



homemade

homes by accent

Chesterford Meadows Great Chesterford

A stylish collection of shared ownership homes for sale



Time and space to call your own

Slow down, yet stay connected, in this pretty village with excellent transport links

Chesterford Meadows on the edge of the quintessentially English village of Great Chesterford, set among rolling countryside, close to the River Cam. And yet it's just four miles north of the market town of Saffron Walden, 11 miles south of Cambridge and an easy commute by train into London.

We have nine of the 30 new homes at Chesterford Meadows for sale on a shared ownership basis (see page 25 for details). So, buying your own home in this dream location is more affordable. And with one 4-bed, five 3-bed and three 2-bed houses available, there's a home for you here, whether you're buying as a couple or a small or growing family.

Each property has striking architecture, a flexible layout and clean-lined neutral finishes, so you can begin making it your own as soon as you unpack. And with private gardens, a shared play space and a community orchard, there are plenty of spots to kick back and relax or let the kids kick a ball around.

The M11 is just under a mile from Chesterford Meadows, making it easy to reach cities including Cambridge, Peterborough, Chelmsford and London. Not to mention the expansive countryside and stunning coastlines of Suffolk and Norfolk. Great Chesterford train station is also just a 2-minute drive away with direct lines to Cambridge and London.

River Cam, Cambridge



St Marys Church, Saffron Walden



Get settled with shared ownership at Chesterford Meadows

Another way to find what you've always wanted



Everyone should have the opportunity to find a home they love, and shared ownership could be the answer for you. It's a great way to get on the property ladder and offers a real alternative to renting.

Homes at Chesterford Meadows are available to buy using the government's shared ownership scheme. It's another way to buy your home where you buy a percentage and pay rent on the rest. Homemade Homes by Accent own part of it - but you're living there, you decorate it, and you decide when to sell. Buying a percentage means you'll need a smaller deposit and a smaller mortgage. You can start by buying a share of between 25% to 75%. Once you've moved in, you can carry on buying more shares - if you choose to and can afford it - until you own your home 100%.

We offer an extensive range of shared ownership homes across the country, and have helped families, couples and people buying alone to find the right home for them. From apartments to detached houses, from Surrey to Yorkshire, we can help you find what you're looking for.

Visit homemadehomes.com/information/ or speak to our sales team to find out more about shared ownership.



Perfectly positioned in the North Essex countryside

Great Chesterford puts all of life's must-haves within a walk, cycle or quick drive



Thoughtfully designed homes with smart design touches and high-quality finishes



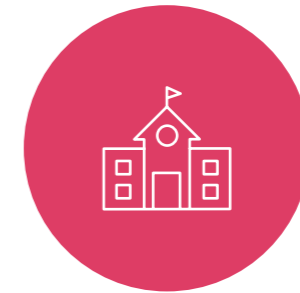
A picturesque village with a bakery, deli, café and two pubs



Private gardens for every home and allotments in the village



A 9-minute drive to Tesco superstore and a 10-minute drive to Aldi



A good preschool and primary school within 0.7 miles and an outstanding high school within 4 miles



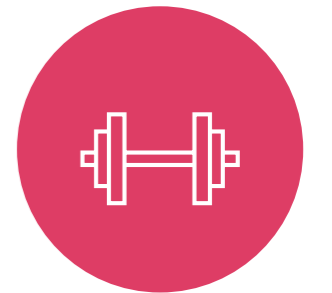
Countryside walks by the river, across pretty meadows and through manicured gardens



A wide choice of independent restaurants, cafes and pubs in Saffron Walden



A 7-minute drive to Saffron Walden and a 19-minute drive to Cambridge



Clubs for football, karate, cricket, tennis, athletics, fencing, bowling and more in Saffron Walden

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps

Have it all in Great Chesterford

A historic village with city links

Great Chesterford is a quaint village with roman roots, treasured listed buildings and a beautiful ancient church. It's a place to enjoy a slower, rural pace of life in a warm community surrounded by other pretty villages. And yet, with excellent transport links to London, Cambridge and the charming market town of Saffron Walden, it's easy to stay connected with the wider world.

In the village, there's a bakery with a deli and café, and two village pubs. And it's just an 8-minute drive to Saffron Walden for great mix of high street and independent shops, cafes and restaurants. Find carefully curated gifts at Bricks & Makers, stop for brunch at cycling café Bicicletta and meet friends for dinner at The Eight Bells.



There's also lots to do in the local area. Within a 10-minute drive, you can explore Audley End House and Gardens, ride on Audley End miniature railway, tour Saffron Grange Vineyard or see the latest exhibition at Saffron Walden Museum. And, of course, surrounded by magnificent, sweeping countryside, there are endless adventures to be had outdoors.

For a taste of city life, within 19 minutes by car you can be in Cambridge, where there are so many ways to while away the day and evening. From punting on the river to exploring the cycle paths, shopping for vintage treasures and spotting rising talent at the ADC Theatre.

Images from left to right:
Saffron Walden
Cambridgeshire countryside
Audley End House
Cambridge

It's all here, close at hand



Sports

With a multisports pitch and courts, a bowling green, a cricket club and a skatepark, there's plenty to keep the whole family active in Great Chesterford. And in nearby Saffron Walden there are several gyms, studios and clubs to choose from too.

Great Chesterford pitch and courts – 0.9 miles



Great outdoors

At Chesterford Meadows, you're surrounded by glorious countryside with easy access to riverside paths and the Icknield Way. Nearby Wandlebury Country Park offers 8 miles of waymarked trails, a den-building area, highland cows, pretty meadows and much more to enjoy.

Wandlebury Country Park – 8.7 miles

Culture

Saffron Hall is Saffron Walden's award-winning concert hall, hosting world-class and local performers, including orchestras, folk and jazz ensembles, dance acts and opera. For performances on the big screen there's Saffron Screen – the town's independent community picture house.



Saffron Hall – 4 miles

Shopping

Days Bakery and Food Hall includes a café, bakery and deli selling everything from sourdough to salt crystals. Open early, it's the perfect place to call for croissants for breakfast, treats for lunch, a coffee for the stroll home, and a catch up with other locals.



Days Deli & Bakery – 0.7 miles



Eat & drink

Great Chesterford boasts two cosy pubs at the heart of the village. At The Plough, you'll find traditional dishes alongside modern interpretations, with a focus on locally sourced ingredients. While The Crown and Thistle serves a Thai menu and stone-baked pizzas.

The Crown & Thistle – 0.7 miles



Family

The Chesterfords Community Preschool gives a lovely start to education, a 13-minute walk from Chesterford Meadows. Great Chesterford C of E Primary Academy is just a 12-minute walk away and has a good Ofsted rating. And Saffron Walden County High School has an outstanding Ofsted rating and is an 8-minute drive away.

Great Chesterford playground – 0.9 miles

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps



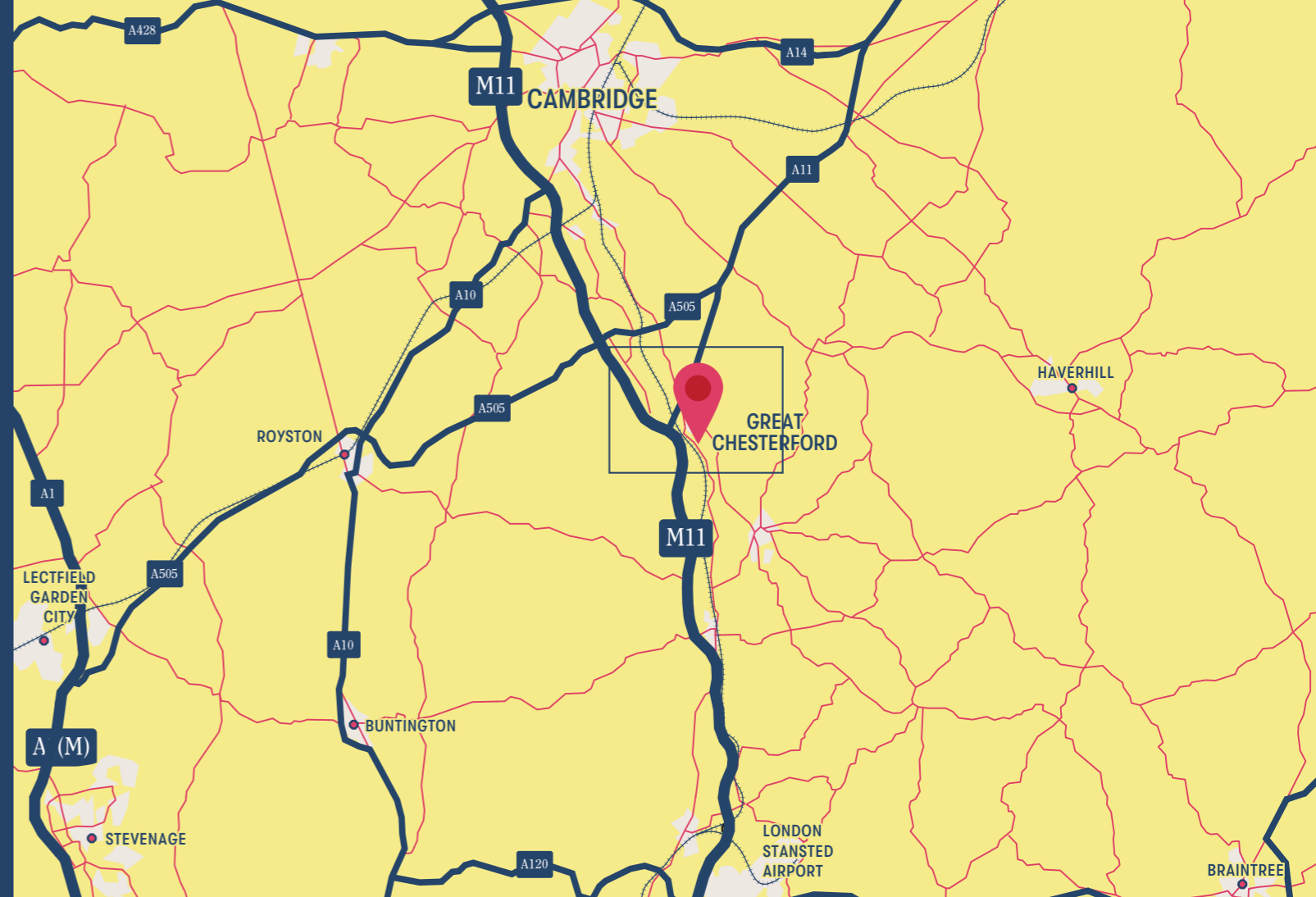
Where travel is easy

Live a relaxed rural lifestyle with fast access to towns and cities

Chesterford Meadows is set among wide open countryside, but has excellent transport links for commuting, local amenities, day trips and holidays.

It's less than a mile from the M11, which whisks you north to the A1 and south to the M25. And Great Chesterford train station is just a 7-minute walk away, with fast, direct routes to cities including London, Cambridge and Peterborough. There are bus stops on London Road and in the village centre, with routes to Saffron Walden and local villages. And, for foreign trips, it's only a 22-minute drive to Stansted Airport.

- | | |
|---|--|
| 1. Tesco | 10. PureGym |
| 2. Aldi | 11. Lord Butler Fitness & Leisure Centre |
| 3. Homebase Saffron Walden | 12. Audley End House & Gardens |
| 4. Bicicletta | 13. Saffron Grange Vineyard |
| 5. Days Bakery & Food Hall | 14. Saffron Walden Museum |
| 6. The Plough | 15. Saffron Hall |
| 7. The Crown & Thistle | 16. Wandlebury Country Park |
| 8. The Eight Bells | 17. Duxford Park |
| 9. Great Chesterford pitch
Great Chesterford skatepark
Great Chesterford playground | 18. Saffron Walden County High School |
| | 19. School Street Surgery |
| | 20. Great Chesterford C of E Primary Academy |



By car from Chesterford Meadows

Great Chesterford	2 minutes
Saffron Walden	7 minutes
Cambridge	19 minutes
Royston	20 minutes
Chelmsford	50 minutes
Stansted Airport	22 mins
Luton Airport	58 mins
Peterborough	1hr
Felixstowe	1hr 16 mins
Southend-on-Sea	1hr 16 mins



By train from Great Chesterford

Whittlesford	5 minutes
Audley End	6 minutes
Shelford	9 minutes
Cambridge	16 minutes
Bishops Stortford	25 minutes
London Liverpool Street	1hr 11 mins

[Sources: *google.com/maps. Times shown are approximate and subject to traffic.
**thetrainline.com. Times shown are for one of the fastest travel times - average journeys may be longer.]

Chesterford Meadows

Development Layout

Shared Ownership
2 Bed Houses

 Duxford

Shared Ownership
3 Bed Houses

 Lynton

Shared Ownership
4 Bed Houses

 Wandlebury

Other homes for sale or rent

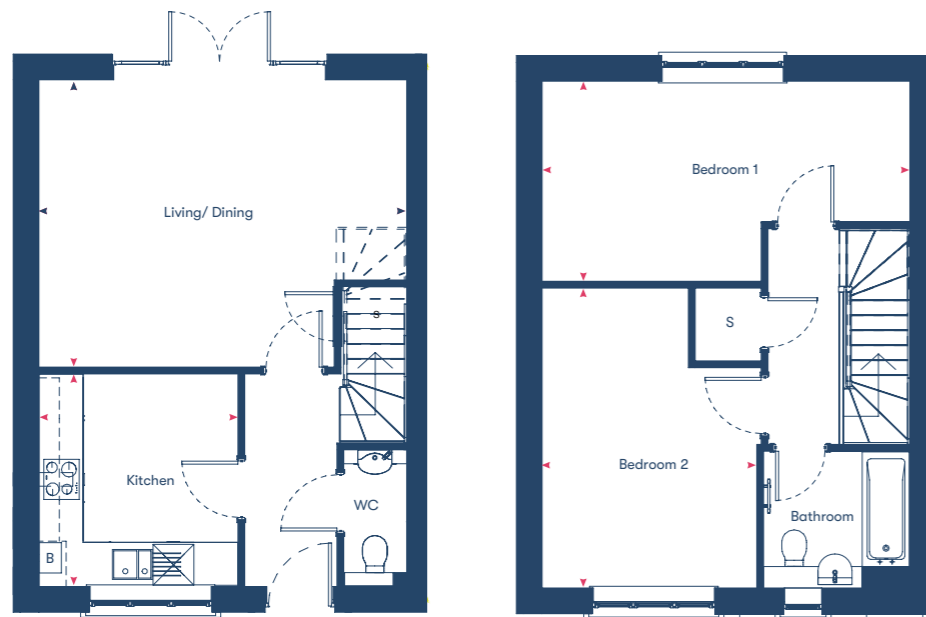




Duxford

2 bedroom houses

Plots 36, 37* & 38



Ground Floor

First Floor

Kitchen	3.12m x 2.92m
Living/Dining	4.26m x 5.45m
Bedroom 1	2.98m x 5.45m
Bedroom 2	4.44m x 3.19m
Bathroom	2.05m x 2.19m

80m²

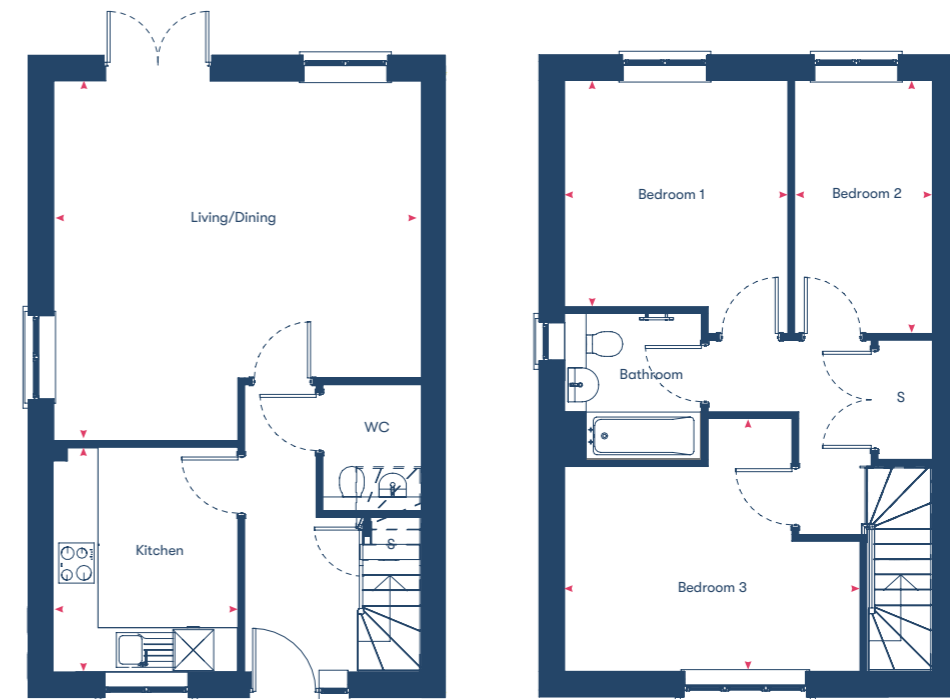
*Plots marked with an asterisk are mirrored versions of the floor plan shown.

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

Lynton

3 bedroom houses

Plots 39*, 40, 64*, 65 & 67



Ground Floor

First Floor

Kitchen	3.30m x 2.70m
Living/Dining	5.32m x 5.45m
Bedroom 1	3.36m x 3.32m
Bedroom 2	3.76m x 2.06m
Bedroom 3	3.05m x 4.38m
Bathroom	2.15m x 2.05m

94m²

*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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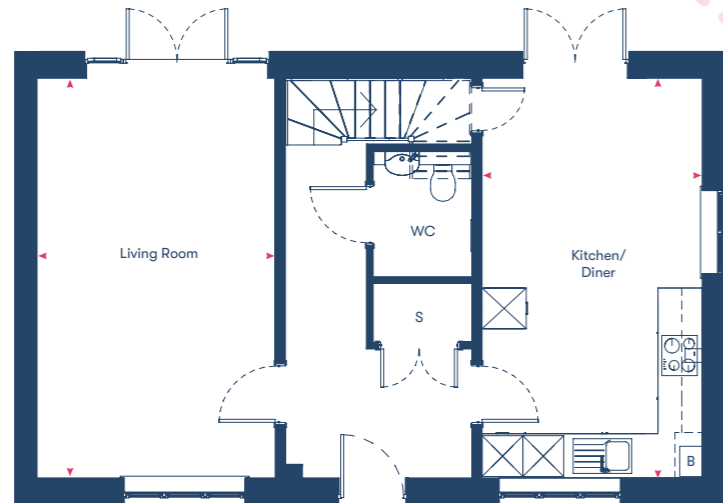
Wandlebury

4 bedroom houses

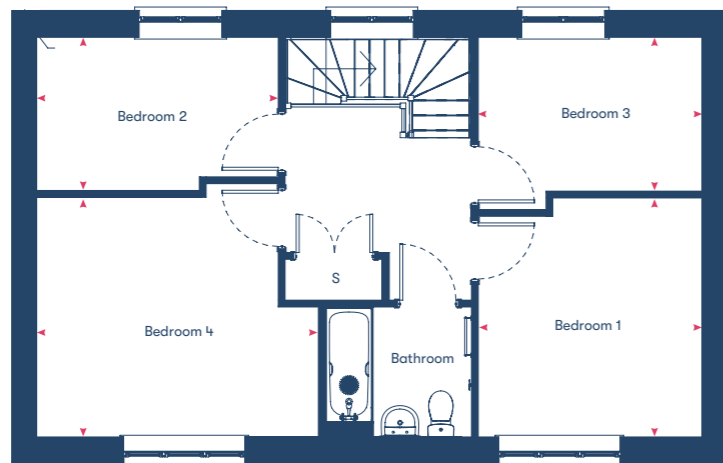
Plot 66



Ground Floor



First Floor



Kitchen/Diner	5.92m x 3.28m
Living Room	5.92m x 3.50m
Bedroom 1	3.55m x 3.32m
Bedroom 2	2.29m x 3.59m
Bedroom 3	2.30m x 2.30m
Bedroom 4	3.56m x 4.18m
Bathroom	1.95m x 2.18m

114m²

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Shared Ownership Specialists

Dedicated to finding you your next home or helping you take the first step onto the property ladder.

Welcome to Homemade Homes by Accent, the experienced property sales team within Accent Housing.

Accent Housing Limited provides over 20,000 homes in the North, South and East of the UK. We want to be with you for your journey. Whether that's helping you to take the first step onto the housing ladder or helping you search for a new home, we'll be right there with you.

We have Shared Ownership homes across the country, from Surrey to Yorkshire and have helped hundreds of people to fulfil their home ownership ambitions. We offer new and resale shared ownership homes, and also help our current customers to buy more of their home or sell it when they want to move on.

Visit our website dedicated to all things Shared Ownership
www.homemadehomes.com

A selection of our previous developments



Brooklands,
Milton Keynes



Great Denham,
Bedfordshire



Willow Grove,
Wixams



Specification

Kitchen

Contemporary Symphony Kitchen
Worktop with matching upstand
Stainless steel 1.5-bowl sink with chrome mixer tap
Stainless Steel Splashback behind hob
Hotpoint touch control induction hob with chimney hood over
Hotpoint electric oven
Space for washing machine
Space for fridge/freezer

Bathroom

Contemporary white sanitary ware
Thermostatic shower, sliding rail, and screen where fitted
Bath with Monobloc mixer tap where fitted
Heated towel rail

Electrical and Heating

Recessed polished chrome LED spotlights in bathroom, en suite and kitchen
Pendant lighting in bedrooms, halls, landing and living area
Telephone and television point in lounge and master bedroom
Mains-operated heat alarm in the kitchen
Optical smoke alarms
Mains operated carbon monoxide detector
Mains-operated doorbell
Vaillant Sustain boiler or equivalent

General

Easy to care for vinyl flooring in the kitchen, bathroom, en suite and cloakroom
Briar Twist Supreme carpet to living areas
Double-glazed uPVC windows with child restrictors
White emulsion on walls and ceilings
White satin woodwork
Rear garden is turfed and will include a patio area and shed

The specification of the properties is correct at time of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



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All information supplied is correct when published (July 2023) and is not intended to form part of any contract or warranty. Computer-generated images are an artist's impression and features such as landscaping, windows, brick, and other materials may vary, as may heating and electrical layouts. Any furniture and landscaping are shown for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout. You should not use dimensions for carpet sizes, appliance spaces, or furniture items. Information regarding schools, transport, and amenities should be considered general guidance only; we make every effort to ensure this information is current; however, you should not rely solely on the information presented. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Any site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing will not show land contours, gradients, boundary treatments, landscaping, or local authority street lighting. Footpaths are subject to change. For a shared ownership home, you need to pay rent to us for the share you do not own. The monthly rent payment will be listed in each advert on our website. We will review your rent at times set out in your lease. Your rent is reviewed, usually once a year. Your rent will go up when it is reviewed. It will not go down. The monthly payment for service charges will be listed in each advert on our website and reviewed annually. We support the development of mixed-tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of these homes may change subject to demand.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT.

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