CHATTOWOOD

ELMSTEAD MARKET

LANSWOOD
HOMES

Present a beautifully planned collection of **high-quality family homes**
in the award-winning village of Elmstead Market, Essex

CHATTOWOOD

ELMSTEAD MARKET

Welcome to Chattowood, an exciting new collection of exceptional two, three and four bedroom homes adjoining the attractive village of Elmstead Market in north-east Essex, just four miles from historic Colchester's shops, culture and entertainment.

Combining contemporary designs with quality materials, impressive craftsmanship and high-specification features, this collection will suit everyone from established families to professional couples, first-time buyers and those looking to downsize.

These are beautiful modern homes with town, travel, countryside and coastline all within easy reach.



Chattowood is more than just a new development – it's a finely crafted neighbourhood with a variety of properties that create a pleasant, balanced environment where every resident will feel at home from day one, and for many years to come.

Located at the point where the panoramic rural views of the Tendring Peninsula meet the intimate woodland along the Tenpenny Brook valley, Chattowood provides residents with the perfect setting for a peaceful base in the heart of the countryside. Blending the contemporary with the traditional, this delightful collection is arranged within a sequence of quiet turnings with homes positioned in comfortably-sized plots and Beth Chatto designed landscaped borders.

Computer generated image is indicative only. All planting and landscaping shown within the imagery is for illustrative purposes and may vary as construction takes effect. Planting shown is an interpretation of how the site may look when matured.



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Thoughtfully planned from start to finish, Chattowood has been designed to complement Elmstead Market's award-winning standards of presentation and offer residents a place where they can find both privacy and a sense of community. Away from the attractive architectural touches around each property, you'll find pretty woodland and landscaped features that the whole family will enjoy.

Surrounded by countryside, with everything you need within easy reach.

Chattowood occupies a special place in this part of picturesque north-east Essex, with a rich choice of scenery, amenities, activities and travel connections all close to home. The Tendring Peninsula boasts everything from panoramic coastlines to picture-postcard waterways, charming villages, seaside destinations and a host of opportunities for entertainment, shopping and days out with friends and family.

This part of the country boasts a great variety of nature reserves, beaches, coastal paths, reservoirs, marinas, woodlands, parks and riversides. You'll find opportunities for all sorts of outdoor activities everywhere you turn, from rowing, boating and paddle-boarding around Wivenhoe, Brightlingsea or Walton, through to walks exploring the ancient woods and waterways around Alresford Creek, outdoor swimming or even a simple run along the seafront between Clacton and Frinton.



CHATTOWOOD

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FAR FROM THE ORDINARY
ON YOUR DOORSTEP

As a previous winner of the Anglia In Bloom award, Elmstead Market is well known for its carefully-tended public spaces and floral displays, but is also home to everything you might need on a day-to-day basis. At the centre of the village, the Budgens supermarket is perfect for regular groceries, while the nearby petrol station and convenience store has necessities, snacks and on-the-go items.

A variety of major supermarkets catering to every aspect of your household needs is available just ten minutes' drive away in Colchester, and it's worth looking close to home for a fresh breakfast, lunch or coffee – with the ever popular Shed Cafe at Lanswoodpark literally moments from home. The villages and small towns surrounding Elmstead Market also boast a range of family businesses offering everything from freshly baked goods to quality meats, and local farm produce – not to mention a number of pubs to be enjoyed after a countryside stroll or coastal walk.

Elmstead Market has a strong neighbourhood spirit, with an active community centre and cricket club, post office and salon, fish and chip shop and a very highly regarded Indian restaurant. The village's primary school, just a 5-minute drive from Chattowood, was recently rated 'Good' by Ofsted.





The development's name is a nod to the renowned National Heritage listed Beth Chatto Gardens nearby – a historically significant destination for ecology lovers and plant enthusiasts for over sixty years. Lanswood are delighted to be collaborating with this inspirational family-run garden nursery on this project as our responsible values on sustainability, ecology and biodiversity marry-up perfectly – and the award-winning point of interest is an outstanding reminder that this collection occupies one of the most desirable locations in the area.



Beth Chatto Gardens

ALL COLCHESTER HAS
TO OFFER IS WITHIN REACH

Just five miles away, Colchester's town centre is a great place to spend a day browsing amongst the numerous independent shops and salons, well-known department stores and unique market stalls. You'll find everything you might need in terms of retail therapy, from high street fashions and chic designer goods, to household brands, farmer's produce, artisan breads, hand-crafted jewellery, vintage delights and much more – all within the town's historic lanes, streets and squares.









SOAK UP THE CULTURE

You're never short of entertainment in Colchester, where the Charter Hall, Arts Centre and beautifully-refurbished Mercury Theatre all host nationally-touring productions, comedy shows and live music by recognised names and celebrities. For a more relaxed trip, why not visit the town's Odeon or Curzon cinemas to see the latest releases, take time to enjoy cutting-edge exhibitions at the award-winning Firstsite Gallery or immerse yourself in Colchester's heritage at the Castle Museum and great many historic Roman remains dotted around the town.





DINING AND DRINKING

What better after a busy day out amongst the shops and attractions than relaxing with coffee, drinks, tasty bites or a sensational full meal at one of Colchester's many places to eat and socialise. From unique cafés and well-known coffee bars to family restaurants, artisan-style eateries, trendy gastro-pubs and fine dining establishments, you'll find something to suit wherever your fancy takes you. With plenty of ale houses, wine bars and nightclubs also on hand, there is lots to choose from, whether you're just out for the evening, or the whole night.

HEALTH AND LEISURE

Keen golfers will be pleased to find a range of quality courses in Colchester, as well as Clacton, Frinton and St. Osyth, which each provide a characterful backdrop of either coast or countryside to their popular links and clubhouses. If you prefer to keep fit indoors, Colchester is home to numerous gyms – from branches of Bannatynes and David Lloyd to independent clubs and of course the town's large Leisure World and Northern Gateway complexes.



THE **SITE LAYOUT**

PICK **YOUR PERFECT PLOT** ON THE DEVELOPMENT

THE **ASTER**
Two Bedroom Home
Plots 1, 2, 3, 69, 70 and 71
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THE **MORINA**
Three Bedroom Home
Plots 4–9, 72, 73, 74, 83, 84 and 85
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THE **GALIUM**
Three Bedroom Home
Plots 11–13, 36, 39–42, 46 and 79–82
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THE **ROSA**
Three Bedroom Bungalow
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THE **PARIS**
Three Bedroom Home
10, 14, 16–19, 22, 23, 37, 38, 43, 44, 45, 50–56, 62–66, 75 and 76
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THE **LINUM**
Four Bedroom Home
14a, 24, 28–31, 35, 47, 49, 60, 61, 67, 77 and 78
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Please speak to a Sales Consultant for further detail and information on the plots available.

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 the computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents 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 our sales agents to view the detailed architects site drawings for full and accurate details.



THE **ASTER**



Computer generated image shows **Plots 1, 2 and 3.** The materials, treatments and surroundings may vary.

PLOTS 1, 2, 3, 69, 70 AND 71

Perfect for the first-time buyer or those looking to downsize in style, these charming modern terrace-style homes provide a spacious open-plan kitchen, living and dining area on the ground floor with a large section of aluminium glazed bi-fold doors offering a view of the rear garden – creating an indoor-outdoor feel and allowing natural light to flood the room. The kitchen features superior surfaces and units, fitted with quality branded appliances. Upstairs, you'll find a sleek family bathroom with contemporary sanitaryware and two double bedrooms, each with built-in wardrobe. End-properties also benefit from an additional alcove and broad side-facing window that grant residents extra space and light in both the impressive kitchen area and principal bedroom.

GROUND FLOOR

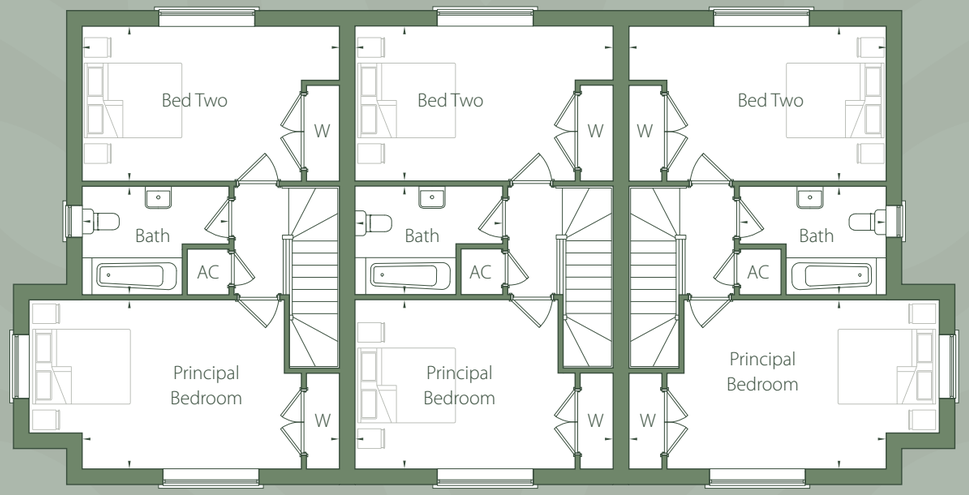
Kitchen / Living	8.350m x 4.850m	27'5" x 15'11"
Cloakroom	1.770m x 0.870m	5'10" x 2'10"

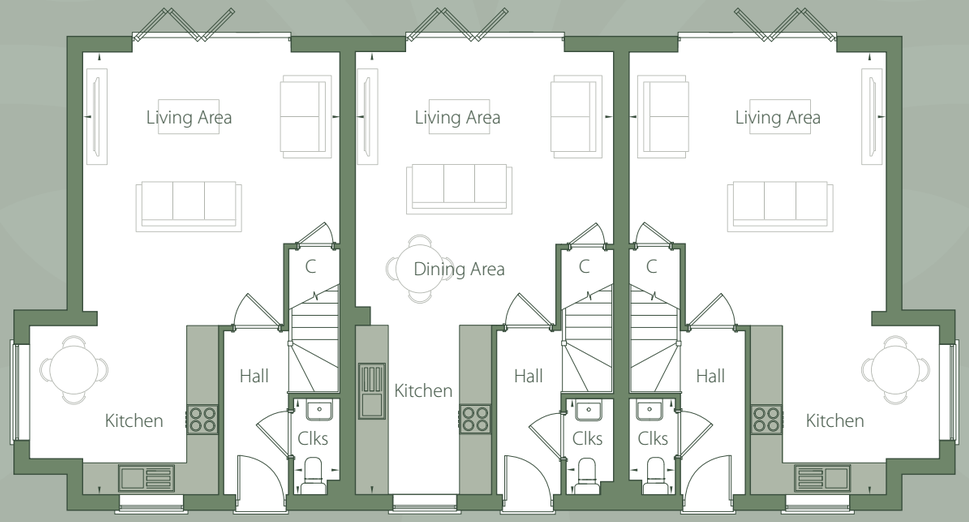
FIRST FLOOR

Principal Bedroom	4.850m x 3.150m	15'11" x 10'4"
Bedroom Two	4.850m x 2.900m	15'11" x 9'6"
Bathroom	2.730m x 2.000m	8'11" x 6'7"

TWO BEDROOMS

FIRST FLOOR





GROUND FLOOR

Measurements **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **W** Wardrobe

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THE **MORINA**



Computer generated image shows **Plots 4, 5 and 6**. The materials, treatments and surroundings may vary.

PLOTS 4, 5, 6, 7, 8, 9, 72, 73, 74, 83, 84 AND 85

These carefully-designed three bedroom contemporary terraced homes make the best use of space and light throughout. The ground floor of the **open-plan version** layout offers a modern, versatile space for cooking, dining and relaxation, with aluminium bi-fold glazed doors to the rear. The alternative **closed-plan version** separates the kitchen and living areas – making it more traditional – with the living room opening-out into the garden. In both versions the kitchen features premium kitchenware and quality branded appliances integrated into designer surfaces and units, and you'll find a convenient downstairs cloakroom off the hallway. The principal bedroom is complemented by a stylish en-suite shower room, while a further double bedroom, sleek family bathroom and a single bedroom that could also serve as a home study complete the accommodation.

GROUND FLOOR

Kitchen/Living Area	8.350m x 5.450m	27'5" x 17'11"
Cloakroom	1.930m x 0.900m	6'4" x 2'11"
Alternative closed-plan version –		
Kitchen / Dining	4.750m x 3.050m	15'7" x 10'0"
Living Room	5.450m x 3.450m	17'11" x 11'4"
Cloakroom	1.930m x 0.900m	6'4" x 2'11"

FIRST FLOOR

Principal Bedroom	3.290m x 3.250m	10'10" x 10'8"
En-Suite	2.060m x 1.900m	6'9" x 6'3"
Bedroom Two	3.100m x 2.900m	10'2" x 9'6"
Bedroom Three	2.770m x 2.010m	9'1" x 6'7"
Bathroom	2.200m x 1.930m	7'3" x 6'4"

THREE BEDROOMS



Measurements **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **W** Wardrobe

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THE **GALIUM**



Computer generated image shows **Plots 41 and 42**. The materials, treatments and surroundings may vary.

PLOTS 11, 12, 13, 36, 39, 40, 41, 42, 46, 79, 80, 81 AND 82

These cleverly crafted three bedroom homes with integrated carports deliver high-quality living spaces for modern family lifestyles. The outstanding kitchen-dining room comes with quality integrated appliances and premium kitchenware, while the well-proportioned living room features a wide section of aluminium bi-fold glazed doors opening onto the rear garden. Positioned over the carport, the spacious principal bedroom enjoys daylight from windows to the front and rear, and is complemented by a contemporary en-suite shower room. Off the hallway, you'll also find a second double bedroom, the impressive family bathroom and a third room suitable for a double bedroom or study.

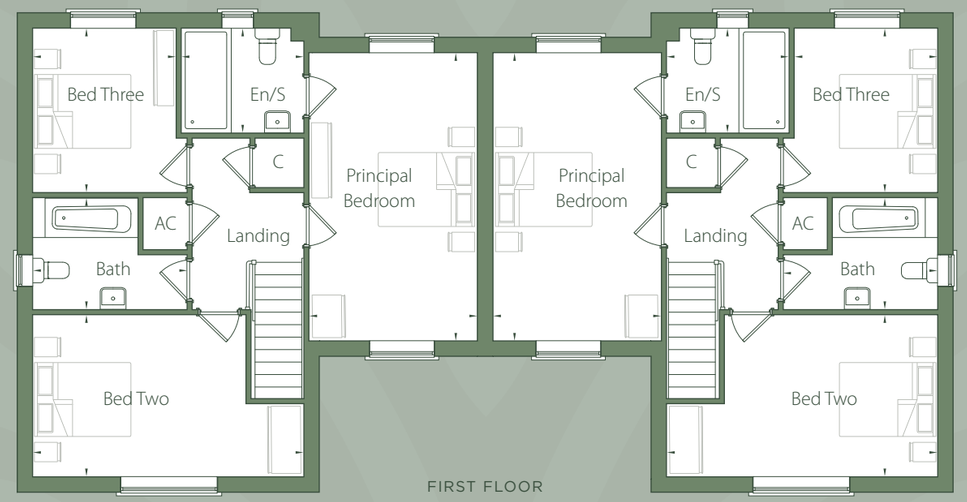
GROUND FLOOR

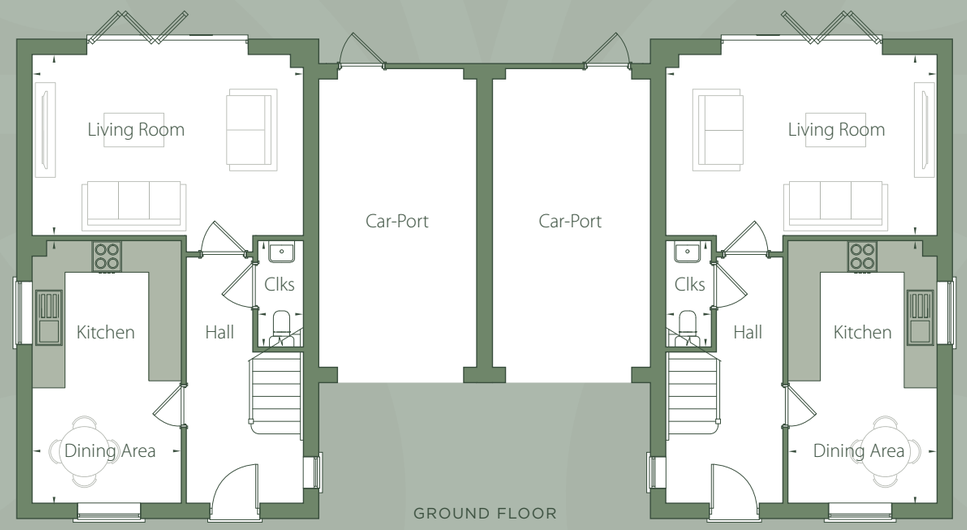
Kitchen / Dining	4.810m x 2.700m	15'9" x 8'10"
Living Room	4.960m x 3.280m	16'3" x 10'9"
Cloakroom	1.750m x 0.795m	5'9" x 2'7"

FIRST FLOOR

Principal Bedroom	5.260m x 3.065m	17'3" x 10'1"
En-Suite	2.210m x 1.890m	7'3" x 6'2"
Bedroom Two	4.960m x 2.950m	16'3" x 9'8"
Bedroom Three	2.990m x 2.600m	9'10" x 8'6"
Bathroom	2.800m x 2.000m	9'2" x 6'7"

THREE BEDROOMS





Please note. Plots 11, 36 and 46 are detached.

► Measurements **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **W** Wardrobe

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THE **ROSA**



Computer generated image shows **Plot 48**. The materials, treatments and surroundings may vary.

PLOTS 34, 48, 57, 58 AND 59

These superb three bedroom bungalows with level access offer residents everything they could need for modern living on one floor. The impressive kitchen features premium surfaces, superior fittings and the latest integrated appliances, with an added breakfast or serving bench elegantly dividing the room. Folding doors allow you to open up the dining area to the generously-sized living room for a more open-plan feel, with both the dining and living rooms enjoying a set of modern French windows offering views out onto the rear garden and allow the interior spaces to be flooded with natural light. Off the spacious lobby, you'll find an elegant family bathroom with stylish modern sanitaryware, a principal bedroom with contemporary en-suite and wall-to-wall fitted wardrobes, and a further two double bedrooms.

RECEPTION ROOMS

Kitchen / Dining	5.950m x 3.750m	19'6" x 12'4"
Living Room	5.950m x 3.900m	19'6" x 12'10"

PRIVATE AREAS

Principal Bedroom	3.800m x 3.450m	12'6" x 11'4"
Bedroom Two	4.535m x 2.900m	14'11" x 9'6"
Bedroom Three	4.050m x 2.660m	13'3" x 8'9"
Bathroom	2.200m x 1.935m	7'3" x 6'4"

THREE BEDROOMS



Please note. Plot 59 is handed/flipped compared to the plans and image shown.

Measurements **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **W** Wardrobe

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THE **PARIS**



Computer generated image shows **Plot 25**. The materials, treatments and surroundings may vary.

PLOTS 10, 14, 16–19, 22, 23, 37, 38, 43, 44, 45, 50–56, 62–66, 75 AND 76

These three bedroom family homes combine traditional styling with modern interiors to offer a great use of space. The generously-sized dual-aspect living room provides an ample area for relaxation, with double doors leading through to the beautifully appointed kitchen-family room. This light, airy space features an impressive designer kitchen with quality integrated appliances and a set of aluminium glazed bi-fold doors opening out onto the rear garden. This home also enjoys a utility room with outdoor access and a convenient downstairs cloakroom. Upstairs, the principal bedroom is fitted with elegant built-in wardrobes and a sleek en-suite shower room. You'll also find two further good-sized double bedrooms and a stunning family bathroom.

GROUND FLOOR

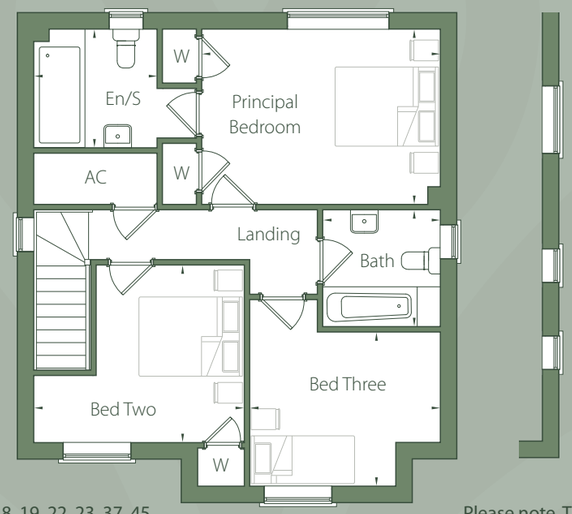
Kitchen / Dining	7.230m x 3.085m	23'9" x 10'1"
Living Room	4.910m x 4.611m	16'1" x 15'2"
Utility Room	2.470m x 1.550m	8'1" x 5'1"
Cloakroom	1.430m x 1.360m	4'8" x 4'6"

FIRST FLOOR

Principal Bedroom	4.230m x 3.085m	13'11" x 10'1"
En-Suite	2.150m x 2.075m	7'1" x 6'10"
Bedroom Two	3.710m x 3.130m	12'2" x 10'3"
Bedroom Three	3.370m x 2.720m	11'1" x 8'11"
Bathroom	2.060m x 2.040m	6'9" x 6'8"

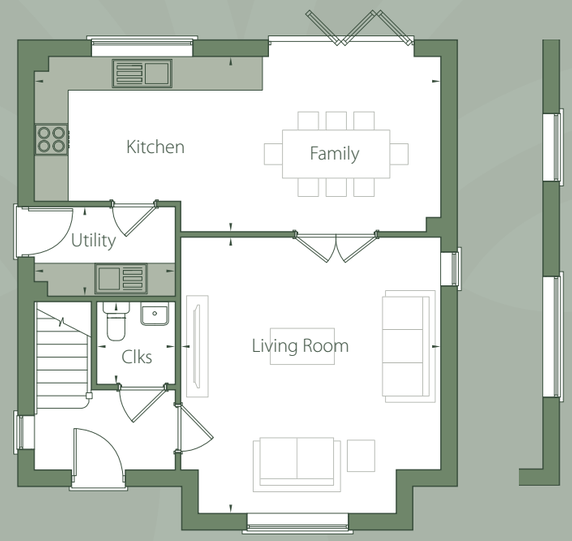
THREE BEDROOMS

FIRST FLOOR



Please note. Plots 10, 14, 18, 19, 22, 23, 37, 45, 50, 52, 54, 56, 64, 75 and 76 are handed/flipped compared to the plans and image shown.

Please note. This side wall arrangement is to Plots 10, 43, 52, 53, 54 and 65 only.



GROUND FLOOR

Measurements **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **W** Wardrobe

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THE **LINUM**



Computer generated image shows **Plot 29**. The materials, treatments and surroundings may vary.

PLOTS 14a, 24, 28, 29, 30, 31, 35, 47, 49, 60, 61, 67, 77 AND 78

These exceptional four bedroom detached homes offer a very spacious living room, the perfect environment for family relaxation and entertaining friends, lit by windows to the front and side with modern French windows to the rear giving access to the garden. Meanwhile, the beautiful open-plan kitchen-dining area has a feature island and quality branded appliances, windows on two sides and a section of aluminium bi-folding doors opening the space up to plenty of natural light. You'll also find a dedicated study and a handy utility room with outdoor access for household practicalities. Upstairs, the accommodation boasts three sizable double bedrooms, a large single room and a premium family bathroom with separate shower. The principal bedroom enjoys fitted wardrobes, a dressing area and an en-suite shower room.

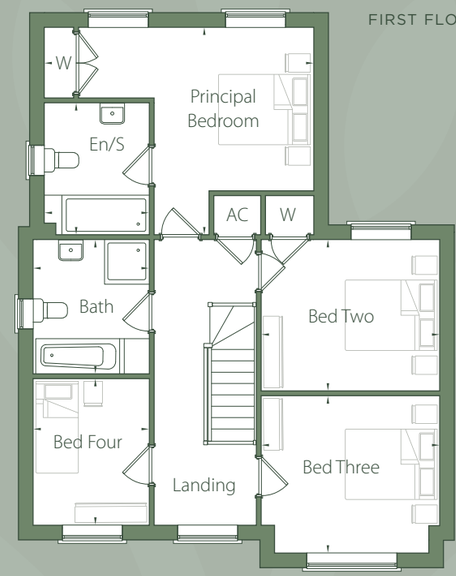
GROUND FLOOR

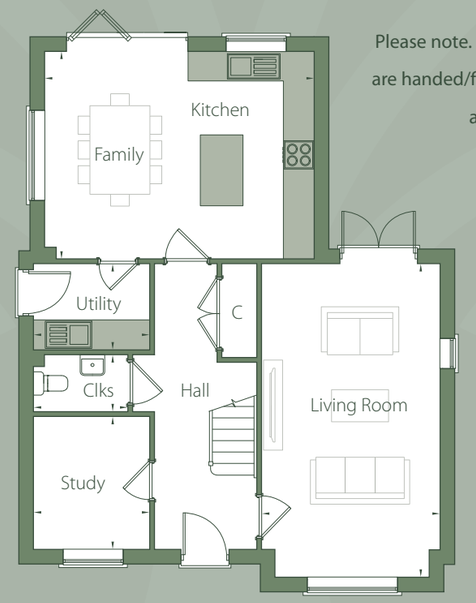
Kitchen / Family	5.400m x 4.150m	17'9" x 13'7"
Utility Room	2.300m x 1.675m	7'7" x 5'6"
Living Room	6.260m x 3.550m	20'6" x 11'8"
Study	2.625m x 2.300m	8'7" x 7'7"
Cloakroom	1.850m x 1.100m	6'1" x 3'7"

FIRST FLOOR

Principal Bedroom	5.400m x 4.150m	17'9" x 13'7"
En-Suite	2.610m x 2.075m	8'7" x 6'10"
Bedroom Two	3.550m x 3.000m	11'8" x 9'10"
Bedroom Three	3.550m x 3.110m	11'8" x 10'2"
Bedroom Four	2.910m x 2.300m	9'7" x 7'7"
Bathroom	2.640m x 2.300m	8'8" x 7'7"

FOUR BEDROOMS





Please note. Plots 28, 30, 35, 47, 67 and 78 are handed/flipped compared to the plans and image shown.

Measurements **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **W** Wardrobe

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THE **CARLINA**



Computer generated image shows **Plot 26**. The materials, treatments and surroundings may vary.

PLOTS 26 AND 27

The heart of these detached four bedroom family homes is without doubt the expansive kitchen and family area, spanning the width of the house. Fitted with superior units, the latest quality appliances and kitchenware, it's complemented by a set of glazed aluminium bi-folding doors that open the space out onto the garden, and a convenient utility room. Double doors connect to the living room with a feature alcove for extra daylight, while across the hall you'll find a dedicated dining room for more intimate meals, which may also serve as a home office. Upstairs, three generous double bedrooms are quite evenly divided while the impressive principal bedroom enjoys a luxury en-suite. A sleek family bathroom completes the accommodation.

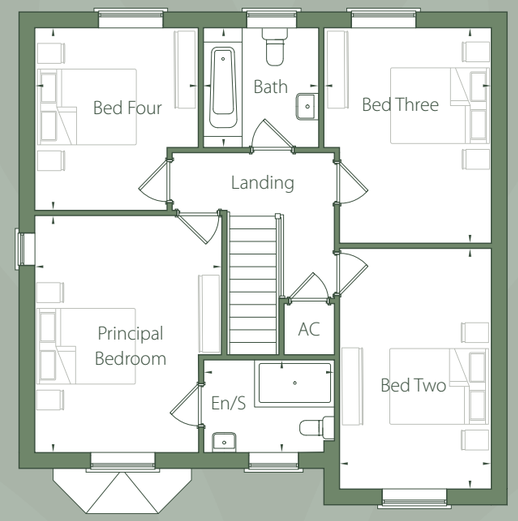
GROUND FLOOR

Kitchen / Family	8.300m x 3.050m	27'3" x 10'0"
Utility Room	2.600m x 1.500m	8'6" x 4'11"
Living Room	4.525m x 3.400m	14'10" x 11'2"
Study	2.990m x 2.710m	9'10" x 8'11"
Cloakroom	2.600m x 1.050m	8'6" x 3'5"

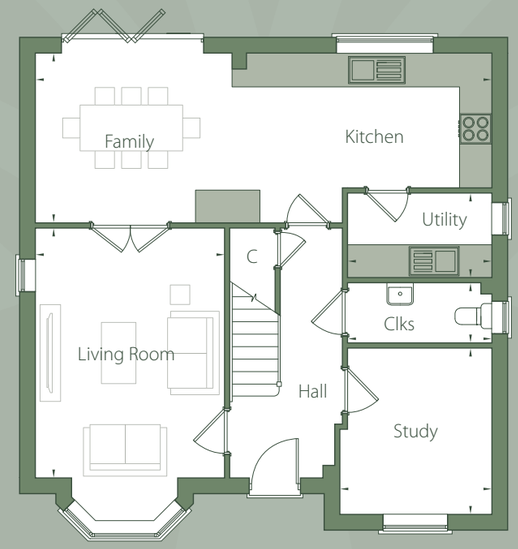
FIRST FLOOR

Principal Bedroom	4.275m x 3.400m	14'0" x 11'2"
En-Suite	2.250m x 1.650m	6'9" x 5'5"
Bedroom Two	4.340m x 2.710m	14'3" x 8'11"
Bedroom Three	3.900m x 2.975m	12'10" x 9'9"
Bedroom Four	3.300m x 2.975m	10'10" x 9'9"
Bathroom	2.150m x 2.050m	7'1" x 6'9"

FOUR BEDROOMS



FIRST FLOOR



GROUND FLOOR

► Measurements **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **W** Wardrobe

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THE **IRIS**



Computer generated image shows **Plot 33**. The materials, treatments and surroundings may vary.

PLOTS 15, 20, 21, 25, 32, 33 AND 68

This welcoming four bedroom family home provides versatile spaces for all aspects of modern life. The exceptional living room offers plenty of space for entertaining and relaxation, lit on three sides by windows and a section of aluminium glazed bi-fold doors to provide ample natural light. Next to a separate study/games room, the impressive kitchen-dining area is a perfect place for the whole family to gather, where sleek surfaces, a central island, contemporary fittings and the latest integrated appliances combine with French doors, a roof skylight and a side window to create an airy, modern feel, with additional access to a dedicated utility room for household practicalities. Upstairs, the principal bedroom with stylish en-suite shower room is complemented by a further double bedroom, two large single bedrooms and an elegant family bathroom.

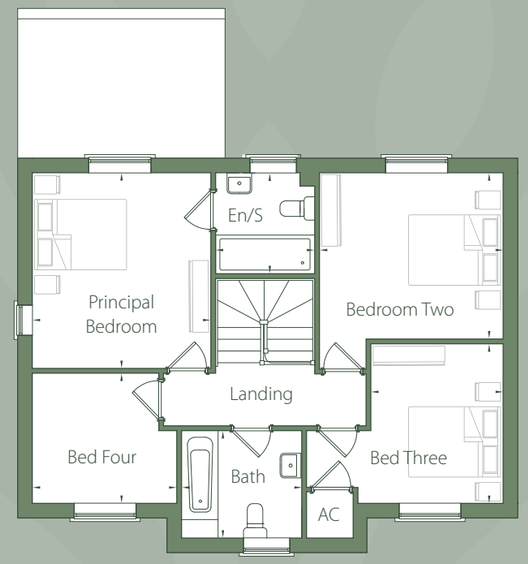
GROUND FLOOR

Kitchen / Family	6.385m x 3.415m	20'11" x 11'2"
Living Room	6.350m x 3.500m	20'10" x 11'6"
Utility Room	1.900m x 1.900m	6'3" x 6'3"
Study	2.765m x 2.490m	9'1" x 8'2"
Cloakroom	1.950m x 0.850m	6'5" x 2'9"

FIRST FLOOR

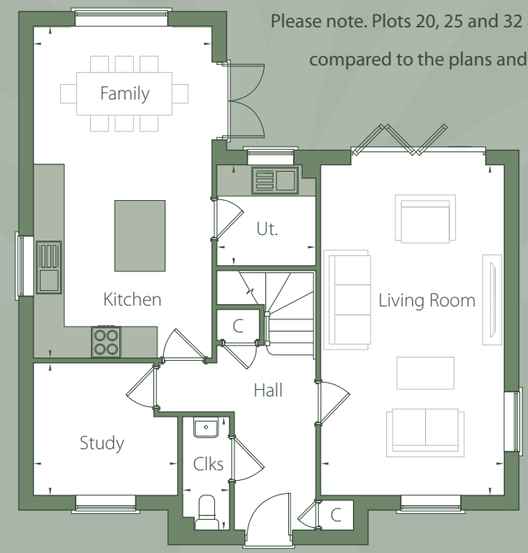
Principal Bedroom	3.750m x 3.415m	12'4" x 11'2"
En-Suite	1.900m x 1.875m	6'3" x 6'2"
Bedroom Two	3.500m x 3.175m	11'6" x 10'5"
Bedroom Three	3.025m x 2.500m	9'11" x 8'2"
Bedroom Four	2.765m x 2.450m	9'1" x 8'0"
Bathroom	2.550m x 2.010m	8'4" x 6'7"

FOUR BEDROOMS



FIRST FLOOR

Please note. Plots 20, 25 and 32 are handed/flipped compared to the plans and image shown.



GROUND FLOOR

► Measurements **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En/S** En-Suite **W** Wardrobe

All housetype/plot sizes are approximate only. 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 they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

STUNNING INTERIORS



Every home Lanswood produce enjoys superior fixtures, fittings and finishes. Kitchens feature premium designer units, exceptional eye-catching surfaces and soft-close doors, all housing the latest quality branded integrated appliances. Bathrooms are fitted with elegant modern sanitaryware, while subtle downlighting adds a sense of style and sophistication to the homes.

We approach the design of all our interiors with today's lifestyles at the forefront of our minds, ensuring every element is finished to the highest possible standards. We create homes that provide ample room for every activity, modern features that bring pleasure and convenience to everyday life and carefully devised internal layouts that make the best use of space and light at every turn. They are places where people can easily both gather together or find privacy, and blank canvases for you to make your own.





WE PRIDE OURSELVES ON
CREATING BEAUTIFUL HOMES

Interior images are from previous Lanswood Projects.



A distinctive blend of modern style, durability and energy efficiency, our properties deliver a desirable combination of luxury, functionality and superior quality that ensures you'll enjoy your home for many years to come.



Specifications listed are correct as intended at the time of going to print. Interior images are from previous Lanswood Projects.

SPECIFICATION

* Subject to reservation timing/build programme

KITCHENS

- Choice of kitchen cupboards and worktops *
- Soft close doors and drawers
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washing machines to Aster, Morina, Galium and Rosa
- Ceramic hob and oven
- Double oven to Rosa, Paris, Linum, Carlina and Iris
- Pelmet lighting to Paris, Linum, Carlina and Iris
- Stainless steel inset sink

UTILITY ROOMS

- Space for washing machine
- Choice of cupboards and worktops to match kitchen
- Stainless steel inset sink

BATHROOMS

- High-specification Roca sanitaryware
- Low profile stone resin shower trays with glass screens
- Fully tiled shower enclosure
- Chrome shower and fittings
- Chrome heated towel radiator
- Combined strip light and shave point to all bathrooms and en-suites
- LED downlights
- Splashback tiling in cloakroom to hand basin

CONNECTIVITY

- Ethernet ports to all lounges, studies and principal bedrooms
- TV points to principal rooms and bedrooms
- Provision for high-speed fibre broadband

INTERNAL FINISHES

- Walls and ceilings finished with white matt emulsion
- White satin painted woodwork throughout
- White painted doors with chrome ironmongery
- Tiled flooring to bathrooms
- Tiled flooring to hallway, kitchen and utility in Galium, Rosa, Paris, Linum, Carlina and Iris
- LVT flooring on ground floor in Aster and Morina
- Oak handrail to staircase
- White electrical switches and sockets
- V-grooved skirting design with architrave to match

HEATING & ELECTRICS

- Radiators with wireless thermostat to all first floors
- Wet underfloor heating to ground floor with zonal thermostatic control
- Eco-friendly and highly efficient Vaillant air source heat pumps
- Mains operated smoke and heat alarms with battery backup
- LED downlights in kitchens, utility rooms, bathrooms and hallways
- Pendant lights in lounges and bedrooms
- Power and lighting to garages
- Lighting to loft
- Electric Vehicle Charger ducting to Aster and Morina car parking and power supplied to all garages/car ports for future connection
- Spur provided for future alarm
- PIR light to front and rear

EXTERNAL DETAILS

- Garages or private car park
- Block paved/tarmac driveways and parking areas
- Anthracite aluminium bi-fold doors to rear
- White UPVC windows
- White UPVC side and French doors where applicable
- GRP composite front door
- Locally sourced turf for front gardens
- Patio to rear garden
- External tap and electrical socket
- Rear gardens top-soiled

THE **LOCATION**

CHATTOWOOD, CLACTON ROAD, ELMSTEAD, ESSEX



With the A133 on your doorstep, within just a few minutes' drive you'll be able to access not just all of Colchester's opportunities nearby, but also the beautiful beaches of Essex's Sunshine Coast along the Tendring Peninsula to the east and the gateway to the wider Essex and Suffolk regions via the A120 to the north.

Connecting with the port of Harwich and popular destinations along the Stour estuary, the A120 meets the A12 just outside Colchester, from where it's just 28 miles to the bustling centre of Chelmsford and 45 miles to the M25. Northbound, the A12 passes through Constable Country to Ipswich and the A14 – the fastest route onwards to Cambridge and the Midlands.

If you prefer to leave the car at home, the nearest train stations are at Alresford (3 miles away by road) or Wivenhoe (3.7 miles), with the latter having better parking facilities. Trains run via Colchester mainline station, often without need to change, with an average journey time to London Liverpool Street of approximately 1hr 15 mins. Furthermore, the imminent completion of Crossrail will enable faster and easier journeys from Shenfield all the way across greater London to Reading.

Budgens Store (Elmstead)	0.7 Miles	Alresford (Station)	2.5 Miles
Elmstead Primary School	1.2 Miles	Wivenhoe (Station)	3.7 Miles
Tesco Superstore (Colchester)	3.5 Miles	Colchester (Station)	6.0 Miles
Waitrose Superstore (Colchester)	4.5 Miles	Colchester (High Street)	6.0 Miles
Leisure World (Leisure Club)	5 Miles	Dedham Vale	8 Miles
University of Essex	3.5 Miles	Manningtree	9 Miles
David Lloyd (Leisure Club)	7.5 Miles	Clacton-on-Sea	10 Miles

AWARD-WINNING PROPERTIES

SINCE 1999











LANSWOOD
HOMES

Founded in 1999, Lanswood specialise in creating distinctive commercial and exclusive residential collections in some of the regions most attractive locations. With carefully considered design at the heart of everything we do, our aim is to elegantly combine traditional architecture with luxurious interiors, contemporary styling and quality fittings.

"Lanswood is an award-winning property developer based in Elmstead Market. Since our inception over twenty years ago, we have earned a reputation as one of the leading property developers in and around Colchester, and pride ourselves on developing smart, high-end projects – with the most sustainable footprint possible."

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developer operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All times and distances quoted are from www.nationalrail.co.uk, www.tfl.gov.uk or google.co.uk and are approximate only.

No description or information given about the property or its 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 representation or fact. The selling agents do not have any authority to make any representation and accordingly any information given is entirely without the responsibility on the part 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 interpretation. 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.

LANSWOOD
HOMES

" We are committed to becoming an engine for positive change in our industry. From the Air Source Heat Pump and provision for electric vehicle charging, to the sustainable landscaping. We aim to make mindful homes and spaces you can enjoy and be inspired by. "

Phone : 01206 675320 Web : www.lanswood.co.uk Email : info@lanswood.co.uk

Lanswoodpark Business Centre, Elmstead Market, Elmstead, Colchester Essex

Bold Views. Responsible actions. Nice Houses too. Please take a look.

For information and regular updates follow us on Social Media.

SCAN ME

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LANSWOOD
HOMES

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CHATTOWOOD

DEVELOPMENT LAYOUT

LANSWOOD
HOMES

Present a beautifully planned collection of **high-quality family homes in the award-winning village of Elmstead Market**, Essex



Please speak to a Sales Consultant for further detail and information on the plots available.

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 the computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents 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 our sales agents to view the detailed architects site drawings for full and accurate details.

CHATTOWOOD

THE **ASTER**
Two Bedroom Home

THE **MORINA**
Three Bedroom Home

THE **GALIUM**
Three Bedroom Home

THE **ROSA**
Three Bedroom Bungalow

THE **PARIS**
Three Bedroom Home

THE **LINUM**
Four Bedroom Home

THE **CARLINA**
Four Bedroom Home

THE **IRIS**
Four Bedroom Home


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