



# ALCOTTS PLACE

## Stebbing

Alcotts Place, Stebbing, Dunmow, Essex CM6 3YT  
[www.englishrural.org.uk](http://www.englishrural.org.uk)

# Welcome to Alcotts Place

Alcotts Place is a small development of just 7 homes on the outskirts of the village of Stebbing, Dunmow. Set within rural Northwest Essex, the village offers a primary school (rated GOOD), a community shop, mobile post office, church, public house, village hall and various clubs including cricket, bowls and tennis as well as the nearby Andrewsfield airfield and cafe.

Stebbing is approximately 7 miles from Braintree railway station and 10 miles from London Stansted Airport. A wide range of local facilities and shops are available in the nearby thriving historic flitch town of Dunmow, approximately 4 miles from Stebbing.

Just two homes are offered for shared ownership sale. Please note that priority will be given to local people with a connection to Stebbing or the surrounding Parishes. Currently under construction, the new homes are scheduled for completion in March 2024.



Artist's Impression

Plot 6

Plot 7

# Development Site Plan



Two homes offered for  
Shared Ownership  
Due for completion in March 2024

# Alcotts Place Specification

## Kitchens:

- Light grey gloss finish high quality handleless style kitchens
- Stone effect laminate worktops and matching upstands
- 1½ Bowl stainless-steel sink and mixer tap
- Integrated fan oven
- Integrated gas hob with contemporary splashback
- chimney style extractor

## Bathrooms:

- White sanitaryware with chrome fittings and contemporary mixer taps
- Thermostatic shower over bath with hinged glass screen
- Heated chrome towel rail
- Contemporary metro wall tiling
- Shaver socket and light

## Windows & Doors:

- Triple-glazed high performance UPVC windows finished in white.
- Front door with PAS 24 Security accreditation and multi lever lock mechanism.

## Heating, lighting and electrical:

- Traditional gas fired central heating
- Recessed LED downlights to kitchens
- Outside lighting to external doors with PIR sensors
- External double power socket to rear garden

## Media and communications:

- Pre-wired sockets for TV/satellite in living room and main bedroom .
- Telephone sockets to hall, living room and main bedroom

## Internal finishes:

- White painted 4 panel interior doors
- Smooth ceilings finished in matt white paint with coving to living rooms, kitchen dining and bedrooms.
- All walls finished in Dulux 'Rock Salt' emulsion paint
- All woodwork and timber stairs finished in white satinwood paint
- Carpets to living areas, stairs, landing and bedrooms.
- Low maintenance vinyl floors to kitchens, bathroom , WC and Hall.

## Exterior:

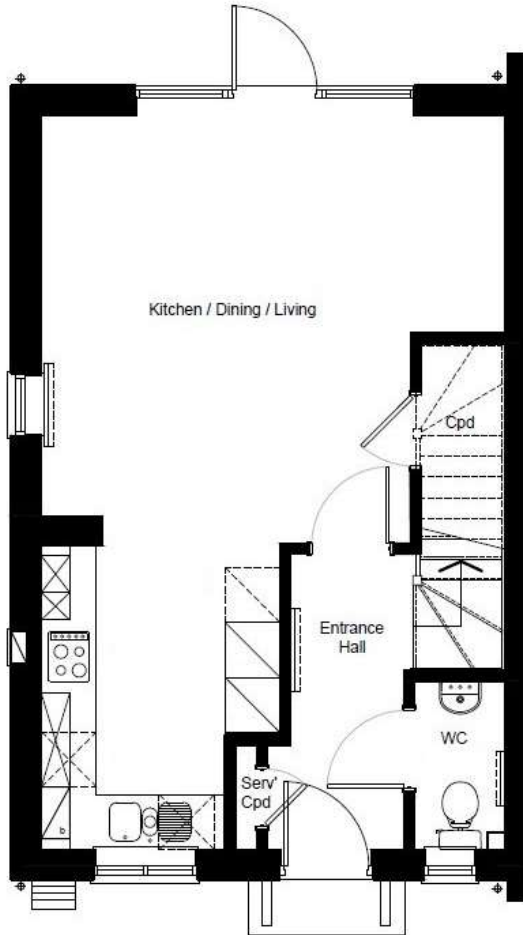
- Two in-curtilage parking spaces for each plot
- Infrastructure installed for future EV charging provision by purchaser
- Enclosed rear garden, laid to lawn with outside tap and power.
- Landscaped front garden
- Storage shed, water butt and linen line provided

## Energy Performance:

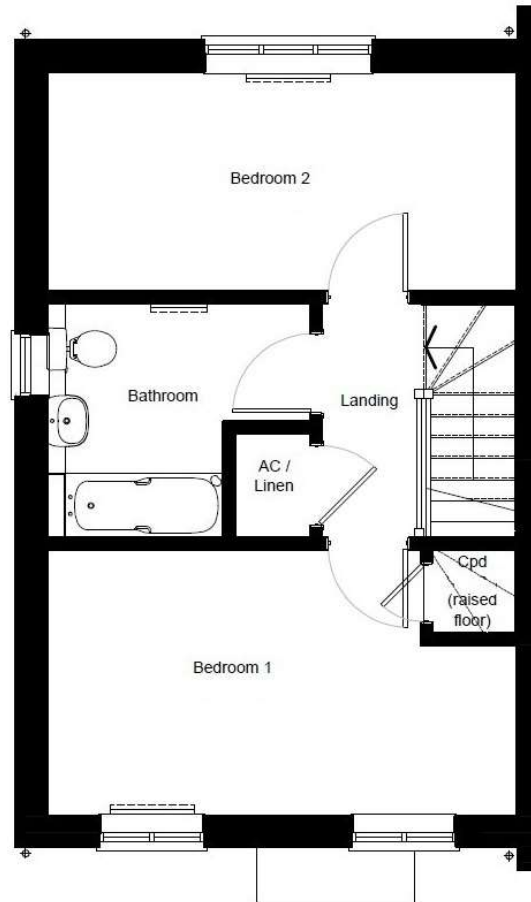
- Predicted Energy Performance Rate (EPC) Band A
- Photovoltaic solar panels
- High performance triple glazed windows
- Energy efficient and thermostatically controlled gas central heating and A-rated boiler
- Dual flush mechanisms to toilets to reduce water usage
- Low energy lighting throughout

## Local Authority:

- Uttlesford District Council



Ground Floor



First Floor

### Plot 6 : semi-detached house featuring

- 2 First Floor Bedrooms
- Family bathroom and ground floor WC
- Open plan Kitchen-Dining-Living Room with far reaching views
- Fitted kitchen with fitted oven, hob and extractor
- Large rear garden
- Dedicated in-curtilage block paved parking
- PV solar panels
- Twelve Year New Build Warranty

#### Ground Floor

- Dining/Living area 5.05m x 4.66m 16'5" x 15'2"
- Kitchen 2.60m x 3.31m 8'5" x 10'8"

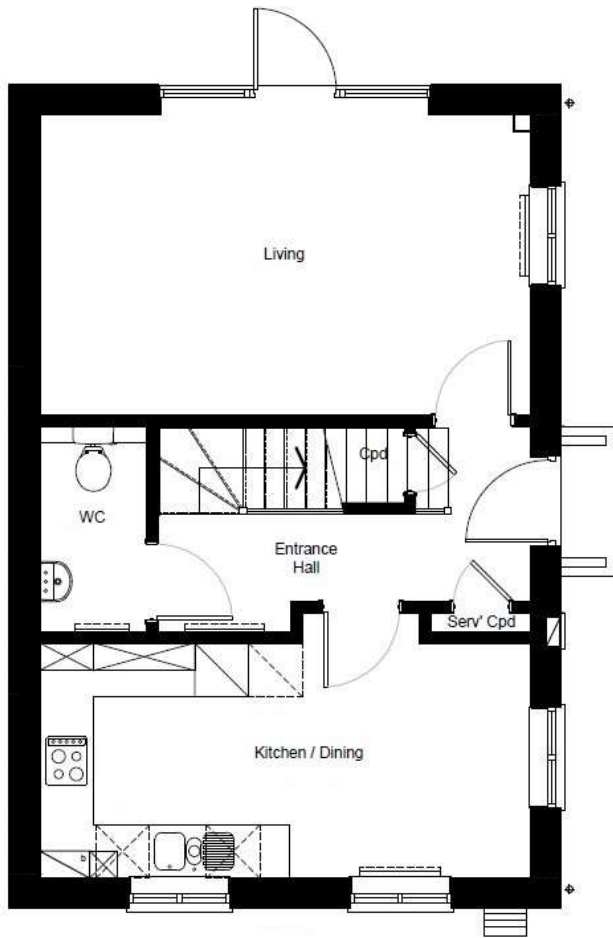
#### First Floor

- Bedroom 1 5.05m x 2.87m 16'5" x 9'4"
- Bedroom 2 5.05m x 2.37m 16'5" x 7'7"

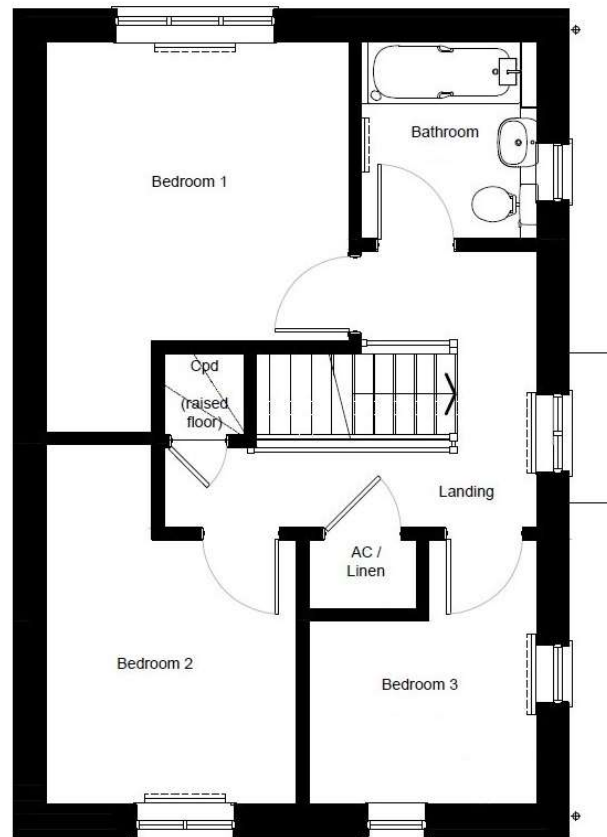
plot 6 floor plans

40% share available for **£132,000**

plus specified rent per month on the unsold equity & service charge



Ground Floor



First Floor

**Plot 7 : semi-detached house featuring**

- 3 First Floor Bedrooms
- Family bathroom and ground floor WC
- Separate Living Room with far reaching views
- Large rear garden
- Fitted kitchen with fitted oven, hob and extractor
- Dedicated in-curtilage block paved parking
- PV Solar Panels
- Twelve Year New Build Warranty

**Ground Floor**

- Living 5.50m x 3.37m 18'0" x 11'0"
- Kitchen/Dining 5.50m x 2.63m 18'0" x 8'6"

**First Floor**

- Bedroom 1 3.40m x 3.37m 11'1" x 11'0"
- Bedroom 2 2.82m x 2.98m 9'2" x 9'7"
- Bedroom 3 2.57m x 2.07m 8'4" x 6'7"

plot 7 floor plans

40% share available for **£154,000**

plus specified rent per month on the unsold equity & service charge



English Rural is a specialist provider of community-led, affordable rural homes established in 1991 and is registered and regulated by the Regulator of Social Housing. We are one of the leading national advocates on affordable rural housing issues, with HRH The Princess Royal as our Patron.



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For latest information on availability and plot reservations, please contact Terri Browning on 01483 540872  
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Site layouts, floor plans and specifications are all based on information current at the time of preparing these sales particulars. Plans within these particulars are not to scale and all measurements are approximate. Although we endeavour to adhere to the details contained in these particulars, it may be necessary to make amendments and we reserve the right to make such changes as and when considered necessary.

