

SOUTH WEALD

VICARAGE WOOD



A
limited
collection
of eight
luxurious
new
homes

VICARAGE
WOOD

Homes for life's *Journey*

Built by Journey Homes, Vicarage Wood is the next step in your journey.

Finding the perfect home is no small task — a place that suits your lifestyle and feels like it was made just for you. A home where luxury meets comfort and practicality, crafted with precision and built with sustainability in mind to promote a more conscious way of living. That's the vision that drives us at Journey.

Our skilled craftspeople take care to design and build exceptional homes in sought-after locations, always striving to surpass the expectations of our homeowners.

With our dedicated and customer centric team by your side throughout the journey, we ensure a seamless and enjoyable experience from your very first enquiry to long after you've settled into your new home. Expect a personal touch along the way. We're here for your journey.





A limited collection

Tucked away in the heart of the picturesque Essex countryside lies Vicarage Wood, located in the charming village of South Weald.

Vicarage Wood offers a limited collection of eight luxurious homes, perfectly positioned to embrace the tranquillity and character of village life.

Thoughtfully designed for modern living, with a traditional quality, Vicarage Wood features a range of elegant four-bedroom homes within a private gated community, built on ancient vicarage land. Each property is meticulously crafted, combining cutting-edge home technology with sustainable building techniques to create homes that are both stylish and environmentally conscious, fitting perfectly into South Weald's village aesthetic.



Find your *sanctuary*

Each home at Vicarage Wood has been thoughtfully positioned and designed to maximize the stunning views of the Essex countryside and woodlands.

Expansive glazed doors, large windows, and grand vaulted ceilings fill these homes with natural light, seamlessly connecting the interiors to the picturesque villages and landscapes beyond.

With meticulous attention to detail and a high-specification finish, Vicarage Wood homes feature traditional scale architecture, with modern comforts, providing the ideal rural sanctuary.

Purposefully spacious rooms exude timeless elegance, complemented by recessed, coffered ceilings, ambient lighting, and high quality materials.

Every detail has been carefully considered, blending convenience and quality, from boiling water taps to wine chillers and top-of-the-line appliances throughout.

Sustainable by Design

Our homes are thoughtfully crafted with sustainability at their core—helping you live more efficiently, reduce your carbon footprint, and lower your energy bills.

- High Energy Performance Assured: Enjoy peace of mind with a targeted EPC rating of B and an Environmental Impact Rating of A.
- Low-Carbon Heating: Stay warm and comfortable with an Air Source Heat Pump, providing efficient heating and hot water, paired with underfloor heating on the ground floor.
- Renewable Energy: Generate your own electricity with a solar photovoltaic system, helping to reduce reliance on the grid.
- Whole House Ventilation: Experience fresh air all year round with heat recovery ventilation and hybrid cooling, enhancing air quality and comfort.
- Efficient Lighting: All our homes feature high-efficiency LED lighting, helping to lower energy usage while creating a warm, welcoming atmosphere.





Why Choose a New Build Home?



From energy savings to stress-free living, there are countless reasons to make a new build your next move.

1. Built for the Future and Your Wallet

Modern homes are designed to be far more energy efficient than older properties. According to the Home Builders Federation, July 2023 ‘Watt a Save’ report, new build homebuyers were saving over £400 million a year in energy bills, as well as collectively reducing carbon emissions by over 500,000 tonnes.

It showed the average new build homebuyer could save £135 a month on energy bills, amounting to more than £1,600 a year, compared with purchasers of equivalent older properties. This saving rose to over £180 per month for purchasers of houses, rather than flats or bungalows, totalling £2,200 a year.

2. Move-In Ready – No DIY Required

Skip the stress of renovations. Your new home comes complete with stylish, up-to-date kitchens and bathrooms—no sanding, painting, or tiling needed. Depending on your home’s build stage, you may even be able to personalise design features to suit your taste.

3. A Blank Canvas That’s All Yours

Your home, your way. With a fresh, modern space that’s never been lived in, you’re free to make it uniquely yours — from bold colours to bespoke furnishings.

4. A Place to Belong

Our developments are more than just houses — they’re communities. We host welcome events to help you connect with neighbours and our friendly team, and we design every neighbourhood with people in mind—from green spaces to thoughtful layouts.

5. No Chain, No Delays

Avoid the uncertainty of a property chain. Because your new home has never been occupied, you can enjoy a smoother, faster move with fewer hold-ups.

6. Peace of Mind with a 10-Year Warranty

Every Journey Home comes with a comprehensive structural warranty from ICW, one of the UK’s leading building warranty providers.

This 10-year insurance-backed policy protects your home against major structural faults or defects in design, materials, or workmanship — from the date of completion. Not only does this provide long-term protection and peace of mind, but it also supports your mortgage application by demonstrating quality assurance.

To learn more about ICW and how your warranty works, visit:
i-c-w.co.uk/homeowners







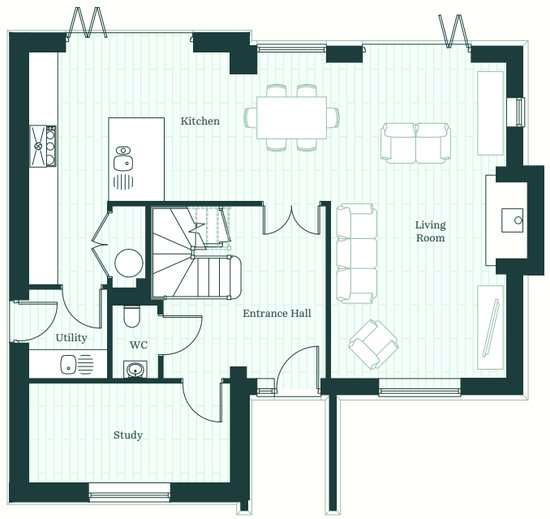
No1

	(MAX)	(MAX)	SQ.FT	SQ.M
TOTAL GROSS INTERNAL AREA			1,735.16	161.2
STUDY	14'1" x 6'10"	4.29 x 2.09	96.88	9.00
KITCHEN / DINING / FAMILY	33'7" x 22'2"	10.25 x 6.75	519.90	48.30
BEDROOM 1	14'1" x 11'4"	4.29 x 3.46	153.93	14.30
BEDROOM 2	14'1" x 12'5"	4.29 x 3.79	146.39	13.60
BEDROOM 3	14'1" x 11'12"	4.30 x 3.65	129.17	12.00
BEDROOM 4	14'1" x 11'9"	4.28 x 3.60	141.01	13.10
REAR GARDEN AREA			968.76	90.0

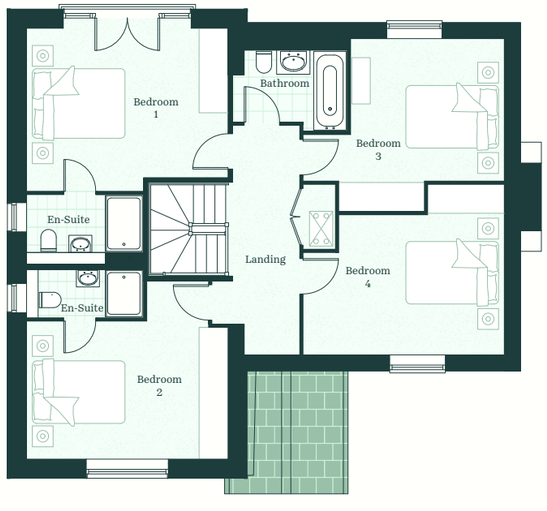


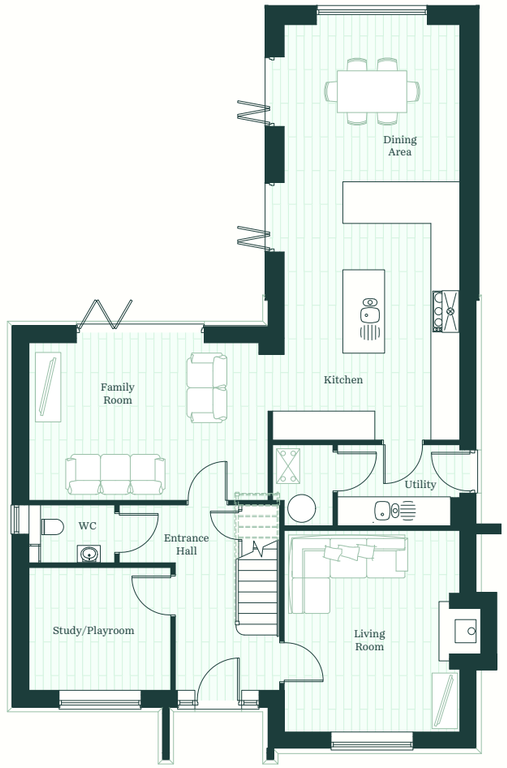
Dimensions shown are approximate only and may vary within the tolerance of +/- 100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change.

Ground Floor

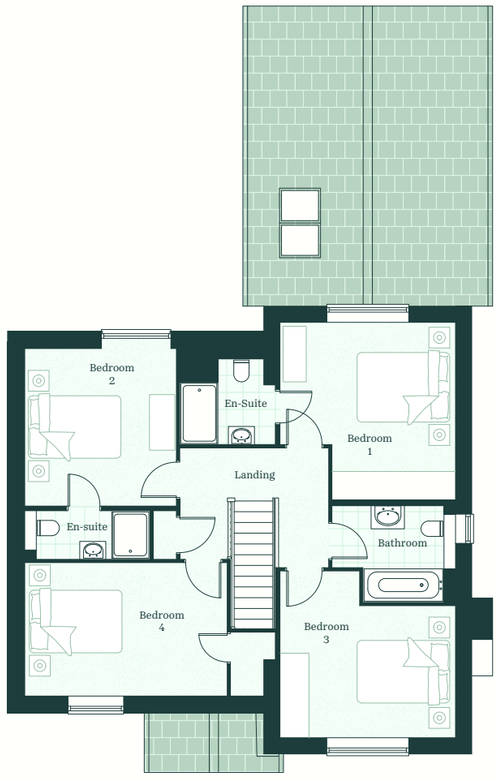


First Floor





Ground Floor



First Floor

No2

			SQ.FT	SQ.M
TOTAL GROSS INTERNAL AREA			1,870.78	173.8
STUDY	9'10" x 8'6"	3.00 x 2.60	83.96	7.80
KITCHEN / DINING	29'2" x 13'7"	8.91 x 4.14	365.98	34.00
FAMILY	16'8" x 10'11"	5.10 x 3.34	182.99	17.00
LIVING	12'3" x 14'1"	3.73 x 4.29	172.22	16.00
BEDROOM 1	12'3" x 12'5"	3.73 x 3.80	138.86	12.90
BEDROOM 2	10'6" x 10'11"	3.20 x 3.34	115.17	10.70
BEDROOM 3	12'3" x 11'7"	3.73 x 3.54	125.94	11.70
BEDROOM 4	14'1" x 9'3"	4.31 x 2.82	130.24	12.10
GARDEN			1205.57	112.0

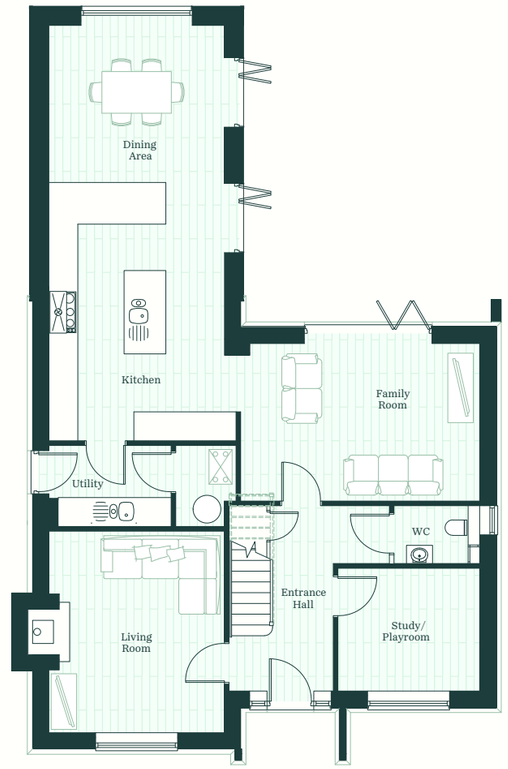


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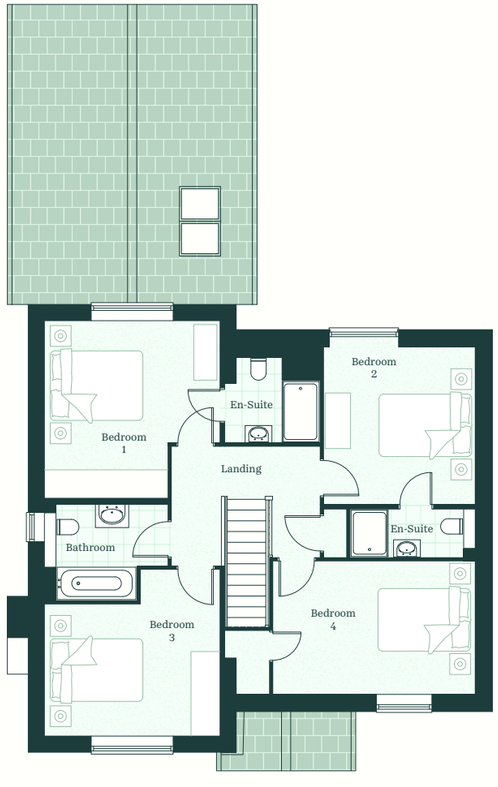
			SQ.FT	SQ.M
TOTAL GROSS INTERNAL AREA			1,870.8	173.8
STUDY	9'10" x 8'6"	3.00 x 2.60	84.0	7.8
KITCHEN / DINING	29'2" x 13'7"	8.91 x 4.14	366.0	34.0
FAMILY	16'8" x 10'11"	5.10 x 3.34	183.0	17.0
LIVING	12'3" x 14'1"	3.73 x 4.29	172.2	16.0
BEDROOM 1	12'3" x 12'5"	3.73 x 3.80	138.9	12.9
BEDROOM 2	10'6" x 10'11"	3.20 x 3.34	115.2	10.7
BEDROOM 3	12'3" x 11'7"	3.73 x 3.54	125.9	11.7
BEDROOM 4	14'1" x 9'3"	4.31 x 2.82	130.2	12.1
GARDEN			1,539.3	143.0



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Ground Floor



First Floor



Ground Floor



First Floor

No4

			SQ.FT	SQ.M
TOTAL GROSS INTERNAL AREA			1,871.9	173.9
STUDY	8'11" x 10'7"	2.74 x 3.24	95.8	8.9
KITCHEN / DINING / FAMILY	32'6" x 22'7"	9.91 x 6.89	484.4	45.0
LIVING	14'1" x 14'2"	4.29 x 4.31	199.1	18.5
BEDROOM 1	12'5" x 13'8"	3.790x 4.18	159.3	14.8
BEDROOM 2	14'1" x 14'11"	4..29 x 4.56	167.9	15.6
BEDROOM 3	9'12" x 9'6"	3.04 x 2.90	96.9	9.0
BEDROOM 4	10'9" x 9'8"	3.30 x 2.95	95.8	8.9
GARDEN			1,022.6	95.0



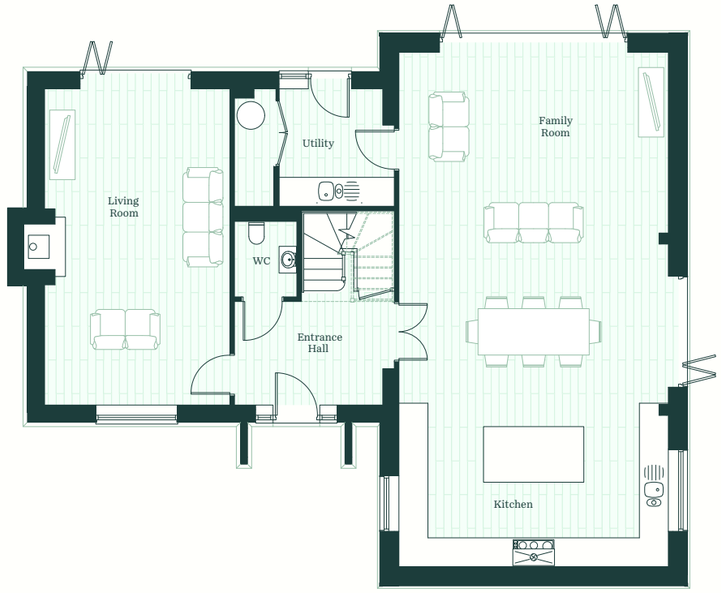
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No5

			SQ.FT	SQ.M
TOTAL GROSS INTERNAL AREA			2,502.4	232.5
KITCHEN / DINING / FAMILY	18'10" x 36'3"	5.75 x 11.05	684.6	63.6
UTILITY				
LIVING	12'11" x 22'2"	3.94 x 6.76	287.4	26.7
BEDROOM 1	18'10" x 18'5"	5.75 x 5.62	280.9	26.1
BEDROOM 2	18'10" x 11'1"	5.75 x 3.40	211.0	19.6
BEDROOM 3	13'9" x 12'1"	4.190 x 3.68	155.0	14.4
BEDROOM 4	13'9" x 12'1"	4.19 x 3.67	143.2	13.3
GARDEN			3,961.2	368.0



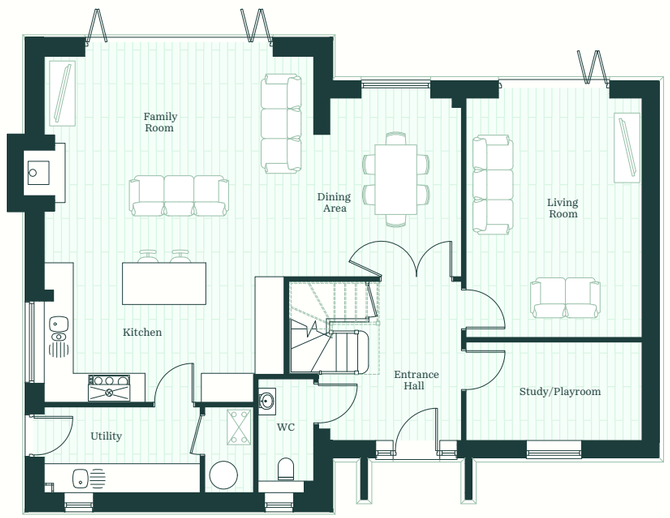
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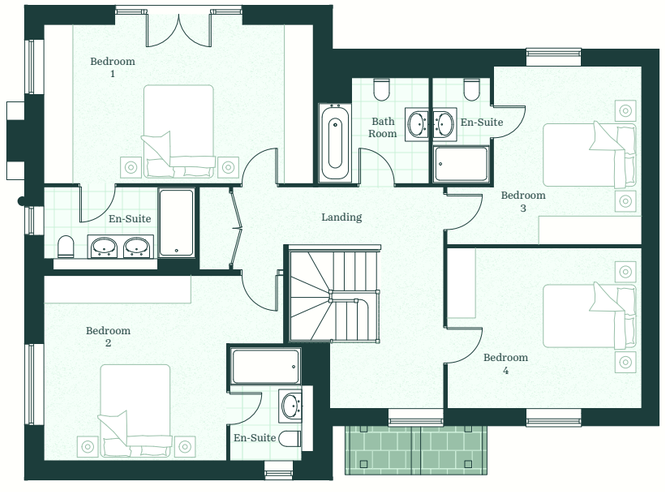
Ground Floor



First Floor



Ground Floor



First Floor

No 9

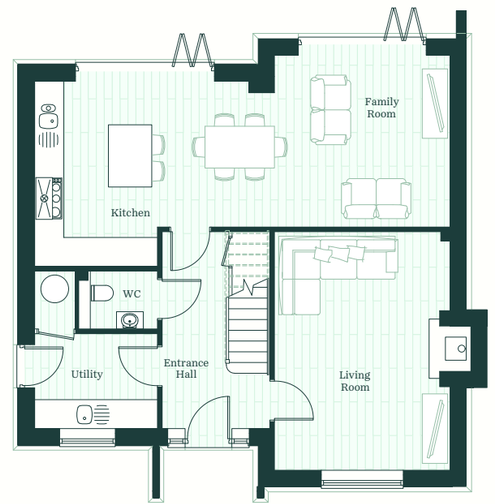
			SQ.FT	SQ.M
TOTAL GROSS INTERNAL AREA			2,293.8	213.1
KITCHEN / DINING / FAMILY	29'4" x 24'3"	8.94 x 7.40	563.0	52.3
LIVING	12'3" x 16'8"	3.74 x 5.10	205.6	19.1
STUDY	12'3" x 6'9"	3.74 x 2.06	84.0	7.8
BEDROOM 1	18'10" x 11'1"	5.75 x 3.37	208.8	19.4
BEDROOM 2	16'9" x 13'0"	5.11 x 3.97	185.1	17.2
BEDROOM 3	13'7" x 12'5"	4.14 x 3.79	141.0	13.1
BEDROOM 4	13'7" x 11'2"	4.14 x 3.41	152.8	14.2
GARDEN			4,284.1	398.0



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No7

			SQ.FT	SQ.M
TOTAL GROSS INTERNAL AREA			1,560.2	145.0
KITCHEN / DINING / FAMILY	29'4" X 12'11"	8.90 X 3.94	342.3	31.8
LIVING	12'3" X 16'8"	3.73 X 5.09	204.5	19.0
BEDROOM 1	9'5" X 14'1"	2.88 X 4.29	133.5	12.4
BEDROOM 2	9'1" X 12'3"	2.78 X 3.73	109.8	10.2
BEDROOM 3	12'3" X 8'8"	3.73 X 2.64	106.6	9.9
BEDROOM 4	13'0" X 9'10"	3.97 X 3.02	129.2	12.0
GARDEN			2,131.3	198.0



Ground Floor



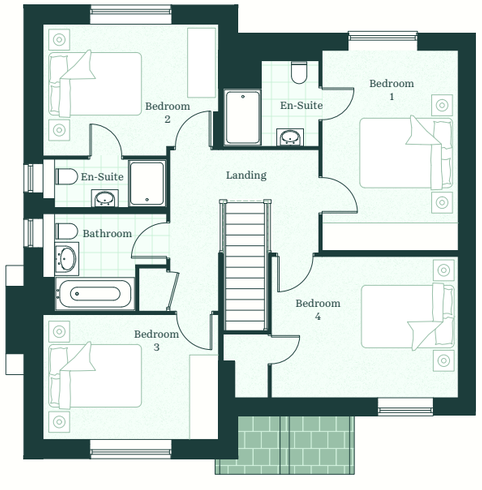
First Floor



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Ground Floor



First Floor

			SQ.FT	SQ.M
TOTAL GROSS INTERNAL AREA			1,560.2	145.0
KITCHEN / DINING / FAMILY	29'4" X 12'11"	8.90 X 3.94	342.3	31.8
LIVING	12'3" X 16'8"	3.73 X 5.09	204.5	19.0
BEDROOM 1	9'5" X 14'1"	2.88 X 4.29	133.5	12.4
BEDROOM 2	9'1" X 12'3"	2.78 X 3.73	109.8	10.2
BEDROOM 3	12'3" X 8'8"	3.73 X 2.64	106.6	9.9
BEDROOM 4	13'0" X 9'10"	3.97 X 3.02	129.2	12.0
GARDEN			2,271.2	211.0

No8



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A Home of Heritage & Innovation



External Finishes

- Elegant traditional timber and brick construction that blends beautifully with the Essex countryside
- Statement bespoke oak entrance porch to every home, with outdoor lantern
- Bespoke roof tiles
- External lighting and power sockets for functional and atmospheric outdoor living

Interior Design & Comfort

- All walls finished in a warm heritage paint palette – ready to move in, or the perfect canvas for your own style
- Engineered oak flooring providing durability and resilience to humidity and temperature changes
- Fitted carpet to stairs and first floor for soft, luxurious living
- Solid timber staircase with handcrafted oak bannisters
- Bi-folding doors opening to patio areas and garden – ideal for indoor-outdoor living
- Vaulted ceilings to selected first-floor rooms, adding volume and architectural elegance
- Solar powered roof windows and sun tunnels (where applicable), flooding the home with natural light

Heating & Energy

- Underfloor heating throughout the ground floor, providing consistent warmth and a sleek finish
- Thermostatically controlled radiators to the upper levels, allowing personalised comfort and efficient temperature control in every room
- Fully operational chimneys, giving you the freedom to install your preferred fire option — whether traditional or contemporary — creating a warm and inviting focal point, perfect for cosy winter evenings and stylish year-round living

Specification

Specification

Electrical & Smart Features

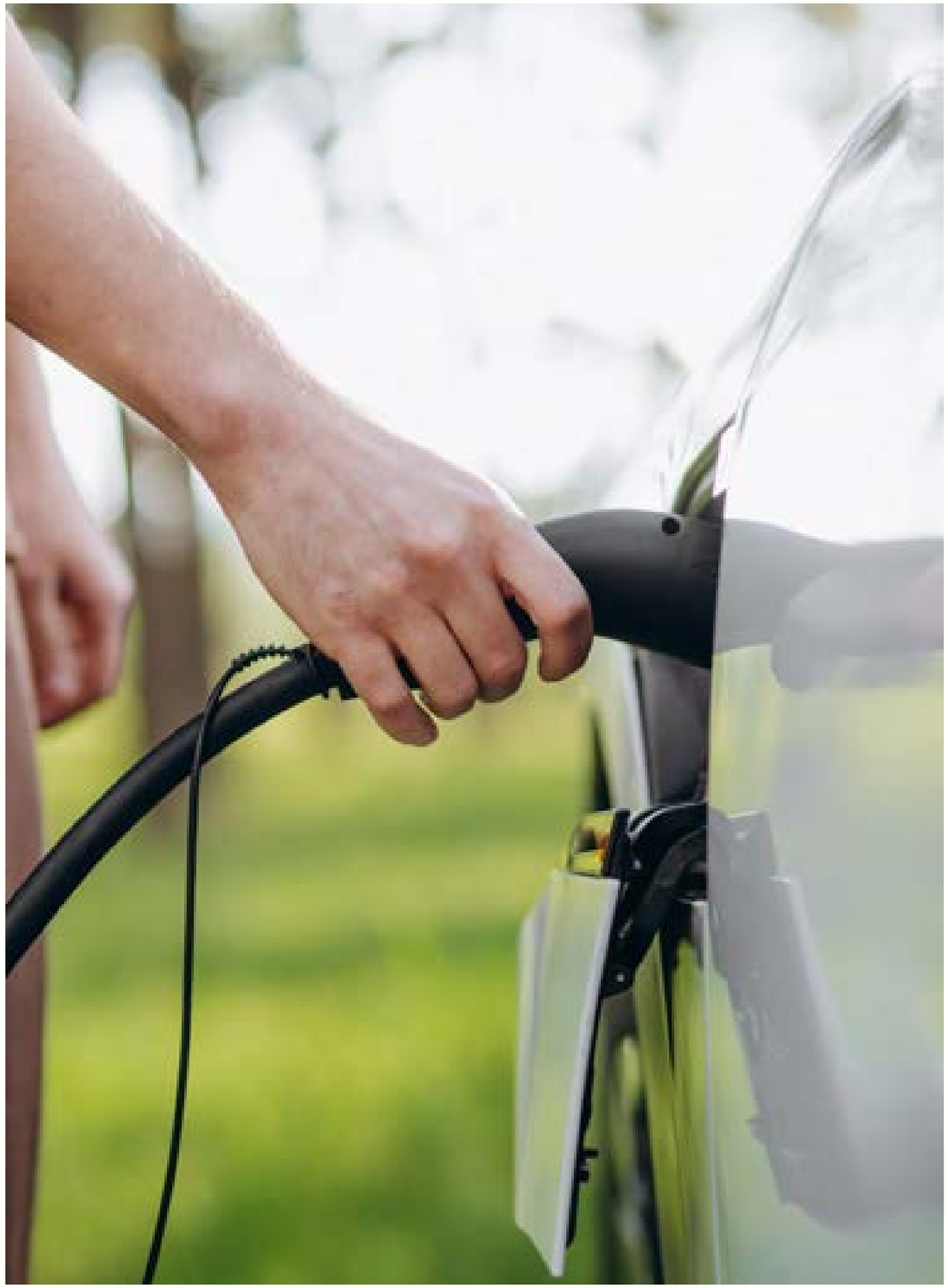
- Dedicated electric car charging point to every home, providing convenience and future-ready sustainability
- Integrated Solar PV panels designed to enhance energy efficiency and help reduce running costs
- Sleek LED downlights fitted throughout all main living spaces, combining style with energy savings
- Elegant pendant lighting to bedrooms, creating a softer, more relaxing ambience
- Automatic sensor lighting to cupboards and utility spaces, offering effortless practicality
- Subtle ambient LED lighting to kitchens, bathrooms, and stairwells — adding both warmth and sophistication to the home

Kitchen — British Craftsmanship Meets Modern Function

- Bespoke hand-crafted Ball & Co kitchen, designed and built in Britain with exceptional attention to detail
- Luxurious quartz worktops and full-height backsplash, combining elegant design with long-lasting durability.
- Integrated Siemens appliances, seamlessly built in for convenience and performance, including:

  - Fridge Freezer
  - Induction Hob
  - Dishwasher
  - Combi & Single Ovens
  - Wine cooler
  - Quooker Boiling Water Tap









Separate Utility / Boot Room

- Direct garden access — ideal for muddy boots, outdoor wear, or pets returning from a walk
- Generous integrated sink, perfect for practical everyday use
- Siemens washing machine and tumble dryer, seamlessly fitted for convenience and efficiency

Bathroom — Boutique Hotel Finish

- Fully tiled walls and floors in all bathrooms and ensuites, combining durability with a sleek finish
- Walk-in rainhead showers with vanity units to all ensuites, bringing a touch of luxury to daily routines
- Family bathrooms featuring a bathtub with overhead shower and vanity unit, ideal for both relaxation and practicality
- Contemporary matt black fittings, delivering a clean, modern aesthetic throughout
- Heated towel rails, adding comfort and convenience
- Thoughtfully designed LED lighting, creating a calming, spa-like ambience

Gardens & Outdoor Living

- Beautifully set within mature surrounding woodlands, offering a sense of peace, privacy, and connection with nature
- Generous porcelain-tiled patios, perfect for alfresco dining and outdoor entertaining
- Professionally landscaped gardens and turfed lawns, designed to complement the rural charm and character of South Weald
- Practical external features including water taps and discreet bin stores to each home
- Convenient external electric point, ideal for garden lighting, tools, or outdoor appliances

Your Community

- Private gated development – security, serenity, and exclusivity
- Audio and video entry system to the communal entrance
- Landscaped green space for residents featuring native orchard and plantings – creating a tranquil, natural environment

Specification



Land of the *blessed*

Placed within the heart of Essex, South Weald is a village steeped in history. Dating back to the Great Domesday Book, it has long been a desirable village location, offering a blend of rural beauty and timeless character. At it's centre lies the historic St. Peter's Church, with origins tracing back to the 12th century, and the expansive Weald Country Park, once a deer park in the reign of Henry VIII, now a haven for wildlife and outdoor exploration.

South Weald's feel is defined by its mix of traditional architecture, scenic countryside, and rich heritage as 'holy' land.

For centuries, South Weald has been a place where history and nature converge, offering a tranquil escape without losing touch with the conveniences of contemporary life. It's enduring appeal makes it the perfect setting for luxurious yet understated homes that honour the village's history.





Stabling can be found attached to Vicarage Wood

Please contact us to request further details.






LOT


NER | ART | PERSPECTIVE
245 248662
Art Gallery | Picture Framers





Divine food & drink

South Weald couldn’t be more picture-perfect. Nestled in the serene Essex landscape, offering a slower pace of life while keeping you conveniently connected to urban amenities.

Ideal for all seeking a tranquil retreat, the village merges chocolate box charm, with excellent schooling, restaurants, bars and other amenities nearby. Venture a little further and you’ll find bistro pub dining, scenic golf courses, historic landmarks, and a wealth of picturesque walking or riding trails to enjoy.



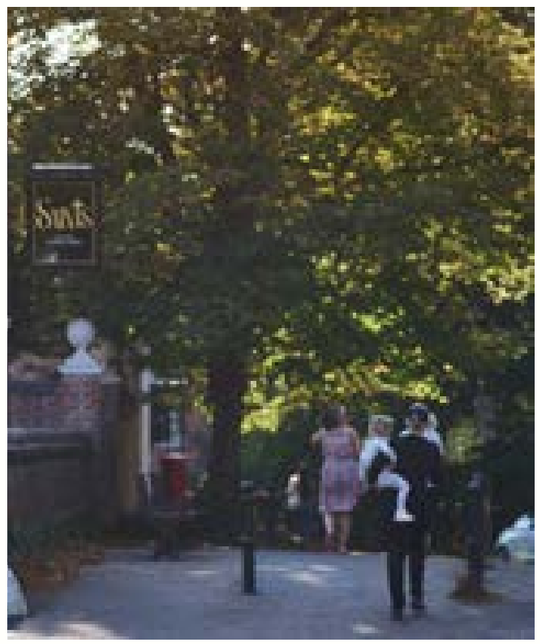


Heavenly education

Families are well-supported with an excellent choice of state and independent schools all within easy reach.

With the Ofsted ‘Oustanding’ St Peter’s Primary on your doorstep, residents of Vicarage Wood are spoilt for choice.

Located north-west of Brentwood, South Weald is perfectly balanced for rural family life in tranquil surroundings, whilst being easily connected to the wider area, offering a welcoming community and a lifestyle to savour.





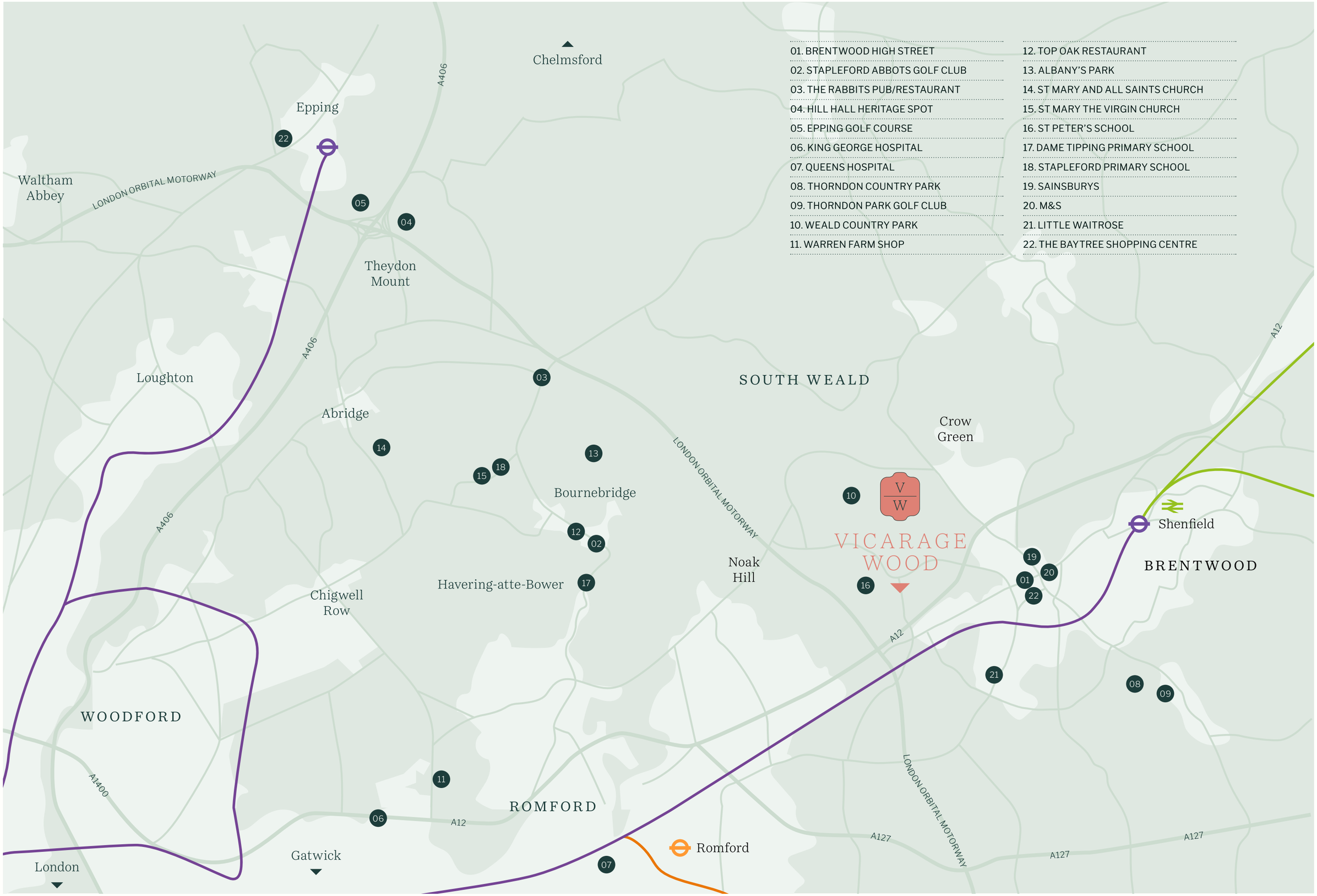
London on your doorstep

Village life is no compromise here. While South Weald provides a serene countryside setting, London and the towns of Essex are always within easy reach. Whether you're commuting for work, dining somewhere special, or catching a West End show, the city is closer than you think. With Romford and Shenfield stations nearby, you can be on the Elizabeth line and in Liverpool Street in minutes.

Offering the perfect blend of countryside charm and city convenience, Vicarage Wood benefits from excellent transport links, with the A12, M25, and Stansted Airport just a short drive away. Vicarage Wood offers you best rural village life, with city convenience.



STANSTED	32 Mins
BRENTWOOD	8 Mins
LONDON CITY	40 Mins
LIVERPOOL STREET	26 Mins
M25	4 Mins
A12	3 Mins



01. BRENTWOOD HIGH STREET
02. STAPLEFORD ABBOTS GOLF CLUB
03. THE RABBITS PUB/RESTAURANT
04. HILL HALL HERITAGE SPOT
05. EPPING GOLF COURSE
06. KING GEORGE HOSPITAL
07. QUEENS HOSPITAL
08. THORNDON COUNTRY PARK
09. THORNDON PARK GOLF CLUB
10. WEALD COUNTRY PARK
11. WARREN FARM SHOP
12. TOP OAK RESTAURANT
13. ALBANY'S PARK
14. ST MARY AND ALL SAINTS CHURCH
15. ST MARY THE VIRGIN CHURCH
16. ST PETER'S SCHOOL
17. DAME TIPPING PRIMARY SCHOOL
18. STAPLEFORD PRIMARY SCHOOL
19. SAINSBURYS
20. M&S
21. LITTLE WAITROSE
22. THE BAYTREE SHOPPING CENTRE



Make it *home*

Your Journey with Us

From the moment you reserve your home, our dedicated Journey team is here to guide you – from first contact through to handover and beyond.

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HELLO@JOURNEYHOMES.CO.UK
JOURNEYHOMES.CO.UK

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by Journey.