

ATELIER

A VIBRANT NEW COMMUNITY
1,2,3 & 4 BEDROOM HOMES IN HARLOW

ATELIER

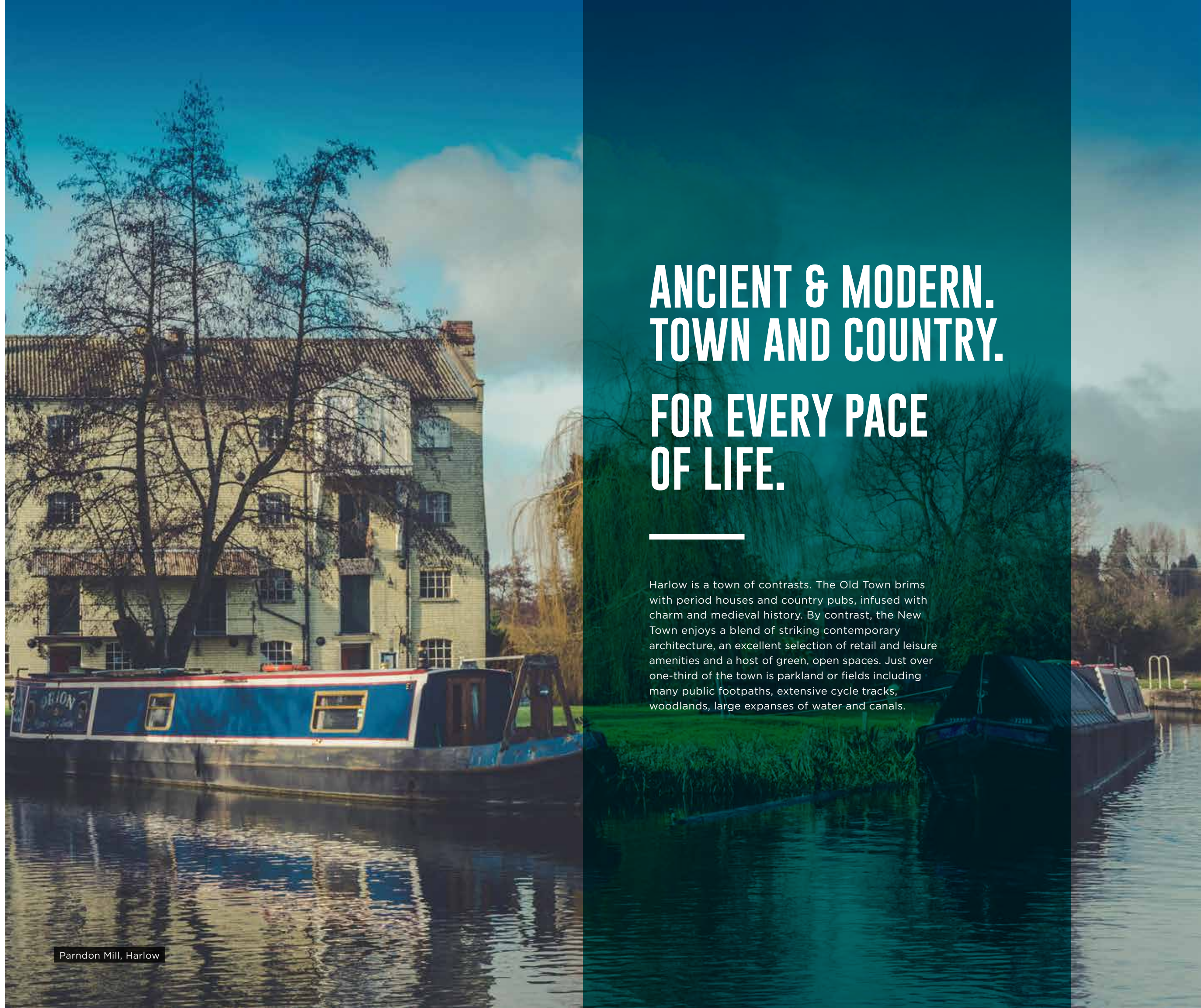
A VIBRANT NEW COMMUNITY.

JUST 31 MINS FROM LONDON.

Planned in 1947 as one of the first New Towns, Harlow was designed to offer a better quality of life from overcrowded London. Innovative features at the time were the first pedestrian precinct and sports centre, and an abundance of green open spaces. Another of Harlow's progressive approaches was hosting a permanent, public exhibition of sculptures in the town. It's this feature that gives Atelier its name; the word means an artist's studio or workshop.

Atelier is a Countryside development in partnership with Home Group. With a wide choice of house styles and accommodation, all benefitting from the superb Countryside design and specification, it's a development suitable for first time buyers, couples and growing families alike.





ANCIENT & MODERN. TOWN AND COUNTRY. FOR EVERY PACE OF LIFE.

Harlow is a town of contrasts. The Old Town brims with period houses and country pubs, infused with charm and medieval history. By contrast, the New Town enjoys a blend of striking contemporary architecture, an excellent selection of retail and leisure amenities and a host of green, open spaces. Just over one-third of the town is parkland or fields including many public footpaths, extensive cycle tracks, woodlands, large expanses of water and canals.

Parndon Mill, Harlow



SHOP

Harlow offers two shopping centres, The Harvey Centre and The Water Gardens (each less than three miles from Atelier), plus a wide choice of high street names and independent shops around the town. In addition, Harlow Market takes place four times a week at its new location in Broad Walk and East Gate.

DINE

Whether you're looking to eat in Harlow itself, or venture a little further afield, there are plenty of tempting pubs and restaurants to sample. From Italian food at Marco's in Roydon, to traditional British food in The Dusty Miller pub on Burnt Mill Lane. The Garden of India and Moonlight Tandoori are close to Atelier, as is The Rainbow and Dove, a charming gastropub. George the Fourth pub in Sawbridgeworth and Smiths in Ongar (recognised for its seafood) are also well worth visiting.

CULTURE

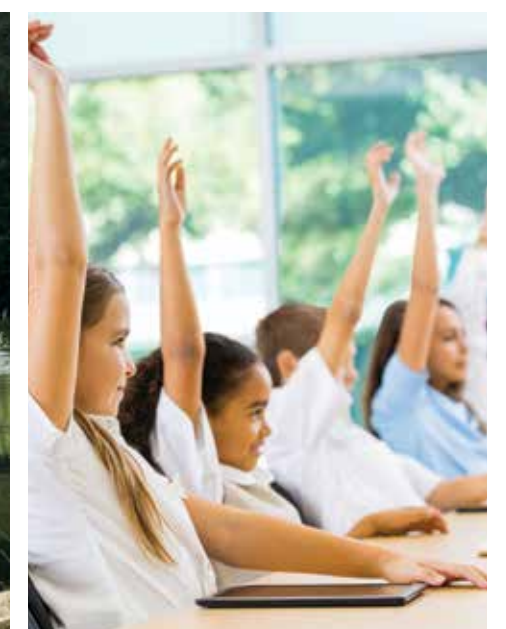
Sited throughout the town are over sixty sculptures of national significance, from world renowned artists including Henry Moore, Elisabeth Frink, Auguste Rodin and Barbara Hepworth. The town is also served by two theatres, the Harlow Playhouse and the Victoria Hall Theatre, and two Cineworld cinemas.

SPORT

From badminton to boxing, cricket to judo and football to sub-aqua, Harlow offers a wide choice of sports clubs to suit all abilities. Harlow Leisurezone (3 miles from Atelier) offers all the facilities you'd expect from a modern sports centre including a pool and an extensive range of fitness classes.

EDUCATION

Harlow and the surrounding areas offer a good selection of schools at all levels both in the state and independent sector, including the Burnt Mill Academy which was rated 'Outstanding' in its last Ofsted report, Mark Hall School rated 'Good' by Ofsted, Passmores Academy and Harlow College which offers a good choice of academic, business and vocational courses and is well-known for its Journalism Centre.

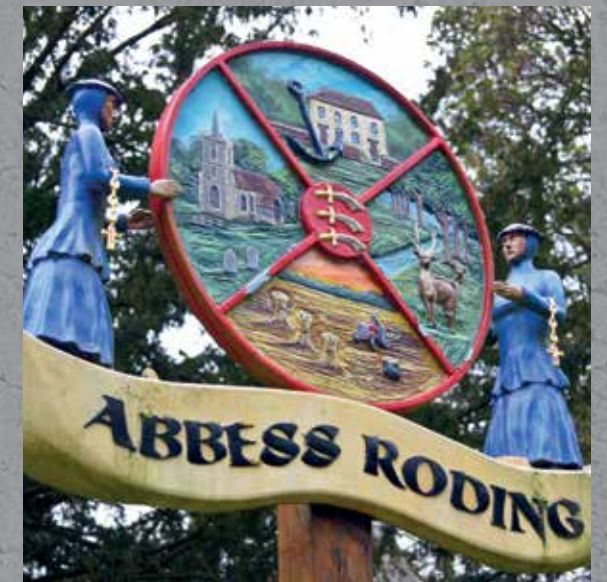


VILLAGE LIFE ON YOUR DOORSTEP

Surrounded by beautiful Essex and Hertfordshire countryside, Harlow is the ideal location for energetic walks or restful strolls. Living at Atelier you're close to a number of charming, historic villages including Abbess Roding, Great Amwell, Nazeing and Roydon. Spend time here amongst rural farmland, village greens and ponds, medieval churches and traditional country pubs and you'll discover a real antidote to modern living.



Great Amwell Nature Reserve



Abbess Roding, Village Sign



St Peter's Church, Roydon

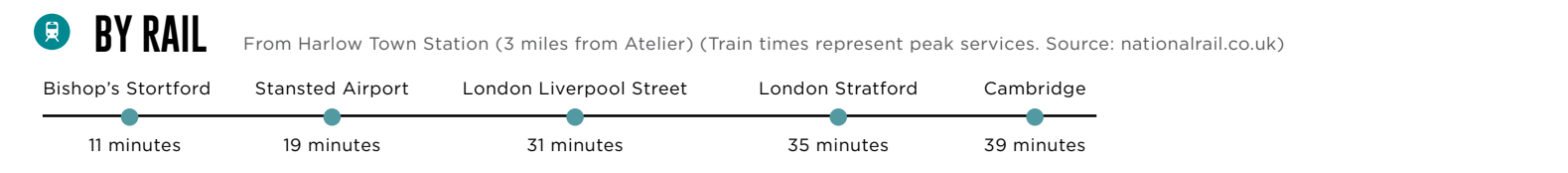
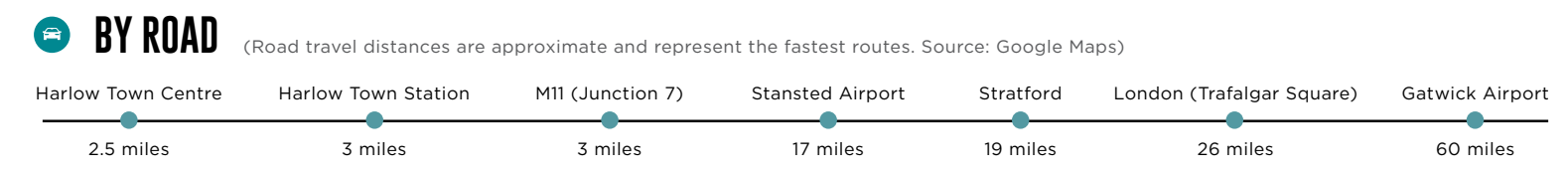
BE WELL CONNECTED

Harlow is very well located for travel links by both rail and road. Harlow Town Station is approximately three miles from Atelier with journey times to the City in just 31 minutes. A regular bus service to Epping Station connects you to the Central Line.

For road travel, Harlow is just off junction 7 of the M11, giving easy access to the M25 and also the capital, Stansted Airport and Cambridge.

POINTS OF INTEREST


- Harlow Town Station
- Harlow Bus Station
- Harlow Playhouse
- The Gibberd Gallery
- Harlow Museum
- Old Town
- Harlow Town FC
- Princess Alexandra Hospital
- The Harvey Centre (shopping centre)
- Harlow market
- Victoria Hall Theatre
- Cineworld Harlow Queensgate
- The Water Gardens (shopping centre)
- Staple Tye Shopping Centre
- Harlow Town Park
- Harlow Leisurezone
- Herts & Essex Community Farm
- Ash Tree Field
- Canons Brook Golf Club
- Harlow Stadium
- Tye Green Cricket Club
- Nicholls Field
- Parndon Wood Nature Reserve



BY BUS From Harlow bus station in Terminus Street (for details of the latest timetable visit: www.arrivabus.co.uk/herts-and-essex/places/harlow/)

ARRIVA	Bus number	ARRIVA	Bus number
To Harlow Town Station	2, 3, 3A	To Stansted Airport	508, 509, 510
To Chelmsford	59	To Epping	9

Travel times represent fastest journey times, correct at time of print, may be subject to change.



CONTEMPORARY DESIGN FOR STYLISH LIVING

DESIGNED TO MAXIMISE SPACE AND LIGHT



KITCHEN

- Contemporary fitted kitchen with handleless base units and tall units and contrasting laminated worktops with upstand
- Stainless steel one and a half bowl sink with chrome mixer tap and drainer
- Integrated combi electric oven and microwave to coach house and 2 bedroom houses
- Integrated double electric oven and separate integrated microwave to 3 & 4 bedroom houses
- Electric ceramic hob with glass splashback
- Integrated recirculating extractor hood
- Fully integrated A rated fridge/freezer and dishwasher
- Washer/dryer (location depends on house type, please ask Sales Consultant for more details)
- Ceramic floor tiling, Amtico flooring to the coach house
- Downlighters to ceilings and under-cupboard lighting

CENTRAL HEATING

- Radiators with thermostatic valves



BATHROOM & EN SUITE

- White sanitaryware with contemporary chrome accessories
- Feature shelf, bath panel, counter top and mirror fronted cabinets in driftwood
- White back to wall soft close WC with concealed dual-flush cistern
- Chrome shower mixer tap
- Silver and clear glass bath screen
- White semi-recessed basin with chrome mixer tap
- Porcelain tiled flooring with ceramic wall tiles full height around bath/shower
- Thermostatic shower mixer with shower tray and shower screen (en suites only)
- Shaver point
- White recessed downlighters

CLOAKROOM

- Chrome heated towel radiator
- White pedestal basin with chrome mixer tap
- White WC with dual-flush cistern
- Ceramic wall tiles
- Porcelain tiled floor

DECORATION

- Carpet fitted to hallway, living room and bedrooms
- Ceramic floor tiling in kitchen, porcelain floor tiling in cloakroom, bathroom and en suite
- Amtico flooring in kitchen and living areas (coach house only)
- Smooth finish ceilings painted with white emulsion
- Walls painted in neutral matt emulsion to all areas except kitchen/bathroom where vinyl silk emulsion will be used
- Skirtings and architraves painted satin white windows, doors & woodwork
- UPVC windows
- Secured by Design front entrance door
- Internal doors satin painted with brushed chrome ironmongery

ELECTRICAL

- Power points and electrical fittings conveniently positioned throughout
- TV and Sky Q+ points provided in living room and master bedroom
- TV points to all other bedrooms
- BT points provided to living room and master bedroom
- Pendant lighting to hall, living room and bedrooms
- Downlighters to all other rooms
- Electric Velux roof lights to 4 bed houses
- Smoke detectors mains operated with battery backup

MASTER BEDROOM

- Fitted wardrobe

EXTERIOR

- Front and rear external lights (rear controlled by sensor)
- Outside tap provided to rear garden
- Parking space(s) provided, please ask Sales Consultant for more details
- Rear garden with patio area and remainder laid to lawn (where applicable)



Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Countryside reserves the right to amend the specification as necessary. Countryside operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Images are from Atelier and specification may differ, please ask a Sales Consultant for more details.

WHY BUY NEW?

MAKE YOUR HOME YOUR OWN

Replacing a previous homeowner's idea of 'interior design' can be a costly and time consuming process. Move into a brand new home at Atelier 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 Atelier 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 faced 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.



CUSTOMER SERVICES

Countryside customer service begins with our trained Sales Consultants who offer guidance on the legal process involved in buying a new home and who can put you in touch with solicitors and independent financial advisors.

Every Countryside home carries our commitment to quality. You have the added assurance of every Countryside home coming with National House Building Council Warranty.

Each property is quality checked and commissioned by our dedicated Customer Services team before handover to you.

That's why from the moment you reserve your plot, to the day you receive your keys and beyond a dedicated Sales and Customer Service team will ensure you receive the very best service from Countryside. Our entire team works to our own Customer Charter.

All of our homes carry the NHBC Builders Warranty plus a comprehensive two year Customer Service Warranty as standard, giving you 24 hour emergency cover for your heating, plumbing and electrical items.

Countryside Properties Partnerships South has won a 2017 Gold Award for Customer Satisfaction.

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 Marketing Suite and via our 'Countryside' 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.consumercode.co.uk





COUNTRYSIDE

Places People Love



BROOK VALLEY GARDENS, CHIPPING BARNET
COUNTRYSIDE



STONECHAT MEWS, STONE
COUNTRYSIDE

ABOUT COUNTRYSIDE

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

All our developments 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 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 and unique detailing of environments, our creative approach to place making provides a greater sense of belonging, spirit of neighbourhood and quality of life. Countryside Partnership South is an NHBC 5* developer. We create places people love.



SPECTRUM, RAYNERS LANE
HOMEGROUP



PARK RISE, HIGH WYCOMBE
HOMEGROUP

ABOUT HOMEGROUP

Home Group is one of the UK's largest developers of quality homes for sale, shared ownership, affordable rent and a leader in long-term integrated housing, health and care.

With over 80 years' experience and plans to build 10,000 new homes by 2021, we are playing a significant role in addressing the UK's housing crisis.

By gearing up our commercial approach through private house sales, we will reinvest back into the business to create more homes for affordable rent and supported living.

Plus, our fresh-thinking approach will see the creation of innovative home ownership products that will help people take their first step onto the

property ladder. Underpinning this is our commitment to providing excellent service, value for money and a drive towards improved digital facilities. Our national reach, expert local teams and genuine partnerships combine to make these aims a reality.

Home Group - building brilliant relationships that put people first.

HOW TO FIND US

FROM YOUR SAT NAV - CM18 7HY

Atelier, Keaton Way, Off Commonside Road, Harlow, Essex. CM18 7HY

From Junction 7 of the M11

At junction 7, take the A414 exit to Chelmsford/Harlow. At the roundabout, take the 4th exit onto A414. Turn left onto Southern Way/A1169, go through five roundabouts. At the sixth roundabout, take the 1st exit onto Tysea Rd. Turn right onto Commonside Rd. Turn Right on to Keaton Way.

From Hertford via the A414

Follow A414 to Stanstead Rd/B1502. Follow A414 to Allende Ave/Fifth Ave/A1019 in Harlow. Continue on A1019. Take Second Ave/A1025, Tripton Rd and Tawneys Rd to Commonside Rd. Turn Right on to Keaton Way.

atelier-harlow.co.uk
01279 219 933



All information correct at time of print. Countryside reserve the right to make changes. Please speak to Sales Consultant for further details.

ATELIER

atelier-harlow.co.uk



COUNTRYSIDE

Places People Love