



ENTERPRISE
PROPERTY
GROUP

**WOODLAND
RISE**

LONDON ROAD
GREAT
CHESTERFORD
CB10 1NY

URBAN

WOODLAND RISE

GREAT CHESTERFORD

Woodland Rise is a superb new development that will appeal to those who demand the convenience and comfort of contemporary living in a prestigious village location surrounded by undulating countryside. There is a diverse mix of accommodation from two bedroom apartments to three bedroom houses with study in a variety of designs and finishes, from traditional brick and render to timber cladding.

Great Chesterford is a picturesque village community with local amenities and the tranquil River Cam meandering through its heart. There is a mainline station just a 5-minute walk away, providing services to Cambridge in less than 20 minutes and London Liverpool Street in just over an hour, giving commuters easy access to both cities. The village also has the benefit of a bus service for local connections.

LOCAL LIFE

In an idyllic position bordering Essex and Cambridgeshire, Great Chesterford sits on the Icknield Way Path, which is regarded as the oldest road in Britain. The Community Centre is the village's main focal point, although many claim the title belongs to one of the two traditional and friendly local pubs that serve mouth-watering food. The village also has Days Bakery and Food Hall, two local doctors' surgeries, an excellent pre-school, and the very popular Great Chesterford Church of England Primary Academy last rated 'Outstanding' by Ofsted.

Just outside the village, the Riverside Barns in Ickleton have an ideal waterside setting with a community café and a selection of specialist shops. Great Chesterford's annual highlight is the 'Steam Up' festival held every October, featuring fair-rides, stalls, and an exhibition of steam engines.





COUNTRYSIDE & CULTURE

A nine-minute drive leads to the charming market town of Saffron Walden, home to many independent retailers, antique shops, cafés and restaurants. On the outskirts of Saffron Walden and just over four miles from the development, the Jacobean mansion Audley End House, one of England's grandest stately homes managed by English Heritage, lies resplendent within beautiful Capability Brown-designed gardens.

The city of Cambridge is 12 miles due north, with a delightful offering of glorious architecture, quirky back streets lined with book shops and novel boutiques, trendy bars, galleries and modern shopping malls.

WOODLAND RISE

Homes at Woodland Rise have been designed and built in a variety of sizes and styles to emulate the character of the local area and to offer the widest possible choice to homeowners. These are homes of style, efficiency and security, with up-to-the-minute features that include contemporary kitchens with a range of units, and streamlined bathrooms which have underfloor heating.

All homes come with private garden or open space, garages and some benefit from balconies. All the properties guarantee the trademark quality and attention to detail for which EPGL is renowned and are covered by the NHBC 10-year Buildmark warranty.







SPECIFICATION

KITCHEN

- Premium laminate or Silestone worktops
- Cabinets with soft closing and handle-free doors¹
- Stainless-steel sink and taps
- Built-in oven with gas hob
- A range of Bosch integrated appliance includes
 - fridge/freezer
 - dishwasher
 - washer/dryer
- Under-pelmet lighting

BATHROOM AND EN-SUITES

- Contemporary white sanitaryware
- Over-bath thermostatic shower with clear screen
- Thermostatic shower in en-suite
- Heated towel rails
- Full-height floor and wall tiling
- Satin chrome shaver sockets

INTERNAL FINISHES

- Mexicano oak veneer panelled doors (painted white)
- Fitted wardrobe to main bedroom²
- Brushed stainless-steel window and door ironmongery

ELECTRICAL FITTINGS

- Contemporary white switches and sockets throughout
- LED recessed downlighters
- Up and down satin stainless-steel external lighting
- USB port in kitchen, sitting room and master bedroom

HOME ENTERTAINMENT

- Cat 6 cabling throughout with data points in kitchen, sitting room, study and master bedroom
- Digital and terrestrial TV sockets

HEATING

- Gas-fired central heating and hot water
- Planar flat-panel radiators
- Houses feature underfloor heating downstairs and in the bathrooms/en-suites
- Apartments feature underfloor heating in the bathrooms

SECURITY AND PEACE OF MIND

- Intruder alarm
- Mains-powered smoke and heat alarms
- CO₂ detectors
- Multipoint locking front door
- NHBC 10-year warranty cover

FINISHING TOUCHES

- Wall-mounted external lighting
- External power and taps
- Natural stone paving and patio
- Permeable block-paved driveway
- Waste and recycling points

OTHER

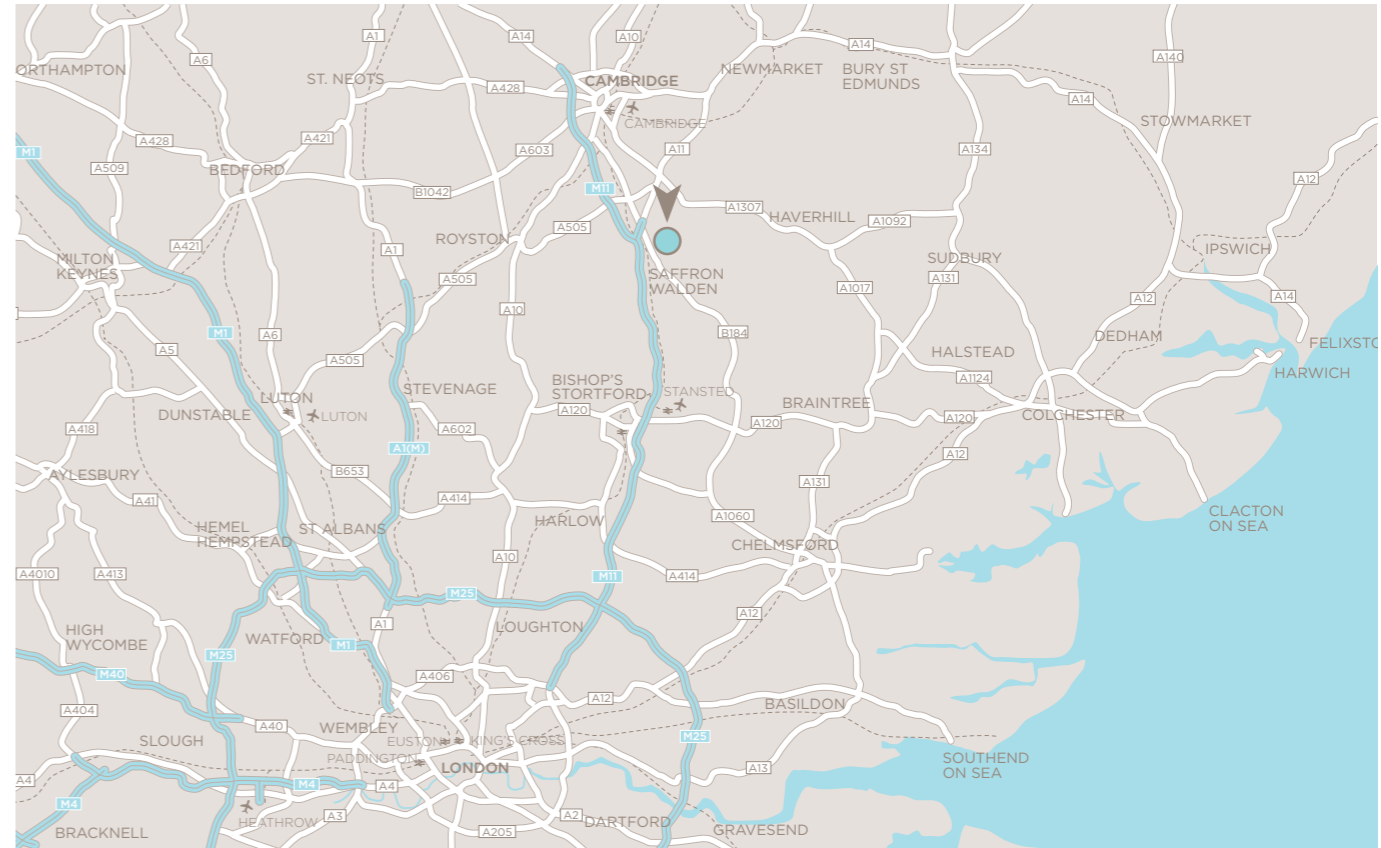
- Allocated parking spaces
- All houses are freehold, apartments are leasehold
- The development has a private road and small communal areas which are subject to an estate charge
- Predicted energy assessment 80%+ (B)³



1: In a choice of colours, subject to build status. 2: Made-to-measure to suit ceiling height. 3: PEAs for individual properties are available on request. Specification details may be subject to variation. All specification photographs are from previous developments and are indicative only.

PERFECTLY PLACED

With Great Chesterford train station just a few minutes' walk away, London Liverpool Street can be reached in 1 hour 10 minutes, or Tottenham Hale in less than an hour, for tube links throughout the capital. It's also just over 15 minutes to Cambridge. There is easy access to the A11, connecting with the A14 for destinations to the north, east and west, as well as Junction 9 of the M11, which conveniently takes you south to Stansted Airport in just over 20 minutes, and on to London.



ON FOOT

- **Great Chesterford Station**
0.3 miles
- **Great Chesterford C of E Primary School**
0.5 miles
- **Days Food Hall & Bakery**
0.5 miles
- **The Crown & Thistle**
0.6 miles
- **Great Chesterford Surgery**
0.6 miles
- **Great Chesterford Community Centre**
0.6 miles
- **Riverside Barns Ickleton**
0.6 miles
- **The Plough**
0.8 miles



BY CAR

- **Granta Park**
7 minutes
- **Saffron Walden**
9 minutes
- **Newmarket**
20 minutes
- **Stansted Airport**
23 minutes
- **Bishop's Stortford**
26 minutes
- **Cambridge**
28 minutes
- **Wimpole Estate**
29 minutes



BY TRAIN

- **Audley End**
6 minutes
- **Cambridge**
16 minutes
- **Bishop's Stortford**
24 minutes
- **Stansted Airport (via Audley End)**
26 minutes
- **Tottenham Hale**
55 minutes
- **London Liverpool Street**
1 hour 10 minutes



ENTERPRISE PROPERTY GROUP LIMITED

Enterprise Property Group Limited (EPGL) is an expanding national developer, applying established principles of intelligent design and quality construction through its wholly-owned subsidiaries, Enterprise Heritage and Enterprise Urban.

The bespoke nature of all EPGL developments allows its homes to be designed for modern living and today's busy lifestyles, whether they are conversion schemes preserving the heritage and character of the past, or new-build projects with stunning design and layout. This means not only does EPGL have a huge depth of knowledge and experience of the technical nuances of "non-standard" development and construction, it has also earned EPGL an enviable reputation upon which it is well placed to continue building.

EPGL is pleased to have won many awards for its projects, an acknowledgement perhaps of the attention to detail that EPGL sees as an important part of the whole process.

The company has a strong commitment to delivering sustainable homes by incorporating energy-saving features and using renewable resources. To that end, EPGL aims to exceed minimum standards set out by Building Regulations and is proud of its expertise in this area.

ENTERPRISE
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HERITAGE

URBAN

RETIREMENT

Enterprise Property Group Limited gives notice that this brochure is produced for general promotion of the Woodland Rise development only and for no other purpose. Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. All descriptions and references to conditions and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct as at date of publication, but any intending purchasers should not rely on them as statements or representations of fact. Details may be subject to variation and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each item. Date of publication December 2017.

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