

Lintel Properties - Twin Oaks, Bunford

(names have been changed)

Welcome section

[h1]:

Welcome

[body text]:

Welcome to Twin Oaks, a beautifully-constructed development of executive homes in the picturesque and highly desirable location of Bunford in Hertfordshire.

Situated within the rolling green hills of the British countryside, Bunford enjoys an exclusive rural location equidistant from three nearby towns - the historic towns of Ware and Bishop's Stortford, and the bustling commercial centre of Harlow.

Twin Oaks offers residents the finest in countryside living with convenient travel connections just a stone's throw away, bringing Cambridge, London and Europe (via Stansted Airport) within easy reach. This is a unique setting offering residents the best of all worlds.

Scheme summary section

[h1]:

An Exclusive Collection

[body text]:

Lintel Properties are extremely proud to present Twin Oaks, our latest selection of premier contemporary homes set in the heart of the English countryside. Each residence has been thoughtfully designed to bring character to the collection, with subtle variance of materials across the properties and landscaped green spaces complementing the development's setting among mature trees and a gently rolling landscape.

All homes are constructed with great care and attention to detail, and finished with the highest-quality fittings and interior specifications. This is a rare opportunity to own a superior residence in the country with everything you need for 21st century living.

Location sections

(across 2 pages)

[h1]:

The Beauty Of The English Countryside

[body text]:

Set in magnificent rural Hertfordshire, close to the Essex border and not far from the M11, lies the village of Bunford, a peaceful green oasis of country life where residents can relax among

the fields, farms and woodlands, and yet be in the City of London in little over an hour. Twin Oaks at Bunford represents the best of both worlds in modern life - an enchanting, natural setting, a home containing all modern comforts, and excellent travel connections meaning all the amenities and pleasures of the town and city are never far away.

Bunford itself is a small community that embodies tranquil country life. At the heart of the village are the village hall, primary school, Ware Cricket Club, farm houses dating back to the seventeenth century, and modern additions considerably added to blend with the village aesthetic.

Less than a mile south of Bunford is the delightful village of Marsdon where you'll find handy everyday amenities such as a convenience store, post office, garage and popular local pub The Crown nestled among its charming 18th century architecture. Local gastropub The Hare & Horse Restaurant & Bar is well worth a visit, having gained a Michelin Bib Gourmand rating 6 years in a row. They serve freshly-prepared British, French and rustic Italian cuisine in this completely redesigned public house, creating a sophisticated modern vintage setting.

Conveniently, the historic towns of Ware and Bishop's Stortford are only 4.5 miles and 6.7 miles away respectively, both more than able to cater to your everyday needs with modern superstores as well as boutique shopping, cosy cafes, traditional shops and a wide variety of restaurants to suit all tastes among their ancient streets. Both towns are also perfect for a picturesque riverside walk along the Lea or the Stort before stopping to relax in a characterful pub. Bishop's Stortford is also home to its impressive Corn Exchange building and intriguing Castle Mound, dating back to the time of William The Conqueror.

For those seeking high street brands and modern convenience shopping, Harlow is also just five miles away, home to the Water Gardens and the Harvey Centre for multi-storey retail opportunities. The town centre also boasts plenty of opportunities for leisure and entertainment, with a multi-screen cinema, Harlow Playhouse, Harlow Bowl and the Leisurezone for swimming, the gym and kids' activities. Great for a full day or night out and just a short drive home.

Those with young families will be pleased to find excellent, well-loved local primary schools right on your doorstep in Bunford and Marsdon, and ample provision for secondary and further education nearby, from the 'outstanding' Chauncy School in Ware to the high-achieving Burnt Mill Academy in Harlow.

Finally, outdoor enthusiasts will love the area around Bunford. Keen golfers will be pleased to note both Pippin Valley Golf Club and Great Baddock Golf Club just a short drive away, and those who enjoy walking, cycling, fishing and watersports will find an incredible variety of opportunities in the rivers, lakes and reservoirs of the Lea Valley, from Ware to Waltham Abbey!

Whether you're looking to grow your family, find calm in the countryside, or sample the finer things in life, Twin Oaks is perfectly placed to provide everything residents could need in contemporary living.

Setting sections

[h1]:

The Setting

[body text]:

Each home at Twin Oaks encapsulates the high standards of construction and attention to detail that Lintel Properties are renowned for.

Every property will be finished to the highest specifications inside and out, with careful consideration given to all fittings, appliances, surfaces, and of course the tasteful landscaping around the accommodation, with both planted and turfed areas created to complement the development's rural surroundings.

Residents will be delighted to find homes designed for energy efficiency and durability, set to maintain the comforts of modern living and stand the tests of time.

(2nd section)

[opening para]:

An impressive collection of homes designed for modern lifestyles in this stunning countryside setting

[body text]:

Twin Oaks comprises a selection of 11 outstanding three, four and five-bedroom homes grouped elegantly around a thoughtfully-planned landscaped driveway, enclosed by mature trees and shrubs with a picturesque, rural backdrop.

Each property embodies the high levels of quality and convenience that only a new home can, with every space designed to suit both busy professionals and committed family members alike. With all the options on offer, Twin Oaks is a place you'll be proud to call home.

Easy reach section

(approx 270 words)

[h1]:

All Within Easy Reach

[body text]:

Bunford is beautifully located among the gently-rolling green fields of the Hertfordshire countryside, but with all the amenities, shops and leisure opportunities available in nearby Ware, Harlow and Bishop's Stortford, and easy connections to travel further afield, the village offers the perfect opportunity to those who enjoy all aspects of today's modern lifestyles.

Access to the wider road networks makes car travel to London or Cambridge very straightforward. From Bunford, it's a short drive north to the A120, connecting you with the M11 for Cambridgeshire and onward to the Midlands and the North via the A14 and A1(M). Or,

staying on the A120, you'll find the cultural and historic town of Colchester with its medieval castle, upmarket Fenwick store and Roman walls is around an hour away by car, with the gorgeous coastal destinations of Frinton, Mersea Island and Walton-on-the-Naze - perfect for a family day out - just 30 minutes further down the road.

South of Bunford, the A414 offers easy access to the bustling city of Chelmsford to the east - with its huge variety of enticing independent shops, leading department stores and designer boutiques, all in updated pedestrianised areas and modern retail developments. To the west, St Albans with its vast cathedral, Roman remains, wide range of restaurants and streets oozing with history is a city you'll want to visit again and again. And of course, easy access to the A10 and M25 means London and all the delights of the metropolis are within easy reach.

If you are commuting for work by rail, then Bunford offers you the perfect balance between business and homelife. Nearest convenient train connections into London are at Ware or St Margaret's station in Stanstead Abbots, each approximately 10 minutes from Bunford by car. Or for additional connections to or from Cambridge or Stansted Airport, Harlow Town station is just 12 minutes away, with ample parking.

And with Stansted Airport just 14 miles from Bunford by road, your gateway to the continent and a host of worldwide destinations is simply a 30-minute drive away. Your village home in the countryside will be well-positioned for any journey you need to make, local or long-distance.

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Hazelwood Properties - Pippin Grove, Starping

All key names changed

[p.3 - Introduction]

[h1]:

COMING HOME TO THE GARDEN OF ENGLAND

[body text]:

Welcome to Pippin Close, a beautifully-designed development of 75 traditional new homes, set against a stunning countryside backdrop in the picturesque village of Starping in Kent.

Offering everything you'll love about an historic community in a peaceful, rural setting, Starping is also within easy reach of the bustling towns of Maidstone and Royal Tunbridge Wells, while its railway line links you directly to the heart of London.

Pippin Close - homes providing the best of all worlds.

[h2]:

BEHIND EVERY NAME, THERE'S A STORY

[body text]:

Starping is at the centre of apple-growing country - the area is famed for its crops of Pippin apples, and the village hockey team is affectionately known as the 'Starping Pippins'. Pippin Close is sited around the old Starping Soccer & Hockey Club fields, and we're proud to be working with them on new facilities and keeping history alive as the village grows. A new community orchard will also be planted with the development; hence 'grove', for a group of trees, seemed particularly apt.

[p.4-5 - Scene setting]

[h1]:

A COUNTRYSIDE SETTING FOR MODERN LIVING

[body text]:

This outstanding selection of 2, 3, 4, and 5-bedroom new homes will create the perfect community environment around a traditional village setting. Whether you're buying your first home together, planning around an expanding family, or looking to downsize from a larger property, there'll be a place you love at Pippin Close.

This picturesque village has something for everyone just a short walk or drive away. Offering a delightful range of local amenities, schools, leisure facilities, country walks and fantastic eating and drinking venues, Starping truly unites the peace and fresh air of rural life with with the best of modern living.

Careful thought has been given to the design of every home in Pippin Close to ensure it blends with the historic village aesthetic, and the variance of external appearance lends character to each property. Internally, you will find all the modern comforts you would expect in a new home created for both convenience and durability.

Pippin Close enjoys a magnificent location in the Weald Of Kent, with its huge panoramic skies and wide open fields, while providing easy connections to city attractions. A quick journey by road brings you to the thriving towns of Tunbridge Wells and Maidstone, and a direct train service will take you right into the cosmopolitan heart of London.

[p.6-7 - Local area]

[h1]:

A WONDERFUL PLACE TO PUT DOWN ROOTS

[body text]:

Starping provides everything you need for daily life in a friendly, authentic village environment. Within walking distance of Pippin Close, you'll find the farm shop, post office, convenience store, garage, pharmacy, library, coffee shop, playground and parish churches. For eating and drinking, residents and their friends will be spoilt with two excellent Indian restaurants, while well-loved local pubs The Black Horse and the Ploughman's Tavern both serve freshly-cooked food in a family-friendly atmosphere.

Further retail and leisure opportunities are also within easy reach, with bustling Maidstone and sophisticated Tunbridge Wells each less than 15 miles away. Both towns boast large shopping malls featuring major department stores, high street chains and household brands, plus a huge variety of independent boutiques, shops, cafes, galleries, and restaurants and eateries to suit all tastes, not to mention thriving nightlife scenes.

[p.8-9 - Lifestyle]

[h1]:

HOMES DESIGNED FOR BALANCED LIFESTYLES

[body text]:

Pippin Close embodies the desire to combine traditional living with the ease of a modern, newly-built home. Every property has been planned to give residents the best mix of space, light and convenience while the exteriors complement their rural village surroundings, giving them a natural, established feel. All homes have been designed with a balanced lifestyle in mind, to be places people love.

Starping has a real sense of community where you can naturally socialise with friends and neighbours while walking the dog, taking out the kids or running errands among its paths, open spaces and local amenities. The village has all your immediate needs covered, but further opportunities to relax are also just a short drive away. It's worth sampling the creative menus at The Odd Food Hall at Broughton Monchelsea, The Bard at Matfield and the Apricot Restaurant in Cranberry, which serves unique German cuisine.

For browsing around town, you can soak up the atmosphere in Maidstone's ancient streets or stroll through the boutiques of the legendary Georgian Pantiles in Tunbridge Wells. And of course, thanks to Starping's direct train link, the theatres, shops and nightlife of London will always be within easy reach.

Outdoor enthusiasts will love the area around Starping. Keen golfers will be pleased to find several well-regarded courses within easy driving distance, most notably the Neville in Tunbridge Wells and Chart Valley Golf Club near Bittenden. Those who enjoy walking, cycling, swimming and watersports will also find an exciting variety of opportunities in the pathways, leisure centres, rivers and lakes across sensational rural surroundings in the Weald Of Kent.

For days out, many beautiful parks and peaceful nature reserves are on your doorstep nearby, forming part of the Kent Wildlife Trust. Families will also love destinations such as Sissinghurst Castle & Garden, Go Ape Bedgebury, Mote Park in Maidstone, and many local farms and sanctuaries. And, don't forget, the sandy south-east coast is just under an hour away!

[insert tag line, if needed]:

PIPPIN CLOSE IS THE PERFECT HUB FOR EXPLORING ALL THE EXCITING PURSUITS AND RELAXING PASTIMES THE REGION HAS TO OFFER

[p.10-11- Connections and Education]

[h1]:

CONVENIENTLY WELL-CONNECTED

[body text]:

Pippin Close sits just a few minutes' drive from the A229, connecting you easily with the South coast, Maidstone and onwards further afield via M20 and M2 to Folkestone, Canterbury and Margate. Eastwards, the A21 connects you with Sevenoaks, the M25 and all main routes onwards.

Starping train station is just half a mile from Pippin Close, offering regular services every 30 minutes into London Charing Cross or London Bridge, taking approximately one hour. Trains also run direct to Canterbury, Folkestone and Ashford International - where you can connect with the Eurostar or HS1 services and be in Paris in less than two hours.

For flights to Europe and other worldwide destinations, Gatwick Airport is just 45 miles away, around an hour by road. Alternatively, Southend Airport is a 54-mile journey via the Dartford Crossing, or Heathrow is 68 miles away.

Three bus routes connecting Starping to Maidstone also run conveniently from the bus stop opposite Pippin Close on Avalon Road.

[h1]:

GIVING CHILDREN BRIGHT FUTURES

[body text]:

Education provision in Kent is second to none, and those with young families will find Staring is perfectly positioned for several well-performing schools.

In the village, Staring Primary School is popular with local residents and received a 'Good' rating in its last Ofsted report. There are also several alternative excellent primary schools conveniently located within a 5-mile radius in Staplehurst, Colliers Green, Horsmonden and Paddock Wood, among others.

There is also ample provision for secondary and further education nearby, from the 'outstanding' Rascals Academy in Paddock Wood to the ambitious Cornflower Academy in Linton and many highly-regarded schools in Tunbridge Wells. Staring also falls in the catchment for the top-rated Cranberry Grammar and Maidstone Grammar Schools.

There are also many independent school options in the region, with Sutton Valence Schools, Dulwich Prep in Cranbrook and the Bethany School, among others, catering for children of various ages from nursery to sixth form. Each offer specialist tuition and smaller class sizes in stunning school grounds.

[p.12-13 - Interiors intro]

[h1]:

RELAX IN QUALITY AND STYLE

[body text]:

All homes at Pippin Close have been meticulously designed to complement every aspect of modern family life. The rooms are generous, light-filled and well-arranged, allowing for maximum adaptability and flexibility of use.

Careful consideration is given to all fittings, surfaces and integrated appliances to create gracious living areas, high-spec kitchens and bathrooms with a luxury hotel feel. Every home is finished to the highest specifications, with scrupulous attention to detail, designed with you in mind.

[p.14-15 - Specification intros]

[h1]:

THE UNMISTAKABLE TOUCH OF QUALITY

[body text]:

GENERAL FINISHES

Every detail can make a big difference to your home. All rooms are well-planned with ample discrete storage, plenty of hanging space and satisfying features. We've ensured all surfaces, fittings and floor coverings are of outstanding quality, and given each area a light, neutral finish, ready for you to bring your personal touches to every space.

KITCHEN

The heart of the home, you'll want your kitchen to be well-equipped, attractive and inherently practical. We've taken extra care to design the space around every culinary activity, from a hot drink to huge meals, and have included a range of high-quality integrated appliances and attractive features, fixtures and fittings.

MAIN BATHROOM

The bathroom is a place to escape and unwind, and ours are carefully fitted and finished to exacting standards. The sleek, elegant design is enhanced with stylish, low-profile white fittings, subtly rich timber features, designer tiling and expertly-rendered water-resistant flooring for that luxury hotel feel.

[p.18-39 - Housetype descriptions]

Housetype 409 - The Rose

This superior four-bedroom detached home with private garage features separate living/dining rooms with double doors opening onto the rear garden. The home boasts a utility room and a spacious open-plan kitchen/family area, perfect for shared meals and get-togethers. The large, airy hall leads up to three generous double bedrooms, a family bathroom and the master bedroom complete with en-suite.

Housetype 415 - The Daffodil

Perfect for a busy family, this four-bedroom home with double garage features an open-plan kitchen/dining area with utility room and a bay window for extra daylight. The living room is impressively large, with double doors giving direct access to the garden. Upstairs, the home boasts two double bedrooms, one with an en-suite, a single bedroom, the family bathroom and a luxurious master bedroom with an en-suite and plenty of storage space.

Housetype 435 - The Orchid

This four-bedroom home with its own garage is perfectly designed for relaxation and socialising. The ground floor features a large open plan kitchen/living area with double French doors opening out onto the rear garden, perfect for summer parties and family gatherings. Upstairs, you'll find three bedrooms and the family bathroom, plus the master bedroom which comes with an en-suite.

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