



---

# BARNETSON PLACE

BY VAUGHAN AND BLYTH

---

*An exceptional gated collection of  
TWO, THREE AND FOUR BEDROOM  
three storey homes in Great Dunmow, Essex*



General images of Great Dunmow.



BARNETSON PLACE

WELCOME

*Welcome to a splendid collection of just ten luxury two, three and four bedroom houses of exceptional quality in the centre of Great Dunmow.*

This is a rare opportunity to live in a superior development of quality new homes in the desirable area of Great Dunmow. Barnetson Place with its Georgian-influenced design and secluded private road, is a family dream come true. These are homes of character for today's lifestyles.

Classic and chic with rooms large enough for the busiest of families and areas for every need.

You'll know you have arrived as soon as you enter Barnetson Place.



BARNETSON PLACE



Local area and lifestyle scenes.



BARNETSON PLACE

*From its heritage to the present, Great Dunmow has grown with the times  
to become a vibrant modern community of character.*

Great Dunmow, the 'meadow on the hill', was originally a Roman settlement. With the rise of commerce and the wealth of merchants, money flowed into the town and Great Dunmow prospered. Many buildings survive from this period of growth and the charming 16th century town hall, which is now the local museum, is an exceptional example.

Positioned half-way between Bishop's Stortford and Braintree, Great Dunmow, which on one occasion was ranked the fourth best place to live in the United Kingdom in a Halifax survey, is rich with green spaces and farming history. Its excellent road and rail links made it the obvious choice for a market, which is still held to this day.

The town is most noted for the continuing tradition of the Dunmow Flitch Trials. Mentioned in Chaucer's Canterbury Tales, every leap year couples have to convince six local bachelors and six local maidens that for a year and a day they haven't wished they'd not married. If successful they are paraded along the High Street to receive a salted and cured side of bacon – a flitch.

Such community spirit is still strong in Great Dunmow. Now home to around 9,000 people, Dunmow's position has made it a favourite for locals and commuters alike. The town has grown and developed with time and incorporated its past into the present. This balance of historic interest and modern need has produced a town of unique character and charm, nowhere more obvious than in the buildings and appearance of the high street in the centre of town, just round the corner from Barnetson Place.



UNMATCHED LUXURY

*These houses are homes of character – from their traditional build and natural materials, to the luxurious finishing touches that make this development Barnetson Place.*

Truly desirable and individually designed, these homes live up to the quality and exacting standards that Vaughan & Blyth have become renowned for. We have been designing and building superior homes for generations and are proud to specify only the best for you, which is why Barnetson Place, with its exclusivity and privacy, will suit your lifestyle perfectly.

Standing on the private block paved road you will appreciate the classic Georgian-styled exteriors, fashioned in natural materials such as slate and stone. Timber sliding sash windows, stucco render, red and stock bricks, stone string course and lintels, plus hanging bay windows add to the period feel.

Enter one of the houses into a welcoming hall and you'll be pleased with the size – some big enough to use as a dining room. Pass the quarter-landing stairs to discover day rooms and studies where family members can retire to spend time to themselves.

Fully appointed gleaming kitchens with shiny fresh new surfaces and relaxing lounges that open through to garden rooms are desirable features. Wide bi-folding doors to the patios and garden outside make these rooms delightful places to spend time to relax and entertain in – and of course, downstairs cloakrooms and thoughtful storage come as standard.

Walk up the stairs remembering you have three floors of total family flexibility and you will find wide landings to bedrooms with bay windows, many with en-suite shower rooms or en-suite bathrooms with showers, and some with wardrobes and distinct dressing areas to give that extra space.



BARNETSON PLACE



## *A unique and exclusive collection.*

This flagship collection of homes, located just a stone's throw from the centre of historic Great Dunmow, is a private enclave of just ten sensitively designed houses that vary from a two storey, two bedroom house to six large four/five bedroom three storey houses that are architecturally designed to have a unique and distinct period feel with mixed Georgian and Victorian features.

- |   |   |
|---|---|
| <b>01</b> Plot One   Page 8<br>Four bedroom home    | <b>06</b> Plot Six   Page 18<br>Two bedroom home    |
| <b>02</b> Plot Two   Page 10<br>Four bedroom home   | <b>07</b> Plot Seven   Page 20<br>Four bedroom home |
| <b>03</b> Plot Three   Page 12<br>Four bedroom home | <b>08</b> Plot Eight   Page 22<br>Four bedroom home |
| <b>04</b> Plot Four   Page 14<br>Four bedroom home  | <b>09</b> Plot Nine   Page 24<br>Four bedroom home  |
| <b>05</b> Plot Five   Page 16<br>Three bedroom home | <b>10</b> Plot Ten   Page 26<br>Four bedroom home   |

Whilst this plan has been prepared with due care for the convenience of the intending purchaser, the information shown is indicative for guidance only. Please ask to view a detailed siteplan.



Plot One – A stunning four bedroom detached home

Total Area – 228 sqm (2,454 sqft)



The welcoming hallway/dining area of the ground level leads to a living room and an exceptionally designed, fully-fitted kitchen that both connect through to a garden room which boasts high quality bi-folding doors that open out to the patio area and rear garden. For convenience, the kitchen also has direct access to the garage through a link door. There is a downstairs cloakroom and a day room on this level. On the first floor, the master bedroom comes complete with its own en-suite shower room and a dressing area. The second bedroom also benefits from its own en-suite. There are two further good-sized bedrooms, a separate study and a family bathroom on the second floor.

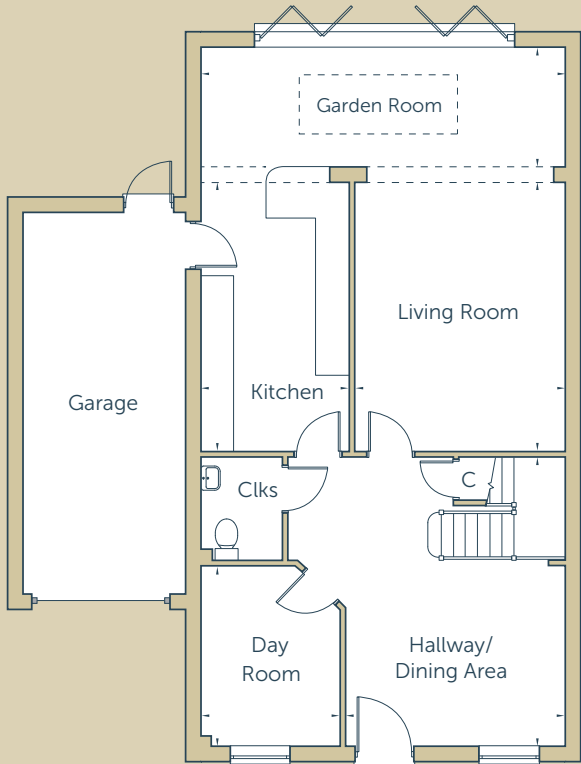
Day Room	3.21m x 2.21m	10'6" x 7'3"
Hall/Dining Area	5.35m x 4.05m	17'7" x 13'3"
Kitchen	4.91m x 2.7m	16'1" x 9'10"
Living Room	4.91m x 3.86m	16'1" x 12'8"
Garden Room	6.7m x 2.2m	22' x 7'3"
Cloakroom	1.5m x 2.0m	4'11" x 6'7"
Master Bedroom	4.45m x 4.95m	14'7" x 16'3"
Dressing Area	2.15m x 2.95m	7'1" x 9'8"
Master En-Suite	2.15m x 4.0m	7'1" x 13'2"
Bedroom 2	4.9m x 3.25m	16'2" x 10'8"
Second En-Suite	1.7m x 3.25m	5'7" x 10'8"
Bedroom 3	6.7m x 3.25m	22' x 10'8"
Bedroom 4	3.4m x 3.75m	11'2" x 12'4"
Bathroom	2.05m x 3.2m	6'9" x 10'6"
Study	2.7m x 3.75m	9'10" x 12'4"

Plot One is shown here on the left hand side. Some features such as walls, railings and car ports may not be shown in this artists impression.

Whilst these pages have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions are + or – 100mm and plans shown are not to scale. The hand drawn artist illustration is indicative only.



A look inside this well-planned home...

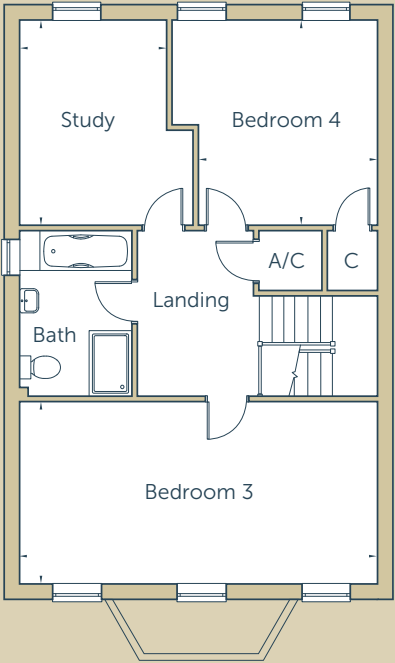


Ground Floor



First Floor

Second Floor



A/C Airing Cupboard Bath Bathroom E/S En-Suite C Cupboard Clks Cloakroom W Wardrobe

Plot Two – *A beautiful four bedroom home*

Total Area – 228 sqm (2,454 sqft)



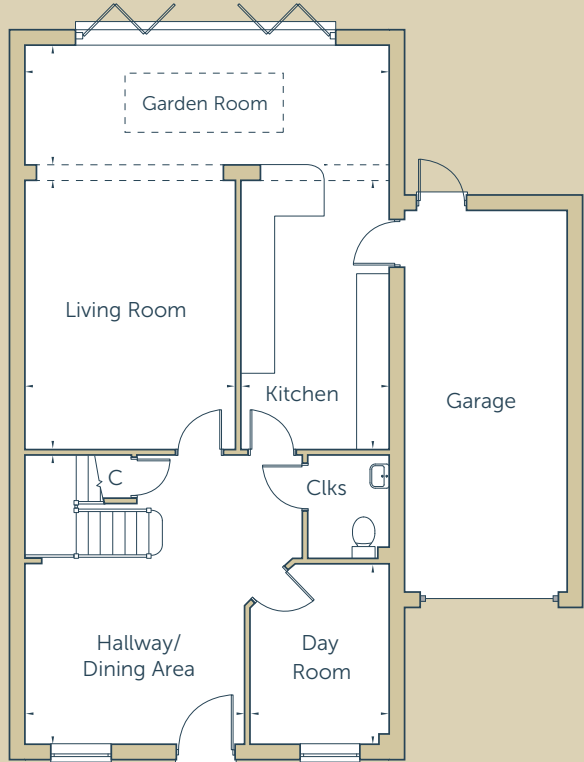
The spacious hallway/dining area of the ground floor leads to a living room and a professionally designed kitchen which both link through to a garden room that benefits from bi-folding doors. These open out to the patio area and rear garden. The kitchen has access to the adjacent garage through a connecting side door. There is also a downstairs cloakroom and a day room on this level. On the first floor the master bedroom comes complete with its own en-suite shower room and a dressing area. The second bedroom also benefits from its own en-suite shower room. There are two further well-proportioned bedrooms, a separate study and a family bathroom on the second floor.

Day Room	3.21m x 2.21m	10'6" x 7'3"
Hall/Dining Area	5.35m x 4.05m	17'7" x 13'3"
Kitchen	4.91m x 2.7m	16'1" x 9'10"
Living Room	4.91m x 3.86m	16'1" x 12'8"
Garden Room	6.7m x 2.2m	22' x 7'3"
Cloakroom	1.5m x 2.0m	4'11" x 6'7"
Master Bedroom	4.45m x 4.95m	14'7" x 16'3"
Dressing Area	2.15m x 2.95m	7'1" x 9'8"
Master En-Suite	2.15m x 4.0m	7'1" x 13'2"
Bedroom 2	4.9m x 3.25m	16'2" x 10'8"
Second En-Suite	1.7m x 3.25m	5'7" x 10'8"
Bedroom 3	6.7m x 3.25m	22' x 10'8"
Bedroom 4/Study	7m x 3.75m	22' x 12'4"
Bathroom	2.05m x 3.2m	6'9" x 10'6"

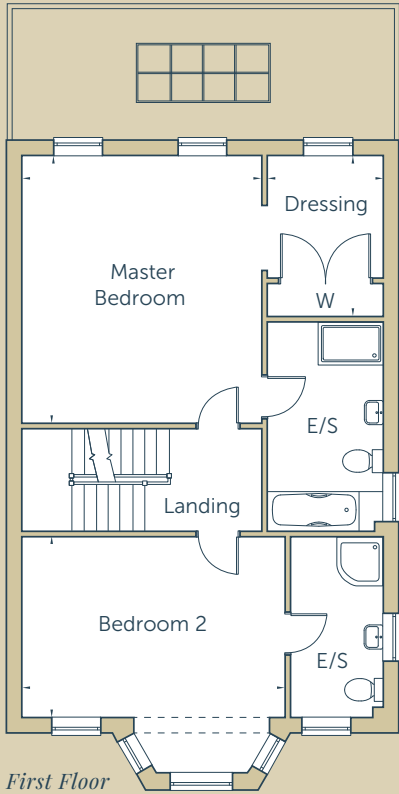
Plot Two is shown here on the right hand side. Some features such as walls, railings and car ports may not be shown in this artists impression.

Whilst these pages have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions are + or – 100mm and plans shown are not to scale. The hand drawn artist illustration is indicative only.

A look inside this well-planned home...

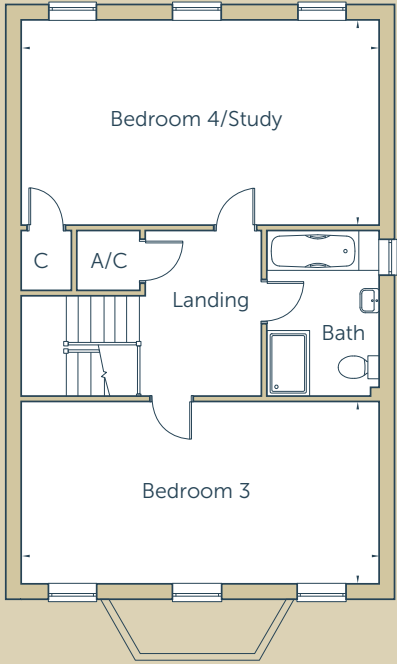


Ground Floor



First Floor

Second Floor



A/C Airing Cupboard Bath Bathroom E/S En-Suite C Cupboard Clks Cloakroom W Wardrobe

Plot Three – *A thoughtfully-designed three/four bedroom home*

Total Area – 154 sqm (1,658 sqft)



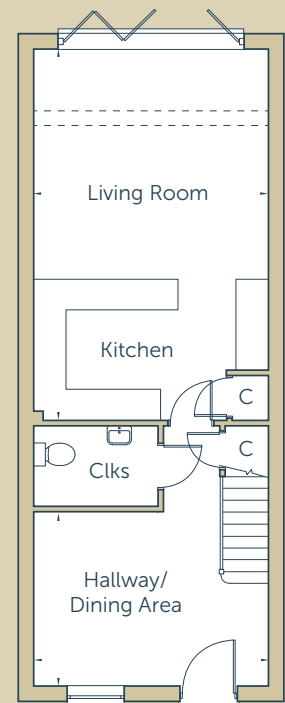
This home boasts a spacious entrance hall, with high ceilings, that has been designed to double up as a dining area perfect for entertaining family and friends. This area leads through to an open planned kitchen / living room that benefits from high quality bi-fold doors which create a light and airy feel. There is also a downstairs cloakroom and two storage cupboards on this level. On the first floor, the master bedroom comes complete with its own en-suite shower room and there is a further bedroom that could also be used as a study area. On the second floor there are two well-proportioned bedrooms and a family bathroom.

Hall/Dining Area	4.5m x 3.37m	14'9" x 11'2"
Kitchen	4.5m x 2.85m	14'9" x 9'4"
Living Room	4.5m x 4.3m	14'9" x 14'2"
Cloakroom	2.36m x 1.5m	7'9" x 4'11"
Master Bedroom	4.5m x 4.2m	14'9" x 13'9"
En-Suite	2.4m x 2.1m	7'10" x 6'11"
Study	4.5m x 3.1m	14'9" x 10'2"
Bedroom 2	4.5m x 3.4m	14'9" x 11'2"
Bedroom 3	4.5m x 3.1m	14'9" x 10'2"
Bathroom	2.6m x 2.1m	8'6" x 6'11"

Plot Three is shown here on the left hand side. Some features such as walls, railings and car ports may not be shown in this artists impression.

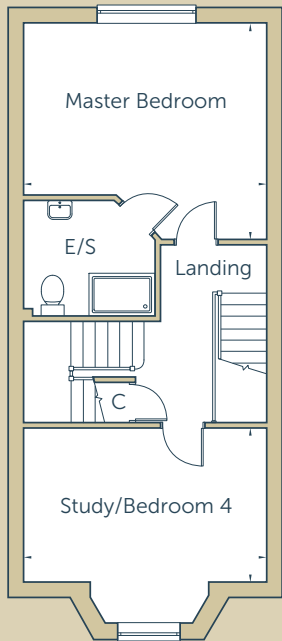
Whilst these pages have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions are + or – 100mm and plans shown are not to scale. The hand drawn artist illustration is indicative only.

A look inside this well-planned home...

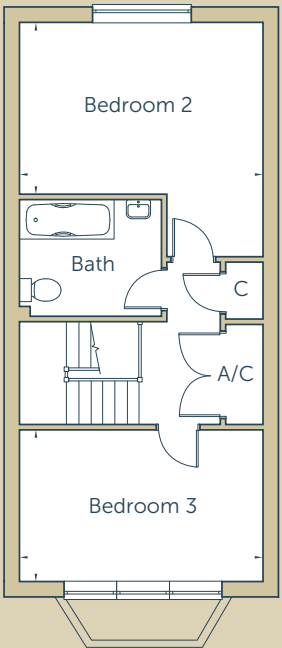


Ground Floor

First Floor



Second Floor



A/C Airing Cupboard Bath Bathroom E/S En-Suite C Cupboard Clks Cloakroom W Wardrobe



Plot Four – A professionally-designed three/four bedroom home

Total Area – 154 sqm (1,658 sqft)



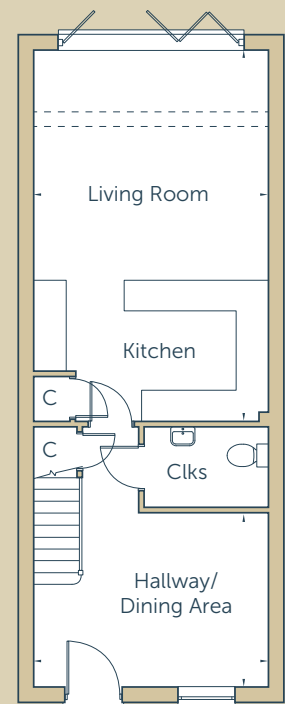
This home boasts a spacious entrance hall with high ceilings that has been designed to double up as a dining area that's perfect for entertaining family and friends. This area leads through to an open planned kitchen / living room which benefits from high quality bi-fold doors that create a light and airy feel. There is also a downstairs cloakroom and two storage cupboards on this level. On the first floor, the master bedroom comes complete with its own en-suite shower room and there is a further bedroom that could also be used as a study area. On the second floor there are two more well-proportioned bedrooms and a family bathroom.

Hall/Dining Area	4.5m x 3.37m	14'9" x 11'2"
Kitchen	4.5m x 2.85m	14'9" x 9'4"
Living Room	4.5m x 4.3m	14'9" x 14'2"
Cloakroom	2.36m x 1.5m	7'9" x 4'11"
Master Bedroom	4.5m x 4.2m	14'9" x 13'9"
En-Suite	2.4m x 2.1m	7'10" x 6'11"
Study	4.5m x 3.1m	14'9" x 10'2"
Bedroom 2	4.5m x 3.4m	14'9" x 11'2"
Bedroom 3	4.5m x 3.1m	14'9" x 10'2"
Bathroom	2.6m x 2.1m	8'6" x 6'11"

Plot Four is shown here, second from the left. Some features such as walls, railings and car ports may not be shown in this artists impression.

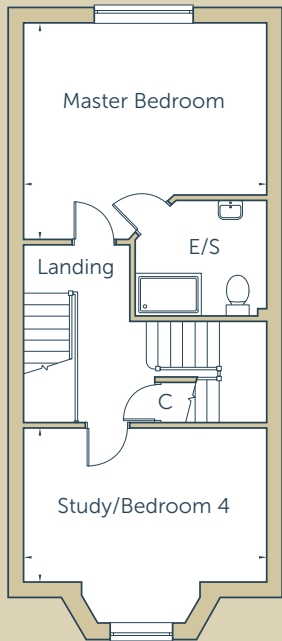
Whilst these pages have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions are + or – 100mm and plans shown are not to scale. The hand drawn artist illustration is indicative only.

A look inside this well-planned home...

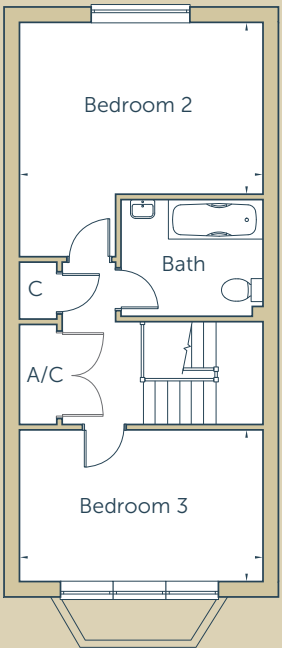


Ground Floor

First Floor



Second Floor



A/C Airing Cupboard Bath Bathroom E/S En-Suite C Cupboard Clks Cloakroom W Wardrobe

Plot Five – *A luxury three bedroom home*

Total Area – 128 sqm (1,378 sqft)



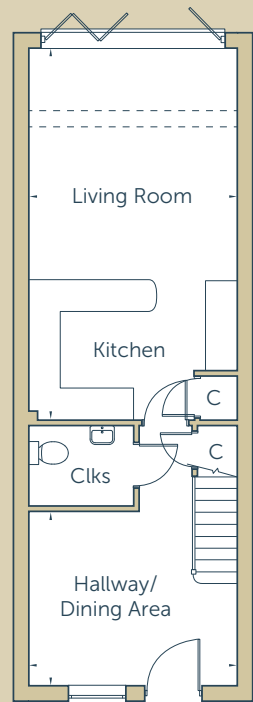
This luxury three bedroom home has a spacious entrance hall that doubles up as a dining area, which is perfect for entertaining friends or meal times with the family. This area leads through to an open planned kitchen / living room that benefits from high quality bi-fold doors which allow the light to flood in. There is also a downstairs cloakroom and two storage cupboards on this level. On the first floor there are two well-proportioned bedrooms and a large family bathroom. On the second floor, the master bedroom benefits from its own en-suite shower room and there is a separate study area.

Hall/Dining Area	4.0m x 3.37m	13'1" x 11'2"
Kitchen	4.0m x 2.7m	13'1" x 8'10"
Living Room	4.0m x 4.45m	13'1" x 14'7"
Cloakroom	1.96m x 1.5m	6'5" x 4'11"
Bathroom	2.0m x 1.86m	6'7" x 6'1"
Bedroom 2	3.05m x 4.85m	10' x 15'11"
Bedroom 3	4.0m x 3.0m	13'1" x 9'10"
Master Bedroom	4.0m x 4.1m	13'1" x 13'5"
En-Suite	2.0m x 2.3m	6'7" x 7'7"
Study Area	3.1m x 2.25m	10'2" x 7'5"

Plot Five is shown here, second from the right. Some features such as walls, railings and car ports may not be shown in this artists impression.

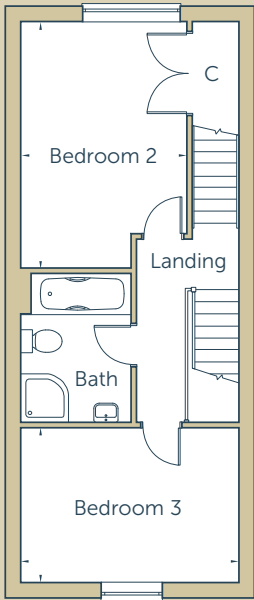
Whilst these pages have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions are + or – 100mm and plans shown are not to scale. The hand drawn artist illustration is indicative only.

A look inside this well-planned home...

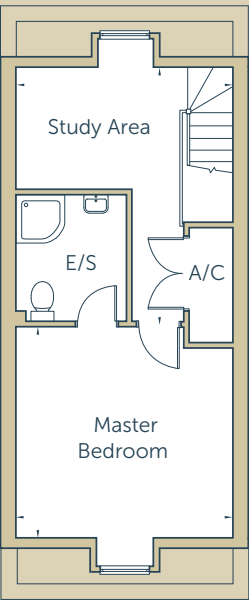


Ground Floor

First Floor



Second Floor



A/C Airing Cupboard Bath Bathroom E/S En-Suite C Cupboard Clks Cloakroom W Wardrobe



Plot Six – A stunning two bedroom home

Total Area – 92 sqm (990 sqft)



This stunning two bedroom home has a spacious entrance hall that can be used as a dining area – perfect for entertaining and meal times with the family. This area leads through to an open planned kitchen / living room that benefits from high quality bi-fold doors which allow the light to flood in. There is also a downstairs cloakroom and two storage cupboards on this level. On the first floor, the master bedroom comes complete with its own en-suite shower room. There is a second double bedroom and a family bathroom.

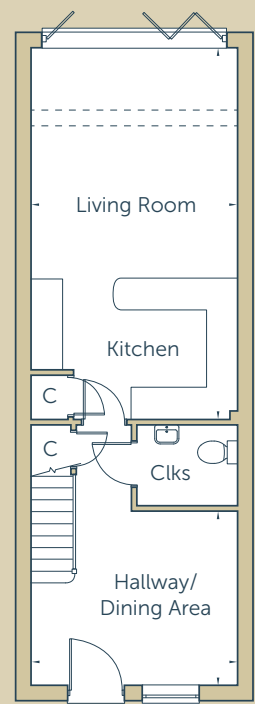
Hall/Dining Area	4.0m x 3.37m	13'1" x 11'2"
Kitchen	4.0m x 2.7m	13'1" x 8'10"
Living Room	4.0m x 4.45m	13'1" x 14'7"
Cloakroom	1.96m x 1.5m	6'5" x 4'11"
Bathroom	2.0m x 1.86m	6'7" x 6'1"
Master Bedroom	4.0m x 3.63m	13'1" x 11'11"
Bedroom 2	4.0m x 3.0m	13'1" x 9'10"
En-suite	2.0m x 2.0m	6'7" x 6'7"

Plot Six is shown here on the right hand side. Some features such as walls, railings and car ports may not be shown in this artists impression.

Whilst these pages have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions are + or – 100mm and plans shown are not to scale. The hand drawn artist illustration is indicative only.

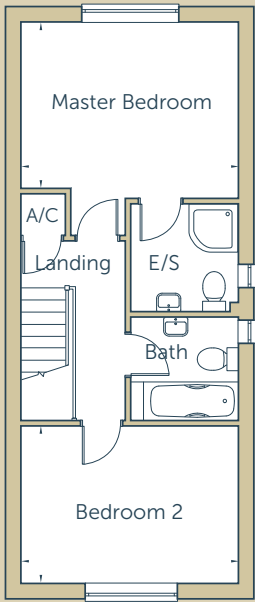


A look inside this well-planned home...



Ground Floor

First Floor



A/C Airing Cupboard Bath Bathroom E/S En-Suite C Cupboard Clks Cloakroom W Wardrobe

Plot Seven – *A spacious four bedroom home on three floors*

Total Area – 225 sqm (2,426 sqft)



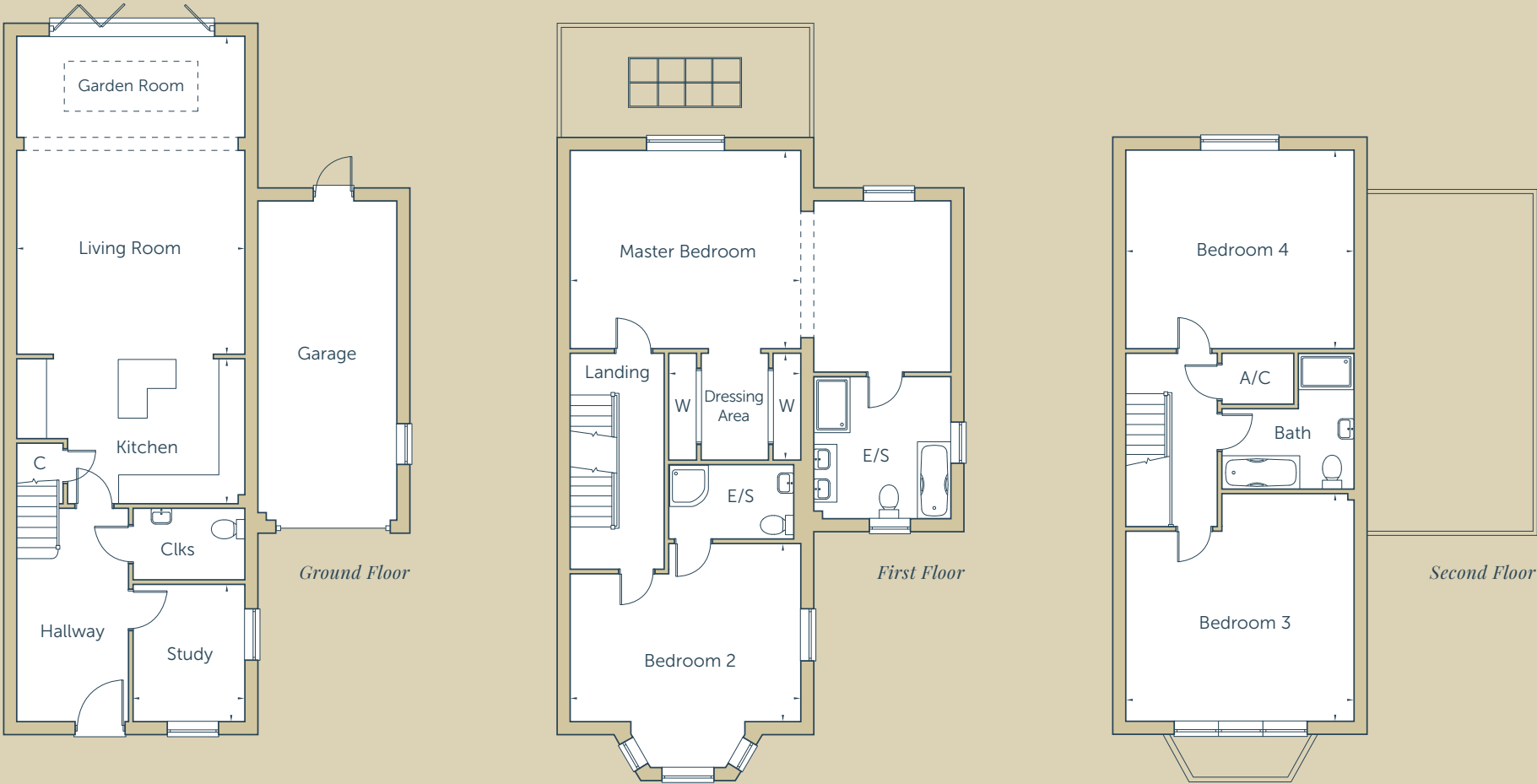
The entrance hallway on the ground floor leads to a study, cloakroom and a fully fitted and professionally designed kitchen that is open planned with the living room. This benefits from bi-folding doors opening out to the rear garden. On the first floor, the generous master bedroom comes complete with its own luxury en-suite shower room and a dressing area. The second bedroom also benefits from its own en-suite shower room. There are two further well-proportioned bedrooms and a family bathroom on the second floor.

Kitchen	5.0m x 3.25m	16'5" x 10'8"
Living Room	5.0m x 7.0m	16'5" x 23'
Study	2.46m x 2.96m	8'1" x 9'9"
Cloakroom	2.46m x 1.5m	8'1" x 4'11"
Master Bedroom	5.0m x 4.3m	16'5" x 14'1"
Dressing Area	2.9m x 2.3m	9'6" x 7'7"
Master En-Suite	3.0m x 3.1m	9'10" x 10'2"
Bedroom 2	5.0m x 4.0m	16'5" x 13'1"
Second En-Suite	2.9m x 1.6m	9'6" x 5'3"
Bedroom 3	5.0m x 5.0m	16'5" x 16'5"
Bedroom 4	5.0m x 4.3m	16'5" x 14'1"
Bathroom	2.9m x 3.0m	9'6" x 9'10"

Plot Seven is shown here on the right hand side. Some features such as walls, railings, car ports or additional parking may not be shown in this artists impression.

Whilst these pages have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions are + or – 100mm and plans shown are not to scale. The hand drawn artist illustration is indicative only.

A look inside this well-planned home...



A/C Airing Cupboard Bath Bathroom E/S En-Suite C Cupboard Clks Cloakroom W Wardrobe

Plot Eight – A beautiful four bedroom home

Total Area – 228 sqm (2,454 sqft)



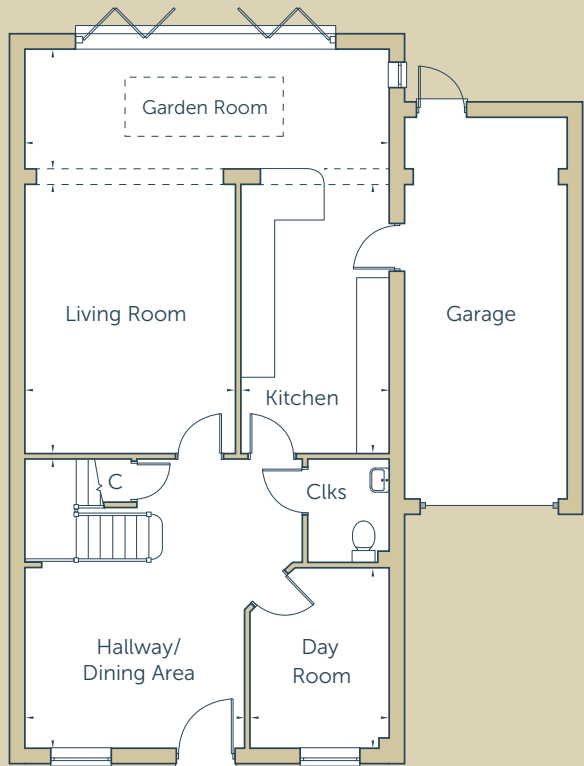
The spacious hallway/dining area on the ground floor leads to a living room and a professionally designed kitchen that both link through to a garden room that benefits from bi-folding doors which open out to the patio area and rear garden. The kitchen has access to the adjacent garage through a connecting side door. There is also a downstairs cloakroom and a day room on this level. On the first floor, the master bedroom comes complete with its own en-suite shower room and a dressing area. The second bedroom also benefits from its own en-suite shower room. There are two further, well-proportioned bedrooms, a separate study and a family bathroom on the second floor.

Day Room	3.21m x 2.21m	10'6" x 7'3"
Hall/Dining Area	5.35m x 4.05m	17'7" x 13'3"
Kitchen	4.91m x 2.7m	16'1" x 9'10"
Living Room	4.91m x 3.86m	16'1" x 12'8"
Garden Room	6.7m x 2.2m	22' x 7'3"
Cloakroom	1.5m x 2.0m	4'11" x 6'7"
Master Bedroom	4.45m x 4.95m	14'7" x 16'3"
Dressing Area	2.15m x 2.95m	7'1" x 9'8"
Master En-Suite	2.15m x 4.0m	7'1" x 13'2"
Bedroom 2	4.9m x 3.25m	16'2" x 10'8"
Second En-Suite	1.7m x 3.25m	5'7" x 10'8"
Bedroom 3	6.7m x 3.25m	22' x 10'8"
Bedroom 4	3.4m x 3.75m	11'2" x 12'4"
Bathroom	2.05m x 3.2m	6'9" x 10'6"
Study	2.7m x 3.75m	9'10" x 12'4"

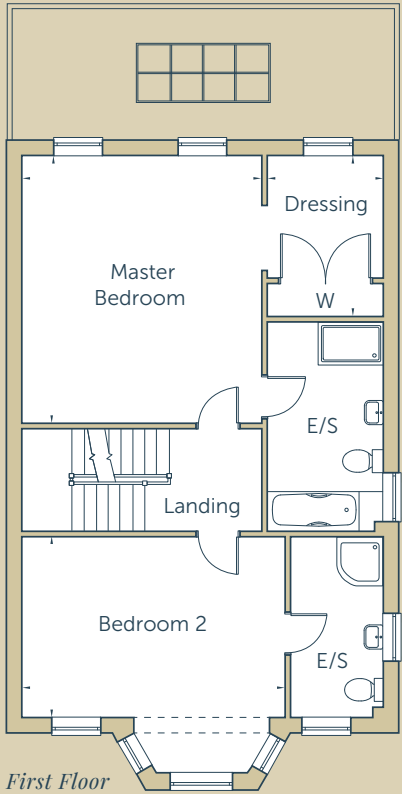
Plot Eight is shown here on the left hand side. Some features such as walls, railings, car ports or additional parking may not be shown in this artists impression.

Whilst these pages have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions are + or – 100mm and plans shown are not to scale. The hand drawn artist illustration is indicative only.

A look inside this well-planned home...

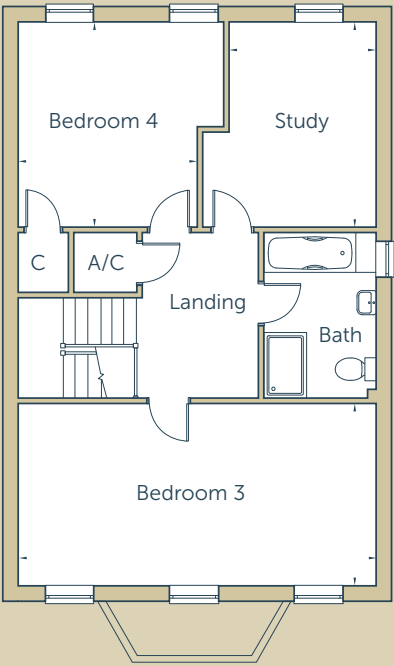


Ground Floor



First Floor

Second Floor



A/C Airing Cupboard Bath Bathroom E/S En-Suite C Cupboard Clks Cloakroom W Wardrobe



Plot Nine – A stunning four bedroom home

Total Area – 228 sqm (2,454 sqft)



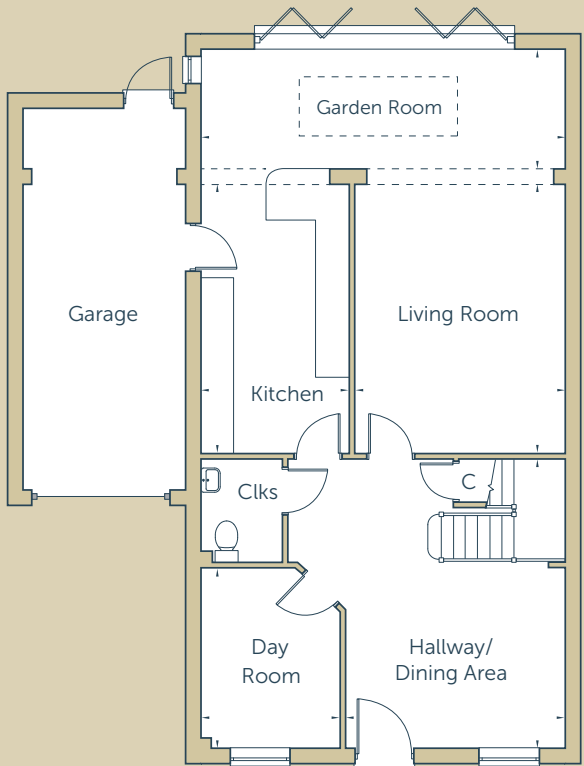
Plot Nine is shown here on the right hand side. Some features such as walls, railings and car ports may not be shown in this artists impression.

Whilst these pages have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions are + or – 100mm and plans shown are not to scale. The hand drawn artist illustration is indicative only.

The welcoming hallway/dining area on the ground level leads to a living room and an exceptionally designed fully-fitted kitchen that both connect through to a garden room which boasts high quality bi-folding doors that open out to the patio area and rear garden. For convenience, the kitchen also has direct access to the garage through a link door. There is a downstairs cloakroom and a day room on this level. On the first floor, the master bedroom comes complete with its own en-suite shower room and dressing area. The second bedroom also benefits from its own en-suite. There are two further good-sized bedrooms, a separate study and a family bathroom on the second floor.

Day Room	3.21m x 2.21m	10'6" x 7'3"
Hall/Dining Area	5.35m x 4.05m	17'7" x 13'3"
Kitchen	4.91m x 2.7m	16'1" x 9'10"
Living Room	4.91m x 3.86m	16'1" x 12'8"
Garden Room	6.7m x 2.2m	22' x 7'3"
Cloakroom	1.5m x 2.0m	4'11" x 6'7"
Master Bedroom	4.45m x 4.95m	14'7" x 16'3"
Dressing Area	2.15m x 2.95m	7'1" x 9'8"
Master En-Suite	2.15m x 4.0m	7'1" x 13'2"
Bedroom 2	4.9m x 3.25m	16'2" x 10'8"
Second En-Suite	1.7m x 3.25m	5'7" x 10'8"
Bedroom 3	6.7m x 3.25m	22' x 10'8"
Bedroom 4	3.4m x 3.75m	11'2" x 12'4"
Bathroom	2.05m x 3.2m	6'9" x 10'6"
Study	2.7m x 3.75m	9'10" x 12'4"

A look inside this well-planned home...

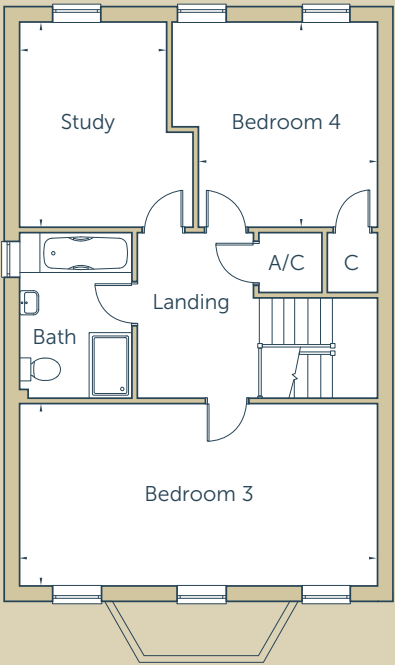


Ground Floor



First Floor

Second Floor



A/C Airing Cupboard Bath Bathroom E/S En-Suite C Cupboard Clks Cloakroom W Wardrobe

Plot Ten – *A spacious four bedroom home on three floors*

Total Area – 225 sqm (2,426 sqft)



Plot Ten is shown here on the left hand side. Some features such as walls, railings and car ports may not be shown in this artists impression.

Whilst these pages have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions are + or – 100mm and plans shown are not to scale. The hand drawn artist illustration is indicative only.

The entrance hallway/dining room on the ground floor leads to a study, cloakroom and a fully fitted professionally designed kitchen that is open planned with the living room which benefits from bi-folding doors opening out to the rear garden. On the first floor, the generous master bedroom comes complete with its own luxury en-suite shower room and dressing area. The second bedroom also benefits from its own en-suite shower room. There are two further well-proportioned bedrooms and a family bathroom on the second floor.

Hall/Dining	5.0m x 2.87m	16'5" x 9'5"
Kitchen	4.0m x 3.35m	13'1" x 11'
Living Room	5.0m x 7.0m	16'5" x 23'
Cloakroom	2.36m x 1.5m	7'9" x 4'11"
Bathroom	3.0m x 2.31m	9'10" x 7'7"
Master Bedroom	5.0m x 4.1m	16'5" x 13'1"
Dressing Area	2.9m x 2.5m	9'6" x 8'2"
Master En-Suite	2.9m x 2.2m	9'6" x 7'3"
Bedroom 3	5.0m x 3.4m	16'5" x 11'2"
Study	3.0m x 2.98m	9'10" x 9'9"
Bedroom 2	5.0m x 4.1m	16'5" x 13'5"
Dressing Area	2.9m x 2.2m	9'6" x 7'3"
Second En-Suite	2.1m x 2.5m	6'11" x 8'2"
Bedroom 4	5.0m x 3.4m	16'5" x 11'2"

A look inside this well-planned home...



A/C Airing Cupboard Bath Bathroom E/S En-Suite C Cupboard Clks Cloakroom W Wardrobe



## SPECIFICATION

### *Superbly appointed homes you'll be proud of.*

#### *Kitchens and utility rooms*

Contemporary coloured kitchens by Sheraton are allied to a range of integrated Neff appliances and all houses will have water softeners as standard. Quartzstone/Granite worktops and coloured glass upstands and splash-backs all help to give these homes a very modern twist.

#### *Bathroom and en-suites*

White Roca sanitary-ware is used throughout, together with Aqualisa showers/valves and Merlyn enclosures. All bathrooms and showers will be fully tiled on both walls and floors, whilst ground floor cloakrooms will be half-tiled. Feature chrome heated towel rails will be fitted to bathrooms and en-suites.

#### *Interior*

Internally the houses are modern with large open-space living accommodation. The larger houses will all have a feature lantern roof above the main outer living area, which together with bi-fold doors create a light and airy feel. Internal joinery will be painted with white eggshell for durability and the ceilings will have a smooth plastered finish, painted in white.

Internal ceiling heights mirror the classic Georgian facades and are typically high on the ground floor, reducing as you proceed to the first and second. Feature full height windows dropping down to floor level also add to the period feel. Contemporary oak doors will have polished chrome ironmongery with polished stainless steel hinges.

#### *Electrics*

The kitchens, bathrooms and en-suites will have recessed LED down-lighters. Other rooms will have single pendant light fittings as standard. There will be a generous amount of power points installed throughout the homes, with television and phone points supplied in each principal room. Extractor fans will be fitted to all bathrooms and en-suites. Smoke detectors and burglar alarm systems will be fitted to the homes. Power to all garages and external lights to all egress points.

#### *Plumbing and heating*

The houses will have gas energy efficient high performance boilers with pressurised heating system/hot water storage facility, under floor heating to ground floors with individual room digital thermostatic controls and traditional wall mounted radiators elsewhere.

#### *Wall construction*

Traditional brick and block work construction to exterior walls with partial fill cavity insulation, which are dry lined internally. Internal non structural walls are metal stud and plastered.

#### *Garages, car-ports and parking*

All the houses will include either a garage with automated up-and-over door plus parking, or a car-port plus parking. Each property will have pedestrian access to the rear gardens for ease of maintenance.

#### *External*

All the houses will front onto the private courtyard drive which will be accessed via a pair of feature, electronically controlled gates thus giving Barnetson Place a secure setting. Generous use of stone detailing around the sash windows together with stucco render and contrasting brick types all add to the overall effect of this collection. The rear gardens will be fully turfed upon completion along with appropriate landscaping and the rear gardens will be secure with a mixture of hazel hurdles and close boarded fencing.



BARNETSON PLACE





Interiors from previous Vaughan & Blyth developments.

WHERE YOU CAN LIVE LIFE TO THE FULL

*With everything at hand and more, Barnetson Place puts you in the centre of Great Dunmow for shopping, commuting, schooling and travelling.*

Great Dunmow is proud of its town's appeal. From diverse local independent shops and major brands, to pubs and restaurants such as the timber-framed Chop House restaurant with its good food and wines, or teashops such as Musketeers which in the evening becomes a wine bar, this is a town that caters for everyone's needs. Complete with an arts centre, comedy club, theatre school, and its local paper, the Dunmow Broadcast, this is a town for all ages.

There are local schools for children ranging from the Helena Romanes Foundation School and Sixth Form Centre to St Mary's Primary School, with local nurseries as well for the littlest members of the family.

Barnetson Place is a secluded mews giving you privacy and peace of mind, yet round the corner in the high street is a local newsagent, butcher and post office, together with all the stores you're likely to need.

With the exceptional shopping opportunities of Braintree and its Freeport shopping village with over 90 top brand stores and town centre in one direction and Bishops Stortford in the other, you are spoilt for choice. Visit Cineworld with its 12 screens or dine out at Prezzo, Chimichanga or any one of a number of top restaurants. For a range of other options, visit Chelmsford or Cambridge with their own malls, cinemas, independent shops and restaurants.

Great Dunmow is a delightful town with a strong sense of identity, where you can stretch your boundaries and experience the excitement of eastern England. If you're looking for heritage then local villages from medieval Thaxted and Felsted to Takeley and Hatfield, with its medieval hunting forest and vast parkland will more than satisfy.



BARNETSON PLACE





Indicative local area scenes

## CONNECTIONS

*With roads and rail to London, the east and the north,  
and Stansted airport nearby, where will you go first?*

Surrounded by the rolling charm of the east England countryside, yet alive with all the modern amenities of town and its surrounding villages, Great Dunmow is perfectly situated for everyday contemporary lifestyles.

The A120 connects in the west to the M11 which leads south to London, or north to the city of Cambridge and beyond. To the east, through Braintree, you'll reach Colchester and the coast via the A12, where you can plan family days out to Clacton-on-Sea, Frinton, Harwich or Manningtree.

Commuting is a dream. If you're looking for a good life balance between business and family then Barnettson Place is ideal. Bishop's Stortford station with its first-rate access to Cambridge and the north of England, or London and the east of England, is just 10 miles away. Braintree station is also easily reached being just 9 miles away. This connects to the east coast towns of Chelmsford with its pedestrianised precincts, Colchester with its medieval castle, market and essential department stores, Ipswich and its theatres and marina – and also London, where your shopping and entertainment adventures are limitless.

However, if it's flying you're interested in then Stansted airport, just further west along the A120, makes international travel or commuting a cinch. No more punishing journeys to get to an airport when you travel internationally, instead just 6 miles away is your departure gate to the world.



BARNETSON PLACE



Perfectly positioned for your convenience

Barnetson Place is superbly located for you to have an enjoyable lifestyle, with shopping, recreation, fitness and leisure facilities all within easy reach. Also, because of its excellent travel links, the cities of Chelmsford, Cambridge and London can be traveled to with ease as can some highly-rated quaint villages and vibrant market towns.



**Stansted Airport**  
6 miles from Great Dunmow  
[www.stanstedairport.com](http://www.stanstedairport.com)  
  
Stansted Airport is the base for a high number of major European carriers, and the largest base for airline Ryanair with over 100 destinations served by the airline.



**Chelmsford**  
13 miles from Great Dunmow  
[www.visitessex.com/chelmsford](http://www.visitessex.com/chelmsford)  
  
Chelmsford with its open spaces, green parks, rivers and canals is an excellent city for major store shopping, theatre, entertainment, street side cafés, and lively night life.



**Thaxted**  
6.5 miles from Great Dunmow  
[www.thaxted.co.uk](http://www.thaxted.co.uk)  
  
One of the county's finest small towns, it is full of English charm and character. It's a thriving place moving with the times, blending the very best of the past and present.



**Cambridge**  
33 miles from Great Dunmow  
[www.visitcambridge.org](http://www.visitcambridge.org)  
  
Be inspired by exploring museums and art galleries, quaint passages, high street shopping, the historic market place and the world famous majestic college buildings.

**Transport links**  
A120 (1 mile)  
Stansted Airport (6 miles)  
M11 (7.7 miles)  
Braintree Station (9 miles)  
Bishop's Stortford (10 miles)  
Chelmsford (13 miles)  
M25 (22 miles)  
Cambridge (33 miles)

**Surrounding Villages**  
Barnston (1.8 miles)  
Great Easton (2.7 miles)  
Stebbing (3.4 miles)  
Felsted (4 miles)  
Takeley (4.7 miles)  
Leaden Roding (6.5 miles)  
Thaxted (6.5 miles)

**Local services**  
Newsagent (500 ft away)  
Post Office (530 ft away)  
Butcher (550 ft away)  
Cafe (600 ft away)  
Dunmow Clinic (0.2 miles)  
Tesco (1.4 miles)

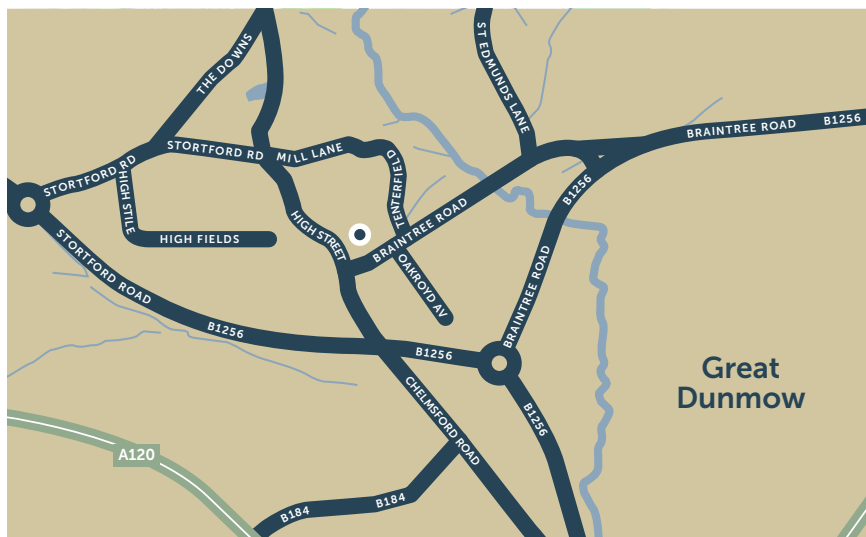
**Education**  
Dunmow St Mary's Primary School CM6 1EB  
0.6 miles / 3 minutes  
Great Dunmow Primary School CM6 1ZR  
0.9 miles / 4 minutes  
The Helena Romanes School and Sixth Form CM6 2AU  
1.2 miles / 4 minutes  
Felsted School CM6 3JQ  
4 miles / 15 minutes

Travel times and distances quoted are approximate only and are taken from <http://maps.google.co.uk>.



### How to find Barnetson Place

Barnetson Place, Braintree Road, Great Dunmow, CM6 1LN



**From Braintree** – Leave Braintree on the A120 west towards Stansted Airport and the M11. Take the slip road to Gt Dunmow B184 and at the roundabouts follow the signs to Gt Dunmow following the B1256. Turn left on to the B184 and follow the road towards the town centre. At the mini roundabout carry straight on the B184. At the next mini roundabout, with Braintree Road, turn right and Barnetson Place is next left.

**From Stansted Airport and the M11** – Travel east on the A120 and take the slip road to Gt Dunmow B184. At the roundabouts follow the signs to Gt Dunmow following the B1256. Turn left on to the B184 and follow the road towards the town centre. At the mini roundabout carry straight on the B184. At the next mini roundabout, with Braintree Road, turn right and Barnetson Place is next left.



Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Vaughan & Blyth operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All times and distances quoted are from <http://www.nationalrail.co.uk> or <http://www.tfl.gov.uk> and are approximate only.

QUALITY HOMES, NATURALLY

*“In fifty years we have established an enviable reputation for our high standard of design, traditional construction and attention to detail”*

Vaughan & Blyth may be new to Great Dunmow and this area of Essex but we are a traditional Essex builder based in Colchester and have been in existence for well over fifty years. Probably known as the premier builder in North East Essex and South Suffolk, we pride ourselves on our traditional well-built family homes and friendly staff.

Most of our tradesmen have been working with the company for many years and this helps us to maintain exceptionally high standards of workmanship and professionalism throughout the build process. Our motto is “Quality Homes Naturally” and it is not unusual for us to have customers say “we have always wanted a Vaughan & Blyth home!” and many have bought more than one property over the years.

Previously completed projects include Palmer Gardens, (Oakwood Grove) Wivenhoe, Handford Place, Lexden and Sovereign Crescent also in Lexden, Colchester.

**VAUGHAN & BLYTH**  
Quality Homes, Naturally

Vaughan & Blyth, Estuary House, Whitehall Road, Colchester, Essex CO2 8HA  
For further information please call 01206 791660 or visit us online at [www.vaughan-blyth-homes.co.uk](http://www.vaughan-blyth-homes.co.uk)

Each home built by Vaughan & Blyth is covered  
by the NHBC 10 year Guarantee Scheme



BARNETSON PLACE

BARNETSON PLACE  
BRAINTREE ROAD, GREAT DUNMOW, CM6 1LN  
WWW.BARNETSONPLACE.CO.UK

VAUGHAN & BLYTH  
Quality Homes, Naturally

ESTUARY HOUSE, WHITEHALL ROAD, COLCHESTER CO2 8HA

The Beresfords logo consists of the word "Beresfords" in a white serif font, centered within a dark green rectangular box. A thin red horizontal line is positioned directly beneath the green box.

All enquiries please contact **Beresfords Estate Agents.**

**01371 876 868** or visit **[www.beresfordsgroup.co.uk](http://www.beresfordsgroup.co.uk)**

No description or information given about the property or its value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any representation or fact. The selling agents do not have any authority to make any representation and accordingly any information given is entirely without the responsibility on the part of the agents or the vendor company. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact interpretation. Any areas, measurements or distances are approximate only. Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information. Some of the location images within this brochure are taken from <http://www.geograph.org.uk> and are licensed for reuse under the Creative Commons Licence (<http://creativecommons.org/licenses/by-sa/2.0>).

They are ©Copyright John Myers, Paul Farmer and John Salmon.

Brochure produced by UKM Creative Limited. Please contact Steve Clarke on 07711 370 955.  
[www.ukmpropertymarketing.co.uk](http://www.ukmpropertymarketing.co.uk)