



MILNTHORPE LANE
ONGAR



MILNTHORPE LANE IS SET IN THE BEAUTIFUL TOWN OF ONGAR. FOR THOSE SEEKING THE BEST OF BOTH WORLDS – RURAL TRANQUILLITY AND EASY ACCESS TO LONDON – ONGAR AND ITS NEARBY VILLAGES OFFER AN ENVIABLE LIFESTYLE.

This historic Essex market town is brimming with character, its High Street lined with period buildings, traditional pubs, and independent shops. Beyond the town, charming villages such as Fyfield and Moreton provide an even quieter, more picturesque setting, with winding lanes and open fields.

Life in Ongar is defined by space, greenery, and quality of living. Families benefit from well-regarded schools and a safe, welcoming atmosphere, while professionals and retirees alike enjoy the slower pace, fresh air, and strong local community. Outdoor enthusiasts are spoiled for choice: the surrounding countryside is perfect for walking, cycling, and horse riding, while nearby Epping Forest offers miles of woodland to explore. Community events, farmers' markets, and thriving local clubs add to the area's appeal, creating a place where people quickly feel at home.

Despite its rural charm, Ongar is far from isolated. The town has excellent connections close at hand. Just a short drive or bus journey brings you to Epping Underground station, where the Central line runs directly into London, reaching Liverpool Street in around 40 minutes.

Alternatively, Shenfield station – now on the Elizabeth line – offers a fast mainline service to London Liverpool Street in as little as 23 minutes, with through-trains also connecting to the West End and Heathrow. For drivers, Ongar sits within easy reach of the M11 and M25, opening up swift routes to London, Stansted Airport, and the wider motorway network.

In short, Ongar and its neighbouring villages offer a rare balance: the peace and character of a countryside community, paired with the connectivity that makes commuting practical and convenient. Whether you're drawn by its historic charm, excellent schools, or simply the chance to unwind away from city life, Ongar is perfectly placed for those looking to enjoy the calm of rural Essex without losing touch with London.



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WELCOME TO MILNTHORPE LANE – A THOUGHTFULLY CRAFTED COLLECTION OF NEW HOMES

Murphy McKenna is delighted to introduce Milnthorpe Lane, an exceptional development of just 23 beautifully designed new homes. This exclusive community features an inspiring mix of three- and four-bedroom properties, each offering a choice of layouts tailored to meet the needs of modern families, professionals, and discerning buyers alike. Every home benefits from fantastic energy ratings, private off-road parking and generous gardens, ensuring comfort and convenience from the moment you arrive. Milnthorpe Lane offers exceptional three and four-bedroom house types:

Three-Bedroom Homes

The Gable

Set over three spacious storeys, these stylish homes combine contemporary design with practical living. A beautifully appointed kitchen and dining area forms the heart of the home, complemented by a separate light-filled living room and a modern family bathroom. The top floor is dedicated entirely to the luxurious master suite, complete with ensuite and a dedicated dressing area—your private retreat at the end of each day.

The Croft

Designed with style and flexibility in mind, these detached homes offer a generous kitchen diner, a welcoming lounge, and a thoughtfully arranged first floor. The master bedroom features its own ensuite, while two further bedrooms share a contemporary family bathroom—perfect for growing families or visiting guests.

Four-Bedroom Homes

The Meadow

This home includes generous parking and a single garage, a cosy study, ideal for home working, and an elegant kitchen diner overlooking the garden. The well-proportioned living room provides a relaxing space for the whole family. Upstairs, four generously sized bedrooms offer flexibility for family life. Three bedrooms share a beautiful family bathroom, while the master bedroom enjoys a suite-style ambience with a cleverly positioned ensuite for added privacy.

The Orchard

The largest home at Milnthorpe Lane, this impressive property offers exceptional space and versatility. Alongside generous parking and a single garage, the ground floor includes a study, utility room, pantry, snug, and a stunning kitchen and dining space that flows seamlessly into the garden. The spacious living room completes the ground-floor layout. Upstairs, both the first and second bedrooms benefit from luxurious ensuites, while bedrooms three and four share a superb family bathroom featuring both a bath and separate shower.

PERFECTLY POSITIONED FOR MODERN LIVING

Milnthorpe Lane offers an outstanding location. Situated beside the local medical centre and directly opposite Ongar Academy and the Leisure Centre, the development is ideal for families and commuters. With direct access to surrounding public footpaths, residents can enjoy the perfect balance of convenience and countryside tranquillity—nature truly is on your doorstep.

Additionally, the development features a selection of apartments, which will be released for sale separately.



Site plan

Computer generated image is indicative only.



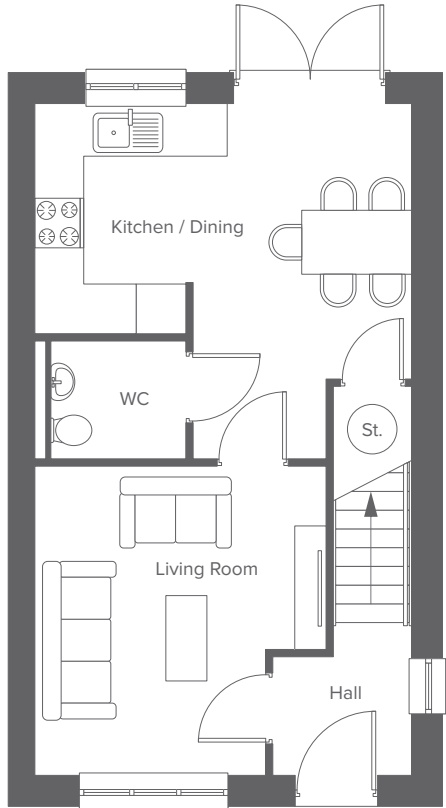
The Gable

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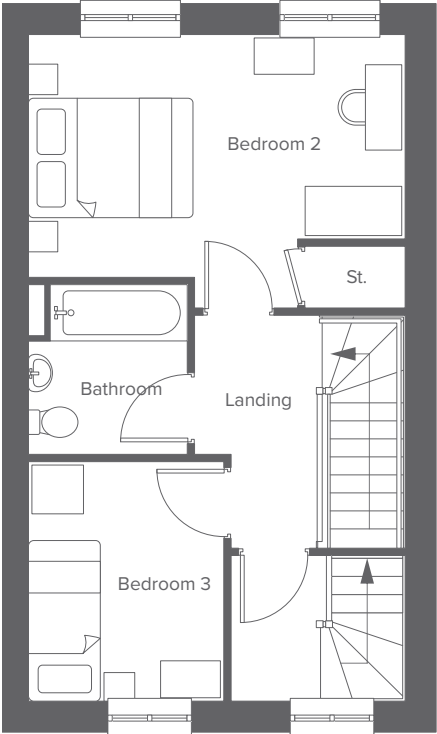


The Gable
Three bedroom semi-detached home

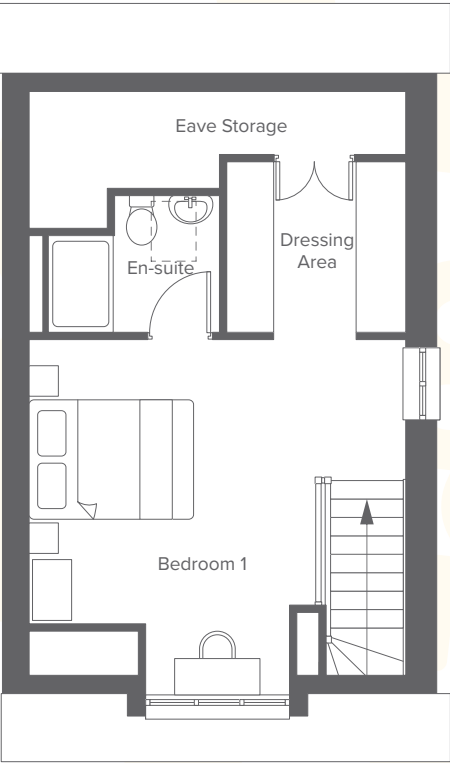
Gross Internal area
103 sq.m
1,109 sq.ft



GROUND FLOOR	Metric	Imperial
Kitchen/Dining	4.67 x 4.40	15'3" x 14'5"
Living Room	3.61 x 3.81	11'10" x 12'6"
WC	1.89 x 1.48	6'2" x 4'10"



FIRST FLOOR	Metric	Imperial
Bedroom 2	4.7 x 3.0	15'3" x 9'11"
Bedroom 3	2.4 x 3.0	7'10" x 9'60"
Bathroom	2.0 x 2.1	6'5" x 6'11"



SECOND FLOOR	Metric	Imperial
Bedroom 1	4.7 x 4.7	15'3" x 15'3"
En-suite	2.4 x 1.7	7'9" x 5'7"
Dressing area	2.2 x 2.1	7'4" x 7'0"



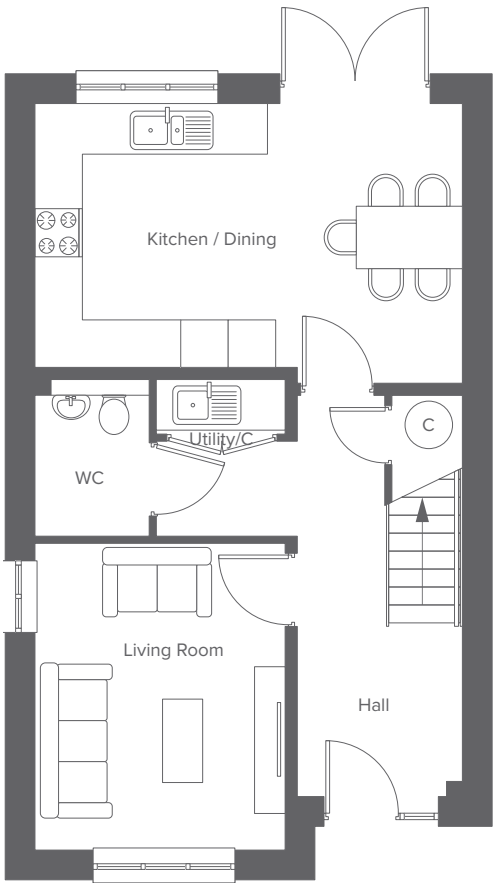
The Croft

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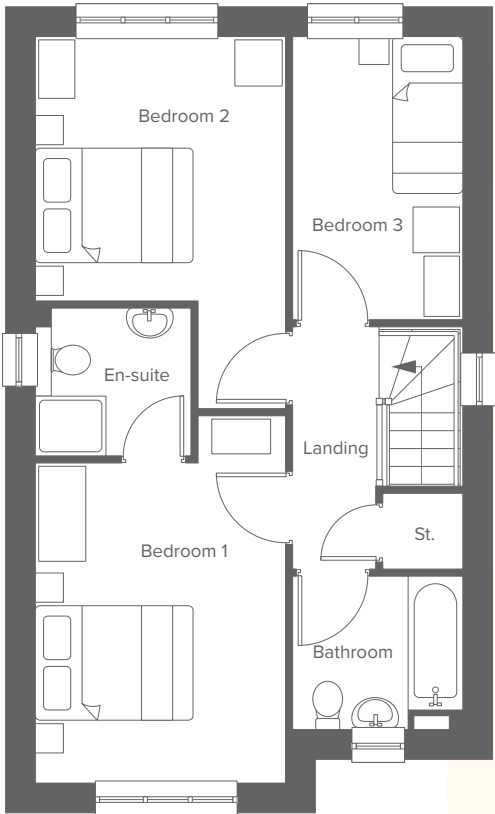


The Croft
Three bedroom detached home

Gross Internal area
102 sq.m
1,098 sq.ft



GROUND FLOOR	Metric	Imperial
Kitchen/Dining	5.5 x 3.6	17'11" x 11'9"
Living Room	3.2 x 3.9	10'6" x 12'10"
Utility/C	1.7 x 2.0	5'5" x 6'7"
WC	1.5 x 2.0	6'2" x 4'10"



FIRST FLOOR	Metric	Imperial
Bedroom 1	3.2 x 4.1	10'6" x 13'5"
En-suite	2.0 x 1.9	6'7" x 6'2"
Bedroom 2	3.2 x 4.2	10'6" x 13'7"
Bedroom 3	2.2 x 4.4	7'3" x 14'4"
Bathroom	2.0 x 2.1	6'5" x 6'11"



The Meadow

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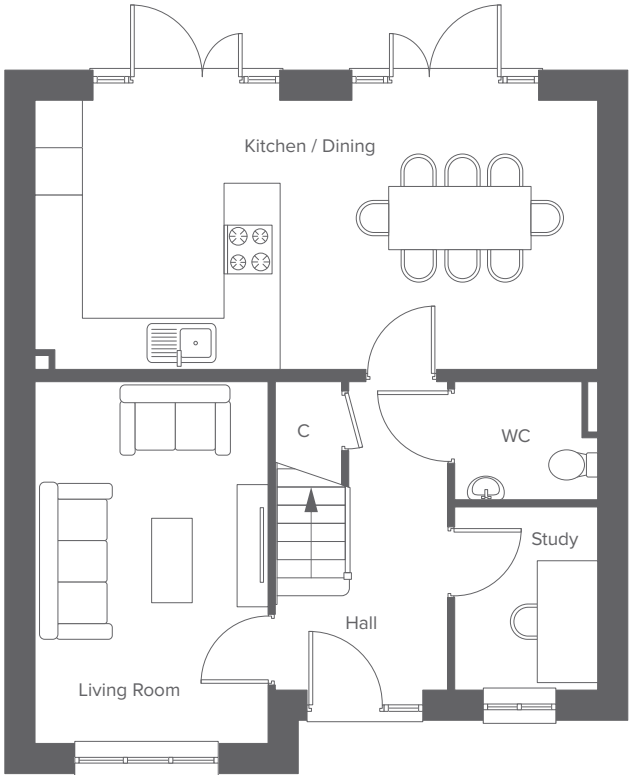


The Meadow
Four bedroom detached home

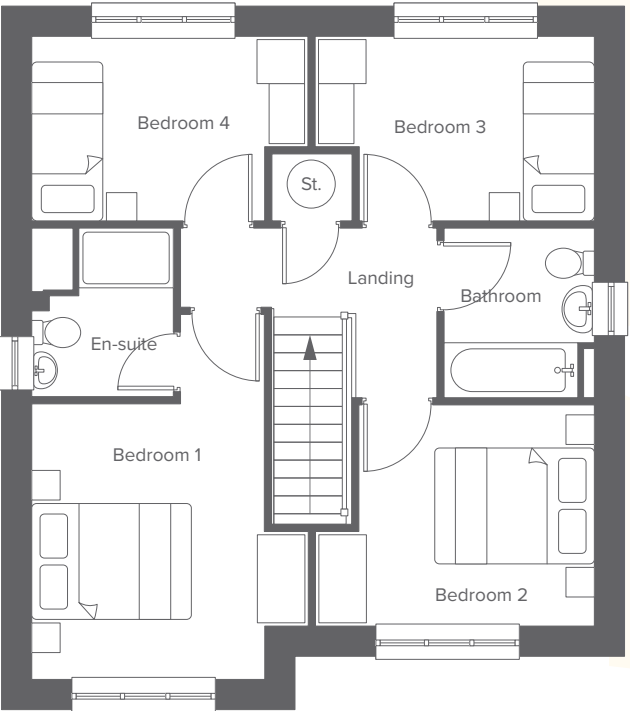
Gross Internal area
133 sq.m
1,432 sq.ft



Please note there is a single garage to the side of the property (not shown on plan)



GROUND FLOOR	Metric	Imperial
Kitchen/Dining	7.2 x 3.5	23'6" x 11'3"
Living Room	3.0 x 4.6	9'10" x 15'1"
Study	1.9 x 2.4	6'0" x 7'8"
WC	1.9 x 1.5	6'0" x 5'0"



FIRST FLOOR	Metric	Imperial
Bedroom 1	3.5 x 3.6	11'7" x 11'8"
En-suite	1.8 x 2.2	6'0" x 7'1"
Bedroom 2	3.6 x 2.8	11'10" x 9'3"
Bedroom 3	3.6 x 2.4	11'8" x 7'9"
Bedroom 4	3.5 x 2.4	11'7" x 7'9"
Bathroom	2.0 x 2.1	6'5" x 6'11"



The Orchard

Four bedroom detached home

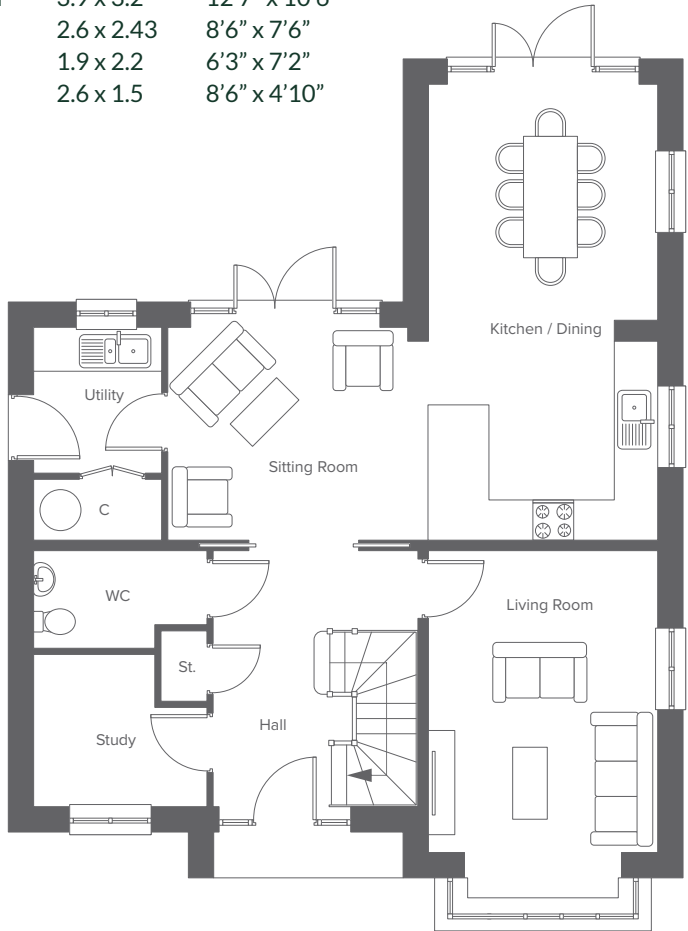
Gross Internal area
185 sq.m
1,993 sq.ft



Please note there is a single garage to the side of the property (not shown on plan)

GROUND FLOOR

	Metric	Imperial
Kitchen/Dining	2.8 x 6.8	9'1" x 22'4"
Living Room	3.5 x 5.2	11'3" x 17'0"
Sitting Room	3.9 x 3.2	12'7" x 10'6"
Study	2.6 x 2.43	8'6" x 7'6"
Utility	1.9 x 2.2	6'3" x 7'2"
WC	2.6 x 1.5	8'6" x 4'10"



FIRST FLOOR

	Metric	Imperial
Bedroom 1	3.5 x 3.5	11'3" x 11'3"
En-suite	2.3 x 2.1	7'6" x 7'0"
Bedroom 2	3.5 x 4.9	11'5" x 16'2"
En-suite	2.3 x 1.9	7'6" x 6'3"
Bedroom 3	2.9 x 4.2	9'5" x 13'7"
Bedroom 4	2.9 x 3.0	9'5" x 9'8"
Bathroom	2.9 x 2.7	6'5" x 6'11"



Specification

OUR HOMES ARE CRAFTED TO AN EXCEPTIONAL STANDARD, FEATURING A HIGH LEVEL OF SPECIFICATION DESIGNED TO DELIVER COMFORT, EFFICIENCY, AND CONTEMPORARY STYLE IN EVERY DETAIL.

GENERAL

- Traditional build, brick and block construction with 150mm of cavity insulation
- Spanish slate roof
- Double glazed windows throughout
- Forest oak finished doors
- Nickel ironmongery
- Matching door-linings, architraves, and skirting boards
- Full fibre broadband provided by Openreach
- 10-year building warranty by ICW

KITCHENS

- Bespoke kitchens by Kitchen Design Advice (South Woodford)
- Neff integrated appliances
- Quartz work surface

BATHROOMS

- Duravit bathrooms throughout

FLOORING

- Engineered timber flooring downstairs
- Tiled floor in the kitchen
- Stairs and first floor carpeted
- Bathrooms are tiled

HEATING

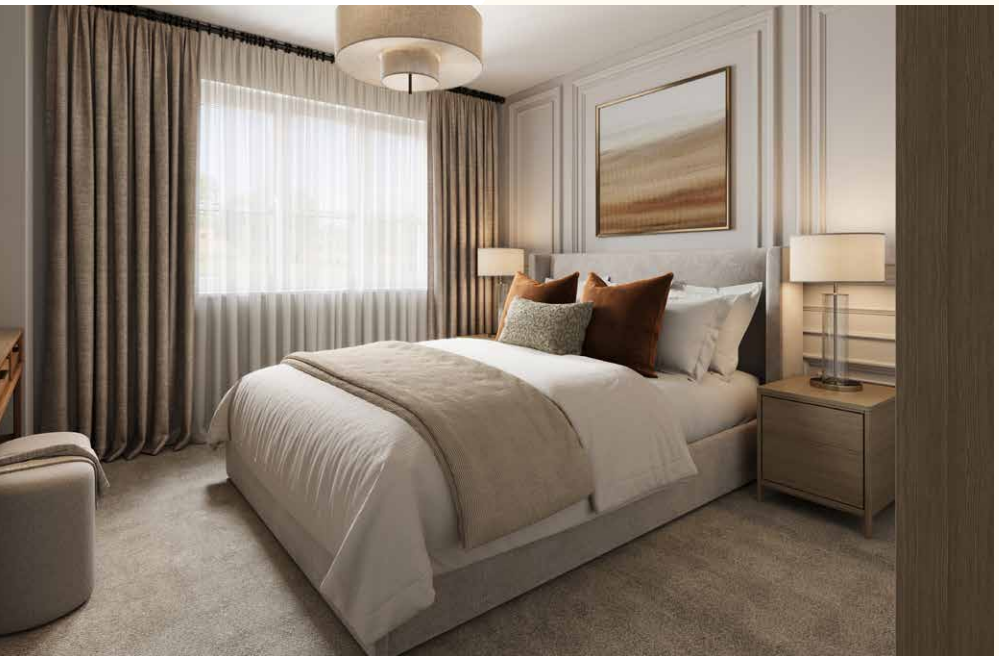
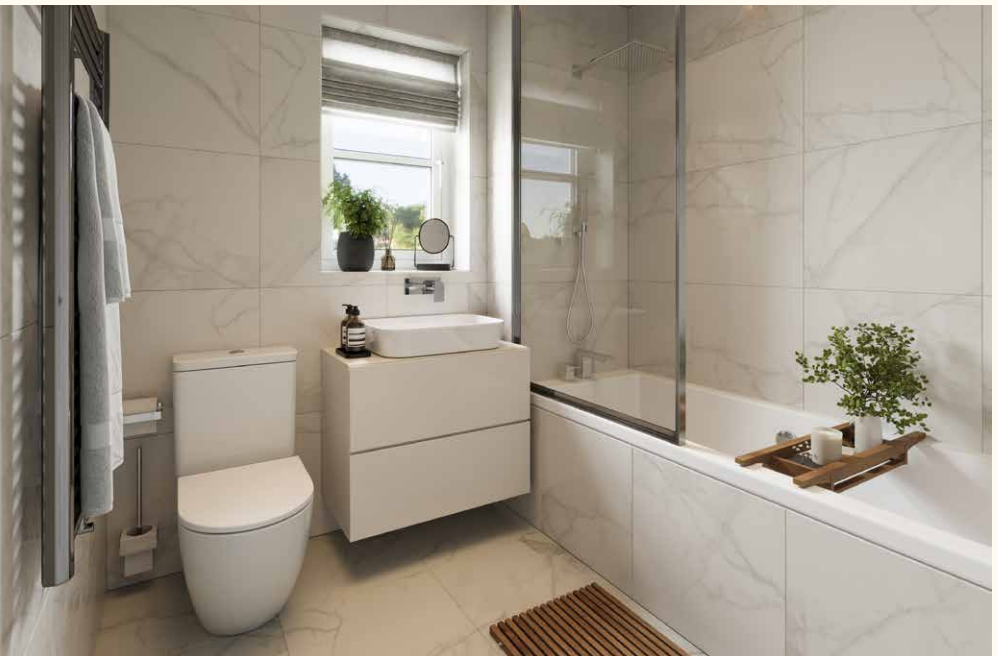
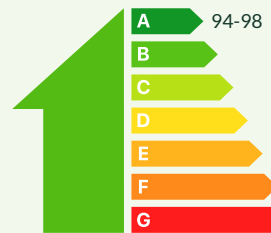
- Underfloor heating to the ground floor
- Thermostatically controlled wall mounted radiators to first floors
- Gas Combi Boiler

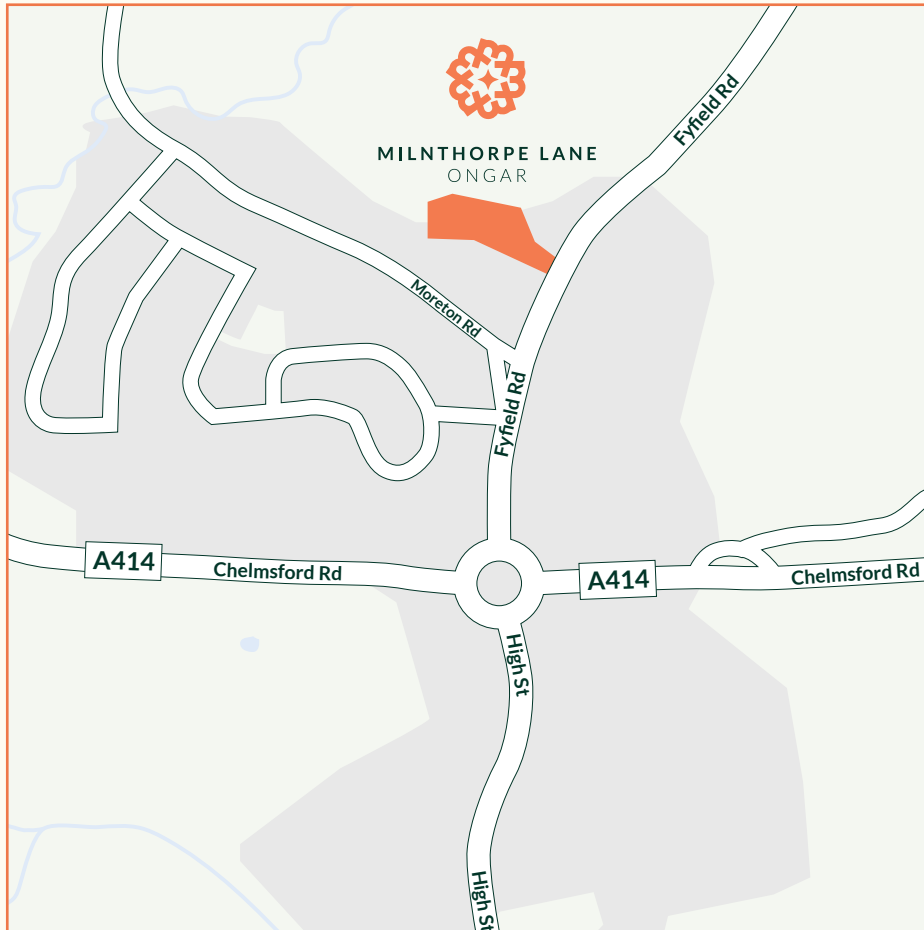
OUTSIDE

- The gardens will be laid to lawn with a patio area
- EV charging point for each house
- Two off street car parking spaces for each house, as well as a garage where applicable
- PV solar panels to all homes



Energy rating





All enquiries:
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 020 4542 2999

Disclaimer: The information provided in this brochure is intended to be accurate and informative. However, the developer reserves the right to make changes to the design, specifications, and layout of the properties without prior notice. All images and floor plans are for illustrative purposes only and may not represent the final product. Measurements and dimensions are approximate and subject to change. Purchasers are advised to check the latest plans and specifications with the sales team before making any decisions. While we endeavour to ensure the accuracy of the information, we cannot be held responsible for any errors or omissions. Any incentives or offers are subject to terms and conditions and may be withdrawn at any time without notice.