



# CHESTNUT ROW

GREAT BROMLEY - ESSEX

A COLLECTION OF 2 & 3 BEDROOM HOMES  
NESTLED WITHIN THE HEART OF THE NORTH ESSEX COUNTRYSIDE







NESTLED WITHIN THE HEART OF THE NORTH ESSEX COUNTRYSIDE, YET CLOSE TO MAIN TRAVEL ROUTES, SCENIC WATERFRONTS AND THE BUSTLING, HISTORIC TOWN OF COLCHESTER, THESE HOMES OFFER YOU THE BEST OF BOTH WORLDS. WELCOME TO CHESTNUT ROW, GREAT BROMLEY.



# A place for you to come home to and relax



## BUYING FOR THE FIRST TIME?

Finding a peaceful spot for your growing family? Looking for a rural base for your commute, or simply moving house locally? You'll find a home to love at Chestnut Row. The development will make you part of a peaceful local community, never far from nearby schools, eateries, shopping and leisure opportunities.

A collection of 24 homes in total, 8 of which are available for private sale. All have been carefully planned to offer the best use of space, light and facilities, indoors and out.





# A place to find connections, convenience and rural beauty

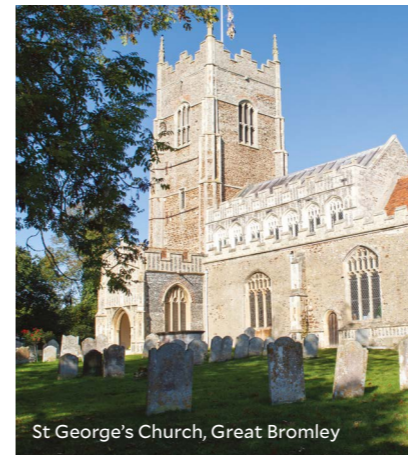
Great Bromley offers the perfect location to put down roots in a cosy countryside community, whilst keeping you connected to everything you need for a fulfilling modern lifestyle.

You'll be able to enjoy both stunning countryside and the convenience of a thriving town right on your doorstep. Great Bromley is just 7 miles east of Colchester and 5 miles south of the picturesque waterside town of Manningtree, with quick connections to the North Essex coast, Ipswich, Chelmsford and beyond to the M25 and London.

For your daily needs, The Cross Inn to the north of the village hosts a post office and cafe every day until noon and the nearest supermarket is Budgens in Elmstead Market, just five minutes away by car. You'll also find a wide range of food and household shops and supermarkets less than six miles away in Colchester.



\*All distances are approximate and calculated as the crow flies. Source; Google Maps.



St George's Church, Great Bromley

## TOP OF THE CLASS

Younger kids will be off to a flying start in Great Bromley with Little Dragons pre-school and St George's Primary School both rated 'outstanding' by Ofsted. Also rated outstanding nearby are Millfields Primary, Great Bentley Primary and Highfields Primary schools, all within a short driving distance. Older children will be in the catchment area for the well-regarded Colchester High School For Girls, Manningtree High School (rated 'good' by Ofsted) and Colchester Academy (rated 'good').

## THINGS TO SEE

Within a ten-mile radius, you'll find a wealth of places to visit for all the family, including Colchester Zoo, Castle Museum, Firstsite Gallery, Mercury Theatre, football stadium and famous Roman remains, as well as Jimmy's Farm, Dedham Treasure Trail and Mistley waterfront.



Colchester Castle



## OUT FOR A DRINK OR A BITE TO EAT

There's a great selection of local pubs around Great Bromley. As well as The Cross Inn and the Haywain Pub & Kitchen to the north, follow the road south of the village and you'll find The Old Court House, The White Rose in Balls Green and The King's Arms in Frating - all within just five minutes drive.

As well as great pub food, you're never far from a well-regarded restaurant, with the award-winning Mistley Thorn near Manningtree and the highly-rated Milsoms Hotel & Restaurant in Dedham. Alternatively, Colchester hosts a wide variety of eateries and quality restaurants to suit every nationality and taste.

## OFF TO THE COAST!

Great Bromley is well-positioned for the stunning North Essex coastline.

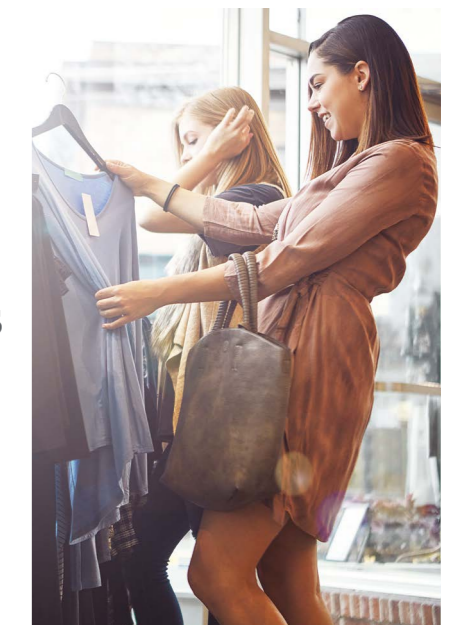
You can also enjoy waterside walks around Manningtree and Mistley, as well as stunning Dedham Vale; a designated area of outstanding natural beauty.

## LEISURE AND SPORTS

Great Bromley Cricket Club plays fixtures throughout the warmer months. If you love outdoor pursuits, Alton Water reservoir, just over the Suffolk border, with its watersports activities, cycling trails, modern visitor centre, coffee shop and restaurant will be right up your street.

## RETAIL THERAPY

You'll find everything you need in Colchester's town centre, with its array of high street chains, household brands, numerous independent boutiques and the stunning upmarket Fenwick department store among its many streets, squares and walks.



Messing about on the river at Dedham







# Countryside homes designed for your modern lifestyle

At Orwell Homes, we're all about creating comfortable, practical, attractive homes that provide a positive environment for everyone who lives in them. With 50 years' experience in building high-quality housing, you can trust that every space has been thoughtfully designed to exacting standards.

All the homes in Chestnut Row have been designed with utmost care and attention to detail. The external appearances and materials - pitched roofs, steep gables, timber cladding and smooth, clean white render - complement the architectural styles around Great Bromley and make sure the homes are in keeping with the character of the village.

Inside, the living spaces have been planned to cater for all the needs of young and growing families. You'll find open-plan rooms perfect for important shared family time and entertaining guests, but also separate living areas so that everyone can find time and space to themselves.

To the rear are generously-sized, south-facing gardens, giving you the maximum amount of sunlight throughout the day, as well as beautiful views across the neighbouring open countryside.

\*Note: plots 1-16 are not for private sale. Please speak to the sales advisor for further information.

These particulars should be treated as general guidance and for illustrative purposes only and should not be relied upon as statements or representations of fact. All landscaping, roads and paving shown are indicative. Roof finishes may vary from the illustrations. We operate a policy of continual product development and individual features may vary. We recommend intending purchasers satisfy themselves by personal inspection or otherwise as to the correctness of these particulars. The development plan is not to scale. Parking spaces shown are indicative only and parking restrictions may apply.



## THE FOXGLOVE

A two-bedroom semi-detached home with an open-plan kitchen/diner, family bathroom and separate downstairs cloakroom. With parking for two cars, this home is ideal for first-time buyers and young families.

PLOTS: 20 & 22



## THE HAWTHORN

This three-bedroom semi-detached home is a great flexible home for a growing family, with a sunny south-facing garden, spacious kitchen/diner, a separate sitting room and three well-proportioned bedrooms.

PLOTS: 19 & 23



## THE OAKLAND

Featuring three bedrooms (including a master with en suite), an expansive living room, a generous garden, private parking and a separate garage, The Oakland is perfect for active families.

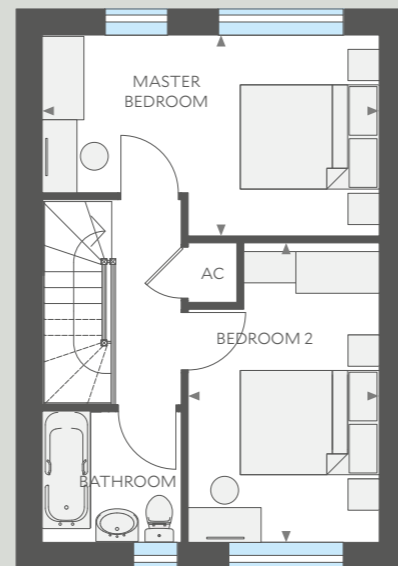
PLOTS: 17, 18, 21 & 24



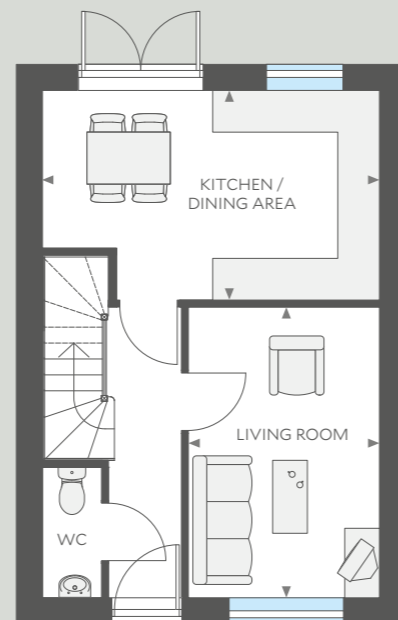


# THE FOXGLOVE

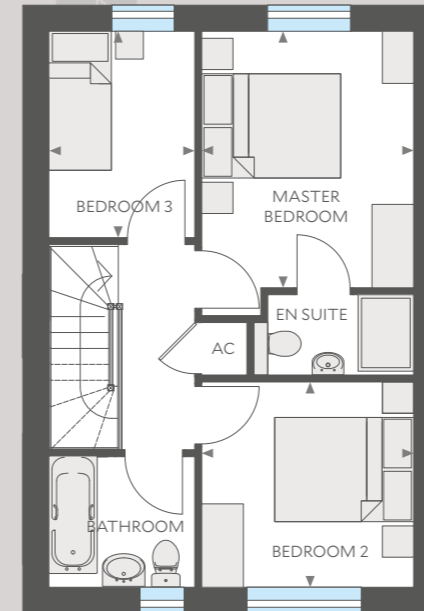
2 BEDROOM SEMI-DETACHED HOME



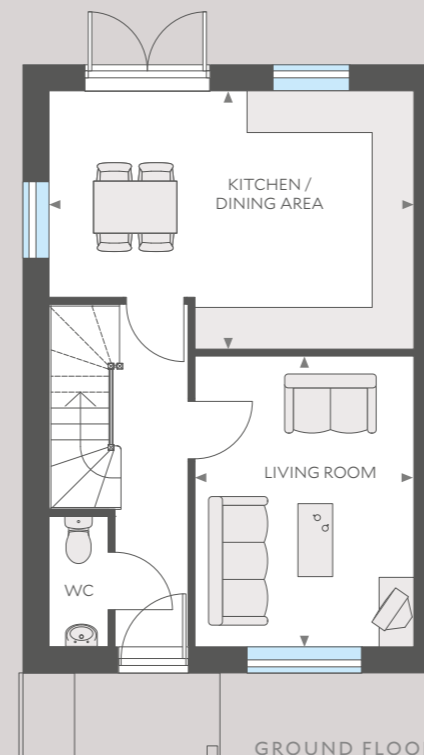
FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

# THE HAWTHORN

3 BEDROOM SEMI-DETACHED HOME



Perfect for new families and first-time buyers, this two-bedroom semi-detached home features a downstairs cloakroom, separate living room and a spacious open-plan kitchen/dining area with rear doors opening onto the well-sized south-facing garden. Upstairs, you'll find a family bathroom and two well-proportioned double bedrooms while, out front, the house is completed by two private parking spaces.

## GROUND FLOOR

KITCHEN / DINING AREA  
4.95M X 3.02M 16'3" X 9'11"

LIVING ROOM  
4.21M X 2.75M 13'10" X 9'0"

## FIRST FLOOR

MASTER BEDROOM  
4.95M X 2.88M 16'3" X 9'6"

BEDROOM 2  
4.34M X 2.83M 14'3" X 9'4"

All the rooms in this homely three-bedroom semi-detached house are well-proportioned and practical, perfect for a growing family. Downstairs, you'll find a spacious open-plan kitchen/dining area with doors opening out onto a generous-sized south-facing garden, plus a separate sitting room and a cloakroom. Upstairs features two double bedrooms, a single bedroom and the family bathroom. Outside, the house is complemented by two private parking spaces and a single garage.

## GROUND FLOOR

KITCHEN / DINING AREA  
5.30M X 3.73M 17'5" X 12'3"

LIVING ROOM  
4.18M X 3.22M 13'9" X 10'7"

## FIRST FLOOR

MASTER BEDROOM  
3.73M X 3.07M 12'3" X 10'1"

BEDROOM 2  
3.07M X 2.96M 10'1" X 9'8"

BEDROOM 3  
2.91M X 2.12M 9'6" X 7'0"

PLOTS: 20 & 22

TOTAL INTERNAL FLOOR SPACE 70.8 SQ M (762.1 SQ FT)

PLOTS: 19 & 23

TOTAL INTERNAL FLOOR SPACE 84 SQ M (904.2 SQ FT)

These floorplans and computer generated images are indicative only. All room sizes are approximate with maximum finished dimensions which have been taken into the kitchen units. Measurements not intended for carpet sizes or items of furniture. Kitchen and bathroom layouts shown are indicative only. Floorplans are not shown to scale and may be subject to minor modifications. Orwell Homes reserve the right to amend specifications as necessary. Please speak to a Sales Advisor for detailed information regarding specific properties.





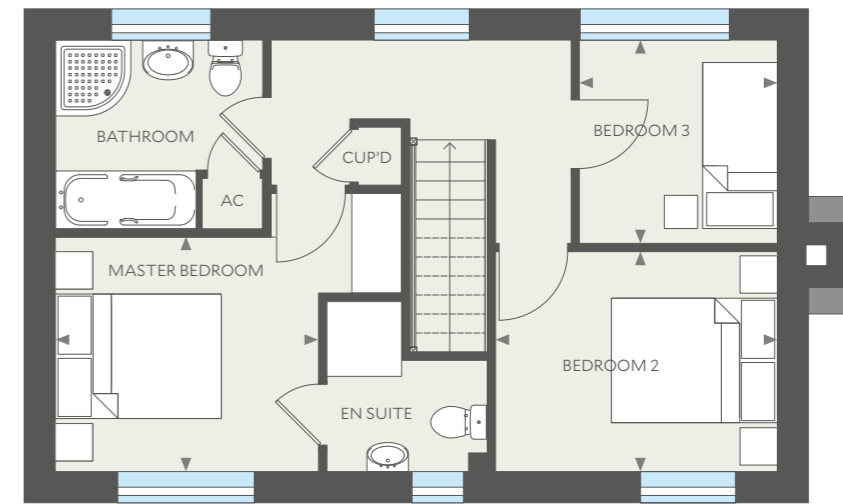
# THE OAKLAND



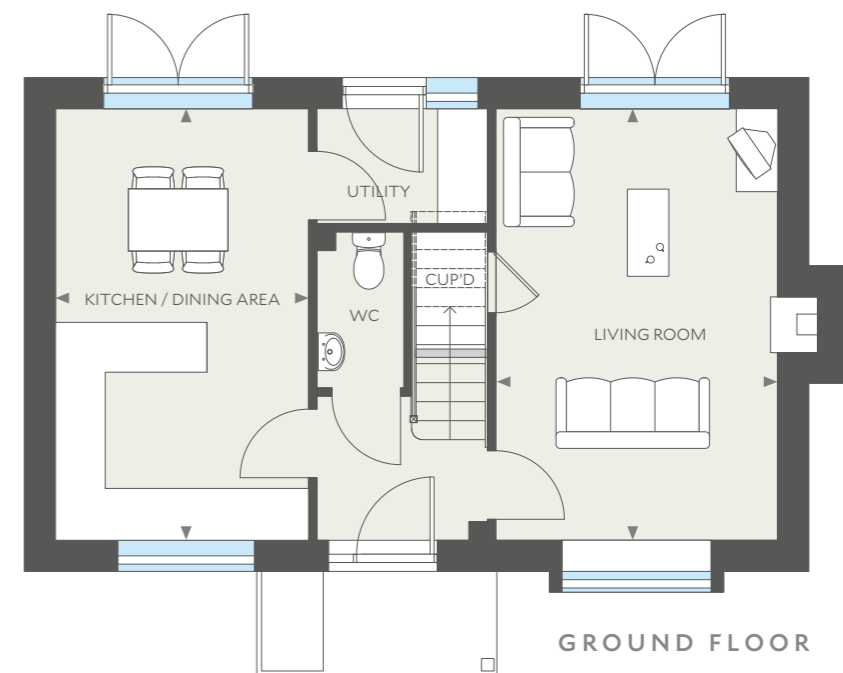
## 3 BEDROOM DETACHED HOME

TOTAL INTERNAL FLOOR SPACE 90 SQ M (968.8 SQ FT) PLOTS: 17, 18, 21<sup>†</sup> & 24

This attractive three-bedroom detached family home comes with two private parking spaces and a single garage. Downstairs, you'll find a cloakroom, an impressive open-plan kitchen/dining area and a substantial separate living room. Both communal rooms feature doors opening out onto a generous south-facing rear garden - perfect for family gatherings and summer entertaining. On the first floor, you'll find the master bedroom with en suite, two more well-sized bedrooms and, of course, the family bathroom.



FIRST FLOOR



GROUND FLOOR

### GROUND FLOOR

KITCHEN / DINING AREA	5.20M X 3.03M	17'1" X 9'11"
LIVING ROOM	5.20M X 3.36M	17'1" X 11'0"

### FIRST FLOOR

MASTER BEDROOM	4.18M X 2.77M	13'9" X 9'1"
BEDROOM 2	3.36M X 2.64M	11'0" X 8'8"
BEDROOM 3	2.44M X 2.38M	8'0" X 7'10"

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<sup>†</sup> Plot 21 is handed.





# Homes designed to meet your every need

Relax in style in Chestnut Row. We have designed each home to be the perfect combination of practicality and elegance, making the best use of quality fittings, fixtures and materials.

At Orwell Homes, we know that when you move into a new home you'll want everything to be in pristine condition and ready to use. From the storage spaces and appliances to the light fittings and the walls themselves, we promise you'll be delighted.

Throughout each home, all surfaces - from the floors to the worktops and skirting boards - are designed, constructed and finished to exacting standards and you will feel the quality everywhere you go. Walls are also a pure, light neutral tone, ready for you to add your own personal touches to every room.

Our well-planned kitchens and bathrooms are fitted with stylish contemporary cupboards, the latest built-in appliances and sleek, modern sanitaryware, so you can feel confident and relaxed with all the practicalities.

Finished to exacting standards, you will feel the quality everywhere you go.

## KITCHEN\*

- Howdens range with choice of contemporary solid wood door selections
- Laminate, solid wood or granite worktops and matching upstands
- Toughened glass splashback in a choice of colours
- Karndean wood effect, solid wood or tiled flooring
- LED spotlighting and under counter lighting
- Eye level oven with hide and slide feature
- Chrome cooker hood
- Integrated dishwasher and washing machine
- Additional unit storage racks

## BATHROOM, WC AND EN SUITES\*

- A choice of contemporary white bathroom suites with chrome fittings, including; Armitage Shanks Sandringham range bath, Grohe Grotherm Cosmopolitan bath and Grohe Eurosmart Cosmopolitan basin
- Full-height stretcher bond tiling to bath, walls and splashback over basin
- A choice of Karndean or tiled flooring
- Chrome frosted flush light and chrome LED spotlights
- Chrome heated towel rail

## GENERAL FINISHES\*

- A choice of veneer or solid oak internal doors

\* Please note: specification is dependent upon package selected. Please speak to your Sales Consultant for more information.







# Building new homes for over 50 years

We design and build unique quality homes for sale and these properties are available to purchase outright to all members of the public.



Clump Field, Ipswich



Long Meadow, Monks Eleigh

Orwell Homes Limited is a wholly owned subsidiary development company working alongside Orwell Housing Association Limited based in Ipswich, Suffolk.

Any profit generated from our sales is gifted back to Orwell Housing Association Limited to support the delivery of more new affordable homes.

Purchasers will benefit from Orwell's extensive experience and expertise in house building as Orwell have been building new homes for over 50 years across Suffolk, Essex and Norfolk.

All our homes come with a 10 year build warranty as standard and are completed with quality fittings and fixtures. Each home has been individually designed to make the most of its local surroundings, and to offer a desirable, modern and comfortable living space.

Our helpful and professional staff will help you through the purchase process and guide you through the opportunities to add personal touches to your new home.

Each home has been individually designed to make the most of its local surroundings



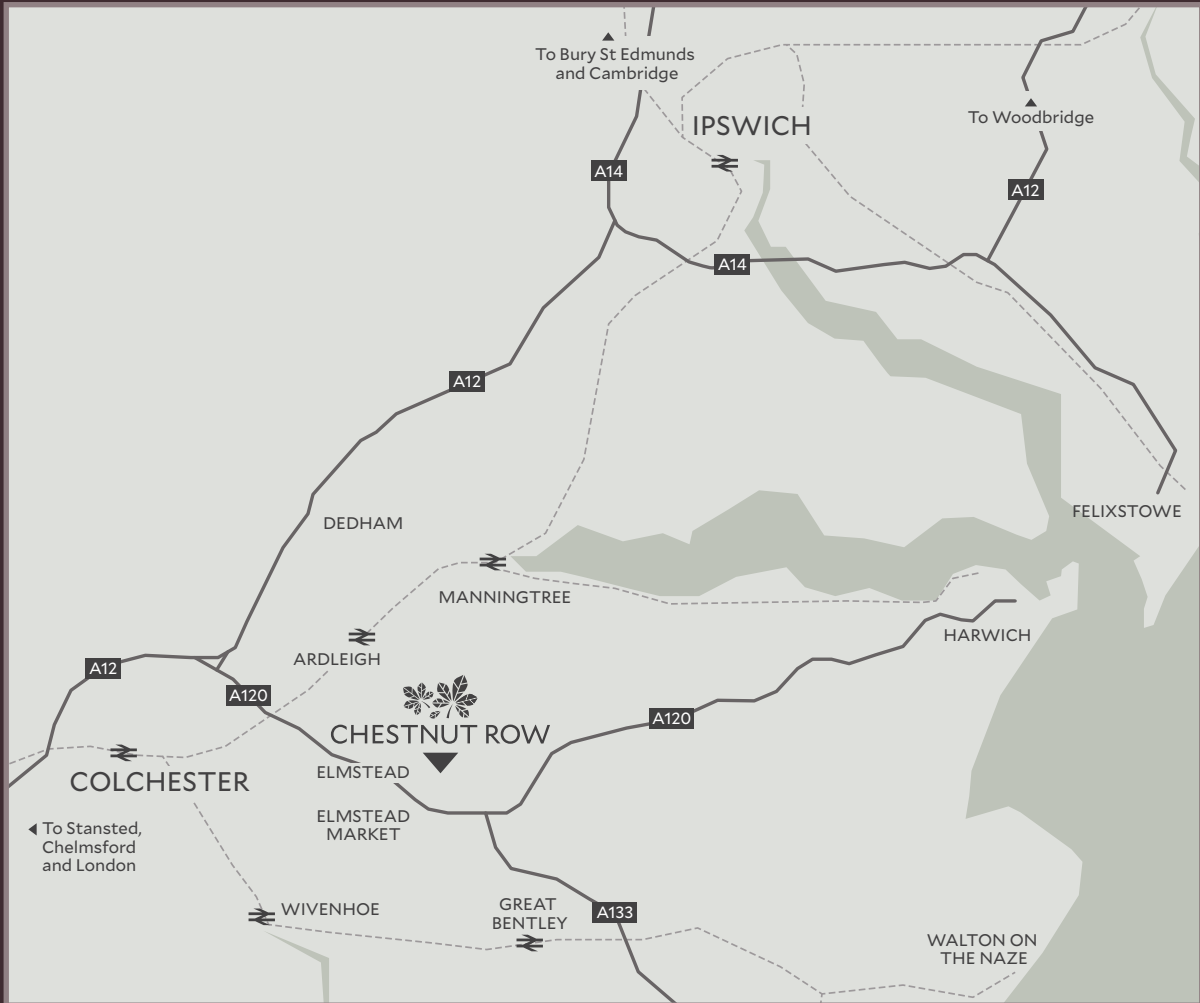
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[www.orwell-housing.co.uk](http://www.orwell-housing.co.uk)





# How to find Chestnut Row



CHESTNUT ROW

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