



THE PADDOCKS

TYE GREEN - CRESSING

2-5 BEDROOM TRADITIONAL STYLE HOMES



COUNTRYSIDE

Places People Love



THE PADDOCKS

TYE GREEN - CRESSING

Welcome to The Paddocks.
Welcome home.

Hidden deep in the heart of the Essex countryside, yet conveniently located between the bustling towns of Braintree and Witham, The Paddocks is an intimate neighbourhood of luxury 2-5 bedroom homes.

Steeped in history, but with all of the conveniences of modern life, The Paddocks offers the perfect blend of nature and amenities. Just moments from Cressing Train Station and close to both the A120 and A12, you can enjoy the splendour of the natural world and the wonders of country living, whilst still being well connected, wherever it is you need to go!

PLACES PEOPLE LOVE

Discover a home you'll love, in a place you'll adore

Our 2-5 bedroom homes at The Paddocks have been designed for everyday life, and feature all of the facilities, fixtures and fittings you would expect to find in a home designed for a modern and sustainable lifestyle.

Surrounded by lush foliage on every side, with acres of open space ready to be enjoyed, The Paddocks has been designed for families of every shape and size. From first time buyers, to home movers, growing families to downsizers, there is something for everyone in this neighbourhood.



TYE GREEN, CRESSING, ESSEX

Created to a high specification, with the practicalities of life well catered for, The Paddocks is a collection of traditional homes that delivers the best of countryside living.

Beautiful inside and out, and nestled amongst the luxurious greenery of the Essex countryside,

The Paddocks is more than just a collection of houses. It is an oasis of calm for you and your family. Built with community in mind, you'll feel right at home from the moment you arrive.



COMPUTER GENERATED IMAGE OF THE PADDOCKS. ALL ELEVATIONS, ARCHITECTURAL DETAILING AND LANDSCAPING ARE INDICATIVE ONLY AND MAY VARY FROM THE ILLUSTRATION.

PLACES PEOPLE LOVE

Carefully crafted interiors

Designed to bring comfort, convenience and style to daily life, each new home at The Paddocks has been carefully crafted to deliver flexible living spaces that work intuitively and appeal to the senses as you walk through them.

Throughout your home, neutral tones complement the light-filled, generously proportioned rooms. Wood effect Amtico Spacia flooring and luxurious carpet ooze class and sophistication.

From the energy efficient integrated appliances in the high specification kitchens to the stylish white sanitaryware and chrome accessories in the bathrooms, each home has been finished with you and how you would like to live in mind.

It's the very best of modern day living, from the moment you walk in!



TYE GREEN, CRESSING, ESSEX



INDICATIVE PHOTOGRAPHY. SPECIFICATION MAY VARY FROM THAT SHOWN.

Designed for modern day life

The world of work has changed and so have our home designs, as we strive to create beautiful living environments that also support our new ways of working. The collection of homes at The Paddocks has been designed to offer flexible space and layouts that can be configured in the way that works best for you.

We understand that when you work from home, you want a comfortable, practical space where you can focus and get on with the tasks of the day.

Our homes are designed with home working in mind, and come equipped with everything you need to work from the very moment you move in. Alongside almost instant access to high speed internet, each home offers all the space you need for a relaxed and productive work environment, with separate dining rooms and extra bedrooms that allow you to focus in dedicated work areas.





These thoughtfully designed multi-purpose rooms are bright and airy and come with ample space that can be transformed into the work area you need. And with the stunning views outside, and access to the countryside on your doorstep, you can take full advantage of the natural world when you need a break from the video calls, inspiration for a project, or a sanctuary away from the pressures of work.

When the time comes and you have to leave the comfort of your new home to go back to the office, the train station is just a short walk away.





Idyllic village living

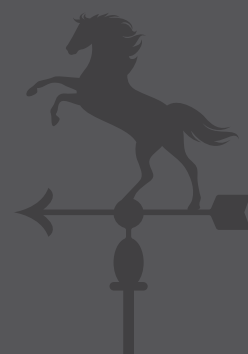
The Paddocks promotes community spirit, and there are plenty of places on your doorstep to meet with friends and family.

For those interested in active pursuits, the local Sports and Social club offers a great way to meet your neighbours, get fit, and engage in the community. The local golf club also has an active social calendar open to both members and non-members and welcomes players of all abilities and ages.

Cressing's Primary School is just a short walk from home and the Alec Hunter Academy for seniors is located just two miles away.

There is also a selection of good pubs and eateries offering a place to meet and relax or a Sunday afternoon roast. From The Willows in Cressing which offers local Coggeshall ales and award-winning food sourced from local farms, to the 16th Century quintessential English Pub the Cross Keys in White Notley.

Whatever your interests, enjoy idyllic living in the surrounding area, then return home to your exquisite rural abode.





Quality in the country

One of the best things about a village like Tye Green is that it makes a wonderful hub for visiting other parts of the local area. Your home may be in sought after Tye Green, but you'll want to explore the nearby villages and towns to get the most out of this beautiful area.

Cressing, the earliest British settlement of the Knights Templar, is in a cluster of settlements with Tye Green, White Notley and Black Notley. Each offer a wide range of things to do. From picnics and bike rides in the park to leisurely walks and soaking up the culture of the local area - there really is something for everyone.

You are close to Coggeshall, a picturesque village located nearby, which is packed with over 300 listed buildings, historic residences, businesses and a selection of unique, independent retailers.

A trip to nearby White Notley is also something to add to your must-do list. A perfectly formed English village that boasts White Notley Park which offers an abundance of scenic walks.

All this and more is located close to your new Countryside home.

Cressing and Temple Barns

Moving to a historic village doesn't mean feeling out of the loop. Today, village life often means having the best of both worlds – quiet, community living, with easy access to the excitement of city life. Living in Cressing is living in history. The area has a rich heritage and for the history lovers, Cressing Temple Barns is a must-do. An ancient monument to the Knights Templar, it is a sight to behold, as are the Medieval barns that are also found here.

Wander around Cressing Temple Barns to soak up the atmosphere and immerse yourself in the incredible history of the area.

The Grade I listed Barley and Wheat Barns are the oldest known timber framed barns and amongst the few remaining Templar buildings in England. Learn about the impressive carpentry techniques that have allowed these buildings to stand the test of time through rain, wind, and snow.





Take some time to admire the Walled Garden that is also located at the site. Bring a picnic, settle down amongst the beautiful foliage, and forget about everything else as you let yourself get swept away by the majestic grounds around you. It's the perfect spot for tranquility and rest, or for the little ones to let off some steam as they explore the natural world in this stunning setting.

Or why not treat yourself by indulging in a delicious 'Tiptree' cream tea at the renowned Tiptree Tea Room.



Be in the country and connected

Under 2 miles from The Paddocks, Braintree is a town bursting full of history, dating back over 4000 years. Now a bustling town surrounded by beautiful Essex countryside, Braintree is a brilliant place to live. The town centre itself presents a variety of high street stores in its George Yard Shopping Centre, ideal for a quick shop or catching up with friends over a coffee.

An evening at the races can be enjoyed at Chelmsford City Racecourse, where races and concerts are held throughout the year. On the outskirts of Braintree there is plenty of natural landscape to explore by yourself, with friends or with your children including Great Notley Country Park. Situated within 100 acres of land, it features Essex's longest play trail.





Designer living on your doorstep at Braintree Village

Renowned outlet shopping village, Braintree Village, features over 85 shops and is just a short drive from The Paddocks. The retail village boasts an array of designer shops, including Kate Spade, Molton Brown and Ralph Lauren, along with a number of other outlets such as M&S, Nike and Levis. Situated within Braintree Village, you will also find a variety of food and drink establishments, ideal for taking a break from shopping.

Across the way from the shopping village sits a leisure park featuring restaurants, a health club and a cinema.

The range of shops and facilities means there is something for all tastes and plenty to entertain individuals of all ages. Braintree Village also offers ample parking, its own train station and a free shuttle bus to and from Braintree town centre.

The city and beyond, on your doorstep

With Cressing railway station less than a mile away, offering direct trains to Chelmsford in just 20 minutes, and London in under an hour, you'll have access to the hustle and bustle of city life in no time at all. Take a day to shop till you drop, watch a show, eat in world-class restaurants and enjoy some of the most famous attractions in the world. And when you've seen it all, hop back on a train and head back to your home at The Paddocks just moments from the train station.

If you're heading off on your holidays then you will love how easy it is to get to Stansted, a mere 16 miles away. For those who prefer to 'staycation', the quick access to the motorway means that the wonders of the UK are yours to enjoy with minimal hassle. You can be on the M25 in under 40 minutes – ideal for short family trips, or extended holidays almost anywhere you want in the UK.



BY CAR



BY TRAIN

(FROM CRESSING STATION)

A120 (GALLEYS' CORNER)

1
MILE

A12 (RIVENHALL)

6
MILES

STANSTED AIRPORT
& M11 (JUNCTION 8)

16
MILES

M25 (JUNCTION 28)
(BROOK STREET)

33
MILES

LONDON

55
MILES

CHELMSFORD

20 MINS

SHENFIELD

32 MINS

STRATFORD

48 MINS

With links to Crossrail, DLR, overground
& underground services

LONDON LIVERPOOL STREET

57 MINS

With links to Crossrail, DLR, overground
& underground services

IPSWICH

1 HOUR 46 MINS

Times & distances quoted are approximate and sourced
from www.google.co.uk/maps and Greater Anglia Enquiries

FOR GREAT ESCAPES

The Paddocks is perfectly located for wherever you need to be.



Perfectly placed for education

Families are at the heart of what we do, and The Paddocks has been created to support even the youngest residents in living their best lives, from the moment they arrive in their new home. From thoughtful features in the design, to careful consideration of schooling needs for children of all ages, you will find The Paddocks to be a haven for the younger members of your family.

When it comes to schooling, The Paddocks is surrounded by some of the very best schools and colleges in the area. Selecting the right

school for your child is never a simple task, but with so much choice, you are sure to find the right fit for your child's unique needs. There is a good mix of both public and private institutions to choose from, offering opportunities for all children to reach their potential in the way that suits them best. And education needn't stop after secondary school; with a superb selection of universities and colleges nearby, lifelong education is within easy reach.



There are a wide range of educational institutions in the surrounding areas for all age groups.



PRIMARY



SECONDARY



FURTHER
EDUCATION



UNIVERSITY



CRESSING PRIMARY SCHOOL

<1 MILE

The main primary school serving Cressing village pupils, offering children the chance to explore, discover and question through a range of exciting learning opportunities both within and outside the classroom.

Ofsted: Good (2017)



BECKERS GREEN PRIMARY SCHOOL

1.6 MILES

Located in the Braintree area, Beckers Green offers a child-focused educational environment, with a nurturing and inclusive ethos where the needs of individual children are supported through a topic led, inspiring and stimulating curriculum.



ALEC HUNTER ACADEMY

1.8 MILES

Promoting strong connections between staff and pupils, with a focus on providing a challenging yet supportive learning environment that helps students develop into resourceful, adaptable and resilient young people.



BRAINTREE SIXTH FORM COLLEGE

2.9 MILES

Braintree Sixth Form College is regarded as unique in the local area, as the college not only provides educational services to pupils 16+, but also works in partnership with local secondary schools to deliver our varied and challenging curriculum, which prepares students for their chosen pathways post-Year 13.



NOTLEY HIGH SCHOOL

2.9 MILES

Focusing on an inclusive and supportive learning environment, Notley High School implements the Bridge Academy Trust Curriculum Policy of providing a broad, balanced, and ambitious offer of learning and progression for its students.



JOHN RAY INFANT SCHOOL

2.9 MILES

Built on the foundational belief that 'Every Child Matters'. John Ray Infant School seeks to offer a positive and inclusive learning environment where every student is provided with the skills, knowledge and attitude for a successful future.



COLCHESTER INSTITUTE (BRAINTREE CAMPUS)

3.3 MILES

The second largest of Colchester Institute's campuses, the Braintree campus is a state of the art facility with courses available in the areas of Computing, Business, Beauty Therapy, Early Years, Digital Media, Construction, and Engineering.



STISTED CHURCH OF ENGLAND PRIMARY ACADEMY

3.8 MILES

Founded in 1836 on the belief that all children should feel welcome at the school, Stisted is a Christian faith school, offering a diverse and inclusive environment aimed at meeting the needs of all students, with enhanced provisions for children with additional and life-long learning needs.



FELSTED SCHOOL

8.6 MILES

Felsted is an independent school offering a first class all round education for boys and girls aged 4-18, within a rural 80 acre village campus. The school offers traditional boarding school education, plus day and contemporary boarding options for local students.



ANGLIA RUSKIN UNIVERSITY

12.7 MILES

A highly respected university, offering students the opportunity to study a range of courses from accounting to animal sciences. Anglia Ruskin offers undergraduate and postgraduate study options.

Distances are approximate and sourced from www.google.co.uk/maps

Why buy new? The benefits of owning a new house

MAKE YOUR HOME YOUR OWN

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. On the other hand, move into a brand new home at The Paddocks and you have the perfect blank canvas to make your home your own.

NO NASTY SURPRISES

Buy a new home at The Paddocks and there will be no nasty surprises or extra maintenance costs waiting for you, plus you'll have the

peace of mind of a 10 year NHBC guarantee. Buy a second-hand home and who knows what you could be faced with.

BUILDING A BETTER PLACE

We create eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living with lower environmental impact and running costs and low maintenance. These provide compelling reasons to choose a new home at The Paddocks.





ST LUKE'S PARK, RUNWELL, ESSEX

About Countryside

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live, where they feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality.

Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love...



COUNTRYSIDE

Places People Love

A history of placemaking throughout Essex

MEADOW RISE, BRAINTREE

Meadow Rise is located on London Road in Braintree, just south of the town centre. This traditional style development uses local palettes and details, whilst seeking to enhance existing landscape of lush, mature greenery.

WOLSEY PARK, RAYLEIGH

On the western fringe of the market town of Rayleigh, Wolsey Park is an exceptional community with green open spaces and parkland that provides the perfect setting for new homes with areas for sport and recreation.

BEAULIEU, CHELMSFORD

At Beaulieu we aimed to set new standards in design, quality and scale – blending inspirational architecture, beautifully landscaped open spaces and an array of amenities. Set around the majestic New Hall School, formerly King Henry VIII's Tudor palace, and its estate parkland, the development is formed as a series of individually designed neighbourhoods that connect to the wider landscape.





BEAULIEU, CHELMSFORD



WOLSEY PARK, RAYLEIGH



MEADOW RISE, BRAINTREE

Commitment to our customers

The teams are working to achieve one common goal: to ensure that you are satisfied and happy with your new Countryside home from the moment that you make your reservation, to the day you move in and beyond.

No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'.

Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at The Paddocks carries our commitment to quality and improvement. Our homes are built to National House-Building Council (NHBC) standards, the technical

benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards.

To find out more visit:

www.nhbc.co.uk/Builders/ProductsandServicesTechnicalStandards

We also carry the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Further information can be found on:

www.nhbc.co.uk/homeowners/what-does-buildmark-cover

Your interests are additionally covered by the Consumer Code for Home Builders which we adhere to. The code helps ensure all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme. Further information on the Code, which gives protection and rights to purchasers of new homes, can be found on: **www.consumercode.co.uk**



www.consumercode.co.uk

www.nhbc.co.uk

The customer service team at
The Paddocks is committed to
providing you, our customers,
with quality homes



How to find The Paddocks



Approaching from Brentwood on the A12 Northbound, take junction 21 for Witham and follow the B1389 towards the town centre.

At the traffic lights turn left onto the B1018 and follow the road for 6.3 miles and The Paddocks will be on your left.

**Dovehouse Field,
Off Braintree Road, Tye Green, Cressing,
Braintree CM77 8JE**

**01376 389171
thepaddocks@cpplc.com**

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