

# KINGSWOOD CHASE

FELSTED ESSEX

Est. 2022



## BuildD

A sensational new collection of just nine  
beautiful detached residences





## Step into a world of quality and tranquillity.

From the moment you glide through the gates of this sensational new collection of nine impressive four and five bedroom properties, you'll know you've arrived somewhere truly exceptional.

Located on a historic site, within a network of historic villages and charming towns that characterise this sought-after area, Kingswood Chase enjoys a greenfield backdrop, panoramic surroundings and excellent travel links – with all daily requirements easily met nearby. Step inside and you'll find that each property has been carefully conceived, designed and constructed to the highest possible standards, featuring premium specifications throughout, this is a development that will delight and inspire from the first glance through to the finest detail.

Welcome to Kingswood Chase.





Indicative Computer Generated Image shows Plots One, Two and Three from left-to-right. All images are for illustrative purposes only.

## The long search for your dream home is over.

Amongst the trees, lanes and fields of this desirable area you'll find a place to treasure forever.

Kingswood Chase is an elegant new boutique development, crafted to combine the finest aspects of modern design, quality materials, exceptional craftsmanship – and a contemporary take on the traditional aesthetic.

Inside every home, you'll find generous, beautifully-planned spaces fitted with premium surfaces and a sensational selection of fixtures and fittings. Luxury kitchens and bathrooms are complemented by an abundance of natural light, making them impressive spaces you'll love to spend time in.



## Enjoy the tranquillity of the Essex countryside.

An attractive and timeless addition to the local community, Kingswood Chase complements and enhances its immediate surroundings.

Set back from the road and nestled within a blend of existing native and carefully-selected new trees and hedgerows, this collection ensures residents will enjoy the seclusion of peaceful countryside living whilst remaining a part of the local village community. You'll be just moments from a charming tapestry of picturesque period cottages, revitalising country walks and beautiful ancient farmland – with convenient shops and places to visit nearby.

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Indicative interior computer generated image shows the Reception Hallway to Plot Three. All images are for illustrative purposes. Please ask for full details.

Elegant & welcoming  
interior spaces designed  
for comfort and style.

Traditional on the outside but stunningly  
modern on the inside... When creating the  
interior spaces at Kingswood Chase our guiding  
principle was superior quality in every regard.

As you pass from room to room, you'll love the refined touches  
and the contemporary finishes, all elegantly designed to convey  
luxury, comfort and confidence in your new home.



## For family, for friends, forever.

These are homes enjoying living spaces that blend traditional values with every requirement of contemporary lifestyles.

Your peaceful countryside enclave will be a place where you can feel happy and fulfilled, whether with family and friends, or in those quiet moments to yourself. Spaces have been configured to draw the eye through and create a feeling "you've arrived", with sunlight bathing these interiors' bright walls and subtle surfaces. The perfect setting for today's family lifestyles.



Indicative interior computer generated image shows the Living/Dining Area – and Sun Room to Plot Three. All images are for illustrative purposes. Please ask for full details.

Smooth to the touch,  
sensational for the eyes.

The perfect combination of luxury  
and practicality, and a truly refined  
approach to homelife.

Every space within these remarkable homes invites natural light to come inside, bringing a glow to every texture, surface and activity. No more so than in the kitchen, the heart of the home, where sleek designer units and sensational preparation islands are complemented by premium worktops, specially-selected kitchenware, stylish light fittings and the latest, highest-quality branded integrated appliances, all ready for you to use from day one.

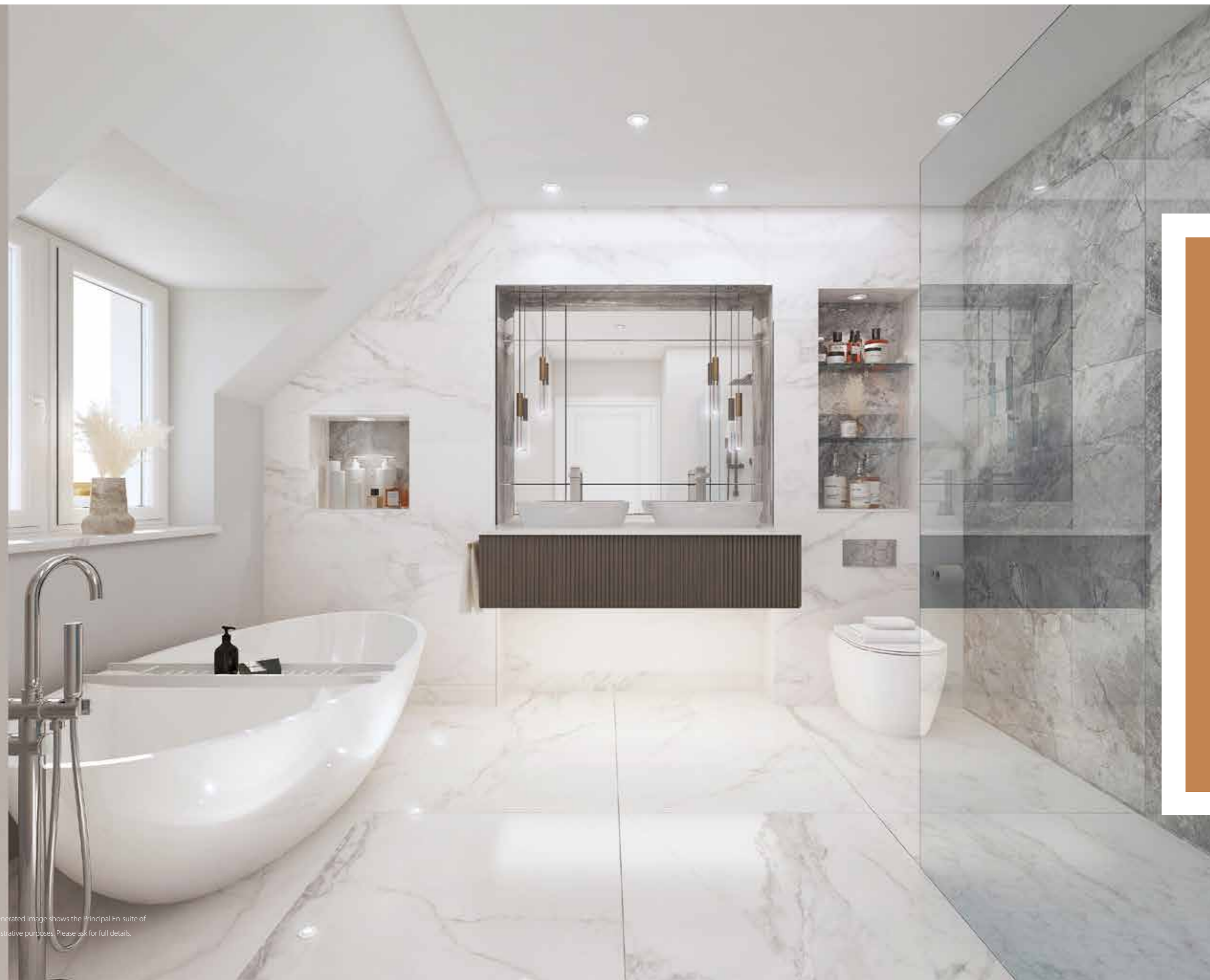


Indicative interior computer generated image shows the Kitchen of Plot Three. All images are for illustrative purposes. Please ask for full details.



Indicative interior computer-generated image shows the Principal Bedroom of Plot Three. All images are for illustrative purposes. Please ask for full details.





## Comfort, contentment and relaxation.

After an active day, it'll be a pleasure in itself to pass through the bright, roof-lit landing and gallery to a beautifully proportioned bedroom, where you can relax in a world of calm comfort. All principal bedrooms feature bespoke fitted wardrobes – with sumptuous dressing areas in the larger properties – and are complemented by stunningly appointed en-suites.

All the bathrooms and shower rooms are fitted to a luxuriously high-standard with exquisite designer showers, baths and sanitaryware, as well as an incredibly high level of tiling and flooring that fully exploits the visual and tactile qualities of all materials.



Indicative Computer Generated Image shows Plots Four and Five from left-to-right. All images are for illustrative purposes only.

# The Site Layout.

1

**The Clarence**  
 Four Bedroom Home  
 226.94 sqm ( 2443 sqft )  
 Pages 22 & 23



4

**The Highgrove**  
 Four Bedroom Home  
 261.47 sqm ( 2814 sqft )  
 Pages 28 & 29



7

**The Windsor**  
 Five Bedroom Home  
 299.94 sqm ( 3228 sqft )  
 Pages 26 & 27



2

**The Kensington**  
 Five Bedroom Home  
 287.71 sqm ( 3097 sqft )  
 Pages 24 & 25



5

**The Windsor**  
 Five Bedroom Home  
 299.94 sqm ( 3228 sqft )  
 Pages 26 & 27



8

**The Sandringham**  
 Four Bedroom Home  
 261.47 sqm ( 2814 sqft )  
 Pages 30 & 31



3

**The Windsor**  
 Five Bedroom Home  
 299.94 sqm ( 3228 sqft )  
 Pages 26 & 27



6

**The Kensington**  
 Five Bedroom Home  
 287.71 sqm ( 3097 sqft )  
 Pages 22 & 23



9

**The Sandringham**  
 Four Bedroom Home  
 261.47 sqm ( 2814 sqft )  
 Pages 30 & 31



\* Private paddock included with Plots 2, 3, 4, 5 & 6.

All housetype/plot sizes are approximate only. Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the Sales Consultant for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our Sales Consultant to view the detailed architects site drawings for full and accurate details.



# The Clarence



This traditionally-styled four bedroom house with integrated double-garage offers a variety of welcoming spaces to suit modern families. The sleek, open-plan kitchen area will be an inspiring place for the whole family to gather, as will the impressive sitting room, where natural light floods in from the full-height glazing and multiple skylights. Bi-fold doors onto the garden in both rooms will create perfect spaces for hospitality in the warmer months, while a dedicated study and an intimate dining room allow for privacy. Upstairs, the principal bedroom enjoys a full luxury en-suite bathroom, with the second bedroom also benefitting from a stunning en-suite shower room.

## Ground floor

Kitchen / Family	8.320m x 5.410m	27'4" x 17'9"
Utility Room	2.250m x 2.140m	7'5" x 7'0"
Sitting Room	6.005m x 4.850m	19'8" x 15'11"
Dining Room	4.095m x 3.830m	13'5" x 12'7"
Study	2.180m x 3.830m	7'2" x 12'7"
Cloakroom	2.250m x 1.250m	7'5" x 4'1"

## First floor

Principal Bedroom	4.175m x 3.450m	13'8" x 11'4"
En-Suite I	3.175m x 2.395m	10'5" x 7'10"
Bedroom Two	4.060m x 2.840m	13'4" x 9'4"
En-Suite II	2.395m x 1.525m	7'10" x 5'0"
Bedroom Three	3.755m x 2.825m	12'4" x 9'3"
Bedroom Four	4.215m x 2.210m	13'10" x 7'3"
Bathroom	2.560m x 2.395m	8'5" x 7'10"



Gross internal floor area : **226.94 sqm ( 2443 sqft )**

**A/C** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **RL** Rooflight Window **▶** Where measurements are from. **—** Reduced Headheight.  
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# The Kensington



Images show Plot Two. Plot Six is handed.

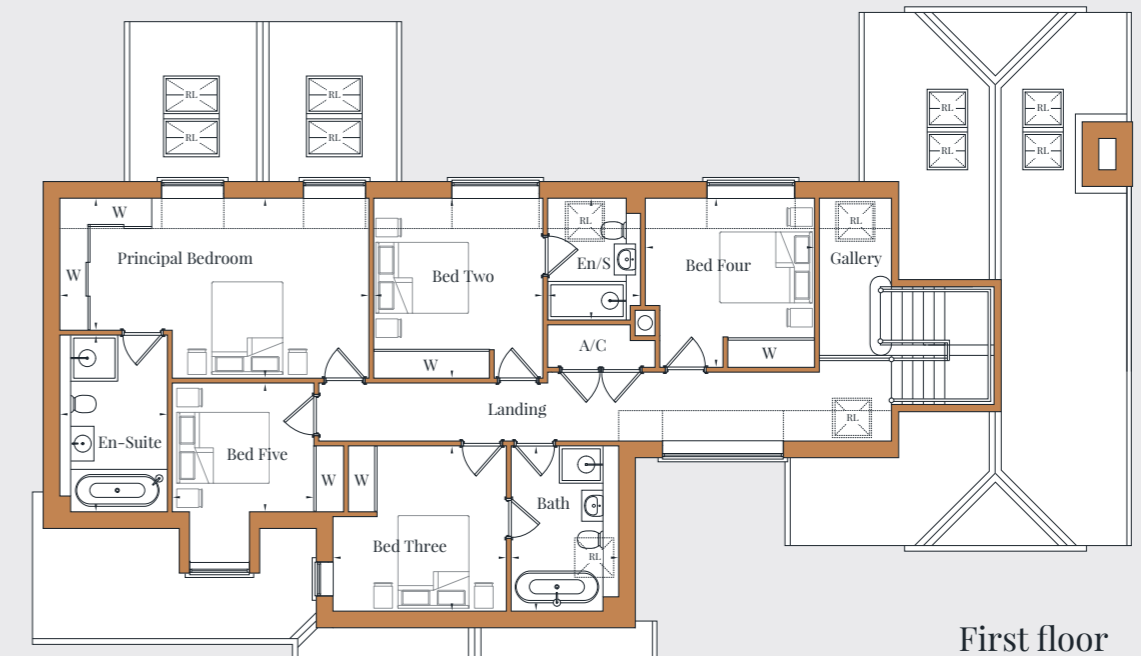
Light flows freely throughout these exceptional five bedroom homes. An expanse of glazing and bi-fold doors to the rear of the property present panoramic views onto the garden, trees and countryside beyond, while bringing the outstanding designer kitchen, impressive reception hall and intimate drawing room into life. A glazed screen illuminates the stunning reception hallway which leads onto the dining room and study. Upstairs, you'll find an outstanding family bathroom, an inspiring principal bedroom and second bedroom – both complemented by glorious en-suites – three further good-sized bedrooms and a gallery.

## Ground floor

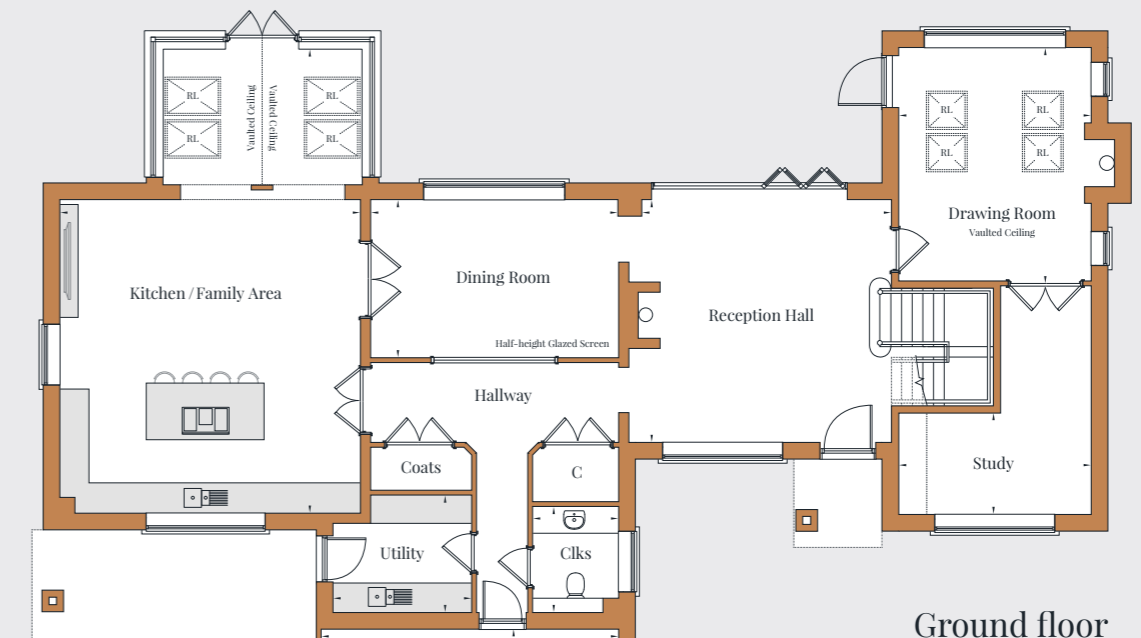
Kitchen / Family	9.480m x 6.230m	31'1" x 20'5"
Utility Room	2.880m x 2.435m	9'5" x 8'0"
Dining Room	5.070m x 3.255m	16'8" x 10'8"
Reception Hall	4.995m x 5.670m	16'5" x 18'7"
Drawing Room	4.820m x 3.980m	15'10" x 13'11"
Study	3.980m x 2.060m	13'1" x 6'9"
Cloakroom	2.200m x 1.760m	7'3" x 5'9"

## First floor

Principal Bedroom	6.385m x 3.720m	20'11" x 12'2"
En-Suite I	3.665m x 2.225m	12'0" x 7'4"
Bedroom Two	3.535m x 3.720m	11'7" x 12'2"
En-Suite II	2.510m x 1.945m	8'3" x 6'5"
Bedroom Three	3.600m x 3.440m	11'10" x 11'3"
Bedroom Four	3.490m x 3.525m	11'5" x 11'7"
Bedroom Five	2.960m x 2.665m	9'9" x 8'9"
Bathroom	3.440m x 2.225m	11'3" x 7'4"



First floor



Ground floor

\*  
Please note. Plot Six is handed compared to plans shown.

Gross internal floor area : **287.71 sqm ( 3097 sqft )**

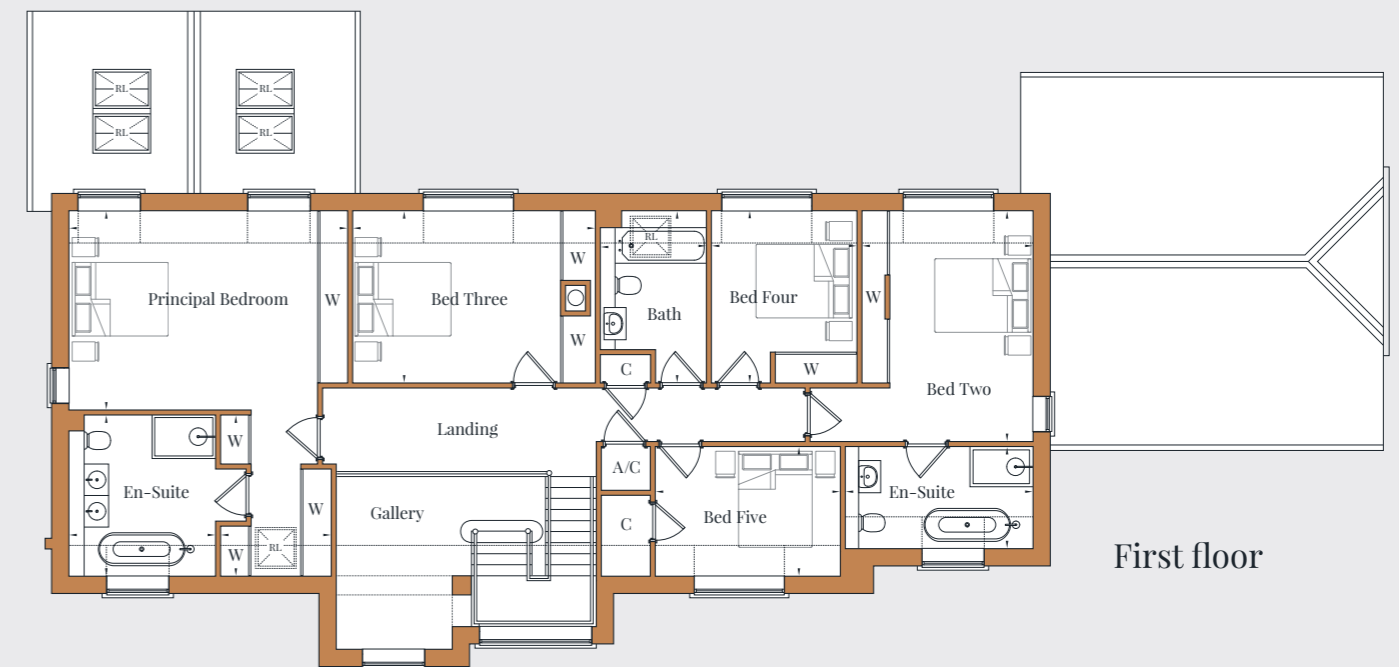
**A/C** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **RL** Rooflight Window **▶** Where measurements are from. **---** Reduced Headheight.  
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# The Windsor

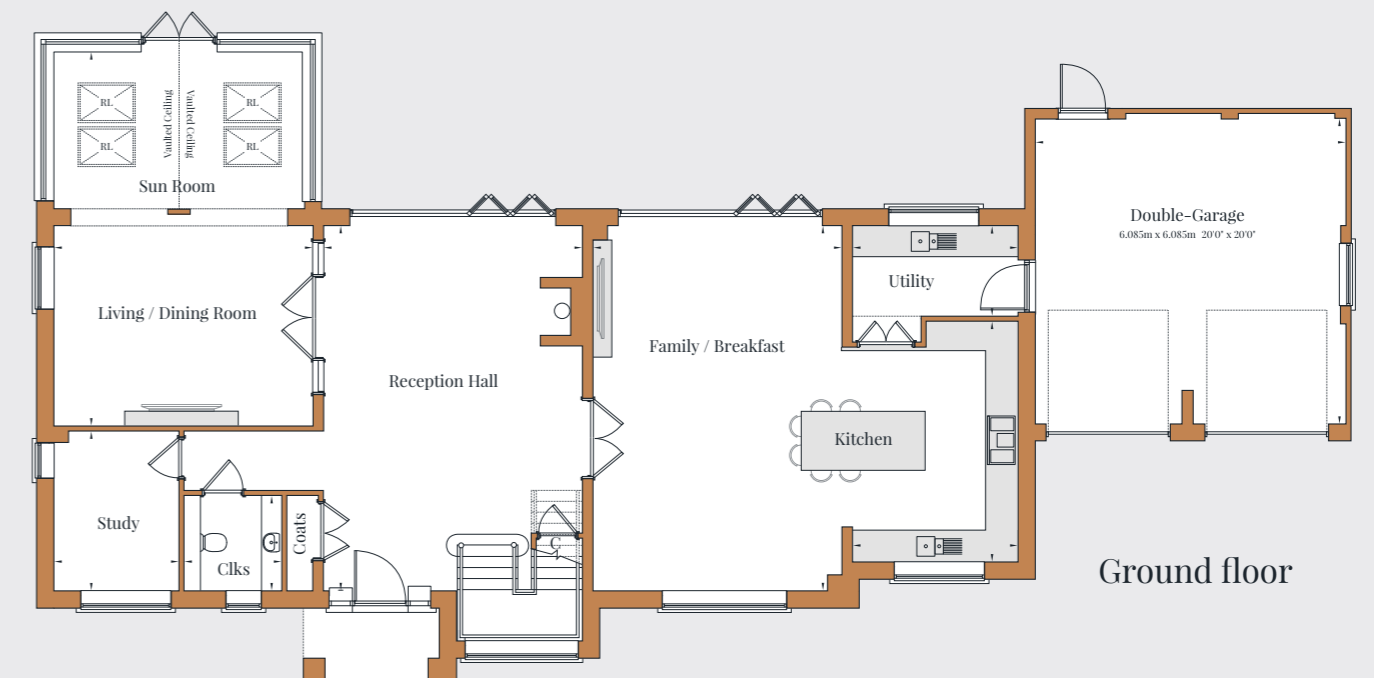


Images show Plot Three. Other Plots may vary.

The moment you enter the impressive reception hall of these palatial homes, you know you are stepping into a new, refined lifestyle. Grand double-doors lead into the expansive kitchen, family and breakfast area, while internal French windows lead your eye through to the bright dining area and sun room. A subtle utility room connects to the integrated double-garage, while a private study is similarly tucked away. Upstairs, the principal bedroom suite allows for luxurious bathing and private dressing, while two further double bedrooms with bespoke wardrobes (one with an en-suite), a sleek bathroom and two more good-sized bedrooms complete the accommodation.



First floor



Ground floor

## Ground floor

Kitchen	4.770m x 3.270m	15'8" x 10'9"
Family / Breakfast	7.240m x 4.960m	23'9" x 16'3"
Utility Room	1.820m x 3.270m	6'0" x 10'9"
Reception Hall	7.240m x 5.145m	23'9" x 16'11"
Living / Dining	5.145m x 4.000m	16'11" x 13'1"
Sun Room	4.870m x 3.160m	16'0" x 10'4"
Study	3.170m x 2.500m	10'5" x 8'2"
Cloakroom	1.900m x 1.900m	6'3" x 6'3"

## First floor

Principal Bedroom	5.580m x 3.955m	18'4" x 13'0"
En-Suite I	3.220m x 2.945m	10'7" x 9'8"
Bedroom Two	4.585m x 3.415m	15'1" x 11'2"
En-Suite II	3.750m x 2.025m	12'4" x 6'8"
Bedroom Three	4.145m x 3.415m	13'7" x 11'2"
Bedroom Four	3.415m x 2.885m	11'2" x 9'6"
Bedroom Five	3.670m x 2.590m	12'0" x 8'6"
Bathroom	2.745m x 2.150m	9'0" x 7'1"

Gross internal floor area : **299.94 sqm ( 3228 sqft )**

**A/C** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **RL** Rooflight Window **▶** Where measurements are from. **---** Reduced Headheight.  
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# The Highgrove



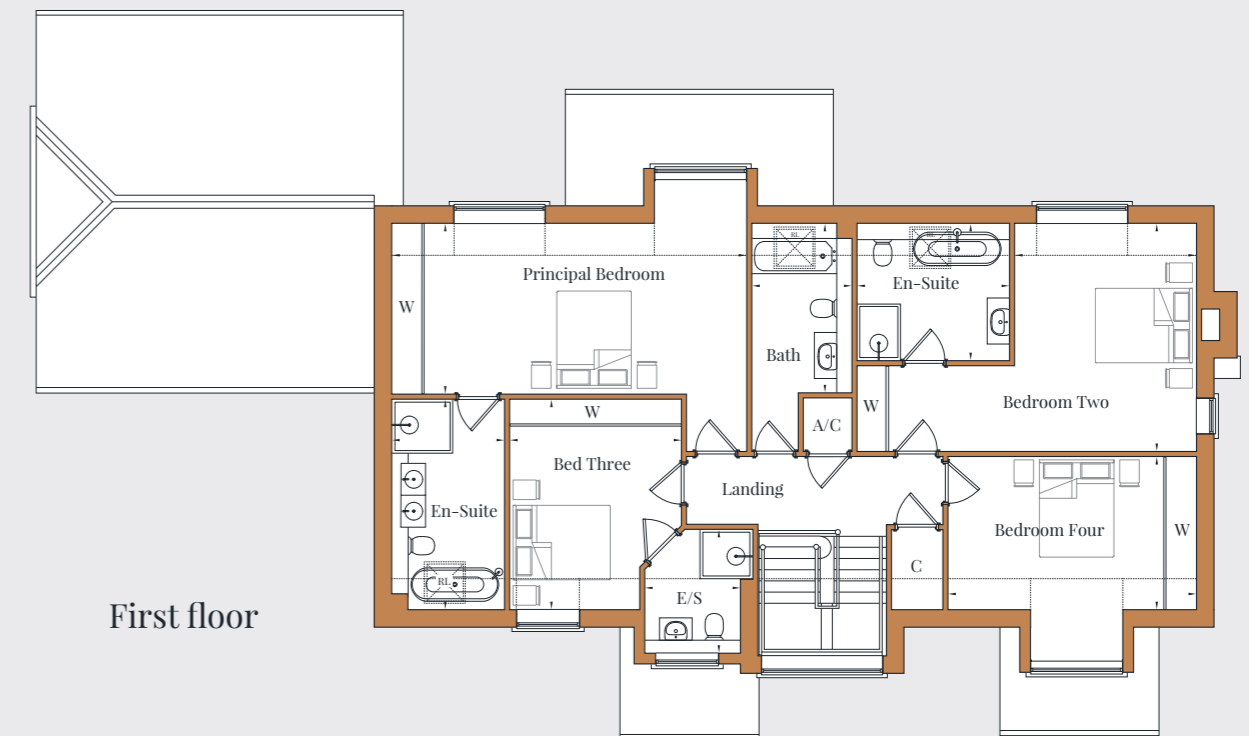
Two beautifully-appointed, expansive living areas define this outstanding family home. Firstly, the magnificent contemporary kitchen, family and breakfast area enjoys an abundance of light from a wide section of bi-folding doors, while alongside it the generous sitting room holds endless potential for entertainment and relaxation. A glazed door leads into a study area with a feature bay window for extra light. Ascending the staircase with its full length glazed facade, you'll find an impressive principal bedroom with integrated wardrobe and an exceptional en-suite bathroom. The second bedroom is similarly outfitted, while two further double rooms, one with en-suite, and a shared bathroom complete the home.

## Ground floor

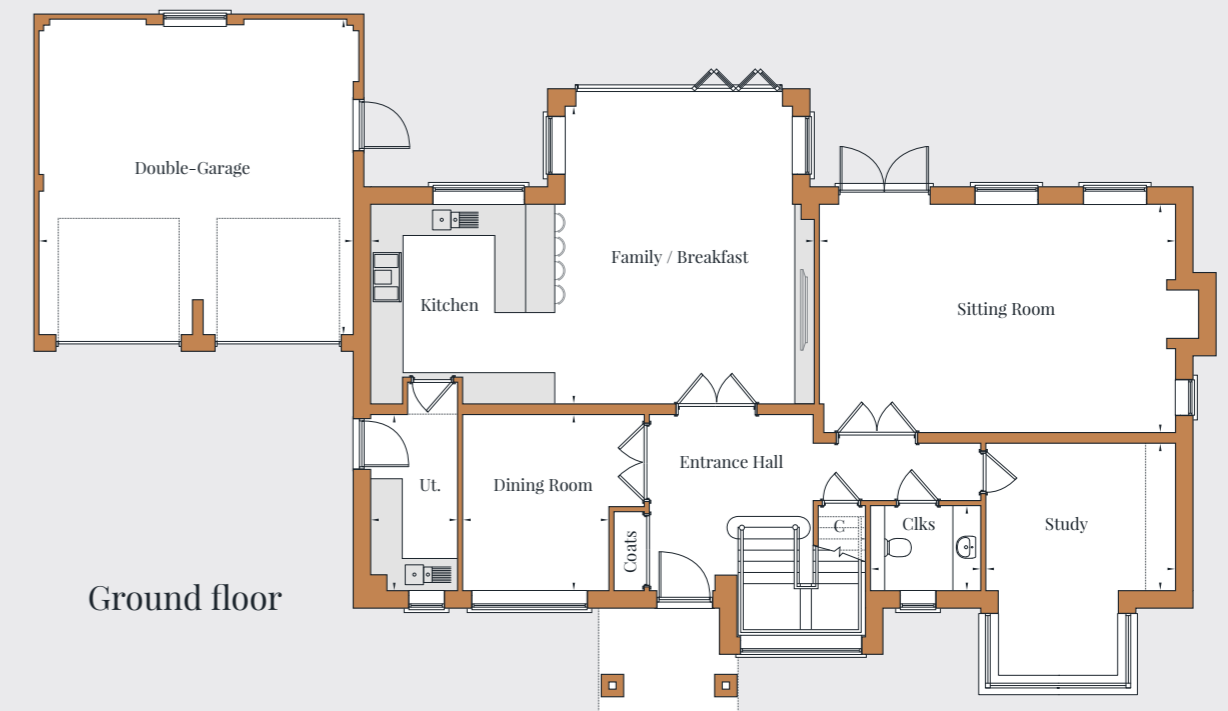
Kitchen / Family	8.725m x 5.835m	28'8" x 19'2"
Sitting Room	7.000m x 4.500m	23'0" x 14'9"
Utility Room	3.440m x 1.700m	11'3" x 5'7"
Dining Room	3.440m x 2.930m	11'3" x 9'7"
Study	3.720m x 2.865m	12'2" x 9'5"
Cloakroom	2.210m x 1.660m	7'3" x 5'5"

## First floor

Principal Bedroom	6.965m x 3.340m	22'10" x 10'11"
En-Suite I	4.170m x 2.225m	13'8" x 7'4"
Bedroom Two	4.500m x 3.570m	14'9" x 11'9"
En-Suite II	3.025m x 2.710m	9'11" x 8'11"
Bedroom Three	4.170m x 3.400m	13'8" x 11'2"
En-Suite III	2.490m x 1.870m	8'2" x 6'2"
Bedroom Four	4.875m x 3.010m	16'0" x 9'11"
Bathroom	3.340m x 2.025m	10'11" x 6'8"



First floor



Ground floor

Gross internal floor area : **261.47 sqm ( 2814 sqft )**

**A/C** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **RL** Rooflight Window **▶** Where measurements are from. **—** Reduced Headheight.  
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# The Sandringham



Images show Plot Eight. Plot Nine is handed.

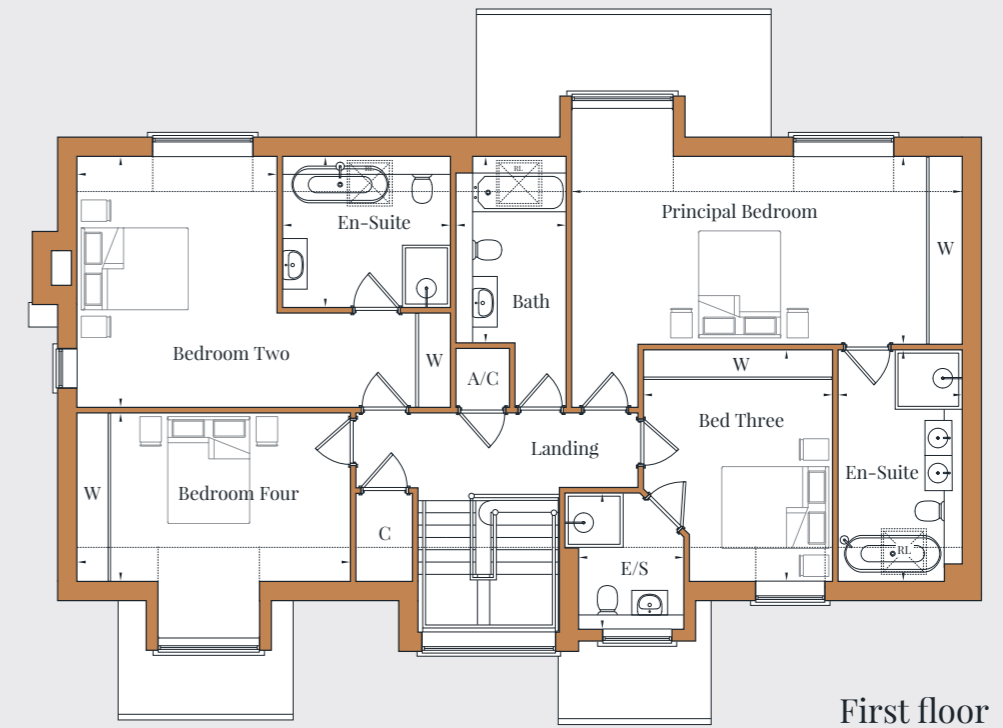
The breathtaking open-plan kitchen, family and breakfast area with bi-fold doors onto the garden and concealed utility room is truly the heart of these homes, delivering an outstanding contemporary space for the whole household to gather and relax in. Complemented by a spacious, light-filled sitting room ready to accommodate the most luxurious furniture, as well as a private modern study and intimate dining room, and you have the perfect setting for an active family life. Upstairs, the beautifully appointed principal and second bedrooms both incorporate a stunning en-suite bathroom, with an exceptional family bathroom and two further double bedrooms (one with en-suite) completing the accommodation.

## Ground floor

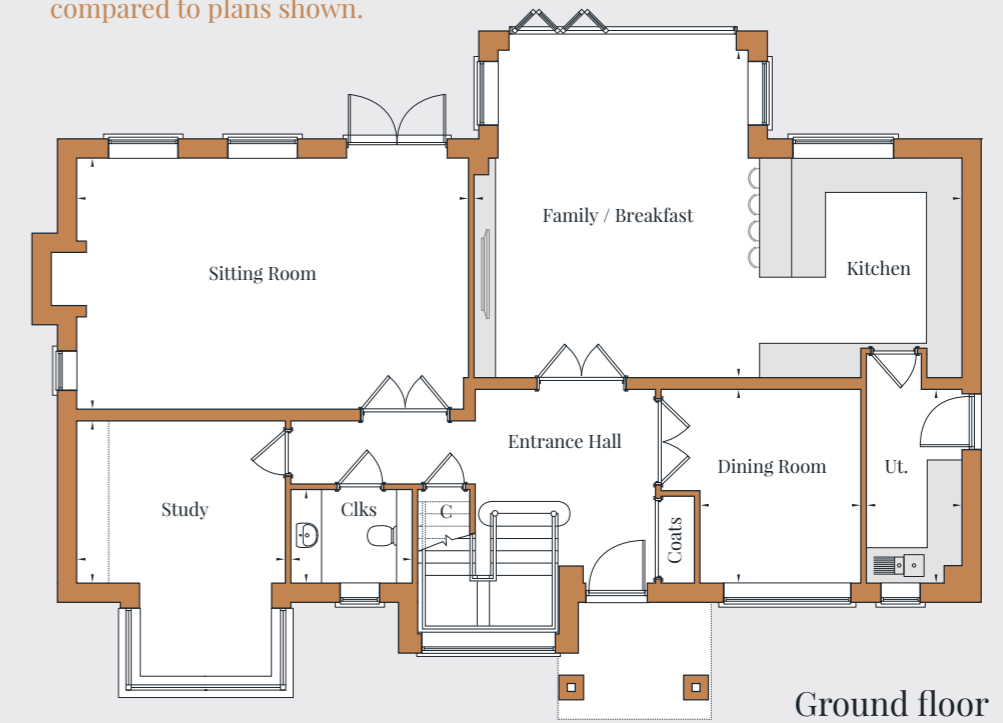
Kitchen / Family	8.725m x 5.835m	28'8" x 19'2"
Sitting Room	7.000m x 4.500m	23'0" x 14'9"
Utility Room	3.440m x 1.700m	11'3" x 5'7"
Dining Room	3.440m x 2.930m	11'3" x 9'7"
Study	3.720m x 2.865m	12'2" x 9'5"
Cloakroom	2.210m x 1.660m	7'3" x 5'5"

## First floor

Principal Bedroom	6.965m x 3.340m	22'10" x 10'11"
En-Suite I	4.170m x 2.225m	13'8" x 7'4"
Bedroom Two	4.500m x 3.570m	14'9" x 11'9"
En-Suite II	3.025m x 2.710m	9'11" x 8'11"
Bedroom Three	4.170m x 3.400m	13'8" x 11'2"
En-Suite III	2.490m x 1.870m	8'2" x 6'2"
Bedroom Four	4.875m x 3.010m	16'0" x 9'11"
Bathroom	3.340m x 2.025m	10'11" x 6'8"



\*  
Please note. Plot Nine is handed compared to plans shown.



Gross internal floor area : **261.47 sqm ( 2814 sqft )**

**A/C** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **RL** Rooflight Window **▶** Where measurements are from. **—** Reduced Headheight.  
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Indicative interior computer generated image shows the Family/Breakfast Area to Plot Three. All images are for illustrative purposes. Please ask for full details.

# Design Statement

The interiors have been sensitively designed to be a modern take on classical design, interior specifications and finishes complement the traditional styling of the external elevations. The implementation of a timeless, neutral colour palette, which flows through the expansive entrance hallways into each of the adjoining rooms creates a cohesive aesthetic.

*"We heavily focused on the spatial planning of the interior layouts in the early stages of the design process, to enable us to optimise the use of space by creating 'super-rooms', consisting of an open-plan Kitchen, living and dining room. Each area of the home has been meticulously designed to work with the interior specification and styling."*

Within the entrance hallways, we have created a sense of arrival, the spacious hallways are enhanced by the feature hand-painted stairs and traditional wall panelling. Considered focus has been given to the finer details, with the satin nickel ironmongery and an ornate Georgian cornice complementing the interior.

Herringbone patterned timber flooring flows into the drawing room, with vaulted ceilings enhancing the luxurious design. The modern traditional styling continues through the principal dressing rooms with shaker mirrored doors and ornate ironmongery, the styling following through into the principal en-suites. The layering of texture and materials has been employed in the design of the principal en-suites, fluted dark timber vanity units are accented against the soft marble effect porcelain tiling, with striking dark toned feature wall tiles added to the shower. Bespoke mirrors with feature lighting add further layers to the design, the selected sanitary ware is from Villeroy & Boch.

Neutral and soft tones are continued into the secondary en-suites, with timber-fronted vanity units featuring integrated lighting. Further details are added with the selection of large porcelain tiling and mosaic finished wetroom floors.



**ALEXANDER JAMES INTERIORS**

Alexander James is one of the leading interior design houses in the UK and recognised in the world's top 100. We serve private clients, property developers and commercial partners who value a different approach.

## Kitchens.

- As soon as you step into the impressive kitchens you'll be inspired by the elegant blend of the traditional with the contemporary. The bespoke shaker-style kitchens have been custom-designed featuring stylish solid cabinetry, high quality quartz work-surfaces with matching splash-backs and sleek concealed lighting.
- Enhanced by a range of state-of-the-art appliances, the kitchens are sensational places for preparing meals and spending time with close friends and family. The selection of integrated appliances by Miele include a hob, stainless steel oven, extractor hood, dishwasher, microwave and warming drawer, fridge, freezer and integrated wine cooler. Spaces are provided within utility room for additional appliance/s.
- To finish, the beautiful kitchens will feature the finest natural porcelain floor tiles in 90x90cm, completing the modern standards and elegant classical style.

## Lighting & Electrics.

- The interior lighting has been professionally planned to complement each living space and features a mix of pendant and sleek low-energy downlighters.
- Satin Nickel/Chrome switches and sockets are fitted as standard, as well as shaver sockets in the bathrooms.
- TV and Satellite points are featured in every reception room and principal bedrooms – and smoke/ heat detectors are fitted as necessary.

## Heating.

- All homes enjoy underfloor heating to the ground and first floors
- Air Source Heating System.

## Baths, En-suites & Cloaks.

- All of the bathrooms and en-suites throughout the development are of an exceptional specification, guaranteed to convey an atmosphere of opulence.
- These rooms are fitted with Villeroy & Boch and/or Lusso sanitaryware, stylish chrome heated towel rails, bespoke vanity units with quartz worktops, polished chrome controls and fittings from Vado, and a range of complementary fixtures by Gessi.
- En-suite bathrooms to master bedrooms have bespoke bevelled mirrors with feature pendant lighting – other bathrooms and en-suites have illuminated mirror cabinets with sockets and USB connections.
- To finish, these luxurious rooms will feature hand selected with hand-selected wall and floor tiles, transforming the spaces into private chambers where you can feel relaxed, refreshed and totally removed from the outside world.

## Internal Finishes.

- All walls are decorated in heritage colours with emulsion paint and all joinery has a stylish satin finish. Walls will be finished in Farrow and Ball Ammonite ( or Dulux equivalent ). Skirting, architraves, plinth blocks and internal doors will be finished in Farrow and Ball Purbeck stone ( or Dulux equivalent ). Ceilings and cornice will be finished in Dulux to match RAL 9010.
- Reception rooms, entrance hallway, cloakroom, study and dining room will enjoy luxury timber effect vinyl flooring from Amtico – with the entrance hallway to be laid in a herringbone pattern. All bedrooms and landings have Westex Silken effect carpet to – with bespoke carpet runner to the main stairs ( with rods to match the ironmongery finish in hallway ).

## External Details.

- High quality Silver Grey ( RAL 7001 ) flush balanced casement double glazed windows.
- Solid anthracite grey hardwood front doors.
- A range of carefully selected external materials and finishes give Kingswoods Chase an attractive and traditional appearance. A selection of charming bricks are matched with either plain clay roof tiles or natural slates – and in places flint blocks and vertical hanging tiles finish off the unique look.
- Lawns will be turfed/seeded on completion, and landscaping around the entire development will in accordance with our professional landscape architects' designs.
- Pathways and patios are in Grey Indian Sandstone slabs laid in a brick bond, and the site boundaries feature a mix of high quality timber Post & Rail and/or close-board fencing.
- Private paddock included on selected plots
- External taps will be provided to all plots
- External lighting and electric socket to all plots

## Warranty.

- When you buy a new build home at Kingswood Chase a 10 year building warranty is offered through ICW, one of the market leading warranty providers. For more information visit [www.i-c-w.co.uk](http://www.i-c-w.co.uk).



- Please ask to see full kitchen plans for all individual plot details.
- Please ask to see full specification sheet(s) for individual plot details.

Please note. All specifications, brands and details listed correct and as intended at time of print. The particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, heating layouts, electrical layouts and elevational treatments including building materials may vary. All particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed under the Property Misdescriptions Act. Nor do they constitute a contract or warranty. Please note. Any choices available are subject to the build stage at the time of reservation – and all items listed are subject to availability.

A passionate desire for individuality and hand-built craftsmanship, coupled with a meticulous attention to design, specification and architectural integrity.

*At Kingswood Chase, no detail has been overlooked in the pursuit of excellence and no corners cut. Meier Architects create homes that go above and beyond expectations, throughout every aspect of the house building process. We set out our design philosophy when our company began and are just as focused on it today.*

*Every home is designed with meticulous care and an awareness of the latest lifestyle trends. This is what creates the distinctive ambience and the reason our designs receive awards and high recognition within the South East.*



Greg Meier. Director  
Meier Architects Limited.  
[www.meier-architects.com](http://www.meier-architects.com)



# Enjoy a lush green backdrop.

With the renowned Flich Way  
right on your doorstep.

Kingswood Chase delivers rural living at its very finest, with some of the region's most attractive parks available for you to explore nearby.

Felsted sits within a patchwork of gently rolling green fields punctuated by magical woods, meandering streams and a network of quiet paths and lanes. On your doorstep is the renowned Flich Way – a beautifully maintained 15 mile public path following the former railway line between Braintree and Bishop's Stortford. Ideal for walkers, cyclists and runners alike, it's the perfect opportunity to soak up the best of the lovely Essex countryside with a convenient rest-stop just four miles away at old Rayne Station's visitor centre and café.

*Keen woodland explorers can ramble to their heart's content at Hatfield Forest, near Stansted – just 20 minutes away by car, or cyclable in under 50 minutes on The Flich Way. It's easy to spend hours on walks and picnics amongst the trees, meadows and lakeside paths of this fantastically preserved mediaeval hunting forest, taking in the wildlife and stunning scenery across its 403 hectares.*

Or, for an invigorating day out, Great Notley Country Park offers an impressive variety of climbing, swinging and playing areas for children and adults alike across its landscaped glassland, as well as a delightful modern café and activity centre. With every turn of its meandering paths, you'll find even more to discover.

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## A setting that blends the best of old and new.

Felsted and Little Dunmow are pearls amongst North Essex's charming market towns and pretty villages

The village of Little Dunmow is a small settlement with a huge depth of heritage. Its parish church is the last proud aspect of an Augustinian priory, while several venerable thatch-roofed houses from the 14th to 17th centuries line the village's pretty lanes, including the characterful Flich of Bacon pub – now home to some excellent fine dining.

Nearby, Flich Green hosts a modern Co-op supermarket, primary school, community hall and take-aways only a couple of minutes' drive from home. And it's not just about the practicalities – you'll also find local recreation grounds, woodland walks and waterside pathways to enjoy all year round.



The quintessential Essex market town of Great Dunmow is a thriving historic centre with so much to offer. Just the other side of the A120, Little Dunmow's big sister is a town for the finer things in life.



A flourishing commercial centre in mediaeval times, its historic buildings and wealth of cosy boutiques and eateries make an exquisite backdrop for numerous events drawing people from all over the region throughout the year, such as the glorious Summer Carnival and Fairs at the Arts Centre.



A place to stay  
active, fit and fun.



The communities around Felsted contain plenty of opportunities for the whole family to stay healthy.

Locally, Fitch Green Community Hall is home to a variety of clubs and classes, from Karate to Zumba, Indoor Football, Dance and high-intensity Bounce sessions on Mondays. Less than a mile and a half away, Felsted School sports centre is also equipped with a 25-metre pool, squash courts and a modern gym, all of which are open for residents to use through flexible and competitive member rates.

Four miles from home, the popular Great Dunmow Leisure Centre punches well above its weight with a pool, gym, badminton, squash and tennis courts, and studios for classes from spinning to yoga and more. It's also equipped with a café and crèche to give busy parents the chance to work out and chill.

*Golf lovers have a choice from several well-respected courses in the region. Closest is the Little Channels Golf Centre just to the north of Chelmsford, eight miles away, which features beautifully manicured greens and what some locals describe as the best driving range in the area. South of Braintree, the Notleys Golf Club is well-liked for its undulating fairways, while Braintree Golf Club itself is highly favoured for its idyllic countryside location just off the A120 eastbound.*

With personal fitness and running on the rise everywhere, you might also like to pitch in at local Parkrun events at either Great Notley Country Park or Hatfield Forest. Both of which offer impressive surroundings for the 5K run, which is only as competitive as you want it to be.



A place to nurture the  
next generation.



With Felsted School – one of North Essex’s most prestigious independent educational establishments on your doorstep – as well as many impressive parks and community amenities nearby, Kingswood Chase offers superb opportunities for a happy and fulfilling childhood.

*It’s reassuring to know first-class childcare is easily on hand when you need it. Less than a mile and a half away, the village of Felsted is centred around the halls and grounds of its prestigious independent school, founded in 1564 and renowned for providing an exceptional standard of education to produce entrepreneurial, independent, self-starting individuals. Felsted School offers boarding and day attendance for children from pre-prep through to sixth form, and received the highest grade of ‘Excellent’ from the Independent Schools Inspectorate for both academic achievement and personal development.*

Those with younger families will be pleased to see Felsted Little Acorns Pre-school just across the village, rated ‘Good’ by Ofsted and known locally for its caring staff and confident, happy children. Conveniently opposite is Felsted Primary School, which has enjoyed an excellent reputation for many years under its current head and was rewarded with an ‘Outstanding’ rating from Ofsted. Alternatively, the modern Flich Green Academy is just a half-mile walk from home, rated ‘Good’ by Ofsted and noted for its pupils’ positive attitude.

For secondary education, Helena Romanes School and Sixth Form in Great Dunmow has earned a fantastic reputation for its strong sense of values and rigorous curriculum. However, with Chelmsford just over 10 miles away, the exceptional standard of education offered at both King Edward VI Grammar School and Chelmsford County High School for girls – both rated ‘Outstanding’ across the board by Ofsted – will offer your children the best foundation for a successful life.



## Cosmopolitan destinations are within easy reach of home.

Nestled within the countryside but enjoying excellent travel connections, you'll never be far from all the towns and attractions nearby.

Just 15 minutes away by car, Braintree offers a delightful blend of historic architecture, modern day shopping and beautiful public parks. Within its centre you'll find a welcome mix of familiar high street names, cheerful independent boutiques and salons, major supermarkets, pubs and restaurants to suit every taste. Its out-of-town Braintree Village retail park also hosts over 70 designer outlets and popular eateries – while foodies will love the quality restaurants in the area such as The House in the town centre or 47 The Street in Rayne.

*Less than ten miles south of Little Dunmow, Chelmsford offers all the delights of the city within arm's reach. Its pedestrianised centre is home to chic riverside bars, international eateries, two indoor malls, a colourful indoor market, the vibrant Civic Theatre and a host of upmarket designer stores, especially around the revitalised Bond Street quarter. A day in the city can combine anything from waterside walks to delicious meals, theatre visits, coffees with friends and hours of retail therapy all in the space of a square mile.*

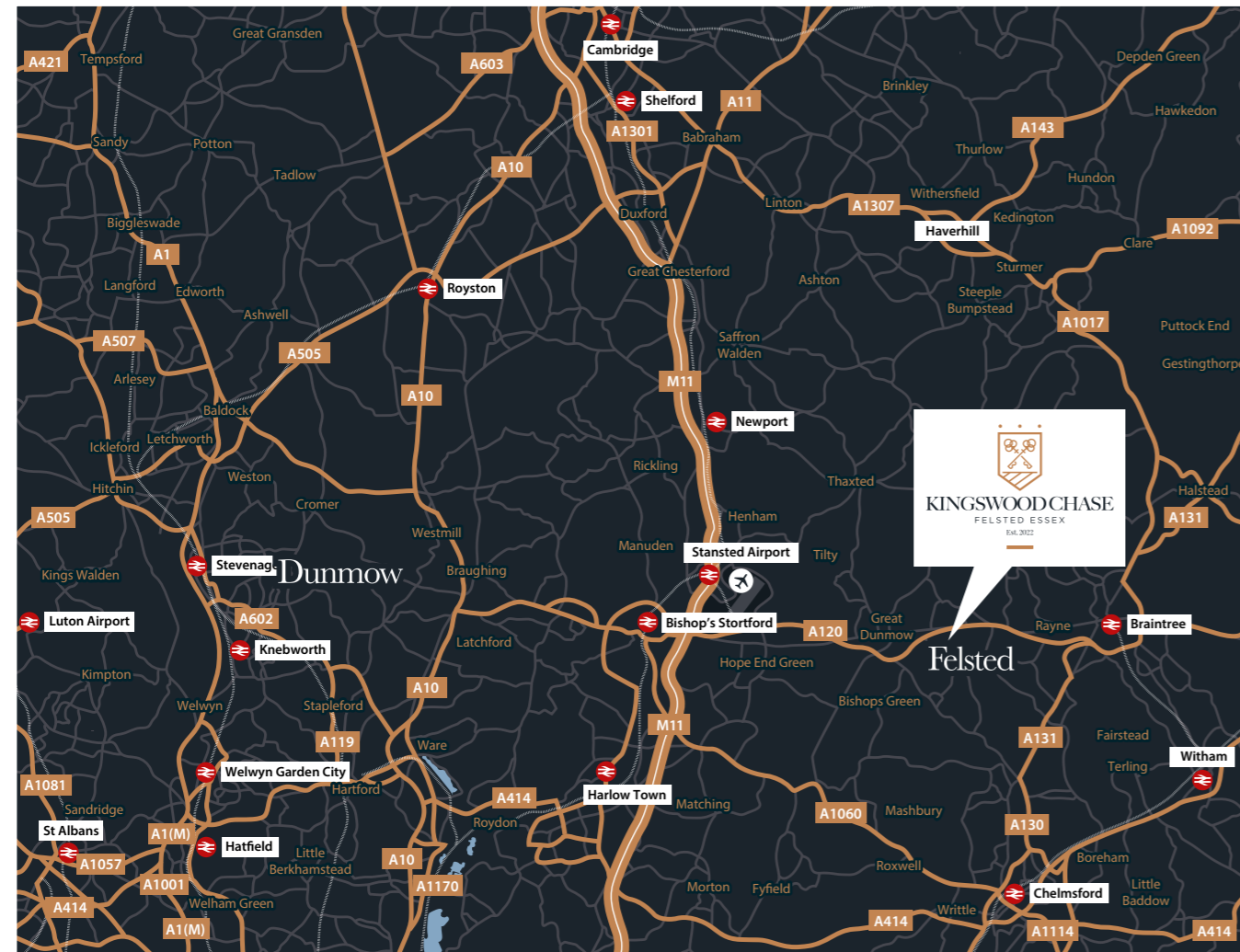
*For those residents who love to shop in our world famous capital, the impressive Westfield Shopping Centre can be reached by rail in less than 25 minutes from Chelmsford Station. Emerging from the station, it's just a few steps towards either the purpose built shoppers' paradise, with its three floors of flagship stores, exclusive brands and household names – or the expanse of the Olympic Park, where you'll find world-class sports facilities and modern entertainment venues alongside exceptional landscaped gardens and peaceful canal-side walks.*

If you're in the mood for a day immersed in history, then Bishop's Stortford is your first port of call, just the other side of the M11. Effortlessly combining its mediaeval heritage with contemporary amenities and a wide range of stores, the town's picturesque streets and period architecture hold something for everyone – from familiar brands to unique boutiques, cosy coffee shops and a selection of friendly eateries.



# How to find Kingswood Chase.

Bramble Close, Station Road, Felsted, Essex CM6 3HF



## Area Highlights

Flitch Way Country Trail	100 Yards
Co-op Food ( Flitch Green )	0.5 Miles
Felsted School	1.2 Miles
Felsted Primary School	2 Miles
Tesco Superstore ( Great Dunmow )	4 Miles

## Local Surroundings

Great Dunmow	3 Miles
Braintree	8 Miles
Chelmsford	8.5 Miles
Bishop's Stortford	11 Miles
Cambridge	35 Miles

## Golf Centres

Little Channels Golf Centre	8 Miles
Notleys Golf Club	11.5 Miles
Bishop's Stortford Golf Club	11.5 Miles
Gosfield Lake Golf Club	12 Miles
Braintree Golf Club	12.5 Miles

## Fitness & Leisure

Flitch Green Community Hall	0.5 Miles
Felsted School Sports Centre	1.2 Miles
Great Dunmow Leisure Centre	4 Miles
Great Notley Country Park	7.5 Miles
Hatfield Forest	8.5 Miles

## Road Connections

A120 [ Dunmow ]	3.5 Miles
A131 [ Braintree ]	7 Miles
M11 [ J8 / Stansted Airport ]	10.5 Miles
A12 [ J19 / Springfield ]	11 Miles
M25 [ Junction 27 ]	25 Miles

## Rail ( from Chelms. )

Chelmsford Station [ CHM ]	11.5 miles away
Shenfield [ SNF ]	10 Minutes
Stratford [ SRA ]	25 Minutes
London Liverpool Street [ LST ]	35 Minutes
Canary Wharf [ DLR ]	55 Minutes

When it comes to road travel, Kingswood Chase residents will enjoy a wealth of options taking them to all the major centres throughout the region. The nearest junction with the A120 is less than 4 miles away via the B1256 bypassing Great Dunmow – from there you are quickly on your way to Stansted and the M11 – around 20 minutes drive to the west – or Braintree, Colchester and the A12 eastbound.

The comprehensive network of B-roads across the countryside to the south of Dunmow also easily connects you to Chelmsford, the A131, the A414 and the A12 – setting you up for the entire Essex region, the M25, the capital and beyond.

Looking to leave the car at home when travelling for work or leisure? Frequent services operate from Braintree station around eight miles away, connecting with the East Anglian main line at Witham, from where several fast trains run directly into London Liverpool Street in the heart of the City. Alternatively, you could try the quieter station at Cressing, where parking may be easier.

With Stansted Airport being just 20 minutes away by car via the A120, your route will be clear for a wide

range of international travel. Flights depart to a host of major destinations in the UK, Europe and Morocco – highly convenient for business or holiday travel.

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