



# MANOR WALK

BARDFIELD ROAD • THAXTED • ESSEX • CM6 2LR

## A RELAXED LIFESTYLE IN A HISTORIC LOCATION

In the heart of rural Essex, Thaxted is a jewel waiting to be discovered. Dating back to Saxon times, the town is full of historic buildings, perhaps epitomised by the stunning Guildhall at its heart. Overlooking the town is the splendid John Webb's windmill, views of which make a wonderful introduction to the beautiful countryside surrounding the town. The centre is dominated by St John the Baptist with Our Lady and St Laurence Church where in the early 20th century the well known composer, Gustav Holst, was the church organist and played the famous Lincoln organ, which is still in the church today.



*John Webb's windmill*



*St John the Baptist with Our Lady and St Laurence Church*

Thaxted attracts visitors as much for its status as a community with a unique character as its historical architectural features, with a number of side streets to explore rich with medieval buildings.

Individual shops including Butchery, Bakers, Post Office and imaginative gift shop are found around the town. Town Street is home to a small market on select days. Parrishes Café and Bistro is an ideal stop for a mid-morning coffee or light lunch, while The Maypole, The Star pub and The Swan Hotel offer delightful menus for lunch and evening dining.



*The Guildhall*



*Local shopping*



For those of an active disposition, Thaxted is home to the Thaxted Rangers FC, Bowling Club and Tennis Club. Golfers can enjoy a round at Bishop's Stortford Golf Club or Golf World, which also offers additional facilities of a gym, fitness classes and beauty treatments.

Geographically the town is positioned in a desirable location with good access to major road links; the A120, A10, A12 and M11. International flights can be taken from Stansted Airport, around 7.4 miles away. The towns of Bishop's Stortford and Saffron Walden are both in close proximity of Thaxted and both provide extensive shopping opportunities and a multitude of restaurants and pubs.

The nearest train station is in Elsenham, which has a direct link into both London Liverpool Street (56 minutes) and Cambridge (30 minutes).

The town of Thaxted has both a pre-school and primary school. There is an independent boarding and day school in Felsted which supplies a first class education for ages from 4-18 and Saffron Walden County High School, rated Outstanding in its last Ofsted report, has many opportunities for children of varying abilities.



*Town Street*



*The Star pub*



*The Swan*



*Parrishes Café and Bistro*

# A SECLUDED DEVELOPMENT IN A PEACEFUL SETTING

Manor Walk is a uniquely designed development of seven bespoke new homes offering a secluded lifestyle and a countryside feel, with plenty of open space for all to enjoy on the doorstep.

A sweeping driveway leads you into the stunning development which offers superior accommodation with a mix of 3, 4 & 5 bedroom homes, in a range of unique styles and finishes, all sympathetically designed to sit within the beautiful surroundings.

At Osprey Homes our environmental record is something we value highly and all our design, material and construction considerations are centred around the concept of sustainability and awareness of the environment.

All the materials used in the construction of Manor Walk have been responsibly sourced.

As energy efficiency is essential in this day and age, each home is equipped with a highly, energy efficient Air Source heat pump which keeps the running costs low compared to traditional gas boilers and provides maximum energy. Each home also benefits from having an electric car charging point.

Each of the properties at Manor Walk benefits from a 10 year NHBC guarantee offering complete peace of mind.





# STYLISH INTERIORS FOR SUPERIOR HOMES



Interior layouts have been carefully designed to ensure that all available space is utilised to make an attractive and spacious home.

Kitchen/family/breakfast rooms are combined to create a sociable environment where you can relax and entertain. Kitchens are fitted with high quality integrated appliances, kitchen units and worktops.

Each home has patio doors leading out from the kitchen to a private garden which provides the ideal outdoor space.

Separate lounges are complete with a range of power sockets, BT/TV and satellite points. Several of the homes benefit from having a separate dining room and all include a home-office, ideal for today's work-at-home culture.

Underfloor heating to the ground floors will be installed which will provide a lovely warm surface to walk on.

Bedrooms are of a good size with all master bedrooms benefitting from dressing rooms or built-in wardrobes and luxurious ensuite facilities.



Bathrooms are luxurious with high quality sanitaryware and fittings complemented with Porcelanosa ceramic tiles which adds to the overall sophistication.

Osprey Homes offer an "Osprey Bespoke" concept which allows for decorative choices in some areas if bought at an early stage of construction.





# SMALL PRIVATE DEVELOPMENT





# SET IN OPEN COUNTRYSIDE



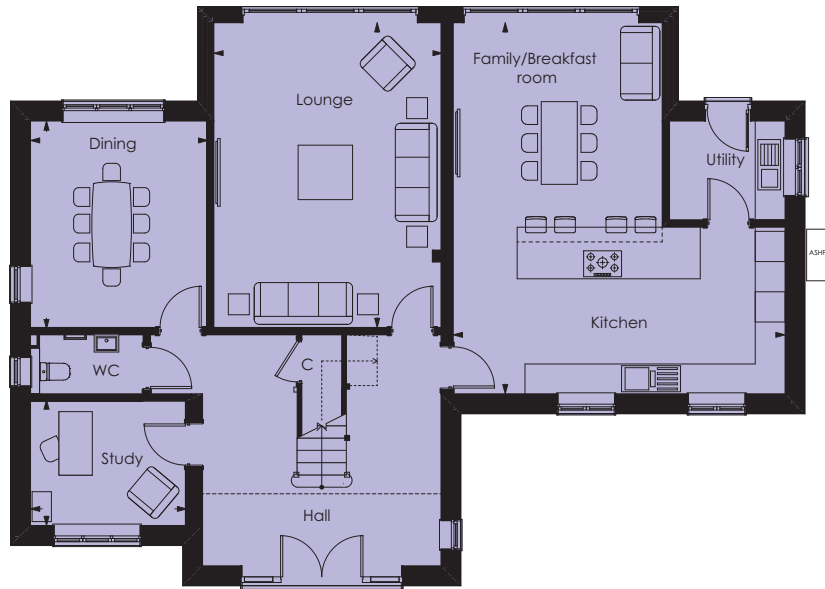


# THE OAK

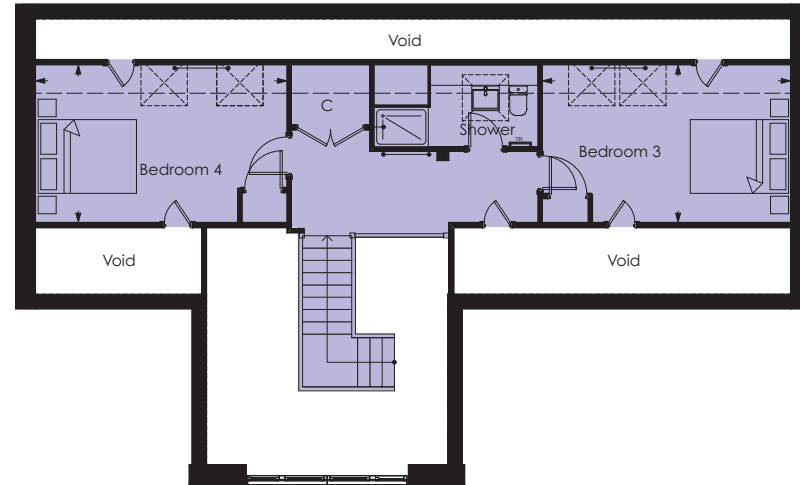




# THE OAK - FLOOR PLANS



Ground floor



Second floor



First floor

Lounge	4620mm x 6200mm	15'2" x 20'4"
Kitchen/Family/Breakfast	6750mm x 7550mm	22'2" x 24'9"
Dining	3580mm x 4200mm	11'9" x 13'9"
Study	3150mm x 2530mm	10'4" x 8'4"
Bedroom 1	3300mm x 5550mm	10'10" x 18'3"
Bedroom 2	3405mm x 4255mm	11'2" x 14'0"
Bedroom 3	5044mm x 3200mm	16'7" x 10'6"
Bedroom 4	5110mm x 3200mm	16'9" x 10'6"
Bedroom 5	2725mm x 3160mm	8'11" x 10'5"

Arrows indicate where dimensions taken from

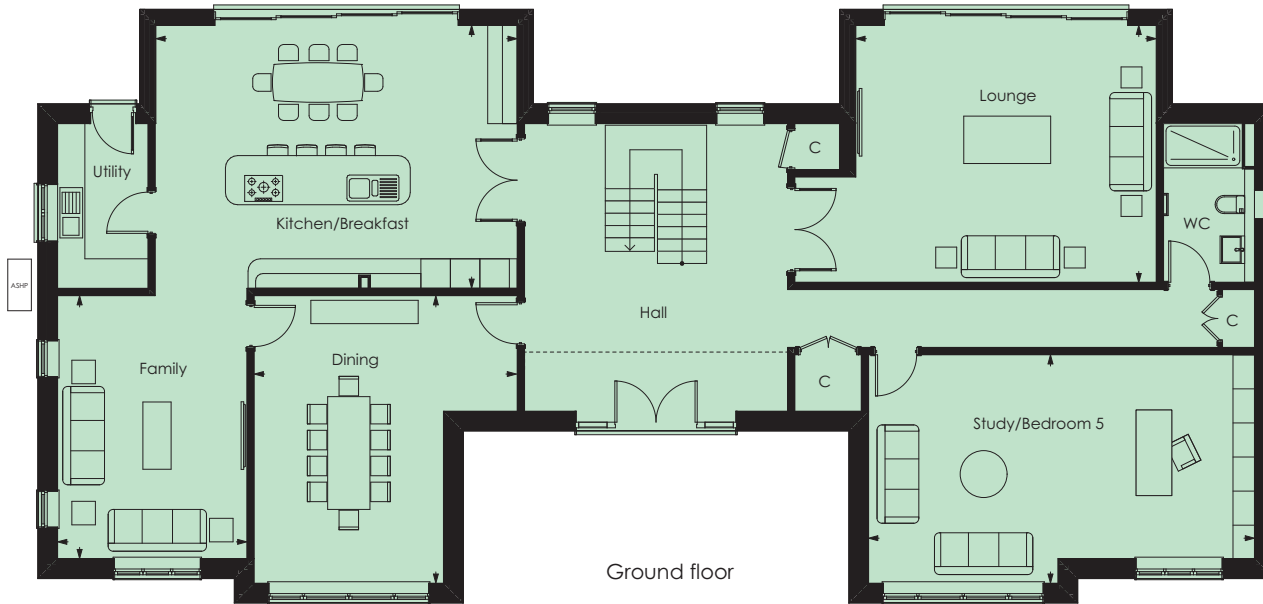


# THE WILLOW





# THE WILLOW - FLOOR PLANS



Lounge	6110mm x 5225mm	20'1" x 17'2"
Kitchen/Breakfast	7350mm x 5350mm	24'1" x 17'6"
Dining	5350mm* x 5850mm	17'6"* x 19'2"
Family	3850mm x 5350mm	12'7" x 17'6"
Study/Bedroom 5	7850mm x 4945*mm	25'9" x 16'2"*

\* maximum



Bedroom 1	3750mm x 4350mm	12'3" x 14'2"
Bedroom 2	3650mm x 3850mm	11'9" x 12'6"
Bedroom 3	3830mm x 5150mm	12'5" x 16'8"
Bedroom 4	3800mm x 4880mm	12'4" x 16'0"

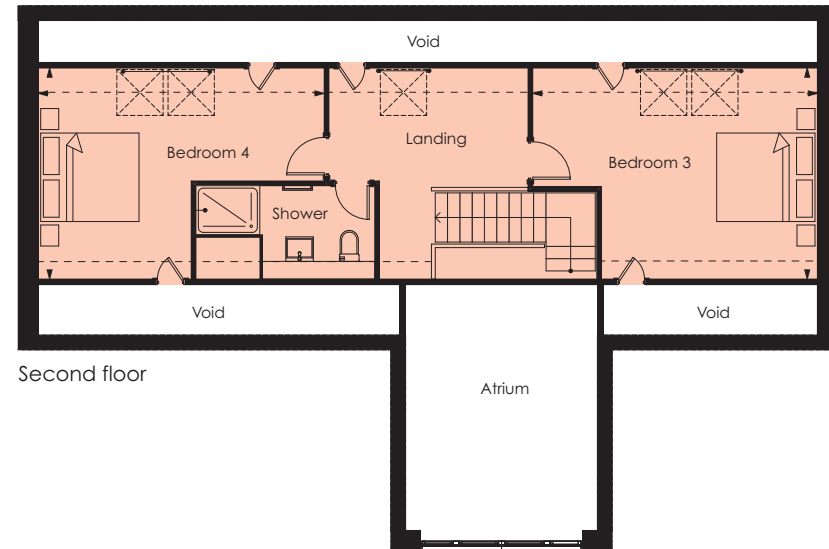
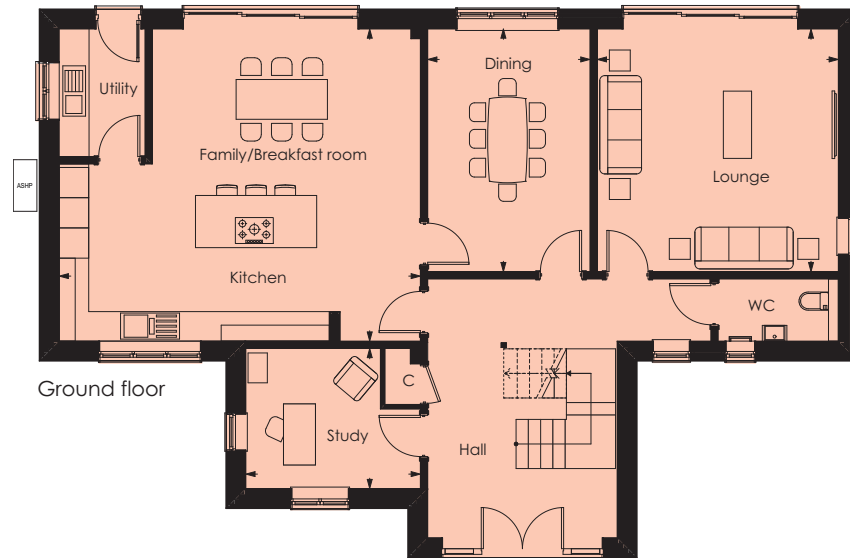
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# THE CHESTNUT



# THE CHESTNUT - FLOOR PLANS



Lounge	4900mm x 4935mm	16'1" x 16'2"
Kitchen/Family/Breakfast	7345mm x 6350mm	24'1" x 20'10"
Dining	3300mm x 4935mm	10'10" x 16'2"
Study	3550mm x 2850mm	11'8" x 9'4"
Bedroom 1	4945mm x 3810mm	16'3" x 12'6"
Bedroom 2	5200mm x 2850mm	17'1" x 9'4"
Bedroom 3	5790mm x 4295mm	19'0" x 14'1"
Bedroom 4	5815mm x 4295mm	19'1" x 14'1"
Bedroom 5	3240mm x 3400mm	10'8" x 11'2"

Arrows indicate where dimensions taken from



# THE MAPLE



# THE MAPLE - FLOOR PLANS



Ground floor

Lounge	4900mm x 4010mm	16'1" x 13'2"
Kitchen/Breakfast	6840mm x 5350mm	22'6" x 17'7"
Dining	3300mm x 4010mm	10'10" x 13'2"
Study	2850mm x 2630mm	9'4" x 7'10"



First floor

Bedroom 1	3800mm x 4650mm	12'6" x 15'3"
Bedroom 2	4260mm x 2950mm	14'0" x 9'8"
Bedroom 3	2745mm x 4000mm	9'0" x 13'2"
Bedroom 4	3095mm x 2295mm	10'2" x 7'6"

Arrows indicate where dimensions taken from



# THE ROWAN



# THE ROWAN - FLOOR PLANS



Ground floor



First floor

Lounge	4580mm x 4555mm	15'6" x 14'11"
Kitchen/Family/Dining	9930mm x 5225mm	32'6" x 17'2"
Study/Bedroom 4	3115mm x 4055mm	10'3" x 13'4"
Bedroom 1	3750mm x 4105mm	12'3" x 13'4"
Bedroom 2	3850mm x 4110mm	12'6" x 13'4"
Bedroom 3	2905mm x 3170mm	9'5" x 10'4"

Arrows indicate where dimensions taken from



# THE BEECH



# THE BEECH - FLOOR PLANS



Ground floor

First floor

Lounge	4580mm x 4555mm	15'6" x 14'11"
Kitchen/Family/Dining	9930mm x 5225mm	32'6" x 17'2"
Study/Bedroom 4	3115mm x 4055mm	10'3" x 13'4"
Bedroom 1	3750mm x 4105mm	12'3" x 13'4"
Bedroom 2	3850mm x 4110mm	12'6" x 13'4"
Bedroom 3	2905mm x 3170mm	9'5" x 10'4"

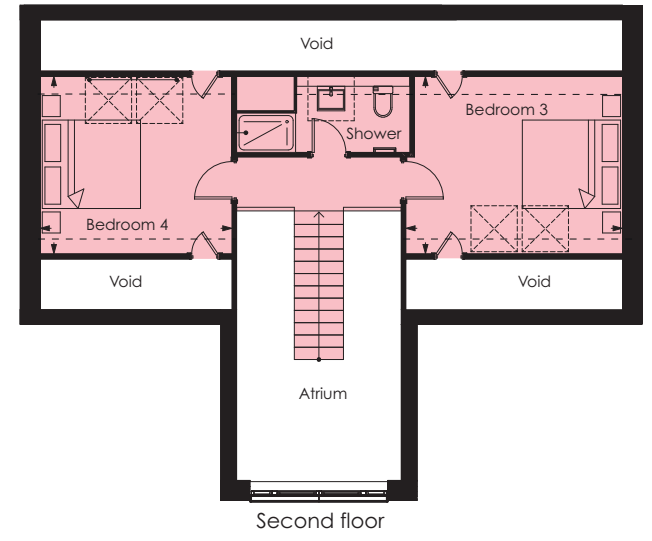
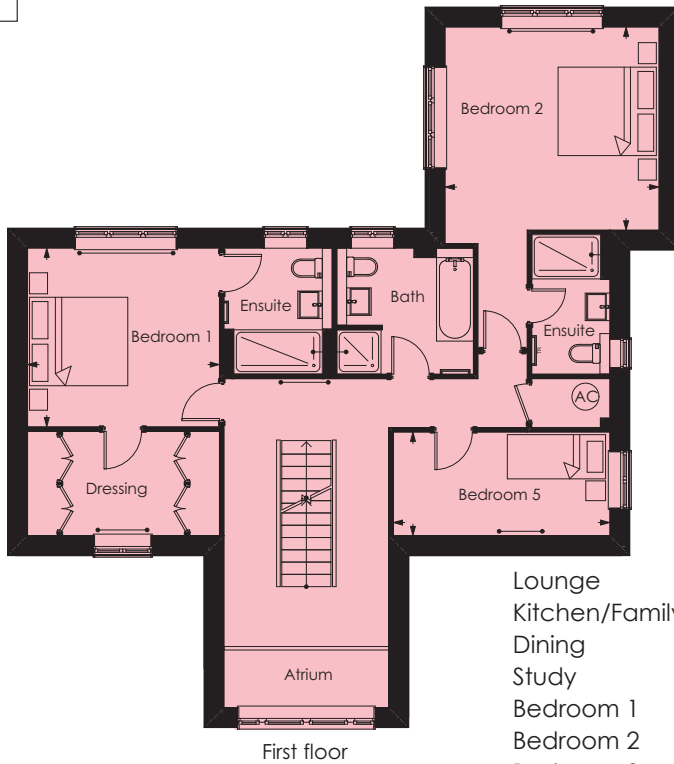
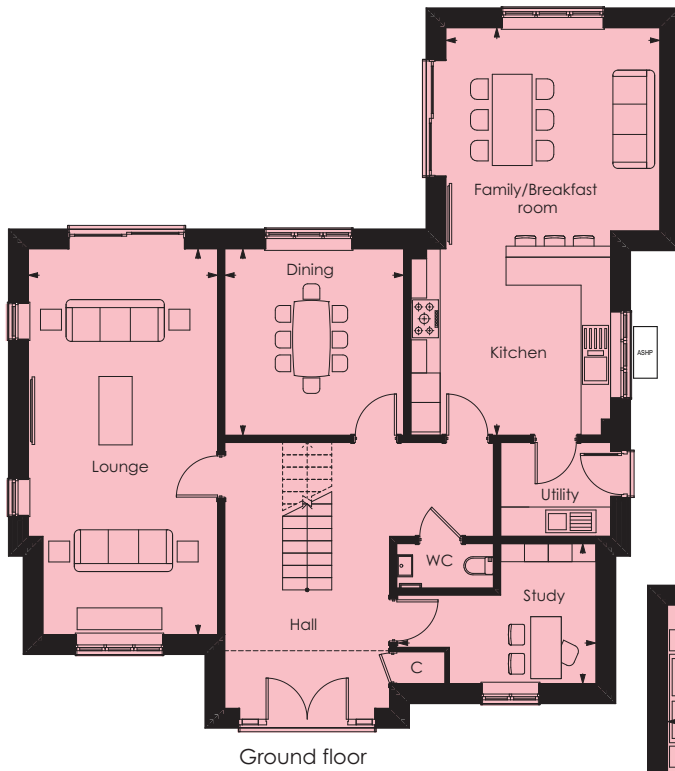
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# THE SYCAMORE



# THE SYCAMORE - FLOOR PLANS



Lounge	3850mm x 7850mm	12'8" x 25'9"
Kitchen/Family/Breakfast	4350mm x 8270mm	14'3" x 27'1"
Dining	3635mm x 3790mm	11'11" x 12'5"
Study	2850mm x 4050mm (max)	9'4" x 13'4" (max)
Bedroom 1	3905mm x 3630mm	12'10" x 11'11"
Bedroom 2	4350mm x 4130mm	14'3" x 13'7"
Bedroom 3	4400mm x 3600mm	14'5" x 11'10"
Bedroom 4	3875mm x 3600mm	12'9" x 11'10"
Bedroom 5	4405mm x 2100mm	14'5" x 6'11"

Arrows indicate where dimensions taken from



# SPECIFICATION

## KITCHEN & UTILITY

- Luxury bespoke handleless kitchen
- Soft closers to drawers and doors
- Silestone worktop and upstand
- High-end integrated appliances;
  - Double oven
  - Induction hob
  - Fridge / Freezer
  - Dishwasher
- Stainless steel extractor hood
- Space for washer / dryer
- Inset 1.5 bowl sink and drainer in Stainless steel finish with Blanco chrome tap to kitchen
- Stylish Porcelanosa ceramic floor tiles to Kitchen/Dining/Family room, Hallway and Utility

## BATHROOM & EN SUITE

- Modern white sanitaryware
- Full height ceramic tiling around bath and shower cubicles, half height to all other walls and ceramic floor tiles
- Soft closing white vanity unit with complementing basins
- Vado taps
- Surface mounted Vado thermostatic shower with bespoke sliding rail kit and head together with glass shower door
- Chrome heated towel rail
- Shaver point

## HIGHLY ENERGY EFFICIENT

- Air Source heat pumps
- Electric car charging point
- Low energy downlighters in bathrooms, kitchens, ensuites and cloakrooms
- Low energy pendant lighting to all other rooms
- Multi grid switch

## HEATING

- Underfloor heating to the ground floor
- Modern radiator with grilles to upper floor
- Pressurised hot water cylinder

## ELECTRICAL

- BT/TV & satellite points to the living room, study, kitchen and master bedroom
- White switches and plug sockets
- Power and light to loft space
- Wiring for external lighting to rear elevation
- Contemporary external lighting adjacent to front door

## INTERIOR FINISHES

- Built-in wardrobes including shelf and hanging rail to master bedroom
- Painted white 4 panel textured doors
- High performance GRP front doors
- High performance PVCu windows
- French doors with chrome handles
- Chrome finish to internal door furniture
- Dulux Emulsion paint throughout
- White gloss finish to skirting and architraves

## EXTERIOR FINISHES

- Paved paths and patio area
- Turf and planting to front garden
- Rear gardens top soiled
- Outside tap
- 1.8 metre high close boarded fence between plots for privacy
- Timber gate with bolt and latch for security

## PEACE OF MIND

- 10 year NHBC warranty
- Multi point locking systems to front and rear doors
- Mains-operated smoke detectors



# A REPUTATION FOR QUALITY FROM A MULTI AWARD-WINNING DEVELOPER

Osprey Homes are located in Stevenage and have grown into a flourishing company operating in Hertfordshire, North London, Buckinghamshire, Bedfordshire, Essex and Cambridgeshire.

The company is small but with a creative, effective and driven team committed to delivering excellence. It has gone from strength to strength to become a well known multi award-winning Hertfordshire developer with a matchless reputation for the high quality and specification of its properties.

At Osprey Homes we recognise that quality is extremely important to our purchasers. Every Osprey home is bespoke and meticulously designed for today's lifestyles. Careful attention is given to both the external and internal features to create the most desirable homes.

Our continued success is based on the quality of the properties we build, achieved through meticulous planning to create the perfect living environment. We work with the very best professionals to ensure exceptional delivery on our projects from beginning to end.



Previous Osprey Homes developments



# PREMIUM SPECIFICATION



Interior photographs from previous Osprey Homes developments

# CUSTOMER JOURNEY

## RESERVATION

Our Sales Team will arrange a purchaser meeting to go through all of the reservation paperwork in order to get this completed and signed.

We manage all sales progression in house, dealing with your Solicitor and Mortgage Broker to take the stress out of moving.

We arrange a Purchaser choice meeting, which enables our purchasers to choose their kitchen, bathroom tiling, paint colour and to discuss any purchaser upgrades.

## COMPLETION

Prior to completion, we invite our purchasers to a home tour with our Site Manager to make sure you are happy with your new home and you are given a demonstration of how appliances work.

On completion day, key release is arranged with our Site Manager to hand over the keys.

Each purchaser is given an Osprey branded handover file, full of information in relation to their new Osprey home.

## OSPREY BESPOKE

Osprey Bespoke offers early purchasers the opportunity to customise their properties, with options on a number of materials and finishes.

## KITCHEN

- Choice of designed kitchens\*
- Choice of Silestone worktop\*

## TILING

- Choice of wall and floor tiles from Porcelanosa\*.

## PAINT

- Choice of paint colour on walls from Dulux trade range (one colour throughout)\*

## OPTIONAL EXTRAS

- Carpets and turf to rear garden can be arranged for the purchaser at additional cost

*\* from pre-selected ranges, subject to stage of construction*



Interior photographs from previous Osprey Homes developments







## TESTIMONIALS



*"From excellent design, to quality workmanship, to caring and helpful people - nothing was too much trouble. And, as an extra bonus, the house was ready 2 weeks early! After a bad experience with our previous new-build property, I would recommend Osprey Homes to anyone who values quality, professionalism and customer service."* Mr & Mrs M

*"I would highly recommend Osprey Homes, the service by all staff has been fantastic from start to finish. Even after completion they are still very attentive and available. Everyone who has visited my new home has remarked on the quality of detail of the whole development. Huge thank you to all the team."* Ms. F

*"I recently bought a flat with my daughter from Osprey Homes in St. Albans. We would like to say how happy we are with the fit and finish of the 2 bed apartment. The use of high quality kitchens and bathrooms was noted, and adds to the overall feel of quality. The staff were helpful, and we have no hesitation in recommending Osprey Homes to potential buyers."* Mr. L

*"We had a wonderful experience dealing with Osprey and in particular Leanne. She followed up and got back to us promptly and what started as just an enquiry on my part ended up with us in our dream first home. Very grateful to Leanne and Colin and the entire Osprey team for making our experience enjoyable and as smooth as possible."* Ms M



For more information on our latest developments visit [www.ospreyhomes.co.uk](http://www.ospreyhomes.co.uk)

Previous Osprey Homes developments





## TESTIMONIALS



*Jason & Roger and the rest of your team were a pleasure to deal with from start to finish and the end product is truly outstanding. I hope we can work together again in the future” Mr. F – Building Control Team Leader*

*“Outstanding service from the sales office right through to any minor snags. The quality of service is reflected in the quality of workmanship and finish. The journey from viewing to moving in is well organised and well prepared. I cannot find fault with Osprey homes and rate them very highly. A very satisfied customer!” Mr M.*

*“We were privileged enough to buy our first property with Osprey Homes and would highly recommend buying a house from them. They were incredibly helpful, especially when it looked as though our purchase was going to be delayed because of an admin error from Help to Buy. The work of Leanne at Osprey Homes in chasing up this problem allowed us to complete our purchase on the expected date. We have been in the property for 2 months and have been very impressed by the quality of the flat and the little touches throughout and after the buying process that have made us feel like valued customers.” Mr.P.*



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Previous Osprey Homes developments





## APPROXIMATE DISTANCES/TIMES FROM MANOR WALK, THAXTED

SAT NAV REFERENCE: CM6 2LR

Elsenham Railway Station	7.8 miles
Thaxted to Stansted Airport	7.4 miles
Thaxted to A120	7.1 miles
Thaxted to M11	10 miles
Thaxted to Saffron Walden	9 miles
Thaxted to Bishop's Stortford	11.8 miles

*(All distances and times approximate)*



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### TERMS AND CONDITIONS

Computer generated artists impressions are intended to be a general guide to the appearance of the development. However, from time to time it is necessary for us to make minor architectural changes therefore prospective purchasers should check the latest plans with our sales office. Elevations, roof styles, brick and render colours may vary from those illustrated. Landscaping is not intended to be an accurate representation of any specific plot. All floor area measurements have been scaled from architects' plans and may differ from built dimensions. They are for guide purposes only and should not be used for total accuracy or for fitted carpeting/floor covering purposes. Purchasers or their representatives should contact the sales office for full details. Please see sales advisor for detailed kitchen plans. Manor Walk is a marketing name only. The postal name and address may be different. Plot numbers will not necessarily be the same as postal numbers. Please note: Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or contract.