

THE
LINDENS
GOSFIELD





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The Lindens is a stunning collection of aspirational homes nestled in the quintessentially English village of Gosfield.

Arbora Homes has poured its trademark attention to detail into these new three and four bedroom houses, focusing on energy efficiency and sustainable living.

With all the amenities you could need close to hand, you are sure to find the home of your dreams at The Lindens.



WELCOME TO THE LINDENS



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A community within a community, The Lindens has been carefully considered to evoke a close-knit, neighbourly feel, whilst affording each home its own sense of privacy and space.

Celebrating the historical landscape of Gosfield, The Lindens takes its name from the lime trees that line the development entrance. Deep-rooted in the village's history, the trees are remnant of a formal avenue that led to Gosfield Hall.

The Lindens really will provide the ideal backdrop for a wonderful quality of life, both now and in the years to come.

DISCOVER YOUR LOCAL AREA

GOSFIELD

Gosfield is a picture-perfect Essex village that's charm will remind you of a bygone era.

Close to home, you'll find a community shop run by local volunteers where you can pick up your day-to-day essentials. The independent Gosfield School is just a stone's throw away, educating children from nursery through to sixth form, whilst St Margaret's Preparatory School, for two to 11 year olds, is also close to hand.

Gosfield also has its own community primary school, while older pupils are catered for at Hedingham School in nearby Sible Hedingham, or alternatively, The Ramsey Academy in Halstead. Both schools have been rated Good by Ofsted.

PLACES TO DISCOVER

Gosfield Lake Resort is a popular destination for sporting activities including open-water swimming, water skiing and paddle boarding. Open from Easter to the end of September, you can also enjoy a picnic in the grounds with your children playing in the play area, whilst overlooking the lake.

If golf is your game, the Gosfield Lake Golf Club features two courses set over 230 acres of rolling parkland. The club has been a key part of the village for more than 30 years.

Alternatively, you can practise your backhand at Gosfield Lawn Tennis Club, which has served the village since 1930 in its present location.



THINGS TO DO

The King's Head pub on The Street will give you a warm welcome with its inglenook fireplaces and oak beams. This popular inn has been a focal point of Gosfield life since the reign of King Henry VIII.

You can also enjoy a bite to eat at The Apple Tree, a family-run, lakeside restaurant which offers a mouthwatering menu including stone baked pizzas and Sunday roasts.

For time in the great outdoors, head to Gosfield Sandpits, a local nature reserve that features a large open glade, along with a number of ponds and lakes.

PLAN YOUR JOURNEY

The King's Head	2 Minute Walk
Gosfield Community Primary School	5 Minute Walk
Gosfield Lake Resort	11 Minute Walk
St Margaret's Preparatory School	13 Minute Walk
Gosfield Lake Golf Club	17 Minute Walk
Gosfield School	19 Minute Walk

HALSTEAD

Just over five minutes away from Gosfield by car is the picturesque market town of Halstead.

The town is much loved for its plethora of independent shops, eclectic eateries and its lively monthly market, as well as its gold 'Anglia in Bloom' status maintained by local volunteers.

Halstead is the perfect place for a leisurely stroll, thanks to its public gardens and setting along the River Colne, while it enjoys a varied schedule of community events taking place throughout the year.

PLACES TO DISCOVER

For bibliophiles, a visit to Halstead Library is a must, whilst the Halstead Leisure Centre is perfect for sports enthusiasts and includes a 25m swimming pool, gym, sports hall, and flood-lit 3G pitches. Elsewhere, Hedingham Castle is a popular local attraction that often hosts fun events like jousting, exhibitions and live theatre in its grounds.

THINGS TO DO

Halstead High Street is a retail haven, from independent clothing and antique shops to bakeries, coffee shops and a delicatessen. The town is home to many sporting clubs including cricket, swimming, football and even bowls. The Empire Theatre is the towns arts centre and regularly runs live performances and films too.

PLAN YOUR JOURNEY

Halstead High Street	6 Minute Drive
Halstead Leisure Centre	9 Minute Drive
Hedingham Castle	11 Minute Drive



BRAINTREE

In ten minutes, you can be in the popular town of Braintree. This is the ideal place to head to if you're in the mood for some retail therapy, a night out, or some time in nature.

Like Halstead, Braintree is a market town, with stalls opening up in the town centre on the last Saturday of the month offering everything from artisan baked goods to handmade gifts.

Braintree is also your ticket to the bright lights of London, with trains to Liverpool Street taking an hour.



PLACES TO DISCOVER

There's something for everyone at Great Notley Country Park just outside of Braintree. Children love exploring Essex's longest play trail and the high ropes adventure course. While nature enthusiasts enjoy spending time at the fishing lake and wildflower meadows.

THINGS TO DO

Braintree Village, the town's outlet store destination, is home to over 75 premium brands for avid shoppers, and provides plenty of dining options too. Next door you'll find Braintree Retail Park offering entertainment in the form of a 12 screen cinema, swimming pool, bowling alley and even more restaurants catering for a variety of cuisines.

PLAN YOUR JOURNEY

Braintree Train Station	12 Minute Drive
Braintree Village	13 Minute Drive
Great Notley Country Park	17 Minute Drive



SITE PLAN



THE WILLOW
Four Bedroom Home
Plots 5 & 15 | 1,959 sq.ft



THE CHESTNUT
Three Bedroom Home
Plots 6 & 7 | 1,281 sq.ft



THE OAK
Four Bedroom Home
Plots 8, 10 & 11 | 2,347 sq.ft




THE BIRCH
Four Bedroom Home
Plots 9 & 13 | 1,625 sq.ft



THE MAPLE
Four Bedroom Home
Plot 12 | 2,088 sq.ft



THE CEDAR
Four Bedroom Home
Plot 14 | 2,002 sq.ft

 Affordable housing properties



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THE BIRCH

PLOTS 9 & 13 | 4 BEDROOM DETACHED HOME



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A charming four bedroom family home that benefits from a spacious open plan living space, a dedicated study for working from home, and a separate living room for cosy nights in.

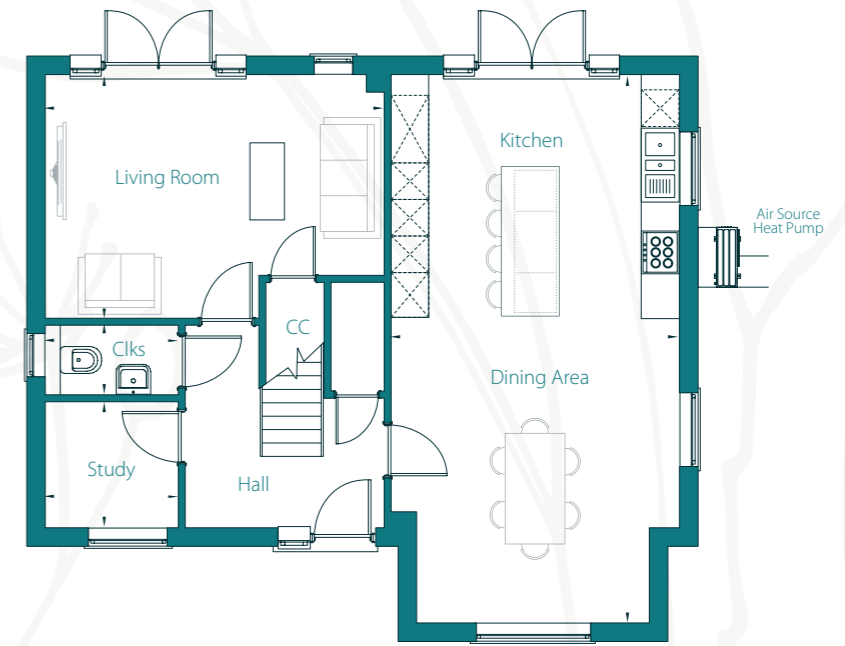
GROUND FLOOR

Living Room	5.33m x 3.81m
Kitchen/Diner	4.53m x 8.56m
Study	2.08m x 1.96m
Cloakroom	1.04m x 2.08m
(Plot 9 only) Double Garage	6.40m x 6.29m
(Plot 13 only) Garage	2.49m x 4.83m
(Plot 13 only) Cart Lodge	12.48m x 6.07m

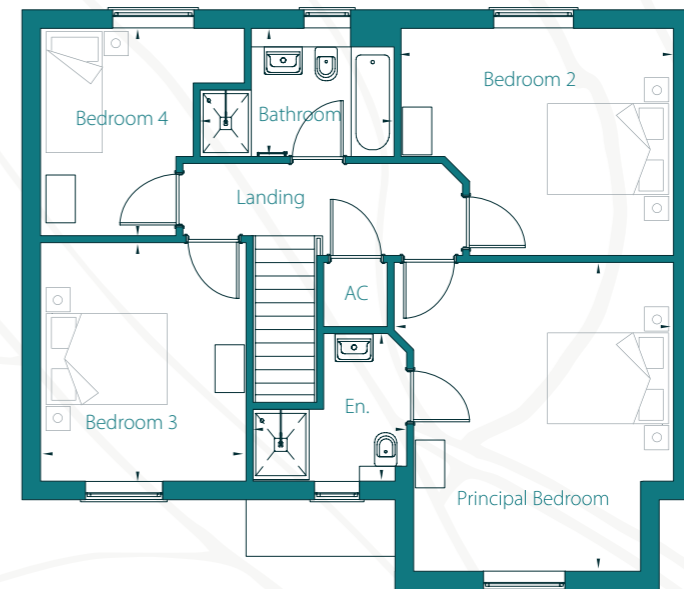
FIRST FLOOR

Principal	4.06m x 4.90m
En-Suite	2.27m x 1.52m
Bedroom 2	4.31m x 3.54m
Bedroom 3	3.26m x 3.70m
Bedroom 4	2.37m x 3.24m
Bathroom	2.26m x 1.95m

1,625 sq.ft | 151 sq.m



FIRST FLOOR



GROUND FLOOR



THE CHESTNUT

PLOTS 6 & 7 | 3 BEDROOM DETACHED HOME



Please note this computer-generated image is a representation of plot 6, plot 7 is flipped.

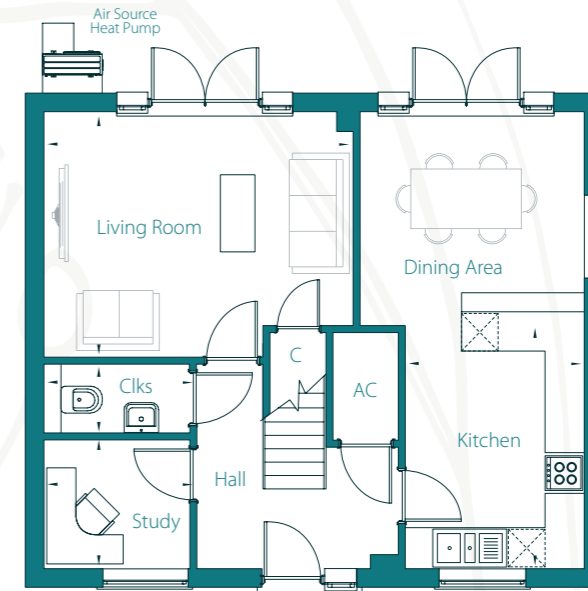
The showpiece of this superlative home is its principal bedroom which features an en-suite bathroom and a substantial space for dressing. Downstairs, double doors lead out to the garden from both the living room and dining area, helping to bring the outside in during the warmer months.

GROUND FLOOR

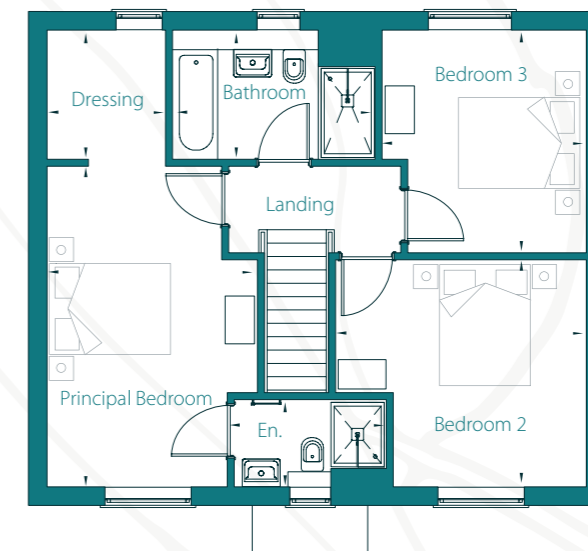
Living Room	4.81m x 3.79m
Kitchen/Diner	3.47m x 7.12m
Study	2.26m x 1.98m
Cloakroom	2.3m x 1.05m
Garage	2.49m x 4.83m

FIRST FLOOR

Principal	3.32m x 4.95m
Dressing Room	1.85m x 1.98m
En-Suite	1.31m x 2.36m
Bedroom 2	3.9m x 3.5m
Bedroom 3	3.18m x 3.44m
Bathroom	3.15m x 1.99m



FIRST FLOOR



GROUND FLOOR

1,281 sq.ft | 119 sq.m



THE WILLOW

PLOTS 5 & 15 | 4 BEDROOM DETACHED HOME



Please note this computer-generated image is a representation of plot 5, plot 15 is flipped.

With an attractive L-shape, the Willow's key features include four double bedrooms, a useful utility room and an open plan dining area and kitchen with pantry, which is sure to become the heart of the home.

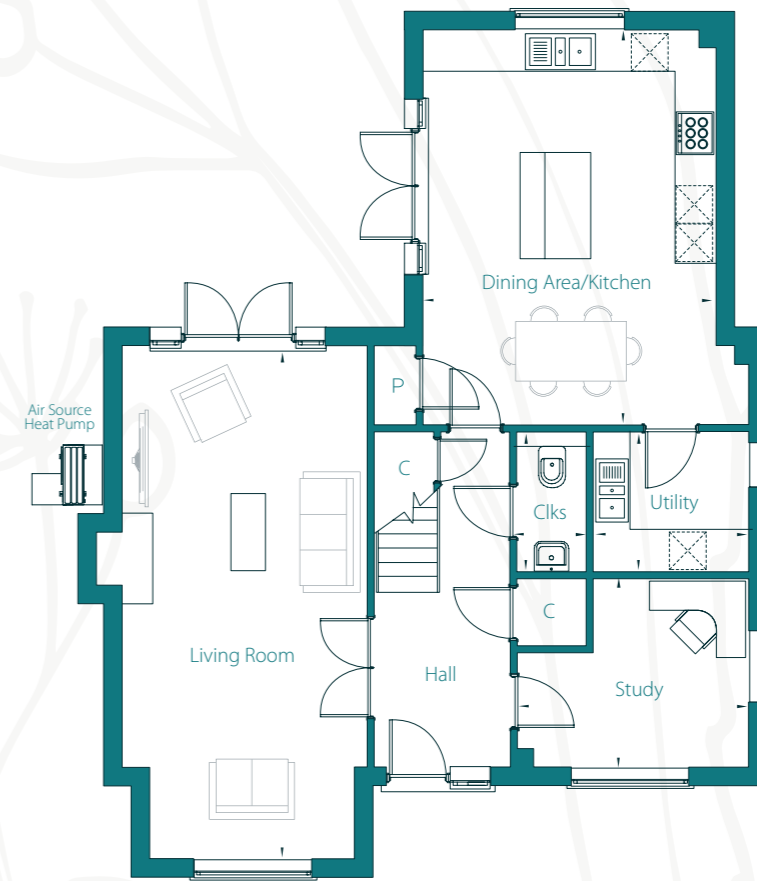
GROUND FLOOR

Living Room	3.82m x 8m
Kitchen/Diner	6.12m x 4.53m
Pantry	0.7m x 1m
Utility	2.4m x 2.16m
Study	3.6m x 2.93m
Cloakroom	2.18m x 1.08m
Double Garage	6.40m x 6.29m

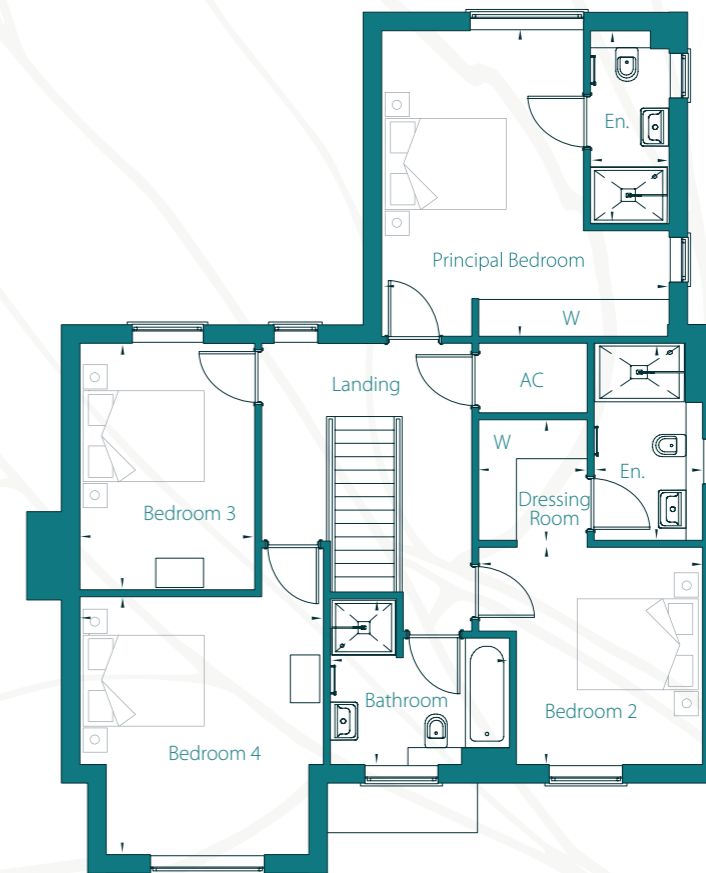
FIRST FLOOR

Principal	3.17m x 4.83m
En-Suite	3m x 1.23m
Bedroom 2	2.91m x 3.39m
Dressing Room	1.72m x 1.85m
En-Suite	3.03m x 1.69m
Bedroom 3	2.74m x 3.84m
Bedroom 4	4.01m x 3.86m
Bathroom	2.68m x 1.97m

1,959 sq.ft | 182 sq.m



FIRST FLOOR



GROUND FLOOR



THE OAK

PLOTS 8, 10 & 11 | 4 BEDROOM DETACHED HOME



Please note this computer-generated image is a representation of plot 8 and 10, plot 11 is flipped

A striking four bedroom home, the Oak features a pleasing L-shaped design with the principal bedroom sitting above the double garage, giving the property a coach house feel. The open plan kitchen and dining area downstairs, with its double doors leading to the garden, is the perfect space to entertain guests.

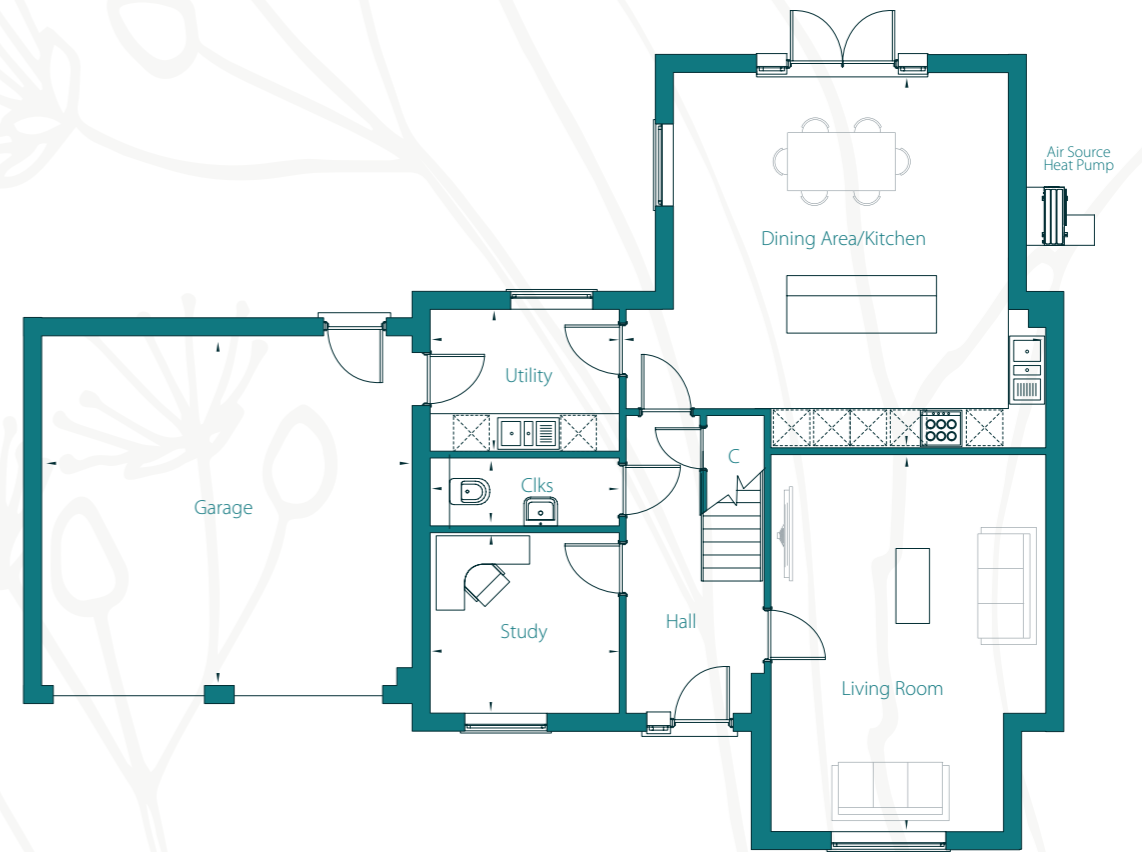
GROUND FLOOR

Living Room	4.4m x 6.05m
Kitchen/Diner	6.14m x 5.96m
Utility	3m x 2.21m
Study	3m x 2.87m
Cloakroom	3m x 1.06m
Double Garage	6m x 5.57m

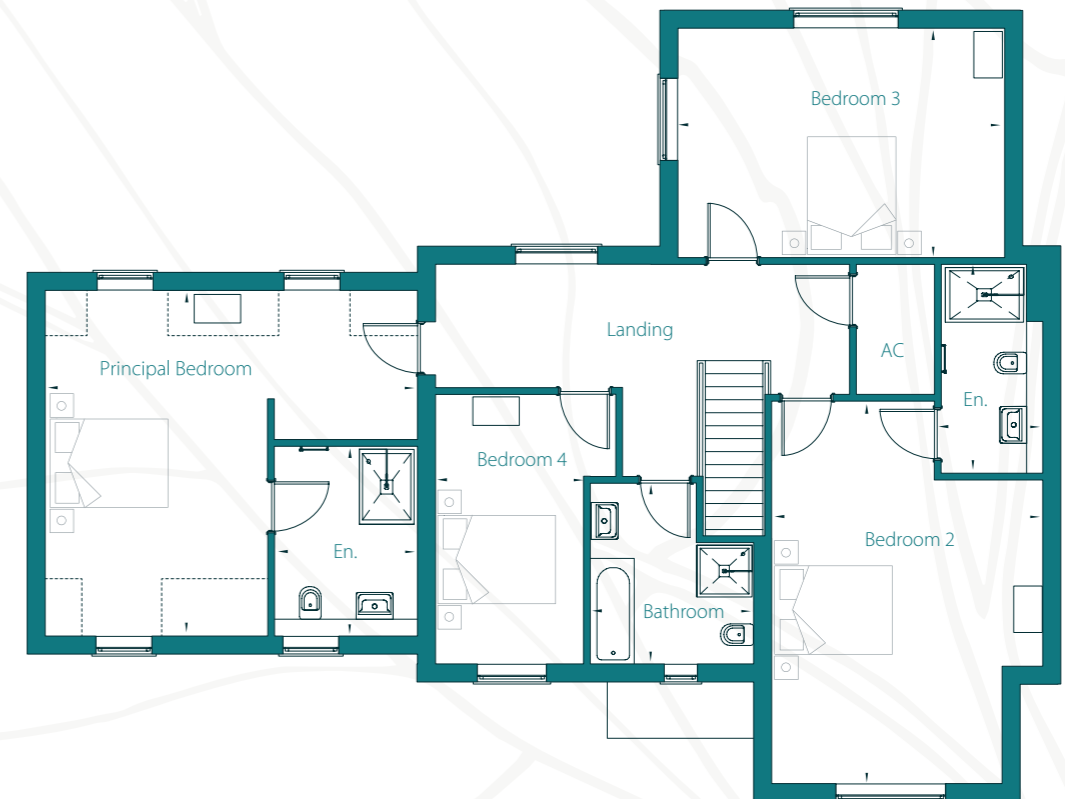
FIRST FLOOR

Principal	3.57m x 5.53m
En-Suite	2.79m x 2.24m
Dressing Room	2.26m x 2.36m
Bedroom 2	4.4m x 6.14m
En-Suite	3.35m x 1.67m
Bedroom 3	5.3m x 3.69m
Bedroom 4	2.41m x 4.32m
Bathroom	2.88m x 2.8m

2,347 sq.ft | 218 sq.m



FIRST FLOOR



GROUND FLOOR



THE MAPLE

PLOT 12 | 4 BEDROOM DETACHED HOME



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The Maple, a stunningly traditional family home, comes with a free-flowing kitchen and dining area which is perfect for both lively family meals and intimate dinner parties. Upstairs - boasts four double bedrooms with en-suites to the principal and second bedrooms.

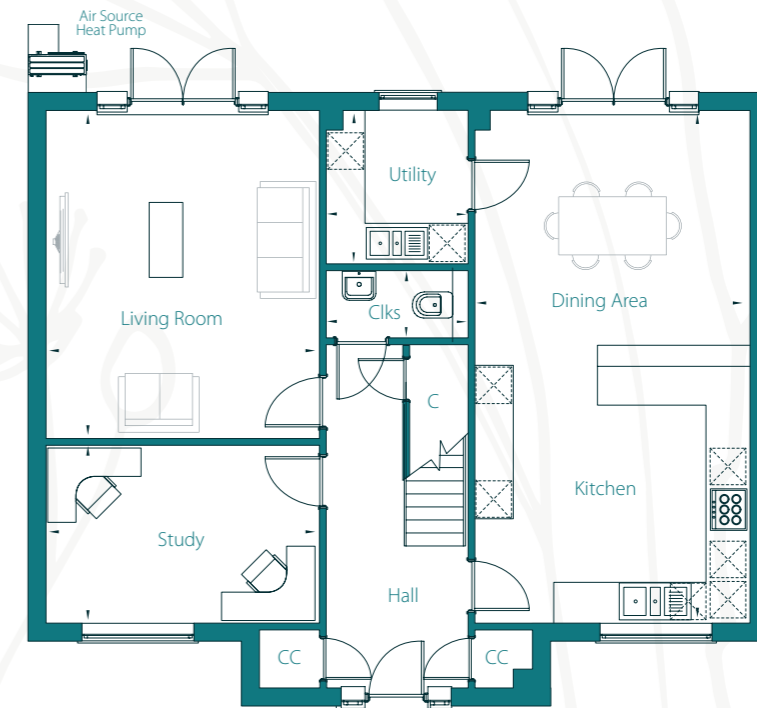
GROUND FLOOR

Living Room	4.42m x 5.26m
Kitchen/Diner	8.23m x 4.44m
Utility	2.27m x 2.46m
Study	4.4m x 2.83m
Cloakroom	2.55m x 1.05m
Garage	2.49m x 4.83m
Cart Lodge	12.48m x 6.07m

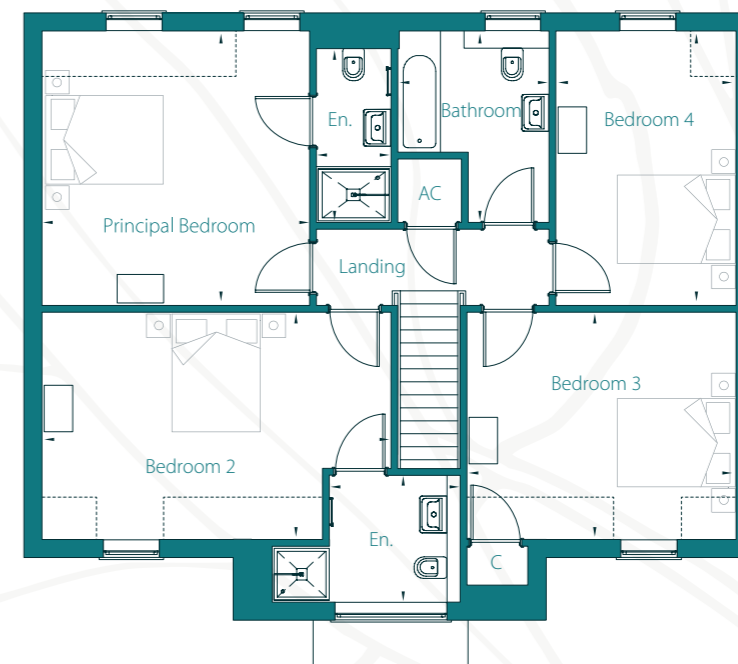
FIRST FLOOR

Principal	4.32m x 4.44m
En-Suite	1.2m x 2.83m
Bedroom 2	5.7m x 3.65m
En-Suite	2.09m x 2.12m
Bedroom 3	4.45m x 3.68m
Bedroom 4	4.43m x 2.98m
Bathroom	2.46m x 1.94m

2,088 sq.ft | 194 sq.m



FIRST FLOOR



GROUND FLOOR



THE CEDAR

PLOT 14 | 4 BEDROOM DETACHED HOME



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The Cedar has an abundance of living space to the ground floor, including an open plan kitchen and dining area, and a separate living room. With four double bedrooms, two with en-suites, everyone will have their own sanctuary.

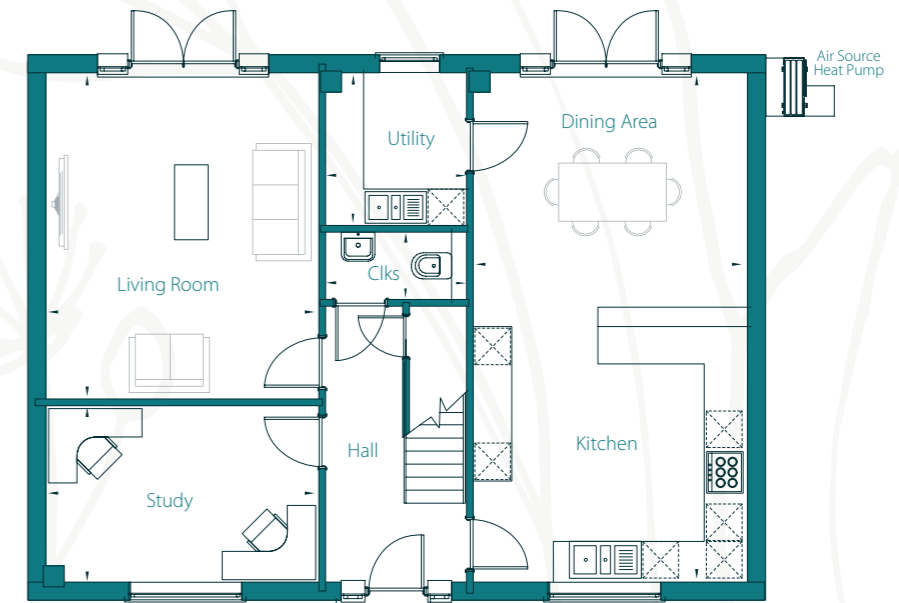
GROUND FLOOR

Living Room	4.42m x 5.26m
Kitchen/Diner	8.23m x 4.43m
Utility	2.25m x 2.44m
Study	2.82m x 4.42m
Cloakroom	2.29m x 1.07m
Double Garage	6.40m x 6.29m

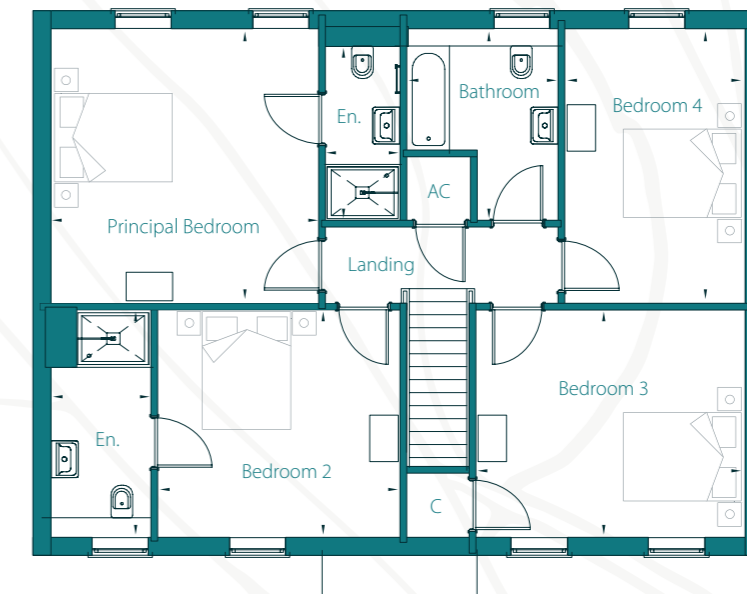
FIRST FLOOR

Principal	4.32m x 4.44m
En-Suite	2.81m x 1.11m
Bedroom 2	3.93m x 3.68m
En-Suite	1.6m x 3.65m
Bedroom 3	4.45m x 3.68m
Bedroom 4	2.99m x 4.44m
Bathroom	2.46m x 1.93m

2,002 sq.ft | 186 sq.m



FIRST FLOOR



GROUND FLOOR

ATTENTION TO DETAIL



SPECIFICATION

KITCHEN

- Traditional style five-piece shaker door
- Silestone work surface, upstand and splashback
- 1.5 bowl undermount sink with draining grooves
- Mixer tap in chrome
- LED under cabinet lighting
- Integrated Bosch extractor hood, fridge freezer and dishwasher
- Integrated washing machine and tumble dryer to certain plots
- Shared pantry to certain plots

ELECTRICAL

- Cabling for future provision of PV / solar panels installation and storage batteries
- Low energy downlights to kitchen, hallway, bathroom and dressing area (where applicable)
- Low energy pendant lighting to the living room, study and bedrooms
- Power and lighting to patio and garages
- Mains powered heat detectors
- Carbon monoxide alarms
- BT point to hall and living room
- CAT 6 data cabling to kitchen, study and all bedrooms

HEATING

- Underfloor heating to the ground floor
- Air source heat pump
- Thermostatically controlled wall mounted radiators to the first floor

INTERNAL FINISHES

- Walls and ceiling in Dulux 'white cotton'
- Skirting, architrave and solid doors
- Amtico flooring to kitchen, utility, hallway and bathrooms

GENERAL

- External tap
- Provision for car charging point
- Loft light
- Front garden landscaped and turfed
- Rear garden rotavated and top soiled ready to receive turf
- Log burner to certain plots

BATHS, EN-SUITE AND CLOAKROOMS

- White contemporary sanitaryware with soft close toilet seat
- Chrome fittings and trim
- Half height tiling to walls where sanitaryware is fitted
- Full height tiling around bath and shower enclosures
- Thermostatically controlled shower valve with fixed riser head
- Chrome heated towel rail
- Shaving point to bathrooms and en-suites

WARRANTY

- Each home at The Lindens will come with a 10-year Premier Guarantee New Homes warranty
- Arbora Homes is a member of the Home Builders Federation (HBF)

AFTERCARE

- All plots independently snagged
- 10 year Premier Guarantee New Homes Warranty
- 24/7 access to an online customer care portal
- Out-of-hours support team for emergencies

We continuously improve our offering and as such any specifications or property features may vary from time to time. These particulars should be treated as general guidance only.



RESPONSIBILITY & SUSTAINABILITY

At Arbora Homes, we have been dedicated to building a zero carbon future since 2018. We embed sustainability into everything we do, with the intention of creating more responsible and sustainable living solutions. All whilst not compromising on the attention to detail that's synonymous with the Arbora brand.

The Lindens is no exception, the properties feature spacious living and thoughtful high-end design considerations throughout that include sustainable specifications. Each eco-friendly home features Air Source heat pumps with energy efficient underfloor heating, wiring to facilitate solar and house batteries, and electric car charging capabilities.

Purposefully designed for a sustainable future.



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A premium residential developer and house builder, Arbora Homes creates sustainable communities by building innovative, aspirational homes in desirable locations.

Arbora Homes is part of a group of companies under Push Investment Group. Formed in 2016, the group trades in multiple sectors and has always had renewable energy and sustainability at its heart. Investing both intellectual and financial capital, Push Investment Group champions its portfolio of businesses to be industry leaders that drive the transition towards a net zero carbon world.



ABOUT US

TRANSPORT LINKS

Although nestled in the rural Essex countryside, The Lindens is equidistant between two cities, Chelmsford (32 mins) and Colchester (33 mins). It has exceptional transport links with easy access to the UK road networks via the A12 (22 mins) and M11 (27 mins). Stansted Airport is a mere 25 minute drive, whilst trains into London and Norwich can be boarded at Braintree (12 mins), Marks Tey (24 mins) or Colchester (34 mins).

FINDING THE LINDENS

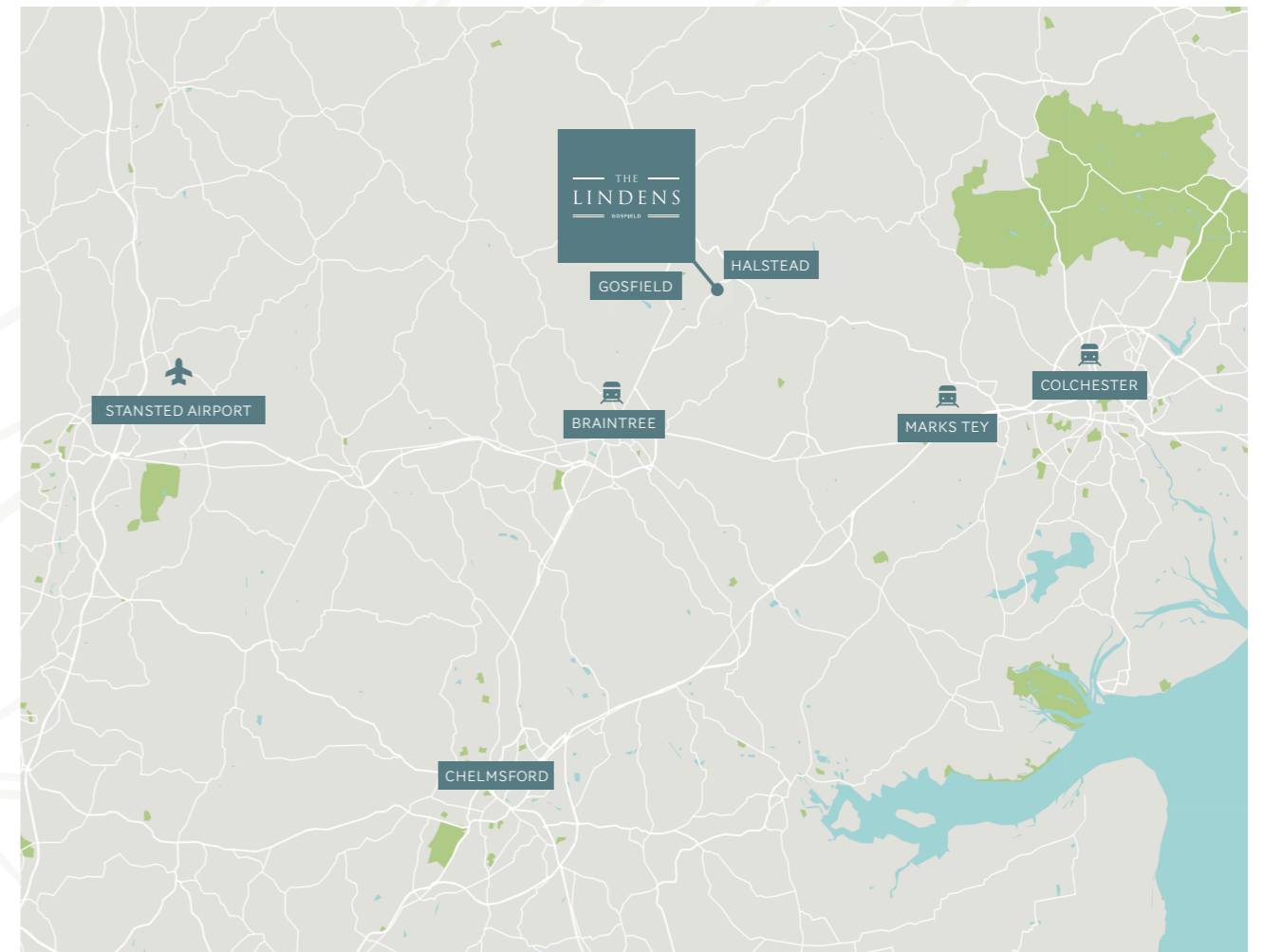
The Lindens is situated off The Street, the main road through Gosfield. Lined by lime trees, access to the development will be on the left hand side, if coming from Braintree on the A1017.

premier
guarantee

THE
LINDENS
GOSFIELD

A member of
HBF
HOME BUILDERS FEDERATION

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+ WOOD

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