



# Templar Green

*Crossing Essex*



Inland  
homes



# Templar Green

*Cressing Essex*

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.



# Design excellence in an unrivalled setting

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.



Computer generated illustration indicative only. Interior photography depicts the showhome at Templar Green



# Templar Green

*Crossing Essex*

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.

# Cressing

Connect with a life  
less hurried

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.



Templar Green



Surrounded by open farmland, Cressing has retained its rural ambience and sense of community spirit. A sports and social club brings locals together, there's a village store for those day to day essentials. If you want to stay close to home for a weekend lunch or a night out, enjoy a taste of Italian flavours at Il Salice, serving up a tempting choice of traditional dishes.

Your new environment will inspire you to immerse yourself in the delights of the beautiful rural surroundings. As well as having green space to enjoy literally on your doorstep at Templar Green, the neighbouring countryside is criss-crossed with footpaths to explore.

For a round of golf or tuition for adults and juniors head to 18 hole Notleys Golf Club, set in the valley of the River Brain just a 5 minute drive away, or perhaps you'd like to learn to ride at Cressing's Deanswood Equestrian Centre.

For those with school age children, Cressing Primary is rated 'good' by OFSTED, as is Alec Hunter Academy for 11 – 16 year olds in Braintree.



## Cressing Temple Barns

*There's 1,000 years of history on your doorstep. The Cressing Temple Barns, gifted to the Knights Templar by King Stephen in 1137 are the oldest known timber framed barns and amongst the few remaining Templar buildings in England.*

# Braintree

All you could want  
and more

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.



## Templar Green

This historic town provides an array of retail options in an attractive setting, with many high street favourites in the George Yard Shopping Centre complemented by outlet shopping at Braintree Village, where you'll find designer style at discount prices. For the weekly shop there's a Sainsbury's, Lidl, M&S Simply Food and Tesco superstore.



Leisure time's well catered for with a 12 screen Cineworld, theatrical and live music productions at Braintree Arts Theatre, and Braintree Leisure and Fitness with its pool, gym and exercise studio. On the edge of town, Green Flag awarded Notley Country Park, set in 100 acres, features Essex's longest play trail and Sky Ropes adventure course as well as cycle and walking trails, fishing lake and wildflower meadows.

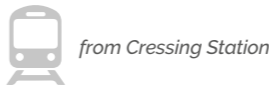


# Getting around

By road or rail you'll enjoy a connected lifestyle from Templar Green



Cressing has great transport links to London and the neighbouring counties. By road, the M25 can be reached in around 45 minutes, with the M11 and Stansted Airport each accessible in just over 20 minutes. From Cressing station, a convenient 20 minute walk away, trains can get you to London Liverpool Street in 55 minutes, while Chelmsford and Colchester can be reached in 20 and 32 minutes respectively.



Braintree	Witham
<b>7mins</b>	<b>12mins</b>
Chelmsford	Colchester
<b>20mins</b>	<b>32mins</b>
Liverpool St	
<b>55mins</b>	

Braintree
<b>3.5miles</b>
Chelmsford
<b>13miles</b>
Stansted Airport
<b>17miles</b>

Cressing Village
<b>0.4miles</b>
Cressing Station
<b>1mile</b>

Source: google.co.uk/maps

# 10

## great reasons to choose Templar Green

There's a host of reasons to choose Templar Green for your new home – these are just some of them.

### 1 Fabulous new homes

Each home at Templar Green has been designed for easy living, with thoughtfully planned layouts, high specifications and generously sized gardens.



### 2 A green environment

Outside space takes centre stage at Templar Green, with a village green at its heart, play areas and woodland.



### 3 Village life

A lively community with a sports and social club, village store and Italian restaurant.



### 4 Beautiful surroundings

Stunning countryside on your doorstep offers plenty of scope to enjoy the outdoor life.



### 5 Braintree

From high street favourites to designer labels there's something for everyone in Braintree.



### 6 Leisure time

Whether you're working out, practising your swing or want to entertain the kids you'll be spoilt for choice.



### 7 Schooling

Great schooling with Cressing Primary and Neil Hunter Academy both rated 'good' by Ofsted.



### 8 Connected living

It's just a 3 minute drive to Cressing station and you'll be within easy reach of main road networks.



### 9 Cycle routes

There's a host of great road cycling routes from Cressing to suit all abilities.



### 10 Heritage

The oldest known timber barns in the country can be found at historic Cressing Temple Barns.



# Templar Green

## DEVELOPMENT LAYOUT



**The Taplow**

4 bedroom family home  
Plots 1, 31, 35, 36, 38 & 78



**The Lavendon**

4 bedroom family home  
Plots 12, 13, 14, 15, 16 & 17



**The Aylesbury**

3 bedroom family home  
Plots 2, 6, 7, 8, 9, 10, 11, 48, 49, 50 & 51



**The Aylesbury Detached**

3 bedroom family home  
Plots 4, 18, 29, 30, 32, 33, 34 & 38



**The Olney**

3 bedroom family home  
Plots 5, 21, 47 & 52



**The Milton**

2 bedroom family home  
Plots 3, 19, 20, 58, 59, 76 & 77



**The Wycombe**

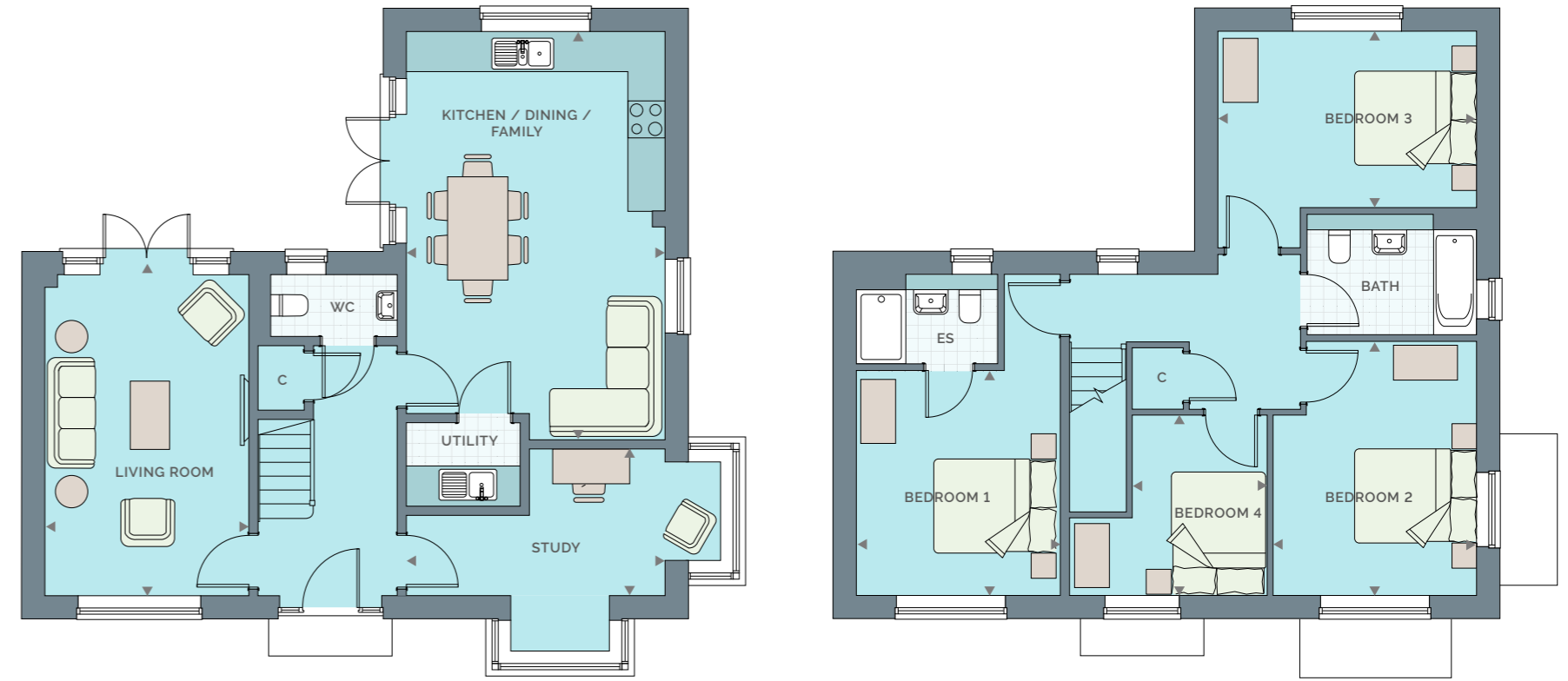
2 bedroom family home  
Plots 64, 65, 66 & 67



- G Garage
- CP Car port
- PS Parking space
- BS Bin storage
- CS Cycle storage
- Affordable housing



Computer generated illustration depicts plot 1 and is indicative only. Please note: the elevational treatment varies from plot to plot, please ask a Sales Advisor for details.



# The Taplow

## 4 BEDROOM FAMILY HOME

Plots 1, 31, 35, 36, 37 & 78



### PLOT 1

#### GROUND FLOOR

Living Room	5.20m x 3.30m	17'1" x 10'10"
Kitchen / Dining / Family	6.62m x 4.19m	21'8" x 13'9"
Study	4.19m x 2.42m	13'9" x 7'11"

#### FIRST FLOOR

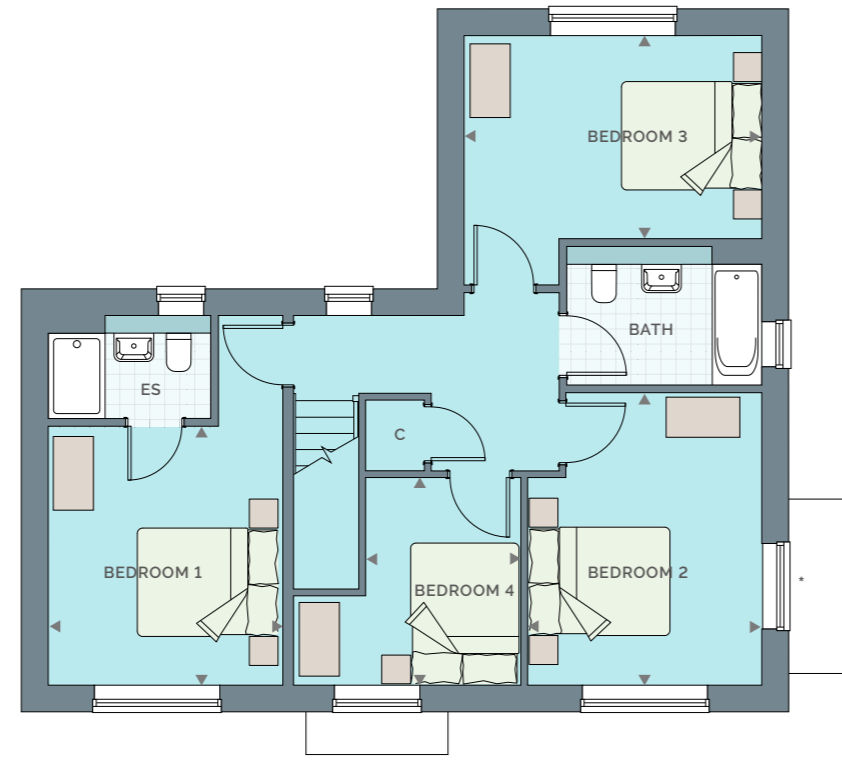
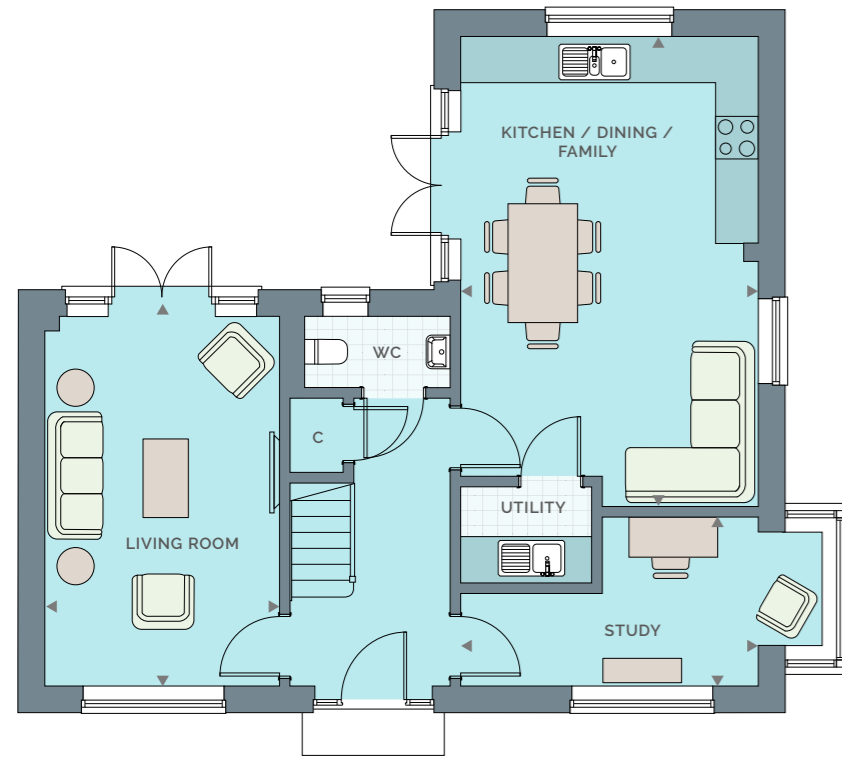
Bedroom 1	3.64m x 3.30m	11'11" x 10'10"
Bedroom 2	4.11m x 3.30m	13'6" x 10'10"
Bedroom 3	4.19m x 2.86m	13'9" x 9'5"
Bedroom 4	2.92m x 2.15m	9'7" x 7'1"

C - Cupboard ES - Ensuite

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.

# The Taplow

4 BEDROOM FAMILY HOME



Recessed brick dummy window to plot 31 - please ask a sales advisor for details

## PLOTS 31, 35, 37 & 78

31 & 35 shown, 37 & 78 mirrored

### GROUND FLOOR

Living Room	5.20m x 3.30m	17'1" x 10'10"
Kitchen / Dining / Family	6.62m x 4.19m	21'8" x 13'9"
Study	4.19m x 2.42m	13'9" x 7'11"

### FIRST FLOOR

Bedroom 1	3.64m x 3.30m	11'11" x 10'10"
Bedroom 2	4.11m x 3.30m	13'6" x 10'10"
Bedroom 3	4.19m x 2.86m	13'9" x 9'5"
Bedroom 4	2.92m x 2.15m	9'7" x 7'1"

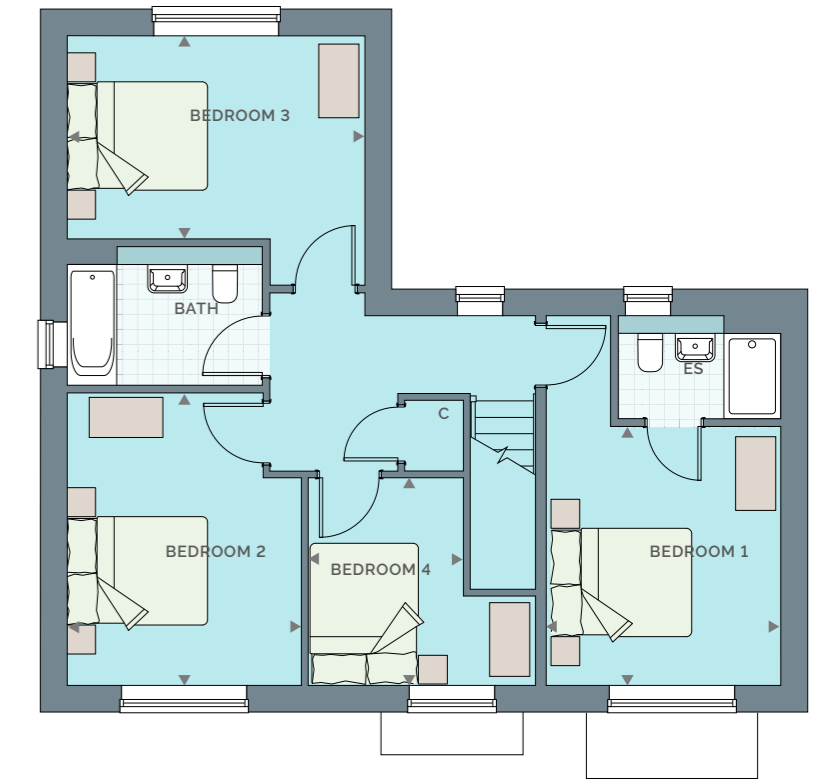
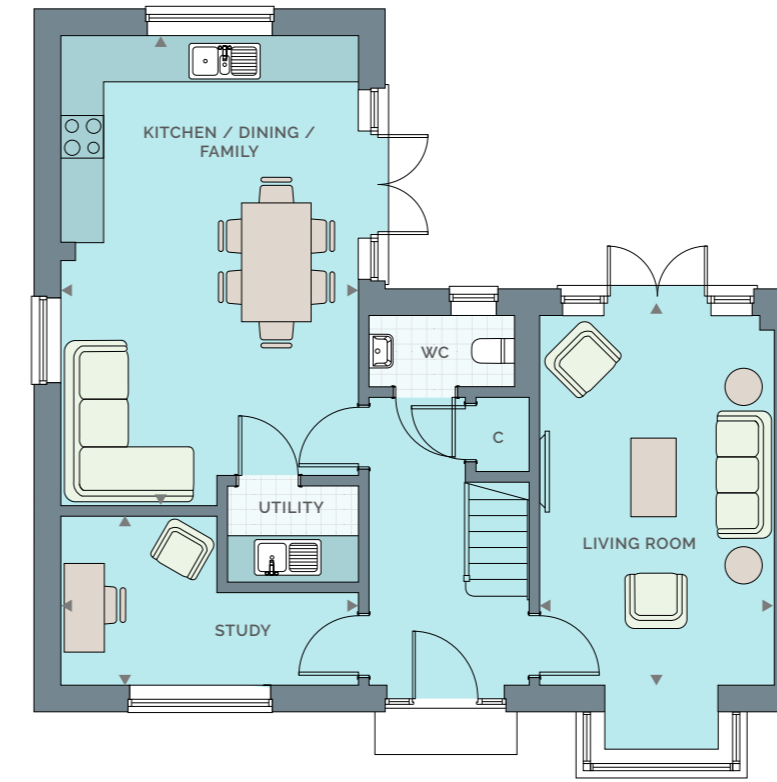
C - Cupboard ES - Ensuite

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Templar Green

# The Taplow

4 BEDROOM FAMILY HOME



## PLOT 36

### GROUND FLOOR

Living Room	5.20m x 3.30m	17'1" x 10'10"
Kitchen / Dining / Family	6.62m x 4.19m	21'8" x 13'9"
Study	4.19m x 2.42m	13'9" x 7'11"

### FIRST FLOOR

Bedroom 1	3.64m x 3.30m	11'11" x 10'10"
Bedroom 2	4.11m x 3.30m	13'6" x 10'10"
Bedroom 3	4.19m x 2.86m	13'9" x 9'5"
Bedroom 4	2.92m x 2.15m	9'7" x 7'1"

C - Cupboard ES - Ensuite

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Computer generated illustration is indicative only. Please note: not all Lavendon housetypes have a garage, please ask a Sales Advisor for details.

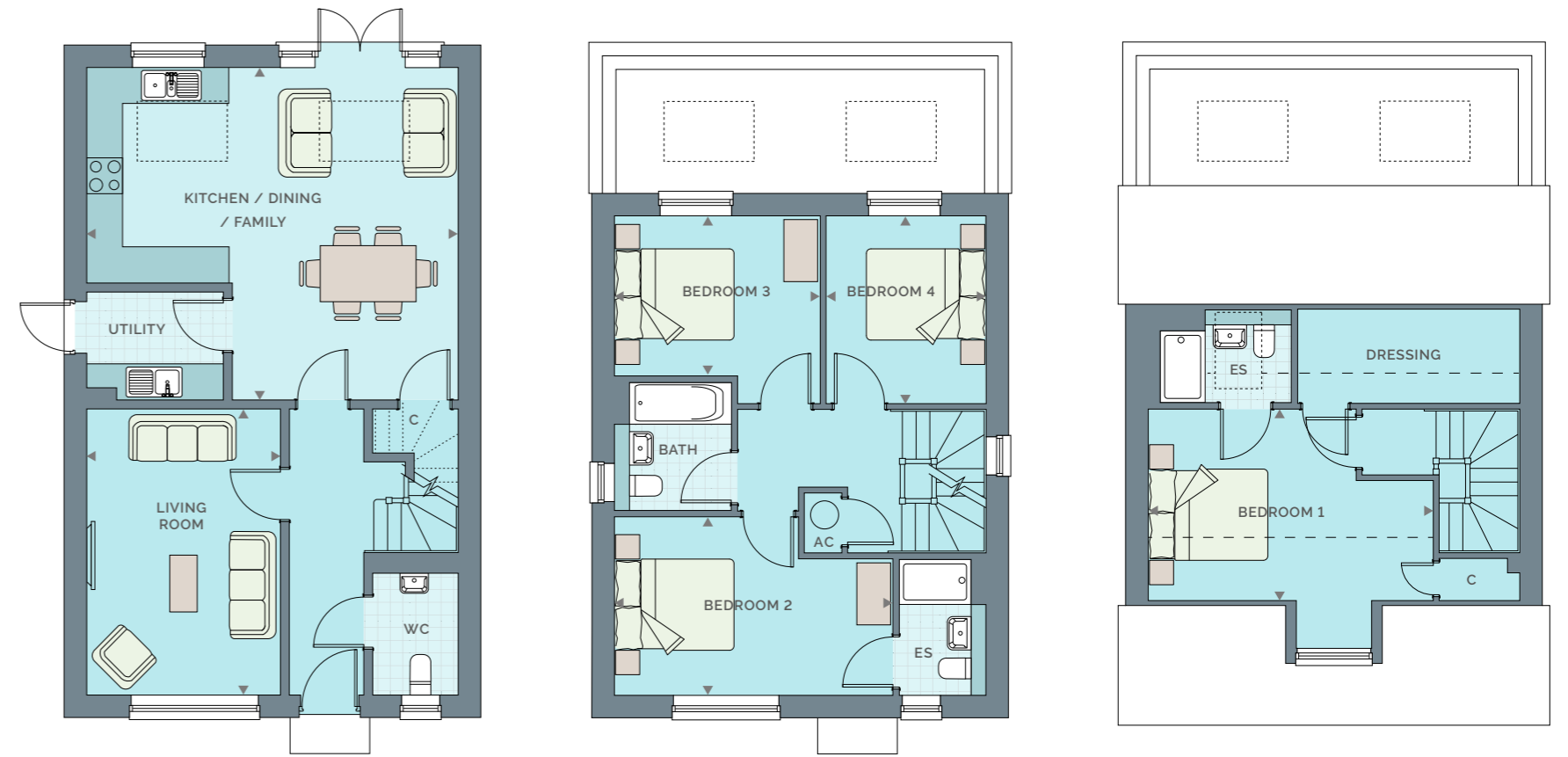


# The Lavendon

## 4 BEDROOM FAMILY HOME

Plots 12, 13, 14, 15, 16 & 17 shown

\*Garages to plots 12-15 are subject to planning



### 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  
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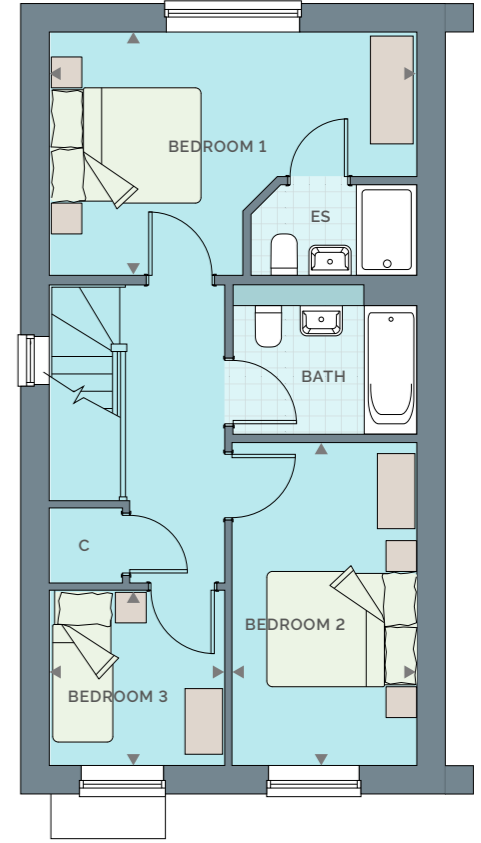
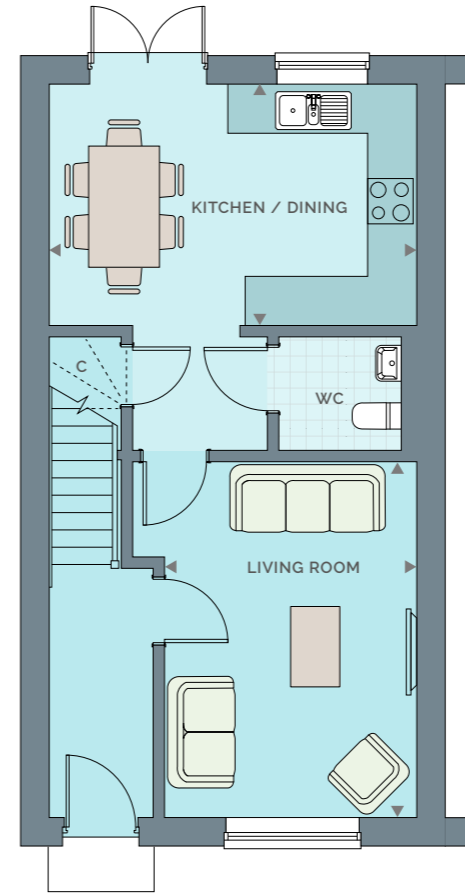


# The Aylesbury

## 3 BEDROOM FAMILY HOME

Plots 2, 6, 8, 10, 49 & 51 shown

Plots 7, 9, 11, 48 & 50 mirrored



### GROUND FLOOR

Living Room	4.75m x 3.21m	15'7" x 10'6"
Kitchen / Dining	4.84m x 3.22m	15'11" x 10'7"

### FIRST FLOOR

Bedroom 1	4.84m x 3.22m	15'11" x 10'7"
Bedroom 2	4.25m x 2.44m	13'11" x 8'0"
Bedroom 3	2.32m x 2.31m	7'7" x 7'7"

C - Cupboard ES - Ensuite

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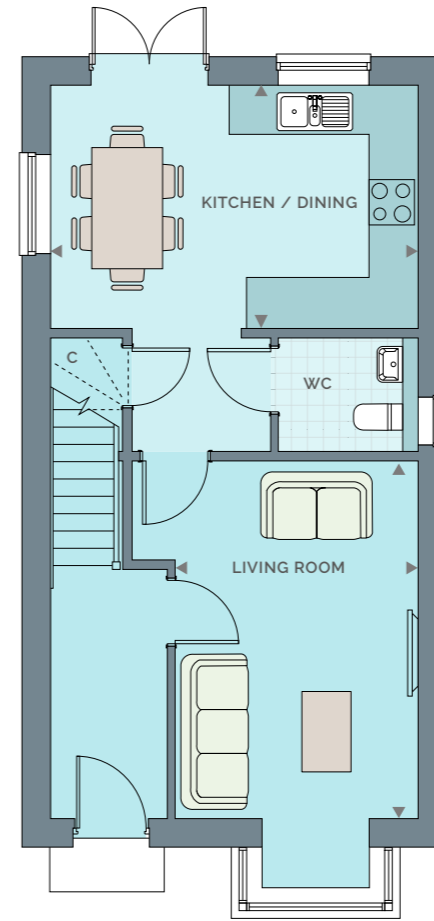
# The Aylesbury

## Detached

### 3 BEDROOM FAMILY HOME

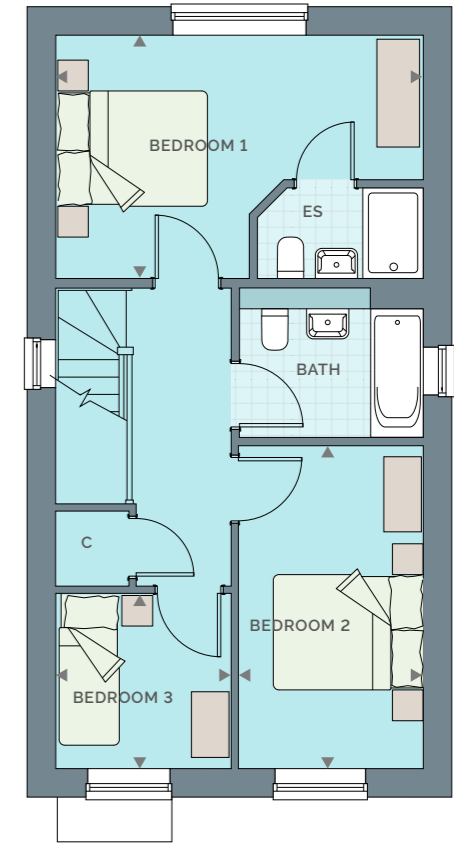
Plots 4, 29 & 33 shown

Plots 18, 30, 32, 34 & 38 mirrored



### GROUND FLOOR

Living Room	4.75m x 3.21m	15'7" x 10'6"
Kitchen / Dining	4.84m x 3.22m	15'11" x 10'7"



### FIRST FLOOR

Bedroom 1	4.84m x 3.22m	15'11" x 10'7"
Bedroom 2	4.25m x 2.44m	13'11" x 8'0"
Bedroom 3	2.32m x 2.31m	7'7" x 7'7"

C - Cupboard ES - Ensuite

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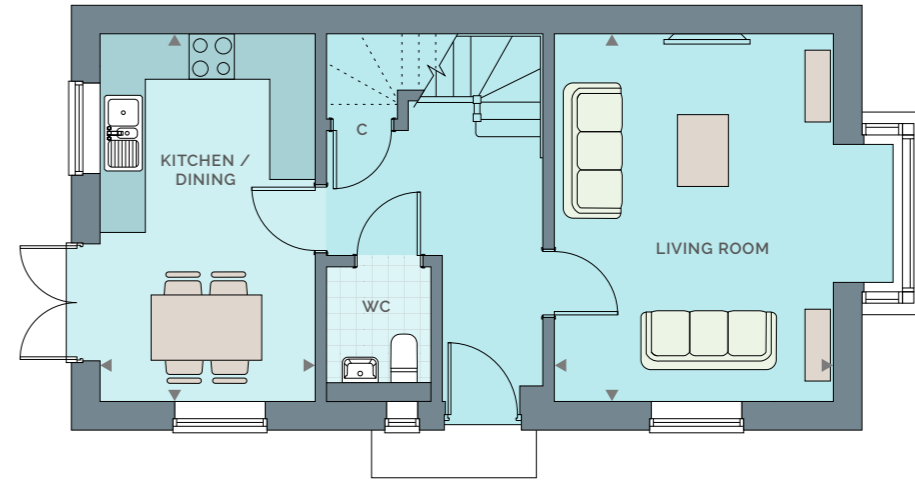
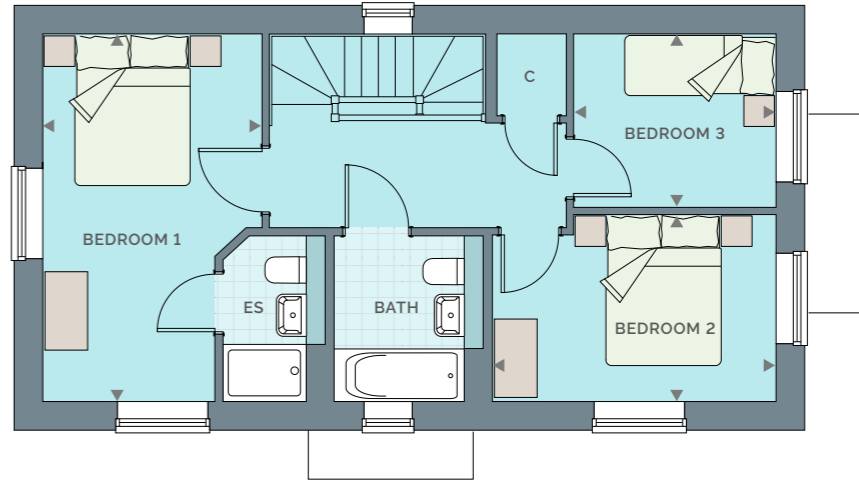


# The Olney

## 3 BEDROOM FAMILY HOME

Plots 5 & 52 shown

Plots 21 & 47 mirrored



### GROUND FLOOR

Living	4.86m x 3.69m	15'11" x 12'1"
Kitchen / Dining	4.86m x 2.85m	15'11" x 9'4"

### FIRST FLOOR

Bedroom 1	4.86m x 2.90m	15'11" x 9'6"
Bedroom 2	3.75m x 2.47m	12'4" x 8'1"
Bedroom 3	2.68m x 2.29m	8'9" x 7'6"

C - Cupboard ES - Ensuite

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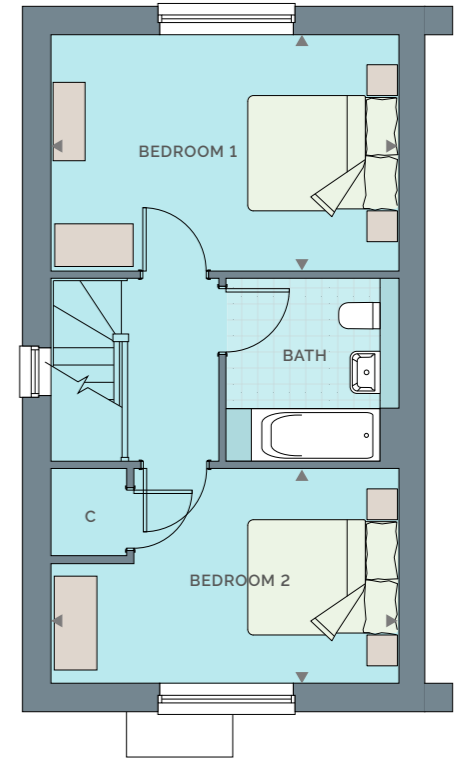
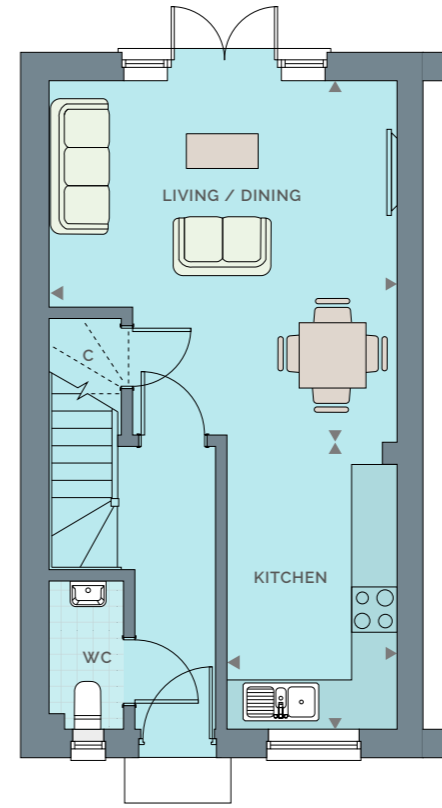


# The Milton

## 2 BEDROOM HOME

Plots 19, 58 & 76 shown

Plots 3, 20, 59 & 77 mirrored



### GROUND FLOOR

Kitchen	3.83m x 2.25m	12'7" x 7'5"
Living / Dining	4.74m x 4.62m	15'6" x 15'2"

### FIRST FLOOR

Bedroom 1	4.62m x 3.12m	15'2" x 10'3"
Bedroom 2	4.62m x 2.84m	15'2" x 9'4"

C - Cupboard ES - Ensuite

Please note: window configurations may differ from plot to plot. Please ask a member of the sales team for details  
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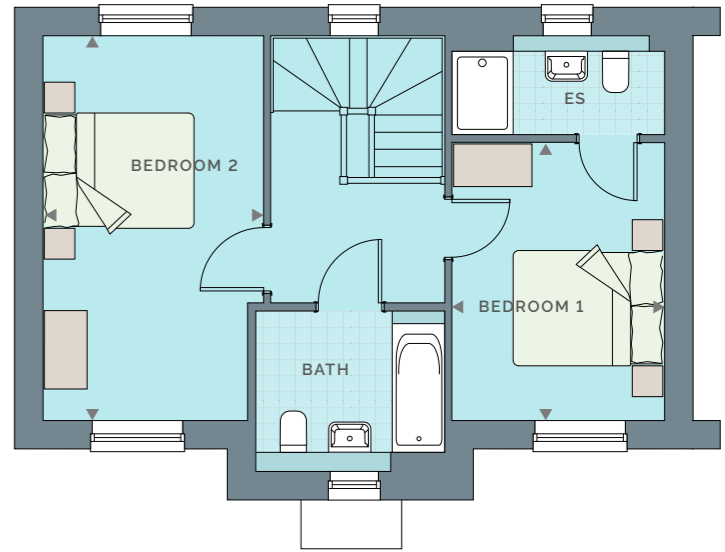
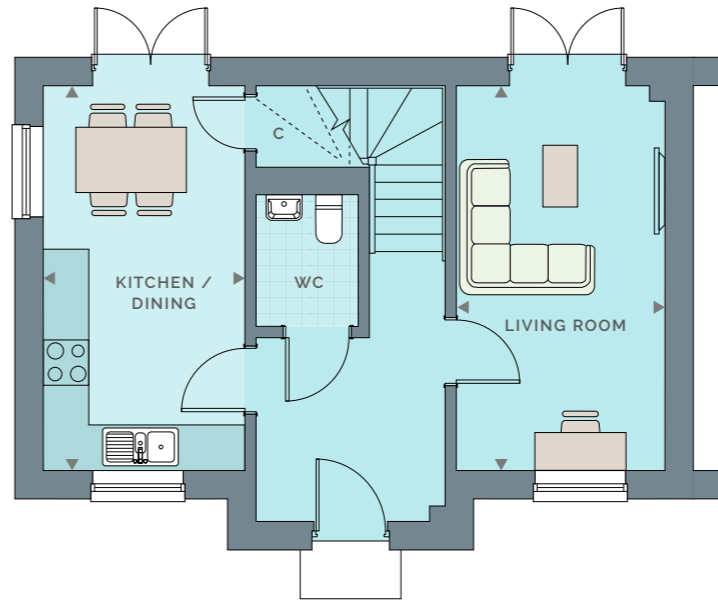


# The Wycombe

## 2 BEDROOM HOME

Plots 64 & 66 shown

Plots 65 & 67 mirrored



### GROUND FLOOR

Living Room	5.08m x 2.76m	16'8" x 9'1"
Kitchen / Dining	5.08m x 2.67m	16'8" x 8'9"

### FIRST FLOOR

Bedroom 1	3.67m x 2.81m	12'1" x 9'3"
Bedroom 2	5.09m x 3.19m	16'8" x 10'5"

C - Cupboard ES - Ensuite

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# A stylish and contemporary specification

## DESIGNER KITCHENS

- Choice of contemporary handleless kitchen units with laminate worktops and upstands from our selected range\*
- Choice of glass splashback to hob
- Built in 4 zone touch control ceramic hob with extractor hood, including wide hob to the 4 bedroom houses
- Integrated Hotpoint fridge/freezer
- Integrated stainless steel oven with multiflow technology and hydroclean functionality
- Integrated combi microwave to all 4 bedroom houses
- Integrated Hotpoint dishwasher
- Integrated washer dryer to 2 & 3 bedroom houses
- Utility room with space for washer dryer to the Lavendon
- Utility room with space for washing machine & tumble dryer to the Taplow
- Stainless steel one and a half bowl sink with Hansgrohe tap to kitchen
- Single stainless steel sink to utility room (where applicable)
- Contemporary worktop lighting
- Low energy LED downlights

## INTERNAL FEATURES

- Underfloor heating to ground floor with multifunctional thermostat
- Gas fired central heating and hot water system

- Radiators to first floor with thermostatic valves
- High speed Hyperoptic broadband\*\*
- USB charging points
- White ladder style internal doors with stylish chrome handles
- Walls and ceilings finished in white emulsion
- Internal doors, architraves and skirting finished in white satin wood

## BATHROOMS AND EN SUITES

- Contemporary white suite with semi pedestal basin
- Back to wall pan with concealed cistern, soft close seat and chrome push flush plate
- RAK brassware
- 20mm Quartz vanity tops
- Thermostatically controlled shower mixer to bath with clear glass shower screen
- Thermostatically controlled shower to en suite (where applicable), Merlyn chrome and clear glass shower enclosure
- Choice of stylish Minoli tiles – full height tiling around bath and to shower enclosure, half height tiling to sanitaryware walls and fully tiled floor\*
- Low energy LED downlights
- Extractor fan
- Shaver point
- Thermostatic heated chrome dual fuel ladder style towel rail

## SECURITY

- UPVC double glazed windows with multi locking point handles
- Front door fitted with mortice deadlock
- Mains operated smoke detectors, heat detectors and carbon monoxide detectors with battery back up

## EXTERIOR FINISH

- Patio
- Turf to rear garden (laid to natural contours of the development)
- External power point to rear
- Outside light to rear
- External tap
- Power and lighting to garage

## PARKING

Each plot will benefit from either a garage, carport and/or parking spaces. Please ask our Sales Advisor for details.

## INFLUENCE THE FINISH OF YOUR NEW HOME

Subject to the stage of construction, choose from a range of optional extras. Please ask our Sales Advisor for details.

## PREMIER WARRANTY

A 10 year Premier warranty provides complete peace of mind



\*Subject to stage of construction

\*\*Subject to subscription

Internal photography depicts a typical Inland Homes interior and is indicative only



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