



# SPRINGWOOD GROVE

EPPING

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A *stylish* collection of  
1, 2 & 3 bedroom apartments and  
3 & 4 bedroom houses





## Welcome to Springwood Grove

In the heart of Epping town centre, this charming development boasts a collection of 45 new homes, thoughtfully designed around tranquil, landscaped gardens.

Our stylish selection of one, two and three bedroom apartments, and three and four bedroom houses cater to a range of lifestyles and are perfect for young professionals, growing families and downsizers alike.

A popular market town steeped in history, bursting with character and charm while offering a wealth of forest land and green open spaces. Epping is the ideal place to call home.







## The story, the vision

At Qualis Homes, we are driven to create inspiring places and spaces that are designed for modern living.

Passionate about retaining character and enhancing locality, we are committed to positively shaping the community by investing, building, maintaining and renewing the places where you work, live and play.

### Where it all started

Qualis was established by Epping Forest District Council with the objective of contributing to the continued growth of the local economy, and improving housing and public amenities.

Rooted in the district, Qualis brings an in-depth understanding of the area and an unrivalled commitment to those who live here. We are passionate about designing and building developments that not only champion sustainability, but also embrace diversity and promote strong, vibrant communities.

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Springwood Grove has been thoughtfully designed to complement the existing charm of Epping town centre, delivering a development that both residents and the wider community can all take pride in.

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### Our future vision

Protecting the future of our planet is fundamental to what we do. We're taking a proactive approach to driving innovation in design and sustainable construction. Our goal is to deliver quality, whilst ensuring the environment is at the heart of what we do. We strive to create an even better district and a better world for everyone.

As a trusted and reliable Essex based brand, we believe in our district and its community. Our unique profit for purpose promise, underpins this belief and our ongoing commitment. This is our journey and we are excited to share it with you.



### Reinvesting across our District

Our new homes are part of a much bigger vision. We are reinvesting millions back into the district through local health, recreation and education facilities. Creating employment opportunities, introducing green transport initiatives and cultivating natural green spaces for all to enjoy.

### Championing Sustainability

Sustainability is at the forefront of everything we do. All of our homes are built using a fabric first approach and incorporate a variety of environmentally-friendly features including air source heat pumps, solar panels, electric car charging points, biodiversity roofs, bird and bat boxes and bicycle storage\*.

### Growing Vibrant Communities

The homes available at Springwood Grove offer a range of styles, by design appealing to a mix of residents, fostering the growth of an inclusive, supportive community. As a part of our local community, together we benefit from partnering on local projects and initiatives that ensure our district continues to flourish.

### Creating Quality New Homes

Homes at Springwood Grove have been crafted to offer the best of 21st century living. Together with modern fixtures and fittings, the internal layouts have been meticulously designed to maximise space and light. It's this care and attention to detail that is synonymous with our brand and creates places you are proud to call home.

### Delivering Professional Customer Service

From your very first contact with us, all the way through to moving into and living in your new home, you can rely on the Qualis Team for support and guidance throughout your journey. We are passionate about doing the right thing and are dedicated to ensuring that each of our customers receives a personal, quality service.

For more information visit: [qualishomes.co.uk/aboutus](http://qualishomes.co.uk/aboutus). \*Environmental features vary across our homes and developments, please speak to your sales advisor for further details.

# The Location

Epping offers the perfect blend between country and city living. Surrounded by the rolling hills and lush greenery of the forest, Epping offers you the opportunity to enjoy the tranquillity of rural life, yet boasts a plethora of local facilities.

Located a stone's throw from Epping High Street, Springwood Grove benefits from a variety of high-street shops, boutiques, restaurants, pubs, schools and recreational facilities all on its doorstep.

Epping's historic market is open each Monday throughout the year. A stable favourite with the

locals, its growing reputation attracts visitors from all over the district. With over 84 stalls, buyers can purchase items from fresh fruit and veg, to vintage cheese and nik-naks aplenty.

This quaint little market town also enjoys enviable transport links. The M11 and M25 are both within easy reach and Epping station, on the Central line, boasts direct services to London Liverpool Street in just 38 minutes.

The ideal location for those looking to experience the best of both worlds, Epping really does offer something for everyone!



## Parks and outdoor space

Discover idyllic bliss in Epping's beautiful parks and forests.



## A shopper's paradise

Explore a blend of high street favourites and unique market gifts.



## Great restaurants

Savour the flavour of diverse culinary delights on your doorstep.



## Leisure activities

Enjoy a range of leisure pursuits.



# Epping Forest

Known for being one of the largest areas of ancient woodland in the country, the idyllic Epping Forest is the perfect place to escape the hustle and bustle of everyday life. Retreat into the breathtaking expanse of the forest, renowned for its stunning views and abundance of wildlife.

Steeped in history, myth and legend, and with over 6,000 acres of stunning woodland to explore, Epping Forest remains a sanctuary for wildlife and a source of inspiration for writers and artists alike.

Find a quiet spot to relax, either in the sunshine or the shade, and soak up the true beauty of the ancient forest.



## Bike paths and tracks

Connect with nature as you explore the diverse range of cycling routes available. With a network of scenic paths and tracks winding their way through the forest, you're guaranteed to be enchanted.



## Walking routes

Wander around the many trails and paths discovering a wealth of stunning flora and fauna. Ideal for walking the dog or spending quality time with the family.



## Perfect picnic spots

Stonards Hills Recreation Ground is just a 7-minute walk from Springwood Grove, so whether you're looking for a fun day out with the kids or to relax in the sunshine after a long day's work, you've not got far to travel.

Tube times taken from [www.tfl.gov.uk](http://www.tfl.gov.uk) and are approximate only. Walking times taken from [www.google.co.uk/maps](http://www.google.co.uk/maps) and are approximate only.

# Great spots near you:

It's time to discover your new neighbourhood. With so much to explore and enjoy, you'll never run out of things to do.



**Nearest train station**

**Epping tube station**

**4 min drive**



**Nearest main road**

**M11**

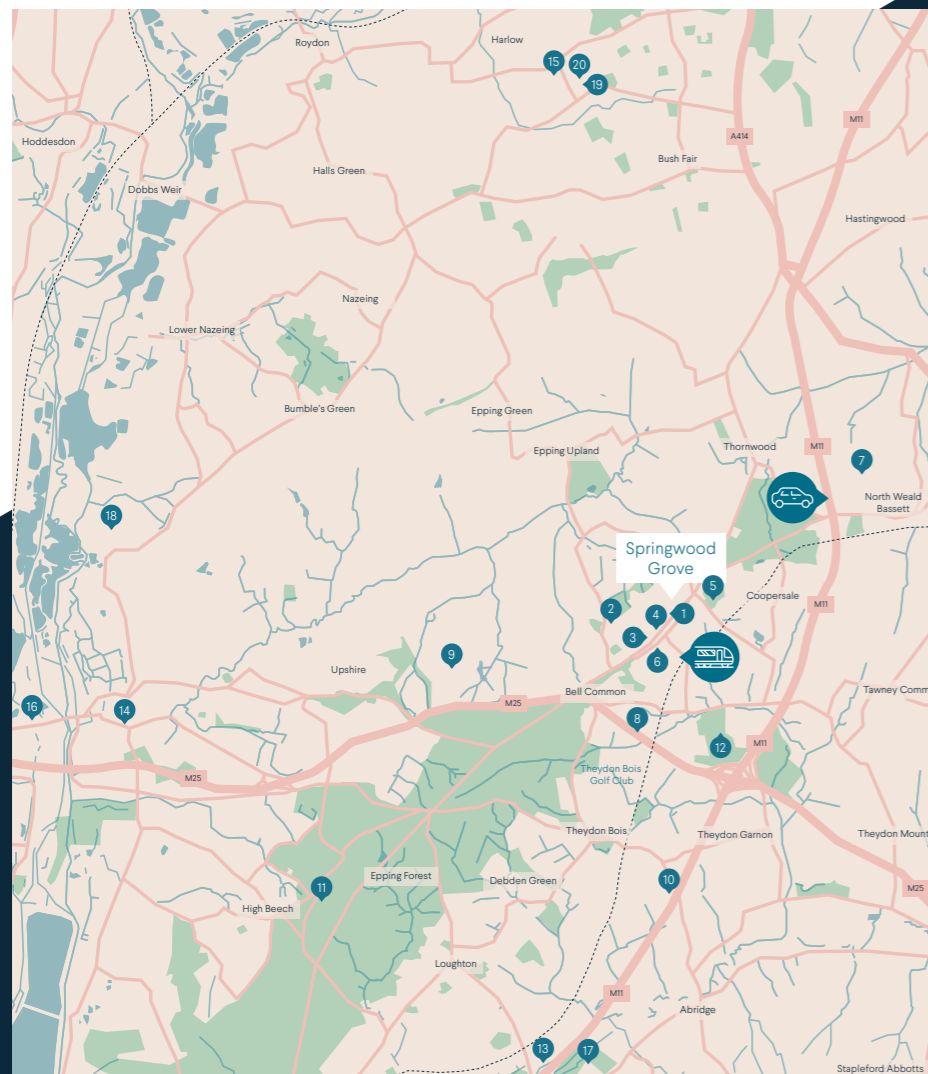
**9 min drive**



**Nearest airport**

**Stansted Airport**

**18 min drive**



Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

## Up to 1 mile

1. Marks & Spencer
2. Epping Tennis, Cricket and Bowls club
3. Tesco Superstore
4. Epping High Street
5. Stonards Hill Recreation Ground
6. Epping Sports Centre

## Up to 5 miles

7. North Weald Airfield
8. M25
9. Copped Hall
10. Theydon Bois Earthwork
11. Epping Forest Visitors Centre at High Beech
12. Epping Golf Course

## Up to 10 miles

13. Epping Forest Shopping Park
14. Epping Forest District Museum
15. Princess Alexandra Hospital
16. Lee Valley White Water Centre
17. Topgolf Chigwell
18. Lee Valley Animal Adventure Park
19. Harlow Playhouse
20. Cineworld



## Epping High Street

Filled with high street favourites and independent stores, Epping High Street is perfect for an afternoon wander and mooch.



## Stonards Hill Recreation Ground

A perfect retreat for all ages, offering a wealth of facilities including tennis, football, basketball, pétanque, skate park and play area; or simply relax and enjoy the open space.



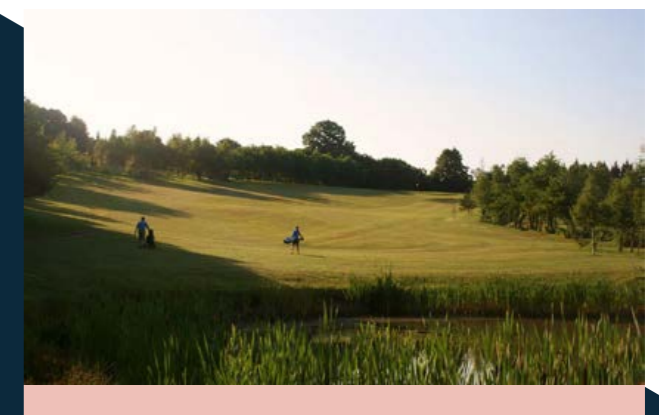
## Epping Sports Centre

A popular local leisure centre with a gym, sports hall and squash courts, offering a range of classes and activities for all ages.



## Epping Market

Coming alive every Monday, Epping Market is brimming with atmosphere and charm.



## Epping Golf Course

Boasting panoramic views of the Essex countryside, Epping Golf Course is renowned for the quality of its greens.



# The Transport

## Keeping you connected

Epping's prime location means getting around has never been easier thanks to the abundance of convenient transport options.

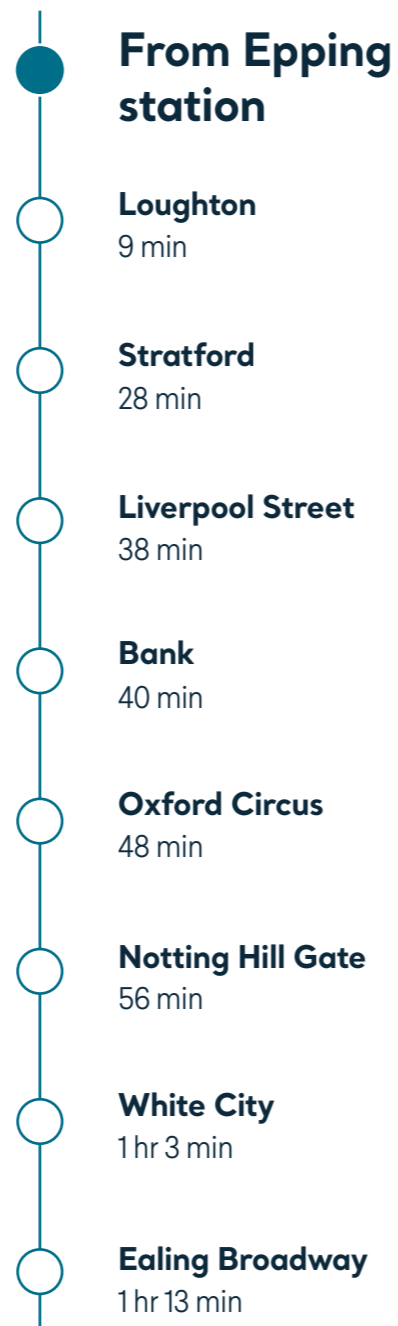
Whether travelling to London for work or play, the town's proximity to the capital is particularly advantageous. Served by the Central line, you have direct access to London's key destinations and attractions.

## Looking to stay local?

Epping is well-connected by bus routes, offering access to nearby towns and attractions. Epping also boasts a wealth of cycle paths and walking trails, so you can enjoy the picturesque countryside on your doorstep.

### Springwood Grove to Epping underground station

-  4 min drive
-  5 min bus
-  15 min walk
-  5 min bike



## By car



## By train

from Epping Station  
to nearest local station

18 min	<b>Stansted Airport</b> 16.4 miles
24 min	<b>Bishop's Stortford</b> 17.7 miles
30 min	<b>Chelmsford</b> 17.7 miles
45 min	<b>Cambridge</b> 38.1 miles
1 10 hr min	<b>Milton Keynes</b> 57.4 miles
1 30 hr min	<b>Oxford</b> 79.1 miles
1 40 hr min	<b>Brighton</b> 86.8 miles

44 min	<b>O2 Arena, Greenwich</b>
50 min	<b>Tate Modern</b>
52 min	<b>London City Airport</b>
53 min	<b>Tate Modern</b>
56 min	<b>Southbank</b>
59 min	<b>West End</b>
1 04 hr min	<b>Hyde Park</b>
















# The Education

Home to a range of schools, from primary and secondary, through to sixth form colleges and universities, there are plenty of educational options to choose from in Essex.

You can rest assured knowing your child will be nurtured and equipped with the skills, knowledge and confidence to succeed as they move to the next stage of their journey.

## Distance from you

<b>Epping Primary School</b>	 12 min walk	 4 min drive
<b>Bright Horizons Epping Day Nursery</b>	 14 min walk	 3 min drive
<b>Ivy Chimneys Primary School</b>	 25 min walk	 5 min drive
<b>Coopersale and Theydon Garnon CE Primary School</b>	 33 min walk	 5 min drive
<b>Epping St John's School</b>	 27 min walk	 5 min drive
<b>Davenant Foundation School</b>	 15 min drive	
<b>New City College</b>	 13 min drive	
<b>University of Essex</b>	 1hr 10 drive	



## Bright Horizons Epping Day Nursery and Preschool

Bright Horizons is a purpose-built, welcoming nursery that provides a safe and stimulating environment for children up to the age of five. Children are given the opportunity to use their imagination and learn through play and exploring.

## Epping St John's School (ESJ)

ESJ is a well-respected secondary school built on Christian values. It has strong focus on academic excellence and a commitment to providing a nurturing and supportive learning environment. This is perfectly balanced with its drive to provide a rich extra-curricular diet so your child develops a variety of interests.

## Epping Primary School

Epping Primary School is a co-educational, inclusive school with the values of dream, believe, achieve. The school offers a broad and balanced curriculum and creates a caring learning environment that develops all pupils' confidence.

## New City College

Teaching a range of vocational courses, post-16 students are provided with a combination of theory and practical learning to enhance their employability skills and career options. New City College is passionate about supporting students with their studies, but also their mental health and finances.





# The Specification

All our fixtures and fittings have been carefully selected with the customer in mind to create stylish and efficient homes.


## Kitchen

- Contemporary matte finish kitchen with soft close drawers and doors
- Silestone worktop with matching upstand and splashback behind hob
- Under wall unit LED lighting
- Stainless steel one-and-a-half bowl sink with mixer tap
- Bosch single oven in stainless steel
- Bosch microwave in stainless steel to 3 bedroom houses
- Bosch combination microwave oven in stainless steel to 4 bedroom houses
- Bosch frameless induction hob
- Integrated extractor hood
- Integrated fridge/freezer and dishwasher
- Freestanding or integrated washer/dryer subject to layout

## Communal spaces

- Cycle and bin storage space for apartments with individual storage for houses
- Lift access to all entrance floors within apartment buildings

## Bathrooms, en suites & cloakrooms

- White Roca sanitaryware throughout
- Vado chrome mixer tap to hand basins\*
- Shower over bath with overflow bath filler and screen\*
- Fixed shower to shower enclosures with hand shower and screen\*
- Heated chrome towel rail
- Shaver socket to main bathroom where no en suite
- Porcelanosa half-height tiling to all walls with full height around bath and shower enclosure
- Matching floor tiles to bathrooms and en suites with  cloakrooms **subject to design**
- Feature wall tile to back wall of shower and bath

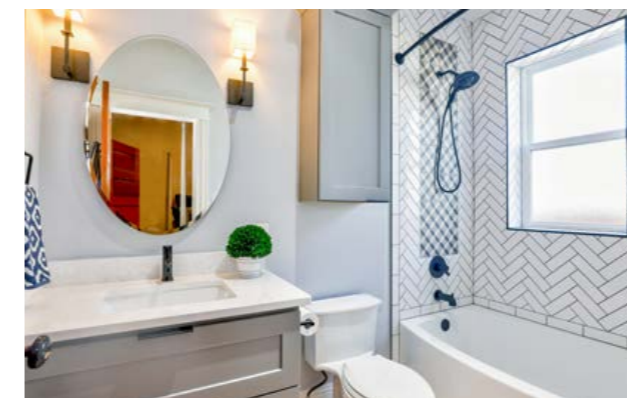
## Heating and hot water

- Air source heat pump to houses with radiators throughout
- Main pressure hot water cylinder to houses
- Contemporary electric radiators to apartments
- Main pressure thermal store hot water system to apartments

\*All brassware with restrictive flow.

## Lighting and electrical

- Energy-efficient downlighters to kitchen, hallway, WCs, bathrooms and en suites
- Pendant lighting in living/dining room, landing and bedrooms
- White sockets and switches in living, dining area, hallways, and bedrooms, including USB charging to selected locations
- Satin stainless steel sockets and switches to kitchen
- TV & communications socket to living room and principal bedroom
- Wall mounted light fittings to all balconies, terraces and private gardens
- Wall mounted light fitting with PIR to front door of houses
- External socket to all houses and selected ground floor apartments
- Video door entry system to apartments
- Wired door bell to houses
- Smoke and heat detectors positioned as required



It's the finishing touches, the thoughtful details, that can – and do – make all the difference.

## General finishes

- Double glazed, aluminium windows with matching doors to balconies and gardens
- Front entrance door with multi-point locking system
- White internal doors with dual finish door furniture
- Skirtings, architraves, internal doors and staircase painted in a white satin
- Walls and ceilings painted in white emulsion
- Carpet to all bedrooms, stairs and landings
- Karndean flooring to hallway, kitchen, living, dining area to apartments, and throughout ground floor to houses
- Paving to balconies and ground floor apartments with terraces
- Turfed rear garden with paved patio to houses
- External tap to houses and select ground floor apartments

## Additional information

- Build-Zone 10-year warranty
- An estate charge will be payable by all residents with an additional service charge for apartments for the maintenance of the shared facilities and communal areas
- Freehold houses
- Apartments with 250 year lease



# Your Qualis Homes Customer Journey

Congratulations on choosing your brand new Qualis home.

We know that buying a home is always a big step, but we're here to make the process as simple and stress-free as possible.

That's why from reservation to aftersales, and everything in between, we will guide you along the way.

## Keeping in touch

Throughout your customer journey, your Sales Advisor will be in regular contact, providing updates and information. Don't forget, if you have any questions, we're just a phone call away.



### Step 1

#### Reservation Process

Once we have verified your ID, we'll take you through your Reservation Checklist, which covers everything you need to know about your new home. This is followed by the Reservation Agreement, which provides further details about your purchase, including the terms of sale. After this, you will be asked to pay your reservation fee.



### Step 2

#### Contract Exchange

Following the Reservation Process, we'll issue a contract to your solicitor with a target exchange date. They will then do their due diligence before sending you the contract for signing and also request the deposit ready for exchange. If you are buying with a mortgage you will need to get this in place.



### Step 3

#### Home Quality Check

Once your new home is ready, the warranty provider will conduct their final inspection. The build team then adds the finishing touches before we carry out our Quality Qualification. Once completed, we will serve notice to your solicitor. At this point you can discuss move-in dates.



### Step 4

#### Home Demonstration

This gives you the opportunity to look around your finished new home, from top to bottom, and familiarise yourself with all its features and fittings. If requested, you will also be offered the option to carry out a Pre-Completion Inspection.



### Step 5

#### Home Move In

Once your solicitor has put legal completion in motion and monies have been received, we'll contact you to let you know you're the proud owner of your new Qualis home. Your Sales Advisor will meet you at your home to congratulate you and hand over the keys.



### Step 6

#### Aftersales Service

Following your completion, we'll stay in contact to see how you're settling and getting used to your new home. You also have the reassurance of our 2-year Qualis Homes Warranty, along with the 10-year Build-Zone Warranty. So, if you need any help or support, our dedicated team are only a phone call away!

# Embracing our community

As a truly local property company, we constantly strive to create new, sustainable developments that enrich our community.

This is fundamental to our bigger vision, to create places where people can grow, thrive and make lasting memories. We support vibrant, diverse, and inclusive communities that foster a sense of belonging. Drawing on our heritage and looking forward to a bright future together.

As a profit for purpose developer, our commitment goes beyond the homes that we build. We embrace partnership

working to develop effective, productive relationships with community groups and stakeholders. We are driven by the needs and desires of our district and how together we can create lasting opportunities.

That's why we've reinvested millions of pounds back into our district; its people, its economy, its environment, and most importantly, its continued prosperity.



## Why buy new?



### Chain free

No buying chain means less stress, no delays and the potential for a quicker sale.



### Brand new

Our homes are packed with energy efficient features and finished to high specifications so you can enjoy the best of modern living.



### Blank canvas

Make your home your own. With our new homes, you're starting from scratch, so you can put your stamp on your home from day one.



### 10-year warranty

All our homes come with a 10-year warranty, so you can move in with peace of mind, knowing that in the unlikely event anything does go wrong, we've got you covered.



### Low maintenance

Your home has been built with modern, energy-efficient durable materials, which are less likely to need regular maintenance and reduce the risk of costly repairs in the first few years.

# Championing Sustainability

At Qualis Homes, we're passionate about building homes for the future. Our homes are innovative both in their design and development. To us, minimum standards are just a starting point and we're committed to going above and beyond to achieve more.

Qualis homes are built with the next generations in mind and utilise low-carbon construction methods and locally-sourced materials. We take pride in incorporating high-performing glazing, high-efficiency insulation and cutting-edge heating and ventilation systems. As a result, you could save up to 64% on your energy bills - that's an estimated household saving of over £180\* a month.

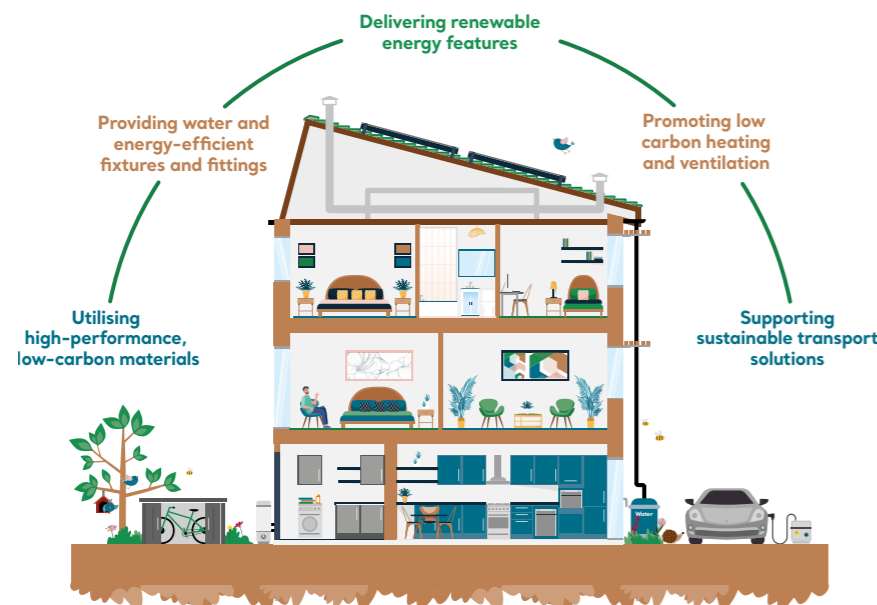
We recognise that sustainability isn't just about how we live in our homes, it's also about how we travel to and from them; it's the little things that can make a big difference.

The locations of our developments are carefully considered and take full advantage of the choice of transport links available within the district. Many offer on-site electric vehicle charging,

bike storage and car clubs, so our residents have the option to make sustainable choices and lower their carbon footprint.

Biodiversity is essential to supporting our environment. Our developments include a wealth of sensitively selected plants and trees that run, ribbon-like, throughout the landscape. These enriching green spaces not only promote a healthy ecosystem but also help foster a sense of community in harmony with nature.

We respect our natural surroundings, establishing seasonal changes and nesting patterns as part of our programmes and incorporating animal-friendly features across our developments. So if you take a closer look, you may see a hedgehog out for a walk, or a bird or bee on the way back to their Qualis home.



Features may vary across developments and plots.



## New build sustainability smarts

Most Qualis Homes have an energy efficiency rating of band A or B, while just **4%** of existing properties reached this same standard.

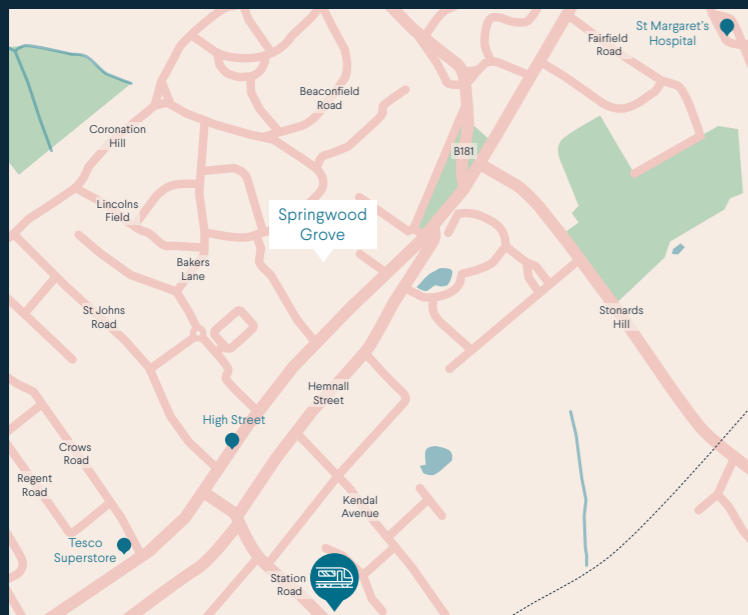
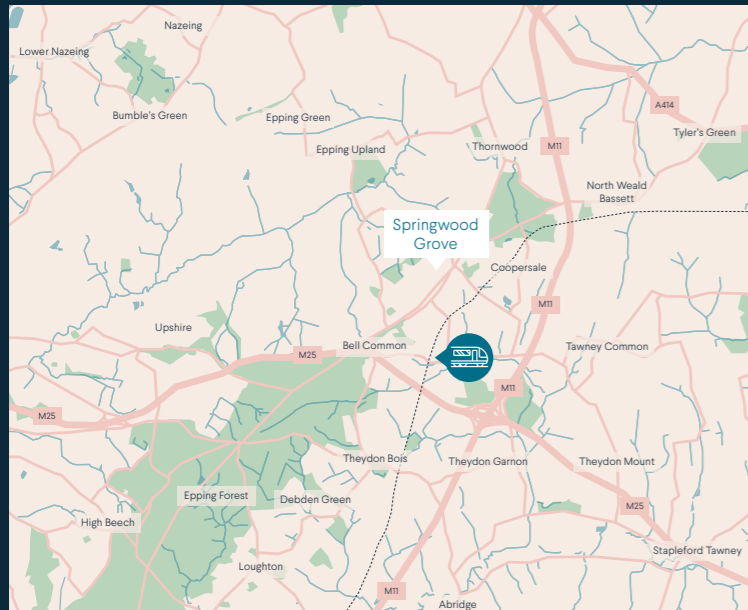
On average, New build homes are **55%** more energy efficient\*.

This could save you up to **£2200** each year on your energy bills\*.

Reduce your carbon emissions by **60%\***.

Use at least **28%** less water†.

\*HBF, Watt a Save - July 2023. Features may vary across developments and plots †Average new build home use 100-110 litres/person/day compared to UK average of 140 litres/person/day according to the Energy Savings Trust September 2023..



## How to find us

### From Epping station

Exit the tube station via the Station House, walk up Station Road, turn right when you get to the High Street. Continue along the High Street and Springwood Grove will be on the left.

### Springwood Grove

323 High Street, Epping, Essex, CM16 4BZ

Map shown is not to scale.



All content within this document is indicative only. Qualis Homes reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of going to print. November 2023.



## **SPRINGWOOD GROVE**

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