



ABBOTTS GATE

STAPLEFORD
ABBOTTS

OAK HILL ROAD, STAPLEFORD ABBOTTS RM4 1JH




Regenta



6 LUXURY FOUR
BEDROOM FAMILY HOMES
IN A PRIVATE GATED
DEVELOPMENT

Discreetly tucked away from the public eye, surrounded by acres of open fields and farmland, the exclusive community at Abbots Gate offers everything you need to support your contemporary lifestyle. As you sweep down the 250 metre drive and the cluster of beautifully built houses come into view, you'll immediately know you're home.





SET WITHIN 4 ACRES
IN THE RURAL IDYLL OF
STAPLEFORD ABBOTTS

Start the day with a brisk walk across your own private meadows. Enjoy Summer afternoons with a picnic and leisurely dog walks over vast fields, pastures and woodlands that seem to never end. Watch the seasons change and feel the harmony of being surrounded by nature.



The historic village of Stapleford Abbots is surrounded by glorious farms, golf courses and country parks for that perfect countryside lifestyle and yet close by to Romford, offering all the amenities of a major town. Living at Abbots Gate offers you the perfect balance of town and country.

YOUR FOREVER HOME

FOUND

The Abbotts Gate development is the perfect place to put down roots. It offers a truly harmonious work-life balance and, with the trend towards remote working, the houses offer the space you need to set up a home office. Yet you also benefit from excellent transport connections for those days you need to be in the workplace.

You'll find it's the perfect place for families, with room to grow and plenty of outdoor space for children to discover the wonders of nature and play in the fresh air.



NATURE'S TREASURE TROVE

FOUND

Imagine stepping outside your home and immediately finding yourself surrounded by soothing greenery. Even better, it belongs to you!. Travel a little further over the fields and you'll find an equine centre in one direction, with sports and leisure facilities in the other. Country walks will take you past dairy farms, through woods and alongside streams. Havering Country Park, with its trees and bridleways, is one of several local amenities. Hainault Forest is another, offering mature woodland and an impressive lake.

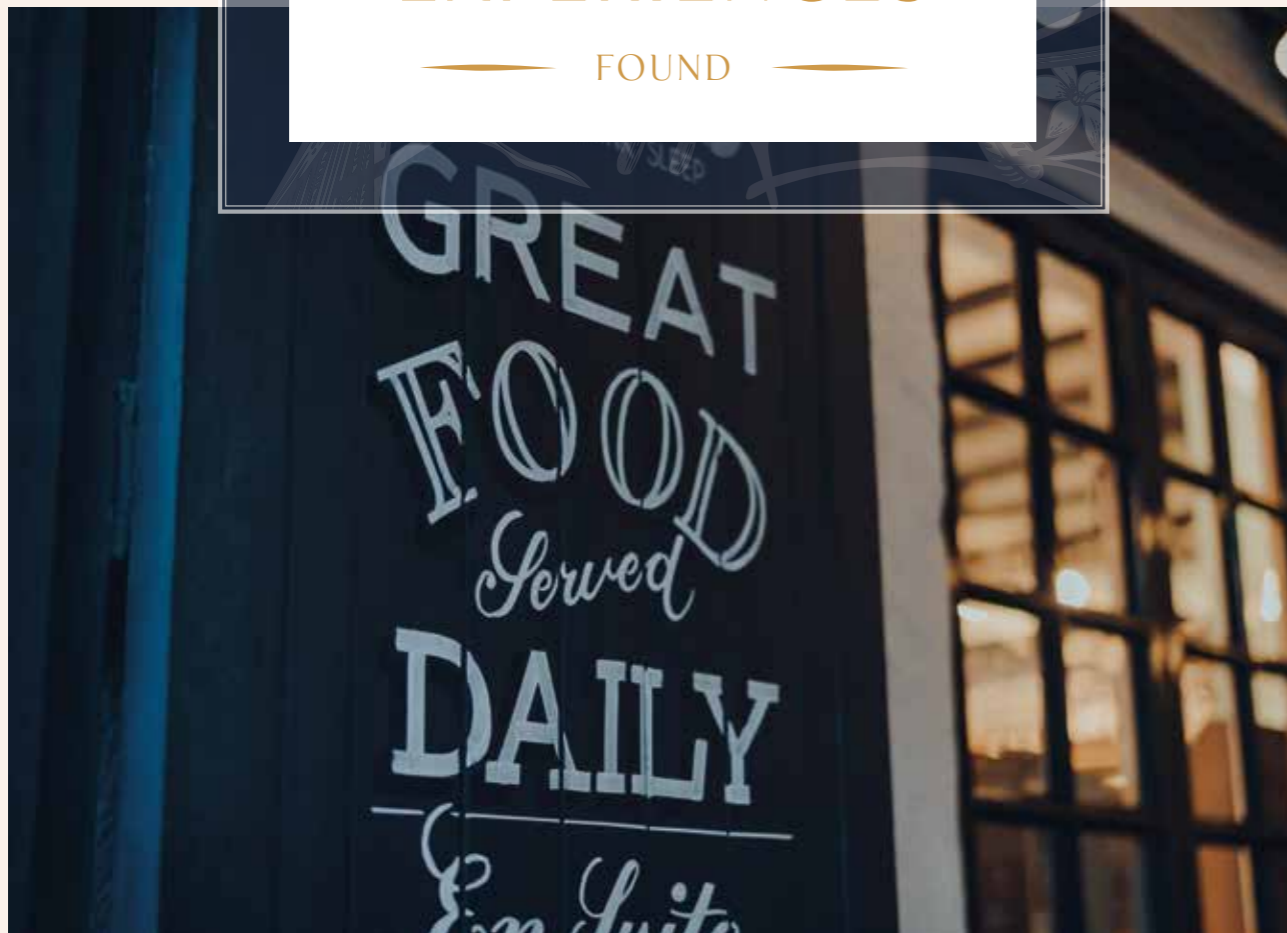


From Spring blossom to golden Autumn leaves, this is a part of the world that's perfect for anyone who loves immersing themselves in the natural world.



TREATS & EXPERIENCES

FOUND



Eating & Drinking



The Top Oak

Welcome to your new local, a traditional pub with excellent beers, a warm atmosphere and a mouthwatering food menu.



Orange Tree Pub & Dining

Another local favourite located at the nearby village of Havering-atte-Bower with open log fires in winter and a garden for summer.



The Rabbits Pub & Restaurant

A classic British pub with a large beer garden and conservatory that does one of the best Sunday roasts in the whole of Essex.

Shopping



Brewery Romford

Located on the site of the former Star Brewery, and now a bustling shopping, dining, leisure and entertainment destination.



Romford Market

The market started in the time of King Henry III. Today you'll find over 150 stalls selling everything from fresh fish to pre-loved clothes.



Westfield Shopping Centre

An easy 11 minute train journey from Romford station via the Elizabeth line to Stratford station will take you to Westfield Shopping Centre.

Leisure



David Lloyd Club

Much more than just a gym, there's swimming pools, exercise classes, tennis and spa facilities along with a thriving social scene.



Central Park Leisure Centre

Another excellent sports facility, offering a 25 metre swimming pool, sauna, steam room and spa together with well-equipped gym.



Old MacDonald's Farm & Fun Park

Meet alpacas, meerkats, pigs and many more animals in this popular petting zoo. Complete with fun packed rides and rainy day activities

AN ACTIVE LIFESTYLE

FOUND

If you actively enjoy your sport, Abbots Gate is the perfect base. For a start, you're surrounded by golf courses.

Stapleford Abbots is the closest course with good water features and bunkers, challenging fairways, well-kept greens and a reputation for friendliness. The club has active men's and women's sections and welcomes golfers, whatever their handicap may be. A range of membership options are available.

If you're looking for something the whole family can enjoy, no matter the weather, Topgolf Chigwell is the place to head to, featuring micro-chipped balls and virtual playing fields along with a swanky sports bar and restaurant.

There's more than just golf courses nearby. Footballers will head for Noak Hill where the floodlit 3G outdoor pitch is great for five, seven or eleven a side. There are floodlit outdoor tennis courts too.



Woolston Manor Golf Course and Country Club

You will have a wide selection of gyms and leisure centres nearby, including Romford's premier Sapphire Ice and Leisure Centre, home to the Everyone Active Raiders ice hockey team. No matter whether you want to get your heart racing on the treadmill or unwind in the steam room there is plenty of choice.

INSPIRING SCHOOLS

— FOUND —



This part of the world has always been popular with families so it's not surprising that it offers a wide range of educational establishments. There's a good primary school in Stapleford Abbots itself and a wide choice of highly rated schools for every age group in the local area.

Living at Abbots Gate, your children will also have the opportunity to learn from their natural surroundings outside the front door and at the same time, benefit from world class museums and galleries in London.

Primary Schools:

STAPLEFORD ABBOTTS PRIMARY ACADEMY
Stapleford Rd, Stapleford Abbots, Romford RM4 1EJ
Co-ed 3 - 11
The Preschool is called 'Little Acorns'
OFSTED Good

DAME TIPPING PRIMARY SCHOOL
North Rd, Havering-atte-Bower, Romford RM4 1PS
Co-ed 4 - 11 half-form entry school
OFSTED Good

OASIS ACADEMY PINWOOD
Pinewood Primary School/Thistledene Av,
Romford RM5 2TX
Co-ed 4 - 11
OFSTED Good

LAMBOURNE PRIMARY SCHOOL
36 Hoe Ln, Abridge, Romford RM4 1AU
Co-ed 4 - 11
OFSTED Good

HILLDENE PRIMARY SCHOOL
Grange Rd, Harold Hill, Romford RM3 7DU
Co-ed 4 - 11
OFSTED Good

MEAD PRIMARY
Amersham Rd, Romford RM3 9JD
Co-ed 4 - 11
OFSTED Good

**RISE PARK ACADEMIES -
RISE PARK INFANT AND JUNIOR SCHOOL**
Annan Way, Rise Park, Romford RM1 4UD
Co-ed 4 - 11
OFSTED Good

DRAPERS' PYRGO PRIMARY SCHOOL
Settle Rd, Harold Hill, Romford RM3 9RT
Co-ed 3 - 11
OFSTED Good

Secondary Schools:

BOWER PARK ACADEMY
Havering Rd, Romford RM1 4YY
Co-educational 11 - 16
OFSTED Good

THE FOREST ACADEMY
38 Harboure Rd, Ilford IG6 3TN
Co-educational 11 - 16 and sixth form
OFSTED Good

DRAPERS' ACADEMY
Settle Rd, Harold Hill, Romford RM3 9XR
Co-educational 11 - 16 and sixth form
OFSTED Good

THE ROYAL LIBERTY SCHOOL
Upper, Brentwood Rd, Gidea Park, Romford RM2 6HJ
Boys 11 - 16 and sixth form
OFSTED Good

REDDEN COURT SCHOOL
Cotswold Rd, Romford RM3 0TS
Co-educational 11 - 16 and sixth form
OFSTED Outstanding

THE CAMPION SCHOOL
Wingletye Ln, Hornchurch RM11 3BX
Boys only 11 - 16 and sixth form
OFSTED Good

Independent Schools:

**IMMANUEL SCHOOL
INDEPENDENT & PREPARATORY SCHOOL**
Romford RM1 4HR
Co-ed 3 - 16

**COOPERSALE HALL SCHOOL
INDEPENDENT & PREPARATORY SCHOOL**
Fluxs Ln, Epping CM16 7PE
Co-ed 2.5 - 11

KORU INDEPENDENT AP ACADEMY
90 Taunton Rd, Romford RM3 7YD
Co-ed 11 - 16



MAGICAL ADVENTURES

FOUND



Epping Forest - Connaught Water



Fairlop Waters



Epping Forest

Whether it's exploring the wildlife in the reeds around Fairlop Waters or wandering the ancient paths of Epping Forest, there are so many adventures just waiting to be enjoyed.

Epping Forest was once reserved for Kings to go hunting but now it makes the ideal area to bring your mountain bike and ride amongst magnificent trees and wild flowers. Or head to the White Water Centre in the Lea Valley and try your hand at rafting.

Love being on the water? Fairlop Waters Country Park is the perfect place for sailing, rowing, kayaking, windsurfing and paddle-boarding. There's also a Boulder Park designed to cater for all levels of ability and offers a great opportunity to develop your traversing skills.

Locally is great for nightlife with cinema, live theatre, ten pin bowling and a fabulous choice of restaurants. Or head down to London and explore an art gallery, take in a show or dance the night away.

Head in the other direction and you have all of East Anglia to explore. There are so many great days out, including the racing at Newmarket, the history of Cambridge and the seaside fun of Southend, home to the world's longest pleasure pier.

A PLACE WHERE FAMILY & FRIENDS GATHER

FOUND

Abbotts Gate offers a home to be proud of. Somewhere you'll be pleased to invite family and friends to stay. A place that impresses from the moment they arrive along the illuminated driveway. A home where you can walk off Sunday lunch together with a leisurely stroll over fields and paddocks that are part of the property.

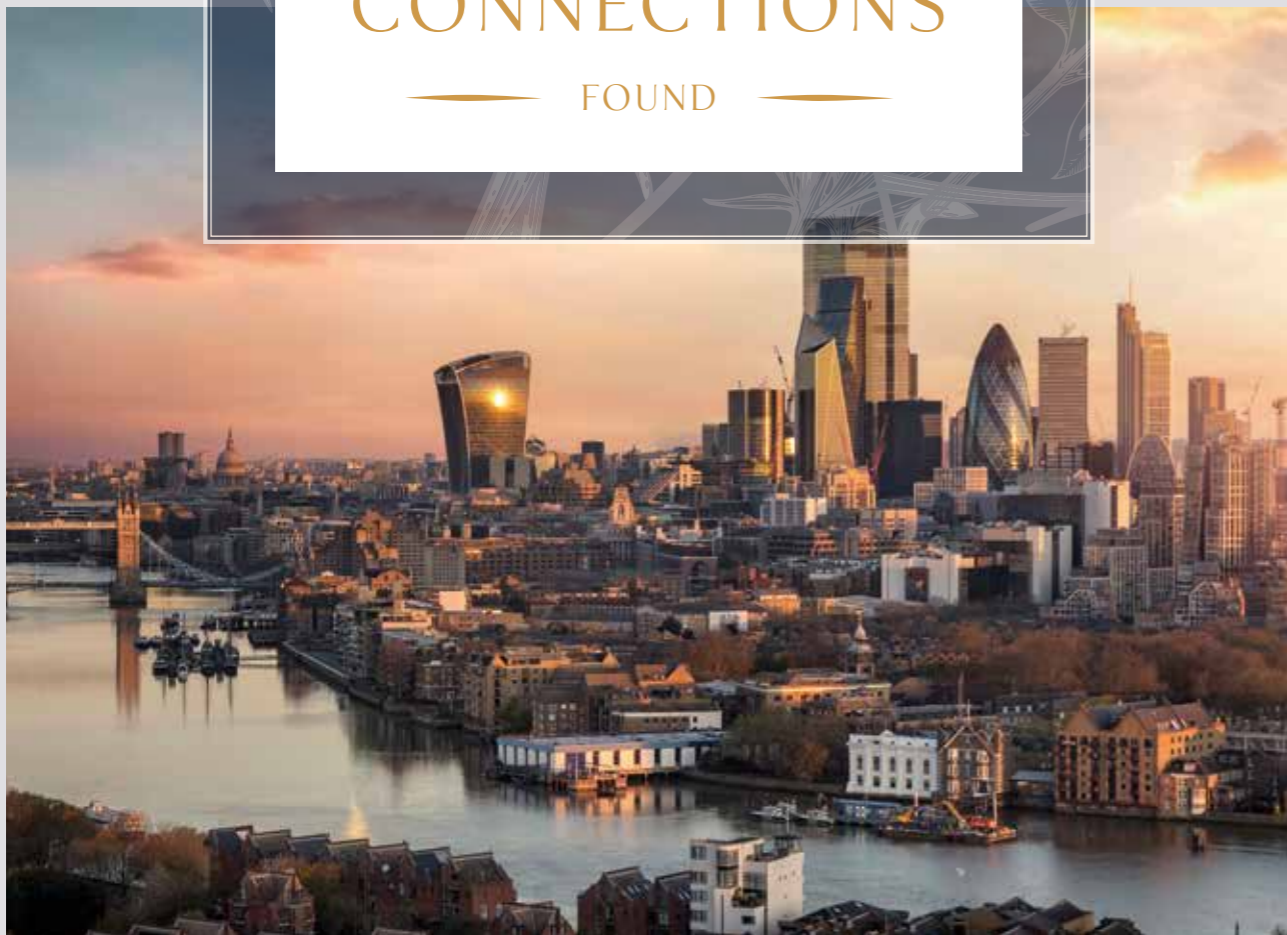


All year round these homes offer you the best of both worlds. Wonderfully bright rooms flooded with natural light and an entertaining area with bi-fold doors are perfect for those warm Summer days, and in the Winter, the home is transformed into a beautifully proportioned, atmospheric, elegant space for cosy intimate dinner parties.



HANDY CONNECTIONS

FOUND



Even though you're surrounded by fields, you're perfectly placed for both road and rail links.


The M11 is a few miles away, offering you a motorway network across central London and out into East Anglia. The M25 is also close by, giving you access to the national motorway network.

Romford is on the Elizabeth Line, which has transformed travel times to Canary Wharf, Stratford, the City, West End and out into the Thames Valley.


Stansted and London City airports are easy to reach, and the opening of the Elizabeth Line provides a direct rail link to Heathrow. Or, of course, you could fly your own light aircraft into Stapleford Flight Centre.

Yet, in this beautiful location, perhaps the best form of transport is to pull on your walking boots and enjoy the local greenery.


WALKING FROM ABBOTTS GATE

	0.2 miles Tysea Stores	0.4 miles Top Oak Restaurant & Pub	0.7 miles Dame Tipping School	0.8 miles Pyrgo Park	1.0 miles Brook Farm Equine Centre	1.1 miles Maybrand Fishery
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CYCLING FROM ABBOTTS GATE

	1.2 miles Orange Tree Pub & Dining	1.4 miles Havering Country Park	1.8 miles Bedfords Park Nature Discovery Centre	2.2 miles The Rabbits Pub & Restaurant	2.5 miles Noak Hill Sports Complex	3.5 miles Hainault Forest Country Park & Zoo
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DRIVING FROM ABBOTTS GATE

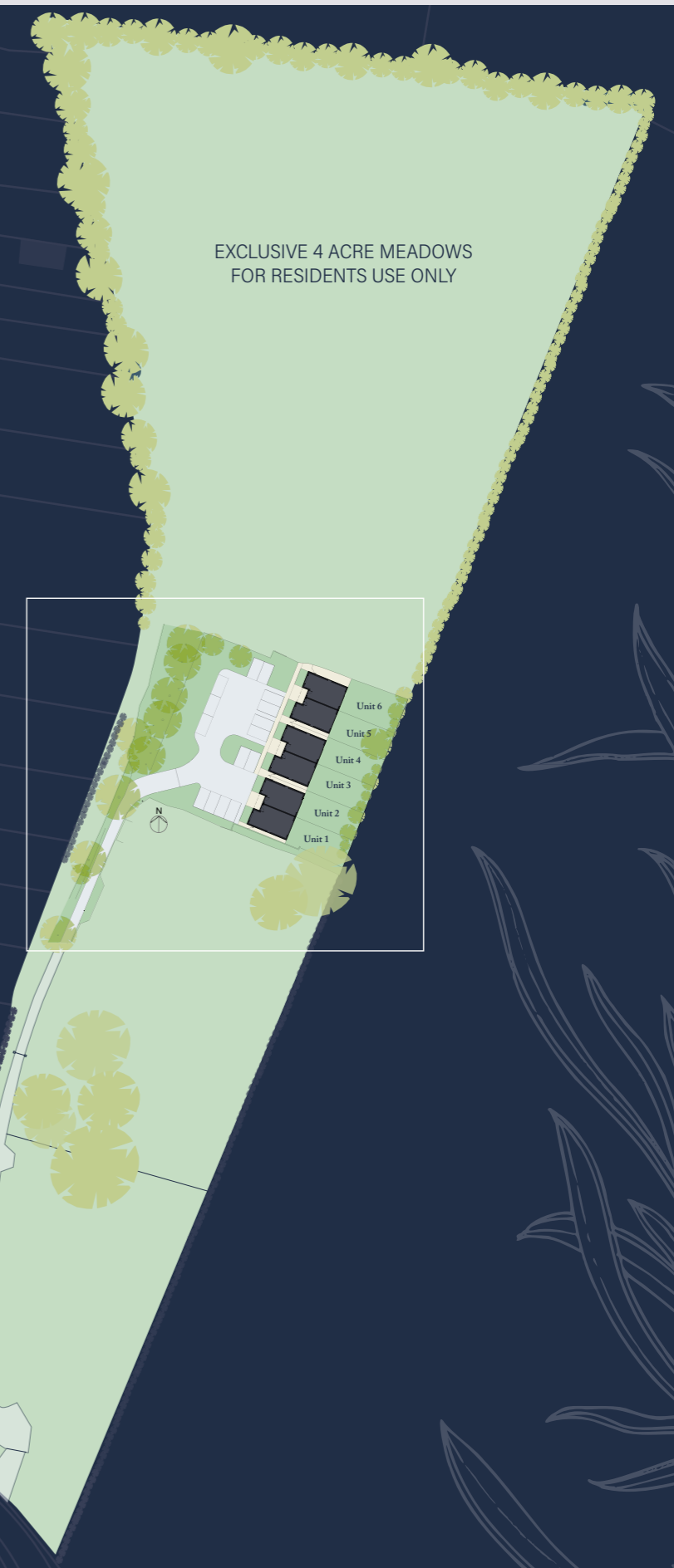
	2.5 miles Noak Hill Sports Complex	2.9 miles Tesco Superstore & Gallows Corner Retail Park	3.2 miles Old MacDonalds Farm & Fun Park	3.5 miles Gidea Park Station	4.8 miles Romford Station	14.9 miles London City Airport
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BY TRAIN FROM ROMFORD STATION

	11 mins Stratford Station	17 mins Liverpool Street Station	23 mins Paddington Station	33 mins Canary Wharf Station	36 mins Whitechapel Station	37 mins Bond Street Station
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 Elizabeth Line
  Overground
  Underground (Central Line)
  Greater Anglia

ABBOTTS GATE SITE PLAN





Computer generated illustration is indicative only







LUXURY & COMFORT

FOUND

KITCHEN

- Luxury custom fitted kitchens
- Bosch electric single oven and four zone induction hob with integrated extractor hood
- Bosch integrated fridge/freezer
- Bosch microwave
- Bosch integrated dishwasher
- Wine cooler (slimline)
- Quartz worktops with matching up-stand
- Blanco undermount sink and hot tap
- Brushed chrome electrical sockets
- Hoover integrated washer/dryer

BATHROOMS & SHOWER ROOMS

- Contemporary Saneux sanitary-ware
- Shower screen
- Heated chrome towel rail
- Porcelain wall and floor tiling
- Pivot glass bath screen
- Mirror
- Shaver Socket

DECORATIVE FINISHES

- Polished and satin chrome ironmongery
- LVT flooring to kitchen / dining room and hallway
- Carpet to living room, all bedrooms, stairs and landing
- Oak handrail to staircase
- White emulsion to ceilings and walls
- White ladder doors

HEATING

- Thermostatically controlled through NEST
- Gas eco boiler
- Radiators throughout

ELECTRICAL

- White sockets to every room except kitchen
- Downlights to kitchen, living room and bedrooms
- Pendant lighting to bedrooms 3, 4 and WC
- Under unit LED lighting to kitchen

HOME ENTERTAINMENT/ COMMUNICATIONS

- TV + BT sockets to master bedroom and living area
- Pre-wired for SKY Q

SECURITY

- Smoke detectors

GENERAL AND EXTERNAL FINISHES

- Private exterior gardens to all houses with patio and turf
- Patio bifold doors to kitchen/dining area
- Contemporary outside lighting
- External power socket for electric car charging

WARRANTY

- 10 year warranty

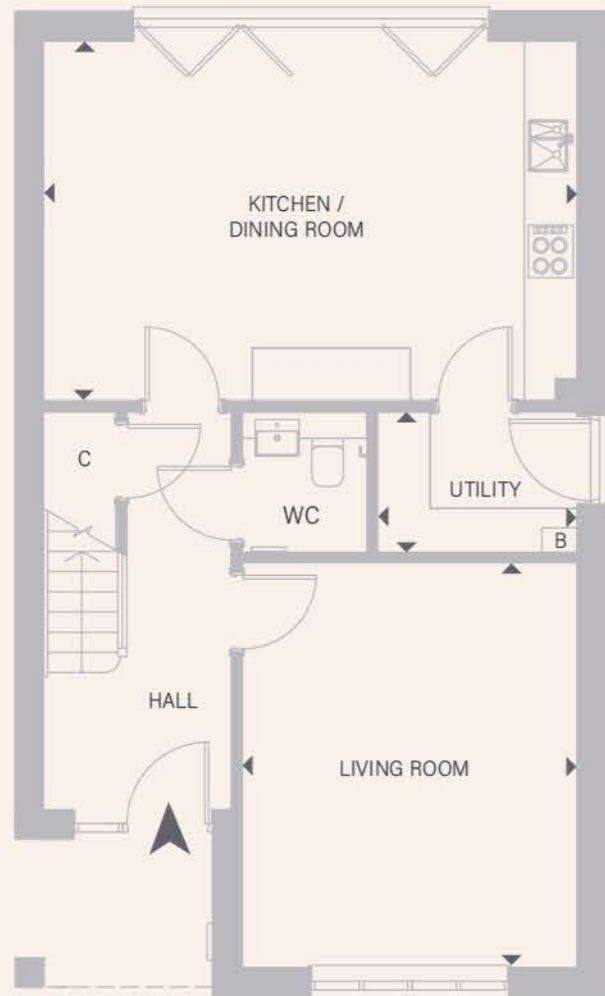
The specification details contained in this brochure are correct at the date of print but may vary as building work progresses. The specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. September 2023.



4 BEDROOM HOUSES HOMES 1-6

TOTAL AREA: 130.8 SQ.M. 1,407 SQ.FT.

GROUND FLOOR



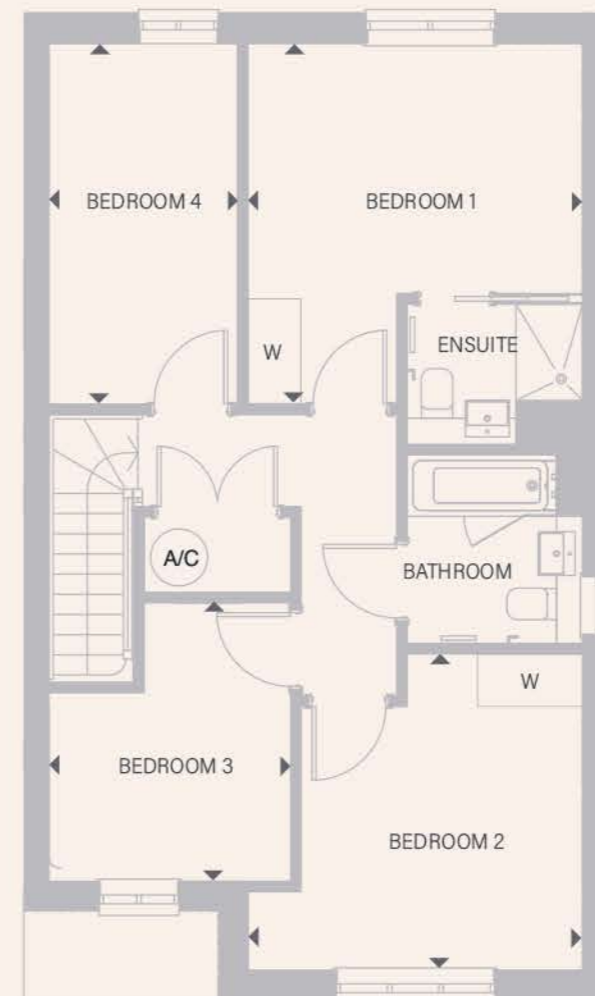
LIVING ROOM

3.53m x 3.81m 11'6" x 12'6"

KITCHEN / DINING ROOM

2.99m x 5.65m 9'9" x 18'6"

FIRST FLOOR



BEDROOM 1

4.13m x 3.31m 13'6" x 10'10"

BEDROOM 3

4.69m x 2.77m 15'5" x 9'1"

BEDROOM 2

4.02m x 3.49m 13'2" x 11'5"

BEDROOM 4

3.50m x 2.63m 11'5" x 8'7"



FRONT ELEVATION

Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct at time of going to press.

SUPPORTING LOCAL COMMUNITIES



“Abbotts Gate is the latest development in which we are delivering a legacy scheme that enhances the location, by it’s superior design, and the lives of owners too who will live with pride in a home of high-quality specification both inside and out”



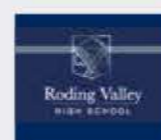
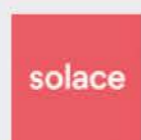
Regenta is wholly owned by SiteSales, an organisation that has built a reputation over the last 30 years for supporting local causes, charities and organisations that need support both financially and logistically. Regenta very much has the same company ethics.

The hugely successful Barnardo’s Garden Village development in Barkingside, was a direct result of the vision of our company’s Managing Director Murray Smith, and since then both companies have been avid supporters of local community projects wherever possible.

We believe that our continued support helps build communities in every sense of the word, and our purchasers in turn reap the benefits.

In Stapleford Abbots and the surrounding communities across Essex, we will endeavour to pledge our support to local charities and schools, working to elevate community pride and resident care.

Regenta currently supports many different charities, schools and community trusts including:



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Regenta

www.abbottsgate.co.uk

0344 800 1763