



CROWNTREE

✦ OLD HARLOW ✦

Redefining village living



CrownTree

CrownTree

Setting new standards in Old Harlow

An exclusive cul-de-sac of just 26 beautiful, eco-friendly 2, 3, 4 & 5 bedroom homes. Brought to you by Anderson, the award-winning local developer.

An exceptional place to call home

Just a short walk from the idyllic Churchgate Street Conservation Area



The crowntree identity is inspired by the discovery of a 12th-century windmill's central oak beam (known as a Crowntree) uncovered on the site by archaeologists.





**Stunning energy-efficient homes,
rural charm, village lifestyle and
incredible connectivity.**



You will find Crowntree nestled between Old Harlow's Churchgate Street Conservation Area and glorious West Essex countryside. Residents will enjoy the best of contemporary village living, just a stone's throw from Harlow's excellent amenities and superb transport links.

A network of pathways and cycleways link the development with the surrounding neighbourhood, providing an easy walk or cycle to Churchgate Street and the local schools.

Crowntree offers all the benefits of a beautiful new home in an idyllic village setting, with everything you need for day-to-day life, close at hand.



Where tradition meets tomorrow

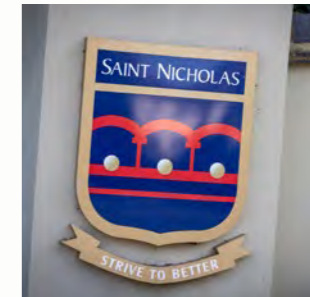
Crowntree is a development with a sense of place. This collection of exceptional, unique homes is set among mature trees and green open spaces.

The twenty six 2, 3, 4 & 5 bedroom homes here reflect the character and proportions found in Churchgate Street's historic buildings, matching this with the contemporary interiors that are packed with sustainable features, to provide a comfortable and energy-efficient lifestyle.

Every detail, inside and out, has been considered to ensure that homes are filled with natural light and come complete with all the latest technology.

A location with
timeless charm





The heritage of this stunning corner of Essex is beautifully preserved, just a short walk from Crowntree in nearby Churchgate Street.

This special spot is the historic heart of Old Harlow, it not only offers a glimpse of a bygone era, but everyday convenience on your doorstep too.

Timber-framed buildings, an ancient church and a 16th century Grade II listed pub all fall within the Churchgate Street conservation area.

You'll also find a village shop selling home-made sandwiches and produce sourced from local suppliers.



The perfect place to call home

Old Harlow offers homebuyers the perfect combination of historic charm and contemporary convenience.



The nearby town centre boasts an array of pubs, café's and independent shops, so your day-to-day requirements will be well catered for.

The area is well served by a range of highly-regarded state and independent schools, including the nearby Churchgate primary school and independent St Nicholas School, which caters for primary and secondary students.

Old Harlow's is an established community where residents regularly come together and participate in social events, sports teams and local clubs.

Just a short drive away, you will find the newly opened David Lloyd club, offering state-of-the-art health and wellness facilities, including a 100+ station gym, indoor and outdoor heated swimming pools, premium racquet courts and a luxurious Spa Retreat.



A town that is fit for the future

Harlow is shaping up, with significant investment in industry, innovation and infrastructure.

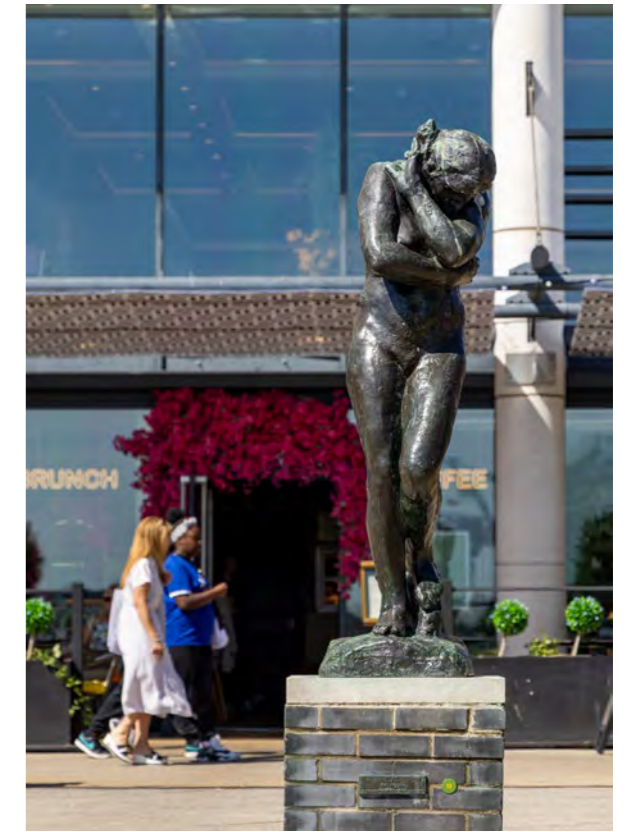


For a long time, Harlow has been known for its gardens and statues – but today it’s investment in this fast-growing town that is capturing attention.

Harlow is undergoing some major improvements that include redevelopment of the town centre, upgrades to the transport infrastructure and a whole host of new facilities and amenities.

Many businesses specializing in science, technology, pharmaceutical and research are now based within the Harlow Enterprise Zone and take advantage of the London–Cambridge–Stansted–Corridor location.

The town is also attracting a growing population with plans for new neighborhoods and garden villages that will bring investment in jobs, schools, leisure and sports facilities and much more.



A place of growth and opportunity

Some key facts about the transformation of Harlow.

David Lloyd Leisure has invested £25 million in its state-of-the-art health and wellness facility, further boosting amenities and the economy with 150 plus new jobs.

A new network of walking, cycling, and bus routes is being established across the town, linking key destinations like the Town Centre, Town Station, and the Innovation Park.

The Market Square is being fully transformed into a hub for leisure, hospitality, and nightlife, with new bars, restaurants, retail spaces, a water feature, an open-air market, and high-quality housing. The area's iconic clock is being restored as a centerpiece.



1.3 billion

invested in infrastructure



£2 million

invested in cycle routes and pathways



£34 million

new Arts & Culture Quarter



Four

new Garden Town neighbourhoods



Crowntree

Crowntree

Connected convenience

Perfectly placed for excellent road, rail and air transport links.



The development is just 3 miles from Harlow town centre and from nearby Stansted Airport you can fly direct to a huge range of destinations.

Harlow Mill Station is a 26 minute walk from the development, offering direct trains to Cambridge Stations and London Liverpool Street in around 40 minutes.

The newly constructed M11 Junction 7a is also within close proximity, ensuring easy access to London, the M25, Cambridge and other major destinations. The A414, a major road from Hertford to Chelmsford and the B183 are both just a stone's throw from Crowntree.



Crowntree

Crowntree

On your doorstep

Food & Drink

- 1 The Queens Head
- 2 The John Barleycorn
- 3 The Green Man
- 4 Mayfield Farm Bakery

Leisure

- 5 The Gibberd Garden
- 6 Mark Hall Sports Centre
- 7 David Lloyd Gym

Shopping

- 8 Churchgate convenience Store
- 9 Tesco Superstore

Transport Links

- 10 Harlow Mill Station
- 11 M11 Junction 7A
- 12 Harlow Town Station

Within easy reach

		
Harlow Town Centre	3 miles	10 mins
Bishop Stortford	10 miles	18 mins
M25 Junction 27	11 miles	13 mins
Stansted Airport	11 miles	15 mins
Hertford	12 miles	23 mins
Chelmsford	18 miles	33 mins
Cambridge	33 miles	42 mins

At home in Old Harlow

Crowntree has been designed to reflect the character of its surroundings and blend beautifully into this special location.

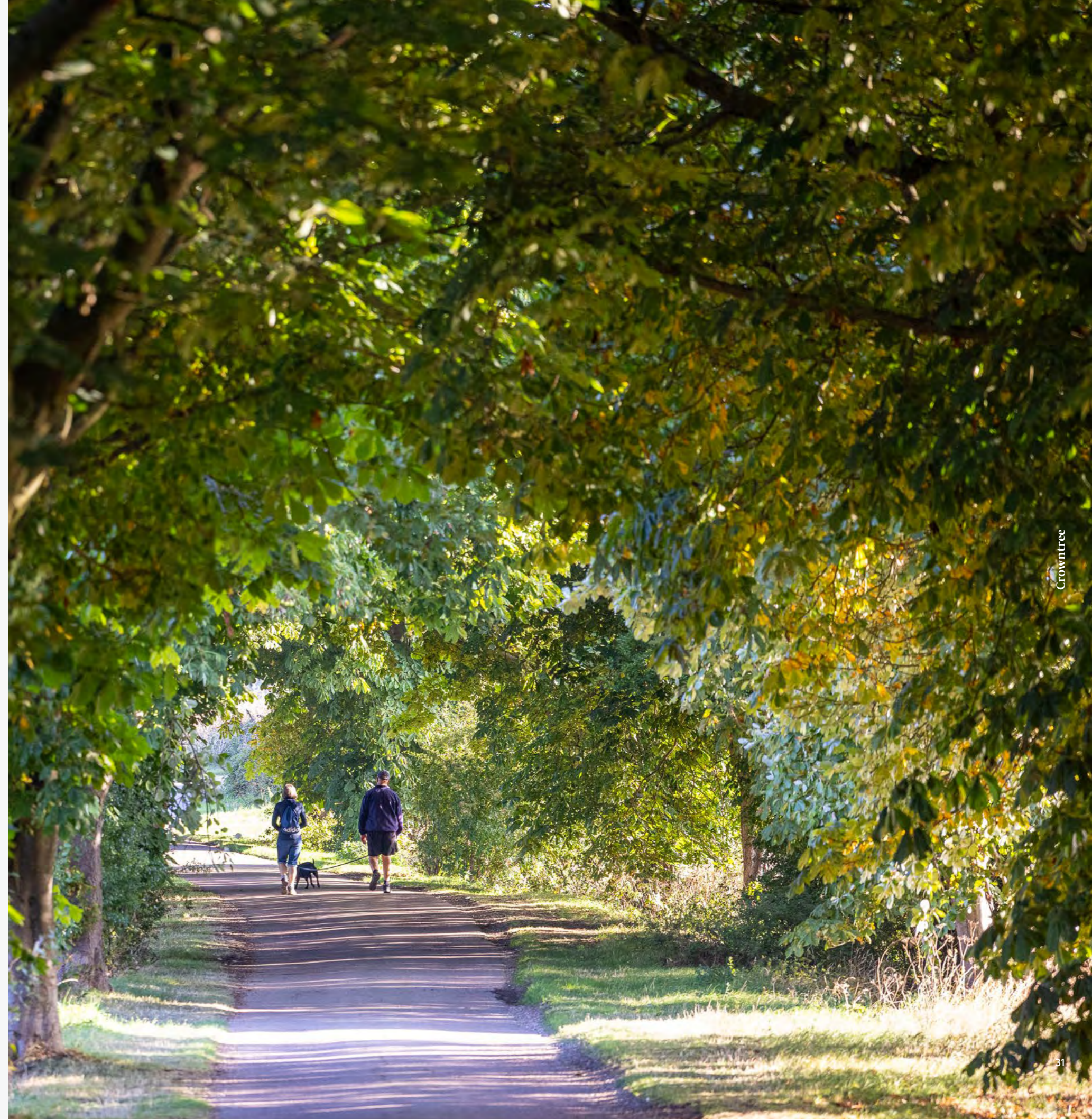
The natural feel of the wonderful West Essex countryside has been brought into Crowntree through the retention of existing mature trees, carefully chosen planting and the introduction of green open spaces.

Contemporary building materials have been carefully selected to sympathetically echo the style of the surrounding architecture and create a collection of homes with a sense of place.



Our ambition for Crowntree is to create a place of timeless charm that acknowledges its heritage and knits together seamlessly with the existing neighbourhood. Our new homes here, have been designed to echo the character and features of the nearby historic buildings while offering the very latest sustainable features in new homes design.

*TIM CHILVERS
OPERATIONS DIRECTOR, ANDERSON*





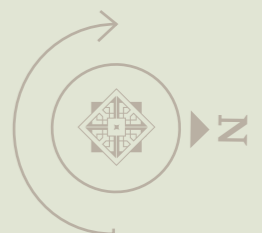
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Siteplan

Crowntree

Crowntree



Our Homes

The Rothwell Two bedroom home FH – First Homes	The Ardene Three bedroom home	The Balfour Four bedroom home
The Watlington Two bedroom home	The Mayfield Four bedroom home	The Henshaw Five bedroom home
Affordable Homes		

The Watlington

Two bedroom home

PLOTS 30, 36, 37



1



1



2



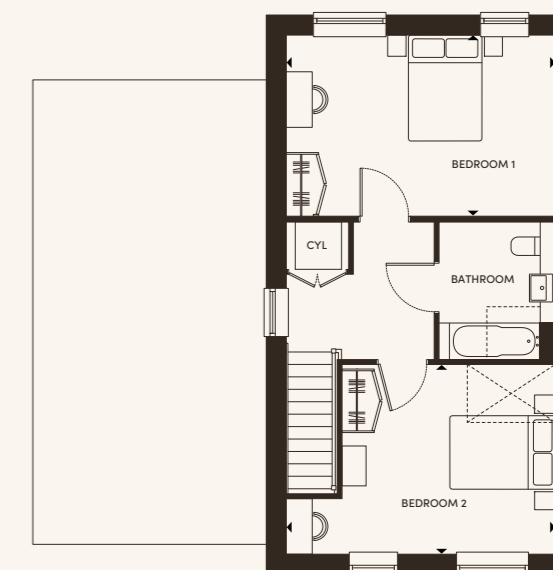
Crowntree

Crowntree

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen / Living / Dining	5.08m x 6.13m	16' 8" x 20' 2"
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FIRST FLOOR

Bedroom 1	5.08m x 3.42m	16' 8" x 11' 3"
Bedroom 2	5.08m x 3.58m	16' 8" x 11' 9"
Gross Internal Area	100.0 sq m	1,076.6 sq ft

◀▶	CYL	FF	DO	HO	DW	WM
Measurement Points	Cylinder Cupboard	Fridge Freezer	Double Oven	Hob	Dishwasher	Washing Machine

Plots marked with (H) are handed.

Floorplans shown for Crowntree are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not to be used for carpet sizes, appliance sizes or items of furniture. Floorplans are sized to fit each page and are not to scale.

The Rothwell

Two bedroom home

PLOTS 2, 3, 4 (First Homes)
27, 28, & 29



1



1



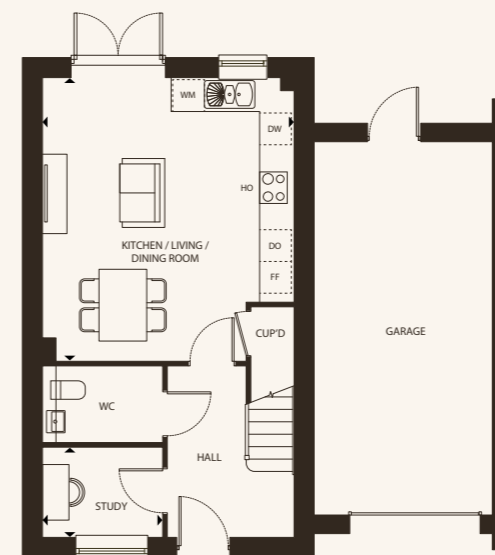
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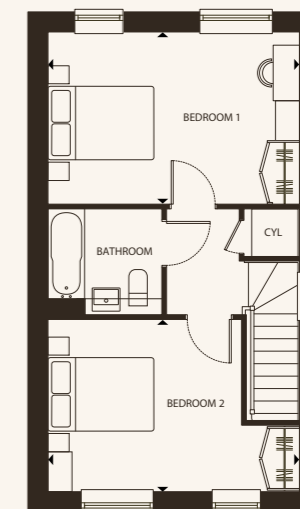
Crowntree

Crowntree

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen / Living / Dining	4.74m x 5.36m	15' 7" x 17' 7"
Study	2.26m x 1.70m	7' 5" x 5' 7"

FIRST FLOOR

Bedroom 1	4.74m x 3.25m	15' 7" x 10' 8"
Bedroom 2	4.74m x 3.25m	15' 7" x 10' 8"
Gross Internal Area	79.0 sq m	850.5 sq ft

◀▶	CYL	FF	DO	HO	DW	WM
Measurement Points	Cylinder Cupboard	Fridge Freezer	Double Oven	Hob	Dishwasher	Washing Machine

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The Ardene

Three bedroom home

PLOTS 7, 8, 9, 10, 14, 15, 16, 17, 33, & 34



2



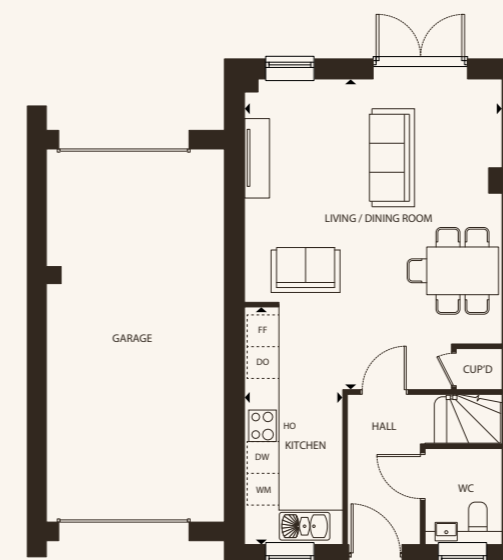
1



3



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living / Dining Room	4.86m x 5.87m	15' 11" x 19' 3"
Kitchen	1.85m x 4.48m	6' 1" x 14' 9"
Study	3.31m x 2.14m	10' 10" x 7' 1"

FIRST FLOOR

Bedroom 1	4.86m x 4.08m	15' 11" x 13' 5"
Bedroom 2	4.86m x 3.34m	15' 11" x 11' 0"
Bedroom 3	3.31m x 2.67m	10' 10" x 8' 09"
Gross Internal Area	102.4 sq m	1,102.5 sq ft

◀▶	CYL	FF	DO	HO	DW	WM
Measurement Points	Cylinder Cupboard	Fridge Freezer	Double Oven	Hob	Dishwasher	Washing Machine

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The Mayfield

Four bedroom home

PLOTS 11, 12(H), 26, 32 & 38



3



3



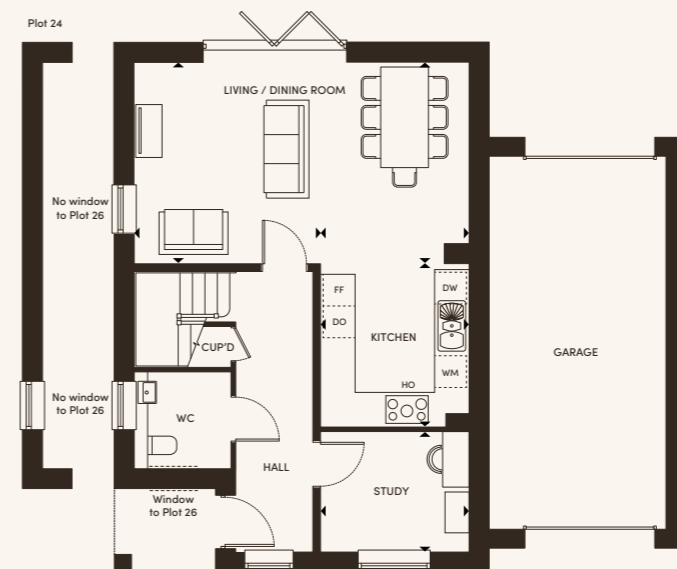
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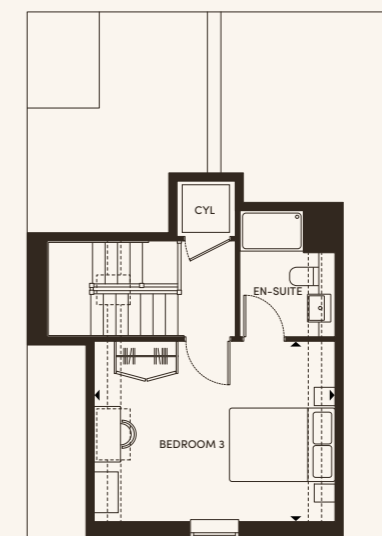
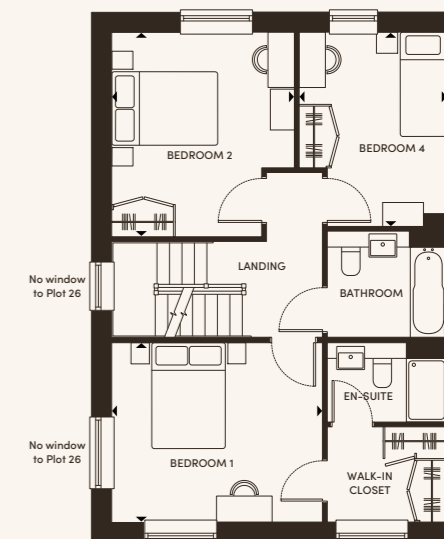
Crowntree

Crowntree

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living / Dining Room	6.32m x 3.80m	20' 9" x 12' 6"
Kitchen	2.81m x 3.08m	9' 3" x 10' 2"
Study	2.81m x 2.27m	9' 3" x 7' 6"

FIRST FLOOR

Bedroom 1	3.98m x 3.38m	13' 1" x 11' 1"
Bedroom 2	3.45m x 3.86m	11' 4" x 12' 8"
Bedroom 3	4.54m x 3.40m	14' 11" x 11' 2"
Bedroom 4	2.78m x 3.67m	9' 2" x 12' 1"

Gross Internal Area	133.7 sq m	1,438.9 sq ft
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Measurement Points
 CYL Cylinder Cupboard
 FF Fridge Freezer
 DO Double Oven
 HO Hob
 DW Dishwasher
 WM Washing Machine

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The Balfour

Four bedroom home

PLOTS 5 & 35



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living Room	3.67m x 6.66m	12' 1" x 21' 10"
Kitchen / Dining Room	5.53m x 6.51m	18' 2" x 21' 5"
Study / Snug	3.39m x 2.55m	11' 2" x 8' 4"
Utility	1.80m x 1.94m	5' 11" x 6' 5"

FIRST FLOOR

Bedroom 1	3.49m x 4.40m	11' 6" x 14' 5"
Bedroom 2	3.73m x 4.00m	12' 3" x 13' 2"
Bedroom 3	4.86m x 2.61m	15' 11" x 8' 7"
Bedroom 4	2.39m x 3.56m	7' 10" x 11' 8"
Gross Internal Area	165.4 sq m	1,780.0 sq ft

◀▶	CYL	FF	DO	HO	DW	WM	TD
Measurement Points	Cylinder Cupboard	Fridge Freezer	Double Oven	Hob	Dishwasher	Washing Machine (Freestanding)	Tumble Dryer (Freestanding) (Extra)

Plots marked with (H) are handed.

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The Henshaw

Five bedroom home

PLOTS 1, 6, & 13



2



3



5



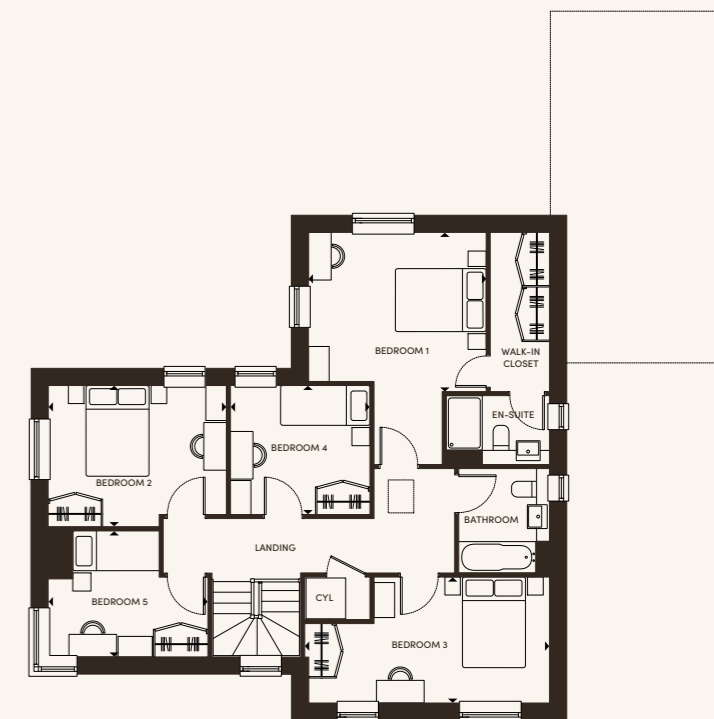
Crowntree

Crowntree

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living Room	3.45m x 5.98m	11' 4" x 19' 8"
Kitchen / Dining Room	5.31m x 5.87m	17' 5" x 19' 3"
Study	3.62m x 2.47m	11' 11" x 8' 1"
Utility	2.69m x 1.85m	8' 10" x 6' 1"

FIRST FLOOR

Bedroom 1	3.91m x 3.51m	12' 10" x 11' 6"
Bedroom 2	3.92m x 3.11m	12' 11" x 10' 3"
Bedroom 3	5.41m x 2.77m	17' 9" x 9' 1"
Bedroom 4	3.07m x 2.84m	10' 1" x 9' 4"
Bedroom 5	3.50m x 2.78m	11' 6" x 9' 2"
Total Floor Area	177.0 sq m	1,904.8 sq ft

Measurement Points	CYL Cylinder Cupboard	TF Tall Fridge	TZ Tall Freezer	DO Double Oven	HO Hob	DW Dishwasher	WM Washing Machine (Freestanding)	TD Tumble Dryer (Freestanding) (Extra)
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The Specification

Kitchen

Upgrades available at an additional cost for Silestone worktop/splashback, freestanding tumble dryer (applicable only to The Balfour & Henshaw).

- 4 Fitted kitchen together with 38mm laminate worktop, 100mm upstand and glass splashback
- 4 Bosch ceramic black gloss four zone induction hob (five zone hob to The Mayfield, Balfour & Henshaw)
- 4 Bosch integrated double oven
- 4 Bosch integrated fridge-freezer, dishwasher and washing machine (freestanding washing machine to The Balfour & Henshaw)
- 4 LED strip lighting to underside of wall units
- 4 Soft close drawers and doors

Bathroom & En-suites

Upgrades available for full-height tiling to all walls.

- 4 Contemporary white Roca Gap sanitaryware with semi-recessed basin
- 4 Concealed wall mounted rainwater shower to main bathroom
- 4 Made to measure mirrors for cloakroom, main bathroom and ensuite (where applicable)
- 4 Full height tiling around shower and bath
- 4 Half height tiling to all other walls
- 4 Rainwater shower column to ensuite (where applicable)
- 4 Chrome heated towel rail to main bathroom and ensuite (where applicable)

Flooring

Upgrades available at an additional cost for Amtico to living room, study/snug (if applicable) and bedrooms.

- 4 Amtico flooring to hallway, kitchen/diner, utility (if applicable), cloakroom, main bathroom and ensembles (where applicable)
- 4 Carpet to living room, study/snug (if applicable), stairs, landing and bedrooms

Electrical

- 4 Low energy downlights to kitchen, kitchen/diner, utility (if applicable), cloakroom, main bathroom and ensuite (if applicable)
- 4 Low energy pendant lighting to living room, hallway, understairs cupboard, landing, bedrooms and loft
- 4 TV points to all bedrooms
- 4 USB double sockets to living room, kitchen, kitchen/diner, main bedroom
- 4 CAT6 to study/snug (The Mayfield, Balfour & Henshaw only)
- 4 Main media plate to living room
- 4 Additional media plate to kitchen, kitchen/diner

Heating

- 4 Underfloor heating to ground floor
- 4 Air Source Heat Pumps



Internal Finishes

- 4 All walls painted with Super Matt Pure White emulsion
- 4 White satin finish to woodwork
- 4 Mantel & hearth to all homes with working chimney

External Finishes

- 4 PV panels to all homes
- 4 EV car charging point to all homes
- 4 Up & down lights to front and rear
- 4 Gardens laid to lawn with patio
- 4 Timber side/rear access gate
- 4 Outside tap
- 4 Outside double socket

Garages (where applicable)

- 4 Up & over door – Colour to match external front door to home
- 4 Personnel GRP door – Colour as per materials schedule
- 4 Internal light

Security & Peace of Mind

- 4 Mains operated smoke and heat detectors
- 4 Battery powered carbon monoxide detectors
- 4 2 Year Anderson Warranty & Aftercare
- 4 10 Year ICW Warranty

The advantages of owning a net-zero home

Our homes are designed to achieve an EPC rating of 'A', the highest rating available, resulting in modern, efficient homes designed to minimise environmental impact while delivering comfortable year-round living.



EPC 'A' rating



Airtight construction



Efficient Windows



Lower Carbon Footprint



High levels of insulation



Renewable technologies such as solar panels

About Anderson



Who we are and what we do

Anderson is one of the most celebrated developers in the South East of England, specialising in new-build housing, commercial space and community infrastructure. To sustain this hard-won reputation, we will always look to generate a positive and lasting legacy for the parts of this region in which we operate.

What underpins this year-on-year success is our dedicated workforce, many of whom have been with the business since its inception. It is for this reason that people continue to place their trust in Anderson, whether it is to unlock a complex regeneration project, or curate a bespoke housing scheme where character and craftsmanship is called for.

Customer Care

Your New Home Warranty ensures that when you purchase a home from us, you can be confident it has been constructed to the highest of standards.



All the homes at Crowntree are built to ICW Building Control Standards and come with an ICW Warranty. ICW is a leading provider of residential and commercial warranties in the UK. The 10-year policy is approved by all major lenders and covers structural elements of the building. ICW Building Control, part of the ICW Group, is a registered Building Control Approver regulated by the Building Safety Regulator.

On legal completion of your new home, the first two years of the warranty are covered by Anderson and supported by the Customer Service Team who can assist and provide advice on any issues or queries that may arise within this timeframe.

Protection for the Future

Your home is covered by the ICW Warranty against structural defects for a 10-year period, following the date of legal completion. Should anything happen to your new home that is a result of a build failure – such as a leak, crack or infrastructure problem – it will be taken care of.

Further information can be found on the Homeowners section of the ICW website. Your interests are additionally covered by the Consumer Code for Home Builders, which we adhere to. The Consumer Code applies to all

home buyers who reserve to buy a new or newly converted home built by a home builder, under the protection of one of the supporting Home Warranty bodies.

Under the Consumer Code, buyers can be assured they will be treated fairly and given reliable and accurate information on their buying decision, amongst other things. Details of the Consumer Code will be discussed with you at reservation stage.



ANDERSON