



Computer generated imagery is indicative only.

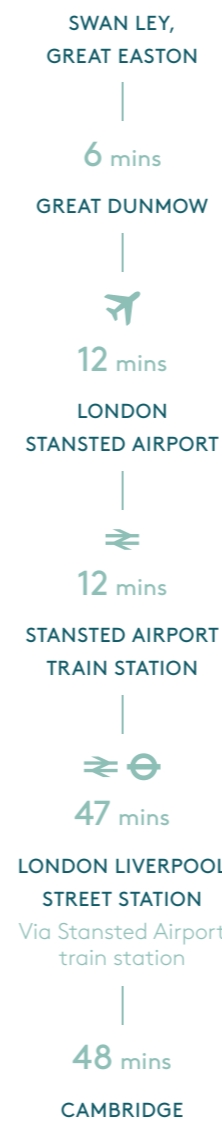
PICTURESQUE VILLAGE LIVING

Swan Ley is an exclusive development of nine detached houses situated within the picturesque village of Great Easton and surrounding countryside.

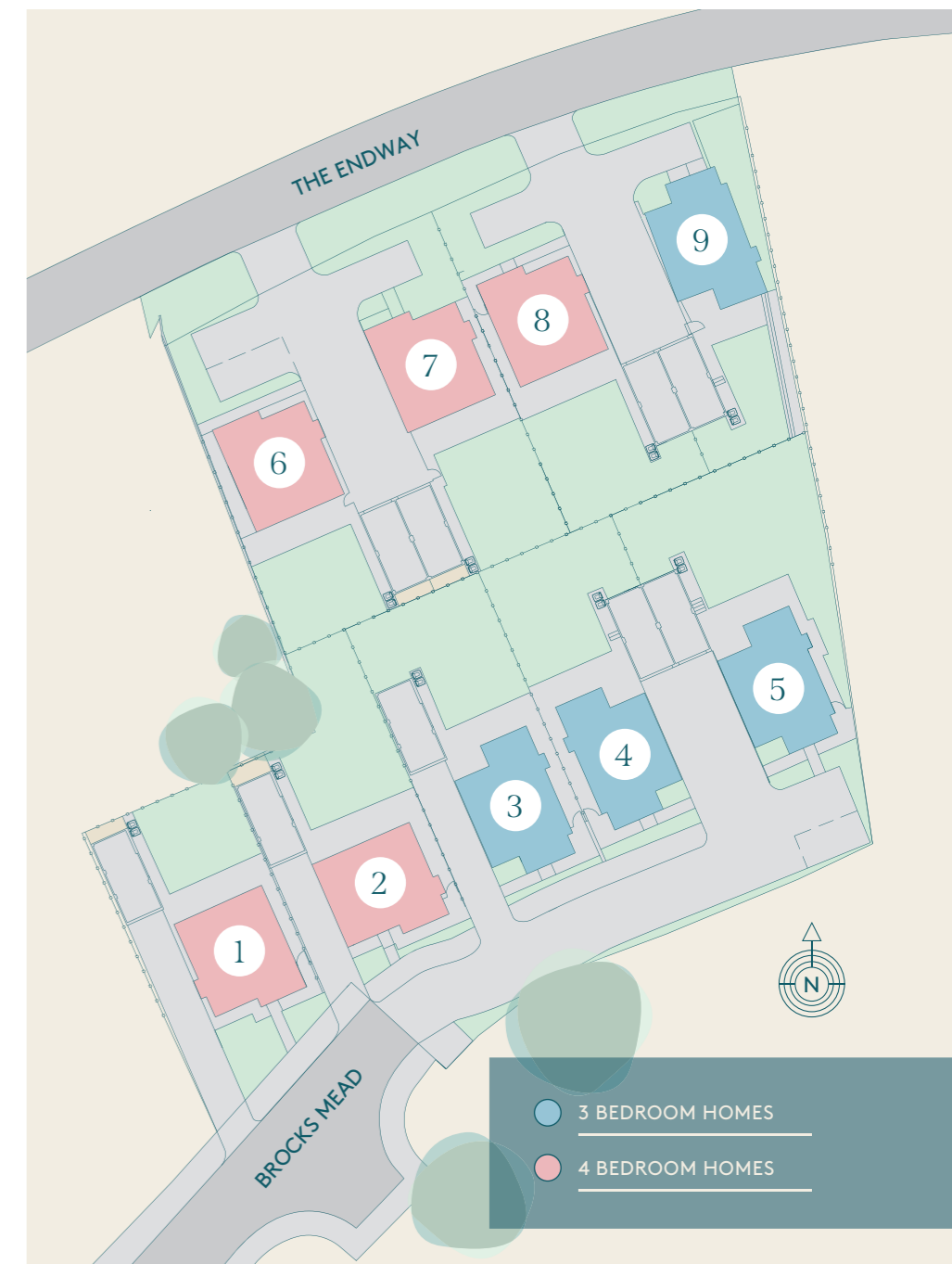
Each of the three and four-bedroom houses share a high standard of internal specification with design-led spaces to create a special place to call home. All 4 bedroom properties benefit from a study so you can work from home at ease and in comfort.

The charm and pace of rural living is there for the taking among the wide open spaces, traditional pubs, village green and quaint cottages alongside the well-regarded local school. City connections are not far away with access to A120, Stansted Airport and London all within easy reach.

Travel Times



*Travel times from Google Maps travelling at peak times.



Computer generated site plan is indicative only.

SPECIFICATION

Kitchen

- Professionally designed shaker style kitchen with quartz work surfaces, upstand, fitted units under, 1.5 bowl sealed granite sink with drainer and mixer tap
- LED lighting under wall units
- Integrated double oven to Plots 1, 2, 6, 7 and 8
- Integrated single oven to Plots 3, 4, 5 and 9
- Downdraft induction hob to Plots 1, 2, 6, 7 and 8
- Induction hob to Plots 3, 4, 5 and 9
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine

Family Bathroom, En-Suites & Cloakroom

- High quality sanitary ware and taps
- Basin with vanity unit under
- High quality tiling to bath area and fully tiled shower cubicles
- Tiled splashback to basin
- Chrome heated towel rails to family bathroom and ensuite
- Mirror to family bathroom and ensuite
- Wet system chrome towel rail radiator to WC
- Fitted mirror to WC

Internal Finishes

- Carpet to living room, study, stairs, landing and bedrooms
- Quality flooring to hallway, WC, kitchen/diner, bathroom and ensuite
- Internal Cottage Oak veneer doors with solid core for better sound and thermal insulation and brushed steel door furniture to all rooms
- Smooth plastered walls and ceilings finished in white emulsion throughout
- Quality double glazed windows throughout
- Aluminium Bifold doors to kitchen/breakfast/dining areas plots 1, 2, 6, 7 & 8
- Aluminium Bifold doors to living room plots 3, 4, 5 & 9
- Bespoke staircase to include oak handrails and newel caps
- Fitted wardrobe to master bedrooms



External Features

- Professionally landscaped communal areas
- Paved patio area and turfed rear garden to include rotovation
- External tap, External electrical socket to rear. Future provision for electric car charge point
- Switchable & PIR outside lighting
- Single garage up & over steel door including paved access from garden

Plumbing, Heating & Electrical

- Downlights to hall, WC, kitchen, study (plots 1, 2, 6, 7 & 8), landing, bathroom and ensuite
- Downlights on dimmable switch to living room
- Pendant lights to living room and bedrooms on standard switch
- Traditional radiator central heating throughout with ground and first floor temperature controls
- TV points to living room, kitchen and master bedroom
- TV aerial to loft
- Master BT point to kitchen or study
- Mains operated smoke and CO alarm
- Energy efficient gas combi/pressurised boiler
- Future provision for electric car charge point and water softener

Environmental Details

- Energy efficient gas combi/pressurised boiler
- Double glazed BFRC certified windows providing a high level of thermal insulation and reduced heat loss
- High levels of insulation within roof spaces and external wall cavities to reduce heat loss in the winter and prevent heat gain in the summer
- Low energy lighting to all homes
- Dual flush mechanisms to toilets

Warranty & Aftercare Sales

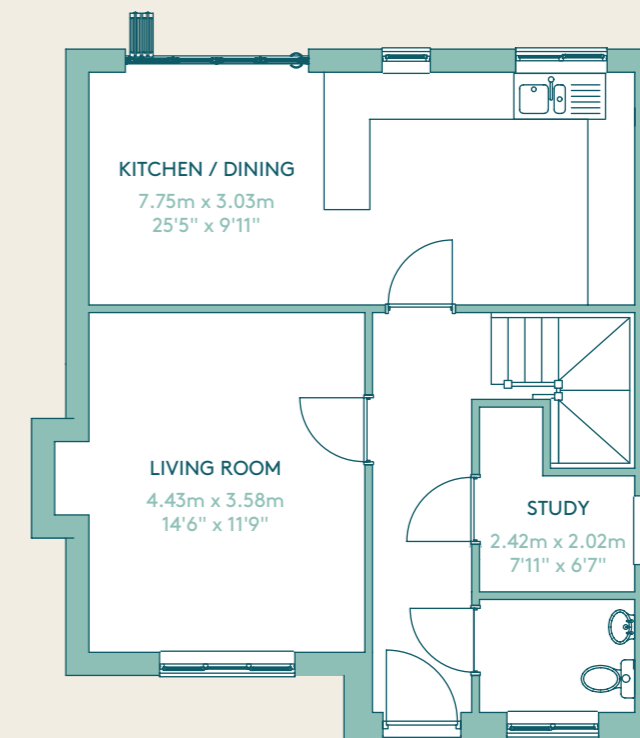
- 10 year Premier Guarantee Build Warranty
- Thorough demonstration of your new home before it is handed over to you, to include detailed homeowner pack with all advice and recommendation for future home maintenance
- Advice provided on the best way to look after your home in the future

** Image taken from a previous development by Amherst Homes. These particulars should be treated as guidance only and should not be relied upon as statements or representative of fact. We operate a policy of continuous product development and individual features may vary. Amherst Homes reserve the right to amend specifications as necessary.*

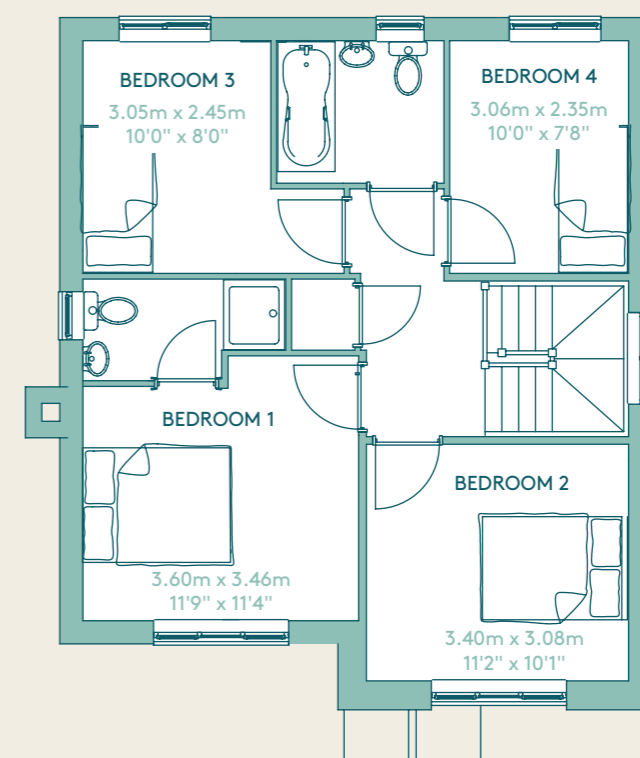
FLOOR PLANS

Plots 1, 6, 7* & 8

GROUND FLOOR



FIRST FLOOR



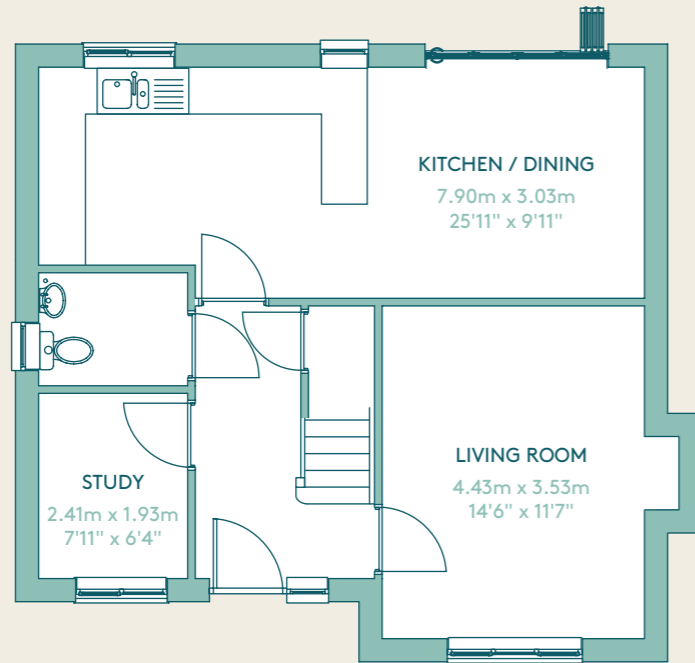
**Plot 7 does not include a storm porch and has one window to kitchen area.*

All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. Although every care has been taken to ensure the measurements stated are correct, no liability can be accepted for any errors.

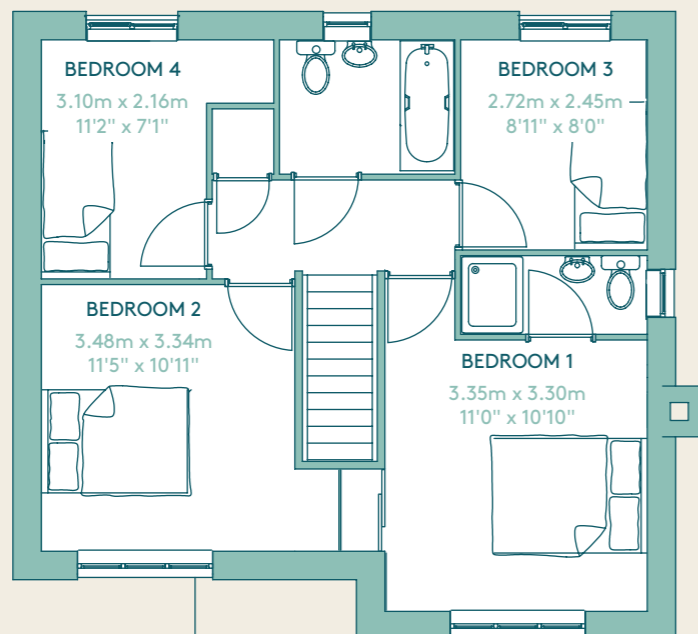
FLOOR PLANS

Plot 2

GROUND FLOOR



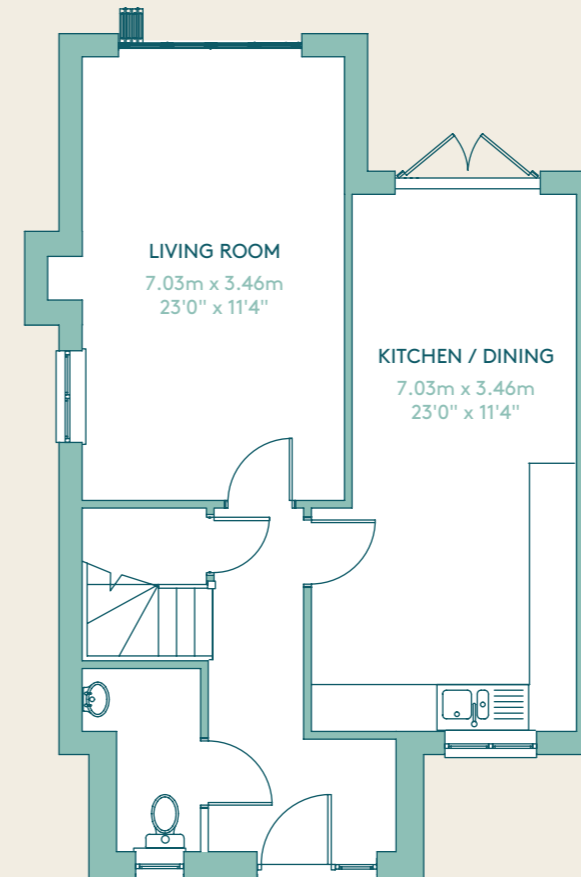
FIRST FLOOR



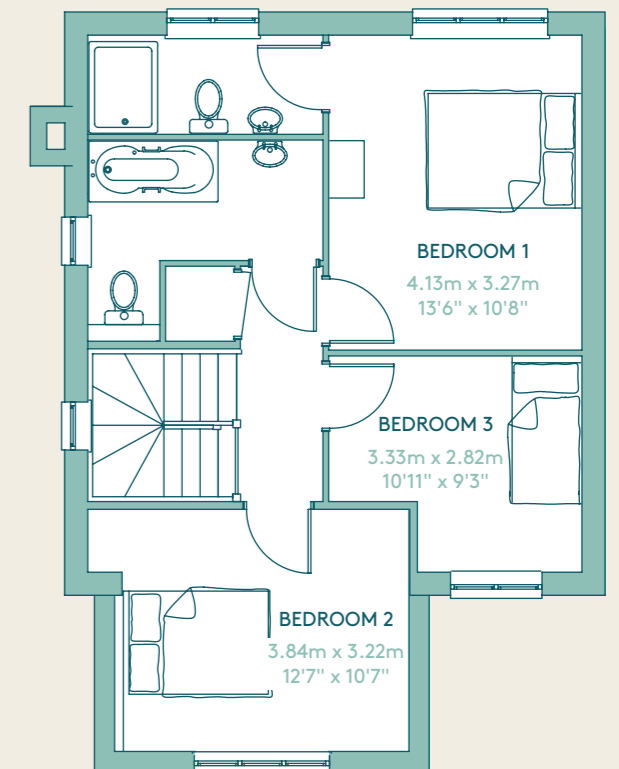
FLOOR PLANS

Plots 3*, 4, 5* & 9

GROUND FLOOR



FIRST FLOOR



*Plots 3 and 5 are handed.

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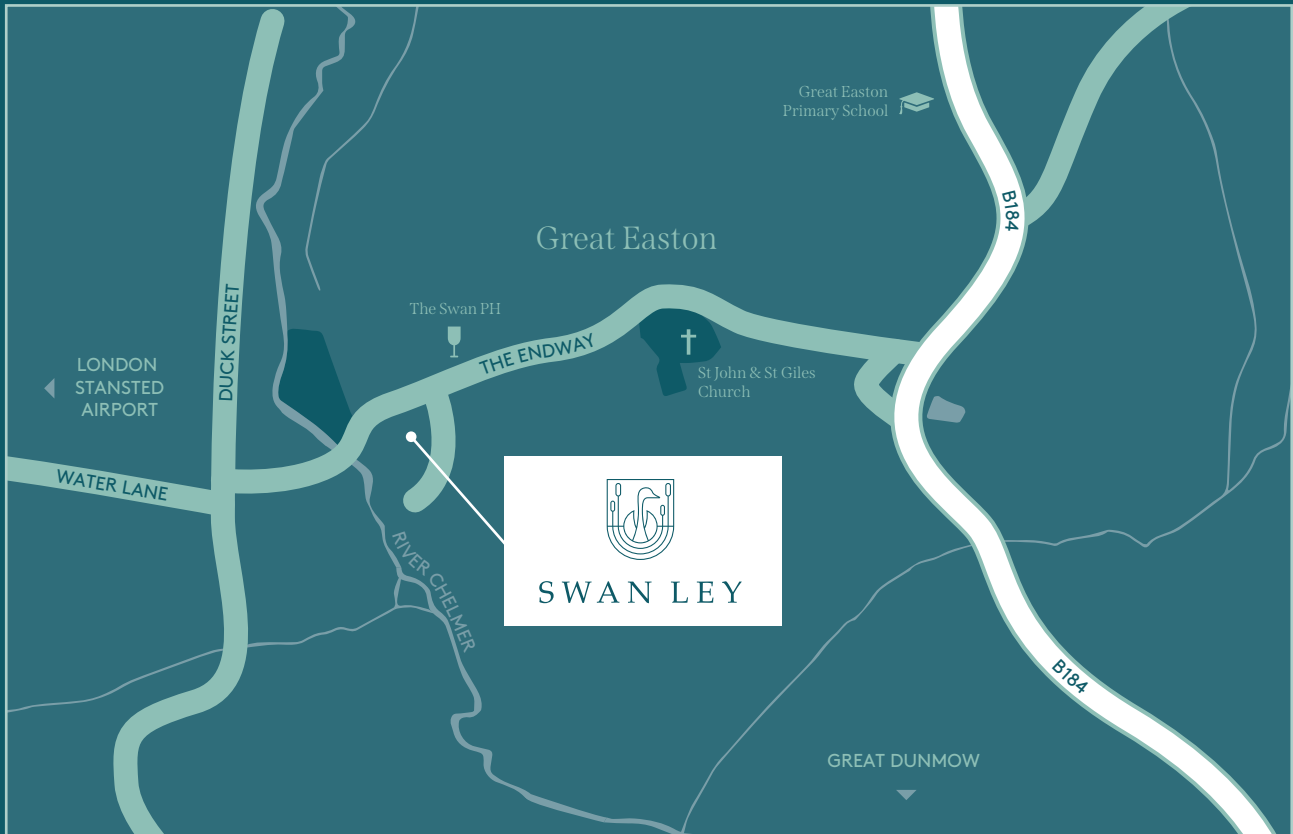
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SWAN LEY

GREAT EASTON

Swan Ley, Great Easton, Essex



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