LATIMER AT MAPLEWOOD GROVE

Great Dunmow

LATIMER HOMES
by Clarion Housing Group

INTRODUCING LATIMER AT MAPLEWOOD GROVE



Computer generated image are indicative only.

Step into homeownership with Latimer at Maplewood Grove - your bright start in Great Dunmow's newest neighbourhood. A superb selection of two and three-bedroom houses exclusively available with shared ownership, in this welcoming community.

This thoughtfully designed community blends perfectly with Great Dunmow's vibrant character, creating a place where connections flourish and life feels effortless.

Maplewood Grove is brought to you by Latimer Homes. Discover more about the liveable, lovable, spaces we have created exclusively for you.

DISTINCTIVE ESSEX CHARM

Great Dunmow is lively enough to feel full of energy, yet never loses the relaxed atmosphere that makes everyday life enjoyable, the kind of place where a quick trip into town easily turns into an impromptu catch-up over coffee.

There is always something bringing the community together too. From the chaos and laughter of the Soapbox Race to the wonderfully quirky tradition of the historic Flitch Trials, the town holds onto its character in a way that feels genuine rather than staged.

For families, life settles into an easy rhythm. Well-regarded schools, local sports clubs and plenty of open green space mean children grow up outdoors as much as indoors, with parks, activities and countryside adventures never far away.

And beyond the town itself, the surrounding countryside becomes part of daily life with scenic footpaths, quiet cycling routes, cosy pubs and long weekend walks that naturally end with lunch somewhere welcoming. It is warm, sociable and the sort of place that feels familiar surprisingly quickly.





ENDLESS FAMILY FUN

This is where historic streets, open countryside and a strong sense of community come together, creating a way of life that feels relaxed, sociable and unmistakably Essex.

Start your Saturday easing into the day with coffee and fresh pastries at Frank's Coffee Lounge before browsing the independent boutiques, delis and local businesses that line Great Dunmow's historic High Street. It is the kind of town where familiar faces, market days and centuries-old buildings still shape everyday life.

When friends and family come to stay, there is no shortage of ways to spend the weekend. Discover hidden gardens and open countryside at Little Easton Manor, enjoy family afternoons at Great Notley Country Park with its giant adventure playground and walking trails, or take younger children to Boydells Dairy Farm for outdoor play and animal encounters.

There is plenty of personality in the town's social calendar too, from open-air concerts and seasonal markets to the ever-popular Great Dunmow Soapbox Race, when the High Street fills with crowds, laughter and homemade carts racing downhill. Afterwards, long lunches and relaxed Sunday afternoons are best spent in one of the area's cosy countryside pubs.



Evenings can be as laid-back or lively as you like, with local pubs and restaurants perfect for dinner with friends, while nearby Braintree and Bishop's Stortford offer cinemas, cocktail bars and late-night spots for a change of pace.

This is your Great Dunmow, sociable, well-connected and full of everyday charm.













WELCOME TO YOUR NEIGHBOURHOOD

Great Dunmow is a welcoming, well-connected market town packed with independent shops, everyday essentials, and welcoming cafés, it has everything you need close to hand.

RETAIL & ESSENTIALS

1. Tesco Superstore
2. The Curiosity Shop
3. Off The Rails Dunmow
4. Chloe's of Great Dunmow
5. O'Connells Variety
6. Co-op Food
7. Dunmow Supermarket
8. Dunmow Emporium

FOOD & DRINK

1. Jalsa Ghar Indian Restaurant
2. Snak Shak
3. The Starr Inn
4. Galatea Brasseries
5. Le Petite Parisien
6. The Boars Head
7. Manze's Pie and Mash
8. The Little Bagel Box Shop

EDUCATION

1. Great Dunmow Primary School
2. Dunmow St Mary's Primary
3. Puffin Pre-School
4. Wrens Preschool
5. Helena Romanes High School & Sixth Form Centre
6. Helena Romanes Primary
7. St Mary's Church Preschool

POINTS OF INTEREST

1. Talliston House & Gardens
2. Doctors Pond
3. Great Dunmow Tuesday Market
4. Dunmow Park
5. Flitch Way Country Park
6. Great Dunmow Recreation Ground

LEISURE

1. Dunmow Music Club
2. Dunmow Players
3. Dunmow Tennis Club
4. Great Dunmow Fitness Hub
5. Dunmow Maltings & Museum
6. Dunmow Club
7. Dunmow Rovers Football Club
8. Great Dunmow Leisure Centre
9. Little Monsters House of Fun

EASY CONNECTIONS TO EVERYTHING

One of the joys of living in Great Dunmow is how easy everyday life feels. Independent cafés, useful local shops and open countryside are all woven into the town, with walking and cycling routes leading out towards nearby villages and rolling Essex landscapes.

Travel is straightforward too. Nearby Bishop's Stortford and Stansted Airport stations provide regular direct trains into London Liverpool Street and Cambridge, making commuting or spontaneous days in the city feel effortless. For cyclists, the quiet country roads around Hatfield Forest and Thaxted are perfect for slower weekend rides and exploring the surrounding countryside.

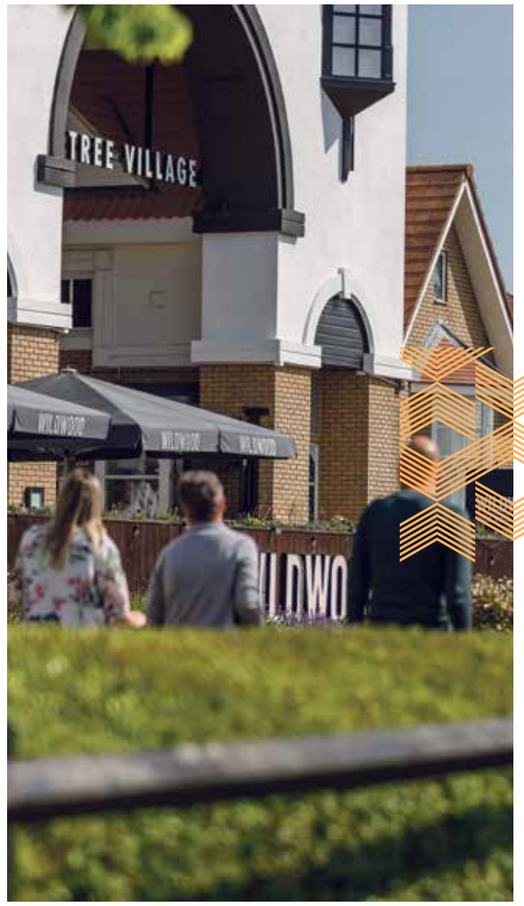
When it is time to head further afield, Great Dunmow is brilliantly placed. The A120 offers quick access to the M11 for routes towards Chelmsford, Cambridge and London, while Stansted Airport is only minutes away for holidays and international travel. Regular bus services also connect the town with Stansted, Bishop's Stortford and neighbouring villages, helping make day-to-day journeys simple without always needing the car.

TESCO SUPERSTORE	13 MINS
GREAT DUNMOW PRIMARY	17 MINS
DOCTORS POND	28 MINS

TESCO SUPERSTORE	02 MINS
STANSTED AIRPORT AND STATION	14 MINS
HATFIELD FOREST CAR PARK	20 MINS
GREAT NOTLEY COUNTRY PARK	15 MINS
GEORGE YARD SHOPPING CENTRE BRAINTREE	17 MINS
BRAINTREE SHOPPING VILLAGE AND CINEWORLD	17 MINS
JACKSON SQUARE SHOPPING CENTRE BISHOP'S STORTFORD	18 MINS
BISHOP'S STORTFORD STATION	19 MINS
CHELMSFORD	33 MINS
CAMBRIDGE	45 MINS

BISHOP'S STORTFORD STATION	10 MINS
CAMBRIDGE STATION	36 MINS
LONDON LIVERPOOL STREET VIA BISHOP'S STORTFORD	46 MINS

Journey times are taken from Google Maps/National Rail.
Train journey's taken from Stansted Airport Station (Stansted Express).





Great Dunmow has a way of making life feel a little less rushed — where countryside walks, familiar faces and a strong sense of community make it easy to feel part of something genuinely special.









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WELCOME TO MAPLEWOOD GROVE

Tree-lined streets where neighbours become friends, a village green where summer picnics just happen, this is Maplewood Grove.

Our selection of spacious two and three-bedroom houses are ideal for growing families and making special memories year in and year out.

This isn't just another development. It's a proper neighbourhood with personality where morning walks turn into conversations and Great Dunmow's community spirit shines through.

SITE PLAN

N

KEY

- **2 BEDROOM SHARED OWNERSHIP HOUSES**
- **3 BEDROOM SHARED OWNERSHIP HOUSES**
- Private Sale Homes
- Affordable Rent Homes
- Bat Boxes to specific homes



The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

Masterplan is not to scale and shows approximate locations only.

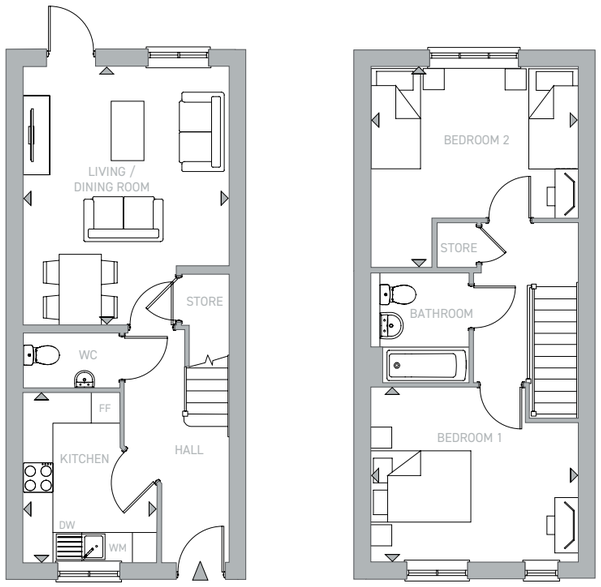
2 BEDROOM HOUSE

Baker Life

Plots: 29, 30*, 31*, 32, 33, 34*, 35*, 51, 52, 53*, 89, 90*

*** Plots 30, 31, 34, 35, 53 & 90 are handed**





GROUND FLOOR FIRST FLOOR

KEY

DW - Dishwasher Space Under Sink **FF** - Fridge/Freezer **WM** - Washing Machine Space

Total Area 80.0 sq.m. 861 sq.ft.

Living / Dining Room	4.13 m x 5.16 m	13’ 7” x 16’ 11”
Kitchen	2.69 m x 3.45 m	8’ 10” x 11’ 4”
Bedroom 1	4.13 m x 3.50 m	13’ 7” x 11’ 6”
Bedroom 2	4.13 m x 4.02 m	13’ 7” x 13’ 2”

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

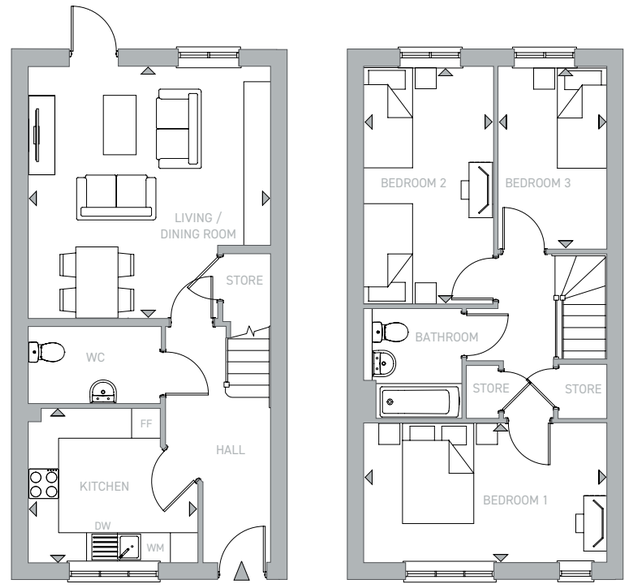
3 BEDROOM HOUSE

Tillman Life

Plots: 91, 92*

*** Plot 92 is handed**





GROUND FLOOR FIRST FLOOR

KEY

DW - Dishwasher Space Under Sink **FF** - Fridge/Freezer **WM** - Washing Machine Space

Total Area 93.8 sq.m. 1,010 sq.ft.

Living / Dining Room	4.84 m x 5.04 m	15’ 10” x 16’ 6”
Kitchen	3.39 m x 3.09 m	11’ 2” x 10’ 2”
Bedroom 1	4.84 m x 2.81 m	15’ 10” x 9’ 2”
Bedroom 2	2.59 m x 4.73 m	8’ 6” x 15’ 6”
Bedroom 3	2.19 m x 3.65 m	7’ 2” x 12’ 0”

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



Photography of a Latimer show home for indicative purposes only.





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SPECIFICATION



Photography of a Latimer show home for indicative purposes only.

Our homes at Maplewood Grove come with a range of fixtures and fittings as standard, providing the perfect backdrop for you to create a home that you'll love to live in.

ATTENTION TO DETAIL

	2 Bed Houses	3 Bed Houses
Kitchens		
Contemporary fitted kitchen from Symphony	•	•
Laminate worktops and matching upstands	•	•
Integrated single electric fan oven	•	•
Electric ceramic hob with stainless steel splashback and extractor hood	•	•
Integrated fridge/freezer	•	•
Space for washing machine and dishwasher	•	•
Stainless steel sink and drainer with chrome mixer tap	•	•
Bathrooms		
Contemporary white sanitaryware with chrome ironmongery	•	•
Full height ceramic wall tiles to 3 sides of bath where there is a shower over bath	•	•
Heated chrome towel rail	•	•
Thermostatic shower mixer and bath shower screen	•	•
Mirror and shaver socket	•	•
Flooring		
Vinyl flooring to kitchen, living, dining and cloakroom areas	•	•
Carpet to landing, stairs and bedrooms	•	•
Lighting and electrical		
White recessed spotlights in kitchen and wet rooms, pendant lights to all other rooms	•	•
TV point to living room and bedroom 1	•	•
Smoke alarm and heat detector	•	•
Photovoltaic Array	•	•
Other features		
2 allocated parking spaces to all houses	•	•
All houses have access to an electric car charging point	•	•
Bird and bat boxes to specific plots only, with hedgehog highway fencing adaptation	•	•
Turfed rear garden with timber boundary fence	•	•
Air source heat pump	•	•
White, uPVC framed double glazed windows	•	•
12 Year Premier Build Warranty	•	•

Your attention is drawn to the fact that it may not be possible to provide the exact products as referred to in the specification. In such cases, a similar alternative will be provided. Latimer reserves the right to make these changes as required.

HOW SHARED OWNERSHIP WORKS FOR YOU

No sharing with housemates. Not just for first-time buyers. Buy with a smaller deposit. Shared ownership is a flexible, affordable route into homeownership.

With shared ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property's value. You then pay subsidised rent to Clarion Housing Association on the remaining share of your home. The scheme is sometimes called part buy, part rent.

The deposit required for a shared ownership mortgage is lower than if you were purchasing a property outright. It is usually 5-10% the initial share you are purchasing, rather than on the full value of the property. You only need a mortgage to cover the price of your share.

Once you've moved in, you can if you wish begin to buy more shares in your home until you own it outright. This process is known as staircasing. It is a good idea to start thinking about staircasing even before you buy, so you have a plan for owning more of your property. We have tools available to help you get an idea of the current value of your home and to understand how much you can afford to buy.

There's more information on shared ownership in the step by step guide that you can find on the Latimer website: latimerhomes.com

Example: Purchasing 25% of a property valued at £200,000



YOUR DEPOSIT	+ YOUR MORTGAGE	+ YOUR RENT	+ YOUR SERVICE CHARGE	= YOUR LATIMER HOME
Your 25% share of this property would be worth £50,000, meaning you would need a 5% mortgage deposit of £2,500.	A mortgage lender could loan you the remaining £47,500 to make up the full value of your 25% share.	You will then pay subsidised rent to Clarion on the remaining 75% of the property you don't own.		

AM I ELIGIBLE FOR SHARED OWNERSHIP?

To be eligible for Shared Ownership you will need to meet certain requirements set by Homes England You could be eligible for Shared Ownership if:

- You are at least 18 years old
- You cannot afford to buy a home that suits your household's needs on the open market
- You have savings to cover a mortgage deposit and can obtain a mortgage
- Your household earns £80,000 or less (£90,000 or less inside London)



LATIMER
by Clarion Housing Group

Our mission is to provide more homes in great places, creating more rewarding futures for owners, occupiers and local communities.

Built on 125 years experience in providing homes for the nation; we are trusted by homeowners, local authorities, Homes England and other developers. We're a not-for-profit, multi-award winning organisation with 5 stars for customer satisfaction.

We're more than just a home-builder. Every home we build helps fund the next, creating a sustainable cycle of quality housing, supporting families and strengthening communities. When you choose a Latimer home, you're not just building your future, you're helping others to build theirs too.



RICHARD COOK
CHIEF DEVELOPMENT OFFICER

Latimer
GREAT HOMES, GREAT COMMUNITIES.

MAKING A POSITIVE IMPACT

The homes we create at Latimer are homes for life, meaning we deliver more to the communities our homes are part of, and do more to protect the environment they're located in.

ENVIRONMENTAL IMPACT

All developers have a legal obligation to the local community, and the planning process considers every development's potential for bringing prosperity and opportunity as well as the nuts and bolts of the build. At Latimer however, we deliver more than what is required by law. Latimer developments also benefit communities through job generation, green places, fresh faces and vibrant social spaces. Our economic impact starts when we buy the land, and continues far into the future through our customers and the relationships we build.





ECONOMIC IMPACT

Our projects are future facing, with homes designed and built to keep our residents and the world they live in healthy. From city centres to rural retreats, Latimer developments will always maximise fresh air and green spaces, and protect local wildlife and natural assets. As an intrinsic part of our efforts to minimise environmental impact, we are targeting net zero carbon compatible by 2025 at all developments.

SOCIAL IMPACT

We create spaces that generate social energy. By this we mean that we design high-quality homes and spaces that help foster a sense of community, building a sense of inclusion, safety and happiness. Communities are created in the shared spaces, the green spaces, the open doors and the passing places. When you say hello to your neighbour in the gardens or you share a lift to your floor, these are the moments that generate relationships. At Latimer we spend the same time and energy on creating those spaces as we do on the design, layout and production of our homes.



OUR DEVELOPMENTS

Latimer builds homes for both outright sale and shared ownership throughout the nation, from contemporary apartments to family homes, in locations ranging from rural landscapes to thriving towns and iconic city centres.

The Latimer brand is synonymous with high quality design and a commitment to excellence. This encompasses the locations we choose as well as the beautiful craftsmanship and the materials we use. We partner with architects, designers and contractors who share our values. Once the homes are built and occupied, our customer service and after care continue to uphold our core values of providing happiness and delivering more.



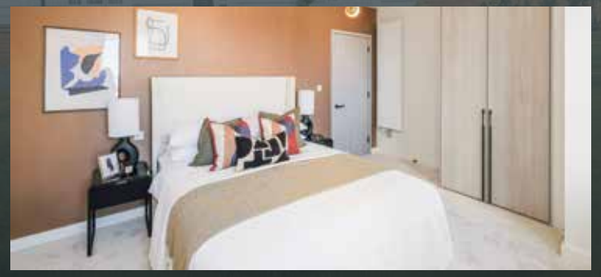
MARLEIGH PARK, NEW MARKET ROAD, CAMBRIDGE

A collection of one, two and three bedroom apartments and two and three bedroom houses in Cambridge. Located just three miles east of Cambridge city centre, Marleigh Park is a vibrant new community of high quality homes and great amenities.



KING JAMES PARK, NEWMARKET, SUFFOLK

A collection of one and two bedroom bungalows and two and three bedroom houses in Newmarket, combining the charm of an historic market town with the beauty of nearby countryside, with excellent transport links to Cambridge.



ST MARY'S PARK, GREAT DUNMOW, ESSEX

A collection of homes also in Great Dunmow. Latimer at St Marys Park offers one and two bedroom apartments, as well as two, three and four bedroom houses in this popular market town.

Latimer Homes
GET IN TOUCH

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VISIT US
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PLEASE NOTE:
Viewings are by appointment only, please speak to our sales team for further information.

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