



Venmore Court

GREAT DUNMOW



PURELY
NEW HOMES



All enquiries please visit
purelypropertygroup.co.uk or call

01245 967007

Outstanding

**A warm welcome to Venmore Court,
an outstanding new collection of beautifully
appointed family homes set in the quintessential
English town of Great Dunmow, Essex.**

Just a few minutes walk from the historic town centre, this collection offers the very best of both town and country, with all the shops, culture and entertainment you need nearby, and the beauty and outdoor opportunities of the stunning Essex countryside also right on your doorstep.

Comprising of only 12 carefully-designed 3, 4 and 5-bedroom homes, Venmore Court combines traditionally-inspired exteriors and modern interiors – with materials in a warm colour palette, to create an attractive and welcoming environment. With each home featuring a range of high-quality appliances and sleek fittings, these are homes residents will love from the very moment they arrive, and for many years to come.





Beautiful homes in a superb location.

This superb new collection has been thoughtfully planned from the outset to provide exceptional, contemporary homes for everyone – from first-time buyers and established or expanding families, as well as those looking to downsize.

All the homes are carefully-positioned and creatively configured to provide a visually pleasing environment that strikes an ideal balance between privacy and community – with delightful architectural touches to the exteriors and quality features at every turn.

Venmore Court embodies everything that is sought-after to home buyers ; exceptional new homes in a convenient, desirable location.



Indicative Computer Generated Image.



Venmore Court

GREAT DUNMOW

High St.

0.3 MILES / 5 MIN. WALK



Time to take a closer look inside.

We have taken great care when creating these homes, with a modern approach to ensure the interiors reflect the latest styles but also stand the test of time.

Built and finished to exceptional standards, the superb specification is obvious in every detail of these quality new homes – both inside and out. From the sleek worktops in the stylish kitchens, to the modern designer bathroom fittings, we've paid careful attention to detail throughout.

The layouts have been thoughtfully-planned to be practical but elegant – and are complemented with premium appliances and sanitaryware – as well as stylish but functional floor finishes. Clean, contemporary and energy-efficient the homes offer a beautifully finished blank canvas ready for you to love and personalise.



Image shows Plot 3

Interior computer generated image is for illustrative purposes and may not be an exact representation. Furniture and interior soft-furnishings are not included. Please ask for details.



Image shows Plot 6

Interior computer generated image is for illustrative purposes and may not be an exact representation. Furniture and interior soft-furnishings are not included. Please ask for details.

On-trend interior layouts.

A space that's as perfect for flexible every day living as it is impressive when entertaining. Open plan kitchen/dining areas are ideal for family gatherings, enjoying with friends or home working.



Image shows Plot 6

Interior computer-generated image is for illustrative purposes and may not be an exact representation. Furniture and interior soft-furnishings are not included. Please ask for details.

All bedrooms have been sympathetically designed to give you the opportunity to enjoy luxurious living.

Featuring soft lighting and luxurious carpets, the generous principal bedrooms are perfect for unwinding after a busy day. Offering comfort and privacy, they have each been designed to accommodate good-sized beds – and many benefit from built-in wardrobes for storage.

Relax.

Beautiful Bathrooms.

All of the beautifully-appointed bathrooms and en-suites are fitted to a luxuriously high-standard with designer showers, baths and sanitaryware – as well as a high level of tiling and flooring – all helping to create spaces of calm, where you can enjoy comfort, contentment and relaxation.



Image shows Plot 6

Development Layout



Plots One & Two
3 & 4 Bedroom Homes
Pages 14-15



Plots Three & Four
4 Bedroom Homes
Pages 16-17



Plot Five
4 Bedroom Home
Pages 18-19



Plots Six & Ten
3 Bedroom Homes
Pages 20-21



Plots Seven & Nine
5 Bedroom Homes
Pages 22-23



Plot Eight
3 Bedroom Home
Pages 24-25



Plots Eleven & Twelve
3 Bedroom Homes
Pages 26-27



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 agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.



One & Two shown from right-to-left.

Plots One & Two

Plot Two

Kitchen / Dining	4.880m x 2.880m	16'0" x 9'5"
Sitting Room	5.030m x 3.525m	16'6" x 11'7"
Master Bedroom	4.585m x 3.425m	15'1" x 11'3"
Bedroom Two	5.025m x 3.810m	16'6" x 12'6"
Bedroom Three	3.855m x 5.025m	12'8" x 16'6"

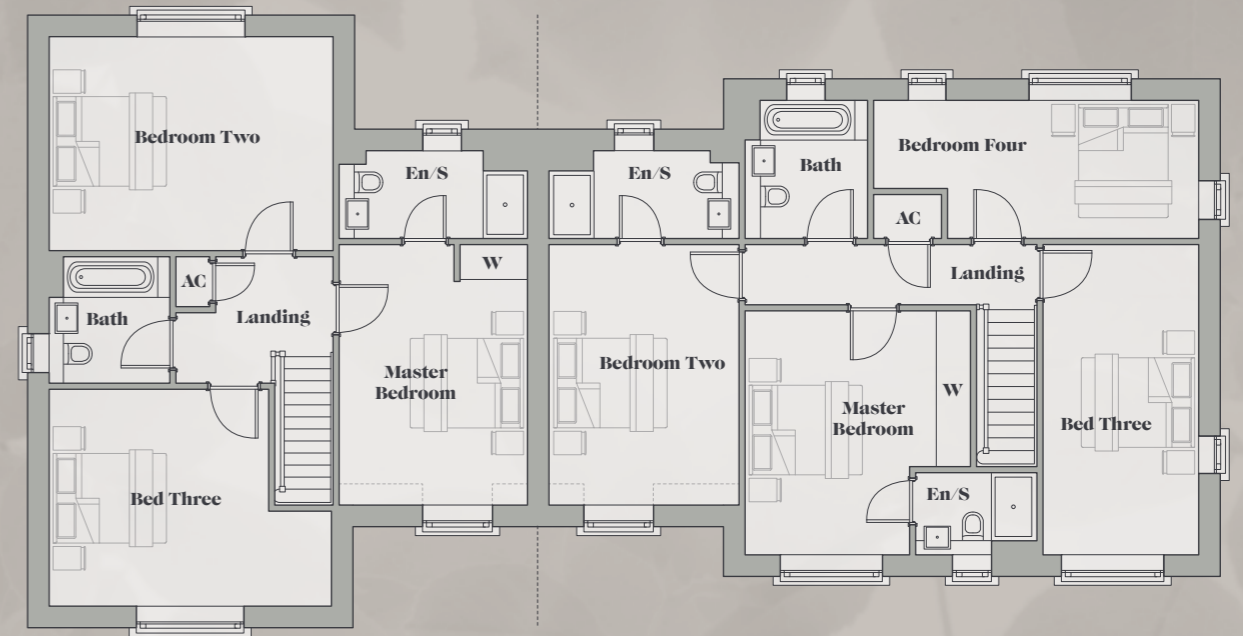
Gross internal area : 151.4 sqm (1629 sqft)

Plot One

Kitchen	4.390m x 2.765m	14'5" x 9'1"
Sitting / Dining	8.065m x 3.575m	26'6" x 11'9"
Study	3.065m x 2.800m	10'1" x 9'2"
Master Bedroom	4.345m x 2.950m	14'3" x 9'8"
Bedroom Two	4.585m x 3.425m	15'1" x 11'3"
Bedroom Three	5.505m x 2.000m	18'1" x 6'7"
Bedroom Four	5.785m x 2.470m	19'0" x 8'1"

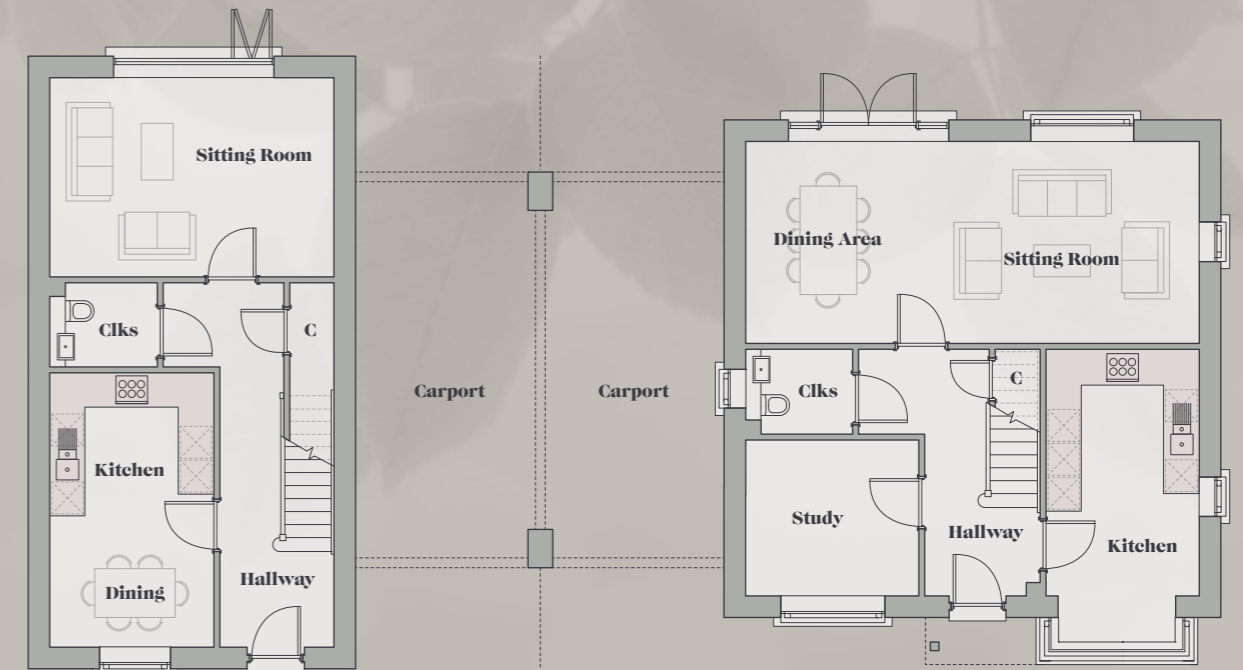
Gross internal area : 121.4 sqm (1306 sqft)

All housetype / plot sizes are approximate only. The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note ; all elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.



Plot Two First Floor

Plot One First Floor



Plot Two Ground Floor

Plot One Ground Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe



Three & Four shown from right-to-left.

Plots Three & Four

Plot Four

Kitchen / Dining	5.232m x 4.539m	17'2" x 14'11"
Utility Room	2.957m x 2.825m	9'8" x 9'3"
Sitting Room	4.400m x 5.232m	14'5" x 17'2"
Master Bedroom	4.424m x 3.906m	14'6" x 12'10"
Bedroom Two	5.815m x 2.848m	19'1" x 9'4"
Bedroom Three	4.111m x 2.891m	13'6" x 9'6"
Bedroom Four	4.111m x 2.253m	13'6" x 7'5"

Gross internal area : 146.4 sqm (1575 sqft)

Plot Three

Kitchen / Dining	5.232m x 4.539m	17'2" x 14'11"
Utility Room	2.957m x 2.825m	9'8" x 9'3"
Sitting Room	4.400m x 5.232m	14'5" x 17'2"
Master Bedroom	4.424m x 3.906m	14'6" x 12'10"
Bedroom Two	5.815m x 2.848m	19'1" x 9'4"
Bedroom Three	4.111m x 2.891m	13'6" x 9'6"
Bedroom Four	4.111m x 2.253m	13'6" x 7'5"

Gross internal area : 146.4 sqm (1575 sqft)

All housetype / plot sizes are approximate only. The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note ; all elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.



Plot Four
Second Floor

Plot Three
First Floor



Plot Four
Ground Floor

Plot Three
First Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe



Plot Five

Ground Floor

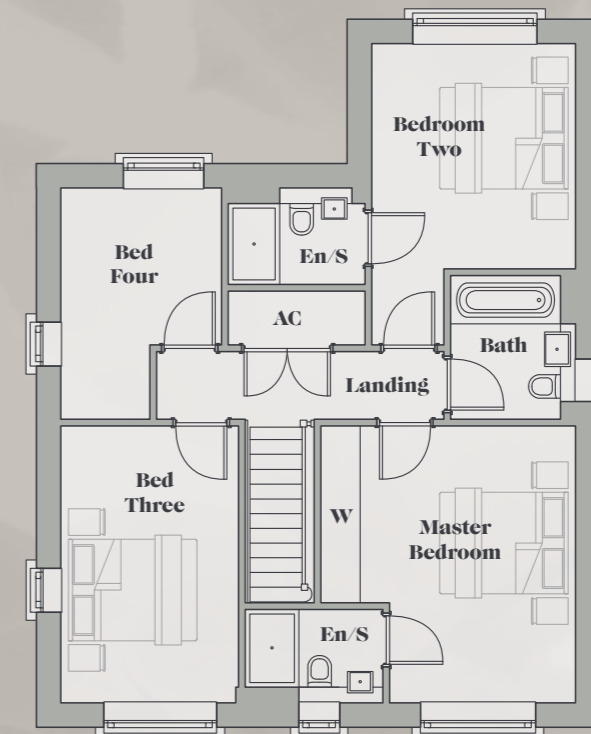
Sitting Room	8.064m x 5.823m	26'5" x 19'1"
Kitchen	4.392m x 2.764m	14'5" x 9'1"
Study	3.065m x 2.803m	10'1" x 9'2"

First Floor

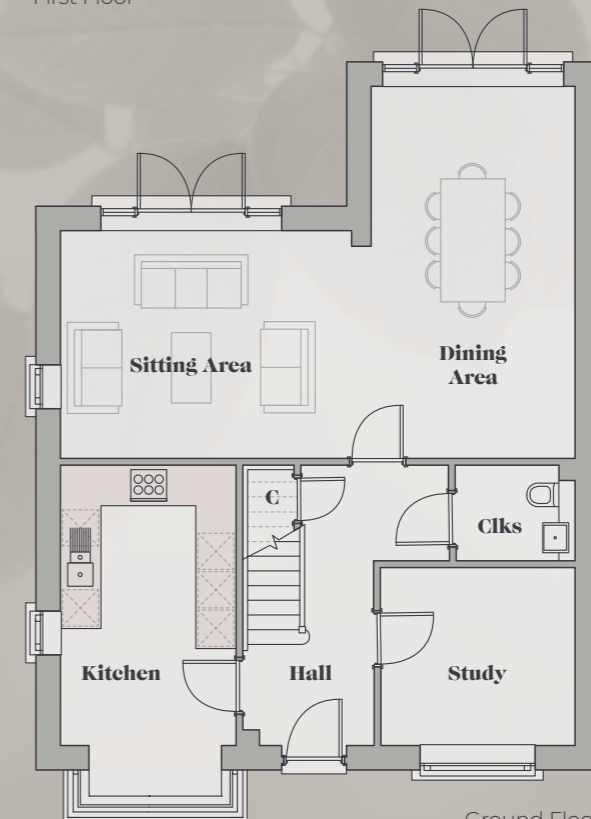
Master Bedroom	4.343m x 4.017m	14'3" x 13'2"
Bedroom Two	3.549m x 3.228m	11'8" x 10'7"
Bedroom Three	4.343m x 2.788m	14'3" x 9'2"
Bedroom Four	3.633m x 2.522m	11'11" x 8'3"

Gross internal area : 144.2 sqm (1552 sqft)

All housetype / plot sizes are approximate only. The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note ; all elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.



First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe



Plot Six Shown. Plot Ten is handed.

Plot Six & Ten

Ground Floor

Sitting Room	6.040m x 3.124m	19'10" x 10'3"
Kitchen	6.040m x 3.114m	19'10" x 10'3"

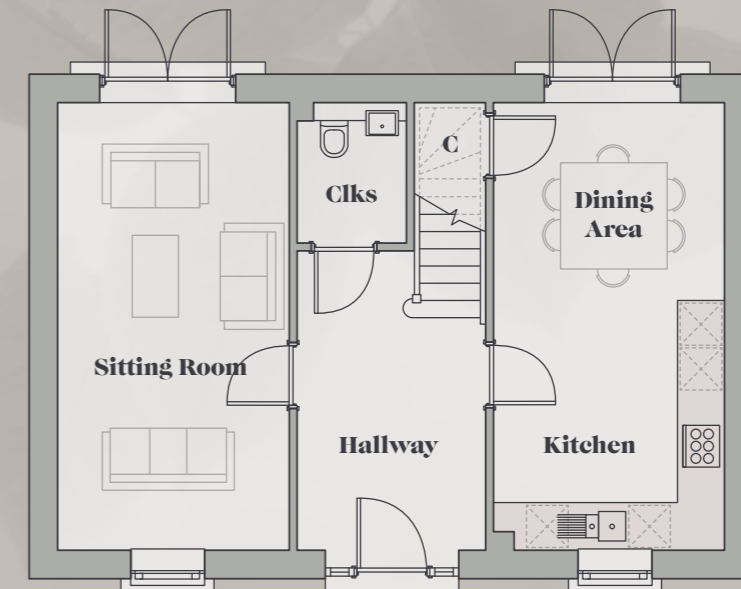
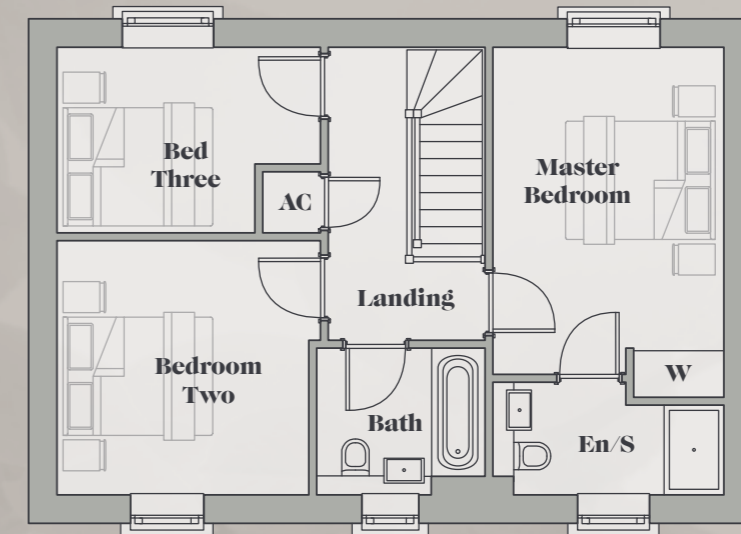
First Floor

Master Bedroom	6.740m x 3.128m	22'1" x 10'3"
Bedroom Two	3.428m x 3.400m	11'3" x 11'2"
Bedroom Three	3.550m x 2.523m	11'8" x 8'3"

Gross internal area : 106.6 sqm (1147 sqft)

All housetype / plot sizes are approximate only. The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note; all elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

First Floor



Ground Floor

Please Note. Plot Six plans Shown. Plot Ten is handed/flipped compared to this.

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe



Plot Seven Shown. Plot Nine may vary.

Plots Seven & Nine

Ground Floor

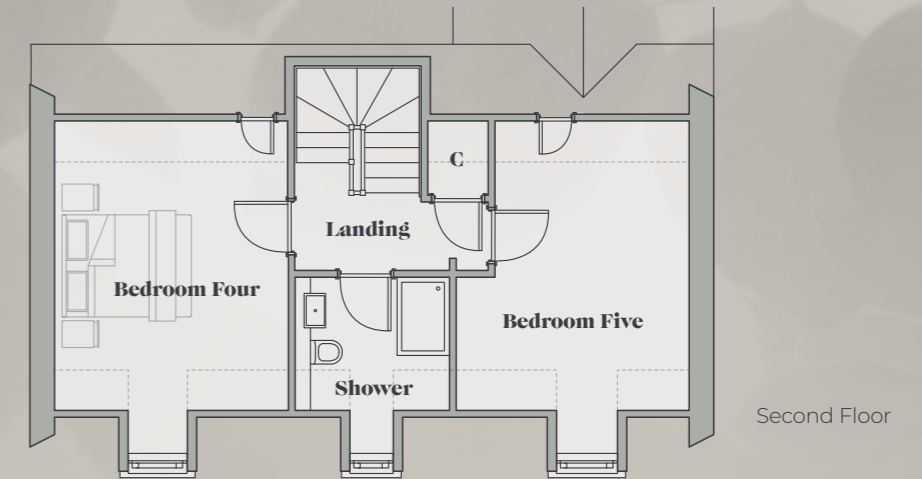
Kitchen / Dining	6.639m x 3.340m	21'9" x 10'11"
Sitting Room	6.152m x 3.598m	20'2" x 11'10"
Study	3.340m x 2.011m	10'11" x 6'7"

Upper Floors

Master Bedroom	3.601m x 3.382m	11'10" x 11'1"
Dressing Area	2.463m x 2.049m	8'1" x 6'9"
Bedroom Two	4.504m x 3.340m	14'9" x 10'11"
Bedroom Three	4.060m x 2.583m	13'4" x 8'6"
Bedroom Four	4.490m x 3.611m	14'9" x 11'10"
Bedroom Five	4.490m x 3.648m	14'9" x 12'0"

Gross internal area : 183.4 sqm (1973 sqft)

All housetype / plot sizes are approximate only. The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note ; all elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.



AC Airing Cupboard C Cupboard Clks Cloakroom
En/S En-Suite W Wardrobe





Plot Eight

Ground Floor

Sitting Room	6.040m x 3.124m	19'10" x 10'3"
Kitchen	6.040m x 3.114m	19'10" x 10'3"

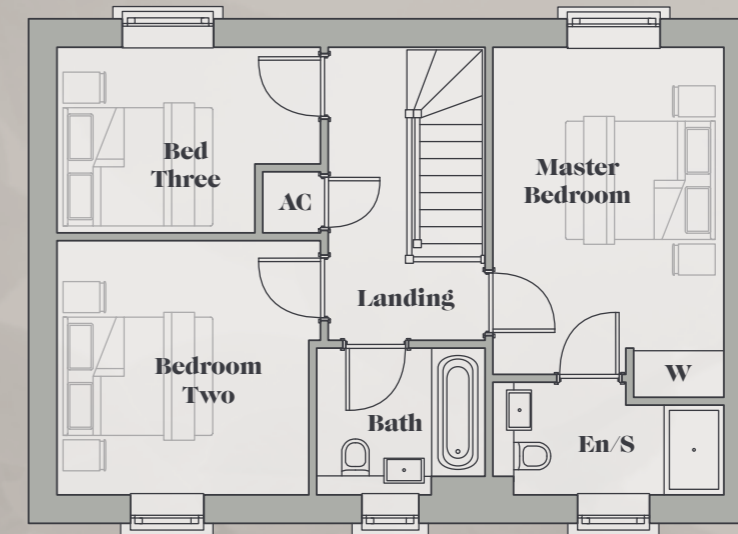
First Floor

Master Bedroom	6.740m x 3.128m	22'1" x 10'3"
Bedroom Two	3.428m x 3.400m	11'3" x 11'2"
Bedroom Three	3.550m x 2.523m	11'8" x 8'3"

Gross internal area : 106.6 sqm (1147 sqft)

All housetype / plot sizes are approximate only. The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note; all elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

First Floor



Ground Floor

AC Airing Cupboard **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **W** Wardrobe



Eleven & Twelve shown from right-to-left.

Plots Eleven & Twelve

Plot Twelve

Kitchen / Dining	6.040m x 3.114m	19'10" x 10'3"
Sitting Room	6.040m x 3.124m	19'10" x 10'3"
Master Bedroom	4.713m x 3.128m	15'6" x 10'3"
Bedroom Two	3.428m x 3.404m	11'3" x 11'2"
Bedroom Three	3.404m x 2.523m	11'2" x 8'3"

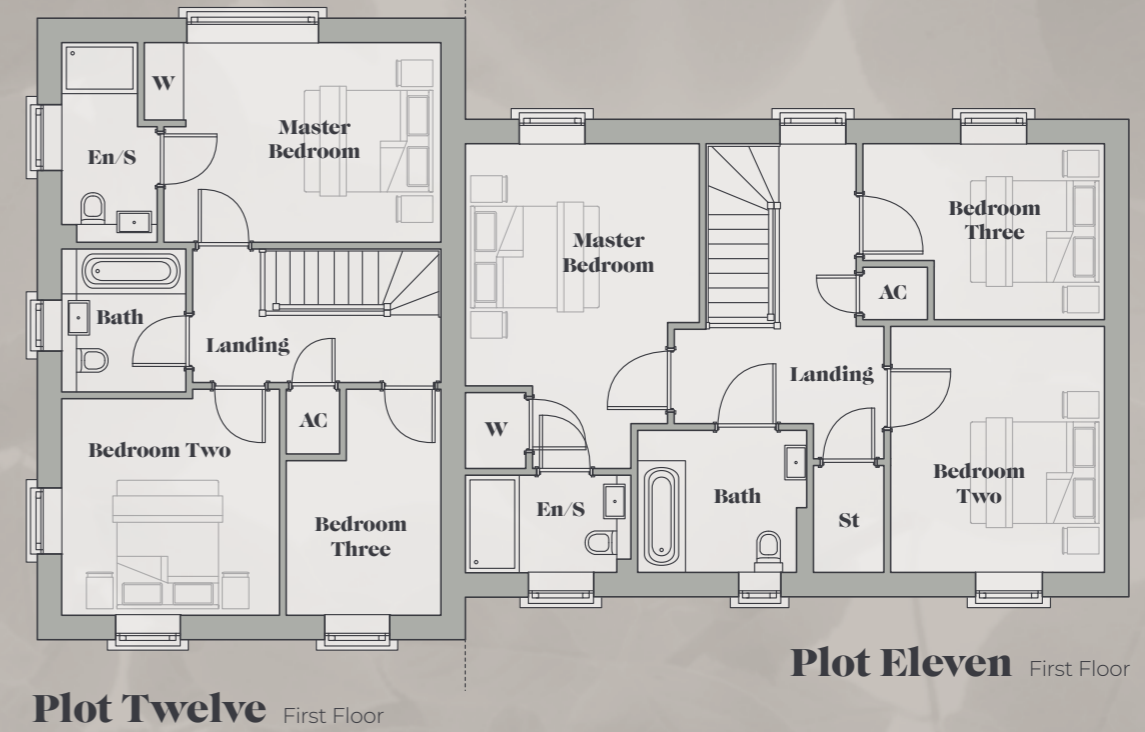
Gross internal area : 108.7 sqm (1170 sqft)

Plot Eleven

Kitchen / Dining	6.715m x 3.572m	22'0" x 11'9"
Sitting Room	6.715m x 3.302m	22'0" x 10'10"
Master Bedroom	3.799m x 3.587m	12'6" x 11'9"
Bedroom Two	3.863m x 3.325m	12'8" x 10'11"
Bedroom Three	3.771m x 2.763m	12'4" x 9'1"

Gross internal area : 131.8 sqm (1418 sqft)

All housetype / plot sizes are approximate only. The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note ; all elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.



AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe

Specification

Kitchens –

- Beautiful bespoke kitchens have been custom-designed by renowned ROK – and feature high quality cabinetry, sleek work-surfaces and stylish concealed lighting.
- Five bedroom homes come with Silestone work-surfaces and up-stands.
- Three and Four bedroom homes come with 40mm 'stone look' laminate work-surfaces and up-stands. Upgrades available subject to time of reservation.
- Ash black sink to all homes.
- Swan neck (single lever) mixer tap in black.
- Pelmet lighting to be incorporated.
- Glass splash-back behind hob and Porcelanosa wall tiles.

Appliances –

- Siemens single oven & micro combi-oven to all four and five bedroom homes.
- Siemens single oven three bedroom homes.
- Ceramic hob (black glass) with canopy extractor hood.
- Bosch integrated low-frost fridge/freezer.
- Bosch integrated dishwasher.
- Bosch integrated washer/dryer.

Heating –

- Air Source Heat Pump – wet radiator heating system and domestic hot water provided at mains pressure.
- Greenwood unity CV2GIP DMEV fan smart timer humidistat to all plots.
- Underfloor heating to ground floors of every plot.
- Thermostatically controlled wall mounted radiators on the upper floors.

Internal finishes –

- Spacia by Amtico flooring to kitchens, bathrooms, cloaks and en-suites. Abington stain free finesse carpets throughout the remainder of the dwelling.
- Walls and Ceilings : Dulux Pure Brilliant White.
- Skirting, Architrave, Doors & Staircase : White Satinwood.
- Premium internal panel doors with contemporary matt black ironmongery.
- Part oak feature staircases.
- Fitted wardrobes to principle bedrooms.

Electrical –

- A generous amount of power sockets are installed throughout the homes with TV and telephone points to appropriate rooms. Cabling is coiled in the loft for client's own TV aerial / satellite dish.
- Chrome switches and sockets throughout
- Low energy LED, non-dimmable downlighters in black to kitchens, bathrooms and en-suites.
- All other areas, including cloakroom, to have pendant set, including low energy bulbs.
- Front door – Low energy security light fitting including lamp with auto shut off from solar sensor.
- Mains operated (with battery backup) interconnected smoke & heat detectors.
- Battery operated carbon monoxide alarm.
- There will be provision for EV charging points.

Baths, en-suites & cloaks –

- White contemporary sanitaryware (Roca or similar approved) with a combination of chrome and/or matt black brassware and fittings.
- **5 Bedroom Homes (Plots 7 & 9) Main Bathrooms :** Full height Porcelanosa wall-tiles.
- **Plots with bathrooms that have separate showers/en-suite :** Full height Porcelanosa wall-tiles around the three sides of the bath, full room height tiling to shower and half height on all other appliance walls including boxings, cills & reveals.
- **En-suites with showers only (no bath) :** Full height Porcelanosa wall-tiles to shower and half height on all other appliance walls including boxings, cills & reveals.
- **Cloakrooms :** Half height Porcelanosa wall-tiles.
- Compact vanity units in bathrooms and cloakrooms.
- Black heated towel rails.
- Thermostatic shower valves.

External details –

- UPVC Windows in white
- Composite front door in black with chrome Ironmongery and multi-point locking.
- Level threshold French Patio Doors and/or Bi-fold Doors
- Generous patio area to the rear of the homes.
- Seeded / turfed rear garden



With bathrooms and en-suites featuring fixtures and fittings from respected premium brands like Roca and Armera – everything is beautifully framed with Porcelanosa tiling and Amtico flooring.



These homes have a quality specification. Modern finishes mixed with contemporary design create spaces for everyone to enjoy.



All homes are covered by a guarantee which includes features such as a 10-year structural warranty cover. (www.build-zone.com)

Specifications listed on this page are correct and as intended at the time of going being produced. Please speak with our sales agent for exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.





Town & Country

on your doorstep

From convenient town life with commuter convenience, to wide open fields, footpaths, lakes and woodlands – Dunmow combines the old with the new perfectly. Very few places boast such a sense of tradition, charm and history – alongside cutting-edge modern amenities and superb travel connections.

Positioned half-way between Bishop's Stortford and Braintree, Great Dunmow, which on one occasion was ranked the fourth best place to live in the United Kingdom in a Halifax survey, is rich with green spaces and farming history. In the past, it's excellent road and rail links made it an obvious choice for a market – and this is still held to this day.

With locals proud of its appeal, the high street is home to an array of diverse independent shops, known brands and characterful pubs – as well as a host of eateries and restaurants covering every type of cuisine. For everyday needs, there is a pharmacy, doctor's surgery, supermarkets and specialist outlets for wine, fresh fruit and more – all within its picturesque streets.

Community spirit is strong in Great Dunmow, and it's position has made it a favourite for locals and commuters alike. The town has grown and developed with time and incorporated it's past into the present. This balance of historic interest and modern need has produced a town of unique character that is perfect for all ages.

As well as it's pretty and vibrant high street, Great Dunmow is home to a leisure centre, primary schools, a secondary school, much-loved pre-school nurseries and scenic parks. But the opportunities don't end there – nearby Braintree and Chelmsford are within very easy reach and each offer further attractions for retail, culture and education.



Location

Venmore Court, Tenterfields,
Great Dunmow, Essex – CM6 1HH



What's around you.

Local Highlights

Great Dunmow High Street	0.3 Miles
St. Mary's Primary School	0.8 Miles
Great Dunmow Recreation Ground	1 Mile
Great Dunmow Primary School	1.1 Miles
Helena Romanes Sch. & College	1.3 Miles
Felsted School	4.0 Miles

Nearby Locations

Braintree	8.5 Miles
Bishop's Stortford	12 Miles
Chelmsford	13 Miles
Harlow	17.5 Miles
Cambridge	35 Miles
Westfield Stratford City	40 Miles

Leisure & Retail

Tesco Superstore	1.5 Miles
Braintree Village	10 Miles
John Lewis (Chelmsford)	13 Miles
Tollgate Shopping Park	22 Miles
Central Cambridge	36 Miles

Golf & Fitness

Great Dunmow Leisure Centre	1.4 Miles
Great Notley Country Park	9 Miles
Little Channels Golf Centre	9.5 Miles
Braintree Swim & Fitness	10 Miles
Braintree Golf Club	12.5 Miles

Road Connections

A120 [Dunmow]	1 Mile
A131 [Braintree]	8.5 Miles
M11 [J8 / Stansted Airport]	9 Miles
A12 [J19 / Boreham]	12 Miles
M25 [Junction 27]	24 Miles

Rail (from Chelms.)

Chelmsford [CHM]	13 miles away
Shenfield and Crossrail [SNF]	10 Minutes
Stratford [SRA]	25 Minutes
Liverpool Street [LST]	35 Minutes
Canary Wharf [DLR]	55 Minutes

Surrounded by the charm of the rolling east England countryside, yet alive with an eclectic mix of modern amenities, Great Dunmow is perfectly situated for everyday contemporary lifestyles.

The nearby A120 will take eastbound to Braintree and onwards to Colchester's historic city centre and heritage sites. To the west, you can be at both Stansted Airport and the interchange with the M11 in little over a quarter of an hour, putting you on a fast track to the prestigious centre of Cambridge, Bishop's Stortford, or all the opportunities and attractions of London to the south – with the M25 taking you swiftly onwards to Kent, Sussex and the Home Counties.

Closer to home, the B-roads throughout the region will take you to an incredible network of picturesque villages, each offering their own charming pubs, eateries and countryside walks, while the A131 is a direct route to Chelmsford, where you can join the A12 for a fast route to all main locations in Essex and Suffolk. With Chelmsford, Stansted and Braintree stations connecting you with rail travel into the centre of London, everything to meet your transportation needs is covered.

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developer operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All times and distances quoted are from www.nationalrail.co.uk, www.tfl.gov.uk or google.co.uk and are approximate only.

No description or information given about the property or its value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any representation or fact. The selling agents do not have any authority to make any representation and accordingly any information given is entirely without the responsibility on the part of the agents or the vendor company. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact interpretation. Any areas, measurements or distances are approximate only. Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.



PURELY
NEW HOMES

01245 967007

For further information on this quality collection get in touch with
Purely Property Group. Please call or visit : www.purelypropertygroup.co.uk

Address : Lawrence House, The Street, Hatfield Peverel, CM3 2DN

www.venmorecourt.co.uk
