



AMBER MEWS

SAFFRON WALDEN

A DEVELOPMENT BY





Welcome to Amber Mews

Set on the south-eastern edge of Saffron Walden, this thoughtfully planned neighbourhood brings together the charm of a historic market town with the comfort and convenience of modern living.

Here you'll find a mix of beautifully designed 1 & 2-bedroom apartments through to stylish 2, 3, 4 & 5-bedroom family houses, each inspired by the character of the local area and finished with today's lifestyle in mind.

Designed with over five acres of green open space, including play areas and walking routes threaded through the community, the great outdoors is truly on your doorstep. From morning runs and weekend strolls to the children's play area and cycle rides, you're perfectly placed to enjoy every moment.



A New Neighbourhood Inspired by Tradition



Countryside Living, Connected for Life

A town with history, a home for the future

Saffron Walden has always been a place people are drawn to. Its medieval streets, thriving twice-weekly market and independent cafés give it a character you won't find elsewhere. From cultural landmarks like Audley End House to the boutique shops tucked into cobbled lanes, it's a town that blends heritage with modern convenience.

Space to grow, space to breathe

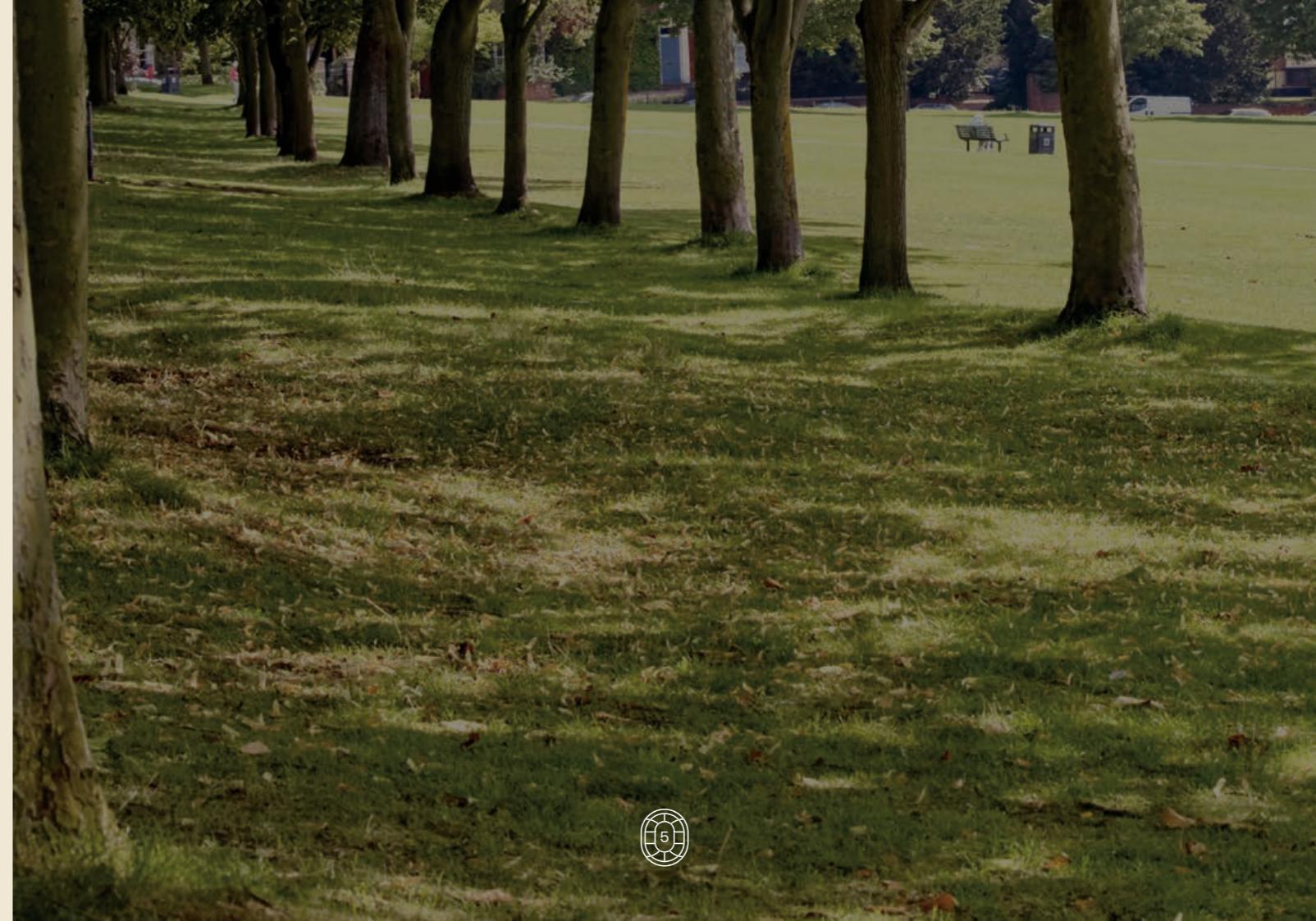
This new neighbourhood is designed with landscape at its heart. Mature hedgerows and green corridors connect the homes with the surrounding countryside, creating a setting that feels both established and close to nature from day one.

Well placed, well connected

Though the setting feels calm and rural, everything you need is conveniently close by. Everyday essentials, including a supermarket, café and gym are just moments away, making daily life easy and stress-free. For schools, healthcare, and community life, the town centre is also within easy reach.

A neighbourhood built around people

Streets are walkable and cycle-friendly, with homes facing onto green spaces to create a sense of safety and community. Architecture draws on the historic fabric of Saffron Walden, while thoughtful design ensures the homes are ready for the future. This is a place that feels connected in every sense – to the landscape, to the town, and to the wider world beyond.



A Neighbourhood Shaped by Greener



Space to explore

With over **five acres of open space**, residents can enjoy play areas, pocket parks, and walking routes designed for all ages. From children's games to peaceful evening strolls, the outdoors is never far from your front door.



Places to connect

The open spaces are more than just green views – they're designed as places to meet, relax and build a sense of community. Streets and pathways link directly into surrounding countryside trails and existing rights of way, making it easy to walk or cycle into the town centre or out into the fields.

A natural balance

By blending carefully planned landscaping with biodiversity-rich planting, the neighbourhood offers an environment where people and wildlife thrive together. It's a setting that feels established from day one and will only grow more characterful over time.





Thoughtfully Designed For Next Level Living

The well-considered interiors of each home make the most of the available space, providing plenty of natural light and creating versatile layouts for everything from family time, socialising and working through to relaxing and home entertainment.

Space that works harder

From sleek one-bedroom apartments to luxurious five-bedroom houses, these homes are tailored to suit today's lifestyle, whether you're a first-time buyer or a growing family. The well-considered, light-filled living areas and sociable kitchens create spaces for entertaining, while bedrooms and private gardens offer calm and privacy - perfect for relaxing.

Built for the Future

Combining timeless design with forward-thinking technology, each home offers ultra-fast full-fibre connectivity and a host of energy-saving innovations. From efficient appliances to enhanced insulation, every detail is crafted to help you live sustainably, comfortably, and responsibly.

Where Craftsmanship Meets the Countryside

Thoughtfully designed homes, naturally connected to their surroundings.

Inspired by Saffron Walden's timeless character, Amber Mews has been crafted with a material palette that reflects the town's rich architectural heritage, from traditional brick façades and slate-effect roofs to delicate detailing.



Every street view tells a story of craftsmanship, community, and connection to the natural world.

Saxon Brick tones and Saffron Red accents complement the warm Garden Green of front doors and landscaped features. Textured façades and considered detailing echo Saffron Walden's medieval and Georgian streets.

Use of sustainable materials and energy-efficient construction ensures each home is future-ready.

Rooflines and boundary treatments take cues from local vernacular, creating a seamless transition from town to countryside.



With a focus on:

- Central village green and play area.
- Native planting corridors enhancing biodiversity.
- Walking and cycle paths linking to existing public rights of way.
- Planting palette includes silver birch, ornamental grasses, and pollinator-friendly wildflowers, providing colour and texture through the seasons.

The development's soft landscaping creates a natural rhythm, from pocket parks and mews gardens to tree-lined avenues that frame countryside views.

Thoughtful boundaries and native hedgerows define private and public spaces while maintaining openness and flow throughout the site.

Everyday Convenience Just Around the Corner

Shopping & Everyday Essentials

1. Saffron Walden Market
2. Waitrose & Partners

Travel

3. Audley End Train Station

Food & Drink

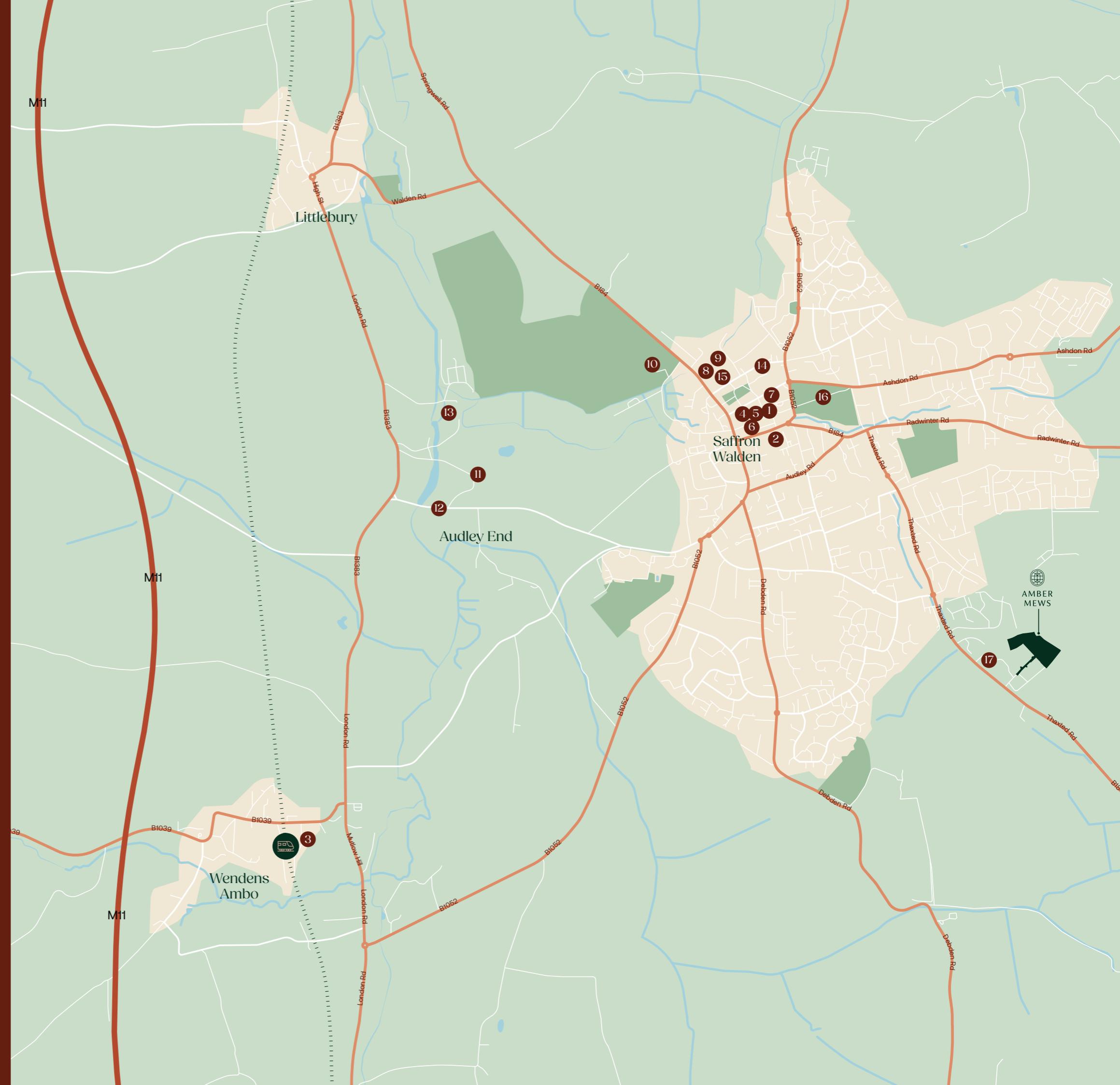
4. The Goat And Grass
5. Gluttons
6. Cafe Coucou
7. Meze By Night/Maze Bar & Grill
8. The Eight Bells

Culture & Attractions

9. Bridge End Garden
10. Saffron Walden Golf Club
11. Audley End House and Gardens
12. Audley End Miniature Railway and Enchanted Fairy and Elf Walk
13. Elysian Garden
14. Saffron Walden Museum
15. The Fry Art Gallery

Green Spaces

16. The Common
17. Knight Park



SAFFRON WALDEN

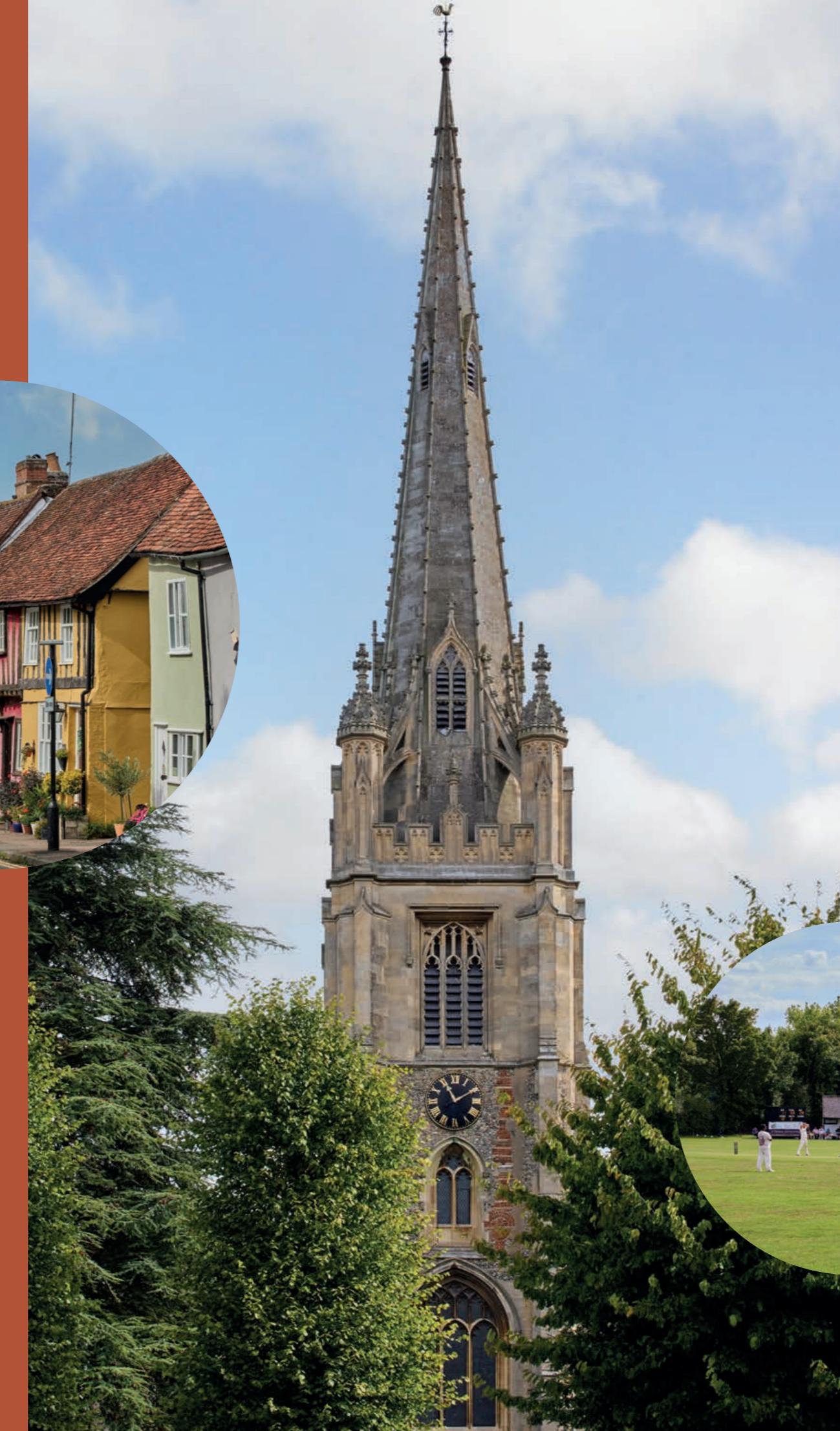
A Town Steeped in History

**A rich heritage**

Saffron Walden takes its name from the saffron crocus, once grown widely in the area and traded across Europe. That heritage lives on in the town's characterful streets, medieval timber-framed buildings and historic landmarks such as **Walden Castle** and the **Parish Church of St Mary the Virgin**, the largest parish church in Essex.

Market town spirit

The town has held a market since 1141 – a tradition that continues twice a week in the Market Square, where fresh produce, flowers, crafts and street food create a lively, sociable atmosphere. Independent shops, galleries and cafés line the surrounding streets, offering something new to discover every visit.

**Culture and green spaces**

Saffron Walden balances history with modern life. Enjoy a performance at **Saffron Hall**, explore the collections at **Saffron Walden Museum**, or wander through the beautifully restored **Bridge End Gardens**. The Common, at the heart of town, provides a large open space for walking, picnics and community events.

**Everyday life, elevated**

Alongside its history, the town offers everything needed for modern living: excellent schools, healthcare, supermarkets, sports clubs and leisure facilities. Add in a thriving food scene, cosy pubs and a welcoming community spirit, and it's no surprise Saffron Walden has been named one of the best places to live in the UK.



Discover the Best Place to Live in the UK*

Voted the number one place to live in the UK
by The Times, Saffron Walden blends heritage,
culture, countryside, and connectivity in a way
no other town can.

*Saffron Walden, voted the best place to live in the UK by The Times, 2025

An Historic Market Town

Saffron Walden is a picturesque town full of character and heritage.

With its medieval architecture, cobbled streets, and vibrant town centre, it offers a unique blend of history and charm. The town's rich past is visible around every corner, from its beautifully preserved buildings to its ancient market square which has been the heart of local life for centuries.



Saffron Walden Market

A lively twice-weekly market offering fresh produce and local goods in the historic town square.



Mini Miss Bread

A beloved artisan bakery known for its handmade sourdough, fresh pastries, and commitment to quality ingredients.



Amy Louise Florist

A charming independent florist creating beautiful, handcrafted arrangements for every occasion.



Saffron Walden Library

A welcoming community hub offering books, resources, and events for all ages in the heart of town.



Burton & Son Butchers

A traditional family-run butcher offering high-quality, locally sourced meat and expert service.



Saffron Fish Co

A quality fishmonger providing fresh, responsibly sourced seafood with a focus on flavour and sustainability.



Get a Taste of Saffron Walden's Food Scene

Saffron Walden offers a vibrant and varied dining scene that reflects the character and charm of this historic market town.

Whether you're grabbing a quick coffee, enjoying a leisurely brunch, or planning a special evening out, you'll find plenty of options to suit every occasion. The town is home to a delightful mix of independent cafés, traditional pubs, cosy tearooms, and contemporary restaurants, many of which focus on seasonal menus and locally sourced ingredients.

From classic British favourites to international cuisine, there's something to tempt every palate. The twice-weekly market also adds to the town's foodie appeal, with fresh produce, street food, and artisanal treats available in the heart of the community.



Cafe Coucou
for artisan coffee & cakes
🚗 7 min



Zafferano Lounge
for light lunches & cocktails
🚗 8 min



The Eight Bells
for delicious pub fare
🚗 8 min



Trio Italian
for authentic Italian food
🚗 7 min



The Goat and Grass
for friendly atmosphere & coffee
🚗 8 min



Chater's
for speciality coffee & seasonal lunches
🚗 9 min



The Common
8 min / 8 min



Audley End House
7 min / 12 min



Bridge End Garden
8 min / 10 min



New Homes Perfectly Nestled in Nature

From the rolling fields and walking trails of the Essex countryside to well-kept parks and gardens within the town itself, nature is always close by at Amber Mews.

The Common, a large open green at the heart of the town, offers space to relax, walk, or enjoy time with family, while nearby Audley End Park and Bridge End Garden provide tranquil spots for reflection and recreation.

With so much greenery on the doorstep, Saffron Walden perfectly balances town living with a connection to the outdoors.

Where History Comes Alive

Audley End House & Gardens A Grand Estate on Your Doorstep

One of England's most magnificent stately homes and a true jewel in Saffron Walden's crown. Once among the largest houses in Jacobean England, this grand estate blends centuries of history with beautifully preserved architecture, tranquil gardens, and family-friendly experiences that make it a favourite for all ages.

Throughout the summer, Audley End House comes alive with open-air concerts and cultural events, including the popular Heritage Live series, which hosts world-class performances in a truly unforgettable setting.

The town also features one of the oldest turf mazes in the UK and the Saffron Walden Museum, which explores the area's rich past.

 **Audley End House**
🚗 7 min / 🚶 12 min / 🚶 44 min

 **Walden Castle Remains**
🚗 9 min / 🚶 9 min / 🚶 30 min

 **Saffron Walden Maze**
🚗 7 min / 🚶 6 min / 🚶 23 min

 **Saffron Walden Museum**
🚗 9 min / 🚶 10 min / 🚶 34 min

 **Concord's Temple**
🚗 7 min / 🚶 11 min / 🚶 39 min



Times taken from www.google.co.uk/maps and are approximate only.



A Place to Learn, Close to Home

Saffron Walden offers an excellent selection of educational facilities, making it an ideal location for families.

There is a whole host of well-regarded primary and secondary schools, along with easy access to sixth form colleges and further education opportunities in the wider area. With a strong reputation for academic achievement and supportive learning environments, Saffron Walden provides a solid foundation for all ages.

 **St Thomas More Catholic Primary School**
0.9 miles
Ofsted Rating 'Good'

 **Katherine Semar Infant and Junior School**
1.1 miles
Ofsted Rating 'Outstanding'

 **R A Butler Academy Infant and Junior School**
1.5 miles
Ofsted Rating 'Outstanding'

 **Saffron Walden County High School**
1.5 miles
Ofsted Rating 'Outstanding'

 **St Mary's CE VA Primary School**
1.8 miles
Ofsted Rating 'Good'

 **Joyce Frankland Academy**
3.9 miles
Ofsted Rating 'Good'

 **Linton Village College**
7.5 miles
Ofsted Rating 'Good'

 **University of Cambridge**
19 miles

 **Anglia Ruskin University**
26 miles

Times taken from www.google.co.uk/maps and are approximate only. Proximity to schools mentioned is for information only and is not a guarantee of admittance. Ofsted rating correct at time of print.



Seamless Connections

Saffron Walden boasts excellent transport links, making it easily accessible for visitors and commuters.

Just 3.6 miles away is Audley End railway station, providing direct services to London Liverpool Street in under an hour, and to Cambridge in around 20 minutes. For international travel, London Stansted Airport is 25 minutes by car, offering flights to a wide range of European and global destinations.

A reliable network of local bus services links the town to nearby areas such as Cambridge, Bishop's Stortford, and Haverhill, with several convenient bus stops located throughout the town centre. Whether you're commuting or exploring the region, public transport offers easy and frequent options.

With road, rail, and air links all within easy reach, Saffron Walden is as accessible as it is picturesque.

*Train time from Audley End Station.

Times taken from www.google.co.uk/maps and are approximate only.





AMBER MEWS

Connected to Culture, Close to Cambridge

Living in Saffron Walden means enjoying the calm of a characterful market town while being only 15 miles* from Cambridge.

Renowned for its world-class University, vibrant cultural scene, and thriving economy, Cambridge is both a neighbour and an asset to your lifestyle. Spend weekends punting on the River Cam, wandering the historic college courts, or exploring the Fitzwilliam Museum, indie galleries and bookshops. By day, the city hums with ideas - from the Silicon Fen tech cluster and Cambridge Biomedical Campus (Addenbrooke's) to pioneering start-ups and

global names - offering outstanding career prospects. By night, discover acclaimed restaurants, cosy pubs, theatre, live music and year-round festivals. Add in beautiful parks, riverside walks, a renowned cycling culture, open-air markets and excellent shopping, and Cambridge delivers a rare blend of heritage, green space and modern energy - close enough to enjoy often, yet far enough that home still feels wonderfully tranquil.

Distances taken from www.google.co.uk/maps and are approximate only.



Cambridge Biomedical Campus – A Global Hub for Science and Innovation

Just a short drive from Saffron Walden, the Cambridge Biomedical Campus is one of Europe's leading centres for medical research, healthcare, and life sciences, and a major regional employer. Anchored by Addenbrooke's Hospital and the Rosie Maternity Hospital, the campus brings together world-renowned organisations including AstraZeneca, GlaxoSmithKline, and numerous cutting-edge biotech and research

institutes. Closely linked to the University of Cambridge, the campus fosters collaboration between academia, healthcare, and industry, driving innovation that improves lives around the world. For residents, it represents not only a hub of employment opportunity but also a symbol of the area's thriving knowledge economy, connecting Saffron Walden's tranquil lifestyle with the world-class science and technology of Cambridge.



Academic excellence

- Home to the University of Cambridge, ranked among the world's top institutions.
- Internationally recognised for innovation, research, and academic prestige.
- Museums, libraries, and colleges that inspire learning and exploration.

Business & innovation

- Known as the "Silicon Fen," Cambridge is a hub for technology, biotech, and research companies.
- Employers range from global giants to fast-growing start-ups.
- Ideal for commuters and professionals seeking both opportunity and quality of life.



Cambridge Awaits

A perfect day out for food lovers, shoppers and culture seekers.

Cambridge offers a vibrant mix of food and drink, with everything from cosy cafés and riverside pubs to award-winning restaurants and international cuisine. Whether you're after a quick bite at a bustling street market or a fine dining experience in a historic setting, the city caters to every taste and budget. Independent coffee shops, artisan bakeries, and stylish cocktail bars add to the city's lively and diverse culinary scene.

Cambridge is a hub for arts, shopping, and leisure. Explore a wide range of independent boutiques, high-street favourites, and artisan markets, perfect for unique finds and local goods. Art lovers can enjoy galleries, theatres, and live music venues, while the city's cinemas and museums offer year round entertainment.



Food & Drink

- Michelin-starred restaurants alongside independent cafés and global cuisines.
- Lively pubs and bars with historic character.
- Weekly food markets full of local produce and street food.



Arts & Culture

- World-class museums such as the Fitzwilliam Museum.
- Theatres, live music, and annual arts festivals.
- Galleries showcasing international and local talent.



Shopping & Leisure

- High-end brands, boutique independents, and bustling shopping streets.
- Grand Arcade and Grafton Centre for retail convenience.
- Riverside walks, punting on the River Cam, and an array of cafés and restaurants.

Award-winning Customer Satisfaction

The customer service team at Countryside Homes is committed to providing you, our customers, with quality homes.

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment that you make your reservation, to the day you move in and beyond.

No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the New Homes Quality Code for Home Builders. The code helps ensure all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme. Further information on the Code, which gives protection and rights to purchasers of new homes, can be found on www.nhqb.org.uk.

Copies of the 'New Homes Quality Code' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Every home at Amber Mews carries our commitment to quality and improvement. Our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes.

The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To find out more visit www.nhbc.co.uk/BuildersProductsandServicesTechnicalStandards. We also carry the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Further information can be found on www.nhbc.co.uk/warrantiesandcover/Homeowners/WhatdoesBuildmarkcover



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Family of four upsize to a brand-new home

"I'd heard of Countryside Homes before as they have lots of developments around Essex, and I'm really pleased we chose to buy with them. The process was brilliant, straightforward and I had no problems at all. The Sales Team made the process as smooth-sailing as possible and were really helpful; any questions I had were answered straight away. I'd definitely recommend buying a Countryside Homes property to anyone in the market for a beautiful new home."

Joanne

Homeowner at The Paddocks, Cressing



“

First-time Buyers find their forever home

"The sales process was excellent. We sat down with the team at Countryside Homes and they helped us understand what was involved in buying a new home and the finance side. They answered all our questions and helped us work out what the best house type was for us and what would give us the best value for money. They didn't try and push us into buying something bigger than we didn't need with just the two of us."

Alex & Alicia

Homeowners at Beaulieu Heath, Chelmsford

Signature Developments by Countryside Homes

With a proven track record of delivering high-quality neighbourhoods, Countryside Homes' developments set benchmarks in design, amenities and community. Here are two standout examples where vision, planning and execution combine to create places people love to live.

Mandeville Place, Saffron Walden

With just 55 beautifully crafted homes, this exclusive development has quickly become a benchmark for design, community, and craftsmanship. Every detail from the elegant façades that echo the traditional architecture of Saffron Walden to the landscaped streets and generous green spaces, has been considered to create a place of enduring appeal.

Each home combines timeless character with modern living, built to the highest standards and designed to stand the test of time. A focus on natural materials, traditional detailing, and sensitive planning gives the development a unique sense of place and belonging.

At its heart lies a dedicated ecology park - a haven for wildlife and a space for residents to enjoy open air, walking paths, and family time in nature. This thoughtful integration of green space and community living is what defines the development's success; a modern neighbourhood with a traditional soul, perfectly in tune with its surroundings.



Great Kneighton, Cambridge

Great Kneighton has become one of Cambridge's most successful new neighbourhoods and a true model of thoughtful placemaking. Designed as more than a housing development, it combines over 2,500 homes with schools, shops, health facilities and a stunning 120-acre country park. The result is a connected, sustainable community that blends green open space with modern living.

Perfectly positioned on Cambridge's southern fringe, residents enjoy easy access to the city's universities, research parks and transport links, including the guided busway and cycle network. Award-winning design, diverse architecture and a strong sense of community have made Great Kneighton a benchmark for future developments - a place where people can live, work, and thrive in harmony with nature.





Why Buy New?

Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home at Amber Mews on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

No nasty surprises

Buy a new home at Amber Mews and there'll be no nasty surprises or extra maintenance costs waiting for you plus you'll have the peace of mind of a 10-year NHBC guarantee. Buy a second-hand home, and who knows what you could be faced with?

Building a better future

We create homes with quality and sustainability in mind. Our outstanding range of new homes is designed for modern living with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home at Amber Mews.



ABOUT THE PARTNERS



High-quality Places with Community and Sustainability in Mind

Kier is a leading UK infrastructure, construction and property group focused on creating high-quality places built around community and sustainability.

Its property division invests in and transforms sites, operating as a mixed-use developer across urban regeneration, last-mile logistics and contemporary, energy-efficient workplaces.

In partnership with Vistry, they deliver well-planned homes and neighbourhoods, advancing built environments with technical expertise and lasting social benefit.

Their work fosters thriving communities and ensures each scheme adds to a resilient, connected and future-focused environment.



Westcombe Park, Maldon



St Luke's Park, Runwell



COUNTRYSIDE
Homes

We Create Places People Love

With more than 60 years' experience, Countryside Homes, part of Vistry Group, is one of the leading UK home builders.

We believe that where we live matters. We're passionate about creating places people aspire to live, where they feel a true sense of belonging. All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality.

Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result we hold more Housing Design Awards than any other developer. From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.



How to find us at Amber Mews

From Saffron Walden town centre:

Head south along Thaxted Road (B184) for approximately one mile. Pass Knight Retail Park on your left, with Aldi and Costa, and the development entrance is clearly signposted on the left-hand side.

From the M11 Northbound (Junction 9):

Take the exit for the A11 at Junction 9 and continue to Junction 9A. Leaving the motorway, take the third exit towards the B184 and follow signs towards the town. Once in town, turn left on to Castle Street and then right onto Castle Hill. At the roundabout take the first exit back onto the B184 until you reach Thaxted Road, where the development is on your left hand side.

From Cambridge:

Leave Cambridge via the A1307 south towards Haverhill, then join the A11 briefly before following signs for the M11 southbound. Exit at Stump Cross and take the B184 towards Saffron Walden. Once through Saffron Walden Town Centre, continue on Thaxted Road. The development is on your left.

From Great Dunmow:

From Great Dunmow, take the B184 north towards Thaxted and continue following signs for Saffron Walden. Stay on the B184 through Thaxted for approximately 6 miles until you reach Knight Retail Park. Turn right to reach Amber Mews.

Every care has been taken in the preparation of this brochure. Countryside Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development.

Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, specification and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes. January 2026.



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