



# ASTERWOOD

ELMSTEAD MARKET



**hills**residential

Building a better and more sustainable future

# *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.

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Each of these exclusive 2, 3, 4 and 5 bedroom homes strikes the perfect balance between luxury and functionality - with quality integrated appliances ready to use the moment you move in. The best elements of town, country and coastline are just a short drive away, and with a range of local amenities close to hand, this is a place you'll be proud to call home.

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Residents will have plenty of green space to play with, both within their own generous plots and the development's public open space grassed areas.

Families will be able to sit back and relax in surroundings that will be both peaceful and safe. With the whole site shielded by a combination of existing hedgerow and new long-term plantings, Asterwood is a highly desirable area.





Enjoy a more natural way of living, surrounded by rural beauty, tranquility, style and elegance.

Set amidst a patchwork of green fields, farmland, ancient bluebell woods, gardens and parks, Elmstead Market is the perfect opportunity to slow down whilst staying well-connected.

Take time to enjoy winding lanes, tranquil riversides, charming pubs, nature reserves and of course the miles of sandy beaches of the Tendring Peninsula, whether walking, cycling or bringing the whole family for a day out. With excellent travel connections and all homes fully equipped for 21st century living, these refined properties are perfectly suited to a truly balanced modern lifestyle.

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# Enjoy the best *the area has to offer*

Residents of Asterwood have a huge amount to look forward to. With a host of opportunities nearby for both relaxing amongst nature and enjoying the delights of town, this area hosts every ingredient for a fully balanced lifestyle.



## A cornucopia of culture

Aside from two cinemas and national shows at the renowned Mercury Theatre and Charter Hall, you'll find a wealth of history, culture and entertainment within Colchester's ancient Roman boundaries – from the impressive Castle and surrounding park gardens to exhibitions at the modern Firstsite Gallery, gigs at the Arts Centre, the sights around the town's Roman walls, gateway and temple remains, as well as tranquil riverside walks.

## Practice your swing 7-13 miles from Asterwood

*Frinton Golf Club is much loved for its variety of greens and characterful 1920's clubhouse in this beautiful coastal location, or you can also sample the undulating, leafy fairways at Colchester Golf Club in Braiswick. Both provide the peace of the countryside with all the convenience of town close to hand.*



## Caring for the mind and body 5-9 miles from Asterwood

Colchester is home to numerous fitness centres where you can push yourself to be your best, including a premium David Lloyd facility offering a clubhouse, spa and poolside relaxation with refreshments after an invigorating workout in their modern gym, professional classes or courts. Or for a complete pampering experience, check yourself into the Lifehouse luxury spa and hotel in Thorpe-le-Soken.



## Go to town in Colchester 4 miles from Asterwood

*Britain's oldest recorded town shines with character. Its historic streets, alleyways and squares are filled with a wide variety of exciting shopping outlets, from charming independent boutiques and familiar household names to Fenwick's glittering upmarket department store.*

As day turns to night, the town's great number of vibrant bars, characterful pubs and artisan eateries catering to all styles and tastes offer plenty of opportunities to relax, plus With more stores, gyms, coffee shops and eateries at the out-of-town retail parks, everything you need is close-by.



## The Spice of Life 0.3 miles from Asterwood

Right on your doorstep in Elmstead Market is one of the most highly-rated Indian Restaurants in the region: The Spice. Housed in a converted 19th-century pub, the staff are well-known for their passion for food and their warm welcome. A range of fine dining is available in Colchester, but alternatively, Restaurant 43 in stunning Great Bentley is well recommended for its contemporary British cuisine served in stylish surroundings.



## Manningtree & Mistley 5 miles from Asterwood

*The ancient quayside villages of Manningtree and Mistley on the banks of the River Stour offer a genteel day out. Perfect for walks along the waterside with incredible views across the estuary, the towns are also home to two of the area's finest eateries – the Mistley Thorn Hotel and Manningtree's Lucca Italian restaurant, both highly respected for their excellent menus.*

## Relax at the water's edge 2 miles from Asterwood

The Colne river and estuary offers miles of unspoilt waterwise pathways and magical summertime spots to relax and unwind. Paths, trails and cycleways are punctuated by tranquil nature reserves, picturesque jetties and quayside pubs at Wivenhoe and Rowhedge, where you can watch the sailboats and rowing crews in the warmer months. Meanwhile, Brightingsea's promenade, outdoor pool, beach huts and cafes make it the ideal spot for summer outings.



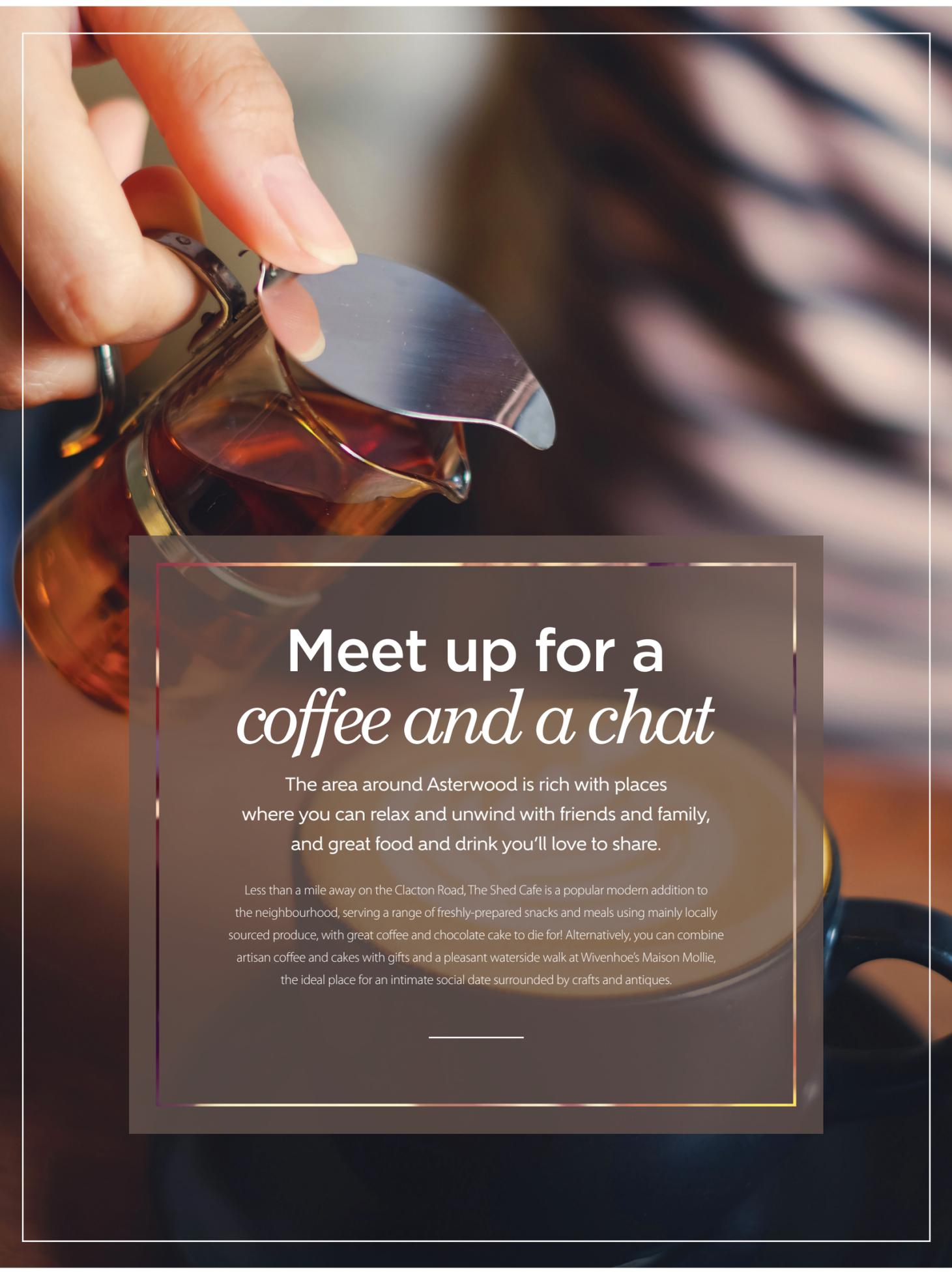
## The Sunshine Coast 4 miles from Asterwood

*The ten-mile stretch of sandy coastline from Clacton to Walton-on-the-Naze has long been a popular destination for exhilarating days out, and for good reason. The area's flat, golden beaches offer plenty of space for families, couples, friends and pets to unwind and have fun, with shops, cafes, amusements and amenities never far away on convenient high streets. Accompanied by a panoramic coastal backdrop (and the occasional Jurassic fossil) you'll be proud to have this part of north-east Essex on your doorstep.*



## Enjoy Constable Country 5 miles from Asterwood

*Spanning the picturesque countryside region bordering the River Stour from Manningtree to Bures, Dedham Vale Area of Outstanding Natural Beauty is home to a network of woodland paths, charming cottages, historic villages, welcoming tea rooms, quality restaurants and stunning waterside walks.*



# Meet up for a *coffee and a chat*

The area around Asterwood is rich with places where you can relax and unwind with friends and family, and great food and drink you'll love to share.

Less than a mile away on the Clacton Road, The Shed Cafe is a popular modern addition to the neighbourhood, serving a range of freshly-prepared snacks and meals using mainly locally sourced produce, with great coffee and chocolate cake to die for! Alternatively, you can combine artisan coffee and cakes with gifts and a pleasant waterside walk at Wivenhoe's Maison Mollie, the ideal place for an intimate social date surrounded by crafts and antiques.



## Head into town to shop & socialise with your friends

*Colchester's historic lanes are host to some of the best coffee shops and cafés in the region, perfect for taking a break from the stores, markets and arcades and treating yourself, either with friends, family or a few moments to yourself while nobody else is watching.*



### Caffè Sala

Eld Lane, Colchester.

*Much-loved for its exceptional selection of generously-sized home-baked cakes as well as barista-styled freshly-ground coffees. With a fully plant-based menu, Caffè Sala's stripped wooden chairs, tables and little nooks lend it the perfect atmosphere for a friendly rendezvous. Its location on Eld Lane places it next to a range of charming boutiques, too.*

### Tymperleys

Trinity Street, Colchester.

*If you haven't enjoyed a sumptuous afternoon tea, refined evening meal or even just a stylish coffee in the Tudor rooms of Tymperleys Restaurant, then you can't say you've really visited Colchester. Steeped in history and oozing quality from every rafter, this sums up what the town is all about.*

### Café Saison

Trinity Street, Colchester.

*Serving freshly-made imaginative meals as well as tea, coffee and cakes, this modern eatery has become synonymous in town with great food and friendly staff in sophisticated surroundings. Their king-sized pork, sage and apple sausage roll with salad must be seen to be believed.*

### Made & Found

Scheregate Steps, Colchester.

*This small but sweet cafe at the bottom of Scheregate Steps serves delicious cakes and coffee in retro surroundings inspired by cinema and the arts. The creative staff are always friendly, and its upstairs room is ideal for a quiet tete-a-tete on a comfortable chaise longue.*





Enjoy a new home from a housebuilder synonymous with the finest quality in design, construction and attention to detail.



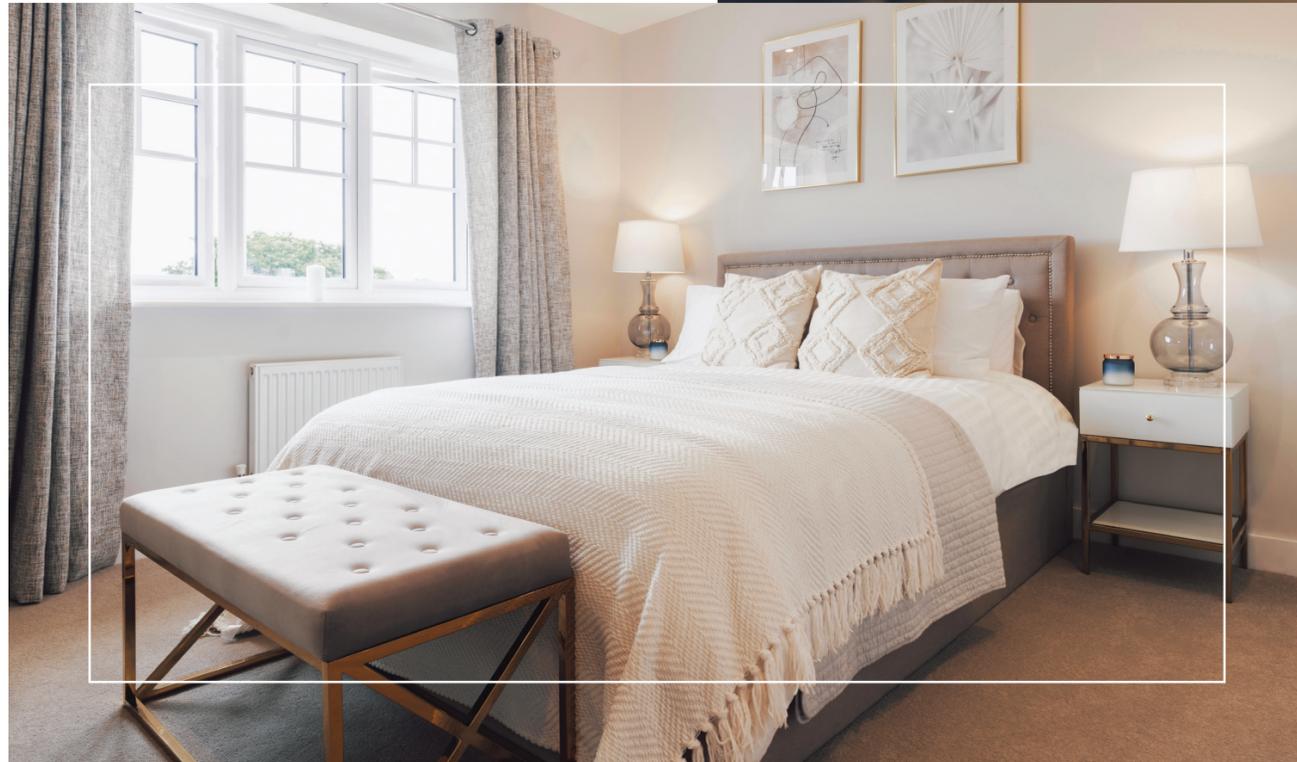
The collection's genteel appearance - from plot layouts to architectural styles and details - show our commitment to delivering the very finest, whatever the size of the property. Designs draw on the finer traditional elements within the surrounding vernacular of north-east Essex while incorporating contemporary details, classical touches and modern practical features to create quality homes that satisfy every need.

The variations in external finishings brings a sense of character and individuality to each property, with different colours of brick, roof tiles and weatherboarding adding a sense of playfulness to the collection.

Every property within Asterwood has been carefully conceived, crafted and constructed so that you can fully enjoy the appearance and feel of your new home, both inside and out.

Internal areas have been arranged to make the best use of space and light throughout each home, with walls and woodwork finished in bright white to emphasise their clean lines, as well as acting as a perfect backdrop to your own decorative tastes and creative touches.

Kitchens feature impressive ironmongery, premium worktops and stunning designer units incorporating high quality Bosch integrated appliances and Ideal Logic combi boilers for reassuring efficiency. Bathrooms are fitted with sleek, contemporary white sanitaryware and distinctive Italian tiling, with warm-light LED downlighters enhancing the subtle ambient glow of every room.



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.

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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.*

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# The Alresford



Image shows **Plots 58-61** from right-to-left.  
The details and surroundings may vary on other plots listed.

These delightfully designed two-bedroom modern terraced houses make the most of space and light throughout their interiors. Downstairs, the well-proportioned open plan kitchen, dining and living area provides plenty of space to incorporate every family activity, from relaxation to social gatherings and preparing meals in an exceptional kitchen, all lit by natural daylight flooding in from French windows opening onto the rear garden. There's also a downstairs cloakroom for added convenience. Upstairs, you'll find a generous double bedroom, a stylish main family bathroom and a principal bedroom featuring a large built-in wardrobe and plenty of room for extra furnishings.

## Ground Floor

Kitchen / Living Area 7.72m x 5.15m 25'3" x 16'9"

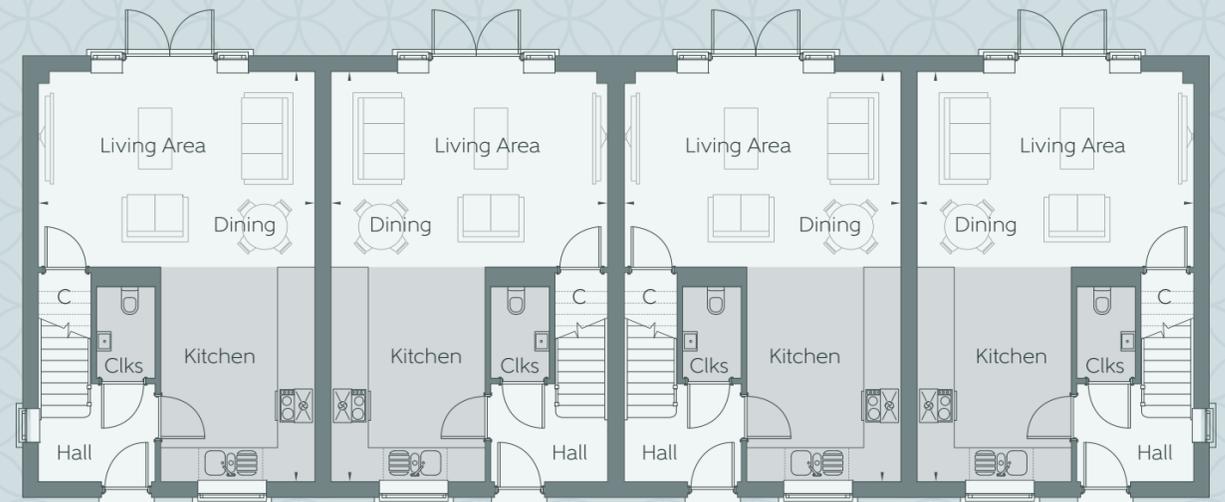
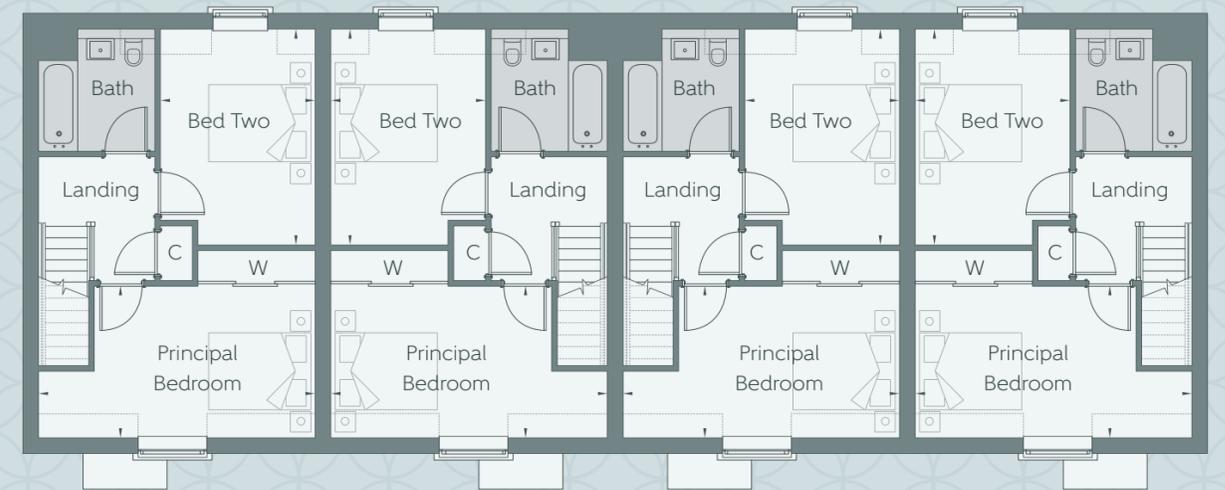
## First Floor

Principal Bedroom 5.15m x 2.93m 16'9" x 9'7"

Bedroom Two 4.04m x 2.86m 13'3" x 9'5"

## Plots 51-54 and 58-61

First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe ► Indicates where approximate measurements are from.

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# The Osyth



Image shows Plots 35 & 36 from right-to-left.

The details and surroundings may vary on other plots listed.

These traditionally-styled two-bedroom semi-detached homes offer an excellent use of space and light at every turn. Downstairs, the open plan living, dining and kitchen area provides a sophisticated area to eat, drink and relax, with a full range of quality branded appliances, premium surfaces and glazed double doors opening out onto the rear garden, ideal for the warmer months. The simple layout upstairs means both double bedrooms are spacious and light, with the principal bedroom enjoying enough space for furniture and plenty of natural illumination. The modern family bathroom is fitted with sleek contemporary sanitaryware, stylish tiling and complementary fittings.

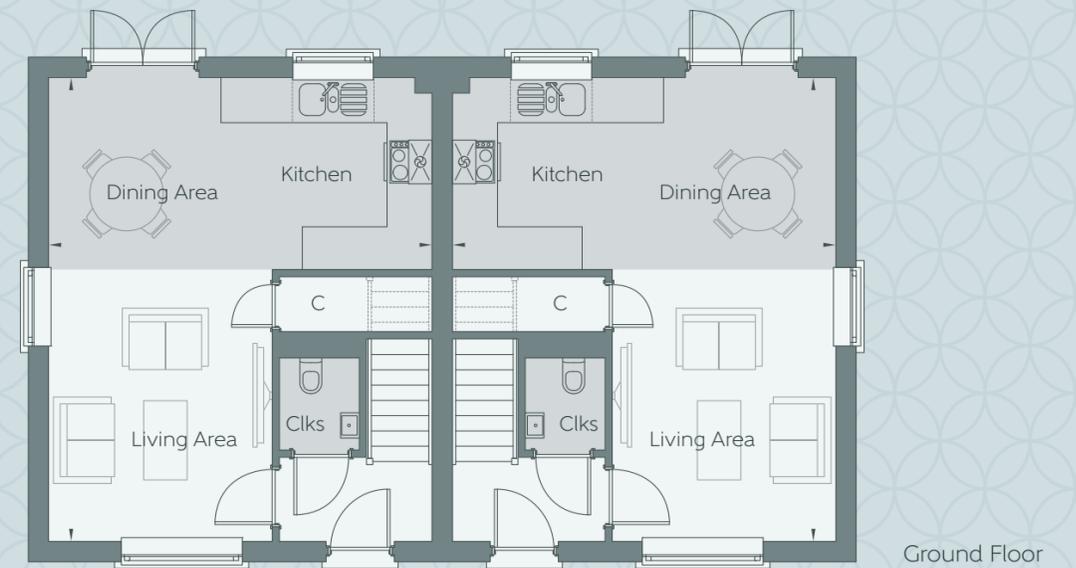
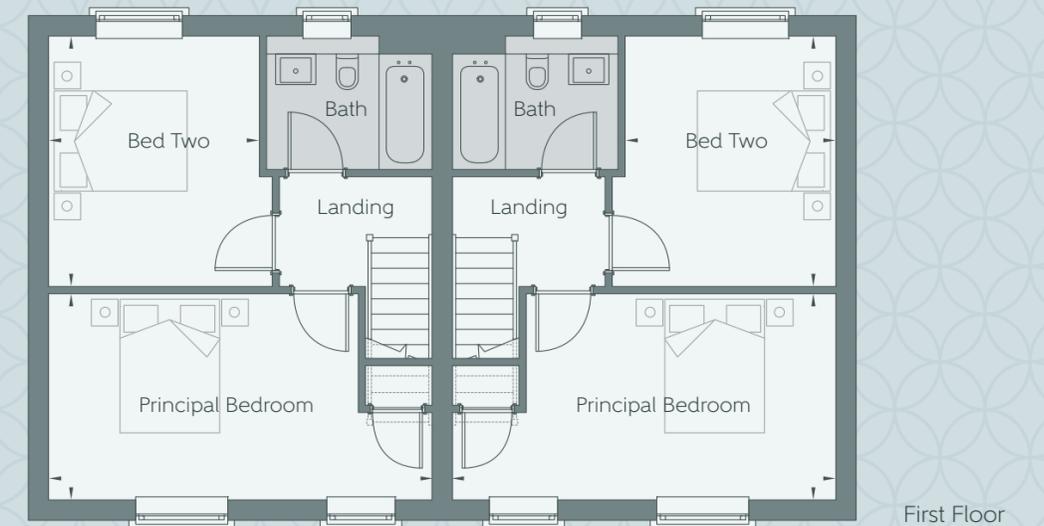
## Ground Floor

Kitchen / Living    6.71m x 5.54m    22'0" x 18'1"

## First Floor

Principal Bedroom    5.54m x 2.97m    18'1" x 9'7"  
 Bedroom Two    3.64m x 3.03m    11'11" x 9'11"

## Plots 15, 16, 35, 36, 42 & 43



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# The Holland



Image shows **Plot 5**. Surroundings may vary on other plots listed.

**Plot 57 is handed** compared to plan and image shown, please ask for full details.

This outstanding detached home has been designed with flexible living in mind, with natural light able to shine through every aspect of the house. The broad hallway gives access to an expansive dual-aspect living room, with glazed double doors looking out onto the rear garden. Meanwhile, the bright open plan kitchen / dining area includes the latest integrated appliances and a handy utility space with convenient outdoor access. Upstairs, the impressive principal bedroom is complemented by a luxurious en-suite shower room. There's also a second double bedroom, a stylish family bathroom and a third room suitable as a single bedroom, child's room or home study.

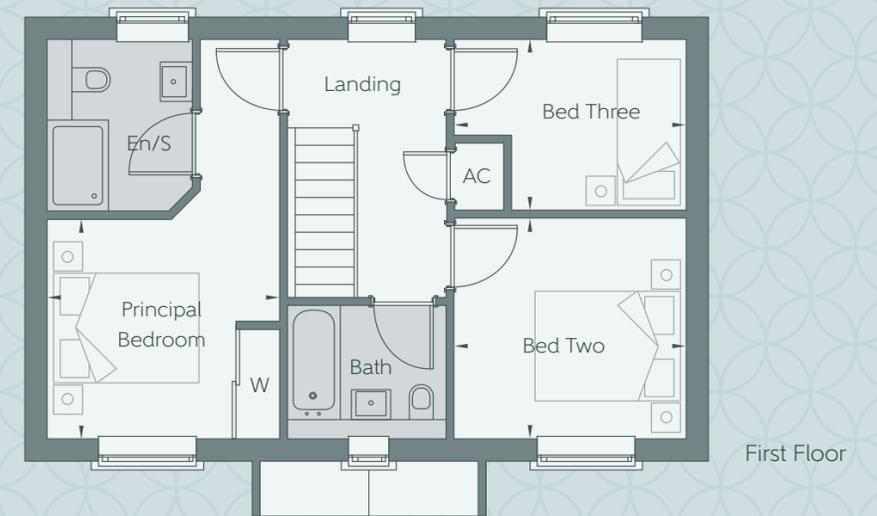
## Ground Floor

|                  |               |               |
|------------------|---------------|---------------|
| Kitchen / Dining | 5.36m x 3.23m | 17'7" x 10'7" |
| Living Room      | 5.36m x 3.23m | 17'7" x 10'7" |
| Utility Room     | 2.09m x 1.70m | 6'11" x 5'7"  |

## First Floor

|                   |               |               |
|-------------------|---------------|---------------|
| Principal Bedroom | 3.27m x 3.08m | 10'9" x 10'1" |
| Bedroom Two       | 3.15m x 2.99m | 10'4" x 9'10" |
| Bedroom Three     | 3.15m x 2.26m | 10'4" x 7'5"  |

## Plots 5, 10, 49, 55 & 57



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# The Elmstead



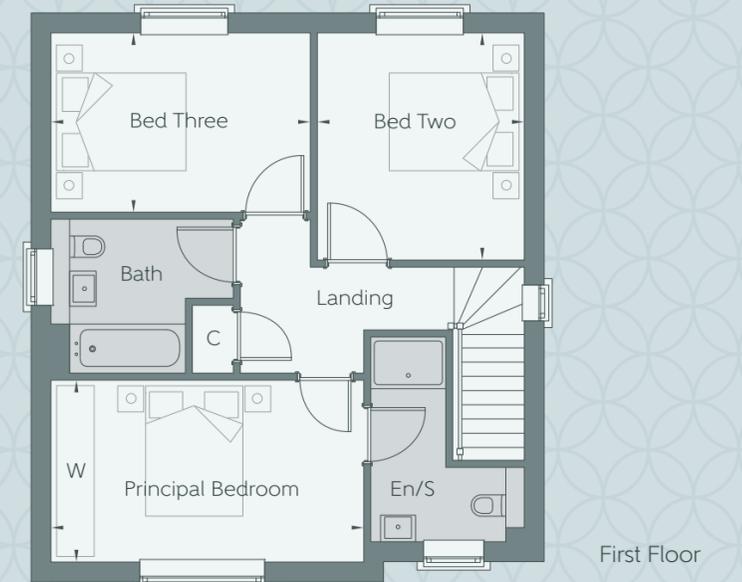
Image shows **Plot 2**. The details and surroundings may vary on other plots listed.

**Plots 19, 20, 25, 34, 44 & 48 are handed** compared to plan and image shown, please ask for full details.

A classic three bedroom family home that offers a feeling of spaciousness in every room. The open-plan ground floor will be the perfect space for family and friends to gather, share conversations and relax in modern, light-filled surroundings, while food is prepared in the contemporary kitchen area. Upstairs, you'll find a generous principal bedroom with built-in wardrobes and a luxury en-suite shower room. Two further good-sized double bedrooms and a well appointed family bathroom complete this outstanding home.

| Ground Floor     |               |               | First Floor       |               |                |
|------------------|---------------|---------------|-------------------|---------------|----------------|
| Kitchen / Dining | 6.93m x 3.35m | 22'7" x 11'0" | Principal Bedroom | 4.58m x 2.78m | 15'0" x 9'1"   |
| Utility Room     | 2.24m x 1.41m | 7'4" x 4'8"   | Bedroom Two       | 3.31m x 3.03m | 10'10" x 9'11" |
| Living Room      | 4.57m x 4.38m | 15'0" x 14'4" | Bedroom Three     | 3.80m x 2.60m | 12'6" x 8'6"   |

Plots 2, 14, 19-22, 25, 26, 34, 44, 48, 50 & 56



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# The Ramsey



Image shows **Plot 62**. The details and surroundings may vary on other plots listed.

**Plots 7 & 46 are handed** compared to plan and image shown, please ask for full details.

This stylish four bedroom detached home has been designed with families in mind, with ample spaces for entertaining, coming together for meals and private relaxation. Off the spacious hallway, you'll find a generous dual-aspect living room flooded with daylight from two broad windows, and a convenient dining room with a feature bay window offering prime views across the development's curved avenues.

Upstairs, you'll find the impressive dual-aspect principal bedroom provides plenty of room for furnishings and is complemented by a luxury en-suite.

This floor is completed by three further double bedrooms and a sleek family bathroom featuring the latest contemporary sanitaryware.

## Ground Floor

|                     |               |               |
|---------------------|---------------|---------------|
| Kitchen / Breakfast | 5.59m x 3.45m | 18'4" x 11'3" |
| Utility Room        | 2.17m x 1.86m | 7'1" x 6'1"   |
| Living Room         | 5.58m x 3.20m | 18'3" x 10'4" |
| Dining Room         | 3.57m x 3.47m | 11'9" x 11'4" |

## First Floor

|                   |               |               |
|-------------------|---------------|---------------|
| Principal Bedroom | 5.58m x 3.58m | 18'4" x 11'9" |
| Bedroom Two       | 3.28m x 3.25m | 10'9" x 10'8" |
| Bedroom Three     | 3.99m x 2.74m | 13'1" x 9'0"  |
| Bedroom Four      | 3.49m x 2.74m | 11'5" x 9'0"  |

## Plots 7, 13, 46 & 62



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# The Raven



Image shows **Plot 17**. The details and surroundings may vary on other plots listed.

**Plot 24 is handed** compared to plan and image shown, please ask for full details.

This attractive four bedroom family home has been designed with modern lifestyles in mind, with space for entertaining, coming together for meals and private relaxation. Off the spacious hallway, you'll find a generous dual-aspect lounge flooded with daylight from two broad windows, and a convenient dining room with a feature bay window offering views across the development's curved avenues. Upstairs, you'll find the generous dual-aspect principle bedroom provides plenty of room for furnishings and is complemented by a luxury en-suite. This floor is completed by three further double bedrooms and a sleek family bathroom featuring the latest contemporary sanitaryware.

## Ground Floor

|                     |               |               |
|---------------------|---------------|---------------|
| Kitchen / Breakfast | 5.59m x 3.45m | 18'4" x 11'3" |
| Utility Room        | 2.17m x 1.86m | 7'1" x 6'1"   |
| Living Room         | 5.58m x 3.20m | 18'3" x 10'4" |
| Dining Room         | 3.57m x 3.47m | 11'9" x 11'4" |

## First Floor

|                   |               |               |
|-------------------|---------------|---------------|
| Principal Bedroom | 5.58m x 3.58m | 18'4" x 11'9" |
| Bedroom Two       | 3.28m x 3.25m | 10'9" x 10'8" |
| Bedroom Three     | 3.99m x 2.74m | 13'1" x 9'0"  |
| Bedroom Four      | 3.49m x 2.74m | 11'5" x 9'0"  |

## Plots 17 & 24



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# The Lawford



Image shows **Plot 6**. The details and surroundings may vary on other plots listed.

**Plot 12 is handed** compared to plan and image shown, please ask for full details.

This is a remarkable four bedroom family residence, where exceptional spaces thoughtfully interconnect throughout the house. The spacious living room with feature fireplace and bay window leads you through double doors into the open-plan kitchen and family area, which is filled with light by the glazed doors opening out onto the rear garden. There is a separate dining room / study, a downstairs cloakroom and a handy utility room with access to the integrated double garage. Upstairs, you'll find the spacious principal bedroom with built-in wardrobes and a luxury en-suite, as well as three sizeable double bedrooms and a stylish family bathroom.

## Ground Floor

|                  |               |               |
|------------------|---------------|---------------|
| Kitchen / Family | 7.01m x 5.64m | 22'9" x 18'4" |
| Utility Room     | 2.09m x 1.77m | 6'10" x 5'10" |
| Living Room      | 5.65m x 4.16m | 18'6" x 13'6" |
| Dining / Study   | 4.01m x 3.22m | 13'1" x 10'5" |

## First Floor

|                   |               |                |
|-------------------|---------------|----------------|
| Principal Bedroom | 3.94m x 3.45m | 12'11" x 11'4" |
| Bedroom Two       | 4.01m x 2.97m | 13'1" x 9'9"   |
| Bedroom Three     | 4.09m x 2.83m | 13'2" x 9'3"   |
| Bedroom Four      | 2.89m x 2.64m | 9'5" x 8'6"    |

## Plots 6, 8, 12, 31, 32 & 45



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# The Mistley



Image shows **Plot 1**. The details and surroundings may vary on other plots listed.

**Plot 18 is handed** compared to plan and image shown, please ask for full details.

This is a remarkable four bedroom family residence, where exceptional spaces thoughtfully interconnect throughout the house. The spacious living room with feature fireplace and bay window leads you through double doors into the open-plan kitchen and family area, which is filled with light by the glazed doors opening out onto the rear garden. There is a separate dining room / study, a downstairs cloakroom and a handy utility room with outside access. Upstairs, you'll find the spacious principal bedroom with built-in wardrobes and a luxury en-suite shower room, as well as three sizeable double bedrooms and a stylish family bathroom.

## Ground Floor

|                  |               |               |
|------------------|---------------|---------------|
| Kitchen / Family | 7.01m x 5.64m | 22'9" x 18'4" |
| Utility Room     | 2.04m x 1.76m | 6'6" x 5'7"   |
| Living Room      | 5.65m x 4.16m | 18'6" x 13'6" |
| Dining / Study   | 4.01m x 3.22m | 13'1" x 10'5" |

## First Floor

|                   |               |               |
|-------------------|---------------|---------------|
| Principal Bedroom | 3.95m x 3.48m | 13'0" x 11'4" |
| Bedroom Two       | 4.01m x 2.96m | 13'1" x 9'7"  |
| Bedroom Three     | 4.09m x 2.82m | 13'2" x 9'2"  |
| Bedroom Four      | 2.89m x 2.64m | 9'5" x 8'6"   |

## Plots 1, 18 & 23



AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe ► Indicates where approximate measurements are from.

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions are approximate only, are accurate to +/- 150mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please speak with our Sales Team for more detail.

# The Oakley



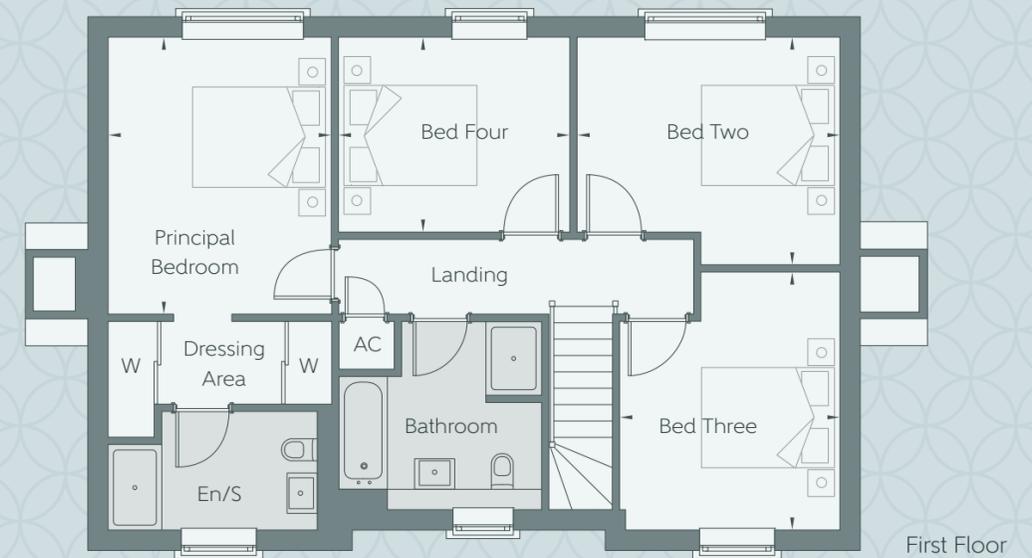
Image shows Plot 30. The details and surroundings may vary on other plots listed.

Plots 3, 9, 11, 33 & 47 are handed compared to plan and image shown, please ask for full details.

This handsome, classically styled four bedroom residence offers ample spaces for refined, modern living. The expansive living room with feature fireplace and glazed double doors onto the garden will be perfect for gatherings and relaxation, while the beautiful open-plan kitchen and dining area will impress visitors with its high specification integrated appliances, premium units, sleek surfaces and light fittings. Conveniently, a utility room with outdoor access keeps functional items out of sight. Upstairs, three sizeable double bedrooms and a luxury family bathroom accompany the outstanding principal bedroom with built-in wardrobes and a stylish en-suite shower room.

| Ground Floor     |               |               | First Floor       |               |               |
|------------------|---------------|---------------|-------------------|---------------|---------------|
| Kitchen / Dining | 7.15m x 4.51m | 23'4" x 14'8" | Principal Bedroom | 3.96m x 3.32m | 13'0" x 10'8" |
| Utility Room     | 1.91m x 1.80m | 6'2" x 5'11"  | Bedroom Two       | 3.94m x 3.34m | 12'9" x 10'9" |
| Living Room      | 7.15m x 4.27m | 23'4" x 14'0" | Bedroom Three     | 3.70m x 3.33m | 12'2" x 10'4" |
|                  |               |               | Bedroom Four      | 3.44m x 2.74m | 11'3" x 9'0"  |

## Plots 3, 4, 9, 11, 27, 30, 33 & 47



AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe ► Indicates where approximate measurements are from.

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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](http://nationalrail.co.uk)



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Jonathan Hills, Managing Director



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**Jonathan Hills, Managing Director**

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