



# FOLLYFIELD GARDENS

STEBBING ESSEX

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GRANVILLE

*Developers of distinction for over 45 years*

A impressive new development of ten high-quality  
family homes in stunning rural Essex.

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GRANVILLE

*Developers of distinction for over 45 years*

“ We are extremely proud of the new homes we are creating at Follyfield Gardens. Charming, attractive and energy-efficient, they're ideal for modern buyers looking for a quality home from an award-winning developer. ”

*Matthew Firth*

Matthew A G Firth

## Welcome to Follyfield Gardens.



Follyfield Gardens is an impressive new development in the rural village of Stebbing, surrounded by the beautiful Essex countryside.

This exclusive range of three and four bedroom family houses has been designed to offer a perfect blend of modern style, classic elegance and contemporary finishes – both inside and out. Ideally positioned for country life, commuting convenience and splendid opportunities for work, leisure, and the very best education, this outstanding new collection really does offer the very best of all worlds – and homes to suit a wide range of purchasers.



This stunning development offers beautiful new homes with sophisticated interiors suited to every lifestyle. With its quiet yet well-connected countryside location, attractive landscaping and strong sense of character, it offers the best of rural Essex living.

In an idyllic location Follyfield Gardens is an impressive new collection of 10 well-appointed 3 and 4 bedroom family homes incorporating quality specifications and thoughtfully planned interior layouts.

Featuring carefully-selected fixtures and fittings, every detail has been considered and each home offers a modern, spacious environment with neutral finishes forming the perfect canvas to create your own rural retreat. Offering open-plan kitchen/dining areas for socialising with family and friends, and more private spaces for relaxing, each home reflects the need for flexible and adaptable modern living spaces.

The landscaping has been thoughtfully curated and with bi-folding doors to every home opening out onto private patios and gardens, residents will feel very connected to this unique setting.

An elegant blend of traditional and contemporary architecture which skilfully complements the beautiful rural surroundings.



UNITED KINGDOM  
PROPERTY  
AWARDS

**AWARD  
WINNER**

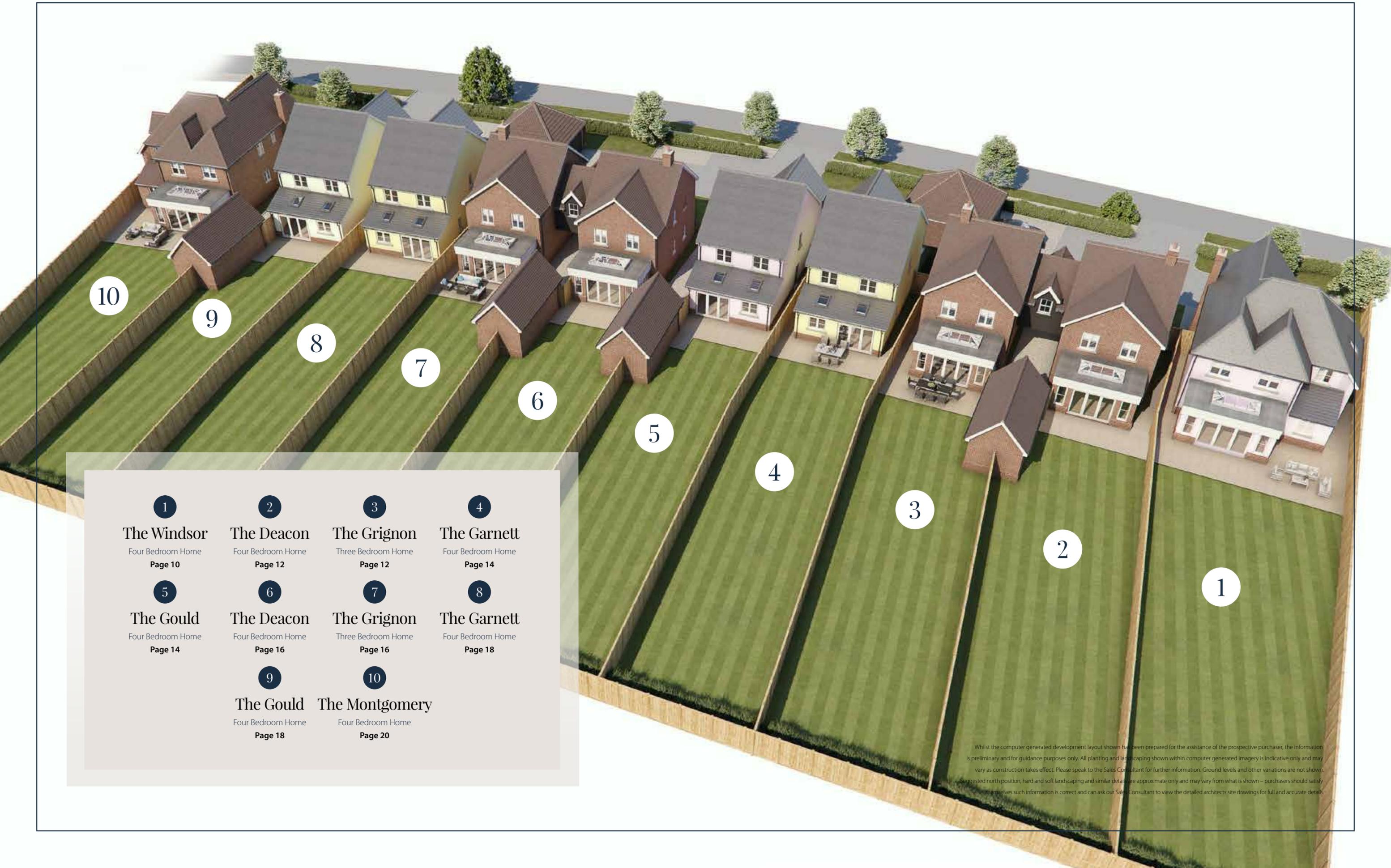
2020-2021



Indicative computer generated image shows Plots 7-10 from left-to-right.  
All planting and landscaping shown within the computer generated imagery is  
indicative only and may vary as construction takes effect. Planting shown  
is an interpretation of how the site may look when matured.



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.



10

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1

**The Windsor**  
Four Bedroom Home  
Page 10

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**The Deacon**  
Four Bedroom Home  
Page 12

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**The Grignon**  
Three Bedroom Home  
Page 12

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**The Garnett**  
Four Bedroom Home  
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**The Gould**  
Four Bedroom Home  
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**The Deacon**  
Four Bedroom Home  
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**The Grignon**  
Three Bedroom Home  
Page 16

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**The Garnett**  
Four Bedroom Home  
Page 18

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**The Gould**  
Four Bedroom Home  
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**The Montgomery**  
Four Bedroom Home  
Page 20

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# Plot 1



## The Windsor

This elegant four bedroom detached home offers plenty of space for you to relax in comfort. The spacious sitting room to the front of the home is flooded with light from the feature bay window, while the open-plan kitchen/family/dining area is the heart of the home – with a large roof lantern and glazed doors leading out onto the rear garden. For convenience there is also a utility room with outside access and a downstairs cloakroom. Upstairs features three bedrooms plus a principal bedroom suite – with an impressive en-suite shower and dressing area. A sleek family bathroom completes the home.

### Ground Floor

Kitchen	6.83m x 6.19m	22'5" x 20'4"
Utility Room	2.48m x 2.03m	8'2" x 6'8"
Sitting Room	5.22m x 3.32m	17'2" x 10'11"
Cloakroom	2.15m x 1.50m	7'1" x 4'11"
Garage	6.64m x 2.93m	21'10" x 9'8"

### First Floor

Principal Bedroom	3.80m x 3.64m	12'6" x 12'0"
Dressing Area	2.44m x 2.06m	8'0" x 6'9"
En-Suite	2.44m x 1.64m	8'0" x 5'5"
Bedroom Two	5.63m x 3.16m	18'6" x 10'5"
Bedroom Three	4.51m x 2.94m	14'10" x 9'8"
Bedroom Four	2.84m x 2.77m	9'4" x 9'1"
Bathroom	3.17m x 2.03m	10'5" x 6'8"



LC Airing Cupboard C Cupboard Clks Cloakroom RL Rooflight Window ► Indicates where approximate measurements are taken from.

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# Plots 2 & 3



Plots 2 & 3 shown from left-to-right.

## The Deacon & The Grignon

Walking into these welcoming family homes, you'll be immediately greeted by the well-proportioned sitting room – before being struck by the spacious open-plan kitchen/dining/family area with a feature breakfast island and plenty of natural light from the large roof lantern and glazed doors that lead onto the rear patio and garden. There is also a convenient downstairs cloakroom. Upstairs, you'll find a principal bedroom that is complemented with an en-suite shower room, alongside two other double bedrooms and a family bathroom. The Deacon (Plot 2) has an additional fourth bedroom.

Ground Floor			First Floor		
Kitchen	6.43m x 5.86m	21'1" x 19'3"	Principal Bedroom	4.70m x 3.61m	15'5" x 11'10"
Utility Room	1.95m x 1.85m	6'5" x 6'1"	En-Suite	2.24m x 1.54m	7'4" x 5'1"
Sitting Room	3.55m x 4.01m	11'8" x 13'2"	Bedroom Two	3.40m x 3.37m	11'2" x 11'1"
Cloakroom	1.85m x 1.50m	6'1" x 4'11"	Bedroom Three	3.40m x 2.39m	11'2" x 7'10"
			Bathroom	2.04m x 2.24m	6'8" x 7'5"
			Bedroom Four *	5.30m x 3.40m	17'5" x 11'2"

\* Fourth Bedroom to Plot 2 (The Deacon) only.



Plot 2  
The Deacon  
Ground Floor

Plot 3  
The Grignon  
Ground Floor

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# Plots 4 & 5



Plots 4 & 5 shown from left-to-right.

## The Garnett & The Gould

Perfectly planned for modern lifestyles, these four bedroom homes have a welcoming entrance hallway, a generous sitting room with a feature bay window, and an impressive open-plan kitchen/family/dining area, where glazed bi-folding doors open directly onto the rear garden.

You'll also find a utility room with convenient outdoor access and a cloakroom on the ground floor. Upstairs, these family-inspired homes enjoy four good-sized bedrooms – the principal with its own en-suite shower room – and a luxuriously appointed family bathroom.

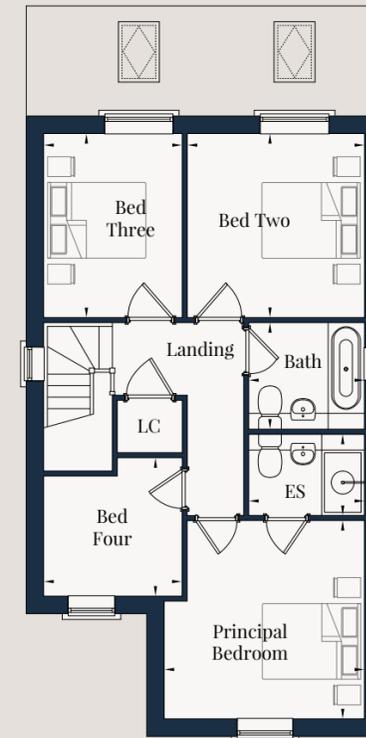
### Ground Floor

Kitchen	5.75m x 6.09m	18'10" x 20'0"
Utility Room	2.24m x 2.05m	7'4" x 6'9"
Sitting Room	4.72m x 3.84m	15'6" x 12'7"
Cloakroom	2.05m x 1.50m	6'9" x 4'11"

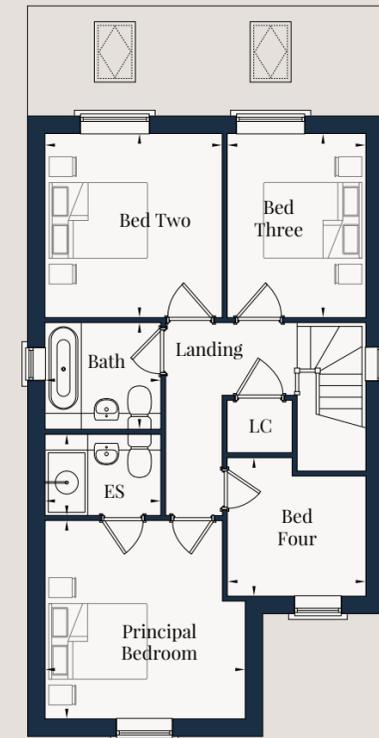
### First Floor

Principal Bedroom	3.77m x 3.42m	12'5" x 11'3"
En-Suite	2.24m x 1.54m	7'4" x 5'1"
Bedroom Two	3.42m x 3.50m	11'3" x 11'6"
Bedroom Three	3.50m x 2.57m	11'6" x 8'5"
Bedroom Four	2.57m x 2.25m	8'5" x 7'5"
Bathroom	2.24m x 2.04m	7'4" x 6'8"

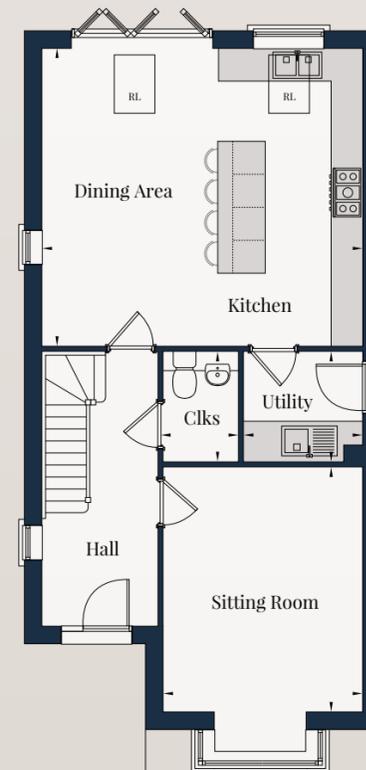
Plot 4  
The Garnett  
First Floor.



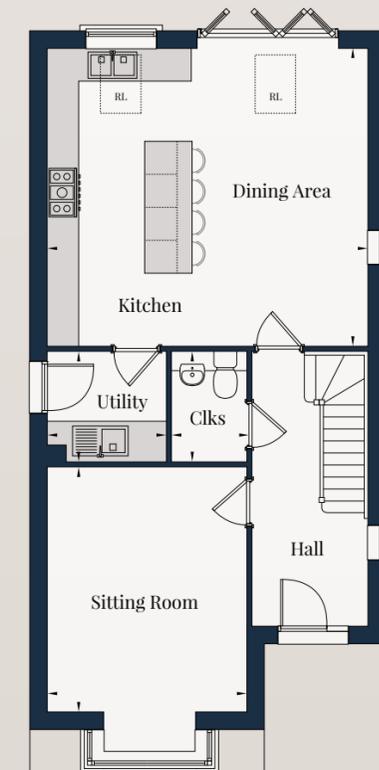
Plot 5  
The Gould  
First Floor.



Plot 4  
The Garnett  
Ground Floor.



Plot 5  
The Gould  
Ground Floor.



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# Plots 6 & 7



Plots 6 & 7 shown from left-to-right.

## The Deacon & The Grignon

These versatile homes are perfect for modern family life. The dual-aspect sitting room is ideal for unwinding, while the stunning open-plan kitchen/family/dining area is flooded with natural light by the panoramic glazed windows and doors that look out onto the patio and rear garden.

Upstairs, three good-sized double bedrooms offer plenty of personal space, with the principal bedroom being complemented by a luxury en-suite shower room. The Deacon (Plot 6) also has an additional fourth bedroom.

### Ground Floor

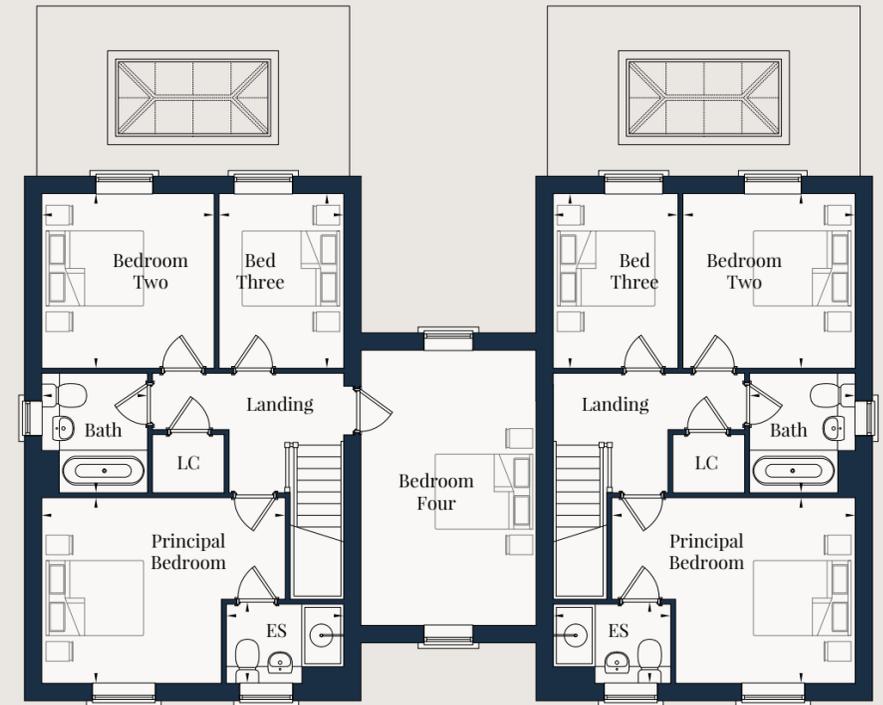
Kitchen	6.43m x 5.86m	21'1" x 19'3"
Utility Room	1.95m x 1.85m	6'5" x 6'1"
Sitting Room	3.55m x 4.01m	11'8" x 13'2"
Cloakroom	1.85m x 1.50m	6'1" x 4'11"

### First Floor

Principal Bedroom	4.70m x 3.61m	15'5" x 11'10"
En-Suite	2.24m x 1.54m	7'4" x 5'1"
Bedroom Two	3.40m x 3.37m	11'2" x 11'1"
Bedroom Three	3.40m x 2.39m	11'2" x 7'10"
Bathroom	2.04m x 2.24m	6'8" x 7'5"
Bedroom Four*	5.30m x 3.40m	17'5" x 11'2"

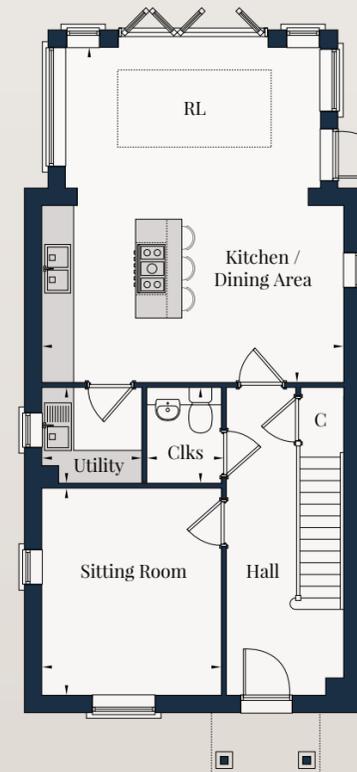
\* Fourth Bedroom to Plot 6 (The Deacon) only.

Plot 6  
The Deacon  
First Floor.

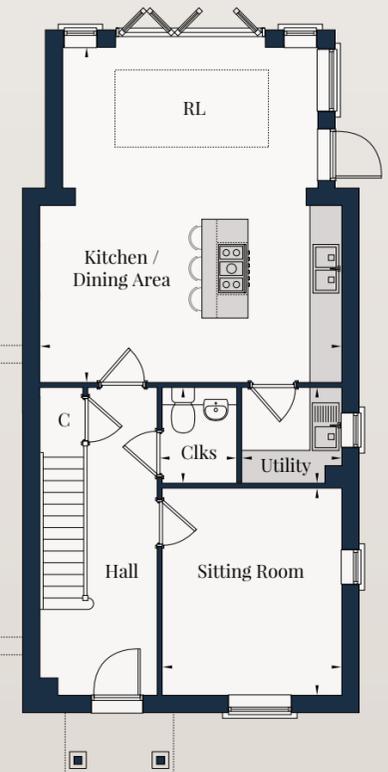


Plot 7  
The Grignon  
First Floor.

Plot 6  
The Deacon  
Ground Floor.



Plot 7  
The Grignon  
Ground Floor.



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# Plots 8 & 9



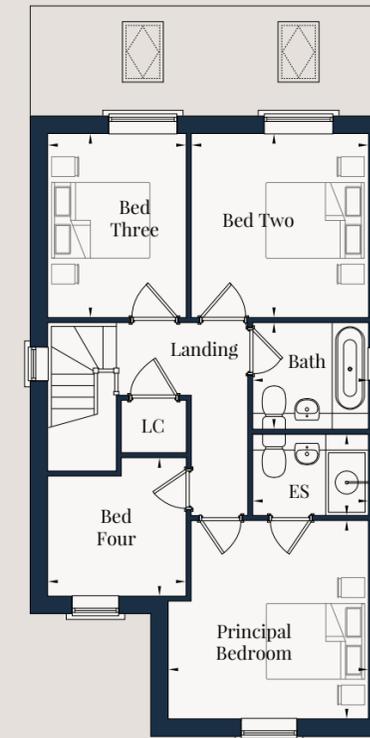
Plots 8 & 9 shown from left-to-right.

## The Garnett & The Gould

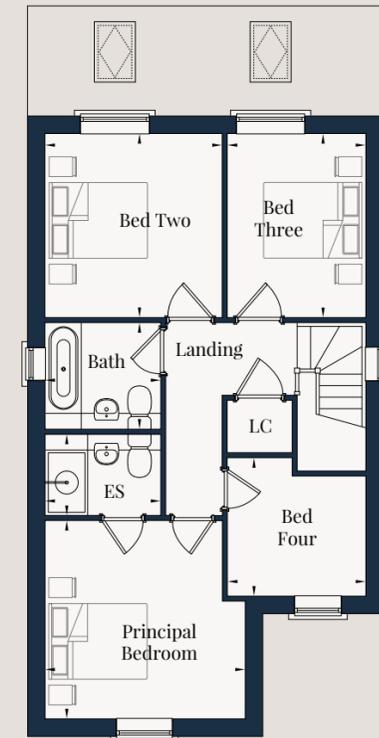
Ideal for active families, these four bedroom homes boast a welcoming entrance hallway, a generous sitting room with a feature bay window, and an impressive open-plan kitchen/family/dining area, where glazed bi-folding doors open directly onto the rear garden. You'll also find a utility room with convenient outdoor access, and a cloakroom on the ground floor. Upstairs, these homes enjoy four good-sized bedrooms, the principal with its own en-suite shower room – and a luxuriously appointed family bathroom.

Ground Floor			First Floor		
Kitchen	5.75m x 6.09m	18'10" x 20'0"	Principal Bedroom	3.77m x 3.42m	12'5" x 11'3"
Utility Room	2.24m x 2.05m	7'4" x 6'9"	En-Suite	2.24m x 1.54m	7'4" x 5'1"
Sitting Room	4.72m x 3.84m	15'6" x 12'7"	Bedroom Two	3.42m x 3.50m	11'3" x 11'6"
Cloakroom	2.05m x 1.50m	6'9" x 4'11"	Bedroom Three	3.50m x 2.57m	11'6" x 8'5"
			Bedroom Four	2.57m x 2.25m	8'5" x 7'5"
			Bathroom	2.24m x 2.04m	7'4" x 6'8"

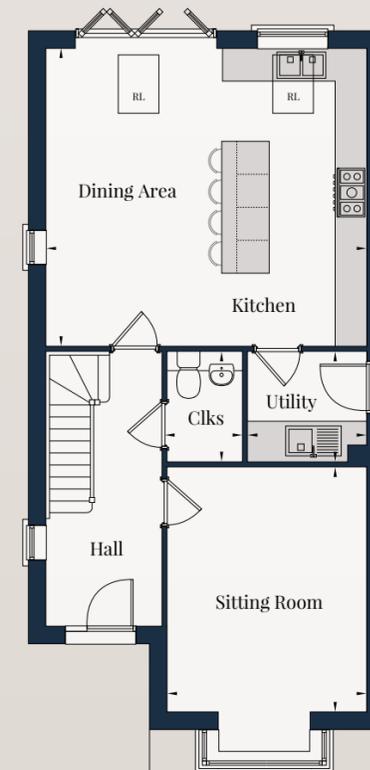
Plot 8  
The Garnett  
First Floor



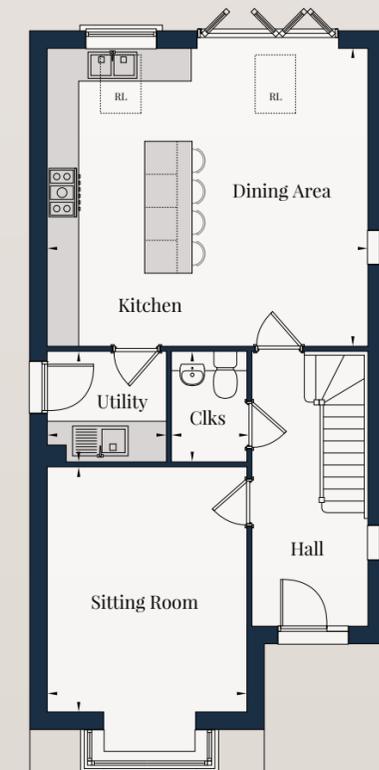
Plot 9  
The Gould  
First Floor



Plot 8  
The Garnett  
Ground Floor



Plot 9  
The Gould  
Ground Floor



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# Plot 10



## The Montgomery

This hugely attractive four bedroom family home, with integrated garage, offers versatile spaces for comfortable living – including an open-plan kitchen/family/dining area with a breakfast island where all the family can gather – and glazed doors opening onto the rear garden for extra natural light and easy alfresco meals in the warmer months. There is also a spacious sitting room, a utility room and a downstairs cloakroom. Upstairs, you'll find a stylish family bathroom, a principal bedroom with en-suite shower room and three further good-sized bedrooms.

### Ground Floor

Kitchen	6.83m x 6.19m	22'5" x 20'4"
Utility Room	2.48m x 2.03m	8'2" x 6'8"
Sitting Room	5.22m x 3.32m	17'2" x 10'11"
Cloakroom	2.15m x 1.50m	7'1" x 4'11"
Garage	6.64m x 2.93m	21'10" x 9'8"

### First Floor

Principal Bedroom	3.80m x 3.64m	12'6" x 12'0"
Dressing Area	2.44m x 2.06m	8'0" x 6'9"
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Bedroom Two	5.63m x 3.16m	18'6" x 10'5"
Bedroom Three	4.51m x 2.94m	14'10" x 9'8"
Bedroom Four	2.84m x 2.77m	9'4" x 9'1"
Bathroom	3.17m x 2.03m	10'5" x 6'8"



Ground Floor.

First Floor.

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# Specification.

## Kitchens and utility rooms.

We offer a fully individual kitchen design service (subject to build stage) with a bespoke kitchens available in a variety of colours, with a choice of handles, appliances, and lighting. Kitchen and utility room worktops are quartz stone as standard.

## Cloakrooms.

Floor standing W/C with wash hand basin and tiled splash back behind.

## Bathrooms and En-Suites.

The bathrooms and en-suites will be fitted with quality sanitaryware, baths and showers. Taps, bath fillers and mixers will complement the modern style of these rooms. All bathrooms are fitted with a chrome radiator towel rail. Vanity units fitted in Plots 1 & 10.

## Showers and Bathroom Fittings.

All showers are installed with dual control drench head and hand shower combined. All baths include a hand shower from the bath filler as standard, completed by contemporary modern taps.

## Wall and Floor Coverings.

All bathrooms and en-suites will be half tiled and full height in shower enclosures. Kitchen and utility room floors will also be tiled from a wide selection of tiles by Porcelanosa as standard.

## Security.

Our properties are fitted as standard with a modern burglar alarm. Mains operated smoke detectors are also fitted.

Dead latch and five lever mortice dead locks are fitted on front doors. Locks are fitted to all opening windows.

## Decoration.

Ceilings are a smooth plastered finish and painted in white, whilst the walls will be painted in neutral colours and cove cornice is provided throughout.

## Internal Electrics.

There will be ample power points throughout, with downlighters in the kitchen, bathroom and en-suites as standard. Ample television and CAT-6 points are also supplied throughout. USB socket either side of bed in the Principal bedroom. Externally the garages will benefit from power and light connected with an external power point to the rear of each new home.

## Doors, Joinery and Woodwork.

Externally, fascia, soffit and bargeboards along with windows are UPVC, internally 5 vertical panel cottage style doors Oak finished doors are framed by architraves and deep skirting which is white painted as standard.

## Central Heating.

An Air Source central heating system will be installed including a pressurised unvented hot water cylinder as standard.

## External and Internal Walls.

These traditionally built homes will have insulated cavity walls with brick/block work outside and thermal block work inside. Some internal first floor walls will be stud and plastered.

## Gardens and Exteriors.

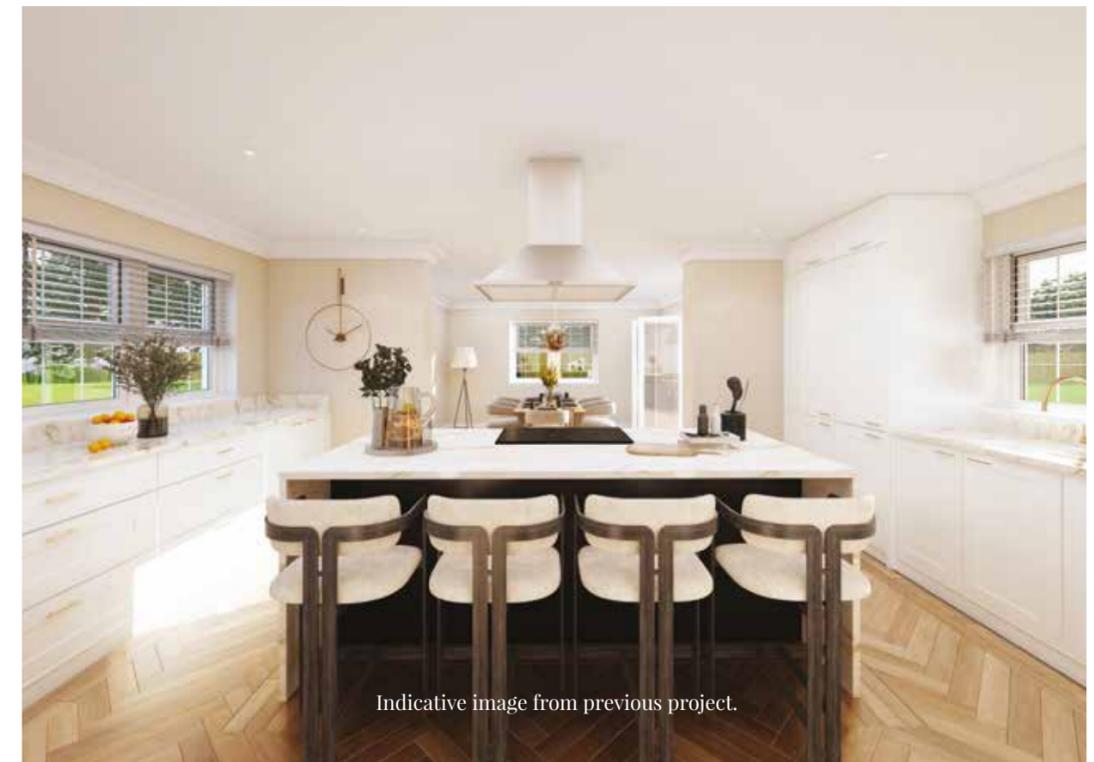
Lawns will be turfed/seeded on completion, and landscaping in accordance with our professional landscape architects' designs.

All homes feature a bespoke hand-carved oak house sign.

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

## Exhibiting a quality specification, these homes offer cutting-edge interiors.

We also offer purchasers the opportunity to personalise their new home with a choice of kitchen units from our standard range, as well as tiling to the first floor bathroom and en-suite. These choices are offered to all 'from plan' purchasers giving you the opportunity to create a family home, finished to be as unique as you are.



Indicative image from previous project.



# Quintessential.

The picturesque village of Stebbing lies in the heart of the charming Essex countryside, bordered by open-fields, unspoiled woodlands and ancient streams. The village has much to offer, with the local convenience store meeting day-to-day grocery needs, and leisure opportunities which include Stebbing Bowling Club's pristine green, the Cricket Club's traditional pavilion and regular activities at the stunning 14th century St. Mary's Church. For relaxing walks any time of year, residents can enjoy the pretty footpaths and bridleways around Stebbing Brook or stroll the grounds of Stebbing Park.

*The White Hart, a highly-regarded pub in the heart of Stebbing, serves variety of real ales and a satisfying menu of authentic stone baked pizzas and freshly-prepared pub classics in cosy surroundings. Popular with both couples and families alike, it offers excellent lunches and evening meals, plus regularly features live entertainment at the weekends. Further eating and drinking options are within a 10 minute drive of home. The Angel & Harp, The Star Inn at Great Dunmow and The Swan in Great Easton all provide top-quality, locally-sourced food in friendly traditional atmospheres.*

For retail therapy, Braintree Village – a hugely popular out-of-town retail park with over 70 outlets of designer stores and quality household brands in clothing, sportswear and accessories – is just 15 minutes away.

Surrounded by a selection of popular food outlets it's the perfect place to explore with family and friends. Or you may choose to take a trip into thriving Chelmsford's bustling shopping district – where you'll find an even wider variety of leading department stores, independent boutiques, coffee shops, galleries and restaurants – all hosted within welcoming pedestrianised areas and modern retail developments.

Health and fitness enthusiasts will be happy to find Great Dunmow Leisure Centre and Braintree Sport & Fitness Club catering to their needs close-by – and the Felsted School Sports Centre – equipped with a 25-metre pool, squash courts and a modern gym – is also open for the general public to use through flexible and competitive member rates.

Golf lovers can enjoy several high-quality courses in the area. Nearest is the Little Channels Golf Centre to the north of Chelmsford, 10 miles away, which has beautiful greens and an excellently reviewed driving range.

South of Braintree, the Notleys Golf Club features undulating fairways, while Braintree Golf Club is known for its countryside location just off the eastbound A120.



# Relax



Shop

A photograph of a couple shopping in a supermarket. The woman is in the foreground, looking at a product on the shelf. The man is behind her, also looking at the product. The shelves are filled with various items, including vegetables and packaged goods.

Play

A photograph of a person playing cricket on a green field. The person is in the middle of a swing, hitting the ball. The background shows a green field and some trees.

Dine

A photograph of a plate of food, including fish and chips. The fish is golden and fried, and the chips are also golden and fried. There are some lemon slices and a garnish on the plate.

# First Class.

Being surrounded by the countryside offers a lovely sense of seclusion, however the world famous destinations and distinguished educational opportunities within close range of Follyfield Gardens are remarkable. With the nationally renowned Felsted School and all the attractions of acclaimed Cambridge – 3 and 30 miles away respectively – as well as a host of other celebrated schools in the area, there really is a wealth of prospects at your fingertips.

Those with young families will be delighted to find the well-respected Stebbing Primary School close-by, and the Patricia Pilgrim Nursery is just over a mile outside the village in Stebbing Green. Other educational options are just a short drive away in Great Dunmow, Rayne, Braintree and of course Felsted.

*Felsted School – one of Essex's most prestigious independent educational establishments, and winner of 'Boarding School of the Year' is only moments away, offering children from pre-prep through to sixth form a first class all round education for both boarders and day attendees. Having recently received the highest grade of 'Excellent' from the Independent Schools Inspectorate for both academic achievement and personal development, it really does provide a fabulous close-by opportunity for learning.*

Chelmsford just over 10 miles from home, is also known for 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. Meanwhile The Helena Romanes School and Sixth Form in Great Dunmow has earned a reputation for its strong sense of values and rigorous curriculum.

*Finally, there's something for everyone when it comes to education, entertainment, culture, leisure and retail within the truly astounding city of Cambridge. Famous the world over, it combines a profound sense of history with a contemporary feel. It's cosmopolitan city centre is home to unrivalled cultural experiences – alongside flagship designer stores, upmarket boutiques and fine dining restaurants in streets, squares, arcades and ornate colleges which date back centuries.*

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# Connections.

Stebbing is conveniently connected to the area's fast and easy travel routes – ensuring everything the wider surrounding region has to offer is within easy reach. From home, it's just a short distance to the A120, which connects you easily with the M11 for the prestigious city of Cambridge and onwards to the Midlands and the North via the A14 and A1 (M). To the South, you can reach the M25 in half an hour and London's North Circular road is approximately 10 minutes further.



## What's Close-by

The White Hart ( Stebbing )	0.9 Miles
Stebbing Primary School	1 Mile
Felsted School	3 Miles
Great Dunmow Leisure Centre	5.5 Miles
Tesco Superstore ( Dunmow )	6 Miles
Great Notley Country Park	7 Miles
Hatfield Forest ( National Trust )	11 Miles



## Key Road Connections

A120 ( Dunmow )	5 Miles
A131	5.5 Miles
Stansted Airport	10 Miles
M11 [ Juntion 8 ]	13 Miles
A12 [ Juntion 19 ]	19 Miles
M25 [ Juntion 27 ]	27 Miles
A1M [ Juntion 4 ]	39 Miles



## Main Towns and Cities

Great Dunmow	5.5 Miles
Braintree	6 Miles
Chelmsford	14 Miles
Bishop's Stortford	15 Miles
Harlow	22 Miles
Brentwood	25 Miles
Cambridge	30 Miles



## Rail Travel Times

Cambridge [ CBG ]	▲ 35 Minutes
<b>Stansted Airport [ SSD ]</b>	<b>11 miles from Stebbing</b>
Harlow Town [ HWN ]	▼ 17 Minutes
Tottenham Hale [ TOM ]	▼ 36 Minutes
London Liverpool Street [ LST ]	▼ 50 Minutes
Oxford Circus [ UNDERGROUND ]	▼ 60 Minutes
Canary Wharf [ DLR ]	▼ 82 Minutes

NB: All travel times and distances are approximate only and are taken from <http://maps.google.co.uk>.  
Train times are from Stansted Airport Station and based on approximate National Rail timings.

*The nearest train station is Braintree, around a 15 minutes drive away, where you can connect with the main line at Witham and arrive at Liverpool Street in around one hour.*



Explore



Travel

*Alternatively, regular services run from Stansted Airport, just 10 miles away, arriving at Liverpool Street in a journey time of round 50 minutes. With Stansted Airport also offering a gateway to the continent, residents will be well-placed for travel to a range of international destinations.*

# Finding Follyfield Gardens.

Warehouse Road, Dunmow, Essex ( Use Postcode : CM6 3SX )



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