



ORCHARD PLACE

Elmstead Market · Essex

A collection of five luxurious and spacious detached bungalows, meticulously constructed by Lexden Homes to an outstanding, contemporary specification.

These beautiful properties are set in a quiet, exclusive location in the heart of the well served rural Essex village of Elmstead Market, home to the world renowned Beth Chatto Gardens.

With excellent accessibility to the Essex coast, Colchester's vibrant town centre and local Railway Stations with direct links to London Liverpool Street, these fine homes have much to offer the discerning purchaser.

A development by

Lexden
 **Homes**

FINE PROPERTIES FOR THE DISCERNING PURCHASER

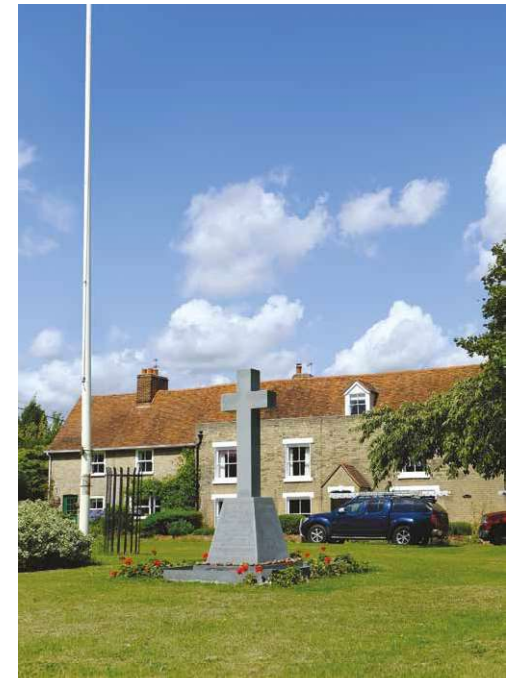
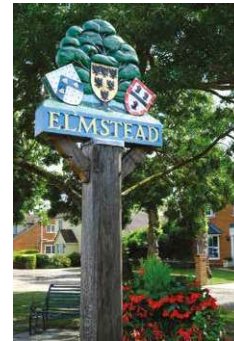
The Location

At Orchard Place you will be able to enjoy both the stunning surrounding countryside and Elmstead Market's excellent local amenities to serve your everyday needs, including a well stocked supermarket, doctors surgery, petrol station, local primary, infant and nursery schools, well served bus routes and so much more.

Elmstead Market lies just 4 miles east of the vibrant town of Colchester, with its plethora of shopping, dining and social opportunities and a mere 3 miles north of the picturesque waterside town of Wivenhoe, renowned for its bustling quayside, riverside Inns and Restaurants, an ideal place to enjoy those long, lazy summer evenings.



Frinton-on-Sea and Walton-on-the-Naze on the beautiful North Essex coast can be reached in a mere 30 minutes, whilst Ipswich, Chelmsford and beyond to Stansted Airport, the M25 and London are all within easy driving distance. For the commuter, fast direct links to London, Liverpool Street Station are to be found within a 10 minute drive from either Alresford or Wivenhoe Stations. Locally, the world renowned Beth Chatto Gardens offer glorious grounds to explore along with a wonderful tea room, restaurant, and a fabulous nursery stocked with unusual plants, along with mile upon mile of fabulous countryside walks right on your doorstep.



The Development

Orchard Place is a unique development of just five luxurious detached bungalows built by Lexden Homes within a small and exclusive cul-de-sac in the desirable village of Elmstead Market. These fine homes are purpose built with incredible attention to detail, offering the discerning purchaser the highest level of specification to each property.

Every home at Orchard Place will offer three double bedrooms, with a contemporary en-suite shower room to the master bedroom, a luxurious family bathroom, a spacious, bright and airy open plan living/kitchen/dining space with an upgraded fitted kitchen to include solid wood worktops and high end fitted appliances, a generous oversized garage complete with personal door into the kitchen area, off road parking for several vehicles and beautifully landscaped gardens.

For your peace of mind, Lexden Homes will be offering a new 10 year new home warranty to each and every property, taking all the worry out of moving home and protecting your investment and comfort.

At an early release stage it will be possible to discuss and have input with Lexden Homes on some personal touches and choices from a given range of options, tailoring your new home to meet your personal needs. There is also an option for the developer to consider an assisted move to keep things under one roof and liaising with the sale of your property to help secure your dream home.



ORCHARD PLACE
Elmstead Market - Essex



Bramley & Pippin




ORCHARD PLACE
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Floorplans



Bramley

A spacious link detached home offering a gorgeous garden stocked with a range of beautiful mature trees.

Pippin

Link detached, this stunning home offers a generous garden which will catch the sun at all the right times giving bright warm rooms throughout.



Specifications

- Entrance Hall**
Luxury vinyl tile flooring, fitted cupboard and doors leading to principle rooms.
- Living/Kitchen/Dining Space** 24'7" x 20'9" (7.49m x 6.32m)
A stunning, bright room with twin sets of Bi-fold doors to the rear garden, luxury vinyl tile flooring, door to garage, high specification kitchens with a choice of contemporary solid wood door selections, solid wood worktops and upstands, toughened glass splashback in a choice of colours, under counter lighting, high end integrated appliances including oven, hob, extractor, fridge/freezer and dishwasher, central island with seating area and storage below.
- Master Bedroom** 11'4" x 10'1" (3.45m x 3.07m)
Window to front, luxury fitted carpets, fitted wardrobe and door to ensuite.
- En-Suite Shower Room**
Contemporary high specification white suites with chrome fittings, luxury tile flooring, heated chrome towel rails, choice from a range of tiled splashbacks.
- Bedroom Two** 13'4" x 9'1" (4.06m x 2.77m)
Window to front, luxury fitted carpet.
- Bedroom Three** 14'1" x 9'1" (4.29m x 2.77m)
Window to side, luxury fitted carpet.
- Family Bathroom**
Contemporary high specification white suites with chrome fittings, luxury tile flooring, heated chrome towel rails, choice from a range of tiled splashbacks.
- Rear Garden**
Landscaped with stone patio, fully turfed and close panel fencing.
- Garage and Driveway**
With power and light, personal door to the kitchen, window to rear and driveway with further parking.


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Worcester & Ashmead




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Floorplans



Worcester

Fully detached, spacious and bright, this lovely property is right in the heart of the development and will make a dream home for many years to come.

Ashmead

Fully detached, this fabulous spacious home enjoys the sun all morning in the lovely rear garden.



Specifications

- Entrance Hall**
Engineered wood flooring, fitted cupboard and doors leading to principle rooms.
- Living/Kitchen/Dining Space 15'0" x 21'7" (7.62m x 6.58m)**
A stunning, bright room with twin sets of Bifold doors to the rear garden, engineered wood flooring, door to garage, high specification kitchens with a choice of contemporary solid wood door selections, solid wood worktops and upstands, toughened glass splashback in a choice of colours, under counter lighting, high end integrated appliances including oven, hob, extractor, fridge/freezer and dishwasher, central island with seating area and storage below.
- Master Bedroom 11'4" x 9'11" (3.45m x 3.02m)**
Window to front, luxury fitted carpets, fitted wardrobe and door to en-suite.
- En-Suite Shower Room**
Contemporary high specification white suites with chrome fittings, luxury tile flooring, heated chrome towel rails, choice from a range of tiled splashbacks.
- Bedroom Two 11'2" x 9'6" (3.40m x 2.90m)**
Window to front, luxury fitted carpet.
- Bedroom Three 9'6" x 9'4" (2.90m x 2.84m)**
Window to side, luxury fitted carpet.
- Family Bathroom**
Contemporary high specification white suites with chrome fittings, luxury tile flooring, heated chrome towel rails, choice from a range of tiled splashbacks.
- Rear Garden**
Landscaped with stone patio, fully turfed and close panel fencing.
- Garage and Driveway**
With power and light, personal door to the kitchen, window to rear and driveway with further parking.


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Russet



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Floorplans



Russet

Nestling in its wonderful wrap around plot and quietly tucked away in the corner of this exclusive development, this fully detached, spacious and contemporary property offers a high degree of privacy.

Specifications

Entrance Hall

Engineered wood flooring, fitted cupboard and doors leading to principle rooms.

Living/Kitchen/Dining Space 25' 0" x 21' 7" (7.62m x 6.58m)

Twin sets of BiFold doors to the rear garden, engineered wood flooring, door to garage, high specification kitchen with a choice of solid wood doors, worktops and upstands, toughened glass splashback with a choice of colours, under counter lighting, high end integrated oven, hob, extractor, fridge/freezer and dishwasher, island with seating area and storage.

Master Bedroom 11' 4" x 9' 11" (3.45m x 3.02m)

Window to front, luxury fitted carpets, fitted wardrobe and door to ensuite.

En-Suite Shower Room

Contemporary high specification white suites with chrome fittings, luxury tile flooring, heated chrome towel rails, choice from a range of tiled splashbacks.

Bedroom Two 11' 2" x 9' 6" (3.40m x 2.90m)

Window to front, luxury fitted carpet.

Bedroom Three 9' 6" x 9' 4" (2.90m x 2.84m)

Window to side, luxury fitted carpet.

Family Bathroom

Contemporary high specification white suites with chrome fittings, luxury tile flooring, heated chrome towel rails, choice from a range of tiled splashbacks.

Rear Garden

Landscaped with stone patio, fully turfed and close panel fencing.

Garage and Driveway

With power and light, personal door to the kitchen, window to rear and driveway with further parking.



ICW Residential Warranties The first choice for all levels of home development.

At ICW we pride ourselves on the flexibility, range of cover and transparency of our residential warranty packages. Our standard residential warranty, also known as Latent Defect Insurance, is a 10 year policy for new builds, renovations and retrospective cover.

Efficient

Premiums that are based on built cost, not sale price, to provide better value, realistic cover.

Trusted

ICW warranties achieve an impressive 97% UK mortgage market approval and a proven track record.

Reassuring

We are one of the few providers with an industry-approved consumer code.

Secure

Underwritten by Lloyds of London for rock-solid, A+ rated cover.



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Specifications and floorplans shown within this brochure are for indicative purposes only, and may be subject to change at the developers discretion.

Viewings are strictly by appointment only. If you would like to arrange a visit to the development, please contact the sole selling agents:

michaels
property consultants

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