



WELCOME TO

WALPOLE MEADOWS

STANSTED MOUNTFITCHET | CM24 8TA



A new development with so much to offer.

Stylish modern homes in spectacular surroundings. The simplicity of village life, with a thriving community spirit. Superb schooling, excellent local amenities and relaxing recreational facilities. A real sense of history, coupled with an eye firmly on the future. Easy access to London only 50 minutes away. Endless opportunities to combine work, rest and play.

Welcome to Walpole Meadows, an exciting new collection of 1, 2, 3, 4 and 5-bedroom homes, ideally located in Stansted Mountfitchet on the border between Essex and Hertfordshire.



ENJOY A NATURALLY BALANCED LIFESTYLE

Despite being close to the UK's third busiest airport, Walpole Meadows is well out of the way of flight paths, remaining a relaxed rural haven that offers tranquillity to all.

Steeped in history, Stansted Mountfitchet has an ancient castle with a fabulous toy museum housing over 80,000 toys, and a reconstructed Norman village. Its beautifully preserved windmill, delightful churches and collection of 16th and 17th century buildings are a backdrop to more contemporary amenities.







ACRES OF OPEN SPACE

On the very edge of the delightful village of Stansted Mountfitchet, Walpole Meadows is surrounded by green open spaces. There are vast expanses of farmland extending as far as the eye can see, with unspoiled vistas, rolling hills, ancient woodland and leafy lanes in every direction. With a new wildflower meadow and a community woodland walk being created right next to the development, young and old alike are able to embrace and explore the great outdoors.

A TASTE OF LUXURY









From sleepy English country villages to living the high life, the area around Walpole Meadows caters for all tastes. Dining out is a real pleasure, with an excellent choice of eateries offering a wide range of cuisines to tantalise your taste buds. The Rose & Crown, the Wood Grill, the Cork House Bar and the award-winning Linden House are just a few of the friendly local pubs and restaurants serving up mouth-watering home cooking in Stansted Mountfitchet, while the village cafés and teashops are perfect for meeting friends.

There's a wider selection of bistros and bars in nearby Bishop's Stortford, just a few miles to the south, from Michelin Guide favourites such as The Lemon Tree and Water Lane to upmarket chains like Carluccio's and Prezzo.

THE NEW PREMIER LOCATION

Stansted Mountfitchet has an eclectic range of shops providing day-to-day essentials and a whole lot more, from freshly baked bread and cakes to locally picked produce from a traditional greengrocer, and from beautiful bouquets to the best cuts of meat.

Bishop's Stortford has been a market town since ancient times, and today its extensive modern retail facilities include everything from major supermarkets to weekly street markets, with high street names and quality local independents lining South Street and Jackson Square.

Slightly further afield, Harlow and Chelmsford both offer alternative shopping experiences, with Chelmsford's pedestrianised High Street and superb shopping centres packed full of luxury brands. Cambridge is just half an hour away, where you can combine shopping and café culture in elegant historic surroundings.









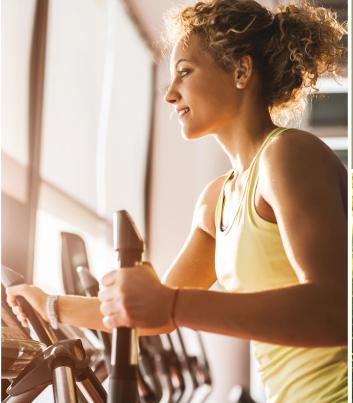
A BRIGHTER FUTURE





There are no less than three primary schools (Bentfield Primary School, Magna Carta Primary Academy and St Mary's (CofE) Primary School) and one secondary school, the Forest Hall School, all within walking distance of the development.

Further choices of both state and independent schools are within a wider area, such as Felsted Preparatory School and Bishop's Stortford College, which are both independent, co-educational day and boarding schools.



RELAXED, REFRESHED,







Surrounded by glorious countryside and with a royal hunting forest and lush parkland within easy reach, Stansted Mountfitchet is the perfect place for walking, cycling and riding. As well as the popular Mountfitchet Romeera Leisure Centre, there's a choice of swimming pools in nearby Bishop's Stortford and a number of playing fields, pitches and tennis courts in the immediate area.

Non-league football club Stansted FC play at the Hargrave Park sports ground in the village, and there is also a cricket club based at the ground. In addition, Bishop's Stortford hosts a multiplex cinema, 10-pin bowling alley and arts complex, while there are a number of theatres and performance venues all within a short drive of Walpole Meadows.

Living at Walpole Meadows you'll be within easy reach of some great connections. Stansted Mountfitchet is rapidly becoming a very popular base for London commuters, with the mainline railway station in the village offering frequent, direct services, to London Liverpool Street and Tottenham Hale (journey times approximately 51 and 34 minutes respectively).

Travelling in the opposite direction, you can be in Cambridge within 35 minutes or catch a train to Stansted Airport, just four miles away, which offers daily domestic and international flights and is also accessible by bus.

A COMMUTER'S



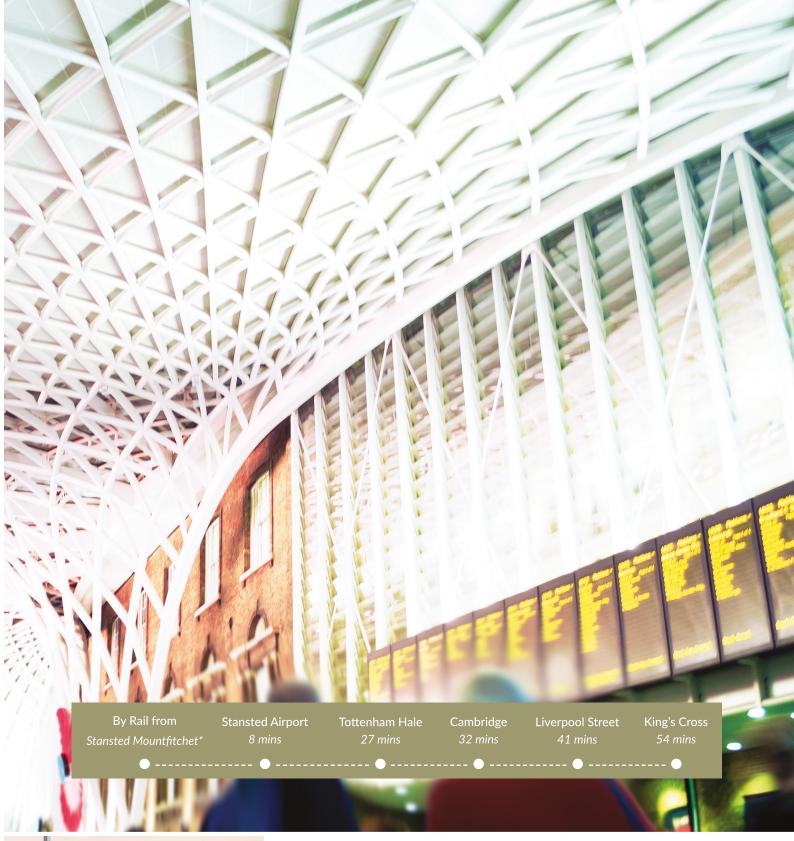
EASY

By Road from Walpole Meadows**

- Stansted Airport 10 mins
- Cambridge 50 mins
- Harlow 30 mins
- Chelmsford 40 mins
- Chigwell 50 mins
- Luton Airport 1hr









A PLACE WITH GREAT CONNECTIONS

With the M11 intersection just three miles to the south of the village, drivers have effortless connections to London, the M25 orbital motorway and the north via the A1 and the A14. Cambridge is just over 30 miles away, taking around 50 minutes by car.

Travel times from *www.thetrainline.com / **www.google.co.uk/maps. All travel times are approximate.



At Walpole Meadows, your new home has been designed to offer you the ultimate in comfort and convenience - to ensure that every minute you live here is a real pleasure. Intelligently planned to suit the way we all live today, these superb new properties are warm, inviting spaces that exude quality and style and are perfect for relaxing or entertaining.



STUNNING, SPACIOUS, CONTEMPORARY





A QUALITY SPECIFICATION









These traditionally built elegant homes exude quality and enjoy a high specification.

All homes are fitted with modern, contemporary kitchens with integrated appliances.

Throughout the homes are Vicaima oak finish doors with chrome furniture, the master bedrooms all have sliding mirrored built-in wardrobes, and power sockets have USB ports in selected locations. These are just a few of the touches that set these Martin Grant homes apart.

DELIVERING EXTRAORDINARY HOMES







Each Martin Grant Homes property is meticulously planned and professionally built to the highest standards, maximising space and light. Designed specifically to suit the way we live today, our homes incorporate a wealth of modern conveniences in a range of sizes to appeal to everyone from first-time buyers to established families. Our homes are known for their elegance and lasting quality and for enhancing their existing surroundings. They are sympathetic to the local architecture, regional characteristics and the surrounding countryside.

Founded in 1978, Martin Grant Homes has earned a reputation for building superb quality homes and apartments in desirable locations. As a privately-owned family company, we've continued to grow and we are now recognised as a major regional house builder, enjoying our 40th year of delivering extraordinary homes.



OUR BLUEPRINT FOR A GREENER FUTURE...



Our Homes

As responsible developers, our objective is to create environmentally sensitive and sustainable developments. As a result, we follow sound best practice principles throughout the planning, design and build stages of our developments.

We are committed to designing homes in association with planners and industry bodies that are energy efficient. That means incorporating environmental performance standards into the houses we build. It also means assessing the energy efficiency of the materials we use to reduce consumption of fossil fuels and carbon dioxide emissions. Finally, it means considering things like recycling, the use of water efficient appliances, water conservation, preservation of ecology and general health and well-being when designing our developments.

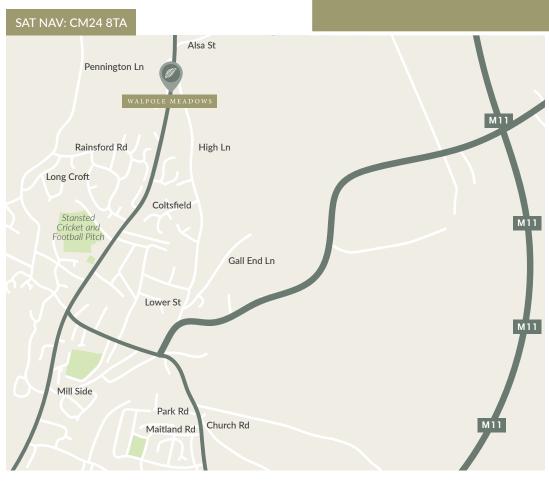
Our Sites

We ensure our developments recognise and fit with the natural environment and their surrounding landscape setting. We strive to protect, preserve and enhance the natural site features and we work closely with the Environment Agency, Natural England and local wildlife groups to manage and maintain any protected flora and fauna. We always endeavour to enhance the local landscape and habitats to encourage and increase biodiversity.

Construction

During our construction process we seek to protect the environment in which we work and are committed to reducing waste. A proportion of our developments are on formerly used or brownfield sites, making a more efficient use of land.

IDEALLY LOCATED







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