# CHATTOWOOD

## ELMSTEAD MARKET

PHASE TWO

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, a historically significant destination for ecology lovers and plant enthusiasts for over sixty years.***



Beth Chatto Gardens



# An innovative collection that is creating a sustainable legacy.

Designed for modern living, these innovative homes feature electric vehicle charging and benefit from efficient Vaillant Air Source Heat Pumps for heating and hot water. Combined with solar power, this sustainable energy solution helps lower energy costs and reduce environmental impact.

## This is a housing estate with a difference, offering smart, future proofed new properties created with ecology, technology, the planet and your money in mind.

At Chattowood, we're building more than just new homes, we're creating a community, with areas linked by beautiful and sustainable plantings for everyone to enjoy.









***Designed in collaboration with the Beth Chatto Gardens team, the landscaping at Chattowood reimagines the role of green space in new-build communities.***

Moving beyond traditional lawns and ornamental shrubs, the scheme uses drought-resilient planting inspired by the renowned Gravel Garden, creating a visually rich environment that thrives with minimal watering or maintenance.

Planted into a specially prepared sand and gravel substrate, the gardens are designed around the principle of “right plant, right place”, supporting long-term sustainability while reducing the need for irrigation, feeding, and intensive upkeep. The diverse, pollinator-friendly planting has also been shown to attract dramatically higher levels of insect life compared to conventional housing landscapes, helping to restore biodiversity and create a more engaging, nature-rich setting for residents.



*The success of the first phase of Chattowood has already gained both local and national recognition, recently featuring on the BBC’s Gardeners' World and in the Colchester Gazette as an example of how landscape-led, climate-resilient design can shape the future of sustainable residential development.*



# 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

Golf enthusiasts will be delighted to find Lexden Wood Golf & Leisure Club just a short 15-minute drive away – a premium facility offering something for the whole family. The club boasts a pristine driving range, a challenging 18-hole golf course set in beautiful surroundings, alongside a 9-hole FootGolf course and crazy golf.

After your round, unwind in the café, restaurant and bar, or host a special occasion in the elegant events and function suite. For those focused on fitness and wellbeing, the excellent on-site gym and professional physiotherapy services ensure you have everything you need to look and feel your best – all within easy reach of your new home.



# PHASE TWO **SITE LAYOUT**

## PICK **YOUR PERFECT PLOT** WITHIN THE DEVELOPMENT

### THE **ASTER**
Two Bedroom Home
Plots 117, 118, 119, 120, 121, 122, 123 and 124
Page 20

### THE **GALIUM**
Three Bedroom Home
Plots 103, 104, 125 and 126
Page 22

### THE **PARIS**
Three Bedroom Home
Plots 93, 94, 101, 102, 106, 107, 108, 109, 110 and 112
Page 24

### THE **PARIS II**
Three Bedroom Home
Plots 87, 88, 89, 97 and 105
Page 26

### THE **DAHLIA**
Three Bedroom Home
Plots 113, 114, 115 and 116
Page 28

### THE **LINUM**
Four Bedroom Home
Plots 90, 91, 92, 95, 96, 98, 99, 100 and 111
Page 30

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 121-124**. The materials, treatments and surroundings may vary.

## PLOTS 117, 118, 119, 120, 121, 122, 123 AND 124

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.

### GROUND FLOOR

| | | |
|---|---|---|
| Kitchen / Living | 9.360m x 4.850m | 30'9" x 15'11" |
| Cloakroom | 1.770m x 0.870m | 5'10" x 2'10" |

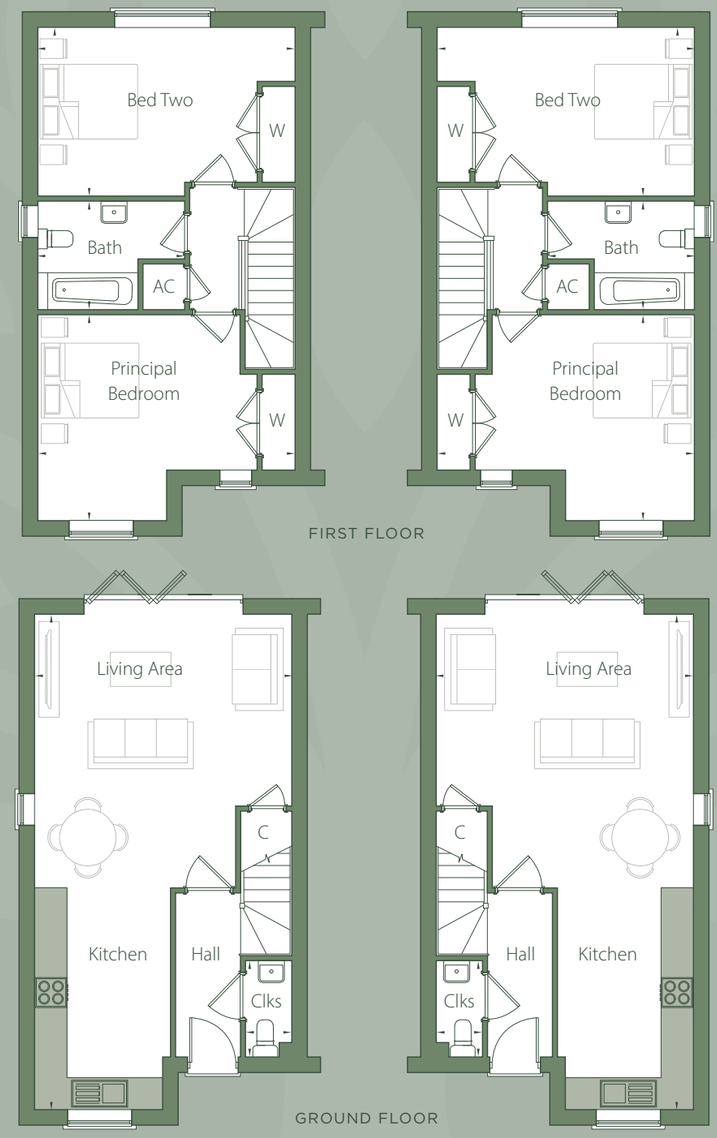
### FIRST FLOOR

| | | |
|---|---|---|
| Principal Bedroom | 4.850m x 3.910m | 15'11" x 12'10" |
| Bedroom Two | 4.850m x 3.150m | 15'11" x 10'4" |
| Bathroom | 2.730m x 2.000m | 8'11" x 6'7" |



# **TWO** BEDROOMS

Side window to Plots 117 and 121 only.




Side window to Plots 120 and 124 only.

Plots 117, 118, 121 & 122

Plots 119, 120, 123 & 124

► 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 (on Phase One)**. The materials, treatments and surroundings may vary.

## PLOTS 103, 104, 125 AND 126

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

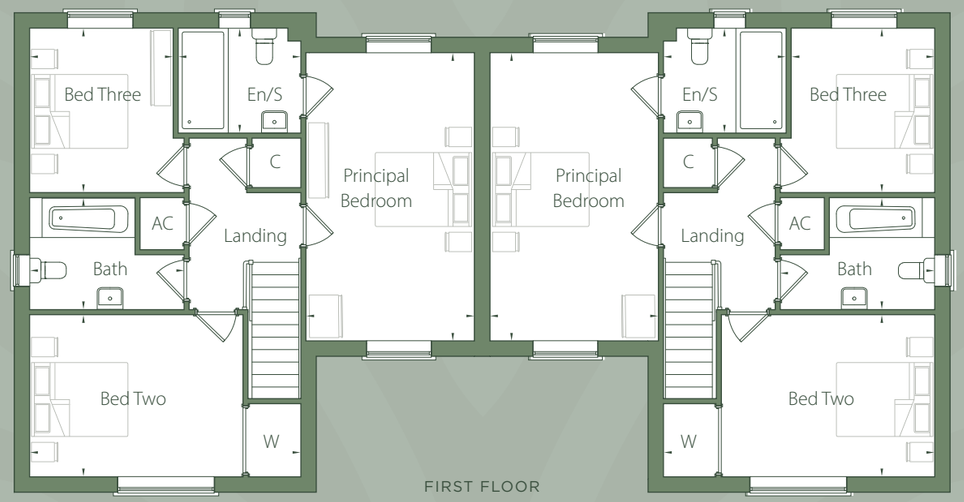
| | | |
|---|---|---|
| Kitchen / Dining | 4.810m x 2.700m | 15'9" x 8'10" |
| Living Room | 4.960m x 3.280m | 16'3" x 10'9" |
| Cloakroom | 1.750m x 0.795m | 5'9" x 2'7" |

### FIRST FLOOR

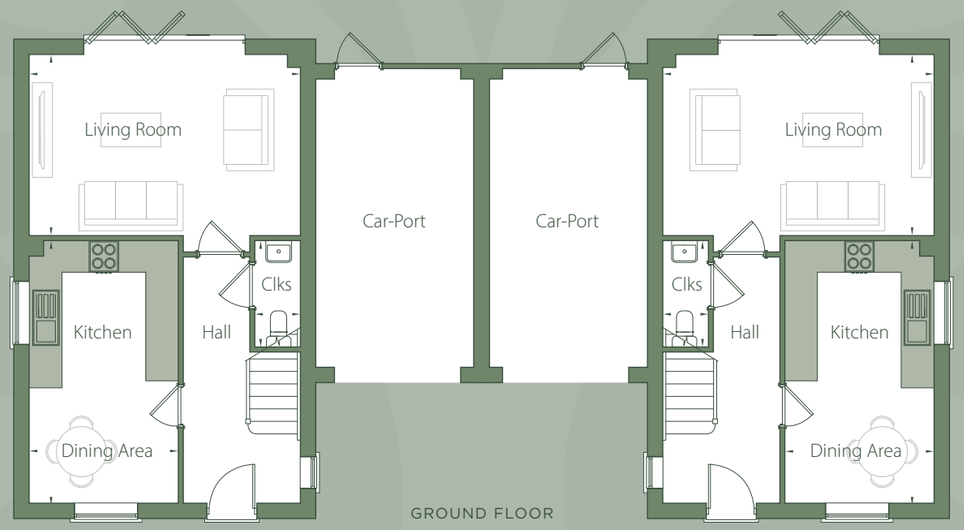
| | | |
|---|---|---|
| Principal Bedroom | 5.260m x 3.065m | 17'3" x 10'1" |
| En-Suite | 2.210m x 1.890m | 7'3" x 6'2" |
| Bedroom Two | 4.960m x 2.950m | 16'3" x 9'8" |
| Bedroom Three | 2.990m x 2.600m | 9'10" x 8'6" |
| Bathroom | 2.800m x 2.000m | 9'2" x 6'7" |



# **THREE** BEDROOMS




FIRST FLOOR




GROUND FLOOR

► 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 (on Phase One)**. The materials, treatments and surroundings may vary.

## PLOTS 93, 94, 101, 102, 106, 107, 108, 109, 110 AND 112

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 4.615m | 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" |

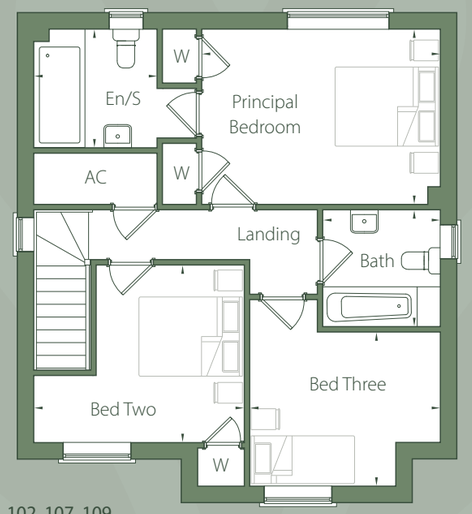
### FIRST FLOOR

| | | |
|---|---|---|
| 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" |

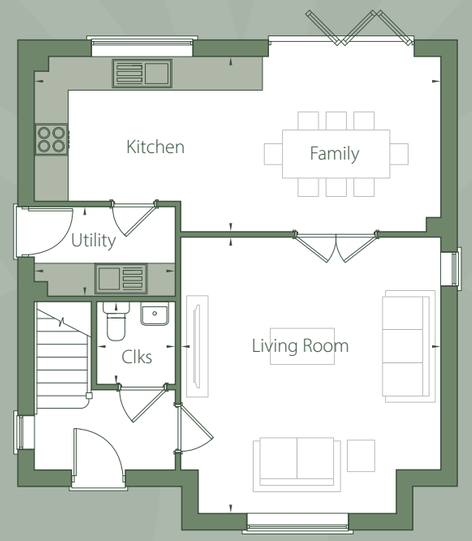


# THREE BEDROOMS

FIRST FLOOR




Please note. Plots 94, 102, 107, 109 and 112 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

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# THE **PARIS II**



Computer generated image shows **Plots 87 & 88**. The materials, treatments and surroundings may vary.

## PLOTS 87, 88, 89, 97 AND 105

These three bedroom homes combine classic styling with modern interiors, along with a great use of space and light. The dual-aspect living room features two large windows set back within recessed bays providing an abundance of natural light, whilst double doors lead through to the impressive kitchen-family area. 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

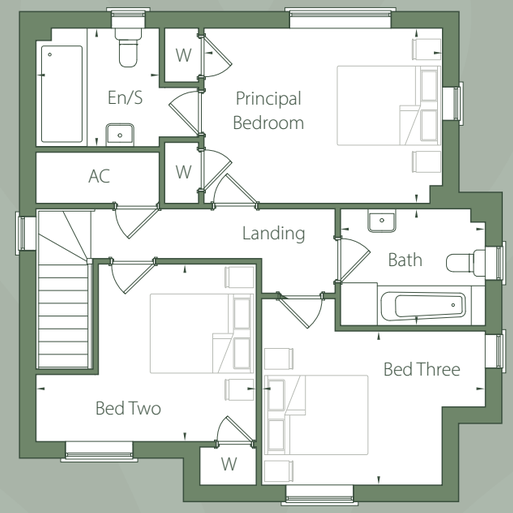
| | | |
|---|---|---|
| Kitchen / Dining | 7.230m x 3.085m | 23'9" x 10'1" |
| Living Room | 5.400m x 4.910m | 17'8" x 16'1" |
| Utility Room | 2.470m x 1.550m | 8'1" x 5'1" |
| Cloakroom | 1.430m x 1.360m | 4'8" x 4'6" |

### 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 | 4.010m x 3.130m | 13'2" x 10'3" |
| Bedroom Three | 3.860m x 2.710m | 12'8" x 8'11" |
| Bathroom | 2.550m x 2.050m | 8'4" x 6'9" |

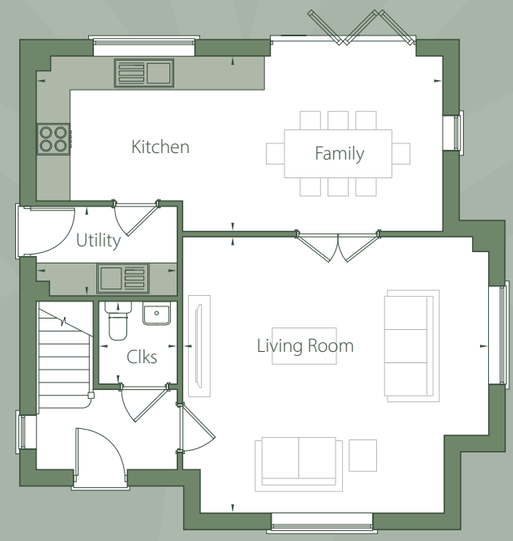


# **THREE** BEDROOMS




FIRST FLOOR

Please note. Plots 88, 89 and 105 are handed/flipped compared to the plans shown.




GROUND FLOOR

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

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# THE **DAHLIA**



Computer generated image shows **Plots 115 & 116**. The materials, treatments and surroundings may vary.

## PLOTS 113, 114, 115 AND 116

Ideal for active families, these outstanding three bedroom detached homes, with integrated garage, feature a dual-aspect sitting room and an impressive open-plan kitchen / dining area, where bi-folding doors open directly onto the rear garden. You'll also find a utility room with convenient outdoor access and a 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

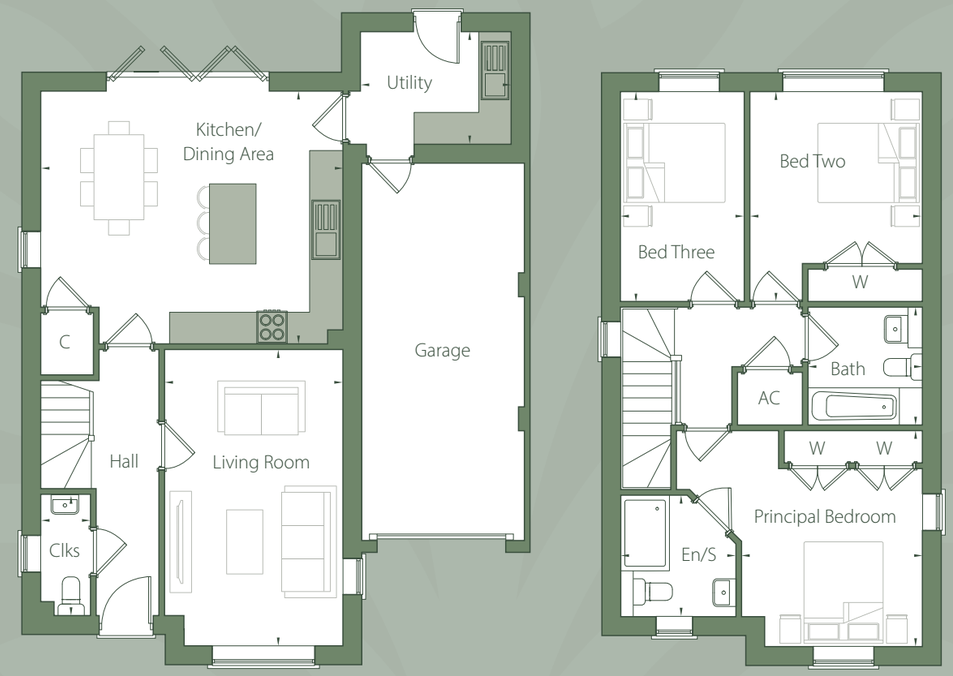
| | | |
|---|---|---|
| Kitchen / Dining | 5.550m x 4.660m | 18'2" x 15'3" |
| Utility Room | 2.750m x 2.050m | 9'0" x 6'9" |
| Living Room | 5.450m x 3.250m | 17'10" x 10'8" |
| Cloakroom | 2.200m x 0.900m | 7'3" x 2'11" |
| Garage | 6.960m x 3.000m | 22'10" x 9'10" |

### FIRST FLOOR

| | | |
|---|---|---|
| Principal Bedroom | 3.960m x 3.300m | 13'0" x 10'10" |
| En-Suite | 2.200m x 2.100m | 7'3" x 6'11" |
| Bedroom Two | 3.850m x 3.150m | 12'8" x 10'4" |
| Bedroom Three | 3.850m x 2.250m | 12'8" x 7'5" |
| Bathroom | 2.150m x 2.070m | 7'1" x 6'9" |



# **THREE** BEDROOMS




GROUND FLOOR

FIRST FLOOR

Please note. Plots 113 and 114 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 **LINUM**



Computer generated image shows **Plot 29 (on Phase One)**. The materials, treatments and surroundings may vary.

## PLOTS 90, 91, 92, 95, 96, 98, 99, 100 AND 111

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

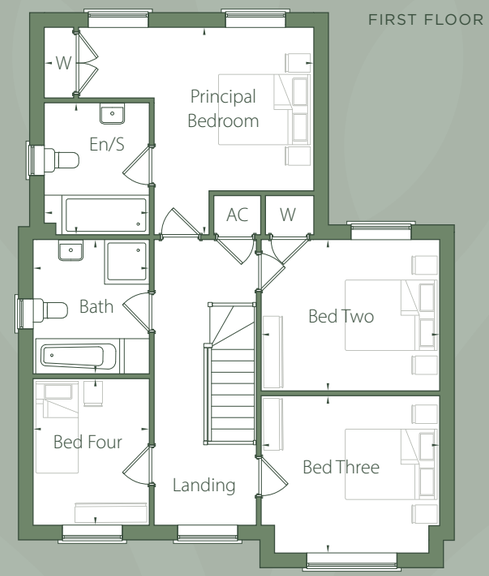
| | | |
|---|---|---|
| Kitchen / Family | 5.400m x 4.150m | 17'9" x 13'7" |
| Utility Room | 2.300m x 1.675m | 7'7" x 5'6" |
| Living Room | 6.260m x 3.550m | 20'6" x 11'8" |
| Study | 2.625m x 2.300m | 8'7" x 7'7" |
| Cloakroom | 1.850m x 1.100m | 6'1" x 3'7" |

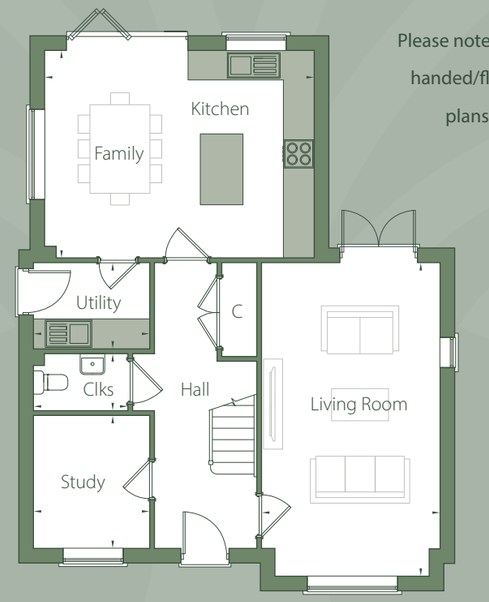
### FIRST FLOOR

| | | |
|---|---|---|
| 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




GROUND FLOOR

Please note. Plots 92, 96 and 100 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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# STUNNING INTERIORS



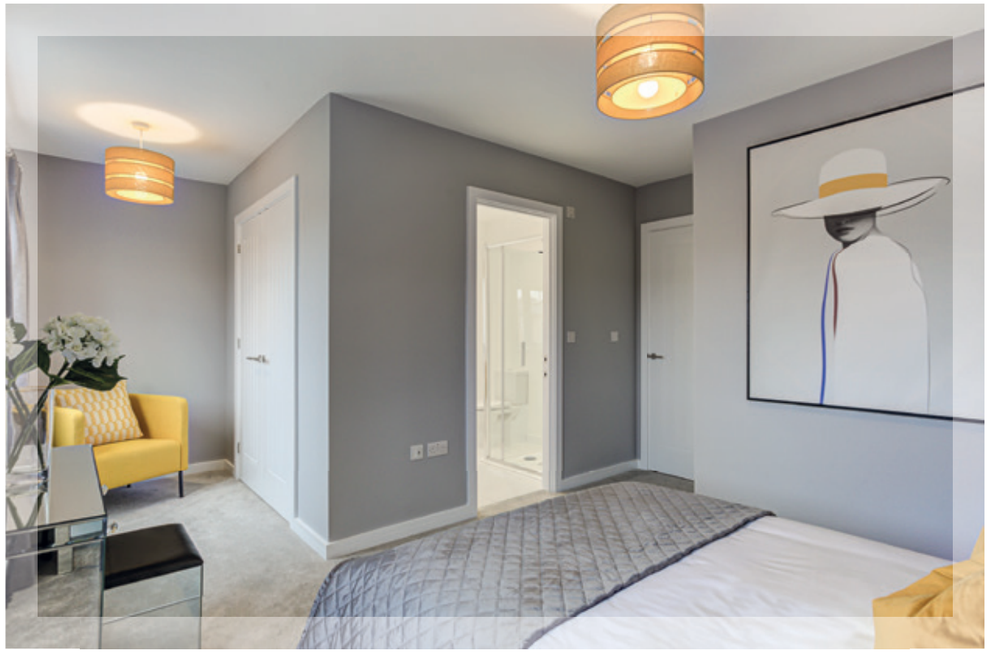
Every home Lanswood produce enjoys superior fixtures, fittings and finishes. Kitchens feature premium designer units, exceptional eye-catching surfaces and soft-close doors, all housing the latest quality branded integrated appliances. Bathrooms are fitted with elegant modern sanitaryware, while subtle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



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.



# 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 and Galium
- Ceramic hob and oven
- Double oven to Paris, Paris II, Dahlia and Linum
- Pelmet lighting to Paris, Paris II, Dahlia and Linum
- 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
- LED downlights
- Shaver point to bathrooms and en-suites

## 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 and en-suites
- Tiled flooring to hallway, kitchen and utility in Galium, Paris, Paris II, Dahlia and Linum
- LVT flooring on ground floor in Aster
- 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
- Solar Panels
- Spur provided for future alarm
- PIR light to front and rear

## EXTERNAL DETAILS

- Garages or private car park
- Block paved 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, with the recent completion of Crossrail, faster and easier journeys from Shenfield, all the way across greater London to Reading are now accessible.

| | | | |
|---|---|---|---|
| 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 |
| University of Essex | 3.5 Miles | Dedham Vale | 8 Miles |
| David Lloyd ( Leisure Club ) | 7.5 Miles | Manningtree | 9 Miles |
| Lexden Wood Golf & Leisure Club | 7.7 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."*

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LANSWOOD
HOMES

*"We are committed to becoming an engine for positive change in our industry. From the Air Source Heat Pump, electric vehicle charging and solar panels 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

LANSWOOD
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SCAN ME

# CHATTOWOOD

## PHASE TWO SITE LAYOUT

LANSWOOD
HOMES

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




THE **ASTER**
Two Bedroom Home

THE **GALIUM**
Three Bedroom Home

THE **PARIS**
Three Bedroom Home

THE **PARIS II**
Three Bedroom Home

THE **DAHLIA**
Three Bedroom Home

THE **LINUM**
Four Bedroom Home

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