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# Bardfield Meadows

Essex, CM7

2 & 3 BEDROOM HOMES





## It's pretty fetching in Finchingfield

Your beautiful new home awaits at Bardfield Meadows.

Nestled in North Essex, you will find Finchingfield. Popular for its picturesque views, idyllic rural settings and historic buildings, there is so much that Finchingfield has to offer with a great selection of local amenities and schools.

Offering a charming collection of 2 & 3 bedroom homes available through Shared Ownership.



BARDFIELD MEADOWS

# Welcome to Bardfield Meadows

A stunning new development in a  
quaint and highly desirable location.

This development comprises of both 2 & 3  
bedroom homes available with Shared Ownership.

Thoughtfully designed to ensure high-quality living  
standards, each house has been created with the  
perfect finishing touches with you in mind.  
Developed to maximise space and suit the needs  
to modern-day living, Bardfield Meadows is the  
perfect place for you to call home.

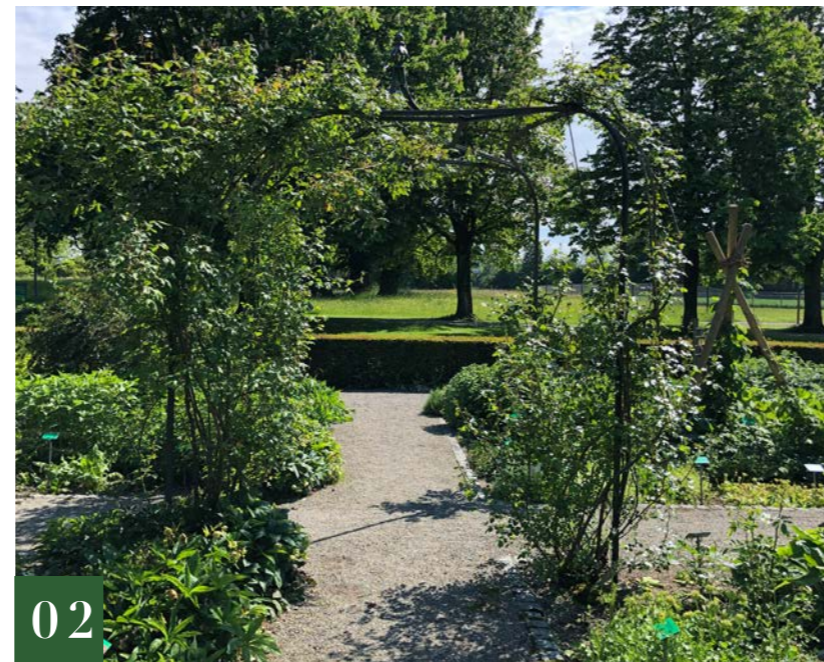
With private gardens and parking to all homes,  
plus amenities nearby, you'll easily settle into  
village life in the countryside.



**Hoppit Mead Local Nature Reserve**  
Braintree CM7 2LN

 20 Mins (10.9 Miles)

Hoppit Mead is a 9.2 hectare Nature Reserve known for its wildflower meadows, wet woodland and coppice. With the River Brain running through it you can be sure to enjoy a nice peaceful walk and unwind after a long week at work.



**Braintree & Bocking Public Gardens**  
Braintree CM7 9AE

 21 Mins (9.9 Miles)

Braintree and Bocking Public Gardens is home to 5 acres of formal public gardens incorporating approximately 250 trees some with hidden treasures which you can discover more about using the QR code system. Take a walk around the round pool which has water lilies and goldfish to spot or maybe attend one of the many events held at the gardens and enjoy a family day out.



**Great Notley Country Park**  
Braintree CM7 7FS

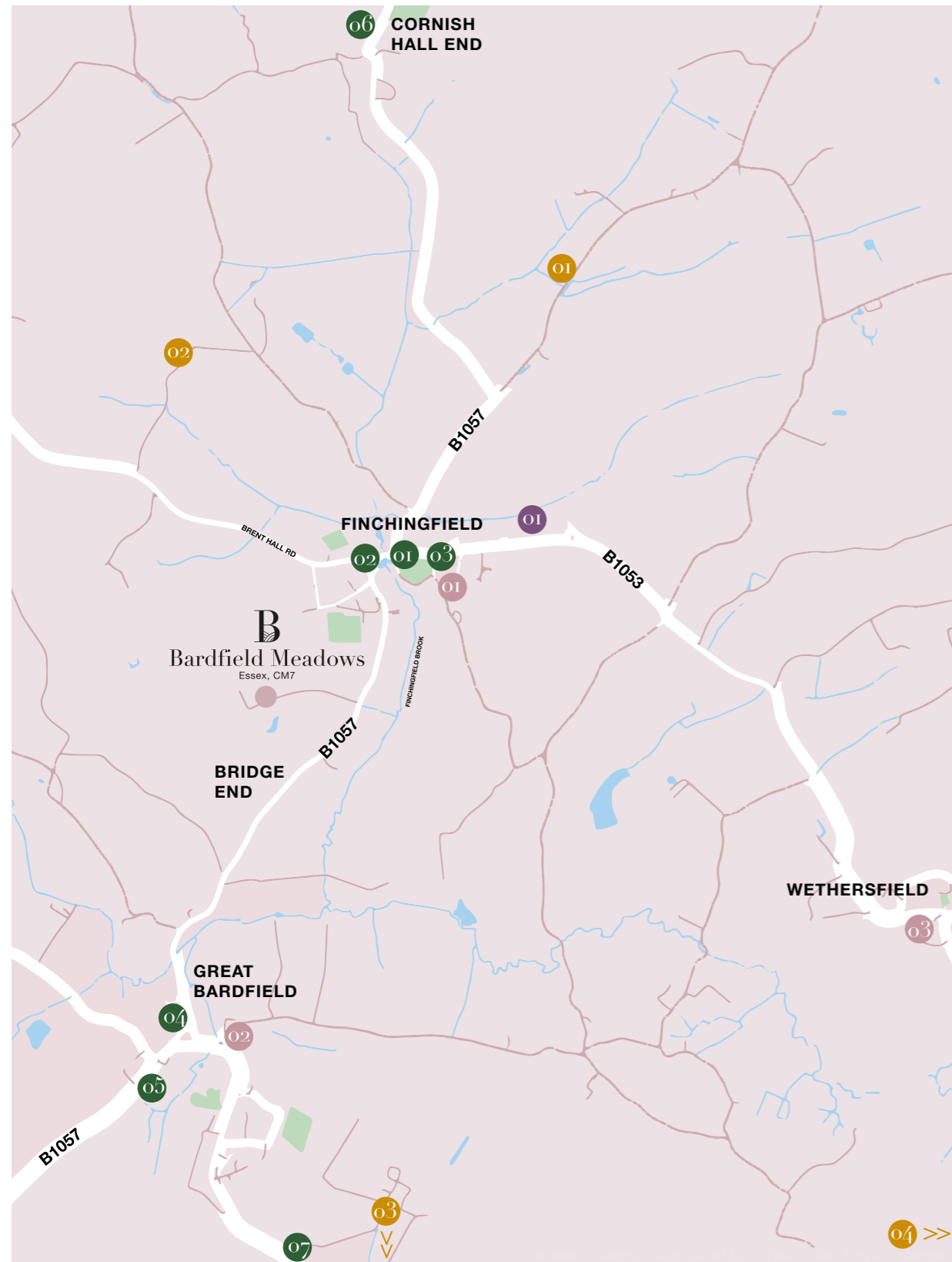
 23 Mins (11.9 Miles)

Set on 100 acres of open space is the Great Notley Country Park. Enjoy Essex's longest play trail offering a range of adrenaline-inducing activities featuring Sky Ropes and Sky Ropes Junior, a giant see-saw, climbing forest, tyre swings, and much more, making it a great place for all ages to explore and experience.

## Nature Nearby

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With a plethora of outstanding open spaces for you to enjoy and adventure. Experience the alluring greenery in your immediate surroundings and explore the charming Finchingfield village at your doorstep.



# Where to go and what to do

## FOOD & DRINK

- 01 The Finchingfield Lion (Pub)**  
 2 mins drive (0.7 Miles)  
 Visit this village pub, serving the freshest local ingredients. Enjoy your drink or meal in the beer garden with friends or family.
- 02 Winners Tearooms**  
 2 Mins Drive (0.7 Miles)  
 Sit down and relax with a tea, cake or hot meal made fresh by the talented team with carefully selected and locally sourced produce.
- 03 The Tree Thun (Pub)**  
 3 Mins Drive (0.9 Miles)  
 A village pub built around the 1700's. Offering a delicious, home cooked menu, with a wide range of drinks available, showing all major sporting events and fantastic live music shows.
- 04 The Vine (Pub)**  
 4 Mins Drive (1.3 Miles)  
 The Vine in Great Bardfield is an award-winning gastro pub providing a new unique dining experience - combining high quality food with wine tasting.
- 05 The Bell Inn (Pub)**  
 5 Mins Drive (1.5 Miles)  
 The Bell Inn is a pub with restaurant and guest rooms in the centre of Great Bardfield, a pretty village every bit as attractive as its better-known neighbour, Finchingfield.
- 06 Horse & Groom (Pub)**  
 7 Mins Drive (3.3 Miles)  
 A dog friendly pub with a family friendly restaurant, roaring fires and a central bar. Here you can find something for the whole family whether it be treating yourselves to a good afternoon tea or a traditional Sunday roast.

- 07 Knead Food (Café)**  
 8 Mins drive (2.7 miles)  
 This cafe boasts tasty sandwiches, pastries and much more!

## LEISURE

- 01 Finchingfield Lavender & Camping**  
 4 Mins Drive (1.7 Miles)  
 Luxury camping and glamping pitches within a wildflower meadow, the perfect hideaway for a country retreat under the stars. The Lavender field and wild flower meadow is also open for ticket only day visitors.
- 02 Spains Hall Estate**  
 6 Mins Drive (1.8 Miles)  
 Visit Spains Hall Estate, a working farm and wildlife estate deep in the North Essex countryside, where deer, hares, owls and abundant wild birds make their home. Book yourself a wonderful beaver watching experience.
- 03 Great Notley Discovery Centre**  
 22 Mins Drive (11.9 Miles)  
 This country park and play trail covers 100 acres of open space and features a play trail with a giant seesaw, climbing forest, sand pits and much more! Make the most of the space and go explore on a bike, a horse or just your own two feet.
- 04 Braintree Village Outlet**  
 24 Mins Drive (13.0 Miles)  
 With over 80 premium aspirational brands such as Armani, Polo Ralph Lauren and BOSS just to mention a few, at great value, outlet prices. Combining fashion, homeware, accessories and restaurants enjoy your day indulging and treating yourself.

## EDUCATION

- 01 Finchingfield C Of E Primary School**  
 3 Mins Drive (0.9 Miles)
- 02 Great Bardfield Primary School**  
 5 Mins Drive (1.5 Miles)
- 03 Wethersfield CE Primary School**  
 6 Mins Drive (2.8 Miles)

## HEALTH

- 01 Freshwell Health Centre**  
 3 Mins Drive (0.9 Miles)

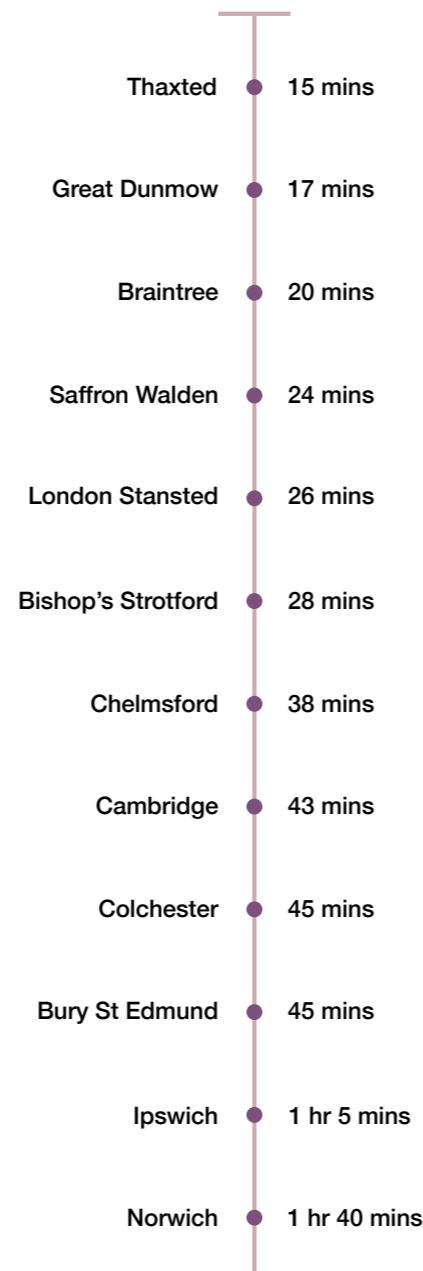
\*Travel times from Bardfield Meadows by car are taken from google.co.uk/maps and are subject to change. Distances are taken from google.co.uk/maps. Map not to scale.

# Keeping you connected

Finchingfield offers fantastic transport links by road and rail, making it the perfect base for young families and professionals.



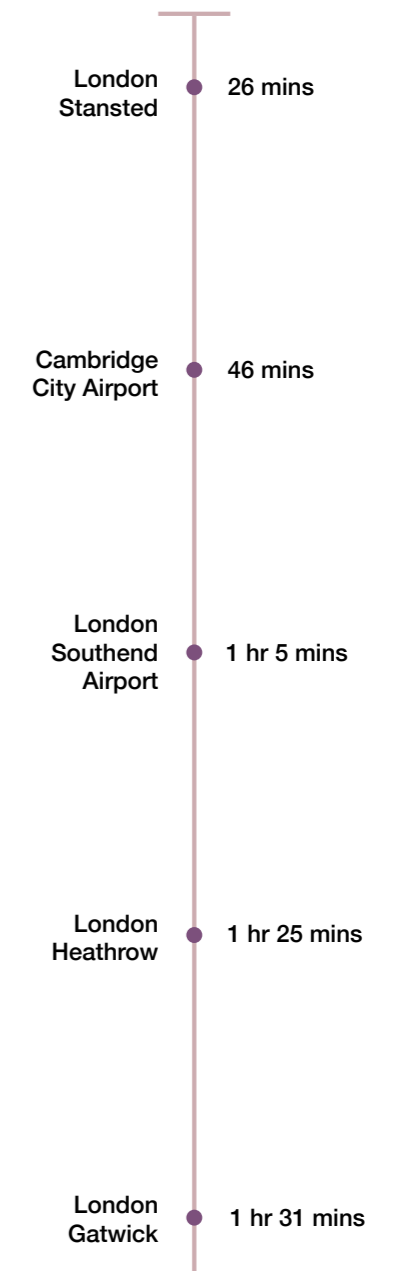
**BY CAR**  
From Bardfield Meadows



**BY TRAIN**  
From Braintree Station



**BY AIR**  
From Bardfield Meadows



# Development site plan

Bardfield Meadows is made up of 2 & 3 bedroom Shared Ownership homes in Finchingfield.

Find your dream home today.

## KEY

2 Bedroom House

○ The Rosebay  
22, 23, 24 & 25

3 Bedroom House

● The Violet  
26 & 27

P = Parking

↑ Finchingfield  
○ 0.6 miles



# You deserve high quality living. We deliver it.

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## INTERIOR FINISHES

- / Matt paint finish to all internal walls
- / Ceilings in Matt White finish
- / White gloss finish to all woodwork
- / Built in wardrobes to all bedrooms
- / Karndean flooring in bathrooms, WC'S and kitchen/diners
- / Carpet to all other areas

## KITCHENS

- / Contemporary Symphony kitchen cabinet units
- / Integrated appliances to include Hotpoint induction hob, single oven, cooker hood and extractor, Zanussi washing machine (washer/dryer)
- / Zanussi fridge/freezer
- / Stainless steel sink with contemporary brushed steel mixer tap

## BATHROOM & EN-SUITE

- / Contemporary sanitaryware
- / Shower with sliding rail
- / Full height tiling to bath/shower enclosure
- / Chrome towel rail
- / Glass framed shower screen
- / Shaver light with push plate and socket to bathrooms

## TELECOMMUNICATIONS

- / TV aerials fitted to all houses
- / Sky Q connection points provided to living room
- / Fibre broadband connectivity

## WARRANTY

- / 10-year NHBC warranty





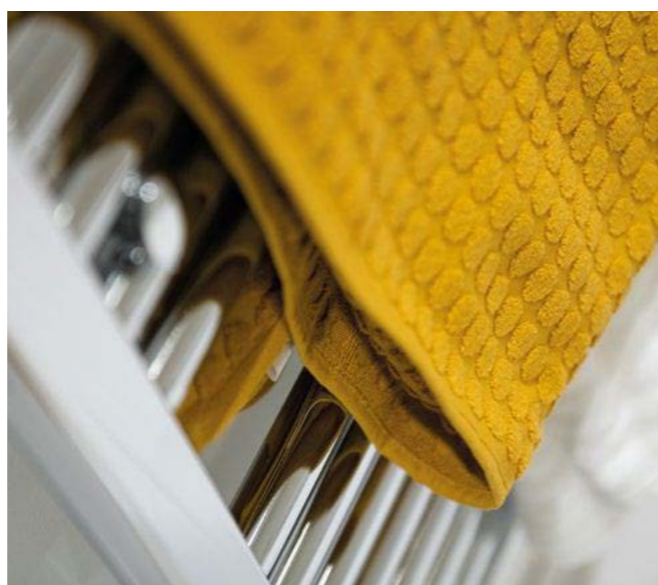
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**SECURITY**

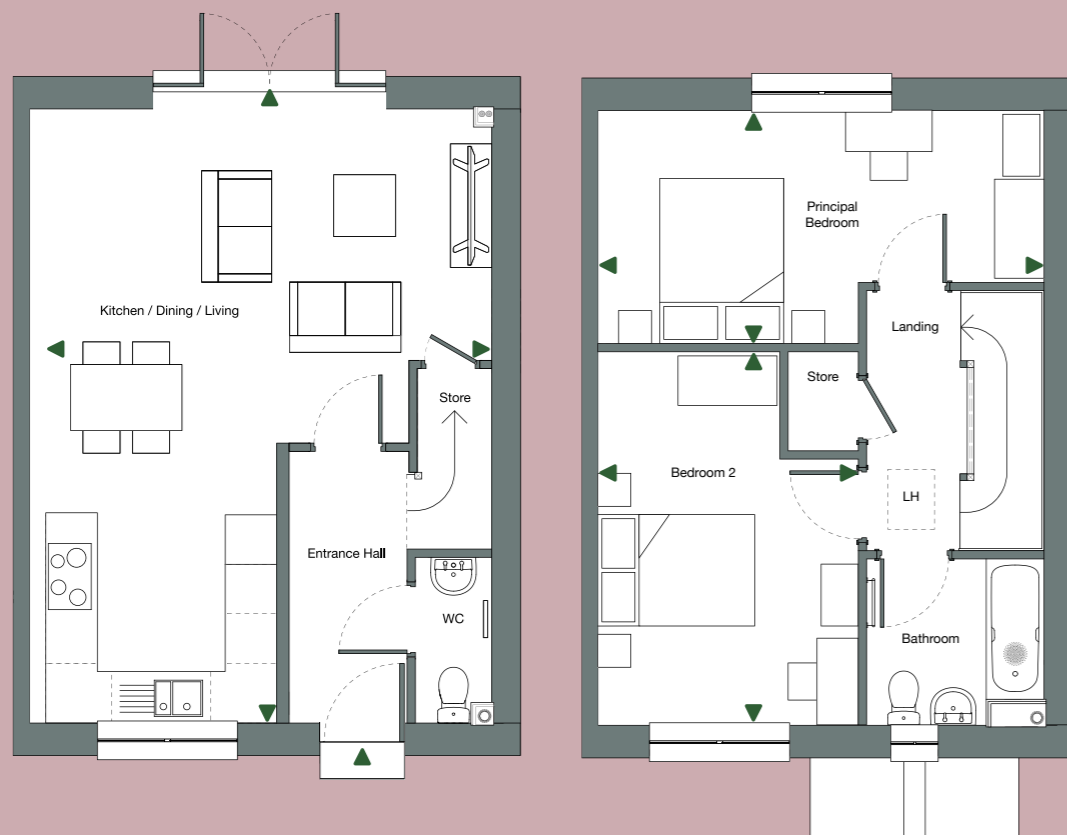
- / Multipoint locking mechanism to all single external door
- / High efficiency double glazed UPVC windows, with matching patio doors or aluminium bifold doors (Where applicable)
- / Fitted smoke and heat detectors

**GENERAL**

- / Pendant light fittings to bedrooms, living room, stairs and landing
- / Spotlights in kitchen
- / Radiators fitted throughout with heating controls and thermostats
- / Mains wired doorbell
- / Rotary driers fitted and paved patios in private gardens
- / External lighting to front and rear of property
- / Turf to rear gardens
- / Air Source heat pump



# 2 BEDROOM House



Ground Floor

First Floor

22, 23, 24 & 25 The Rosebay

KITCHEN/LIVING/DINING

24'6" x 18'0" 7.5m x 5.5m

BEDROOM 1

18'0" x 9'5" 5.5m x 2.9m

BEDROOM 2

10'2" x 15'1" 3.2m x 4.6m

GROSS INTERNAL AREA

866.5 sq ft / 80.5m<sup>2</sup>



# 3 BEDROOM House



Ground Floor

First Floor

## 26 & 27 The Violet

### KITCHEN/LIVING/DINING

31'5" x 18'7" 9.6m x 5.7m

### BEDROOM 1

11'2" x 15'4" 3.4m x 4.7m

### BEDROOM 2

9'1" x 15'7" 2.8m x 4.8m

### BEDROOM 3

9'1" x 9'1" 2.8m x 2.8m

### GROSS INTERNAL AREA

1163 sq ft / 108m<sup>2</sup>



# About us

## More than just a place to live.

Peabody creates great places where people want to live, adding value by upholding high design standards, building sustainable, high-quality new homes that stand the test of time and making a positive difference through ongoing commitment to our communities.

### BUILDING HISTORY

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations. Together with Catalyst Housing who joined the Group in 2022, we are responsible for more than 104,000 homes across London and the Home Counties.

### CUSTOMER FOCUS

Over 90% of customers said they would recommend Peabody. Our customers' feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. Peabody are proud to have achieved 'Gold' in the independent customer satisfaction awards three times in a row and strive for excellence in all that we do.

### STRONG GROWTH

With a growing pipeline, Peabody continues to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. Peabody delivers long-term returns on investment. With an asset base of £8.3bn, Peabody is well placed to build thousands more top quality, well-maintained homes each year.

### QUALITY DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality, innovative design. We work with industry experts and continually monitor quality throughout the design, procurement and development process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050.

### SOCIAL IMPACT

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 220,000 residents, supporting customers and the wider communities in which we work. We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier and happier.

### AWARD WINNING

In recent years, Peabody has been recognised and awarded more than 60 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the Evening Standard New Homes Awards. We also work with award winning partners who share our values, high design standards and focus on great customer experience.

## MISSION STATEMENT

Our mission is to help people flourish.  
Find your place  
[peabodynewhomes.co.uk](https://peabodynewhomes.co.uk)



Computer generated image is an indicative only.

