

TROY
HOMES

CORN BARN MEWS
BEAUCHAMP RODING

Welcome...
to Corn Barn Mews,
built by craftsmen to
the highest standards.
Your new home
combines ground
breaking design with
a superb specification.



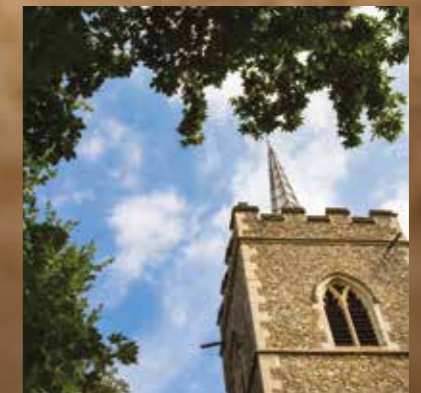
The perfect lifestyle,
a home built to traditional
standards, with modern
specification, in the heart of
some of the finest countryside
England has to offer.

Town & Country

Corn Barn Mews is a charming development of only six luxurious semi-detached, four-bedroom homes set within a private, gated mews. They offer you an opportunity to live in the heart of some of East Anglia's most unspoilt countryside, within the hamlet of Beauchamp Roding in Essex. You can experience life in a close-knit, friendly community whilst enjoying living in a traditionally built, spacious home that offers every modern convenience, a large rear garden and fantastic views.

Beauchamp Roding is near to Ongar, with its excellent local amenities, coffee shops and eateries – including the famous, Michelin Guide listed Smith's, which has been offering fine seafood menus since 1958. You will also be able to enjoy long country walks in the surrounding countryside and visit attractions such as the Epping Ongar steam railway, Epping Forest and North Weald Airfield and Museum. Only eight miles away is Hylands House, a beautifully restored mansion with 574 acres of lush parkland, woods, lakes, ponds and gardens to explore.

Living here you can enjoy a relaxed pace of country life, while being only a short distance from major roads and airports, close to both Chelmsford and London. So when you want shopping or entertainment on a larger scale the world-class facilities of the capital are not far from home and Chelmsford, the county town of Essex, is just a short journey from Corn Barn Mews.





Country Living with Commuter Convenience



Perfectly positioned for work or play, life at Corn Barn Mews truly gives you the best of both worlds – the charm of rural living combined with the convenience of being within easy reach of the City.

From nearby Epping, you can reach Liverpool Street in just over half an hour, putting both the City and Canary Wharf within easy reach for a daily commute. Stansted Airport is only a 20-minute drive away, making flying for business and leisure simple.

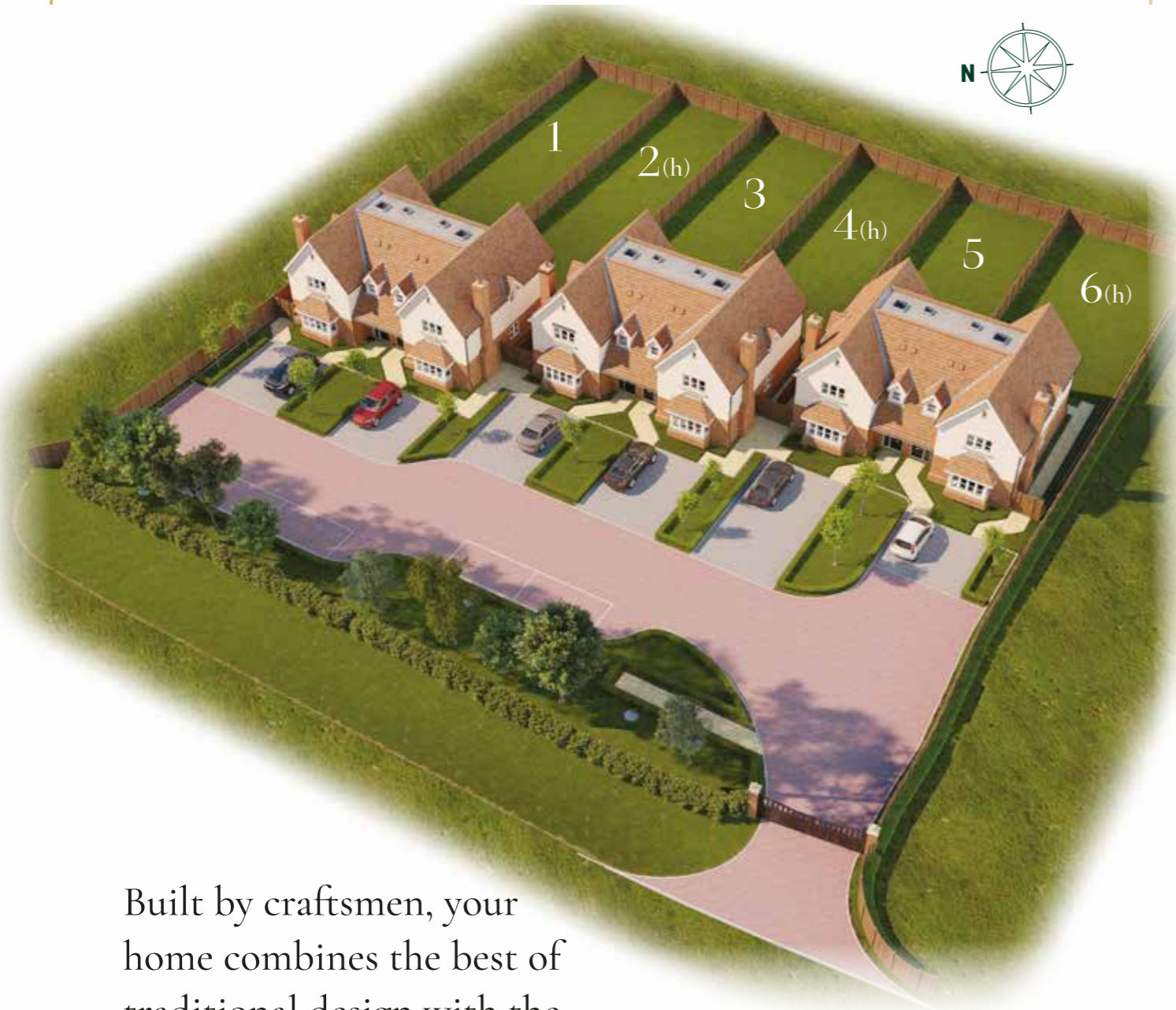
You will also be near to Chelmsford, with its excellent shopping facilities and malls, both in the town centre and at its dedicated retail parks including John Lewis. Brentwood is also only a short distance away, with its charming high street with independent stores and great restaurants.

If you like to enjoy life, you will always find something new to see, explore, taste or do.



Development Layout

A beautiful gated collection of 6 four bedroom homes.



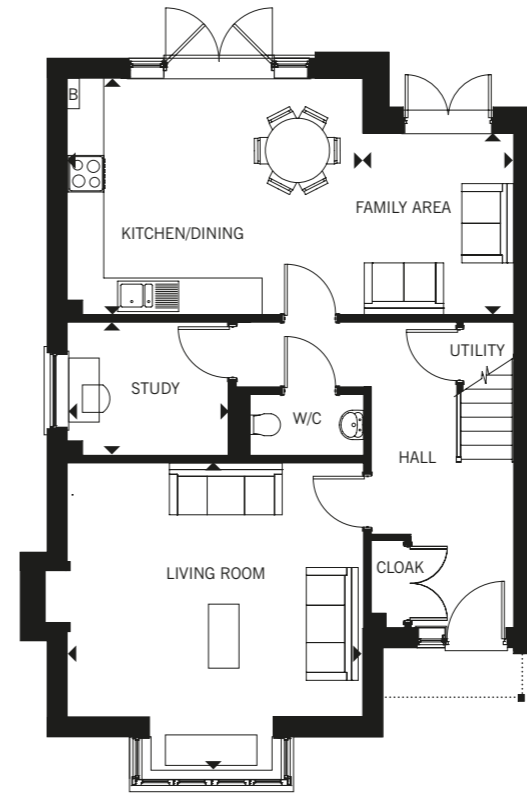
Built by craftsmen, your home combines the best of traditional design with the highest modern standards.

These luxurious three-storey homes include large rear gardens overlooking the countryside and private parking spaces.

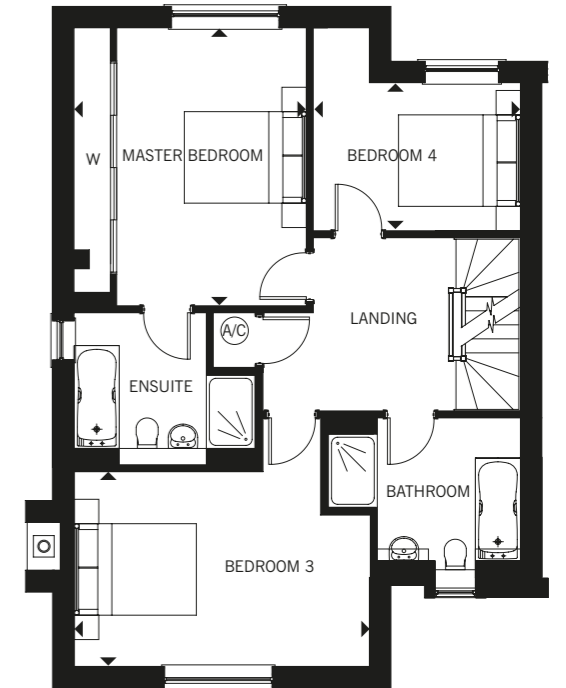
The houses include an open plan kitchen/dining/family area plus a spacious living room. Upstairs the master bedroom includes a built-in wardrobe and ensuite – also on this floor you will find the bathroom and bedrooms 3 and 4. On the third floor is bedroom 2 benefiting from its own ensuite.

Plots 1, 3 & 5 (2, 4 & 6 handed)

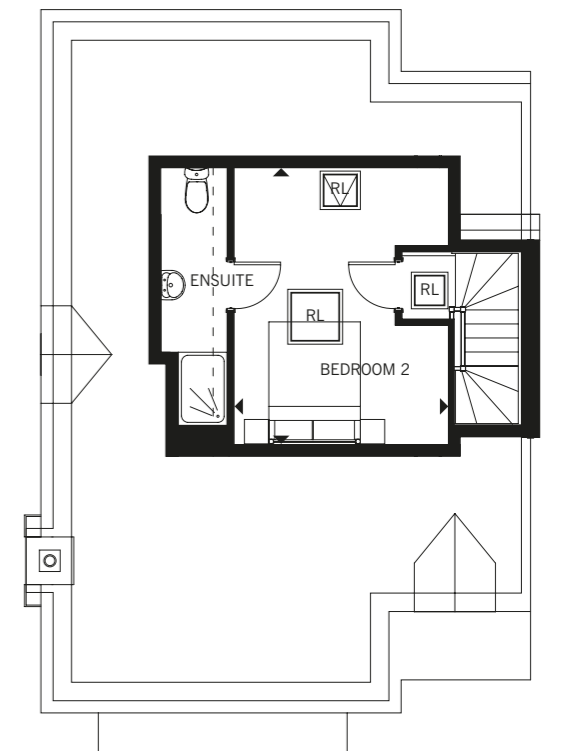
Ground Floor



First Floor



Second Floor



Ground Floor

KITCHEN/DINING	4.80m x 3.85m	15'9" x 12'7"
FAMILY AREA	2.95m x 2.45m	9'8" x 8'0"
LIVING ROOM	5.00m† x 4.85m	16'5"† x 15'10"
STUDY	2.60m x 2.17m	8'6" x 7'1"

First Floor

MASTER BEDROOM	4.50m x 3.80m	14'9" x 12'5"
BEDROOM 3	4.80m x 3.15m	15'9" x 10'4"
BEDROOM 4	3.35m x 2.40m	10'11" x 7'10"

Second Floor

BEDROOM 2	3.95m x 3.50m	12'11" x 11'6"
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Gross internal area 1819 Sq Ft / 169 Sq M

† max into bay window

◀ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 7.6cm/3". RL denotes roof light. W denotes wardrobe. A/C denotes airing cupboard.

Specification

Built to the highest standard and furnished with stylish fixtures and fittings, these homes offer the best in modern living.



Computer generated image of kitchen indicative only.

Kitchen

- Laranja kitchen furniture in choice of colours (subject to stage of construction)
- White quartz worktops and upstands, 4 straight drainer grooves and glass splashback
- Siemens integrated appliances including induction hob, single oven and combi microwave oven, dishwasher, fridge freezer, washer/dryer
- Stainless steel one and a half bowl under mounted sink with Hansgrohe Talis Mixer Tap
- Under cabinet and plinth LED lighting

- Soft close doors and drawers
- Integrated cutlery drawer
- Carousel units in corner cupboards for easy access
- Amtico flooring in choice of colours throughout kitchen/dining/family room

Bathroom

- Concept Air sanitaryware with vanity units Hansgrohe taps and shower
- Chrome towel rails to all bathrooms
- Amtico flooring in choice of colours (subject to stage of construction)

- Full height tiling around shower and half height tiling on all other walls. Choice of Domus wall tiles (subject to stage of construction)

Heating and electrical

- Gas fired wet system underfloor heating to ground floor, compact radiators to other floors
- Recessed downlighters in kitchen and bathrooms
- Chrome sockets in kitchen and lounge, white for remaining
- TV points in kitchen, living room, and all other bedrooms
- Satellite dish and TV/SAT distribution system

- BT points in hallway, study, living room, kitchen, all bedrooms

Internal

- Amtico flooring in the hallway with mat well
- White painted doors with chrome handles
- Wardrobes in master bedroom
- White UPVC windows with chrome handles

External

- Turf to front and rear gardens
- Shed in rear garden
- External tap and socket to rear of property



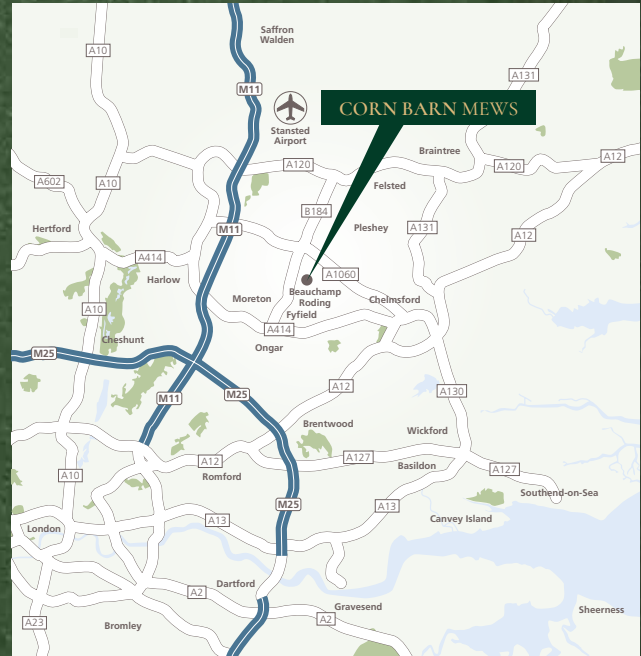
Computer generated image of bathroom indicative only.



LOCAL MAP



AREA MAP



Corn Barn Mews

Dunmow Road
Beauchamp Roding
Essex CM5 0PF

Sat Nav: CM5 0NX



For more information please call: 020 3829 5550

www.troyhomes.co.uk

www.cornbarnmews.co.uk

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 11/16 164798 Designed and produced by thinkBDW 01206 546965.