

TROY
HOMES



BRIMSTONE PLACE

Little Dunmow, Dunmow CM6 3HR



Brimstone Place

Just on the edge of the delightful village of Little Dunmow, in the sought-after district of Uttlesford in Essex, Brimstone Place is an exclusive collection of three and four bedroom detached homes with generous secluded gardens that are easily accessed through French doors. Ample parking is provided, with some properties having detached garages. In addition, all homes at Brimstone Place have an impressive A, EPC rating making them not only beautiful but also highly efficient to run.

An idyllic lifestyle in a tranquil parish

With a mention in the Domesday Book, and a parish church dating back to the 12th century, Little Dunmow is a charming village nestling in the picturesque vale of the River Chelmer.

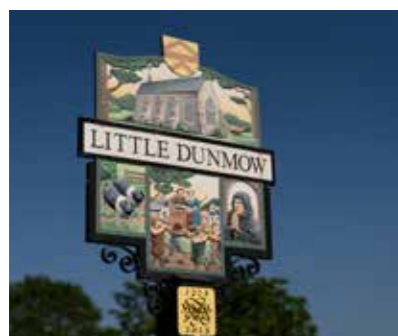


With only 99 homes at its historic centre, one of the village's most notable features is the tomb of Matilda Fitzwalter, believed to have been the inspiration for the fictional character of Maid Marion from the Robin Hood tales. It is also the original home of an ancient ceremony known as the Dunmow Flitch Trial, whereby a flitch, or side of bacon, was awarded to a married couple who could claim that they had lived in total harmony for a year and a day. These days, the Flitch of Bacon is more likely to refer to the exquisite fine dining restaurant at the heart of the village, although the tradition still continues every leap year in neighbouring Great Dunmow.

Just three miles away, Great Dunmow is a bustling market town in the Uttlesford district, boasting one of the few remaining high streets in the country to host only independent retailers. Rich in character and steeped in history, it combines modern amenities with a delightfully quaint setting, offering everything a 21st century family would require. A popular leisure centre; tennis, cricket and bowling clubs; culture galore at the historic Maltings museum, the annual carnival and the extraordinary Talliston House and Gardens; beautiful gardens, at Easton Lodge; a library, community centres, doctors' surgeries, vets. Restaurants, pubs and cafés abound, while for convenience Tesco superstore is on the edge of town.



The area offers a choice of primary schools: Great Dunmow, St Mary's and (closest to Brimstone Place) Flitch Green primary schools are rated 'good' by Ofsted, while Felsted Primary is 'outstanding'. Felsted Preparatory and Felsted School are two of the most highly-respected independent institutions in the area. Nearby 'good' and 'outstanding' senior schools include the Alec Hunter Academy in Braintree and Forest Hall, Birchwood High, St Mary's, the Hertfordshire and Essex High School and Bishop's Stortford High School in Bishop's Stortford.



Both Braintree and Bishop's Stortford are thriving larger towns, with an excellent range of shops and services and leisure facilities that include a multiplex cinema, 10-pin bowling alley and arts complex. Further afield, Chelmsford's pedestrianised High Street and superb shopping centres are packed full of luxury brands, while Thaxted, Saffron Walden, Cambridge and Colchester are within easy reach.



All this is set within a tapestry of green, open spaces: the Flich Way, a path that was once an old railway line that ran from Bishop's Stortford to Braintree, is on the doorstep, while the Doctors Pond in Great Dunmow is a great place to relax and feed the ducks. The ancient Hatfield Forest is an ideal spot for walks, cycling and outdoor pursuits, Great Notley Country Park hosts Sky Ropes and a well-stocked fishing lake, while a Sunday afternoon stroll along the nearby River Chelmer is the perfect antidote to a busy week.



Well Connected



Despite Little Dunmow's rural atmosphere, commuter links are second to none. There is a railway station either side: Braintree to the east, and Bishop's Stortford to the west. The M11 is easily accessible from the A120 trunk road immediately to the south of Great Dunmow. The Stansted Express goes straight into London Liverpool Street.



BRAINTREE TRAIN STATION
(8 miles-approx 35 minute bus journey) TO:

Chelmsford 25 mins
London Liverpool Street 61 mins

BISHOP'S STORTFORD TRAIN STATION
(13 miles) TO:

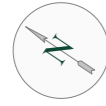
London Liverpool Street 41 mins
London Stratford 53 mins

DISTANCE
BY CAR TO:

Hatfield Forest 9.5 miles
London Stansted Airport 10 miles
Chelmsford 12 miles
Bishop's Stortford 14 miles
Cambridge 36 miles

*Current train times shown are the fastest from thetrainline.com

Site Plan



THE ARLINGTON - Four bedroom home



THE ARLINGTON 2 - Four bedroom home



THE BERKELEY - Three bedroom home



THE BERKELEY - Three bedroom home



THE CADOGAN - Three bedroom home



THE CADOGAN - Three bedroom home



THE DEVONSHIRE - Three bedroom home



THE FINSBURY - Three bedroom home



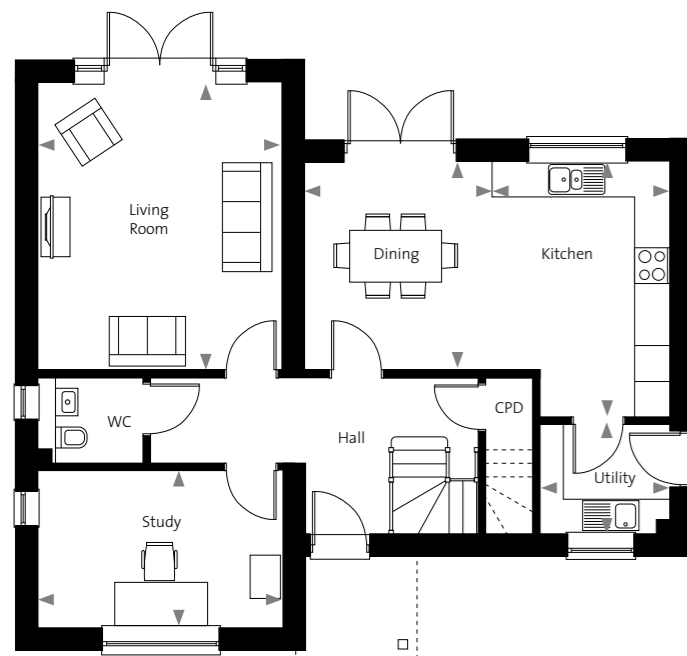
THE ARLINGTON

Plot 1 | 4 bedroom home | 1,756 sq ft (163.14 sq m) NIA*

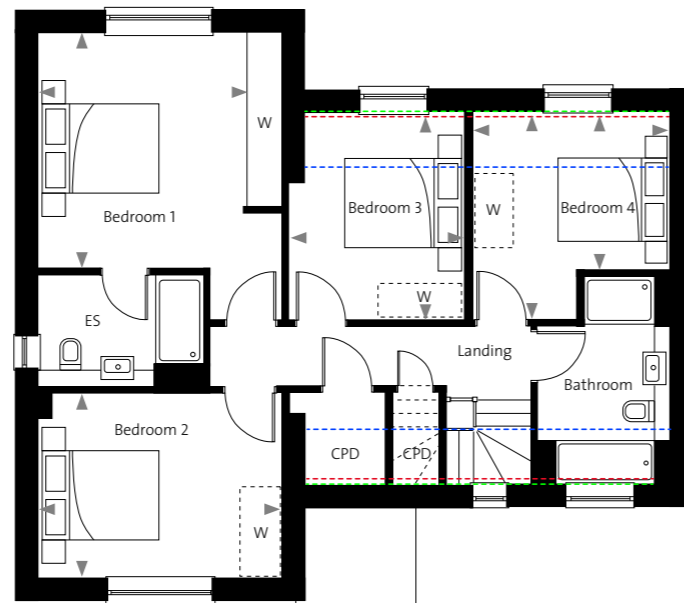


	metric (mm)	imperial
Kitchen	4340 [†] x 3053	14' 3" [†] x 10' 0"
Dining	3532 x 3181	11' 7" x 10' 5"
Living Room	4882 x 4194	16' 0" x 13' 9"
Study	4194 x 2670	13' 9" x 8' 9"
Utility	2225 x 1877	7' 4" x 6' 2"
Bedroom 1	4011 x 3594	13' 2" x 11' 9"
Bedroom 2	4194 x 3139	13' 9" x 10' 4"
Bedroom 3	3440 x 3034 [†]	11' 3" x 9' 11"
Bedroom 4 narrowing to	3440 [†] x 3362 2609 [‡]	11' 3" [†] x 11' 0" 8' 7" [‡]

Ground Floor



First Floor



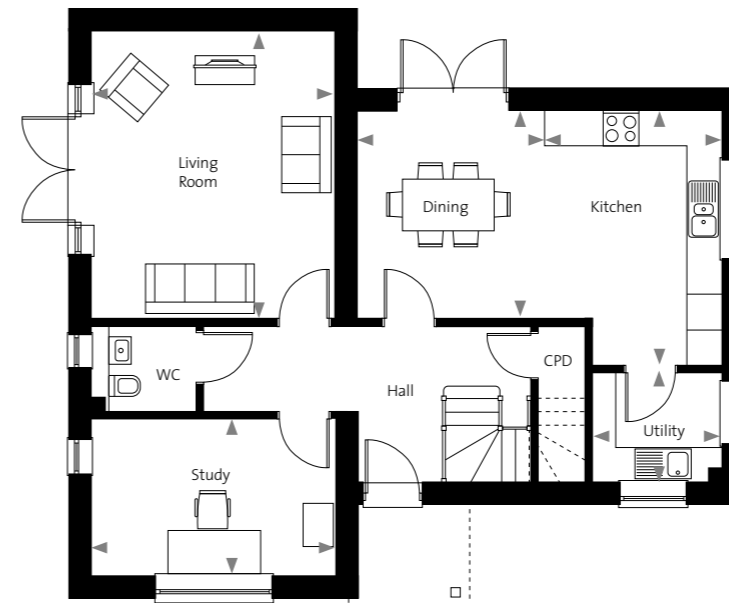
THE ARLINGTON 2

Plot 2 | 4 bedroom home | 1,756 sq ft (163.14 sq m) NIA*

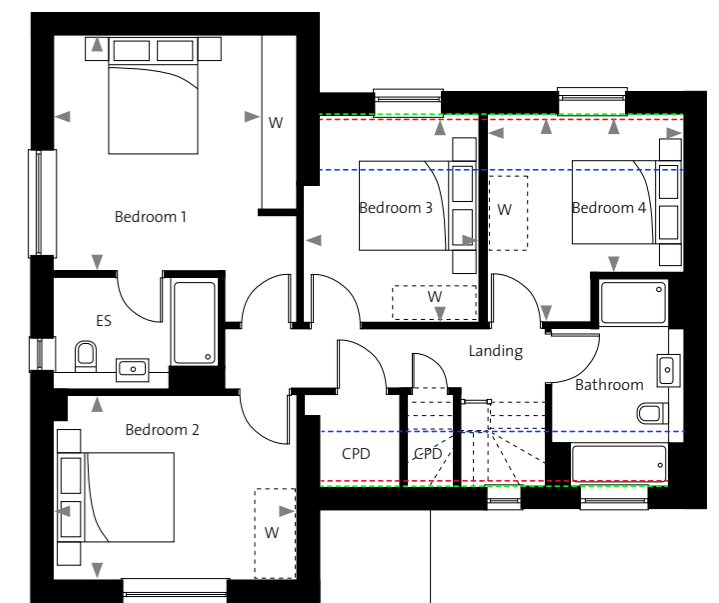


	metric (mm)	imperial
Kitchen	4340 [†] x 3053	14' 3" [†] x 10' 0"
Dining	3532 x 3181	11' 7" x 10' 5"
Living Room	4882 x 4194	16' 0" x 13' 9"
Study	4194 x 2670	13' 9" x 8' 9"
Utility	2225 x 1877	7' 4" x 6' 2"
Bedroom 1	4011 x 3594	13' 2" x 11' 9"
Bedroom 2	4194 x 3139	13' 9" x 10' 4"
Bedroom 3	3440 x 3034 [†]	11' 3" x 9' 11"
Bedroom 4 narrowing to	3440 [†] x 3362 2609 [‡]	11' 3" [†] x 11' 0" 8' 7" [‡]

Ground Floor



First Floor



*NIA – net internal area is taken to a minimum of 1500mm. † – Max measurement. ‡ – Min measurement. Computer generated illustration is indicative of Plot 1. Bedrooms 3 & 4 dimensions are to a minimum height of 1500mm. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or - 76mm/3". Please refer to sales representative for final details.

REDUCED CEILING HEIGHTS:
1400mm --- 1500mm - - - 2472mm - - - -

KEY: ▲ – dimensions from / to. W – wardrobe. ---- wardrobe as an optional extra.
ES – en-suite. CPD – cupboard.

*NIA – net internal area is taken to a minimum of 1500mm. † – Max measurement. ‡ – Min measurement. Computer generated illustration is indicative of Plot 2. Bedrooms 3 & 4 dimensions are to a minimum height of 1500mm. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or - 76mm/3". Please refer to sales representative for final details.

REDUCED CEILING HEIGHTS:
1400mm --- 1500mm - - - 2472mm - - - -

KEY: ▲ – dimensions from / to. W – wardrobe. ---- wardrobe as an optional extra.
ES – en-suite. CPD – cupboard.

THE BERKELEY

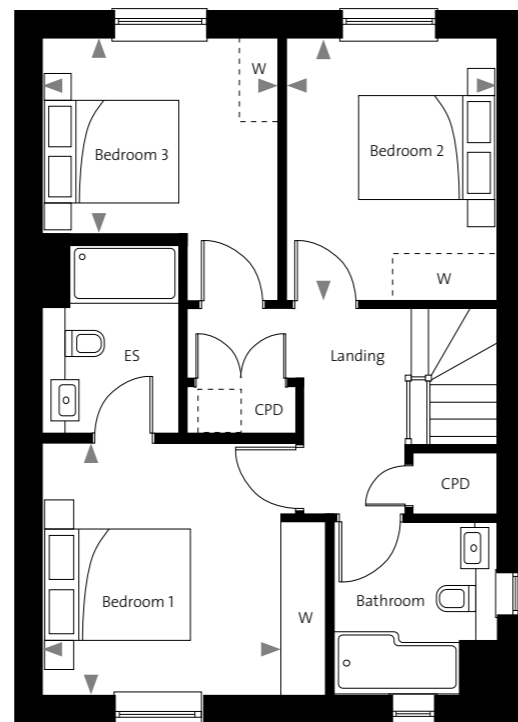
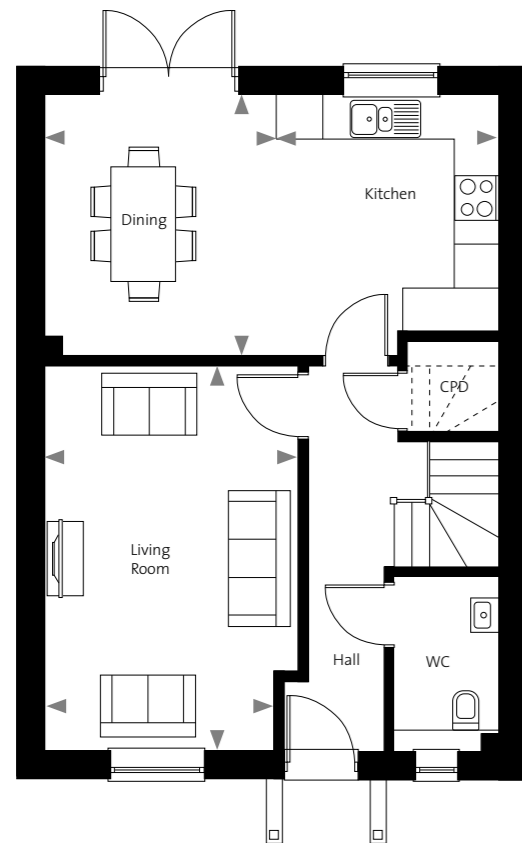
Plots 3 & 4 | 3 bedroom homes | 1,210 sq ft (112.40 sq m) NIA*



Ground Floor

	metric (mm)	imperial
Kitchen	3545 [‡] x 3330	11' 8" x 10' 11"
Dining	3545 x 2903	11' 8" x 9' 6"
Living Room narrowing to	5235 x 3486 [†] 3128 [‡]	17' 2" x 11' 5" [†] 10' 3" [‡]
Bedroom 1	3444 x 3290	11' 4" x 10' 10"
Bedroom 2	3571 x 2873	11' 9" x 9' 5"
Bedroom 3	3245 x 2654	10' 8" x 8' 9"

First Floor



*NIA – net internal area is taken to a minimum of 1500mm. † – Max measurement. ‡ – Min measurement. Computer generated illustration of plot 3 with plot 4 inset. Floor plans are indicative of plot 3. Plot 4 floor plans are a mirror image. Dimensions are intended for guidance only and may vary by + or - 76mm/3". Please refer to sales representative for final details.

KEY: ▲ – dimensions from / to. W – wardrobe. ---- wardrobe as an optional extra. ES – en-suite. CPD – cupboard.

THE CADOGAN

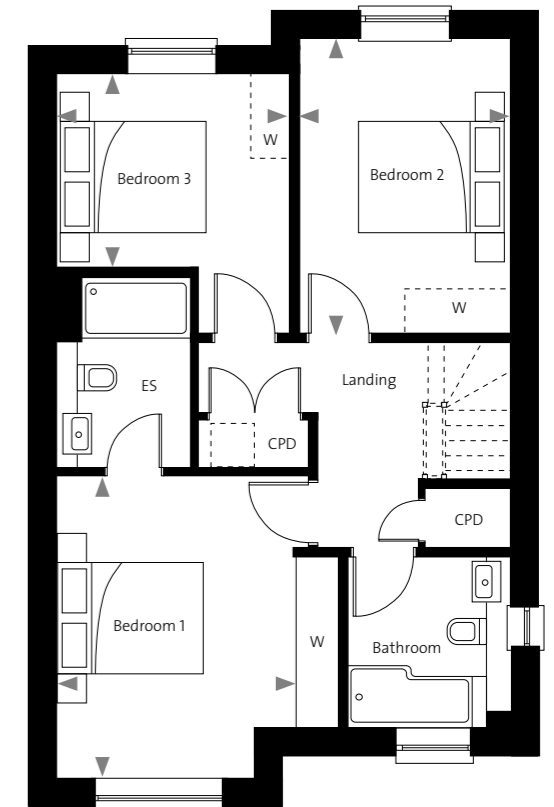
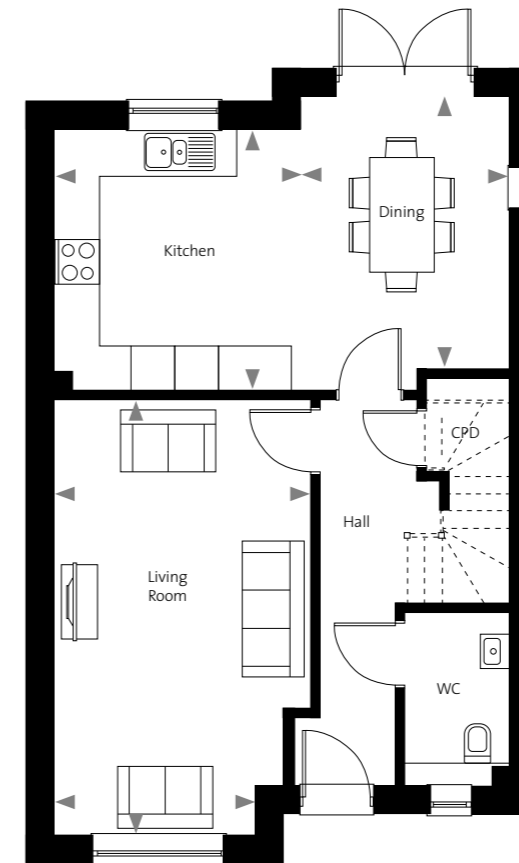
Plots 5, 6, 7 & 8 | 3 bedroom homes | 1,279 sq ft (118.78 sq m) NIA*



Ground Floor

	metric (mm)	imperial
Kitchen	3545 x 3359	11' 8" x 11' 0"
Dining	3695 x 2873	12' 1" x 9' 5"
Living Room narrowing to	5909 [†] x 3486 [†] 2745 [‡]	19' 5" [†] x 11' 5" [†] 9' 0" [‡]
Bedroom 1	4119 [†] x 3290	13' 6" x 10' 10"
Bedroom 2	3977 x 2873	13' 1" x 9' 5"
Bedroom 3	3245 x 2654	10' 8" x 8' 9"

First Floor



*NIA – net internal area is taken to a minimum of 1500mm. † – Max measurement. ‡ – Min measurement. Main cgi and floor plans show plot 5. Plot 6 has the same elevation treatment, floor plans are a mirror image. Inset cgi shows plot 7. Plot 8 has the same elevation treatment. Plot 7 floor plans are as shown. Plots 6 & 8 floor plans are a mirror image. Dimensions are intended for guidance only and may vary by + or - 76mm/3". Please refer to sales representative for final details.

KEY: ▲ – dimensions from / to. W – wardrobe. ---- wardrobe as an optional extra. ES – en-suite. CPD – cupboard.

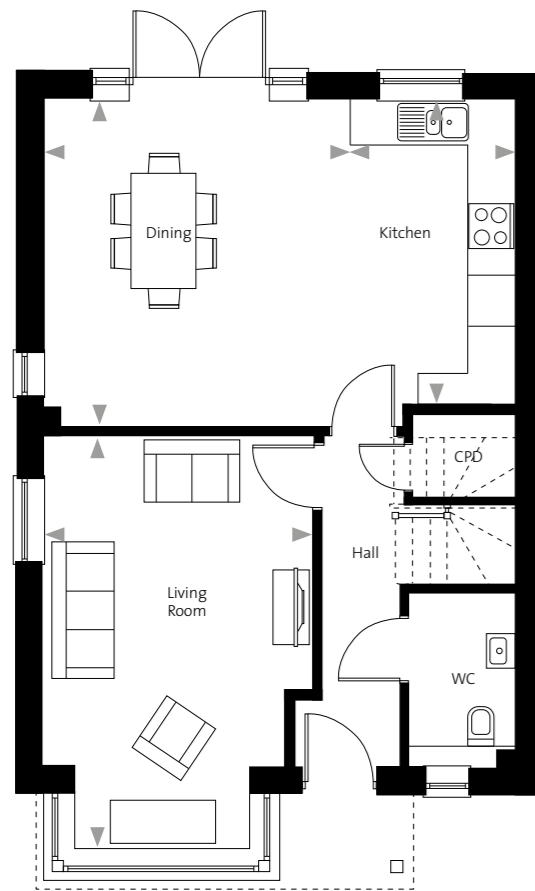
THE DEVONSHIRE

Plots 9 & 10 | 3 bedroom homes | 1,295 sq ft (120.27 sq m) NIA*

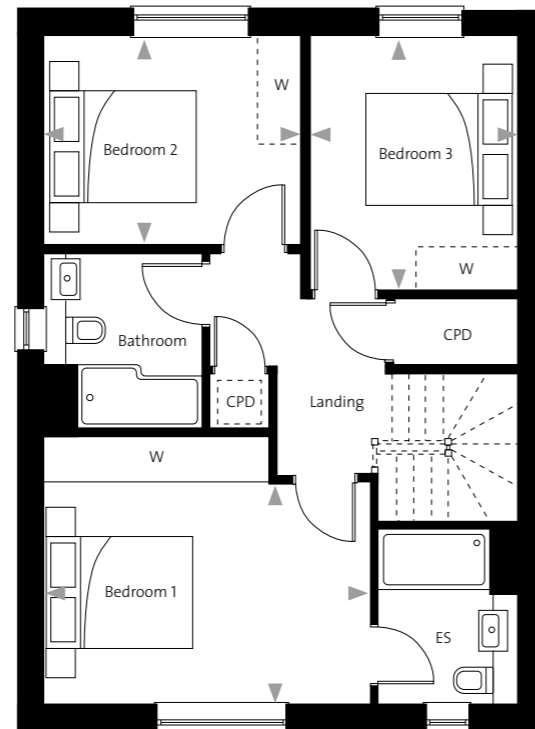


	metric (mm)	imperial
Kitchen	4120 [‡] x 2825	13' 6" [‡] x 9' 3"
Dining	4420 x 3620	14' 6" x 11' 11"
Living Room	5607 [†] x 3699 [†]	18' 5" [†] x 12' 2" [†]
Bedroom 1	4477 x 3000	14' 8" x 9' 10"
Bedroom 2	3514 x 2815	11' 6" x 9' 3"
Bedroom 3	3432 x 2811	11' 3" x 9' 3"

Ground Floor



First Floor



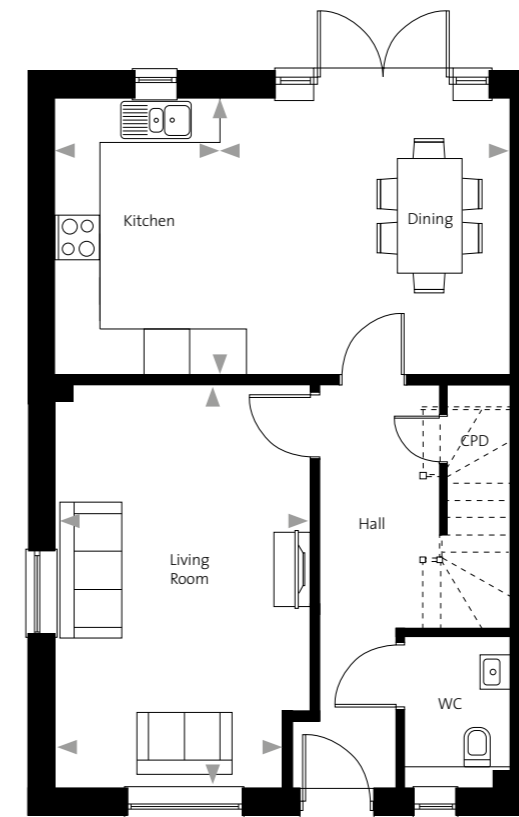
THE FINSBURY

Plot 11 | 3 bedroom home | 1,268 sq ft (117.79 sq m) NIA*

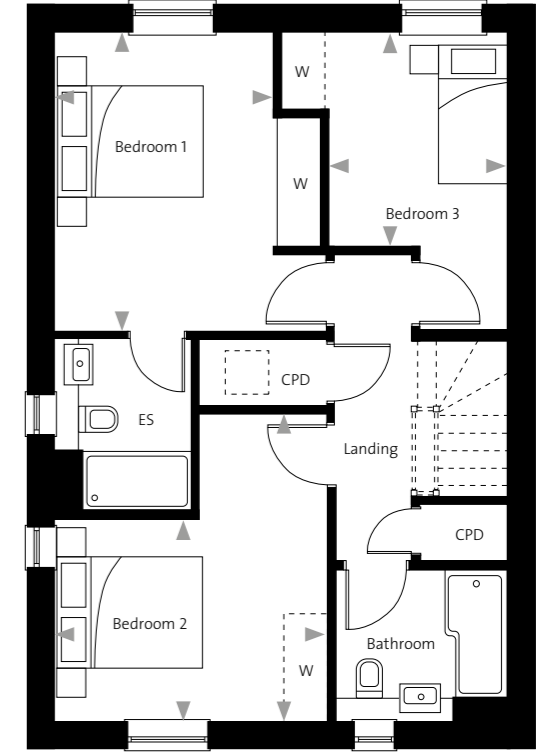


	metric (mm)	imperial
Kitchen	3760 x 2825	12' 4" x 9' 3"
Dining	3760 x 3394	12' 4" x 11' 2"
Living Room narrowing to	5469 x 3471 [†] 5469 x 3096 [‡]	17' 11" x 11' 5" [†] 17' 11" x 10' 2" [‡]
Bedroom 1	4064 x 3037	13' 4" x 10' 0"
Bedroom 2 narrowing to	4178 [†] x 3767 2750 [‡]	13' 8" [†] x 12' 4" 9' 0" [‡]
Bedroom 3	2918 x 2418	9' 7" x 7' 11"

Ground Floor



First Floor



*NIA – net internal area is taken to a minimum of 1500mm. † – Max measurement. ‡ – Min measurement. Computer generated illustration and floor plans of Plot 9. Plot 10 floor plans are a mirror image. Dimensions are intended for guidance only and may vary by + or - 76mm/3". Please refer to sales representative for final details.

KEY: ▲ – dimensions from / to. W – wardrobe. ---- wardrobe as an optional extra. ES – en-suite. CPD – cupboard.

*NIA – net internal area is taken to a minimum of 1500mm. † – Max measurement. ‡ – Min measurement. Computer generated illustration and floor plans of Plot 11. Floor plans are indicative. Dimensions are intended for guidance only and may vary by + or - 76mm/3". Please refer to sales representative for final details.

KEY: ▲ – dimensions from / to. W – wardrobe. ---- wardrobe as an optional extra. ES – en-suite. CPD – cupboard.

Specification



Kitchen – All Plots

- High quality kitchen furniture
- Quartz worktops and upstand
- Glass Splashback behind hob
- 1.5 bowl under mounted sink and chrome tap
- Under cabinet LED lighting
- Soft close doors and drawers
- Integrated cutlery drawer
- Amtico flooring in choice of colours throughout kitchen/dining room*

Appliances

- Integrated single multifunction oven
- Integrated combination microwave Plots 1 & 2 only
- Black glass induction hob
- Integrated extractor hood
- Integrated dishwasher
- Integrated fridge/freezer 70/30 split
- Freestanding washer/dryer Plots 3 - 11**



Utility Room – Plots 1 & 2 only

- High quality kitchen furniture
- Laminate worktops and upstands
- Freestanding washer/dryer
- Single bowl inset sink, drainer and tap
- Amtico flooring in choice of colours*

Bathroom & En-suite

- White sanitaryware with chrome taps and showers
- Chrome heated towel rails
- Mirrored wall cabinets including shaver socket
- Full height tiling around bath and shower enclosures and half height on all other walls with sanitaryware where appropriate, in choice of colours*
- Amtico flooring in choice of colours*

Cloakroom

- White sanitaryware with chrome taps
- Under sink cabinet and wall mirror
- Half height tiling on all walls, in choice of colours*
- Amtico flooring in choice of colours*



Computer generated illustration of The Cadogan kitchen (Plots 5,6,7 & 8). Photographs from a previous showhome.
* All specification is subject to change and availability at stage of construction. ** Please refer to sales representative for location.

Heating & Electrical

- Gas fired wet system underfloor heating to ground floor, compact radiators to all other floors
- Combi boilers
- LED downlighters, kitchen/dining, hall, cloakroom, bathroom and en-suite, pendants to all other rooms.
- White sockets throughout
- TV points in kitchen/dining room, living room and all bedrooms
- TV/SAT distribution system (cables coiled in loft)
- Fibre broadband available (subject to connection by homeowner)
- BT points in kitchen/dining room, living room and hall cupboard
- USB & USB-C sockets kitchen/dining room, living room and bedrooms
- PV Panels
- MVHR – mechanical ventilation with heat recovery system

Hallway

- Amtico flooring throughout in choice of colours with matwell*

Internal

- Contemporary grey external / white internal front door with brushed chrome ironmongery, letter plate and door bell
- White painted internal doors with brushed chrome handles
- All walls to be painted with Dulux paint, colour Timeless
- Fitted wardrobes to bedroom 1
- White external with white internal UPVC windows with chrome handles

External

- Garage plots 1 & 2
- Shed plots 3 - 11
- Electric car charger
- Rear outside tap
- Rear double power socket
- Patio and lawn
- Outside lights

EPC

- EPC Rating 'A'

Warranty

- NHBC 10 year warranty



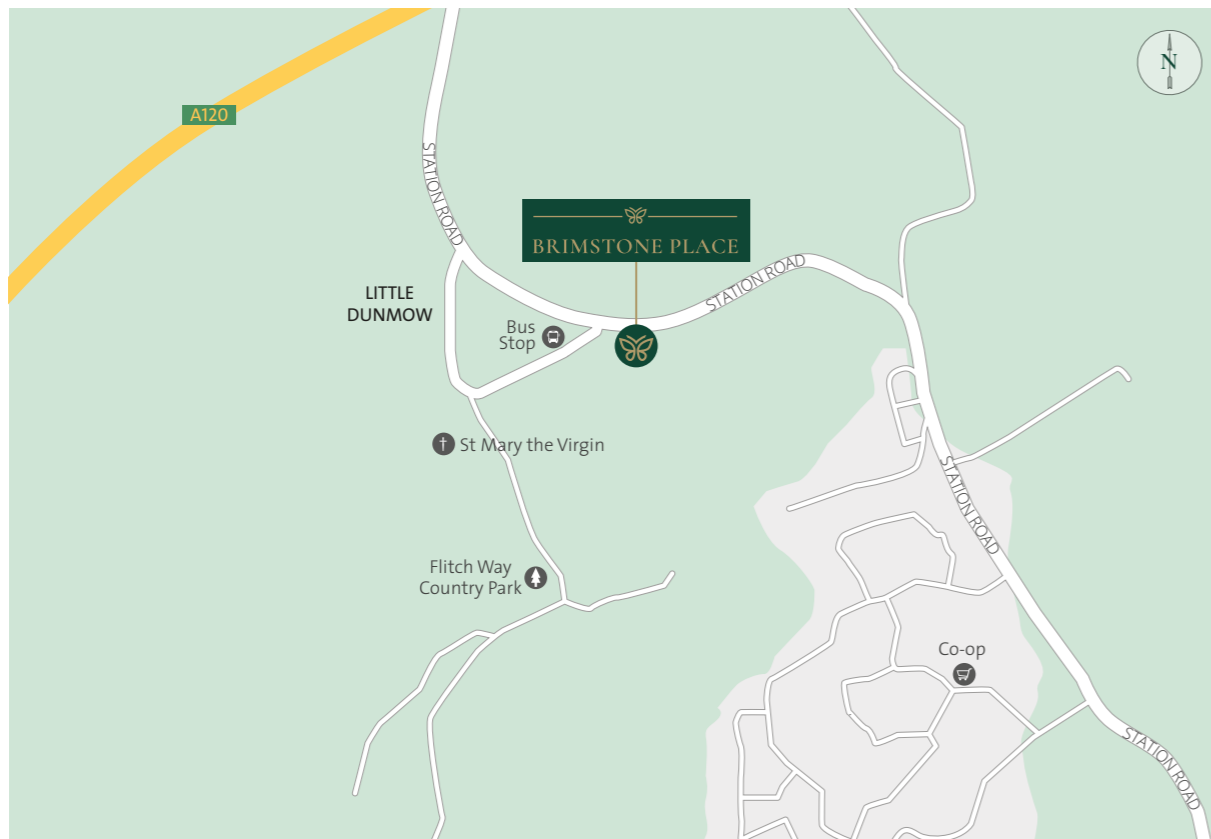
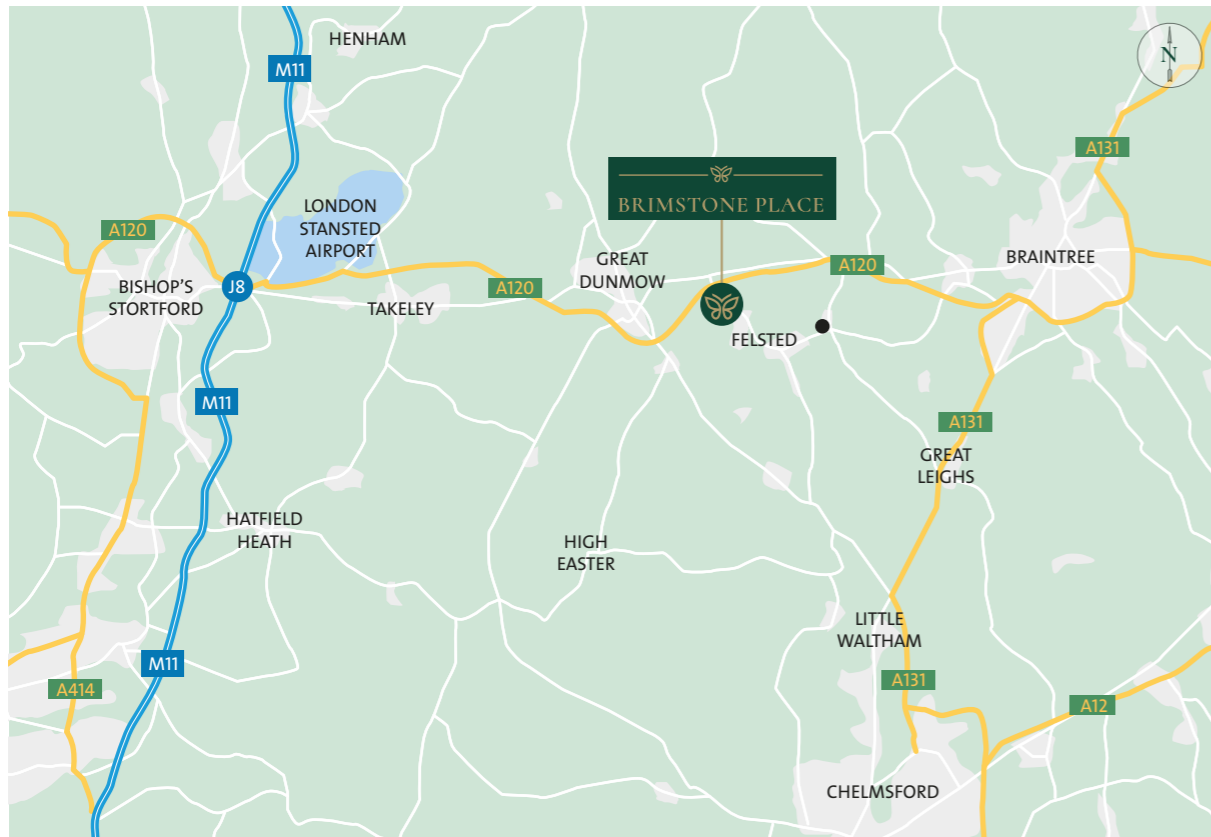
About Troy Homes



Founded in 2015, Troy Homes specialises in small to medium sized developments across the South East of England. With an award winning team of experienced and skilled staff, Troy Homes' mission is to create homes that exceed customer expectations.

At Troy Homes, we have a passion for creating vibrant and sustainable communities, with aspirational homes that bring a sense of place to an area, through high quality design and meticulous attention to detail. Each of our sites is carefully selected with the customer at its heart. We involve architects and planning experts from day one, to ensure that our homes are well designed with excellent build quality and a specification to truly impress. From feasibility studies to detailed design through to the development, Troy Homes has a focus on the detail of each home, ensuring a scheme comes to life and complements its surroundings. Our personal and friendly approach, enables us to ensure each home is tailor-made to meet perceived customer needs.





BRIMSTONE PLACE, LITTLE DUNMOW, DUNMOW CM6 3HW (SAT NAV)  nozzle.issuer.toasters

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 different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 06/24.

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