

FELMOOR CHASE

Presenting a wonderful new collection of quality homes
In the sought-after area of Felmoor Chase, Felsted, Essex



PESTELL & Co
ESTABLISHED 1991

Luxurious bedrooms, high quality finishes come as standard at these fabulous new homes

Welcome to Felmoor Chase, an exceptional collection of new family homes built within the picturesque village of Felsted in the fabulous north of Essex.

Surrounded by astonishing countryside and a network of charming towns and villages, yet only a short drive away from the A120 and the traditional towns of Great Dunmow and Chelmsford.

This outstanding development is right in the centre of a charming, well respected and very well connected setting

Nothing has been overlooked, from the quality of the kitchens and bathrooms to the luxury of the finer details

Residents will be proud to come home, but will also have the freedom of enjoying the local setting. Therefore, giving the very best of both worlds



The Chestnut Plot 1 £700,000

4 bedroom detached home

A beautiful 4 bedroom detached home, with off road parking leading to a spacious garage with utility room at rear and a double cart lodge for further parking. The front door opens into the hallway with doors to a large open plan kitchen, living, dining room space. The first floor of the property hosts four bedrooms, two with en-suite and a family bathroom.

Ground floor

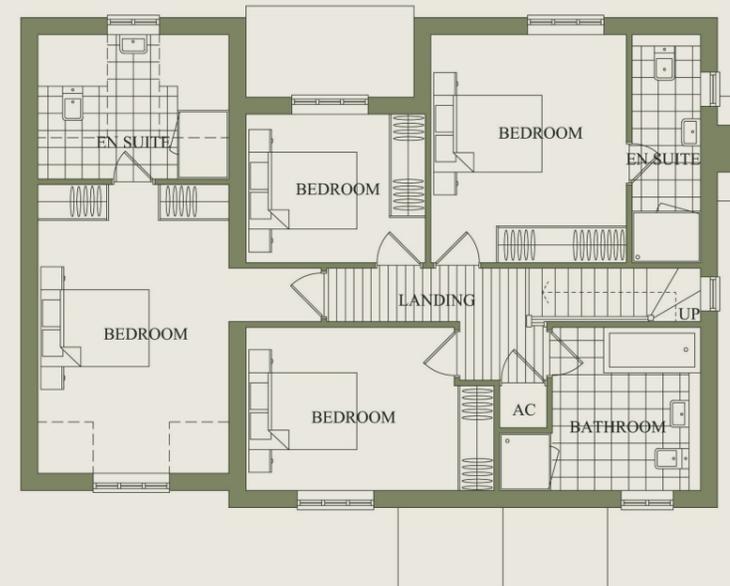
Kitchen / Dining	21'4" x 10'3"
Living room	15'4" x 13'11"
Study	7'2" x 6'2"
Garage	18'5" x 8'10"
Utility room	8'10" x 7'4"

First floor

Master bedroom	18'5" x 8'10"
En-suite	9'9" x 7'10"
Bedroom 2	13'12" x 11'1"
En-suite	13'1" x 4'9"
Bedroom 3	12'2" x 9'9"
Bedroom 4	10'4" x 9'3"
Family bathroom	11'6" x 7'10"



GROUND FLOOR PLAN
THE CHESTNUT - PLOT 1



FIRST FLOOR PLAN

Approximate square footage - 1550 sqft

(FINISHED LAYOUTS ARE INDICATIVE AND SUBJECT TO CHANGE DURING CONSTRUCTION)



The Aspen Plot 2 SOLD

3 bedroom detached home

A beautiful 3 bedroom detached home, with space for off-road parking. The front door opens into a spacious hallway with doors leading to kitchen/dining room, living room and ground floor cloakroom. The first floor hosts three bedrooms, one with en-suite and a large family bathroom.

Ground floor

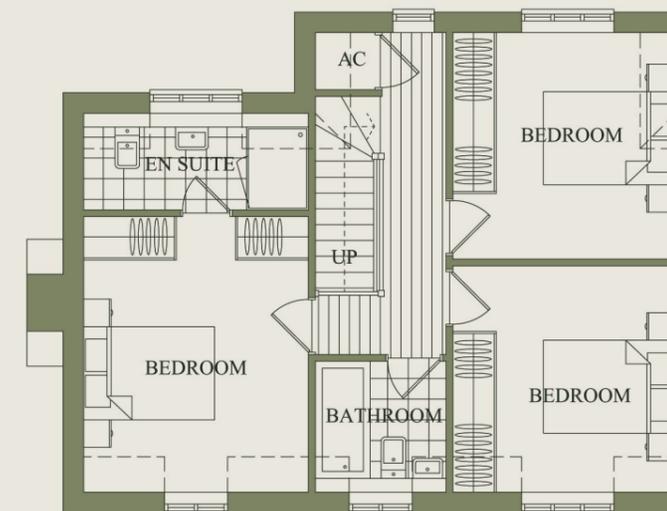
Kitchen / Dining	21'7" x 10'1"
Living room	17'10" x 10'7"
Utility room	6'5" x 5'5"
Cloakroom	5'10" x 2'11"

First floor

Master bedroom	12'11" x 10'9"
En-suite	10'7" x 4'7"
Bedroom 2	11'6" x 10'1"
Bedroom 3	10'6" x 10'3"
Family bathroom	6'10" x 6'5"



GROUND FLOOR PLAN
THE ASPEN - PLOT 2



FIRST FLOOR PLAN

Approximate square footage - sold stc

(FINISHED LAYOUTS ARE INDICATIVE AND SUBJECT TO CHANGE DURING CONSTRUCTION)



The Cedar Plot 3 SOLD

4 bedroom detached home

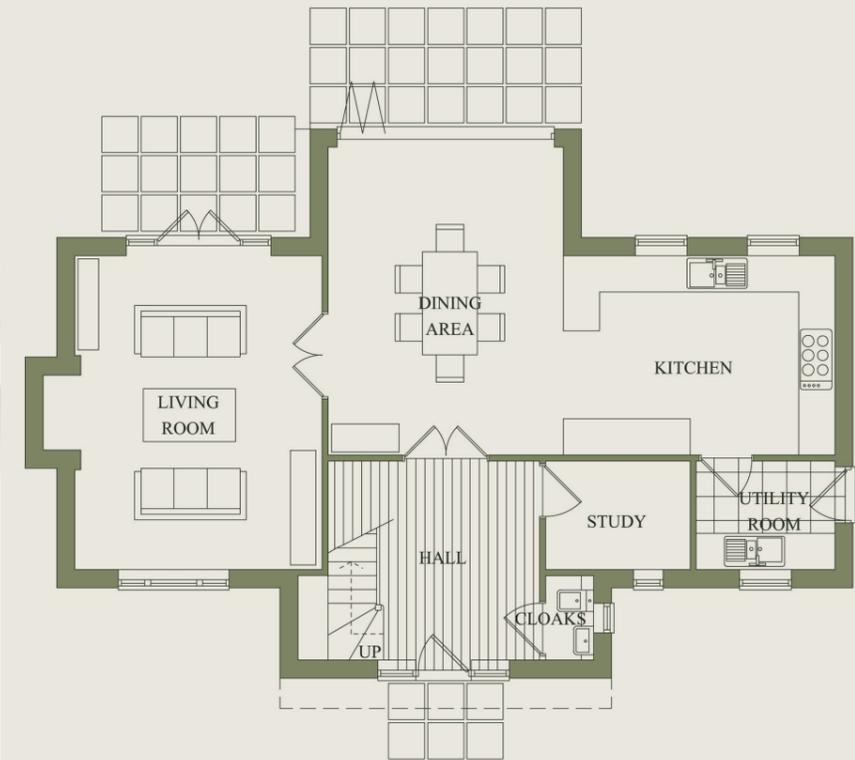
A beautiful 4 bedroom detached home, with off road parking and spacious double garage. The front door opens into a large hallway with doors to cloakroom, kitchen/dining room and study. The first floor enjoys four bedrooms, two with en-suite and a large family bathroom.

Ground floor

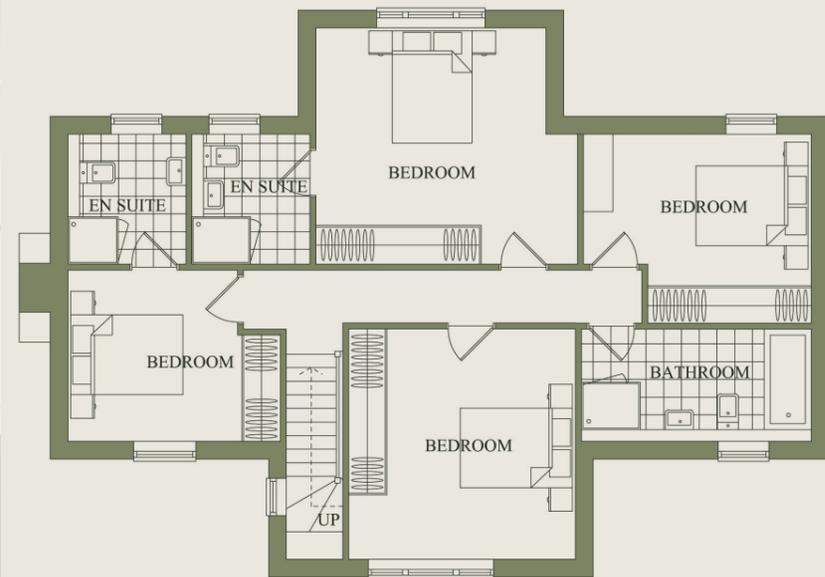
Kitchen / Dining	27'4" x 16'7"
Living room	16'10" x 13'4"
Utility room	8'1" x 6'5"
Cloakroom	4'6" x 3'8"
Study	9'6" x 5'8"

First floor

Master bedroom	13'10" x 13'0"
En-suite	6'10" x 6'6"
Bedroom 2	13'5" x 9'5"
En-suite	7'1" x 6'5"
Bedroom 3	13'1" x 10'8"
Bedroom 4	13'4" x 10'0"
Family bathroom	12'9" x 5'10"



GROUND FLOOR PLAN
THE CEDAR - PLOT 3



FIRST FLOOR PLAN

Approximate square footage - 1746 sqft

(FINISHED LAYOUTS ARE INDICATIVE AND SUBJECT TO CHANGE DURING CONSTRUCTION)

- THE CHESTNUT - PLOT 1
- THE ASPEN - PLOT 2
- THE CEDAR - PLOT 3
- THE WILLOW - PLOT 4
- THE MULBERRY - PLOT 5
- THE LINDEN - PLOT 6
- THE MAPLE - PLOT 7



Quality homes

Please note that layouts are indicative and subject to revision during construction.



The Willow Plot 4 SOLD

3 bedroom home

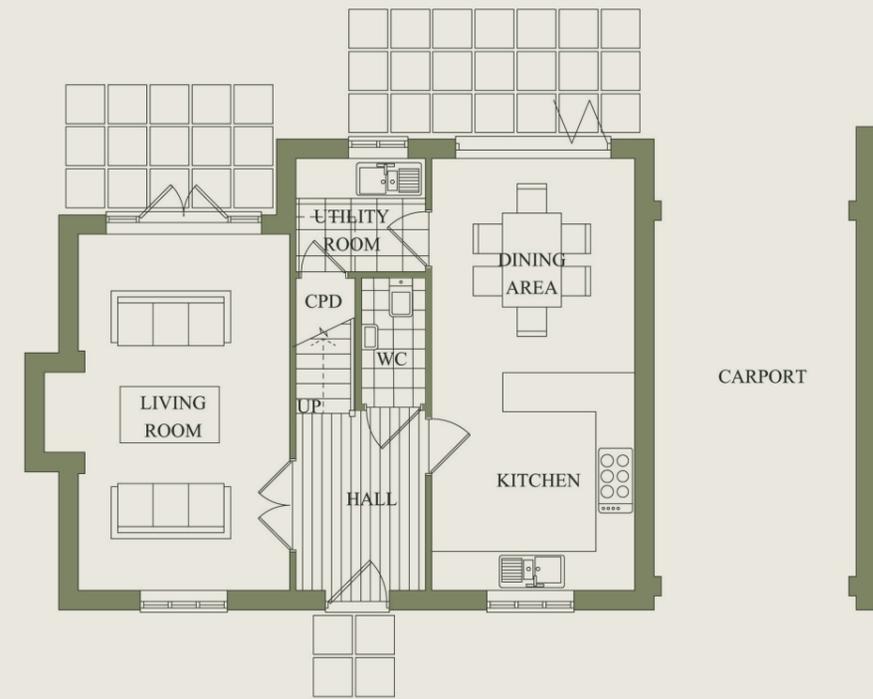
A beautiful 3 bedroom home, with car port. The front door opens into a spacious hallway with doors to cloakroom, living room and kitchen/dining room. The first floor enjoys an impressive master suite, two further bedrooms, one with en-suite and one family bathroom.

Ground floor

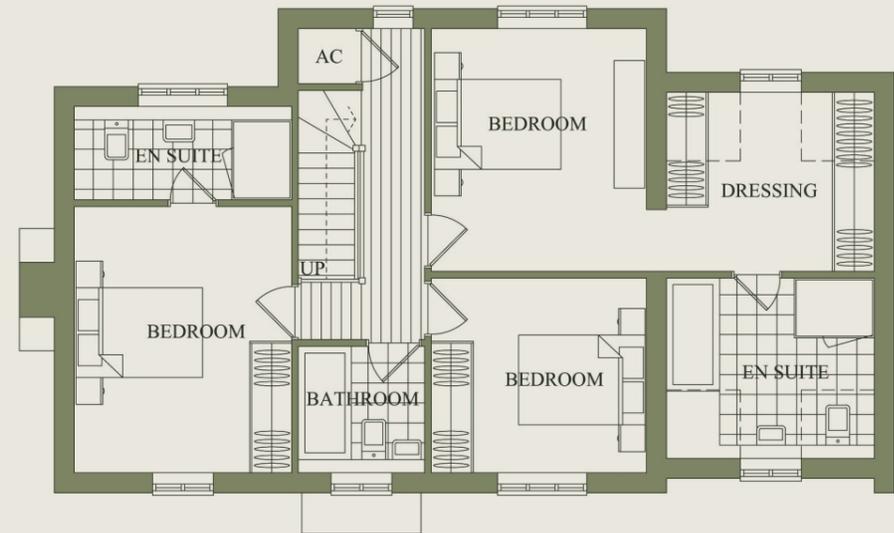
Kitchen / Dining	21'7" x 10'1"
Living room	17'6" x 10'6"
Utility room	6'4" x 5'7"
Cloakroom	6'2" x 2'10"

First floor

Master bedroom	11'5" x 10'1"
Dressing room	10'3" x 7'5"
En-suite	10'1" x 9'9"
Bedroom 2	10'8" x 10'5"
En-suite	10'7" x 5'3"
Bedroom 3	10'0" x 9'10"
Family bathroom	6'4" x 6'1"



GROUND FLOOR PLAN
THE WILLOW - PLOT 4



FIRST FLOOR PLAN

Approximate square footage - 1353 sqft

(FINISHED LAYOUTS ARE INDICATIVE AND SUBJECT TO CHANGE DURING CONSTRUCTION)



The Mulberry Plot 5 £600,000

4 bedroom home

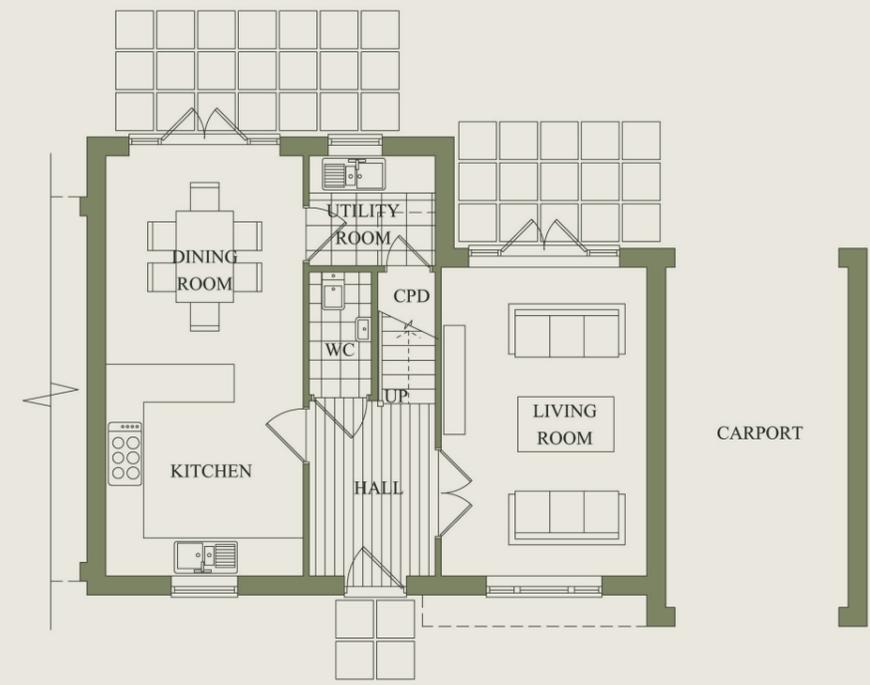
A beautiful 4 bedroom home, with car port for off-road parking. The front door opens into the hallway with doors to cloakroom, living room and kitchen/dining room. The first floor hosts four bedrooms, one with en-suite and a family bathroom.

Ground floor

Kitchen / Dining	20'10" x 9'11"
Living room	15'9" x 10'6"
Utility room	6'5" x 5'7"
Cloakroom	6'5" x 3'0"

First floor

Master bedroom	17'6" x 9'4"
En-suite	10'6" x 6'9"
Bedroom 2	11'5" x 10'2"
Bedroom 3	10'1" x 9'9"
Bedroom 4	10'2" x 8'1"
Family bathroom	6'4" x 6'2"



GROUND FLOOR PLAN
THE MULBERRY - PLOT 5



FIRST FLOOR PLAN

Approximate square footage - 1302 sqft

(FINISHED LAYOUTS ARE INDICATIVE AND SUBJECT TO CHANGE DURING CONSTRUCTION)



The Linden Plot 6 £550,000

3 bedroom home

A beautiful 3 bedroom home, with a car port for off road parking. The front door opens into a hallway with doors to cloakroom and kitchen, living, dining room area. The first floor hosts three bedrooms, one with en-suite and a family bathroom.

Ground floor

Open Plan Living
Living dining room 19'7" x 14'4"
Kitchen 14'5" x 11'0"

Study 7'4" x 6'3"

Cloakroom 7'4" x 3'3"

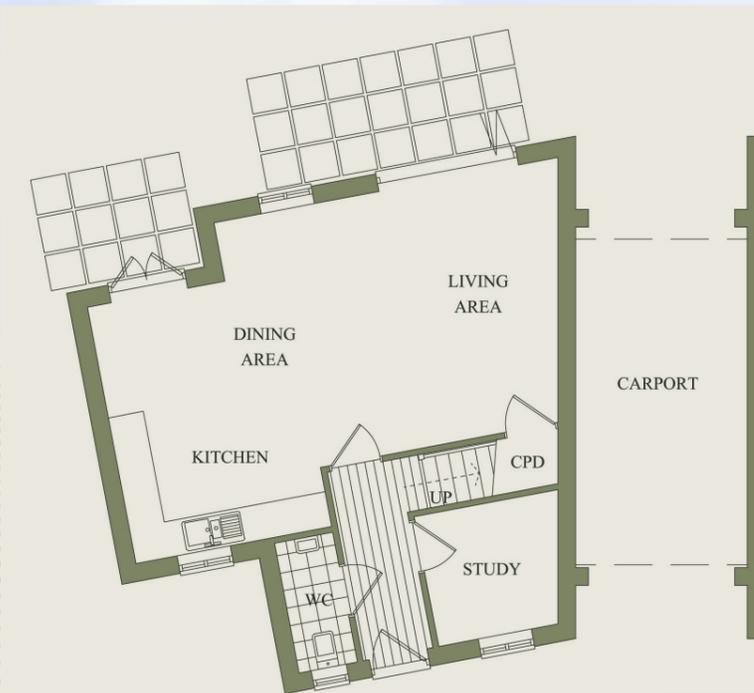
First floor

Master bedroom 11'4" x 10'11"
Dressing room 10'9" x 9'6"
En-suite 9'6" x 7'9"

Bedroom 2 14'5" x 10'5"

Bedroom 3 11'4" x 8'3"

Family bathroom 12'8" x 6'9"



**GROUND FLOOR PLAN
THE LINDEN - PLOT 6**



FIRST FLOOR PLAN

Approximate square footage - 1273 sqft

(FINISHED LAYOUTS ARE INDICATIVE AND SUBJECT TO CHANGE DURING CONSTRUCTION)



The Maple

Plot 7 £560,000

3 bedroom home

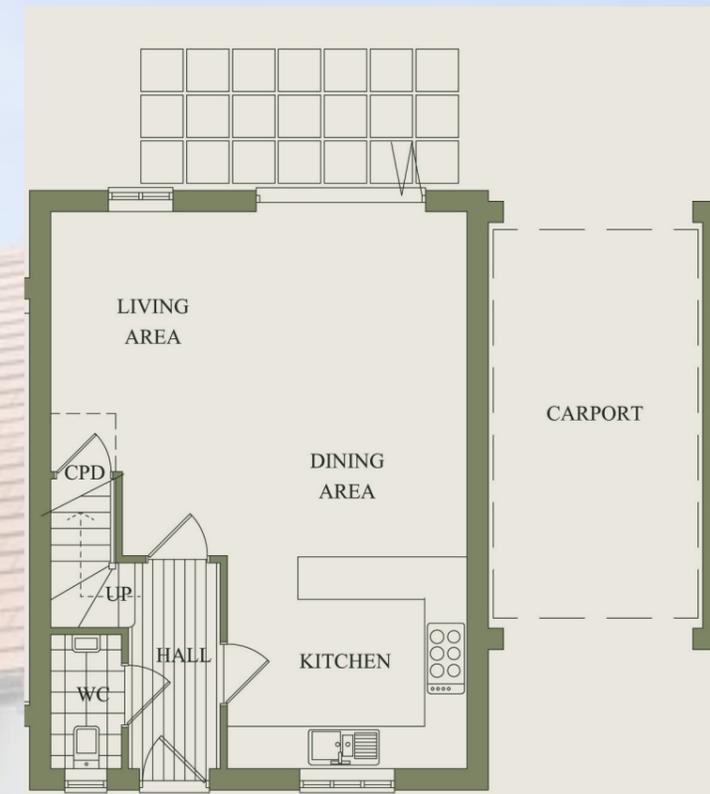
A beautiful 3 bedroom home, with a car port for off road parking. The front door opens into a hallway with doors to cloakroom and kitchen, living, dining room area. The first floor hosts three bedrooms, one with en-suite and a family bathroom.

Ground floor

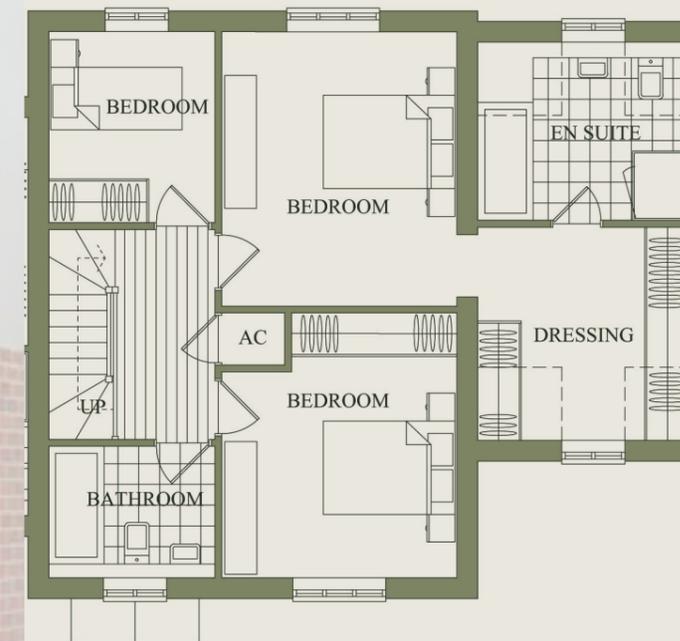
Open plan living	25'11" max x 19'4" max
Cloakroom	6'3" x 4'3"

First floor

Master bedroom	12'11" x 11'2"
Dressing room	10'2" x 9'8"
En-suite	9'8" x 8'5"
Bedroom 2	12'7" x 11'2"
Bedroom 3	9'1" x 7'11"
Family bathroom	7'11" x 6'7"



**GROUND FLOOR PLAN
THE MAPLE - PLOT 7**



FIRST FLOOR PLAN

Approximate square footage - 1208 sqft

(FINISHED LAYOUTS ARE INDICATIVE AND SUBJECT TO CHANGE DURING CONSTRUCTION)

General specification

- High quality conventional construction
- White PVC windows and patio doors
- Composite front door with glazed panel
- White solid core internal doors
- Smoke alarms
- Luxury vinyl herringbone flooring to hallway, kitchen/dining
- Fitted carpets to stairs, landing and bedrooms with cloud 9 underlay

Kitchens

- Shaker style Symphony kitchen
- Quartz worktops with up-stands and hob splashback
- Undermount Caple granite composite sinks
- Integrated appliances including NEFF and Caple
- LED under unit lighting

Utility rooms

- Modern flat panel door style as kitchen
- Broom unit storage (where applicable)
- Silestone quartz worktop and up-stands
- Stainless steel sink
- Acyl monobloc mixer tap

Home entertainment/office

- Data and Sky TV cabling enabled
- High speed broadband locally
- TV/Sky outlets to bedrooms
- White switches and sockets



When you buy a new build home at Felmoor Chase, a 10 year building warranty is offered through ICW, one of the market leading warranty providers. For more information visit www.i-c-w.co.uk

Bathrooms and en-suites

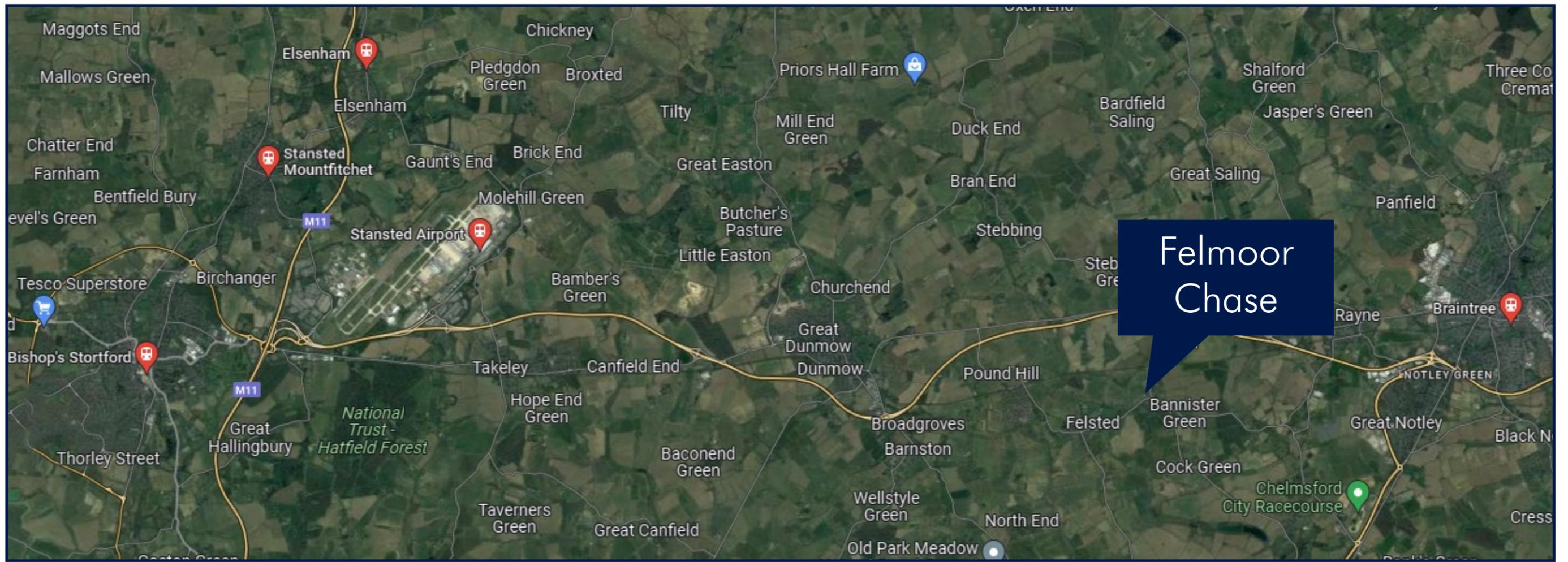
- ROCA WC with concealed cisterns
- Showers with concealed valves
- ROCA baths
- Shaver sockets
- Full tiling and half tiling to walls
- Fully tiled floors
- Heated towel rails

Heating

- Gas central heating
- Underfloor heating to ground floors with individual thermostatic control
- Radiators to first floors

Gardens & garages

- Electric car charging enabled
- Outdoor tap and electric sockets
- Block paving to driveways
- Landscaped gardens
- Oak Cart Lodge guest parking



Felmoor Chase is located in the north east side of Felsted and is located no more than a 5 minute walk from Felsted primary school and only 1 mile away is Felsted School. Felsted School was founded in 1564 and is a traditional boarding school.

Felsted itself and surrounding villages offer an array of different shops, restaurants and public houses, whilst also being located very close to the A120 bypass where there is access to both London and Cambridge via Bishops Stortford from the M11/25 and mainline railway station. The City of London accessible by road and Underground via the Central Line in around 60 minutes.

Close access to the Flich Way, which runs 15 miles from Braintree to Bishops Stortford, a safe traffic free environment for walkers, cyclists and horse riders. A perfect way to enjoy the surrounding countryside.

Surrounded by outstanding Independent schools and within catchment for Grammar schools.

For Boys - King Edward VI and Colchester Royal Grammar School
For Girl - Chelmsford County High and Colchester County High School

As Felmoor Chase is located only 5 miles away from Braintree, this means that you will benefit from the Freeport Designer Outlet. This is a purpose built complex of modern pedestrianised avenues and squares hosting over 85 designer brand stores full of special offers and exclusive discounts, with well known places to eat, drink or to have some fun.

However, there is even more choice! Just ten miles south of Felsted is Chelmsford City Centre. This is now the regions main centre for shopping, leisure and entertainment. The centre hosts two indoor shopping malls and the new Bond Street development. Here you are spoilt for choice

What's nearby

Braintree	5 miles
Great Dunmow	7 miles
Chelmsford	11.5 miles
Bishop's Stortford	17.5 miles
Cambridge	42 miles

Rail connections

Braintree	6.3 miles
Chelmsford station	11.5 miles
Stansted airport	12.8 miles
Bishop's Stortford	15.5 miles
Sawbridgeworth	22.4 miles

Schools

Felsted primary school	0.3 miles
Flich Green Academy	2.2 miles
Stebbing Primary School	5 miles
Dunmow St Mary's	7.7 miles
Helena Romanes	7.5 miles

Independent/grammar schools

Felsted School	1 mile
New Hall School	10 miles
King Edward VI Grammar	11.1 miles
Bishop's Stortford College	18.1 miles
Colchester Royal Grammar	24 miles



PESTELL & Co

ESTABLISHED 1991

If you are interested in any of these beautiful homes,
please contact us at

greatdunmow@pestell.co.uk

Or

01371 879100