



HARE'S LEAP

H E N H A M

Bellway

HARE'S LEAP

*Welcome to*  
**HARE'S LEAP**

Where modern luxury living meets natural rural beauty

This exquisite collection of 4 and 5-bedroom homes combines the very best of contemporary design, countryside charm and city connections. Set in a superb location close to Henham's charming village centre, yet minutes from local towns and mainline rail links.

**Bellway**

## Refined village living inspired by the countryside

This desirable collection of brand new homes is set in approximately six acres of parkland with a children's play area, ponds and native woodland. Each home is carefully designed inside and out, and features a garage, additional parking and electric vehicle charging points. Located in this tranquil village, with a choice of nearby local schools, you have the perfect setting for modern family life.





## Discover the CHARM OF HENHAM

*Henham is a quintessential English village nestled in the scenic Essex countryside, yet within reach of the town, the city and the rest of the world.*

Henham's pretty streets are lined with fascinating period architecture and play home to a number of essential amenities. The independent local shop can cater for all your everyday needs, while the charming village hall and pub offer the perfect opportunity to immerse yourself in this friendly community.

For those who enjoy keeping active, Henham Tennis Club always welcomes new members and there is a nine-hole golf course a short drive away. A little further afield, you can find Bush Spring Shooting Club, Thaxted Wellbeing yoga and Saffron Walden Rugby Club, offering something for everyone to enjoy.

The charming nearby market towns of Stansted Mountfitchet, Saffron Walden and

Bishop's Stortford between them offer a broad range of shopping options, from independent boutiques to larger stores. There is also a delightful selection of cafés and restaurants to be found that put a world of tantalising flavours on your doorstep.

Nature lovers will be in their element at Hare's Leap. The serene Aubrey Buxton Nature Reserve and the National Trust's Hatfield Forest are both within a short drive and make the ideal place for leisurely walks surrounded by local flora and fauna.

When you also consider nearby rail links from Elsenham Station to Cambridge and London Liverpool Street, plus access to the M11, M25 and Stansted Airport's global destinations, the result is a perfect balance of countryside beauty and convenient connectivity.



—  
Your  
countryside  
home awaits  
at Hare's Leap  
—



*Surrounded by*  
**NATURE**



- The Felsted**  
Plots 11 & 12
- The Ashdon**  
Plot 41
- The Thaxted**  
Plots 25 & 32
- The Hedingham**  
Plots 1, 15, 24, 26, 31 & 39  
**The Hedingham with studio over garage**  
Plot 36
- The Finchingfeld with studio over garage**  
Plot 35
- The Walden**  
Plots 3, 4, 13 & 40  
**The Walden with studio over garage**  
Plot 2
- The Danbury**  
Plot 14  
**The Danbury with studio over garage**  
Plots 42, 44 & 45
- The Tillingham**  
Plots 37, 38 & 43  
**The Tillingham with studio over garage**  
Plot 34
- The Farmhouse with studio over garage**  
Plot 33

**KEY**

V Visitor Parking

SuDS Sustainable Drainage System

This exclusive development of bespoke country homes is set back off Mill Road, surrounded and inspired by the local countryside. Homes include solar PV and electric vehicle charging.

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is an illustrated two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

# THE HEDINGHAM

## FOUR BEDROOM HOME Plot 1



### FIRST FLOOR

Bedroom 1	5.58m x 3.44m (max)	18'4" x 11'4" (max)
Bedroom 1 Dressing	2.25m x 1.70m	7'5" x 5'7"
Bedroom 2	3.49m x 3.07m (max)	11'5" x 10'1" (max)
Bedroom 3	5.19m x 2.98m (max)	17'0" x 9'10" (max)
Bedroom 4	3.29m x 3.27m	10'10" x 10'9"

### GROUND FLOOR

Kitchen/Dining/Family	5.19m x 5.77m	17'0" x 18'11"
Living Room	3.53m x 5.86m (max)	11'7" x 19'3" (max)
Study/Snug	3.60m x 2.98m	11'10" x 9'9"
Utility	3.09m x 1.85m	10'2" x 6'1"



FIRST FLOOR



GROUND FLOOR

Clks – Cloakroom   B – Boiler   W – Fitted Wardrobe   WS – Wardrobe Space (suggestion only, wardrobe not included)

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# THE HEDINGHAM

FOUR BEDROOM HOME  
Plots 15, 24, 26, 31 & 39



FIRST FLOOR

Bedroom 1	5.58m x 3.44m (max)	18'4" x 11'4" (max)
Bedroom 1 Dressing	2.25m x 1.70m	7'5" x 5'7"
Bedroom 2	3.49m x 3.07m (max)	11'5" x 10'1" (max)
Bedroom 3	5.19m x 2.98m (max)	17'0" x 9'10" (max)
Bedroom 4	3.29m x 3.27m	10'10" x 10'9"

GROUND FLOOR

Kitchen/Dining/Family	5.19m x 5.77m	17'0" x 18'11"
Living Room	3.53m x 5.86m (max)	11'7" x 19'3" (max)
Study/Snug	3.60m x 2.98m	11'10" x 9'9"
Utility	3.09m x 1.85m	10'2" x 6'1"



FIRST FLOOR



GROUND FLOOR

Clks – Cloakroom   B – Boiler   W – Fitted Wardrobe   WS – Wardrobe Space (suggestion only, wardrobe not included)

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# THE HEDINGHAM

## FOUR BEDROOM HOME & STUDIO Plot 36



FIRST FLOOR



FIRST FLOOR STUDIO ABOVE GARAGE

### FIRST FLOOR

Bedroom 1	5.58m x 3.44m (max)	18'4" x 11'4" (max)
Bedroom 1 Dressing	2.25m x 1.70m	7'5" x 5'7"
Bedroom 2	3.49m x 3.07m (max)	11'5" x 10'1" (max)
Bedroom 3	5.19m x 2.98m (max)	17'0" x 9'10" (max)
Bedroom 4	3.29m x 3.27m	10'10" x 10'9"

### FIRST FLOOR STUDIO ABOVE GARAGE

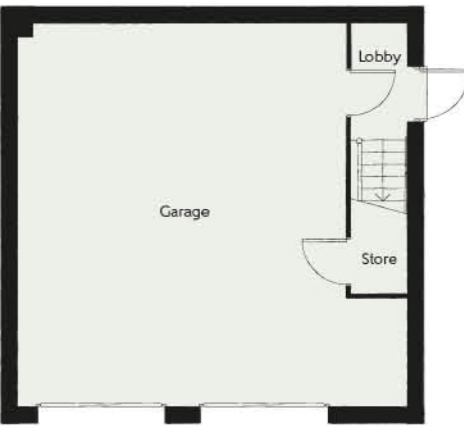
Studio/Kitchenette	7.21m x 5.16m (max)	23'8" x 16'11" (max)
Shower	2.26m x 1.91m	7'5" x 6'3"

### GROUND FLOOR

Kitchen/Dining/Family	5.19m x 5.77m	17'0" x 18'11"
Living Room	3.53m x 5.86m (max)	11'7" x 19'3" (max)
Study/Snug	3.60m x 2.98m	11'10" x 9'9"
Utility	3.09m x 1.85m	10'2" x 6'1"



GROUND FLOOR



GROUND FLOOR GARAGE

Clks – Cloakroom B – Boiler W – Fitted Wardrobe WS – Wardrobe Space (suggestion only, wardrobe not included) RW – Roof Window

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# THE FELSTED

FOUR BEDROOM HOME  
Plots 11 & 12



## FIRST FLOOR

Bedroom 1	5.37m x 2.92m (max)	17'8" x 9'7" (max)
Bedroom 2	3.70m x 3.08m	12'2" x 10'1"
Bedroom 3	2.71m x 2.92m	8'11" x 9'7"
Bedroom 4	3.16m x 2.88m (max)	10'5" x 9'5" (max)

## GROUND FLOOR

Kitchen/Dining	6.09m x 2.86m	20'0" x 9'5"
Living Room	3.00m x 6.09m	9'10" x 20'0"
Study	3.16m x 2.01m	10'5" x 6'7"



FIRST FLOOR



GROUND FLOOR

Clks – Cloakroom B – Boiler W – Fitted Wardrobe WS – Wardrobe Space (suggestion only, wardrobe not included)

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# THE THAXTED

FOUR BEDROOM HOME  
Plots 25 & 32

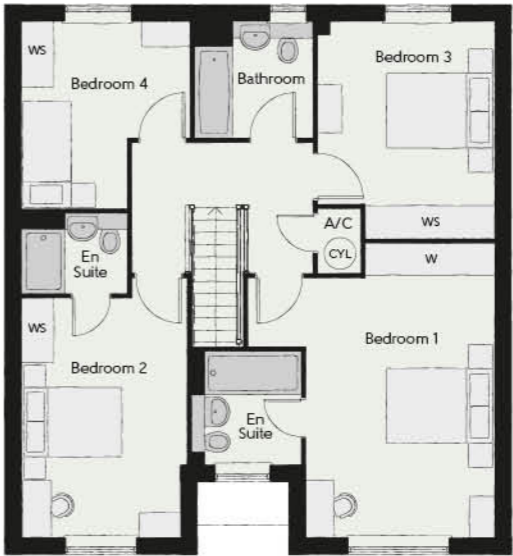


FIRST FLOOR

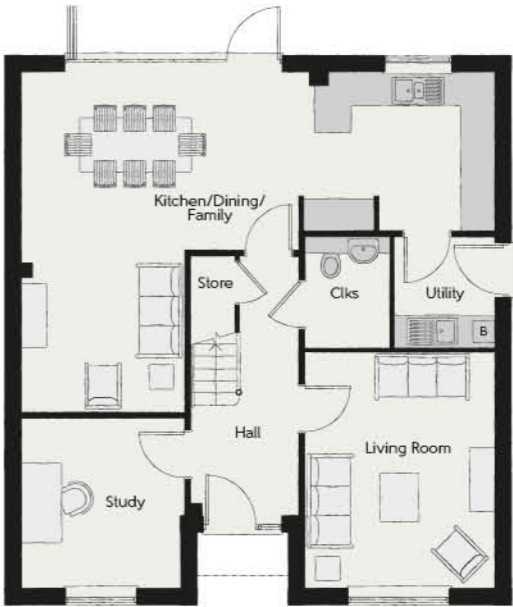
Bedroom 1	4.58m x 5.46m (max)	15'0" x 17'11" (max)
Bedroom 2	3.07m x 4.81m (max)	10'1" x 15'10" (max)
Bedroom 3	3.28m x 4.02m (max)	10'9" x 13'2" (max)
Bedroom 4	3.13m x 3.46m (max)	10'3" x 11'4" (max)

GROUND FLOOR

Kitchen/Dining/Family	8.79m x 6.29m (max)	28'10" x 20'8" (max)
Living Room	3.50m x 4.38m	11'6" x 14'5"
Study	3.01m x 3.14m	9'1" x 10'4"
Utility	1.86m x 2.04m	6'1" x 6'8"



FIRST FLOOR



GROUND FLOOR

Clks – Cloakroom   B – Boiler   W – Fitted Wardrobe   WS – Wardrobe Space (suggestion only, wardrobe not included)

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# THE FINCHINGFIELD

## FOUR BEDROOM HOME & STUDIO Plot 35



### FIRST FLOOR

Bedroom 1	5.80m x 3.30m (max)	19'0" x 10'10" (max)
Bedroom 1 Dressing	3.24m x 1.80m	10'8" x 5'11"
Bedroom 2	3.69m x 2.98m	12'1" x 9'10"
Bedroom 3	5.19m x 2.78m	17'0" x 9'1"
Bedroom 4	3.61m x 2.98m	11'10" x 9'10"

### FIRST FLOOR STUDIO ABOVE GARAGE

Studio/Kitchenette	7.21m x 5.16m (max)	23'8" x 16'11" (max)
Shower	2.26m x 1.91m	7'5" x 6'3"

### GROUND FLOOR

Kitchen/Dining/Family	5.19m x 5.77m	17'0" x 18'11"
Living Room	3.48m x 5.19m	11'5" x 17'0"
Study	3.60m x 2.98m	11'10" x 9'10"
Utility	1.91m x 3.60m	6'3" x 11'10"



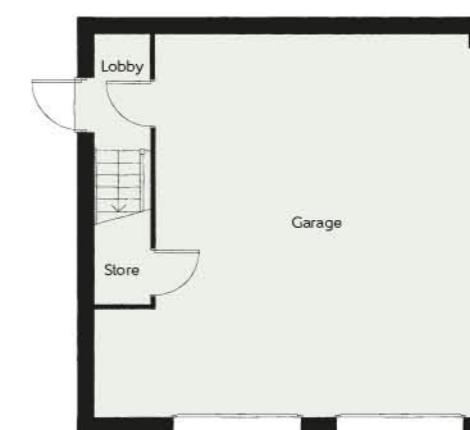
FIRST FLOOR



FIRST FLOOR STUDIO ABOVE GARAGE



GROUND FLOOR



GROUND FLOOR GARAGE

C/Ls – Cloakroom B – Boiler W – Fitted Wardrobe WS – Wardrobe Space (suggestion only, wardrobe not included) RW – Roof Window

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# THE ASHDON

FOUR BEDROOM HOME  
Plot 41



FIRST FLOOR

Bedroom 1	4.87m x 3.39m (max)	16'0" x 11'1" (max)
Bedroom 2	3.38m x 3.91m	11'1" x 12'10"
Bedroom 3	3.85m x 2.54m	12'8" x 8'4"
Bedroom 4	2.60m x 2.82m	8'6" x 9'3"

GROUND FLOOR

Kitchen/Dining/Family	8.34m x 3.81m	27'4" x 12'6"
Living Room	4.96m x 3.40m	16'3" x 11'2"
Study	2.54m x 2.61m	8'4" x 8'7"
Utility	2.05m x 1.90m	6'9" x 6'3"



FIRST FLOOR



GROUND FLOOR

Clks – Cloakroom   B – Boiler   W – Fitted Wardrobe   WS – Wardrobe Space (suggestion only, wardrobe not included)

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THE WALDEN

FIVE BEDROOM HOME & STUDIO  
Plot 2



FIRST FLOOR



FIRST FLOOR STUDIO ABOVE GARAGE

FIRST FLOOR

Bedroom 1	3.63m x 3.83m	11'11" x 12'7"
Bedroom 2	3.63m x 3.35m	11'11" x 11'0"
Bedroom 3	3.80m x 3.39m	12'6" x 11'2"
Bedroom 4	3.63m x 2.92m	11'11" x 9'7"
Bedroom 5	2.96m x 2.76m	9'9" x 9'1"

FIRST FLOOR STUDIO ABOVE GARAGE

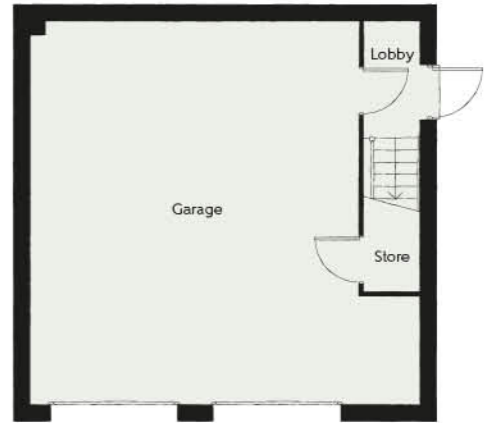
Studio/Kitchenette	7.21m x 5.16m (max)	23'8" x 16'11" (max)
Shower	2.26m x 1.91m	7'5" x 6'3"

GROUND FLOOR

Kitchen/Dining/Family	10.36m x 3.65m	34'0" x 12'0"
Living Room	3.90m x 4.54m	12'10" x 14'11"
Study	3.56m x 2.49m	11'8" x 8'2"
Utility	1.84m x 1.96m	6'0" x 6'5"



GROUND FLOOR



GROUND FLOOR GARAGE

Clks – Cloakroom B – Boiler W – Fitted Wardrobe WS – Wardrobe Space (suggestion only, wardrobe not included) RW – Roof Window

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# THE WALDEN

FIVE BEDROOM HOME  
Plots 3, 4, 13 & 40

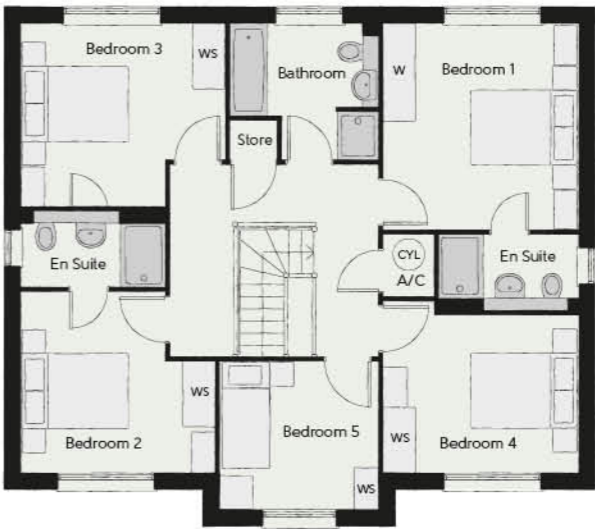


FIRST FLOOR

Bedroom 1	3.63m x 3.83m	11'11" x 12'7"
Bedroom 2	3.63m x 3.35m	11'11" x 11'0"
Bedroom 3	3.80m x 3.39m	12'6" x 11'2"
Bedroom 4	3.63m x 2.92m	11'11" x 9'7"
Bedroom 5	2.96m x 2.76m	9'9" x 9'1"

GROUND FLOOR

Kitchen/Dining/Family	10.36m x 3.65m	34'0" x 12'0"
Living Room	3.90m x 4.54m	12'10" x 14'11"
Study	3.56m x 2.49m	11'8" x 8'2"
Utility	1.84m x 1.96m	6'0" x 6'5"



FIRST FLOOR



GROUND FLOOR

Clks – Cloakroom   B – Boiler   W – Fitted Wardrobe   WS – Wardrobe Space (suggestion only, wardrobe not included)

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# THE DANBURY

FIVE BEDROOM HOME  
Plot 14



## FIRST FLOOR

Bedroom 1	4.96m x 4.44m (max)	16'3" x 14'7" (max)
Bedroom 1 Dressing	2.50m x 2.48m	8'3" x 8'2"
Bedroom 2	4.96m x 2.83m	16'3" x 9'4"
Bedroom 3	3.71m x 3.91m	12'2" x 12'10"
Bedroom 4	3.41m x 3.42m	11'2" x 11'3"
Bedroom 5	2.43m x 4.49m	8'0" x 14'9"

## GROUND FLOOR

Kitchen/Dining	5.41m x 4.49m	17'9" x 14'9"
Family Room	4.96m x 5.74m	16'3" x 18'10"
Living Room	4.96m x 4.36m	16'3" x 14'4"
Study/Dining Room	4.96m x 3.13m (max)	16'3" x 10'3" (max)
Utility	1.71m x 2.61m	5'7" x 8'7"
Pantry	1.71m x 1.51m	5'7" x 5'0"



FIRST FLOOR



GROUND FLOOR

Clks – Cloakroom B – Boiler W – Fitted Wardrobe WS – Wardrobe Space (suggestion only, wardrobe not included)

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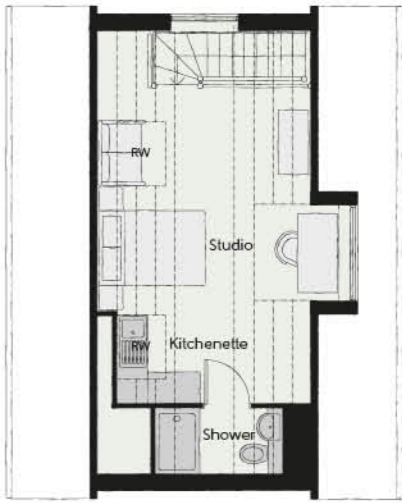
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# THE DANBURY

## FIVE BEDROOM HOME & STUDIO Plot 42



FIRST FLOOR



FIRST FLOOR STUDIO ABOVE GARAGE

### FIRST FLOOR

Bedroom 1	4.96m x 4.44m (max)	16'3" x 14'7" (max)
Bedroom 1 Dressing	2.50m x 2.48m	8'3" x 8'2"
Bedroom 2	4.96m x 2.83m	16'3" x 9'4"
Bedroom 3	3.71m x 3.91m	12'2" x 12'10"
Bedroom 4	3.41m x 3.42m	11'2" x 11'3"
Bedroom 5	2.43m x 4.49m	8'0" x 14'9"

### FIRST FLOOR STUDIO ABOVE GARAGE

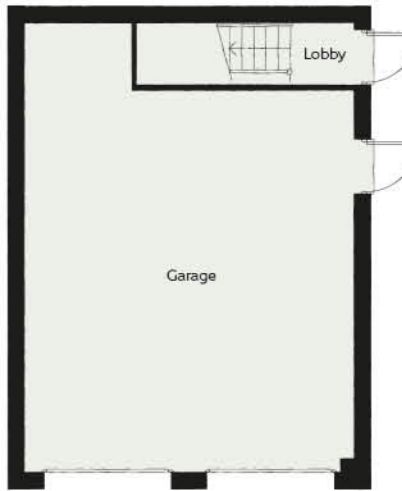
Studio/Kitchenette	3.70m x 6.93m (max)	12'2" x 22'9" (max)
Shower	1.20m x 2.37m	3'11" x 7'9"

### GROUND FLOOR

Kitchen/Dining	5.41m x 4.49m	17'9" x 14'9"
Family Room	4.96m x 5.74m	16'3" x 18'10"
Living Room	4.96m x 4.36m	16'3" x 14'4"
Study/Dining Room	4.96m x 3.13m (max)	16'3" x 10'3" (max)
Utility	1.71m x 2.61m	5'7" x 8'7"
Pantry	1.71m x 1.51m	5'7" x 5'0"



GROUND FLOOR



GROUND FLOOR GARAGE

Ckls – Cloakroom B – Boiler W – Fitted Wardrobe WS – Wardrobe Space (suggestion only, wardrobe not included) ---- – Reduced Head Height RW – Roof Window

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# THE DANBURY

FIVE BEDROOM HOME & STUDIO  
Plots 44 & 45 (handed)



FIRST FLOOR



FIRST FLOOR STUDIO ABOVE GARAGE

FIRST FLOOR

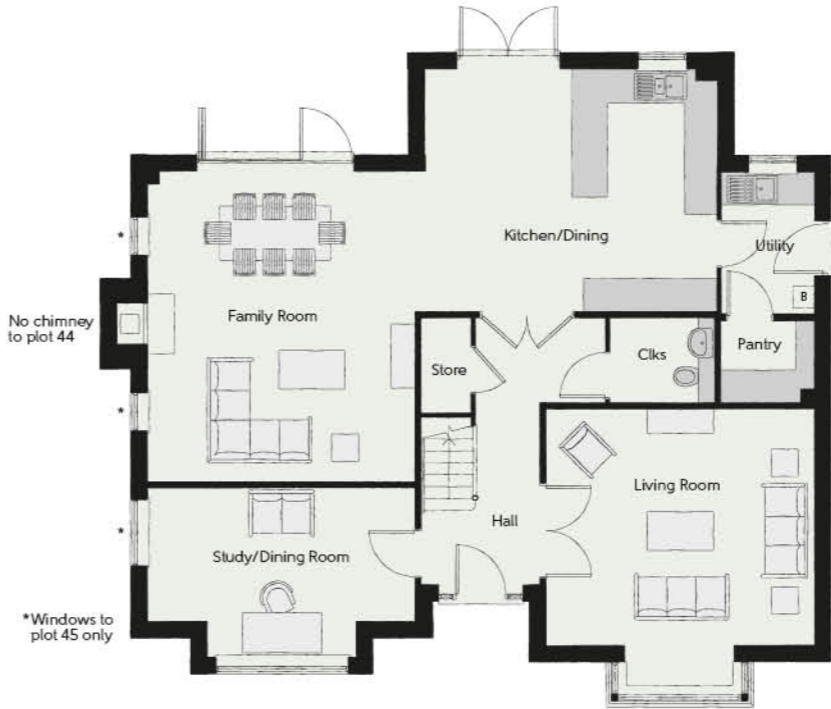
Bedroom 1	4.96m x 4.44m (max)	16'3" x 14'7" (max)
Bedroom 1 Dressing	2.50m x 2.48m	8'3" x 8'2"
Bedroom 2	4.96m x 2.83m	16'3" x 9'4"
Bedroom 3	3.71m x 3.91m	12'2" x 12'10"
Bedroom 4	3.41m x 3.42m	11'2" x 11'3"
Bedroom 5	2.43m x 4.49m	8'0" x 14'9"

FIRST FLOOR STUDIO ABOVE GARAGE

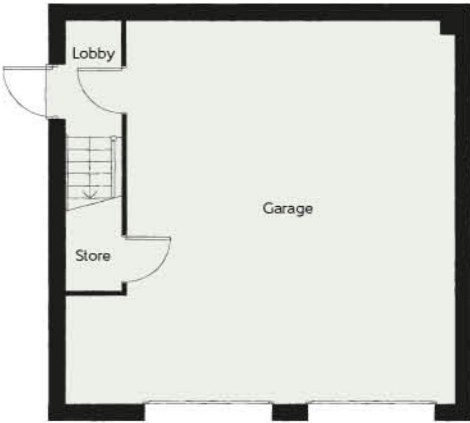
Studio/Kitchenette	7.21m x 5.16m (max)	23'8" x 16'11" (max)
Shower	2.26m x 1.91m	7'5" x 6'3"

GROUND FLOOR

Kitchen/Dining	5.41m x 4.49m	17'9" x 14'9"
Family Room	4.96m x 5.74m	16'3" x 18'10"
Living Room	4.96m x 4.36m	16'3" x 14'4"
Study/Dining Room	4.96m x 3.13m (max)	16'3" x 10'3" (max)
Utility	1.71m x 2.61m	5'7" x 8'7"
Pantry	1.71m x 1.51m	5'7" x 5'0"



GROUND FLOOR



GROUND FLOOR GARAGE

Clks – Cloakroom B – Boiler W – Fitted Wardrobe WS – Wardrobe Space (suggestion only, wardrobe not included) ---- – Reduced Head Height RW – Roof Window

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# THE FARMHOUSE

## FIVE BEDROOM HOME & STUDIO Plot 33



FIRST FLOOR

FIRST FLOOR STUDIO ABOVE GARAGE

### FIRST FLOOR

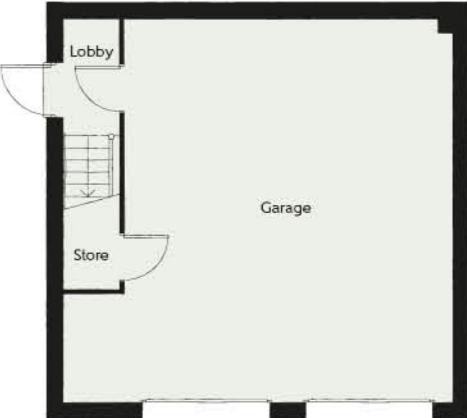
Bedroom 1	4.36m x 5.98m	14'4" x 19'8"
Bedroom 1 Dressing	1.97m x 2.31m	6'6" x 7'7"
Bedroom 2	4.72m x 3.81m	15'6" x 12'6"
Bedroom 3	5.01m x 3.21m	16'5" x 10'6"
Bedroom 4	5.03m x 2.88m (max)	16'6" x 9'5" (max)
Bedroom 5	5.01m x 2.82m	16'5" x 9'3"

### FIRST FLOOR STUDIO ABOVE GARAGE

Studio/Kitchenette	7.21m x 5.16m (max)	23'8" x 16'11" (max)
Shower	2.26m x 1.91m	7'5" x 6'3"

### GROUND FLOOR

Kitchen/Dining/Family	6.42m x 7.16m	21'1" x 23'6"
Living Room	4.95m x 6.31m	16'3" x 20'9"
Study	4.47m x 3.40m	14'8" x 11'2"
Utility	4.47m x 2.04m	14'8" x 6'8"



GROUND FLOOR

GROUND FLOOR GARAGE

Cls - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) ---- - Reduced Head Height RW - Roof Window

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# THE TILLINGHAM

## FIVE BEDROOM HOME & STUDIO Plot 34



### SECOND FLOOR

Bedroom 4	4.40m x 3.45m	14'5" x 11'4"
Bedroom 5	3.31m x 3.45m	10'10" x 11'4"

### FIRST FLOOR

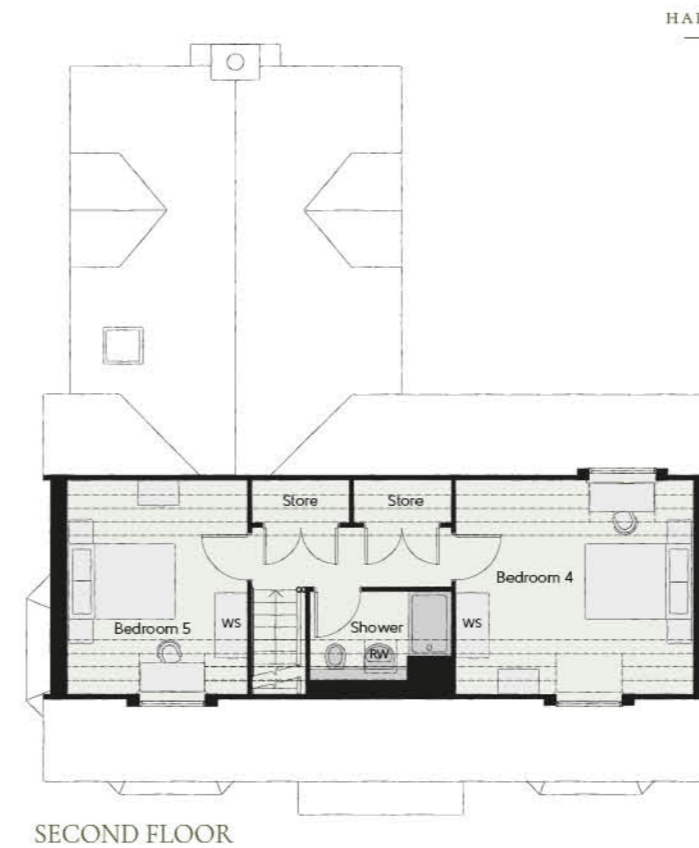
Bedroom 1	4.67m x 4.07m	15'4" x 13'4"
Bedroom 1 Dressing	2.60m x 1.93m	8'6" x 6'4"
Bedroom 2	5.07m x 3.59m	16'8" x 11'10"
Bedroom 2 Dressing	2.69m x 2.42m	8'10" x 7'1"
Bedroom 3	3.31m x 3.70m	10'10" x 12'2"

### FIRST FLOOR STUDIO ABOVE GARAGE

Studio/Kitchenette	7.21m x 5.16m (max)	23'8" x 16'11" (max)
Shower	2.26m x 1.91m	7'5" x 6'3"

### GROUND FLOOR

Kitchen/Breakfast/Family	4.23m x 6.56m	13'10" x 21'7"
Living Room	5.07m x 5.84m	16'8" x 19'2"
Dining Room	3.73m x 4.26m (max)	12'3" x 14'0" (max)
Study	3.25m x 2.22m	10'8" x 7'3"
Utility	1.79m x 2.22m	5'10" x 7'3"



SECOND FLOOR



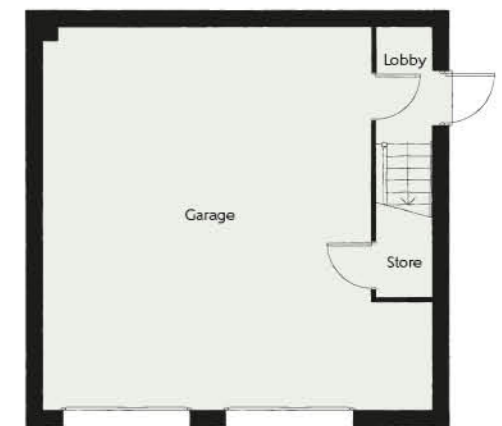
FIRST FLOOR



FIRST FLOOR STUDIO ABOVE GARAGE



GROUND FLOOR



GROUND FLOOR GARAGE

Clks – Cloakroom B – Boiler W – Fitted Wardrobe WS – Wardrobe Space (suggestion only, wardrobe not included) ---- Reduced Head Height RW – Roof Window

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# THE TILLINGHAM

FIVE BEDROOM HOME  
Plots 37, 38 & 43



## SECOND FLOOR

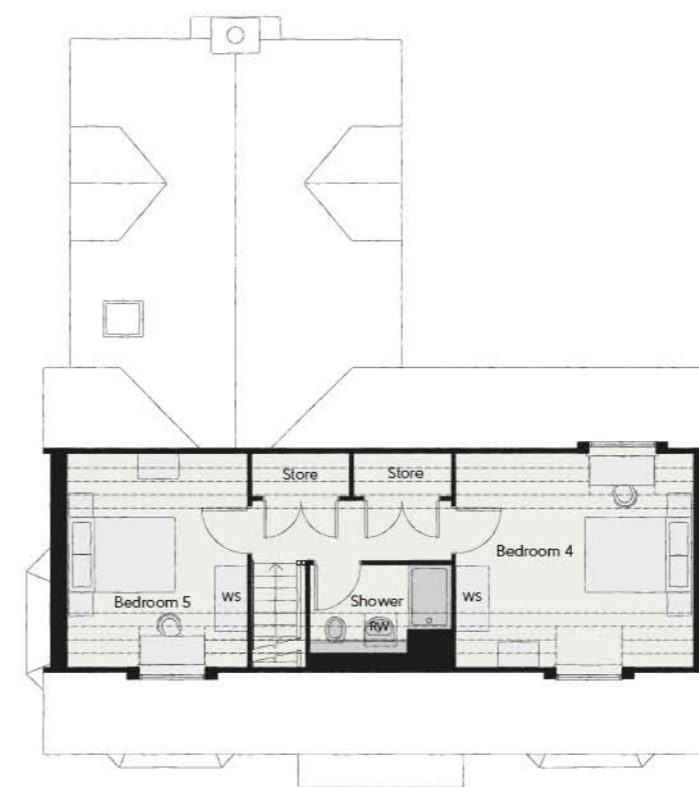
Bedroom 4	4.40m x 3.45m	14'5" x 11'4"
Bedroom 5	3.31m x 3.45m	10'10" x 11'4"

## FIRST FLOOR

Bedroom 1	4.67m x 4.07m	15'4" x 13'4"
Bedroom 1 Dressing	2.60m x 1.93m	8'6" x 6'4"
Bedroom 2	5.07m x 3.59m	16'8" x 11'10"
Bedroom 2 Dressing	2.69m x 2.42m	8'10" x 7'1"
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## GROUND FLOOR

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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Clks – Cloakroom B – Boiler W – Fitted Wardrobe WS – Wardrobe Space (suggestion only, wardrobe not included) ---- Reduced Head Height

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HARE'S LEAP



## It's all in the DETAIL

### KITCHEN

- Traditional Shaker-style kitchen units with Porcelain 20mm worksurfaces and upstands
- Porcelain splashback behind hob to match worktop
- Ceramic Butler style sink with mixer kitchen tap (single bowl sink with tap to utility rooms)
- AEG stainless steel double fan oven located at eye level (two ovens to 5 bedroom homes)
- AEG combination microwave oven to 4 bedroom homes, microwave to 5 bedroom homes
- AEG stainless steel gas hob with 5 burners
- AEG integrated cooker hood/island hood where applicable
- AEG integrated fridge freezer (two fridge freezers to 5 bedroom homes)
- AEG integrated dishwasher
- Miele appliances to The Farmhouse
- Wine cooler
- Under counter lighting
- Space and plumbing for a washer machine and tumble dryer located in utility room

### BATHROOM, EN SUITE AND CLOAKROOM

- Roca white sanitaryware with chrome fittings
- Roca chrome taps and bathroom furniture
- Mira minimal single thermostatic shower over bath to family bathrooms
- Mira minimal Dual ERD thermostatic shower with separate overhead and hand showers
- Vanity unit or under sink drawer unit (where applicable)
- Chrome heated towel warmers
- Fully tiled floors to all wet rooms
- Full height tiling to wet walls with flat edged chrome trim, half height to remaining walls

### SUSTAINABILITY

- PV solar panels
- EV charging terminal

### GENERAL

- Walls and ceiling finished in white matt emulsion
- Skirting and architraves finished in white Satinwood
- Oak veneer internal doors with chrome door furniture
- Staircase with oak handrail, newel posts and caps
- Fitted wardrobes to bedroom 1

### ELECTRICAL/HEATING

- Openreach ultra-fast connectivity and hyperoptic
- Stainless steel sockets, switches and USB points throughout
- TV and Cat 6 network point to living room, family room, bedroom 1 and study
- Telephone point to living room
- Dual connection satellite points to living room
- Pendant ceiling light to living room, bedrooms, hallway, stairs and landing
- White recessed spotlights to kitchen, dining/family rooms and wet rooms

- External light to front and rear with PIR sensor
- Underfloor heating to all ground floor rooms with energy efficient compact radiators to remaining rooms
- Logic boiler and cylinder with smart heating programmer and room thermostat
- Heat detector, smoke alarm and carbon monoxide detectors

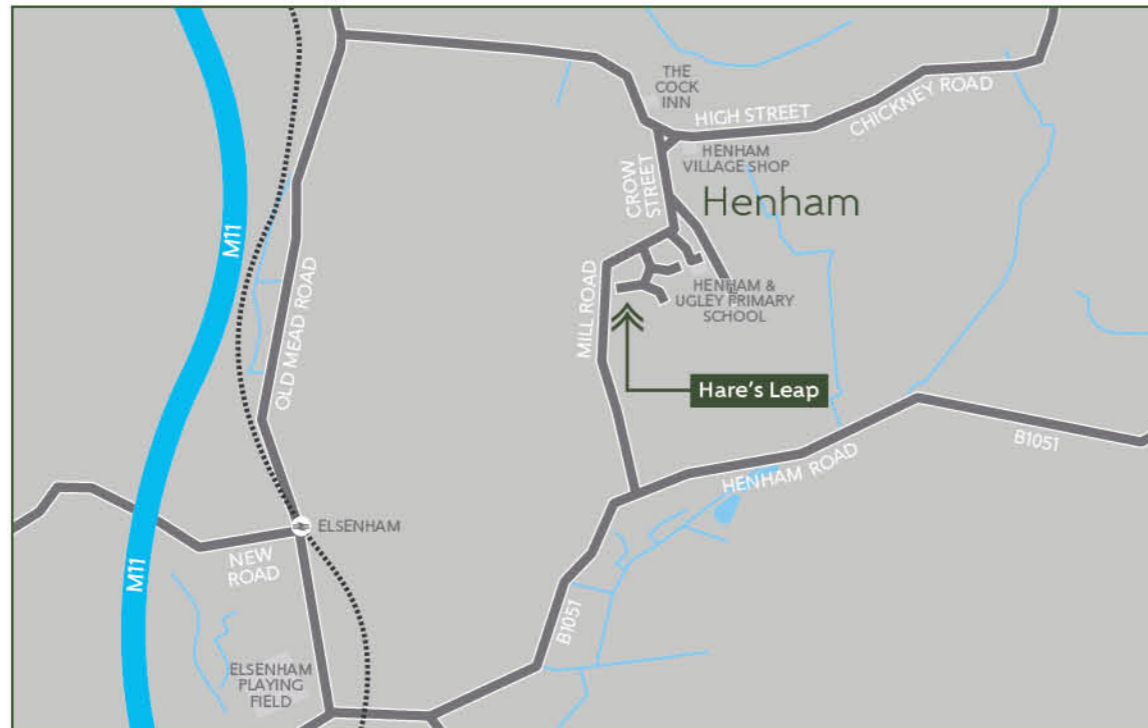
### EXTERNAL

- External tap to rear
- Porches and canopies in hardwood (where applicable)
- Timber effect garage doors
- Front gardens turfed and landscape planting



# HARE'S LEAP

H E N H A M



MILL ROAD, HENHAM, ESSEX CM22 6AA

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Bellway House, Bury Street, Ruislip HA4 7SD

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