



MANDEVILLE PLACE

SAFFRON WALDEN · ESSEX

AN EXCEPTIONAL COLLECTION OF
TRADITIONAL 2, 3 & 4 BEDROOM HOMES



COUNTRYSIDE

Places People Love

VIEW OF THE ESTABLISHED
ECOLOGY PARK AND
SWATHE OF OPEN SPACE
AT MANDEVILLE PLACE





INTRODUCING
MANDEVILLE PLACE

Situated on the outskirts of the charming market town of Saffron Walden, Mandeville Place is an exclusive development of just 52 traditional-style homes bordering the green open space of an ecology park.

With a range of 2, 3 & 4 bedroom homes in a variety of layouts to choose from, there really couldn't be a better place to call home.



THE PERFECT BALANCE: TOWN AND COUNTRY

Representing a superb opportunity for home buyers, Mandeville Place lies on the edge of a bustling market town, yet perfectly located in the heart of the beautiful Essex countryside.

Just one mile from Mandeville Place, Saffron Walden has a diverse blend of High Street shops, cafes and quirky independent retailers and there is a Tesco Superstore within walking distance.

In a superb location for transport links, London and Cambridgeshire are easily accessible by road and rail. Audley End station is less than 3 miles away offering regular trains to London Liverpool Street and a journey time of under an hour.

Travel a little further afield and discover quaint villages, perfect for days out, long walks and hearty pub food.

Venture to Finchingfield, one of the most photographed villages in England, and visit the oldest windmill in Essex. Nearby Thaxted boasts a variety of sights to explore from the famous Guildhall to the magnificent Parish Church.





SPECIALS

Spicy grilled Kofte £9.95
served with fries + salad



SAFFRON WALDEN A BUSTLING MARKET TOWN

Discover the hidden gems located in the cobbled streets of this charming medieval town, given its name when the aromatic and precious saffron crocus was widely grown in the area. Close to the Cambridgeshire border, parts of Saffron Walden date back to the Middle Ages. Shoppers can stroll through the picturesque town square where a market has been held twice weekly since 1141.

There's a wealth of leisure and cultural activities to explore including several well-respected local golf courses and equestrian centres. Visit the state of the art swimming, gym and tennis facilities at the Lord Butler Fitness & Leisure Centre less than a mile away.

Enjoy the splendour of Audley End House and gardens, with its wonderful mid-summer open air concerts.

Spend an afternoon in St Mary's Church, the largest parish church in Essex, unlock the secrets of the largest turf labyrinth still surviving in Europe. You can also pay a visit to the hedge maze at Bridge End Gardens, the miniature railway or the first American-built skate park in the UK.

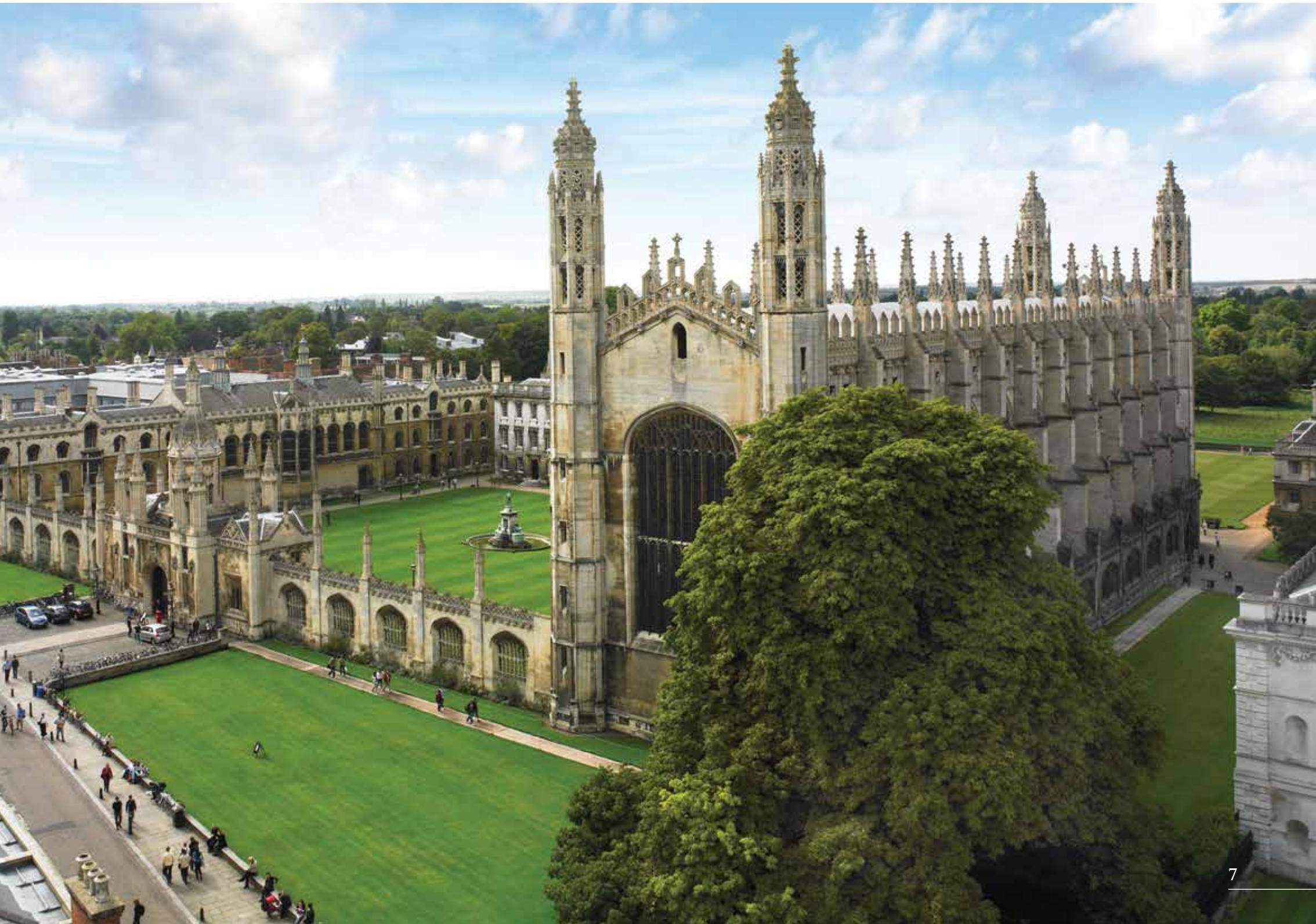


CAMBRIDGE: A CITY OF CULTURE

Located just over 16 miles from Saffron Walden and easily reached by road via the M11, Cambridge is a vibrant and cosmopolitan city; a centre of knowledge and learning, history and culture.

Marvel at the medieval architecture of the colleges, go punting on the River Cam or explore the interesting backstreets and boutique shops. Head to the Grand Arcade for high-end fashion, or the Grafton Centre for high street favourites. If you need some respite, you'll find an abundance of charming pubs, stylish riverside restaurants and al fresco cafes. For museums, theatre, film and music, there's a world of culture and entertainment venues within easy reach.

The Cambridge Biomedical Campus, one of the largest biomedical research facilities in the world, is on the southern fringe of Cambridge and combines world-class biomedical research, patient care and education. Silicon Fen, the surrounding high-tech centre whose economic strengths lie in industries such as software and bioscience with many start-up companies having evolved from the University, is fast becoming a force to be reckoned with in the software world.





DINE OUT IN STYLE

Good food and fine dining are in ample supply within the local area. Saffron Walden has a number of eateries with well-established reputations. The Eight Bells and The Fighting Cocks both offer excellent homemade cuisine and the town also boasts a number of Indian, Thai and Italian restaurants. Travel a little further outside the town to one of the surrounding villages, home to fabulous country pubs with superb food – try The Plough at Great Chesterford, or The Cricketers in Clavering, which is still owned and run by Essex-born celebrity chef Jamie Oliver’s parents.





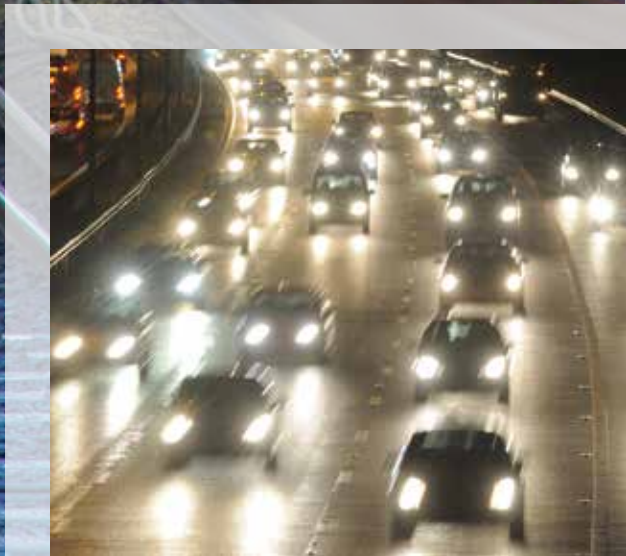
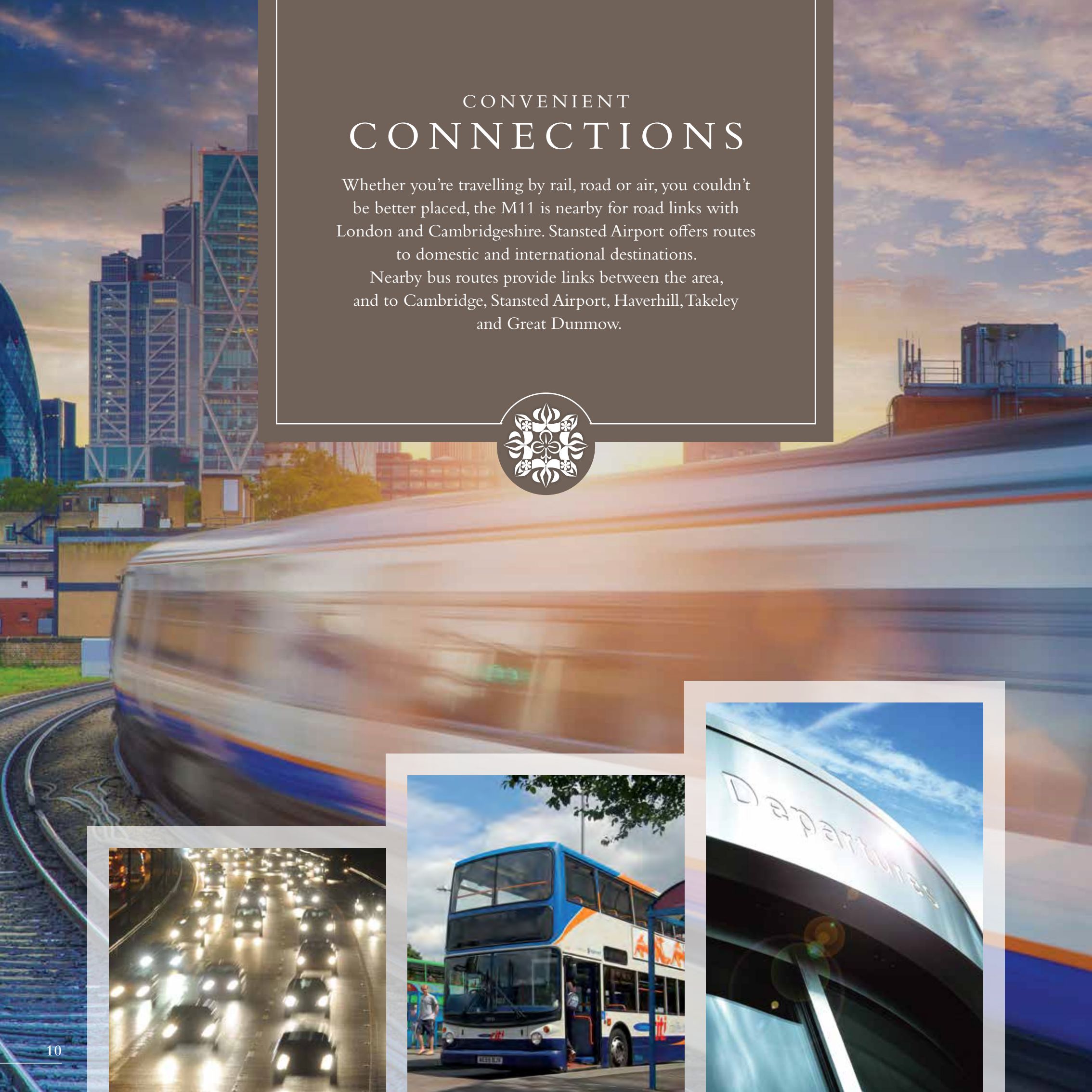
TOP OF THE CLASS

Mandeville Place is in an ideal location to raise a family and is supported by a number of highly regarded schools, including private and state options, as well as faith and grammar schools. These include St. Thomas More Catholic Primary School, Saffron Walden County High School, rated outstanding in its most recent Ofsted Report, and the Joyce Frankland Academy which specialises in languages, located in the village of Newport, just over 3 miles away.

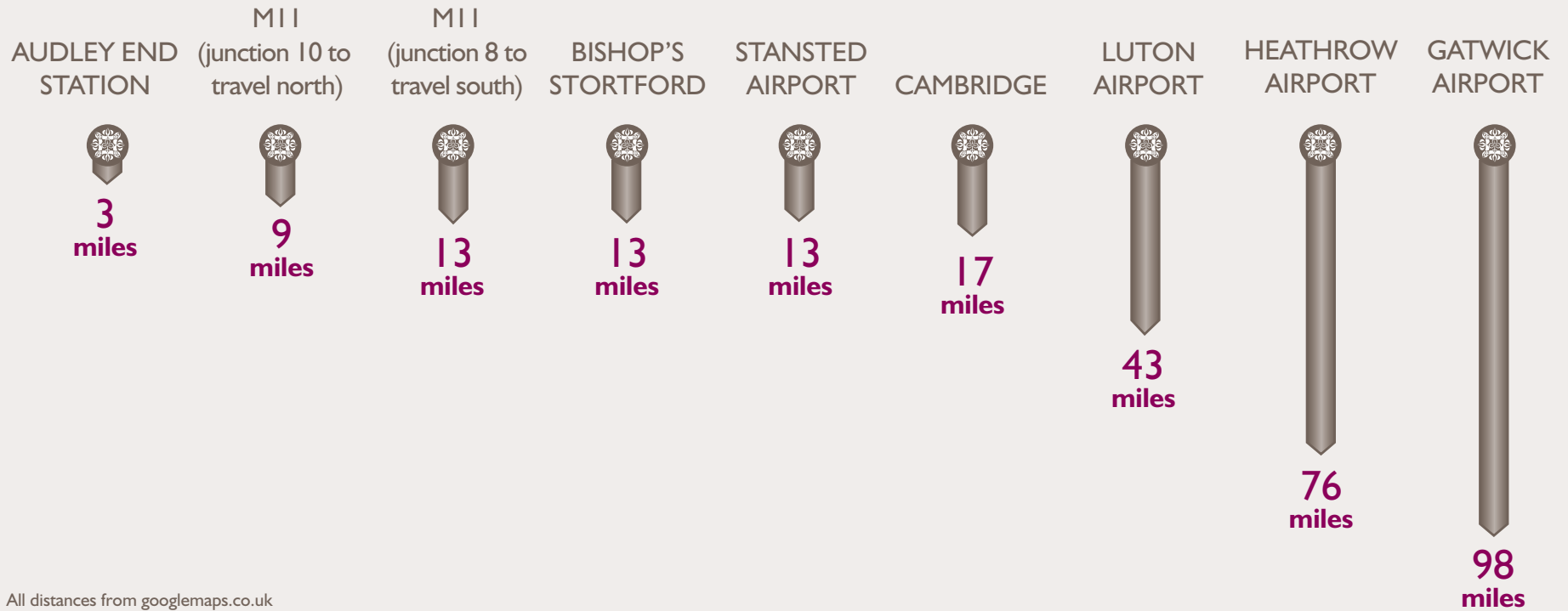
CONVENIENT CONNECTIONS

Whether you're travelling by rail, road or air, you couldn't be better placed, the M11 is nearby for road links with London and Cambridgeshire. Stansted Airport offers routes to domestic and international destinations.

Nearby bus routes provide links between the area, and to Cambridge, Stansted Airport, Haverhill, Takeley and Great Dunmow.

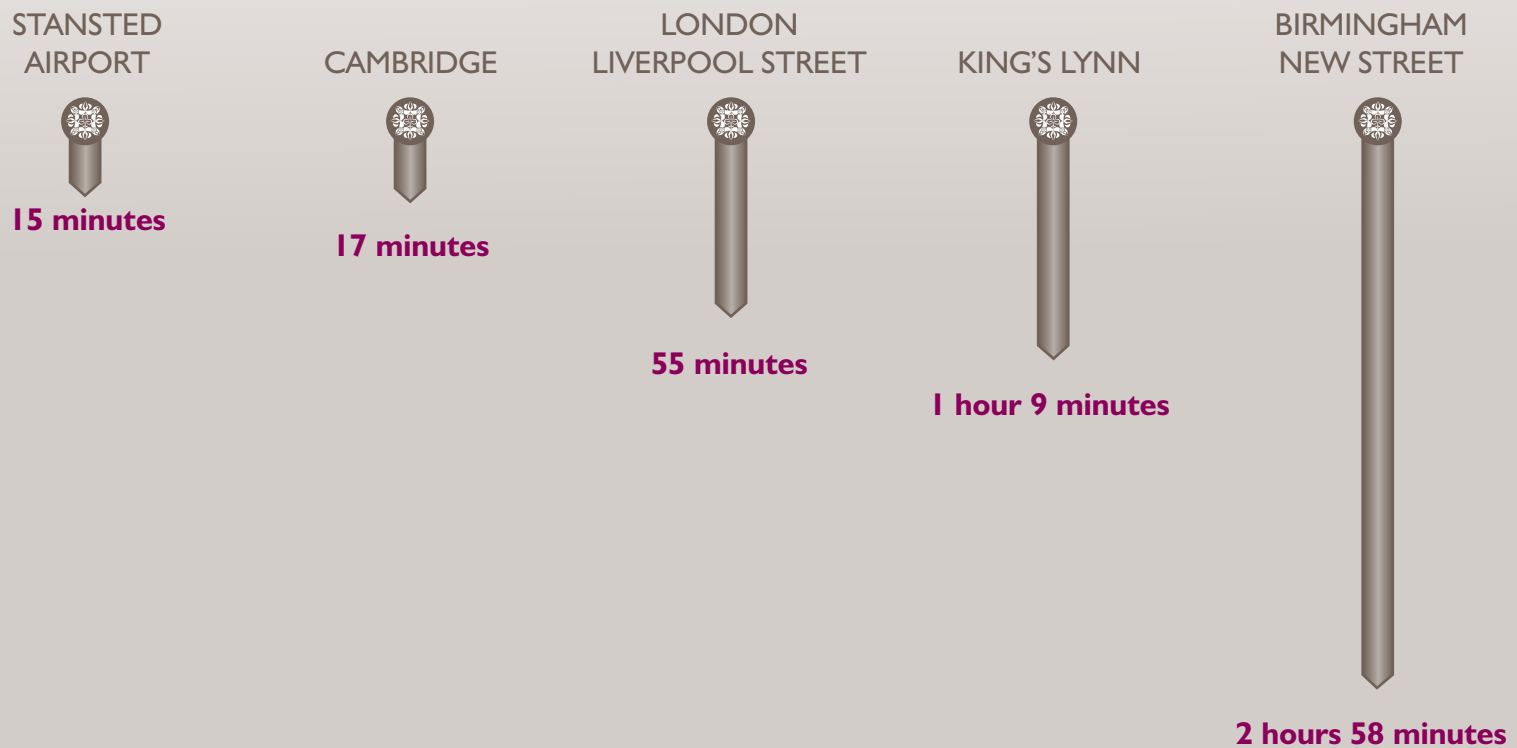


BY ROAD



BY RAIL

AUDLEY END STATION 3 MILES



All train journey times from nationalrail.co.uk

WELCOME TO
MANDEVILLE
PLACE

Discover a beautiful collection of traditional homes
perfectly attuned to modern family living.





Photography from a previous Countryside development



DEVELOPMENT LAYOUT

Bordering the green open space of an ecology park, Mandeville Place offers a stylish collection of traditional homes in a charming medieval town.

With Countryside's trademark attention to detail and quality materials, these elegant homes reflect their outstanding location.



4 Bedroom Houses

-  The Orwell
-  The Peregrine
-  The Woodlark
-  The Woodlark (B)

 Banked Slope

3 Bedroom Houses

-  The Goldcrest
-  The Sandpiper
-  The Roseate
-  The Elder

2 Bedroom Houses

-  The Osprey



Please note this Development Layout is not to scale and is intended for illustrative purposes only. All road and paving surfaces and landscaping are indicative and layouts are given as a guide only. Roof finishes may vary from the illustration. Please speak to the Sales Consultant for further details.



HM Government Area

Ecology Park

HM Government Area

Future Residential Development

Smallbridge Road

Marketing Suite and Show Homes

Smallbridge Road

Radwinter Road

Tesco Superstore

Overledges Road

Simpkins Close

Overledges Road

Jennings Road

Jennings Road

Jennings Road

Andrews Close







THE ORWELL

Plots 19, 30, 48, 50

A well designed, four bedroom detached family home perfect for family life. Featuring a stylish kitchen/dining area with French doors leading to the garden, a separate living room, utility room plus a garage. The first floors offers an impressive master bedroom with a dressing area and en suite, three further bedrooms, one with an en suite and a family bathroom.



Ground Floor

Living Room	5.34m x 3.69m	17'6" x 12'2"
Dining Area	4.64m x 3.48m	15'3" x 11'5"
Kitchen	4.64m x 3.05m	15'3" x 10'0"

Total Int. Area 148.00 sq m 1593 sq ft

Master Bedroom

Impressive master suite with en suite and dressing area



First Floor

Master Bedroom	4.20m x 3.60m	13'9" x 11'10"
Bedroom 2	4.59m x 2.91m	115'1" x 9'7"
Bedroom 3	4.10m x 2.71m	13'6" x 8'11"
Bedroom 4	3.74m x 2.96m	12'4" x 9'9"

WC - Cloakroom A/C - Airing Cupboard W - Wardrobe

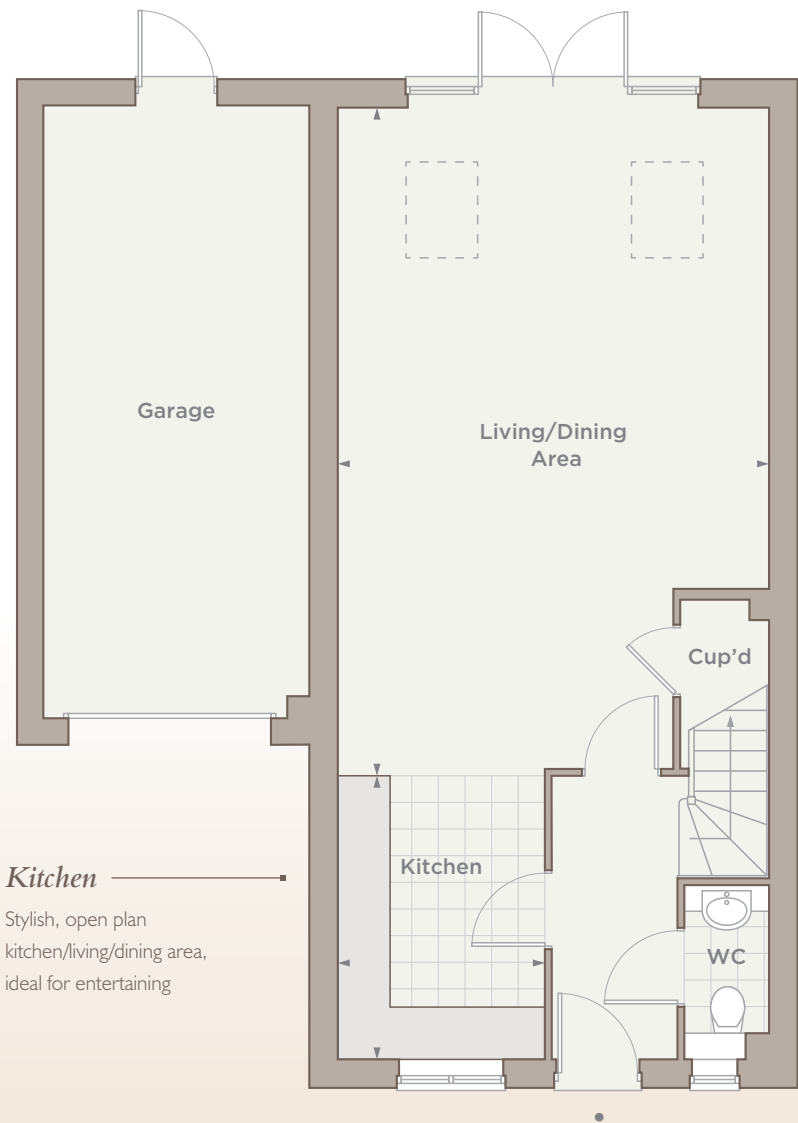
All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts and floor tiling shown are indicative. Radiator locations are not indicated. Please refer to Development Layout to review garage variations for each plot. Please speak to Sales Consultants for detailed information regarding specific properties. Floorplan illustrates Plot 19. Artist's impression is indicative only. Material finishes, window positions and landscaping will vary. Boiler positions are not shown, please ask a Sales Consultant for further information.



THE PEREGRINE

Plots 1, 23-25, 27, 28, 43

A pretty four bedroom, family home arranged on three floors. Featuring a well-designed kitchen and open plan living/dining area opening onto the rear garden and a garage. The first floor offers a master bedroom with fitted wardrobes and a luxury en suite, two bedrooms and a family bathroom. There is a further bedroom on the second floor with en suite, perfect for visiting guests.



Kitchen
Stylish, open plan kitchen/living/dining area, ideal for entertaining

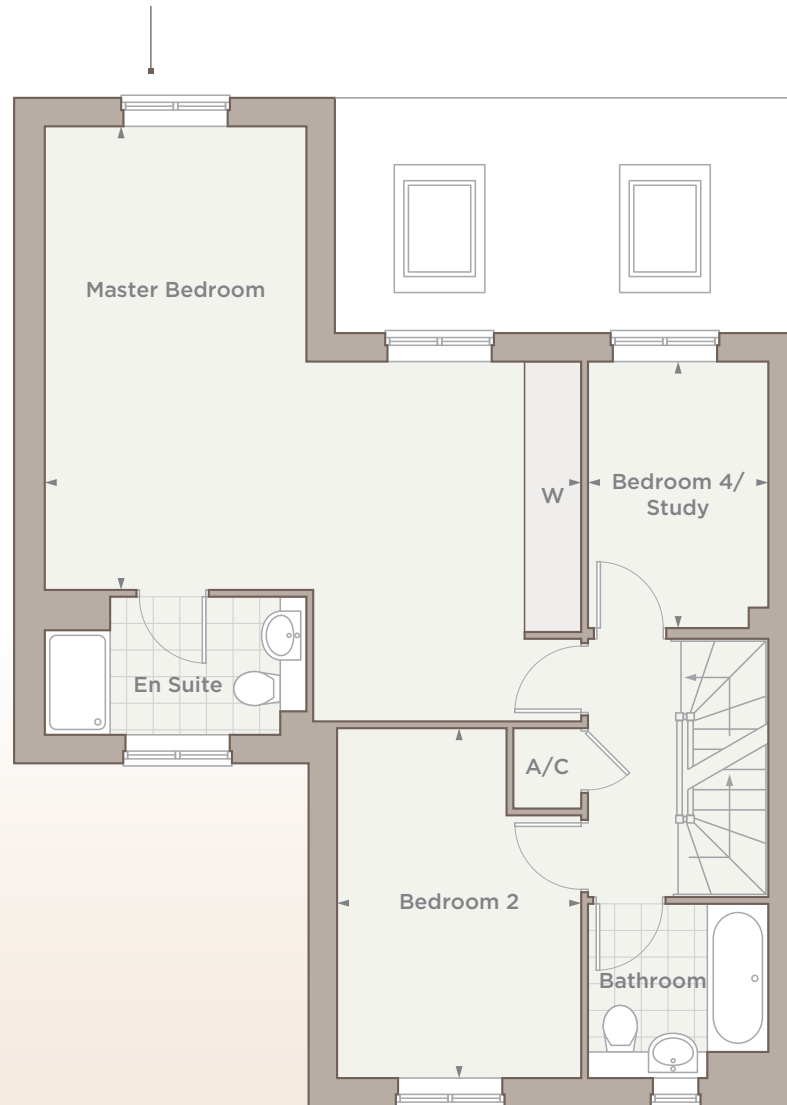
Ground Floor

Living/Dining Area	7.66m x 4.95m	25'2" x 16'3"
Kitchen	3.25m x 2.37m	10'8" x 7'10"

Total Int. Area 140.05 sq m 1507 sq ft

Master Bedroom

Fabulous master bedroom with en suite and fitted wardrobes



† window variation to Plot 25

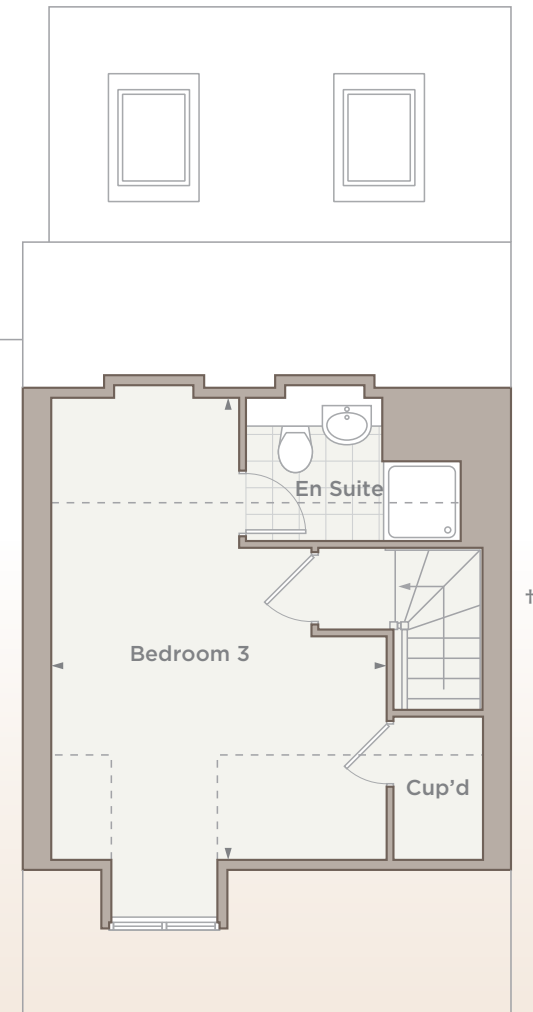
• brick built porch to Plot 25

Bedroom 4/Study

Fourth bedroom doubles as a useful study

Bedroom 3

Generous guest bedroom with en suite and cupboard for storage



First Floor

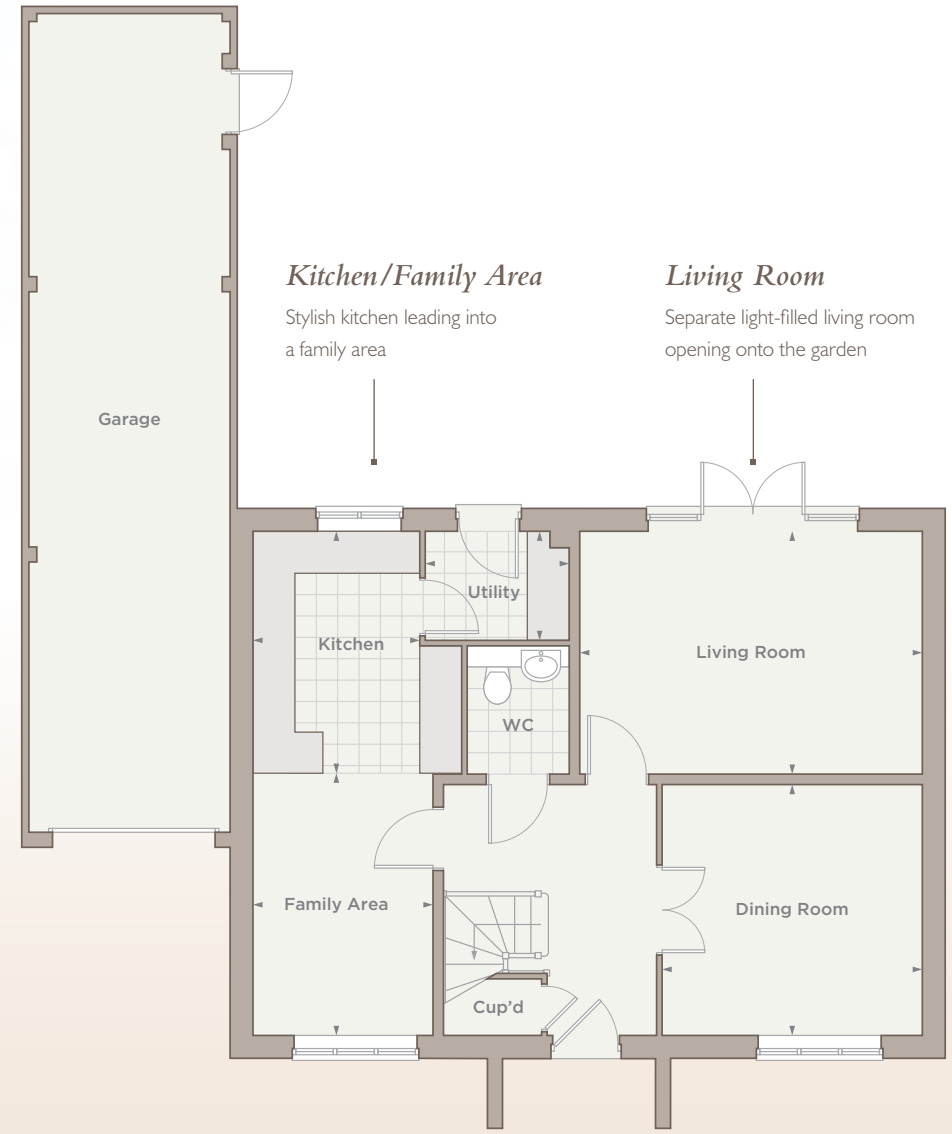
Master Bedroom	6.15m x 5.32m	20'3" x 17'6"
Bedroom 2	4.01m x 2.80m	13'2" x 9'2"
Bedroom 4/Study	3.05m x 2.07m	10'1" x 6'10"

Second Floor

Bedroom 3	5.30m x 3.85m	17'5" x 12'8"
-----------	---------------	---------------

WC - Cloakroom A/C - Airing Cupboard W - Wardrobe

All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts and floor tiling shown are indicative. Radiator locations are not indicated. Please refer to Development Layout to review garage variations for each plot. Please note some plots are handed, please speak to Sales Consultants for detailed information regarding specific properties. Floorplan illustrates Plot 1. Artist's impression is indicative only. Material finishes, window positions and landscaping will vary. Boiler positions are not shown, please ask a Sales Consultant for further information.



THE WOODLARK

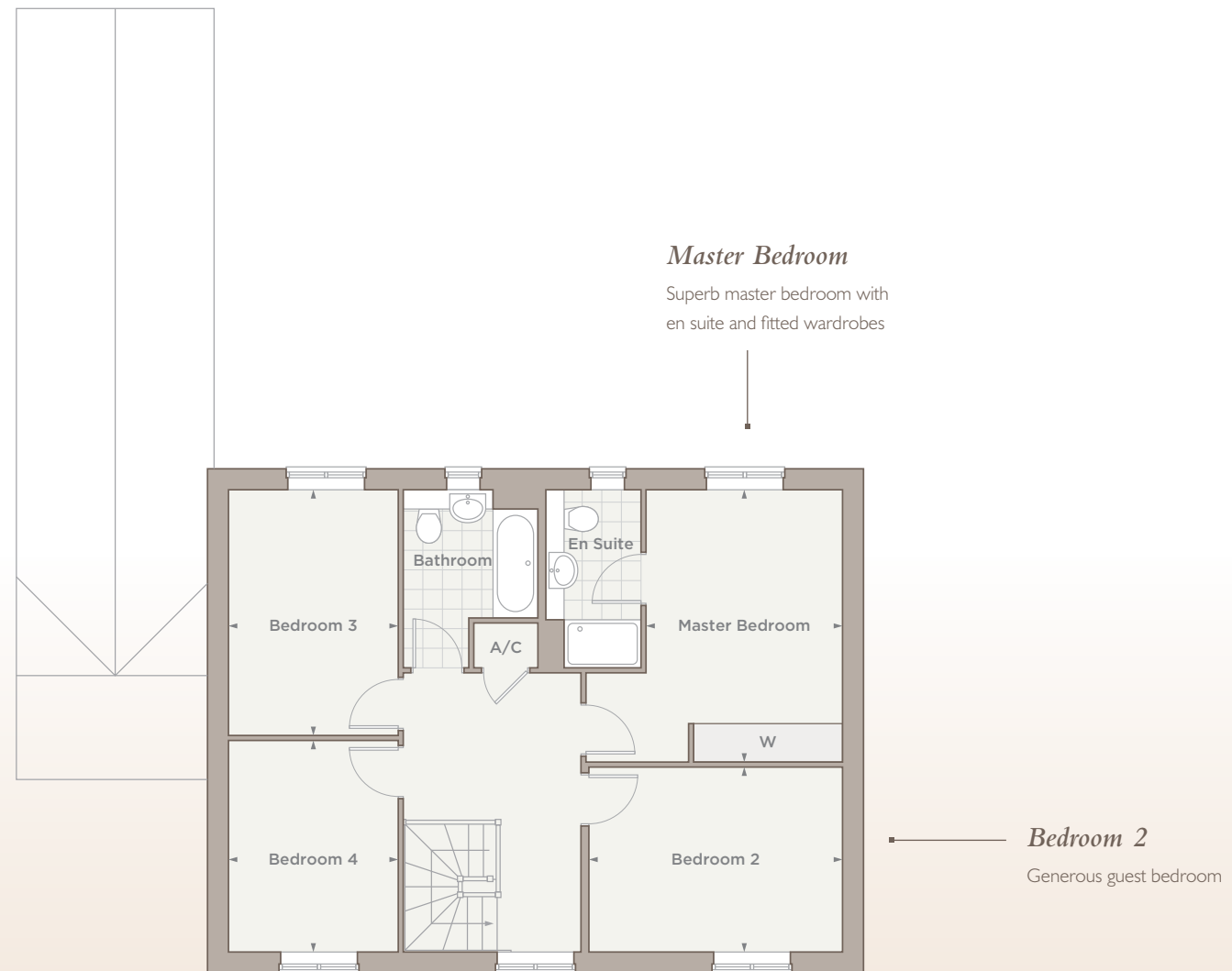
Plots 9, 29

An impressive, well-planned four bedroom detached family home. The ground floor has a well-equipped kitchen/family area with handy utility space, a separate dining room, and a living room with French doors leading onto the garden. The first floor offers an en suite master bedroom, a further three bedrooms and a family bathroom.

Ground Floor

Living Room	4.90m x 3.47m	16'1" x 11'5"
Dining Room	3.72m x 3.58m	12'3" x 11'9"
Kitchen	3.47m x 2.38m	11'5" x 7'10"
Family Area	3.73m x 2.57m	12'3" x 8'5"

Total Int. Area 138.06 sq m 1486 sq ft



First Floor

<i>Master Bedroom</i>	4.24m x 3.06m	13'11" x 10'1"
<i>Bedroom 2</i>	3.95m x 2.88m	13'0" x 9'6"
<i>Bedroom 3</i>	3.83m x 2.64m	12'7" x 8'8"
<i>Bedroom 4</i>	3.30m x 2.64m	10'10" x 8'8"

WC - Cloakroom A/C - Airing Cupboard W - Wardrobe

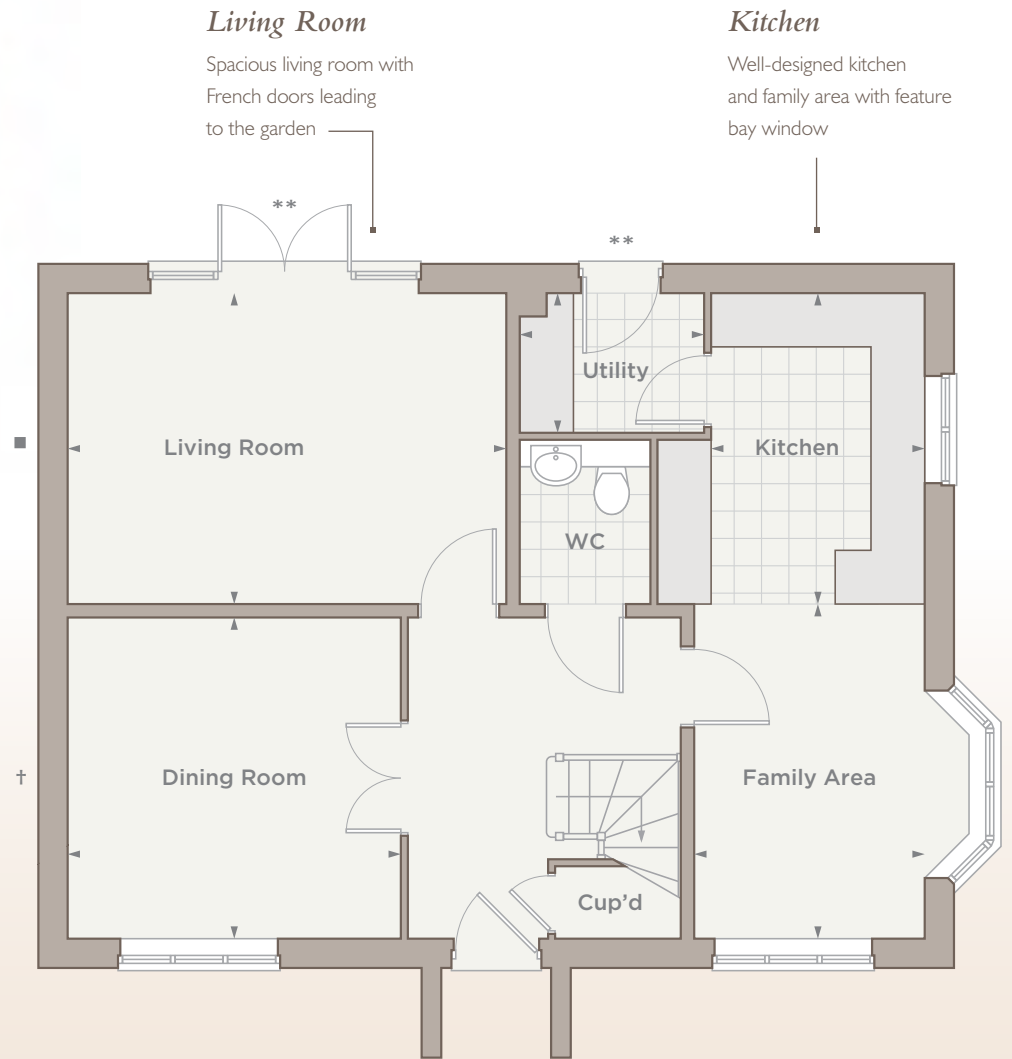
All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts and floor tiling shown are indicative. Radiator locations are not indicated. Please refer to Development Layout to review garage variations for each plot. Please note some plots are handed, please speak to Sales Consultants for detailed information regarding specific properties. Floorplan illustrates Plot 9. Artist's impression is indicative only. Material finishes, window positions and landscaping will vary. Boiler positions are not shown, please ask a Sales Consultant for further information.



THE WOODLARK (B)

Plots 7, 44

An impressive four bedroom family home with a well-planned kitchen/family area with feature bay window, handy utility space, a separate dining room and living room with French doors leading to the garden. The master bedroom with luxury en suite and fitted wardrobes, a further three bedrooms and a family bathroom occupy the first floor. This home also includes a garage.



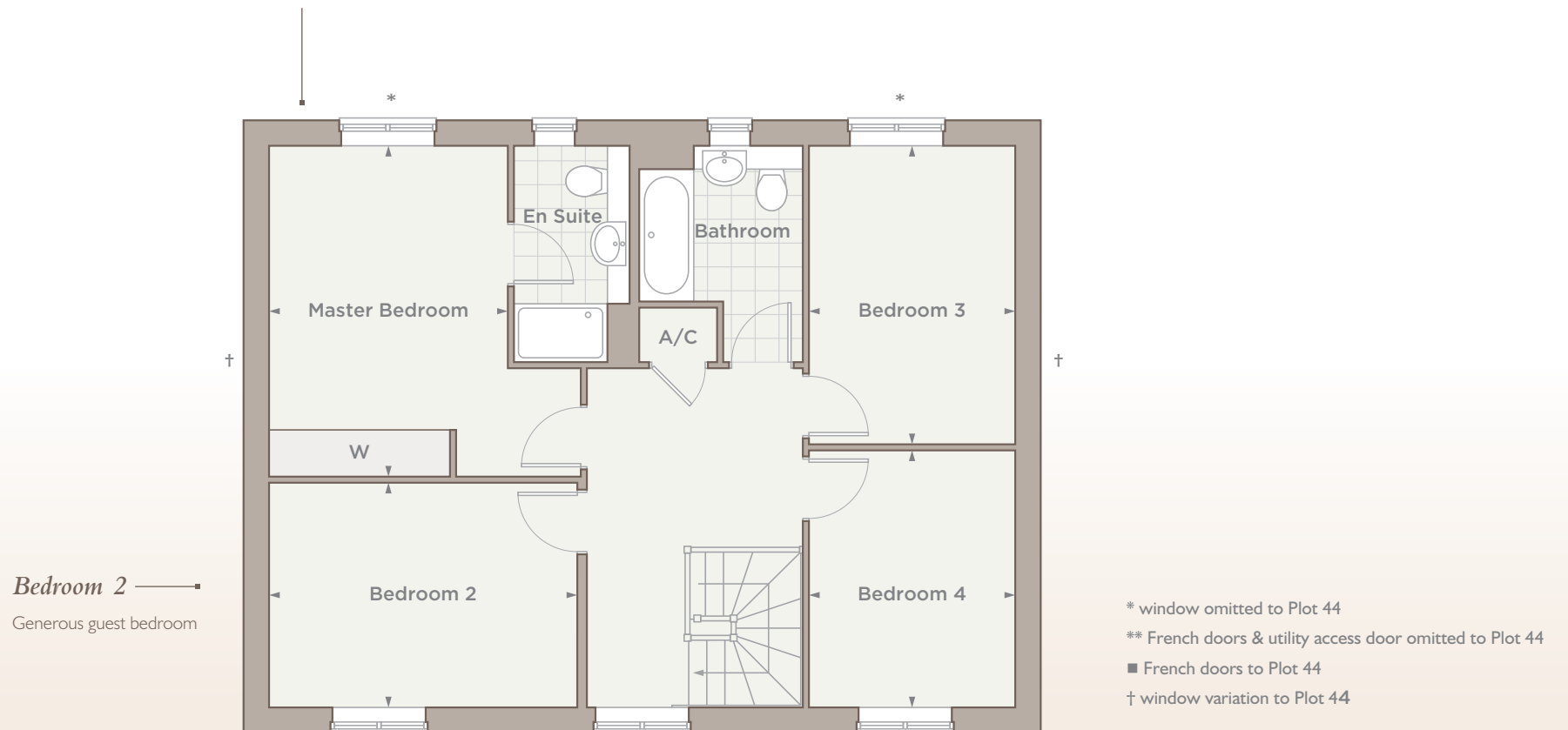
Ground Floor

Living Room	4.90m x 3.47m	16'1" x 11'5"
Dining Room	3.72m x 3.58m	12'3" x 11'9"
Kitchen	3.47m x 2.38m	11'5" x 7'10"
Family Area	3.73m x 2.57m	12'3" x 8'5"

Total Int. Area 138.06 sq m 1486 sq ft

Master Bedroom

Superb master bedroom with en suite and fitted wardrobes



First Floor

<i>Master Bedroom</i>	4.24m x 3.06m	13'11" x 10'1"
<i>Bedroom 2</i>	3.95m x 2.88m	13'0" x 9'6"
<i>Bedroom 3</i>	3.83m x 2.64m	12'7" x 8'8"
<i>Bedroom 4</i>	3.30m x 2.64m	10'10" x 8'8"

WC - Cloakroom A/C - Airing Cupboard W - Wardrobe

All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts and floor tiling shown are indicative. Radiator locations are not indicated. Please refer to Development Layout to review garage variations for each plot. Please note some plots are handed, please speak to Sales Consultants for detailed information regarding specific properties. Floorplan illustrates Plot 7. Artist's impression is indicative only. Material finishes, window positions and landscaping will vary. Boiler positions are not shown, please ask a Sales Consultant for further information.

LIVING AT
MANDEVILLE
PLACE

Bordering the open space of an ecology park, you will be sure to find a home at Mandeville Place where work-life balance and quality of life are achievable. There really couldn't be a better place to call home.







THE GOLDCREST

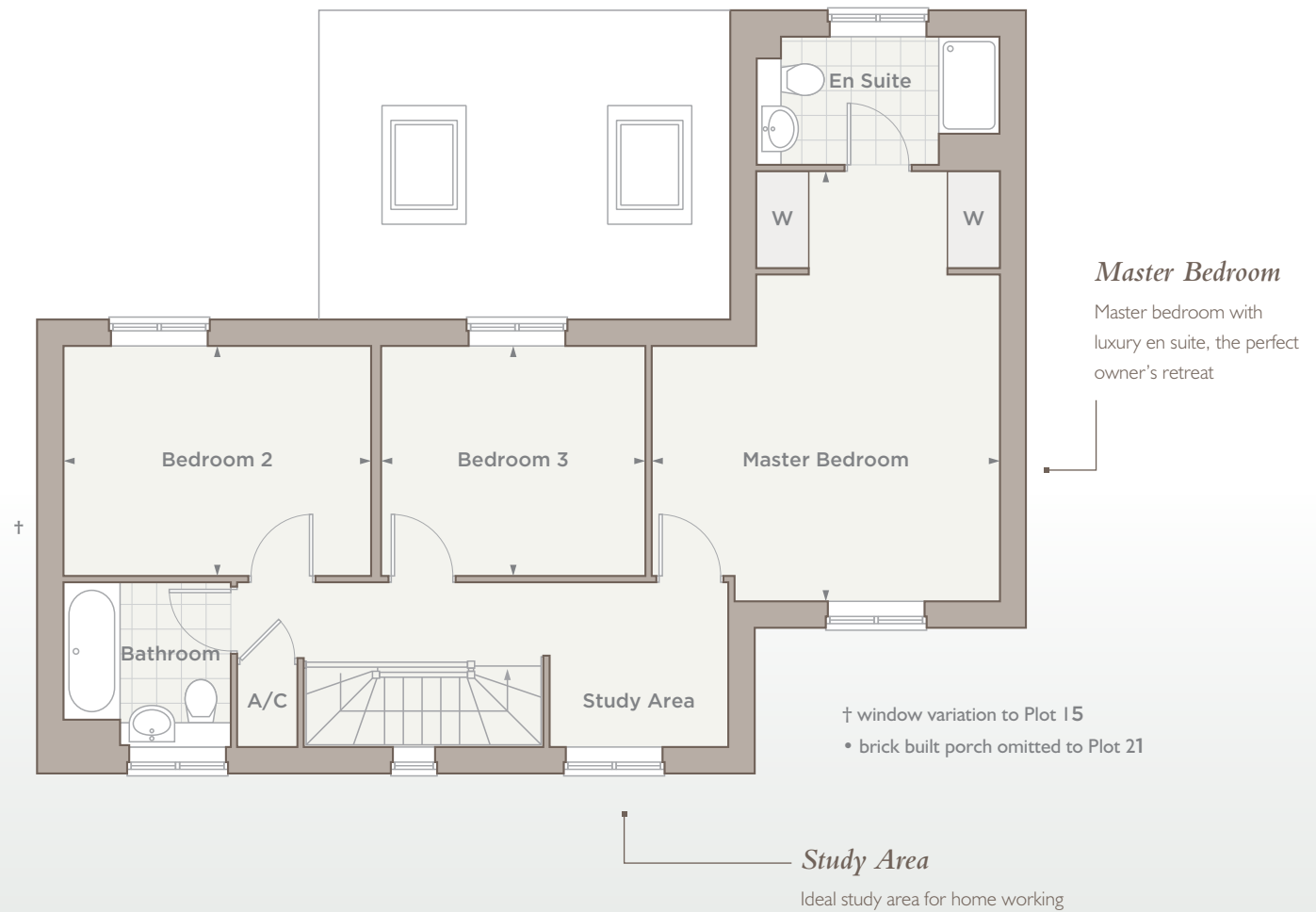
Plots 10, 15, 21, 22

A well-designed three bedroom home with expansive kitchen/living/dining area, French doors opening onto the rear garden and a garage. The first floor offers a master bedroom with fitted wardrobes and en suite, two further bedrooms, a family bathroom and a useful home office to the landing.

Ground Floor

Living/Dining Area	8.78m x 4.73m	28'10" x 15'7"
Kitchen	3.48m x 2.67m	11'5" x 8'10"

Total Int. Area 121.79 sq m 1311 sq ft



First Floor

<i>Master Bedroom</i>	4.71m x 4.30m	15'6" x 14'1"
<i>Bedroom 2</i>	3.80m x 2.88m	12'6" x 9'6"
<i>Bedroom 3</i>	3.26m x 2.88m	10'9" x 9'6"

WC - Cloakroom A/C - Airing Cupboard W - Wardrobe

All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts and floor tiling shown are indicative. Radiator locations are not indicated. Please refer to Development Layout to review garage variations for each plot. Please note some plots are handed, please speak to Sales Consultants for detailed information regarding specific properties. Floorplan illustrates Plot 22. Artist's impression is indicative only. Material finishes, window positions and landscaping will vary. Boiler positions are not shown, please ask a Sales Consultant for further information.



THE SANDPIPER

Plots 2, 8, 11-13, 16, 18,
20, 38, 45-47, 51, 52

An attractive three bedroom home with a separate well-equipped kitchen, open plan living/dining area with French doors opening onto the rear garden and a garage. The first floor features a fabulous master bedroom with fitted wardrobes and en suite, two bedrooms and a family bathroom.



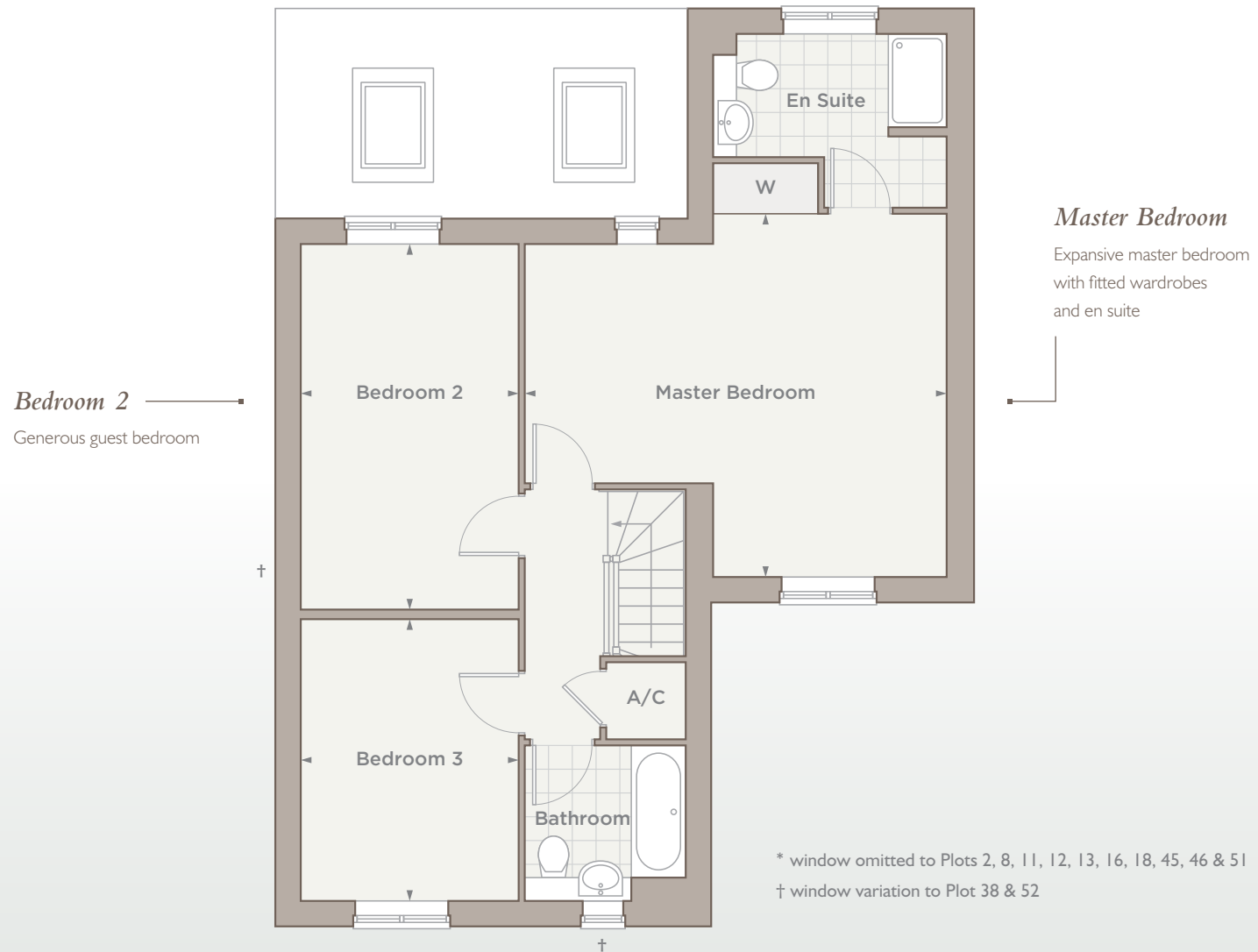
Kitchen
Separate, well-equipped kitchen with integrated appliances

Living/Dining Area
Light-filled living/dining area with doors leading to the garden

Ground Floor

Living/Dining Area	7.65m x 4.95m	24'10" x 16'3"
Kitchen	3.46m x 2.37m	11'4" x 7'10"

Total Int. Area 119.49 sq m 1286 sq ft



First Floor

Master Bedroom	5.42m x 4.67m	17'10" x 15'4"
Bedroom 2	4.70m x 2.80m	15'5" x 9'2"
Bedroom 3	3.62m x 2.80m	11'11" x 9'2"

WC - Cloakroom A/C - Airing Cupboard W - Wardrobe

All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts and floor tiling shown are indicative. Radiator locations are not indicated. Please refer to Development Layout to review garage variations for each plot. Please note some plots are handed, please speak to Sales Consultants for detailed information regarding specific properties. Floorplan illustrates Plot 20. Artist's impression is indicative only. Material finishes, window positions and landscaping will vary. Boiler positions are not shown, please ask a Sales Consultant for further information.



THE ROSEATE

Plots 3, 6, 14, 17, 26, 49

An impressive three bedroom home with open plan kitchen/dining area and a separate living room. French doors open onto the garden from the dining and living rooms. The well-planned first floor boasts a master bedroom with luxury en suite and fitted wardrobes, two further bedrooms plus a family bathroom. This home also includes a garage or an allocated parking space.



Ground Floor

Living Room	5.52m x 3.24m	18'2" x 10'8"
Dining Area	3.64m x 3.38m	11'11" x 11'1"
Kitchen	3.51m x 3.30m	11'6" x 10'10"

Total Int. Area 108.8 sq m 1163 sq ft



First Floor

Master Bedroom	5.52m x 3.31m	18'2" x 10'11"
Bedroom 2	3.51m x 3.29m	11'6" x 10'10"
Bedroom 3	3.38m x 2.83m	11'1" x 9'4"

WC - Cloakroom A/C - Airing Cupboard W - Wardrobe

All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts and floor tiling shown are indicative. Radiator locations are not indicated. Please refer to Development Layout to review garage variations for each plot. Please speak to Sales Consultants for detailed information regarding specific properties. Floorplan illustrates Plot 17. Artist's impression is indicative only. Material finishes, window positions and landscaping will vary. Boiler positions are not shown, please ask a Sales Consultant for further information.

THE ELDER



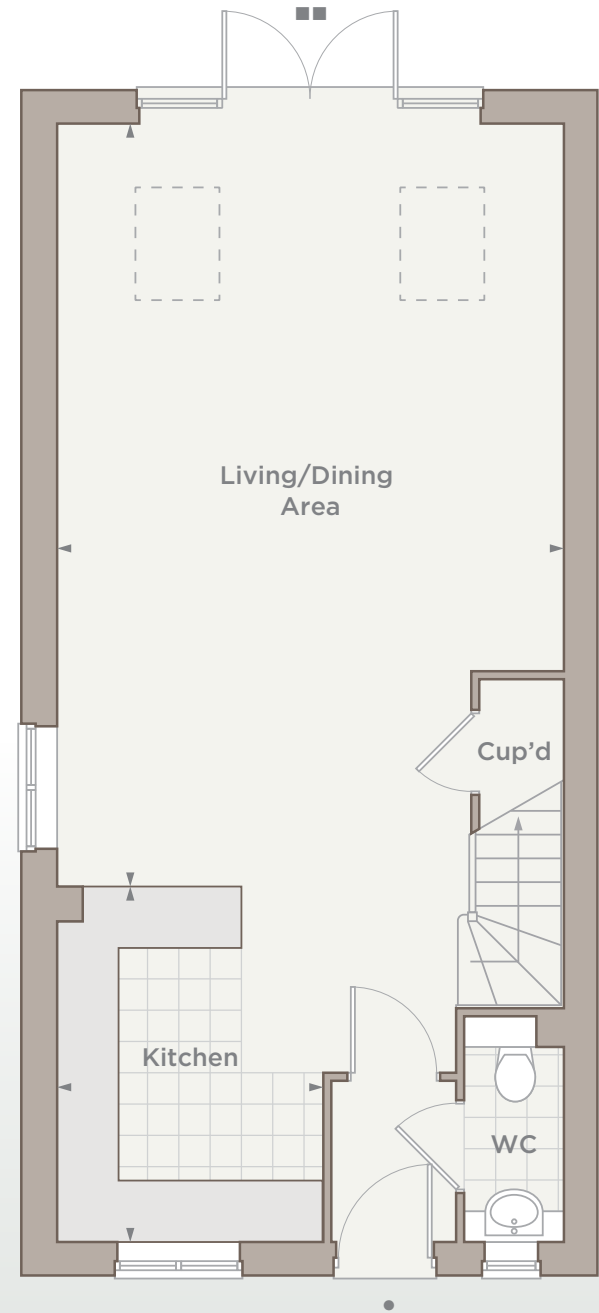
THE ELDER

Plots 4, 32, 34, 35, 39-42

A stylish three bedroom home comprising a well-equipped kitchen and open plan living/dining area, with French doors opening onto the rear garden. The first floor offers a master bedroom with en suite and fitted wardrobes, two bedrooms and a family bathroom

Kitchen/Living Area

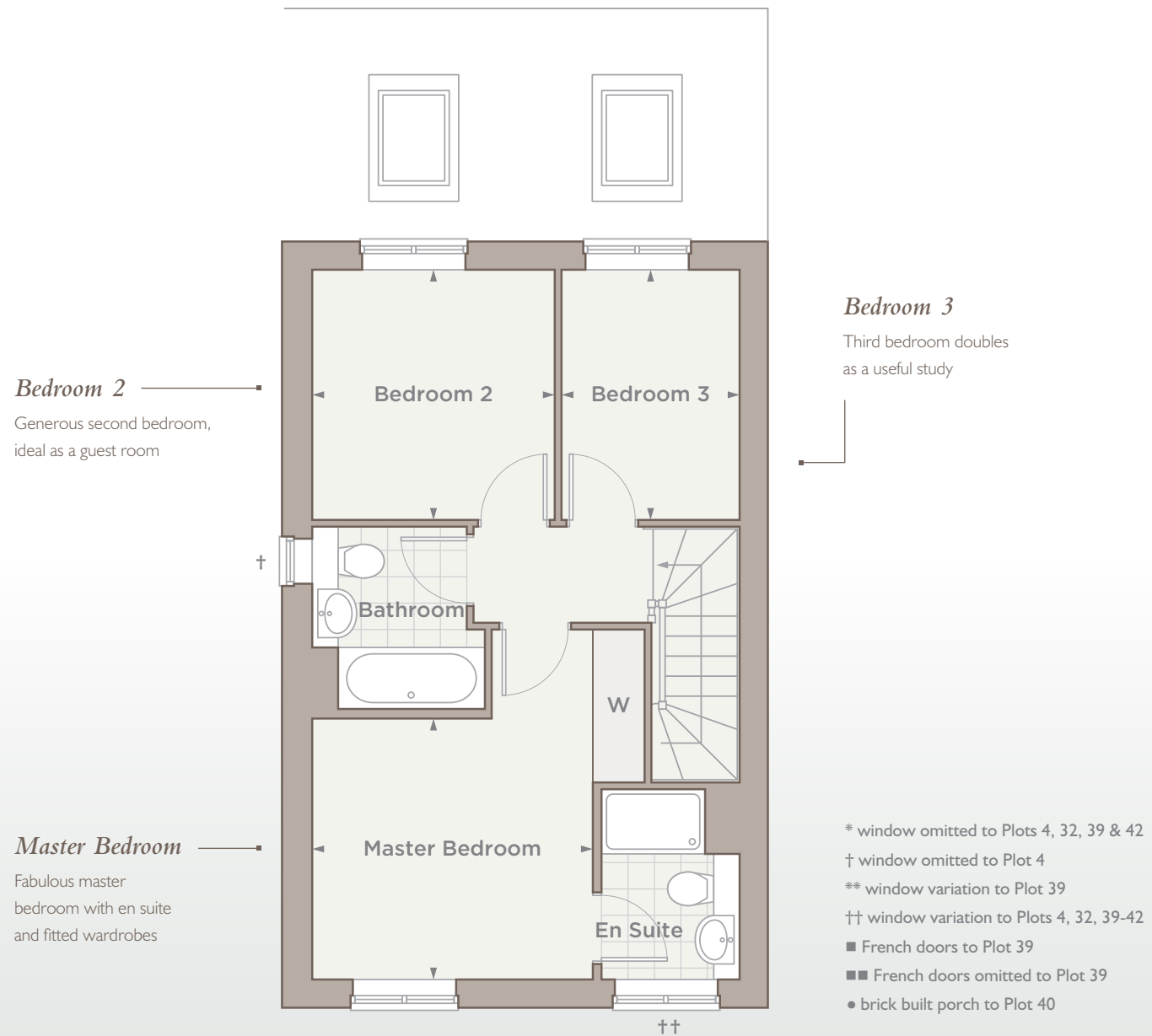
Stylish open plan kitchen/living/dining area, ideal for entertaining



Ground Floor

Living/Dining Area	7.45m x 4.95m	24'6" x 16'3"
Kitchen	3.47m x 2.60m	11'5" x 8'6"

Total Int. Area 94.78 sq m 1020 sq ft



First Floor

Master Bedroom	3.25m x 3.02m	10'8" x 9'11"
Bedroom 2	2.80m x 2.89m	9'3" x 9'6"
Bedroom 3	2.89m x 2.06m	9'6" x 6'9"

WC - Cloakroom A/C - Airing Cupboard W - Wardrobe

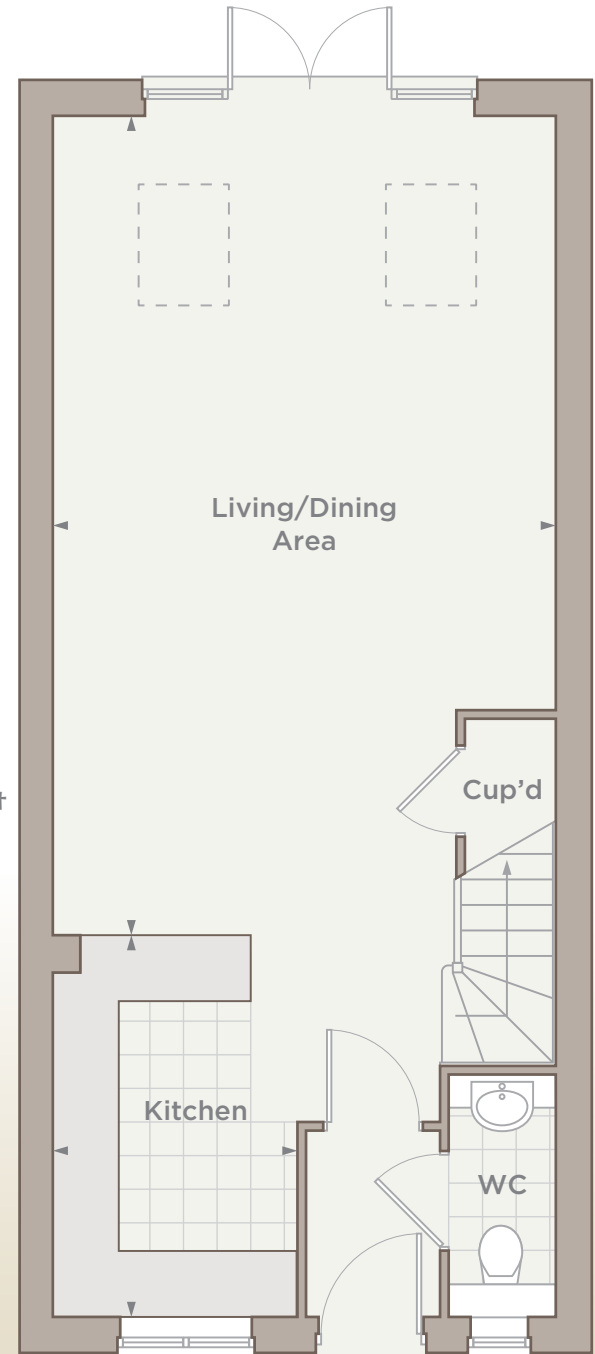
All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts and floor tiling shown are indicative. Radiator locations are not indicated. Please note some plots are handed, please speak to Sales Consultants for detailed information regarding specific properties. Floorplan illustrates Plot 34. Artist's impression is indicative only. Material finishes, window positions and landscaping will vary. Boiler positions are not shown, please ask a Sales Consultant for further information.

THE OSPREY



Living Room/Kitchen

Expansive open plan kitchen/living/dining area providing a fluid, flexible space



THE
OSPREY

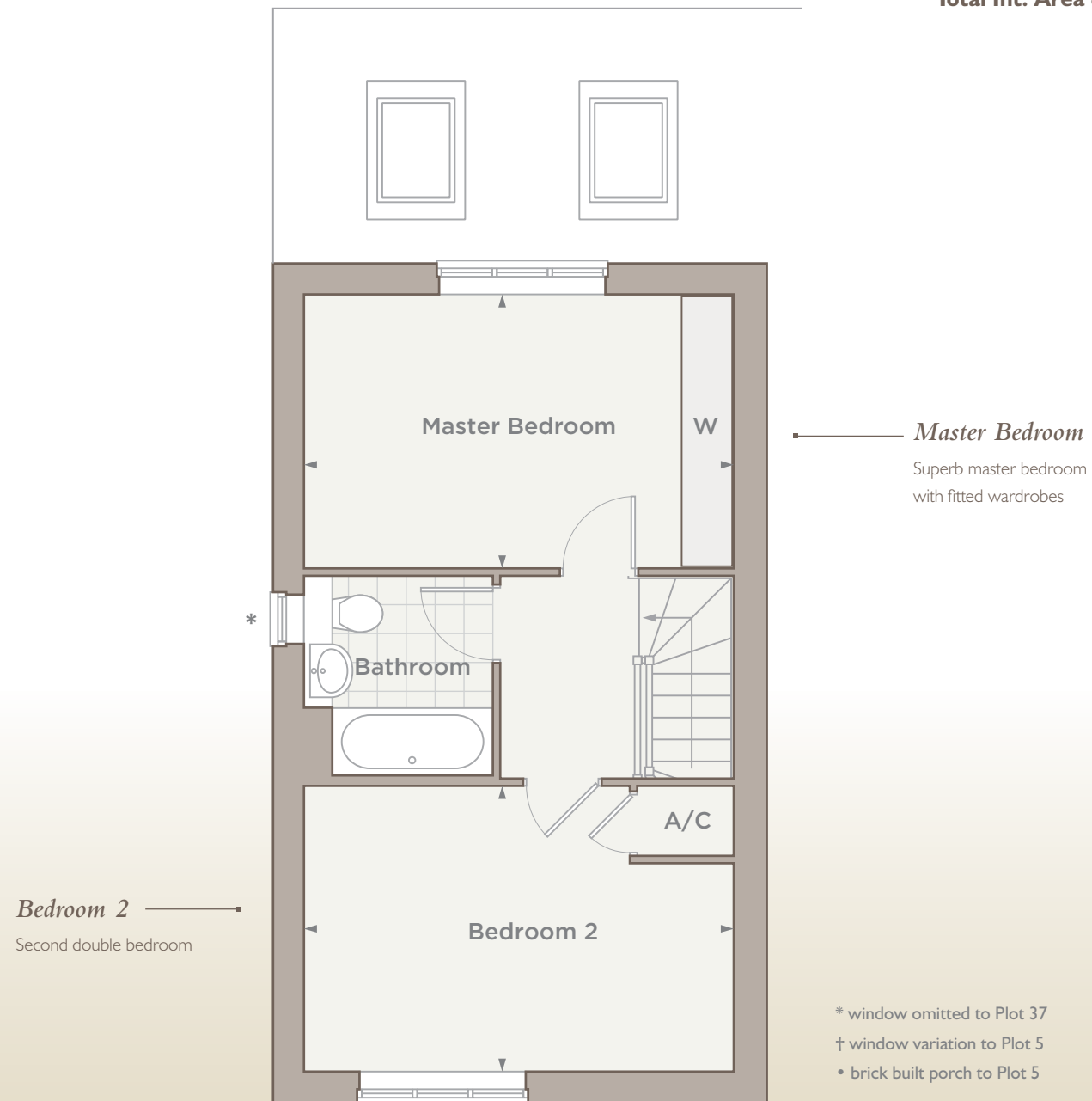
Plots 5, 31, 33, 36 & 37

A pretty semi-detached two bedroom home featuring a stylish kitchen, open living/dining area with French doors leading onto the rear garden. The first floor offers two double bedrooms, with fitted wardrobes to the master bedroom plus a family bathroom.

Ground Floor

<i>Living/Dining Area</i>	7.45m x 4.55m	24'6" x 14'11"
<i>Kitchen</i>	3.47m x 2.20m	11'5" x 7'3"

Total Int. Area 87.12 sq m 937 sq ft



First Floor

Master Bedroom	4.55m x 2.89m	14'11" x 9'6"
Bedroom 2	4.55m x 3.02m	14'11" x 9'11"

WC - Cloakroom A/C - Airing Cupboard W - Wardrobe

All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts and floor tiling shown are indicative. Radiator locations are not indicated. Please note some plots are handed, please speak to Sales Consultants for detailed information regarding specific properties. Floorplan illustrates Plot 31. Artist's impression is indicative only. Material finishes, window positions and landscaping will vary. Boiler positions are not shown, please ask a Sales Consultant for further information.



DESIGNED FOR LIVING

Every home at Mandeville Place features an enviable specification and intricate attention to detail reflecting the excellence you can expect from Countryside.

Kitchen

- Individually designed contemporary style kitchen
- Newport Clay Oak base and tall units with handles. Moon Cashmere matte wall units.
- Under cupboard LED lighting below wall units
- Glacial Storm laminate worktops with matching upstands in 2 and 3 bedroom houses and The Peregrine. White stone worktops with matching upstands in The Woodlark and The Orwell
- 1 ½ bowl surface mounted sink with chrome mixer tap in 2 and 3 bedroom houses and The Peregrine. Under mounted sink in The Woodlark and The Orwell
- 4 ring ceramic hob. Single oven in 2 and 3 bedroom houses and The Peregrine. Double oven in The Woodlark and The Orwell
- Integrated telescopic cooker hood
- Glass splash back to all homes
- Integrated fridge/freezer
- Integrated washing machine (except The Woodlark and The Orwell)
- Integrated recycling bins provided
- Ceramic floor tiling

Utility Area

(Applicable to The Woodlark and The Orwell)

- Contemporary fitted units
- Newport Clay Oak units with Glacial Storm laminate worktop and matching upstand
- Single bowl sink with chrome mixer tap
- Standalone washing machine
- Ceramic floor and wall tiles



Main Bathroom

- White sanitaryware with chrome mixer taps
- Hand basin with Rich Walnut countertop and recessed shelf below
- Double ended bath with Rich Walnut panel
- Thermostatic shower mixer over bath
- Silver and clear glass shower screen over bath in The Osprey only
- Floor mounted WC with soft close seat
- Heated chrome towel rail
- Shaver socket
- Ceramic floor and wall tiles

En Suite (Not applicable to The Osprey)

- White sanitary ware with chrome mixer taps
- Hand basin with Rich Walnut countertop and recessed shelf below
- Thermostatic shower mixer with shower tray and pivot door
- Floor mounted WC with soft close seat
- Heated chrome towel rail
- Shaver socket
- Full height wall feature tiling to shower, half height to all other walls
- Ceramic floor tiling

General Finishes

- Fitted wardrobes to master bedroom
- Semi-solid core doors with chrome door furniture
- Internal doors painted white with matching skirtings, architraves and staircase
- Walls painted in matt finish Countryside Cream
- Ceilings in Brilliant White
- White UPVC windows and French doors to garden
- Smoke alarms and heat detectors positioned where required throughout

Flooring

- Ceramic tiling to kitchen, cloakroom, bathroom and en suite
- Carpet and wood effect vinyl flooring to remaining areas, please speak to Sales Consultants for further details

Heating, Lighting & Electrical

- Gas fired central heating and hot water
- Energy efficient downlighters to kitchen, bathroom, en suite and cloakroom
- Pendant lighting to hall, living/dining area, landing and bedrooms
- White switches and sockets
- Chrome heated towel rail to bathroom and en suite
- Radiators with individual thermostatic controls to all rooms

Home Entertainment & Communications

- Wired for Sky+ (subject to future connection by purchaser; aerial and satellite dish not supplied)

External

- Landscaped front gardens
- Rear garden rotavated and turfed
- Garage with up and over door (where applicable) with cycle storage
- Garden shed for cycle storage (for homes without a garage)
- Outside tap

Security

- Secured by Design front entrance door
- Secured by Design window locks

MAKE YOUR NEW HOME EVEN MORE AFFORDABLE

Help to Buy* is a Government scheme that makes it easier to buy your brand new home. The Government will lend you up to 20% of the full purchase price, which is interest free for 5 years. You'll only need 5% for your deposit!



Backed by
HM Government

For more information, please visit www.helptobuy.org.uk

*5% deposit only applicable when using the Help to Buy scheme. Selected plots only. Please ask Sales Consultant for more details.





WHY BUY NEW?

MAKE YOUR HOME YOUR OWN

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home at Mandeville Place on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

NO NASTY SURPRISES

Buy a new home at Mandeville Place and there'll be no nasty surprises or extra maintenance costs waiting for you plus you'll have the peace of mind of a 10-year NHBC guarantee. Buy a second-hand home, and who knows what you could be face with?



BUILDING A BETTER FUTURE

We create quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home at Mandeville Place.



ABOUT US

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places people aspire to live, where they feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result we hold more Housing Design Awards than any other developer.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love.



COUNTRYSIDE

Places People Love



COMMITMENT TO OUR CUSTOMERS

The customer service team at Countryside is committed to providing you, our customers, with quality homes. The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our 'New Homes' website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation. For more information, please visit www.consumercodeforhomebuilders.com

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.



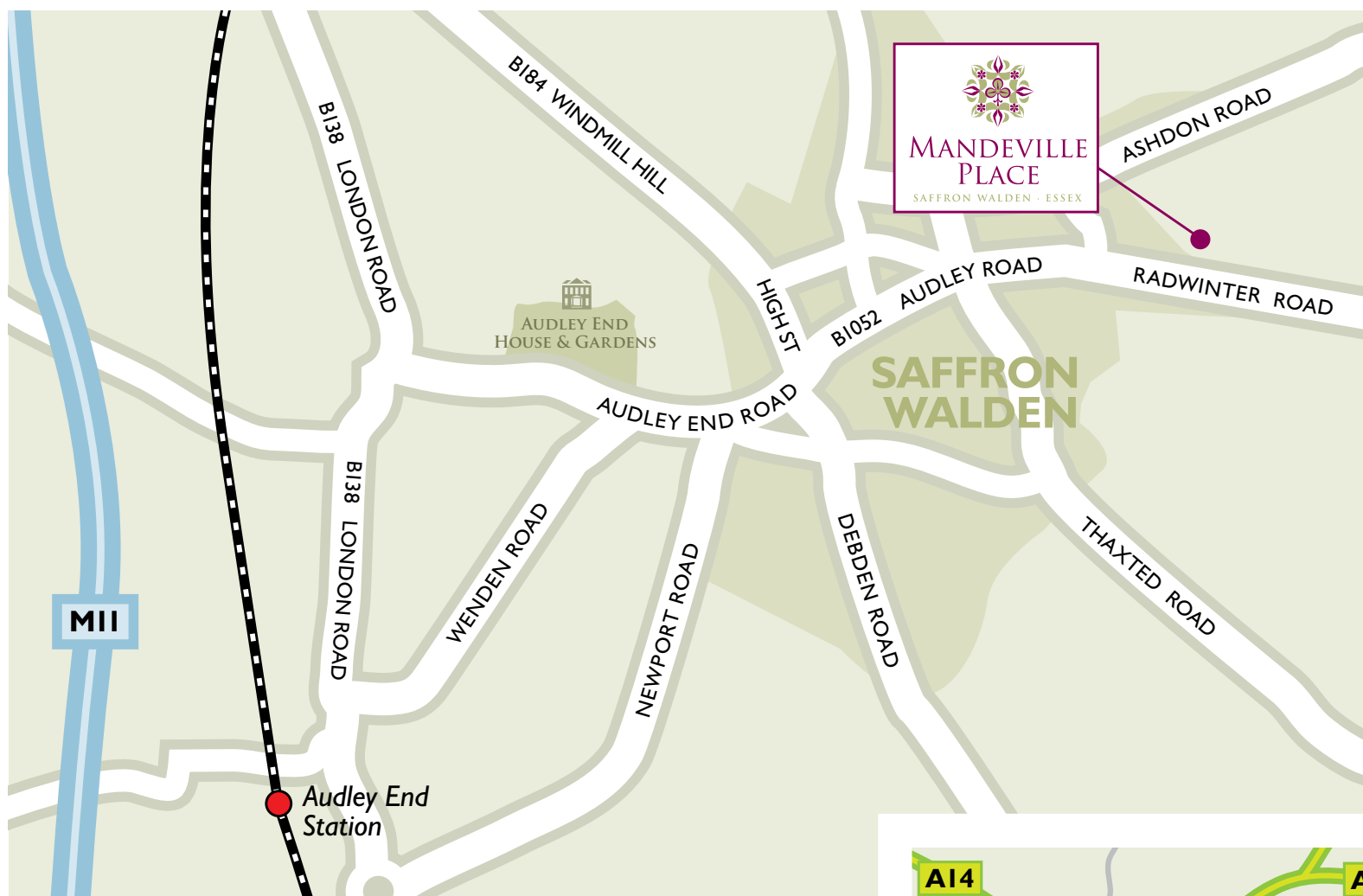
CONSUMER
CODE FOR
HOME BUILDERS

Every home at Mandeville Place carries our commitment to quality and improvement. You have the added assurance of every home carrying the NHBC Warranty (Buildmark) against structural defects for a ten-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated customer service team before handover to its new owner.

Each new owner will be invited to attend a handover of their new home with a member of the customer service team.





FINDING US

By car from M11 northbound

Leave the M11 at Junction 8 and follow the signs for the A120 W until you reach a roundabout with the B1383 signposted Stansted Mountfitchet. Continue on the B1383 (Dunmow Road) until you pass through the village of Newport. At the next roundabout, take the 2nd exit on to the B1052 (Newport Road) which will bring you into Saffron Walden. Take the 2nd exit at the next roundabout, and continue straight along the B1052 (London Road) which leads on to the B184 (High Street). Turn right onto George Street and continue to the next roundabout. Take the 2nd exit and continue along the B184 (Radwinter Road) which will lead on to the B1053 (Radwinter Road). After approximately half a mile, Mandeville Place is on your left hand side, opposite Tesco.

By car from M11 southbound

Leave the M11 at Junction 10. At the roundabout follow the A505 towards Saffron Walden. At the roundabout take the A1301. Follow the signs for the B184 and continue towards Saffron Walden. Remain on the B184 as you enter Saffron Walden and then take the B1053 (Radclyffe Road). Continue on this road and you will see Mandeville Place on your left hand side.

SAT NAV: CB11 3HY







www.mandeville-place.co.uk



COUNTRYSIDE

Places People Love