

THE COPSE

WHITEDITCH LANE, NEWPORT, ESSEX CB11 3UD



A unique development of just two new 5/6 bedroom homes



Intercounty
Land & New Homes

Telephone:

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57 High Street, Saffron Walden
CB10 1AA



SITE PLAN



BIRCH HOUSE

— PLOT 1 —

GROUND FLOOR

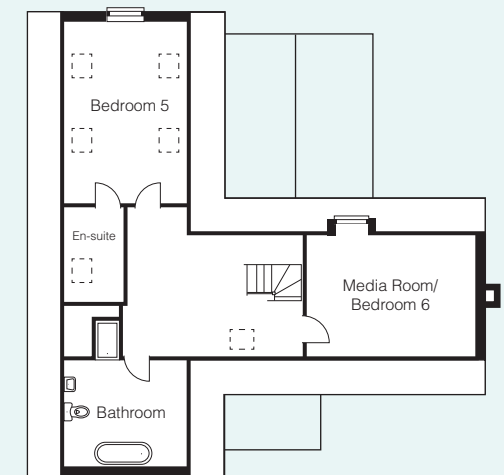
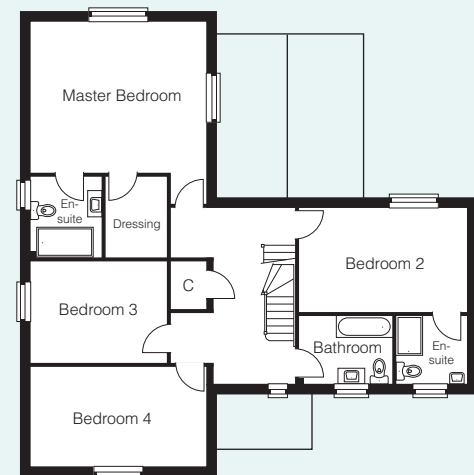
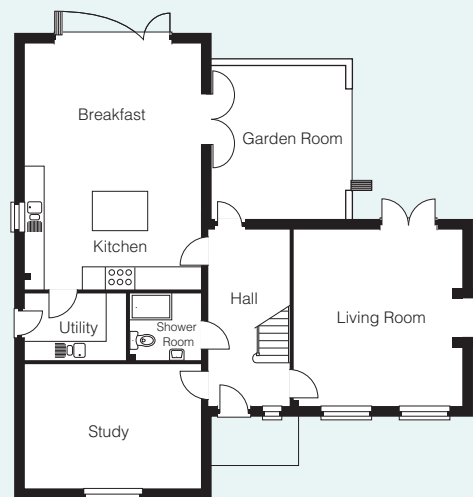
Kitchen/Breakfast	5436 x 7595 mm	(17'10". x 24'11")
Living Room	4877 x 5334 mm	(16'0". x 17'6")
Study	5461 x 3785 mm	(17'11". x 12'5")
Garden Room	4013 x 3099 mm	(13'2". x 10'2")

FIRST FLOOR

Bedroom 1	4623 x 5436 mm	(15'2". x 17'10")
Bedroom 2	5131 x 3175 mm	(16'10". x 10'5")
Bedroom 3	5436 x 3048 mm	(17'10". x 10'1")
Bedroom 4	4267 x 3175 mm	(14'0". x 10'5")

SECOND FLOOR

Bedroom 5	3740 x 5553 mm	(12'3". x 18'2")
Media Room/Bed 6	5160 x 3724 mm	(16'11". x 12'2")

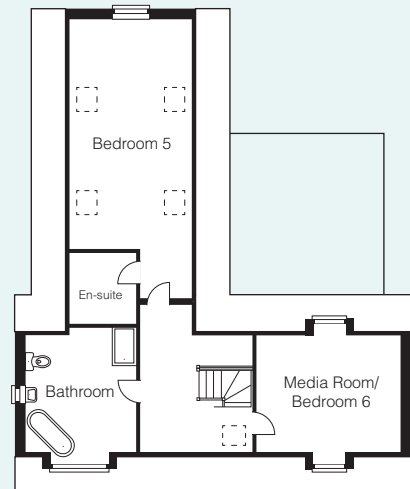
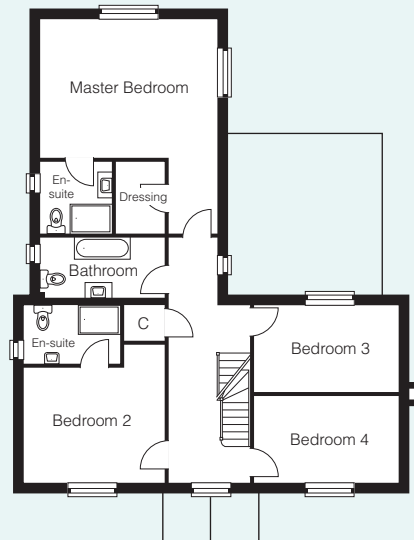
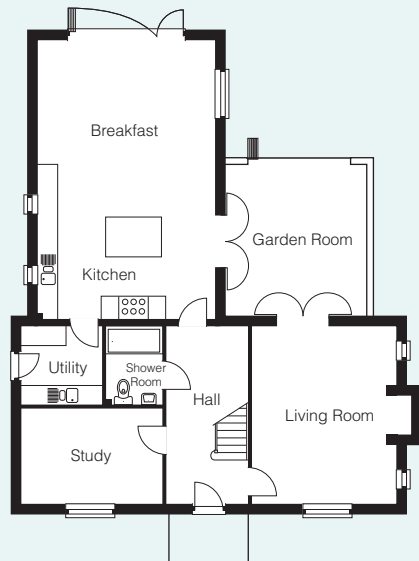


THE COPSE

JUST TWO IMPRESSIVE
FIVE/SIX BEDROOM HOMES
WITH DOUBLE CAR BARN
WITH ANNEX ABOVE,
STUDY, THREE EN-SUITES
AND GARDEN ROOM

FIRS HOUSE

PLOT 2



GROUND FLOOR

Kitchen/Breakfast	8382 x 5359 mm	(27'6". x 17'7")
Living Room	4293 x 5385 mm	(14'1". x 17'8")
Study	4140 x 3124 mm	(13'7". x 10'3")
Garden Room	4496 x 4242 mm	(14'9". x 12'11")

FIRST FLOOR

Bedroom 1	5918 x 5359 mm	(19'5". x 17'7")
Bedroom 2	4191 x 3556 mm	(13'9". x 11'8")
Bedroom 3	4293 x 2667 mm	(14'1". x 8'9")
Bedroom 4	4293 x 2591 mm	(14'1". x 8'6")

SECOND FLOOR

Bedroom 5	3740 x 6990 mm	(12'3". x 22'10")
Media Room/Bed 6	4399 x 3600 mm	(14'5". x 11'9")

SPECIFICATION

A full specification to suit your lifestyle and make an instant home

KITCHEN

- Handleless contemporary kitchens by London Designers Urban Myth.
- Composite stone worktop with upstand.
- Blanco undermounted 1 1/2 bowl stainless steel sink and modern single lever mixer tap.
- LED under unit lighting.
- Under counter wine cabinet.
- Siemens built-in stainless steel extractor.
- Siemens black glass induction hob.
- Siemens stainless steel single oven.
- Siemens stainless steel combination microwave oven.

- Siemens stainless steel steam oven.

- Siemens integrated fridge.
- Siemens integrated freezer.
- Siemens integrated dishwasher

UTILITY

- Handleless contemporary utility by London Designers Urban Myth.
- Composite stone worktop and 200mm glass upstand.
- Blanco inset single bowl sink and drainer with chrome tap.
- Siemens freestanding washing machine.
- Siemens freestanding condensing tumble dryer.

BATHROOMS

- Elegant white Vitra Bathroom fixtures, complimented by modern taps and fittings designed by Grohe.
- Heated chrome towel rail to Bathrooms and en-suites.
- Concealed Grohe water saving dual flush cistern with chrome wall plate.

GENERAL

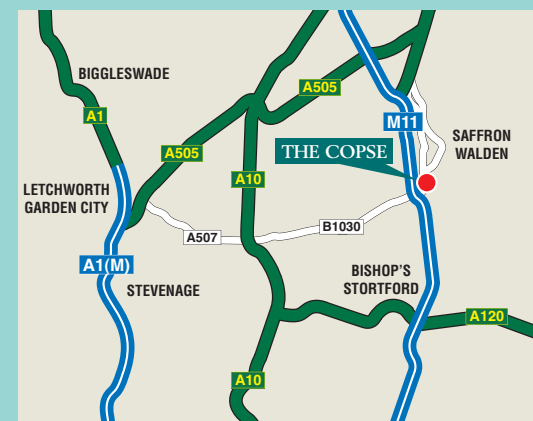
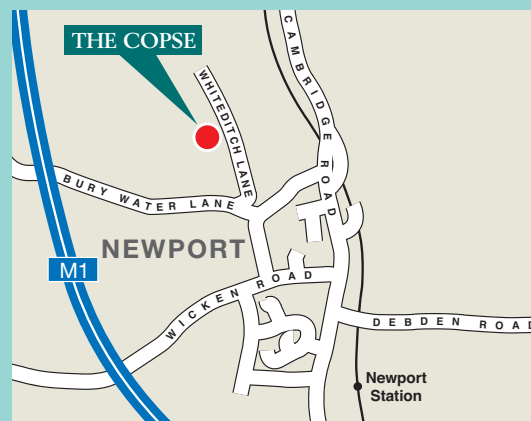
- Underfloor heating to ground floor, bathrooms and en-suites.
- Contemporary radiators to upper floors.
- Premium ladder moulded white internal doors fitted with contemporary chrome

ironmongery.

- Tiled hallway, kitchen, utility, garden room and cloakroom to ground floor.
- Tiled floor and half height tiling to bathrooms and en-suites.
- Carpet to all other areas.
- Digital TV points to all bedrooms, kitchen, garden room and lounge with high level TV provision in lounge and master and second master rooms.
- Windows and cladding Pebble Grey.
- Aluminium bi folds in Anthracite Grey.

LOCATION

This popular village has a range of amenities including a church, inns, shops, post office and excellent schools. The village has its own railway station giving commuter access to London's Liverpool Street and Cambridge. The market town of Saffron Walden with its excellent shopping and recreational facilities is three miles away and Bishop Stortford which also has a mail line station and the M11 motorway access point (junction 8) is approximately ten miles south, also giving access to Stansted Airport.



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