



**S**resi Great Dunmow

Making home ownership possible



## Experts in Shared Ownership

**SO Resi is delighted to offer the opportunity to buy these beautifully designed Shared Ownership homes provided by Park Properties Housing Association.**

Shared Ownership makes owning a home possible for more people. That's because you start by buying just a share of your home, with a lower deposit and a smaller mortgage – plus a monthly payment on the rest.

You can buy more in the future as your income grows, and sell your share whenever it's time to move on.

### **Keeping it simple**

SO Resi are on hand to make buying your Shared Ownership home simple and straightforward. First we'll help you understand the costs and work out what's affordable for you. If you decide to go ahead, we'll be there to answer your questions.

**Call us on 0208 607 0550 or email [sales@soresi.co.uk](mailto:sales@soresi.co.uk)**



Brand new 2, 3 & 4 bedroom houses

# Introducing SO Resi Great Dunmow

**SO Resi are proud to offer a select development of just 22 two-four bedroom houses on the outskirts of Great Dunmow.**

In the sought-after district of Uttlesford, this charming new development consists of 11 two-bedroom and 10 three-bedroom houses, plus one four-bedroom house, for Shared Ownership.

The development nestles in pretty semi-rural parkland surroundings, perfectly placed for all the local amenities. It is just over a mile from the historic centre of town and just a short walk from Great Dunmow Primary School.

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# Great Dunmow



## Great Dunmow

Great Dunmow is a charming Market Town steeped in history dating back to Roman times, with over 250 listed buildings. It is a great place to live in a highly sought-after area of Essex. Great Dunmow has a weekly market dating back to 1253, a bustling high street with an incredible selection of independent retailers and pubs and restaurants such as The Chequers, The Swan or The Saracens Head.

Great Dunmow has all the facilities you would expect in a town of 10,000 inhabitants, such as healthcare amenities, post offices, primary schools, nurseries and transport connections for commuters. For convenience, there is a Tesco superstore within easy access of the development.

Both Great Dunmow Primary School and Dunmow St Mary's are rated as "Good" by Ofsted. There are also eight local nurseries to choose from.

Social life in the town revolves around the many local hotels, pubs, restaurants, sports clubs and the leisure centre with its indoor swimming pool. There are also beautiful parkland surroundings to explore while walking, cycling, or jogging. Leisure facilities include The Maltings Museum, Talliston House and the Gardens of Easton Lodge.

# Around and About Great Dunmow

Whilst your immediate needs are well-catered for in the town, the larger nearby towns of Braintree or Bishop's Stortford (10 miles) or the City of Chelmsford (14 miles) offer a further variety of shops, supermarkets, cinemas, theatres, museums, restaurants and places of interest such as Chelmsford Cathedral, the Shire Hall and RHS Gardens at Hyde Hall. Entertainment venues abound in the local area, including cinemas and theatres in Chelmsford and Braintree.

London Liverpool Street is just 45 minutes by train from Bishop's Stortford, and the M11 is less than 10 miles via the A120; commuting or shopping trips to the capital are a doddle.

Stansted Airport is just five miles distant along the A120, making overseas travel an easy option from Great Dunmow.

Braintree



Bishop's Stortford



Chelmsford Cathedral



Hyde Hall Gardens



# Great Days Out...



1

## Cambridge

There is something for everyone to do in Cambridge: punting on the River Cam, a walking tour of the City and its magnificent University Colleges and Museums, such as the Museum of Technology or the Fitzwilliam Museum, Kings College Chapel, and the University Botanical Gardens are also top attractions.

 50 minutes



2

## Southend-on-Sea

Recently acquiring city status, there is lots to do and see in Southend. Visit the longest pleasure pier in the World, at the same time as Adventure Island Theme Park or the Sealife Centre to make a great family day out at the seaside.

 75 minutes



3

## London

With it being so accessible, a great day out in London could include a visit to Old Spitalfields Market, a curry in Brick Lane, a visit to Horizon22 for London's highest panoramic views across the city and shopping along the iconic Oxford & Regent Streets or at the Royal Exchange. Alternatively, wander around London and soak in the atmosphere; all this and much more is within a short walk of Liverpool Street Station.

 45 minutes



4

## Colchester

With a 2000-year history, Colchester was Britain's first Roman City and capital. It is full of attractions; Roman Ruins, Colchester Castle, museums, picturesque parks, Colchester Zoo, Mersea Island and Highwoods Country Park. Colchester has more to do and see than you can fit into just one day.

 50 minutes



5

## Chelmsford

The Essex, Chelmsford county town is close enough to visit for shopping or entertainment. Take in the impressive architecture of the Cathedral, Shire Hall, or the Grade II listed Hylands House. You can get closer to nature by visiting RHS Hyde Hall or one of the City's many parks and biking trails.

 35 mins

Travel times shown in minutes. All times are approximate, taken from Google Maps, and will vary according to route(s) taken.

# Development Overview

The houses at SO Resi Great Dunmow are set in 27.2 acres of open space and are offered for Shared Ownership to be sold by SO Resi on behalf of Park Properties Housing Association.

Each house is designed with convenient living in mind and finished to the high specification associated with SO Resi homes. A variety of high-quality materials have been chosen for use. Red and buff brick, different-coloured renders, weatherboard, and roof tiles are all selected to reflect the vernacular of the local area.

With elegant and flexible interior layouts, thoughtful design optimizes the living space. The houses have been built to high standards, and each home has its own dedicated parking space.

Set in beautifully landscaped grounds, SO Resi Great Dunmow is situated amidst beautiful parkland surroundings.

## Key

- SO Resi Shared Ownership
- Affordable Rent
- Private Sale

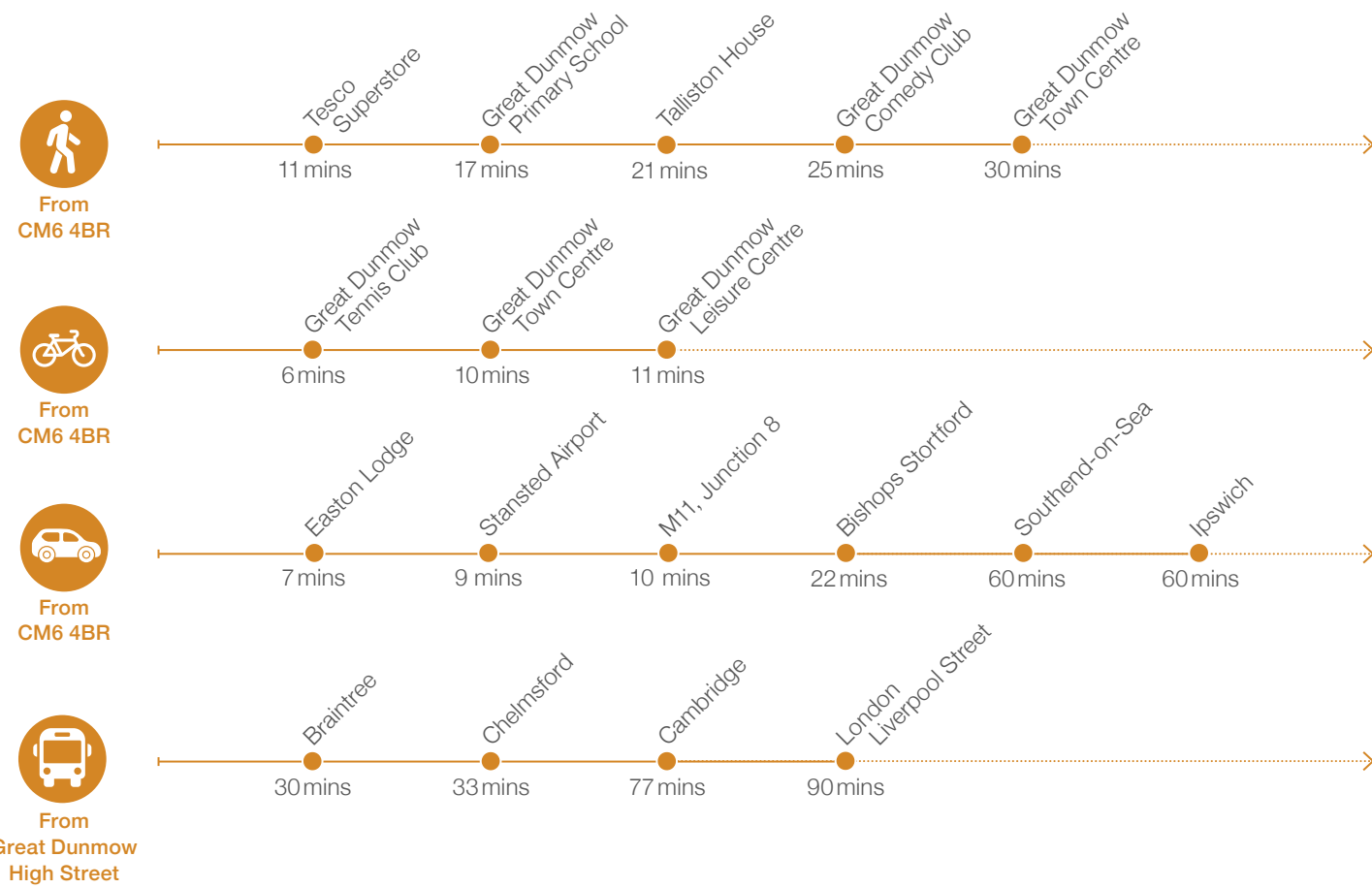
The site layout is intended for illustrative purposes only and is subject to change.



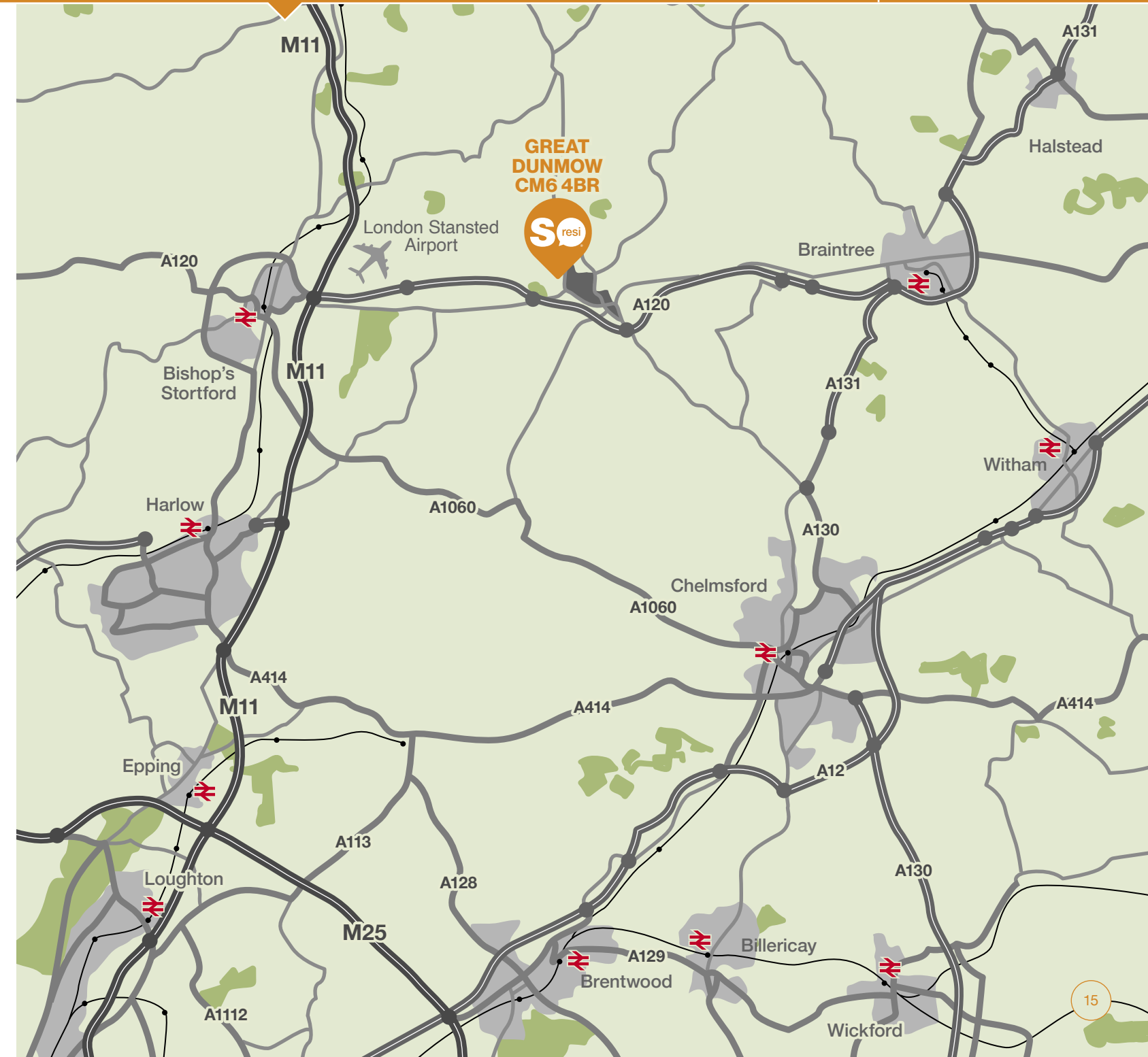
# SO easy to get about

Shops, post offices, schools, pubs and restaurants are all located within a mile of the development. The development has a bus stop with links to Chelmsford, Braintree, Stansted Airport and Southend-on-Sea.

Great Dunmow is just north of the A120 and close to the M11, the National Motorway Network, and Stansted Airport. It is well-connected for commuting to London by road, and Heathrow Airport is also readily accessible via the M25. Ideally located for commuters, there is a choice of stations at Stansted (5 miles), Braintree (8 miles), or Bishops Stortford (9 miles), which is 45 minutes by train to Liverpool Street.



Travel times are taken from Google and can vary depending on the time of day and the route taken.







Images shown are of Plot 78



# Specification

These spacious SO Resi Great Dunmow homes offer low maintenance for modern living and are stylishly designed for comfort and energy efficiency.

## Kitchen, Living and Dining

Fluorescent strip lighting to kitchen ceilings  
 Sintra Natural Oak Amtico Leoline flooring to living and dining areas  
*Toronto 562 Residential Vinyl Lino flooring to plot 78*  
 Integrated stainless steel multi-function oven  
 60cm electric hob  
 Integrated 70/30 Fridge Freezer  
 Chimney cooker hood and splashback  
*Carron Phoenix sink 1.5 bowl stainless steel with deck mixer taps to plot 78*  
 Medford White kitchen units  
 Alpine White kitchen work tops

## Bathroom & Ensuites

White Sealed Bulkhead lighting  
 Twyford, Ideal Standard, Bristan Acrylic bath in white  
 Low water consumption toilet  
 H&R Johnson half-height plain white bathroom wall tiles  
*H&R Johnson full-height grey bathroom wall tiles to plot 78*  
*Merlyn MB3 glass shower screen to plot 78*  
 White Twyford, Ideal Standard low consumption toilet

## General

Private car parking space  
 Private garden  
 Pendant light fittings to living and bedroom  
 Dulux white matt walls and ceilings  
*Dulux Almond White matt emulsion paint to walls and ceilings for plot 78*  
 Abingdon 100% Polypropylene Carpeted bedrooms in Wheat  
 Selected units will have Air Source Heat Pumps and others gas central heating  
 White Stelrad Prefinished Round Top Elite radiators  
 National Hickman satinwood white internal doors  
*Jewson timber curtain battens to plot 78*  
 White Softwood painted handrails  
 Deta Electrical smoke detector  
 Deta Electrical carbon monoxide alarm



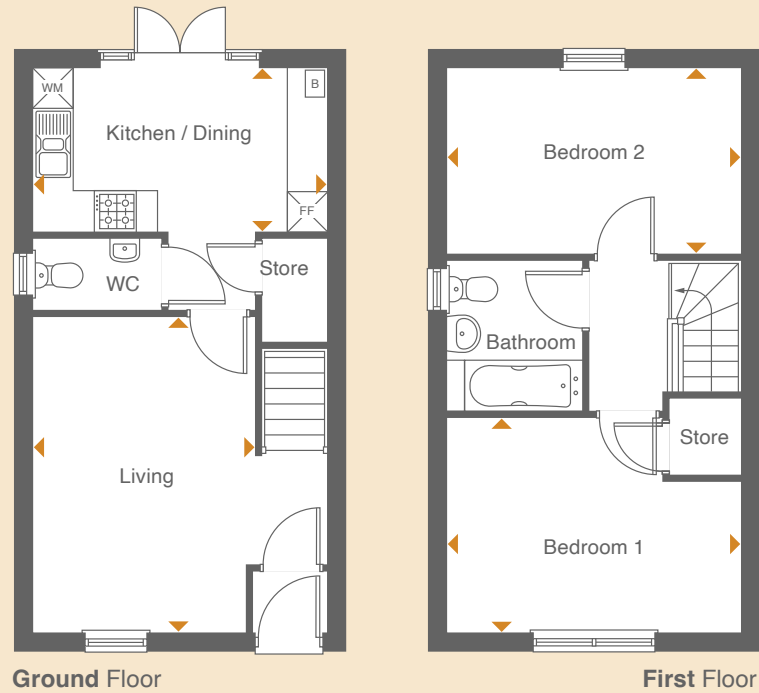
**Every SO Resi Great Dunmow home is made to the highest standard.**

Specifications stated in this brochure are for guidance only. These particulars do not constitute any part of an offer or contract and are subject to change.

## Type A

2 bedroom house

Plot	Address
74	19 Swan Drive
75	17 Swan Drive
89	26 Swan Drive
90	28 Swan Drive
91	30 Swan Drive
92	32 Swan Drive



**Gross Internal Floor Area**  
70.05 m<sup>2</sup>  
754 sq ft

Room	Metric	Imperial
Kitchen / Dining	4.30 x 2.44 m	14'1" x 8'0"
Living Room	4.65 x 3.29 m	15'3" x 10'9"
Bedroom 1	4.30 x 3.16 m	14'1" x 9'11"
Bedroom 2	4.30 x 2.73 m	14'1" x 8'11"

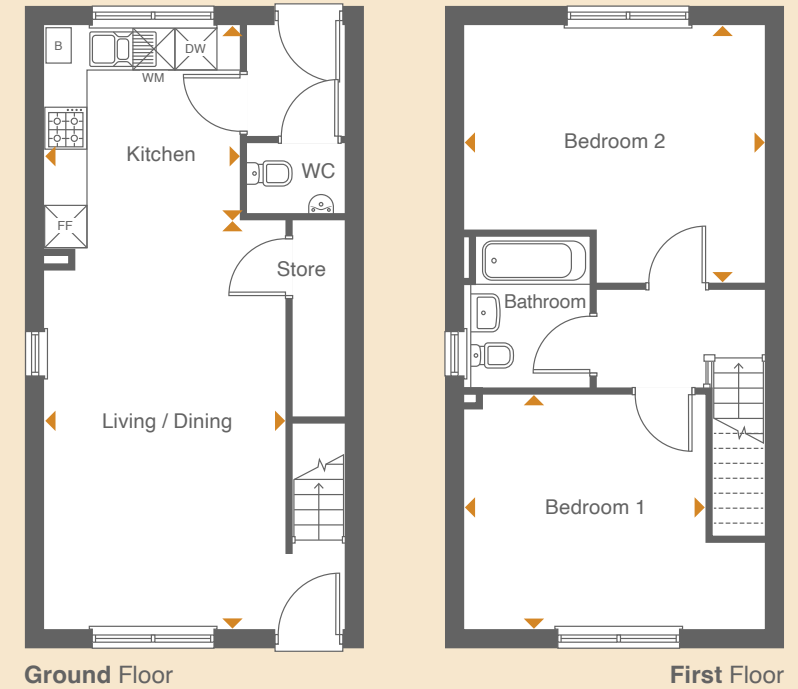
FF	Fridge/Freezer
WM	Washing Machine
B	Boiler

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build may vary. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract with regard to the specifications.

## Type B

2 bedroom house

Plot	Address
279	3 Arrowhead Place
280	5 Arrowhead Place
281	7 Arrowhead Place
286	31 Cygnet Way
287	33 Cygnet Way



**Gross Internal Floor Area**  
79.06 m<sup>2</sup>  
851 sq ft

Room	Metric	Imperial
Kitchen	2.87 x 2.8 m	9'5" x 9'2"
Living / Dining	6.00 x 3.54 m	18'8" x 11'7"
Bedroom 1	4.55 x 3.46 m	00'0" x 00'0"
Bedroom 2	4.55 x 3.77 m	00'0" x 00'0"

FF	Fridge/Freezer
DW	Dishwasher
WD	Washing Machine
B	Boiler

## Type C

3 bedroom house

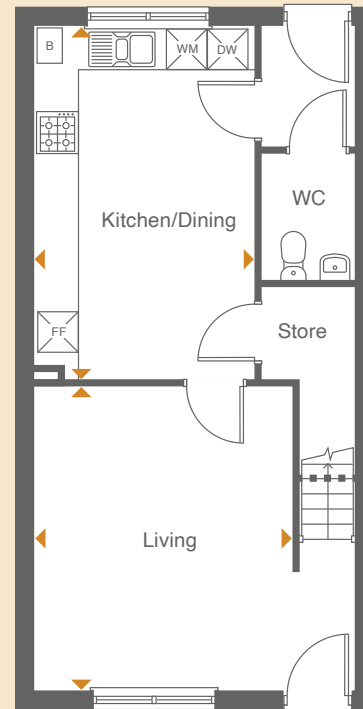
### Plot Address

202 11 Minnow Street

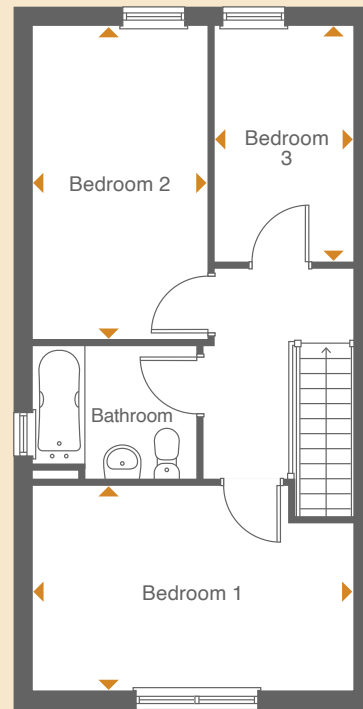
203 9 Minnow Street

276 1 Minnow Street

277 5 Minnow Street



Ground Floor



First Floor

### Gross Internal

#### Floor Area

93 m<sup>2</sup>

1001 sq ft

Room	Metric	Imperial	
Kitchen / Dining	5.16 x 3.22 m	16'11" x 10'7"	FF Fridge/Freezer
Living Room	4.46 x 3.77 m	14'8" x 12'4"	DW Dishwasher
Bedroom 1	4.79 x 3.03 m	15'8" x 9'11"	WD Washing Machine
Bedroom 2	4.59 x 2.55 m	15'1" x 8'2"	B Boiler
Bedroom 3	3.47 x 2.18 m	11'5" x 7'2"	

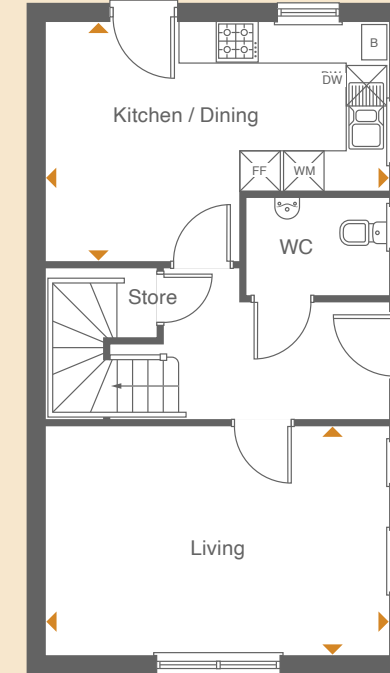
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## Type D1

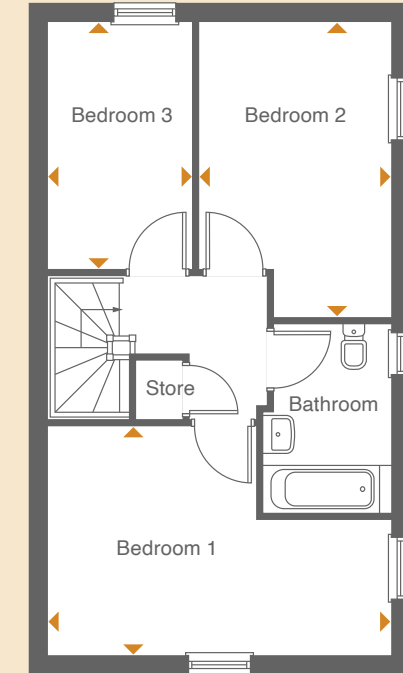
3 bedroom house

### Plot Address

78 11 Swan Drive



Ground Floor



First Floor

### Gross Internal

#### Floor Area

93 m<sup>2</sup>

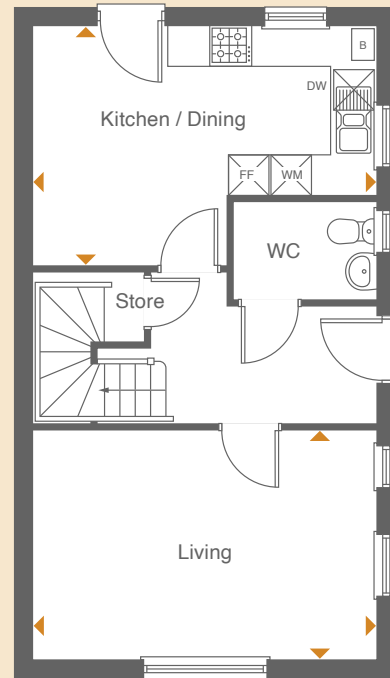
1001 sq ft

Room	Metric	Imperial	
Kitchen / Dining	5.05 x 3.54 m	16'7" x 11'7"	FF Fridge/Freezer
Living Room	5.05 x 3.35 m	16'7" x 11'0"	DW Dishwasher
Bedroom 1	5.05 x 3.40 m	16'7" x 11'2"	WD Washing Machine
Bedroom 2	4.35 x 2.83 m	14'3" x 9'3"	B Boiler
Bedroom 3	3.69 x 2.16 m	12'1" x 7'1"	

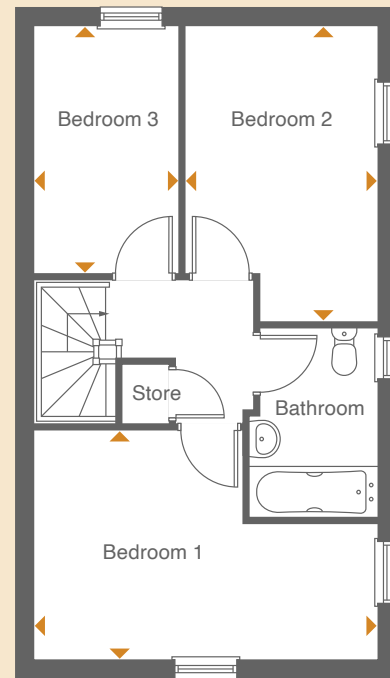
## Type D2

3 bedroom house

- Plot Address**  
**246** 63 Cygnet Way  
**269** 49 Cygnet Way  
**273** 57 Cygnet Way  
**274** 35 Cygnet Way  
**278** 1 Arrowhead Place



Ground Floor



First Floor

**Gross Internal Floor Area**  
 93 m<sup>2</sup>  
 1001 sq ft

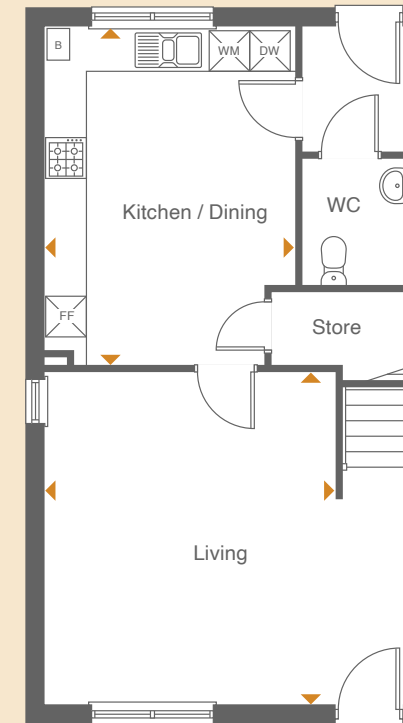
Room	Metric	Imperial	
Kitchen / Dining	5.00 x 3.67 m	16'5" x 12'0"	FF Fridge/Freezer
Living Room	5.00 x 3.34 m	16'5" x 10'11"	DW Dishwasher
Bedroom 1	5.00 x 3.38 m	16'5" x 11'1"	WD Washing Machine
Bedroom 2	4.32 x 2.80 m	14'2" x 9'2"	B Boiler
Bedroom 3	3.67 x 2.14 m	12'0" x 7'0"	

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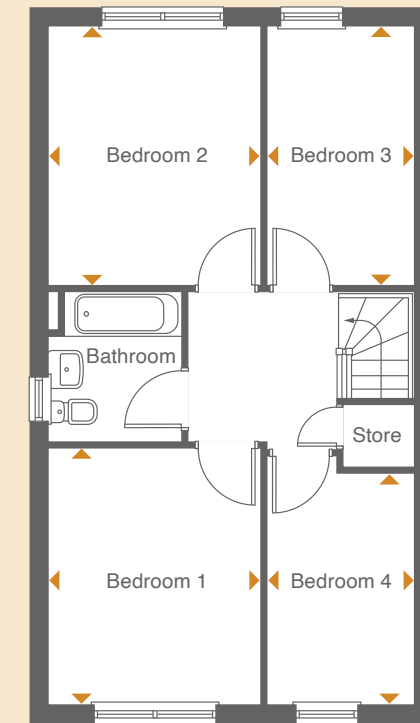
## Type E

4 bedroom house

- Plot Address**  
**275** 1 Minnow Street



Ground Floor



First Floor

**Gross Internal Floor Area**  
 106 m<sup>2</sup>  
 1141 sq ft

Room	Metric	Imperial	
Kitchen / Dining	4.90 x 3.68 m	16'1" x 12'1"	FF Fridge/Freezer
Living Room	4.89 x 4.28 m	16'1" x 14'0"	DW Dishwasher
Bedroom 1	3.77 x 3.10 m	12'5" x 10'2"	WD Washing Machine
Bedroom 2	3.75 x 3.10 m	12'4" x 10'2"	B Boiler
Bedroom 3	3.75 x 2.14 m	12'4" x 7'0"	
Bedroom 4	3.39 x 2.14 m	11'1" x 7'0"	



**SO Resi is the Shared Ownership brand of Metropolitan Thames Valley, and is an agent for Park Properties Housing Association.**

With Shared Ownership, you buy a home in your own way – starting with a share that’s right for you – between 10% and 75%. You can choose to buy more later, when it suits your income. Starting with a share means your mortgage deposit and monthly mortgage payments are smaller than if you bought your home outright.

There are two other monthly payments. One is for the share of your home that Park Properties Housing Association owns. The other is the service charge, which pays to look after the building you live in. Then there are also the other usual costs, like household utility bills.

In the future you can buy more of your home, and even own 100%. The more you own, the lower your HSPG payment will be. You can sell your share at any time if you decide to move on.

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September 2024