



The Lavendon at Templar Green, Cressing, CM77 8PH

 2  4  3

Prices From £565,000 Freehold

## THE LAVENDON

Is a brand new four bedroom detached home which features accommodation laid out over three floors comprising entrance hall, living room with feature box bay window to front, fitted kitchen/dining room with built in appliances, an abundance of natural light with two lanterns and double doors overlooking and leading to the rear garden, utility room, ground floor cloakroom, to the first floor there is a double bedroom suite with en suite shower room, two further double bedrooms and family bathroom. The second floor offers an additional bedroom suite with dressing room and en suite shower room. Front and rear gardens, garage and driveway. Potential purchasers have the chance to influence their new home with a selection of choices and upgrades available subject to the stage of construction, please ask one of our sales consultants for more information.

The Lavendon collection are built around a crescent overlooking a green to the front and some plots backing on to open farmland with views to the rear.

## TEMPLAR GREEN

Templar Green is a stunning new collection of 2, 3 & 4 bedroom homes where an emphasis on the environment takes centre stage. Generous open communal spaces include naturally landscaped areas, a village green, play spaces, feature pond, orchard and woodland while homes benefit from larger than average gardens. Set against the timeless backdrop of beautiful Essex countryside on the fringes of the picturesque village of Cressing you'll enjoy the serenity of a rural lifestyle yet have all the convenience of vibrant Braintree close at hand.

Inland Homes' vision to create an outstanding collection of homes in an enviable environment is being fulfilled at Templar Green, where design excellence combines with superb standards of specification and finish to create homes that meet the demands of modern lifestyles. Reflecting traditional rural Essex architectural styles, a diverse palette of materials is being utilised to create attractive streetscapes that blend perfectly with their green setting, over 50% of which is designated public space. Templar Green is the perfect destination, not just for families, but for those who wish to work from home in a relaxed environment.

Encircled by farmland and protected by mature trees, Templar Green has been planned to respect this fertile environment with the incorporation of generous green spaces. Tranquil, rural living doesn't have to mean being away from it all. At Templar Green you'll be within just a 10 minute drive of Braintree yet able to enjoy the space and freedom of the countryside with access to a wide range of local amenities. Just 3 miles from Templar Green, Braintree offers everything you need for a perfectly balanced lifestyle, with great shopping, twice weekly market, excellent leisure facilities and a good choice of restaurants and coffee shops.

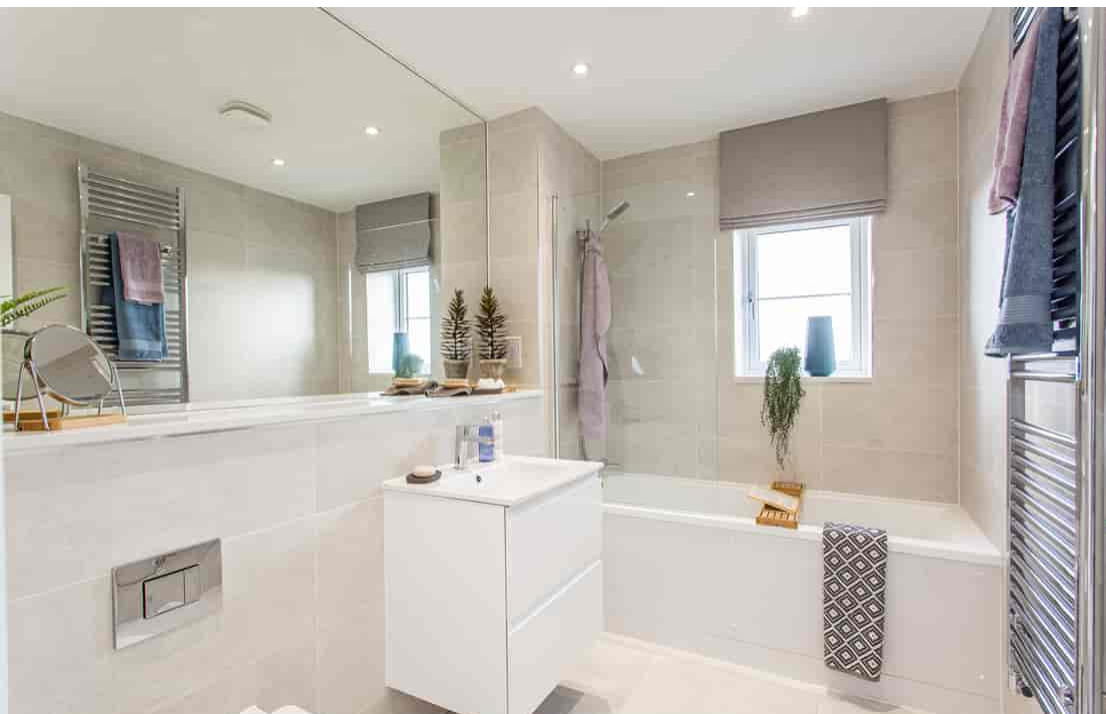
- THE LAVENDON - A detached family home laid out over three floors
- Outstanding collection of homes in an enviable environment
- Choice of contemporary handleless kitchen units and slimline laminate worktops with matching splashback from our selected range
- Choice of stylish wall tiles by Minoli – full height tiling around bath and to shower cubicle, half height tiling to sanitaryware walls
- Situated In A Crescent Overlooking Green To Front
- Four Double Bedrooms
- Stylish white suite with concealed cistern, soft close seat and semi pedestal basin
- Garage And Driveway
- 1562 sq ft
- Certain Plots Back On To Open Farmland & Offer Extensive Views













**GROUND FLOOR**

Living	4.78m x 3.24m	15'8" x 10'8"
Kitchen / Dining / Family	6.20m x 5.56m	20'4" x 18'2"

**FIRST FLOOR**

Bedroom 2	4.66m x 2.98m	15'3" x 9'9"
Bedroom 3	3.44m x 2.67m	11'3" x 8'9"
Bedroom 4	3.14m x 2.68m	10'3" x 8'9"

**SECOND FLOOR**

Bedroom 1	4.70m x 3.20m	15'5" x 10'6"
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□ Velux windows -- -- Depicts reduced ceiling height (2m) C - Cupboard ES - Ensuite AC - Airing cupboard

Computer generated images are for illustrative purposes only. Exterior and roof materials vary.

All dimensions are approximate. Specification and home layout may vary. Siteplan is not to scale and is indicative only.

Furniture layouts are for illustrative purposes and are indicative only.

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