



OAK TREE GARDENS

— GREAT NOTLEY —



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OAK TREE GARDENS

GREAT NOTLEY

Oak Tree Gardens is an exclusive development of only four luxurious detached homes set within a private secluded woodland setting offering tranquil living.



Great Notley Country Park



Braintree High Street



Freeport Designer Village

Conveniently located less than three miles south of Braintree, the picturesque garden village of Great Notley is surrounded by open countryside.

Great Notley was an ancient Roman settlement, and recent local excavations at the Skyline Business Park have revealed occupations dating back to the Iron Age, with brewing, farming and the production of textiles amongst the industries originating there.

The village is centred around a six-acre green which itself is encircled by thirty six mature English Oaks, and the green is the setting for a variety of different activities including cricket in the summer months. Local amenities include a Tesco's supermarket, the Prince Louis pub, a hair & beauty salon and a veterinary centre. Two schools, White Court Primary School and Great Notley Primary School are located within the garden village.

Due to its close proximity to Braintree, Great Notley is also a destination of choice with the Discovery Centre and Great Notley Country Park being popular venues. The country park extends to over 100 acres, and offers the benefit of countryside walks, two lakes, and stunning views from the top of Notley Bowl. The park is also home to Sky Ropes and Essex's longest play trail which is 1.2km - including a giant see-saw, climbing forest, tyre swings, sand pits, rope climbers, slides,

forts and a water play area, making it a great place for all ages to explore. Additionally, the cycling route is flat and hard-surfaced, so it is a perfect place for children to learn to ride a bike. The celebrated Chelmsford City Race Course which hosts sixty fixtures each year including a variety of music concerts through the summer is only a five minute drive from Great Notley.

The vibrant town of Braintree is less than three miles away and provides an extensive selection of eateries including 47 The Street, Il Salice, Prezzo, Pizza Express to name but a few and for a fine dining experience The Chophouse has excellent reviews. The town has a wide variety of shopping facilities including Marks & Spencer, and importantly the premier retail destination of Freeport Designer Village which is home to over seventy five well-known brands is located nearby.

There is an abundance of leisure and entertainment facilities in and around Braintree, including Cineworld, the Bannatyne Health Club, a swimming & fitness centre, and two notable golf courses, Braintree Golf Club, and Gosfield Lakes Golf Club.

Education

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

Located within the village are two primary schools and a pre-school– Great Notley Primary School and White Court School. The NGCA Ducklings pre-school has been awarded outstanding Ofsted reports.

There are many schools in neighbouring Braintree with The St Michael’s Church of England Voluntary Primary School being awarded outstanding Ofsted reports and The Tabor Academy Secondary School awarded good Ofsted reports.

The renowned Felstead School which is acknowledged as one of the best schools in the county and which provides education to boys and girls from four to eighteen years old, is only six miles away.



Braintree Golf Club



Skyropes, Great Notley Country Park



Braintree Church



London Liverpool Street



Braintree Train Station



Colchester Zoo

Superbly Connected

By Car

Braintree	8 minutes
Freeport Designer Village	9 minutes
Chelmsford	14 minutes
Great Dunmow	15 minutes
Witham	17 minutes
Stansted Airport	19 minutes
Colchester Zoo	30 minutes

By Rail

Witham	15 minutes
Chelmsford	16 minutes
Colchester	40 minutes
London Liverpool Street	1 hour 7 minutes



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

Oak Tree Gardens has been designed to take reference from traditional design methods with a contemporary approach.

The development slips effortlessly into the rural character using timber boarding, brick detailing, render, dormer and a variety of roof finishes with houses located along the entrance road and front gardens which is set back from the main road.

Built by craftsmen to the highest standard these luxurious houses benefit from large private gardens.

The houses combine traditional design with modern standards including spacious kitchens and a separate lounge and study.

Upstairs there are four bedrooms with the master including an en-suite, also on this floor you will find the family bathroom and bedrooms 2, 3 and 4, and in plot 2 bedrooms 2 and 3.

Each house has ample parking with a single garage and driveway spaces.



Development Layout



PLOT 1
4 bedroom

PLOT 2
3 Bedroom

PLOT 3
4 Bedroom

PLOT 4
4 Bedroom



ARTIST'S IMPRESSION

PLOT 1

Total: 1,605 ft²

4 bedrooms

Ground Floor

	metre
Kitchen/Dining	5.86 x 3.87
Utility	2.25 x 2.11
Lounge	3.51 x 6.13
Study	2.90 x 2.99

First Floor

	metre
Master Bed	4.54 x 3.51
Master Bed En-suite	3.51 x 1.50
Bed Two	3.89 x 3.73
Bed Three	3.94 x 3.01
Bed Four	2.84 x 2.70
Family Bathroom	2.30 x 2.10

Ground Floor



First Floor



Ground Floor



First Floor



ARTIST'S IMPRESSION

PLOT 2

Total: 1,371 ft²

3 bedrooms

Ground Floor

	metre
Kitchen/Dining	4.86 x 3.83
Lounge	3.66 x 4.78
Study	3.23 x 2.90

First Floor

	metre
Master Bed	4.86 x 3.89
Master Bed En-suite	2.10 x 1.80
Bed Two	4.78 x 3.67
Bed Three	3.23 x 2.89
Family Bathroom	2.40 x 1.80



ARTIST'S IMPRESSION

PLOT 3

Total: 1,781 ft²

4 bedrooms

Ground Floor

	metre
Kitchen/Dining	4.11 x 6.88
Utility	3.14 x 2.90
Lounge	4.67 x 3.90
Study	3.57 x 3.27

First Floor

	metre
Master Bed	4.11 x 3.30
Master Bed En-suite	2.44 x 1.80
Master Bed Walk in Wardrobe	1.80 x 1.79
Bed Two	4.33 x 3.09
Bed Three	3.90 x 3.27
Bed Four	3.27 x 3.27
Family Bathroom	2.40 x 1.90



First Floor



First Floor



ARTIST'S IMPRESSION

PLOT 4

Total: 1,556 ft²

4 bedrooms

Ground Floor

	metre
Kitchen/Dining	6.40 x 3.66
Utility	2.35 x 3.66
Lounge	4.47 x 3.87
Study	3.27 x 3.87

First Floor

	metre
Master Bed	3.62 x 3.66
Master Bed En-suite	2.25 x 1.40
Bed Two	3.64 x 3.66
Bed Three	2.92 x 3.89
Bed Four	2.92 x 3.22
Family Bathroom	2.68 x 1.80

SPECIFICATION

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

KITCHENS

- Bespoke fitted kitchens by Lemongrass Kitchens
- Laminate worktops with upstands **
- Harlem composite one and half bowl sink with chrome swan neck tap
- Integrated Bosch appliances including:
 - Hob
 - Stainless steel chimney hood
 - Two single ovens
 - 70/30 Fridge Freezer
 - Dishwasher
 - Wine Cooler (Caple)

** Quartz upgrade available dependant on build stage

BATHROOMS

- Stylish white sanitary ware and vanity units with chrome taps and shower by Saneux
- Full height porcelain tiles to shower cubicle, bath areas and tiled floors
- Soft close toilet seats
- Fitted LED Mirror

ELECTRICAL

- White fittings throughout
- Low energy LED downlighters to bathrooms, hallway, landing and kitchen
- Low energy
- Pendants to bedrooms and living areas
- TV points to living areas and master bedroom
- BT point to study
- Mains powered smoke detectors

HEATING

- Energy efficient gas boiler
- Thermostatically controlled radiators
- Chrome heated towel rails to bathrooms

INTERNAL FINISH

- Internal walls and ceilings finished in Dulux white emulsion
- Skirtings, architraves and doors finished in white satinwood
- Contemporary chrome ironmongery

EXTERNAL FINISHES

- UPVC windows in white
- LED light on PIR sensor to front and back
- Composite front door
- Front paths are blue/grey granite paving slabs
- Rear patio paving slabs are Marshalls Riven buff slabs
- External Tap

WARRANTY

- 10 Year Latent Defect Warranty



STYLISH FIXTURES AND FITTINGS

PHOTOGRAPHY OF PREVIOUS
AEDIS HOMES DEVELOPMENTS



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