

SABRE CLOSE

DUNMOW ROAD STEBBING CM6 3LF

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Welcome home

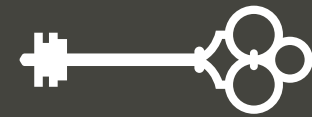
A quiet cul-de-sac with 10 brand new high specification family homes with their own garages and gardens. The perfect place to make memories for years to come.



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A boutique development of 10 luxurious new
homes with premium internal finishes tucked away
just a short drive from Braintree.



HIGH STREET, CHELMSFORD



At home in the heart of ESSEX

Essex is the perfect place to live if you are looking for easy access into London but are yearning to live away from the hustle and bustle of the City. Imagine dreamy walks, leisurely afternoons in the pub and a local community where the local greengrocer knows your dog's name.

The perks of living in Essex are the bountiful leisure facilities from golfing to tennis, cricket and football clubs, not to mention access to acres and acres of beautiful countryside on your doorstep.



Fantastic LOCATION

1 RESTAURANTS & PUBS

1. The Swan Inn
2. The White Hart
3. The Angel & Harp
4. 47 The Street (Italian)
5. Galvin Green Man
6. Voujon (Indian)

2 GROCERY

1. Tesco Superstore
2. The Modern Greengrocer
3. Waitrose & Partners
4. Sainsbury's
5. The Co-operative

3 CAFÉS

1. Wood Cottage Tea Room
2. Rumblebees
3. Snug Café
4. Barista Boy Coffee

4 LEISURE & RECREATION

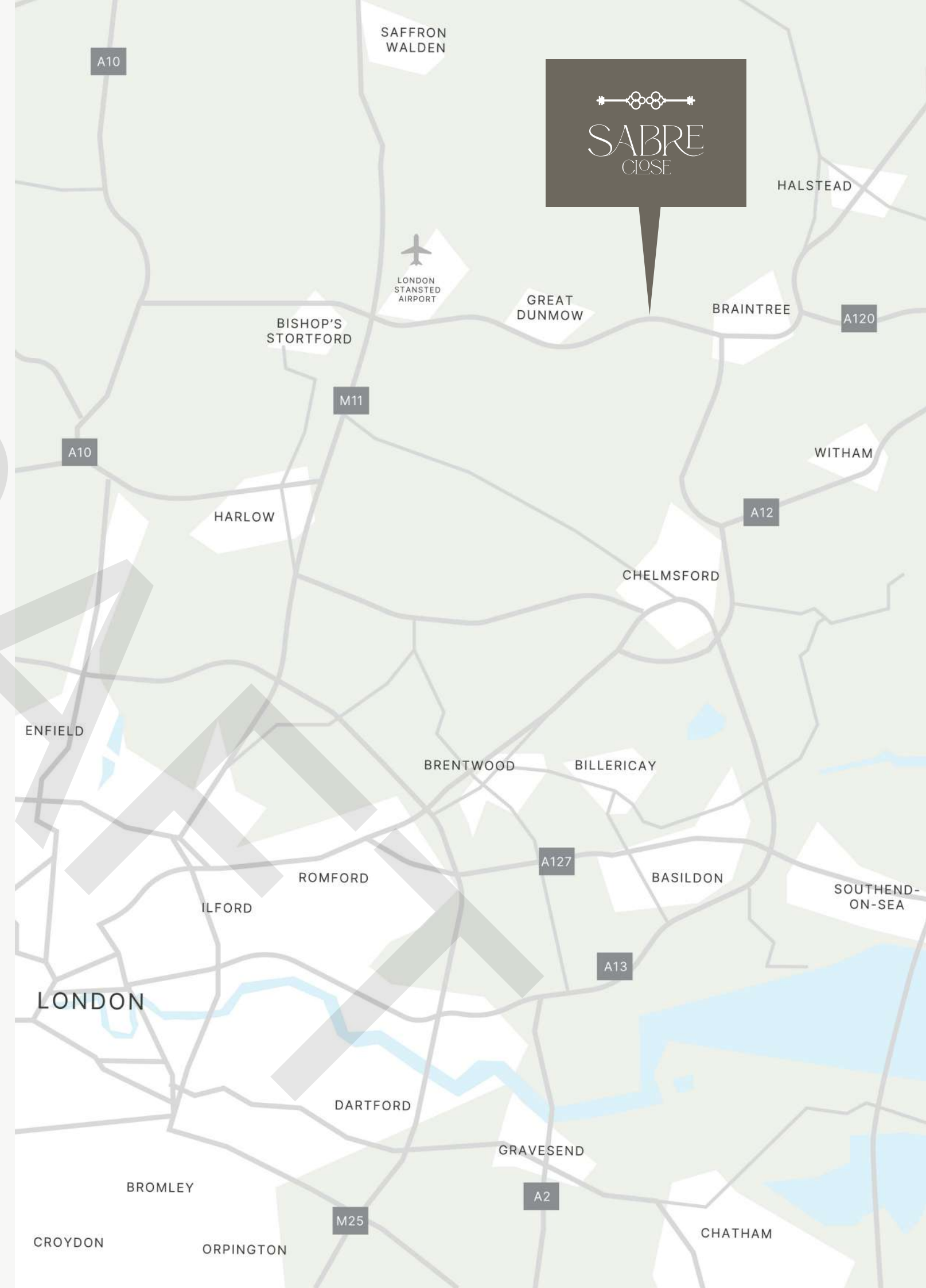
1. Great Dunmow Leisure Centre
2. Pleshey Tennis Club
3. Bannatyne Health Club
4. Braintree Golf Club
5. Squash and Racketball Club

5 EDUCATION

1. Stebbing Primary
2. Great Dunmow Primary
3. Felstead School
4. Edith Borthwick School
5. Whipper-snappers Daycare
6. Busy Bees at Great Notley

2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7

Numbers to be placed on map once above list ok





BRAINTREE VILLAGE

Outlet shopping centre with a wide range of over 80 stores and lively atmosphere, open seven days a week.

CHARTER WAY, BRAINTREE, CM77 8YH



BRAINTREE GOLF CLUB

A stunning and exceptionally well maintained 18 hole course with clubhouse featuring a restaurant and two bars, just an 11 minute drive from home.

KING'S LANE, STISTED, BRAINTREE, CM77 8DD



THE ANGEL & HARP

A local favourite with a great selection on tap, delicious Sunday roasts and weekly events. Cosy and welcoming atmosphere.

16 CHURCH ST, GREAT DUNMOW, CM6 2AD



CHELMSFORD CITY RACECOURSE

The home of horseracing in and around major events in Essex. Opened in 2008, it was the first entirely new racecourse built in the UK since 1927.

CHELMSFORD, CM3 1QP



GREAT DUNMOW TUESDAY MARKET

Fantastic local market with good selection of greengrocers, fishmongers and delicious cheese and pies. Every Tuesday.

ANGEL LANE, GREAT DUNMOW CM6 1EQ



CINEWORLD BRAINTREE

Catch the latest releases on the big screen at your local Cineworld just a 10 minute drive from home.

64 HIGH RD, LONDON E18 2QL



THE LOAF TIN BAKERY

Small artisan bakery just outside Saffron Walden specialising in sourdough and viennoiserie. Melt in your mouth croissants, cinnamon rolls and biscuits for even the most discerning connoisseurs.

CLANVER END, SAFFRON WALDEN, CB11 4UL



DOWN HALL HOTEL AND SPA

Soak yourself in luxury with an opulent escape at the AA Hotel of the Year 2024 with 110 acres of manicured grounds and a delightful spa, not to mention stunningly appointed rooms.

MATCHING ROAD, HATFIELD HEATH, CM22 7AS



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Access to GREATER ANGLIA MAINLINE SERVICES



5.8 miles

Braintree



Chelmsford 0:28h
Stratford 0:59h
London Liverpool St 1:09h



14.2 miles

Bishop's Stortford



Tottenham Hale 0:25h
London Liverpool St 0:39h

The locations mentioned on this page are for guidance and information only, chosen by distance. There are more facilities in the surrounding areas.
Please ask agents for more detailed information.

Luxury INTERIOR FINISHES



TYPICAL BATHROOM SPECIFICATION

KITCHEN

- Ash Shaker Style Units in Tatton Grey Finish
- Feature under-cabinet lighting to wall units
 - Quartz Stone Works Tops (30mm), splashbacks to hob and perimeter upstands
 - Stainless Steel undermounted sink
 - 5 ring induction hob
 - Quooker tap (stainless steel), provides hot, cold, filtered and boiling water
- Integrated extractor hood within kitchen island (where possible)
 - 70/30 fridge freezer
 - Integrated dishwasher
 - All appliances AEG

UTILITY AND WC

- Free-standing separate washing machine and tumble dryer
 - Stainless steel sink
 - Storage cupboards
- Built-in joinery vanity unit with wash basin and storage
 - Quartz stone worktop
- Built in vanity unit with wash basin and storage
 - Wall-mounted backlit mirror
- Wall-mounted WC with soft closing seat and dual flush

PRINCIPAL ENSUITE AND ENSUITE SHOWER ROOMS

- Built-in joinery vanity unit with wash basin and storage
 - Stone worktops where applicable
 - Wall mirror with feature lights
- Wall-mounted WC with soft-closing seat and dual flush controls
 - Walk-in low profile shower tray with glass shower enclosure / screen
- Bath with mixer taps (selected principal ensuites only)

BEDROOMS

- Fitted wardrobes to principal bedrooms only
- Additional wardrobes are available at a separate cost, speak to our selling agents for more details
- Selected units have walk-in wardrobes (see floor plans for more details)

HEATING

- Air conditioning to living rooms and master bedrooms
 - Electric heating
- Underfloor heating to all ground floor rooms and radiators on upper floors
 - Towel radiators to bathrooms

INTERNAL FINISHES

- Wood flooring to entrance hall, coat cupboard, open-plan kitchen, dining room and drawing room
- Fitted carpets to all bedrooms
- Stairs have wide splayed bottom step with ballusters and handrail, fitted with central carpet runner
- Coving to all ceilings apart from bathrooms
- Internal doors are panel raised and finished grey

ELECTRICAL FITTINGS

- Wired for BT
- Provision for Sky Q, with wiring as standard to almost all rooms
- Energy efficient LED downlights with dimmer function to reception rooms and principle bedroom
- High finish sockets with USB to the kitchen, study and principle bedroom
- Shaver sockets to principle ensuite, family bathroom and other ensuites
- Garages are plastered, painted and have power and light. Each garage has the infrastructure for an electric car charging point

EXTERNAL FINISHES

- Feature entrance door with multipoint locking system
- Selected areas of rear gardens landscaped with turf, planting and paving
- External tap to the side of the house
- Exterior lights to front and rear

SECURITY AND PEACE OF MIND

- Hard-wired alarm system
- Mains powered smoke / heat detectors with battery backup
- 10-year ICW Warranty
- Secure electric entrance gates
- Low-level lighting to communal areas
- Provision has been made to wire in security cameras

TENURE AND MANAGEMENT COSTS

- The houses are sold as freehold
- Appointed Managing Agents will be responsible for overseeing the communal areas
- Each owner will pay a fair proportion of the estate management running cost. For more information, please speak to our sales staff.

DISCLAIMER The specification of this development is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the individual sale contracts. The information contained here does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change.



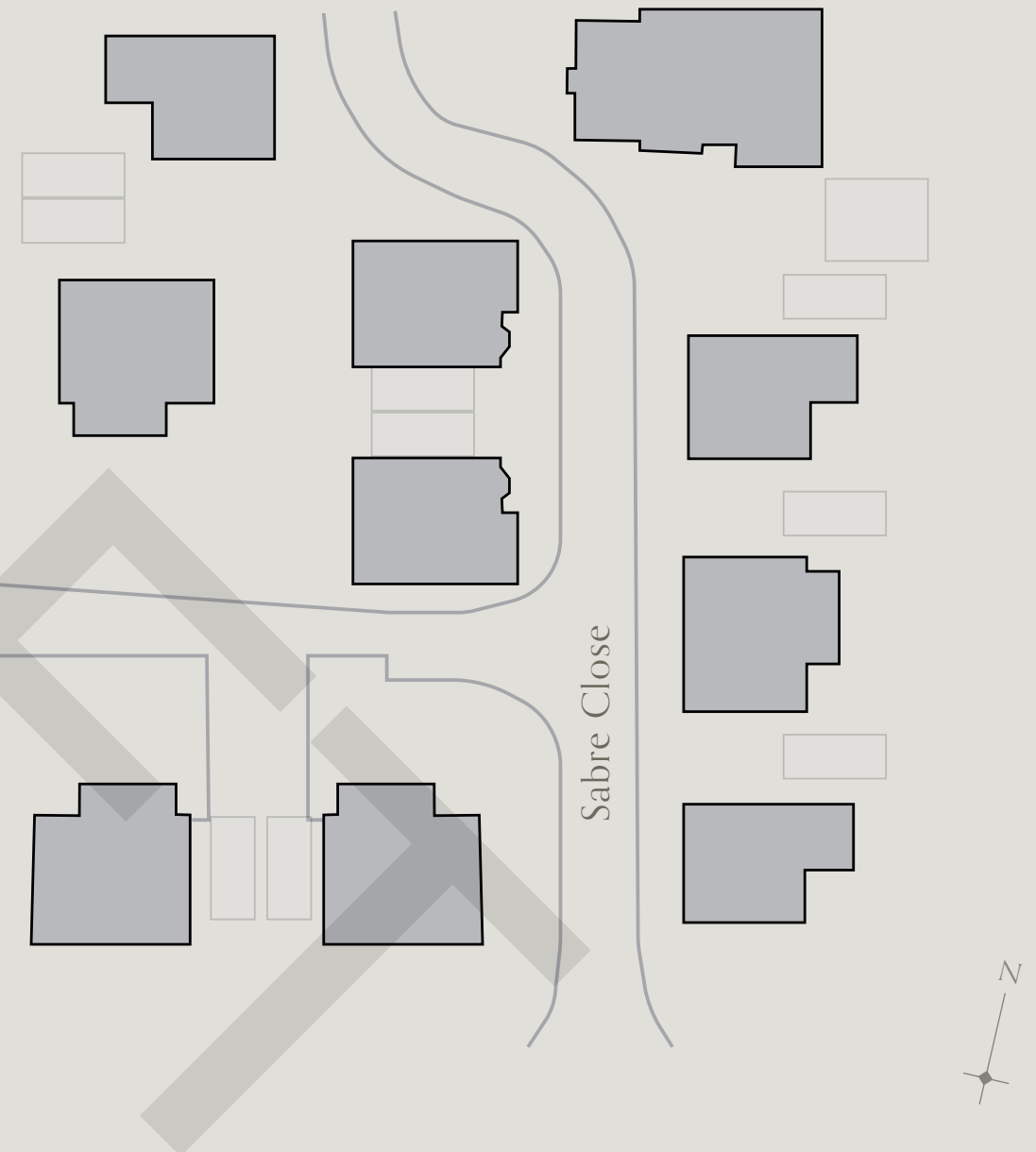




PLEASE CAN YOU SEND ACROSS A SITE/
LANDSCAPING PLAN, THIS IS COPIED FROM
THE KEY ON THE HOUSE FLOORPLANS

Available HOUSE TYPES

All of the new homes at Sabre Close have
either four or five bedrooms, two dedicated car
parking spaces and rear gardens.



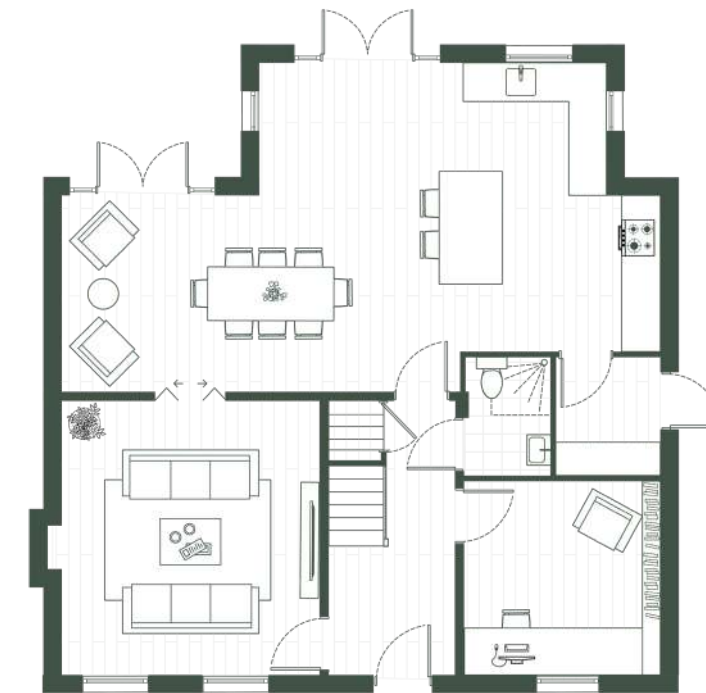
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Exterior View
THE CAYLEY

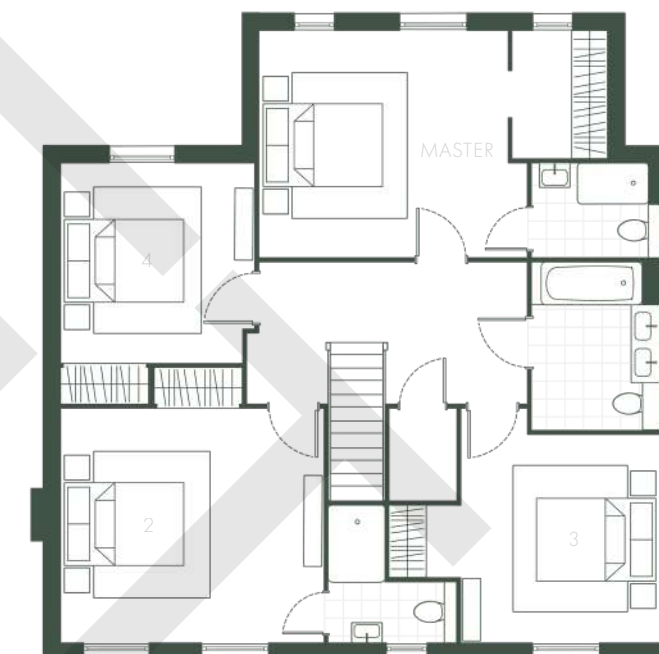




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GROUND FLOOR



FIRST FLOOR

Internal arrangement THE CAYLEY

192 sq m - 2067 sq ft
4 beds, 3 baths, double garage & 2 outdoor spaces

KITCHEN / DINING

10.0 m x 5.6 m 32'10" x 18'5"

RECEPTION ROOM

4.4 m x 4.7 m 14'5" x 15'5"

STUDY

3.3 m x 3.3 m 10'10" x 10'10"

WC

2.1 m x 1.5 m 6'11" x 4'11"

MASTER BEDROOM

5.8 m x 3.9 m 19'0" x 12'10"

BEDROOM 2

4.5 m x 4.00 m 14'9" x 13'1"

BEDROOM 3

4.6 m x 3.5 m 15'1" x 11'6"

BEDROOM 4

3.4 m x 3.3 m 11'2" x 10'10"

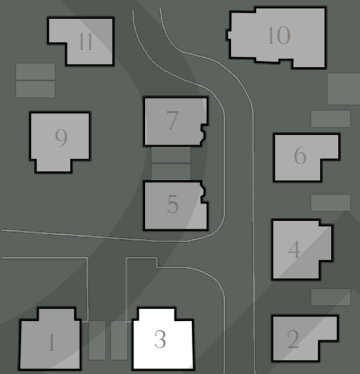
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SABRE
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Exterior View
THE CECIL





Internal arrangement THE CECIL

192 sq m - 2067 sq ft
4 beds, 3 baths, double garage & 2 outdoor spaces

KITCHEN / DINING

10.0 m x 5.6 m 32'10" x 18'5"

RECEPTION ROOM

4.4 m x 4.7 m 14'5" x 15'5"

STUDY

3.3 m x 3.3 m 10'10" x 10'10"

WC

2.1 m x 1.5 m 6'11" x 4'11"

MASTER BEDROOM

5.8 m x 3.9 m 19'0" x 12'10"

BEDROOM 2

4.5 m x 4.00 m 14'9" x 13'1"

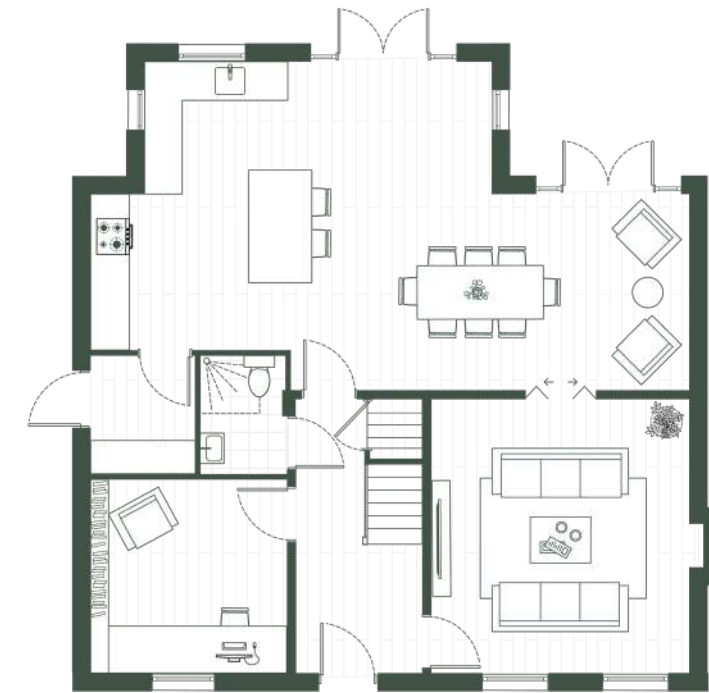
BEDROOM 3

4.6 m x 3.5 m 15'1" x 11'6"

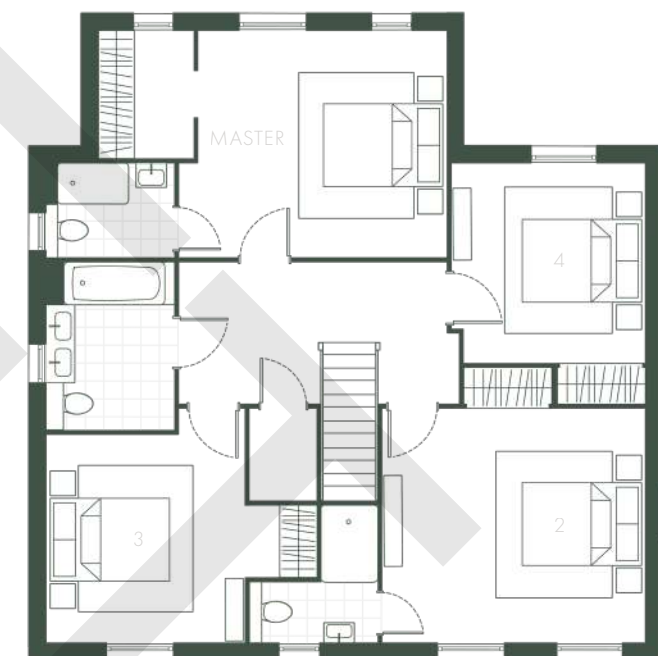
BEDROOM 4

3.4 m x 3.3 m 11'2" x 10'10"

SABRE
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GROUND FLOOR



FIRST FLOOR

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Exterior View
THE STANLEY





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Internal arrangement THE STANLEY

140 sq m - 1507 sq ft
3 beds, 2 baths, single garage & 2 outdoor spaces

KITCHEN / DINING

4.4 m x 7.8 m 14'5" x 25'7"

RECEPTION ROOM

3.4 m x 4.6 m 11'2" x 15'1"

STUDY

3.3 m x 2.1 m 10'10" x 6'11"

WC

2.0 m x 1.4 m 6'7" x 4'7"

MASTER BEDROOM

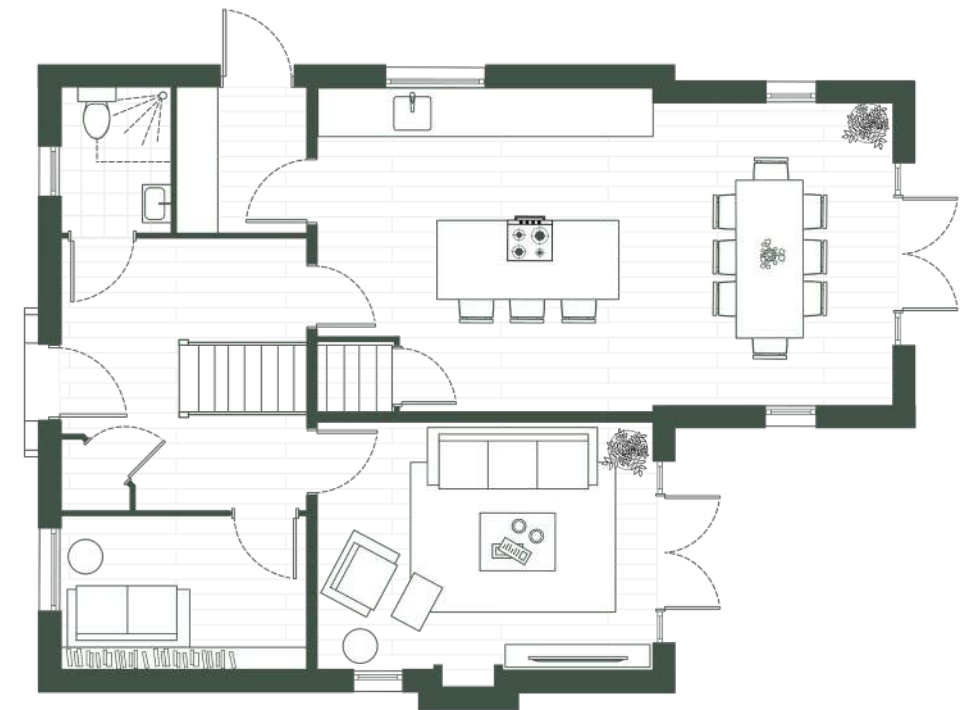
5.8 m x 3.4 m 19'0" x 11'2"

BEDROOM 2

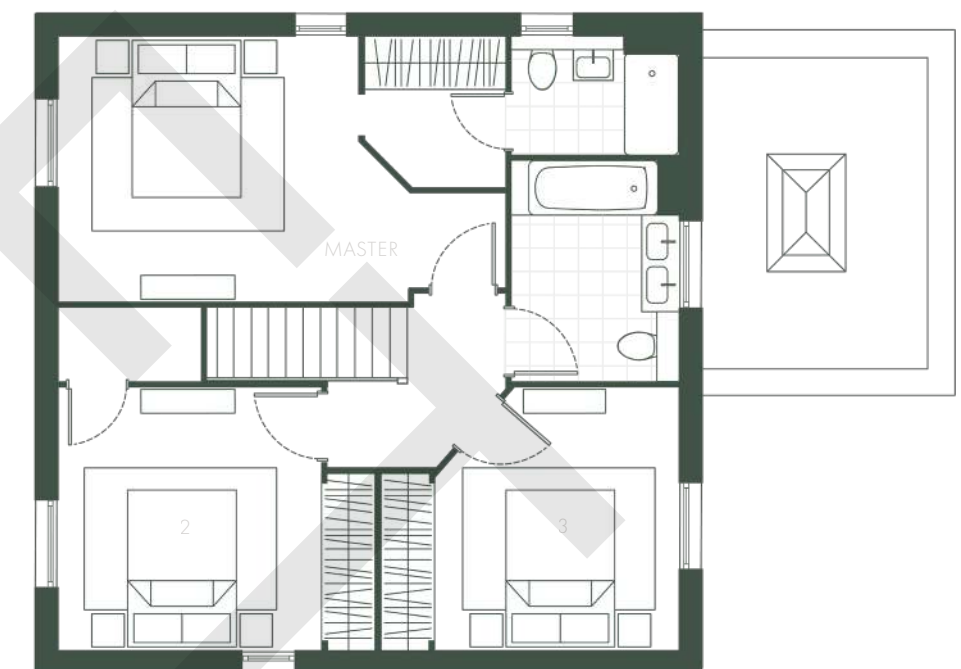
3.4 m x 4.10 m 11'2" x 13'5"

BEDROOM 3

3.4 m x 3.9 m 11'2" x 12'9"



GROUND FLOOR



FIRST FLOOR

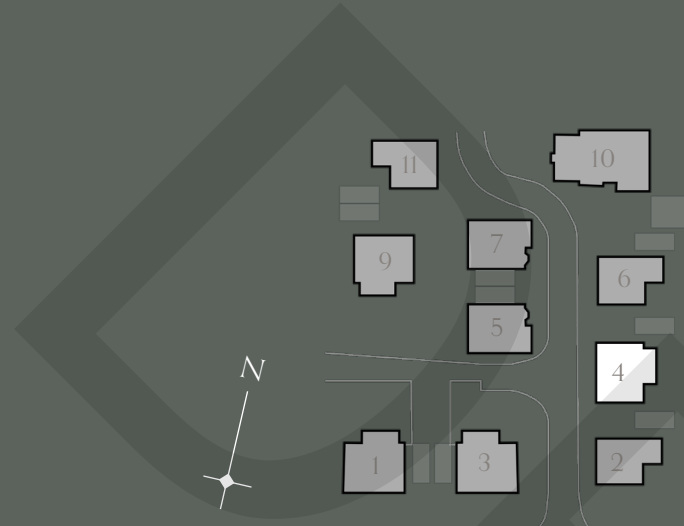
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Exterior View
THE ARCHIBALD



Internal arrangement THE ARCHIBALD

192 sq m - 2067 sq ft
4 beds, 3 baths, single garage & 2 outdoor spaces

KITCHEN / DINING

10.0 m x 5.6 m 32'10" x 18'5"

RECEPTION ROOM

4.4 m x 4.7 m 14'5" x 15'5"

STUDY

3.3 m x 3.3 m 10'10" x 10'10"

WC

2.1 m x 1.5 m 6'11" x 4'11"

MASTER BEDROOM

5.8 m x 3.9 m 19'0" x 12'10"

BEDROOM 2

4.5 m x 4.00 m 14'9" x 13'1"

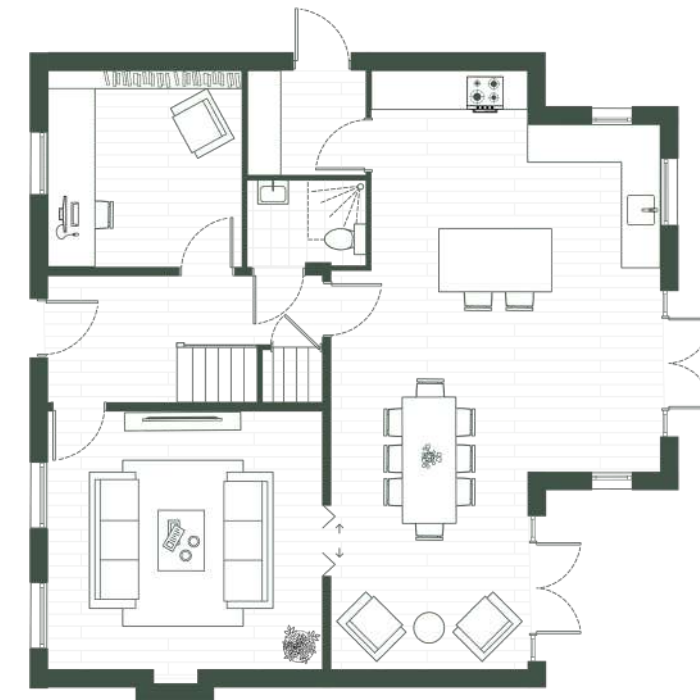
BEDROOM 3

4.6 m x 3.5 m 15'1" x 11'6"

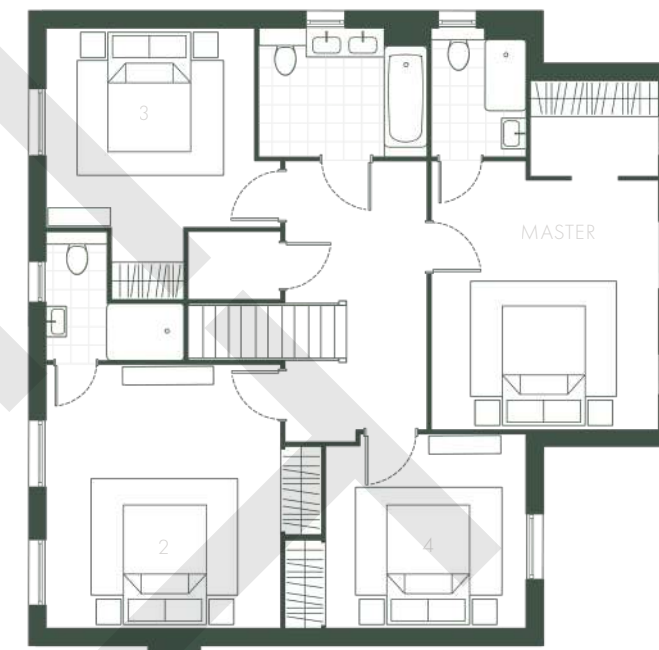
BEDROOM 4

3.4 m x 3.3 m 11'2" x 10'10"

SABRE
CLOSE



GROUND FLOOR



FIRST FLOOR

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Exterior View
THE ELEANOR



Internal arrangement THE ELEANOR

140 sq m - 1507 sq ft
3 beds, 2 baths, single garage & 2 outdoor spaces

KITCHEN / DINING

4.4 m x 7.8 m 14'5" x 25'7"

RECEPTION ROOM

3.4 m x 4.6 m 11'2" x 15'1"

STUDY

3.3 m x 2.1 m 10'10" x 6'11"

WC

2.0 m x 1.4 m 6'7" x 4'7"

MASTER BEDROOM

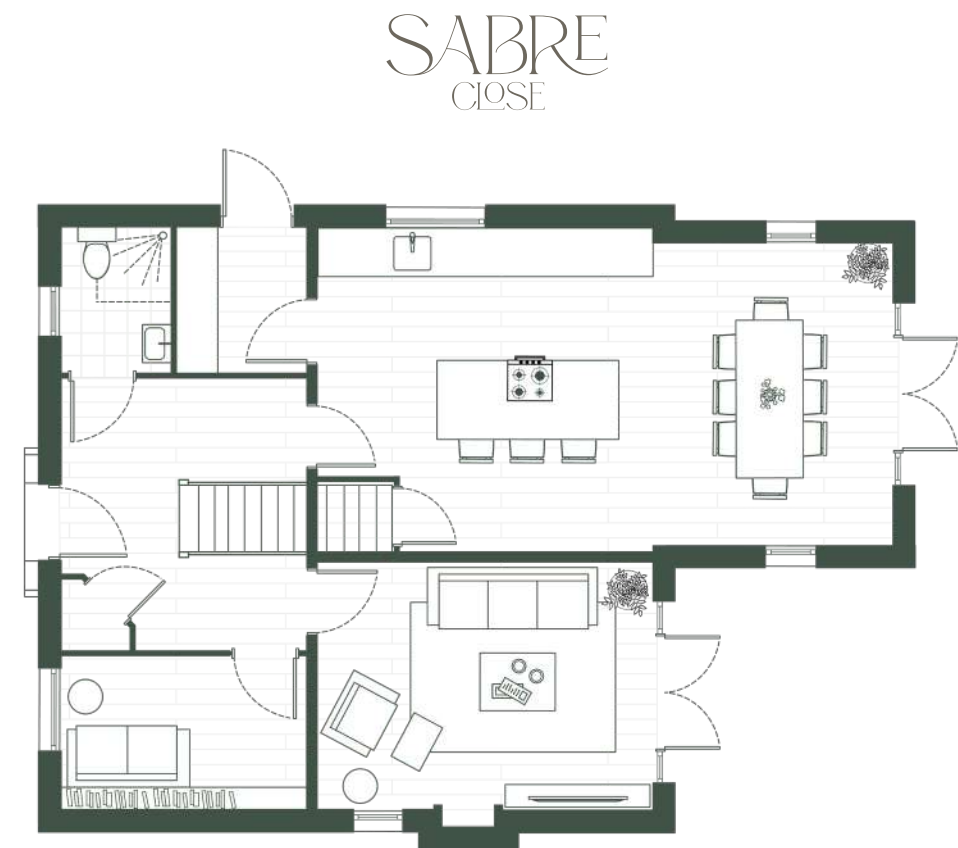
5.8 m x 3.4 m 19'0" x 11'2"

BEDROOM 2

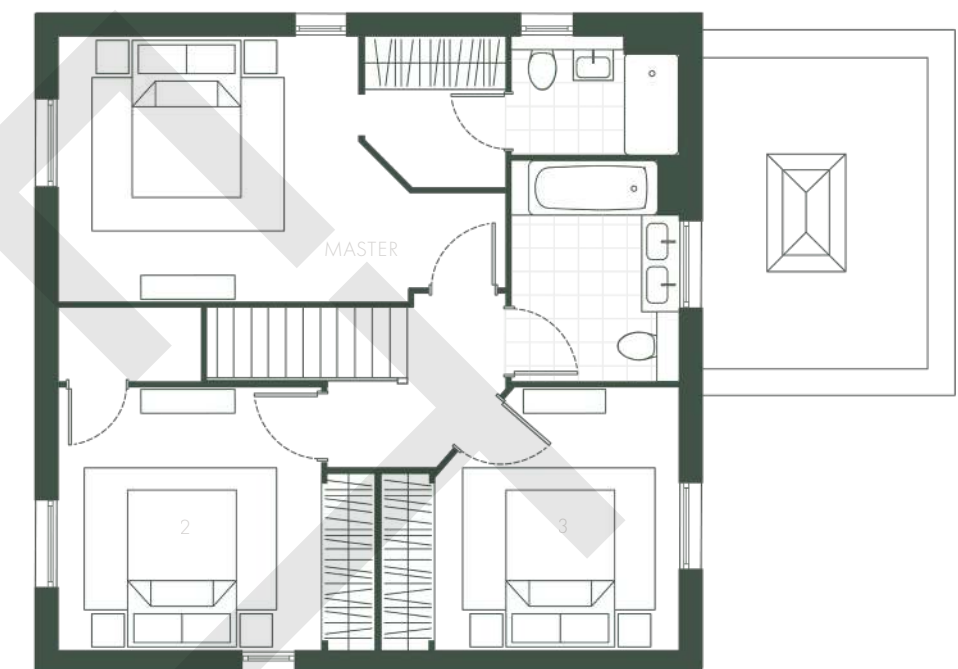
3.4 m x 4.10 m 11'2" x 13'5"

BEDROOM 3

3.4 m x 3.9 m 11'2" x 12'9"



GROUND FLOOR



FIRST FLOOR

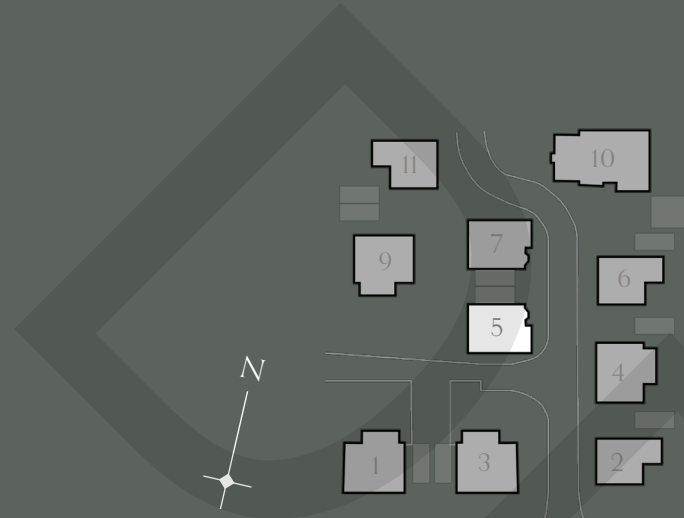
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SABRE
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Exterior View
THE JOHNSON



Internal arrangement THE JOHNSON

193 sq m - 2077 sq ft
3 beds, 3 baths, single garage & 1 outdoor space

KITCHEN / DINING

8.40 m x 4.1 m 27'7" x 13'5"

RECEPTION ROOM

3.2 m x 4.5 m 10'6" x 14'9"

STUDY

2.6 m x 5.0 m 8'6" x 16'5"

WC

2.2 m x 1.5 m 7'3" x 4'11"

MASTER BEDROOM

5.5 m x 3.4 m 18'0" x 11'2"

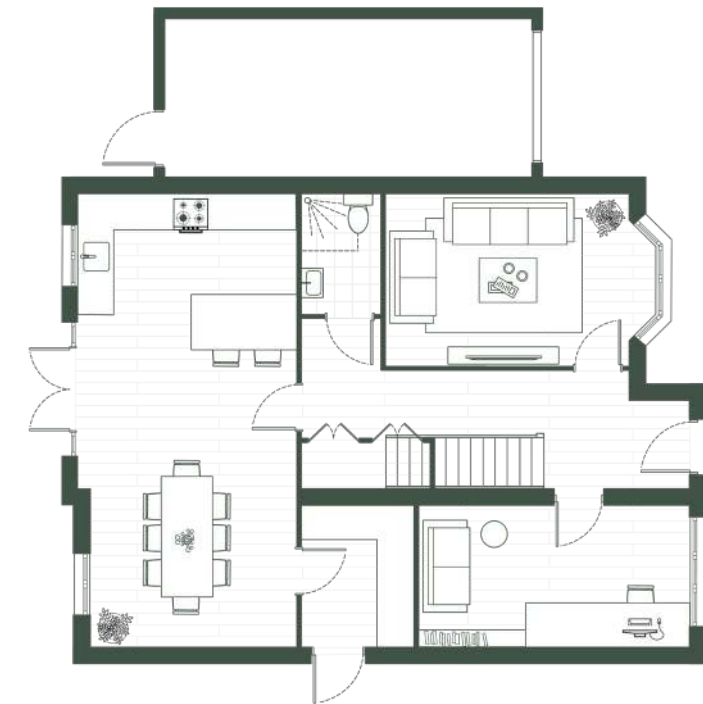
BEDROOM 2

2.8 m x 4.70 m 9'2" x 15'5"

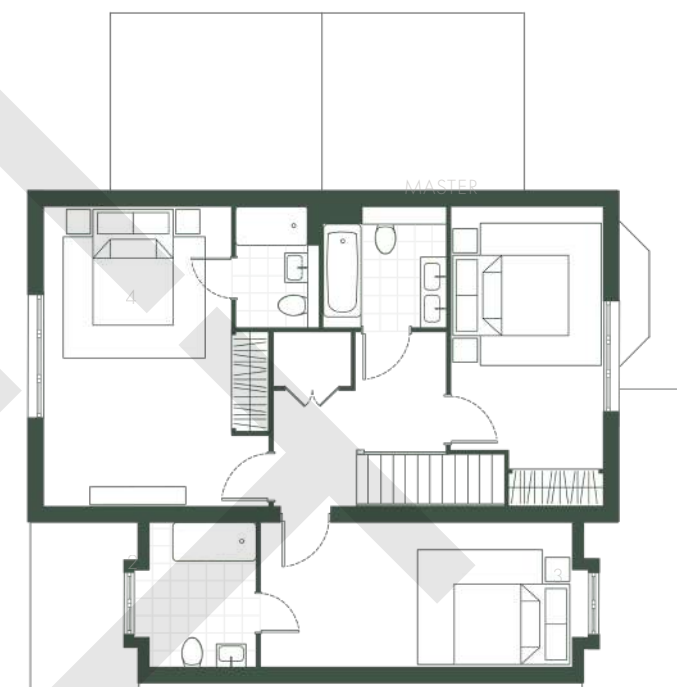
BEDROOM 3

2.6 m x 6.0 m 8'6" x 19'8"

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GROUND FLOOR



FIRST FLOOR

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Exterior View
THE MOLLISON



Internal arrangement THE MOLLISON

193 sq m - 2077 sq ft
3 beds, 3 baths, single garage & 1 outdoor space

KITCHEN / DINING

8.40 m x 4.1 m 27'7" x 13'5"

RECEPTION ROOM

3.2 m x 4.5 m 10'6" x 14'9"

STUDY

2.6 m x 5.0 m 8'6" x 16'5"

WC

2.2 m x 1.5 m 7'3" x 4'11"

MASTER BEDROOM

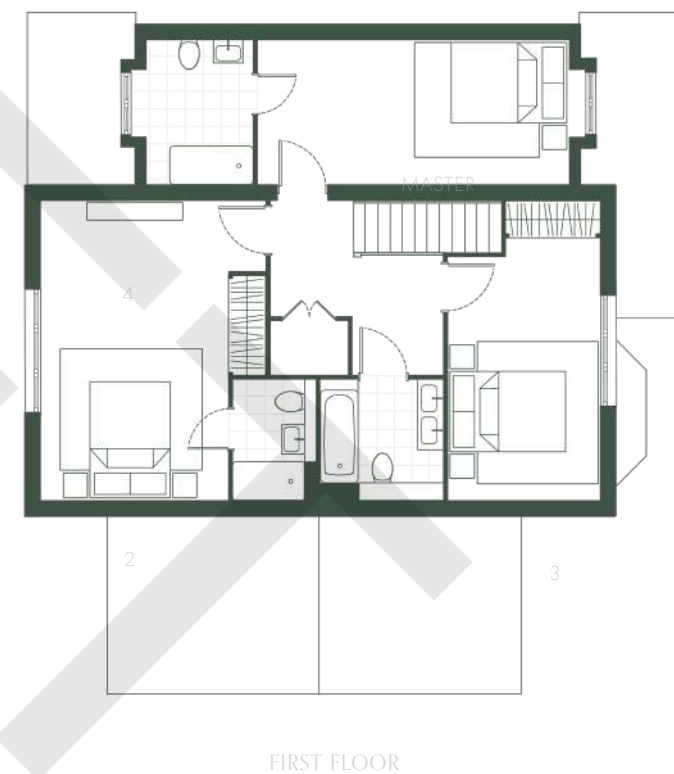
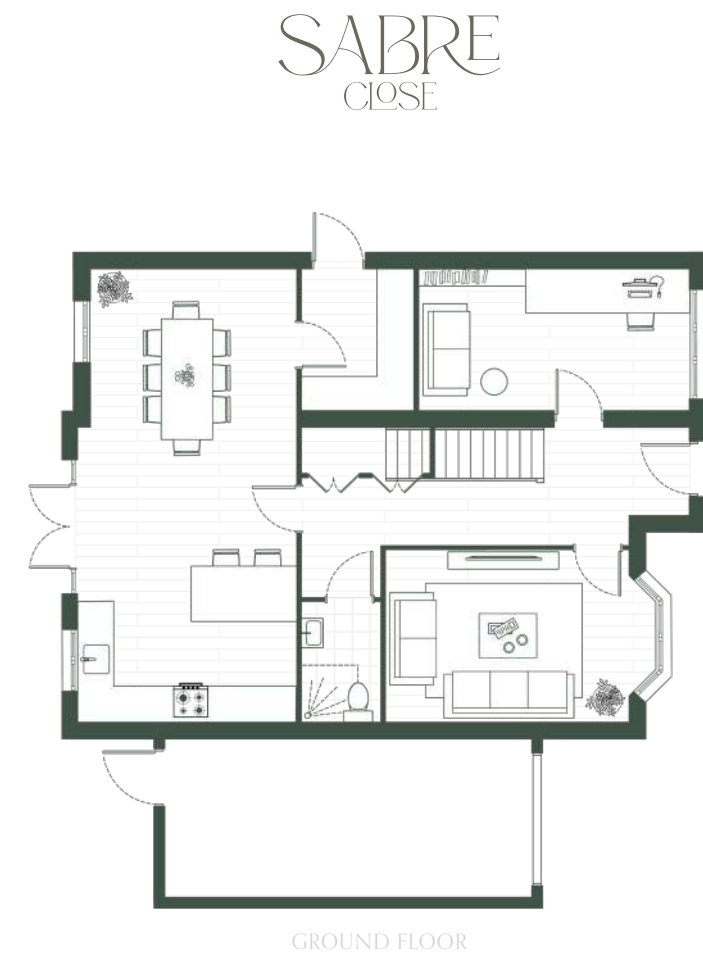
5.5 m x 3.4 m 18'0" x 11'2"

BEDROOM 2

2.8 m x 4.70 m 9'2" x 15'5"

BEDROOM 3

2.6 m x 6.0 m 8'6" x 19'8"



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Exterior View
THE WATSON



Internal arrangement THE WATSON

192 sq m - 2067 sq ft
4 beds, 3 baths, single garage & 1 outdoor space

KITCHEN / DINING

10.0 m x 5.6 m 32'10" x 18'5"

RECEPTION ROOM

4.4 m x 4.7 m 14'5" x 15'5"

STUDY

3.3 m x 3.3 m 10'10" x 10'10"

WC

2.1 m x 1.5 m 6'11" x 4'11"

MASTER BEDROOM

5.8 m x 3.9 m 19'0" x 12'10"

BEDROOM 2

4.5 m x 4.00 m 14'9" x 13'1"

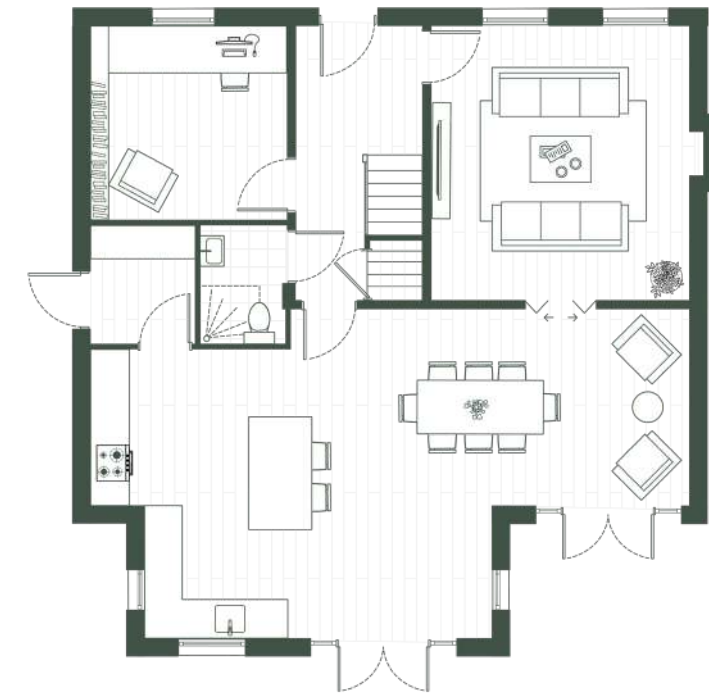
BEDROOM 3

4.6 m x 3.5 m 15'1" x 11'6"

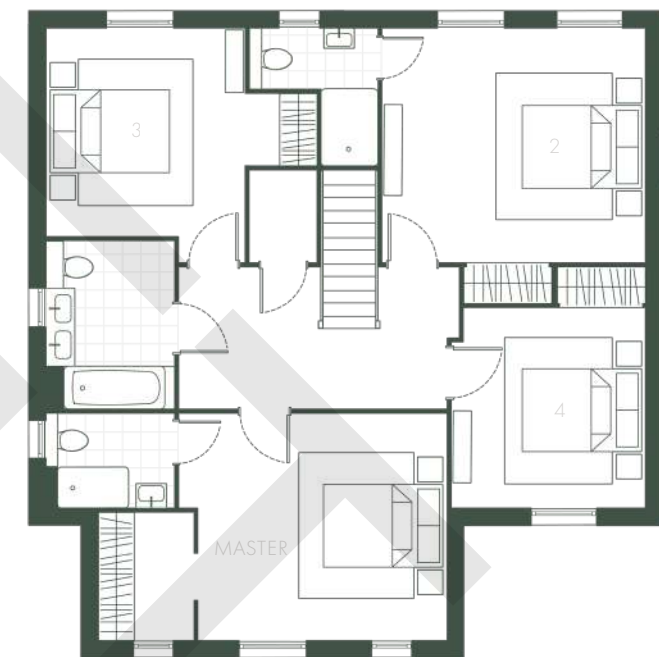
BEDROOM 4

3.4 m x 3.3 m 11'2" x 10'10"

SABRE
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GROUND FLOOR



FIRST FLOOR

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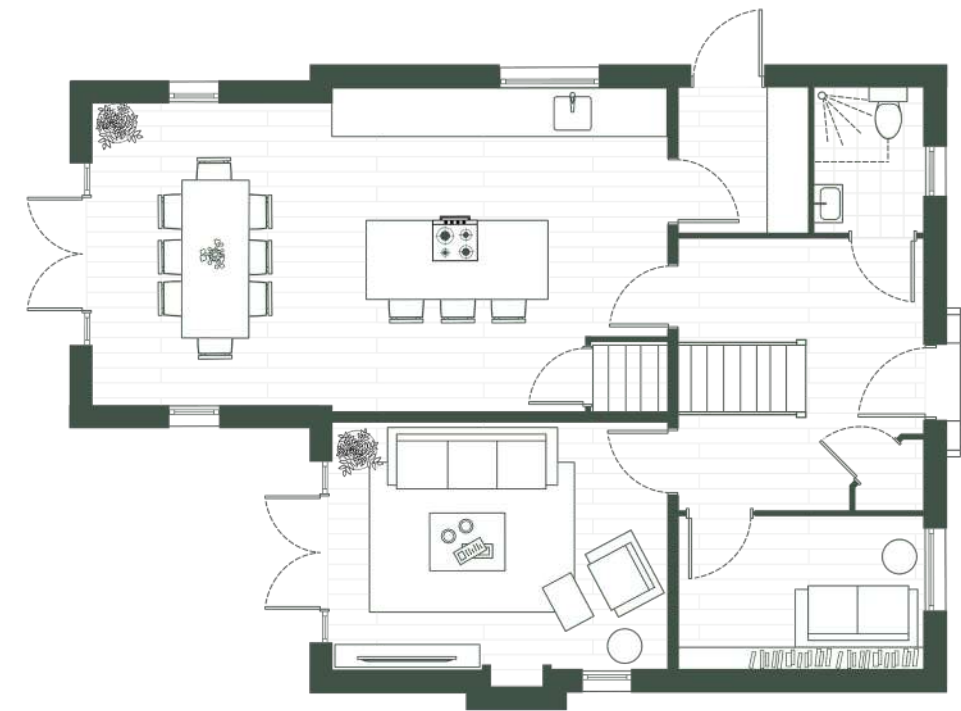
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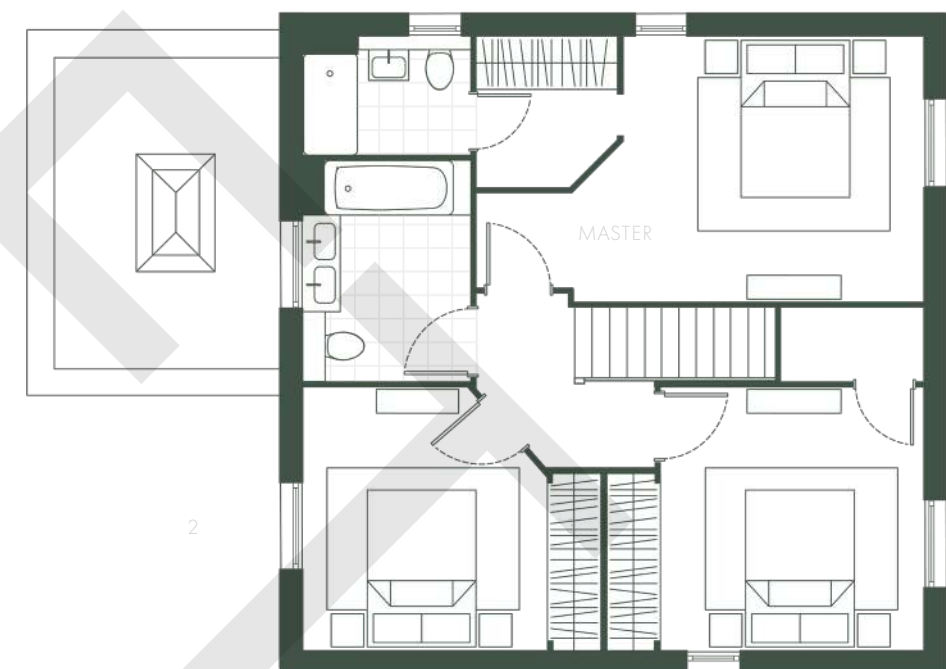
Exterior View
THE WALTER



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GROUND FLOOR



FIRST FLOOR

Internal arrangement THE WALTER

140 sq m - 1507 sq ft
3 beds, 2 baths, single garage & 1 outdoor space

KITCHEN / DINING
4.4 m x 7.8 m 14'5" x 25'7"

RECEPTION ROOM
3.4 m x 4.6 m 11'2" x 15'1"

STUDY
3.3 m x 2.1 m 10'10" x 6'11"

WC
2.0 m x 1.4 m 6'7" x 4'7"

MASTER BEDROOM
5.8 m x 3.4 m 19'0" x 11'2"

BEDROOM 2
3.4 m x 4.10 m 11'2" x 13'5"

BEDROOM 3
3.4 m x 3.9 m 11'2" x 12'9"

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Exterior View
THE OSWOLD



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CLOSE

Internal arrangement THE OSWOLD

287 sq m - 3089 sq ft
4 beds, 3 baths, double garage & 2 outdoor spaces

KITCHEN

4.4 m x 4.8 m 14'5" x 15'9"

LIVING ROOM

4.2 m x 7.8 m 13'9" x 25'7"

DINING ROOM

4.5 m x 5.9 m 14'9" x 19'4"

STUDY

3.9 m x 2.5 m 12'9" x 8'2"

WC

2.5 m x 1.5 m 8'2" x 4'11"

BEDROOM 1

4.6 m x 4.4 m 15'1" x 14'5"

MASTER BEDROOM

4.2 m x 3.90 m 13'9" x 12'9"

BEDROOM 2

4.5 m x 4.0 m 14'9" x 13'1"

BEDROOM 3

4.6 m x 4.0 m 15'1" x 13'1"

BEDROOM 4

3.3 m x 3.4 m 10'10" x 11'2"



GROUND FLOOR



FIRST FLOOR

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SALES
ENQUIRIES

**GIBBS
GILLESPIE**

newhomes@gibbs-gillespie.co.uk
020 8866 0000

Bairstoweves

braintree@bairstowevescountrywide.co.uk
01376 320000

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A development by



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ESTATES

BROCHURE DESIGN AND CGI
www.olio-design.co.uk



