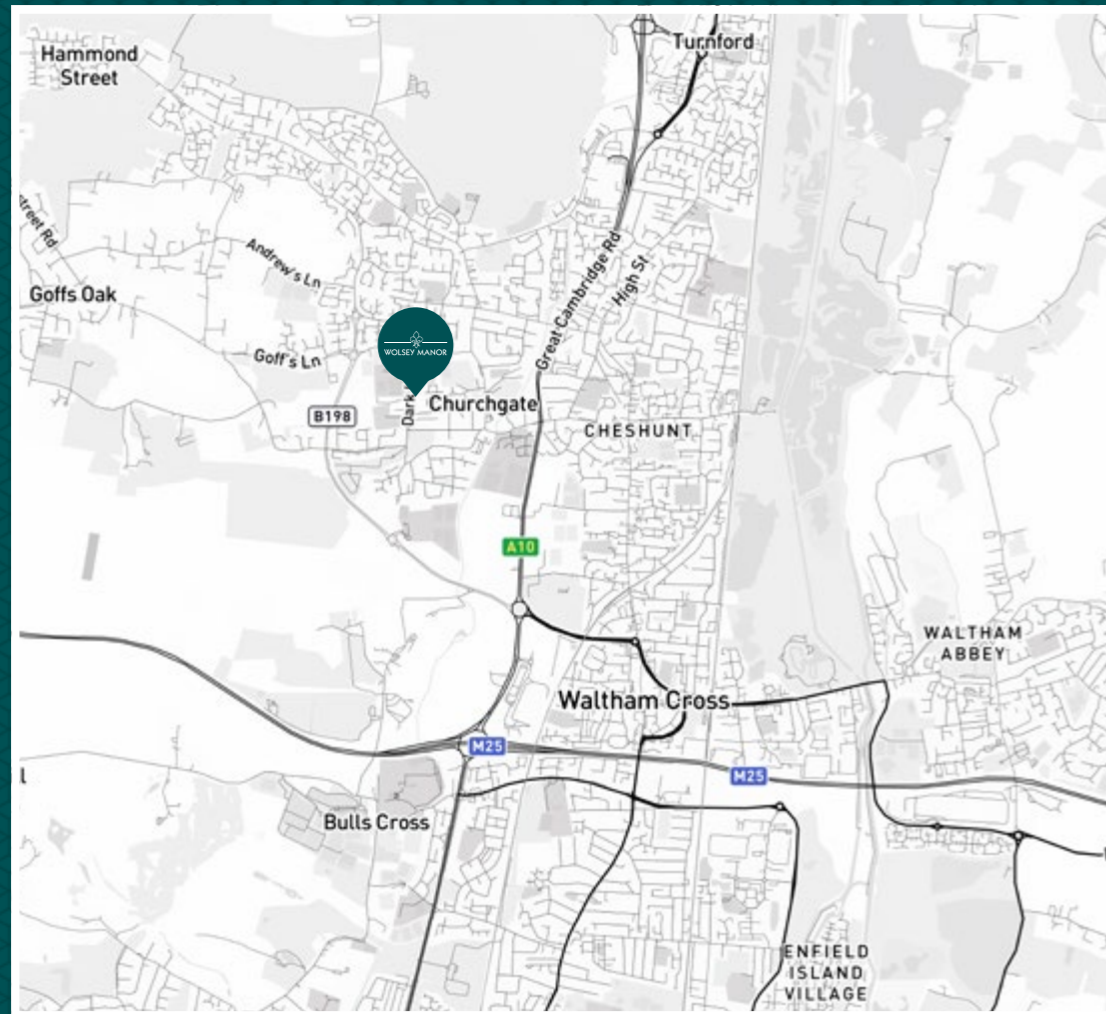


WOLSEY MANOR



Wolsey Manor, Dark Lane, Cheshunt, Waltham Cross, EN7 5EB
sales@chalkdenedevelopments.co.uk | 01707 562000

CHALKDENE
— DEVELOPMENTS —



Designed by Black Pig Ltd

WOLSEY MANOR

CHALKDENE
— DEVELOPMENTS —

AN ATTRACTIVE DEVELOPMENT OF 50
CONTEMPORARY AND ENERGY-EFFICIENT 2,
3 AND 4 BEDROOM HOMES

Located in commuter-friendly Cheshunt, Wolsey Manor is an exciting new development offering exceptional family homes at affordable prices. The modern proposal of classic style homes is set to become a key attraction to this new development, with a perfect combination of urban and country living, easy access to the capital and excellent leisure facilities.

Surrounded by impressive local heritage with thoughtfully designed features and beautiful open spaces, Wolsey Manor is a significant addition to Cheshunt's already booming community.





LIVING LIFE TO THE FULL

With its prime location just north of the M25, Cheshunt is an ideal choice for families who are looking for easy commuting to London whilst benefiting from the proximity to London and countryside location.

Excellent rail links from Cheshunt station will take you into the capital in as little as 30 minutes and the London Underground network is also easily accessible. Junctions to key road routes, including the M25 and A10, are just a short drive away, making it easy to travel to all parts of the UK.

Situated adjacent to the River Lee Country Park, Cheshunt has world-class sports and leisure facilities right on your doorstep. The 1,000-acre park extends for

26 miles and is an important wildlife habitat, providing the community with a wide range of activities and days out in a beautiful natural setting. In 2012 the southern part of the park became home to the canoeing events for the London Olympics and it now offers a range of water-based activities from canoeing to white water rafting. If you're looking for a more sedate pace of life, the attractive towns of St Albans and Hertford, with their historic charm, excellent shopping and enticing eateries are both less than a 30-minute drive away.

Wolsey Manor occupies a favourable position within Cheshunt, close to the park and a selection of shops, including both independent retailers and big-name brands such as Tesco and Marks & Spencer. The town has a variety of restaurants and takeaways and there are cafes and pubs within walking distance of the development. At the Laura Trott Leisure Centre, which is named after one of Cheshunt's famous residents, there are many activities on offer including a gym, exercise classes, 25-metre swimming pool, badminton and squash courts. There is also an 18-hole golf course, skatepark, and even a small zoo close by.

Education opportunities will be of key interest to families, and there are several good schools in the vicinity. For older students the University of Hertfordshire is around a 25-minute drive away, with Cambridge and London Universities also within reach.

- Ideal location for commuting to London
- Excellent transport connections
- Superb sports and leisure facilities
- Close to parks and green spaces
- Good schools

EASY CONNECTIONS TO LONDON, CAMBRIDGE AND BEYOND



Perfectly placed for travelling into the capital for work or leisure.

Cheshunt enjoys superior rail links and in 2019 was named by *Totally Money* as the best place for London commuters to live. The journey from Cheshunt station to London Liverpool Street takes under half an hour, so perfect for either work or leisure. Cheshunt is also part of the Transport for London network via London Overground and connections to the Victoria Line are available from Tottenham Hale which is around a 10-minute journey by mainline train services. Travelling North there are direct trains from Cheshunt to Cambridge and from nearby Cuffley to Stevenage.

The town's proximity to the M25 and other key routes such as the A10, A1 and M11 make it ideal for travelling by road to other parts of the UK.

London Stansted Airport, along the M11, is only half an hour's drive away, whilst Luton Airport can be reached via the M1 in just over 35 minutes.



- WALK**
- Bonneygrove Primary School - 2 minute
 - Goffs Academy - 6 minutes
 - Local shops - 6 minutes
 - Dewhurst St Mary Primary - 12 minutes
 - Whit Hern Park - 13 minutes
 - Tesco Express (Flamstead End Road) - 19 minutes
 - Cheshunt Railway station - 30 minutes

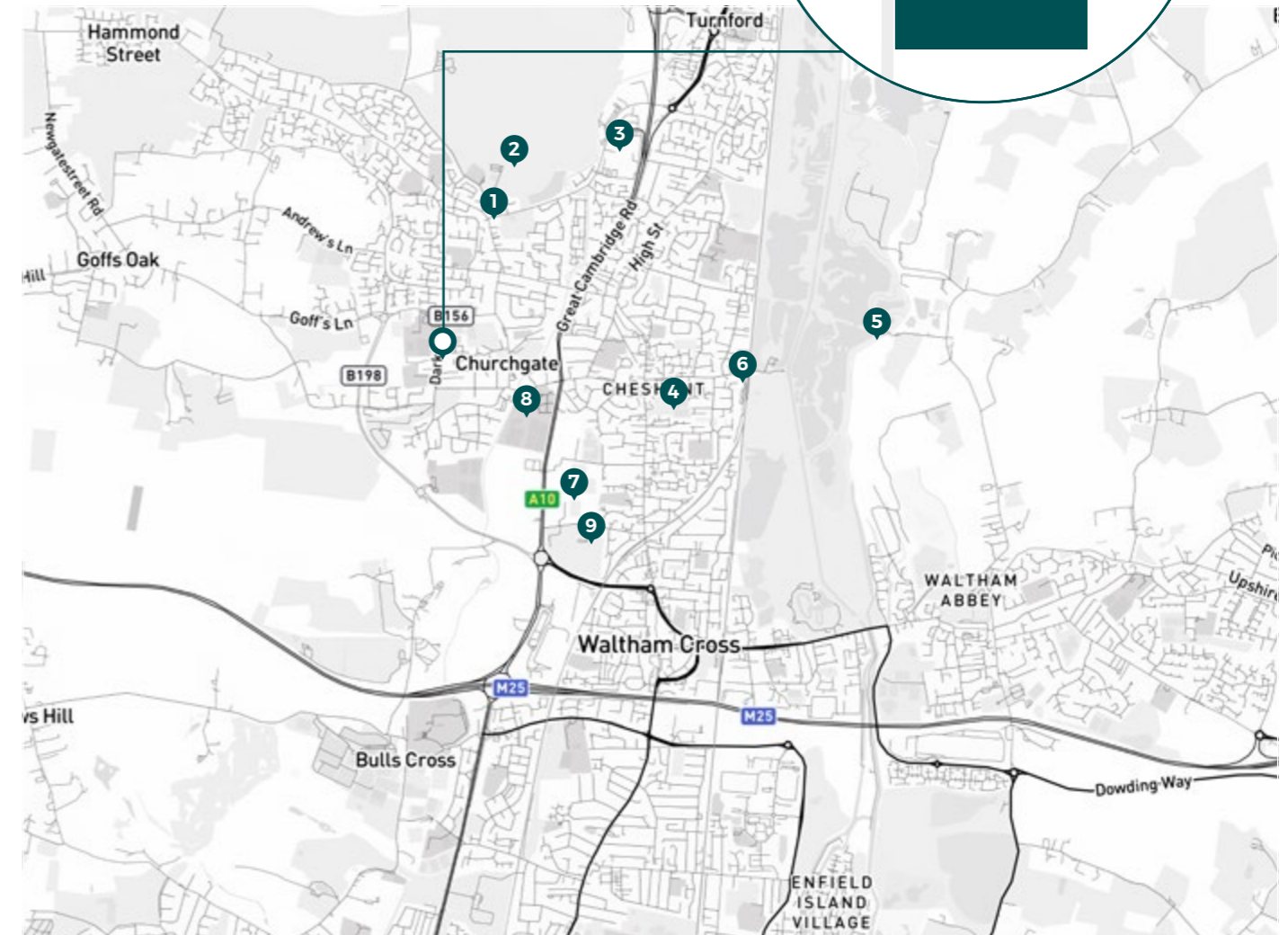
- BY CAR**
- Golf Club - 4 minutes
 - Brookfield Shopping Park - 6 minutes
 - Cheshunt Football Club - 6 minutes
 - Laura Trott Leisure Centre - 7 minutes
 - Cheshunt Railway Station - 7 minutes

- BY TRAIN**
- Tottenham Hale - 9 minutes
 - London Liverpool Street - 24 minutes
 - Stansted Airport - 36 minutes
 - Cambridge - 51 minutes

- AIRPORTS BY CAR**
- Stansted Airport - 35 minutes
 - Luton Airport - 40 minutes
 - Heathrow Airport - 50 minutes
 - Gatwick Airport - 70 minutes

LOCATION

Wolsey Manor, Dark Lane, Cheshunt, Waltham Cross, EN7 5EB



- | | |
|---------------------------------------|-----------------------------|
| 1. TESCO EXPRESS (FLAMSTEAD END ROAD) | 5. LEE VALLEY COUNTRY PARK |
| 2. CHESHUNT PARK AND GOLF CLUB | 6. CHESHUNT RAILWAY STATION |
| 3. BROOKFIELD SHOPPING PARK | 7. FOOTBALL CLUB |
| 4. LAURA TROTT LEISURE CENTRE | 8. GOFFS ACADEMY SCHOOL |
| | 9. CEDARS NATURE CENTRE |

DESIGNED FOR LIFE

All our homes at Wolsey Manor offer the very best in energy-efficient, sustainable modern living.

The contemporary architecture and stylish interiors of our homes on this impressive development are thoughtfully designed to provide everything required for modern day living, making Wolsey Manor the perfect choice for your move.

All our homes carry a 10-year NHBC guarantee for your peace of mind, so you can relax and enjoy your new home from the day you move in.

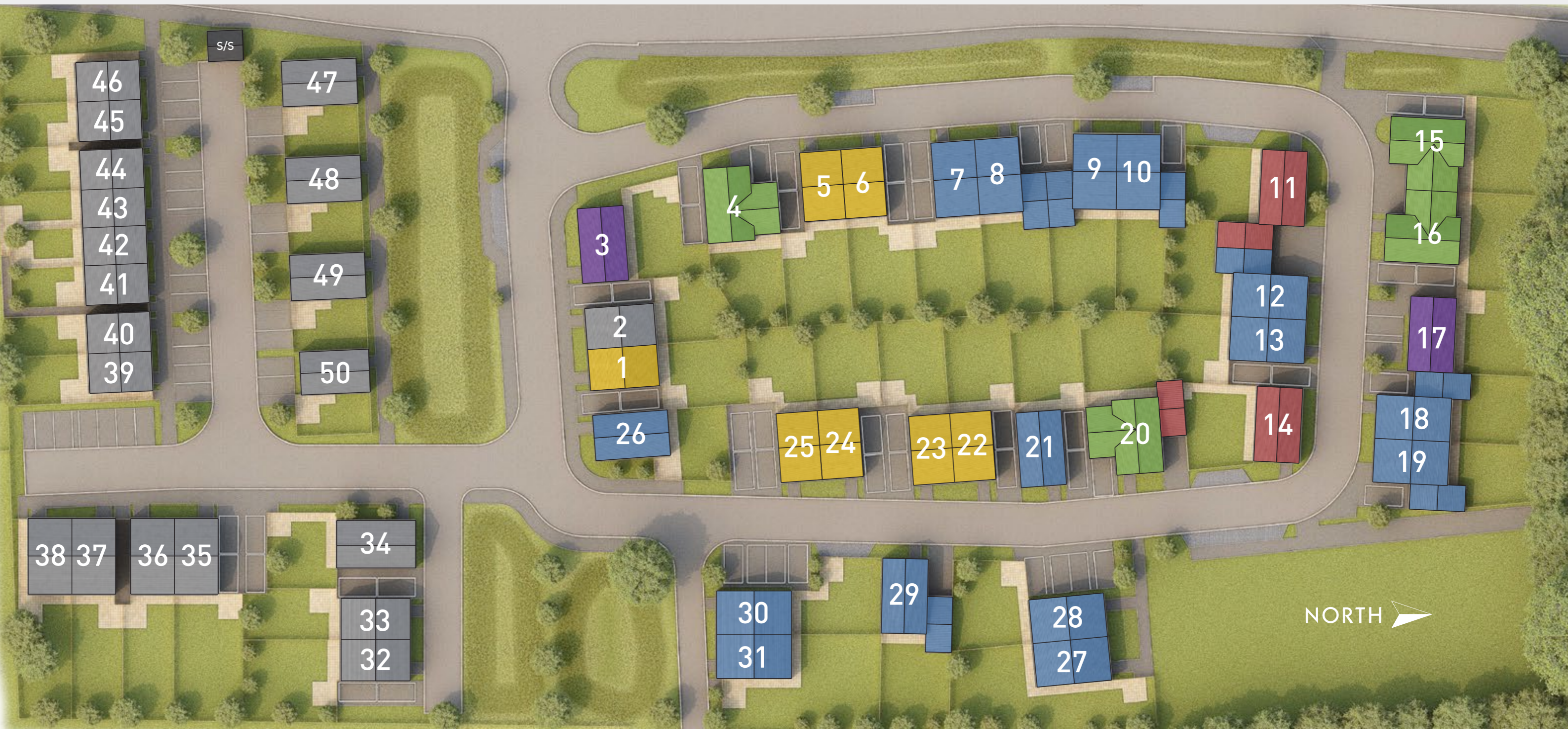
THE CUFFLEY
2 BEDROOM HOME
Plots: 1, 5, 6, 22, 23, 24 & 25

THE MIMRAM
3 BEDROOM HOME
Plots: 7, 8, 9, 10, 12, 13, 18, 19, 21, 26, 27, 28, 29, 30 & 31

THE QUIN
3 BEDROOM HOME
Plots: 11 & 14

THE GADE
3 BEDROOM HOME
Plot: 3 & 17

THE THEOBALD
4 BEDROOM HOME
Plots: 4, 15, 16 & 20



ABOUT THE DEVELOPER

Chalkdene Developments is committed to building high quality sustainable homes to regenerate the local area.

We are backed by the financial strength of Morgan Sindall Group plc and offer our own two-year warranties with all properties sold in addition to a ten-year NHBC guarantee. Working in partnership with experienced architects we deliver stylish, contemporary, energy-efficient homes for modern life.

STYLISH LIVING IN A CONTEMPORARY WORLD MAKING YOUR DREAM A REALITY



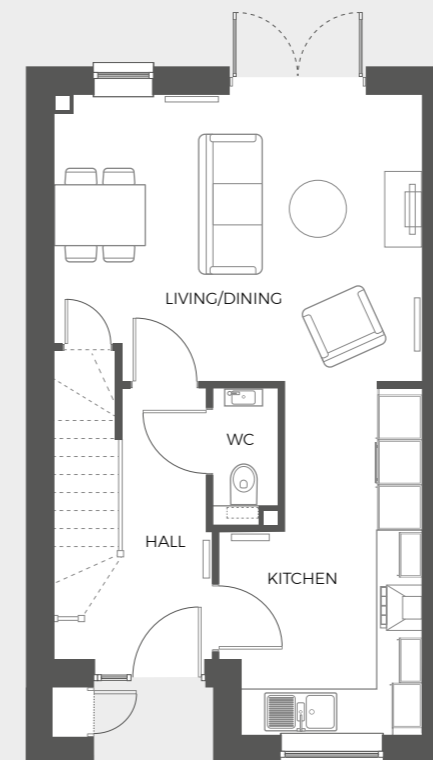
THE CUFFLEY

TOTAL AREA 81M² (872FT²)

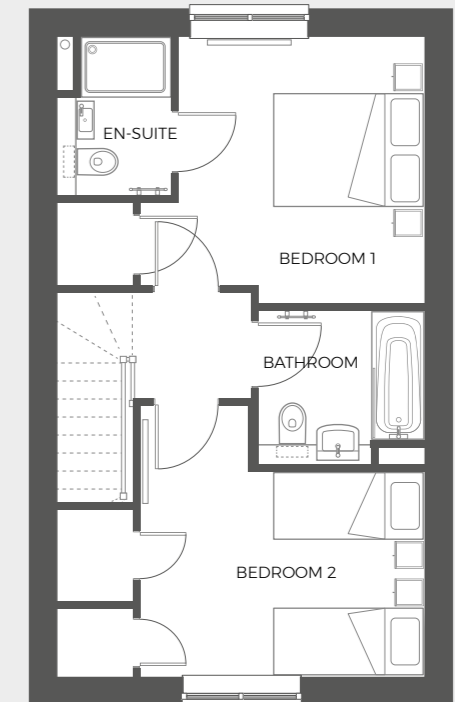
A spacious two double bedroom semi-detached home. The Cuffley benefits from two off street parking spaces, a downstairs cloakroom and a master bedroom with en-suite.



DIMENSIONS	
KITCHEN	4.58M X 2.73M (15.03 X 8.96 ft)
LIVING/DINING	4.99M X 3.82M (16.37 X 12.53 ft)
BEDROOM 1	3.58M X 3.88M (11.75 X 12.73 ft)
BEDROOM 2	3.88M X 3.61M (12.73 X 11.84 ft)



GROUND FLOOR



FIRST FLOOR

Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty.



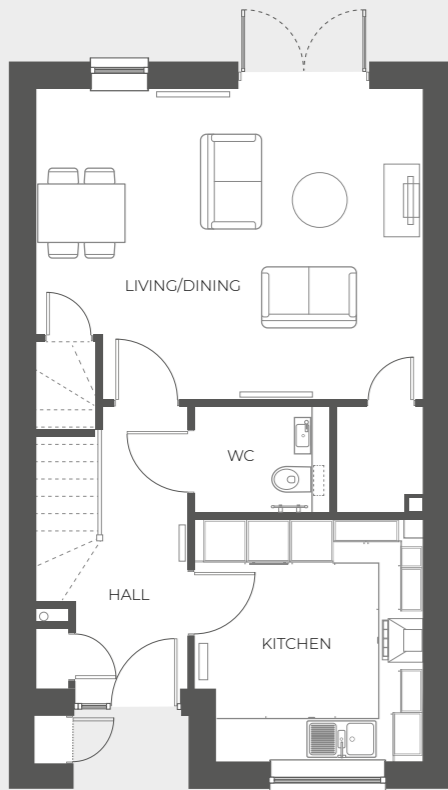
THE MIMRAM

TOTAL AREA 95M² (1023FT²)

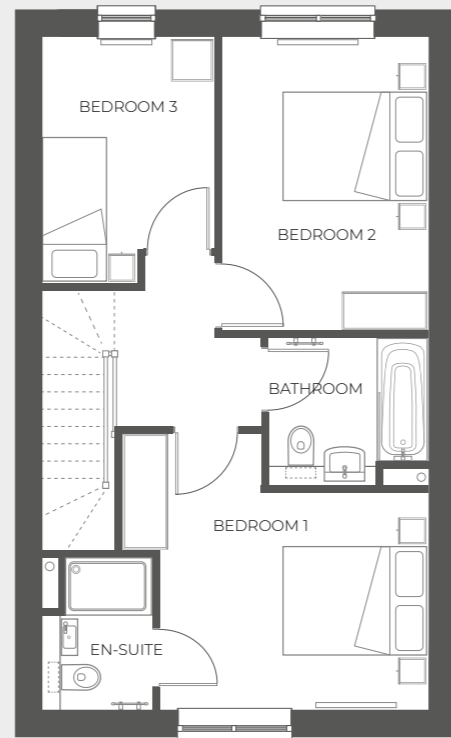
An appealing three bedroom detached or semi-detached home with en-suite to the master bedroom and enclosed garden at the rear. The Mimram benefits from either a garage and off-street parking, or two off-street parking spaces.



DIMENSIONS	
KITCHEN	3.34M X 3.09M (10.96 X 10.14 ft)
LIVING/DINING	5.33M X 4.30M (17.49 X 14.11 ft)
BEDROOM 1	3.84M X 4.21M (12.60 X 13.81 ft)
BEDROOM 2	4.09M X 2.85M (13.42 X 9.35 ft)
BEDROOM 3	3.42M X 2.41M (11.22 X 7.91 ft)



GROUND FLOOR



FIRST FLOOR



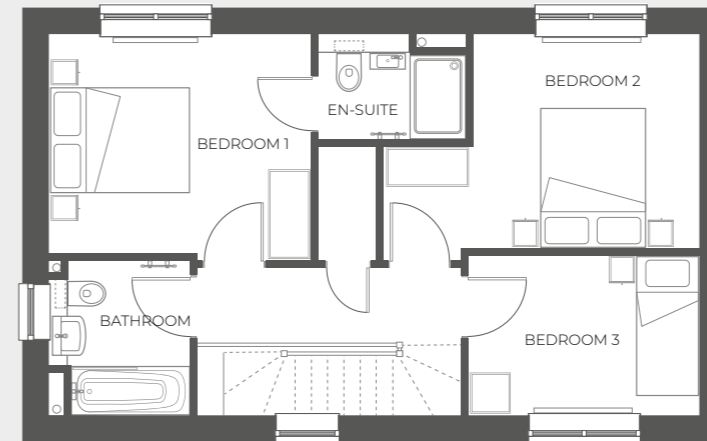
THE GADE

TOTAL AREA 97M² (1044FT²)

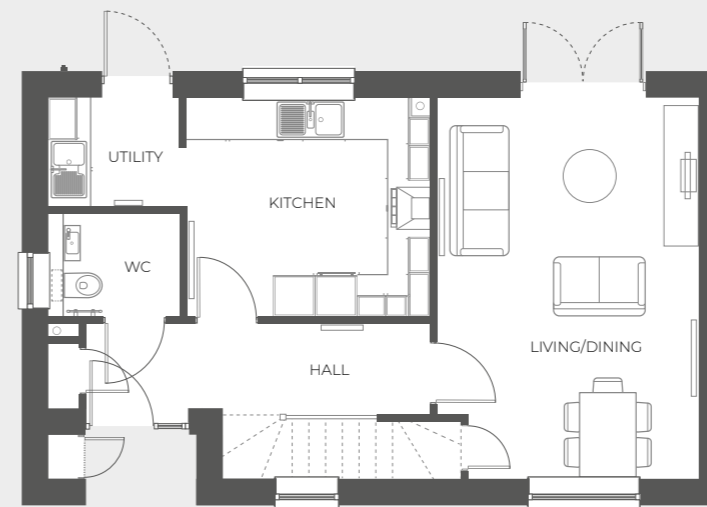
A generously proportioned wide-frontage three-bedroom detached family home with two off-street parking spaces, a large garden, kitchen and utility room.



DIMENSIONS	
KITCHEN	5.35M X 3.11M (17.55 X 10.20 ft)
LIVING/DINING	5.47M X 3.80M (17.95 X 12.47 ft)
BEDROOM 1	3.16M X 3.76M (10.37 X 12.34 ft)
BEDROOM 2	4.51M X 3.07M (14.80 X 10.07 ft)
BEDROOM 3	3.31M X 2.33M (10.86 X 7.64 ft)



FIRST FLOOR



GROUND FLOOR

Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty.



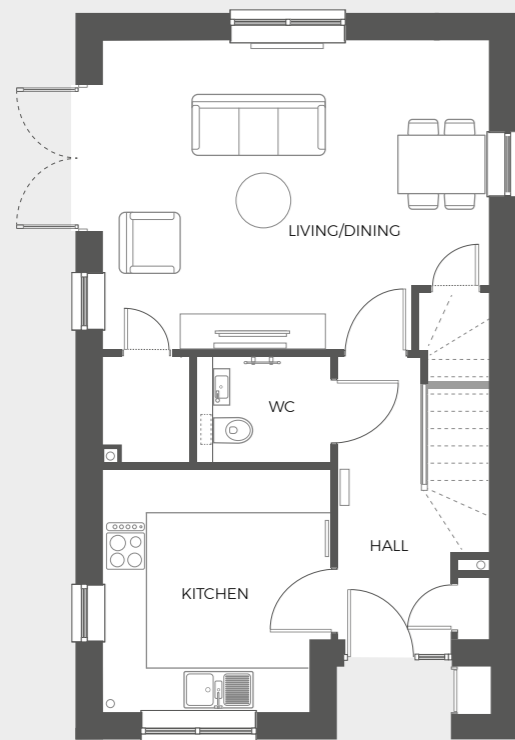
THE QUIN

TOTAL AREA 95M² (1023FT²)

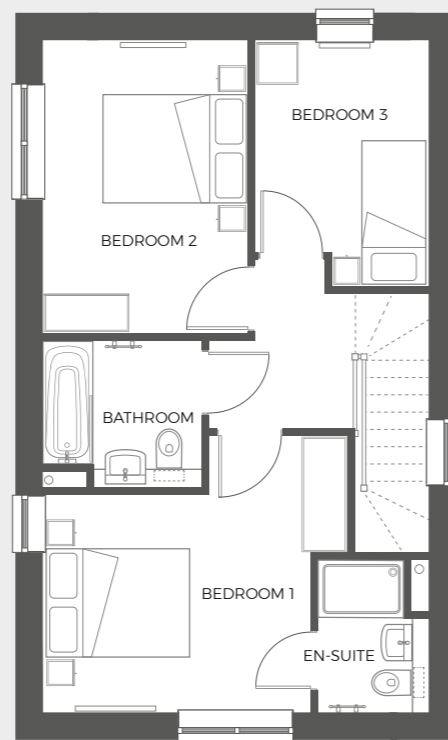
An attractive three-bedroom detached family home with a large living/dining room and an en-suite to the master bedroom. The Quin features generous storage, a garage and one additional off-street parking space.



DIMENSIONS	
KITCHEN	3.34M X 3.11M (10.96 X 10.20 ft)
LIVING/DINING	5.33M X 4.30M (17.49 X 14.11 ft)
BEDROOM 1	3.84M X 4.21M (12.60 X 13.81 ft)
BEDROOM 2	4.09M X 2.85M (13.42 X 9.35 ft)
BEDROOM 3	3.41M X 2.41M (11.19 X 7.91 ft)



GROUND FLOOR



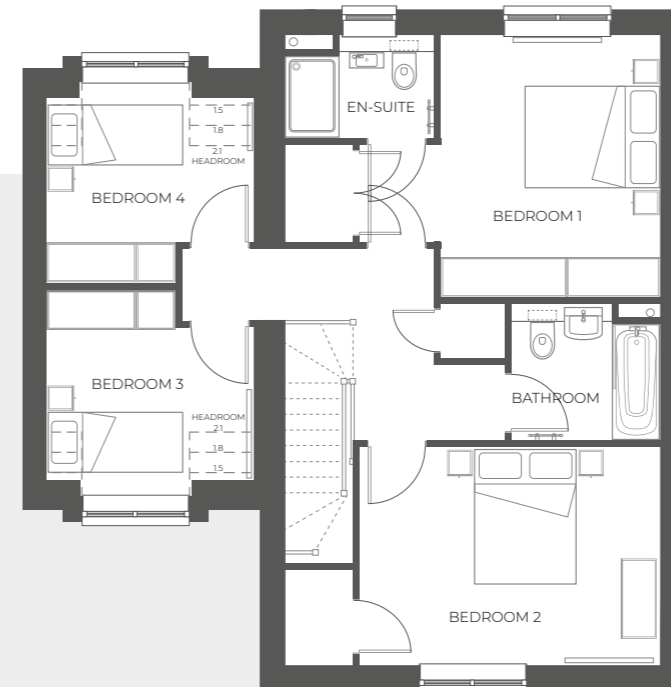
FIRST FLOOR



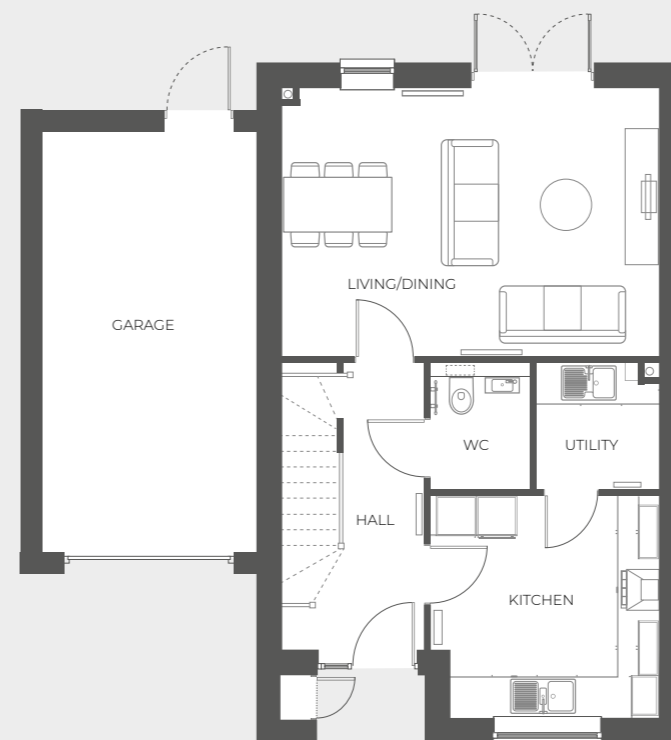
THE THEOBALD

TOTAL AREA 120M² (1292FT²)

An impressive four-bedroom, detached family home with a garage and one or two additional off street parking spaces, plus a large kitchen and utility room.



FIRST FLOOR



GROUND FLOOR

DIMENSIONS	
KITCHEN	3.26M X 3.37M (10.70 X 11.06 ft)
LIVING/DINING	5.69M X 4.08M (18.67 X 13.39 ft)
BEDROOM 1	3.99M X 4.42M (13.09 X 14.50 ft)
BEDROOM 2	4.58M X 3.34M (15.03 X 10.96 ft)
BEDROOM 3	3.14M X 3.04M (10.30 X 9.98 ft)
BEDROOM 4	3.14M X 3.04M (10.30 X 9.98 ft)

Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty.

A QUALITY FINISH



CONTEMPORARY KITCHEN

- Bespoke design by Symphony Kitchens
- Range of wall-mounted and base units with soft close hinges
- Ideal Standard single mixer tap
- AEG gas hob with opaque glass panel splashback
- AEG wall mounted cooker hood
- AEG built in electric double oven
- Zanussi integrated fridge/freezer
- Zanussi dishwasher
- Zanussi washing machine
- Amtico flooring

LUXURY BATHROOMS AND EN-SUITE

- Porcelanosa ceramic tiles
- Contemporary taps and hand-held shower attachment
- Contemporary white Ideal Standard wash basins, WCs and bath
- Shaver socket
- Heated towel rails
- Shower over bath with shower screen
- Amtico flooring

Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty

KEY FEATURES



- Amtico flooring in hallways and lounge
- Soft Accent carpet for bedrooms, landing and stairs
- White internal doors with Carlisle brass chrome handles
- Houses designed to M4(2) standards allowing future adaption for wheel-chair use including provision of drainage for a future shower in the downstairs WC (3 and 4 bedroom houses)
- TV aerial fitted in the loft together with an externally wired box for Sky TV
- Gas central heating via radiators
- Honeywell central heating programmer
- Heat and carbon monoxide detectors in the kitchen, smoke detectors both upstairs and downstairs
- USB sockets in kitchen, lounge and master bedroom
- Media plate to living/dining
- TV points to lounge and master bedroom
- Bowwater double glazed external doors
- Double glazed windows
- Parking / Garage included
- Electric car charging points
- Discreetly hidden service meters in purpose-built porch cupboard
- Turf to garden
- Outside tap
- Outside light
- Front and rear dusk to dawn lights and passive infra-red light to the porch
- Front doorbell
- Energy-efficient homes
- NHBC warranty

