

# PASTURES CLOSE

NEWPORT

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Traditional Homes for Modern Living



*Pelham Structures*  
LIMITED

# YOUR LOCAL AREA OF NEWPORT

Pastures Close is located on the rural fringes of the picturesque North Essex village of Newport, which offers all daily amenities and is within close distance of main transport routes of M11, A120 and easy access to Stansted Airport.

Newport has a mainline train station into London Liverpool Street via a regular direct service into London in around an hour, while the direct service into Cambridge takes around 30 minutes. Pastures Close is also a short distance from Audley End Station which offers regular fast services to London and Cambridge.

There are local shops (including a Post Office), public houses, a medical centre, primary and secondary schooling all within walking distance.

The historic Market Town of Saffron Walden is a very attractive town which is one of the finest preserved examples of a medieval market town in the UK and is quintessentially English. It is only three miles away and offers a much broader range of shopping, including many select boutique shops.

The market town of Bishops Stortford (9 miles) provides additional facilities including golf course, sports facilities, and mainline station to London (Liverpool Street).

Situated in the rolling Essex countryside with scenic walks in every direction it's hard to believe you are so close to the market towns of Bishops Stortford and Saffron Walden.





## FAMILY BUSINESS SINCE 1993

Established in 1993, Pelham Structures is a locally based, family run business. Since its outset has established a reputation for building attractive homes of exceptional quality.

Each project undertaken by Pelham Structures is designed by their inhouse architects to carefully consider the geographical and architectural nature of its surroundings to create a development which blends traditional styles with modern living.





# DEVELOPMENT PLAN

Pastures Close offers an alternative to the larger developments in the area. A collection of 20 well thought out and constructed homes built by renowned local developer Pelham Structures. All properties at Pastures Close achieve high energy performance ratings and are built to a high quality finish.

For more information please contact Mullucks 01799 520520 or Cheffins 01799 523656.







PLOT 1



*A substantial five bedroom detached family home with garage and ample off-street parking.*



Ground Floor Plan



First Floor Plan

GROUND FLOOR

Living room	5.35m x 4.84m (17'6 x 15'10)
Home office	4.55m x 3.93m (14'11 x 12'10)
Entrance hall/Dining room	8.57m x 6.02m (28'1 x 19'9)
Kitchen/Garden room	3.1m x 1.9m (10'2 x 6'2)

FIRST FLOOR

Bedroom 1	4.7m max x 4.17m (15'5 x 13'8)
Bedroom 2	4.67m max x 3.73m (15'3 x 12'2)
Bedroom 3	5.35m x 4.15m max (17'6 x 13'7)
Bedroom 4	4.16m x 3.25m (13'7 x 10'7)
Bedroom 5	3.30m x 3.19m (10'9 x 10'5)



PLOT 2

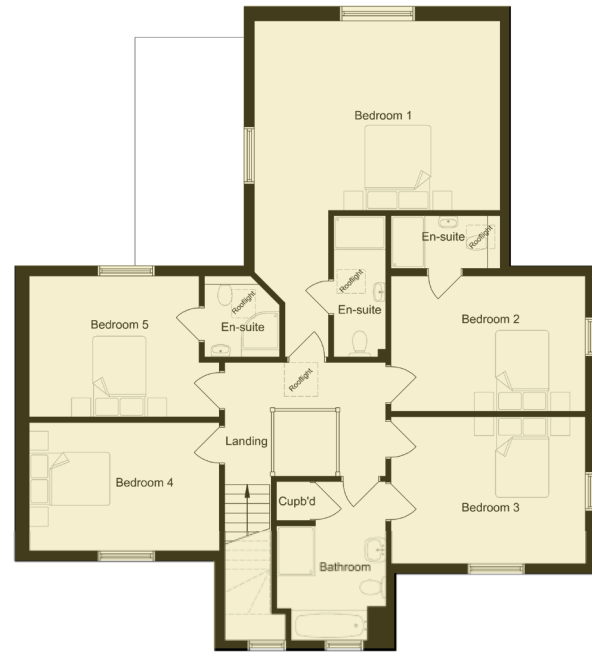




*A substantial five bedroom detached family home with garage and ample off-street parking.*



Ground Floor Plan



First Floor Plan

GROUND FLOOR	Sitting room	6.47m x 4.49m (21'3 x 14'9)
	Kitchen/Family room	8.25m x 5.85m max (27'1 x 19'2 max)
	Dining room	4.87m x 3.78m (15'11 x 12'4)
	Study	4.34m x 2.98m (14'3 x 9'9)
	Utility room	3.42m x 2.03m (11'3m x 6'8)
FIRST FLOOR	Bedroom 1	7.98m x 5.49m max (26'2 x 18' max)
	Bedroom 2	4.58m x 3.50m (15' x 11'6)
	Bedroom 3	4.58m x 3.17m (15' x 10'5)
	Bedroom 4	3.98m x 3.35m (13'1 x 11')
	Bedroom 5	4.54m x 2.98m (14'11 x 9'7)

# PLOTS 5 & 6





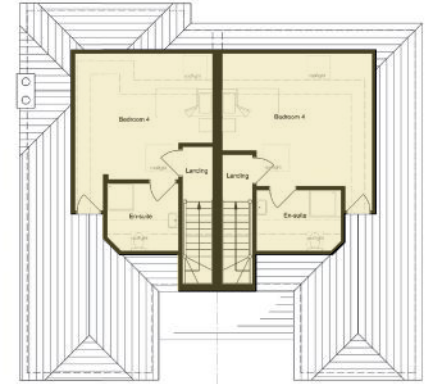
*A substantial four bedroom semi detached property set over three floors with parking off-street.*



PLOT 5  
Ground Floor Plan



PLOT 5  
First Floor Plan



PLOT 5  
Second Floor Plan

**PLOT 5**  
GROUND FLOOR

Sitting room	5.55m x 4.01m (18'3 x 13'2)
Kitchen/Dining room	6.21m x 3.84m max (20'5 x 12'7 max)
Utility room	2.44m x 1.96m (8' x 6'5)

FIRST FLOOR

Bedroom 1	6.21m x 3.56m max (20'5 x 11'8)
Bedroom 2	4.26m x 3.05m (14' x 10')
Bedroom 3	4.01m x 3.19m max (13'2 x 10'6 max)

SECOND FLOOR

Bedroom 4	6.43m x 5.52m (21'1 x 18'1)
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**PLOT 6**  
GROUND FLOOR

Sitting room	4.84m x 4.27m (15'10 x 14')
Kitchen/Dining room	6.45m x 4.05m (21'2 x 13'3)
Utility room	2.68m x 1.85m (8'10 x 6'1)

FIRST FLOOR

Bedroom 1	5.21m x 3.65m (17'1 x 12')
Bedroom 2	4.10m x 3.84m (13'5 x 12'7)
Bedroom 3	3.97m x 2.70m (13' x 8'10)

SECOND FLOOR

Bedroom 4	5.63m x 3.20m (18'6 x 10'6)
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# PLOTS 7 & 8





*Three bedroom semi detached property with a stunning open plan feel, set over three floors with off-street parking.*



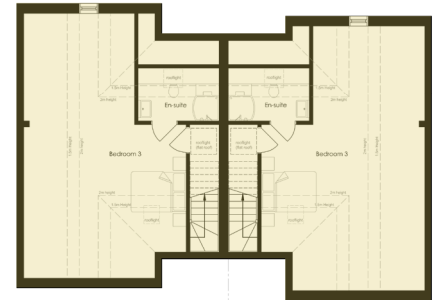
PLOT 7  
Ground Floor Plan

PLOT 8



PLOT 7  
First Floor Plan

PLOT 8



PLOT 7  
Second Floor Plan

PLOT 8

### PLOT 7

#### GROUND FLOOR

Living, dining/Kitchen	9.21m x 4.58m max (30'3 x 15' max)
Utility room	2.82m x 2.11m (9'3 x 6'11)

#### FIRST FLOOR

Bedroom 1	4.58m x 3.96m (15' x 13')
Bedroom 2	4.58m x 4.02m (15' x 13'2)

#### SECOND FLOOR

Bedroom 3	9.16m x 4.87m (30'1 x 16')
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### PLOT 8

#### GROUND FLOOR

Living, dining/Kitchen	9.21m x 4.58m max (30'3 x 15' max)
Utility room	2.82m x 2.11m (9'3 x 6'11)

#### FIRST FLOOR

Bedroom 1	4.58m x 3.94m (15' x 12'11')
Bedroom 2	4.02m x 3.58m (13'2 x 11'9)

#### SECOND FLOOR

Bedroom 3	9.16m x 3.09mm (30'1 x 10'2)
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# PLOTS 9 & 10





*Three & four bedroom semi-detached properties set over three floors with off-street parking.*



PLOT 9  
Ground Floor Plan

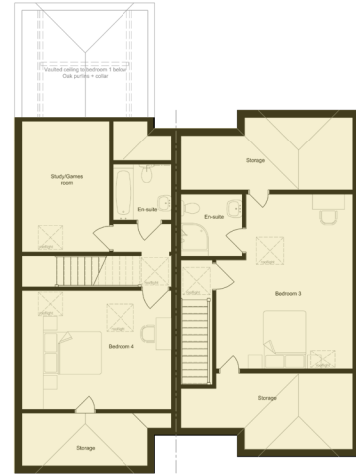
PLOT 10



PLOT 9

First Floor Plan

PLOT 10



PLOT 9

Second Floor Plan

PLOT 10

## PLOT 9 GROUND FLOOR

Sitting room 5.2m x 4.93m max (17' x 16'2m max)  
Kitchen/Dining room 6.64m x 4.15m max (21'9 x 13'7m max)

## FIRST FLOOR

Bedroom 1 4.15m x 4.10m (13'7 x 13'5)  
Bedroom 2 4.65m x 3.01m (15'3 x 9'10)  
Bedroom 3 2.95m x 2.81m (9'8 x 9'2)

## SECOND FLOOR

Bedroom 4 4.93m x 3.89m max (16'2 x 12'9 max)  
Study/Games room 4.31m x 2.86m (14'1 x 9'4)

## PLOT 10 GROUND FLOOR

Sitting room 4.39m x 3.5m (14'4 x 11'5)  
Kitchen/Dining room 5.64m x 4.27m max (18'6 x 14' max)

## FIRST FLOOR

Bedroom 1 4.94m x 3.50m (16'2 x 11'5)  
Bedroom 2 4.27m x 3.50m (14' x 11'5)

## SECOND FLOOR

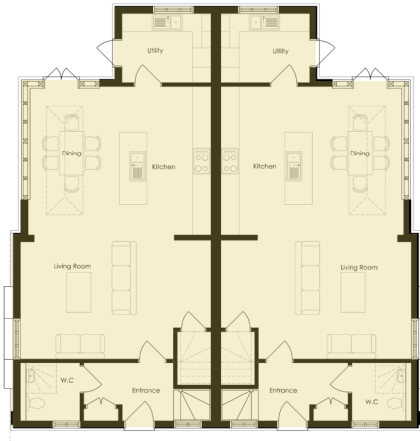
Bedroom 3 5.72m x 4.49m max (18'9 x 14'8 max)

# PLOTS 11 & 12

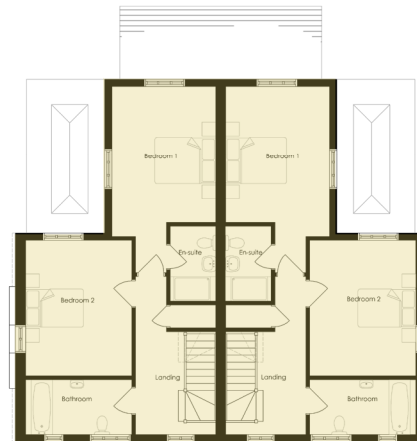




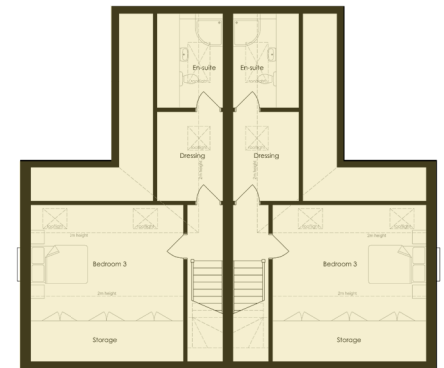
*Three bedroom semi-detached properties with master suite on the third floor & ample off-street parking.*



Ground Floor Plan



First Floor Plan



Second Floor Plan

**PLOT 11 & 12**  
**GROUND FLOOR**

Living/dining/kitchen 8.91m x 5.93m (29'2 x 19'5)

**FIRST FLOOR**

Bedroom 1 4.95m x 3.41m (16'2 x 11'2)  
Bedroom 2 4.44m x 3.48m (14'6 x 11'5)

**SECOND FLOOR**

Bedroom 3 5.04m x 3.80m (16'6 x 12'5)  
Dressing room 2.9m x 2.16m (9'6 x 7'11)

# PLOT 16





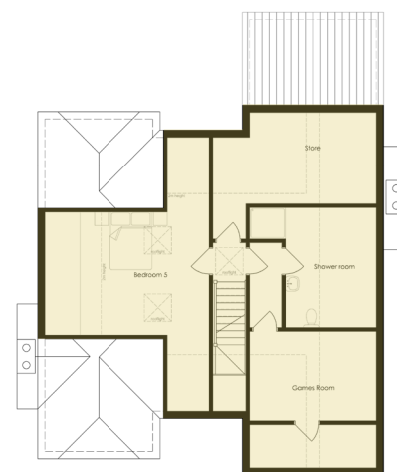
*A substantial detached five bedroom property with detached double garage & ample off-street parking.*



Ground Floor Plan



First Floor Plan



Second Floor Plan

GROUND FLOOR

Sitting room	6.21m x 3.91m max (20'4 x 12'9 max)
Home office	4.15, x 3.92m (13'7 x 12'10)
Kitchen/Dining/Garden room	10.90m x 7.53m max (35'9 x 24'8 max) L-Shaped
Utility room	2.69m x 2.66m (8'9m x 8'8)

FIRST FLOOR

Bedroom 1	4.64m x 3.91m (15'2 x 12'9)
Bedroom 2	5.29m x 4.10m (17'4 x 13'5)
Bedroom 3	4.47m x 4.15m (14'7 x 13'7)
Bedroom 4	3.91m x 3.68m (12'9 x 12')

SECOND FLOOR

Bedroom 5	9.03m x 3.28m max (29'7 x 10'9 max) T-shaped
Games room	3.55m x 2.93m (11'7 x 9'7)

# PLOT 17





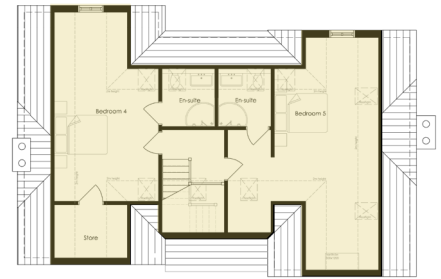
*A substantial detached five bedroom property with detached double garage & ample off-street parking.*



Ground Floor Plan



First Floor Plan



Second Floor Plan

**PLOT 17**  
GROUND FLOOR

Dining room	3.97m x 3.65m (13' x 11'11)
Kitchen/Garden room	6.64m x 4.83m (21'9 x 15'10)
Utility room	2.80m x 2.07m (9'2 x 6'9)
Sitting room	5.76m x 4.85m (18'10 x 15'10)
Home office	4.85m x 2.45m (15'10 x 8')

FIRST FLOOR

Bedroom 1	5.63m x 4.85m (18'5m x 15'10)
Bedroom 2	4.85m x 4.55m (15'10 x 14'11)
Bedroom 3	4.85m x 3.66m (15'10 x 12')

SECOND FLOOR

Bedroom 4	6.81m x 3.73m max (22'4 x 12'2 max)
Bedroom 5	8.35m x 3.73m max (27'4 x 12'2 max)







A tall, dark grey cabinet unit with a minimalist design, featuring a vertical seam and a dark base.

A window with a wooden frame containing a vase of white flowers on the sill.

A window with a wooden frame containing a vase of green plants on the sill.

A long, white countertop with dark grey cabinetry underneath, featuring a kettle and other items.

A breakfast bar with a white countertop and dark grey base, featuring a vase of green plants and a tray of dishes.

Three wooden stools with black metal legs, positioned under the breakfast bar.

Two large, dark grey pendant lights hanging from the ceiling.

A window on the left side of the image, showing a view of the outdoors.

A portion of a brown leather chair visible on the left side of the image.







# SUPERIOR SPECIFICATION





## KITCHEN

- Integrated dishwasher
- Fridge/freezer
- Oven
- Combi oven
- Induction hob

## BATHROOMS

- Flooring - Ceramic tiles with underfloor heat mat in master ensuite & family bath
- Wall tiling - Ceramic tiles full height in showers and around shower bath, splashback behind basin
- Towel rails - Chrome ladder towel rail to every bathroom
- Basin furniture - Roper Rhodes, Deuco

## FLOORING

Houses are fitted with a range of high quality flooring including Engineered Oak, Porcelain Tiles, Polyflor Camaro Vinyl and Primo carpets.

## SPECIFIC INTERNAL FEATURES

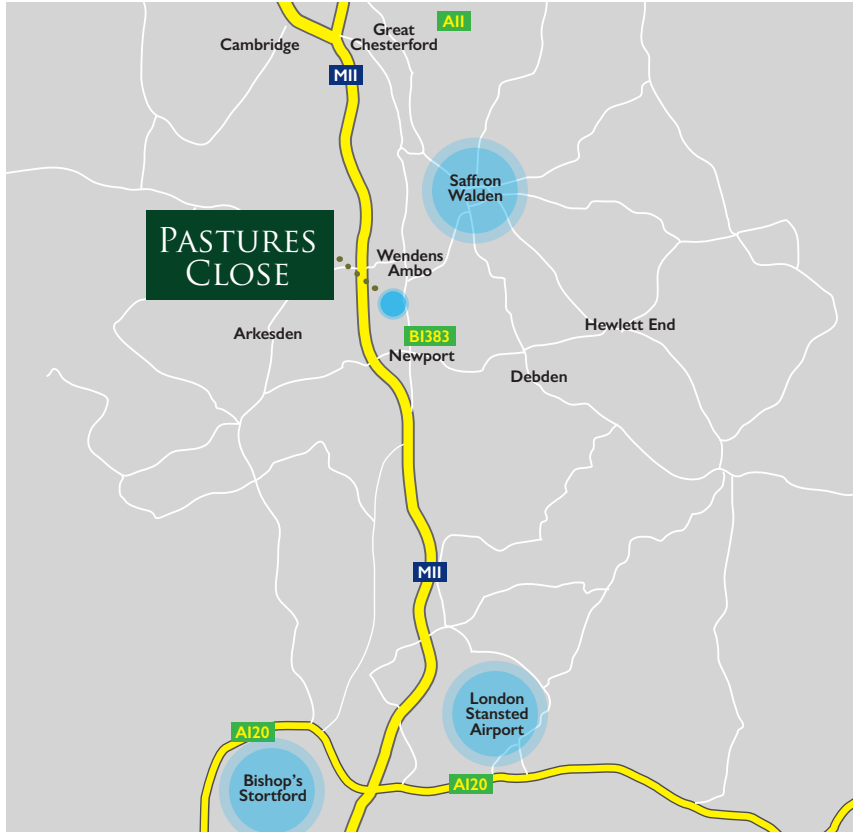
- Oak or Oak and softwood stairs
- Orangery/sun rooms to some properties

## MECHANICAL & ELECTRICAL

- Ground floor heating - Underfloor heating powered by EarthSaveProducts Varimax 20 Air Source Heat Pump
- Upstairs Heating - Milano Aruba designer electric radiators
- Hot Water - EarthSaveProducts EcoCent (uses a built-in Air Source Heat Pump to scavenge waste heat and make domestic hot water heating highly efficient)
- Solar - Only on some properties. Photovoltaic array on garage roof / Photovoltaic array on house roof



\* All Plots may have different features and appliances



HOW TO FIND US  
PASTURES CLOSE | NEWPORT | CB11 3NW  
(SATNAV WILL ONLY SHOW CB11 3UD)

## Mullucks - Bishop's Stortford

The Guild House, Water Lane, Bishops Stortford, Hertfordshire, CM23 2JZ  
mullucks@mullucks.co.uk / 01279 755400

## Cheffins - Saffron Walden

8 Hill Street, Saffron Walden, CB10 1JD  
Saffron-walden@cheffins.co.uk / 01799 523656

**Mullucks**  
PART OF HUNTERS

**CHEFFINS**

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