



**PADDOCK
ROW**

**WEAVERS CLOSE
GREAT DUNMOW**

oakheart
LAND & NEW HOMES

01245 808 119
newhomes@oakheart.co.uk

PADDOCK ROW ENJOYS A SUPERB SETTING OFF WEAVERS CLOSE IN GREAT DUNMOW.

Just a short stroll from the historic High Street and its mix of independent shops, cafés and traditional pubs.

Surrounded by rolling Essex countryside yet moments from key A-roads and rail connections, it is perfectly placed for both everyday life and easy commuting.

BEAUTIFUL HOMES IN A OUTSTANDING LOCATION

Tucked behind the High Street off Weavers Close, Paddock Row feels peaceful and calm yet within easy walking distance of the vibrant High Street. Residents can stroll into town for coffee, pick up daily essentials from local stores, or enjoy a night out without having to drive.

Families benefit from a strong choice of local schools, including primary and secondary options in Great Dunmow and the renowned Felsted School just a short drive away. Sport and leisure are well catered for, with Great Dunmow Leisure Centre, recreation grounds and nearby country parks offering space to exercise, walk the dog or simply unwind outdoors.

With easy access to the A120, commuters and frequent travellers have quick links to Stansted Airport and the M11 for routes into London, Cambridge and the wider motorway network. Rail services from Braintree, Chelmsford and Stansted provide fast journeys into London Liverpool Street and beyond, making Paddock Row a practical base for work or weekend city trips.

Everyday essentials are equally convenient, with supermarkets, GP services, dentists and nurseries all within easy reach in and around Great Dunmow. This blend of historic market-town character, modern amenities and excellent connectivity makes Paddock Row an attractive choice for a wide range of buyers.

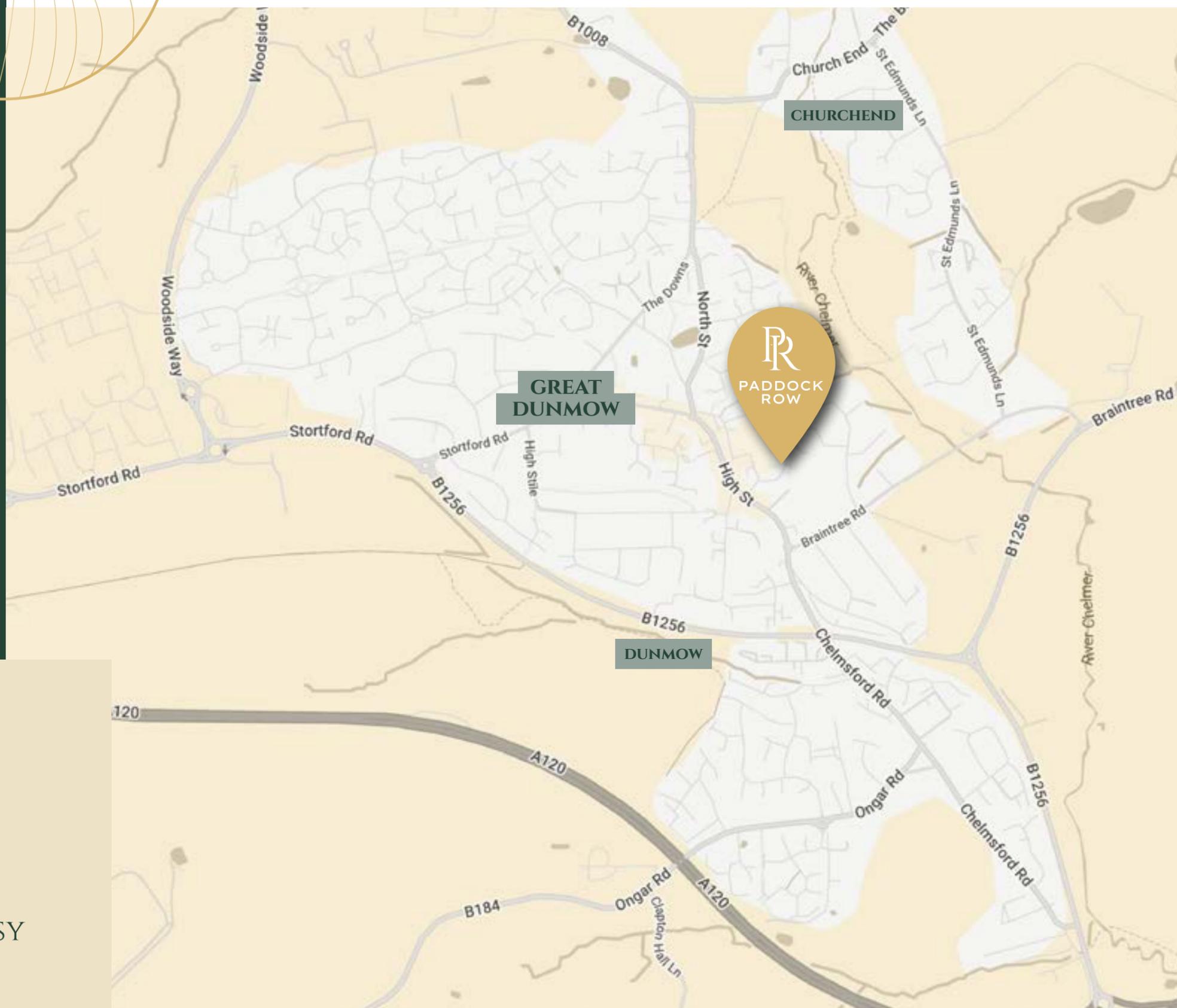


AT A GLANCE FROM

PADDOCK ROW

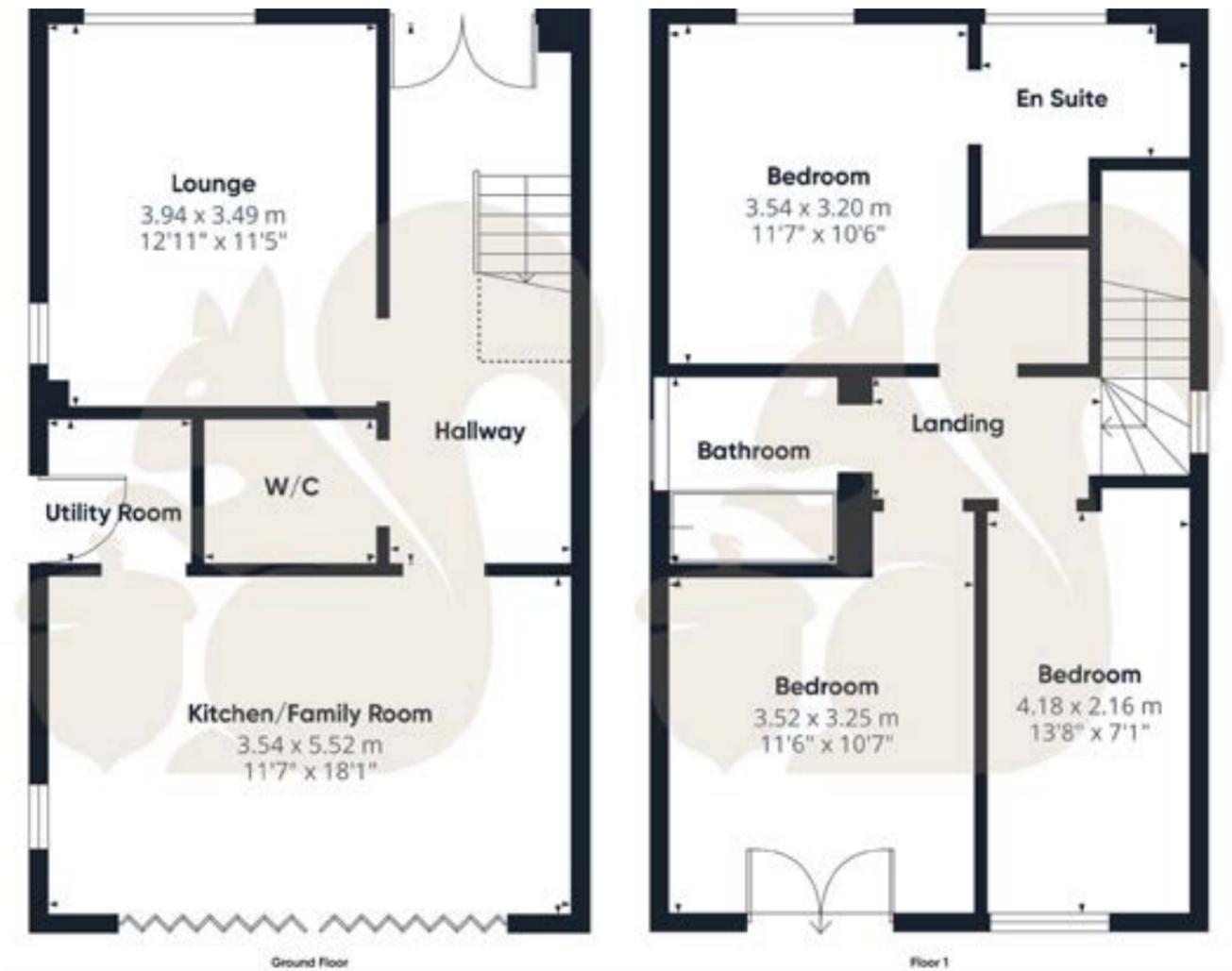
- 0.3 miles walk to Great Dunmow High Street for shops, cafés, pubs and everyday services.
- 1 mile to the A120 providing quick access to Stansted Airport, the M11 and Braintree.
- Local primary and secondary schools 1–1.3 miles away, plus Felsted School 4 miles away.
- Leisure centre, recreation ground and open countryside close by for sport, play and dog-walking.
- Easy reach of Braintree, Chelmsford, Bishop's Stortford and Cambridge for wider shopping, dining and culture.
- Rail links from Braintree, Chelmsford and Stansted Airport into London Liverpool Street and further afield.

*All distances are approximate.



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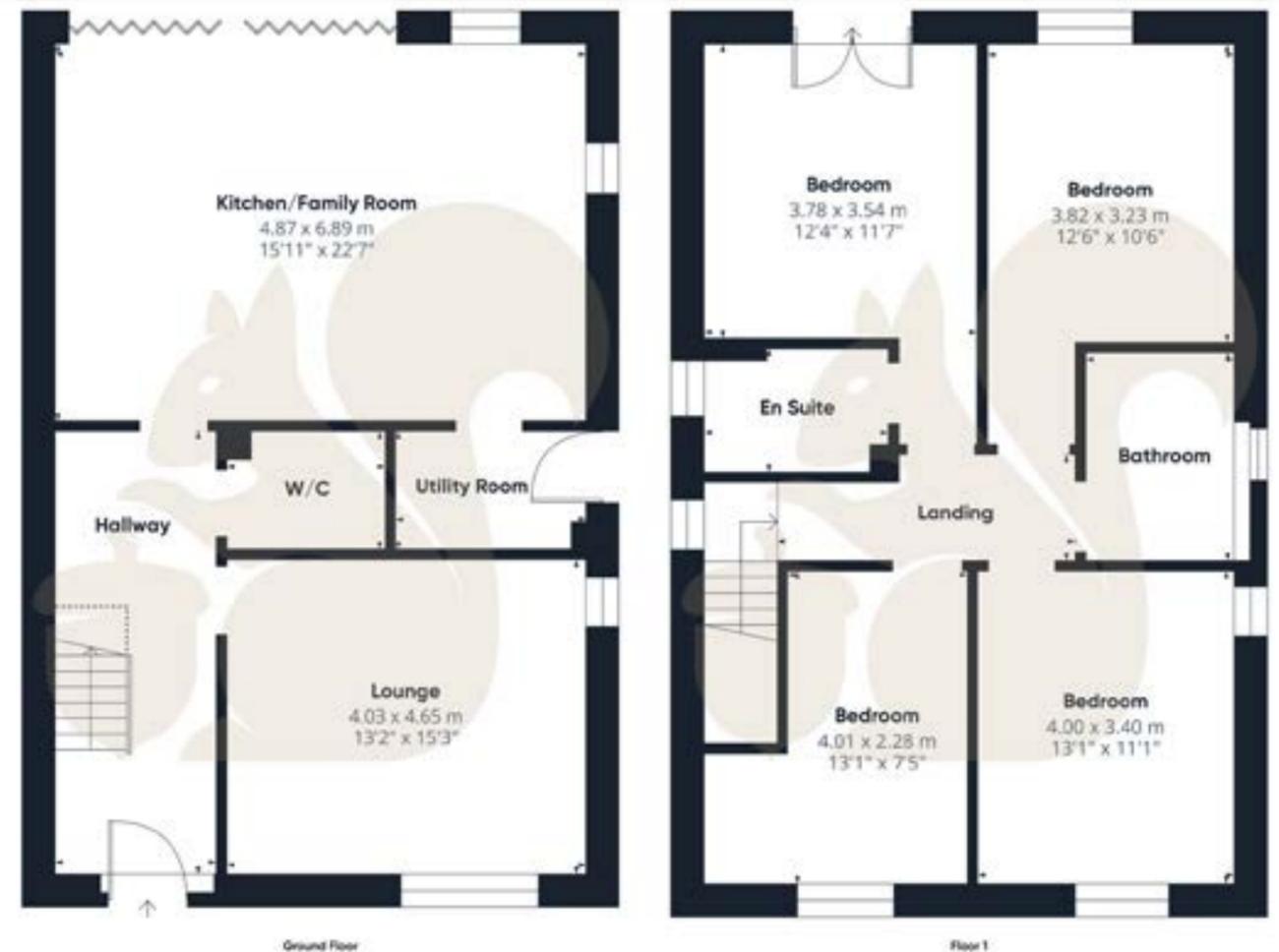
PLOT 1



DETACHED HOUSE • 3 BED • 1162 SQ_FT

All house types / plot sizes are approximate only. Illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitary ware and kitchen layouts may vary. Whilst the particulars have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note: all elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

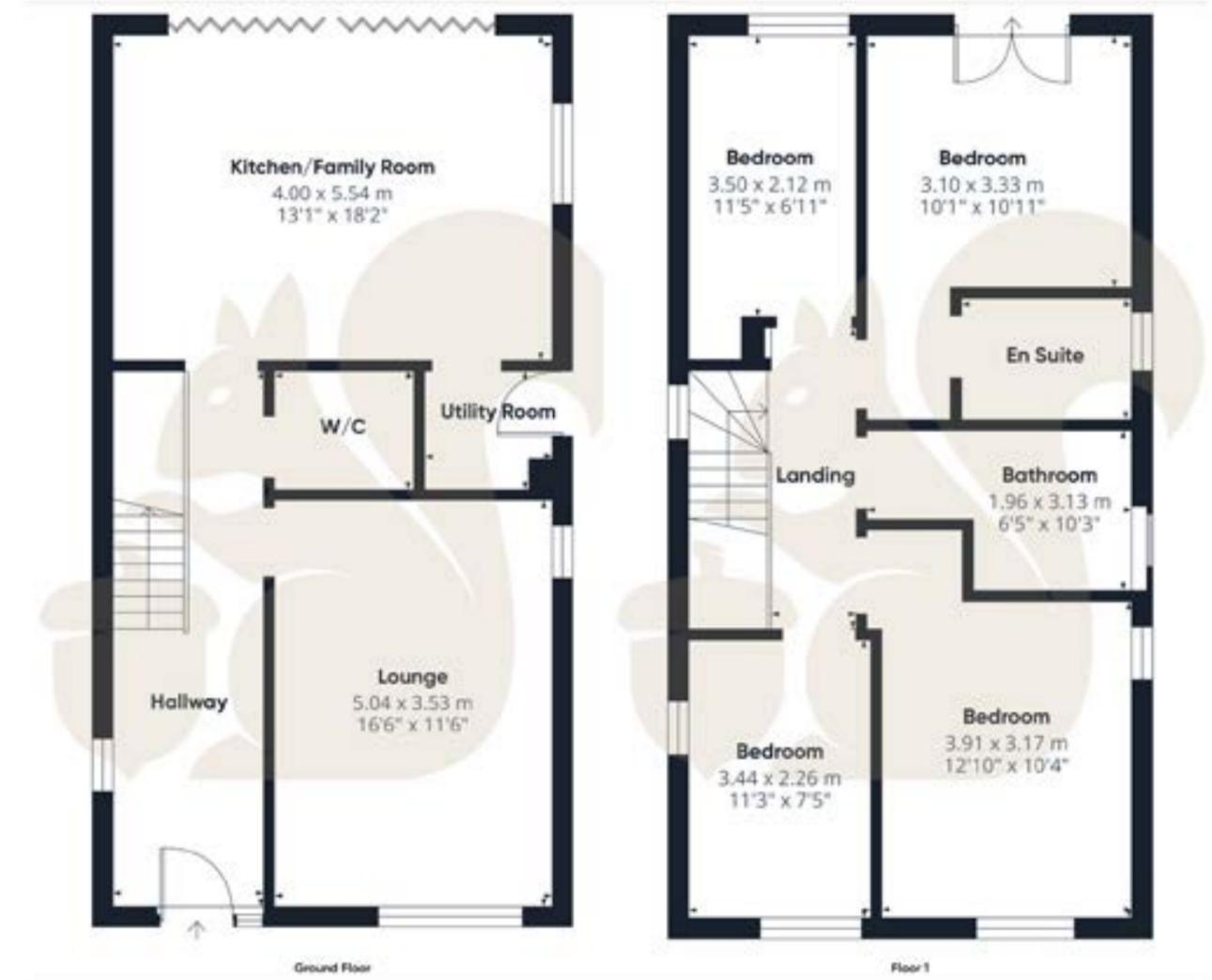
PLOT 2



DETACHED HOUSE • 4 BED • 1571 SQ FT

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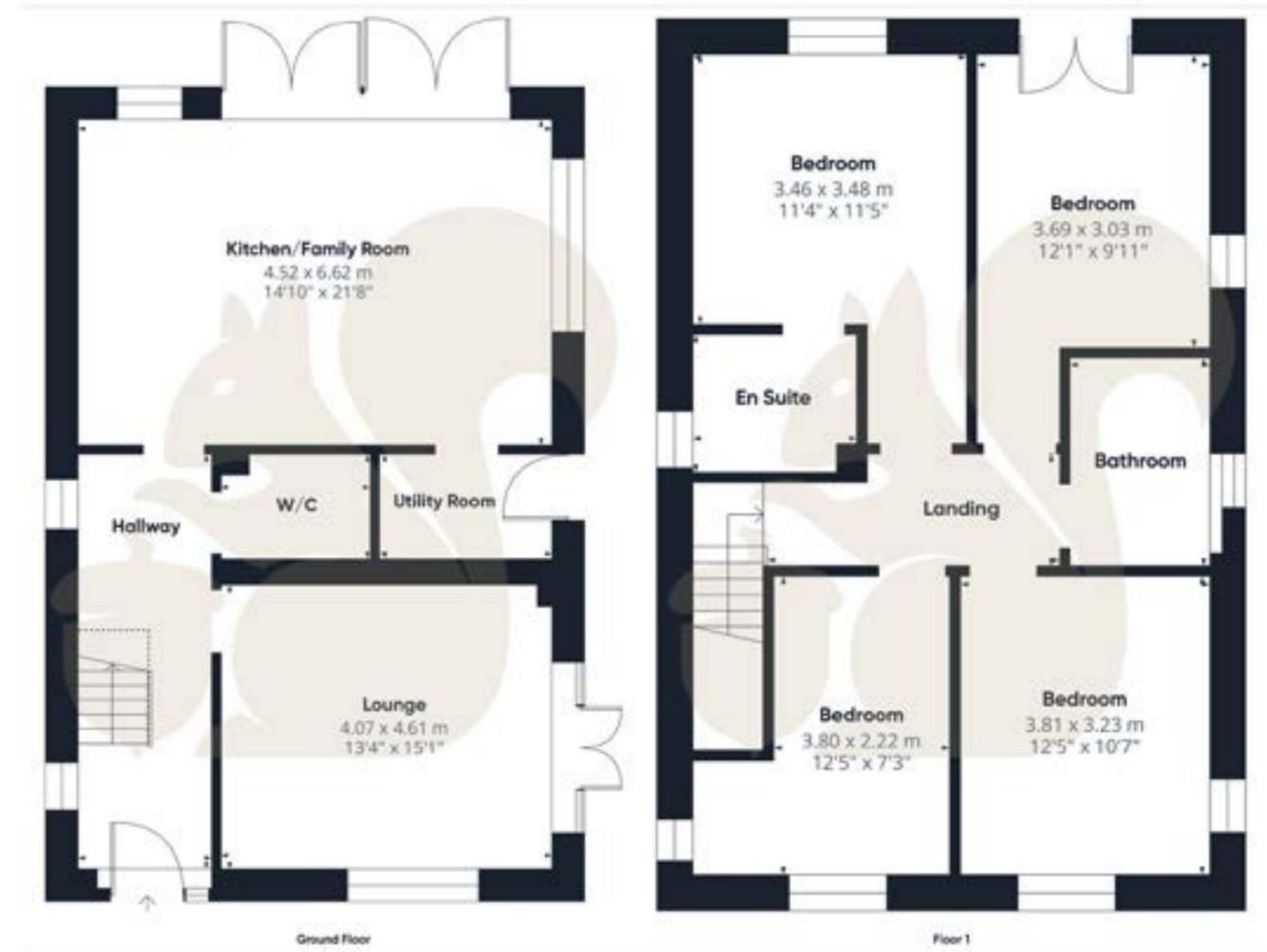
PLOT 3



DETACHED HOUSE • 4 BED • 1334 SQ FT

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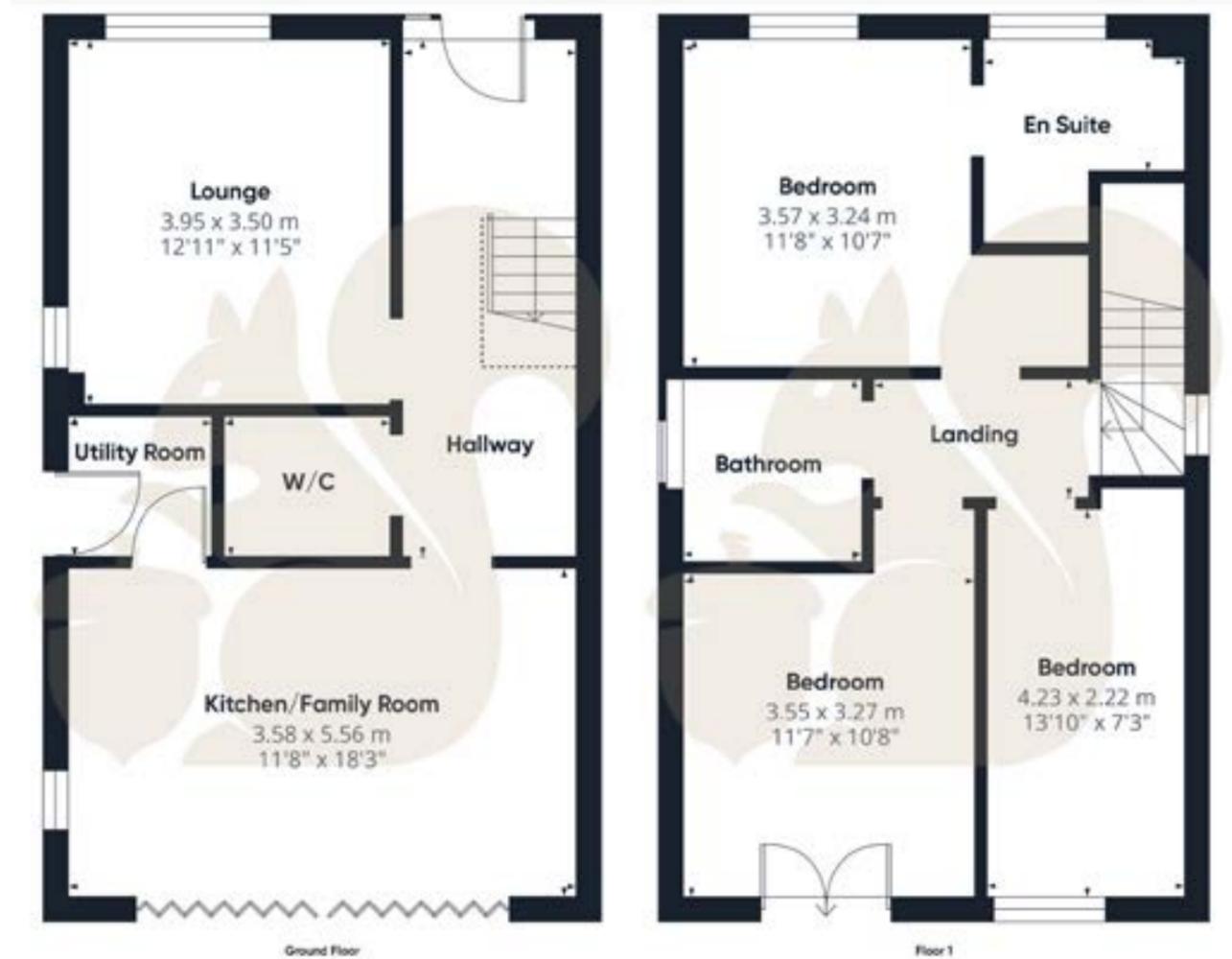
PLOT 4



DETACHED HOUSE • 4 BED • 1571 SQ_FT

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PLOT 5



DETACHED HOUSE • 3 BED • 1162 SQ FT

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SPECIFICATIONS

INCLUDED

- Private gated mews setting
- EPC - High B rating
- Ground floor under floor heating
- First floor radiators
- Electric heated towel rails
- Air source heat pump
- Roofs constructed using attic trusses making future conversion of the loft space to living accommodation easy.



- Benchmark kitchens
- Integrated Bosch appliances
- Quartz worktops
- Sliding patio doors to rear garden
- White internal doors with black door furniture
- Luxury Vinyl Tile (LVT) on ground floor
- Carpets in bedrooms
- Grey ceramic tiles to rear terraces and side path
- Grey block paving to driveways
- Gardens levelled and laid to lawn

PADDOCK ROW OFFERS BEAUTIFULLY DESIGNED NEW HOMES FINISHED TO AN EXCELLENT SPECIFICATION, COMBINING ENERGY-EFFICIENT FEATURES WITH STYLISH MODERN INTERIORS TO CREATE COMFORTABLE AND CONTEMPORARY LIVING SPACES.

POINTS OF INTEREST

TOWN CENTRE

Great Dunmow High Street 0.3 miles

SHOPPING

Tesco Superstore 1.5 miles

Braintree Village (designer outlet) 10 miles

LEISURE

Great Dunmow Recreation Ground 1 mile

Great Dunmow Leisure Centre 1.4 miles

Great Notley Country Park 9 miles

SCHOOLS

St Mary's Primary School 0.8 miles

Great Dunmow Primary School 1.1 miles

Helena Romanes School & Sixth Form 1.3 miles

Felsted School 4.0 miles

ROADS

A120 1 mile

M11 J8 / Stansted Airport 9 miles

A12 J19 (Boreham) 12 miles

M25 J27 (via M11) 24 miles

*All distances are approximate.



VILLAGES/TOWNS

Felsted 4 miles

Braintree 8.5 miles

Bishops Stortford 12 miles

Chelmsford 13 miles

Harlow 17.5 miles

RAIL

Stansted Airport station 6.5 miles

Braintree station 8.5–9 miles

Chelmsford station 13 miles

HEALTHCARE

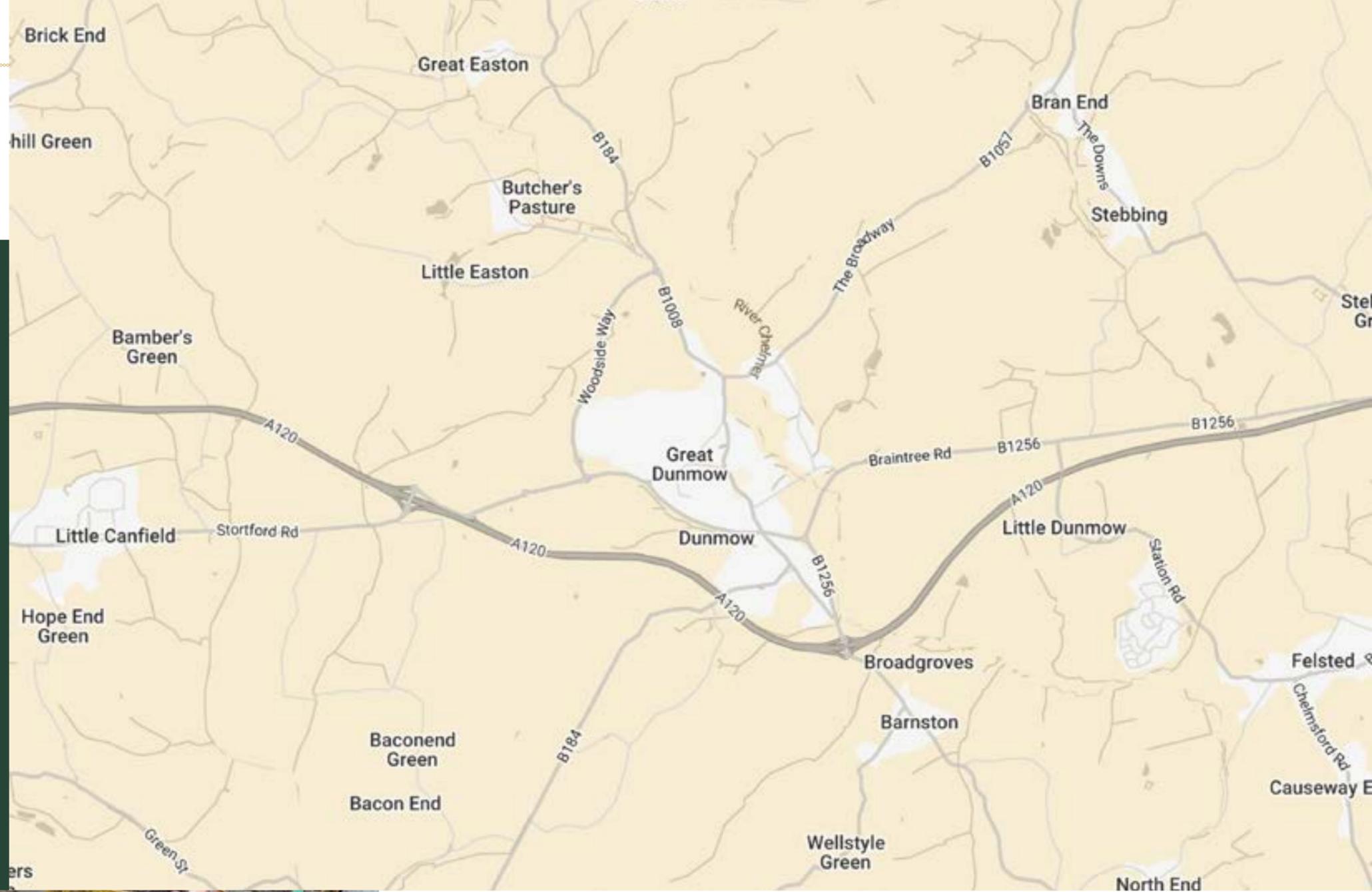
Central GP surgery (Great Dunmow) 0.3–0.6 miles

Central dental practices (High Street) 0.3–0.5 miles

Everyday Pharmacies (High Street) 0.3 miles

KEY ROAD LINKS

- **A120 (east and west)**
1 mile from the front of Paddock Row, giving fast access to Braintree, Colchester and Stansted Airport/M11.
- **M11 Junction 8 / Stansted Airport**
9 miles by road from Paddock Row, placing both the airport and motorway network within easy reach.
- **A131 (towards Braintree and Chelmsford)**
Accessible from Great Dunmow, providing a direct route south to Chelmsford and on to the A12.
- **A12 Junction 19 (Boreham)**
12 miles from Paddock Row, linking to Colchester, Ipswich and beyond.
- **M25 Junction 27 (via M11)**
24 miles, connecting quickly to the wider South East and Home Counties.



RAIL AND AIRPORT LINKS

- **Stansted Airport rail station**
Within easy driving distance of the development, with regular services into London and Cambridge.
- **Braintree rail station**
8.5–9 miles from Paddock Row via the A120, offering services towards London and the wider region.
- **Chelmsford rail station**
13 miles away, with fast trains into London Liverpool Street in 35 minutes.
- **Harlow Town rail station**
17.5 miles, providing an alternative route into London and Hertfordshire.

*All distances are approximate.

FROM PADDOCK ROW

TOWN, VILLAGES, SHOPPING AND LEISURE

- **Stansted Airport rail station**
Great Dunmow High Street
0.3 miles from the front of Paddock Row, an easy walk to shops, cafés, pubs and restaurants.
- **Great Dunmow Recreation Ground**
1 mile from the development, ideal for green space and play areas.
- **Great Dunmow Leisure Centre**
1.4 miles away, offering gym and sports facilities.
- **Tesco Superstore (Great Dunmow)**
1.5 miles by road from Paddock Row.
- **Great Notley Country Park**
9 miles, with open space, walks and play areas.
- **Braintree town centre**
8.5 miles from Paddock Row.
- **Braintree Village (designer outlet)**
10 miles for brand-name shopping and dining.
- **Chelmsford city centre / John Lewis**
13 miles from the development.
- **Harlow**
17.5 miles from the development.
- **Cambridge**
35–36 miles, for historic colleges, shopping and culture.
- **Westfield Stratford City**
40 miles travel distance via Chelmsford and Shenfield rail connections, route into London and Hertfordshire.

NEARBY VILLAGES AND MARKET TOWNS

- **Felsted**
4 miles, with village amenities and the renowned Felsted School.
- **Bishops Stortford**
12 miles, a popular market town with additional rail links and shopping.

SCHOOLS

- **St Mary's Primary School, Great Dunmow**
0.8 miles from the development.
- **Great Dunmow Primary School**
1.1 from the development.
- **Helena Romanes School & Sixth Form College (secondary)**
1.3 miles from Paddock Row.
- **Felsted School (independent)**
4 miles from the development.



HEALTHCARE AND EVERYDAY SERVICES

- **GP / doctors' surgery (central Great Dunmow)**
0.3–0.6 miles from the development.
- **Dentists (High Street / Market Place area)**
0.3–0.5 miles from the development.
- **Pharmacies (High Street)**
0.3 miles 0.3–0.5 miles from the development.
- **Supermarkets and convenience stores**
Tesco Superstore 1.5 miles away, plus smaller local convenience options nearer the High Street.

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