



MILLINGTON PLACE
GOSFIELD

MEADWAY, OFF HEDINGHAM ROAD, GOSFIELD, ESSEX CO9 1TG



Welcome to Millington Place, Gosfield





Gosfield offers a semi-rural lifestyle with the advantage of good connections

Millington Place enjoys a secluded setting in the north Essex village of Gosfield, two miles west of the market town of Halstead, and some five miles from Braintree with its railway station and wealth of leisure options.

Offering a portfolio of 2, 3 & 4 bedroom homes, Millington Place meets the demand by households of all sizes.

Commuting to London in an acceptable time means more leisure hours to discover and enjoy the attractions of the village, while those working partly or wholly from home will relish both the calm and the opportunity to take breaks in nearby natural surroundings.





Well-served by neighbouring towns

Gosfield has a large playing field, community shop, and a public house serving food. There is also a primary school, as well as two independent schools offering education from preparatory to 16 - 18 year olds. There are other schools for all ages in Halstead and Sible Hedingham. Most of the state schools have 'Good' Ofsted ratings (UK Government website in September 2021).



There are GP surgeries in Halstead and Sible Hedingham, while the modern Braintree Community Hospital provides many services. Halstead also has a leisure centre, theatre, three supermarkets, many independent shops and a good choice of places to eat, several with outdoor space.



Braintree boasts a large retail and entertainment complex with discount designer shops, Cineworld, ten pin bowling and more.

An easy start to any journey

The village is on a frequent bus route connecting Halstead and Braintree, while buses to Colchester, Chelmsford and other destinations run from Halstead High Street and Braintree (the latter also has a bus service to London Stansted Airport). The rail journey to London Liverpool Street from Braintree takes just over an hour. Gosfield lies on the A1017, giving drivers good access to the A12, as well as to a park and ride site for Cambridge, and also to the A120 for Stansted.



Special places to discover

This select village has several gems, but does not shout their existence with brash signage. Gosfield Lake Resort is certainly unique in the area, offering a lovely picnic setting, water skiing, inflatable rides and open water swimming.

Similarly, Gosfield Lake Golf Club has an idyllic home, while a walk can take in Gosfield Hall, a magnificent Georgian manor house and picturesque wedding venue, and the attractive parish church, last resting place of many members of the Courtauld family, who operated silk mills and provided homes, health care and parks for all.

Also a stroll away are Gosfield Sandpits, a tranquil nature reserve with ponds, popular with dog-walkers and for fishing, and slightly further away lies Broakes Wood, an ancient woodland site with five miles of open paths.



Gosfield Community Primary School 6 minutes. 0.3 mile
St Margaret's Preparatory School 12 minutes. 0.6 mile
Gosfield Lake Golf Club 15 minutes. 0.8 mile
Gosfield Lake 17 minutes. 0.9 mile
Gosfield School 17 minutes. 1.1 miles



Gosfield School 5 minutes. 0.9 mile
Gosfield Lake 6 minutes. 0.9 mile



Gosfield Community Primary School 1 minute. 0.3 mile
St Margaret's Preparatory School 2 minutes. 0.6 mile
Gosfield Lake Golf Club 3 minutes. 0.8 mile
Gosfield Lake 4 minutes. 0.9 mile
Gosfield School 4 minutes. 1.1 miles
Halstead Town Centre 7 minutes. 2.9 miles
Sible Hedingham Town Centre 7 minutes. 3.4 miles
Hedingham School and Sixth Form 9 minutes. 3.7 miles
The Ramsey Academy (Halstead) 10 minutes. 3.3 miles
Braintree Town Centre 10 minutes. 4.9 miles
Braintree Railway Station 14 minutes. 5.3 miles
Freeport Shopping Outlet 16 minutes. 7.2 miles
Colchester Town Centre 30 minutes. 19.7 miles











Braintree to London Liverpool Street 1 hour 3 minutes



The Site Plan



-  The Claremont 4 bedroom home
-  The Tapley 4 bedroom home
-  The Fernwood 4 bedroom home
-  The Bromstone 3 bedroom home
-  The Dendy 2 bedroom home
-  The Dendy A 2 bedroom home
-  Affordable housing
-  Area to be maintained by the management company.
- BCP** Bin collection point

Please Note: This site plan is indicative only and is subject to change.
 Please also refer to the conveyance plan for plot boundary details and the extent of the land to be maintained by the management company.



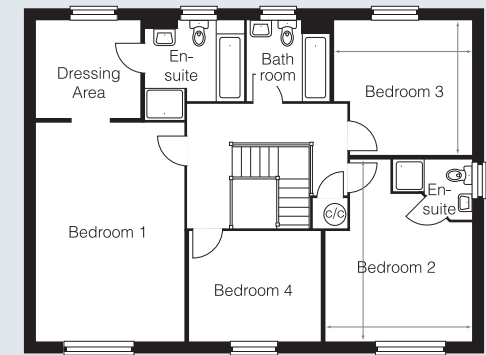
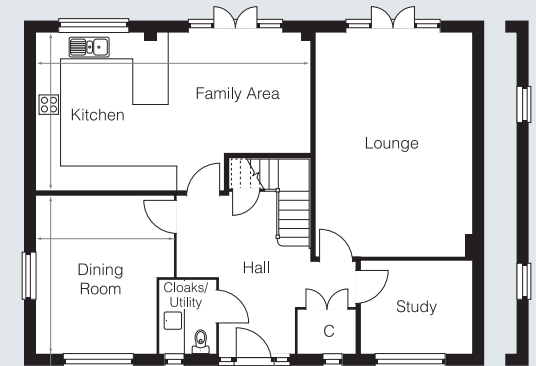
The Claremont

A 4 bedroom detached home with study, 2 en-suites, double garage and driveway

(plots 16, 17, 18, 26, 31, 32 & 34 - type I 1931)



Plot 26 illustrated



Plot 26 includes additional windows as shown.
Plot 31 is handed.

Ground Floor

Lounge	13'0" x 18'7" (3950 x 5671mm)
Kitchen/Family	13'1" x 22'9" (3985 x 6945mm)
Dining Room	11'5" x 13'1" (3481 x 3986mm)
Study	9'2" x 7'5" (2800 x 2260mm)

First Floor

Bedroom 1	12'4" x 18'2" (3752 x 5536mm)	Bedroom 3	11'5" x 11'2" (3480 x 3404mm)
Dressing Area	8'8" x 8'1" (2634 x 2468mm)	Bedroom 4	11'0" x 9'1" (3350 x 2775mm)
Bedroom 2	12'2" x 15'1" (3707 x 4600mm)		

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

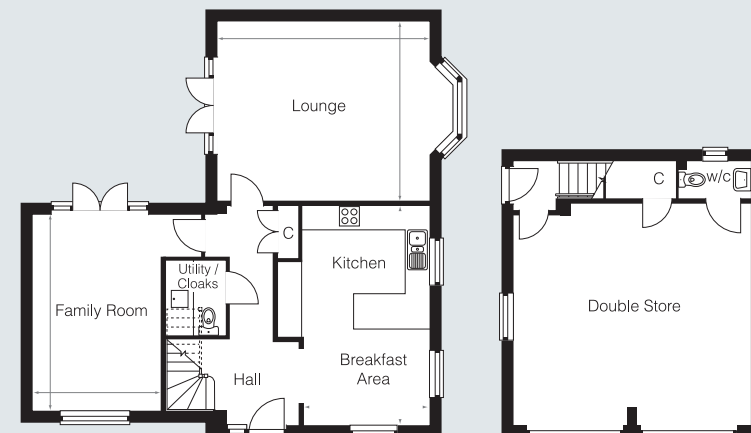
The Tapley

A 4 bed detached home showcasing a large lounge with feature bay window and family room

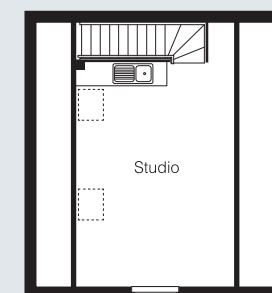
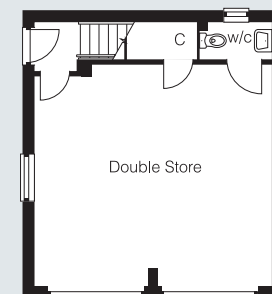
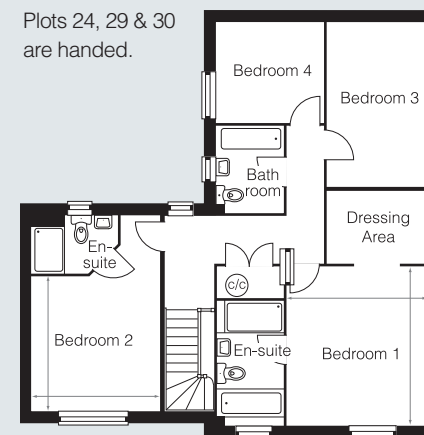
(plots 15, 19, 24, 29, 30 & 35 - type K 1714)



Plot 19 illustrated



Plots 24, 29 & 30 are handed.



Plot 29 only includes a double store with studio above. Plots 15, 19, 30 & 35 have a double garage. Plot 24 has a single garage.

Ground Floor

Lounge	10'7" x 16'3" (3223 x 4945mm)
Kitchen/Dining	12'6" x 18'2" (3820 x 5548mm)
Family Room	10'7" x 16'3" (3223 x 4945mm)

First Floor

Bedroom 1	11'9" x 13'2" (3572 x 4018mm)
Dressing Area	8'4" x 6'1" (2550 x 1851mm)
Bedroom 2	10'8" x 11'3" (3255 x 3417mm)

Bedroom 3	8'4" x 13'9" (2550 x 4181mm)
Bedroom 4	8'11" x 8'4" (2722 x 2535mm)

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

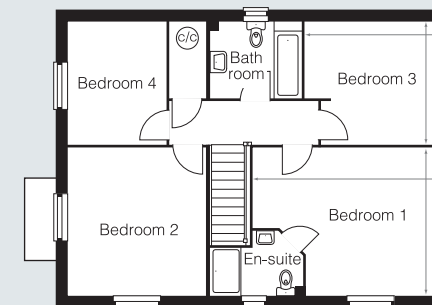
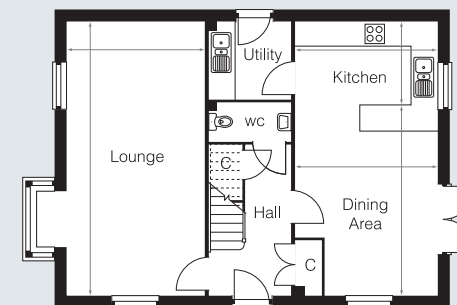
The Fernwood

A 4 bedroom dual aspect home with large kitchen/dining room and single garage

(plot 2 - type X 1413)



Plot 2 illustrated



Ground Floor

Lounge 11'4" x 22'9" (3465 x 6927mm)
 Kitchen/Dining 11'9" x 22'9" (3578 x 6927mm)

First Floor

Bedroom 1 15'6" x 12'4" (4717 x 3756mm)
 Bedroom 2 11'4" x 12'4" (3465 x 3756mm)
 Bedroom 3 11'2" x 10'2" (3400 x 3098mm)
 Bedroom 4 8'2" x 10'2" (2492 x 3098mm)

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

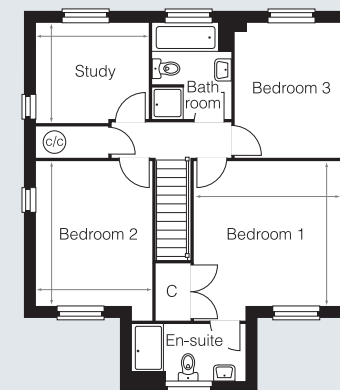
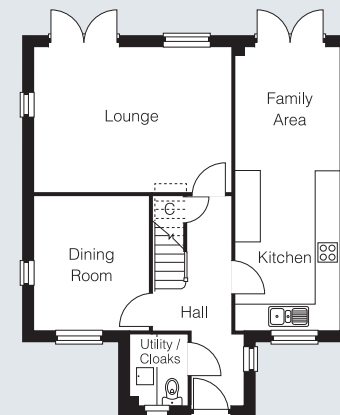
The Bromstone

A 3 bedroom detached family home with kitchen/family room, study and garage

(plots 1, 13, 25 & 33 - type N 1324)



Plot 1 illustrated



Plot 25 is handed.

Ground Floor

Lounge 16'4" x 12'0" (4975 x 3650mm)
 Kitchen/Family 8'6" x 23'6" (2602 x 7162mm)
 Dining Room 9'5" x 11'0" (2870 x 3362mm)

First Floor

Bedroom 1 12'3" x 12'1" (3738 x 3674mm)
 Bedroom 2 9'8" x 12'1" (2947 x 3674mm)
 Bedroom 3 8'10" x 11'2" (2702 x 3415mm)
 Study 9'4" x 8'4" (2855 x 2530mm)

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

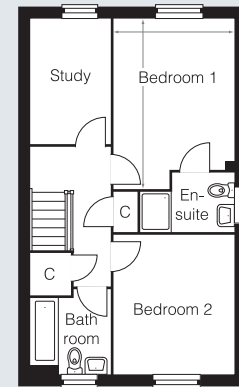
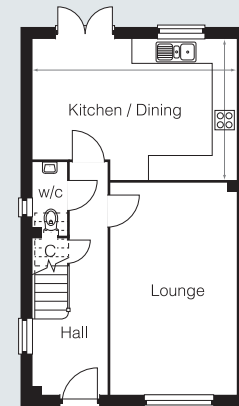
The Dendy

A 2 bedroom detached home with kitchen/dining room, study, en-suite and garage

(plot 14 - type A 1003)



Plot 14 illustrated



Ground Floor

Kitchen/Dining 16'11" x 11'8" (5150 x 3547mm)

Lounge 10'6" x 17'6" (3190 x 5345mm)

First Floor

Bedroom 1 10'0" x 14'2" (3050 x 4316mm)

Bedroom 2 10'0" x 11'6" (3050 x 3501mm)

Study 6'8" x 10'4" (2025 x 3153mm)

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

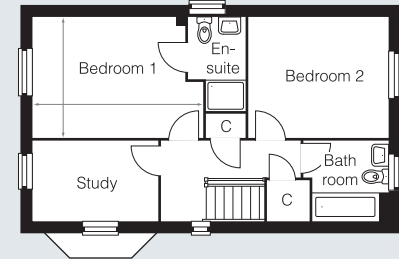
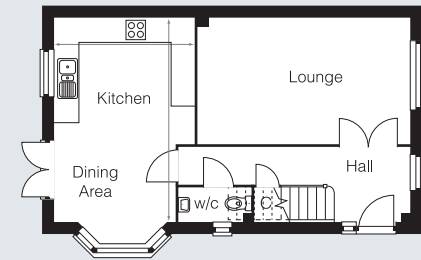
The Dendy A

A 2 bedroom detached home with kitchen/dining area, study, en-suite and garage

(plots 27 & 28 - type A1 1013)



Plot 27 illustrated



Plot 28 is handed.

Ground Floor

Kitchen/Dining 11'8" x 16'11" (3547 x 5150mm)
Lounge 17'8" x 10'6" (5388 x 3190mm)

First Floor

Bedroom 1 14'2" x 10'0" (4316 x 3050mm)
Bedroom 2 11'8" x 10'0" (3544 x 3050mm)
Study 10'5" x 6'8" (3178 x 2025mm)

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

Help to make your move easier



Our **Assisted Move** scheme will help sell your existing property at it's full market value through our approved agents at absolutely **NO COST** to you.



Help to sell your existing property

- Simply choose your Abbey New Home.
- We will organise independent valuations of your present home.
- Having agreed a realistic price, our agents will market your home.
- We will hold your plot for 4 weeks giving you time to sell.
- There are no charges, provided you complete the purchase of an Abbey New Home.

Simple, and **no estate agent fees to pay!** Just ask our Sales Executive to arrange a valuation. Terms and conditions apply. Please ask for further details.

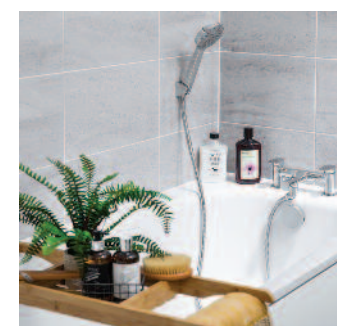


The Specification

Included as standard in your new home

The Claremont	The Tapley	The Fernwood	The Bromstone	The Dendy	The Dendy A
---------------	------------	--------------	---------------	-----------	-------------

	The Claremont	The Tapley	The Fernwood	The Bromstone	The Dendy	The Dendy A
General						
■ GRP grained effect front entrance door painted black with chrome ironmongery and Flemish obscure glass.	✓	✓	✓	✓	✓	✓
■ Power and light to all garages with up and over door. Painted white.	✓	✓	✓	✓	✓	✓
■ White two panelled internal doors with chrome ironmongery. White emulsion to walls.	✓	✓	✓	✓	✓	✓
■ All woodwork to be an acrylic white finish. Smooth ceilings throughout.	✓	✓	✓	✓	✓	✓
■ Glazed double doors to lounge.						✓
■ Gas fired central heating.	✓	✓	✓	✓	✓	✓
■ Pressurised water system.	✓	✓	✓	✓	✓	✓
■ White PVC-u double-glazed windows and French doors where applicable.	✓	✓	✓	✓	✓	✓
■ Turfed front gardens planted in accordance with the landscaping plan. Rear garden graded and rotovated. External water tap.	✓	✓	✓	✓	✓	✓
■ Boundary fencing 1.8m high close boarded and/or 1.8m high brickwork (as applicable to individual property). Party fencing 1.8m high close boarded panels.	✓	✓	✓	✓	✓	✓
■ 10 year N.H.B.C. warranty and 2 years Abbey Homes Customer Care.	✓	✓	✓	✓	✓	✓
Kitchen and appliances						
■ Choice of contemporary soft close kitchen units with laminate work surfaces and matching upstands.	✓	✓	✓	✓	✓	✓
■ 4 ring gas hob with stainless steel splashback, extractor hood, integrated double oven, dishwasher and fridge/freezer.	✓	✓	✓	✓	✓	✓
■ Integrated washing machine to kitchen.					✓	✓
■ Integrated washing machine to utility room.			✓			
■ Integrated washing machine to cloakroom/utility.	✓	✓		✓		
■ Recessed chrome downlighters.	✓	✓	✓	✓		
Cloakrooms, bathrooms and en-suites						
■ Roca white sanitaryware with chrome fittings and Porcelanosa ceramic wall tiles.	✓	✓	✓	✓	✓	✓
■ Recessed chrome downlighters, towel rail and shaver point to bathrooms and en-suites.	✓	✓	✓	✓	✓	✓
Electrical						
■ Mains operated smoke detectors and carbon monoxide detector.	✓	✓	✓	✓	✓	✓
■ Double switched power-points throughout plus TV satellite digital and FM system point.	✓	✓	✓	✓	✓	✓
■ Telephone and television socket to lounge, all bedrooms and first floor studys plus additional rooms as detailed on the floor layout plans.	✓	✓	✓	✓	✓	✓
■ Globe style light fitted to all external entrance doors.	✓	✓	✓	✓	✓	✓
■ Combined telephone and RJ45 socket with CAT6 cabling for connection to fibre optic high speed internet.	✓	✓	✓	✓	✓	✓
■ Un-switched fused spur to be provided for future installation of an alarm.	✓	✓	✓	✓	✓	✓



Beautiful Homes, Attractively Priced



Abbey New Homes principal activities are residential housing development in the UK, Ireland and the Czech Republic.

For two generations, the sales sign in front of our Abbey New Homes developments has become a familiar sight in the South East of England. With many thousands of homes and satisfied customers to our credit, we continue to offer 'Beautiful Homes, Attractively Priced'.

As a responsible developer we endeavour to provide information that portrays as accurate a picture as possible of your future home and we would like to point out the following:

Whilst every care is taken to ensure accuracy of all published material, we reserve the right to amend or improve the specification, materials, floor layouts and site plans. Any alteration will be clearly shown on a separate sales information sheet available in the site sales office. Please note that interior images shown in this particular brochure are indicative only and taken from other Abbey Developments interiors. The landscaping shown on the site layout is indicative of a matured development and, as with all new developments, is subject to approval by the Local Authority. The artist has also tried to give some indication of how extra planting could be used to enhance the appearance of your home. As we try to provide as much variety as possible, the configuration of homes, garage positions, brick colours, windows, external treatments and levels can vary from plot to plot. We can therefore only give typical illustrations.

Thank you for visiting Millington Place. If you require any further information please refer to the site sales representatives who will be happy to help you choose a house of which to be proud.

Millington Place, Meadway, off Hedingham Road, Gosfield, Essex C09 1TG

A development by **Abbey Developments Limited**

Abbey House, 2 Southgate Road, Potters Bar, Hertfordshire EN6 5DU

Telephone (01707) 651266

Brochure correct at time of going to press April 2022



abbeynewhomes.co.uk

