
ELMDON GROVE

A private enclave of just four impressive five bedroom detached homes within the beautiful village of Goldhanger in Essex.

Jenny Moody

Homes we are proud to put our name to



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At Elmdon Grove, tranquil surroundings are combined with opulent, modern living – in four impressive detached homes.



Indicative computer generated image shows Plots One, Two and Three at Elmdon Grove from right to left. All Landscaping shown is indicative only and elevations/ground levels not shown.

Set within its own landscaped private close – in the pretty village of Goldhanger – this exceptional new collection is ideal for a modern approach to rural living.

Located in the charming village of Goldhanger – a short distance from Maldon, Essex – Elmdon Grove is extremely well connected to its local surroundings and the rest of the area.

With the historic town of Maldon just five miles away and the cosmopolitan regional hubs of Chelmsford and Colchester both conveniently under fifteen miles away – residents of Elmdon Grove will be spoilt for choice when it comes to close-by amenities. Residents of the development will also benefit from excellent rail connections from nearby Witham and Hatfield Peverel train stations, which both provide fast and frequent mainline services into our thriving capital city.

The four unique two storey houses within the collection feature beautifully designed elevations that, wherever possible, use traditionally inspired materials to create a feeling of subtly stated elegance. Stunning, light-filled interiors – carefully planned to maximise space and versatility – ensure these homes are ideal for a range of modern lifestyles, whilst thoughtful finishing touches, contemporary specifications and branded integrated appliances create sophisticated living spaces that are perfectly suited for buyers with a keen eye for quality and opulence.

Welcome to Elmdon Grove.



North

01
 Plot One
 Five bedrooms
 Page 6

02
 Plot Two
 Five bedrooms
 Page 8

03
 Plot Three
 Five bedrooms
 Page 10

04
 Plot Four
 Five bedrooms
 Page 12

Whilst the 3D aerial development layout and computer generated images shown on this page have been prepared with all due care for the assistance of the prospective purchasers, the information shown is preliminary and for guidance purposes only. Properties, boundaries, trees, planting and landscaping are all indicative only and may vary as construction takes effect. Ground levels and other variations are not shown. Suggested North position and similar details are approximate only and purchasers should satisfy themselves that such information is correct.

" All the homes are positioned to offer a feeling of privacy and individual presence – with ample frontages providing a sense of arrival – and generous gardens creating secluded green settings."

At Elmdon Grove every detail has been carefully considered to provide residents with an exceptional standard of living. The external design of each home has been sympathetically styled to be in-keeping with the local architecture – using a combination of traditional elements and quality materials to give each home a timeless appearance.

Set back from the main road, each home is carefully positioned around a landscaped sweeping driveway, and all come complete with ample parking, double garages and generously sized gardens.

Inside each home, residents can expect contemporary styled and beautifully fitted kitchens – with impressive worktops and quality finishes – together with bright and spacious living areas, complemented with features like bi-fold doors and classic bay windows. The homes also include designer white sanitaryware and polished chrome fittings – together with thoughtfully selected touches like heated towel-rails and modern tiling – to the bathrooms, en-suites and cloakrooms.

Plot One.



A beautifully designed, double fronted family home – complete with feature dormer windows and an integrated double-garage.

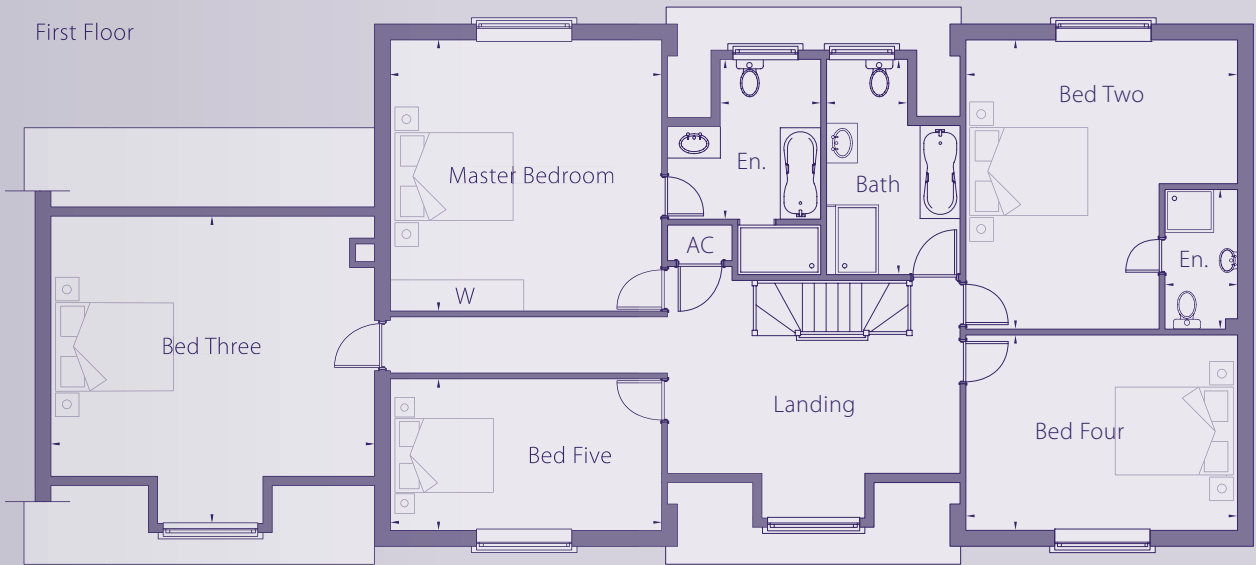
Ground Floor Measurements

Kitchen	4.96m x 3.70m	16'3" x 12'2"
Utility Room	3.26m x 1.76m	10'8" x 5'9"
Family Area	5.52m x 3.70m	16'8" x 12'2"
Dining Room	4.96m x 3.25m	16'3" x 10'8"
Living Room	5.91m x 4.96m	19'5" x 16'3"
Study	3.65m x 2.95m	12'0" x 9'8"
Cloakroom	2.05m x 1.75m	6'9" x 5'9"

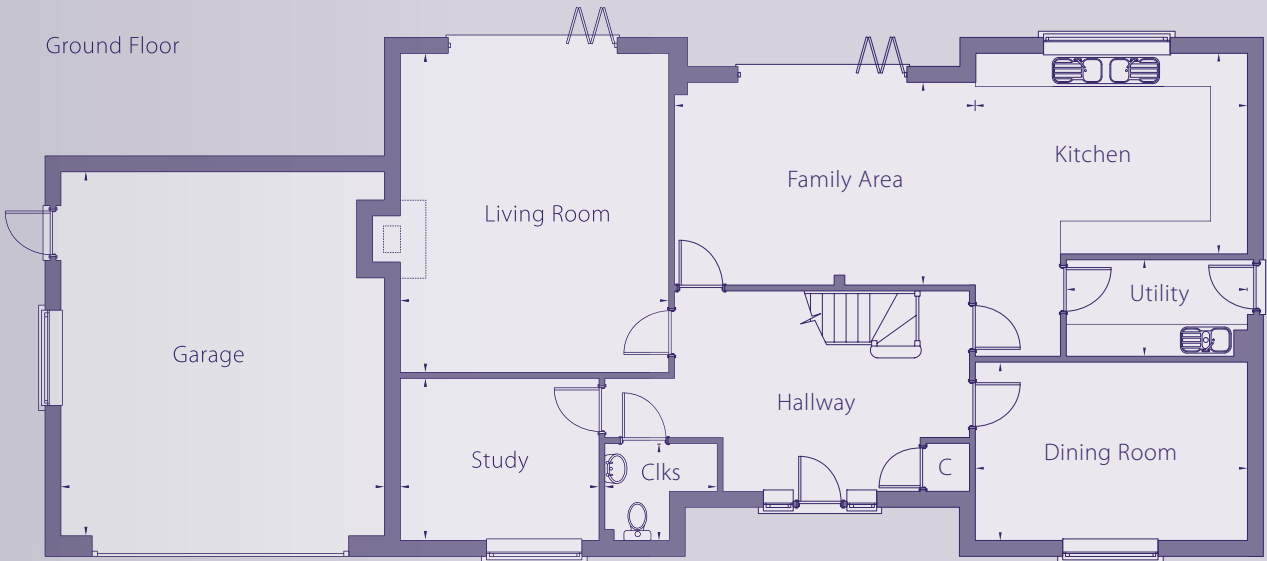
First Floor Measurements

Master Bedroom	4.96m x 4.96m	16'4" x 16'3"
En-Suite	3.95m x 2.82m	13'0" x 9'3"
Bedroom Two	5.28m x 4.96m	17'4" x 16'3"
Bedroom Three	5.95m x 5.70m	19'6" x 18'0"
Bedroom Four	4.96m x 3.58m	16'3" x 11'9"
Bedroom Five	4.96m x 2.79m	16'3" x 9'2"
Bathroom	3.95m x 2.47m	13'0" x 8'1"

First Floor



Ground Floor



AC Airing Cupboard C Cupboard Clks Cloakroom En. En-Suite Ut. Utility Room

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Plot Two.



A thoughtfully designed five bedroom detached home – with stunning living spaces and a detached double-garage.

Ground Floor Measurements

Kitchen/Breakfast	8.22m x 6.27m	27'0" x 20'7"
Utility Room	2.64m x 1.65m	8'8" x 5'5"
Dining Room	3.84m x 3.45m	12'7" x 11'4"
Living Room	8.10m x 4.23m	26'7" x 13'11"
Study	2.64m x 2.25m	8'8" x 7'5"
Cloakroom	2.07m x 1.11m	6'10" x 3'8"

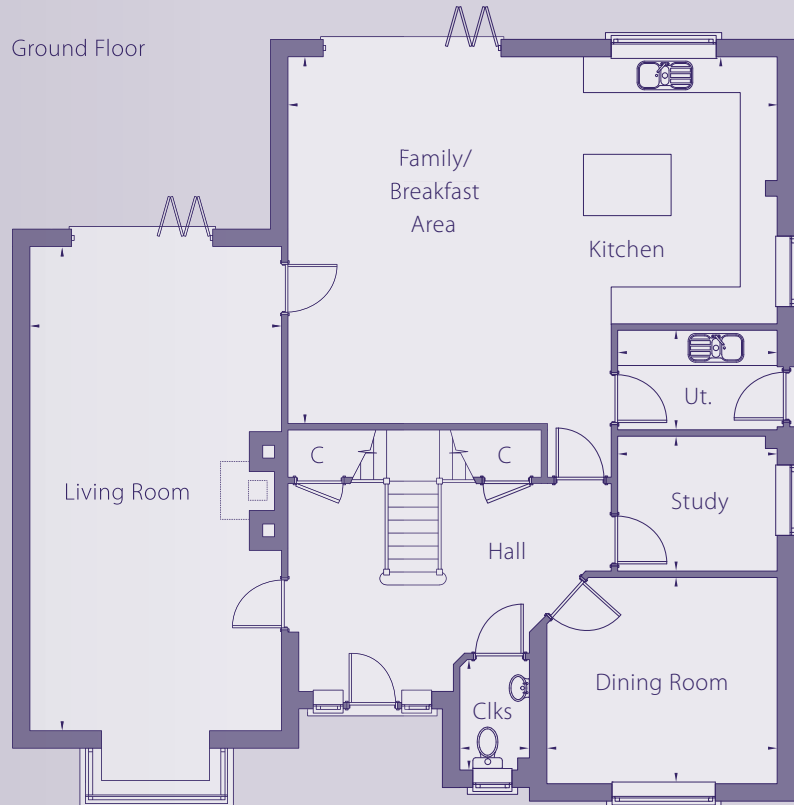
First Floor Measurements

Master Bedroom	3.95m x 3.80m	13'0" x 12'6"
En-Suite	2.62m x 1.65m	8'7" x 5'5"
Bedroom Two	4.25m x 3.25m	13'11" x 10'8"
En-Suite	2.60m x 1.15m	8'6" x 3'9"
Bedroom Three	4.23m x 3.08m	13'11" x 10'1"
En-Suite	2.60m x 1.15m	8'6" x 3'9"
Bedroom Four	4.09m x 2.67m	13'5" x 8'9"
Bedroom Five	3.05m x 2.71m	10'0" x 8'11"
Bathroom	2.54m x 2.36m	8'4" x 7'9"

First Floor



Ground Floor



AC Airing Cupboard C Cupboard Clks Cloakroom En. En-Suite Ut. Utility Room

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Plot Three.



Georgian themed with symmetrical sash style windows, this is an exceptional double fronted five bedroom residence.

Ground Floor Measurements

Kitchen/Breakfast	6.48m x 5.18m	21'3" x 17'0"
Dining Room	4.75m x 4.40m	14'5" x 10'8"
Living Room	7.09m x 4.55m	23'3" x 14'11"
Family Room	4.45m x 2.79m	14'7" x 9'2"
Utility	3.68m x 2.19m	12'1" x 7'2"
Cloakroom	2.25m x 1.95m	7'5" x 6'5"

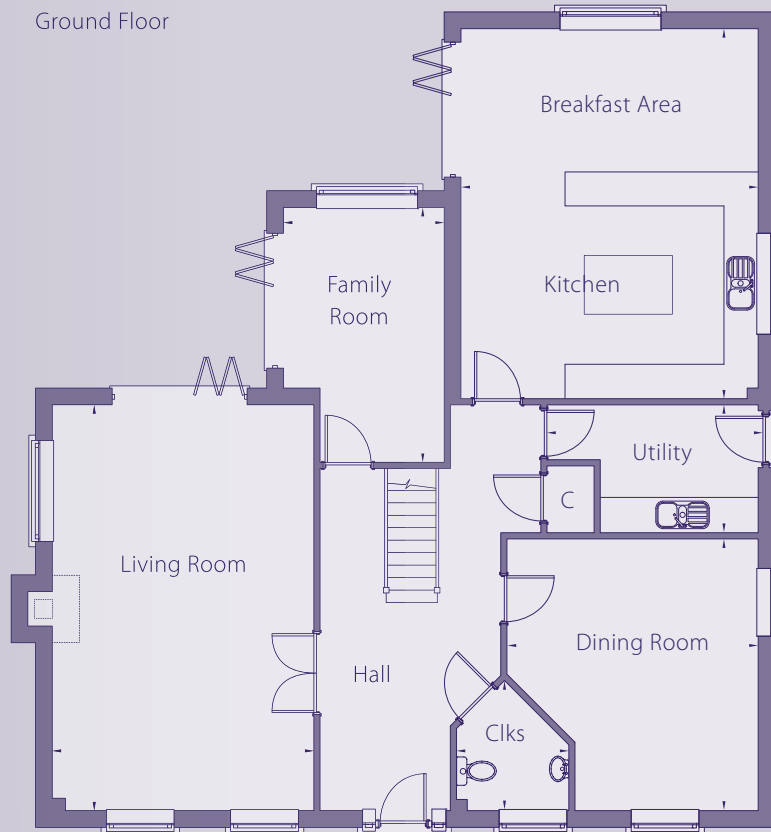
First Floor Measurements

Master Bedroom	6.48m x 5.18m	21'3" x 17'0"
En-Suite	3.05m x 2.30m	10'0" x 7'7"
Bedroom Two	4.57m x 4.10m	15'0" x 13'5"
En-Suite	2.87m x 2.86m	9'5" x 9'5"
Bedroom Three	3.87m x 3.20m	12'9" x 10'6"
Bedroom Four	4.02m x 2.87m	13'2" x 9'5"
Bedroom Five	3.20m x 3.12m	10'6" x 10'3"
Bathroom	2.87m x 1.94m	9'5" x 6'4"

First Floor



Ground Floor



AC Airing Cupboard C Cupboard Clks Cloakroom En. En-Suite Ut. Utility Room

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Plot Four.



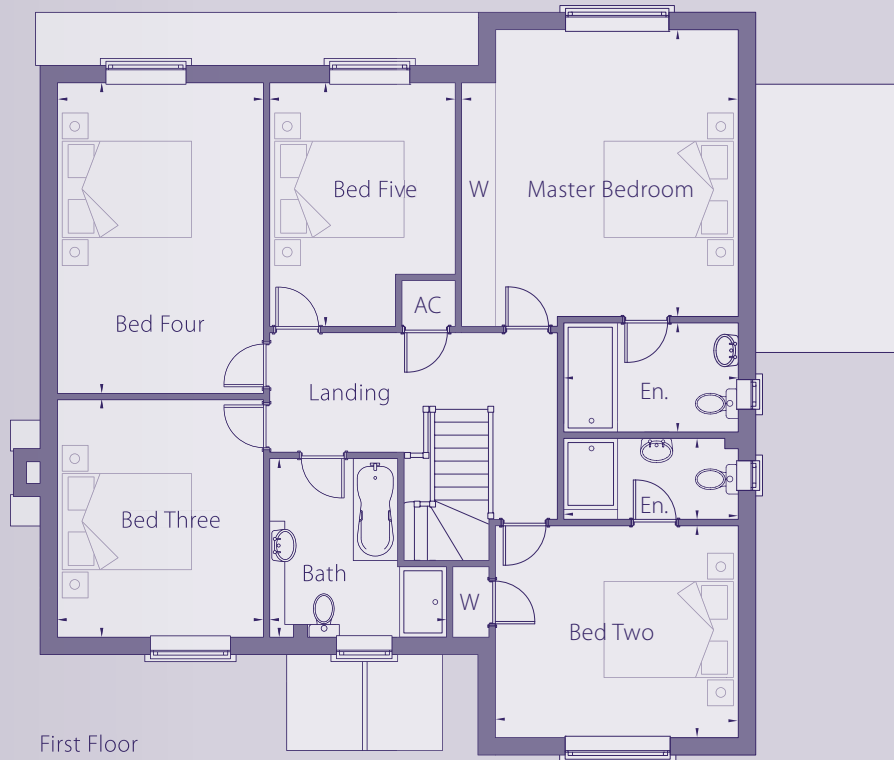
A beautiful five bedroom family home with an elegant entrance porch, traditional features and a detached double-garage.

Ground Floor Measurements

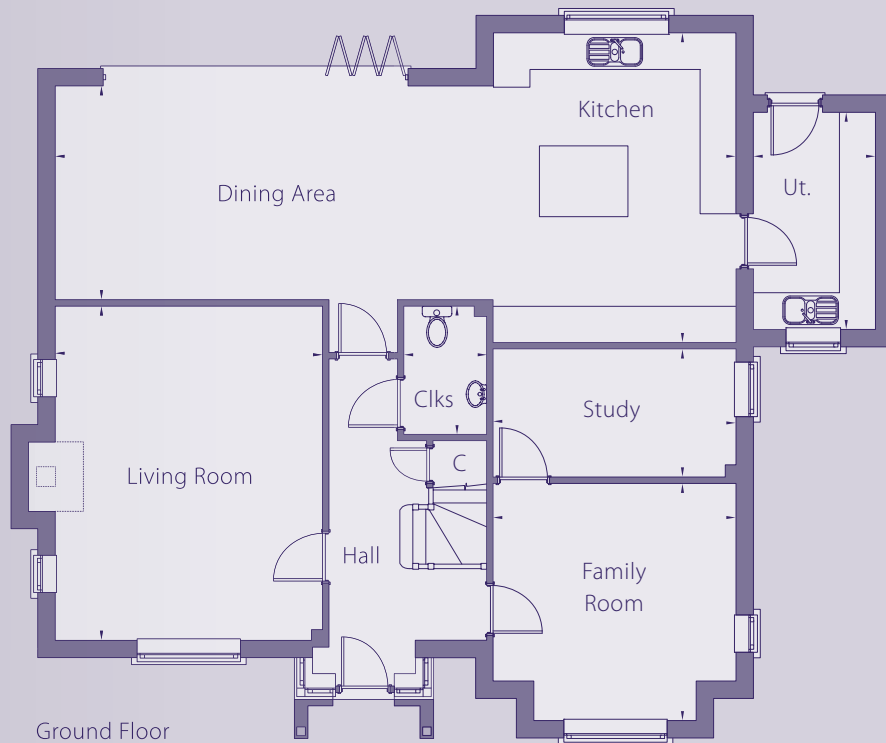
Kitchen/Dining	11.5m x 5.16m	37'10" x 16'11"
Utility	3.61m x 2.01m	11'10" x 14'8"
Living Room	5.62m x 4.48m	17'10" x 14'8"
Family Room	4.06m x 4.00m	13'4" x 13'1"
Study	4.06m x 2.13m	13'4" x 7'0"
Cloakroom	2.15m x 1.38m	7'1" x 4'6"

First Floor Measurements

Master Bedroom	4.80m x 4.64m	15'9" x 15'3"
En-Suite	2.90m x 1.83m	9'9" x 6'0"
Bedroom Two	4.06m x 3.54m	13'4" x 11'7"
En-Suite	2.90m x 1.33m	9'6" x 4'4"
Bedroom Three	4.05m x 3.45m	13'3" x 11'4"
Bedroom Four	5.22m x 3.45m	17'2" x 11'4"
Bedroom Five	4.10m x 3.09m	13'5" x 10'2"
Bathroom	3.03m x 3.00m	9'11" x 9'10"



First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En. En-Suite Ut. Utility Room

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Thoughtfully selected specifications offering the very best in traditional quality and contemporary style.

Synonymous locally with constructing homes that have been thoughtfully considered from start to finish – each of these impressive homes from Jenny Moody Properties will be created with exceptional attention to detail – and residents of Elmdon Grove can look forward to each home effortlessly combining stylish specifications with traditional comforts and everyday functionality.

- NHBC 10-year Buildmark Guarantee
- Traditionally built homes using brick, block and plaster
- Double glazed fully finished white timber windows
- Tongue and grooved floorboards to first floor
- Energy efficient oil boiler and underfloor heating to ground floor
- Bathroom and en-suite's are fitted with mains pressure showers
- Flat finished ceilings, coving to all rooms
- White architrave and skirting
- Internal walls; Soft white, Woodwork; White gloss
- White oak shaker cottage-style internal doors with brushed stainless-steel furniture
- Wireless burglar alarm
- Brushed stainless-steel electrical fittings to all rooms
- Low energy lighting fitted throughout
- UK crafted kitchens with LED pelmet lighting
- A range of branded integrated appliances and tiling between units
- Quality wall hung white sanitaryware, vanity units and chrome taps
- Chrome towel rails to bathroom and en-suites
- Fully tiled bathroom and en-suites
- Porcelain flooring to bathrooms, kitchen/dining areas, cloakrooms, bathroom and en-suites
- Linked TV points enabling Sky Plus installation throughout the house
- Quality bi-fold doors leading to rear garden
- Loft Light and ladder to be fitted
- Block paved driveways
- Indian Sandstone paving
- Power point, lighting fitted to garages including electrically operated doors
- Turfed and landscaped front gardens
- Outside tap
- Lantern fittings to external light points
- Photo Voltaic panel system fitted to roof to generate electric via solar gain – Plots 1, 2, 3 and 4.

Please note – we reserve the right to alter and amend this specification. Date: 01/03/2018

NB. Jenny Moody Properties reserve the right, together with their contractors, to vary or amend the specification at any time without notice if for any reason specified items are unavailable to complete individual properties. Any substitution made will be to an equal or higher value if such amendments occur after contracts have been exchanged, subject of course to a suitable and safe replacement being found.

* Approximate distances taken from Google.co.uk/maps and estimated journey times taken from Nationalrail.co.uk



A picturesque village, enjoying all the tranquillity of a rural setting, along with easy connections to an array of cosmopolitan destinations.

Elmdon Grove is ideally located in the Essex village of Goldhanger, a short distance from the vibrant town of Maldon and just a stone's throw from the stunning Blackwater Estuary. Goldhanger itself is full of charm and character, boasting an award winning public house in the heart of the village – the 500 year old Chequers Inn which offers renowned food, real ales and fine wines by the glass – alongside a variety of beautiful countryside walks and some unique community features, such as a recently restored historic water pump.



For a rural village Goldhanger is also very well connected in terms of travel and the A12 – which acts as a gateway to the rest of the region – is only seven miles away from the collection, providing direct routes into the fashionable city of Chelmsford and the bustling town of Colchester – England's oldest recorded town. For rail travel – whether it's for work or leisure – Witham and Hatfield Peverel Stations are both conveniently reachable in around 20 minutes by car and offer regular mainline services into central London in under 50 minutes using a fast service.*

The historic town of Maldon is the closest town to Elmdon Grove and it offers a fantastic variety of everyday amenities – such as primary and secondary schools, leisure facilities and medical centres – together with independent shops, well known chain stores and High Street favorites such as Prezzo, Costa, Boots and M&S Simply Food. The vibrant town centre also hosts a traditional mid-week market and is home to a fantastic mix of high-end restaurants and modern bars – making it a superb destination to socialise with friends and family. Enjoying fantastic views of the Hythe Quay, you'll also find the popular Promenade Park just behind the High Street, which becomes a hive of activity in the warmer summer months, with it's splash park being a particular favourite for families with children.

The centre of Chelmsford is just under fifteen miles away and boasts all the leisure, retail and entertainment opportunities you would expect from a city of its size. Home to two large undercover shopping centres – one having a significant redevelopment in recent years to include some well-known High Street brands – the city centre offers a fantastic all-weather shopping experience. Chelmsford is also home to the high-profile and upmarket Bond Street – an exciting retail and leisure destination which includes premium shops such as John Lewis, Tag Heuer and The White Company – along with a good mix of highly regarded restaurants, some of which benefit from views overlooking the River Chelmer. Outside of Bond Street, the recently launched Exchange is a destination that is home to a collection of quality chain restaurants like Carluccio's, Côte and Bourgee. So if residents of Elmdon Grove are looking for some nearby retail therapy, a quality place to dine with family, or simply head out for some relaxation with friends – Chelmsford is ideal and within reach of Elmdon Grove.

Road connections from Goldhanger.

Maldon High Street	5 Miles
Chelmsford Station and Centre	3.5 Miles
Colchester	14 Miles
Chelmsford Station and Centre	15 Miles
Brentwood / M25 Junction 28	28 Miles
Stansted Airport	29 Miles

Rail times from Witham [WTM].

Chelmsford [CHM]	11 Minutes
Shenfield/Crossrail [SNF]	23 Minutes
Brentwood [BRE]	29 Minutes
Stratford [SRA]	39 Minutes
London Liverpool St. [LST]	45 Minutes
Canary Wharf [DLR]	63 Minutes



Jenny Moody
Homes we are proud to put our name to

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For more information visit www.jennymoodyproperties.co.uk

All enquiries please contact our selling agents Von Sinclair on **01245 330310**

Alternatively email reception@vonsinclair.com or visit www.vonsinclair.com

Please note, there is a family relationship between the Sales Agent Von Sinclair and the developer Jenny Moody Properties.

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