



THE
MAYPOLES



DISCOVER THE MAYPOLES

Welcome to The Maypoles, an exclusive collection of luxurious homes nestled in the picturesque village of Lindsell, Essex. This exceptional development offers a rare opportunity to own a piece of rural tranquillity without compromising on modern comforts and connectivity. Featuring five meticulously designed plots, The Maypoles presents a range of detached houses and bungalows, each crafted to embody the perfect blend of style, comfort, and efficiency.

From the charming 2-bedroom detached bungalow to the spacious 4-bedroom detached houses, every home at The Maypoles boasts premium specifications including standing seam roofs, solar panels with battery storage, underfloor heating, and high-quality finishes throughout. With A-rated EPCs, these homes are not just beautiful but also energy-efficient, ensuring lower running costs and a reduced environmental footprint.



SITE LAYOUT

- 1** 2 bed detached bungalow
Floor area: 1328 sqft
 - 2** 4 bed detached house
Floor area: 2001 sqft
 - 3** 4 bed detached house
Floor area: 2001 sqft
 - 4** 3 bed detached house
Floor area: 1872 sqft
 - 5** 4 bed detached house
Floor area: 2755 sqft
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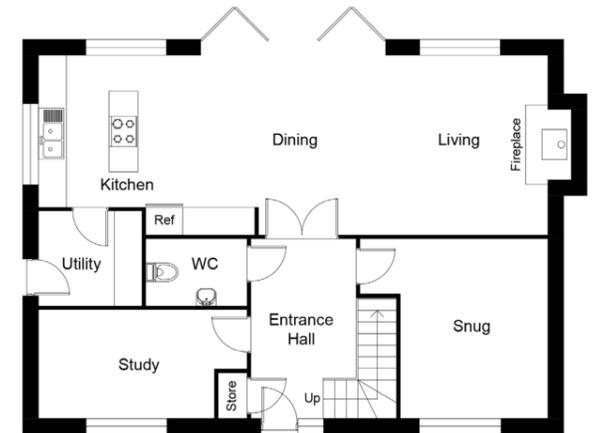
PLOT 1

Lounge/Kitchen/Diner	18'8 x 25'2
Utility Room	8'11 x 9'7
Bedroom One	14'6 x 12'4
Ensuite	
Bedroom Two	14'5 x 11'
Bathroom	10' 11" x 6'11

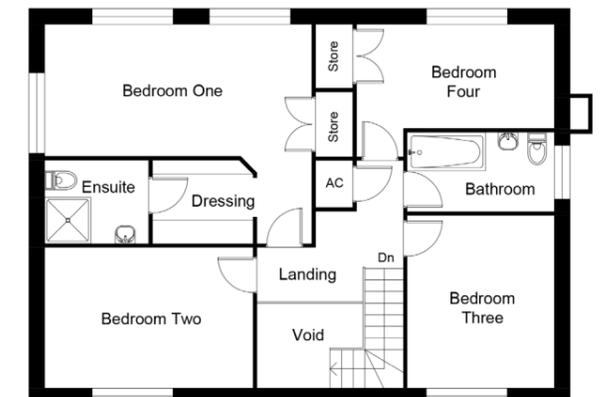


PLOT 2 & 3

Kitchen/Dining Room	39'4 x 13'1
Snug	12'8 x 10'5
Study	12'8 x 7'9
Utility	7'2 x 6'6
W/C	



Bedroom One	19'3 x 9'5
Ensuite	
Bedroom Two	14'4 x 7'5
Bedroom Three	12'5 x 10'5
Bedroom Four	15'1 x 10'2





PLOT 4

Lounge	14'8 x 15'6
Kitchen/Diner	21'1 x 15'9
Study	9'5 x 7'4
Utility Room	9'4 x 7'1
W/C	

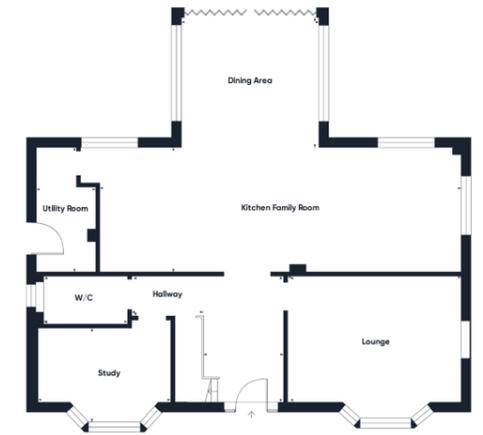


Bedroom One	21'2 x 16'2
Ensuite	8' x 5'1
Bedroom Two	12'11 x 9'7
Bedroom Three	9'4 x 12'10
Bedroom Four	8'1 x 11'



PLOT 5

Kitchen/Family Room	37'2 x 12'10
Dining Area	14'6 x 13'
Utility Room	6'3 x 13'
Lounge	18 x 13'1
W/C	
Study	13'10 x 9'10



Ground Floor

Bedroom One	14'5 x 19'
Dressing area	8'1 x 6'6
Ensuite	
Bedroom Two	16'4 x 9'9
Ensuite	
Bedroom Three	18'3 x 9'8
Bedroom Four	14'1 x 11'7
Bedroom Five	17'6 x 8'5
Bathroom	12'4 x 5'



Floor 1

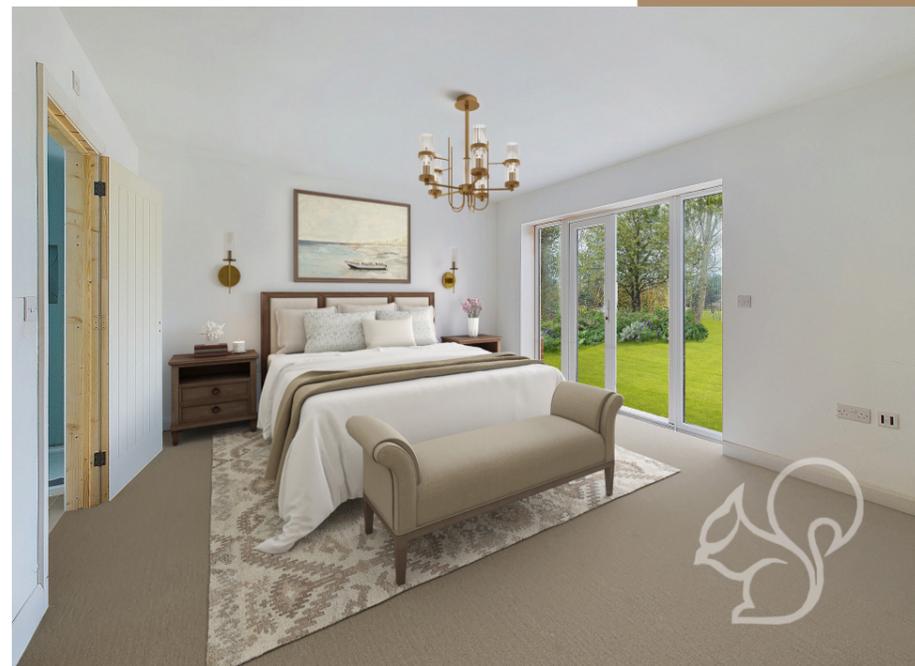


SPECIFICATIONS

- Standing seam roof
- Solar panel and battery storage
- A rated EPC
- Underfloor heating
- Spotlights throughout
- Porcelanosa tiles
- LVT flooring and carpet in bedrooms
- Symphony kitchens
- AEG appliances
- Quartz worktops
- Porcelain patio tiles
- Fully turfed gardens
- EV Car Charger

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We are proud to have created homes that truly embody comfort, style, and efficiency. These homes are not just about luxury but about thoughtful design that blends modern functionality with timeless quality.





THE LOCATION

Lindsell, a charming village in the Uttlesford district of Essex, offers a unique blend of rural tranquility and modern connectivity. Nestled just 5 miles from Dunmow and surrounded by picturesque countryside, Lindsell is an ideal location for those seeking a peaceful lifestyle without sacrificing accessibility.

With its rich history, community spirit, and growing connectivity, Lindsell represents an excellent opportunity for homebuyers looking for a blend of rural charm and modern convenience. Whether you're drawn to its historical roots or the promise of future developments, Lindsell is poised to be a desirable destination in Essex.

WHERE TO FIND US

NEARBY LOCATIONS

- Saffron Walden - 6.3 mi (Approx 15 mins by car)
- Bishop's Stortford - 10 mi (Approx 20 mins by car)
- Cambridge - 20.2 mi (Approx 35 mins by car)
- Chelmsford - 29 mi (Approx 45 mins by car)
- Great Dunmow - 4.2 mi (Approx 30 mins by car)
- Newport Train Station - 2.9 mi (Approx 8 mins by car)
(Approx 59 minutes to London Liverpool St)

LEISURE, RETAIL & DOCTORS

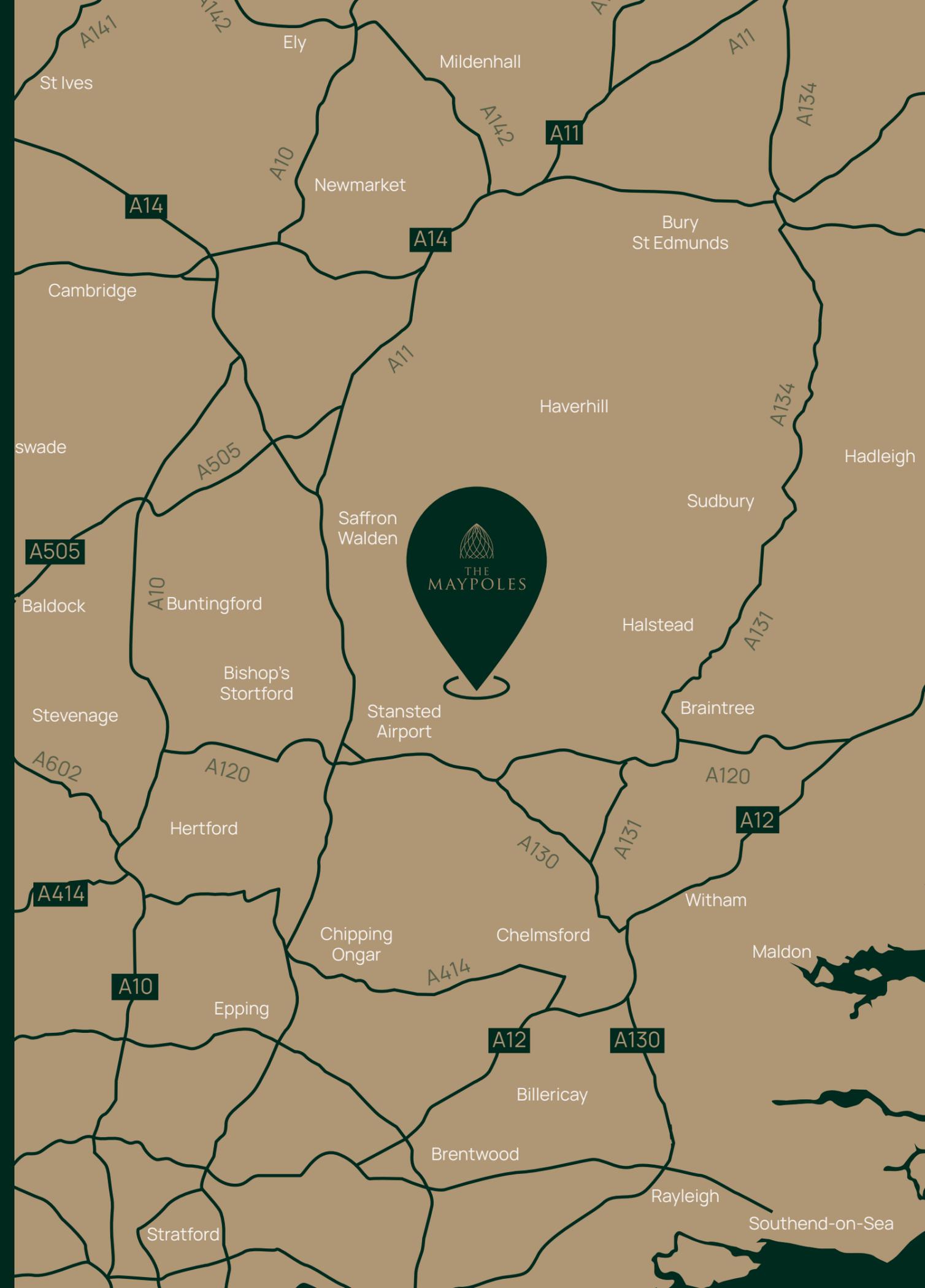
- Tesco Superstore - 3.4 mi (Approx 7 mins by car)
- Co-Op Food - 3.5 mi (Approx 8 mins by car)
- Gt Dunmow Leisure Centre (Gym) - 2.7 mi (Approx 6 mins by car)
- The Green Man (Pub) - 0 mi
- Angel Lane Surgery - 3.5 mi (Approx 8 mins by car)

ROAD CONNECTIONS

- A120 Access - 3 mi
- A131 Access - 6.5 mi
- A1060 Access - 6.7 mi
- M11 Access - 11.5 mi

SCHOOLS

- Nursery - Little Dunmows Pre School - 2.7 mi
(Approx 6 mins by car)
- Great Bardfield Primary School - 5.5 mi
(Approx 12 mins by car)
- Helena Romanes School - 2.6 mi
(Approx 5 mins by car)



For more information contact

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LAND & NEW HOMES

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