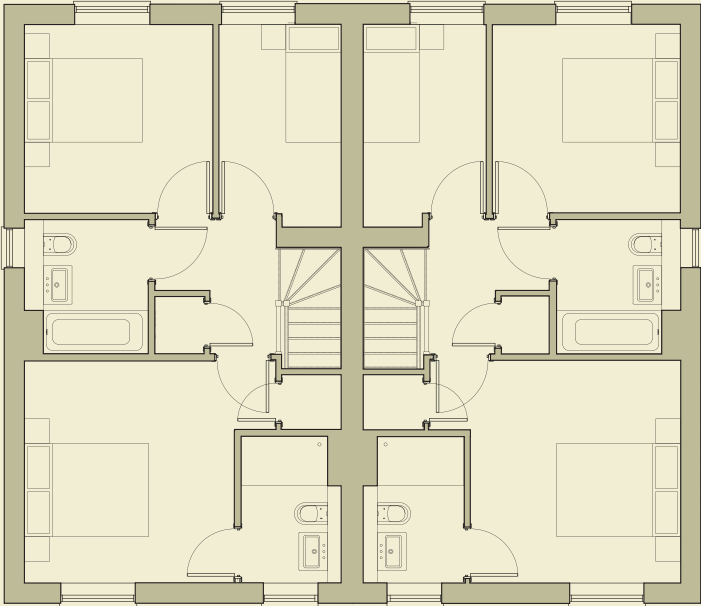




GROUND FLOOR



FIRST FLOOR



PLOTS  
SEVENTEEN  
EIGHTEEN

3 BEDROOMS  
2 BATHROOMS  
115 M2 / 1,238 SQFT  
inc GARAGE

Kitchen / Living	9m x 5.1m
Downstairs WC	
Bathroom 1	4m x 3.6m
En-Suite	
Bedroom 2	3m x 3.1m
Bedroom 3	3.3m x 2m
Bathroom	
Detached Garage	7m x 3m



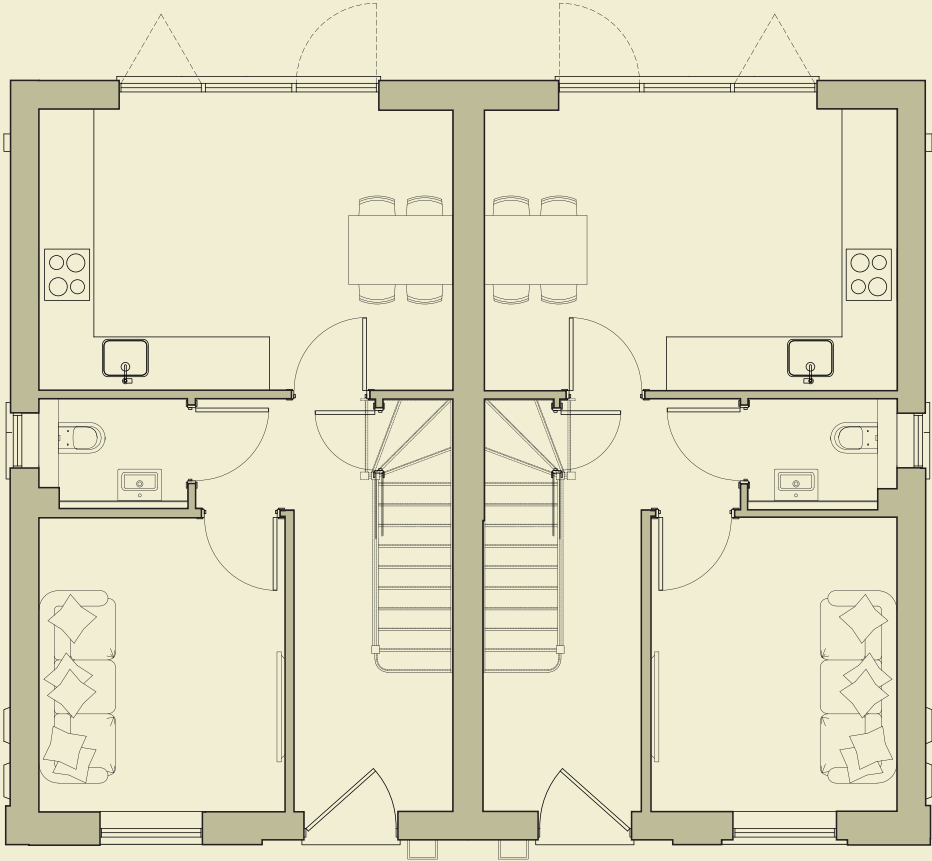


PLOTS  
**NINETEEN  
TWENTY**

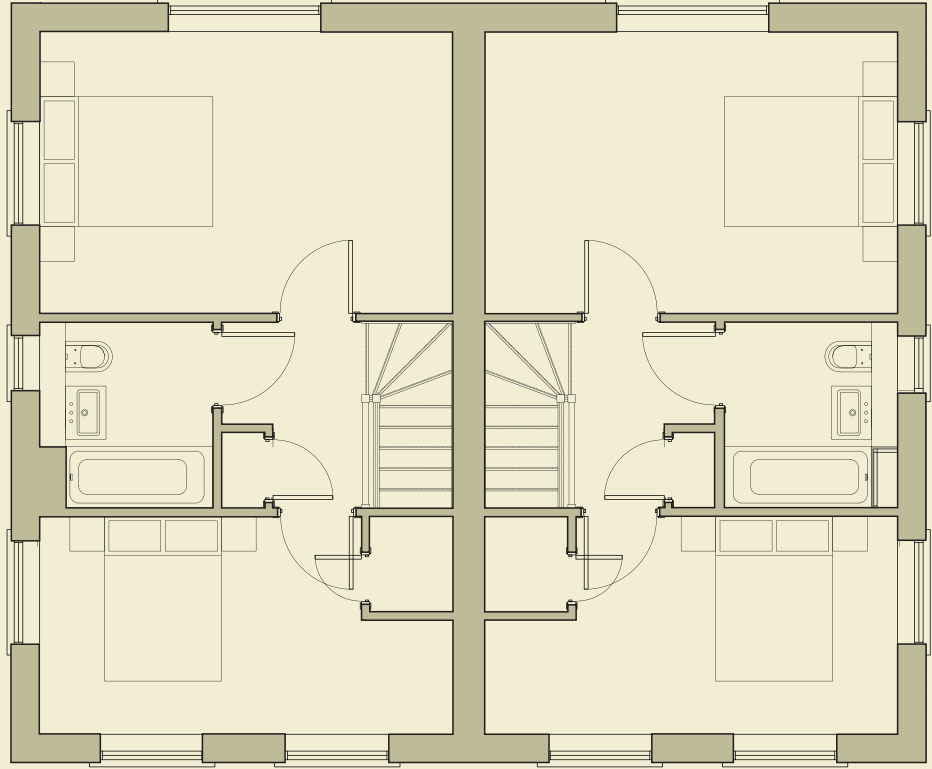
2 BEDROOMS  
1 BATHROOMS  
79 M2 / 850 SQFT

Living Room	3.4m x 3m
Kitchen / Diner	4.8m x 3.3m
Downstairs WC	
Bedroom 1	4.8m x 3.6m
Bedroom 2	4.8m x 2.6m
Bathroom	

GROUND FLOOR



FIRST FLOOR





# MACAR BESPOKE

Introducing Bespoke, the last word in premium living, built for you by Macar. Exclusive premium specification homes designed and constructed to exacting levels of perfection.

Luxury comes as standard, but for those looking to elevate your home further, we offer Bespoke. Built in the best locations, our bespoke homes bring style and sophistication to the table, with early homeowners given the ability to customise your home to reflect your personal preferences and style.

Ensuring quality craftsmanship throughout, all our homes incorporate the latest technology alongside energy-saving upgrades for a more sustainable way of living, and premium appliances to enhance your everyday life.

## BESPOKE SPECIFICATION

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Bespoke Krieder kitchens  
Quartz Calacatta surfaces  
Miele and Siemens appliances  
Porcelanosa floor tiles  
Wine chiller  
Quooker hot water tap  
Abingdon Stainfree carpets  
Crittall internal doors  
Gas fireplace  
Wood panelling  
Oak internal doors  
Enhanced skirting height  
Tall ceiling heights  
Porcelain floor and wall tiles  
Timber stair with oak and metal spindle detailing  
Coalbrook tapware

## STANDARD FITTINGS

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USB / USBC plug sockets  
CAT 5 cabling  
Underfloor heating throughout  
Low voltage energy efficient lighting  
Photovoltaic panels

\*Exact specification may vary by plot and may be different to those listed.



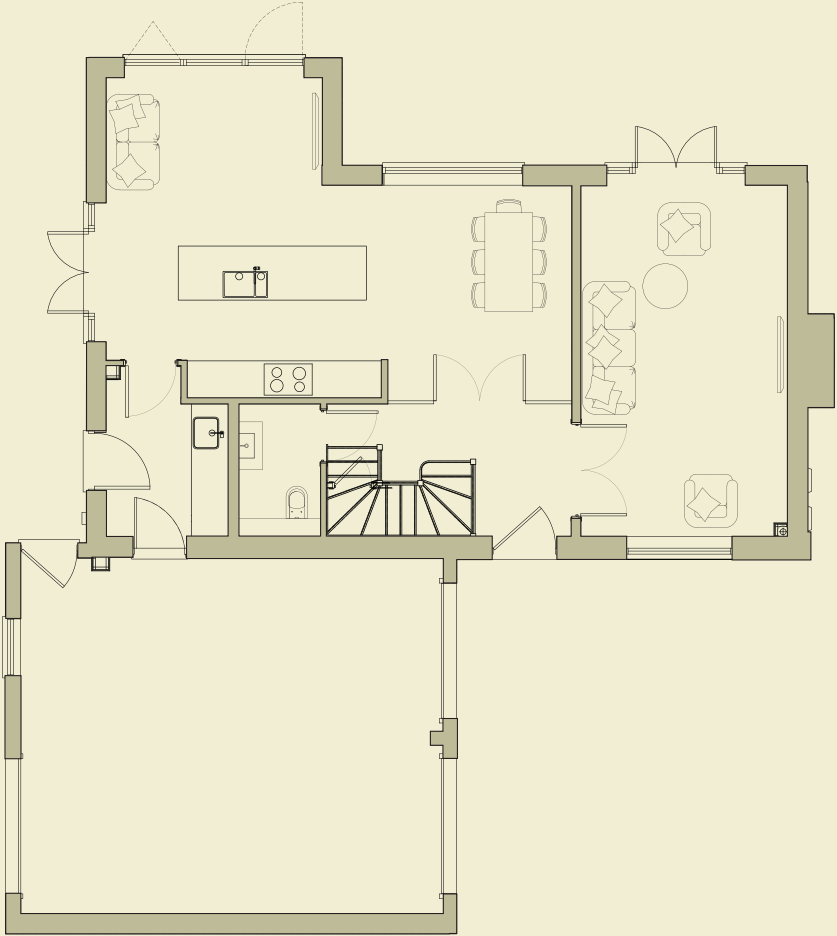


PLOTS  
**NINE  
TWELVE  
FIFTEEN**

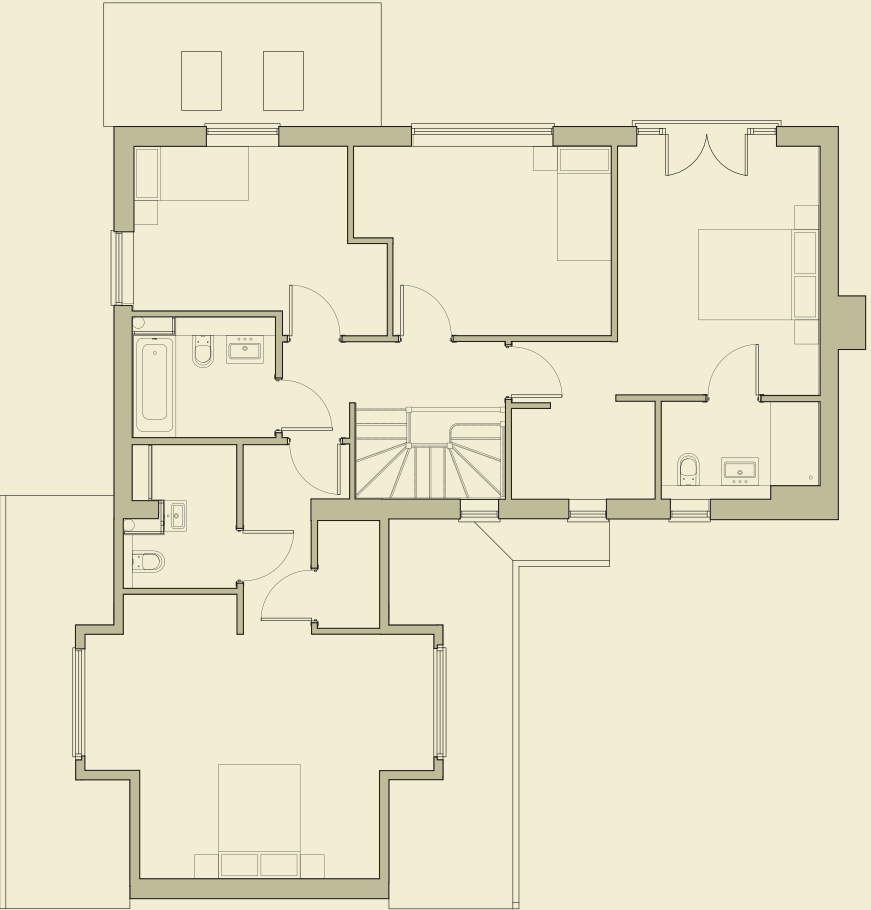
4 BEDROOMS  
3 BATHROOMS  
213 M2 / 2,292 SQFT  
inc DOUBLE GARAGE

Kitchen / Family Room	7.8m x 5.4m
Living Room	6m x 3.5m
Downstairs WC	
Utility Room	
Bedroom 1	5.2m x 4.2m
En-Suite	
Dressing Room	
Bedroom 2	7.3m x 5.8m
En-Suite	
Bedroom 3	4.3m x 3.2m
Bedroom 4	4m x 3.2m
Bathroom	
Double Garage	7.1m x 5.1m

GROUND FLOOR

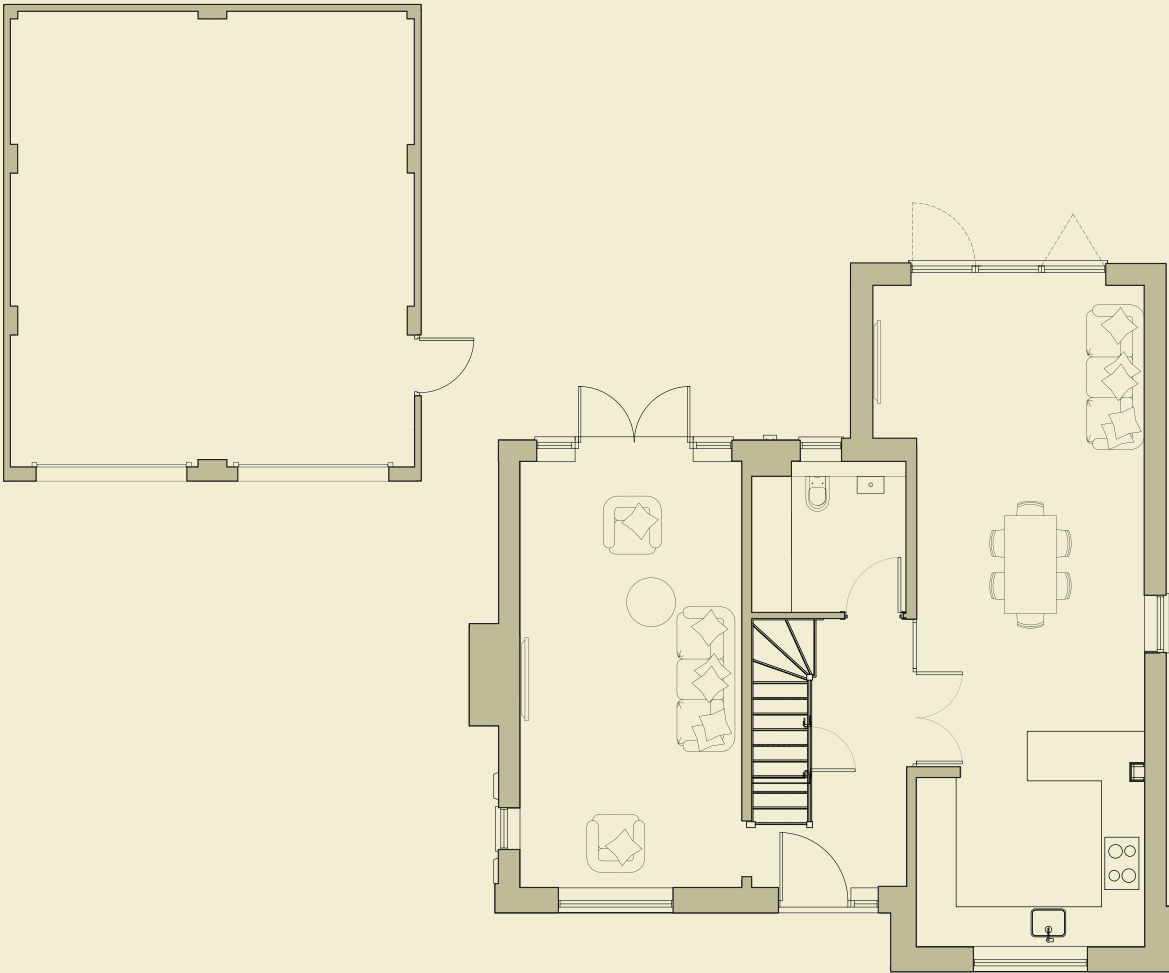


FIRST FLOOR

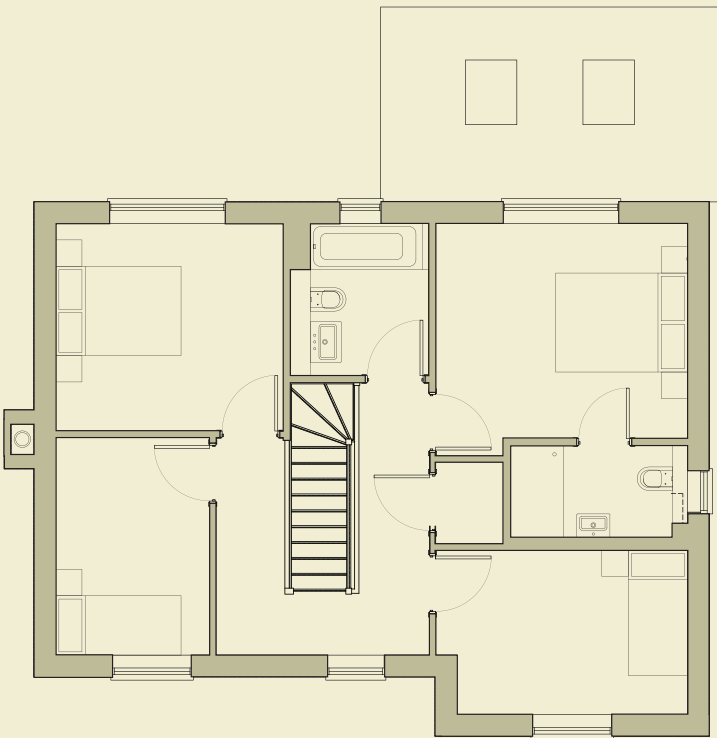




GROUND FLOOR



FIRST FLOOR



PLOT  
THIRTEEN

4 BEDROOMS  
2 BATHROOMS  
187 M2 / 2,013 SQFT  
inc DOUBLE GARAGE

Kitchen / Family Room	10.2m x 4.2m
Living Room	6.6m x 3.5m
Downstairs WC / Utility Room	
Bedroom 1	3.8m x 3.6m
En-Suite	
Bedroom 2	3.5m x 3.2m
Bedroom 3	3.9m x 2.6m
Bedroom 4	3.4m x 2.4m
Bathroom	
Detached Double Garage	6m x 7m



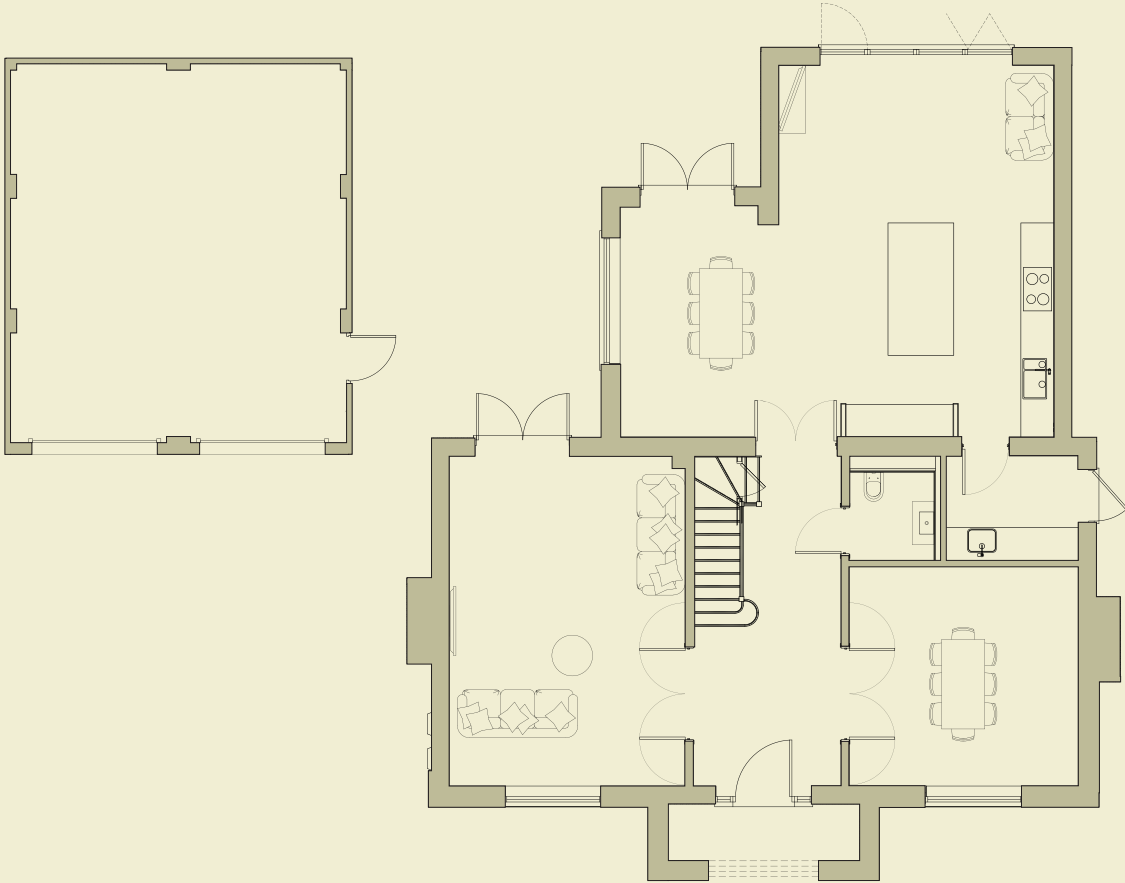


Kitchen / Family Room	8.1m x 6.9m
Living Room	6.2m x 4.4m
Dining Room	4.3m x 4.1m
Downstairs WC	
Utility Room	
Bedroom 1	6.6m x 5.2m
En-Suite	
Dressing Room	
Bedroom 2	6.2m x 4.5m
En-suite	
Bedroom 3	4.4m x 3.5m
Bedroom 4	4.2m x 3.6m
Detached Double Garage	7m x 6m

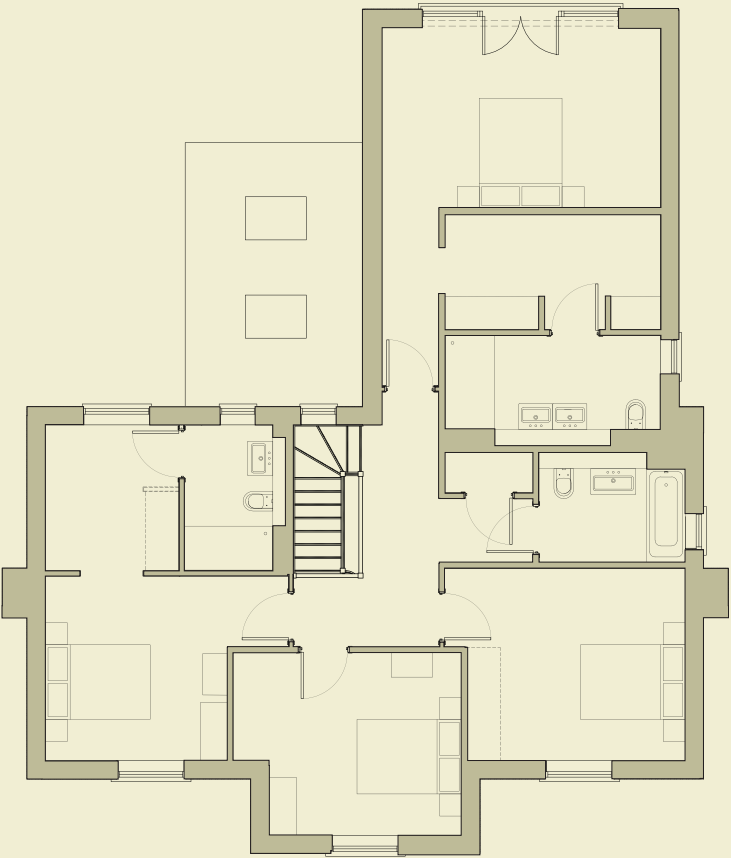
PLOT  
FOURTEEN

4 BEDROOMS  
3 BATHROOMS  
277 M2 / 2,981 SQFT  
inc DOUBLE GARAGE

GROUND FLOOR

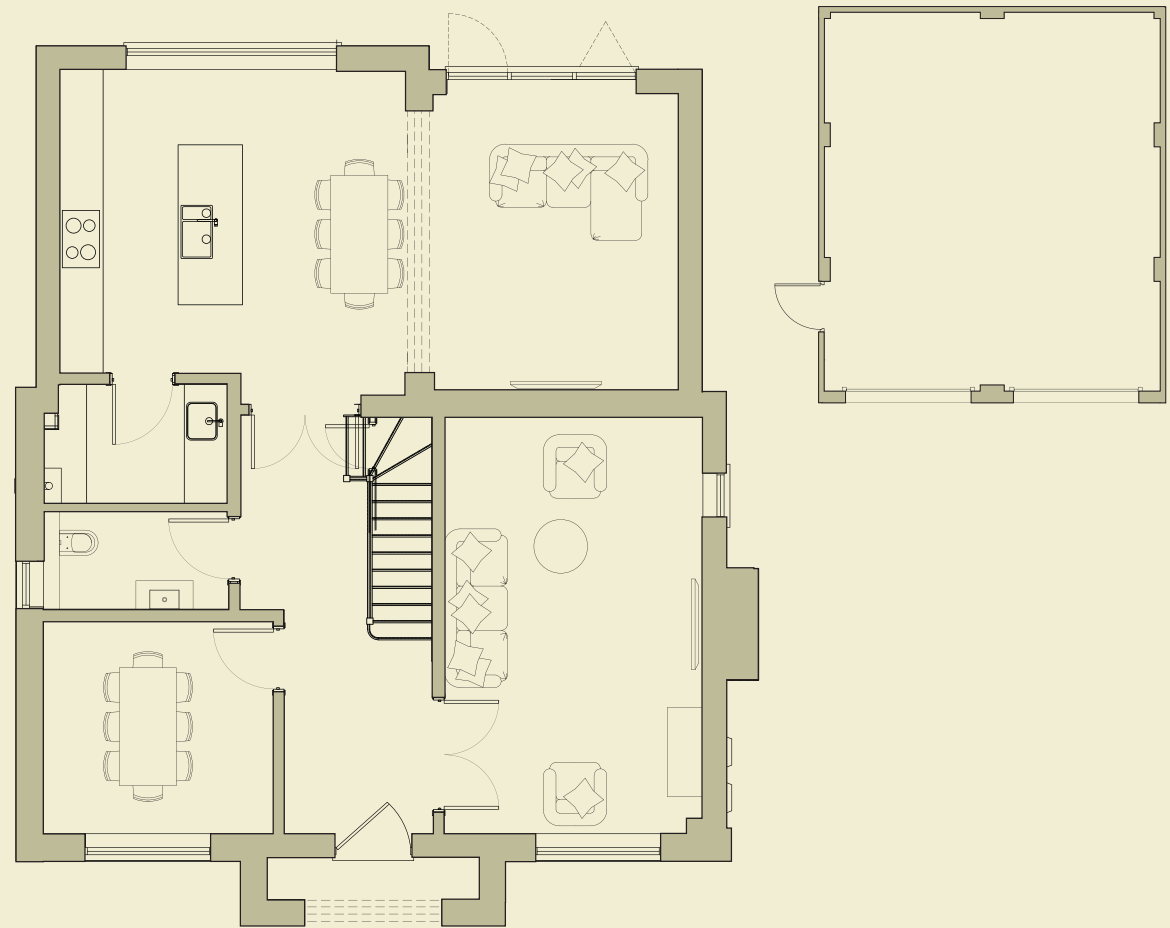


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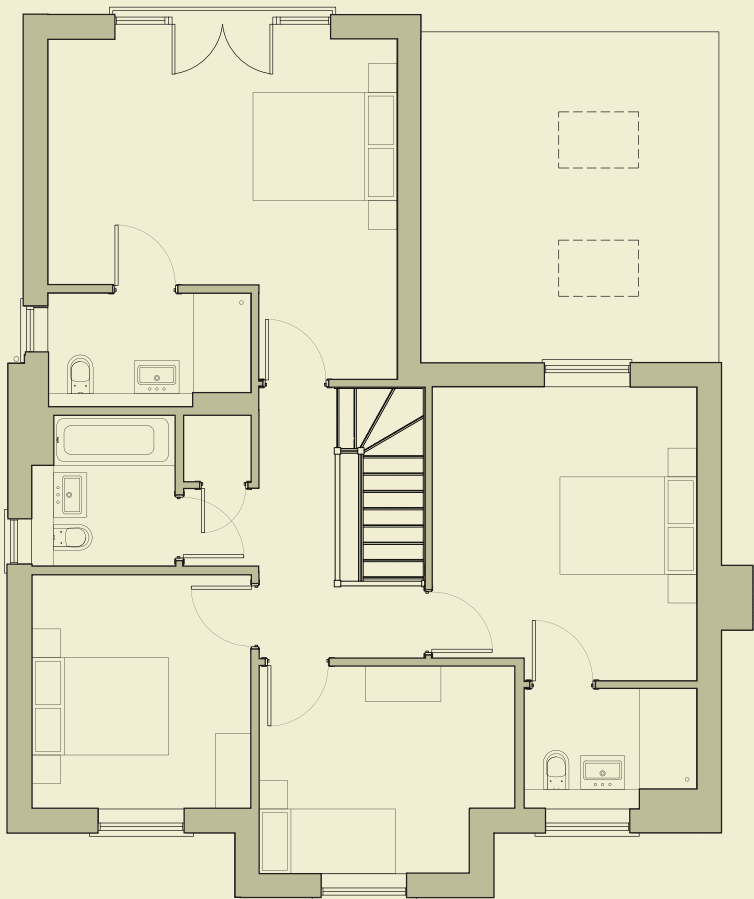




GROUND FLOOR



FIRST FLOOR



PLOT  
SIXTEEN

4 BEDROOMS  
3 BATHROOMS  
219 M2 / 2,357 SQFT  
inc DOUBLE GARAGE

Kitchen / Family Room	8.7m x 4.3m
Living Room	5.9m x 3.7m
Dining Room	3.3m x 3m
Downstairs WC	
Utility Room	
Bedroom 1	4.9m x 4.8m
En-Suite	
Bedroom 2	4.1m x 3.7m
En-Suite	
Bedroom 3	3.6m x 3m
Bedroom 4	3.3m x 3.1m
Bathroom	
Detached Double Garage	7m x 6m

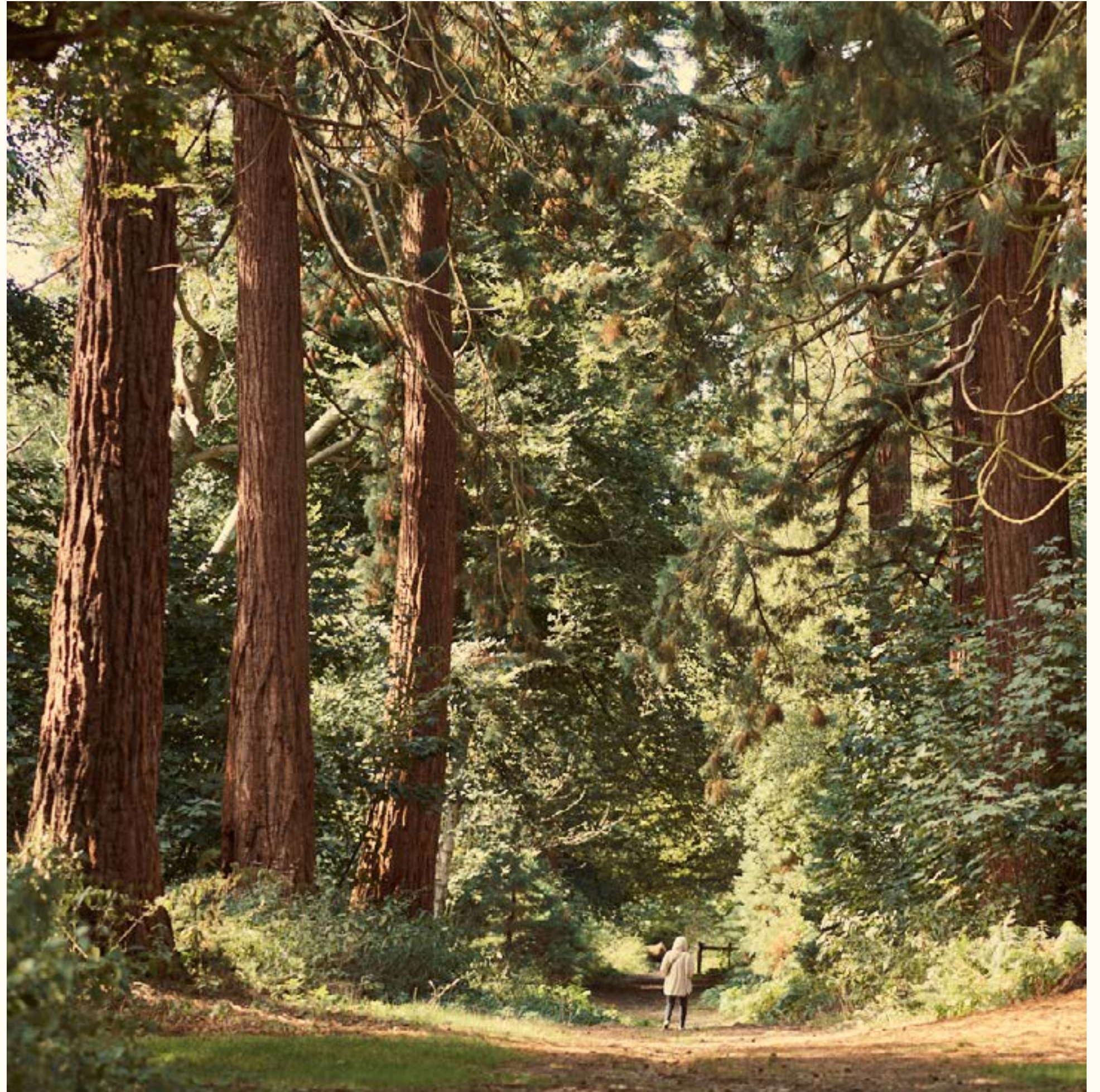






*make*  
HIGH HOUSE  
FARM *your*  
HOME,  
CONTACT US  
*and* ARRANGE  
*a* VIEWING  
TODAY

macar.co.uk  
0207 145 4545  
info@macar.co.uk





macar.  
HOMES BEYOND EXPECTATIONS



HIGH HOUSE FARM  
*Stapleford Abbots*

Evening Standard  
**NEW 2024**  
**HOMES**  
**AWARDS**  
**WINNER**