



# St. Mary's Park

GREAT DUNMOW

 dandara

## ABOUT DANDARA

At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.



WELCOME TO  
St. Mary's Park

A stunning collection of new homes in the historic  
market town of Great Dunmow, Essex.

Each home at St Mary's Park has been thoughtfully designed  
to combine modern comfort with timeless style, creating a place  
you'll love coming home to - today and for years to come.



# Great Dunmow

## ESSEX

Set within the historic market town of Great Dunmow, St Mary's Park offers the perfect mix of rural calm and modern living. Enjoy scenic walks around Doctors Pond, Great Dunmow Recreation Ground, and along the Flich Way, or spend the afternoon exploring Hatfield Forest, just a short drive away.

Everyday essentials are close to home, with a Tesco Superstore, local surgeries, and Great Dunmow Leisure Centre all within easy reach. The town's high street offers a welcoming mix of cafés, restaurants, and the popular Angel & Harp pub, ideal for meeting friends or relaxing at the weekend.

With the A120, M11, and nearby rail stations providing excellent links to Chelmsford, Braintree, Bishop's Stortford and London, St Mary's Park is perfectly placed for a relaxed lifestyle with everything you need close by.





This Computer Generated Image of St Mary's Park is indicative only.









# THE PERFECT location

## EDUCATION

Great Dunmow Primary School .....	0.2 miles
Dunmow St Mary's Primary School .....	0.5 miles
Helena Romanes School .....	currently 0.8 miles
High Wood School .....	under construction

## LOCAL AMENITIES

Flich Way nature trail .....	0.1 miles
Tesco .....	0.3 miles
Angel Lane Doctors Surgery, Great Dunmow .....	0.9 miles
Doctors pond .....	0.9 miles
Great Dunmow recreation ground .....	1.0 miles
Great Dunmow High Street .....	1.0 miles
John Tasker Doctors Surgery, Great Dunmow .....	1.1 miles
The Angel & Harp pub .....	1.4 miles
Great Dunmow Leisure Centre .....	1.7 miles

## TRAINS

Stansted Airport Station .....	6.5 miles
Bishop's Stortford Station .....	8.9 miles
Braintree Station .....	10.8 miles

## TRAVEL

London Stansted Airport .....	5.3 miles
A120 .....	2 miles
M11 (J8) .....	10.3 miles



# HIGH QUALITY SPECIFICATION

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

## KITCHEN

- Choice of high-quality fully fitted contemporary kitchen
- Stylish laminate, quartz or porcelain worktops
- Stainless steel extractor hood
- Ceramic hob with glass splashback
- Integrated oven
- Integrated fridge freezer
- Integrated dishwasher
- Stainless steel 1½ bowl sink with chrome tap

## BATHROOM

- Contemporary white suite
- Wall-mounted basin and WC
- Bath with bath screen and thermostatically controlled shower where provided
- Polished chrome fittings
- Heated towel rail
- Porcelanosa wall and floor tiling to wet areas



## ENSUITE

- Wall-mounted basin with chrome taps and WC
- Enclosed thermostatically controlled shower
- Heated towel rail
- Porcelanosa wall and floor tiling to wet areas

## CLOAKROOM / WC

- White sanitaryware including WC and wall-mounted basin with chrome taps
- Tiled splashback to basin

## HEATING & HOT WATER

- Air source heat pump provides central heating
- Steel panel radiators
- Programmable thermostat
- Hot water cylinder

## LIGHTING & ELECTRICAL

- White sockets and switches throughout
- Telephone and data sockets to lounge and study where applicable
- TV/Satellite outlets to lounge, bedroom one and kitchen/dining
- USB sockets to all habitable rooms
- Recessed LED downlights to kitchen/dining, bathrooms, en-suites and WC
- Pendant lighting to lounge, dining area, bedrooms, hallway, landing and study where applicable
- Under-cabinet LED lighting to kitchen wall units



## INTERNAL FINISH

- White panelled internal doors
- Contemporary chrome door handles
- Walls and ceilings finished in white emulsion
- Woodwork finished in white satin
- Stylish fitted wardrobes with sliding doors to bedroom one in selected homes

## WINDOWS & DOORS

- Pre-finished front and back door set
- Multi-point locking mechanism
- Chrome door lever
- Double-glazed uPVC casement windows

## EXTERNAL FINISHES

- Block pavior to driveway
- Paved slabs to paths and patios
- Pre-finished garage/barn style door where applicable
- Front gardens landscaped and turfed
- Rear gardens turfed and enclosed with wooden fencing
- Sensor controlled external lights to front entrance and rear patio doors
- External tap with hose connection to rear elevation
- Electric vehicle charging provision to all homes

## IMPORTANT SPECIFICATION INFORMATION

The specification shown describes the quality and finish of our homes. Some features may vary.

### INCLUDED AS STANDARD

All homes include a fully fitted kitchen, contemporary bathroom suites, energy efficient heating systems and high quality internal finishes as described.

### VARIES BY HOUSE TYPE OR PLOT

Garage/Lifestyle Room provision, appliance types and sizes, wardrobe inclusion, ensuite provision, and garden treatments vary depending on the design of your home and plot.

### VARIES BY BUILD STAGE

Choice of kitchen finishes, worktops and tiles may be available depending on the stage of construction.

### NOT INCLUDED AS STANDARD

Floor coverings (including carpet and vinyl), decorative light fittings and optional upgrades are not included unless stated.

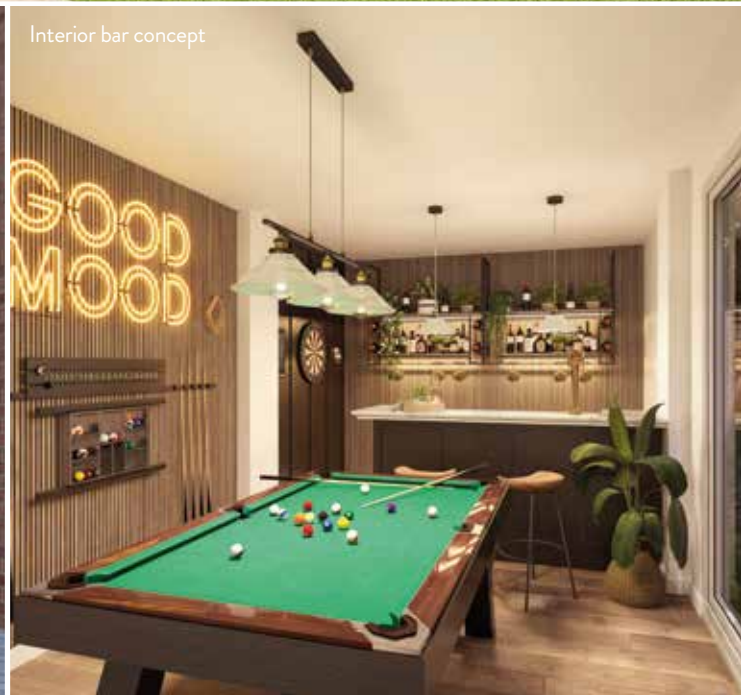
Your sales consultant can confirm the exact specification for your chosen home.



Exterior front view



Exterior side view



Interior bar concept

# A PLACE TO MAKE YOUR OWN

Some of our homes include a Lifestyle Room, offering a flexible space that can evolve around your needs.

Provided in an unfinished condition, this is a single-skin, uninsulated space with exposed roof trusses, limited electrics and no plumbing. Designed as a blank canvas, it gives you the opportunity to shape and finish the space over time to suit your lifestyle.

The design includes separate bespoke access doors to the front, along with patio or French doors to the side,\* creating a light and accessible space.

Whether you choose to create a home gym, creative studio, workspace or somewhere to unwind, the Lifestyle Room offers the flexibility to adapt as your needs change.



The computer generated images shown are for illustrative purposes only. \*The Lifestyle Room is a single-skin, uninsulated space, provided in an unfinished condition with exposed roof trusses, limited electrics and no plumbing, and is subject to prevailing environmental conditions. The front elevation includes separate bespoke access doors rather than a standard garage door, and patio/French doors to the side elevation are included as shown. Furniture, decoration, floor finishes and other items shown are not included. Plots 143, 178, 47, 88 and 244 have a variance of design and access, please speak to your sales consultant for plot specific details.

- |   |  |   |                                 |
|---|--|---|---------------------------------|
|  <b>The Grantham</b><br>5 bed  |  <b>The Windsor</b><br>4 bed    |  <b>Affordable Rent</b>                  | <b>BCP</b> Bin Collection Point |
|  <b>The Kingston</b><br>5 bed  |  <b>The Woburn</b><br>4 bed     |  <b>Shared Ownership</b>                 | <b>VP</b> Visitor Parking       |
|  <b>The Lydford</b><br>5 bed   |  <b>The Gosford</b><br>3 bed    |  <b>Private Rental</b>                   |                                 |
|  <b>The Chartwell</b><br>4 bed |  <b>The Frogmore</b><br>3 bed   |  <b>Affordable Rent/Shared Ownership</b> |                                 |
|  <b>The Goodwood</b><br>4 bed  |  <b>The Charleston</b><br>3 bed |  <b>Amenity Buildings</b>                |                                 |
|  <b>The Penshurst</b><br>4 bed |  <b>The Vyne</b><br>2 bed       |  <b>Proposed Health Centre</b>           |                                 |



Fritch Way  
Site of Special Scientific Interest



# The Grantham

FIVE BEDROOM DETACHED HOME WITH A GARAGE / LIFESTYLE ROOM\*

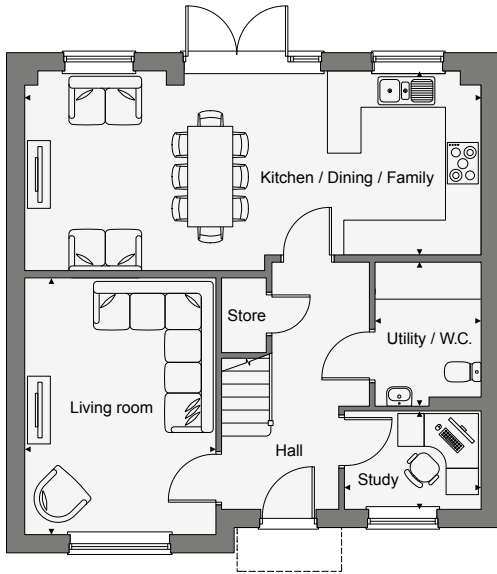


This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This impressive five bedroom detached home features a well-considered ground floor layout, with a separate living room and study leading off the hall, while the open-plan kitchen-dining-family room extends across the rear, with French doors providing access to the garden. A combined utility and W.C. enhances practicality, with understairs storage completing the space.

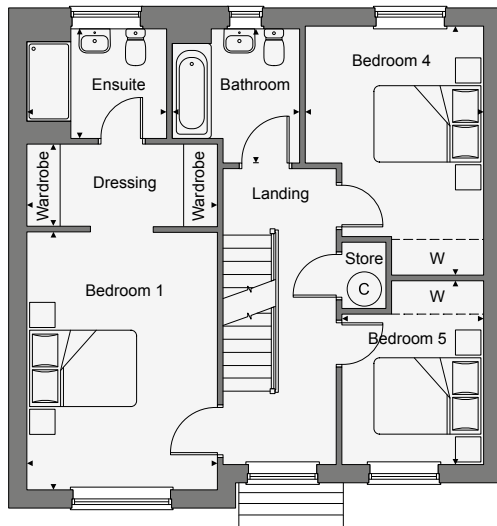
On the first floor, bedroom one includes a dressing area with fitted wardrobes and an ensuite shower room. There are two further double bedrooms, along with a stylish family bathroom.

On the second floor, there are two double bedrooms and a shower room.



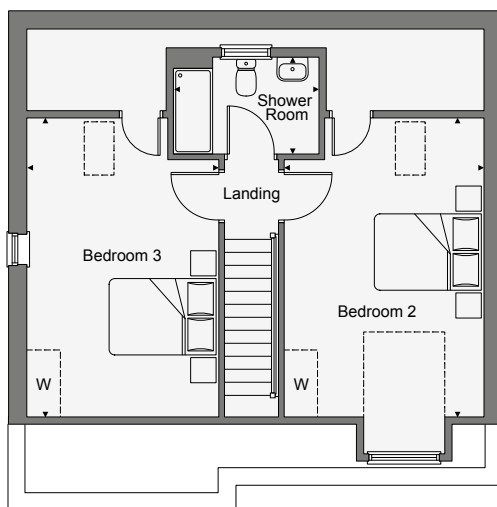
## GROUND FLOOR

Kitchen / Dining / Family	8.11m x 3.61m	26'8" x 11'10"
Living room	4.47m x 3.51m	14'8" x 11'6"
Study	2.45m x 1.70m	8'0" x 5'7"
Utility / W.C.	2.52m x 1.82m	8'3" x 6'0"



## FIRST FLOOR

Bedroom 1	4.47m x 3.39m	14'8" x 11'2"
Ensuite	2.50m x 2.05m	8'2" x 6'7"
Dressing area	3.45m x 1.49m	11'4" x 4'11"
Bedroom 4	4.42m x 3.15m	14'6" x 10'4"
Bedroom 5	3.26m x 2.52m	10'9" x 8'3"
Bathroom	2.39m x 2.26m	7'10" x 7'5"



## SECOND FLOOR

Bedroom 2	5.30m x 3.57m	17'5" x 11'9"
Bedroom 3	5.30m x 3.39m	17'5" x 11'2"
Shower room	2.57m x 1.70m	8'5" x 5'7"

 - suggested space for wardrobe

Floorplans shown for plots 3, 127, 129, 141, 142 & 145. Floorplans for plots 2, 128 & 146 are handed. \*Plot 2 has a single garage. Plots 3, 127, 128, 129, 141, 145, 146 have a lifestyle room.

Please ask your sales consultant for full details.

Energy Band Rating B.

# The Kingston

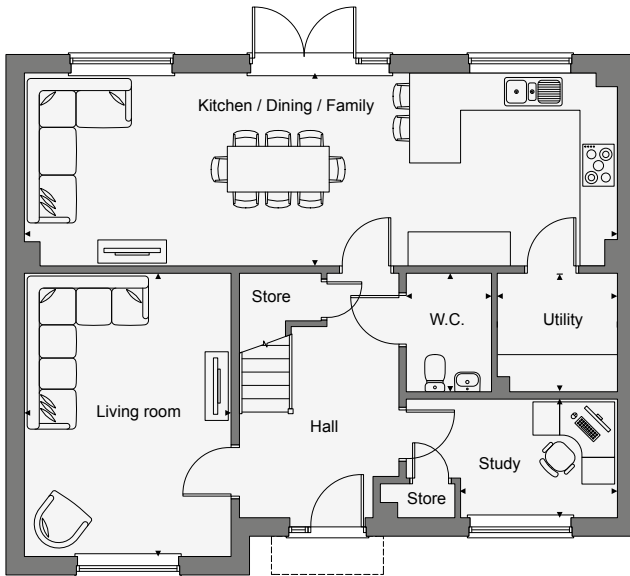
FIVE BEDROOM DETACHED HOME WITH A DOUBLE GARAGE



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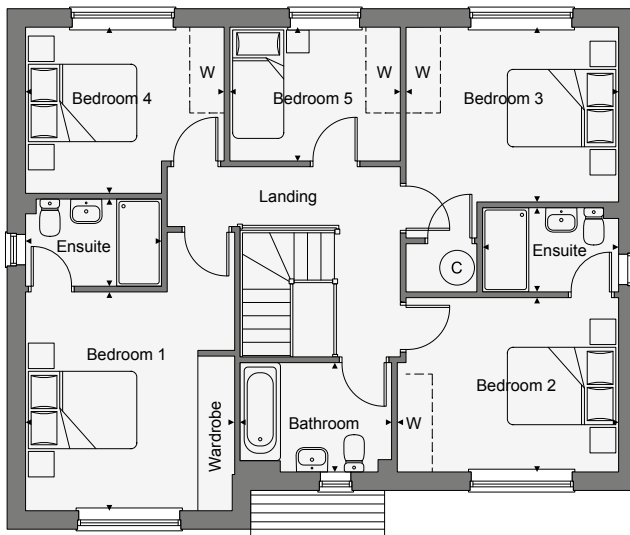
This generous five bedroom detached home features a well-balanced ground floor layout, with a separate living room and study positioned off the hall, while the open-plan kitchen-dining-family room extends across the rear, with French doors providing access to the garden. A separate utility and W.C. add convenience, complemented by understairs storage.

Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There are three further double bedrooms and a single bedroom, with bedroom two also benefiting from an ensuite, along with a stylish family bathroom.



## GROUND FLOOR

Kitchen / Dining / Family	10.36m x 3.38m	34'0" x 11'1"
Living room	4.92m x 3.62m	16'2" x 11'11"
Study	2.75m x 2.06m	9'1" x 6'9"
Utility	2.12m x 2.06m	7'0" x 6'9"
W.C.	2.04m x 1.43m	6'8" x 4'8"



## FIRST FLOOR

Bedroom 1	3.87m x 3.67m	12'8" x 12'1"
Ensuite 1	2.37m x 1.49m	7'10" x 4'11"
Bedroom 2	3.84m x 3.08m	12'8" x 10'1"
Ensuite 2	2.37m x 1.49m	7'10" x 4'11"
Bedroom 3	3.70m x 3.03m	12'2" x 10'10"
Bedroom 4	3.47m x 2.92m	11'5" x 9'7"
Bedroom 5	2.96m x 2.31m	9'9" x 7'7"
Bathroom	2.63m x 1.90m	8'8" x 6'3"

 - suggested space for wardrobe

Floorplans shown for plot 21. Plot 24 is handed.  
Energy Band Rating B.

# The Lydford

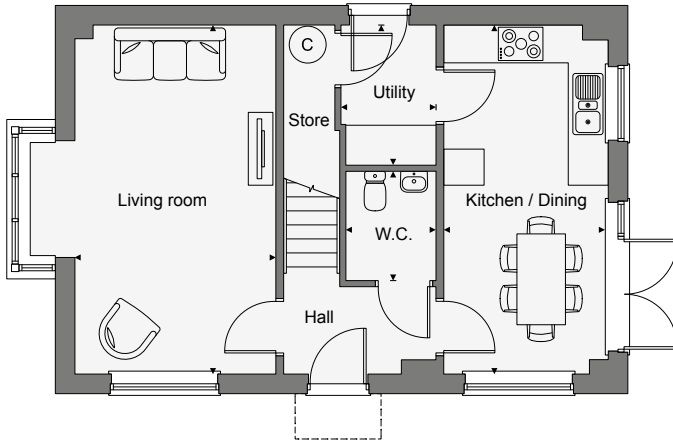
FIVE BEDROOM DETACHED HOME WITH A GARAGE / LIFESTYLE ROOM\*



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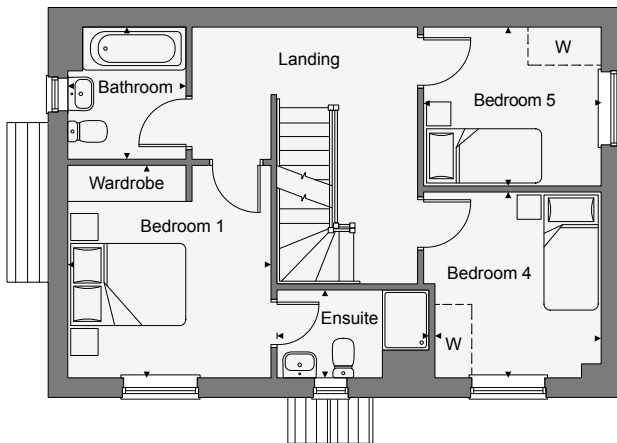
This spacious five bedroom detached home is set over three floors. On the ground floor is a generous living room with bay window and an open-plan kitchen-dining room with French doors providing access to the garden. A separate utility, W.C. and understairs store add convenience.

On the first floor, bedroom one includes fitted wardrobes and an ensuite shower room. There are two further bedrooms and a stylish family bathroom. On the second floor, there are two double bedrooms and a shower room.



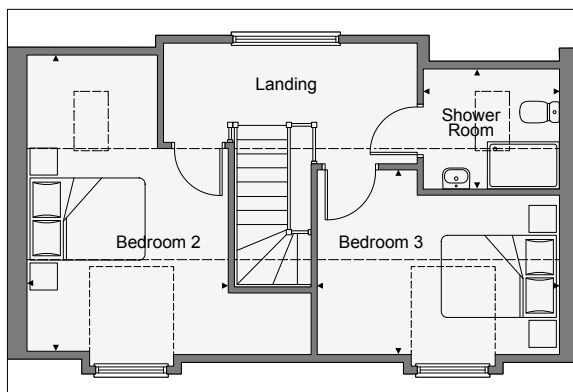
## GROUND FLOOR

Kitchen / Dining	5.75m x 2.70m	18'11" x 8'10"
Living room	5.75m x 3.30m	18'11" x 10'10"
Utility	2.31m x 1.58m	7'7" x 5'2"
W.C.	1.80m x 1.47m	5'11" x 4'10"



## FIRST FLOOR

Bedroom 1	3.50m x 3.36m	11'6" x 11'0"
Ensuite	2.53m x 1.42m	8'4" x 4'8"
Bedroom 4	3.06m x 2.72m	10'1" x 8'11"
Bedroom 5	2.92m x 2.60m	9'7" x 8'6"
Bathroom	2.14m x 1.92m	7'1" x 6'4"



## SECOND FLOOR

Bedroom 2	4.84m x 3.36m	15'11" x 11'0"
Bedroom 3	3.99m x 3.01m	13'1" x 9'11"
Shower room	2.21m x 1.94m	7'3" x 6'5"

 - suggested space for wardrobe

Floorplans shown for plots 46, 67, 123 & 164. Plots 1, 58, 132, 147 & 159 are handed. \*Plot 1 has a single garage. Plots 46, 58, 67, 123, 132, 147, 159, 164 have a lifestyle room.

Please ask your sales consultant for full details.

Energy Band Rating B.

# The Chartwell

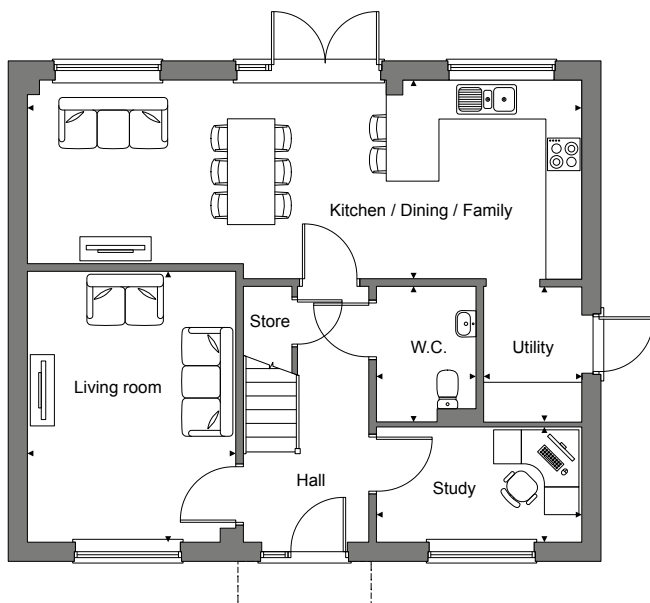
FOUR BEDROOM DETACHED HOME WITH A LIFESTYLE ROOM



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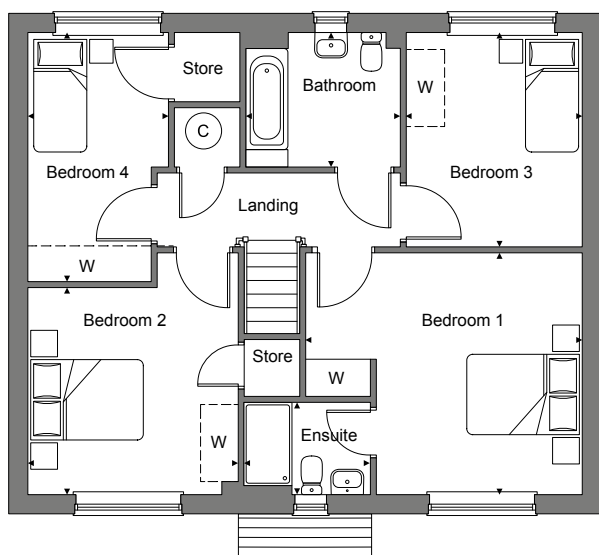
This double fronted four bedroom detached home features a separate living room and study positioned off the hall, while the open-plan kitchen-dining-family room extends across the rear, with French doors providing access to the garden. A separate utility, W.C. and understairs storage add convenience.

Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There is a further double bedroom, two single bedrooms and a stylish family bathroom.



## GROUND FLOOR

Kitchen / Dining / Family	9.36m x 3.36m	30'9" x 11'0"
Living room	4.55m x 3.51m	14'11" x 11'6"
Study	3.44m x 1.94m	11'4" x 6'4"
Utility	2.27m x 1.64m	7'5" x 5'5"
W.C.	2.25m x 1.65m	7'5" x 5'5"



## FIRST FLOOR

Bedroom 1	4.65m x 4.09m	15'3" x 13'5"
Ensuite	2.15m x 1.53m	7'1" x 5'0"
Bedroom 2	3.57m x 3.50m	11'9" x 11'6"
Bedroom 3	3.59m x 2.95m	11'10" x 9'8"
Bedroom 4	4.18m x 2.40m	13'9" x 7'11"
Bathroom	2.61m x 2.21m	8'7" x 7'3"

 - suggested space for wardrobe

Floorplans shown for plots 42 & 195. Plot 11 is handed.  
Energy Band Rating B.

# The Goodwood

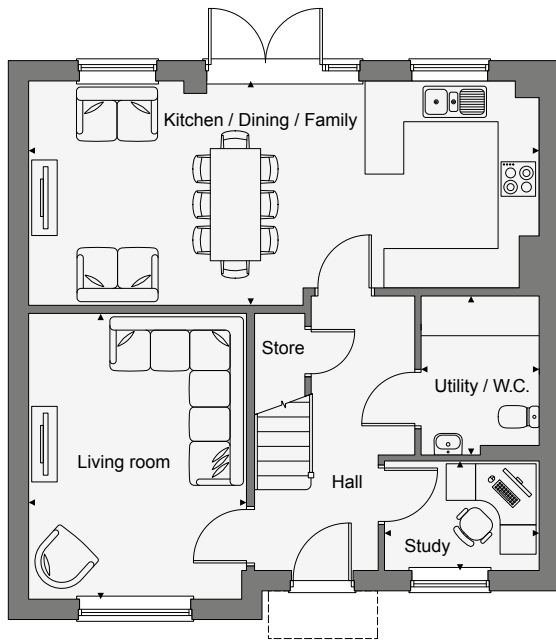
FOUR BEDROOM DETACHED HOME WITH A LIFESTYLE ROOM



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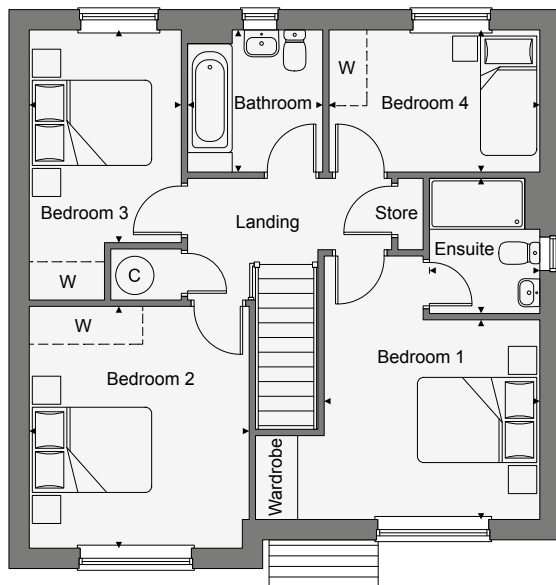
This stylish four bedroom detached home features a well-planned ground floor, with a separate living room and study positioned off the hall, while the open-plan kitchen-dining-family room extends across the rear, with French doors providing access to the garden. A combined utility and W.C. adds practicality, with useful understairs storage completing the layout.

Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There are two further double bedrooms, a single bedroom, a stylish family bathroom and additional storage on the landing.



## GROUND FLOOR

Kitchen / Dining / Family	8.11m x 3.61m	26'8" x 11'10"
Living room	4.47m x 3.51m	14'8" x 11'6"
Study	2.45m x 1.70m	8'0" x 5'7"
Utility / W.C.	2.52m x 1.82m	8'3" x 6'0"



## FIRST FLOOR

Bedroom 1	3.46m x 3.19m	11'4" x 10'6"
Ensuite	2.14m x 1.72m	7'0" x 5'8"
Bedroom 2	3.86m x 3.51m	12'8" x 11'6"
Bedroom 3	3.35m x 2.35m	11'0" x 7'9"
Bedroom 4	3.36m x 2.27m	11'0" x 7'6"
Bathroom	2.23m x 2.19m	7'4" x 7'3"

 - suggested space for wardrobe

Floorplans shown for plots 5, 20, 43 & 189. Plots 44, 68, 190 & 194 are handed.  
Energy Band Rating B.

# The Penshurst

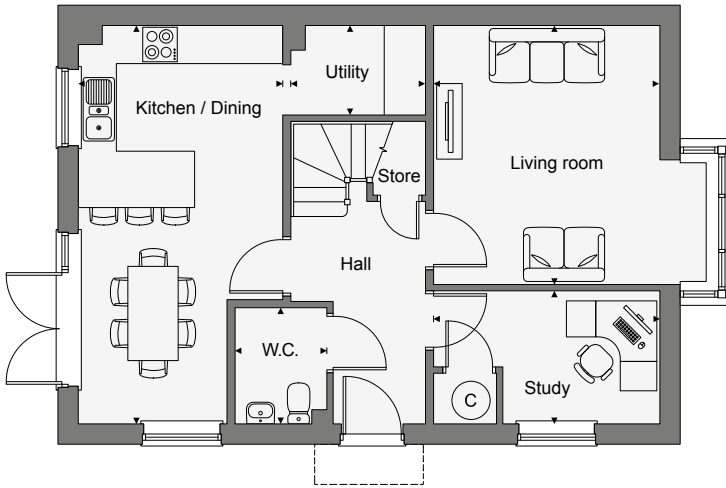
FOUR BEDROOM DETACHED HOME WITH A LIFESTYLE ROOM\*



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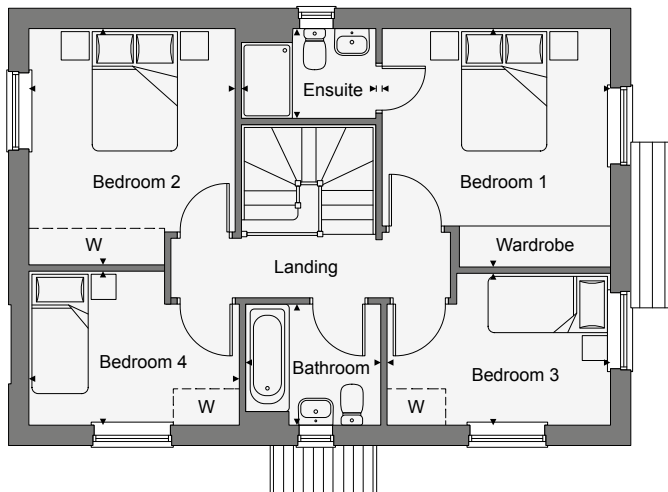
This double-fronted four bedroom detached home features a well-balanced ground floor layout, with a separate living room with a bay window, a study and an open-plan kitchen-dining room with French doors providing access to the garden. A utility, W.C. and useful understairs storage add convenience.

Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There is a further double bedroom and two single bedrooms, along with a stylish family bathroom.



## GROUND FLOOR

Kitchen / Dining	6.31m x 3.24m	20'9" x 10'8"
Living room	4.10m x 3.58m	13'6" x 11'9"
Study	3.58m x 2.12m	11'9" x 7'0"
Utility	2.12m x 1.44m	7'0" x 4'9"
W.C.	1.82m x 1.45m	6'0" x 4'9"



## FIRST FLOOR

Bedroom 1	3.77m x 3.64m	12'5" x 11'11"
Ensuite	2.12m x 1.42m	7'0" x 4'8"
Bedroom 2	3.75m x 3.30m	12'4" x 10'10"
Bedroom 3	3.54m x 2.45m	11'8" x 8'1"
Bedroom 4	3.33m x 2.47m	10'11" x 8'2"
Bathroom	2.15m x 1.92m	7'1" x 6'4"

 - suggested space for wardrobe

Floorplans shown for plots 18, 143, 173, 187 & 193. Plots 9, 17, 86, 140, 178, 196 & 208 are handed. \*Plots 143 & 178 have a Lifestyle Room V2.

Plots 9, 17, 18, 86, 140, 173, 187, 193, 196, 208 have a Lifestyle Room V1. Please ask your sales consultant for full details.

Energy Band Rating B.

# The Windsor

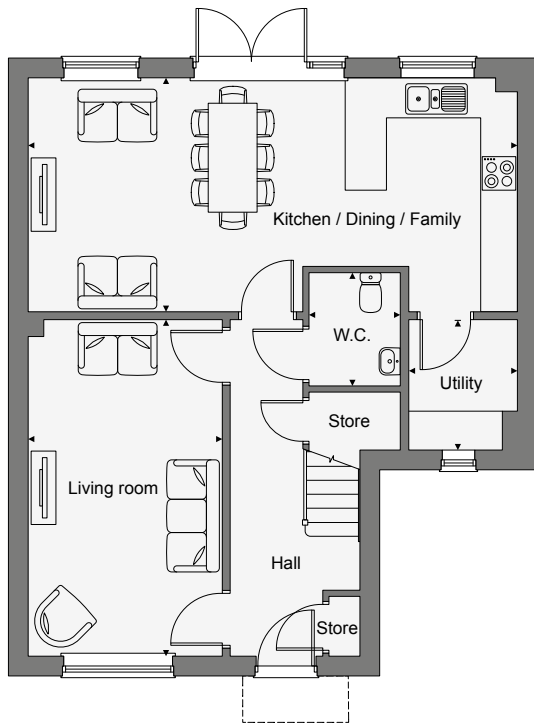
FOUR BEDROOM LINKED-DETACHED HOME WITH A GARAGE



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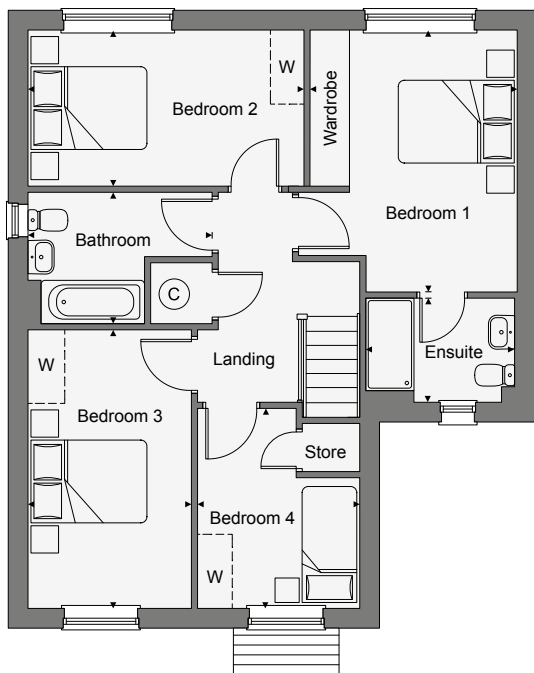
This modern four bedroom linked-detached home features a well-balanced ground floor layout, with a generous living room and an open-plan kitchen-dining-family room extending across the rear, with French doors providing access to the garden. A separate utility and W.C. add convenience, complemented by understairs storage.

Upstairs, bedroom one includes an ensuite shower room and fitted wardrobes. There are a further two double bedrooms and one single bedroom, along with a stylish family bathroom and storage.



## GROUND FLOOR

Kitchen / Dining	8.00m x 3.83m	26'3" x 12'7"
Living room	5.49m x 3.16m	18'0" x 10'4"
W.C.	1.80m x 1.47m	5'11" x 4'10"
Utility	2.12m x 1.76m	6'11" x 5'10"



## FIRST FLOOR

Bedroom 1	4.30m x 3.40m	14'1" x 11'2"
Ensuite	2.47m x 1.70m	8'1" x 5'7"
Bedroom 2	4.51m x 2.55m	14'10" x 8'4"
Bedroom 3	4.55m x 2.67m	14'11" x 8'9"
Bedroom 4	3.28m x 2.65m	10'10" x 8'8"
Bathroom	2.99m x 2.13m	9'10" x 7'0"

 - suggested space for wardrobe

Floorplans shown for plots 125 & 131. Plots 124 & 130 are handed.  
Energy Band Rating B.

# The Woburn

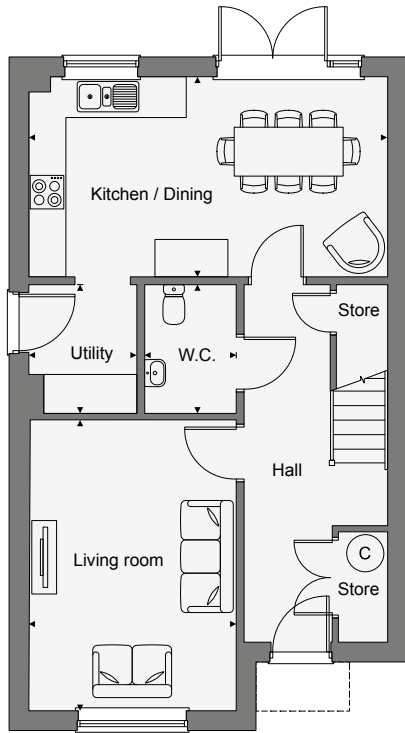
FOUR BEDROOM DETACHED HOME WITH A LIFESTYLE ROOM



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

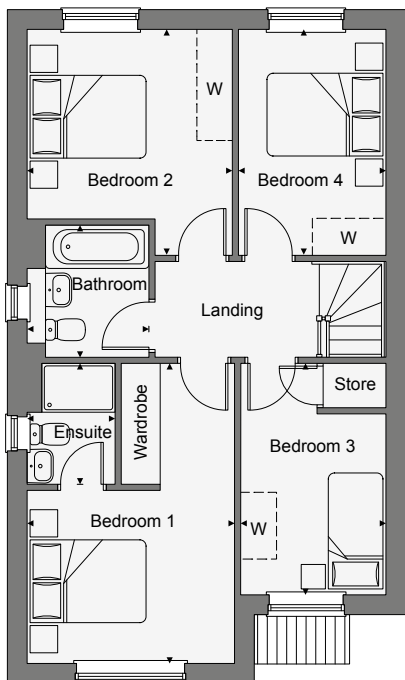
This fantastic four bedroom detached home features a living room and an open-plan kitchen-dining room with French doors to access the rear garden. There is also a separate utility, W.C. and plenty of storage off the hall.

Upstairs, bedroom one includes an ensuite shower room and fitted wardrobes. There are three further bedrooms, a stylish family bathroom and additional storage in bedroom three.



## GROUND FLOOR

Kitchen / Dining	5.87m x 3.23m	19'3" x 10'7"
Living room	4.77m x 3.39m	15'8" x 11'2"
Utility	2.12m x 1.78m	7'0" x 5'10"
W.C.	2.08m x 1.48m	6'10" x 4'10"



## FIRST FLOOR

Bedroom 1	4.92m x 3.39m	16'2" x 11'2"
Ensuite	1.98m x 1.44m	6'6" x 4'9"
Bedroom 2	3.38m x 3.29m	11'1" x 10'10"
Bedroom 3	3.79m x 2.38m	12'9" x 7'10"
Bedroom 4	3.38m x 2.40m	10'10" x 7'11"
Bathroom	2.15m x 2.00m	7'1" x 6'7"

 - suggested space for wardrobe

Floorplans shown for plots 4, 70, 74, 174 & 188. Plots 45, 71, 75 & 76 are handed.  
Energy Band Rating B.

# The Gosford

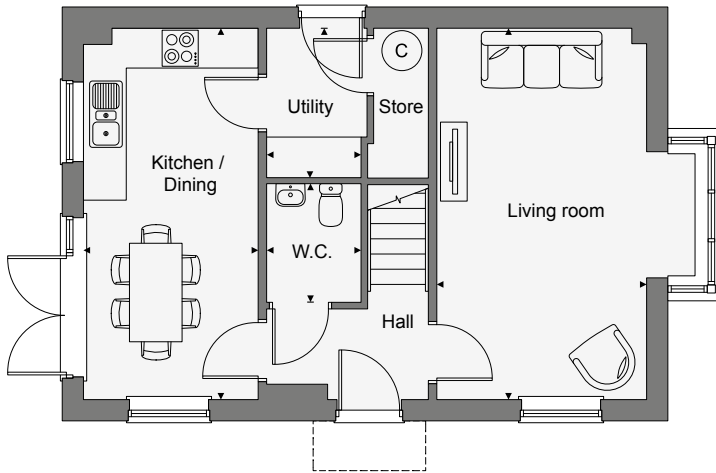
THREE BEDROOM DETACHED HOME WITH A LIFESTYLE ROOM\*



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

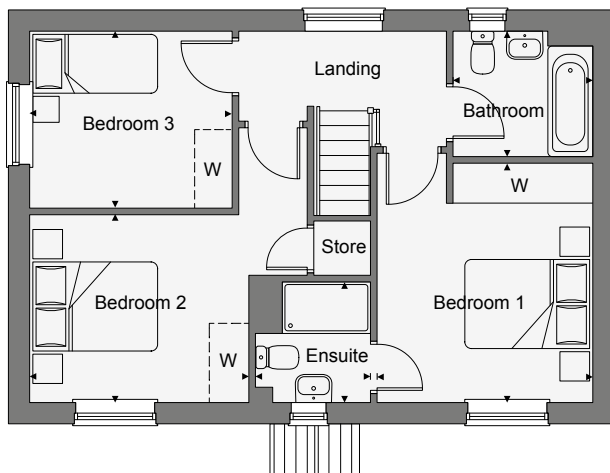
This well-proportioned three bedroom detached home features a thoughtfully arranged ground floor, with a separate living room along one side and a kitchen-dining room, with French doors providing access to the garden, along the other. A separate utility with store, and W.C. add convenience.

Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There are two further bedrooms and a stylish family bathroom, along with additional storage in bedroom two.



## GROUND FLOOR

Kitchen / Dining	5.75m x 2.70m	18'11" x 8'10"
Living room	5.75m x 3.30m	18'11" x 10'10"
Utility	2.31m x 1.58m	7'7" x 5'2"
W.C.	1.80m x 1.47m	5'11" x 4'10"



## FIRST FLOOR

Bedroom 1	3.69m x 3.36m	12'2" x 11'1"
Ensuite	1.85m x 1.81m	6'1" x 5'11"
Bedroom 2	3.44m x 2.91m	11'4" x 9'7"
Bedroom 3	3.18m x 2.74m	10'5" x 9'0"
Bathroom	2.19m x 1.92m	7'2" x 6'4"

 - suggested space for wardrobe

Floorplans shown for plots 10, 23, 47, 88, 122, 183, 207, 249 & 260. Plots 108, 133 & 244 are handed. \*Plots 47, 88, 244 have a Lifestyle Room V2.

Plots 10, 23, 47, 88, 108, 122, 133, 183, 207, 244, 249, 260 have a Lifestyle Room V1. Please ask your sales consultant for full details.

Energy Band Rating B.

# The Frogmore

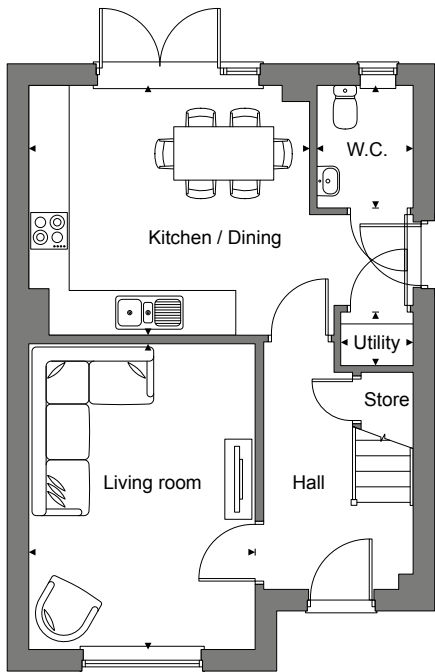
THREE BEDROOM DETACHED HOME WITH A LIFESTYLE ROOM



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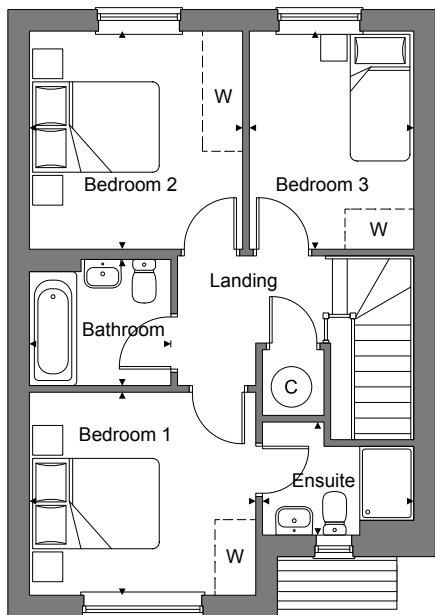
This contemporary three bedroom home features a thoughtfully arranged ground floor, with a separate living room and a kitchen-dining room positioned to the rear, with French doors providing access to the garden. A separate utility and W.C. add convenience, along with understairs storage.

Upstairs, bedroom one includes an ensuite shower room. There are two further bedrooms and a stylish family bathroom.



## GROUND FLOOR

Kitchen / Dining	4.17m x 3.73m	13'8" x 12'3"
Living room	4.58m x 3.39m	15'0" x 11'2"
Utility	1.10m x 0.83m	3'7" x 2'9"
W.C.	1.82m x 1.45m	6'0" x 4'9"



## FIRST FLOOR

Bedroom 1	3.39m x 3.05m	11'2" x 10'0"
Ensuite	2.28m x 1.67m	7'6" x 5'6"
Bedroom 2	3.29m x 3.21m	10'10" x 10'7"
Bedroom 3	3.29m x 2.45m	10'10" x 8'3"
Bathroom	2.16m x 1.90m	7'1" x 6'3"

 - suggested space for wardrobe

Floorplans shown for plots 6, 8, 16, 57, 69, 78 & 175. Plots 7, 19, 22, 56, 77, 126 & 144 are handed.  
Energy Band Rating B.

# The Charleston

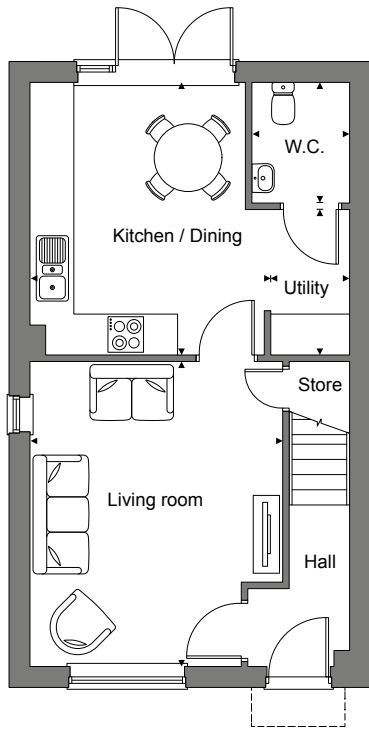
THREE BEDROOM HOME WITH DRIVEWAY PARKING



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

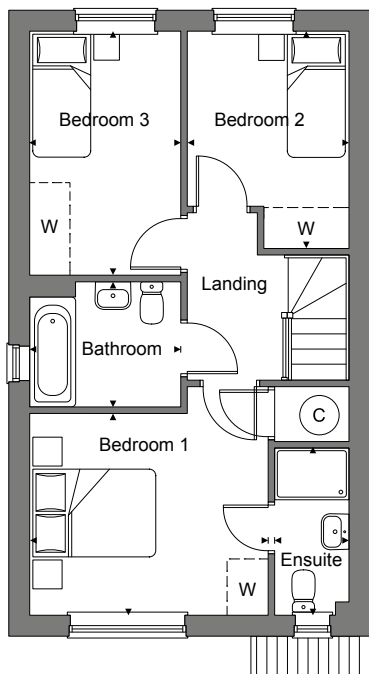
This classic three bedroom home features a thoughtfully arranged ground floor, with a separate living room at the front of the property, and a kitchen-dining room positioned to the rear, with French doors providing access to the garden. A utility space and W.C. add convenience, along with understairs storage.

Upstairs, bedroom one includes an ensuite shower room. There are two further bedrooms and a stylish family bathroom.



## GROUND FLOOR

Kitchen / Dining	4.20m x 3.69m	13'9" x 12'1"
Living room	4.73m x 3.89m	15'6" x 12'9"
Utility	2.24m x 1.20m	7'4" x 4'0"
W.C.	1.82m x 1.47m	6'0" x 4'10"



## FIRST FLOOR

Bedroom 1	3.67m x 3.11m	12'1" x 10'2"
Ensuite	2.60m x 1.11m	8'6" x 3'8"
Bedroom 2	3.34m x 2.48m	11'0" x 8'2"
Bedroom 3	3.75m x 2.32m	12'4" x 7'7"
Bathroom	2.30m x 1.94m	7'7" x 6'5"

 - suggested space for wardrobe

Floorplans shown for plots 53, 55, 113, 115 & 117. Plots 52, 54, 112, 114 & 116 are handed.  
Energy Band Rating B.

# The Vyne

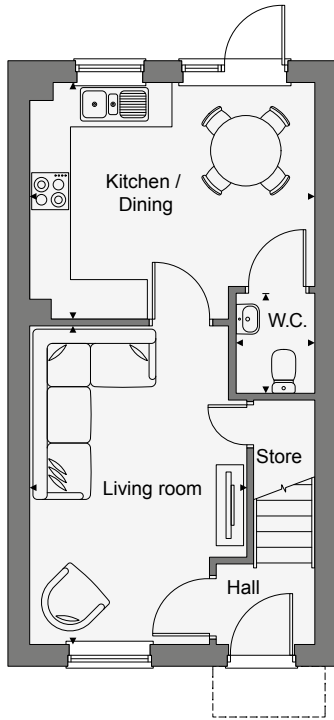
TWO BEDROOM HOME WITH DRIVEWAY PARKING



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

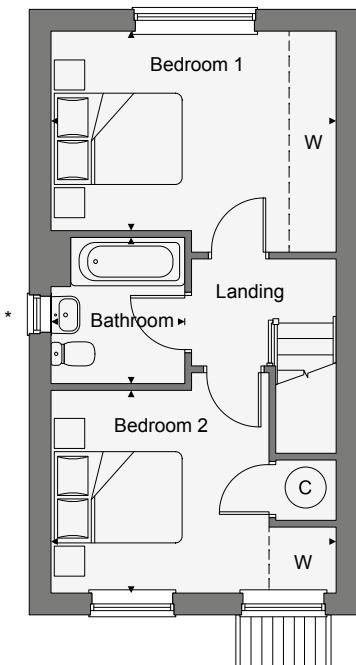
This charming two bedroom home features a living room at the front of the property leading through to an open-plan kitchen-dining room, where doors provide access to the garden. A downstairs W.C. and useful understairs storage complete the layout.

Upstairs, there are two double bedrooms and a stylish family bathroom.



## GROUND FLOOR

Kitchen / Dining	4.22m x 3.53m	13'10" x 11'7"
Living room	4.73m x 3.23m	15'6" x 10'7"
W.C.	1.50m x 1.14m	4'11" x 3'9"



## FIRST FLOOR

Bedroom 1	4.22m x 2.95m	13'10" x 9'8"
Bedroom 2	4.22m x 3.02m	13'10" x 9'11"
Bathroom	2.15m x 1.96m	7'1" x 6'5"

 - suggested space for wardrobe

Floorplans shown for plots 26, 37, 39 & 41. Plots 25, 36, 38 & 40 are handed. \*No window to plots 39 & 40. Please ask your sales consultant for full details.  
Energy Band Rating B.

# WHY BUY NEW?

'Old vs new' is a long-running debate. But with a Dandara home, you'll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don't forget, you'll have an entire blank canvas to put your own stamp on.

## EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



## INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



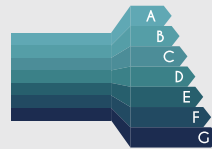
## THEY CAN HELP YOU SAVE MONEY

Your energy bills could be up to 50% cheaper than an older equivalent which means you could save you hundreds per year on your household bills.\*



## THEY CAN HELP THE ENVIRONMENT

86% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.\* The average new home generates 65% less carbon emissions than older properties of their type.\*



## IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



## IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



\*According to HBF figures published January 2025.

## HERE TO HELP

It's an exciting time when you're buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we're here to help, we really do mean it.



### MOVING MADE EASY

We could take care of selling your current home for you. Leaving you to think about loving life in your brand new, thoughtfully-considered Dandara home. We could even pay your estate agent fees up to £5,000.\*



### REFER A FRIEND

It's a real compliment when you recommend us to people you know, and we'd like to say 'thank you'. When your colleagues, friends or family buy a new Dandara home, you'll both receive £500.\*



### PART EXCHANGE

Want to buy a new Dandara home, but prefer a hassle-free and chain-free move. With Part Exchange, we could buy your current home when you buy one of ours.\* Ask your sales consultant to tell you more.

# SUSTAINABILITY & SOCIAL RESPONSIBILITY

Our approach to Environmental, Social and Governance (ESG) means we consider the wider impact of how and where we build, from reducing our own carbon footprint to supporting local communities.

We believe that better homes help create a better future — for you, your neighbourhood, and the environment. That’s why we’re working to improve the energy-efficiency of our new homes and reduce their environmental impact compared to many older properties.

Many of our new homes have features designed to help improve comfort, reduce energy bills, lower carbon emissions and support a more sustainable way of living. They also help support our alignment with the UK’s Future Homes Standard, and may include:



High-Performance  
Wall Insulation



LED  
Lighting



Solar panels  
(photovoltaics)\*



Energy-Efficient  
Kitchen Appliances



Water-saving kitchen  
& bathroom fittings



Mechanical Ventilation  
Systems



Wastewater Heat  
Recovery Systems\*



Electric Vehicle (EV)  
Charging Points\*



Double-Glazed  
Windows



Access to Cycle Lanes  
& Local Amenities\*



Air Source  
Heat Pump\*

\* Subject to the housing development. To find out which features are included in homes at this development, please speak with your Dandara sales consultant.

# SUPPORTING LOCAL COMMUNITIES

As well as creating great places to live, our developments help support the wider community – from investing in schools and local facilities to working with nearby businesses.

Here are some of the ways we add Social and Local Value:



## SUPPORTING LOCAL JOBS

Where possible, we employ locally and work with tradespeople who live in the local area.



## WORKING WITH LOCAL BUSINESSES

We partner with suppliers and services based in the local area, where we can, to help boost the regional economy.



## CREATING CAREER OPPORTUNITIES

We offer apprenticeships and training to help young people build careers in construction.



## GIVING BACK

We support local charities, voluntary groups and social enterprises through donations and hands-on help.



## FUNDING LOCAL INITIATIVES

From sports teams to community events, we provide sponsorships and support to projects that bring people together.

We're proud to support the communities around our developments, and we're always looking for ways to create lasting benefits for residents and neighbours alike.

To learn more about our approach to sustainability and community investment, visit [dandara.com/about-us/sustainability](https://dandara.com/about-us/sustainability)

# CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey.

We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Service team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build.

Please visit our website for further information.







DANDARA.COM



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