



# THE LAKES

AT MERKS HALL | GREAT DUNMOW

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SAREN HOMES

EST 2012

## A HIDDEN GEM.

Welcome to The Lakes at Merks Hall – an unrivalled development of three high specification contemporary barn-style residences situated within idyllic country estate surroundings.

This unparalleled location will allow residents to fully relax amongst rolling farmland, tranquil lakes and ancient woodland, while still being connected to modern life. You'll be just moments from the convenient pubs, shops and boutiques of Great Dunmow's picturesque high street, with the bustling centres of Braintree and cosmopolitan Chelmsford also just a quick drive away.

Take the time to explore these exceptional homes, each featuring generously proportioned living spaces, the finest quality materials, sophisticated design features and premium specifications.

**The Lakes at Merks Hall ; where modern luxury and convenience meet the space, fresh air and beauty of the north Essex countryside.**

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The Lakes at Merks Hall

Indicative interior computer generated image is for illustrative purposes only. It shows a shows an imaginary viewpoint looking into the collection. Please ask for full details.

## A UNIQUE AND UNRIVALLED SETTING.

Positioned at the end of a peaceful private driveway, surrounded by protected ancient woodland and beautiful fields, these stylish contemporary homes are in their own magical world. The perfect setting for a luxurious countryside retreat.

The surrounding privately-owned Merks Hall Estate is home to a wealth of wildlife and walks that are easily available to the residents of the seven homes within its boundaries. Within 200 metres of this new collection, you'll also find a lovely 4-acre naturally stocked carp lake – perfect for afternoon relaxation – as well as numerous countryside paths taking you around the enchanting woods and farmland where it's common to see soaring Red Kites, Barn Owls, Muntjac and Roe Deer.

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### ForestViewHouse

5 Bedroom Home  
419 sqm ( 4,510 sqft )  
Pages 12 & 13

2

### LakeViewHouse

5 Bedroom Home  
536 sqm ( 5,770 sqft )  
Pages 14 & 15

3

### Merks Hall Barn

5 Bedroom Home  
537 sqm ( 5,781 sqft )  
Pages 16 & 17



North

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.





Forest View House

Indicative interior computer generated image is for illustrative purposes only.  
Specification and finishes differ in other plots. Please ask for full details



## KITCHENS ENJOYING A TOUCH OF OPULENCE

Naturally the kitchen is the hub of these homes; a stunning place to entertain friends, and where family can catch-up, eat and enjoy quality time together.

The bespoke kitchens have been ergonomically designed and they will be a pleasure to be in. You'll find solid handmade units and doors, complementary high-quality quartz worktops and up-stands, soft-close drawers, ceramic sinks and feature splash-backs.

Anticipating all the requirements of today's busy households, these impressive open-plan areas also come complete with a range of thoughtfully selected integrated appliances.





# BEAUTIFUL, CONTEMPORARY AND FLEXIBLE

With style, quality and convenience at their heart, these beautiful interiors leave nothing to chance and they are perfect for both relaxing and entertaining.

Every element has been put together with the up-most care, skill and professionalism; from the fundamental materials, to the specialist fittings, glazing, modern tiles, frames, and doorways – through to the stunning flooring that completes the luxury overall palette.

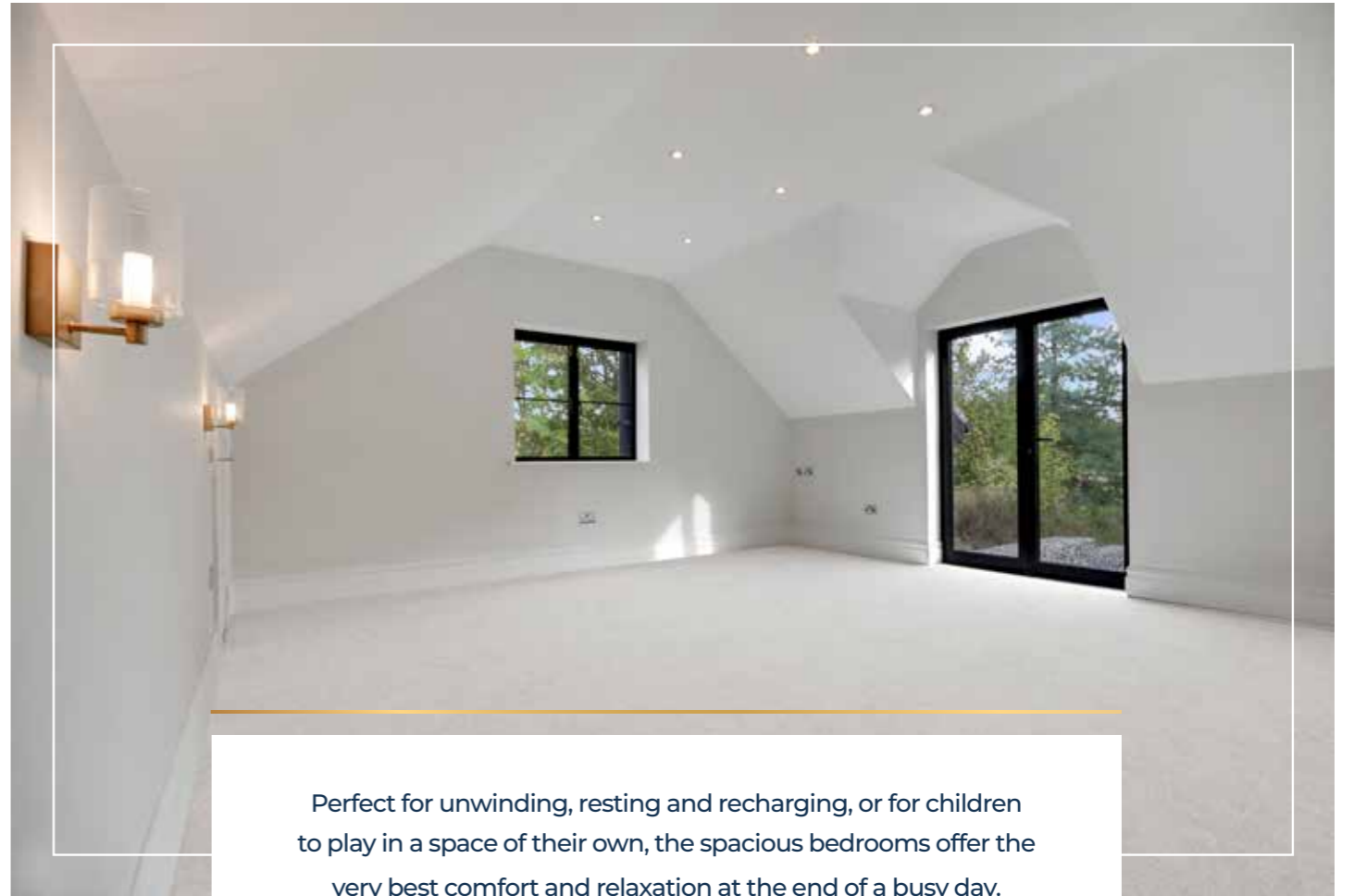
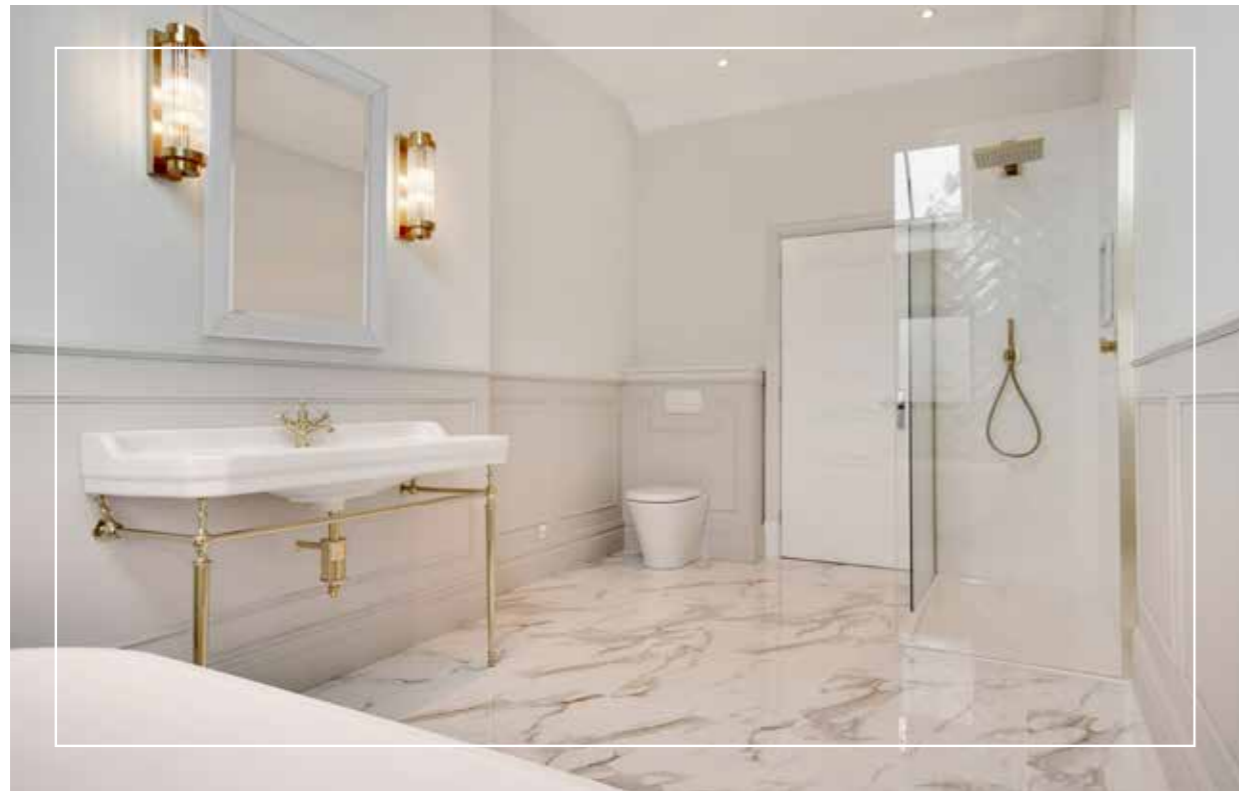
Everything has been specially selected to bring a sense of character, and a combination of subtle downlighters and feature wall lights provide an atmosphere of sophistication throughout the home.

With the internal walls finished in soft neutral tones, from Farrow & Ball, these high-end homes provide the perfect blank canvas for your own creative touches.

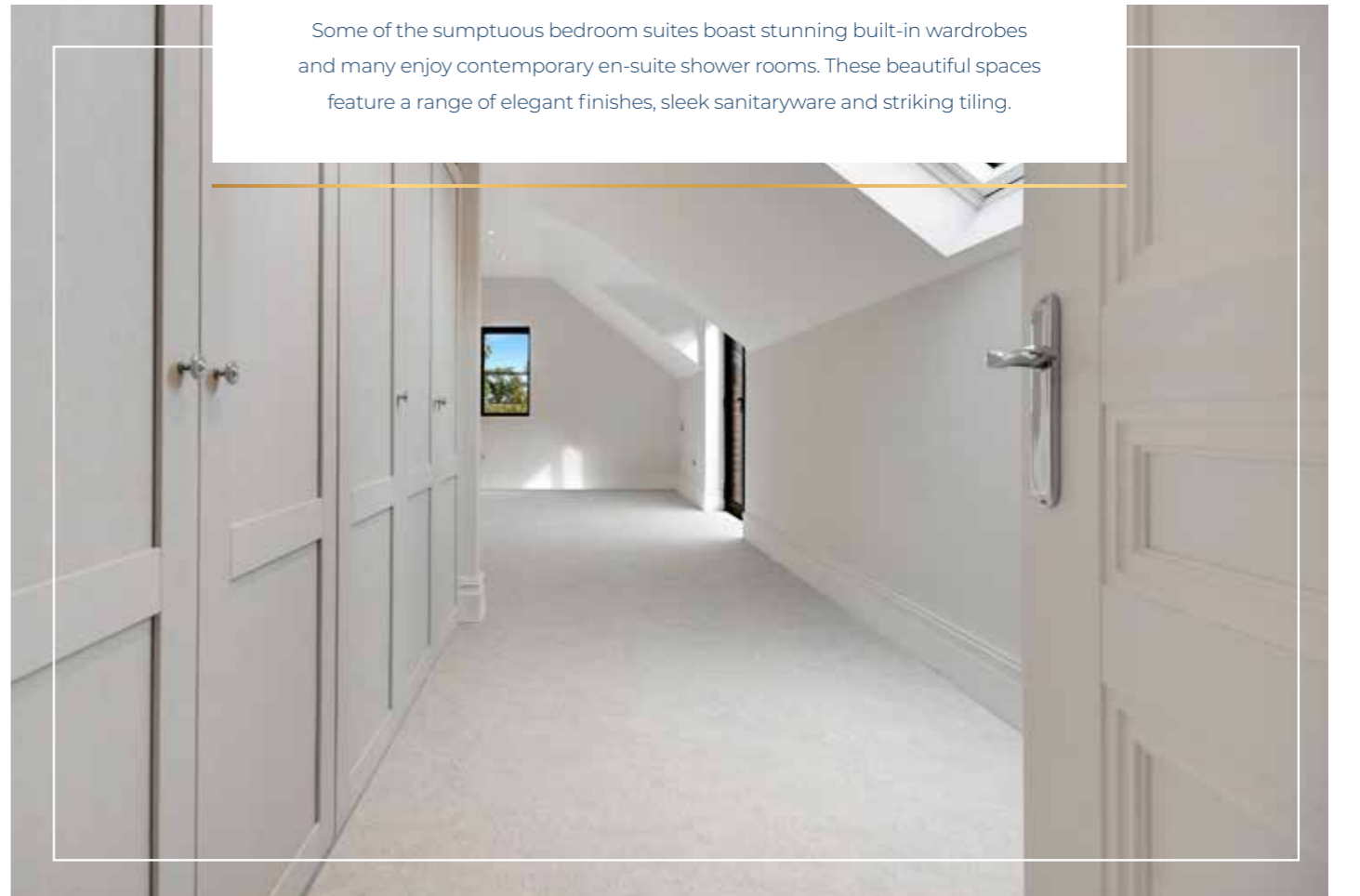


**Forest View House**  
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Specification and finishes differ in other plots. Please ask for full details.

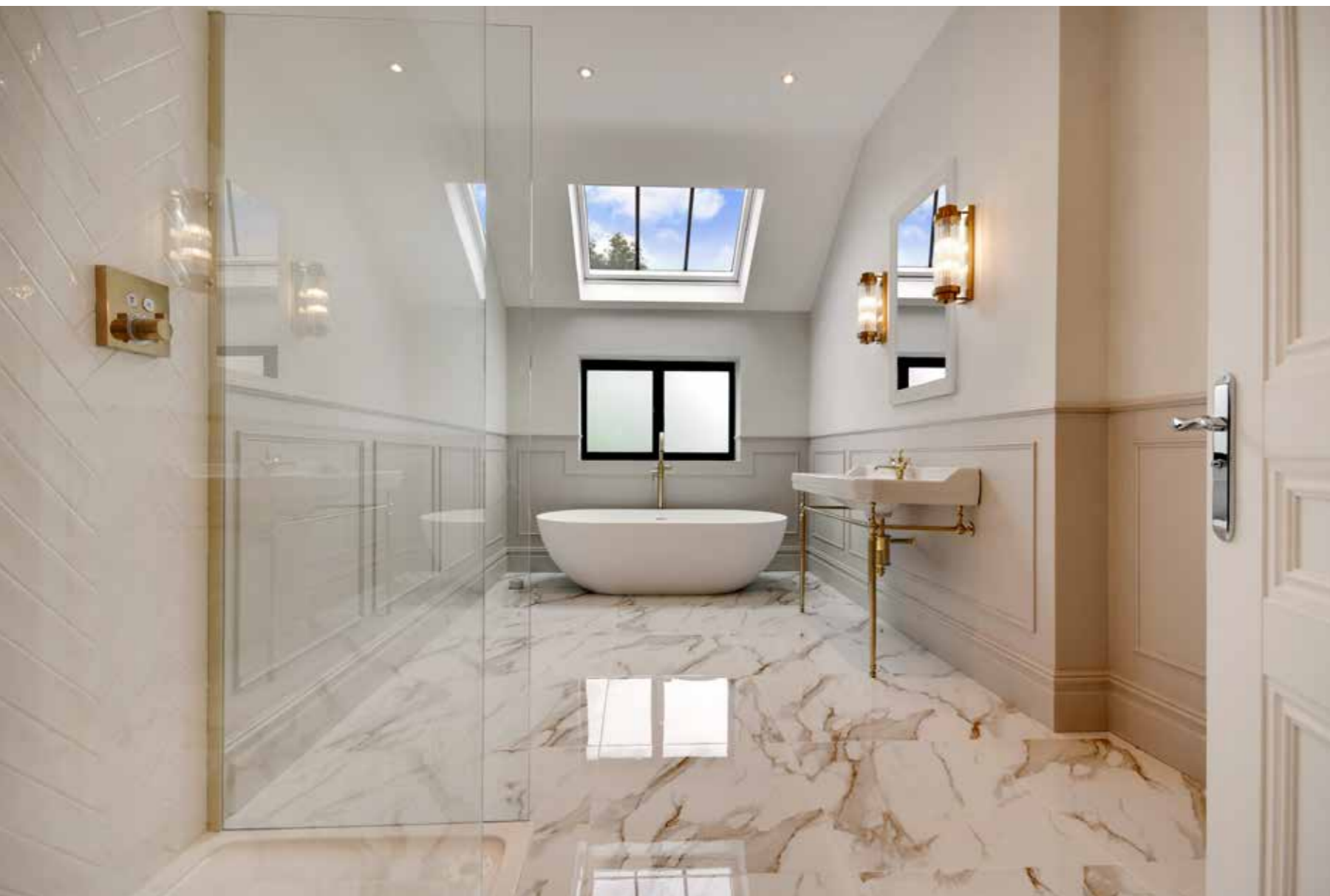




Perfect for unwinding, resting and recharging, or for children to play in a space of their own, the spacious bedrooms offer the very best comfort and relaxation at the end of a busy day.



Some of the sumptuous bedroom suites boast stunning built-in wardrobes and many enjoy contemporary en-suite shower rooms. These beautiful spaces feature a range of elegant finishes, sleek sanitaryware and striking tiling.



## AN ATMOSPHERE OF LUXURY

All the bathrooms and en-suites have been planned and crafted to the highest standards – and the overall effect is one of elegance and indulgence.

Each bathroom and en-suite features sleek Villeroy & Boch sanitaryware alongside Burlington washstands, electric heated towel rails, recessed fixtures, LED downlighters and luxury shower enclosures with Hansgrohe fittings. The principal family bathroom also comes with a beautiful Lusso Stone freestanding bath with a feature gold floor-standing tap.

These luxurious sanctuary's are finished with beautiful hand-selected porcelain marble tiles which cover the wall and floor, and items like electric anti-mist LED mirrors complete these stunning rooms.

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# FOREST VIEW HOUSE



Entering the sensational glass atrium at the centre of this impressive 5 bedroom property, your eyes are drawn to the south wing and the expansive open-plan kitchen, dining and family area that forms the heart of this home. Full length windows on three sides allow natural light to flood the space, while sections of glazed bi-fold doors will make this an incredible indoor-outdoor experience in warmer months.

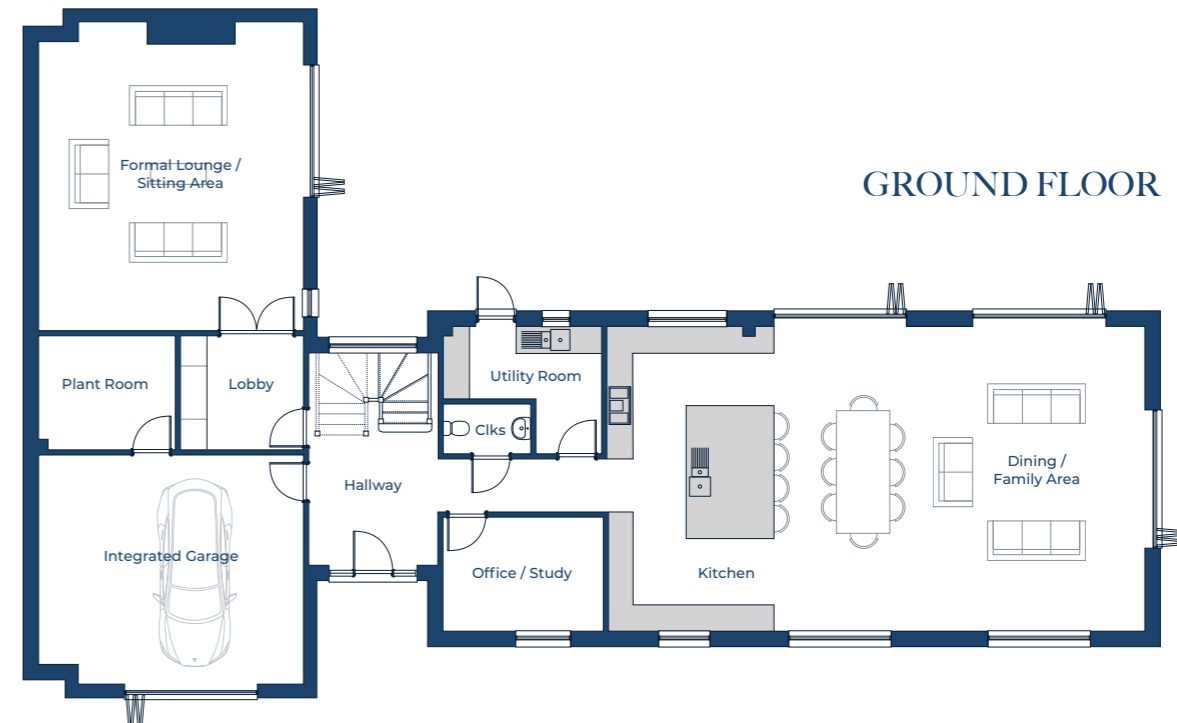
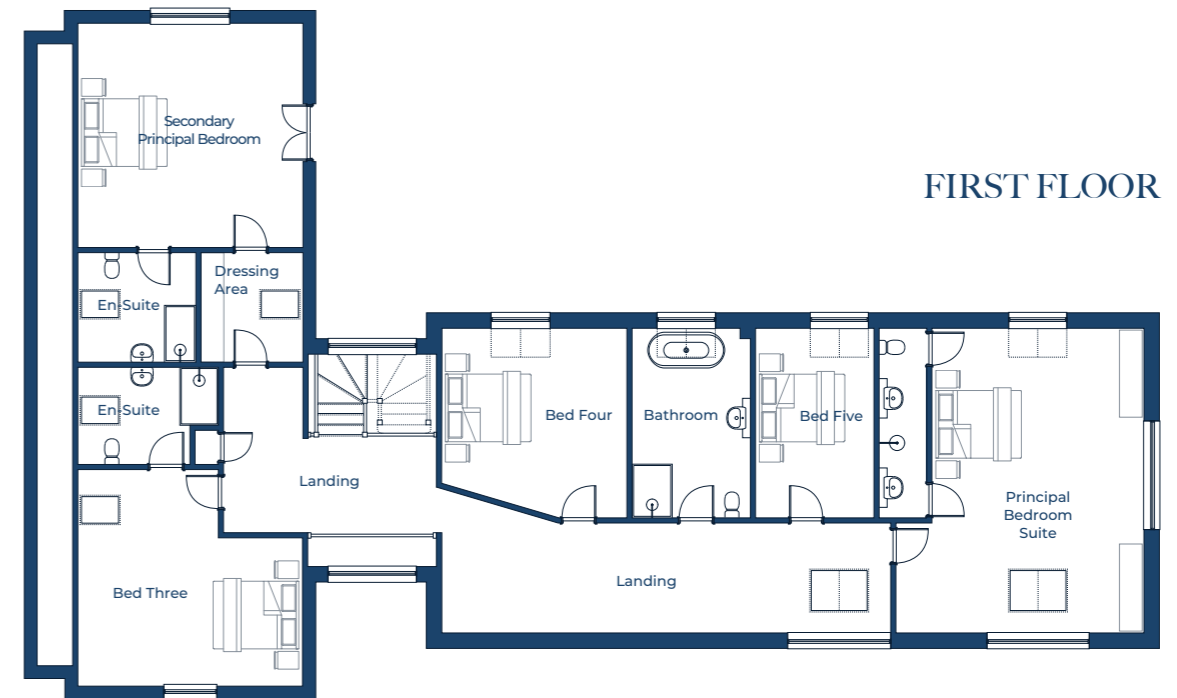
The kitchen features bespoke fitted designer units with ample storage space and a striking preparation/serving island – all fitted with the latest integrated appliances. Completing everything you need for active modern lifestyles, you'll also find a study, utility room, integrated garage with plant room, and a generous formal lounge area with bi-fold doors on the ground floor. Upstairs, the stunning principal suite with a dual-access wet-room is complemented by two sizable bedrooms both with en-suites, two further double bedrooms and an elegant family bathroom.

## GROUND FLOOR

Kitchen / Family	12.2m x 6.90m	40'0" x 22'8"
Living Room	7.00m x 6.00m	23'0" x 19'8"
Utility Room	3.60m x 2.90m	11'10" x 9'6"
Office / Study	3.60m x 2.60m	11'10" x 8'6"
Integrated Garage	6.00m x 5.20m	19'8" x 17'1"

## FIRST FLOOR

Principal Bedroom	6.90m x 5.60m	22'8" x 18'4"
2nd Principal Bed.	5.10m x 5.10m	16'9" x 16'9"
Bedroom Three	5.00m x 4.60m	16'5" x 15'1"
Bedroom Four	4.30m x 4.20m	14'1" x 13'9"
Bedroom Five	4.30m x 2.70m	14'1" x 8'10"
Bathroom	1.43m x 2.70m	14'1" x 8'10"



Gross internal floor area : **419 SQM ( 4,510 SQFT )**

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# LAKE VIEW HOUSE



This incredible, modern barn-style home's sleek exterior belies the impressive range of living spaces within. The breathtaking kitchen, dining and family area dominates the ground floor – a generous space for all activities offset by a beautiful feature fireplace at its centre. Two broad sections of glazed bi-fold doors fill the room with natural light, while the refined designer kitchen and preparation island feature a full range of high-quality branded appliances, and there is a handy utility room for practicalities.

Immediately off the spacious entrance hallway, two double-door entrances lead to an initial living/family area and a guest bedroom with en-suite, while down the hall you'll find a bright office/study and a home gym with outdoor access. Upstairs, the principal bedroom suite is the height of luxury, with an elegant stand-alone bath, dedicated dressing area, en-suite shower room and a large balcony terrace for relaxation in the warmer months. The landing comfortably accommodates an informal seating area, with three further double bedrooms with en-suites completing the property.

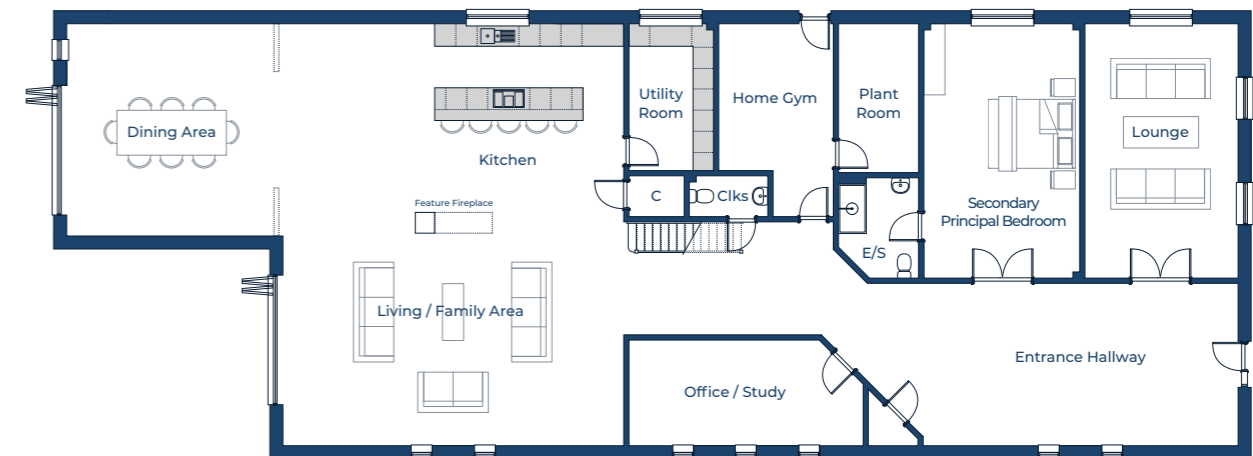
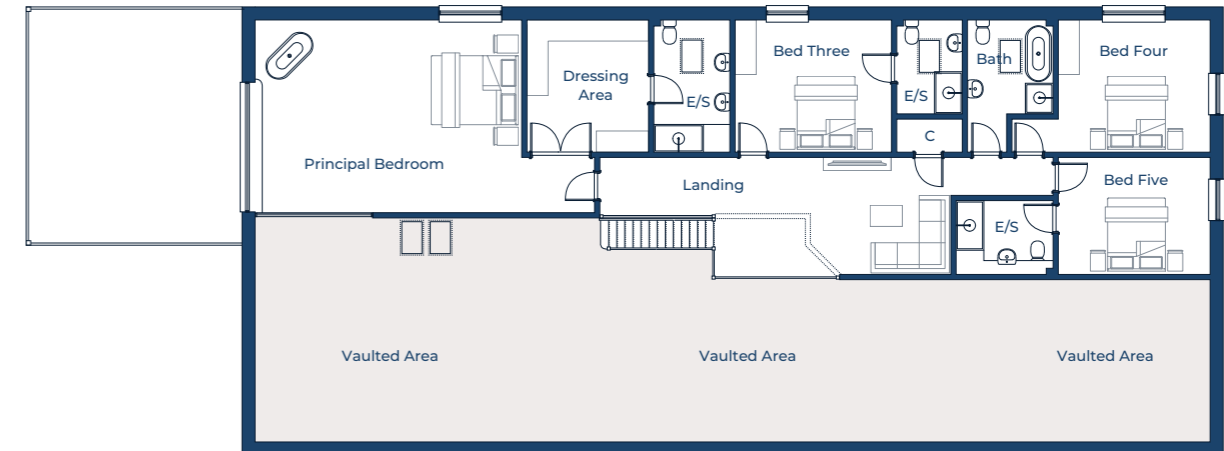
## GROUND FLOOR

Dining Area	6.04m x 6.16m	19'10" x 20'3"
Kitchen / family	12.16m x 9.78m	39'11" x 32'1"
Utility Room	4.26m x 2.47m	14'0" x 8'1"
Home Gym	5.55m x 3.33m	18'3" x 10'11"
Office / Study	6.67m x 3.10m	21'11" x 10'2"
Lounge	7.30m x 4.43m	24'0" x 14'7"
2nd Principal Bed.	7.30m x 4.51m	24'0" x 14'10"

## FIRST FLOOR

Principal Bedroom	7.69m x 5.52m	25'3" x 18'1"
Dressing Area	3.83m x 3.53m	12'7" x 11'7"
Bedroom Three	4.51m x 3.83m	14'10" x 12'7"
Bedroom Four	4.43m x 3.83m	14'7" x 12'7"
Bedroom Five	4.43m x 3.38m	14'7" x 11'1"
Bathroom	2.71m x 2.49m	8'11" x 8'2"

## FIRST FLOOR



## GROUND FLOOR

Gross internal floor area : 536 SQM ( 5,770 SQFT )

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# MERKS HALL BARN



This is a home designed to impress at every level. With convenient entrances via the kitchen, office area and main hallway, you're soon within a host of versatile spaces for every kind of activity, whether getting together or spending focused time alone. The exceptional kitchen features a stylish serving island and every up-to-the-minute integrated appliance, with bi-fold glazed doors taking up the full width of the rear wall. From there, steps lead up to a lounge area, with double-doors leading to the main hallway, where you'll find a bar area and glazed doors onto the rear garden.

The ground floor is completed by an elegant family bathroom, a bedroom with en-suite, a boot room with outdoor access and a quiet TV Room. The generously-sized principal bedroom suite features a substantial luxury double bathroom area and stairs leading up to a large, private dressing room or relaxation zone. Along the hall, a smaller double bedroom faces a separate en-suite and dressing area, with two further double bedrooms with en-suites at the end of the house. The stunning mezzanine landing area accommodates lounge seating below its vaulted ceilings, with stairs leading up to a dedicated cinema room in the final loft space.

## GROUND FLOOR

Kitchen / Family	9.40m x 9.20m	30'10" x 30'2"
Utility Room	3.00m x 2.30m	9'10" x 7'7"
Study / Office	3.80m x 3.20m	12'6" x 10'6"
Formal Lounge	7.10m x 5.40m	23'4" x 17'9"
Hallway / Bar	9.80m x 3.60m	32'2" x 11'10"
TV Room	5.80m x 2.30m	19'0" x 7'7"
Boot Room	5.70m x 1.70m	18'8" x 5'7"
Bedroom Four	4.20m x 3.40m	13'9" x 11'2"

## FIRST FLOOR

Principal Bedroom	9.40m x 9.20m	30'10" x 30'2"
Bedroom Two	8.90m x 3.60m	29'2" x 11'10"
Bedroom Three	4.10m x 3.50m	13'5" x 11'6"
Bedroom Five	4.70m x 3.70m	15'5" x 12'2"
Dressing Room 1	3.60m x 2.00m	11'10" x 6'7"
Dressing Room 2	9.40m x 9.00m	30'10" x 29'6"
Cinema	9.00m x 7.00m	29'6" x 23'0"



Gross internal floor area : 537 SQM ( 5,781 SQFT )

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# Stunning Specifications.

## Kitchen & Utility Room

- Bespoke handmade kitchen with solid ash shaker doors and oak units, light grey with royal blue island.
- Polished nickel handles, soft-close doors and drawers, antiqued mirror splash-back, ceramic double bowl sink, large island with chopping trays.
- White and grey vein quartz worktops to kitchen with a light grey with grey Mogador vein quartz worktop to island.
- NEFF (all integrated) : slide and hide double ovens, microwave oven, integrated coffee machine, 5-ring induction hob and dishwasher.
- Quooker boiling water tap.
- Utility Room with shaker style light grey units stainless steel sink, washer and dryer with drying rail.
- Tiled in Kashmir Perla grey marble porcelain floor tiles.

## Baths, En-Suites & Cloaks

- All bathrooms fully tiled with porcelain marble tiles.
- The main family bathroom is fitted to a bespoke Wainscoting panelling design.
- Floor-standing Villeroy & Boch hidden cistern toilets and glass/polished metal flush plates throughout.
- Chrome or gold Hansgrohe shower valves, shower heads and shower wands throughout.
- Burlington washstands, basins and mixer taps in either a gold or chrome to every bathroom.
- Lusso stone bath with a gold floor-standing tap.
- Electric anti-mist LED mirrors some bathrooms.
- Electric heated towel rails to every bathroom
- Downstairs cloakroom with under-mounted Villeroy & Boch basin, beneath a waterfall quartz surround.

## Details & Finishes

- Painted throughout in Farrow & Ball colour schemes Cornforth and Strong White.
- Cream carpet to all upstairs bedrooms and hallways, and downstairs lounge(s).
- Herringbone Brookes Brothers solid oak wood floor to hallway, kitchen/family room, office and cloakroom, all underfloor heating compatible.
- 9-inch high Regal profile skirting throughout.
- Solid wood 3 panel Victorian style white smooth internal doors with high polished chrome elegance long back plate handles.
- Bespoke solid oak staircase with open risers, finished in 20mm laminated glass to allow for a 'no newel post or handrail' stair. Providing a classically constructed staircase with a modern design.
- Black double glazed windows A rated aluminium and matching bi fold doors.

## General

- Bespoke royal blue built in bar to match kitchen with 2 integrated wine fridges.
- Log burner with inglenook brick surround, oak mantle and pewter hearth.
- Bespoke Wainscoting panelled office.
- Principal bedroom suites come with shaker style bespoke built in wardrobes in light grey with oak colour interior.
- Built in green shaker style purpose built cloak and boot fitted furniture in the lobby.

## Heating & Electrics

- Air source Heat Pump heating. 1x16 kw Mitsubishi unit, 1x8 kw Mitsubishi unit.
- Plant room with 400 litre cold water 3 Bar constant water pressure, 400 litre un-vented Dual air source heat pump hot water cylinder, Bronze pump installed to supply a secondary continuous loop for hot water, providing instant hot water to all taps/showers, water softener pipework system installed (optional if homeowner does or does not want to incorporate it).
- Underfloor heating with Neo Stat Heatmisers (control each room from your phone) throughout the entire property, ground and first floor.
- 3 Phase 300 AMP power to the house.
- 4k HIKVISION CCTV with night-vision, all images backed up to a cloud.
- Starlink satellite operated remote and countryside specific internet.
- Provision for Fast-charge electric car charger.
- Automated garage door, operated from a key fob.
- TV point to every room.
- Cat6 data cable to every TV point.
- USB double sockets to all bedroom suites and kitchen island.
- Mains operated linked smoke detectors
- Lighting plan by design with feature wall and ceiling lights to the hallways, kitchen, lounge, and master suites.
- LED downlighters throughout.

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## PLEASE NOTE :

**The detailed specifications listed on these pages are specific for Forest View House.**

*Although there will be many similarities in the specifications / branded items and finishes across the three plots within the collection – and quality will continue to be of paramount importance – there will be differences in places from plot to plot. This specification is a very good guide, but because we will be selecting the very best options that ideally are suited to the individual characteristics of each plot there will be slight variations.*

**Please speak with our sales adviser for full and detailed specifications of each plot.**



## Buildzone Warranty for New Homes

Each of these homes is covered by a guarantee which includes features such as a 10-year structural warranty cover. ( [www.build-zone.com](http://www.build-zone.com) )

The 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.

THESE ARE SURROUNDINGS YOU'LL LOVE AND ENJOY,  
THE BEST OF COUNTRY LIFE IS WITHIN ARM'S REACH  
AND EVERY OPPORTUNITY IS AVAILABLE NEARBY



Merks Hall Estate's 4-acre carp lake.

## LOCATION

The Lakes at Merks Hall is positioned on private estate land at the edge of the historic market town of Great Dunmow, one of the most desirable regions of north Essex. This is the perfect location for those seeking an exclusive, rural yet well-connected lifestyle.

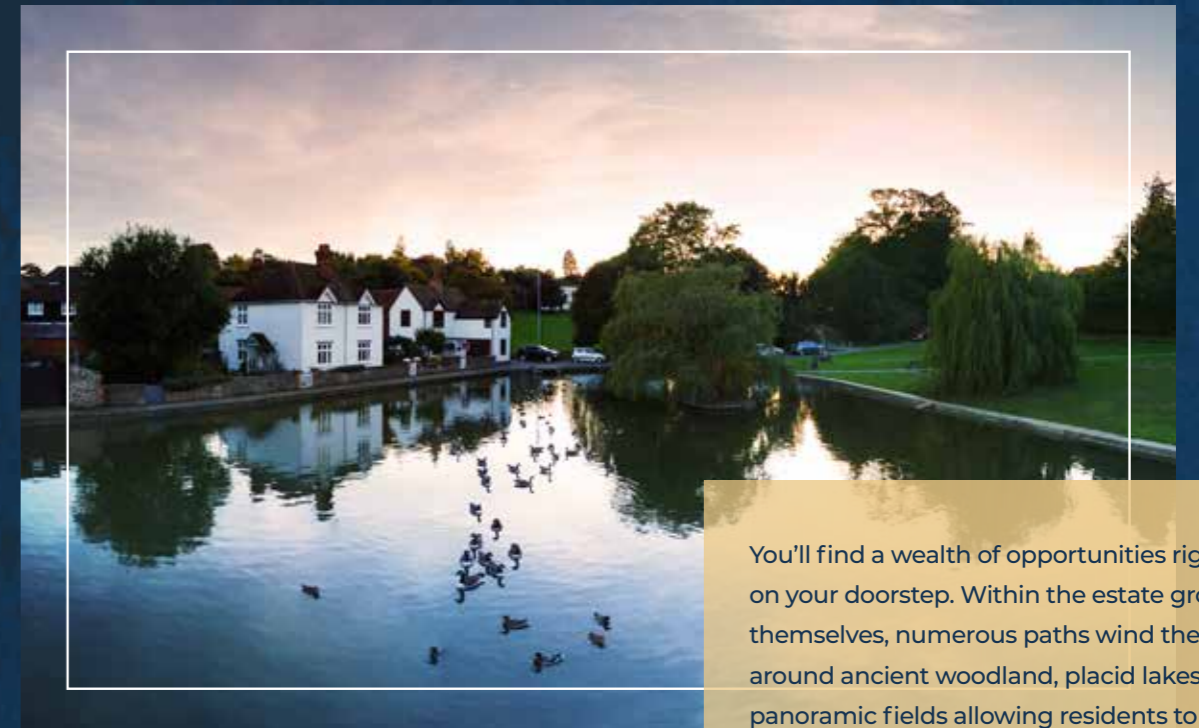
It's just a few minutes via footpaths around the River Chelmer to Great Dunmow's high street, park, recreation ground and numerous facilities. Here, you'll find a host of characterful pubs, eateries and restaurants covering every type of cuisine, as well as a pharmacy, doctor's surgery, Co-op supermarket and specialist outlets for wine, clothing, gifts, jewellery, fresh fruit and more – all within its picturesque streets – with many buildings dating back to the 16th century.

The network of beautiful neighbouring villages in this part of the world is also yours to explore. It's just a 25-minute walk on public paths through local farmland to the nearby village of Stebbing, with its quintessentially countryside pub The White Heart as well as quaint village stores and a well-regarded primary school.

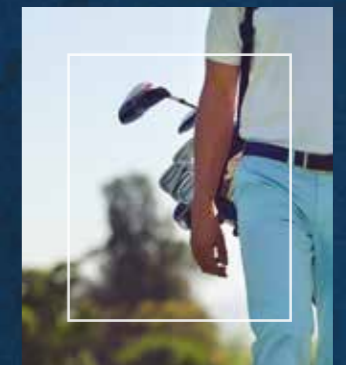
*As well as its characterful high street, Great Dunmow is home to a leisure centre, Tesco superstore, primary schools, secondary school, much-loved pre-school nurseries and scenic parks. But the opportunities don't end there – nearby Braintree and Chelmsford offer further attractions for retail, culture and education.*

LOSE YOURSELF IN THE QUINTESSENTIALLY ENGLISH CHARMS OF THE ESSEX COUNTRYSIDE, CRISS-CROSSED BY PRETTY STREAMS, LAKES, PATHWAYS AND LEAFY LANES.

From tranquil, timeless town life, to commuter convenience, Dunmow combines the old world with the new to unique effect – few places boast such a sense of heritage and history alongside all the amenities and facilities of a modern and vibrant community.



You'll find a wealth of opportunities right on your doorstep. Within the estate grounds themselves, numerous paths wind their way around ancient woodland, placid lakes and panoramic fields allowing residents to enjoy the plants, wildlife and fresh air for an hour or two – or maybe the whole day.



The Lakes at Merks Hall might be secluded but this prestigious collection is certainly not isolated. Halfway between Braintree's bustling town centre and Stansted's international connections – and with easy access to the thriving city of Chelmsford as well as the main thoroughfares throughout the region – this beautiful location's excellent connections belie its tranquil green backdrop.

Whether you choose the A120 or the scenic but direct B-roads, Braintree is well worth a visit for its numerous parks, nature reserves and shops. In addition to the full range of familiar supermarkets, household brands and high street names, its historic streets hold many independent boutiques, specialist stores and eateries to satisfy every taste.

For a full day shopping experience, Braintree Village retail centre is home to over 70 top designer outlets and eateries, while for golf lovers, both The Notleys and Braintree Golf Clubs come recommended, each offering charming fairways and a friendly clubhouse against a beautiful countryside backdrop. Alternatively, from the end of our private driveway, it's just a 10-minute walk to popular local public house The Angel & Harp, a spacious modern rustic establishment with oak beams and red brick fireplace serving a great range of real ales, fine wines, artisan lagers, finely prepared seasonal menus and wood-fired pizza.



Chelmsford also enjoys a great reputation for shopping, with its pedestrianised centre and two indoor shopping malls home to a wide mix of household names, designer brands and colourful market stalls – as well as a number of exciting riverside bars and stylish restaurants. In particular, the recent Bond Street development has become a mecca for upmarket retail, with its branches of Oliver Bonas, Charlotte Tilbury, Mint Velvet, White Company, L'Occitane and flagship John Lewis store attracting fashion lovers.

Chelmsford also offers excellent education choices through the highly-rated King Edward IV Grammar School and Chelmsford County High School For Girls, both of which offer superb facilities, exceptional teaching standards and high achievement results for children from year 8 to sixth form level. Further education options are also well catered for at Anglia Ruskin University's state-of-the-art campus.

*Prospective residents may also wish to note highly-regarded Felsted School is less than five miles away. Offering a high calibre of private education for students from the ages of five to eighteen, it's often a factor when choosing a long-term family home in this area.*

# LOCATION

The Lakes at Merks Hall, Merks Hill,  
Dunmow, Essex, **CM6 3BD**



# CONNECTIONS

## LOCAL HIGHLIGHTS

The Angel & Harp ( Public House )	1 Mile
Great Dunmow High Street	1.5 Miles
Helena Romanes Sch. & College	1.5 Miles
Great Dunmow Primary School	2 Miles
St. Mary's Primary School	2 Miles
Felsted School	4.5 Miles

## NEARBY LOCATIONS

Braintree	9 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	3 Miles
Braintree Village	11 Miles
John Lewis ( Chelmsford )	14 Miles
Tollgate Shopping Park	22.5 Miles
Central Cambridge	36 Miles

## GOLF & FITNESS

Great Dunmow Leisure Centre	1.5 Miles
Great Notley Country Park	9 Miles
Little Channels Golf Centre	10 Miles
Braintree Swim & Fitness	11 Miles
Braintree Golf Club	12.5 Miles

## ROAD CONNECTIONS

A120 [ Dunmow ]	2 Miles
A131 [ Braintree ]	8 Miles
M11 [ J8 / Stansted Airport ]	10 Miles
A12 [ J19 / Borham ]	14 Miles
M25 [ Junction 27 ]	25 Miles

## RAIL ( FROM CHELMS. )

Chelmsford [ CHM ]	14 miles away
Shenfield and Crossrail [ SNF ]	10 Minutes
Stratford [ SRA ]	25 Minutes
Liverpool Street [ LST ]	35 Minutes
Canary Wharf [ DLR ]	55 Minutes

Just minutes from Merks Hall's private driveway, you'll find easy road routes for swift business travel, exciting shopping trips or relaxing weekend drives to enjoy the sights and sounds of this part of the world.

The nearby A120 will take you quickly 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, the charming centre of 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 well-maintained 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 simple direct route to Chelmsford, where you can join the A12 for a fast route to all main locations in Essex and Suffolk. With either Stansted or Braintree stations connecting you with rail travel into the centre of London, everything to meet your transportation needs is at hand.

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