



Developments Ltd
for a sustainable lifestyle



Crossgates and Winggates are 2 exquisitely designed 5 bedroom brand new beautifully detached homes, set in the gated development of Cross Keys Mews, in the Semi-Rural location of Thornwood. Just a short distance from the historic market town of Epping and its many shops, restaurants and bars. Conveniently situated to provide the perfect work/life balance for commuters and growing families alike.

Each property benefitting from 3,830 sq ft , placed on a minimum of 0.6 acres per plot.

These luxury homes have been created by our family run property development company. We feel that we have excelled ourselves in creating the perfect family home consisting of all the benefits of modern day living, while achieving character as well as TPE's renowned high specification.



www.tpedevelopments.com

Spacious does not do these properties justice they are large in every aspect, the grand entrance hall leads onto all ground floor rooms including a vast kitchen diner, the kitchen has all the attributes that any professional chef would greatly appreciate, with dual aspect bi-folding doors overlooking the undulating Essex countryside. Each property consists of 5 double bedrooms, 3 with en-suite bathrooms as well as a state of the art family bathroom.

These family homes have to be viewed internally to fully appreciate the exquisite and unique character created.



About Us

TPE Developments Limited (TPE) is a family run business based in Essex specialising in both restoration and in new build projects.

Our 40 years' experience in the business has taught us that by using high level workmanship and top quality materials from the onset, ensures both a quality end development and faultless job completion. Our aim for each project, no matter how large or small, is to produce the highest quality development that both TPE and the customer can be happy and proud of.

TPE is integrating the use of traditional construction materials and techniques with the very latest low energy technologies and products to achieve stylish and energy efficient homes which embrace the way families want to live today.

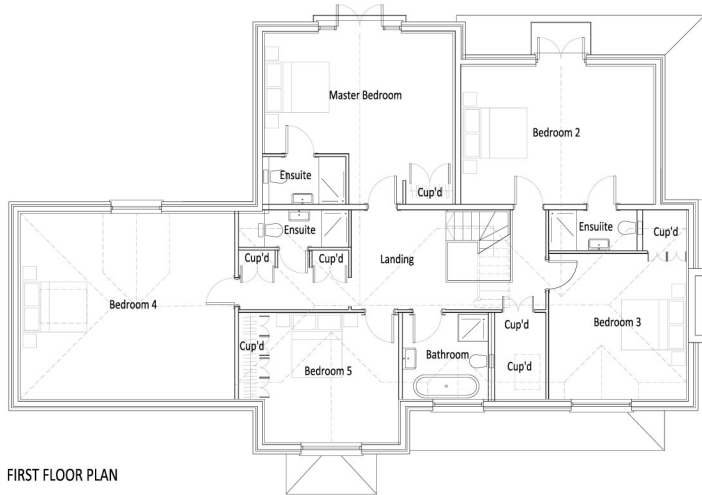
TPE prides itself in having our Directors' active involvement in the day to day running of each of our developments from commencement of construction to handover to the customer.

We value ourselves with offering a professional, yet a friendly and personal service.

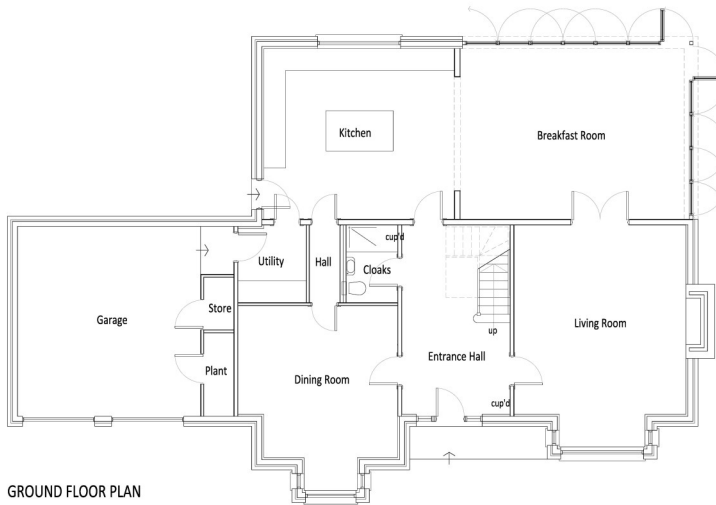




- RAKO System - Intelligent lighting, controllable by any smart device, pc and laptop
- Comms Room - The whole house is wired for every eventuality including Network, Video, Audio
- Ceiling Speakers - Fitted in Kitchen, Family Room and Dining Room
- USB Plug Sockets - Facility of plugging a USB device straight into the main plug socket in each room
- Kitchen - High Spec kitchen, comprising of Quarts Worktops, all AEG appliances A & A* rated, 2 High Spec Ovens, Microwave, Coffee Machine, Induction Hob, Wine Cooler
- Our bespoke LED Cornice Lighting - In all main rooms downstairs and landing, this creates great mood lighting
- External lighting to driveways and houses
- Boiler Room
- Heat Miser System - Heating control remotely through any smart device, pc and laptop
- Heating - Underfloor heating throughout downstairs
- Hetas approved Log burner
- Fully insulated double garage
- 5 Double bedrooms - 3 of which include en-suites
- Crossgates land comprises 0.621 acre
- Wiggates land Comprises 0.9 acre
- Ample storage space
- On-line home user guide - Including all Certificates and Manuals which the home user can bespoke to their own requirements



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Client
TPE Developments
Job title
Cross Keys Mews
Thornwood Common
Epping

Rev A - GF cupboards removed. 15.05.15

Drawing title
As-Built Floor Plans

Scale	Date	Drawn
1/50 @A1	Aug 2014	CH
Drawing No		Rev
TPE/03		A

Room Sizes

Ground Floor

Entrance Hall	18'7 x 10'5
Cloakroom	6'6 x 4'4
Living Room	18'7 x 15'11 plus 3'2 x 8'6 in bay area
Dining Room	15'11 reducing to 11'8 x 15'7, reducing to 13'3
Family Room	16'7 x 22'1
Kitchen	16'10 x 18'4
Utility Room	6'6 x 10'11
Garage	18'6 x 17'4

First Floor

Landing	9'8 x 18'11
Master Bedroom	12' x 18'6
Lobby Area	4'9 x 2'11
Walk in Wardrobe	4'6 x 5'6
En-Suite	4'6 x 9'1
Bedroom 2	13'6 x 18'11
En-Suite	3'10 x 8'5
Bedroom 3	18'10 x 13'3 plus bay area 2'6 x 6'
Lobby	10'7 x 4'2
En-Suite	5'2 reducing to 3'2 x 7'2
Bedroom 4	14'4 x 13'4
Bedroom 5	12'9 x 15'8
Family Bathroom	8'5 x 10'2



Energy Efficiency

Rain Water Harvesting System

The installed rainwater system allows you to water the garden or even wash your car with recycled water reducing your water bills.

Water is collected from the roof and taken via pipes to the storage tank. A filter removes leaves and other debris and a settlement tank allows small particles to sink to the bottom; floating debris is skimmed off the surface via an overflow pipe, and clean water extracted from just below the surface.

LED Lighting

LED lighting have an outstanding operational life time expectation. If you leave on the LED fixture for 8h per day it would take around 20 years before you'd have to replace the LED bulb.

Todays most efficient way of illumination and lighting, with an estimated energy efficiency of 80%-90% when compared to traditional lighting and conventional light bulbs.

LED lights reduces your energy consumption, helping to minimise your carbon footprint.

Using LED lighting cuts your energy costs by up to 90%.

Ventilation System

The principles of how a Heat recovery ventilation system (MVHR) works is simple: contaminated stale air is continuously replaced by warmed, fresh, filtered air. Importantly, a highly efficient heat exchanger is used to recover over 90% of the stale air's heat and transfers it to the incoming air.

The end result is a high performance ventilation system that keeps your home supplied with clean, fresh air. Recovering and re-using existing heat also results in cost savings.

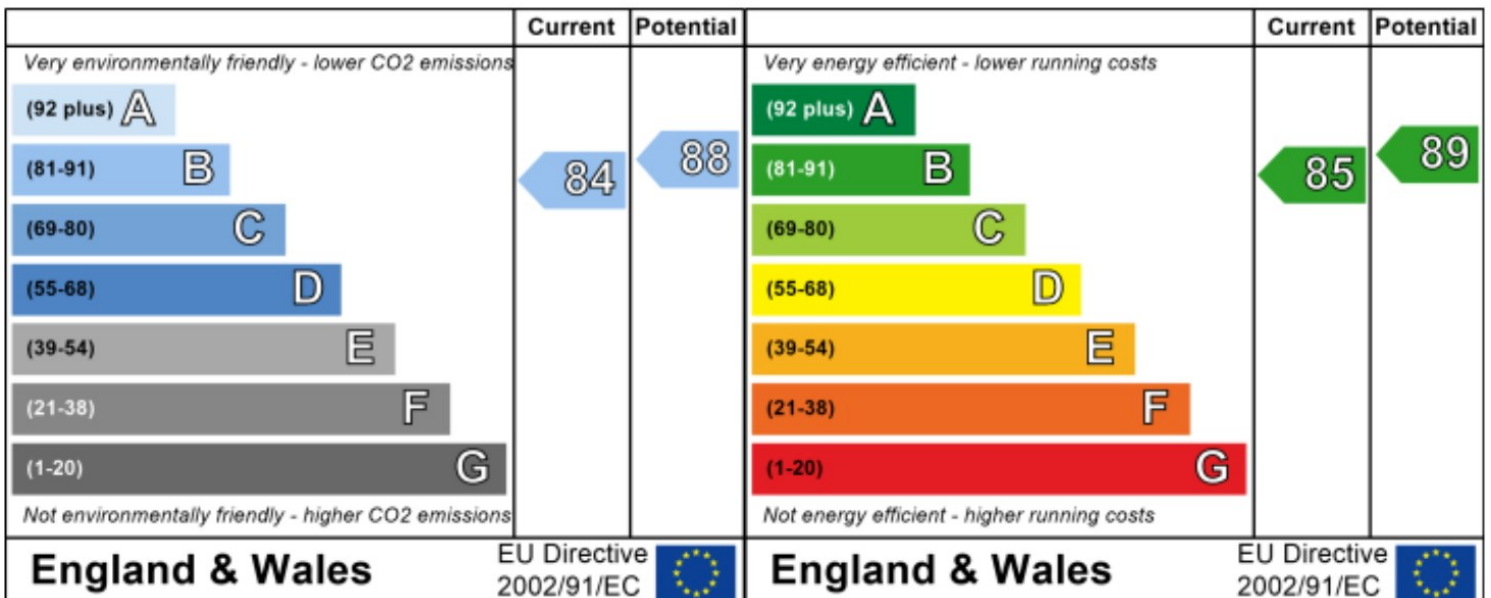
Log Burner

The Heta Inspire 45 is a multifuel stove, UK designed and built by Heta, one of Denmark's leading stove manufacturers.

Offering exceptional clean burn performance, 84% efficiency, direct fresh air connection and a built in reciprocating grate for multi fuel use.

A large cast iron door gives a widespread uninterrupted view of the fire burning beautifully in the fire chamber and a single lever control ensures precision air control.

The Inspire 45 is a premium quality stove and offers clean and modern styling.





TPE Developments have been awarded as National House Building Control (NHBC) Registered Developers and Builders. This provides new home buyers with a 10-year warranty and insurance policy.

NHBC states “its primary purpose as raising the construction standards of new homes in the UK to protect homeowners”.

Established in 1936, NHBC is the UK’s largest of provider of new home warranties. Around 80% new homes built in the UK each year have an NHBC 10 year warranty.

NHBC is a non-profit distributing company so reinvests “profit” in its activities to improve the quality of new homes to protect the interests of homeowners.



Travel Information

- * 2.9 miles from Epping Station
- * 13.3 miles from Stansted Airport
- * 1.3 miles M11 (Junction 7a)
- * 6 miles M25 (Junction 27)

Education

Primary Schools

- * Epping Primary School (2.7 miles)
- * Epping Upland C of E Primary (3 miles)
- * Coopersale Independent School (3.6 miles)

Secondary Schools / Colleges

- * St Johns School (2.7 miles)
- * St Nicholas Private School (4.9 miles)



Crossgates £1,395,000 Winggates £1,495,000

To book a viewing or for more information
please contact

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www.tpedevelopments.com