

A vibrant field of red poppies and purple flowers under a clear blue sky. The poppies are in the foreground, some fully bloomed and others as buds. The purple flowers are scattered throughout the field, adding a splash of color. The background is a soft-focus view of the same field, creating a sense of depth.

ENTERPRISE  
RESIDENTIAL  
DEVELOPMENT

## POPPY FIELD

STEEPLE  
BUMPSTEAD

RESIDENTIAL



## POPPY FIELD, STEEPLE BUMPSTEAD

Poppy Field is an exclusive development of 28 stylish two, three and four bedroom homes, within a private cul-de-sac in an idyllic village location on the beautiful Essex/Suffolk borders.

Steeple Bumpstead provides a peaceful, attractive backdrop with a range of

local amenities, whilst the bustling market town of Haverhill is nearby for further choice and convenience.

The homes at Poppy Field feature timeless architecture and elegant interiors with excellent contemporary specification, ideal for modern living.

Computer generated image

## VILLAGE LIVING

Steeple Bumpstead offers quintessential village living in a chocolate-box setting, with leafy lanes lined with a picturesque mix of historical beamed, red brick and thatched buildings, surrounded by an abundance of rolling countryside.

There are all the amenities you would expect from a charming English village, including a pre-school, primary school, two pubs, a library, doctors' surgery, antiques shop, post office and general store.



There is a wide choice of excellent secondary school options nearby, with major draws including Churchill Special Free School in Haverhill and Saffron Walden County High School.

Enjoy countless opportunities for leisurely country walks, visit the 425-acre Moyns Park with its Grade I Listed moated mansion, or head to nearby Kings Field nature reserve for a stroll through the meadows either side of Steeple Bumpstead Brook.

It's also worth a short drive to visit picture-postcard Finchingfield, heralded the most beautiful and most photographed village in England, with a duck pond and village green overlooked by several pubs and tearooms, a windmill, medieval church and antiques centre.

- 1 The Fox & Hounds
- 2 Leafy village setting
- 3 Kings Field nature reserve
- 4 Finchingfield
- 5 Moyns Park

WITHIN REACH

Poppy Field allows for a wonderfully laid back village lifestyle with the benefit of excellent culture and leisure options within easy reach. Haverhill is less than ten minutes' drive away for a range of both high street and independent local shops, a twice weekly market hosting events and activities throughout the year and a wide choice of cafés and restaurants.



You can choose to spend a day on the golf course at Haverhill Golf Club, with a tranquil setting of mature parkland bisected by the River Stour. Alternatively, Abbeycroft Leisure Centre has sports and play facilities for the whole family, including squash courts, swimming pools, soft play, a sports hall, gym and fitness studio. Or for something more cultural, Haverhill Arts Centre offers an eclectic mix of music, drama and comedy performances as well as cinema showings.

The delightful market town of Saffron Walden is around ten miles away, where you'll find a good choice of pubs and restaurants and a mix of high street retailers and quirky independent shops. Just outside the town centre, Audley End House and Gardens is a stunning English Heritage estate with a year-round programme of events and activities.

If you're looking for some serious retail therapy, it's just over half an hour's drive to Braintree Village for fashion, sportswear and homeware bargains.



- 1 Audley End House and Gardens
- 2 Haverhill Golf Club
- 3 Saffron Walden Market Square
- 4 Abbeycroft Leisure Centre
- 5 Saffron Walden

SITE PLAN

Situated close to the village centre, set back from Water Lane and backing onto open fields, Poppy Field comprises an elegant collection of detached, link-detached and semi-detached houses, within an attractively landscaped setting.

The homes feature a mix of traditional brick and stylish weatherboarding, whilst on the inside they benefit from ERDL's excellent standard of contemporary specification.

The sleek, modern kitchen/dining room forms the heart of the home, opening onto the rear garden for light, flexible living, with a separate living space. Some homes also benefit from an additional snug, playroom or study.



 = Visitor parking

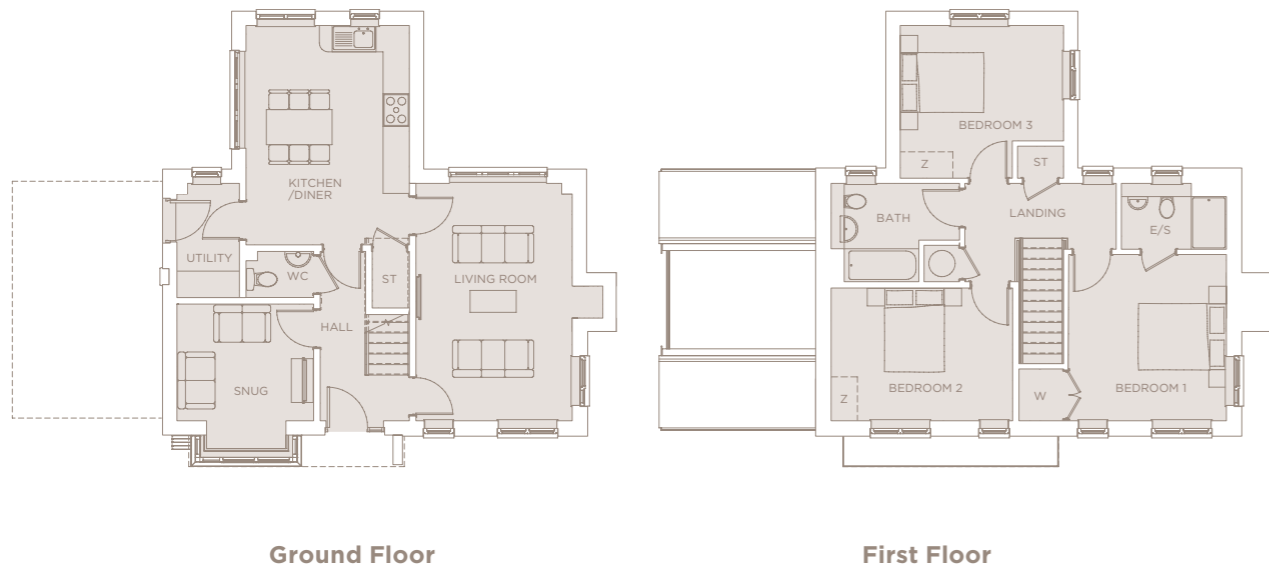


Computer generated image illustrating Plots 1 & 9

PLOTS 1 & 9

1,342ft² (125m²)

Detached 3 bedroom with carport and additional parking

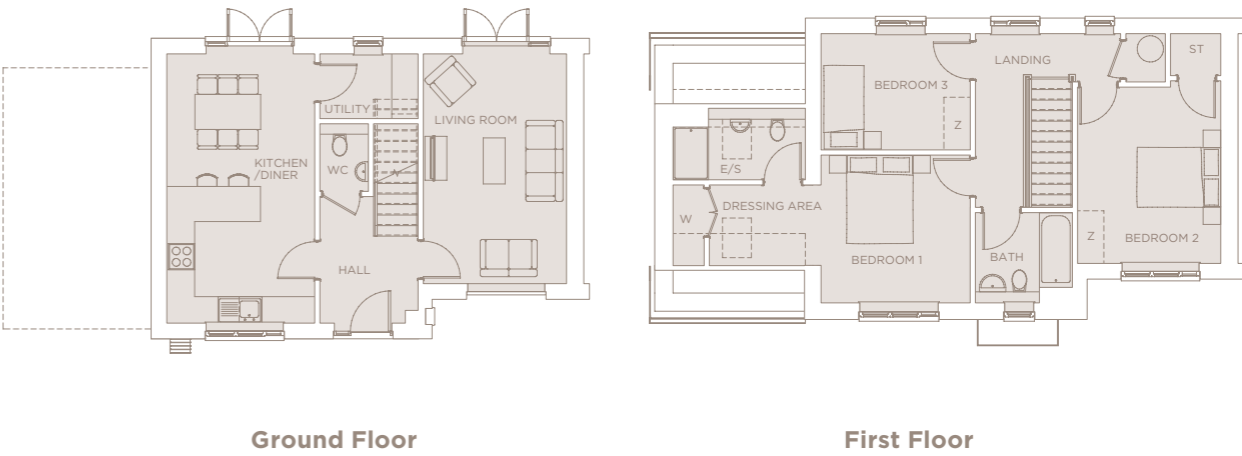


Ground Floor	Kitchen/diner	3.7m x 5.0m	12'1" x 16'5"
	Living room	3.5m x 5.4m	11'6" x 17'8"
	Snug	3.1m x 2.6m	10'2" x 8'6"
	Utility	1.4m x 2.6m	4'7" x 8'6"
First Floor	Bedroom 1	3.5m x 3.7m	11'6" x 12'1"
	En-suite	2.3m x 1.5m	7'6" x 4'11"
	Bedroom 2	4.1m x 3.0m	13'5" x 9'10"
	Bedroom 3	3.7m x 3.4m	12'1" x 11'2"
	Bathroom	2.8m x 2.2m	9'2" x 7'3"

PLOTS 2 & 3

1,245ft² (116m²)

Semi-detached 3 bedroom with carport and additional parking



Ground Floor	Kitchen/diner	3.3m x 6.1m	10'10" x 20'
	Living room	3.2m x 5.2m	10'6" x 17'1"
	Utility	2.2m x 1.4m	7'3" x 4'7"
First Floor	Bedroom 1	3.3m x 3.3m	10'10" x 10'10"
	Dressing area	1.8m x 2.5m	5'10" x 8'2"
	En-suite	3.1m x 1.6m	10'2" x 5'3"
	Bedroom 2	3.2m x 4.0m	10'6" x 13'1"
	Bedroom 3	3.3m x 2.6m	10'10" x 8'6"
	Bathroom	2.1m x 2.0m	6'10" x 6'7"

\*Handed



Computer generated image illustrating Plots 6, 8 & 18



Computer generated image of Plot 4

PLOT 4

1,796ft² (167m²)

Detached 4 bedroom with garage, carport and additional parking



Ground Floor

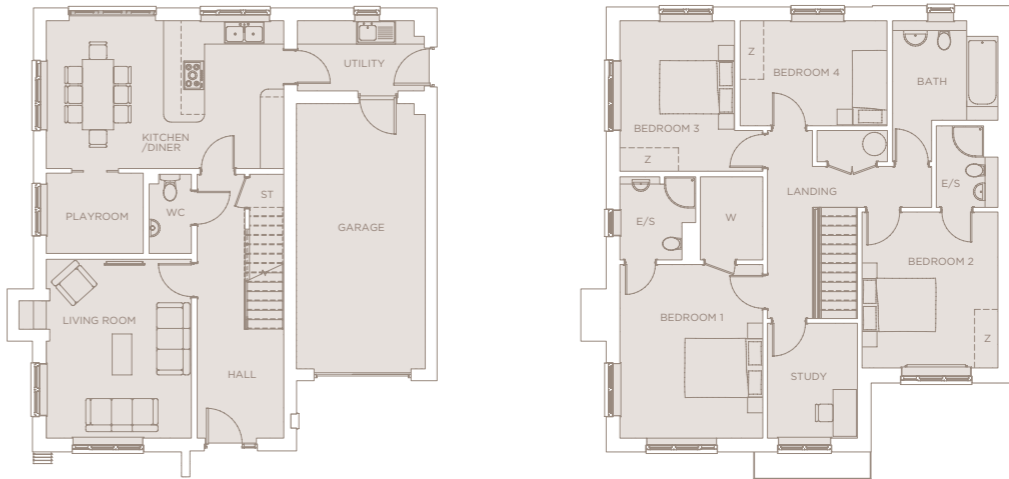
First Floor

Ground Floor	Kitchen/diner	6.6m x 4.5m	21'8" x 14'9"
	Living room	3.4m x 6.9m	11'2" x 22'8"
	Utility	3.2m x 1.6m	10'6" x 5'3"
First Floor	Bedroom 1	3.5m x 4.4m	11'6" x 14'5"
	En-suite	2.5m x 2.4m	8'2" x 7'10"
	Bedroom 2	3.5m x 3.9m	11'6" x 12'9"
	En-suite	1.5m x 2.0m	4'11" x 6'7"
	Bedroom 3	4.6m x 2.9m	15'1" x 9'6"
	Bedroom 4	2.7m x 3.6m	8'10" x 11'10"
	Bathroom	2.5m x 3.6m	8'2" x 11'10"

PLOTS 5\*, 14 & 19\*

1,769ft² (164m²)

Detached 4 bedroom with study, garage and 2 parking spaces



Ground Floor

First Floor

Ground Floor	Kitchen/diner	6.0m x 3.7m	19'8 x 12'1"
	Living room	3.7m x 4.5m	12'1" x 14'9"
	Playroom	2.4m x 2.0m	7'10" x 6'7"
	Utility	3.2m x 1.8m	10'6" x 5'10"
First Floor	Bedroom 1	3.6m x 4.4m	11'10" x 14'5"
	En-suite	1.9m x 2.1m	6'2" x 6'10"
	Bedroom 2	3.4m x 3.9m	11'2" x 12'9"
	En-suite	1.5m x 2.0m	4'11" x 6'7"
	Bedroom 3	2.9m x 3.8m	9'6" x 12'5"
	Bedroom 4	3.7m x 2.6m	12'1" x 8'6"
	Study	2.3m x 2.9m	7'6" x 9'6"
	Bathroom	2.7m x 2.5m	8'10" x 8'2"

\*Handed

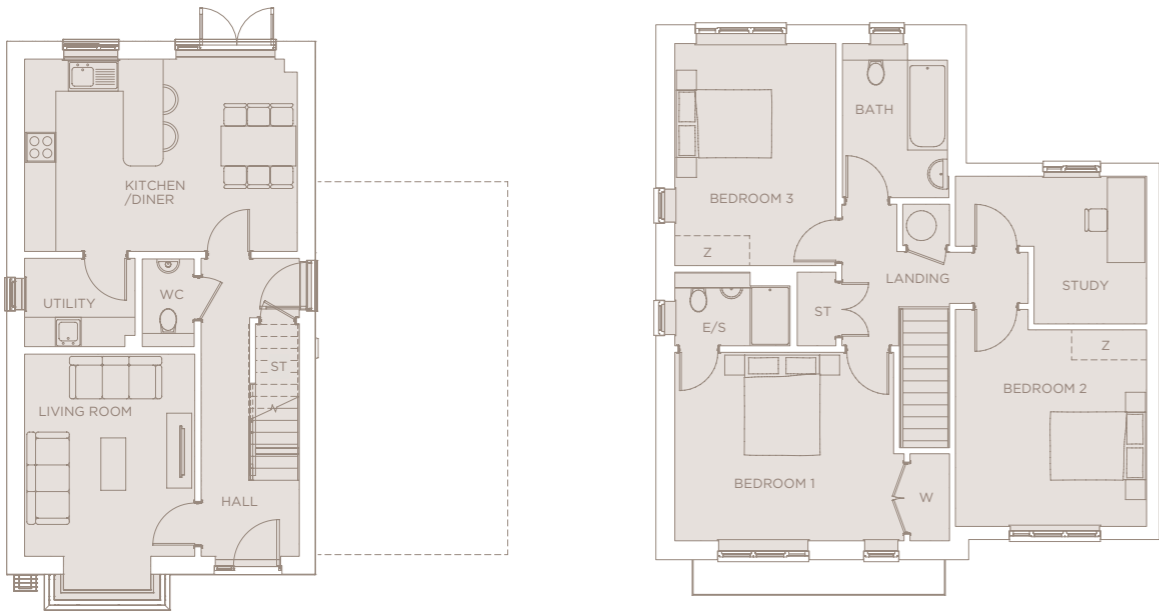


Computer generated image illustrating Plots 7, 16 & 17

PLOTS 6, 8 & 18

1,463ft² (136m²)

Detached 3 bedroom with study, carport and additional parking



Ground Floor

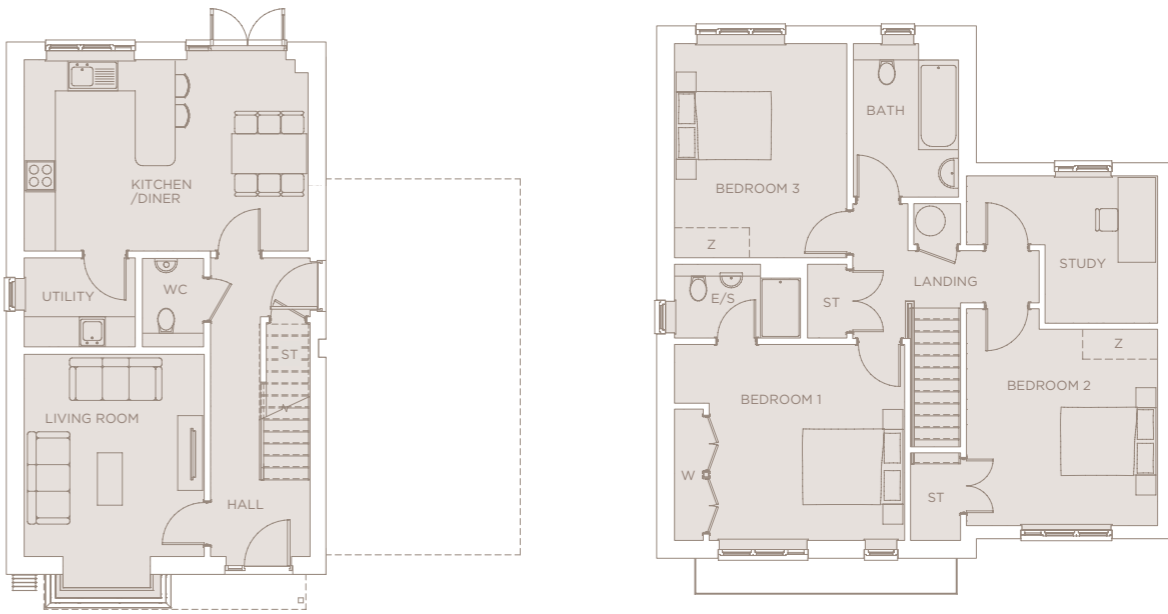
First Floor

Ground Floor	Kitchen/diner	5.4m x 3.8m	17'8" x 12'5"
	Living room	3.4m x 4.0m	11'2" x 13'1"
	Utility	2.2m x 1.7m	7'3" x 5'7"
First Floor	Bedroom 1	4.3m x 3.7m	14'1" x 12'1"
	En-suite	2.3m x 1.4m	7'6" x 4'7"
	Bedroom 2	3.8m x 3.9m	12'5" x 12'9"
	Bedroom 3	3.2m x 4.4m	12'5" x 12'9"
	Study	3.8m x 2.9m	12'5" x 9'6"
	Bathroom	2.1m x 3.0m	6'10" x 9'10"

PLOTS 7, 16 & 17

1,486ft² (138m²)

Link detached/detached 3 bedroom with study, carport and additional parking



Ground Floor

First Floor

Ground Floor	Kitchen/diner	5.6m x 3.8m	18'4" x 12'5"
	Living room	3.6m x 4.0m	11'10" x 13'1"
	Utility	2.2m x 1.7m	7'3" x 5'7"
First Floor	Bedroom 1	4.6m x 3.9m	15'1" x 12'9"
	En-suite	2.5m x 1.4m	8'2" x 4'7"
	Bedroom 2	3.8m x 3.9m	12'5" x 12'9"
	Bedroom 3	3.4m x 4.2m	11'2" x 13'9"
	Study	2.2m x 2.9m	7'3" x 9'6"
	Bathroom	2.1m x 3.0m	6'10" x 9'10"

\*Detached

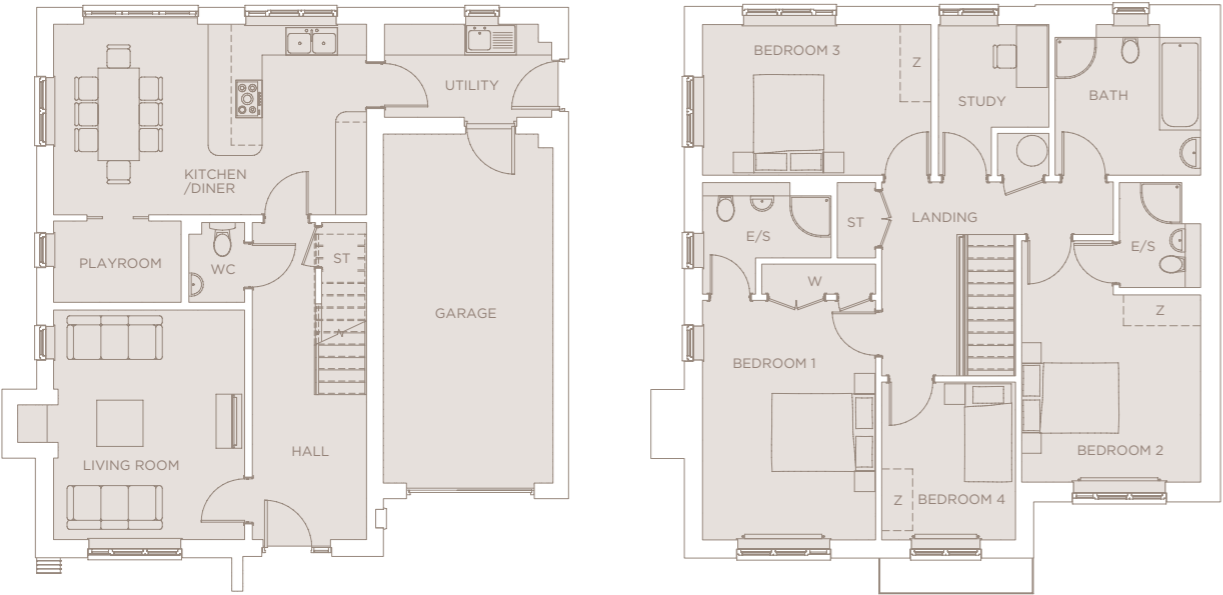


Computer generated image illustrating Plots 27 & 28

PLOT 15

1,697ft² (158m²)

Detached 4 bedroom with study, garage and 2 parking spaces



Ground Floor

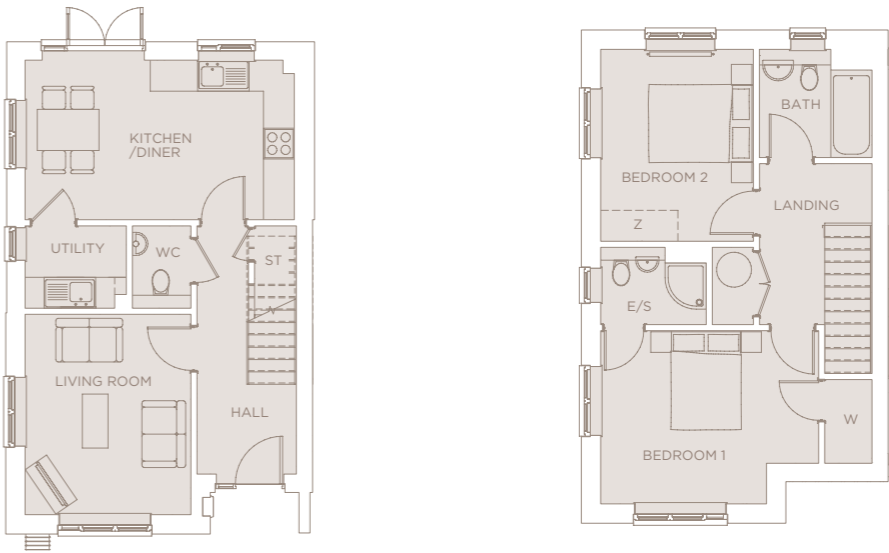
First Floor

Ground Floor	Kitchen/diner	6.0m x 3.7m	19'8" x 12'1"
	Living room	3.7m x 4.4m	12'1" x 14'5"
	Playroom	2.4m x 1.5m	7'10" x 4'11"
	Utility	3.2m x 1.8m	10'6" x 5'10"
First Floor	Bedroom 1	3.3m x 4.6m	10'10" x 15'1"
	En-suite	2.5m x 2.1m	8'2" x 6'10"
	Bedroom 2	3.4m x 3.6m	11'2" x 11'10"
	En-suite	1.5m x 2.0m	4'11" x 6'7"
	Bedroom 3	4.4m x 2.9m	14'5" x 9'6"
	Bedroom 4	2.6m x 2.9m	8'6" x 9'6"
	Study	2.1m x 1.9m	6'10" x 6'2"
	Bathroom	2.8m x 2.9m	9'2" x 9'6"

PLOTS 27 & 28\*

963ft² (89m²)

Semi-detached 2 bedroom with 2 parking spaces



Ground Floor

First Floor

Ground Floor	Kitchen/diner	5.2m x 3.0m	17'1" x 9'10"
	Living room	3.2m x 3.8m	10'6" x 12'5"
	Utility	1.9m x 1.6m	6'2" x 5'3"
First Floor	Bedroom 1	3.2m x 3.3m	10'6" x 10'10"
	En-suite	2.0m x 1.5m	6'7" x 4'11"
	Bedroom 2	2.9m x 3.7m	9'6" x 12'1"
	Bathroom	2.1m x 2.1m	6'10" x 6'10"

\*Handed



## SPECIFICATION

### KITCHEN & UTILITY

- Contemporary matte cabinet doors with integrated J-handle\*
- Stone worktops\*
- Glass splashback
- Under wall cabinet lighting
- Bosch appliances including:
  - Integrated single oven
  - Integrated combination microwave/oven (wall unit microwave to plots 2,3,27,28)
  - Integrated canopy or island extractor hood
  - Induction hob
- Indesit appliances including:
  - Integrated fridge/freezer
  - Integrated dishwasher
  - Freestanding washing machine and tumble dryer

### BATHROOM & EN-SUITE

- Contemporary white Roca sanitaryware
- Basin with vanity unit to main bathroom
- Chrome Vado brassware
- Full-height wall and floor tiling
- Over-bath shower with clear screens (where no separate shower)
- Thermostatic shower
- Contemporary heated towel rail

### INTERNAL FINISHES

- Mexicano Oak veneer internal doors
- Brushed stainless-steel door ironmongery
- White painted timber balustrades with oak handrails
- Bespoke sliding wardrobe to master bedroom

### ELECTRICAL FITTINGS

- Contemporary white switches and sockets throughout with USB ports to key locations
- LED recessed downlighters and pendants
- External power sockets to rear
- External lights

### HOME ENTERTAINMENT

- Digital and terrestrial TV sockets in living areas and bedrooms
- BT Openreach superfast fibre
- Cat 6 cabling throughout with data points in principal rooms

### HEATING

- Gas-fired central heating and hot water
- Mains powered under floor heating to ground floor
- Flat-panel radiators to upper floors

- Electric underfloor heating to bathrooms

### SECURITY AND PEACE OF MIND

- Intruder alarm
- Mains powered heat and smoke alarms
- NHBC 10-year warranty
- CO<sub>2</sub> detectors
- Multipoint locking front door
- Two year ERDL aftersales service

### FINISHING TOUCHES

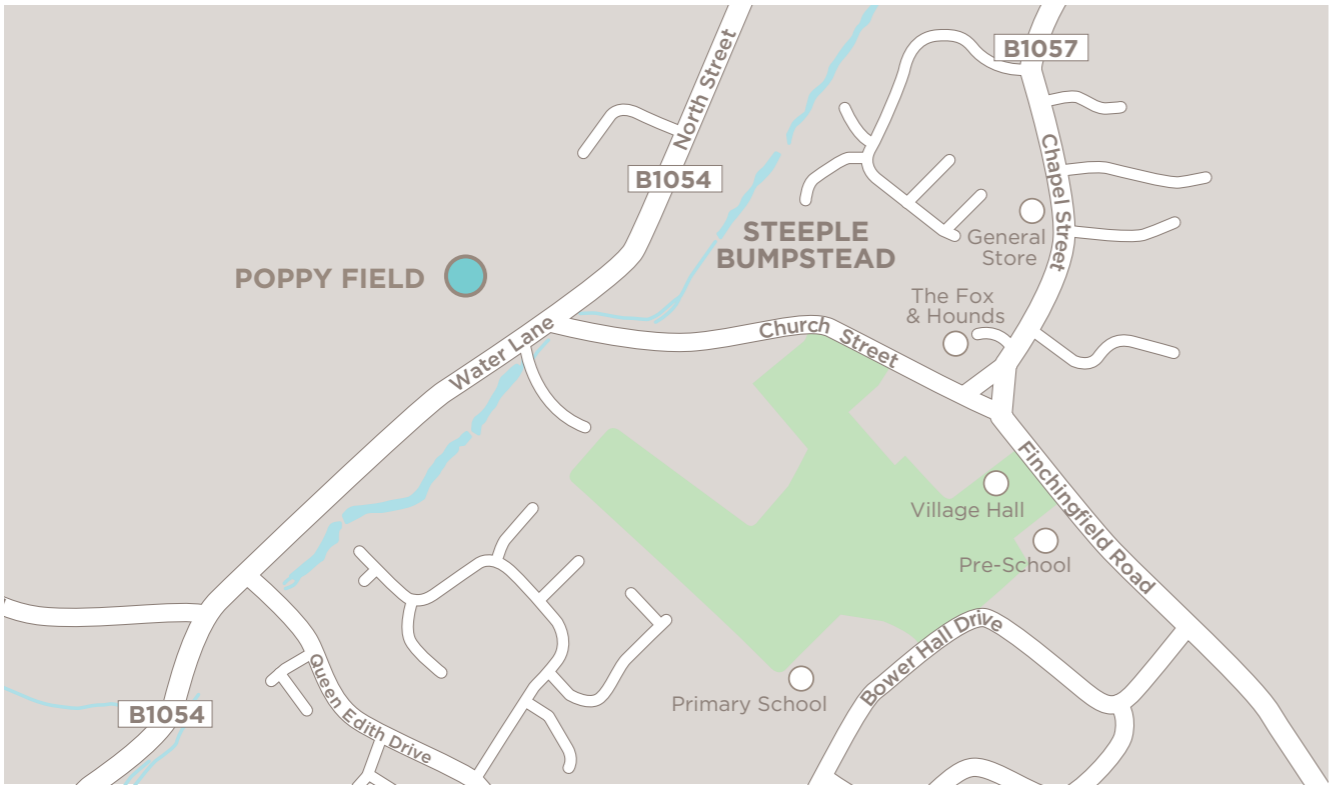
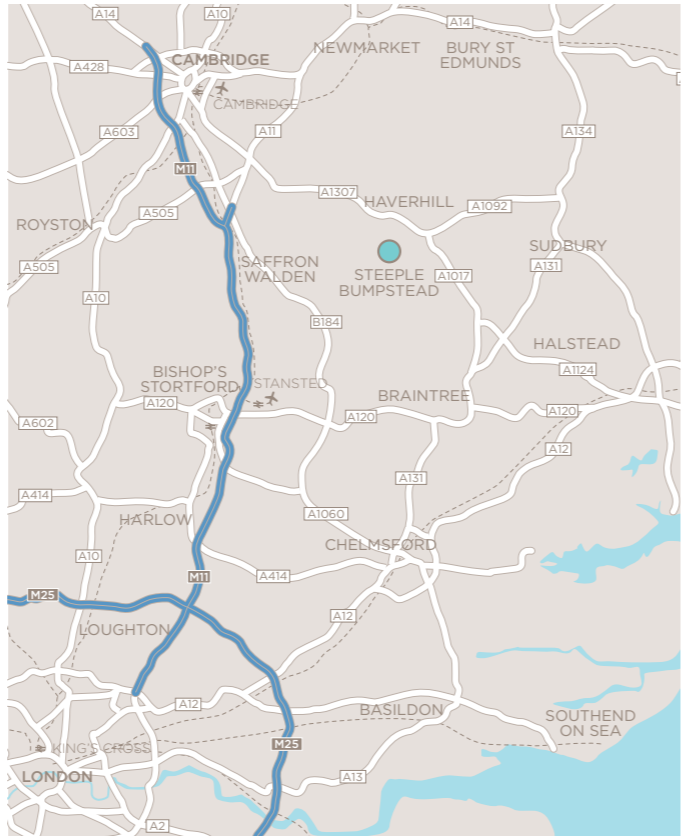
- Turf and patio to rear garden
- Block-paved/tarmac estate road
- Composite cladding

### OTHER

- All properties are freehold
- The development has a private road and communal areas which are subject to an estate charge (details available on request)
- Predicted energy ratings - B<sup>†</sup>



\*Colour choices available subject to build status. †Actual predicted energy assessments for individual properties are available on request. Please note: the plans on the previous pages are not shown to scale; all dimensions are approximate and given at their maximum. Dimensions may vary from plot to plot. In addition, some bedroom ceilings may not be completely full-height. Specification details may be subject to variation. All specification photographs are from previous developments and are indicative only.



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