



THEYDON MEADOWS
THEYDON MOUNT



A Collection of 7 Luxury 3 & 4 Bed Homes





THEYDON MEADOWS THEYDON MOUNT



With a choice of three or four bedroom properties, Theydon Meadows, is an exclusive, luxurious development offering seven family homes nestled into the unspoilt countryside of Theydon Mount, a quaint village situated on the outskirts of London.

Surrounded by picturesque open space, the environmentally conscious development exudes an idyllic farm yard charm. Each property has a bespoke design theme in keeping with the rural setting with a modern twist of high specification finishes and design features.



Computer generated illustration

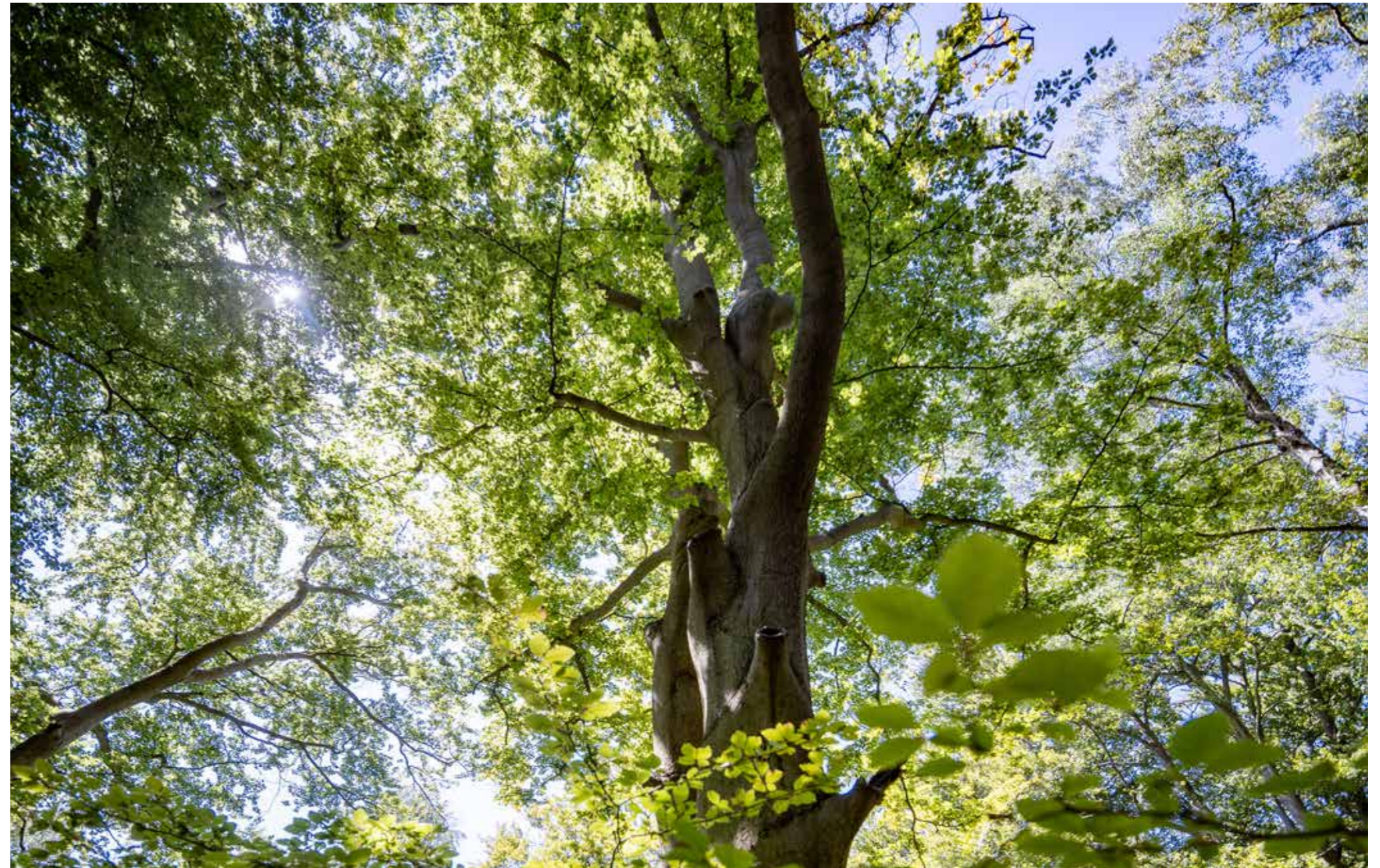


Location, location, location

Situated on the outskirts of Theydon Mount, the development resides between the villages of Theydon Garnon, Passingford Bridge and Stapleford Tawney, and is next to the Abridge Golf and Country Club.

Theydon Mount, a village within the Epping Forest District, is known for the Grade I listed Elizabethan mansion, Hill Hall. A mere 3 miles from Epping and 15 miles from London, Theydon Meadows is entirely rural yet conveniently close to the city.





Leafy surroundings

Theydon Meadows, with its farm yard character, blends seamlessly into the surrounding countryside. Its rural location in close proximity to London, suits a modern country lifestyle perfectly. Theydon Mount sits within the 6,000 acres of Epping Forest, the largest public open space in London. Enveloped by unspoilt scenery, this leafy location offers an abundance of outside spaces including nature reserves, Lee Valley Park and Gunpowder Park, as well as Roding Meadows and Swaines Green.



Well served

In keeping with its rural stature, village residents support the small local businesses that serve both residents and tourists alike. This village community spirit has encouraged a rich variety of food and drink establishments from high-end dining at award winning restaurants to quaint iconic tea huts in the forest.

The close locale to London brings with it a wealth of amenities in the village setting, including state and private schools, sports and leisure centres, museums and attractions, and a plethora of farmer's markets, village shops and more well-known chain stores.



Development layout

From Epping Lane, the development driveway meanders to the north, passing plots 1, 2 and 3 before opening onto the spacious farm yard layout, and the remaining properties. Each of the property windows have been sensitively located to enjoy the panoramic views across the countryside. Whilst pockets of soft landscaping, with native shrubs, bushes and trees, complement the simple rural farm yard setting, and also offers attractive screening along plot boundaries between the properties.



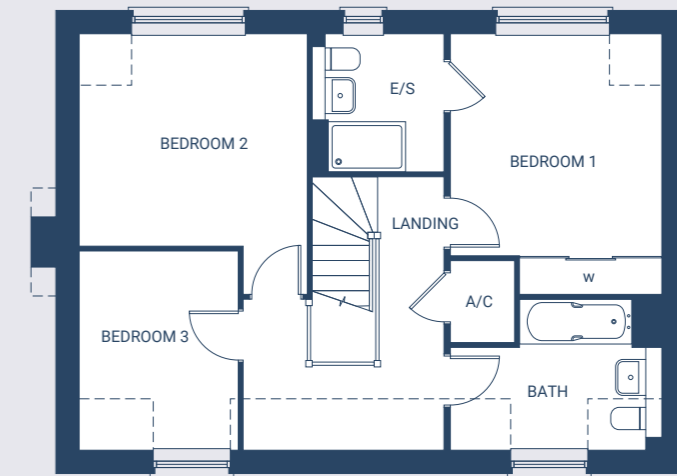
Computer generated illustration of the development

PLOT NUMBER
ONE



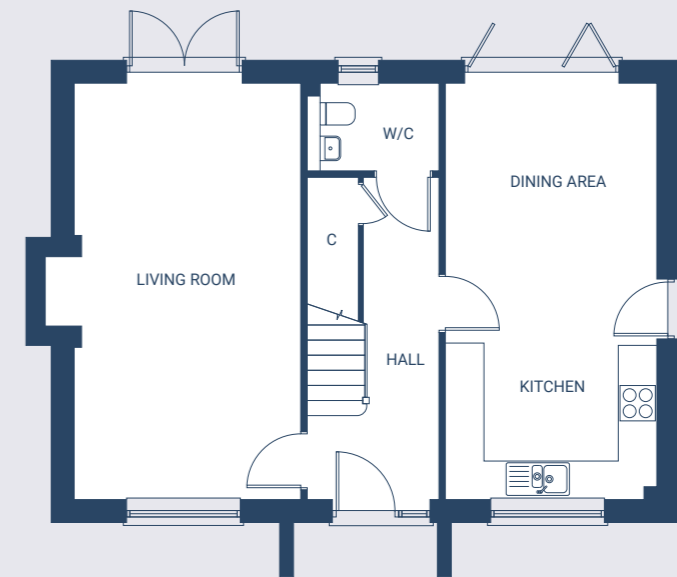
This detached three bedroom home brings a contemporary feel to the classic farm cottage style with its grey slate roof, white feather-edged board cladding, oak frame porch and red brick exterior. Internally, the openplan kitchen and dining area boasts bi-folding sliding doors opening out onto a patio area. The living room features an open fireplace with patio doors opening onto the garden. Whilst the entrance hall provides ample storage space under the stairs, and a cloakroom with a WC and hand basin. Upstairs, each of the three double bedrooms features dormer windows overlooking either the farm yard setting to the front, or the garden to the rear.

All sizes are approximate with maximum finished dimensions. We operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative. Radiator locations are not indicated. Please note some plots are handed, Artist impressions are indicative only. Material finishes, window positions and landscaping will vary. Boiler positions are not shown, please speak to the Sales Agent for detailed information regarding specific properties.



First Floor

Bedroom 1	3405 x 3240	12'2" x 10'8"
Bedroom 2	3500 x 3255	11'6" x 10'8"
Bedroom 3	3050 x 2425	10'0" x 8'0"



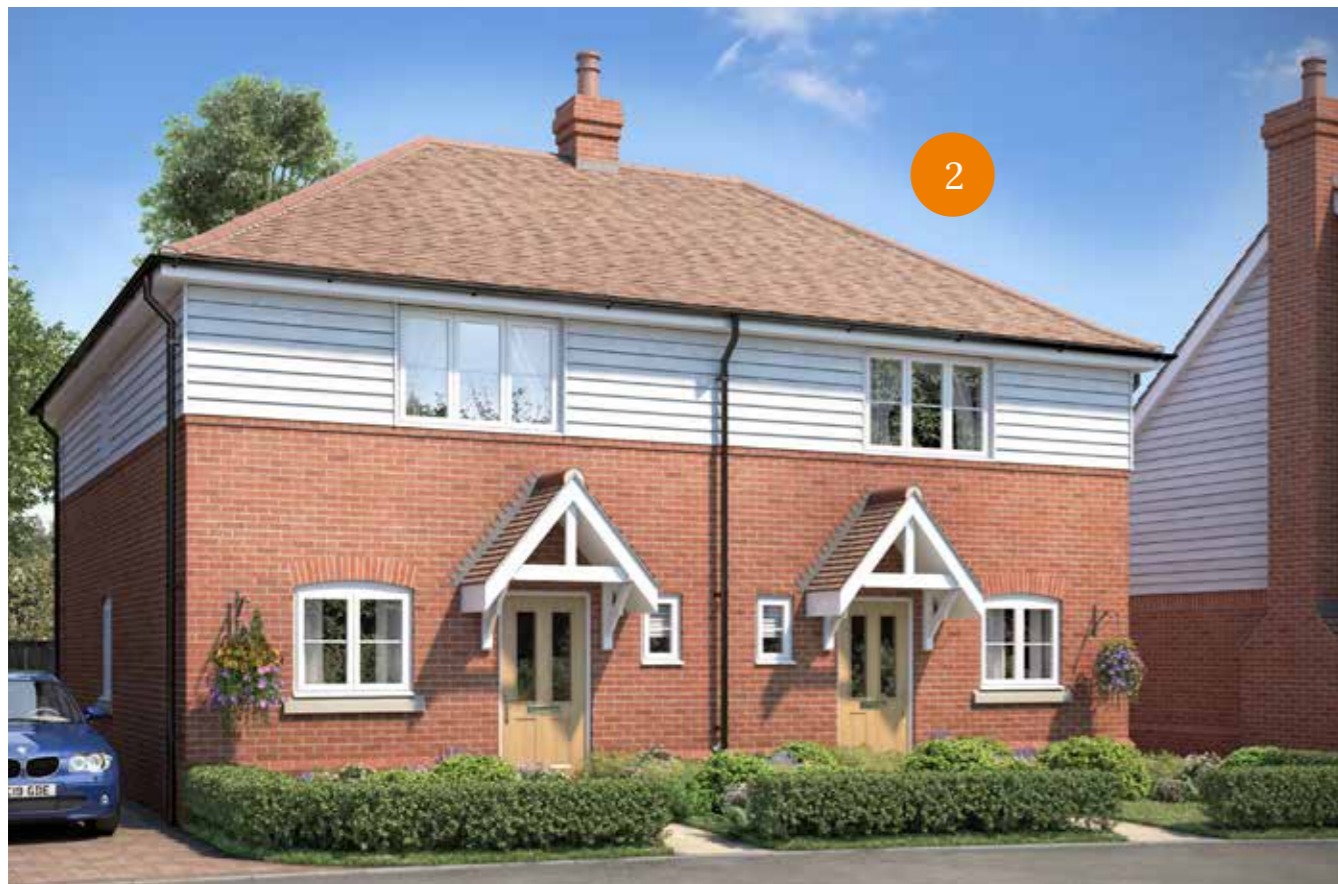
Ground Floor

Living Room	6430 x 3475	21'1" x 11'5"
Kitchen/Dining	6430 x 3240	21'1" x 10'8"

TOTAL AREA 117 sq.m 1,259 sq.ft

A/C: AIRING CUPBOARD W: WARDROBE C: CUPBOARD

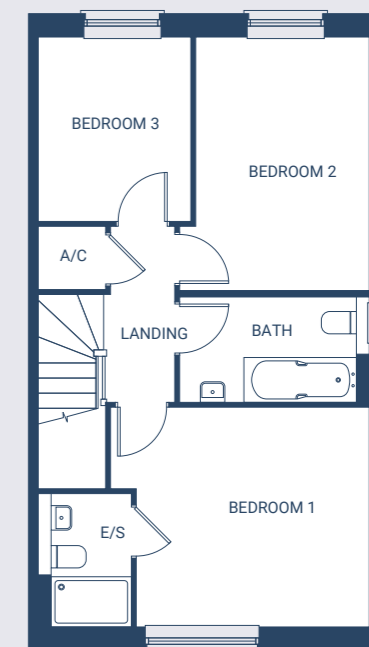
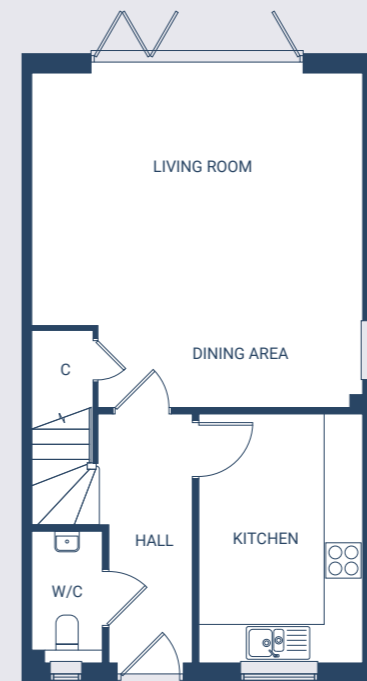
PLOT NUMBER
TWO



A three bedroom semi-detached house with a landscaped front garden leading to a pitched roof porch entrance. An adjacent driveway has space for two cars, and a covered external bin storage area. Inside, the property offers an open-plan living and dining area with bi-folding doors to the garden, a separate kitchen, as well as an en-suite to the master bedroom and a downstairs cloakroom for guests to use.

Ground Floor			
Living/Dining	5155 (max)	x 5100	16'11" x 16'9"
Kitchen	3825	x 2500	12'7" x 8'2"

First Floor			
Bedroom 1	3975 (max)	x 3370	13'1" x 11'1"
Bedroom 2	3895	x 2650	12'9" x 8'8"
Bedroom 3	2820	x 2325	9'3" x 7'8"



TOTAL AREA 94 sq.m 1011 sq.ft

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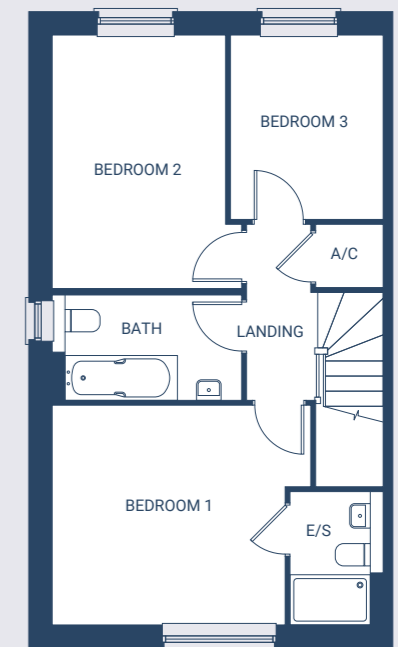
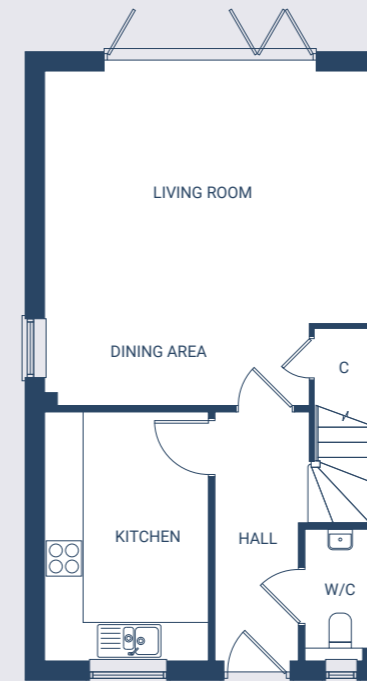
PLOT NUMBER
THREE



This three bedroom home is a mirrored version of plot 2, offering the same high specification finish and features as its counterpart. The ground floor encourages modern living with an open-plan living space that opens onto the patio and lawned garden beyond. There's plenty of storage under the stairs, as well as picturesque views from each of the three bedrooms. Externally the house is finished in natural roof tiles with a red brick and white cladded exterior.

Ground Floor			
Living/Dining	5155 (max)	x 5100	16'11" x 16'9"
Kitchen	3825	x 2500	12'7" x 8'2"

First Floor			
Bedroom 1	3975 (max)	x 3370	13'1" x 11'1"
Bedroom 2	3895	x 2650	12'9" x 8'8"
Bedroom 3	2820	x 2325	9'3" x 7'8"



TOTAL AREA 94 sq.m 1011 sq.ft

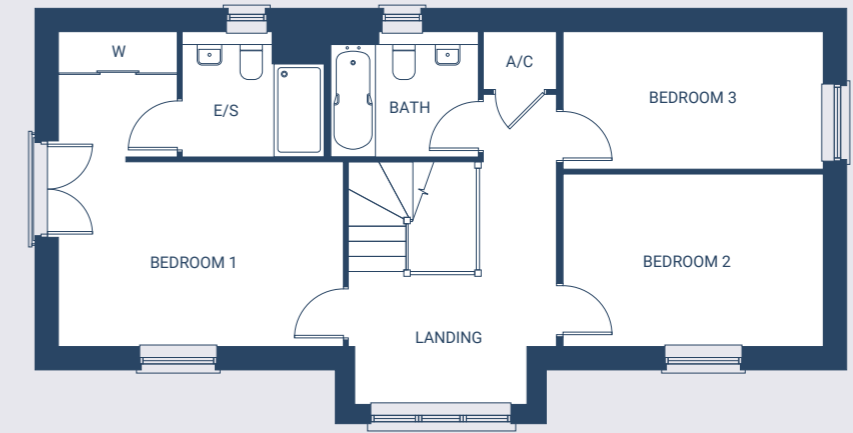
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PLOT NUMBER
FOUR

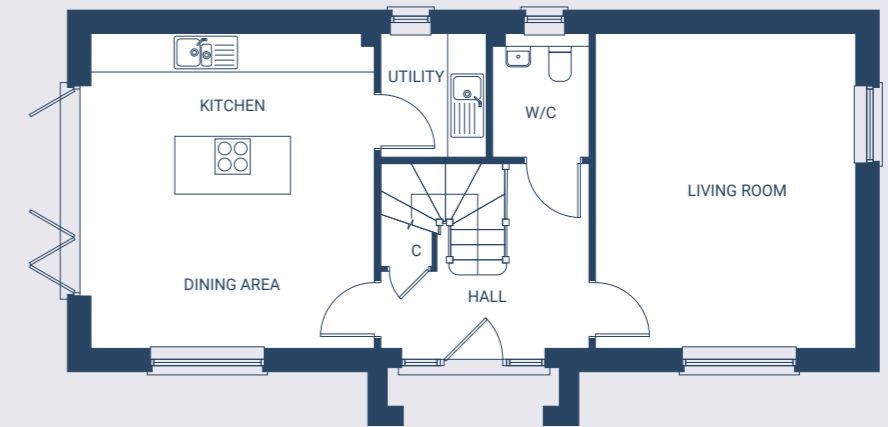


A beautiful traditional barn style exterior with dark grey cladding contrasting against the red brick and roof, and a landscaped front garden. The three bedroom detached property has a kitchen and dining area with bi-folding doors leading to the patio, as well as a separate utility room and double-aspect living room. The landing boasts floor-to-ceiling windows, whilst the master bedroom has fitted wardrobes, an en-suite and Juliette balcony overlooking the garden below.



First Floor

Bedroom 1	4385 x 2825	14'5" x 9'3"
Bedroom 2	4000 x 2635	13'2" x 8'8"
Bedroom 3	4000 x 2090	13'2" x 6'10"



Ground Floor

Living Room	4850 x 4000	15'11" x 13'2"
Kitchen/Dining	4850 x 4360	15'11" x 14'4"

TOTAL AREA **120 sq.m** **1,291 sq.ft**

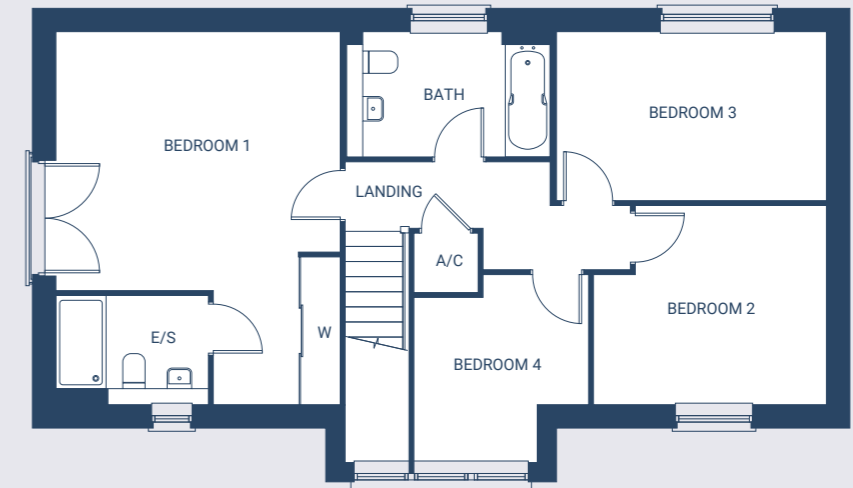
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PLOT NUMBER
FIVE

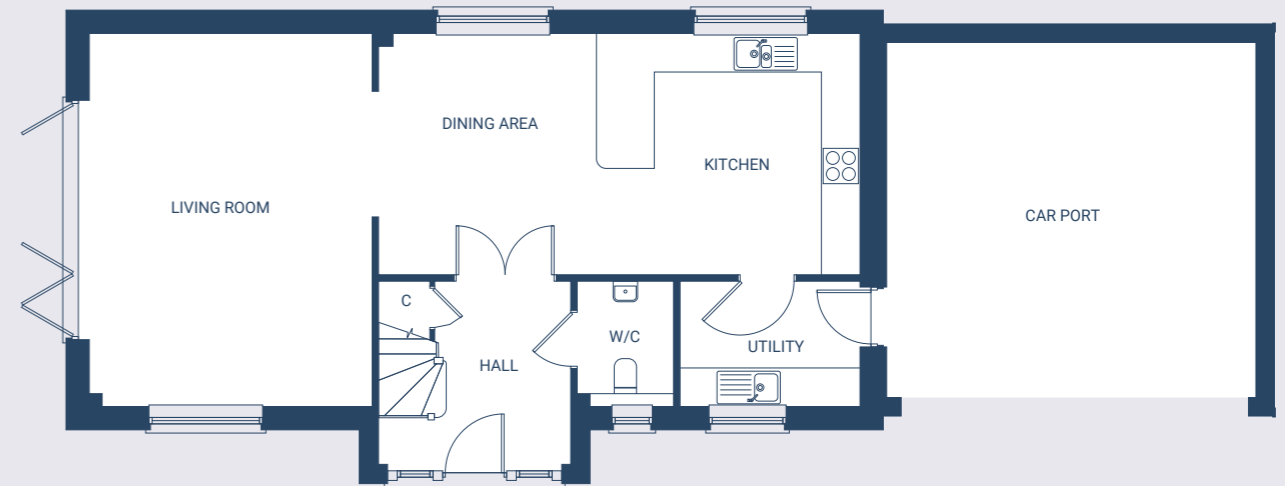


This four bedroom detached house has a contemporary barn exterior, with a car port for two cars that has direct access into the utility room. Downstairs embraces a modern style of living with the kitchen, living room and dining area all open-plan. The living room has bi-folding doors leading to the patio area outside. Upstairs, the floor-to-ceiling windows on the landing offers panoramic views of the countryside beyond the development. The master bedroom has fitted wardrobes, an en-suite and Juliette balcony.



First Floor

Bedroom 1	4375	x	3980	14'4"	x	13'1"
Bedroom 2	3575 (max)	x	3050	11'9"	x	10'0"
Bedroom 3	4150	x	2580	13'7"	x	8'6"
Bedroom 4	2874 (max)	x	2670	9'5"	x	8'9"



Ground Floor

Living Room	5755	x	4350	18'11"	x	14'3"
Kitchen/Dining	7440	x	3705	24'5"	x	12'2"
Utility	2750	x	1900	9'0"	x	6'2"

TOTAL AREA **143 sq.m** **1539 sq.ft**

A/C: AIRING CUPBOARD W: WARDROBE C: CUPBOARD

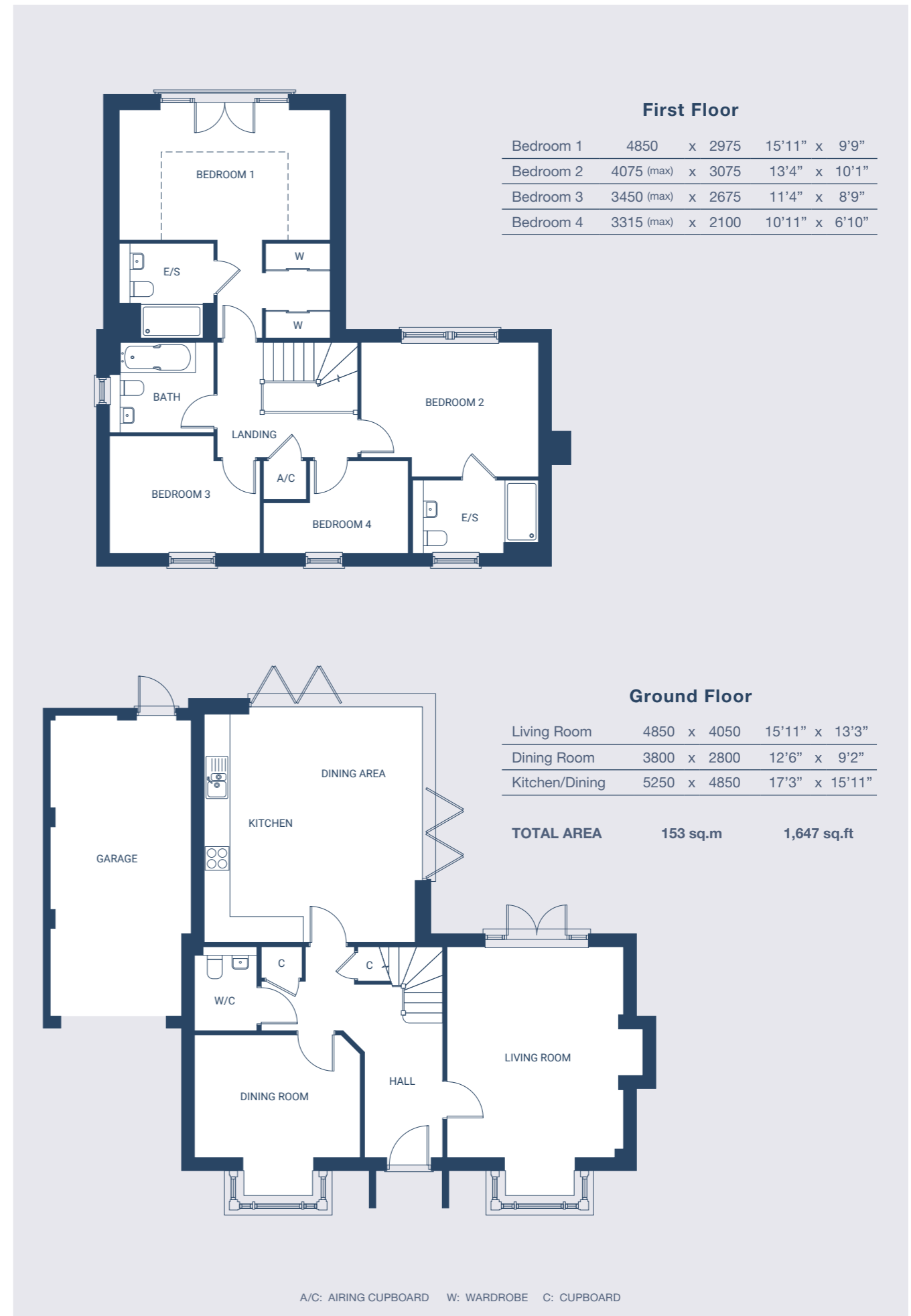
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PLOT NUMBER
SIX



A four bedroom detached farm house with bay windows to the dining and living rooms, and a timber frame lean-to garage. The generously spacious kitchen features dual aspect bi-folding doors which opens the entire kitchen area onto the patio space, allowing for a seamless transition between inside and out. Whilst the living room also offers access to the garden via patio doors, and has an open fireplace. The master bedroom offers a walk-in wardrobe area, en-suite bathroom and a vaulted ceiling, and a Juliette balcony.

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PLOT NUMBER
SEVEN



With bay windows, a classic slate roof and oak frame porch, this four bedroom detached house exudes farmhouse charm. Similar to plot 6, the dual aspect bi-folding doors opens the expansive kitchen up directly onto the outside patio area. The master bedroom also has a vaulted ceiling and walk-in wardrobe, en-suite bathroom and a Juliette balcony. Externally, the property also boasts a grass meadow to the rear of the garden, a detached single garage and a car port.

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First Floor

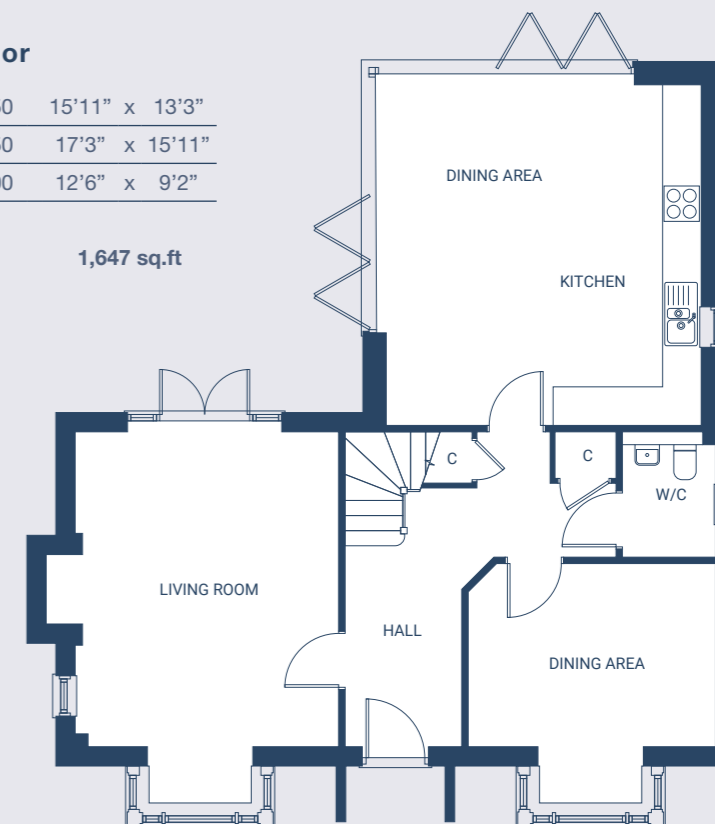
Bedroom 1	4850	x	2975	15'11"	x	9'9"
Bedroom 2	4075 (max)	x	3075	13'4"	x	10'1"
Bedroom 3	3450 (max)	x	2675	11'4"	x	8'9"
Bedroom 4	3315 (max)	x	2100	10'11"	x	6'10"



Ground Floor

Living Room	4850	x	4050	15'11"	x	13'3"
Kitchen/Dining	5250	x	4850	17'3"	x	15'11"
Dining Room	3800	x	2800	12'6"	x	9'2"

TOTAL AREA 153 sq.m 1,647 sq.ft



A/C: AIRING CUPBOARD W: WARDROBE C: CUPBOARD

Exceptional Transport Links

Theydon Meadows is perfectly positioned for easy access to the UK's motorways via the M11 and M25, connecting residents to all major cities including London and Cambridge. In addition to strong road links, the development is close to two London Underground stations: Theydon Bois (2.5 miles) and Epping (4 miles).

Once on the underground, Stratford Station, for Westfield shopping, is a 25 minute journey, and Liverpool Street Station can be reached in 35 minutes.



Air to Underground

The close proximity of both London and the M25 motorway, means Theydon Meadows has easy access to several airports. London Stansted and London City airports are both within 20 miles, whilst London Southend and London Luton are within an hour's drive of the development.





About us

William Thompson Homes are committed to building each home to the highest possible standards combining modern innovative styling with the utmost attention to detail. Each development embraces unique styling characteristics, ensuring that every new home is as individual externally as it is internally. We are proud to create homes which incorporate today's modern technology. We have a dedicated team who look after our client's needs from initial reservation through to after sales care.



All photography from previous William Thompson Homes developments

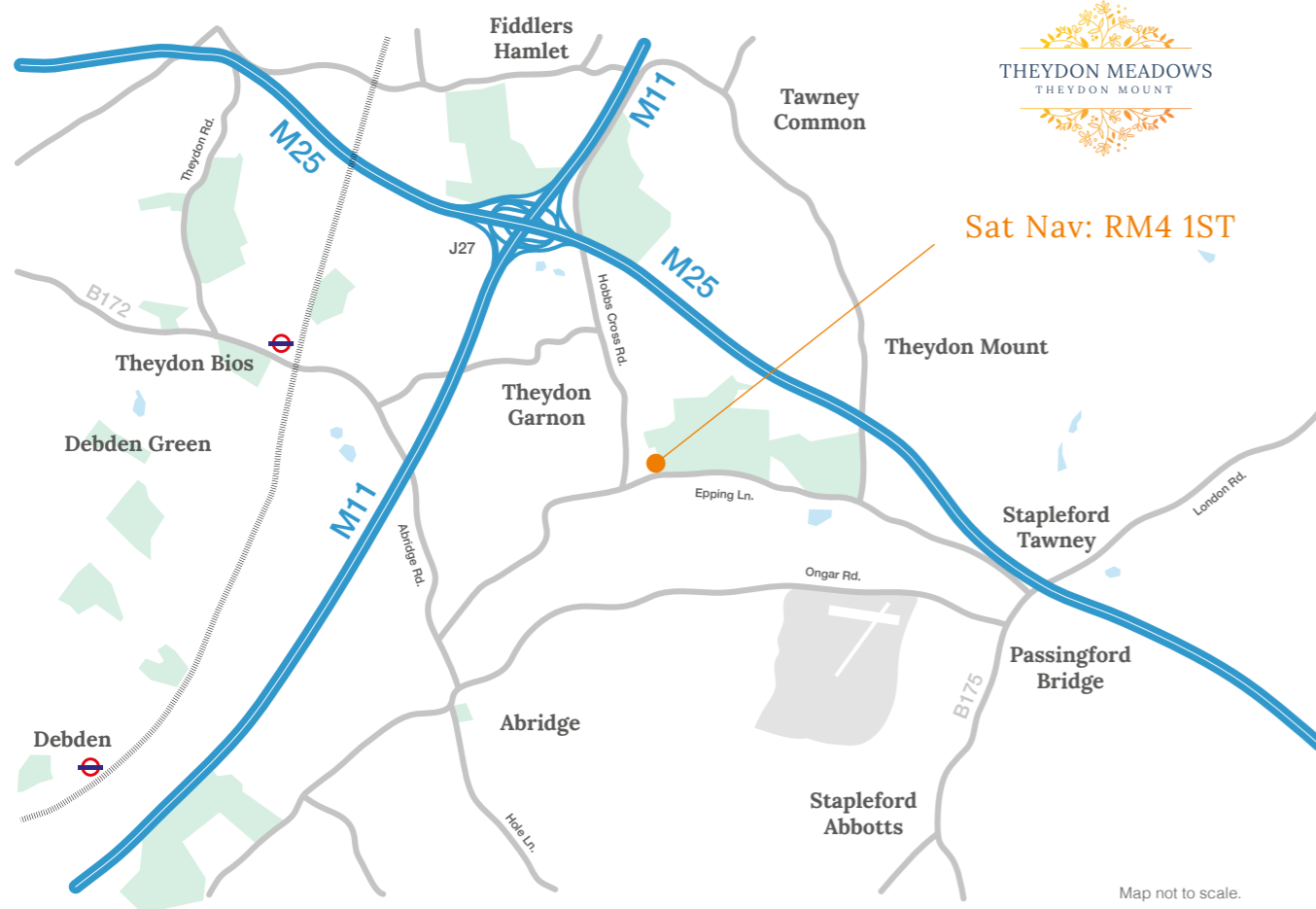


Finding us

Leaving London via the M11, take the A1168 exit at junction 5, turning right onto Chigwell Lane. Turn left onto Abridge Road, before taking the first exit at the roundabout onto Market Place. Epping Lane is the first road on the right, follow this for approximately 1 mile and the development will be on the left, just before the Abridge Golf and Country Club.

From the M11 Southbound, exit at junction 7, taking the A414 towards Chelmsford. At the roundabout, take the third exit onto London Road, turning left onto Stonards Hill after approximately 3 miles. At the T-junction, take a left onto Mount Road, after driving under the M11, take a right onto Hobbs Cross Road. Finally turn left onto Epping Lane and Theydon Meadows will again be on the left.

Arriving via the M25, exit via junction 26 towards Waltham Abbey and Loughton. At the roundabout, take the first exit onto the A121, followed by the second exit at the next roundabout onto the B172. Turning left onto Epping Lane, the development is on the left, at the edge of the golf club.



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