



DENBURY
HOMES

FALLOWS WATCH

LITTLE EASTON | ESSEX

A beautiful collection of 3, 4 & 5 bedroom homes



WELCOME TO Fallows Watch

The picturesque village of Little Easton is home to Fallows Watch, an exclusive collection of 3, 4 & 5 bedroom houses and bungalows.

Perfectly placed off the village's principal road, Duck Street, Fallows Watch offers idyllic rural living, with bustling market towns, quaint villages and stunning countryside on your doorstep.

This historic village has a thriving pub, The Stag, a busy village hall and Grade I listed church, with Ofsted rated Good schools nearby. You can make the most of living close to nature, while enjoying excellent travel links. London Liverpool Street is an hour from Elsenham Station while Stansted Airport, the M11 and A120 are easily accessible for travelling further afield.

James Hopkins

Founder and Managing Director of Denbury Homes



Computer generated image of properties at Fallows Watch. Indicative only.



DISCOVER THE Denbury Difference

Our hallmark passion for quality and excellence blends traditional craftsmanship with timeless luxury, ensuring that you will be proud of your new home for years to come.

These energy-efficient homes are designed for modern living, featuring elegant exteriors that blend in with the local community, and contemporary interior design to suit every lifestyle.

However, it's not only about what's visible. Our homes are constructed using methods and materials that result in a finished product regarded as 'The Denbury Difference'. This difference is evident in everything we do, from the homes we build, to our commitment to an exceptional customer journey, all of which has earned us a five-star rating from the House Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Denbury Homes was born amidst the stunning East Anglian landscape, which has inspired artists for generations. We ensure that everything we build reflects the beauty of this special place that you'll love to call home.



Photos depict previous Hopkins & Moore / Denbury Homes developments.



A RARE QUALITY OF LIFE IN

The Beautiful Essex Countryside

Little Easton offers the best of both worlds, nestled in a panorama of woods and rolling countryside, with the rivers Chelmer and Roding forming the boundary of this beautiful, historic village. At Fallows Watch, you're moments from Great Dunmow's amenities and just 20 minutes from the waterside town of Bishop's Stortford in Hertfordshire.

FOOD & DRINK

A warm welcome awaits you and your dog at The Stag Inn, a short stroll from home. Here you can enjoy a delicious lunch, soak up the atmosphere in the beer garden, or join the book club, quizzes or music events. Don't miss the Sunday roasts or the artisan foodie trucks. Nearby, Great Dunmow has several restaurants offering a range of options, including Turkish, Indian, Asian and modern British cuisine.

SHOPPING & AMENITIES

Great Dunmow, a short 5-minute drive away, has a weekly market, independent shops, a Post Office, and a Tesco Superstore. There is also a Waitrose & Partners in Bishop's Stortford. The Blue Egg Farm Shop and Garden Centre in nearby Great Bardfield is a great way to spend time. A 20-minute drive away, Braintree Shopping Village offers designer labels, outlet stores, and eateries.

SPORT & LEISURE

Memorial Hall hosts a range of activities and clubs including carpet bowls, dog training and art. Outdoor exercise will be a delight in the endless open space close to Fallows Watch, and when you want to workout inside, Great Dunmow Leisure Centre has a pool, squash and tennis courts, gym, and all terrain pitches. Local golf clubs include Stansted and Bishop's Stortford. Little Easton Manor, with one of the most beautiful coarse fisheries in Essex, also hosts screenings and events.

DAYS OUT

Hatfield Forest, just 16 minutes away by car, offers a timeless day out with 1,000-year-old trees, nature trails, lakes teeming with wildlife, and a café. The Tudor Gardens of Easton Lodge, a mile away, are being lovingly restored. They host themed open days and are a haven for wildlife year-round. Each August, Little Easton hosts the fun-filled Countess of Warwick Country Show. Meanwhile, the city of Chelmsford, a 30-minute drive away, offers a plethora of activities like boat rides on the River Chelmer and Go Ape.

EDUCATION

Little Easton is closest to Great Easton Church of England Primary School or Helena Romanes School, both rated Good by Ofsted in 2023 and a 5-minute drive away. For older pupils, the Helena Romanes Senior School & Sixth Form is also rated Good. Pupils can apply to grammar schools like King Edward VI Grammar School and Chelmsford County High School for Girls. Independent schools include Felsted School, Howe Green School, and Bishop's Stortford College. Nurseries and preschools are also available in the area.



School places are not guaranteed. Before making commitment to purchase, please make your own enquiries as to amenities in the immediate/surrounding areas. Do not rely upon any information provided in this respect within this brochure. Lists of amenities are not exhaustive and information is provided in good faith but satisfy yourself in all regards prior to committing to purchase.



The Stag Inn, Little Easton



Horse Pond, Little Easton



Hatfield Forest



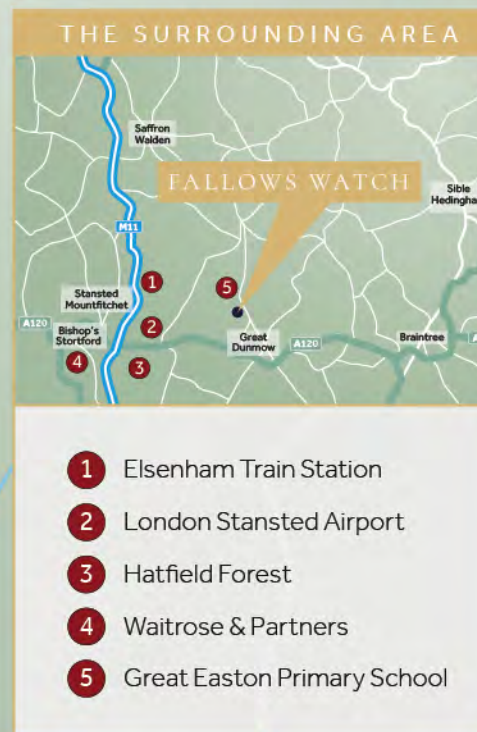
Shops and restaurants in Great Dunmow



Gardens of Easton Lodge



St Mary's Church, Little Easton



TRAVEL TIMES AND DISTANCES

BY ROAD (from Falls Watch)		BY RAIL (from Elsenham Station)	
Great Dunmow	2 miles	Bishop's Stortford	10 mins
London Stansted Airport	6 miles	Harlow Town	21 mins
Bishop's Stortford	11 miles	Cambridge North	37 mins
Saffron Walden	13 miles	London Liverpool Street	59 mins
Braintree	14 miles		
Chelmsford	16 miles		

All travel times and distances are approximate and are courtesy of Google Maps and Greater Anglia.



PERFECTLY PLACED FOR Convenient Living

Little Easton offers rural tranquility but despite its serene setting, everything you need is within easy reach.

Enjoy local amenities, top-rated schools, and vibrant community events. The nearby towns provide a wealth of additional opportunities for entertainment, leisure or work, making Falls Watch an ideal place to call home.



PROTECTING AND IMPROVING THE ENVIRONMENT

It's not just people that need homes. From bat boxes, bee and swift bricks, to the planting we choose and wildflower seeds we sow, new homes for birds, bugs, and bees are always part of our developments.



ENCOURAGING LOCAL SUPPORT

The tireless efforts of charities and community groups across our region help protect the vulnerable, bring people together and provide essential services to many. We are proud that the Denbury Charitable Fund has so far made over £1.6 million in donations and grants to help these inspiring organisations.

ENVIRONMENTS ENRICHED. COMMUNITIES ENHANCED Our commitment to a sustainable future

Our homes are designed to blend seamlessly into existing towns and villages, but we know it's more than just houses that make somewhere a great place to live. Whether it's the layout of our developments, our attention to detail when it comes to planting and encouraging biodiversity or our support of local groups and charities, we are as committed as ever to creating a legacy that lasts for generations to come.



HELPING COMMUNITIES THRIVE

We carefully select the mix of homes for our developments. Different sizes and styles are chosen to meet local demand and establish a self-sustaining community. Footpaths, bike lanes and public open space all contribute to a safe and welcoming environment and help residents quickly settle in.



SMARTER HOMES IN TUNE WITH MODERN LIVING



Many of our homes have separate studies for homeworking, and all are connected to Ultrafast BT Fibre broadband. Air source heat pumps fuel underfloor heating and radiators and individual room thermostats help keep your bills down and your home comfortable. All homes are fitted with electric vehicle charging units.



SUPPORTING LOCAL TRADES, SKILLS AND BUSINESSES



Our East Anglian roots run deep so we always seek to support local businesses. Our developments create employment, help young people gain new skills and keep traditional building methods and skills in the limelight.



THE HIGHEST QUALITY Specification

KITCHENS

- Choice of kitchen cupboards and worktops*
- Electric Bosch oven, ceramic hob and hood fitted as standard
- Integrated Bosch fridge/freezer and dishwasher to kitchen of The Jay, The Robin, The Lapwing, The Siskin and The Sparrowhawk
- Granite or Quartz worktop to The Jay, The Robin, The Lapwing, The Siskin and The Sparrowhawk

ELECTRICAL

- Electric vehicle charging unit to all homes
- Outside lighting to front and rear
- Mains-wired smoke detector to all homes
- Mains-wired carbon monoxide detectors to all homes with fireplaces
- TV points to living room and master bedroom
- Data points to living room, study and master bedroom
- Downlights to the kitchen to all homes
- Downlights to the breakfast/dining area, utility and all wet rooms in The Jay, The Robin, The Lapwing, The Siskin and The Sparrowhawk

PLUMBING

- Plumbing for washing machine and dishwasher (when not integrated)
- White Roca Gap sanitaryware throughout with chrome-effect mixer taps plus white bath panel
- Outside tap to all gardens
- Air source heat pump supplying underfloor heating to all bungalows
- Air source heat pump supplying underfloor heating to ground floor only and thermostatically controlled radiators to upper floor to all two-storey houses

JOINERY

- Moulded skirting and architraves
- Four-panel internal doors with matching chrome-effect handles
- UPVC double-glazed windows throughout
- Fitted wardrobes where indicated
- Coved cornicing

TILING

- Kitchen – choice of Porcelanosa wall tiles between worktop and wall cupboards*
- Kitchen – choice of Porcelanosa floor tiles*
- Bathroom – choice of Porcelanosa wall tiles at half-height all round*
- En-suite – choice of Porcelanosa wall tiles at full height to shower cubicle with splashback above hand basin*
- En-suite with bath – choice of Porcelanosa wall tiles at full height to shower cubicle and half height all round*
- Cloakroom – choice of Porcelanosa wall tiles to splashback above hand basin*

OTHER ITEMS

- Loft light
- Front garden landscaped and turfed
- Rear garden cleared, rotavated and topsoiled
- All walls wet plastered to give a superior smooth appearance
- All internal walls painted Dulux Swansdown
- Natural Riven paving slabs to paths and patios
- Ultrafast BT Fibre Broadband to all plots**
- Wood burner to The Heron†, The Swan, The Jay, The Robin, The Lapwing, The Siskin and The Sparrowhawk

* Subject to build stage.

** The FTTP provided is a closed network service provided by nominated suppliers only.

† Wood burner to plot 7 only.

Specification is subject to change as the development progresses. Please speak with the Sales Consultant for further details.





DENBURY
HOMES

WELCOME TO Fallows Watch

3 Bedroom Homes

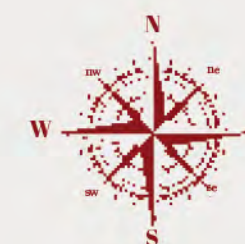
-  The Dove
Plots 3, 4 & 5
-  The Rosefinch
Plots 27, 28 & 29
-  The Avocet(b)
Plots 9(h) & 10

4 Bedroom Homes

-  The Kingfisher
Plots 8(h) & 38
-  The Heron
Plots 7 & 40
-  The Swan
Plots 35(h) & 37
-  The Jay
Plots 34 & 42(h)
-  The Robin
Plots 2(h), 6 & 43
-  The Siskin
Plots 33 & 36

5 Bedroom Homes

-  The Lapwing
Plots 39(h) & 41
-  The Sparrowhawk
Plots 1, 32(h) & 44



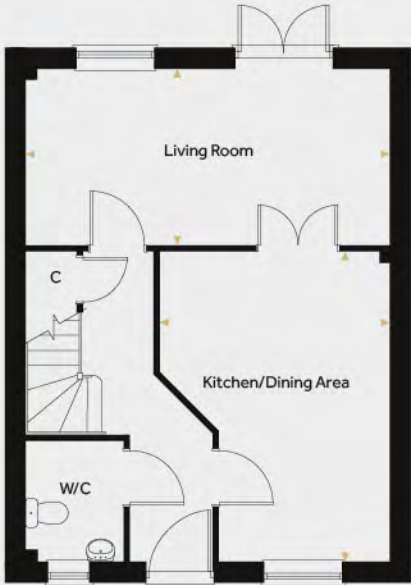
Show Home

-  Affordable Rented
-  Shared Ownership
-  Self-build
-  Commercial Units
Plots 48, 49, 50, 51, 52 & 53
-  Swale
-  Wildflower areas
- (b) Bungalow
- (h) Handed
- S/S Sub Station

Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer-generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Trees on site layout are unlikely to represent actual volume, type or scale. Development layout not to scale, for indication only. Drainage Basin is seeded with a wetland meadow mixture to enhance biodiversity and will take 3-4 years to mature.

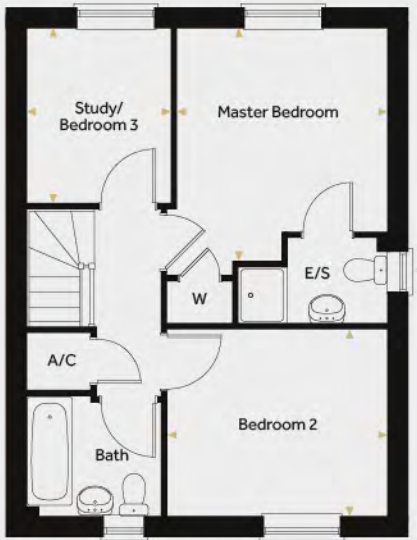
The Dove

Plots 3, 4 & 5



GROUND FLOOR

Kitchen/Dining Area	4.781m x 3.555m	15'8" x 11'8"
Living Room	5.620m x 2.721m	18'5" x 8'11"



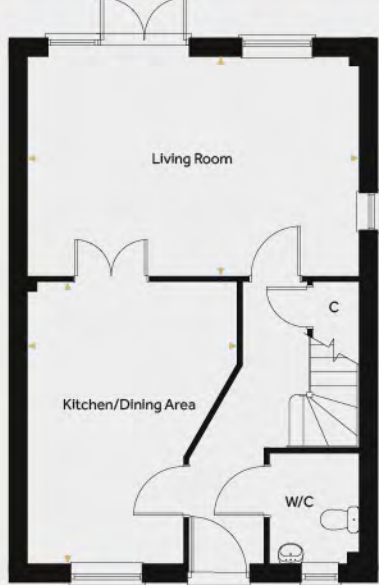
FIRST FLOOR

Master Bedroom	3.627m x 3.292m	11'11" x 10'10"
Bedroom 2	3.442m x 2.904m	11'4" x 9'6"
Study/Bedroom 3	2.721m x 2.232m	8'11" x 7'4"

*Window to plot 5 only. ◀ Indicates where measurements have been taken from.

The Rosefinch

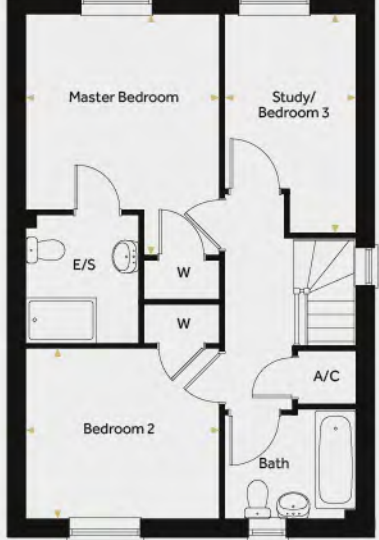
Plots 27, 28 & 29



GROUND FLOOR

Kitchen/Dining Area	4.781m x 3.555m	15'8" x 11'8"
Living Room	5.620m x 3.723m	18'5" x 12'3"

*Windows to plot 29 only. ◀ Indicates where measurements have been taken from.



FIRST FLOOR

Master Bedroom	4.101m x 3.292m	13'6" x 10'10"
Bedroom 2	3.292m x 2.904m	10'10" x 9'6"
Study/Bedroom 3	3.724m x 2.232m	12'3" x 7'4"

The Avocet^(b)

Plots 9(h) & 10



GROUND FLOOR

Kitchen/Dining Area	5.240m x 4.288m	17'2" x 14'1"
Living Room	5.850m x 4.170m	19'2" x 13'8"
Master Bedroom	4.105m x 3.942m	13'5" x 12'11"
Bedroom 2	3.910m x 2.765m	12'9" x 9'1"
Bedroom 3	3.300m x 2.632m	10'10" x 8'8"

(h) Handed. Indicates where measurements have been taken from.

The Kingfisher

Plots 8(h) & 38



GROUND FLOOR

Kitchen	3.915m x 3.837m	12'10" x 12'7"
Dining Area	3.985m x 3.062m	13'1" x 10'1"
Living Room	4.665m x 3.873m	15'4" x 12'8"
Utility	2.108m x 1.667m	6'11" x 5'6"

(h) Handed. *Window to plot 38 only. Indicates where measurements have been taken from.

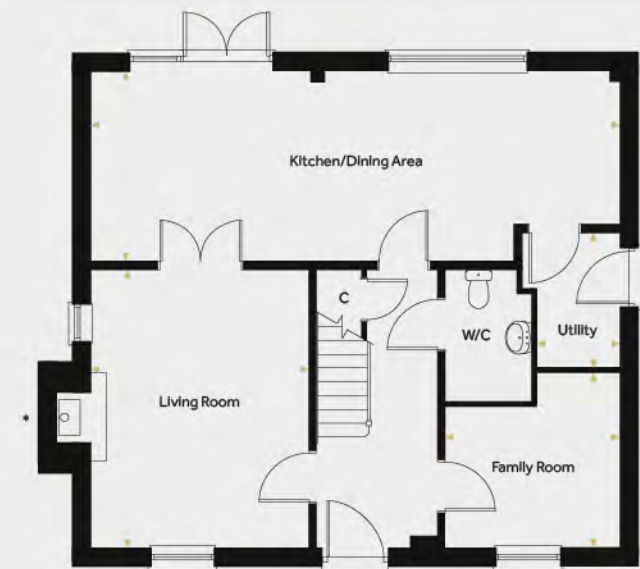


FIRST FLOOR

Master Bedroom	3.901m x 3.175m	12'10" x 10'5"
Bedroom 2	3.130m x 3.099m	10'3" x 10'2"
Bedroom 3	2.982m x 2.850m	9'9" x 9'4"
Study/Bedroom 4	2.937m x 2.474m	9'8" x 8'1"

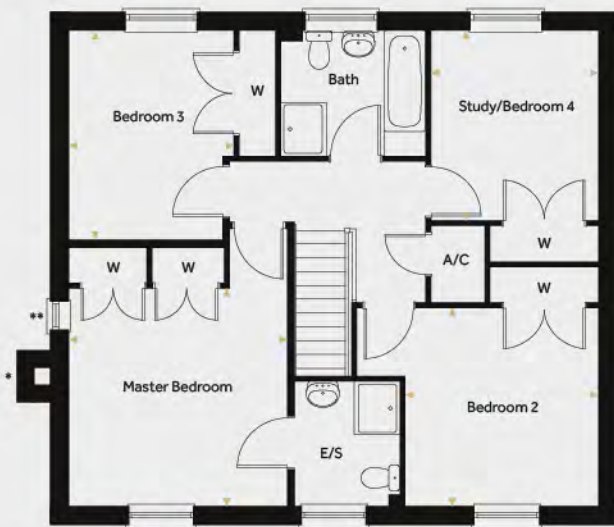
The Heron

Plots 7 & 40



GROUND FLOOR

Kitchen/Dining Area	8.948m x 3.199m	29'5" x 10'6"
Living Room	4.698m x 3.686m	15'5" x 12'1"
Utility	2.268m x 1.407m	7'5" x 4'7"
Family Room	2.957m x 2.949m	9'9" x 9'8"



FIRST FLOOR

Master Bedroom	3.686m x 3.680m	12'1" x 12'1"
Bedroom 2	3.348m x 3.265m	10'11" x 10'8"
Bedroom 3	3.542m x 2.785m	11'9" x 9'1"
Study/Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

(h) Handed. *Fireplace and chimney to plot 7 only. ** Window to plot 7 only. Indicates where measurements have been taken from.

The Swan

Plots 35(h) & 37



GROUND FLOOR

Kitchen / Dining Area	8.262m x 3.337m	27'2" x 10'11"
Living Room	4.770m x 3.413m	15'8" x 11'2"
Study	3.392m x 3.268m	11'2" x 10'9"
Utility	1.950m x 1.850m	6'5" x 6'1"



FIRST FLOOR

Master Bedroom	4.458m x 3.568m	14'8" x 11'9"
Bedroom 2	3.838m x 3.357m	12'7" x 11'0"
Bedroom 3	3.501m x 3.130m	11'6" x 10'3"
Bedroom 4	3.595m x 2.560m	11'10" x 8'5"

(h) Handed. Indicates where measurements have been taken from.

The Jay

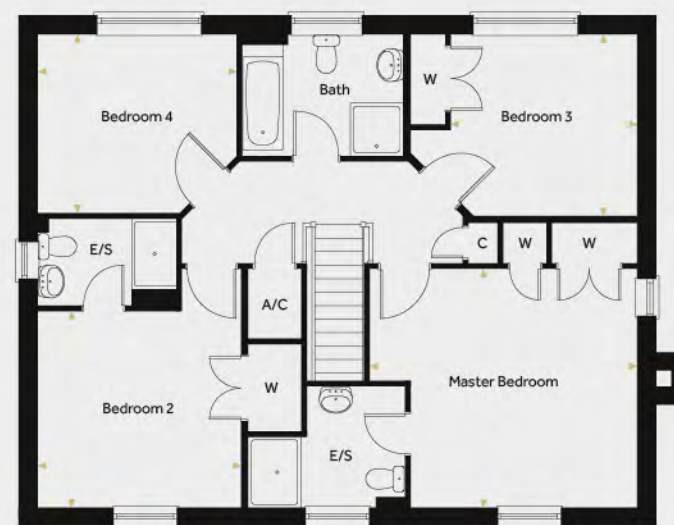
Plots 34 & 42(h)



GROUND FLOOR

Kitchen	3.914m x 3.075m	12'10" x 10'1"
Dining Area	6.271m x 3.075m	20'7" x 10'1"
Living Room	4.823m x 4.542m	15'10" x 14'11"
Study	3.355m x 2.733m	11'0" x 9'0"
Utility	1.995m x 1.800m	6'7" x 5'11"

(h) Handed. Indicates where measurements have been taken from.



FIRST FLOOR

Master Bedroom	4.545m x 4.060m	14'11" x 13'4"
Bedroom 2	3.450m x 3.345m	11'3" x 11'0"
Bedroom 3	3.165m x 3.083m	10'5" x 10'1"
Bedroom 4	3.381m x 3.038m	11'1" x 10'0"

The Robin

Plots 2(h), 6 & 43



GROUND FLOOR

Kitchen/Dining Area	6.528m x 4.979m	21'5" x 16'4"
Family Area	3.532m x 3.075m	11'7" x 10'1"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Study	3.355m x 2.942m	11'0" x 9'8"
Utility	2.116m x 1.805m	6'11" x 5'11"

(h) Handed. Indicates where measurements have been taken from.



FIRST FLOOR

Master Bedroom	4.668m x 3.972m	15'4" x 13'1"
Bedroom 2	5.062m x 4.033m	16'7" x 13'3"
Bedroom 3	3.757m x 3.560m	12'4" x 11'8"
Bedroom 4	3.434m x 3.250m	11'3" x 10'8"

The Siskin

Plots 33 & 36



GROUND FLOOR

Kitchen	4.200m x 3.650m	13'9" x 12'0"
Dining Area	4.550m x 4.250m	14'11" x 13'11"
Utility	2.400m x 1.800m	7'11" x 5'11"
Living Room	6.200m x 4.400m	20'4" x 14'5"
Study	3.200m x 3.050m	10'6" x 10'0"



FIRST FLOOR

Master Bedroom	4.900m x 4.380m	16'1" x 14'5"
Bedroom 2	4.600m x 4.060m	15'1" x 13'4"
Bedroom 3	3.843m x 3.632m	12'7" x 11'11"
Bedroom 4	3.555m x 3.375m	11'8" x 11'1"

(h) Handed. Indicates where measurements have been taken from.

The Lapwing

Plots 39(h) & 41



GROUND FLOOR

Kitchen/Dining Area	6.359m x 3.681m	20'11" x 12'1"
Family Area	4.590m x 2.985m	15'1" x 9'10"
Living Room	6.809m x 4.013m	22'4" x 13'2"
Study	3.208m x 3.000m	10'6" x 9'10"
Utility	3.755m x 1.745m	12'4" x 5'9"



FIRST FLOOR

Master Bedroom	3.936m x 3.486m	12'11" x 11'5"
Bedroom 2	3.591m x 3.291m	11'9" x 10'10"
Bedroom 3	3.303m x 2.723m	10'10" x 8'11"
Bedroom 4	3.208m x 3.000m	10'6" x 9'10"
Bedroom 5	2.840m x 2.550m	9'4" x 8'4"

(h) Handed. Indicates where measurements have been taken from.

The Sparrowhawk

Plot 1, 32(h) & 44



FIRST FLOOR

Master Bedroom	5.720m x 5.234m	18'9" x 17'2"
Bedroom 2	4.187m x 3.229m	13'8" x 10'7"
Bedroom 3	4.650m x 3.613m	15'3" x 11'10"
Bedroom 4	4.187m x 2.958m	13'8" x 9'8"
Bedroom 5	3.563m x 2.637m	11'8" x 8'8"
Study	4.190m x 3.047m	13'9" x 10'0"



GROUND FLOOR

Kitchen/Dining Area	8.534m x 4.144m	28'0" x 13'7"
Living Room	6.344m x 4.650m	20'10" x 15'3"
Family Room	5.234m x 4.117m	17'2" x 13'6"
Utility	2.600m x 2.050m	8'6" x 6'9"

(h) Handed. --- Indicates reduced head height. * Door to plots 32 & 44. Indicates where measurements have been taken from. Indicates dimensions taken from 1.5m headroom



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LITTLE EASTON | ESSEX

Fallows Watch, Duck St, Little Easton, Essex, CM6 2JE

What3words: ///quilt.victor.regrowth

Telephone: 01371 532019

Email: fallows.watch@denburyhomes.co.uk

Book your appointment at:
www.denburyhomes.co.uk

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at Fallows Watch may not necessarily illustrate that property type in its setting at this development. All local area information is provided in good faith and correct at time of publication. All internal and external photography of properties depicts previous Hopkins & Moore / Denbury Homes developments. Other photographs are of the local area or are indicative lifestyle images.

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