OAKWOOD TERRACE

WRITTLE ESSEX

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An outstanding collection of just
four impressive new homes

Welcome.

Welcome to an enticing new collection of beautiful homes in the charming village of Writtle, near Chelmsford in Essex.

Purely Property Group are hugely honoured to present this unquestionably rare opportunity to acquire a beautiful new residence in the highest of sought-after Essex locations.

Sympathetically designed, these remarkable homes perfectly capture the character of their delightful setting, and each has been planned to outstanding standards, careful attention to detail and fine specifications throughout.

Oakwood Terrace ; the very finest combination of luxury, style, quality and location.



The Blenheim

Indicative interior computer generated image shows the Kitchen/Dining Area to Plot Two. All images are for illustrative purposes. Please ask for full details.



The Bowthorpe

Indicative interior computer generated image shows the Kitchen/Dining Area to Plot Four. All images are for illustrative purposes. Please ask for full details.

Refined Dining.

Wine and dine family and friends in elegant kitchens designed for comfortable cooking and effortless hospitality.

From close family to dinner party guests, everyone will feel welcome in these open plan areas, while preparing and hosting will be a pleasure thanks to the cutting-edge kitchens, designed to offer the very best combination of functionally and style.

With sleek surfaces, an array of the latest integrated appliances and plenty of storage – the kitchens work beautifully for all family scenarios.

Quiet Comfort.

At Oakwood Terrace you can come home to quiet, comfortable and generous – yet cosy – living rooms offering a feeling of tranquillity after a busy day at work.

Underfloor heating provides gentle warmth underfoot, and you can brighten the room in the colder months with a wood-burning fireplace. These rooms are ideal for unwinding, featuring large bay windows and high-quality carpets.



The Blenheim

Indicative interior computer generated image shows the Sitting Room to Plot Two. Image is for illustrative purposes. Please ask for full details.

BLISSFUL BATHROOMS

All of the bathrooms and en-suites throughout this collection offer an exceptional specification, guaranteed to convey an atmosphere of opulence the moment you walk through the doorway.

Each bathroom features designer sanitaryware alongside stylish mirrors and cabinets, distinctive heated towel rails, recessed fixtures, LED downlighters and luxury shower enclosures with complementary ironmongery. Hand-selected tiling to the walls and floors, ensures these are relaxing chambers where you can feel refreshed and totally removed from the outside world.

Oakwood Terrace ; where you can unwind in beautifully-appointed surroundings.



The Bowthorpe

Indicative interior computer generated image shows the Bathroom to Plot Four. Image is for illustrative purposes. Please ask for full details.

The Site Layout.

Set just outside Chelmsford, on the edge of Essex's rolling countryside, Oakwood Terrace is a development of carefully-planned homes, designed for modem luxury and superior comfort.

Each home fits perfectly into the surrounding area – and with an attractive selection of materials, ample gardens, integrated garages and off-street parking – all on display from the moment you arrive – you'll see this collection offers the perfect balance between charm, luxury and convenience. All exterior finishes reveal a commitment to quality that you'll find continues throughout every aspect of the homes, both inside and out, and attention has been paid to the finest details – with subtle variations in tones, textures and colours across the collection. With a tranquil village backdrop and brilliant access to all of Chelmsford's road and rail routes just a few moments' away, you'll find Oakwood Terrace to be the ideal base for today's modern lifestyles.

1

The Blenheim

Four Bedroom Home

142.52 sqm (1534 sqft)

Pages 12 & 13

2

The Blenheim

Four Bedroom Home

142.52 sqm (1534 sqft)

Pages 12 & 13

3

The Blenheim

Four Bedroom Home

142.52 sqm (1534 sqft)

Pages 12 & 13

4

The Bowthorpe

Five Bedroom Home

187.61 sqm (2019 sqft)

Pages 14 & 15

North

All housetype/plot sizes are approximate only. 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 computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the Sales Consultant for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our Sales Consultant to view the detailed architects site drawings for full and accurate details.



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Please Note.

There is also an existing outbuilding which will remain in the rear garden of Plot Four/The Bowthorpe.

Subject to negotiation this can refurbished as a One Bedroom Annex, Home Office or Gym – Please ask for full details.

The Blenheim





These are exceptional family homes have been designed to impress from the very start. As you enter, you'll immediately be drawn to the living room, where a large feature bay window lets the sunlight flood in. At the rear of the house, the spacious kitchen-family-dining area is the heart of the home, with a beautifully-appointed kitchen, rooflight lantern and full-width bi-folding doors that open-out onto the patio and rear garden. With a convenient utility room, a downstairs cloakroom and a fully-integrated garage, all your practicalities are easily covered. Upstairs, the principal bedroom is enhanced by a luxurious en-suite shower room and dressing area, the second bedroom also features it's own en-suite shower room – and there are two further generous bedrooms. Off the landing, an elegant family bathroom – with contemporary sanitryware and stylish fittings – completes these impressive homes.

Ground floor

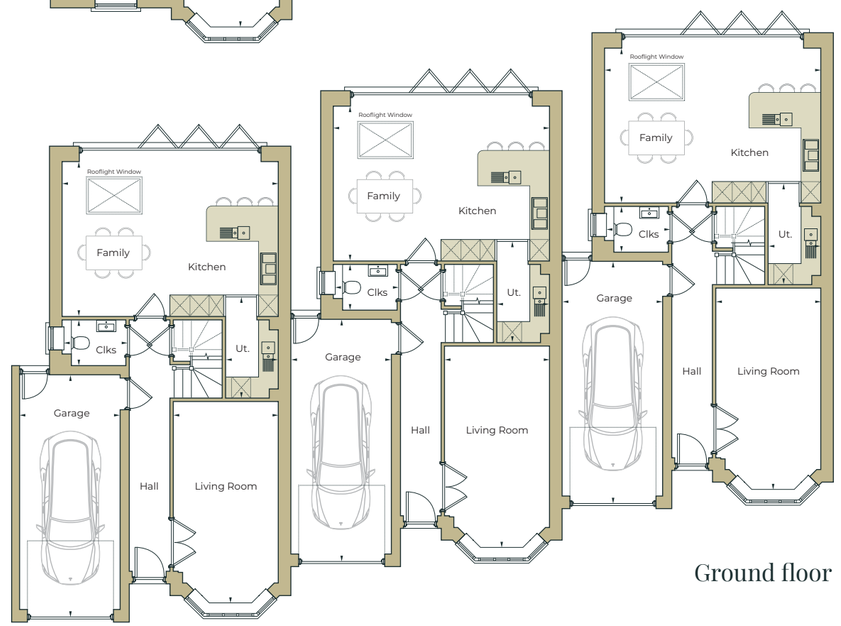
Kitchen	6.490m x 4.620m	21'4" x 15'2"
Utility Room	2.325m x 1.600m	7'8" x 5'3"
Living Room	5.418m x 3.158m	17'9" x 10'4"
Cloakroom	1.970m x 1.358m	6'6" x 4'5"
Garage	7.025m x 3.000m	23'1" x 9'10"

First floor

Principal Bedroom	4.296m x 3.258m	14'1" x 10'8"
En-Suite	2.654m x 1.630m	8'8" x 5'4"
Bedroom Two	3.636m x 3.003m	11'11" x 9'10"
En-Suite	2.500m x 1.630m	8'2" x 5'4"
Bedroom Three	3.296m x 3.163m	10'10" x 10'5"
Bedroom Four	3.000m x 2.093m	9'10" x 6'10"
Bathroom	2.400m x 2.093m	7'10" x 6'10"

First floor





Ground floor

Gross internal floor area : 142.52 sqm (1534 sqft)

A/C Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite ► Where measurements are from. ····· Reduced Headheight.

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The Bowthorpe





This outstanding five bedroom family residence delivers everything required for all aspects of family life; with an abundance of character and quality. Entering the hallway, you'll first find a large living room with a feature bay window and fireplace, and then a separate dedicated study. To the rear of the property, the remarkably stunning open-plan kitchen and family area offers a space for the whole family to share time together, with a section of glazed bi-folding doors as a backdrop that open-out onto the rear patio – allowing light to fill the room and inviting an indoor-outdoor feel. A utility room with outdoor access, a downstairs cloakroom, and an integrated garage complete the ground floor. Upstairs you will find five well-proportioned bedrooms – two complemented by luxury en-suite shower rooms – and a beautifully-finished family bathroom.

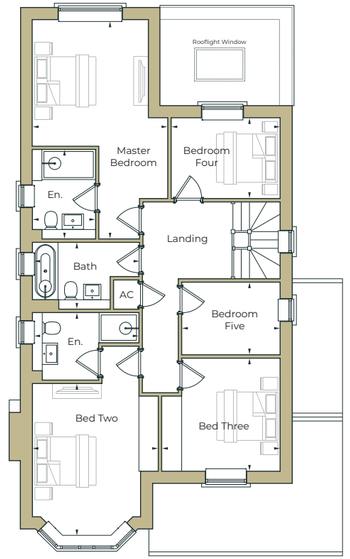
Ground floor

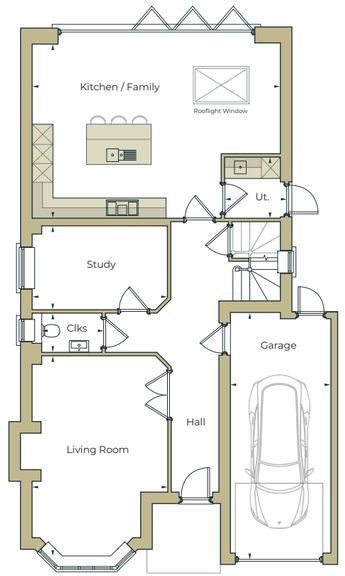
Kitchen	7.390m x 5.203m	24'3" x 17'1"
Utility Room	1.815m x 1.680m	5'11" x 5'6"
Study	4.043m x 2.505m	13'3" x 8'3"
Cloakroom	2.100m x 1.200m	6'11" x 3'11"
Living Room	6.057m x 4.043m	19'10" x 13'3"
Garage	6.985m x 3.000m	22'11" x 9'10"

First floor

Principal Bedroom	6.561m x 4.054m	21'6" x 13'4"
En-Suite	2.700m x 1.900m	8'10" x 6'3"
Bedroom Two	4.612m x 3.785m	15'2" x 12'5"
En-Suite	3.199m x 2.038m	10'6" x 6'8"
Bedroom Three	3.536m x 3.389m	11'7" x 11'1"
Bedroom Four	3.267m x 2.423m	10'9" x 7'11"
Bedroom Five	2.951m x 2.194m	9'8" x 7'2"
Bathroom	3.199m x 1.990m	10'6" x 6'6"

First floor





Ground floor

Please Note.

There is also an existing outbuilding which will remain in the rear garden of Plot Four/The Bowthorpe.

Subject to negotiation this can refurbished as a One Bedroom Annex, Home Office or Gym – Please ask for full details.

Gross internal floor area : 187.61 sqm (2019 sqft)

A/C Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite ► Where measurements are from. ------ Reduced Headheight.

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Kitchens.

- All the homes feature impressive kitchens that offer an elegant blend of traditional and contemporary. The modern shaker-style kitchens have been custom-designed featuring stylish solid cabinetry, polished chrome ironmongery, white coloured quartz stone work-surfaces with matching splash-backs and sleek lighting.
- The breakfast bars have a stylish tongue & groove cladding effect and feature pendant lighting carefully-positioned over them.
- With a full range of state-of-the-art appliances, the kitchens are superb places for preparing meals and spending time with close friends and family. The selection of integrated appliances include a hob, stainless steel oven, extractor hood, dishwasher, microwave and warming drawer, fridge, freezer and integrated wine cooler. Spaces are provided within utility room for additional appliance/s.
- To finish, the beautiful kitchens will feature Westchester Oak Parquet luxury vinyl tiles (in a herringbone pattern – with borders) to complete the modern standards and elegant style.
- Please ask to see the full/approved kitchen plans for all individual plot details.

Lighting & Electrics.

- The interior lighting has been professionally planned to complement each living space and features a mix of pendant and sleek low-energy downlighters.
- Satin Nickel/Chrome switches and sockets are fitted as standard, as well as shaver sockets in the bathrooms.
- TV and Satellite points are featured in every reception room and principal bedrooms – and smoke/ heat detectors are fitted as necessary.

Baths, En-suites & Cloaks.

- All of the bathrooms and en-suites throughout the development are of an exceptional specification, guaranteed to convey an atmosphere of opulence.
- These rooms are fitted with stunning Villeroy & Boch sanitryware, stylish chrome heated towel rails, feature ribbed wall-hung vanity units, VADO brassware, bespoke mirrors, and beautiful fittings.
- To finish, these rooms will feature hand selected ceramic wall and floor tiles, transforming them into private chambers where you can feel relaxed, refreshed and totally removed from the outside world.
- The downstairs cloakrooms will equally impress, with designer wall-hung stone basins, Villeroy & Boch fittings, polished chrome brassware, luxury vinyl herringbone flooring, bespoke mirrors and stylish ceramic wall tiling.

Internal Finishes.

- All walls are decorated in heritage colours with emulsion paint and all joinery has a stylish satin finish. Walls will be finished in a neutral palette. Simple skirting, architraves and plinth blocks are complemented by dark-coloured feature internal panel doors.
- Reception rooms, entrance hallway, cloakroom, study and dining area will enjoy luxury vinyl floor tiling – and certain rooms/areas will feature beautiful bespoke wall panelling – please ask for details.
- The cosy living rooms will include fantastic light coloured bespoke media units with built-in lighting, feature pendant lighting in the centre of the room, and luxury vinyl herringbone floor tiling.
- Plot Four (The Bowthorpe) will have a beautiful log-burning fireplace with stone surround.
- All bedrooms and landings have high-quality 80/20 wool blend carpet (cream or light grey colour).

Heating.

- All homes enjoy underfloor heating to the ground and first floors.
- Air Source Heating System.

External Details.

- High quality Silver Grey (RAL 7001) flush balanced casement double glazed windows.
- Solid anthracite grey hardwood front doors.
- A range of carefully selected external materials and finishes give Oakwood Terrace an attractive appearance. Quality bricks and plain clay roof tiles are complemented with subtle render to create a unique and traditional look.
- Lawns will be turfed/seeded on completion, and landscaping around the entire development will be in accordance with our professional landscape architects' designs.
- Pathways and patios are in Grey Indian Sandstone slabs laid in a brick bond, and the site boundaries feature high quality timber close-board fencing.
- External taps will be provided to all plots.
- External lighting and electric socket to all plots.

Warranty.

- When you buy a new build home at Oakwood Terrace a 10 year building warranty is offered through ICW, one of the market leading warranty providers. For more information visit www.i-c-w.co.uk.

A passionate desire for individuality and hand-built craftsmanship, coupled with a meticulous attention to design, specification and architectural integrity.

At Oakwood Terrace, no detail has been overlooked in the pursuit of excellence and no corners cut. Meier Architects create homes that go above and beyond expectations, throughout every aspect of the house building process. We set out our design philosophy when our company began and are just as focused on it today.

Every home is designed with meticulous care and an awareness of the latest lifestyle trends. This is what creates the distinctive ambience and the reason our designs receive awards and high recognition within the South East.

Greg Meier. Director
Meier Architects Limited.
www.meier-architects.com

Please note. All specifications, brands and details listed correct and as intended at time of print. The particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, heating layouts, electrical layouts and elevational treatments including building materials may vary. All particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed under the Property Misdescriptions Act. Nor do they constitute a contract or warranty.
Please note. Any choices available are subject to the build stage at the time of reservation – and all items listed are subject to availability.





Oakwood Terrace is positioned in the picturesque and highly sought-after village of Writtle, located just to the west of cosmopolitan Chelmsford. It's a discrete location that is perfect for that rural, yet well-connected lifestyle feel.

Clustered around a quintessential village green and pond, residents will be pleased to find a village hall, a post office, pharmacy, library and mini-market. With these 'on-hand' modern conveniences rubbing shoulders with a charming Norman church and some excellent examples of well-preserved architecture dating back hundreds of years, it's understandable why Writtle has a reputation as one of the loveliest villages in England.

Highly-regarded local establishments such as The Rose & Crown and Olio on the Green both serve a good range of drinks and freshly-made food, while the locally renowned Chequers, which has seen significant refurbishment inside and out, is a beautiful family-run country pub, serving great home cooked food and beverages to suit modern tastes.

"Everything you need for retail, leisure and entertainment is within reach, and good travel links mean you can be in London in under an hour – with other commercial centres like Braintree, Brentwood and Colchester also not far away and, of course, the bustling city of Chelmsford is right on your doorstep."

The area boasts a wide range of opportunities to relax and unwind, including restaurants, public houses, golf courses, shopping centres, parks, leisure centres, and children's activity clubs; making this an ideal place to live for families with children of all ages.

A wealth of modern offerings and amenities are within easy reach of home.

You will find everything you could possibly need just a stone's throw away in central Chelmsford, with an eclectic mix of major high street brands and department stores alongside fashionable coffee houses, restaurants and fine eateries that will please the most experimental in culinary tastes. For leisure and entertainment, there are a wealth of health and fitness clubs in the city – or you can visit the modern multi-screen cinema, Civic Theatre, or catch a day's play at Essex County Cricket Club.

If you prefer to relax with your family in beautiful surroundings, then Hylands Park is ideal. Popular with all ages, the pristine grounds are dotted with woodlands and include a large play area for children, with cafés open in the summer for coffees, ice-creams and snacks. The prestigious Hylands House itself is a highly sought-after venue for exclusive fairs, and the estate plays host to a wide variety of events and shows that can be enjoyed throughout the year.

Good education opportunities in the area are almost peerless, with the Writtle Green Pre-School and the Writtle Infant and Junior schools serving families with younger children locally – and a wide selection of secondary school choices available in-and-around around Chelmsford. Schools ranging from the nearby Hylands School, through to the well-respected King Edward VI Grammar School and Chelmsford County High School For Girls are all known for their very high ongoing performances.

For those wanting to continue their education further, Chelmsford is home to several major arms of the Anglia Ruskin University, and Writtle itself is home to the Academy Arts Theatre School and the long-established Writtle University College ; centred around the site of one of King John's 13th-century hunting lodges, it is one of the oldest and largest land-based colleges in the UK, providing further and higher education courses in agricultural and design fields.













How to find the Oakwood Terrace.

Oakwood Terrace, 275 Ongar Road, Writtle, Chelmsford, Essex CM1 3NT



Enjoying a semi-rural position, Writtle is on the edge of the glorious Essex countryside, yet boasts straightforward travel connections into the thriving city of Chelmsford and beyond – ensuring the homes at Oakwood Terrace are perfectly located to offer the very best in peaceful surroundings, and easy access to everything you could want from the wider area.

Excellent local road links mean residents of Oakwood Terrace are within easy reach of the A414, in turn connecting with the M11 which leads north to Stansted Airport and onwards to the famous city of Cambridge. Writtle's close connections to the A12 offers a direct route into London and also means north-east Essex and picturesque Suffolk – with their stunning landscapes and beautiful coastlines – are also easy to reach.

Shenfield and Brentwood – with their upmarket offerings – are just 10 and 11 miles away respectively, and with arrival of Crossrail now enabling direct journeys to some hugely notable and popular destinations, residents of Oakwood Terrace will be able to take advantage of the significantly improved access into and through central London like never before. For those who like to explore, the region north-east of Chelmsford, encircled by the A414, M11 and A120 is filled with quiet, picturesque villages, each with characterful, upmarket restaurants and public houses serving fine ales, well-chosen wines and excellent food.

Area Highlights

Hylands House & Gardens	1.5 Miles
Tesco Superstore	3 Miles
Chelmsford Central Park	3.5 Miles
Bond Street / John Lewis	4.5 Miles
Shenfield (Crossrail)	15 Miles

Surroundings

Braintree	15 Miles
Bishop's Stortford / Stansted	25 Miles
Colchester	26 Miles
Westfield Stratford City	33 Miles
Cambridge	50 Miles

Golf Centres

Hylands Golf Complex	5 Miles
Little Channels Golf Centre	7 Miles
Stock Brook Country Club	10 Miles
Brentwood Golf Club	11 Miles
Notleys Golf Club	15 Miles

Education

Writtle Infant / Junior Schools	1 Mile
Writtle University College	1.2 Miles
King Edward VI Grammar School	3.2 Miles
County High School For Girls	3.5 Miles
New Hall School	8 Miles

Road Connections

A12 [J15 / Margaretting]	4.5 Miles
A130 [A12 J17 / Howe Green]	6.5 Miles
M25 [Junction 28]	12.5 Miles
M11 [J7 / North Weald]	13 Miles
A120 [Great Notley]	14 Miles

Rail (from Chelms.)

Chelmsford Station [CHM]	**3.5 Miles Away**
Shenfield [SNF]	11 Minutes
Stratford [SRA]	26 Minutes
London Liverpool Street [LST]	40 Minutes
Canary Wharf [DLR]	52 Minutes

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For further information on this remarkable collection **get in touch with Purely Property Group.** Please call or visit : **www.purelypropertygroup.co.uk**

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www.oakwoodterrace.co.uk