



CHAIN BRIDGE MEADOW

— MOUNTNESSING —



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CHAIN BRIDGE MEADOW

Situated in picturesque Mountnessing Chain Bridge Meadow is an exclusive development of just 5 four and five bedroom homes, each designed to offer the ultimate in family living.



Local area photography



Located in one of the most desirable residential areas in Essex, the village of Mountnessing is conveniently located between Brentwood and the city of Chelmsford and is surrounded by scenic countryside views.

The village of Mountnessing benefits from a welcoming community. At the centre of this is the Village Hall promoting a variety of interests including art classes, a cycling club, and local fayres. Adjacent to the Village Hall is the Mountnessing Tennis club which boasts four floodlit all weather courts, and on the adjoining Coronation Playing Fields football and cricket matches are regularly held.

The Landmark feature in Mountnessing is the impressive Grade II listed windmill, which is located on a site dating back to 1477. The current mill which is in full working order was built in 1807; it is maintained by Essex County Council and is open to the public.

Mountnessing has excellent transport links being located just north of junction 12 on the A12. Nearby Shenfield railway station provides convenient links to London with Crossrail opening in 2019, and regular services are provided to

Chelmsford and East Anglia. Two bus stops are located on Roman Road within easy walking distance of Chain Bridge Meadow.

At the heart of the village centre are two public houses, the George and Dragon and Prince of Wales, both well known for gastro pub offerings, and also the highly reputable Plough restaurant which offers a fine menu. In the village centre are located a butchers, tea room, hairdressers and the local C of E primary school is a short walk from Chain Bridge Meadow.

An interesting name in the history of Mountnessing is the Chain Bridge crossing the River Wid. The bridge was built for Sir William Petre around 1550 who kept the bridge chained and locked with the key kept at Chain Bridge Farm.



Education

For those with children to consider, Mountnessing and the local area offers excellent educational opportunities.

Located within the village is the C of E primary school which has been awarded 'good' Ofsted reports.

Just 2 miles away in the village of Ingatestone is the highly regarded Anglo European School which was the first secondary school in the UK to become a Recognised language college.

Slightly further afield is the prestigious Brentwood School which has both a primary and secondary school and has been awarded 'outstanding' Ofsted reports.

Superbly Connected

By Car

Shenfield	4 minutes
Ingatestone	8 minutes
Brentwood	10 minutes
Chelmsford	19 minutes
Lakeside Shopping Centre	25 minutes
Stansted Airport	34 minutes
Southend Airport	36 minutes

By Rail (from Shenfield)

Chelmsford	11 minutes
London Liverpool Street	23 minutes
Southend Airport	29 minutes
Southend Victoria	37 minutes





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At Aedis Homes we ensure the finest attention to detail is paid to design.

Chain Bridge Meadow was designed to slip effortlessly into the rural character and historical heritage of the Chain Bridge Farm site on which the original farmhouse dates back to the 18th century.

Chain Bridge Meadow is a rural cluster of traditionally built homes arranged around a central courtyard.

Built by craftsmen to the highest standards these luxurious houses benefit from large private gardens overlooking the countryside.

The houses combine traditional design with modern standards including a spacious open plan kitchen/living and dining area with a separate snug lounge. Upstairs the master bedroom includes a built in wardrobe and en suite – also on this floor you will find the family bathroom and bedrooms 2, 3 and 4.

Each house has ample parking with covered car ports.

SITE PLAN



PLOT 1
The Ash
5 bedroom

PLOT 2
The Beech
4 Bedroom

PLOT 3
The Oak
4 Bedroom

PLOT 4
The Cedar
4 Bedroom

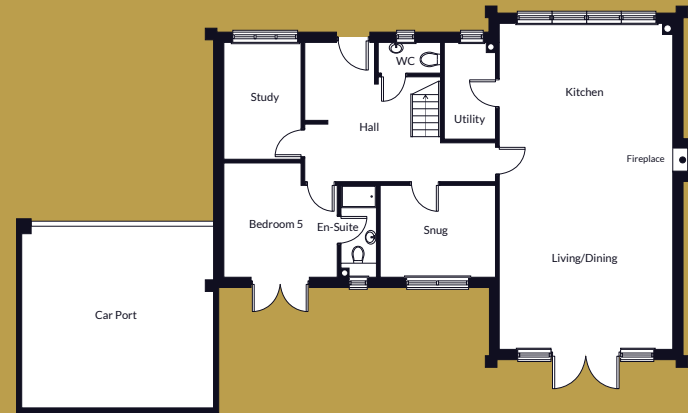
PLOT 5
The Maple
5 Bedroom

ARTIST'S IMPRESSION

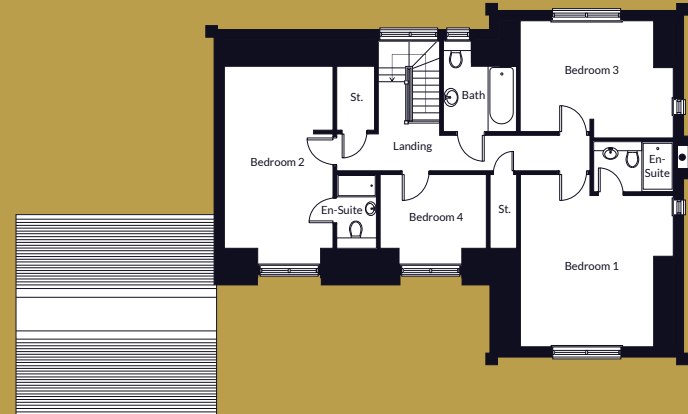




Ground Floor



First Floor



Ground Floor



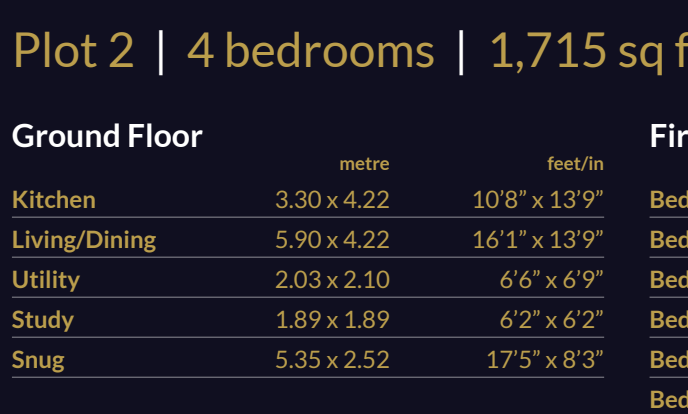
First Floor



Ground Floor



First Floor



THE ASH

Plot 1 | 5 bedrooms | 2,226 sq ft

Ground Floor

	metre	feet/in
Kitchen	5.24 x 5.45	17'2" x 17'10"
Living/Dining	5.57 x 5.45	18'3" x 17'10"
Utility	3.02 x 1.58	9'11" x 5'2"
Study	3.64 x 2.43	11'11" x 7'11"
Snug	2.87 x 3.57	9'4" x 11'7"
Bed 5	3.58 x 3.50	11'9" x 11'6"
Bed 2 En-suite	2.80 x 1.10	9'2" x 3'7"

First Floor

	metre	feet/in
Master Bed*	5.30 x 4.13	17'4" x 13'6"
Master Bed 1 En-suite*	1.55 x 2.50	5'1" x 8'2"
Bed 2*	5.64 x 3.40	18'6" x 11'2"
Bed 2 En-suite*	2.25 x 1.20	7'4" x 3'11"
Bed 3*	3.64 x 4.80	11'11" x 15'9"
Bed 4*	2.24 x 3.29	7'4" x 10'9"
Family Bathroom*	2.24 x 2.24	7'4" x 7'4"

* Part reduced ceiling height.

THE BEECH

Plot 2 | 4 bedrooms | 1,715 sq ft

Ground Floor

	metre	feet/in
Kitchen	3.30 x 4.22	10'8" x 13'9"
Living/Dining	5.90 x 4.22	16'1" x 13'9"
Utility	2.03 x 2.10	6'6" x 6'9"
Study	1.89 x 1.89	6'2" x 6'2"
Snug	5.35 x 2.52	17'5" x 8'3"

First Floor

	metre	feet/in
Bed 1*	3.49 x 4.22	11'4" x 13'9"
Bed 1 En-suite*	1.00 x 2.75	3'3" x 9'0"
Bed 1 W/W*	1.90 x 2.17	6'3" x 7'1"
Bed 2*	4.48 x 3.00	14'7" x 9'8"
Bed 2 En-suite*	1.90 x 2.35	6'2" x 7'7"
Bed 3*	2.62 x 4.52	8'6" x 14'8"
Bed 4*	2.62 x 4.52	8'6" x 14'8"
Main Bathroom*	1.89 x 2.20	6'2" x 7'2"

* Part reduced ceiling height.



THE OAK

Plot 3 | 4 bedrooms | 1,715 sq ft

Ground Floor

	metre	feet/in
Kitchen	3.82 x 4.22	12'5" x 13'9"
Living/Dining	5.15 x 4.28	16'9" x 14'1"
Utility	2.00 x 2.90	6'6" x 9'3"
Study	1.90 x 2.50	6'2" x 8'2"
Snug	3.40 x 2.51	10'9" x 8'2"

First Floor

	metre	feet/in
Bed 1*	3.50 x 4.22	11'4" x 13'9"
Bed 1 En-suite*	1.00 x 2.75	3'3" x 9'0"
Bed 1 W/W*	1.90 x 2.17	6'3" x 7'1"
Bed 2*	4.48 x 3.00	14'7" x 9'8"
Bed 2 En-suite*	1.90 x 2.35	6'2" x 7'7"
Bed 3*	2.62 x 4.52	8'6" x 14'8"
Bed 4*	2.62 x 4.52	8'6" x 14'8"
Main Bathroom*	1.89 x 2.20	6'2" x 7'2"

* Part reduced ceiling height.



THE CEDAR

Plot 4 | 4 bedrooms | 1,715 sq ft

Ground Floor

	metre	feet/in
Kitchen	3.00 x 4.22	9'8" x 13'8"
Living/Dining	6.10 x 4.22	20'0" x 13'9"
Utility	2.03 x 2.00	6'6" x 6'6"
Study	1.91 x 1.88	6'3" x 6'2"
Snug	5.30 x 2.74	17'4" x 9'0"

First Floor

	metre	feet/in
Bed 1*	3.49 x 4.22	11'4" x 13'9"
Bed 1 En-suite*	1.00 x 2.75	3'3" x 9'0"
Bed 1 W/W*	1.90 x 2.17	6'3" x 7'1"
Bed 2*	4.48 x 3.00	14'7" x 9'8"
Bed 2 En-suite*	1.90 x 2.35	6'2" x 7'7"
Bed 3*	2.62 x 4.52	8'6" x 14'8"
Bed 4*	2.62 x 4.52	8'6" x 14'8"
Main Bathroom*	1.89 x 2.20	6'2" x 7'2"

* Part reduced ceiling height.



ARTIST'S IMPRESSION



THE MAPLE

Plot 5 | 5 bedrooms | 2,226 sq ft

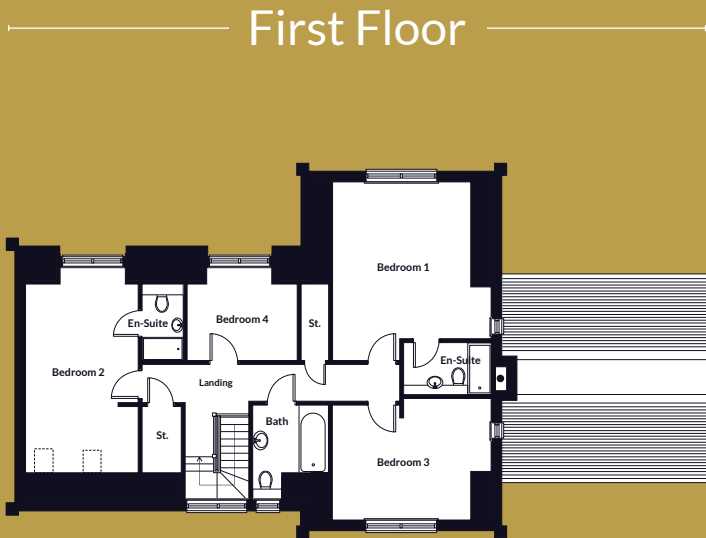
Ground Floor

	metre	feet/in
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First Floor

	metre	feet/in
Master Bed*	5.30 x 4.13	17'4" x 13'6"
Master Bed 1 En-suite*	1.55 x 2.50	5'1" x 8'2"
Bed 2*	5.64 x 3.40	18'6" x 11'2"
Bed 2 En-suite*	2.25 x 1.20	7'4" x 3'11"
Bed 3*	3.64 x 4.80	11'11" x 15'9"
Bed 4*	2.24 x 3.29	7'4" x 10'9"
Family Bathroom*	2.24 x 2.24	7'4" x 7'4"

* Part reduced ceiling height.



SPECIFICATION

Built to the highest standard and finished with stylish fixtures and fittings.

KITCHENS

- Contemporary style fitted kitchens designed by Hutton Kitchens*
- Quartz worktops with upstands*
- Island & utility room worktops in UrbanTop*
- Blanco one and half bowl sink with a swan neck tap*
- Integrated Bosch appliances including:
 - Induction hob
 - Fridge freezer
 - Dishwasher
 - Stainless steel double oven
 - Black glass downdraught extractor
 - Washing machine to utility room
 - Tumble dryer to utility room

BATHROOMS

- Stylish white sanitary ware and vanity units with chrome taps and shower by Saneux
- Full height porcelain tiling to bath, shower areas and tiled floors*
- Fitted LED mirror

BEDROOMS

- Fitted wardrobes to master bedroom finished with mirrored door fronts*

ELECTRICAL

- LED down lighters to bathrooms, cloakroom, kitchen and living areas
- Pendant fittings to all other locations
- Recessed LED under unit lighting to kitchens
- TV points to living area and bedrooms
- BT points to study, kitchen and living areas
- Smoke detectors

HEATING

- Energy efficient gas fired boiler and central heating
- Underfloor heating to downstairs
- Chrome heated towel rails to bathrooms

INTERNAL FINISHES

- Karndean flooring to hallway, cloakroom and kitchen and living area*
- Carpet to stairs, landing and bedrooms*
- Feature fireplace
- Internal ceilings finished in white and walls in icicle
- Oak Veneered Doors with chrome handles
- Ash finished handrail to staircase with all other components finished in white
- Chamfered skirting and architraves

SECURITY

- Sealed double glazed aluminium windows throughout
- Acoustic glazing & trickle ventilators

EXTERNAL FINISHES

- Turfed rear garden
- Outside tap
- External up down lights

WARRANTY

- 10 Year

*Choice of colours subject to stage of construction



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Court & Co on 01277 203322

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