



**Woodbanks**  
TAKELEY

**Stonebond.**



# Welcome to **Woodbanks**

Picture yourself living an idyllic lifestyle in the well connected village of Takeley, close to the spectacular Hatfield Forest and historic market towns, yet just 10 minutes to the M11 and 35 minutes from London by train.

**Stonebond.**

# Designed for for modern living

Introducing Woodbanks, an exclusive collection of modern three and four bedroom homes nestled in over eleven acres of green open space. These energy-efficient, high specification, homes have been designed for the way we live today. Carefully considered room layouts maximise the space and work seamlessly, whether you are entertaining friends or working from home.





# Town & Country

*on your doorstep*



From pubs to restaurants, shopping and retail, everything is in easy reach

Make the most of your leisure time in Takeley and the surrounding area. Village amenities include a pub, pharmacy, convenience store, post office and Ofsted-rated Good primary schools, all within walking distance. In nearby Bishop's Stortford and Great Dunmow, you'll find a shopping centre, supermarkets, independent shops, colourful markets, leisure facilities and restaurants. When you want to exercise or relax, just over a mile away there is almost 1,000 acres of Hatfield Forest National Nature Reserve to explore.

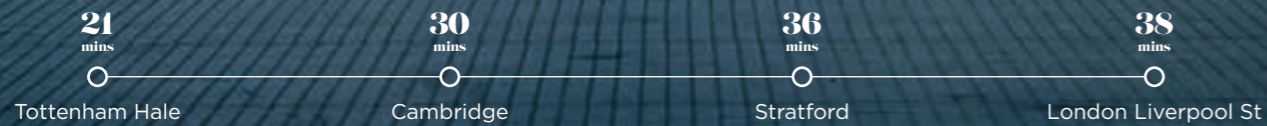




# Connect to the city



From Bishop's Stortford Station



From Woodbanks



STANSTED AIRPORT 8 MINS



BISHOPS STORTFORD 14 MINS



CHELMSFORD 28 MINS

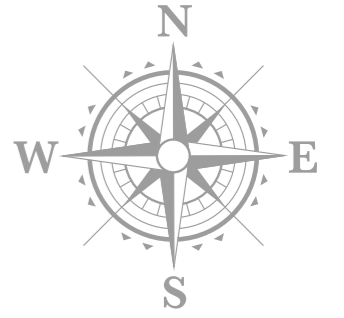
# and beyond

Enviably road and rail links make it easy to travel for work or pleasure

From Bishop's Stortford Station, it is quick and easy to head into the capital to take in a show or dine at a world class restaurant. When you want to shop, the cathedral city of Chelmsford has its Bond Street stores including John Lewis & Partners, or try Westfield, Stratford for a vast array of retail stores, eateries and entertainment. When exciting international travel beckons, Stansted Airport is just minutes away.

STRATFORD 36 MINS





Future Residential Development

Existing Residential Development

# Development Layout

Woodbanks is a collection of attractive three and four bedroom homes, enhanced by stunning landscape. With over eleven acres of public open space adjoining Woodbanks, you'll have plenty of chance to get fresh air at lunchtime or when you are walking the dog.

■ The Hatfield  
Plots 19, 20, 21, & 22

■ The Farnham  
Plots 1, 3, 36, 49, 50, 60, 67, 69, 84, 87 & 104

■ The Newland  
Plots 2, 10, 25, 61, 89 & 102

■ The Thorley  
Plots 37, 38, 100 & 101

■ The Aubrey  
Plots 68, 85, 86 & 103

■ The Gosfield  
Plots 75, 76, 77, 78, 79, 80, 81, 82 & 83

■ Shared Ownership/  
Affordable Rent



Computer generated image



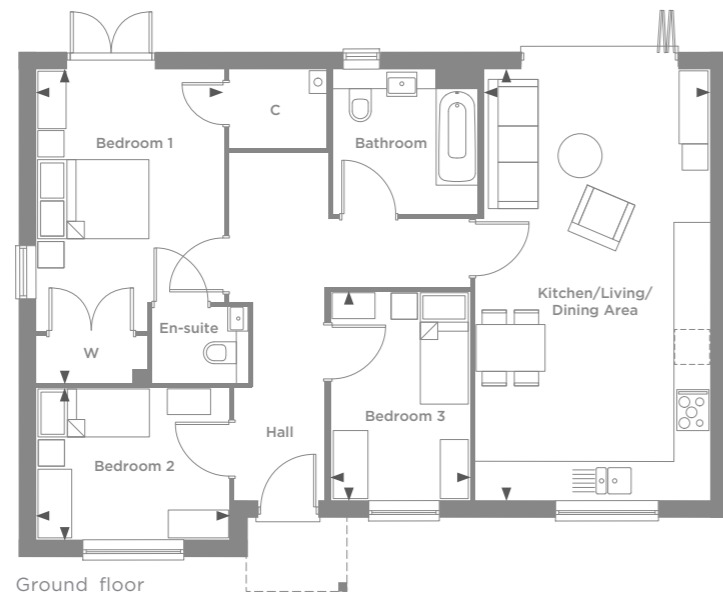
# THE HATFIELD

PLOTS 19, 20, 21 & 22



# THE THORLEY

PLOTS 37, 38, 100 & 101



Kitchen/Living/Dining Area	7.34m x 4.00m	24'1" x 13'1"
Bedroom 1	5.34m x 3.20m	17'6" x 10'6"
Bedroom 2	3.29m x 2.58m	10'10" x 8'6"
Bedroom 3	3.54m x 2.37m	11'7" x 7'9"

Total 80.2 sq m 863 sq ft

C Cupboard  
W Wardrobe



Kitchen	4.41m x 3.05m	14'6" x 10'0"
Living Area	5.32m x 3.20m	17'5" x 10'7"
Dining Area	2.86m x 2.29m	9'5" x 7'6"
Bedroom 1	5.32m x 3.00m	17'5" x 9'10"
Bedroom 2	5.32m x 2.97m	17'5" x 9'9"
Bedroom 3	3.95m x 3.46m	12'12" x 11'4"

Total 112.8 sq m 1,214 sq ft



C Cupboard  
W Wardrobe

Whilst these floorplans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Ask a Sales Consultant for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floorplans depict typical layouts and are not to scale. Images are artists impressions and may vary.



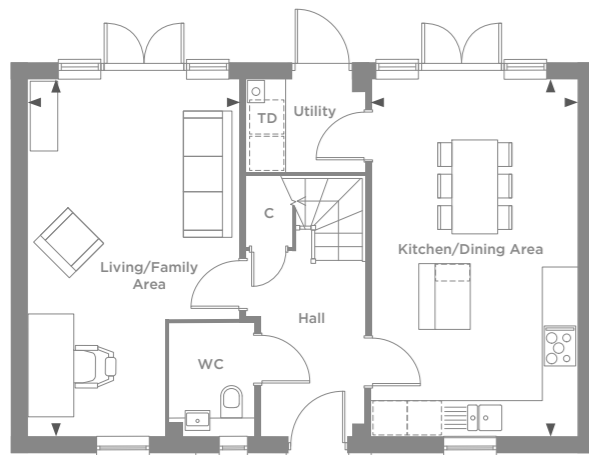
# THE NEWLAND

PLOTS 2, 10, 25, 61, 89 & 102

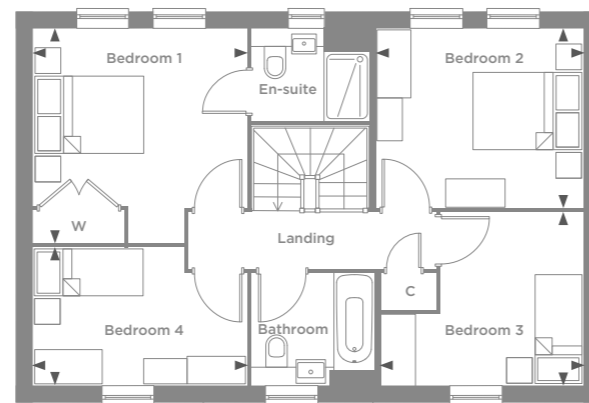


# THE FARNHAM

PLOTS 1, 3, 36, 49, 50, 60, 67, 69, 84, 87 & 104



Ground floor

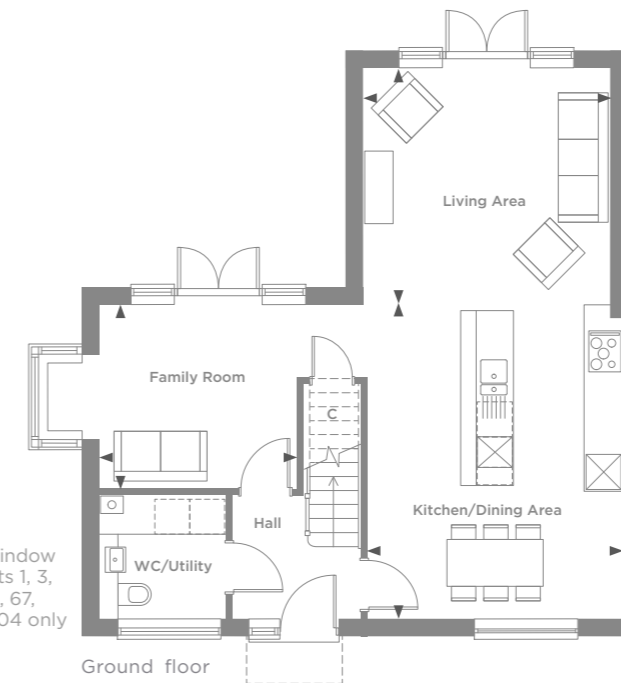


First floor

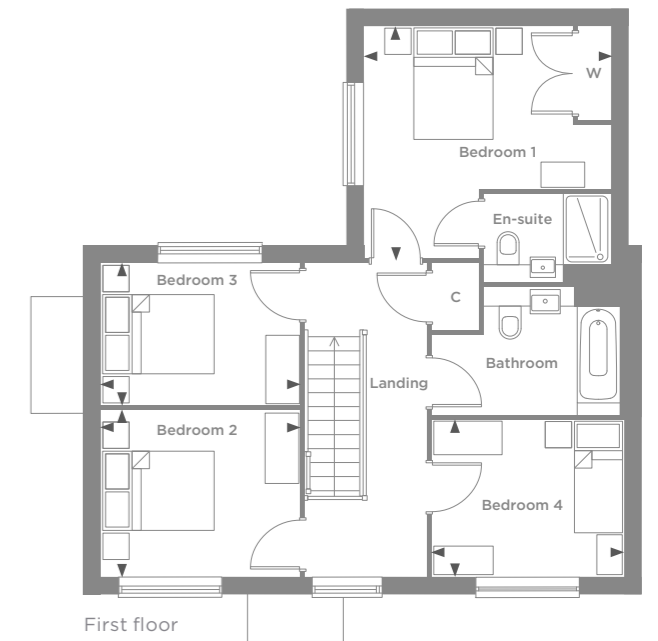
Kitchen/Dining Area	6.22m x 3.57m	20'5" x 11'9"
Living/Family Area	6.22m x 3.67m	20'5" x 12'0"
Bedroom 1	3.74m x 3.72m	12'3" x 12'2"
Bedroom 2	3.59m x 3.12m	11'9" x 10'3"
Bedroom 3	3.51m x 3.01m	11'6" x 9'10"
Bedroom 4	3.73m x 2.39m	12'3" x 7'10"

Total 121 sq m 1,302 sq ft

C Cupboard  
W Wardrobe



Ground floor



First floor

Bay window to plots 1, 3, 36, 49, 67, 87 & 104 only

Living Area	4.19m x 4.05m	13'9" x 13'3"
Kitchen/Dining Area	5.32m x 4.33m	17'5" x 14'3"
Family Room	3.34m x 3.09m	10'11" x 10'2"
WC/Utility	2.13m x 2.07m	6'12" x 6'9"
Bedroom 1	4.19m x 3.96m	13'9" x 12'1"
Bedroom 2	3.40m x 2.83m	11'2" x 9'3"
Bedroom 3	3.40m x 2.40m	11'2" x 7'10"
Bedroom 4	3.27m x 2.65m	10'9" x 8'8"

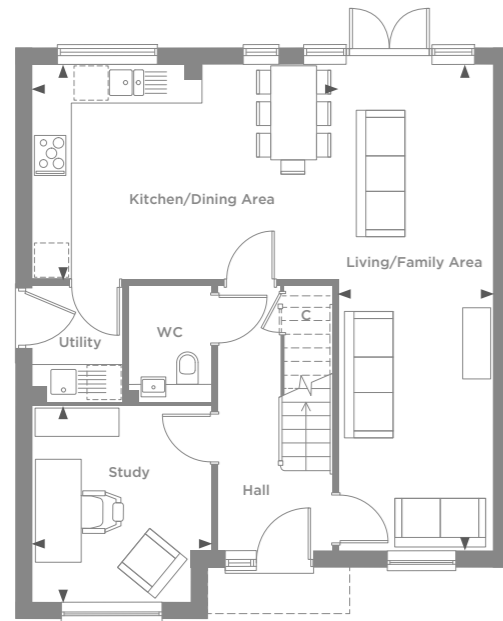
Total 134.1 sq m 1,442 sq ft

C Cupboard  
W Wardrobe

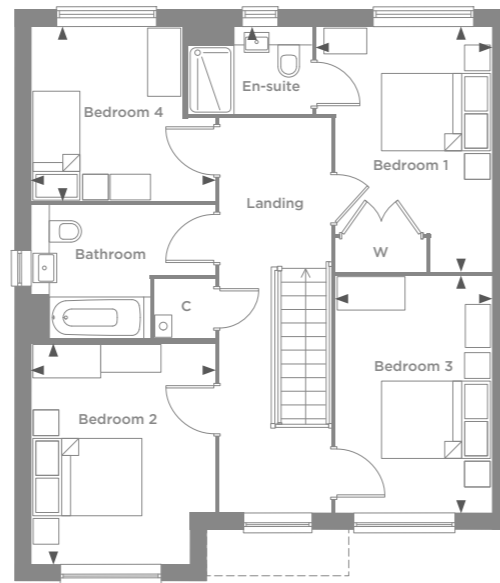
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# THE AUBREY

PLOTS 68, 85, 86 & 103



Ground floor



First floor

Kitchen/Dining Area	5.36m x 3.73m	7'7" x 12'3"
Living/Family Area	8.47m x 2.65m	27'9" x 8'8"
Study	3.40m x 3.09m	11'2" x 10'2"
Utility	2.00m x 1.55m	6'7" x 5'1"
Bedroom 1	4.25m x 3.04m	13'11" x 9'11"
Bedroom 2	3.84m x 3.18m	12'7" x 10'5"
Bedroom 3	4.13m x 2.70m	13'6" x 8'10"
Bedroom 4	3.18m x 3.02m	10'5" x 9'11"

<b>Total</b>	<b>141 sq m</b>	<b>1,518 sq ft</b>
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C Cupboard  
W Wardrobe

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# Designed with you in mind

A brand-new Stonebond home is a clean, contemporary and energy efficient space that's a beautifully finished blank canvas ready for you to personalise. A space that's as perfect for flexible every day living as it is impressive when entertaining. Open plan living areas are perfect for family gatherings or home working, sophisticated bathrooms and cosy bedrooms become your havens of calm; this is the best of contemporary

design. Your elegant Stonebond home has been designed, built and finished to the highest quality standards, making it desirable and practical. The high specification is obvious in every detail of your new home, both inside and out. From the sleek worktops in the stylish kitchen to the sparkling chrome bathroom fittings, we've taken care of every detail to ensure you'll be proud to call Woodbanks home. 🏡

—  
High quality fixtures and fittings partnered with the best interior styling to make life easy.  
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# The Stonebond specification



In every Stonebond home at Woodbanks, carefully designed interiors enhance space and light, appliances have been considered for energy efficiency and practicality and colour palettes have been chosen to create a neutral backdrop for you to enhance.

Our comprehensive specification is carefully curated and evolves to ensure we are offering the best of modern living.

## KITCHENS

- Dark grey shaker style base and tall units, with white wall units
- 20mm laminate work surfaces
- Soft close drawers and doors
- 1.5 bowl s/steel sink
- Mixer tap in chrome to all plots
- LED flexible strip lights to underside of wall units
- Multi-gang switches for appliances

## APPLIANCES

- Bosch single oven with micro combi-oven or built-in microwave\*
- Bosch ceramic hob
- Integrated extractor hood
- Bosch integrated low-frost fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer provided to all plots with no utility room
- Space provided for washer/dryer within plots with a utility room or cloakroom/utility



### HEATING

- Thermostatically controlled wall mounted radiators
- Gas Combi Boiler

### CONNECTIVITY

- Data/Ethernet point to living area and master bedroom

### ELECTRICAL

- Low energy downlighters to kitchens, hallways and bathrooms
- Low energy pendant lighting to living area and bedrooms
- Ceiling mounted CO and heat detectors
- White fittings throughout
- 7.4kW EV charger to all plots

### INTERNAL FINISHES

- Built-in wardrobes to master bedrooms
- Walls and Ceilings: Dulux Pure Brilliant White
- Skirting, Architrave, Doors & Staircase: Pale Slate Satinwood
- Contemporary chrome ironmongery



### BATHROOMS, EN-SUITES AND CLOAKROOMS

- White contemporary sanitaryware with chrome brassware
- Half-height tiling to walls with sanitaryware fitted
- Full-height tiling around bath and shower enclosures
- Thermostatically controlled exposed shower valve with fixed riser head
- All bathrooms to have recessed storage
- Soft closing toilet seats throughout
- Heated towel rails

### EXTERNAL DETAILS

- LED light on a PIR sensor and switch
- UPVC Windows
- Composite front door
- External tap to all plots
- External socket to all plots

### GENERAL

- 10-year LABC Guarantee provided
- 2-year Stonebond Customer Care Guarantee

\*Please speak to a Sales Consultant for further information. Specification correct as intended at the time of going to print.



“

We are really impressed with the Stonebond staff, their unparalleled service and professionalism. Stonebond truly are a jewel in new development and we would highly recommend them to anyone searching for their dream family home.

”

## The Stonebond difference

Homes matter. Everyone deserves to live in a home they love. And at Stonebond, that's our mantra. Our homes are meticulously designed inside and out. From the first brick to the finishing touches, we take pride in ensuring our attention to detail creates homes that come with a quality specification as standard.

But creating inspirational homes is just part of the story. A commitment to customer service and to safeguarding the environment are also what makes up the Stonebond difference.





# Our Sustainability Commitment



**£912,800**  
Towards local Primary and Secondary education



**EV chargers**  
to all homes



**Bird and bat boxes**  
installed on site



**£61,400**  
Local Healthcare contribution



**£18,000**  
Hatfield Forest maintenance



**£128,275**  
Highways contribution to improve the local road network



**11 acres**  
of public open space



**13,500**  
New trees and shrubs being planted

## We build homes we want to live in.

It's the rule that we follow when creating new homes. And we believe homes are made together. It sounds obvious but to deliver it requires a company that is committed, which takes real pride in creating the homes of the future, that's agile and works collaboratively with strong personal relationships - and which puts the customer first. And that's exactly what we have at Stonebond - a group of highly experienced individuals, totally passionate about creating homes - homes our owners love and that we love too.

## A commitment to sustainability

Our sustainability policy ensures our homes respect the environment and the existing communities around every development. From rehoming hedgehogs, and replanting trees to create a biodiversity net gain to using local skilled tradesmen and suppliers, and ensuring 100% of build waste is recycled and diverted from landfill.

## Building a community

We take pride in our approach to community engagement and ensuring we are fully inclusive. Hosting consultations, workshops, visits and exhibitions enable us to engage with local people to help bring our bespoke, sustainable communities to life.

## A mark of true integrity

Buying a new home is a life-changing decision, but it doesn't have to be a daunting one. At Stonebond, we'll be with you every step of the way to help make your experience of buying with us a smooth one. We believe that good customer service starts with building long-lasting relationships, which means even after you have received your keys, we will be here when you need us.





**Rob Wilkinson**  
Managing Director

# Stonebond's inspiration



## What was your design inspiration for Woodbanks?

We spent a great deal of time looking at existing historic and residential buildings in the locality, to ensure we referenced their forms and architecture in the homes at Woodbanks. It was important that we delivered a new community of homes which sit comfortably within the village, yet offer a unique sense of character. The homes retain the features and character of more traditional architecture – offering two storeys and pitched roofs, but have been elevated using modern materials and feature detailing. This refined palette of materials such as black vertical cladding, anthracite windows and projecting bays, seamlessly combine to deliver an attractive street scene which will stand the test of time.

## What elements of the design have been informed by modern lifestyles?

Whether you're helping the kids with homework while you're cooking, chatting to your friends while making cocktails, or reading a magazine while watching your partner make breakfast, we wanted to create multi-functional spaces where living and being together becomes easier all round. Open plan living has been the dominant architectural trend in homes for decades and one which we have incorporated into our homes at Woodbanks. This style of design is all about increasing space, light and flow of movement. It was important to keep the light and spaciousness of open plan living while at the same time zoning areas for cooking, dining, socialising or simply being alone.

## How do you seek to build sustainably and protect the existing bio-diversity in the area?

As building commences, we identify opportunities to source local labour and suppliers. We also monitor and actively encourage our suppliers to utilise Government-backed apprenticeship schemes to provide people with valuable skill sets whilst working on site.

When it comes to the homes themselves, these feature advanced construction methods, kitchens are equipped with efficient appliances, aerated taps are installed to reduce water use and we install EV charger points to each home, these are just a few of the features which add up to reduced energy consumption and energy bills.

## What will you be adding to the local community in Takeley?

Adding value to the communities we build within, as well as the wider impact on society and the environment is central to everything we do.

Our teams have worked closely with Local Authorities throughout the planning process to ensure not only that the designs for the homes at Woodbanks are in-keeping with the area, but also that we are adding value for the local community here at Takeley.

In line with the needs of the community we have made substantial contributions towards local educational needs, healthcare and highways.

We hope our new homes will encourage local people to stay in the area, by moving to larger, more flexible family homes. We are also proud to be working with Clarion to offer 70 affordable homes on the development, with priority being given to local people.



# Meet the team

“ We feel a great sense of achievement in our job. Woodbanks is really taking shape and it will be amazing to see the development mature and grow as people move in.

The high quality of our homes is achieved through the efforts of our superb team of staff and contractors. The importance of the Stonebond brand and quality standards are very much instilled in everyone who works with us.

We appreciate the huge milestone moving home can be in someone's life, so we want to feel a sense of pride when we hand over the keys, and that is what we strive to achieve. ”

**Veronica Simes** - Sales Consultant



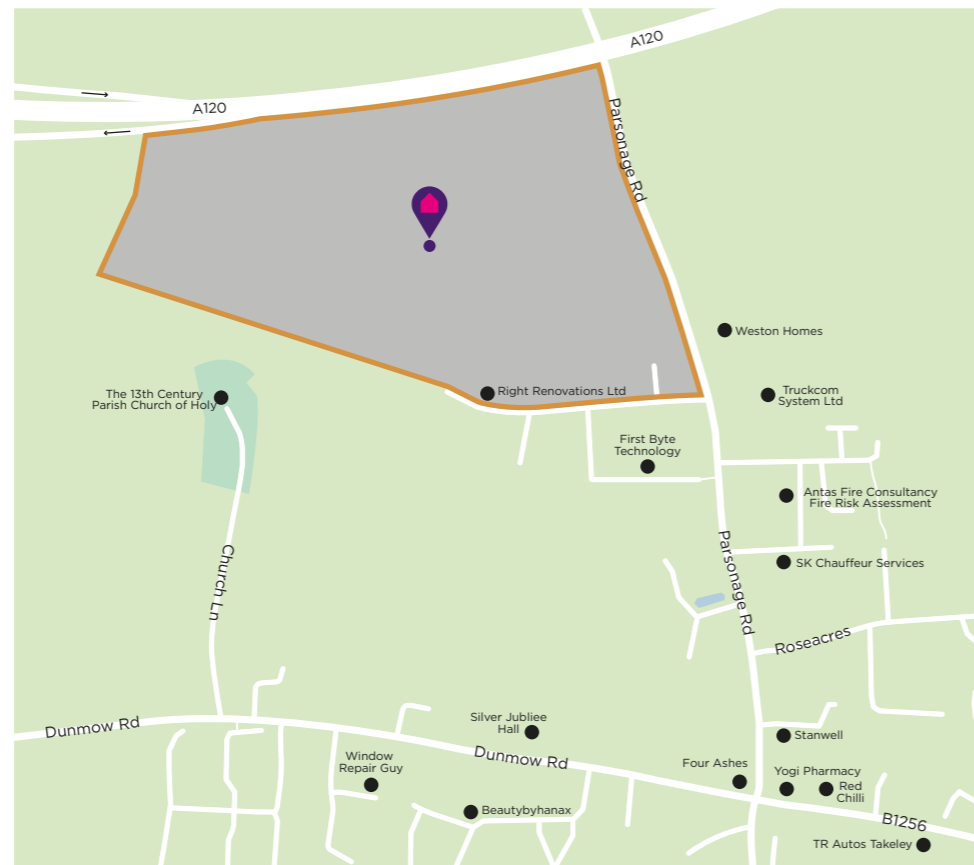
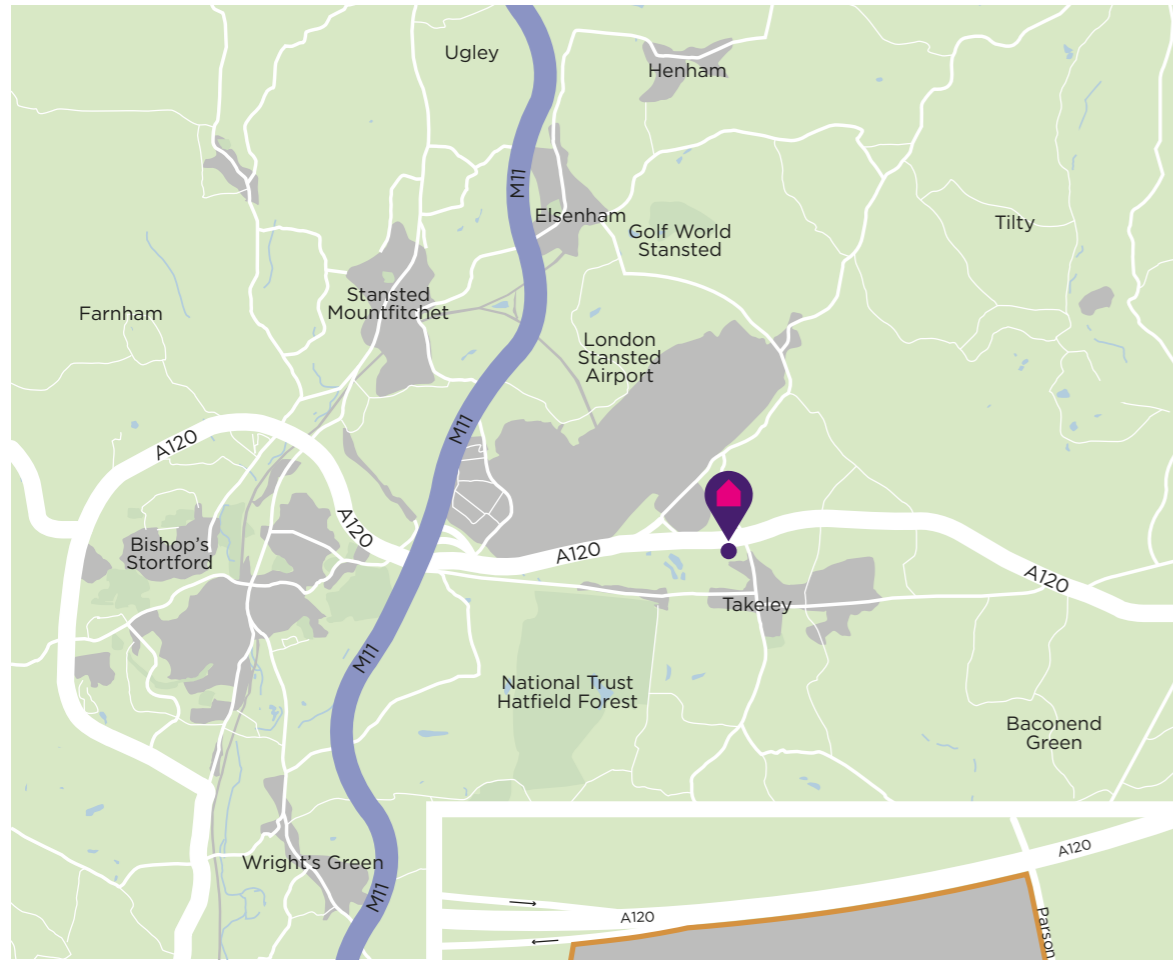
“ We are extremely proud of the homes we are creating here at Woodbanks. It's really important that every one of our customers feels really happy with their new property. We really look forward to the day of handover, to see how pleased our new residents are with the finished Stonebond product.

We understand and appreciate this is a huge milestone and we always want to feel a sense of pride handing over a new home and that's absolutely what we strive to achieve. ”

**Lee Ackland & Lucy Daldry**

Project Manager and Assistant Site Manager





## How to find us

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Stonebond.