



# WOODSIDE VIEW

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STAPLEFORD ABBOTTS



# DISCOVER....

An exclusive, private and contemporary collection of just nine 4 bedroom homes comprised over 3 floors, offering style and space in a well-connected location. This outstanding development has been thoughtfully designed to offer residents the things that matter most. All homes benefit from uninterrupted countryside views.

Each home benefits from open-plan living spaces for entertaining friends and family, and the highest quality finishes throughout.





PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 6

PLOT 7

PLOT 5

PLOT 8

PLOT 9

# EXPERIENCE THE FINER THINGS IN LIFE

Nestled between the towns and villages of Chigwell, Loughton and Theydon Bois to the West and Brentwood to the East. Woodside Farm benefits from a secluded yet well-connected location.

Woodside Farm is ideally placed to enjoy the rural setting and local amenities of Stapleford Abbotts which include The Rabbits Public House, Village Hall, Golf Club and the popular Stapleford Flight Centre offering both sightseeing flights and training. For the outdoor enthusiast, the village provides excellent scenic walks and cycle routes. All whilst still being well positioned for easy access to Central London from nearby train stations including Grange Hill, Theydon Mount and Romford offering fast and frequent services into London.

An excellent choice of local schools are also close by including Stapleford Abbotts Primary Academy, Dame Tipping Primary School and Bower Park Academy Secondary School.



## BY CAR

- 18 Minutes (7.9 miles)  
**Brentwood High Street**
- 17 Minutes (6.2 miles)  
**Romford Train Station**



## BY RAIL

- (via Theydon Bois Underground)*
- 35 minutes  
**Direct link to  
Liverpool Street Station**
- (via Romford Train Station)*
- 17 minutes  
**Direct link to  
Liverpool Street Station**
- 48 minutes  
**Direct link to  
Kings Cross Station**

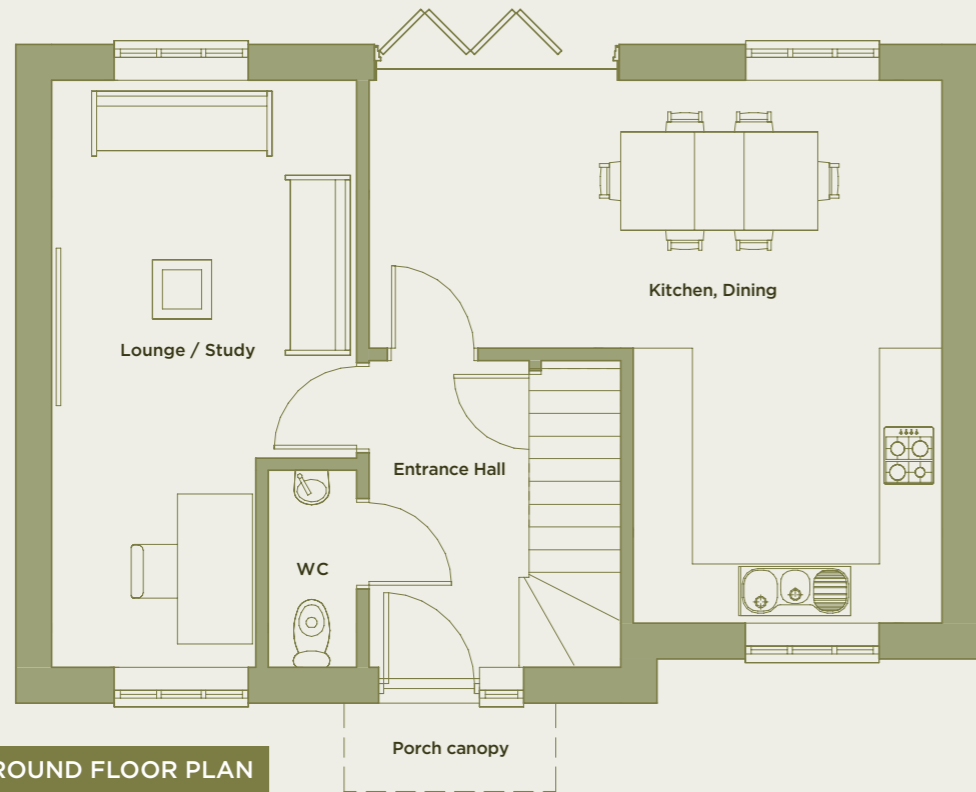


-  School
-  Supermarket / Market
-  Hospital
-  Overground Station

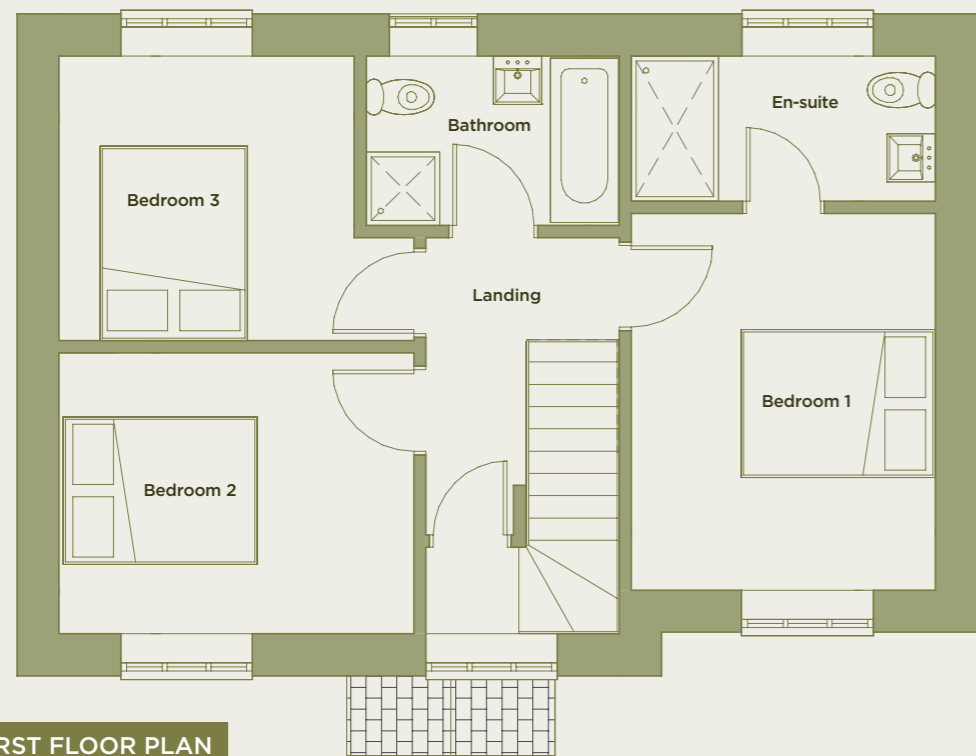


# PLOTS 1 & 2

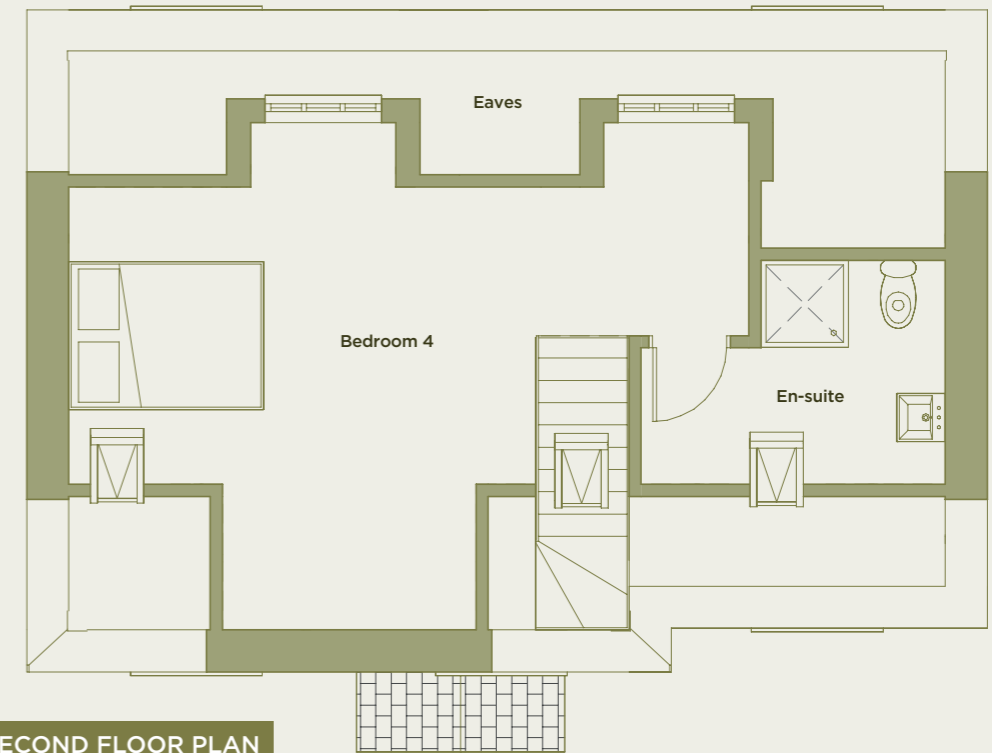
136m<sup>2</sup> / 1465ft<sup>2</sup>



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

GROUND FLOOR		
Kitchen, Dining	19ft x 18ft	5.8m x 5.5m
Lounge / Study	19.7ft x 10.2ft	6m x 3.1m

FIRST FLOOR		
Bedroom 1	12.8ft x 10.2ft	3.9m x 3.1m
Bedroom 2	12.1ft x 9.5ft	3.7m x 2.9m
Bedroom 3	9.8ft x 9.5ft	3m x 2.9m

SECOND FLOOR		
Bedroom 4	23ft x 17.1ft	7m x 5.2m

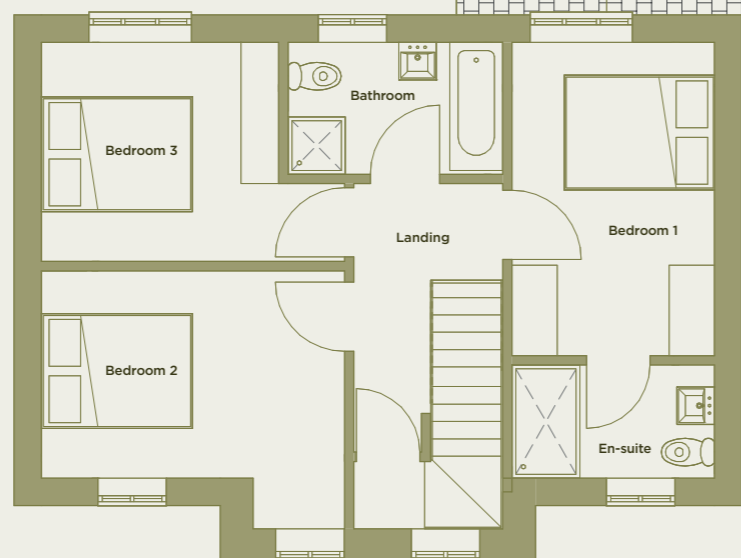
# PLOTS 3, 4 & 6

143m<sup>2</sup> / 1540ft<sup>2</sup>

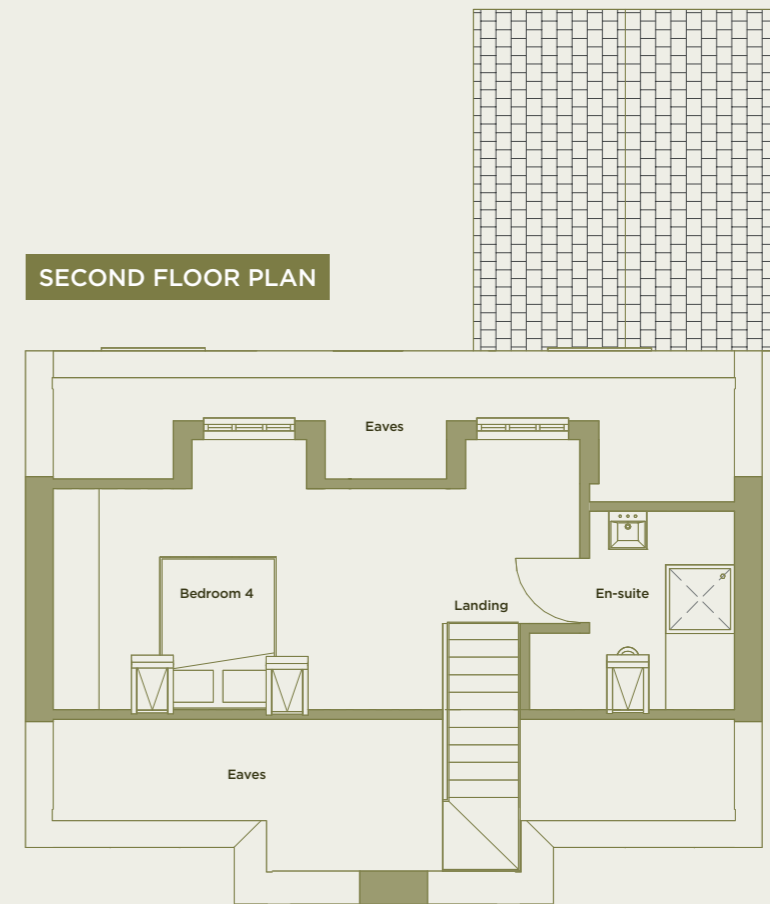
**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**GROUND FLOOR**

Kitchen, Dining	22.3ft x 9.5ft	6.8m x 2.9m
Lounge	19.4ft x 10.8ft	5.9m x 3.3m
Study	8.9ft x 6.6ft	2.7m x 2m

**FIRST FLOOR**

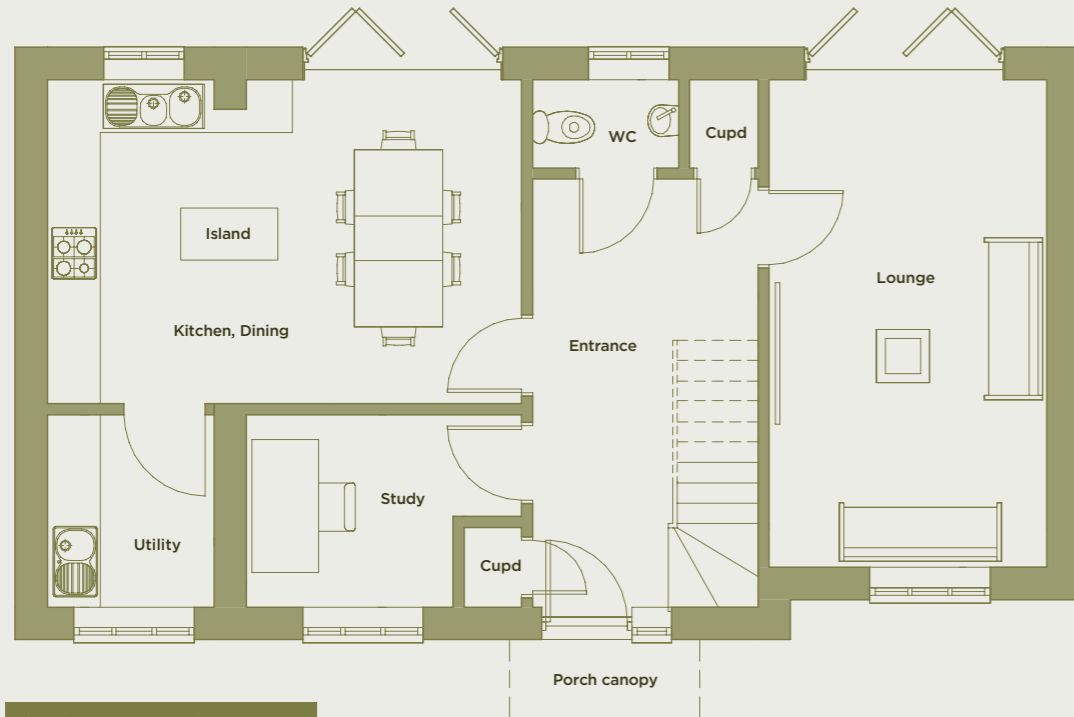
Bedroom 1	13.8ft x 8.9ft	4.2m x 2.7m
Bedroom 2	13.1ft x 9.2ft	4m x 2.8m
Bedroom 3	10.5ft x 9.5ft	3.2m x 2.9m

**SECOND FLOOR**

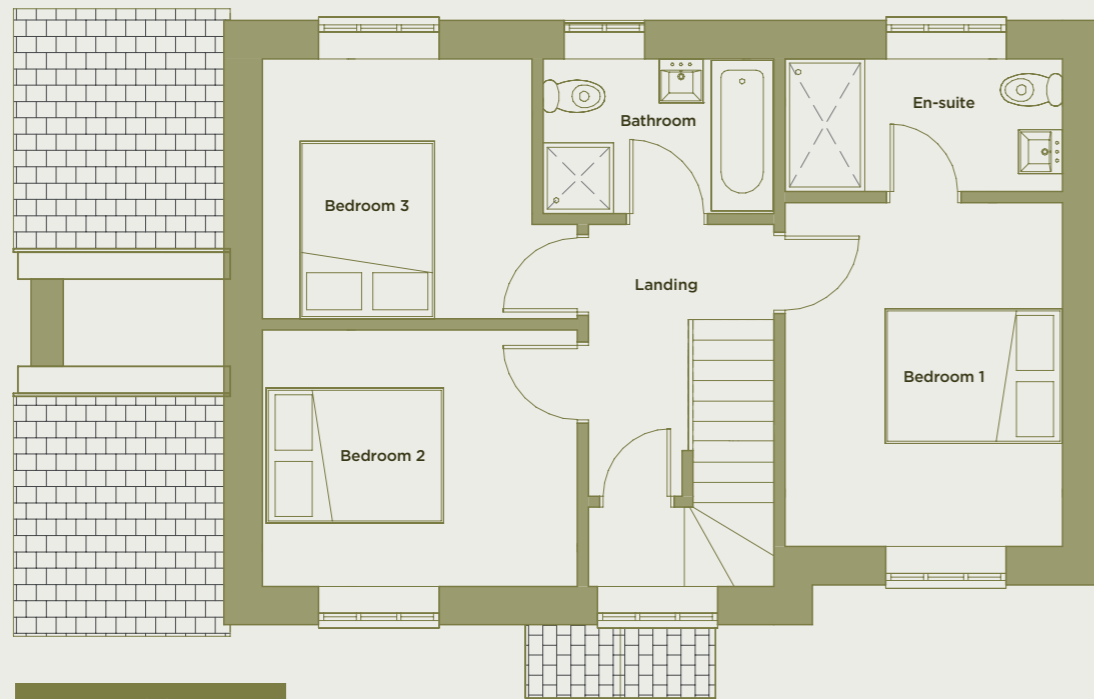
Bedroom 4	22.6ft x 9.5ft	6.9m x 2.9m
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# PLOT 5

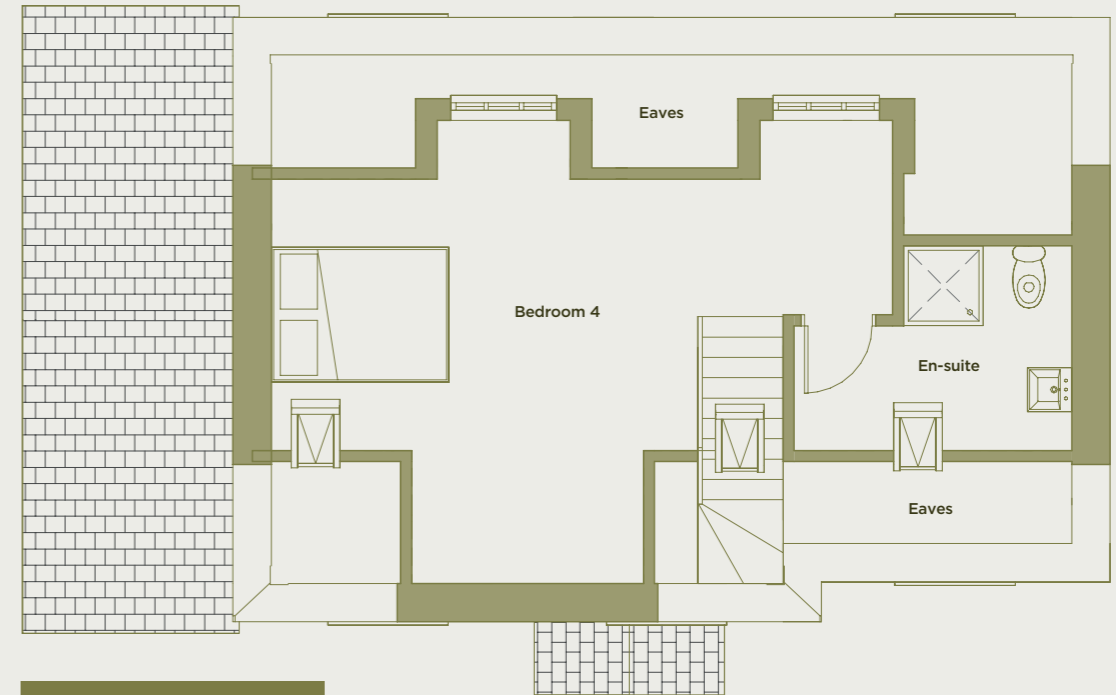
149m<sup>2</sup> / 1605ft<sup>2</sup>



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

GROUND FLOOR		
Kitchen, Dining	17.7ft x 12.1ft	5.4m x 3.7m
Lounge	18ft x 10.2ft	5.5m x 3.1m
Study	10.2ft x 7.2ft	3.1m x 2.2m
Utility	7.2ft x 6.2ft	2.2m x 1.9m

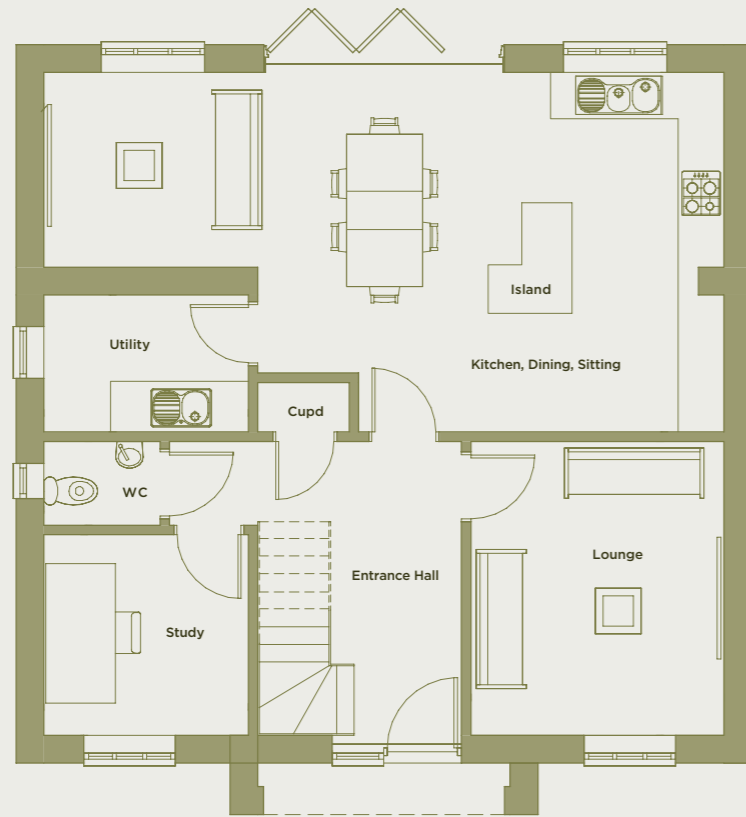
FIRST FLOOR		
Bedroom 1	12.8ft x 10.2ft	3.9m x 3.1m
Bedroom 2	11.8ft x 9.5ft	3.6m x 2.9m
Bedroom 3	10.2ft x 9.5ft	3.1m x 2.9m

SECOND FLOOR		
Bedroom 4	23ft x 17.1ft	7m x 5.2m

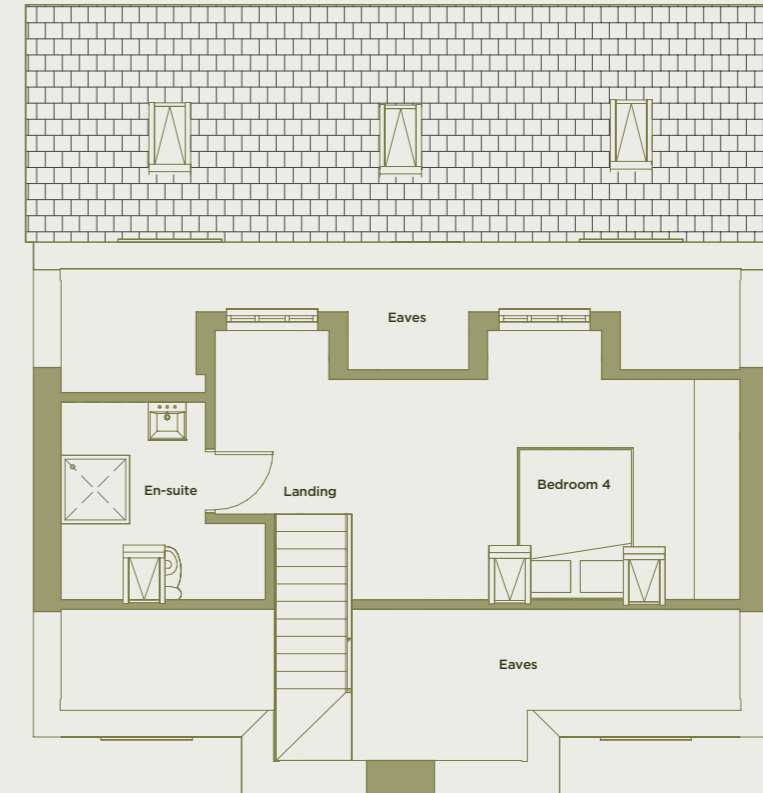
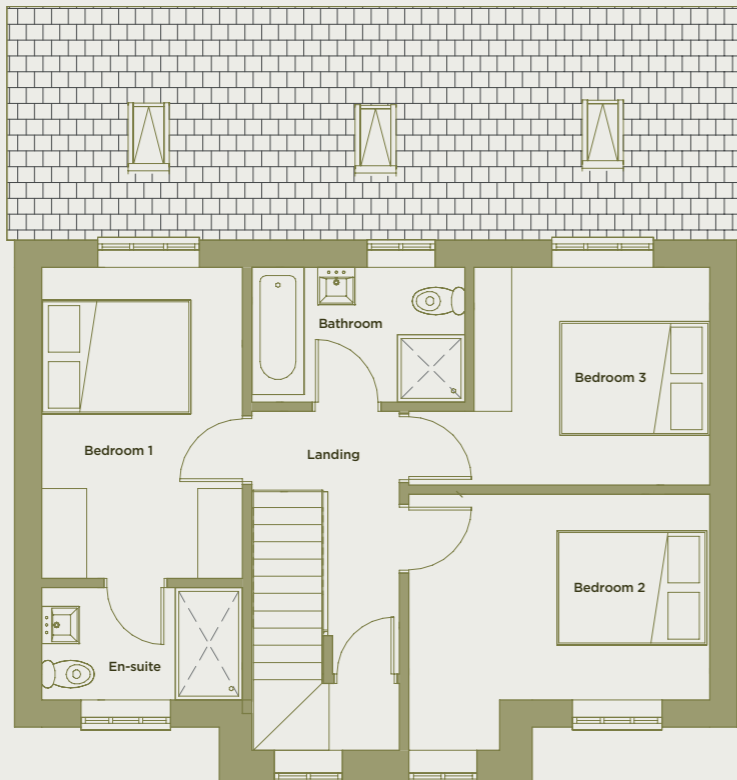
# PLOT 7

157m<sup>2</sup> / 1691ft<sup>2</sup>

## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



## SECOND FLOOR PLAN

GROUND FLOOR		
Kitchen, Dining, Sitting	29.5ft x 15.4ft	9m x 4.7m
Lounge	12.8ft x 10.8ft	3.9m x 3.3m
Study	8.5ft x 8.5ft	2.6m x 2.6m
Utility	8.9ft x 5.9ft	2.7m x 1.8m

FIRST FLOOR		
Bedroom 1	13.8ft x 8.9ft	4.2m x 2.7m
Bedroom 2	13.1ft x 9.2ft	4m x 2.8m
Bedroom 3	10.5ft x 9.5ft	3.2m x 2.9m

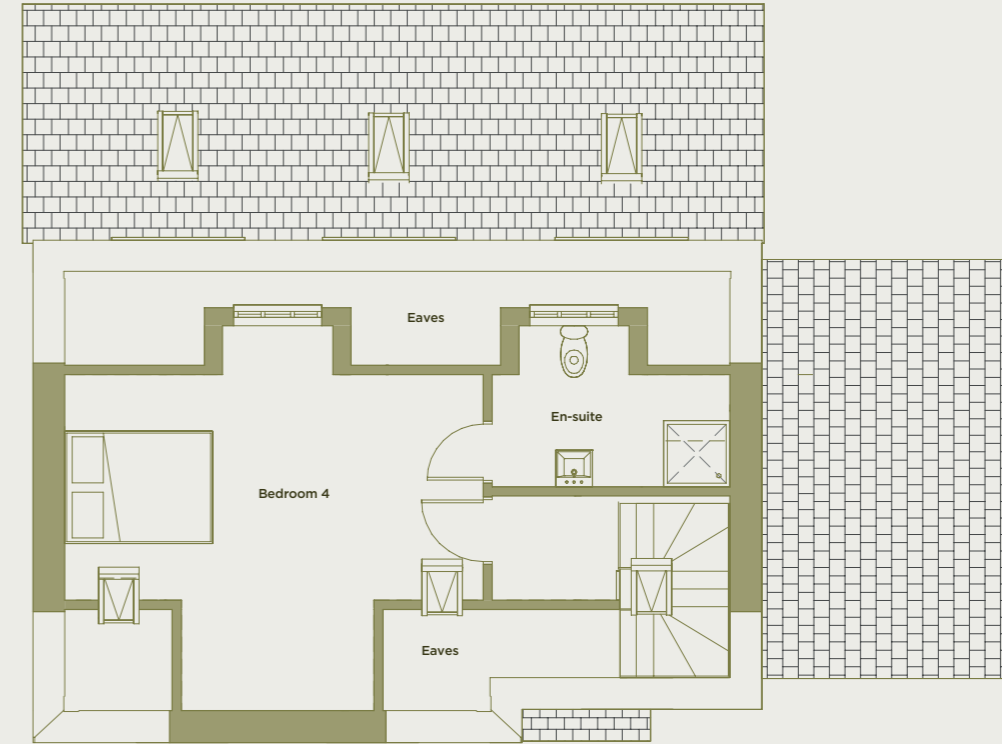
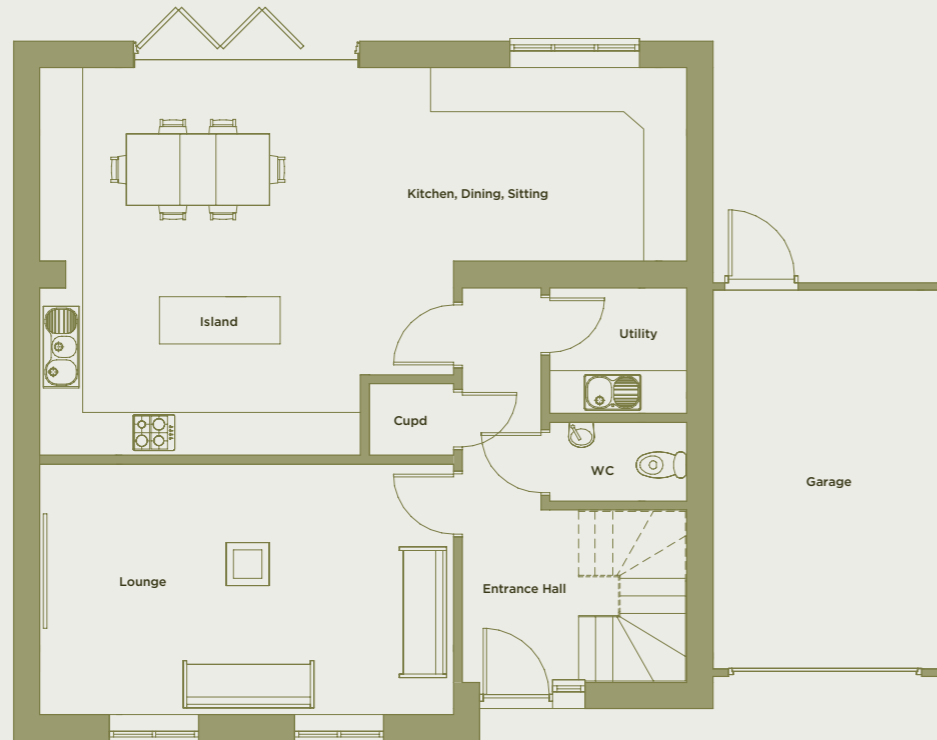
SECOND FLOOR		
Bedroom 4	22.6ft x 11.5ft	6.9m x 3.5m



# PLOTS 8 & 9

166m<sup>2</sup> / 1788ft<sup>2</sup>

## GROUND FLOOR PLAN



## SECOND FLOOR PLAN

## FIRST FLOOR PLAN



GROUND FLOOR		
Kitchen, Dining, Sitting	29.5ft x 17.7ft	9m x 5.4m
Lounge	19ft x 11.5ft	5.8m x 3.5m
Utility	6.2ft x 5.9ft	1.9m x 1.8m
Garage	17.4ft x 10.5ft	5.3m x 3.2m

FIRST FLOOR		
Bedroom 1	13.5ft x 8.9ft	4.1m x 2.7m
Bedroom 2	9.8ft x 8.5ft	3m x 2.6m
Bedroom 3	11.5ft x 9.8ft	3.5m x 3m

SECOND FLOOR		
Bedroom 4	18.7ft x 17ft	5.7m x 5.2m

# SPECIFICATION

## KITCHENS:

- Modern Shaker Kitchens with handles
- Complementary light-coloured stone worktops and matching stone splashback
- 1.5 stainless undermount steel sink
- Sink tap in brushed steel
- LED flexible strip lights on the underside of wall units
- Multi-gang switches for appliances

## APPLIANCES:

### (HIGH-END RANGE OF VISIBLE APPLIANCES)

- Eye-level single combi-oven with grill and built-in microwave (Bosch)
- Induction 5-ring hob
- Extractor hood
- Fully integrated 70 / 30 split fridge/freezer
- Integrated full-size dishwasher
- Integrated washer/dryer (or separate washing machine / tumble dryer to utility if applicable)

## INTERNAL FINISHES:

- Walls: Dulux Pure White/Neutral
- Ceilings: Dulux Pure Brilliant White
- Skirting / Architrave / Doors: White
- Staircase: Brilliant White with handrail and newel cap
- Contemporary stainless-steel Ironmongery
- Contemporary luxury carpets in all bedrooms
- LVT (Luxury Vinyl Tile) flooring
- Built in wardrobes to principle bedroom

## CONNECTIVITY:

- BT Point to the living area

## HEATING:

- Warm Water underfloor heating to the complete ground floor
- Radiators to first-second floor
- All heating by Modern Air Source Heat Pump

## ELECTRICAL:

- White sockets and switches
- Low-energy downlighters in Kitchen, Bathrooms, entrance hallway and cloakrooms
- Ceiling-mounted smoke detectors
- USB plug sockets to bedroom, study space and kitchen

## BATHROOM, EN-SUITES AND CLOAKROOMS:

- White contemporary sanitaryware fitted with chrome brassware
- Tiled Porcelain flooring
- Half-height tiling to walls with sanitaryware fitted
- Full-height tiling around bath and shower enclosures
- Single tile splash-backs to cloakroom basins
- Thermostatically controlled exposed shower valve with fixed head in Ensuite & glass shower screens
- All en-suites have concealed cistern WC's with soft close (family bathroom has standard WC)
- Heated towel rails to bathroom and en-suites
- Shaver socket
- Vanity units with drawers in family and second floor bathrooms
- Led lighted mirror to family bathrooms (ensuite sinks are wall hung)

## EXTERNAL DETAILS:

- LED light on a PIR sensor front
- Switched light to the rear
- UPVC windows
- Composite front door
- Front paths and rear garden paved
- Landscaping to front gardens and rear gardens part laid to lawn -
- Close boarded fencing
- External tap to all plots
- EV charging point to each home

## GENERAL:

- 10 Year New Build Warranty provided to all plots with Build Zone
- Remote controlled gated entrance



# WOODSIDE FARM

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