

FLITCH

GREEN

GREEN IS THE COLOUR OF NEW LIFE... LET YOURS BEGIN HERE.



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YOUR NEW LIFE BEGINS HERE.

A growing, thriving, family community...

Set in beautiful Essex countryside between the delightful villages of Felsted and Little Dunmow, Flich Green is a new village with a real sense of community. The first new homes were constructed here in 2001 and, over the past 15 years, the village has become a desirable and prestigious place in which to live.

This unique collection of just 15 individual one, two, three and four-bedroom houses and apartments, created by Myriad Homes, is the perfect place to buy a first home, climb the property ladder, bring up a family or enjoy a more relaxed retirement.

Each new home is traditionally built and designed to complement the local architecture whilst the contemporary interiors are light, airy and finished to a high standard. These properties will be energy efficient and easy to maintain, allowing you to make the most of what's on offer in the local area.

There's certainly plenty on hand in this prosperous new neighbourhood. Flich Green has been carefully planned to include landscaped areas and pathways, a new academy school, a local store and a community hall with sports pavilion and sports pitch. The local pub is run by a Michelin-starred chef.



LOCAL STYLE.

BOUNDED BY FLITCH WAY, A COUNTRY PARK SET AROUND THE FORMER BISHOP'S STORTFORD TO BRAINTREE RAILWAY LINE, FLITCH GREEN IS DELIGHTFULLY RURAL. IT HAS ITS OWN PRIMARY SCHOOL, BUILT IN 2008, A SUPERMARKET AND COMMUNITY HALL HOSTING FOOTBALL, FITNESS CLASSES, KARATE, BADMINTON AND A MONTHLY YOUTH CLUB.

Felsted, about a mile away, is a traditional village with a general store/post office, delicatessen, café, hair salon and several pubs and restaurants. Here you'll find the renowned Felsted School, an independent day/boarding school on an 80-acre campus.

Less than 5 miles away, Great Dunmow offer everything from fashion and beauty stores to wine merchants and family butchers, opticians and chemists, gift shops and an art gallery. The local leisure centre provides fitness classes and a swimming pool. Great Dunmow is also the home of the four-yearly Flitch Festival

when couples who are judged to have been happily married for more than a year and a day can win a flitch of bacon!

Braintree is under 9 miles away and Chelmsford is less than 12 miles from Flitch Green - so you can choose where to shop, eat, meet friends, catch a film or live theatre or just 'chill-out.' Visit the popular George Yard Shopping Centre in Braintree or Braintree Freeport, a designer outlet outside town with around 85 stores or skate and swim at Riverside Ice & Leisure Centre in Chelmsford.



Images are of a previous Myriad Homes show home

SPECIFICATION

Fitch Green offers a comprehensive range of fittings and fixtures including high quality kitchens and flooring.

EXTERNAL

- Each new home is provided with either a garage or covered parking
- Houses benefit from private gardens

HEATING

- Gas Central heating system with a Worcester Bosch combi boiler

KITCHEN

- Gloss cabinets from Richmond's Bowland Galaxy range
- Stoneworld Cliveden Quartz worktops
- Stainless steel or glass splash backs to the hob
- Fully integrated appliances from Hotpoint and Zanussi including dishwashers and washing machines (to some plots only)
- Washer driers included with apartments

FLOORING

- Ceramic floor tiles to the kitchen, utility rooms, cloakrooms, bathrooms and en-suites

BATHROOM AND EN-SUITE

- Contemporary white Roca bathroom suite
- Glass shower screen
- Chrome ladder radiator to bathrooms

SECURITY & CONNECTIVITY

- Telephone socket in the living room
- Sky+ point socket to living room and master bedroom
- Mains operated smoke and carbon-monoxide alarms

GENERAL

- NHBC warranty
- Halogen spot lights to kitchens, bathrooms and en-suites

SITE PLAN

- Private sale
- Shared ownership
- Affordable rent



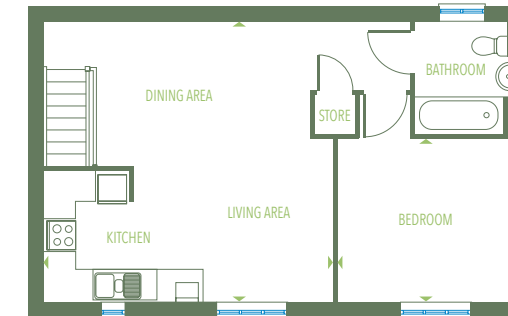
FLOOR PLANS

1
BED

54.9sqm
591 sqft

APARTMENTS: 13 & 17

FIRST FLOOR



GROUND FLOOR ENTRANCE



KITCHEN/ DINING/ LIVING AREA
BEDROOM

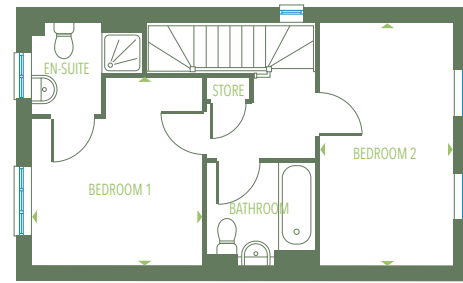
5.67m x 5.48m / 18' 7" x 18' 0"
3.58m x 3.20m / 11' 9" x 10' 6"

2
BED

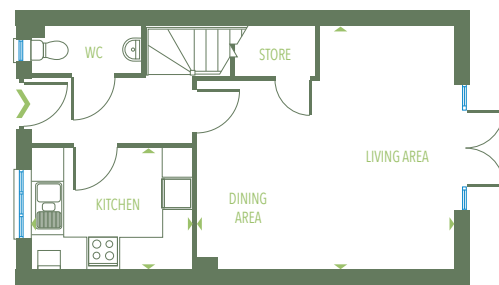
79.0sqm
850 sqft

HOUSES: 11, 12, 18, 19, 21 & 22

FIRST FLOOR



GROUND FLOOR

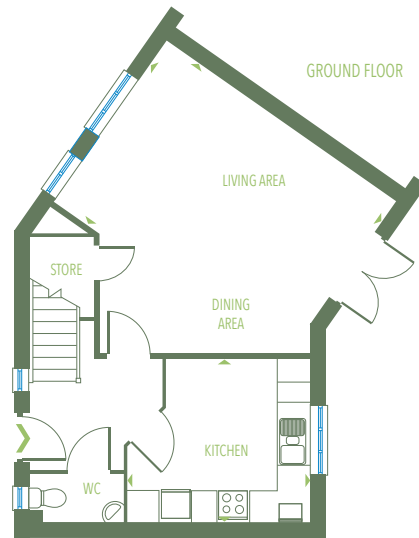
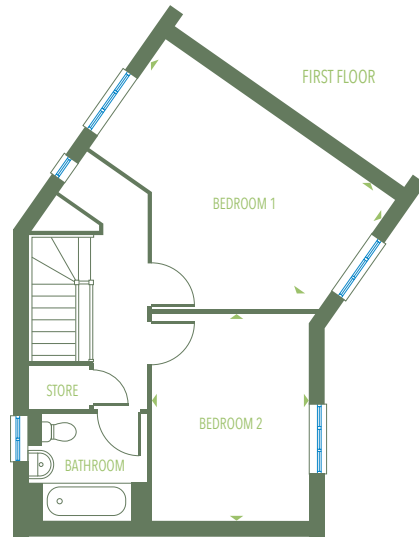


KITCHEN 2.37m x 3.17m / 7' 9" x 10' 5"
DINING/ LIVING AREA 4.77m x 5.03m / 15' 7" x 16' 6"
BEDROOM 1 3.70m x 3.36m / 12' 1" x 11' 0"
BEDROOM 2 4.77m x 2.64m / 15' 7" x 8' 7"

2
BED

93.8sqm
1010 sqft

HOUSE: 15

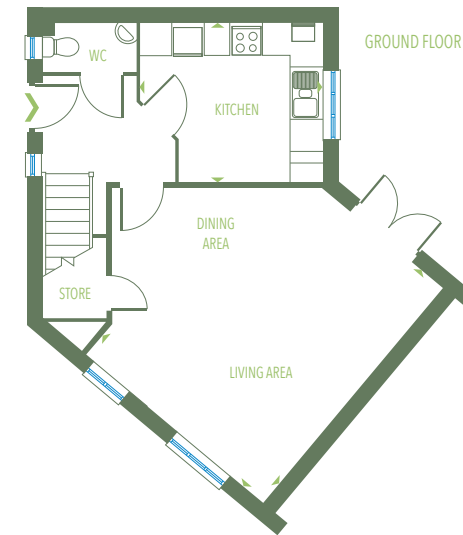
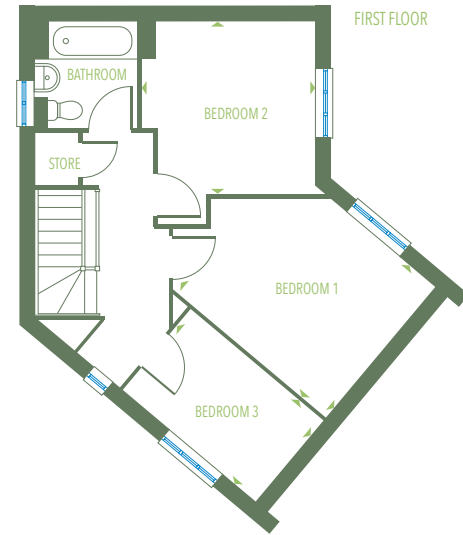


KITCHEN 3.20m x 3.58m / 10' 5" x 11' 9"
DINING/ LIVING AREA 3.85m x 5.48m / 12' 7" x 18' 0"
BEDROOM 1 2.63m x 5.48m / 8' 7" x 18' 0"
BEDROOM 2 4.06m x 3.08m / 13' 3" x 10' 1"

3
BED

97.4sqm
1048 sqft

HOUSE: 14

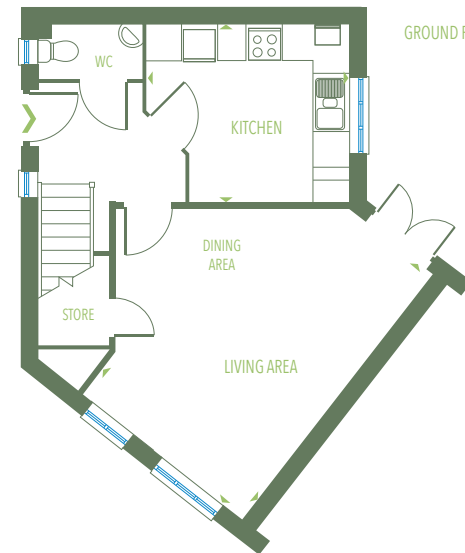
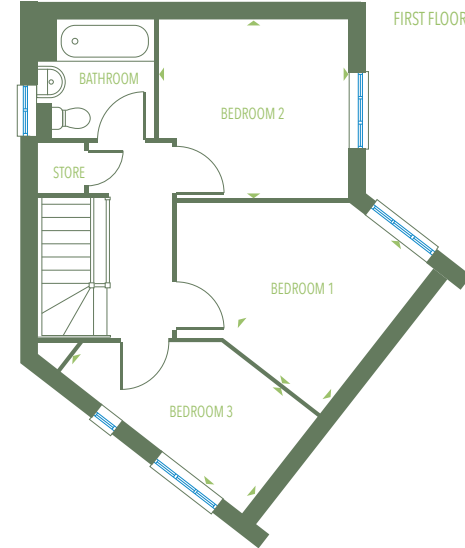


KITCHEN 3.12m x 3.58m / 10' 2" x 11' 9"
DINING/ LIVING AREA 4.54m x 5.48m / 14' 10" x 18' 0"
BEDROOM 1 3.34m x 3.91m / 10' 11" x 12' 10"
BEDROOM 2 3.39m x 3.37m / 11' 1" x 11' 0"
BEDROOM 3 2.08m x 3.41m / 6' 9" x 11' 2"

3
BED

85.7sqm
923 sqft

HOUSE: 16

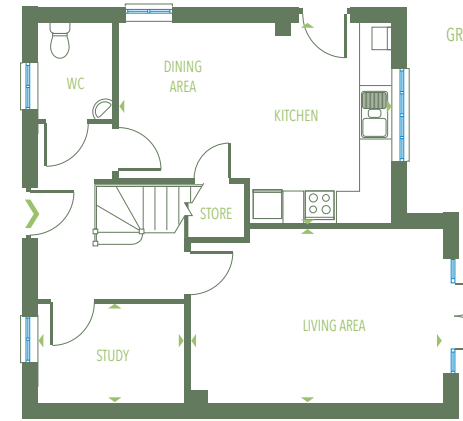


KITCHEN 3.14m x 3.58m / 10' 3" x 11' 9"
DINING/ LIVING AREA 3.57m x 5.48m / 11' 8" x 18' 0"
BEDROOM 1 3.26m x 2.17m / 10' 8" x 7' 1"
BEDROOM 2 3.18m x 3.36m / 10' 5" x 11' 0"
BEDROOM 3 2.16m x 4.06m / 7' 1" x 13' 4"

4
BED

111sqm
1190 sqft

HOUSES: 20 & 25

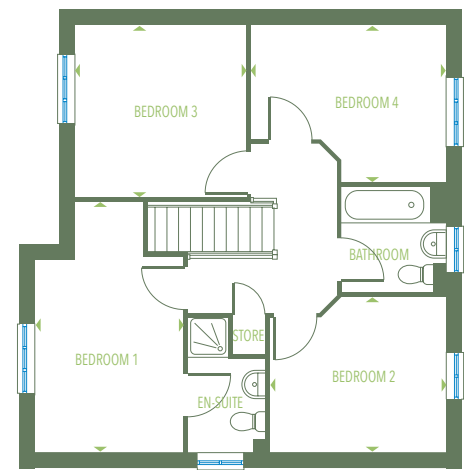


KITCHEN/DINING LIVING AREA 3.95m x 5.36m / 12' 11" x 17' 7"
STUDY 1.98m x 2.87m / 6' 6" x 9' 4"
BEDROOM 1 3.43m x 3.20m / 11' 3" x 10' 6"
BEDROOM 2 4.30m x 3.0m / 14' 1" x 9' 10"
BEDROOM 3 3.11m x 2.71m / 10' 2" x 8' 11"
BEDROOM 4 3.26m x 1.96m / 10' 8" x 6' 5"

4
BED

128sqm
1375 sqft

HOUSES: 23 & 24



KITCHEN 4.51m x 3.38m / 14' 9" x 11' 1"
LIVING AREA 3.77m x 4.72m / 12' 4" x 15' 5"
DINING AREA 3.77m x 3.26m / 12' 4" x 10' 8"
STUDY 2.53m x 2.33m / 8' 3" x 7' 7"
BEDROOM 1 4.91m x 2.92m / 16' 1" x 9' 7"
BEDROOM 2 3.04m x 3.45m / 9' 11" x 11' 4"
BEDROOM 3 3.40m x 3.38m / 11' 2" x 11' 1"
BEDROOM 4 3.09m x 3.81m / 10' 1" x 12' 6"



TRANSPORT

By road

Flitch Green is located near the A120 dual carriageway which links with the M11 to the west and the A12 to the east. The M11 provides a link between London and Cambridge, passing Harlow and Stansted airport and provides access to the M25 and the national motorway network. The A12 runs north-east/south-west between London and Great Yarmouth in Norfolk, passing Brentwood, Ipswich and Lowestoft.

By rail

The nearest mainline railway station is Braintree but Chelmsford Station, just 12 miles away, runs a 35 minute service to London Liverpool Street, calling at Stratford and Shenfield. Chelmsford's Park-and-Ride service is available from £3 per day.

By air

London Stansted Airport is less than 12 miles from Flitch Green.

CREDENTIALIALS

The new homes at Flitch Green have been created by Essex-based Myriad Homes, a private development company committed to building traditional, stylish homes to the highest modern industry standards.

Maps and travel times supplied by google.co.uk

FOR MORE
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Floorplans and illustrations are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors and windows may swing in the opposite direction to that shown on selected units and some windows may be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual apartments. Measurements shown are approximate, taken at the point of arrows shown. Total areas shown are maximum and may vary for each unit within a type.

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