

WELCOME TO

Great Wincey Farm

*An exceptional collection of five unique
barn conversions and new build homes in
Finchingfield. A hugely desirable village
set amongst some of the most picturesque
countryside in leafy North Essex.*



Exquisite Designs

This is an exceptional opportunity to purchase a new home of outstanding quality, positioned within a secluded private driveway and set amongst picturesque scenery.



EXCEPTIONAL

Modern Homes

Combining superior craftsmanship, quality specifications and traditional-inspired materials – alongside an array of attractive features and elegant finishing touches – these impressive homes will offer a truly superb balance of classic character and modern practicality.

All of the homes within this outstanding development are positioned to allow space for privacy as well as parking, with generous gardens and patios to the rear, all adding to the uncrowded atmosphere around this carefully-created new collection. Inside the homes, you'll find light-filled living spaces, finished to the highest standards, offering a desirable combination of modern functionality, traditional high-quality and contemporary style.

Careful consideration with energy efficiency in mind, these new homes include solar panels with battery, air source heat pumps, underfloor heating to the ground floor, MVHR system and electric vehicle charging points.





Village Charm

With the stunning Essex countryside and friendly communities all close at hand, residents of Great Wincey Farm have everything they require for a well-balanced, modern lifestyle within easy reach of home.

With both traditional English country life and contemporary metropolitan culture just a stone's throw away, this is an opportunity not to be missed.



In many ways, Great Wincey Farm is the answer to the modern homeowner's dreams; tucked away from the everyday world, yet with easy access to main travel routes. This exclusive collection combines all the convenience and luxury of a new modern development, with the peace and beauty of the countryside at your fingertips.

Finchingfield's charming village setting and open fields ensure residents of our outstanding homes will enjoy a relaxed yet contemporary lifestyle. While small, it boasts a busy community with friendly pubs, post office, convenience store for everyday essentials, historic windmill, and the medieval St John the Baptist church.

Also fondly known for the most photographed scene in Essex, the village green, pond, humpback bridge and colourful cottages are also often the focus for community events.

Beyond the basics, the towns of Saffron Walden, Halstead, and Braintree are located a short drive away with a range of quality independent shops, fashionable boutiques and friendly coffee shops, supermarkets and familiar household stores.

For a spot of retail therapy, the impressive Freeport Retail Village is just 11 miles away. It features an array of quality household names and designer brands across more than 70 outlets for clothing, sportswear, and accessories. There's also a Cineworld and a number of family-friendly restaurants.

London Stansted airport is located just 15 miles away, with easy access to both the A120 and M11 and London just 54 miles away.





Site Plan

Great Wincey Farm lies in the charming village of Finchingfield in the picturesque and peaceful countryside of North Essex.

Here, you'll find five exclusive and luxurious barn conversions with an option of four or five bedrooms and plenty of space for all the things you want to do.

- 1. *The Farm House*
- 2. *The Forge*
- 3. *The Granary*
- 4. *The Pasture*
- 5. *Threshers Barn*
- 6. *The Stables*



OPULENT
Contemporary
Spaces

*Conceptually designed by interior design duo,
Baker and Hurst, our show home favours natural
colours and textures to honour the original barn
while presenting a clean and modern space.*





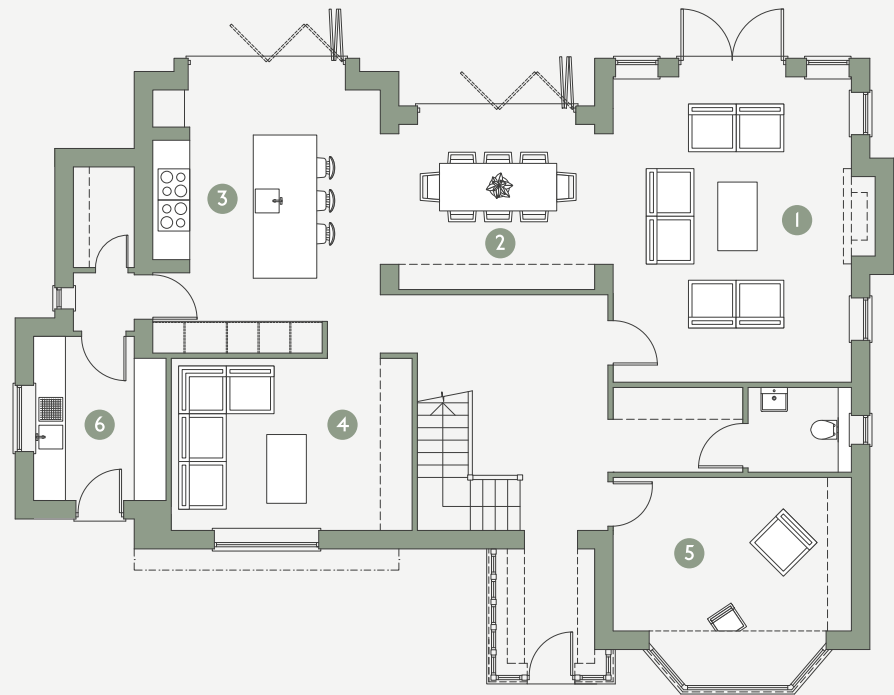
At Great Wincey Farm, you'll find the perfect combination of expert craftsmanship and high quality specifications.

Come home to a classic and timeless space.



THE FARM HOUSE
Ground Floor

The ground floor beckons with an open-plan layout overlooking the garden, perfect for entertaining. There is also a separate family room and home office with a bay window, allowing natural light to filter in.



Five Bedroom Home

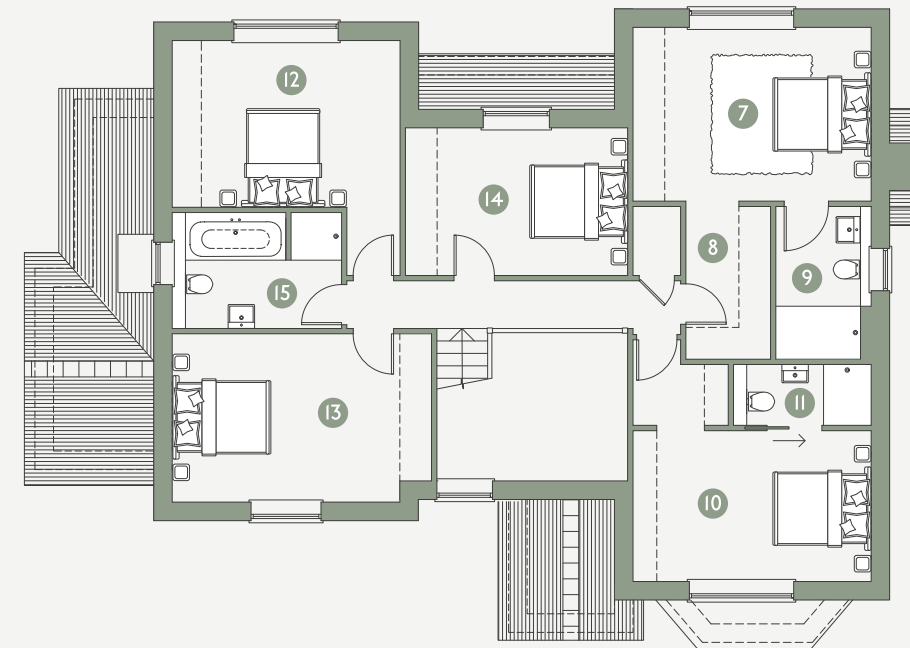
Total 2,700 SQ FT

- | | | | |
|--|---|---|--|
| 1. Living
5.77m x 4.50m
18'11" x 14'9" | 3. Kitchen
5.00m x 4.30m
16'5" x 14'1" | 5. Home office
4.50m x 2.90m
14'9" x 9'6" | 7. Bedroom one
4.50m x 3.28m
14'9" x 10'9" |
| 2. Dining
4.30m x 3.57m
14'1" x 11'9" | 4. Family room
4.55m x 3.25m
14'11" x 10'8" | 6. Utility
3.10m x 2.50m
10'2" x 8'2" | 8. Dressing room
2.89m x 1.60m
9'6" x 5'3" |



THE FARM HOUSE
First Floor

Upstairs features five double bedrooms, two ensuites, and a family bathroom. The master bedroom also has a separate dressing room.



- | | | | |
|--|---|--|---|
| 9. Ensuite
2.89m x 1.80m
9'6" x 5'11" | 11. Ensuite
2.60m x 1.15m
8'6" x 3'9" | 13. Bedroom four
4.30m x 3.05m
14'1" x 10'0" | 15. Bathroom
3.20m x 2.47m
10'6" x 8'1" |
| 10. Bedroom two
4.50m x 2.85m
14'9" x 9'4" | 12. Bedroom three
4.31m x 3.00m
14'2" x 9'10" | 14. Bedroom five
4.20m x 2.79m
13'9" x 9'2" | |



THE FORGE

Ground Floor

The ground floor features a modern open-plan living, dining, and kitchen layout. There is also a separate pantry, utility room, and a home office. There are also two double bedrooms downstairs with ensuites to each and a dressing room to one.



Four Bedroom Home

Total 2,315 SQ FT

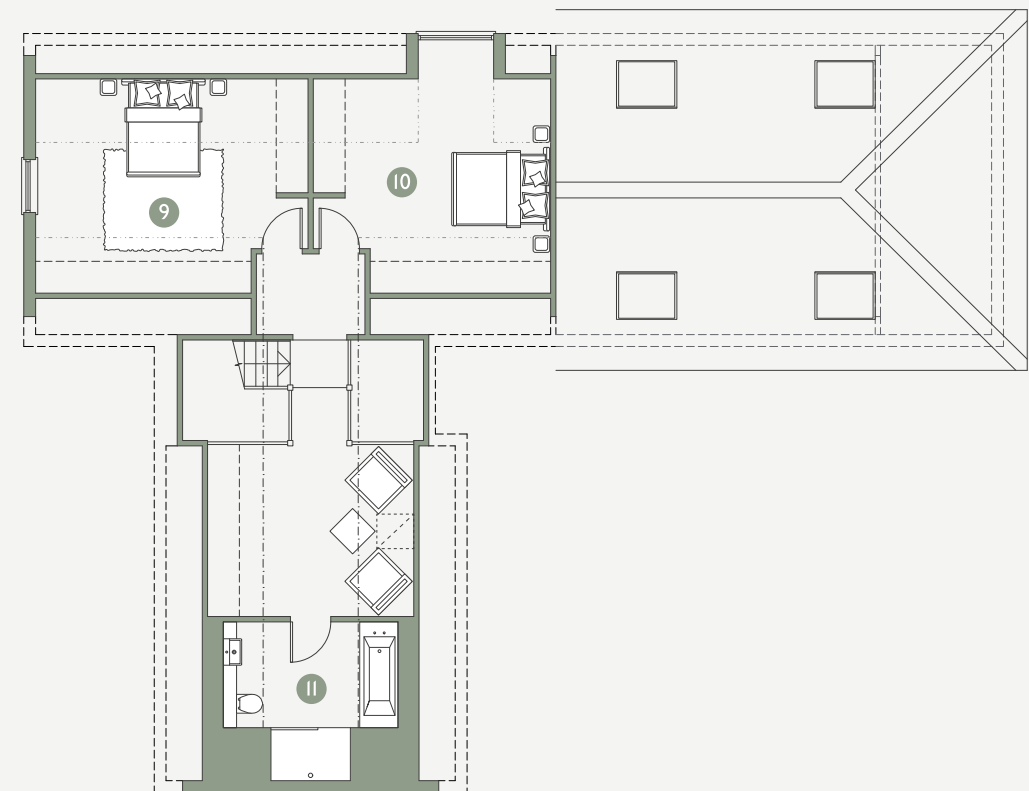
- | | | | |
|--|--|--|--|
| 1. Living/Kitchen/
Dining
5.47m x 9.74m
17'11" x 31'11" | 3. Home office
3.18m x 3.20m
10'5" x 10'6" | 5. Dressing room
3.72m x 1.50m
12'2" x 4'11" | 7. Bedroom two
4.07m x 3.05m
13'4" x 10'0" |
| 2. Utility
3.57m x 1.50m
11'9" x 4'11" | 4. Bedroom one
5.03m x 3.72m
16'6" x 12'2" | 6. Ensuite
2.93m x 1.65m
9'7" x 5'5" | 8. Ensuite
3.05m x 1.30m
10'0" x 4'3" |



THE FORGE

First Floor

Find two double bedrooms, a cosy snug, and a family bathroom on the first floor.



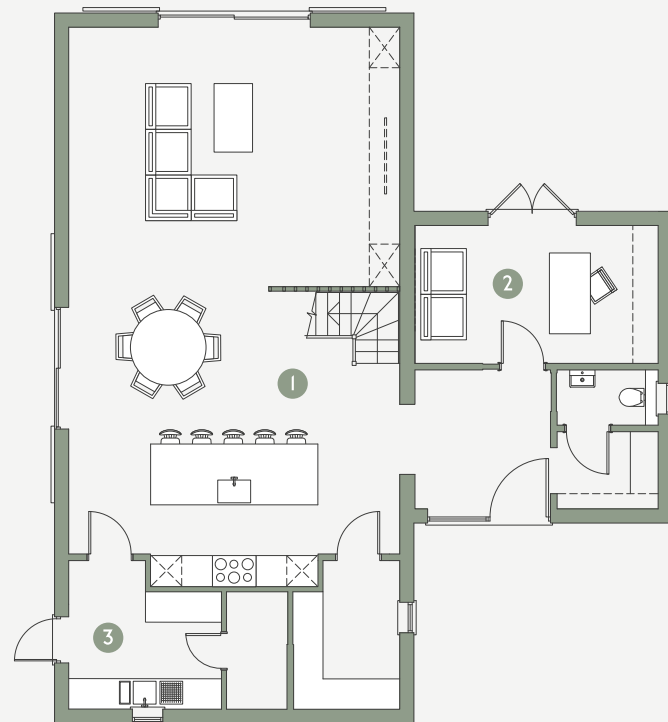
- | | | |
|---|--|--|
| 9. Bedroom three
5.15m x 4.05m
16'11" x 13'3" | 10. Bedroom four
4.48m x 4.05m
14'8" x 13'3" | 11. Bathroom
3.30m x 2.00m
10'10" x 6'7" |
|---|--|--|



THE GRANARY

Ground Floor

Find a modern open-plan living layout with a separate utility, plant room, and pantry. There is also a spacious office with double doors leading to the garden.



Five Bedroom Home

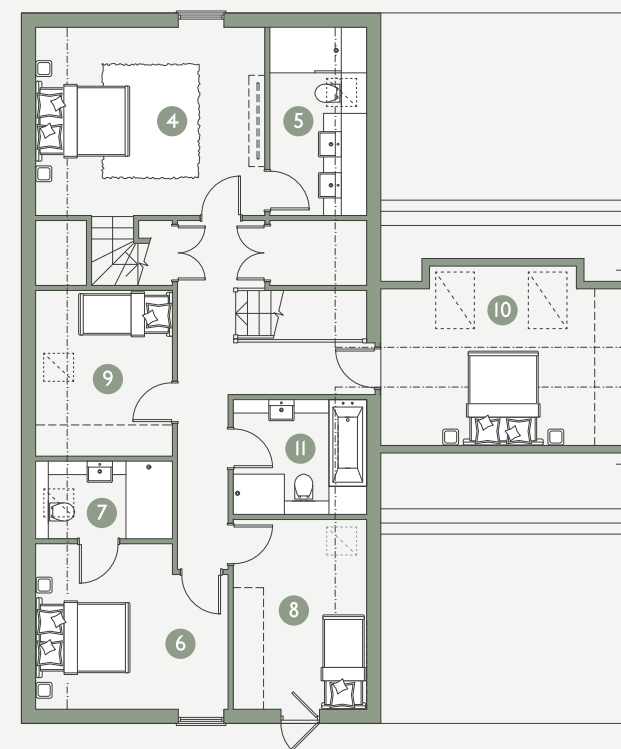
Total 2,530 SQ FT

- | | | | |
|---|---|--|---|
| 1. Living/Kitchen/
Dining
6.54m x 10.40m
21'5" x 34'1" | 3. Utility
3.02m x 2.93m
9'11" x 9'7" | 5. Ensuite
3.72m x 1.41m
12'2" x 4'8" | 7. Ensuite
2.70m x 1.53m
8'10" x 5'0" |
| 2. Home office
4.80m x 2.72m
15'9" x 8'11" | 4. Bedroom one
4.53m x 3.72m
14'10" x 12'2" | 6. Bedroom two
3.80m x 3.27m
12'6" x 10'9" | 8. Bedroom three
3.75m x 2.64m
12'4" x 8'8" |

THE GRANARY

First Floor

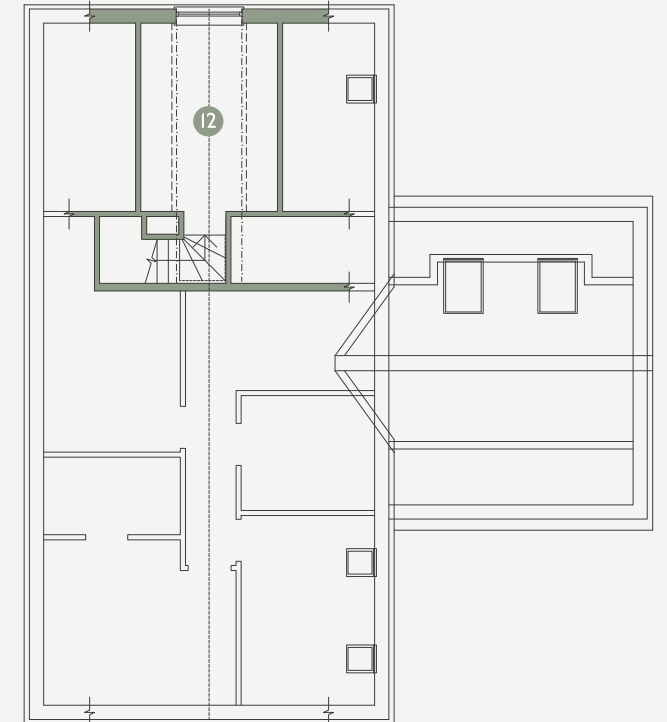
The first floor has five double bedrooms, two ensuites, and a family bathroom.



- | | | | |
|---|---|--|---|
| 9. Bedroom four
3.27m x 2.70m
10'9" x 8'10" | 10. Bedroom five
4.82m x 3.54m
15'10" x 11'7" | 11. Bathroom
2.64m x 2.25m
8'8" x 7'5" | 12. Dressing room
3.72m x 2.70m
12'2" x 8'10" |
|---|---|--|---|

Second Floor

The second floor features a separate dressing area.

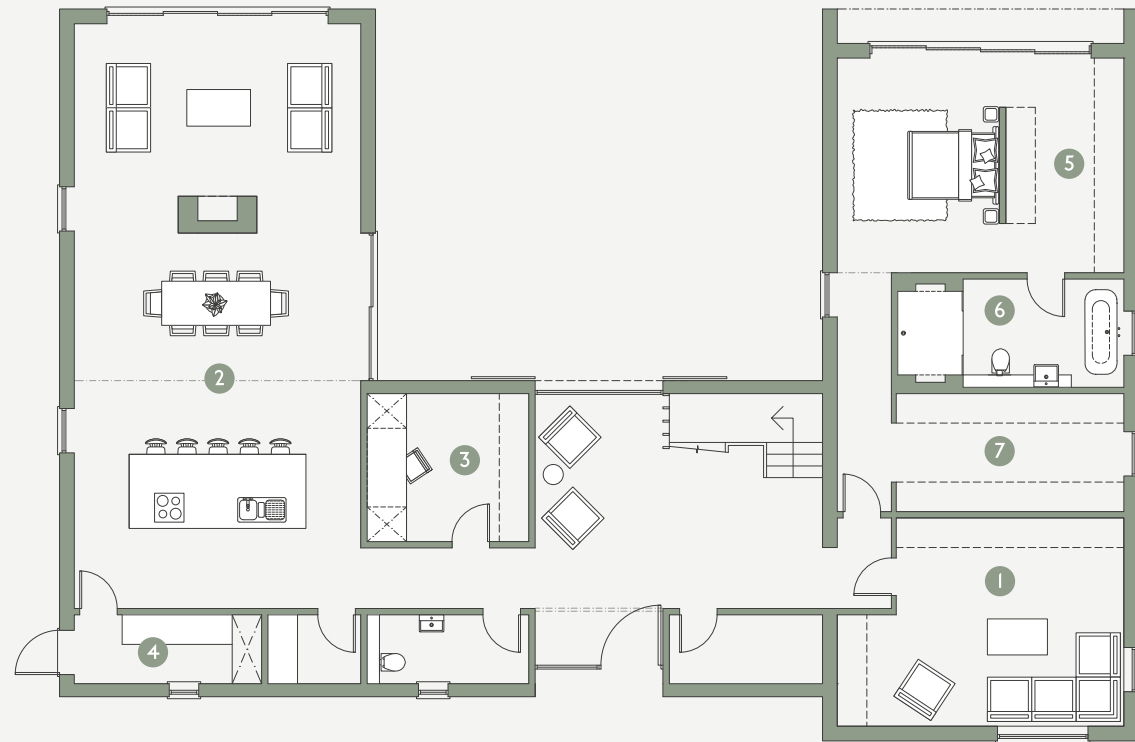




THE PASTURE

Ground Floor

Step into a grand entrance hall and find an open-plan layout including a kitchen – with a utility room and larder – dining and living area, a plant room, TV room, master bedroom, dressing area, and an ensuite.



Five Bedroom Home

Total 3,650 SQ FT

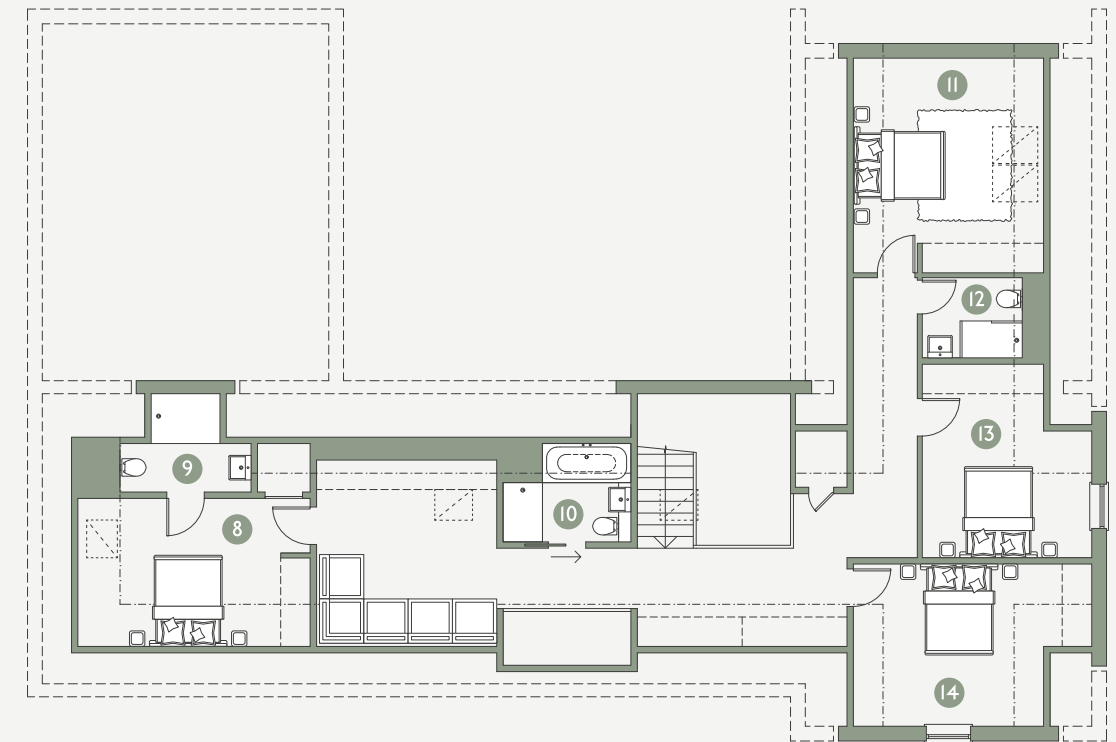
- | | | | |
|--|---|--|--|
| 1. Living
5.83m x 4.24m
19'2" x 13'11" | 3. Home office
3.29m x 3.01m
10'10" x 9'11" | 5. Bedroom one
5.83m x 4.37m
19'2" x 14'4" | 7. Dressing room
4.63m x 2.40m
15'2" x 7'10" |
| 2. Kitchen/Dining/
Family room
5.83m x 11.90m
19'2" x 39'1" | 4. Utility
3.81m x 1.40m
12'6" x 4'7" | 6. Ensuite
4.63m x 2.20m
15'2" x 7'3" | 8. Bedroom two
4.73m x 3.01m
15'6" x 9'11" |



THE PASTURE

First Floor

The first floor is supported by a gallery and features four bedrooms, an ensuite to bedroom two, and a family bathroom.

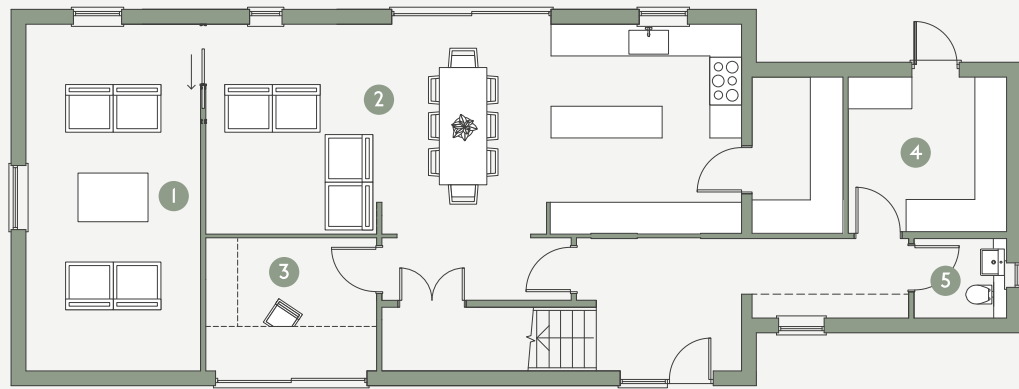


- | | | |
|--|---|--|
| 9. Ensuite
2.67m x 2.00m
8'9" x 6'7" | 11. Bedroom three
4.37m x 3.87m
14'4" x 12'8" | 13. Bedroom four
3.83m x 3.45m
12'7" x 11'4" |
| 10. Bathroom
2.60m x 2.00m
8'6" x 6'7" | 12. Bathroom
2.04m x 1.63m
6'8" x 5'4" | 14. Bedroom five
4.85m x 3.30m
15'11" x 10'10" |



THRESHERS BARN
Ground Floor

Plot five has a stylish layout with a boot room with direct access to the utility room, kitchen, dining room with a separate walk-in pantry, home office, snug, and living room. The first floor has five bedrooms, two with ensuites, and bedroom four features a private dressing room that stretches into the second floor.



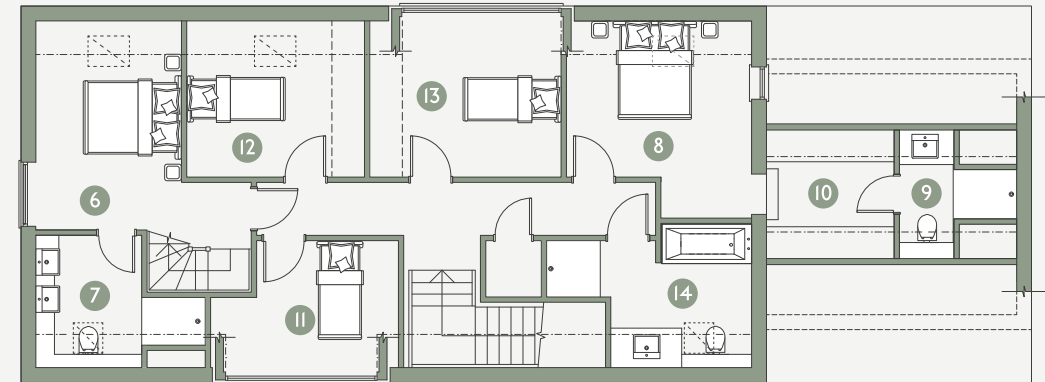
Five Bedroom Home

Total 2,400 SQ FT

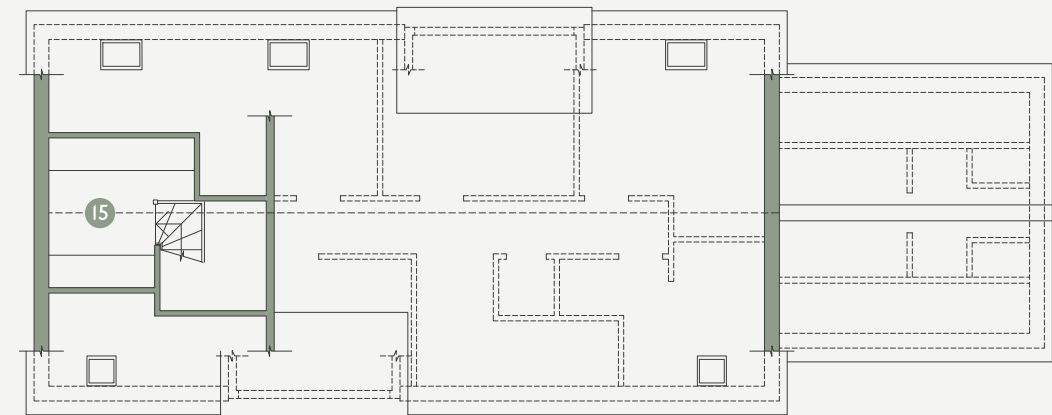
1. Living 6.55m x 3.30m 21'6" x 10'10"	3. Home office 3.23m x 2.52m 10'7" x 8'3"	5. Bathroom 1.75m x 1.50m 5'9" x 4'11"	7. Ensuite 2.50m x 2.00m 8'2" x 6'7"
2. Kitchen/Dining 3.96m x 10.12m 13'0" x 33'2"	4. Utility 2.99m x 2.92m 9'10" x 9'7"	6. Bedroom one 3.95m x 2.75m 13'0" x 9'0"	8. Bedroom two 3.73m x 3.50m 12'3" x 11'6"



THRESHERS BARN
First Floor



Second Floor



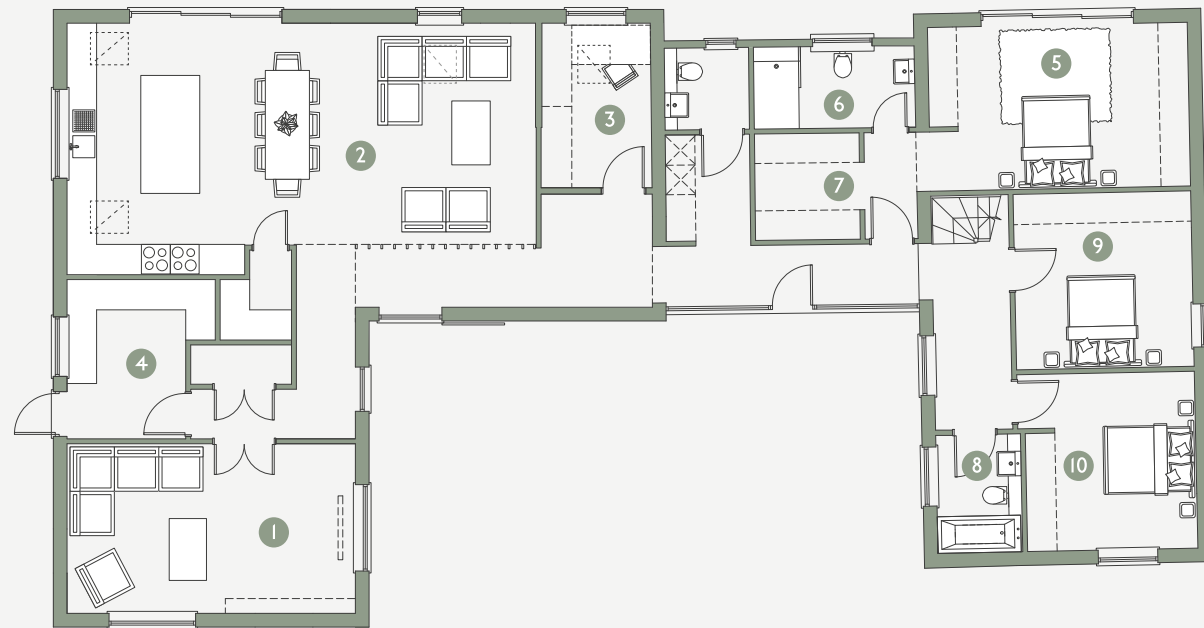
9. Ensuite 2.43m x 2.22m 8'0" x 7'3"	11. Bedroom three 3.55m x 2.47m 11'8" x 8'1"	13. Bedroom five 3.62m x 2.95m 11'11" x 9'8"	15. Dressing room 2.83m x 2.75m 9'3" x 9'0"
10. Dressing room 2.43m x 2.41m 8'0" x 7'11"	12. Bedroom four 3.36m x 2.95m 11'0" x 9'8"	14. Bathroom 2.71m x 2.66m 8'11" x 8'9"	



THE STABLES

Ground Floor

The ground floor has a living room, utility room, plant room, home office, pantry, open-plan kitchen with dining area, family area, three double bedrooms, dressing room, ensuite, and a family bathroom.



Five Bedroom Home

Total 2,500 SQ FT

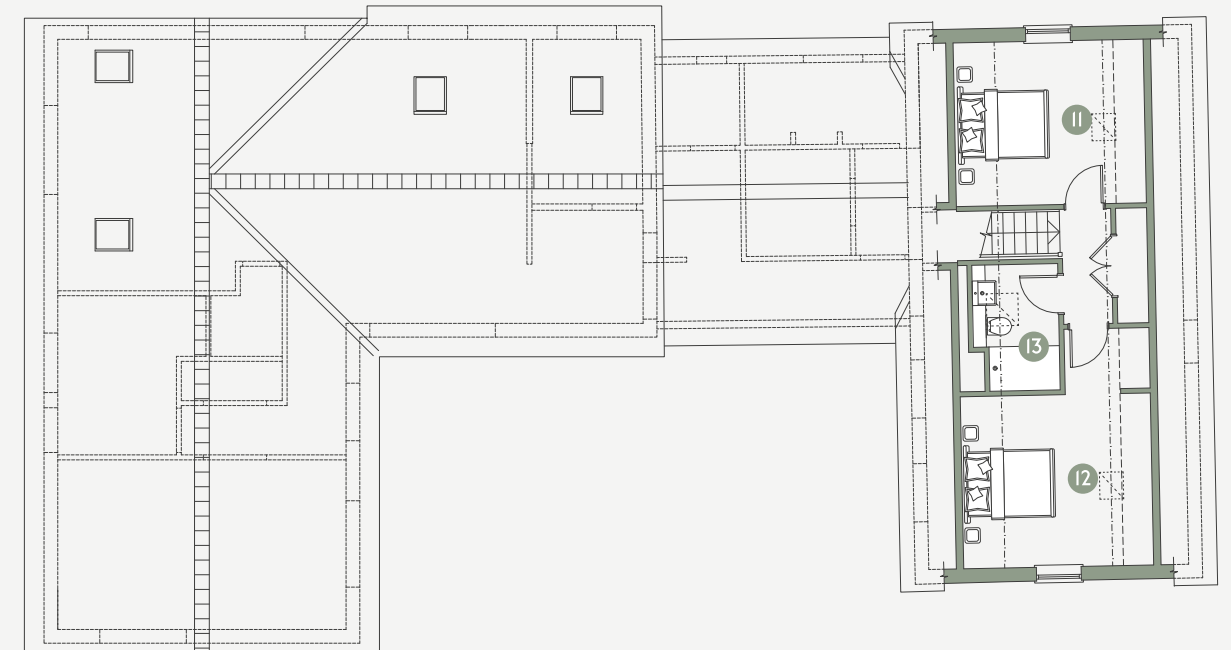
- | | | | | | | | |
|---|---|---|--|---|---|--|--|
| 1. Living
5.87m x 3.45m
19'3" x 11'4" | 2. Kitchen/Dining/
Family room
4.50m x 9.53m
14'9" x 31'3" | 3. Home office
3.35m x 2.26m
11'0" x 7'5" | 4. Utility
3.24m x 3.02m
10'8" x 9'11" | 5. Bedroom one
5.29m x 3.33m
17'4" x 10'11" | 6. Ensuite
3.20m x 1.67m
10'6" x 5'6" | 7. Dressing room
2.16m x 2.13m
7'1" x 7'0" | 8. Bathroom
2.40m x 1.73m
7'10" x 5'8" |
|---|---|---|--|---|---|--|--|



THE STABLES

First Floor

Find two double bedrooms, more storage, and a shower room on the first floor.



- | | | | | |
|---|--|---|--|--|
| 9. Bedroom two
3.62m x 3.57m
11'11" x 11'9" | 10. Bedroom three
3.60m x 3.46m
11'10" x 11'4" | 11. Bedroom four
3.87m x 3.33m
12'8" x 10'11" | 12. Bedroom five
3.87m x 3.50m
12'8" x 11'6" | 13. Bathroom
2.57m x 1.75m
8'5" x 5'9" |
|---|--|---|--|--|



CLASSIC

Specification

Kitchen and utility rooms

- ◆ Bespoke lay-on solid oak handmade kitchen and utility
- ◆ BLUMOTION soft closing doors/drawers
- ◆ Quooker tap
- ◆ NEFF integrated appliances
- ◆ NEFF ovens with slide and hide doors
- ◆ BLANCO sink with single bowl and monobloc mixer tap
- ◆ Quartz worktops

Bathrooms

- ◆ Porcelain tiles to floors
- ◆ Full porcelain around shower areas
- ◆ Lusso Stone wall-hung toilets
- ◆ Lusso Stone modern wall-mounted vanity units
- ◆ Single modern tap central to the sink
- ◆ Concealed mixer shower valves with ceiling-mounted shower heads

Internal flooring

- ◆ Engineered timber floors to living areas
- ◆ Carpets to bedrooms and sitting room/snug

Joinery and doors

- ◆ Black aluminium windows and doors
- ◆ Black aluminium sliding doors to the rear
- ◆ Oak doors

Heating and energy efficiency

- ◆ Air source heat pump
- ◆ Underfloor heating to ground floor
- ◆ Solar panels and batteries
- ◆ Modern radiators to first floor

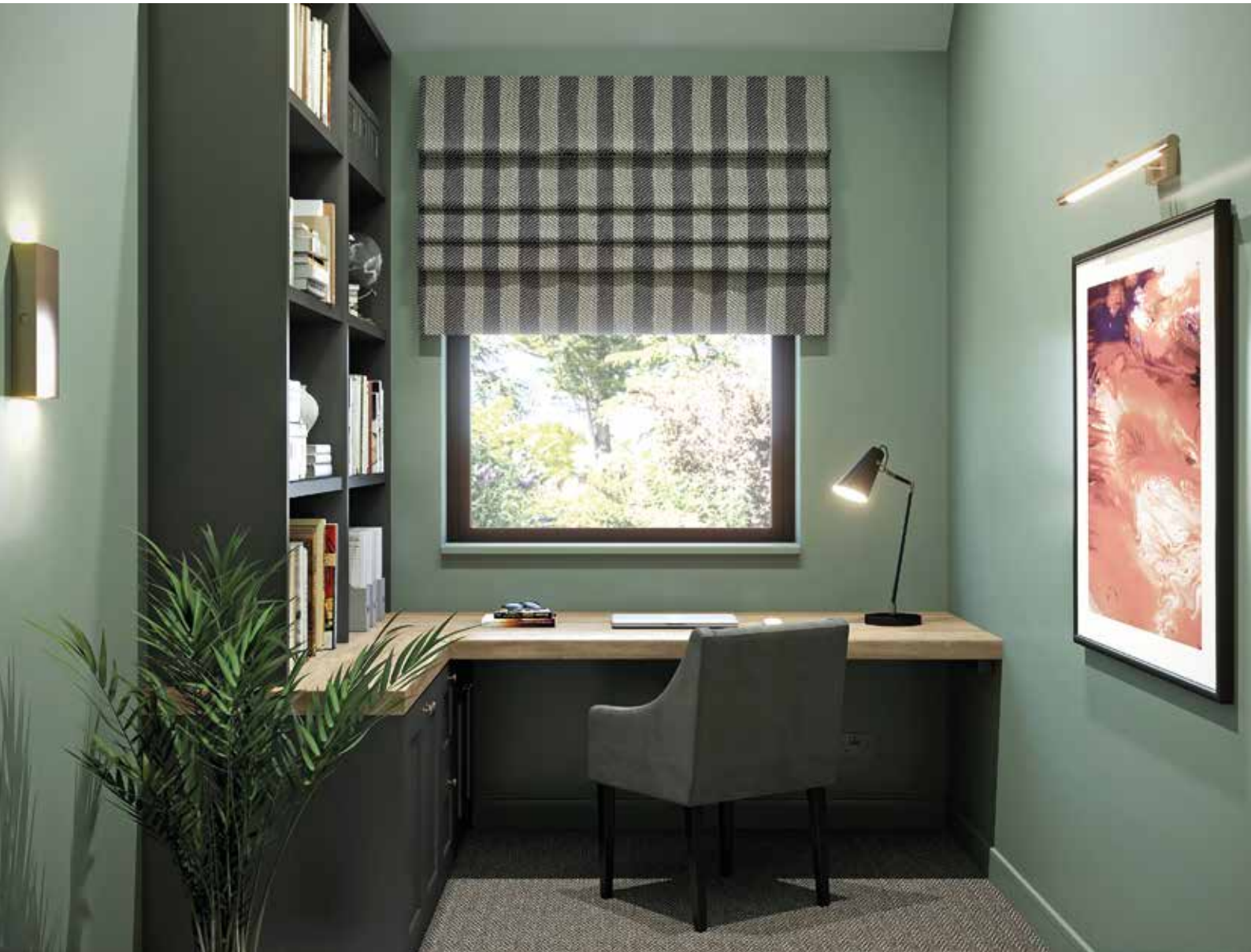
External finishes

- ◆ Porcelain rear patio
- ◆ Turfed garden
- ◆ External tap to rear of the property
- ◆ Front and rear external lighting
- ◆ Oak-framed cart lodge with E.V. charging point

Electrical finishes

- ◆ Low energy downlights to the open living area, bathroom, ensuites, principal bedroom, hallway, landing and reception rooms
- ◆ Ceiling pendants to bedrooms
- ◆ MK sockets and switches throughout







ENHANCED

Specification

Kitchen and utility rooms

- ◆ Gola bespoke handmade kitchen and utility with sawtooth oak doors
- ◆ Solid oak dovetail drawboxes
- ◆ NEFF integrated appliances
- ◆ NEFF ovens with slide and hide doors
- ◆ BLANCO sink with single bowl and monobloc mixer tap
- ◆ 300/600 wine cooler
- ◆ Quartz worktops with mitred end panels

Bathrooms

- ◆ Porcelain tiles to floors
- ◆ Full porcelain around shower areas
- ◆ Quartz vanity and wall finishes to family bathroom
- ◆ Lusso Stone wall-hung toilets
- ◆ Lusso Stone modern wall-mounted vanity units
- ◆ Single modern tap central to the sink
- ◆ Concealed mixer shower valve with ceiling-mounted shower heads
- ◆ Dual heated towel rail

Internal flooring

- ◆ Polished concrete floors to living areas
- ◆ Sisal carpets to bedrooms and sitting room/snug

Joinery and doors

- ◆ Black aluminium windows and doors
- ◆ Black aluminium sliding doors to the rear
- ◆ Oak doors with bronze ironmongery
- ◆ Oak stairs

Decoration

- ◆ Interior designed finishes

Heating and energy efficiency

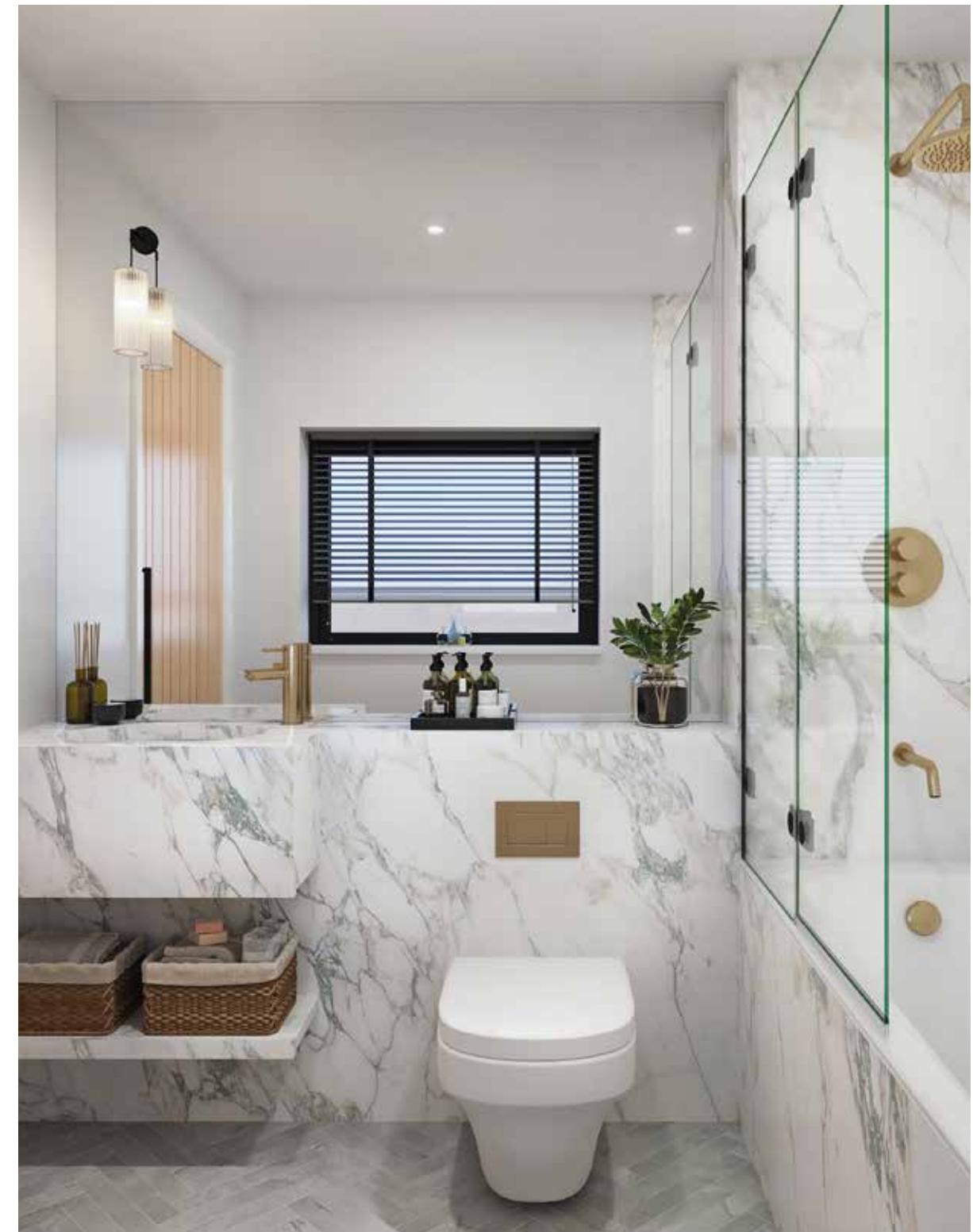
- ◆ Air source heat pump
- ◆ Underfloor heating to ground floor with LCD thermostats
- ◆ Modern radiators/underfloor heating to first floor
- ◆ MVHR changing air throughout
- ◆ Comfort cooling

External finishes

- ◆ Garden designed by RHS Silver-gilt Medalist and National Trust Award winner
- ◆ External tap to rear of the property
- ◆ Front and rear external lighting
- ◆ Irrigation system
- ◆ Porcelain to rear patio
- ◆ Brick paviour pathways
- ◆ Oak-framed cart lodge with E.V. charging point
- ◆ Estate rail fencing with private gate

Electrical finishes

- ◆ Low energy downlights to the open living area, bathroom, ensuite, principal bedroom, hallway, landing and reception rooms
- ◆ Ceiling pendants to bedrooms
- ◆ Corston die cast sockets and switches throughout



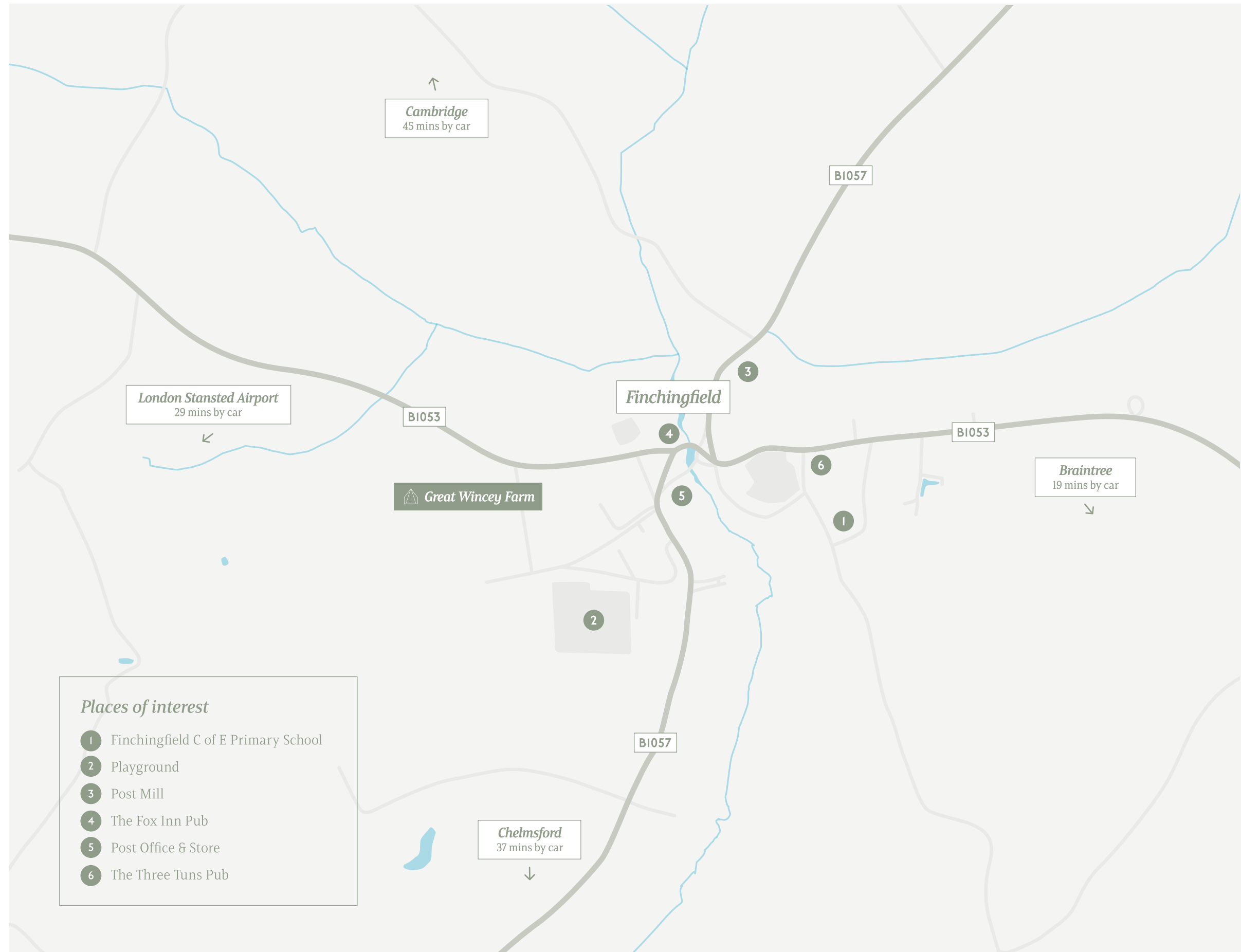




Find us

For more information or to organise a viewing, please contact our Sales team at Chewton Rose today: 01284 653950

Great Wincey Farm,
Brent Hall Road,
Finchingfield,
Braintree CM7 4JZ



Places of interest

- 1 Finchingfield C of E Primary School
- 2 Playground
- 3 Post Mill
- 4 The Fox Inn Pub
- 5 Post Office & Store
- 6 The Three Tuns Pub

Computer generated images within this brochure have been created to give you a general indication of the finished properties. During the construction and planning process, it may be necessary to make certain changes. Landscaping, ground levels, steps, garages, parking and material colours are indicative only. Please check with our Sales team if clarification is required. This brochure does not form any part of any contract. All times and distances are taken from googlemaps.co.uk.

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GREAT WINCEY FARM