

TROY  
HOMES



FOXGLOVE PLACE  
Felsted, Dunmow CM6 3ZG



## Foxglove Place

Just a few minutes' walk from the heart of the charming village of Felsted, Foxglove Place is an exclusive collection of exceptional 22 two, three and four bedroom detached and semi-detached houses and bungalows designed to reflect the character of the picturesque area.

# An inspirational setting

Surrounded by open countryside, mid-way between the market towns of Great Dunmow and Braintree, Felsted is an historic village in the picturesque Uttlesford district of Essex.



At its heart is one of the UK's leading public schools, known simply as Felsted School, which dates back to 1564 and has informed and inspired the village since its inception. Quite apart from the impressive architecture of the Victorian Senior School, the perfectly manicured cricket pitches and playing fields provide verdant backdrop to village life.



Beyond the school, Felsted boasts a wide array of amenities, from the post office and general store to the Wood Cottage Tearoom (for a delicious slice of cake) and Rumblebees (for coffee, books and music). Amidst the quaint old world buildings, you'll find a choice of pubs – the Swan Inn and The Chequers both serve food – friendly churches, a thriving village hall and a wealth of clubs and societies that underline the vibrant community spirit. Felsted Primary School is just a short walk from Foxglove Place; options for secondary school children include Alec Hunter Academy in Braintree and Forest Hall, Birchwood High, St Mary's, the Hertfordshire and Essex High School and Bishop's Stortford High School.



A wider range of shopping and services are available in both Great Dunmow and Braintree, the former boasting one of the few remaining high streets in the country to host only independent retailers (for convenience, the Tesco superstore on the edge of town is open 6am-10pm). Braintree hosts two shopping centres: George Yard is right at the heart, with regular entertainment at the bandstand, while Braintree Village is an American-style stand-alone designer outlet hub on the southern edge of town. Restaurants, cafés and gastropubs abound, with many of the popular chains represented, while establishments like The House by Hilly Gant offer truly memorable experiences. The Flich of Bacon, in nearby village Little Dunmow, comes highly recommended, serving up exquisite dishes with a side order of local history.

Dunmow is home to the historic Maltings Museum, an annual carnival and the extraordinary Talliston House and Gardens, with beautiful gardens to be explored at Easton Lodge. Braintree's District Museum and Warner Textile Archive celebrate an area steeped in history, from Bronze Age and Roman settlements to the industrial successes within the wool, silk, lace and weaving trades. With its own carnival every June, the multiplex cinema and a choice of theatres provide entertainment throughout the rest of the year, while the nearby bowling alley is popular for all the family. Slightly further afield, attractions include the magnificent medieval barns of Cressing Temple, jousting knights at Hedingham Castle and steam trains at Colne Valley Railway. Chelmsford's pedestrianised High Street and superb shopping centres are packed full of luxury brands, while Thaxted, Saffron Walden, Bishop's Stortford and Cambridge are within easy reach.



The immediate area provides access to miles of footpaths and bridleways: the Flitch Way offers an important greenway and wildlife corridor between Braintree and Bishop's Stortford, while Great Notley Country Park, Hatfield Forest and the banks of the River Chelmer are ripe for exploring. There are tennis, cricket, hockey, football and rugby clubs in the area, along with a choice of golf courses and leisure centres, and Felsted Equestrian (among others) offers riding lessons. In addition, residents can avail of the superb sports and fitness facilities at Felsted School.



# Well Connected



## BRAINTREE CITY TRAIN STATION (6 MILES) TO:

London St Pancras International	1hr 21 mins
Chelmsford	25 mins
London Liverpool Street	64 mins

## DISTANCE BY CAR TO:

Great Dunmow	6 miles
Braintree	7 miles
Chelmsford	11 miles
London Stansted Airport	13 miles
Bishop's Stortford	16 miles
Cambridge	39 miles

\*Current train times shown are the fastest from trainline.com

# Site Plan



**The Aster** - plots 1, 2, & 7  
Two bedroom bungalow



**The Camellia** - plots 3 & 21  
Two bedroom home



**The Dahlia** - plots 4 & 20  
Three bedroom home



**The Honeysuckle** - plots 8, 9, 10, 22, 23 & 24  
Two bedroom home with study



**The Iris** - plots 16 & 19  
Two bedroom home with study



**The Hollyhock** - plots 17 & 18  
Two bedroom home with study



**The Primrose** - plots 11, 13 & 15  
Four bedroom home with study



**The Geranium** - plots 12 & 14  
Four bedroom home with study



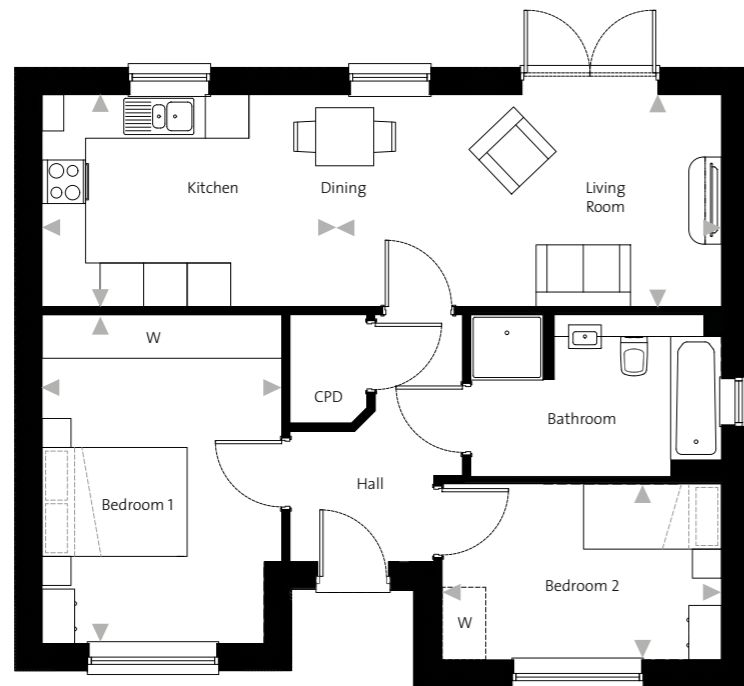
# THE ASTER 1

Plot 1 | 2 bedroom bungalow | 747 sq ft (69.44 sq m) GIA\*



	metric (mm)	imperial
Kitchen	4050 x 2919	13' 3" x 9' 7"
Living/Dining	5310 x 2919	17' 5" x 9' 7"
Bedroom 1	4529 x 3303	14' 10" x 10' 10"
Bedroom 2	3847 x 2425	12' 7" x 7' 11"

Ground Floor



Computer generated illustration is indicative of Plot 1.  
Elevational treatments vary throughout. Please refer to sales representative for final finishes of each property.  
\*GIA – gross internal area is taken to a minimum of 1500mm. Dimensions are intended for guidance only and may vary by + or - 76mm/3".

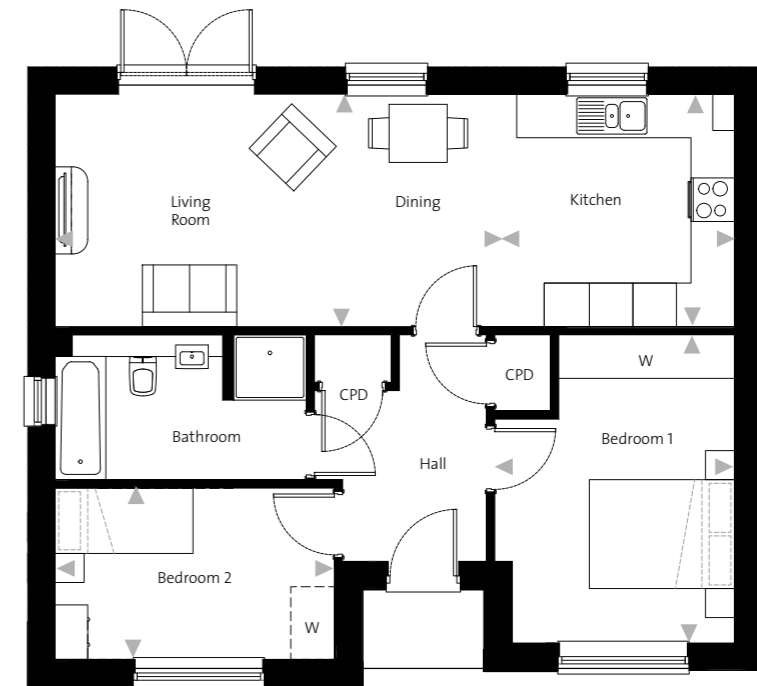
# THE ASTER 2

Plots 2 & 7 | 2 bedroom bungalow | 747 sq ft (69.44 sq m) GIA\*



	metric (mm)	imperial
Kitchen	3202 x 3200	10' 6" x 10' 6"
Living/Dining	6160 x 3202	20' 3" x 10' 6"
Bedroom 1	4246 x 3303	13' 11" x 10' 10"
Bedroom 2	3847 x 2359	12' 7" x 7' 9"

Ground Floor



Computer generated illustration is indicative of Plot 1.  
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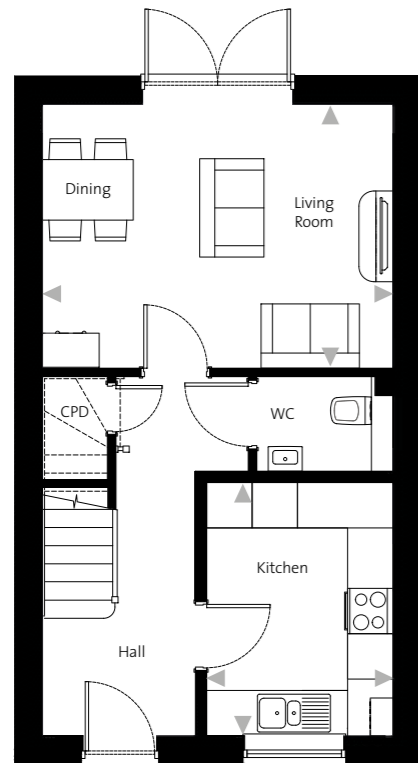
# THE CAMELLIA

Plots 3 & 21 | 2 bedroom home | 839 sq ft (77.96 sq m) GIA\*

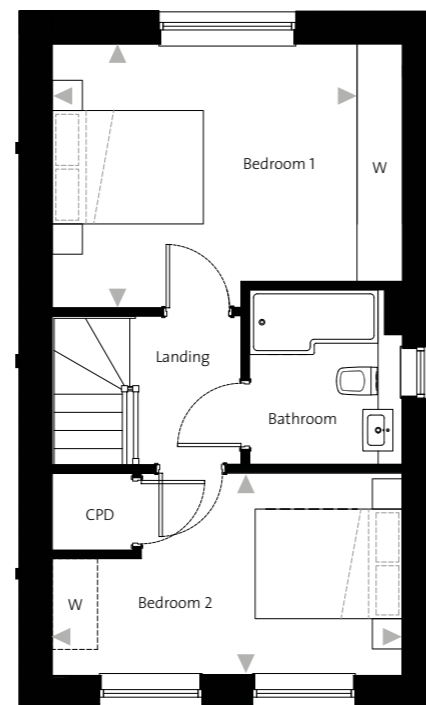


	metric (mm)	imperial
Kitchen	3349 x 2460	11' 0" x 8' 1"
Living/Dining	4633 x 3487	15' 2" x 11' 5"
Bedroom 1	4035 x 3485	13' 3" x 11' 5"
Bedroom 2	4635 x 2675	15' 2" x 8' 9"

Ground Floor



First Floor



Computer generated illustration and floor plans show plot 3. Plot 21 is a mirror image.  
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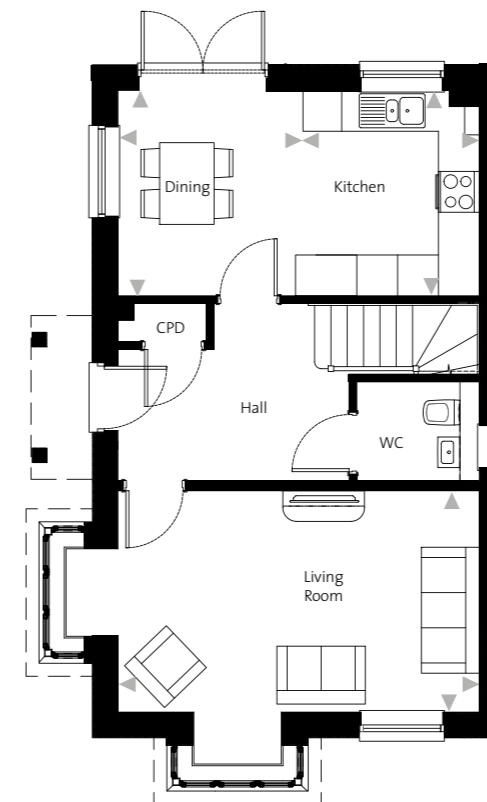
# THE DAHLIA

Plots 4 & 20 | 3 bedroom home | 1050 sq ft (97.58 sq m) GIA\*

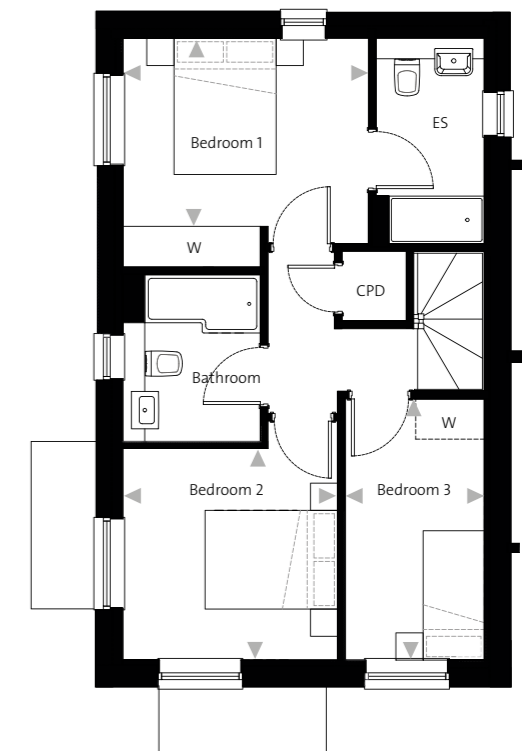


	metric (mm)	imperial
Kitchen	3018 x 2700	9' 11" x 8' 10"
Living Room	5310 x 3253	17' 5" x 10' 8"
Dining	3018 x 2610	9' 11" x 8' 7"
Bedroom 1	3607 x 2761	11' 10" x 9' 1"
Bedroom 2	3154 x 3108	10' 4" x 10' 2"
Bedroom 3	3837 x 2040	12' 7" x 6' 8"

Ground Floor



First Floor



Computer generated illustration and floor plans show plot 4. Plot 20 is a mirror image.  
Elevational treatments vary throughout. Please refer to sales representative for final finishes of each property.  
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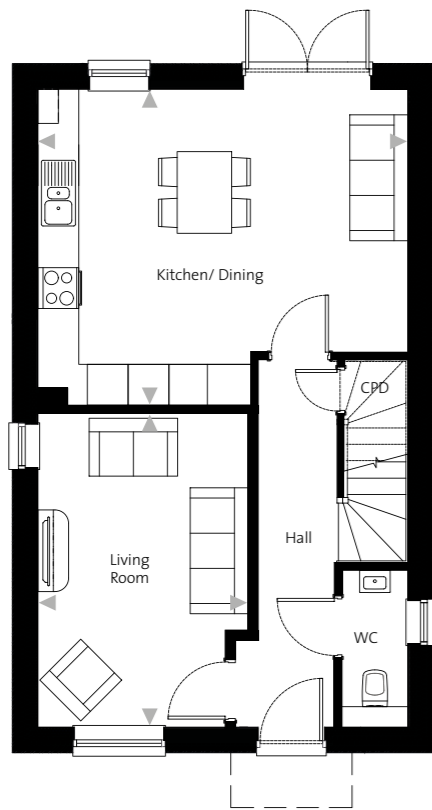
# THE HONEYSUCKLE 1

Plots 8 & 9 | 2 bedroom with study home | 1102 sq ft (102.37 sq m) GIA\*

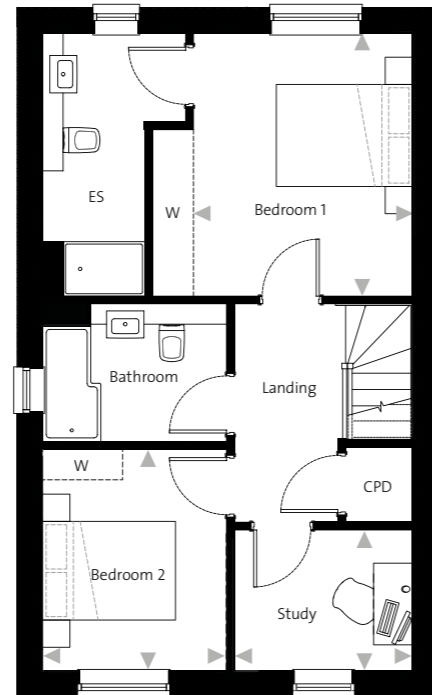


	metric (mm)	imperial
Kitchen/Dining	5432 x 4640	17' 10" x 15' 3"
Living Room	4618 x 3087	15' 2" x 10' 2"
Bedroom 1	3861 x 3219	12' 8" x 10' 7"
Bedroom 2	3260 x 2700	10' 8" x 8' 10"
Study	2617 x 2074	8' 7" x 6' 10"

Ground Floor



First Floor



Computer generated illustration shows main plot 8 and inset I-r plots 9 & 10. Floor plans show plots 8 & 9. Elevational treatments vary throughout. Please refer to sales representative for final finishes of each property. \*GIA – gross internal area is taken to a minimum of 1500mm. Dimensions are intended for guidance only and may vary by + or - 76mm/3".

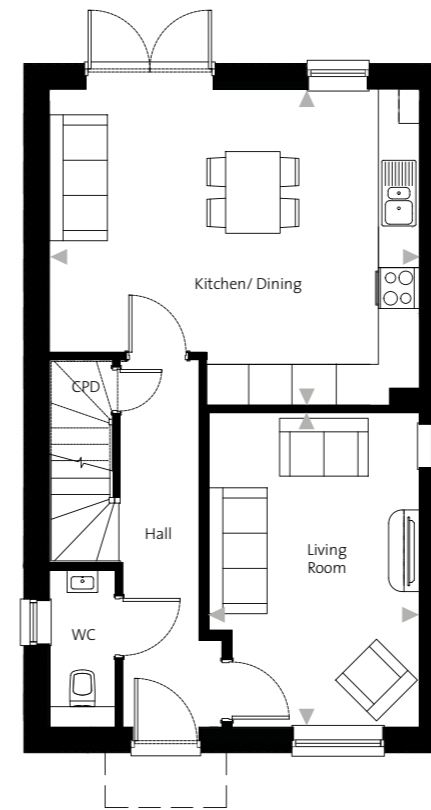
# THE HONEYSUCKLE 2

Plots 10, 22, 23 & 24 | 2 bedroom with study home | 1102 sq ft (102.37 sq m) GIA\*

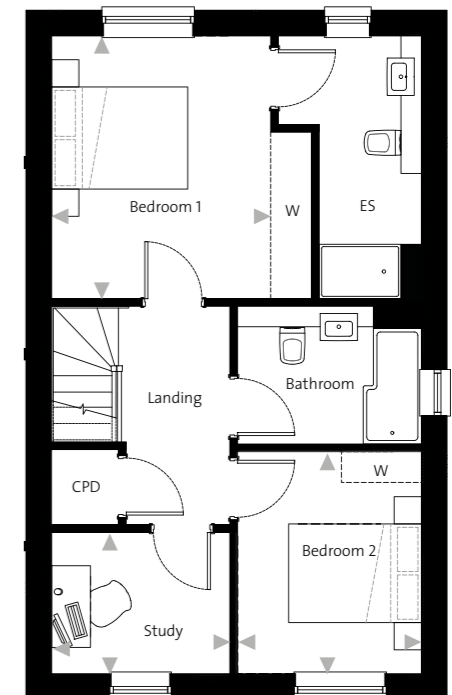


	metric (mm)	imperial
Kitchen/Dining	5432 x 4640	17' 10" x 15' 3"
Living Room	4618 x 3087	15' 2" x 10' 2"
Bedroom 1	3861 x 3219	12' 8" x 10' 7"
Bedroom 2	3260 x 2700	10' 8" x 8' 10"
Study	2617 x 2074	8' 7" x 6' 10"

Ground Floor



First Floor



Computer generated illustrations show main plots 23 & 24; inset I-r plots 9/10 & 22. Floor plans show plots 10, 22 & 24. Plot 23 is a mirror image. Elevational treatments vary throughout. Please refer to sales representative for final finishes of each property. \*GIA – gross internal area is taken to a minimum of 1500mm. Dimensions are intended for guidance only and may vary by + or - 76mm/3".



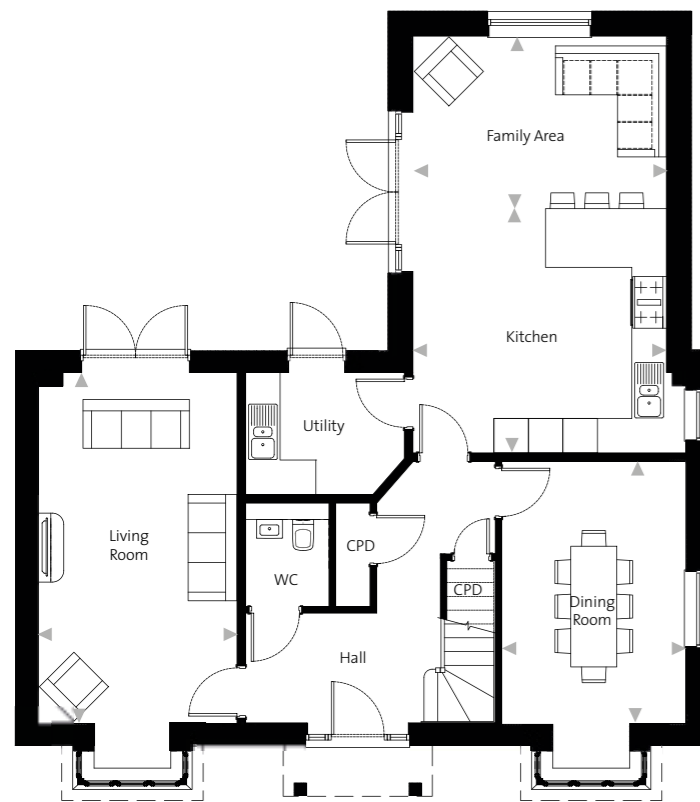
# THE PRIMROSE

Plots 11, 13 & 15 | 4 bedroom with study home | 2051 sq ft (190.54 sq m) GIA\*



	metric (mm)	imperial
Kitchen	4410 x 4249	14' 6" x 13' 11"
Living Room	6097 x 3464	20' 0" x 11' 4"
Dining Room	4548 x 3202	14' 11" x 10' 6"
Family Area	4409 x 3001	14' 6" x 9' 10"
Bedroom 1	4410 x 3209	14' 6" x 10' 6"
Bedroom 2	3883 x 3612	12' 9" x 11' 10"
Bedroom 3	3647 x 3202	12' 0" x 10' 6"
Bedroom 4	3136 x 2519	10' 3" x 8' 3"
Study	3184 x 2100	10' 5" x 6' 11"

Ground Floor



First Floor



Computer generated illustration and floor plans show plot 11. Plots 13 & 15 are a mirror image. Elevational treatments vary throughout. Please refer to sales representative for final finishes of each property. \*GIA – gross internal area is taken to a minimum of 1500mm. Dimensions are intended for guidance only and may vary by + or - 76mm/3".

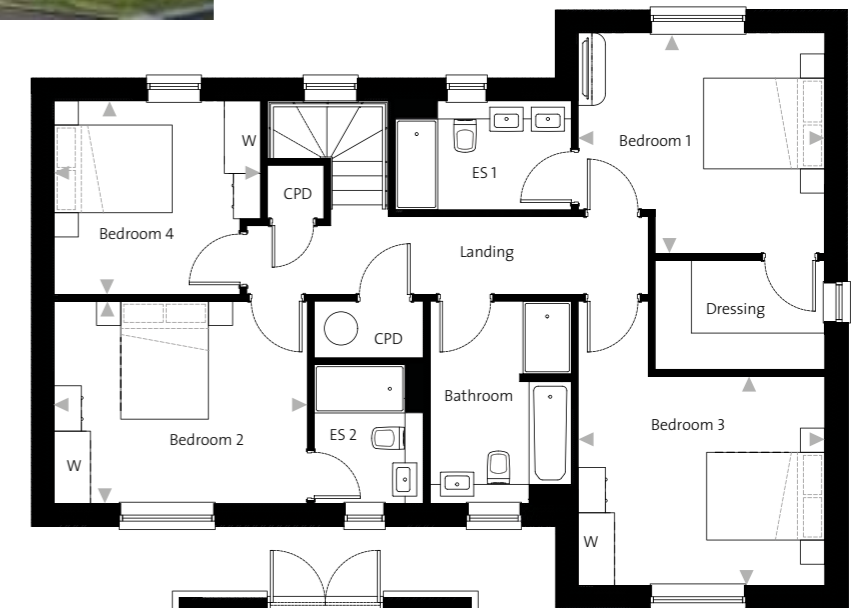
# THE GERANIUM

Plots 12 & 14 | 4 bedroom with study home | 2053 sq ft (190.73 sq m) GIA\*

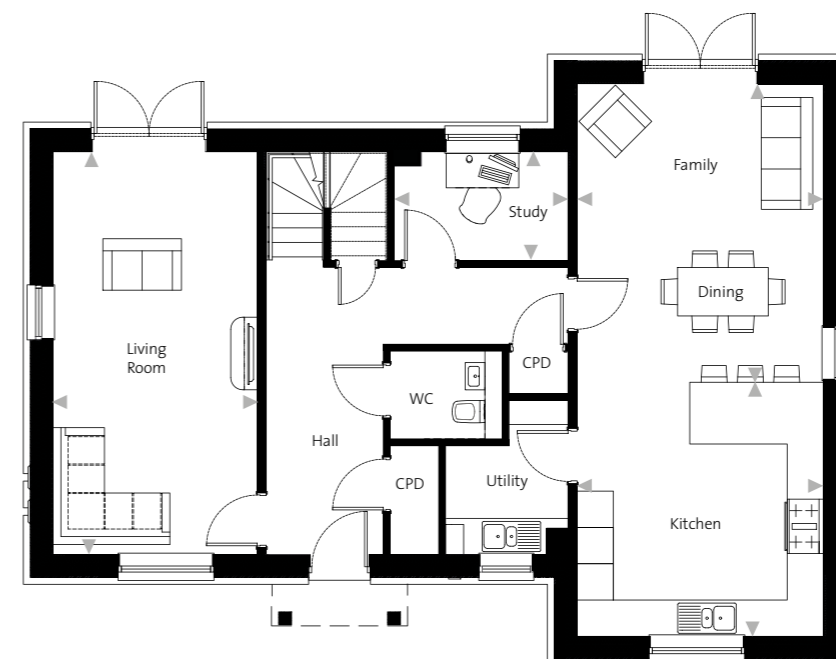


	metric (mm)	imperial
Kitchen	4198 x 4073	13' 9" x 13' 4"
Living Room	6660 x 3375	21' 10" x 11' 1"
Family/Dining	4935 x 4072	16' 2" x 13' 4"
Study	2873 x 1800	9' 5" x 5' 11"
Bedroom 1	4073 x 3650	13' 4" x 12' 0"
Bedroom 2	4184 x 3346	13' 9" x 11' 0"
Bedroom 3	4073 x 3459	13' 4" x 11' 4"
Bedroom 4	3411 x 3200	11' 2" x 10' 6"

First Floor



Ground Floor



Computer generated illustration and floor plans show plot 12. Plot 14 is a mirror image. Elevational treatments vary throughout. Please refer to sales representative for final finishes of each property. \*GIA – gross internal area is taken to a minimum of 1500mm. Dimensions are intended for guidance only and may vary by + or - 76mm/3".

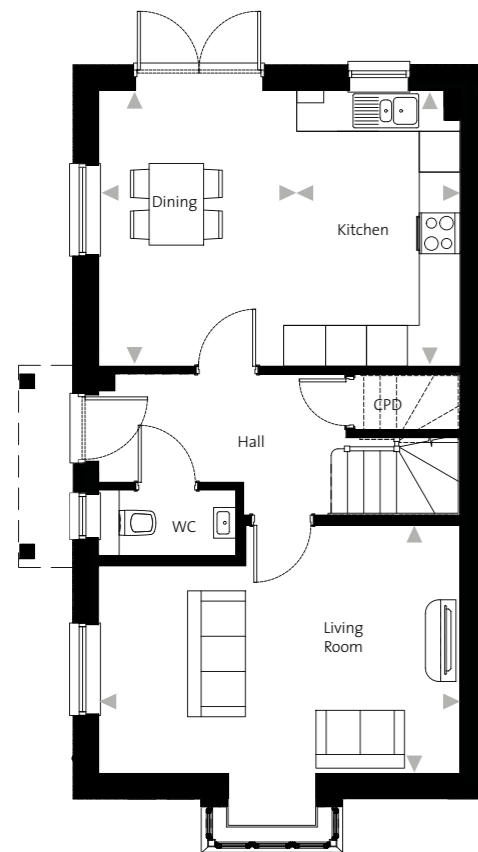
# THE IRIS

Plots 16 & 19 | 2 bedroom with study home | 1153 sq ft (107.14 sq m) GIA\*

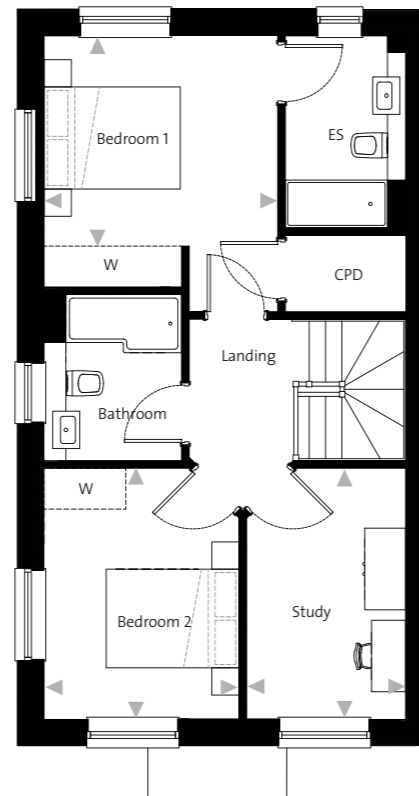


	metric (mm)	imperial
Kitchen	4052 x 2400	13' 4" x 7' 10"
Living Room	5312 x 3646	17' 5" x 12' 0"
Dining	4052 x 2910	13' 4" x 9' 7"
Bedroom 1	3431 x 3088	11' 3" x 10' 2"
Bedroom 2	3682 x 2863	12' 1" x 9' 5"
Study	3682 x 2333	12' 1" x 7' 8"

Ground Floor



First Floor



Computer generated illustration and floor plans show plot 16. Plot 19 is a mirror image.  
Elevational treatments vary throughout. Please refer to sales representative for final finishes of each property.  
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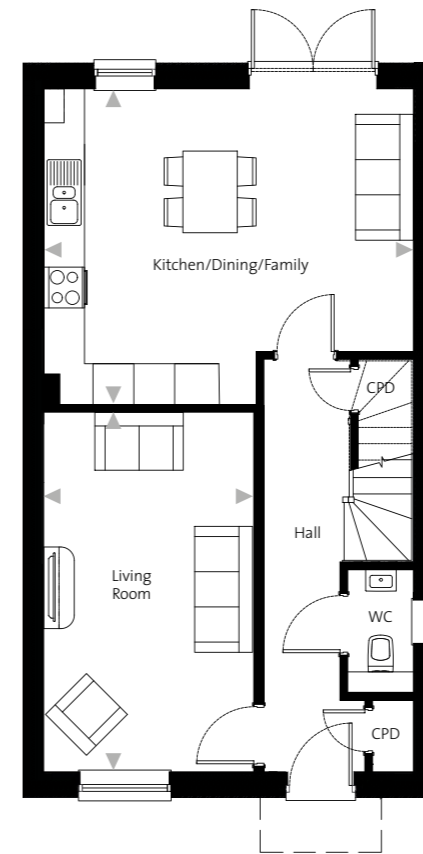
# THE HOLLYHOCK

Plots 17 & 18 | 2 bedroom with study home | 1180 sq ft (109.60 sq m) GIA\*

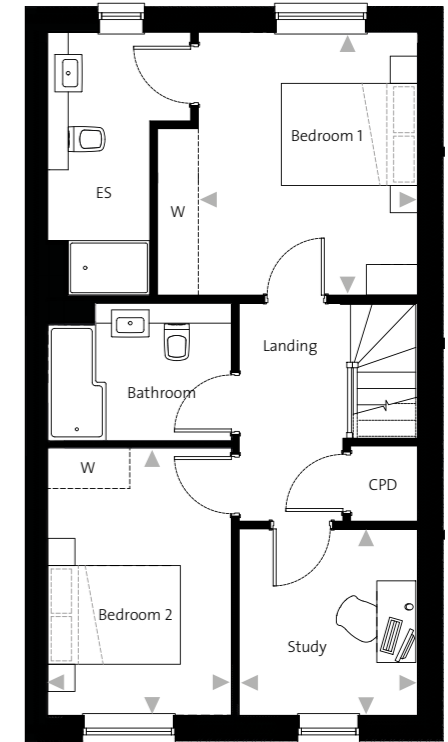


	metric (mm)	imperial
Kitchen/Dining/Family	5432 x 4640	17' 10" x 15' 3"
Living Room	5283 x 3087	17' 4" x 10' 2"
Bedroom 1	3861 x 3219	12' 8" x 10' 7"
Bedroom 2	3925 x 2700	12' 11" x 8' 10"
Study	2739 x 2619	9' 0" x 8' 7"

Ground Floor



First Floor



Computer generated illustration and floor plans show plot 17. Plot 18 is a mirror image.  
Elevational treatments vary throughout. Please refer to sales representative for final finishes of each property.  
\*GIA – gross internal area is taken to a minimum of 1500mm. Dimensions are intended for guidance only and may vary by + or - 76mm/3".

# Specification



## Kitchen

- High quality kitchen furniture in choice of colours\*
- Quartz worktops and upstand
- Glass splashback behind hob where applicable
- 1.5 bowl under mounted sink and chrome hot tap
- Under cabinet LED lighting
- Soft close doors and drawers
- Integrated cutlery drawer
- Amtico flooring in choice of colours throughout kitchen/dining room\*

## Appliances plots 1-4, 7-10 & 16-24

- Integrated single oven
- Black glass induction hob
- Integrated dishwasher
- Integrated extractor hood
- Integrated fridge/freezer 70/30 split
- Integrated washer/dryer

## Appliances plots 11-15

- Integrated single multifunction oven
- Integrated combination microwave
- Black self-extracting glass induction hob
- Integrated extractor hood
- Wine cooler
- Integrated dishwasher
- Integrated fridge
- Integrated freezer

## Utility Room

- High quality kitchen furniture in choice of colours\*
- Laminate worktops and upstand
- Freestanding washer/dryer
- Single bowl inset sink, drainer and tap
- Amtico flooring in choice of colours\*



## Cloakroom

- White sanitaryware with chrome taps
- Under-sink cabinet and wall mirror
- Half height tiling on all walls, in choice of colours\*
- Amtico flooring in choice of colours\*

## Bathroom & En-suite

- White sanitaryware with chrome taps and showers, rain shower to en-suite bedroom 1
- Chrome heated towel rail
- Mirrored wall cabinet including shaver socket
- Full height tiling around bath and shower enclosure and half height on all other walls with sanitaryware where appropriate, in choice of colours\*
- Amtico flooring in choice of colours\*



Computer generated illustration of kitchen.

\* All specification is subject to change and availability at stage of construction. Photographs from a previous showhome.

## Heating & Electrical

- Gas fired wet system underfloor heating to ground floor; compact radiators to other floors
- Combi boiler plots 1-4, 7-10 & 16-24
- Heat Only Boiler with cylinder plots 11-15
- LED downlighters throughout ground floor, bathroom and en-suite; pendants to all other rooms
- White screwless metal sockets throughout (excluding cupboards)
- TV points in kitchen/dining room, living room, study and bedrooms
- TV/SAT distribution system
- Fibre broadband available (subject to connection by homeowner)
- BT points in kitchen/dining room, living room and hall cupboard
- USB & USB-C sockets kitchen/dining room, living room, study and bedrooms

## Hallway

- Amtico flooring throughout in choice of colours with matwell\*

## Internal

- Contemporary grey external / white internal front door with brushed chrome ironmongery, letter plate and doorbell
- White painted internal doors with brushed chrome handles
- All walls painted with Dulux paint, Timeless
- Fitted wardrobes to bedroom 1
- White external with white internal UPVC windows with chrome handles

## External

- Garage plots 11-15
- Shed plots 1-4, 7-10 & 16-24
- Electric car charger
- Front and rear outside tap
- Front and rear double power socket
- Patio and lawn
- Outside lights

## Warranty

- NHBC 10 year warranty



# About Troy Homes

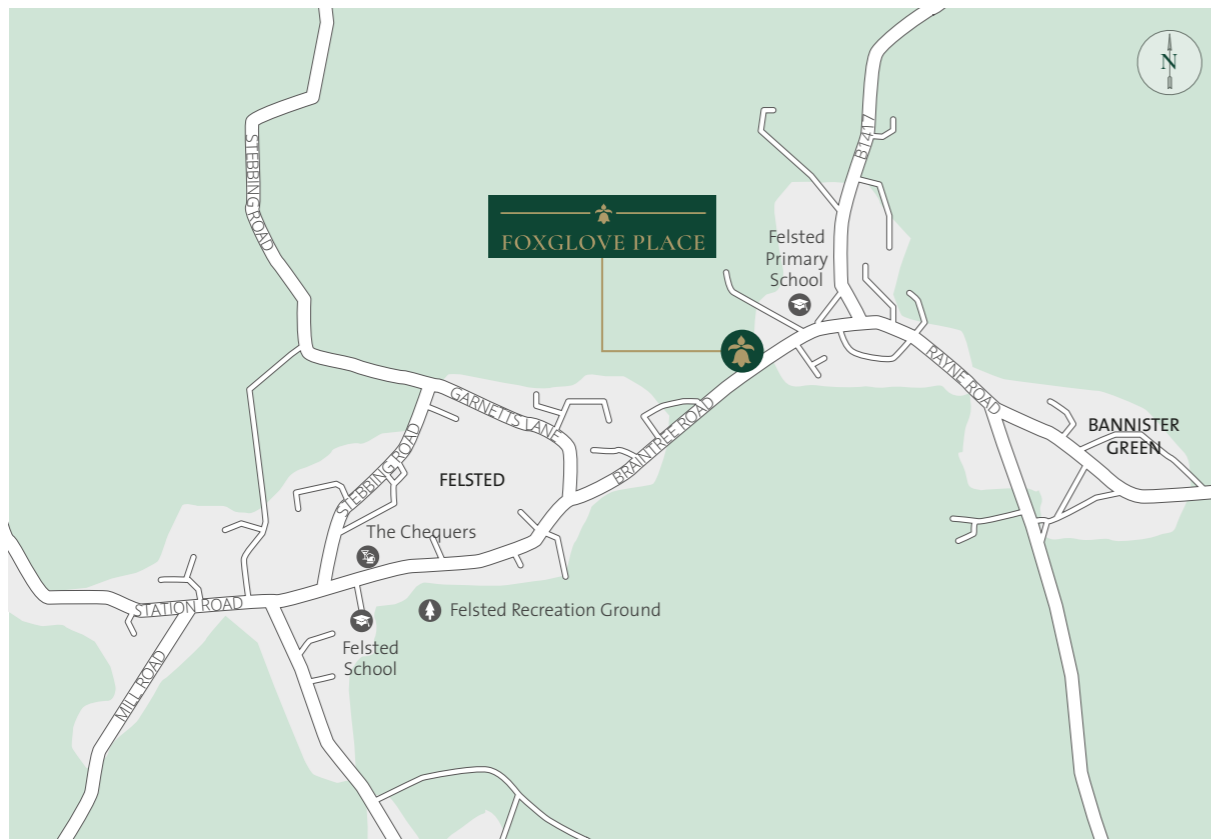
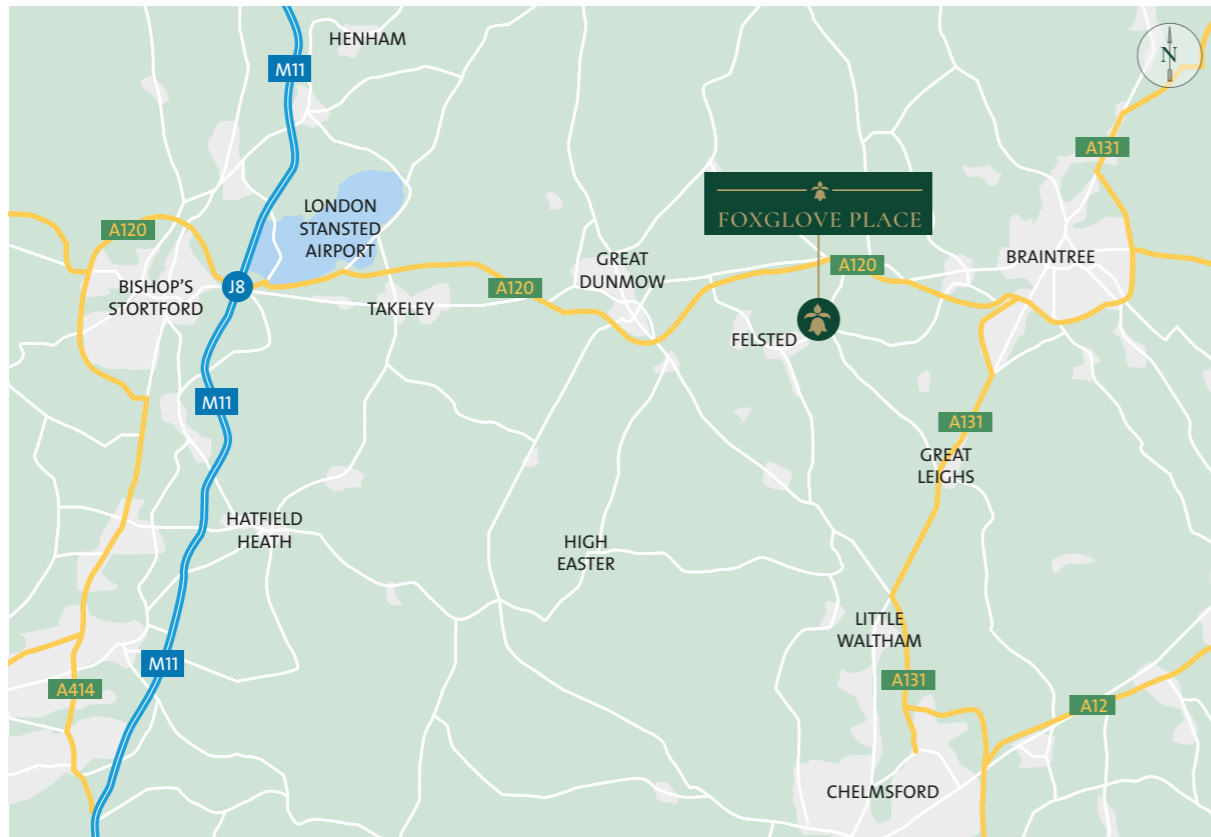
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Founded in 2015, Troy Homes specialises in small to medium sized developments across the South East of England. With an award winning team of experienced and skilled staff, Troy Homes' mission is to create homes that exceed customer expectations.

At Troy Homes, we have a passion for creating vibrant and sustainable communities, with aspirational homes that bring a sense of place to an area, through high quality design and meticulous attention to detail. Each of our sites is carefully selected with the customer at its heart. We involve architects and planning experts from day one, to ensure that our homes are well designed with excellent build quality and a specification to truly impress. From feasibility studies to detailed design through to the development, Troy Homes has a focus on the detail of each home, ensuring a scheme comes to life and complements its surroundings. Our personal and friendly approach, enables us to ensure each home is tailor-made to meet perceived customer needs.





FOXGLOVE PLACE, FELSTED, DUNMOW CM6 3EF (SAT NAV)  careful.height.project

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 07/24.

**CONSUMER CODE FOR HOME BUILDERS**  
www.consumercode.co.uk





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