

TROY  
HOMES



REEDS PLACE

STEEPLE BUMPSTEAD, HAVERHILL CB9 7EY



## Reeds Place

Nestled within the lush green and undulating landscape around the village of Steeple Bumpstead, deep in the Stour Valley, Reeds Place is an exclusive collection of just eight four bedroom homes and one three bedroom bungalow with secluded gardens and easy access to the surrounding countryside.

# A relaxed rural lifestyle

Surrounded by vast expanses of open farmland extending as far as the eye can see, the tranquil community of Steeple Bumpstead offers quintessential village living in a delightful rural setting. Located in the top northwest corner of Essex, close to the county boundaries with Cambridgeshire and Suffolk, the village's picturesque combination of historical timbered, red brick and thatched cottages belie its wealth of modern amenities.



With two churches, a library – housed in the delightful 16th century Moot Hall –and a doctor's surgery, the village also boasts two popular local pubs, the Red Lion and the Fox and Hounds. For day-to-day essentials, there's a convenience store and post office, or residents can make the short drive through rolling fields for more shopping and services in Haverhill. Family life is focussed around the village's own pre-school and primary school, while the local area offers a wide choice of excellent secondary schools, including popular options such as Churchill Special Free School in Haverhill and Saffron Walden County High School.



Saffron Walden is just 10 miles away, famed for its ancient marketplace, colourful cottages and medieval streets and alleyways, and also home to high street stores, quirky independent retailers and a choice of supermarkets. Alongside the superior shopping, there's a wide range of restaurants, gastro-pubs and bistros side by side with coffee shops and quaint tea rooms. Boasting a magnificent Jacobean mansion, Audley End House, the largest turf maze in the UK, and the delightful Fry Art Gallery, Saffron Walden offers culture for all with a year-round programme of events and activities.



# Country living close to town and city



Steeple Bumpstead is just minutes away from A1307 trunk road towards Cambridge and Bury St Edmunds.

Closer to home, Haverhill has a five-screen cinema on the edge of town showing all the latest releases, while its Arts Centre, housed within the elegant Grade II listed town hall, has a cinema and theatre that presents live entertainment. Within Steeple Bumpstead and Haverhill you'll find a wide variety of sports clubs and activities for all ages, including football, cricket, rugby, baseball and angling clubs, a dance school and a skate park. Golfers are spoilt for choice, with a number of excellent courses within a 30 minute drive; both Haverhill and Clare Park Lake courses are on the doorstep. The Abbeycroft Leisure Centre hosts a swimming pool, gym and children's soft play area, while the children's activity park and picnic area draw families to East Town Park Countryside Centre all year round. And of course, the unspoiled vistas, rolling hills, ancient woodland and leafy lanes of the Stour Valley's traditional English lowland landscape are perfect for exploring on foot, cycle or horseback.

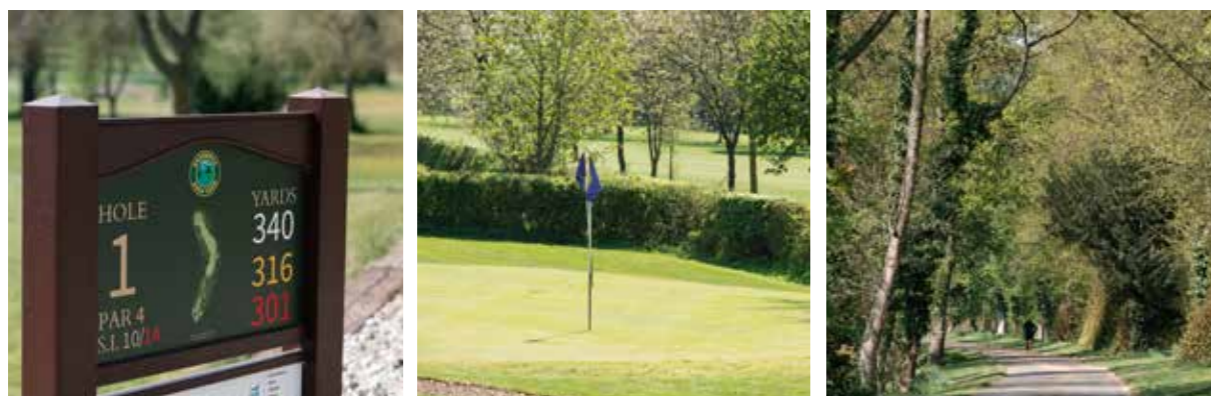


## AUDLEY END STATION (12.5 MILES) TO:

Cambridge	15 mins
London Stansted Airport	19 mins
London Liverpool Street	52 mins

## DISTANCE BY CAR TO:

Haverhill	3 miles
Saffron Walden	10 miles
Audley End House	12 miles
Braintree	16 miles
London Stansted Airport	16 miles
Newmarket	19 miles
Cambridge	20 miles
M11 J8	20 miles



\*Current train times shown are the fastest from [greateranglia.co.uk](http://greateranglia.co.uk)

# Site Plan



Potential future development



- THE ASHTON (Plots 1, 4 & 8)
- THE BEAUMONT 1 (Plot 2)
- THE BEAUMONT 2 (Plot 7)
- THE CRAWFORD 1 (Plots 3 & 6)
- THE CRAWFORD 2 (Plot 5)
- THE DALTON (Plot 9)

The computer generated image of the site plan is indicative and tree positions to the perimeter edge may differ to those shown. Please refer to sales representative for final details.

THE ASHTON - Four bedroom home



THE CRAWFORD 1 - Four bedroom home



THE CRAWFORD 2 - Four bedroom home



THE BEAUMONT 1 - Four bedroom home



THE DALTON - Three bedroom home



THE BEAUMONT 2 - Four bedroom home



# THE ASHTON

## Plots 1, 4 & 8

Four bedroom home | 1270 sq ft (118 sq m) NIA\*



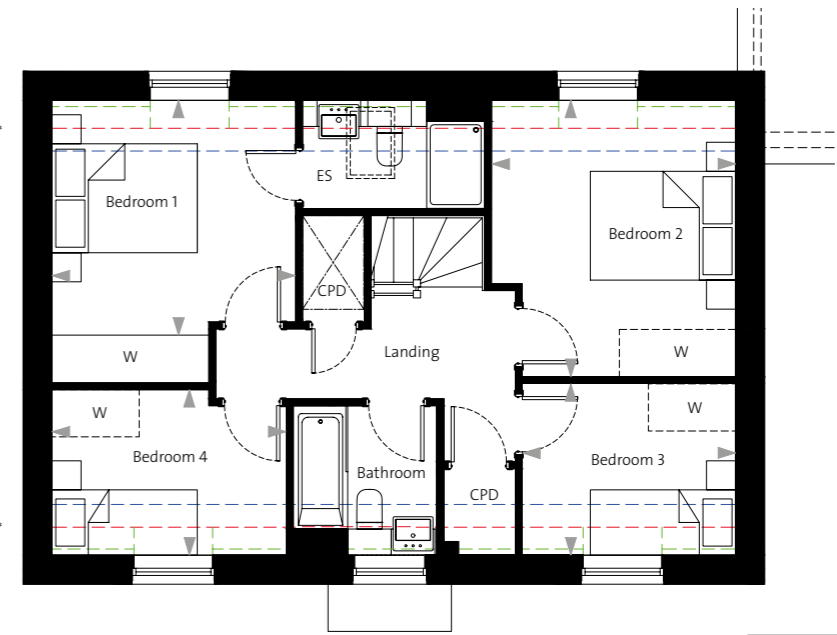
### Ground Floor

	metric (mm)	imperial
Kitchen/Dining	6265 x 3305	20' 7" x 10' 10"
Living Room	6265 x 3300	20' 7" x 10' 10"
Utility	2510 x 1494	8' 3" x 4' 11"
Garage	7100 x 3051	23' 4" x 10' 0"

### First Floor

	metric (mm)	imperial
Bedroom 1 (max)	3356 x 3235	11' 0" x 10' 7"
Bedroom 2 (max)	3805 x 3363	12' 6" x 11' 0"
Bedroom 3	2940 x 2367	9' 8" x 7' 9"
Bedroom 4 (max)	3229 x 2280	10' 7" x 7' 6"

### First Floor



### Ground Floor



REDUCED CEILING HEIGHTS: 1800mm - - - - 2100mm - - - - 2400mm - - - -

Computer generated illustrations are indicative of The Ashton plot 8 (main). Inset top plot 1; bottom plot 4.  
\*NIA - net internal area. Please refer to sales representative for final details.

▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 76mm/3".  
W denotes wardrobe. - - - - denotes wardrobe as an optional extra. CPD denotes cupboard. ES denotes en-suite.  
Floor plans show plot 8. Plot 1 garage is attached to Plot 2 garage. \*Reduced ceiling heights as shown to plots 1 & 8. Plot 4 does not have reduced heights.

# THE BEAUMONT 1

## Plot 2

Four bedroom home | 1505 sq ft (140 sq m) NIA\*



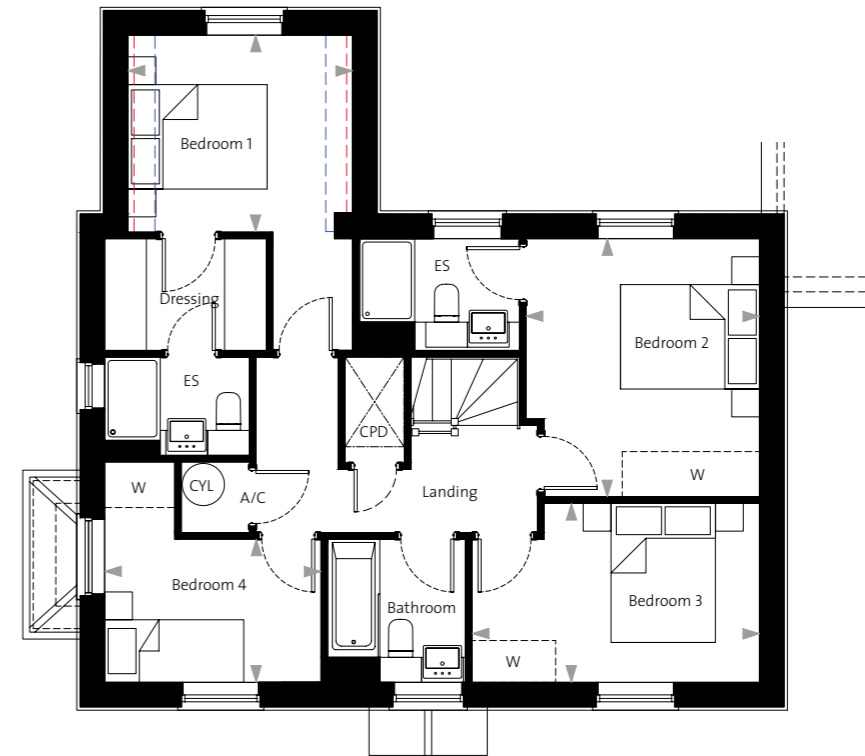
### Ground Floor

	metric (mm)	imperial
Kitchen	3340 x 3306	10' 11" x 10' 10"
Dining	3228 x 2925	10' 7" x 9' 7"
Living	6377 x 3299	20' 11" x 10' 10"
Study (max)	3306 x 2945	10' 10" x 9' 8"
Study (min)	3306 x 1794	10' 10" x 5' 11"
Utility	2510 x 1600	8' 3" x 5' 3"
Garage	7100 x 3051	23' 4" x 10' 0"

### First Floor

	metric (mm)	imperial
Bedroom 1 (min)	3228 x 2825	10' 7" x 9' 3"
Bedroom 2 (max)	3712 x 3349	12' 2" x 11' 0"
Bedroom 3 (max)	4132 x 2573	13' 7" x 8' 5"
Bedroom 4 (min)	3112 x 2060	10' 3" x 6' 9"

### First Floor



### Ground Floor



REDUCED CEILING HEIGHTS: 2100mm — 2400mm —

▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 76mm/3".  
W denotes wardrobe. ----- denotes wardrobe as an optional extra. CPD denotes cupboard. ES denotes en-suite.

# THE BEAUMONT 2

## Plot 7

Four bedroom home | 1514 sq ft (141 sq m) NIA\*



### Ground Floor

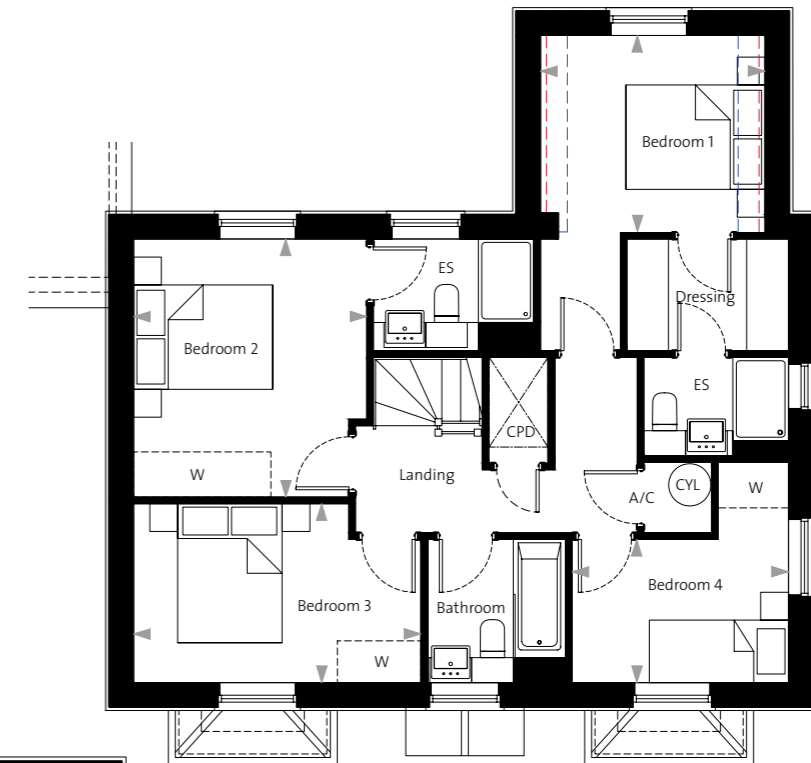
	metric (mm)	imperial
Kitchen	3340 x 3306	10' 11" x 10' 10"
Dining	3228 x 2925	10' 7" x 9' 7"
Living	6377 x 3299	20' 11" x 10' 10"
Study (max)	3306 x 2945	10' 10" x 9' 8"
Study (min)	3306 x 1794	10' 10" x 5' 11"
Utility	2510 x 1600	8' 3" x 5' 3"
Garage	7100 x 3051	23' 4" x 10' 0"

### First Floor

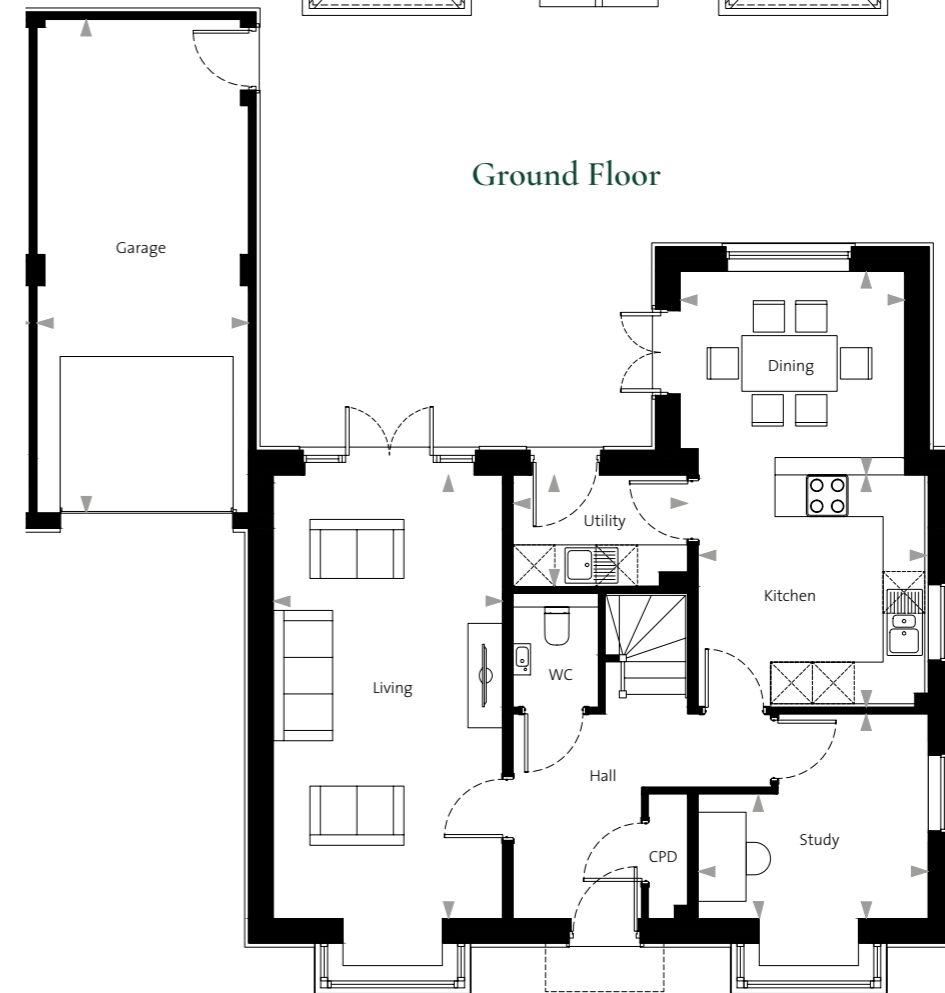
	metric (mm)	imperial
Bedroom 1 (min)	3228 x 2825	10' 7" x 9' 3"
Bedroom 2 (max)	3712 x 3349	12' 2" x 11' 0"
Bedroom 3 (max)	4132 x 2573	13' 7" x 8' 5"
Bedroom 4 (min)	3112 x 2060	10' 3" x 6' 9"

Computer generated illustration is indicative of The Beaumont plot 7.  
\*NIA - net internal area. Please refer to sales representative for final details.

### First Floor



### Ground Floor



REDUCED CEILING HEIGHTS: 2100mm - - - - - 2400mm - - - - -

▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 76mm/3".  
W denotes wardrobe. - - - - - denotes wardrobe as an optional extra. CPD denotes cupboard. ES denotes en-suite.



# THE CRAWFORD 1

## Plots 3 & 6

Four bedroom home | 1533 sq ft (143 sq m) NIA\*



### Ground Floor

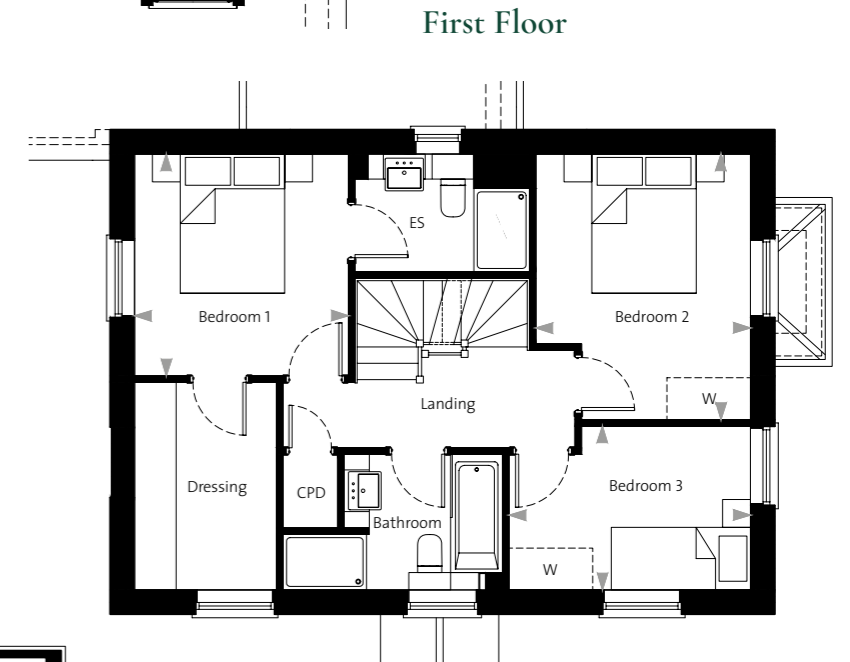
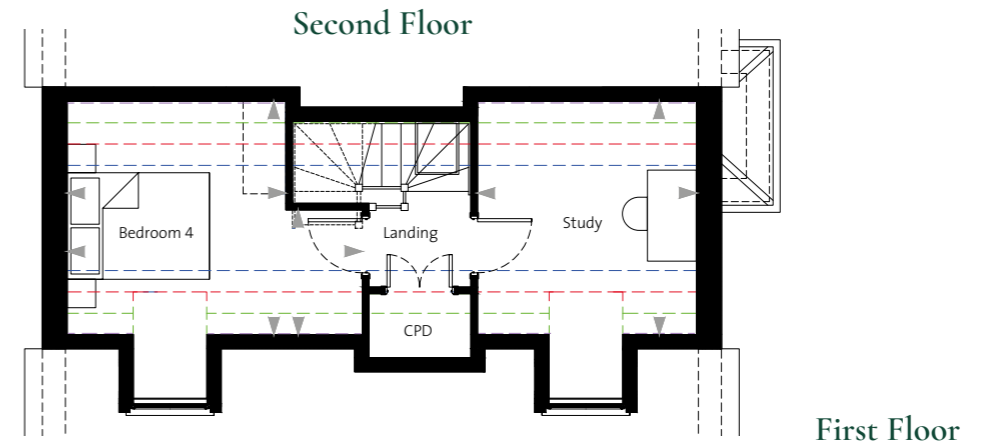
	metric (mm)	imperial
Kitchen/ Dining	6265 x 3025	20' 7" x 9' 11"
Living	6265 x 3025	20' 7" x 9' 11"
Utility	2510 x 1688	8' 3" x 5' 6"
Garage	7100 x 3050	23' 4" x 10' 0"

### First Floor

	metric (mm)	imperial
Bedroom 1	3182 x 3067	10' 5" x 10' 1"
Bedroom 2 (max)	3816 x 3082	12' 6" x 10' 1"
Bedroom 3 (max)	3459 x 2356	11' 4" x 7' 8"

### Second Floor

	metric (mm)	imperial
Bedroom 4 (max)	4146 x 3279	13' 7" x 10' 9"
Bedroom 4 (min)	3075 x 1753	10' 1" x 5' 9"
Study	3279 x 3082	10' 9" x 10' 1"



REDUCED CEILING HEIGHTS: 1500mm 1800mm 2100mm 2400mm

▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 76mm/3". W denotes wardrobe. ----- denotes wardrobe as an optional extra. CPD denotes cupboard. ES denotes en-suite. Floor plans show plot 3 (plot 6 floor plans are a mirror image).

Computer generated illustrations are indicative of The Crawford plot 3 (main). Inset plot 6. \*NIA - net internal area. Please refer to sales representative for final details.

# THE CRAWFORD 2

## Plot 5

Four bedroom home | 1528 sq ft (142 sq m) NIA\*



### Ground Floor

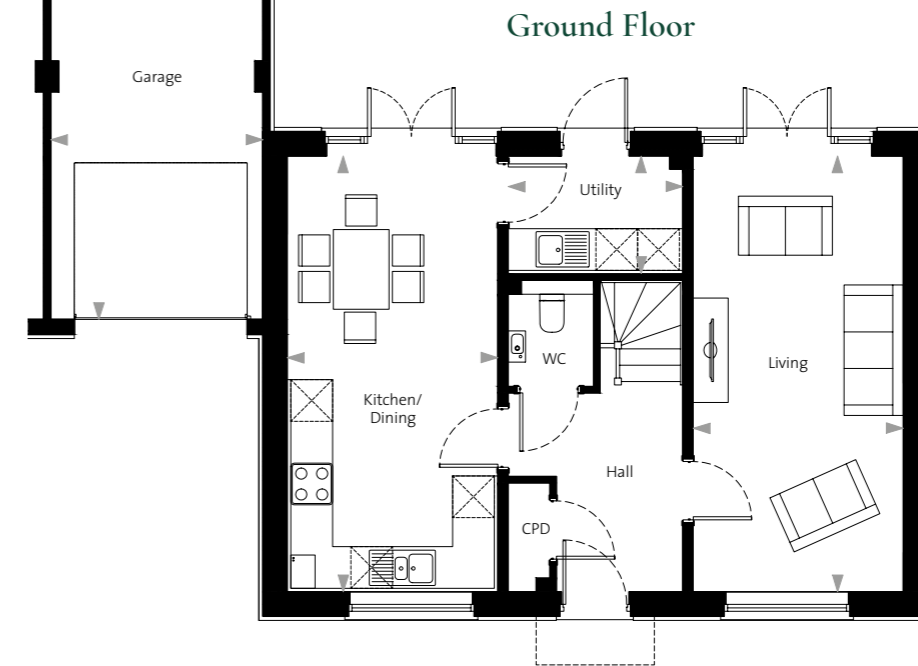
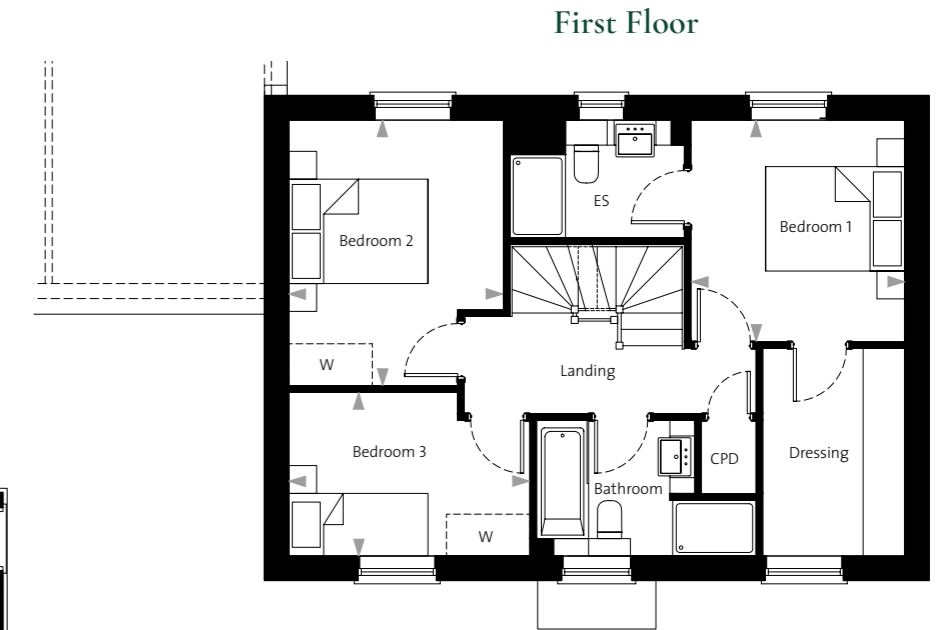
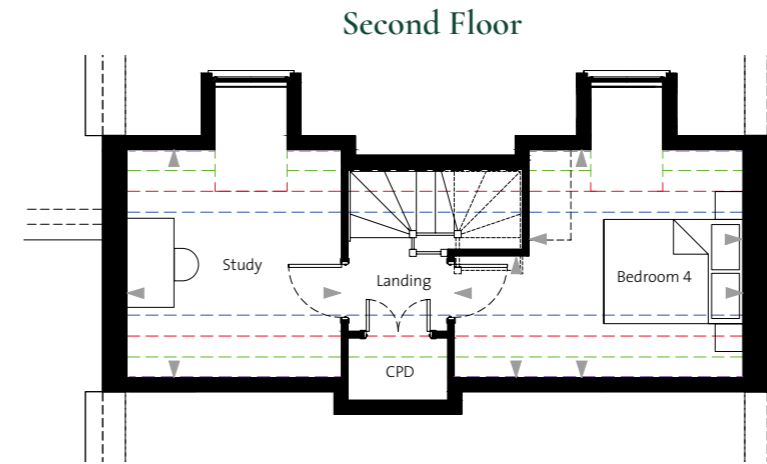
	metric (mm)	imperial
Kitchen/ Dining	6265 x 3025	20' 7" x 9' 11"
Living	6265 x 3018	20' 7" x 9' 11"
Utility	2510 x 1688	8' 3" x 5' 6"
Garage	7100 x 3050	23' 4" x 10' 0"

### First Floor

	metric (mm)	imperial
Bedroom 1	3182 x 3067	10' 5" x 10' 1"
Bedroom 2 (max)	3816 x 3082	12' 6" x 10' 1"
Bedroom 3 (max)	3459 x 2356	11' 4" x 7' 8"

### Second Floor

	metric (mm)	imperial
Bedroom 4 (max)	4146 x 3279	13' 7" x 10' 9"
Bedroom 4 (min)	3075 x 1753	10' 1" x 5' 9"
Study	3279 x 3082	10' 9" x 10' 1"



REDUCED CEILING HEIGHTS: 1500mm 1800mm 2100mm 2400mm

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# THE DALTON

## Plot 9

Three bedroom home | 1245 sq ft (116 sq m) NIA\*

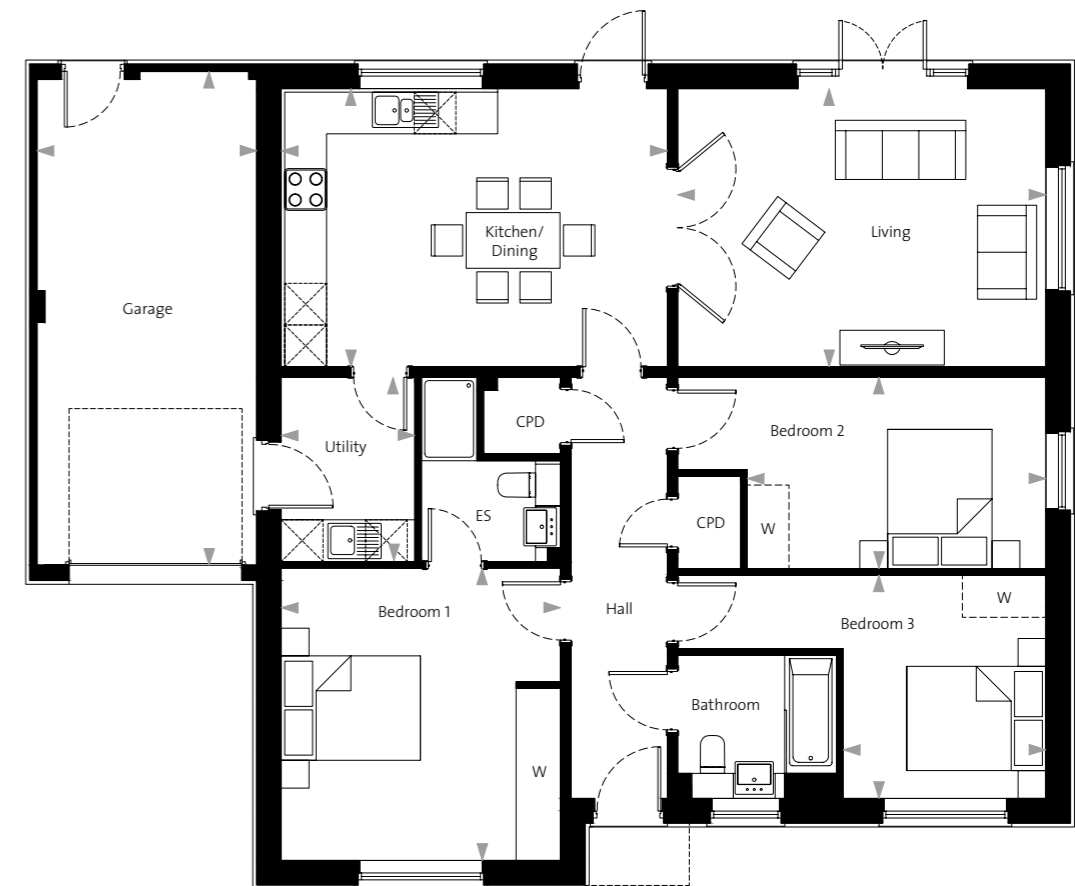


### Ground Floor

	metric (mm)	imperial
Kitchen/ Dining	5547 x 3997	18' 2" x 13' 1"
Living	5293 x 3997	17' 4" x 13' 1"
Utility	2650 x 1920	8' 8" x 6' 4"
Bedroom 1 (max)	4195 x 4015	13' 9" x 13' 2"
Bedroom 2 (min)	4293 x 2750	14' 1" x 9' 0"
Bedroom 3 (min)	3212 x 2912	10' 6" x 9' 7"
Garage	7100 x 3163	23' 4" x 10' 5"

Computer generated illustration is indicative of The Dalton plot 9.  
\*NIA - net internal area. Please refer to sales representative for final details.

### Ground Floor



▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 76mm/3".  
W denotes wardrobe. ----- denotes wardrobe as an optional extra. CPD denotes cupboard. ES denotes en-suite.

# Specification



## Kitchen

- High quality kitchen furniture in choice of colours\*
- Quartz worktops and upstand
- Glass splashback behind hob
- 1.5 bowl under mounted sink
- 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 microwave
- Black glass induction hob
- Integrated extractor hood plots 1, 3, 4, 5, 6, 8 & 9
- Chimney Island hood plots 2 & 7
- Integrated dishwasher
- Integrated fridge/freezer 70/30 split

## Utility Room

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

## Heating and Electrical

- Gas fired wet system underfloor heating to ground floor, compact radiators to all other floors
- Combi boilers plots 1, 3, 4, 5, 6, 8 & 9
- Hot water cylinder plots 2 & 7
- LED downlighters ground floor, pendants to all other floors
- Brushed chrome sockets throughout ground floor only, excluding cupboards, white in all other rooms - plots 1-8.
- Brushed chrome sockets in kitchen/dining/living room and hallway, excluding cupboards, white in all other rooms - plot 9
- TV points in kitchen/dining room, living room, study and all bedrooms
- Fibre broadband available (subject to connection by homeowner)
- BT points in kitchen/dining room, living room and cupboard
- USB & USB-C sockets kitchen/dining room, living room, study and bedrooms

## Hallway

- Amtico flooring throughout in choice of colours with matwell\*

## Bathroom & en-suites

- White sanitaryware with Hansgrohe taps and showers
- Chrome heated towel rails to bathrooms and en-suites
- Mirrored wall cabinets to bathrooms and all en-suites including shaver socket
- Full height tiling around bath and shower enclosures and half height on all other walls with sanitaryware where appropriate
- LED downlighters
- Choice of wall tiles\*
- Amtico flooring in choice of colours\*

## 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 goose down
- Fitted wardrobes to bedroom one
- White external with white internal UPVC windows with chrome handles

## External

- Garage
- Electric car charger
- Front and rear outside tap
- Rear double power socket
- Paved patio with turfed garden
- Outside lights

## Guarantee

- NHBC 10 year warranty

# About Troy Homes

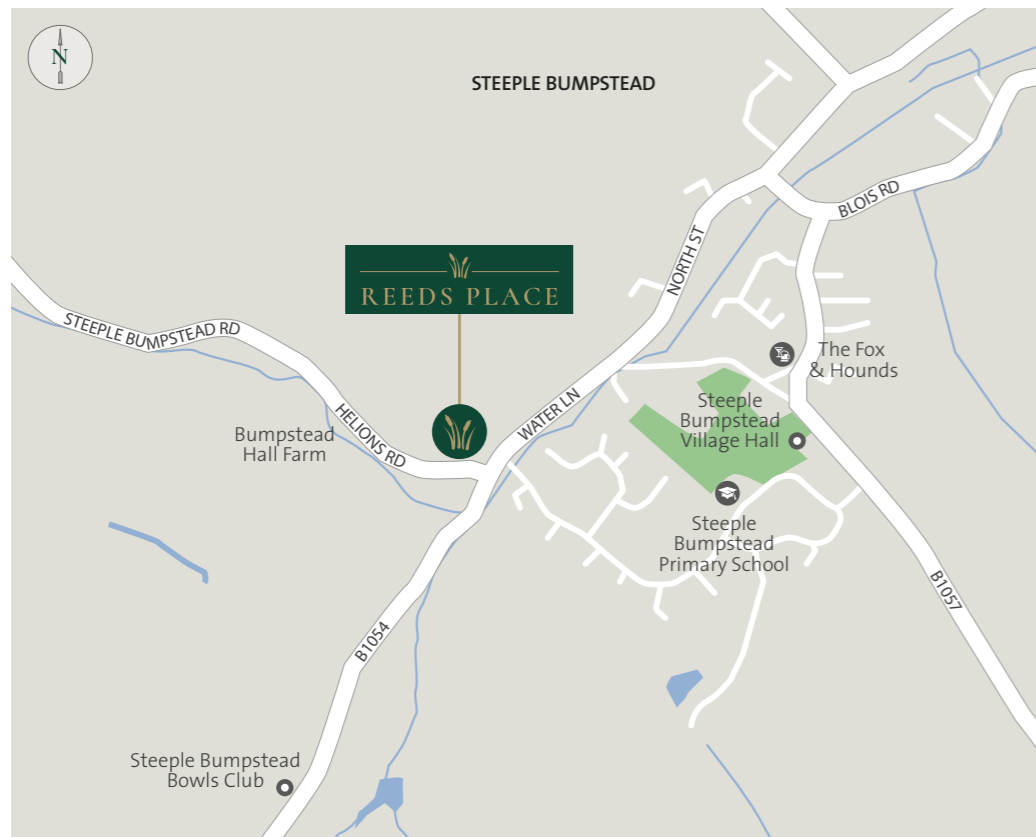
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Founded in 2015, Troy Homes specialises in small to medium sized developments across the South East of England. With an award winning team of experienced and skilled staff, Troy Homes' mission is to create homes that exceed customer expectations.

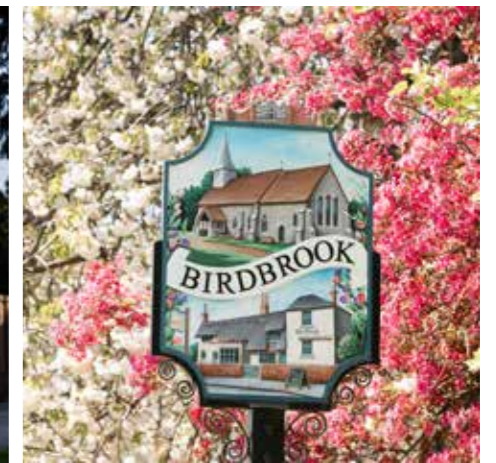
At Troy Homes, we have a passion for creating vibrant and sustainable communities, with aspirational homes that bring a sense of place to an area, through high quality design and meticulous attention to detail. Each of our sites is carefully selected with the customer at its heart. We involve architects 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.





**REEDS PLACE, HELIONS ROAD, STEEPLE BUMPSTEAD, HAVERHILL CB9 7EY**

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. 01/23.





For more information please call

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[www.troyhomes.co.uk](http://www.troyhomes.co.uk)