



ASTERWOOD

ELMSTEAD MARKET



Welcome



A very warm welcome to Asterwood, the latest collection of new homes from Hills Residential, situated in the sought-after village of Elmstead Market just four miles outside the historic town of Colchester.

This is a distinctive addition to the local area, comprising a selection of premium family-inspired properties arranged beautifully around a twin-oval concept to create a neighbourhood with an elegant, spacious feel.



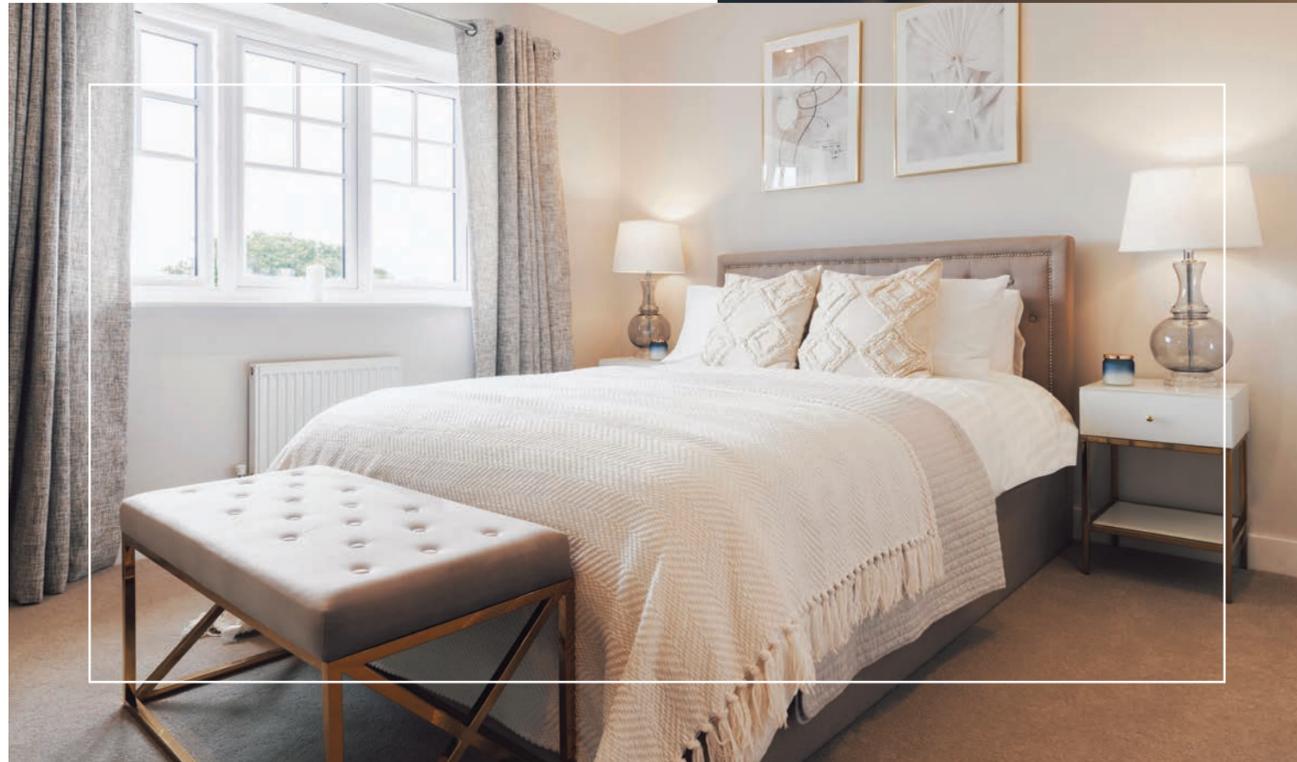
Come home to Asterwood.



Where contemporary luxury meets the peace and open skies of north-east Essex.

Elmstead Market is a growing community that has retained all of its sense of character and idyllic rural charm. Tucked away off School Road, just a minute or two's walk from the heart of the village, Asterwood is surrounded by a rich tapestry of trees, farmland, wooded valleys, historic churches and beautiful village greens, with the breathtaking waterside along the Colne estuary almost within sight.

This is a place where people will be able to relax and enjoy all the comforts of a 21st-century home and a refined, beautifully-crafted environment within the peace, tranquillity and fresh air of the countryside. The low-density nature of the collection allows properties to sit back from thoroughfares and creates an atmosphere of calm and gentle respect, as well as the opportunity to make each front garden unique.



Your chance to make memories of a lifetime in a high quality, versatile new family home.

From the very first glance, you'll know that we appreciate the finest details and our homes are built to stand the test of time, with all materials, features and fittings having been carefully selected for their style and durability.

Bright and spacious by day, and luxurious settings by night, our principal bedrooms are perfect for escaping after a busy day at work. Featuring soft-lighting, sumptuous carpets and beautifully appointed en-suite shower rooms, they are relaxing spaces that you'll love to retreat to, time and time again.



Escape and unwind.



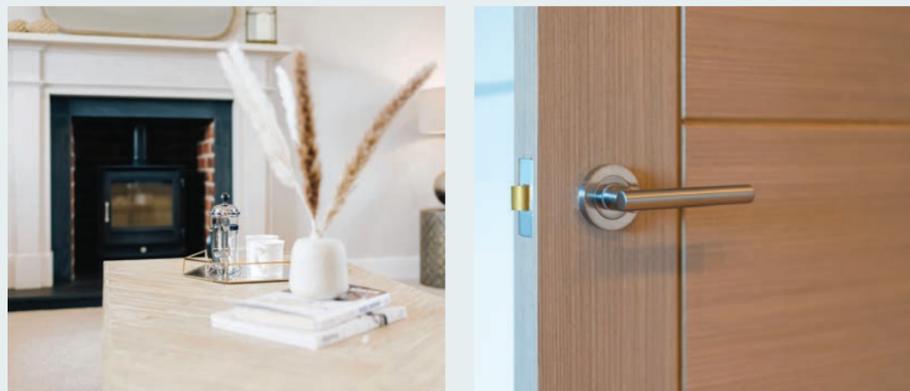
State of the art interiors where every detail has been carefully considered.

On top of thoughtful design and creative use of internal spaces, you'll be delighted with our inspiring selection of premium finishes, fixtures and fittings.

Everywhere you look throughout the beautifully appointed kitchens, you'll find quality work surfaces, superior flooring, cabinets and modern integrated appliances – While the stunning living spaces will be the perfect blank canvas for your own individual tastes and touches.

All interior images are from previous showhomes.





All images are from previous developments. The specifications listed on this page are correct and as intended at the time of going to print. Please speak with our sales agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.

Individually designed kitchens.

- Choice of wall and base units with handleless design *
- Choice of laminate worktop and up-stands *
(Stone options are available as an extra)
- Choice of LVT plank flooring *
- Stainless steel sink
- Bosch oven and separate microwave oven to all three bedroom homes
- Bosch induction hob to all homes
- Glass splashback behind hob
- Chimney cooker hood
- Fully integrated fridge / freezer to all homes
- Fully integrated dishwasher to all homes

Utility rooms.

- Sink provided in the Elmstead, Lawford, Oakley, Bentley, Ramsey and Raven
- Space for washing machine and tumble dryer
- Units and worktop with up-stand provided *
(Stone options are available as an extra)
- Choice of LVT plank flooring *

Bathrooms, en-suites & cloaks.

- Choice of LVT plank flooring *
- Choice of Porcelanosa wall tiling to the en-suite and bathrooms in the required areas *
- White gloss basin with vanity unit to en-suite and bathroom
- ROCA floor mounted back to wall toilet with soft close seat and concealed cistern
- ROCA targa taps
- ROCA shower as shown on floorplans with silver / clear shower door
- ROCA bath as shown on the floorplans
- Separate ROCA shower over bath to the Alresford and Osyth
- Chrome finish towel rail to en-suite and bathrooms

Connectivity.

- TV points to the living room, dining / family room and all bedrooms, and telephone points to the living room and principal bedroom

Heating, lighting & electrics.

- Compact style radiators with top and side grills
- Brushed aluminium sockets and switches provided on the ground floor and white sockets and switches to the first floor
- Double sockets throughout with selected USB sockets provided to kitchen and all bedrooms
- Downlights provided as standard to hall, cloakroom, kitchen, utility, bathroom and en-suite with pendants elsewhere
- Socket and light to loft

Finishing details.

- Dulux Supermatt emulsion white to all walls and ceilings. Dulux satinwood white to all woodwork
- Internal doors are solid core with oak finish
- Windows and French doors are white PVCU
- Half glazed front doors
- Wardrobes to principal bedroom
- Turf and landscaped front gardens and seed to the rear garden
- External tap provided to all homes

Security and peace of mind.

- Smoke alarm to each floor and carbon monoxide alarm to all rooms with a concealed flue
- Spur provided for future alarm fitting in hallway

Choices and Extra Options -

- Please note; Extras and options are only available if reservation is at a sufficiently early stage of construction.

A new neighbourhood

At Asterwood, you'll find a variety of properties in a delightful selection of designs. Suitable for everyone from professional couples, through to established families, busy households and those looking to downsize – they feature traditional characteristics, contemporary styling and exceptional craftsmanship – while being fully equipped to cater to today's connected, energy-efficient lifestyles. These are homes that you will love for many years to come.

Time to take a closer look and take your pick.





The Alresford
Two Bedroom Home
Plots 51-54 and 58-61



The Osyth
Two Bedroom Home
Plots 15, 16, 35, 36, 42 & 43



The Holland
Three Bedroom Home
Plots 5, 10, 49, 55 & 57



The Elmstead I
Three Bedroom Home
Plots 2, 14, 25, 26, 34, 44, 48, 50 & 56



The Elmstead II
Three Bedroom Home
Plots 19, 20, 21 & 22



The Ramsey
Four Bedroom Home
Plots 7, 13, 46 & 62



The Raven
Four Bedroom Home
Plots 17 & 24



The Oakley
Four Bedroom Home
Plots 3, 4, 9, 11, 27, 30, 33 & 47



The Lawford
Four Bedroom Home
Plots 6, 8, 12, 31, 32 & 45



The Mistley
Four Bedroom Home
Plots 1, 18 & 23



The Bentley
Five Bedroom Home
Plots 28 & 29



NORTH

* Please note, Plots 37-41 and 63 are not for private sale. Please speak to the Sales Adviser for further information.

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to a Sales Adviser for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask to view the detailed architects site drawings for full and accurate details.

At Asterwood you'll find all the vital ingredients for a comfortable contemporary lifestyle. An exceptional home environment – both inside and out – in a peaceful setting with convenient amenities and superb travel connections nearby.



Asterwood, School Road, Elmstead Market, Colchester, Essex CO7 7ET

With Elmstead Market positioned directly on the A133, residents will have fast, easy access to Colchester's vibrant shops, restaurants, leisure facilities and superstores in one direction, and the beautiful sandy beaches of Essex's 'Sunshine Coast' along the Tendring Peninsula in the other.

Meanwhile, the nearby A120 connects you with every waterside town and village towards Harwich in the east, or links up with the A12 to the west, with central Chelmsford around 28 miles away and the M25 just under 45 miles from home. Northbound, the A12 travels through 'Constable Country' to Ipswich and the A14, connecting you with Suffolk's coastline, magical market towns and Areas of Outstanding Natural Beauty, as well as being the fastest route to Bury St Edmunds, Newmarket and the Midlands.

Please note, illustrative maps are for guidance purposes only and are not to scale.

Fitness clubs, shops, renowned restaurants and attractions, along with London's financial district for work, are all within easy reach.

For those travelling for work or leisure by train, the nearest stations are Alresford (2.5 miles away), Wivenhoe (3.3 miles) and Colchester North (4.7 miles). Trains frequently run from Colchester, with a best journey time to London Liverpool Street of around 52-minutes, and when Crossrail is launched at Shenfield, journeys to central and across to west London will soon become even easier.



Village Highlights

Budgens Store (Elmstead)	0.25 Miles
Elmstead Primary School	0.75 Miles
University of Essex	2 Miles
Tesco Superstore (Colchester)	2.9 Miles
Waitrose Superstore (Colchester)	4 Miles
Leisure World (Leisure Club)	4.5 Miles
David Lloyd (Leisure Club)	7 Miles



Local Surroundings

Alresford (Station)	2 Miles
Wivenhoe (Station)	3 Miles
Colchester (Station)	5 Miles
Colchester (High Street)	6 Miles
Dedham Vale	7.5 Miles
Manningtree	8.5 Miles
Clacton-on-Sea	12 Miles



Road Connections

A133 (Clacton Road)	0.25 Miles
A120	3 Miles
A12 [Junction 29]	6 Miles
Ipswich	20 Miles
Chelmsford	25 Miles
Stansted Airport	35 Miles
London (City)	65 Miles



Rail (from Colchester)

Colchester [COL]	5 miles from home
Chelmsford [CHM]	18-minutes
Shenfield (Crossrail) [SNF]	35-minutes
Stratford [SRA]	43-minutes
Liverpool Street [LST]	52-minutes
Oxford Circus [U/G]	69-minutes
Canary Wharf [DLR]	70-minutes

All times and distances quoted are approximate only. Train times listed are from Colchester North Station and are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Hills Residential are renowned for building quality places where people love to live.

When you invest in a Hills home, you not only buy into a strong family firm that has been building homes across the South East for over 100 years, but also our complete commitment to detail, quality and workmanship in everything we do. We're renowned for distinctive, quality homes on the best sites in the most sought-after locations, whether creating large-scale developments, smaller boutique collections or a bespoke one-off property.

Buying a Hills home means you can be safe in the knowledge that your property will be beautifully designed and expertly constructed to impeccable standards. Our traditional values mean your home benefits from the highest quality materials throughout its fabrication and you'll enjoy a superior level of customer service during and after purchase.

You'll love how our home care and maintenance department is on hand to look after all our customers, and how our entire team is dedicated to making our service – and their part in it – the best it can be. Get in touch with one of our advisors today to see how we can help you find the home of your dreams.

Jonathan Hills, Managing Director



"The quality and care taken in the build is fabulous, we will be happy for many years in our new Hills home."

"We are extremely happy with the design of our home. We feel thought has gone into every little piece. The quality of the fixtures and fittings is very high. We have recommended Hills to friends, clients and others. Having purchased new builds previously, we are extremely happy to say that this has been the best experience, before and after sale."

Recent purchaser of a new Hills home.

Please note, although all the information within is as intended, Hills Building Group reserve the right to vary or amend the specification at any time without notice if for any reason specified items are unavailable to complete individual properties. Any substitution made will be to an equal or higher value if such amendments occur after contracts have been exchanged, subject of course to a suitable and safe replacement being found.

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No description or information given about the homes or their value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any statement or representation of fact and any information given is entirely without the responsibility of the agents or the vendor company. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area, they are not intended to be taken as an exact representation. Any areas, measurements or distances are approximate only.

Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.



"This is an exceptional opportunity to purchase a premium family home in one of north-east Essex's most sought-after locations. These properties exceed expectations in every respect and offer residents both the peace of the countryside and a host of modern features for today's connected lifestyles. With excellent road connections and the vibrant town of Colchester on its doorstep, this is a place you'll be proud to call home"

Jonathan Hills, Managing Director

Hills Residential.

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