



# SOUTHFIELDS

WITHAM ESSEX

A distinctive collection of 1 & 2 bedroom apartments, 2, 3, 4 & 5 bedroom luxury homes in the vibrant town of Witham.



[WWW.BEECHGROVEHOMES.CO.UK](http://WWW.BEECHGROVEHOMES.CO.UK)

Interior image for illustration purposes only



NATURE ISN'T JUST BEAUTIFUL,  
EVEN IN SMALL DOSES,  
IT CHANGES THE WAY WE FEEL



## DISCOVER SOMEWHERE NEW



An exciting development of one and two bedroom apartments and two, three, four and five bedroom semi-detached and detached stylish homes. At Beech Grove Homes we understand that no two families are the same. Our range of house types allows for different situations and lifestyles.

Here at Southfields you can enjoy the unique combination of high quality contemporary homes, modern convenience and natural surroundings. Making sure that the local Essex landscape is celebrated and shared with all residents. It's where home, nature and community combine. In keeping with the rich history of the orchards that once flourished and grew throughout Braintree, we pay homage to that in the choice of names for our new homes and apartments. Varieties of apples and pears each as unique and wonderful as your new home.

  
**SOUTHFIELDS**  
WITHAM ESSEX

# CREATING VIBRANT COMMUNITIES



CGI illustration of Southfields street scene

## THIS IS YOUR TIME



Time to feel connected with your loved ones and the new community around you. Your new home has been carefully designed and will be built to effortlessly knit itself into its surroundings and the existing local neighbourhood. The outside space and landscaped surroundings are designed to foster community and turn neighbours into friends. We also take great care to protect the surrounding nature of your new home, making sure that the landscape can be enjoyed for generations to come. Southfields will be a place where new life grows.

## THERE'S NO PLACE LIKE HOME



The best communities are the products of the people who live in them. These are the people who have a real and lasting say in how their neighbourhoods grow over time, both socially and physically. Here at Beech Grove Homes we want to support that every step of the way. We know that home isn't just a place, it's a feeling.



Interior image of Beech Grove Homes previous development Manor Grove for illustration purposes only



CGI illustration of The Pyrus house style

## SAY HELLO TO YOUR NEW NEIGHBOURHOOD

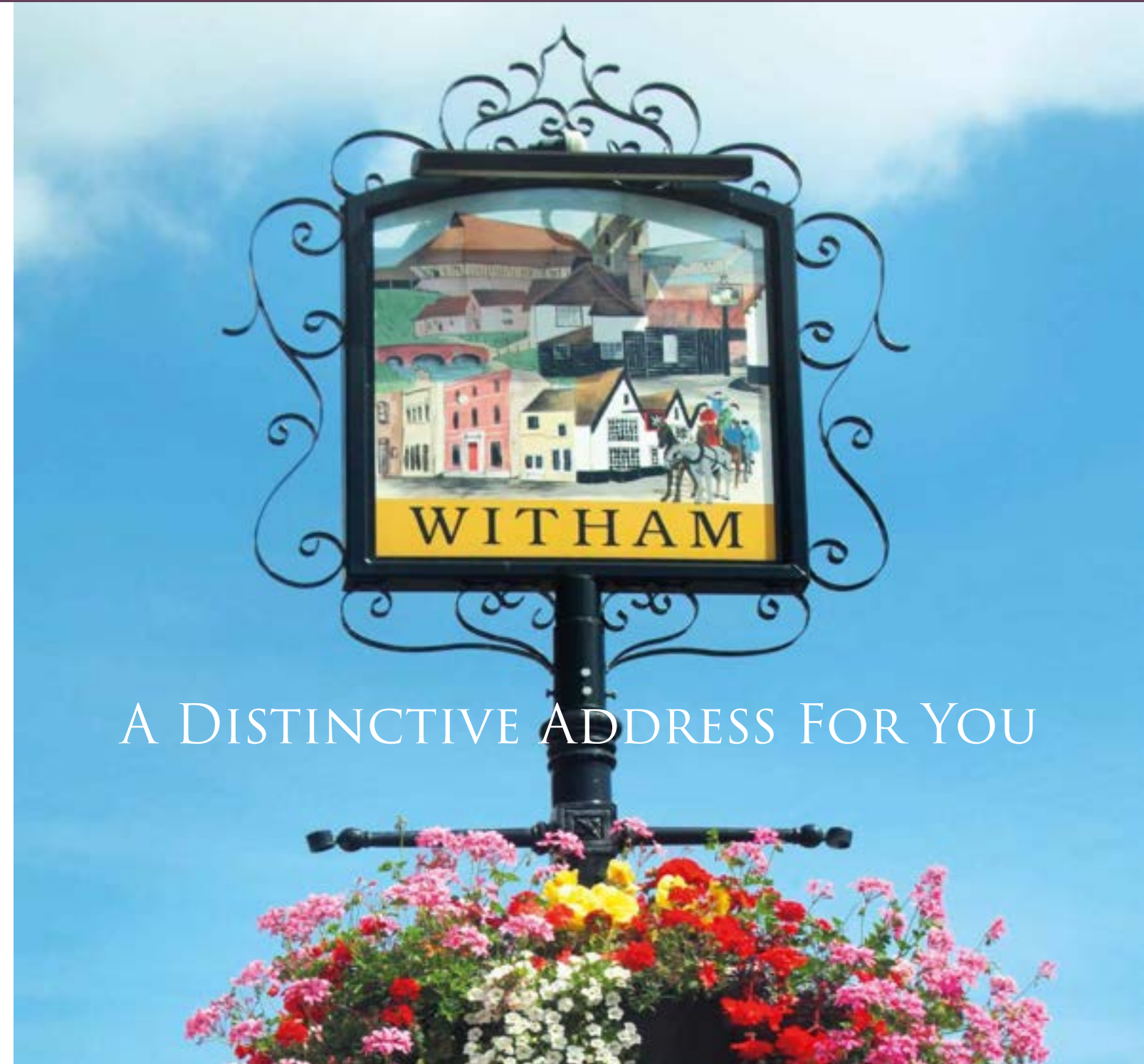


Steeped in history, surrounded by countryside and located in charming Witham, this is a wonderful place to call home. While it is a town, Witham is still relatively small with a strong community spirit. Witham is perfect for those who like fresh air and the great outdoors but also want to be able to enjoy everything London, Chelmsford and Colchester have to offer. It's just 45 minutes from London Liverpool Street Station and 10 minutes from Chelmsford, while London Stansted Airport can be reached in 25 minutes for a trip away. All the essentials are just a short walk from your front door on Conrad Street. Convenient amenities such as a range of GP surgeries, dental practices, vets and banks, along with a post office and a library. Then there is the Newlands and Grove Shopping Centres, with a range of high street shops and almost every supermarket you need including a Tesco, Morrisons, Asda and Lidl and a great choice of independent restaurants and bars.

## INDEPENDENT RESTAURANTS, CAFES AND SHOPS



You're spoiled for choice if you are looking for a delicious afternoon coffee or an evening meal. Independent and unique tea rooms as well as Turkish, Indian, Chinese restaurants and even an authentic Tapas bar with an open kitchen, at El Pulpo, where you can watch the chefs as they prepare your delicious food. If it's the perfect afternoon tea you want, then the idyllic farm setting of The Braxted Bakery is a hidden gem. The town is also surrounded by some of Essex's most popular villages for some great country pub grub. If you are looking to cook up a storm at home then the two independent butchers, Newlands Butchers and Holts have everything you need. While for household items, Mondys the ironmongers is a treasure trove for everything from getting keys cut for your new home or a back to school rucksack!



A DISTINCTIVE ADDRESS FOR YOU



## FRESH AIR, FREEDOM AND A HOLE IN ONE



Whatever your interests, Witham's variety of sporting and recreational activities has something for everyone. Join Witham's football or hockey clubs, play golf on the wonderful courses at Benton Hall and Rivenhall Oaks who even have a crazy golf course (perfect for when the children want to swing a club). You can enjoy beautiful riverside walks or if you are feeling more energetic, the national cycle route also passes through the town, ideal if you like to spend your time on two wheels. For a fascinating taste of local history, pay a visit to Cressing Temple Barns, a Grade I-listed, 13th Century Templar building, where you will find a tea room and beautiful gardens to explore, all for free.



### EDUCATION

When it comes to education, Southfields is well served by a number of primary schools including Templars and Elm Hall, while older pupils can attend New Rickstones Academy and Maltings Academy.

### TRAVEL

When you're buying a home, location matters. Southfields in Witham is set in one of the best locations in the Essex countryside. Whether you're looking for your first home, seeking a larger and more luxurious residence, downsizing from the family home, or even investing your perfect new home is here. Southfields convenient location on Conrad Road, just minutes' drive from the railway station and the motorway, is central to all the things that matter. The easy commute will give you more time for leisure, exploring the nearby parklands and network of cycling and walking tracks. There's great local shopping just five minutes away while nearby Colchester and Chelmsford are ideal for a fun day out, shopping, eating and drinking.

Witham has a busy High Street complemented by a choice of supermarkets, as well as a choice of schools and the recreational facilities offered at the Witham Leisure Centre. The town's railway station serves London's Liverpool Street Station, the journey taking some 45 minutes. In addition the town is by-passed by the A12 trunk road, providing access to the excellent Grammar and other schools in Colchester and Chelmsford. To the north there is access to the A120 trunk road which is dualled west of Braintree, significantly reducing the travel time to Stansted Airport and the M11 motorway.

- Witham Mainline Station ~ 0.8 Miles
- Chelmsford ~ 10 Miles
- Colchester ~ 15 Miles
- Stansted Airport ~ 22 Miles
- Ipswich ~ 30 Miles
- M25 (J28) ~ 31 Miles
- M11 (J7) ~ 33 Miles
- Central London ~ 48 Miles

## BIG CATS, CASTLES & STYLISH SHOPPING



It's only 15 miles to the city buzz of Chelmsford. With its exciting selection of stores including a flagship John Lewis on Bond Street, the Meadows and Chelmer shopping centres, independent boutiques on Moulsham Street, and the Chelmsford Indoor Market which dates back to the 11th century. Chelmsford is also great for an evening out with friends. In addition to the Civic Theatre and Odeon Cinema, there's a huge choice of restaurants. Head to Byron for a proper hamburger, The Golden Fleece for some old fashioned pub grub, or Zizzi for a more continental experience. If you are looking for a quieter day out, then soak in some history at the 11th Century Anglican cathedral. Colchester, Britain's 'first city' is never short on things to see and do. Colchester Castle with its stunning grounds and park while the zoo is home to more than 260 species of animal including tigers and lions. Both are perfect ways to spend an exciting day out.



## PEACE AND SERENITY



A safe haven at the end of a busy day, the bedrooms at Southfields are generous in size and elegantly appointed. Space and convenience are the ultimate luxury with main bedrooms boasting sleek en-suite shower rooms and fitted wardrobes with a full set of internal drawers to maximise storage within your bedroom.

## RELAX AND UNWIND



Your luxury bathrooms and en suites are the place where personal care and wellness prevails. Here contemporary design and innovative and stylish finishes features clean lines, durability, high quality and subtle or bold colour ways that help create a statement space. Luxury tiling and showers, baths, bathroom furniture and accessories are all designed to be products that contribute to the reduction of water and energy consumption in the home.



Interior images of Beech Grove Homes previous development Bullwood Gardens for illustration purposes only. Although all care has been undertaken to represent the final finishes and colours, the finished homes may have variations to that shown.

## FORM AND FUNCTION



In line with the enduring trend for open plan living, beautifully engineered kitchens equipped with state-of-the-art appliances, seamlessly flow into dining and seating areas that are creative sociable spaces. Designed and built to the most exacting standards, each new home is the perfect fusion of form and function where every element has been carefully considered. Your new kitchen is perfect for family dinners and elegant entertaining. Your bespoke designer kitchen is lavishly appointed and provides the perfect space to entertain guests while you prepare something delicious to share or just enjoy a quiet family meal together.

Interior images of Beech Grove Homes previous developments Bullwood Gardens and Manor Grove, for illustration purposes only. Although all care has been undertaken to represent the final finishes and colours, the finished homes may have variations to that shown.



## STYLISH SPECIFICATION



### KITCHENS

- Stylish and contemporary kitchens, handpicked for their versatility and durability, featuring soft-close doors and drawers.
- Fully integrated kitchen appliances - including oven, ceramic hob, chrome extractor hood, and 50/50 fridge freezer, dishwasher.\*
- A choice of work surfaces, perfect for today's modern kitchens, complete with colour-matched upstand and glass splashback.
- Durable and stylish Forbo Allura Luxury Vinyl Tile flooring to kitchen areas, excellent anti-slip and noise reduction attributes.

### BATHROOMS AND ENSUITES

- High quality and elegant white bathroom suite, featuring Vitra basin and soft close WC, plus brassware from leading British manufacturer Vado.
- Ensuite bathrooms feature a walk-in shower, while main bathrooms feature an over bath shower.
- Contemporary style, glazed ceramic wall tiling. Full height to bath and shower areas and half height to walls with sanitary ware.
- Bathrooms and ensuites feature slip resistant Forbo Allura Luxury Vinyl Tile flooring in wood/terrazzo effect styles.
- Shaver socket point in bathroom.
- Heated chrome towel rail in bathrooms and ensuites.

### ELECTRICAL, LIGHTING & HEATING

- Media point to lounge, dining room and all bedrooms and TV point to bedrooms.
- Pendant lighting to living room, dining room, bedrooms, entrance hall and landing.
- Energy efficient LED down lighting in kitchen, kitchen/diner, WC, bathroom, ensuite and cloakroom.
- Under cupboard LED lighting to kitchens where specified\*\*
- Compact, easy control radiators within each room.
- Gas central heating supplying low-carbon, energy efficient heating.

### INTERNAL FINISH

- Smooth ceiling and walls throughout finished in a bright, modern, soft white emulsion.
- Sleek finish, white pencil round skirting and architraves throughout.
- White panelled internal doors, with Lynx lever door handles in a polished chrome finish.
- Fitted wardrobes to master bedroom\*\*\*

### COMMUNAL

- Enjoy your outdoor space! All Southfields houses enjoy a private garden (seeded) and patio area.
- Residents can enjoy access to beautifully landscaped and maintained communal gardens with children's play area.
- Entrance foyer with individual wall mounted secure post-boxes for each apartment property, enclosed cycle store and bin store.

### PEACE OF MIND

- We are by your side to assist you once you've moved in, with our two-year Beech Grove Homes Customer Care service.
- Feel secure; multi point locking system to your home front door and video/fob door entry access to apartment main entrances.
- Lockable double-glazed windows.
- Mains powered Smoke and CO detectors within each property with battery back up.
- Mains powered heat detection system with battery back up.
- 10-year LABC new homes warranty.

\* Dishwasher available in 4/5 bedroom.

\*\* Please speak to Sales Advisor for details.

\*\*\* Location dependant on house type.

*This specification is correct at time of publication but could be subject to change.*



## A NEW BEGINNING AT SOUTHFIELDS

### QUALITY AND CARE IN EVERY LITTLE DETAIL



Experience and expertise is at the heart of every Beech Grove Home. From layouts that create a sense of space and light to those thoughtful little touches, every corner of your home has quality at its heart. In the fluidity of the lines, quality of the materials and precision of the detailing, every new home at Southfields is a refined place to call home.



## SITE PLAN



A distinctive collection of 1 & 2 bedroom apartments, 2, 3, 4 & 5 bedroom luxury homes in the vibrant town of Witham.

### 2 BEDROOM HOMES

- The Comice  
Plots 7-10, 17-19, 149-150
- The Perry  
Plots 11-12, 15-16, 29-32, 35-38, 55-56,  
59-60, 64-65, 70-71, 74-75, 90-93, 100-101

### 3 BEDROOM HOMES

- The Pyrus  
Plots 13-14, 27-28, 33-34, 50-51, 53-54,  
57-58, 61-62, 66-69, 72-73, 76-77, 88-89,  
94-95, 98-99, 102-105
- The Seckel  
Plots 39-42

### 4 BEDROOM HOMES

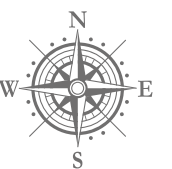
- The Anjou  
Plots 79-80, 82-83, 85-86
- The Forelle  
Plots 44-47, 130-135, 137-142, 144-147

### 5 BEDROOM HOMES

- The Huntington  
Plots 81, 84, 136, 143, 148
- The Harovin  
Plots 43, 48-49, 52, 63, 78, 96-97, 129
- The Bartlett  
Plot 87

### 1 & 2 BED APARTMENTS

- Russet Court  
Plots 01-06



### TENURE KEY

- **Open Market**  
Plots 27, 29, 34, 39-52, 55, 59, 63-68, 71, 75,  
78-89, 96-97, 99, 101-104, 129-148
- **Shared Ownership**  
Plots 01-19, 28, 30-33, 35-38, 53-54, 56-58, 60-62,  
69-70, 72-74, 76-77, 90-95, 98, 100, 105, 149-150

This site plan is correct at time of publication but could be subject to change.



CGI illustration of The Comice house style

# THE COMICE

## 2 BEDROOM SEMI-DETACHED HOME

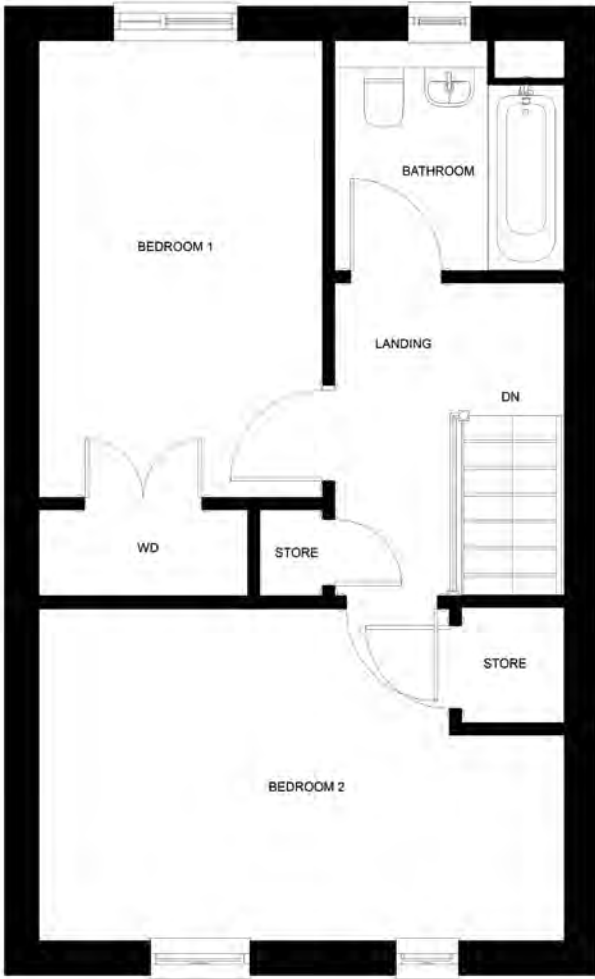
### Plots 7-10, 17-19, 149-150

Come home smiling to this stylish and spacious 2-bedroom semi-detached home. On the ground floor, a generous lounge leads through to the kitchen/dining at the rear with doors leading to the secure back garden, a downstairs WC and a utility space. Upstairs you will find two good sized bedrooms and a family bathroom. The master features a built-in wardrobe while bedroom 2 has built in storage space.

| Room Dimensions       | Metric (m)  | Imperial         |
|-----------------------|-------------|------------------|
| <b>Kitchen/Dining</b> | 3.47 x 4.01 | 11' 5" x 13' 2"  |
| <b>Living</b>         | 3.75 x 4.11 | 12' 4" x 13' 6"  |
| <b>WC</b>             | 1.23 x 1.92 | 4' 0" x 6' 4"    |
| <b>Bedroom 1</b>      | 2.6 x 4.18  | 8' 6" x 13' 9"   |
| <b>Bedroom 2</b>      | 4.82 x 3.04 | 15' 10" x 9' 12" |
| <b>Bathroom</b>       | 2.1 x 2.12  | 6' 11" x 6' 11"  |
| <b>Total Area</b>     | 79 sqm      | 850 sqft         |



GROUND FLOOR



FIRST FLOOR

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CGI illustration of The Perry house style

# THE PERRY

## 2 BEDROOM SEMI-DETACHED HOME



Plots 11-12, 15-16, 29-32, 35-38, 55-56, 59-60, 64-65, 70-71, 74-75, 90-93, 100-101

This 2-bedroom semi-detached home has an ideal layout with plenty of space for young couples and families. The downstairs has a spacious lounge with a door through to the kitchen/diner at the rear, with the addition of a dedicated utility space and downstairs WC. Upstairs, the master bedroom has a built-in wardrobe and en-suite with a family bathroom and second bedroom too.

| Room Dimensions | Metric (m)  | Imperial         |
|-----------------|-------------|------------------|
| Kitchen/Dining  | 4.39 x 4.11 | 14' 5" x 13' 6"  |
| Living          | 3.34 x 4.8  | 10' 11" x 15' 9" |
| WC              | 1.2 x 1.7   | 3' 11" x 5' 7"   |
| Bedroom 1       | 3.31 x 4.11 | 10' 10" x 13' 6" |
| Bedroom 2       | 4.42 x 3.5  | 14' 6" x 11' 6"  |
| Bathroom        | 1.95 x 2.07 | 6' 5" x 6' 9"    |
| Total Area      | 79.6 sqm    | 857 sqft         |



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CGI illustration of The Pyrus house style

# THE PYRUS

## 3 BEDROOM SEMI-DETACHED HOME

Plots 13-14, 27-28, 33-34, 50-51, 53-54, 57-58, 61-62, 66-69, 72-73, 76-77, 88-89, 94-95, 98-99, 102-105

The Pyrus is a 3-bedroom semi-detached home benefiting from an ideal layout, perfect for growing families. The long windows to the front of the property provide a light and airy feel to the lounge and master bedroom. Downstairs also features a kitchen/diner with WC and dedicated utility space. The master bedroom at the front of the property has an en-suite and built-in wardrobe. There is then a family bathroom, second bedroom also with a wardrobe and a third bedroom ideal for an office space or nursery.

| Room Dimensions       | Metric (m)  | Imperial        |
|-----------------------|-------------|-----------------|
| <b>Kitchen/Dining</b> | 5.34 x 3.79 | 17' 6" x 12' 5" |
| <b>Living</b>         | 4.27 x 5    | 14' 0" x 16' 5" |
| <b>WC</b>             | 1.25 x 1.85 | 4' 1" x 6' 1"   |
| <b>Bedroom 1</b>      | 3.08 x 3.49 | 10' 1" x 11' 5" |
| <b>Bedroom 2</b>      | 2.93 x 3.91 | 9' 7" x 12' 10" |
| <b>Bedroom 3</b>      | 2.33 x 2.76 | 7' 8" x 9' 1"   |
| <b>Bathroom</b>       | 2.2 x 1.95  | 7' 3" x 6' 5"   |
| <b>Total Area</b>     | 95.4 sqm    | 1027 sqft       |



GROUND FLOOR



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CGI illustration of The Seckel house style

# THE SECKEL

## 3 BEDROOM SEMI-DETACHED HOME



### Plots 39-42

This stylish 3-bedroom semi-detached home comes with private parking integrated to the front of the property. Downstairs there is a spacious lounge with patio doors to the rear, and a kitchen/diner as well as a WC. Upstairs presents three spacious bedrooms (master with an en-suite and built-in wardrobe) as well as a family bathroom.

| Room Dimensions       | Metric (m)  | Imperial        |
|-----------------------|-------------|-----------------|
| <b>Kitchen/Dining</b> | 2.99 x 5.33 | 9' 10" x 17' 6" |
| <b>Living</b>         | 4.13 x 5.33 | 13' 7" x 17' 6" |
| <b>WC</b>             | 1.55 x 1.52 | 5' 1" x 4' 12"  |
| <b>Bedroom 1</b>      | 3.37 x 5.33 | 11' 1" x 17' 6" |
| <b>Bedroom 2</b>      | 3.06 x 5.67 | 10' 0" x 18' 7" |
| <b>Bedroom 3</b>      | 3.66 x 3.99 | 12' 0" x 13' 1" |
| <b>Bathroom</b>       | 2.2 x 2     | 7' 3" x 6' 7"   |
| <b>Total Area</b>     | 108.8 sqm   | 1171 sqft       |



FIRST FLOOR



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CGI illustration of The Anjou house style

# THE ANJOU

## 4 BEDROOM SEMI-DETACHED HOME

### Plots 79-80, 82-83, 85-86

The Anjou is an impressive 4-bedroom home with ample space for the whole family. Downstairs has a spacious lounge, the perfect place for a relaxing evening with your family, plus a modern kitchen/ diner featuring a kitchen island, a utility and a WC.

The first floor consists of a master bedroom complete with en suite at the front of the house along with bedroom four. Two other spacious bedrooms are at the rear of the home along with a family bathroom. This beautiful home is light and bright and perfect for growing families.

| Room Dimensions | Metric (m)  | Imperial        |
|-----------------|-------------|-----------------|
| Kitchen/Dining  | 5.68 x 3.86 | 18' 8" x 12' 8" |
| Living          | 3.47 x 5.92 | 11' 5" x 19' 5" |
| WC              | 1.75 x 1.45 | 5' 9" x 4' 9"   |
| Bedroom 1       | 3.47 x 4.19 | 11' 5" x 13' 9" |
| Bedroom 2       | 2.66 x 5.06 | 8' 9" x 16' 7"  |
| Bedroom 3       | 2.94 x 3.86 | 9' 8" x 12' 8"  |
| Bedroom 4       | 2.14 x 3.41 | 7' 0" x 11' 2"  |
| Bathroom        | 2.2 x 2.32  | 7' 3" x 7' 7"   |
| Total Area      | 127.9 sqm   | 1377 sqft       |



GROUND FLOOR



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# THE FORELLE

## 4 BEDROOM DETACHED HOME



### Plots 44-47, 130-135, 137-142, 144-147

The Forelle is an attractive 4-bedroom detached home with plenty of space to relax, entertain, work and play. The ground floor has a large lounge off the main hallway, with a WC on the way through to the kitchen/diner complete with a kitchen island. There is also a utility adjoined to the kitchen.

Upstairs there are four bedrooms with the master and bedroom four being at the front of the house, benefiting from plenty of natural light. There is an en-suite off the master bedroom with a family bathroom to service the other bedrooms, two of which are spacious rooms to the rear of the property.

| Room Dimensions | Metric (m)  | Imperial        |
|-----------------|-------------|-----------------|
| Kitchen/Dining  | 5.66 x 4.27 | 18' 7" x 14' 0" |
| Living          | 3.41 x 5.37 | 11' 2" x 17' 7" |
| WC              | 1.8 x 1.45  | 5' 11" x 4' 9"  |
| Bedroom 1       | 3.41 x 4.59 | 11' 2" x 15' 1" |
| Bedroom 2       | 2.86 x 4.8  | 9' 5" x 15' 9"  |
| Bedroom 3       | 2.68 x 4.81 | 8' 10" x 15' 9" |
| Bedroom 4       | 2.14 x 3.49 | 7' 0" x 11' 5"  |
| Bathroom        | 2.98 x 2.15 | 9' 9" x 7' 1"   |
| Total Area      | 130 sqm     | 1399 sqft       |



GROUND FLOOR



FIRST FLOOR

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CGI illustration of The Huntington house style

# THE HUNTINGTON

## 5 BEDROOM DETACHED HOME

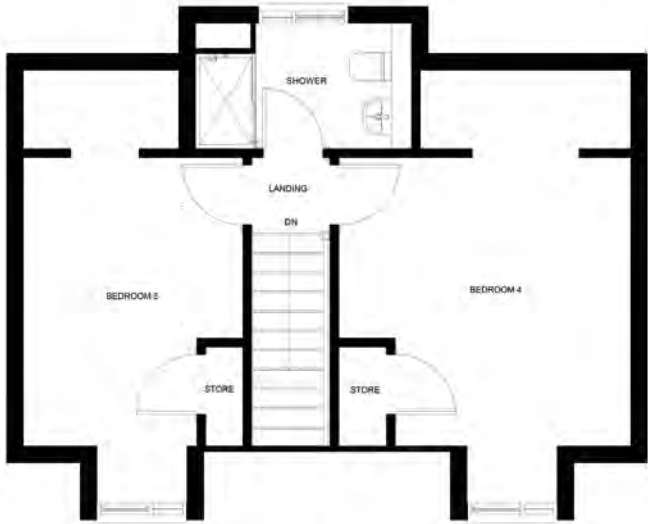
Plots 81, 84, 136, 143, 148

Say hello to luxury family living at The Huntington. This thoughtfully designed 5-bedroom home is a haven for you and your family. The spacious open plan kitchen/dining/family room is the perfect space to enjoy dinner with friends or just to relax and have fun with the family. There is also a separate lounge and a study perfect for days when you want to work from home as well a WC and utility room.

The first floor consists of 3 bedrooms. Bedroom 1 enjoys a dressing area with wardrobes and en suite. There is also a family bathroom and bedrooms 2 and 3 which both have built in wardrobes. Bedroom 4 and 5 are on the second floor along with a shower room.

| Room Dimensions       | Metric (m)  | Imperial         |
|-----------------------|-------------|------------------|
| <b>Kitchen/Dining</b> | 7.68 x 3.01 | 25' 2" x 9' 11"  |
| <b>Living</b>         | 3.68 x 4.56 | 12' 1" x 14' 12" |
| <b>WC</b>             | 1.05 x 1.78 | 3' 5" x 5' 10"   |
| <b>Bedroom 1</b>      | 2.77 x 4.3  | 9' 1" x 14' 1"   |
| <b>Bedroom 2</b>      | 2.64 x 3.06 | 8' 8" x 10' 0"   |
| <b>Bedroom 3</b>      | 2.64 x 3.18 | 8' 8" x 10' 5"   |
| <b>Bedroom 4</b>      | 3.69 x 4.37 | 12' 1" x 14' 4"  |
| <b>Bedroom 5</b>      | 2.77 x 4.37 | 9' 1" x 14' 4"   |
| <b>Bathroom</b>       | 1.8 x 2.95  | 5' 11" x 9' 8"   |
| <b>Total Area</b>     | 157.5 sqm   | 1695 sqft        |

SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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CGI illustration of The Harovin house style

# THE HAROVIN

## 5 BEDROOM DETACHED HOME

Plots 43, 48-49, 52, 63, 78, 96-97, 129

The layout of The Harovin, a 5-bedroom detached home at Southfields is well-thought out, spacious and attractive for larger families and those looking for more space to enjoy life. The ground floor consists of a large lounge and equally spacious open plan kitchen/diner with a kitchen island to break up the space. There is also a study to the front of the property and a downstairs WC, utility room and ample storage space.

The first floor has five spacious bedrooms, two of which have their own en-suite bathrooms. There is also a family bathroom and built-in storage space to both bedrooms two and three.

| Room Dimensions       | Metric (m)  | Imperial          |
|-----------------------|-------------|-------------------|
| <b>Kitchen/Dining</b> | 7.42 x 4.75 | 24' 4" x 15' 7"   |
| <b>Living</b>         | 4.52 x 5.47 | 14' 10" x 17' 11" |
| <b>WC</b>             | 1.56 x 1.93 | 5' 1" x 6' 4"     |
| <b>Bedroom 1</b>      | 2.94 x 4.05 | 9' 8" x 13' 3"    |
| <b>Bedroom 2</b>      | 2.64 x 3.97 | 8' 8" x 13' 0"    |
| <b>Bedroom 3</b>      | 3.53 x 3.1  | 11' 7" x 10' 2"   |
| <b>Bedroom 4</b>      | 4.15 x 3.76 | 13' 7" x 12' 4"   |
| <b>Bedroom 5</b>      | 2.62 x 2.9  | 8' 7" x 9' 6"     |
| <b>Bathroom</b>       | 2.04 x 2.9  | 6' 8" x 9' 6"     |
| <b>Total Area</b>     | 176.1 sqm   | 1896 sqft         |



FIRST FLOOR



GROUND FLOOR

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CGI illustration of The Bartlett house style

# THE BARTLETT

## 5 BEDROOM DETACHED HOME

### Plot 87

This beautiful 5-bedroom home provides your forever home in the Witham countryside. The Bartlett includes an impressive open plan kitchen/dining/family room with two sets of doors leading out to your lovely garden. There is also a spacious lounge to relax in, a comfortable study for when you need to work from home, ample storage, utility space and WC. Everything you need for a growing family.

Upstairs has a master bedroom with ensuite. The second bedroom also includes an ensuite and built in storage space. There are also three additional bedrooms and a family bathroom.

| Room Dimensions       | Metric (m)  | Imperial          |
|-----------------------|-------------|-------------------|
| <b>Kitchen/Dining</b> | 7.42 x 4.75 | 24' 4" x 15' 7"   |
| <b>Living</b>         | 4.52 x 5.47 | 14' 10" x 17' 11" |
| <b>WC</b>             | 1.56 x 1.93 | 5' 1" x 6' 4"     |
| <b>Bedroom 1</b>      | 2.94 x 4.05 | 9' 8" x 13' 3"    |
| <b>Bedroom 2</b>      | 2.64 x 3.97 | 8' 8" x 13' 0"    |
| <b>Bedroom 3</b>      | 3.53 x 3.1  | 11' 7" x 10' 2"   |
| <b>Bedroom 4</b>      | 4.15 x 3.76 | 13' 7" x 12' 4"   |
| <b>Bedroom 5</b>      | 2.62 x 2.9  | 8' 7" x 9' 6"     |
| <b>Bathroom</b>       | 2.04 x 2.9  | 6' 8" x 9' 6"     |
| <b>Total Area</b>     | 176.1 sqm   | 1896 sqft         |



FIRST FLOOR



GROUND FLOOR

Sizes are based on maximum measurements and are for indication only. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. Floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure. Also some plots may be handed. Please consult the sales team for more information.



CGI illustration of Russet Court apartments

# RUSSET COURT

## 1 & 2 BEDROOM APARTMENTS

### PLOT 1 : 2 BED GROUND FLOOR

| Room Dimensions | Metric (m)  | Imperial        |
|-----------------|-------------|-----------------|
| Kitchen/Dining  | 6.18 x 3.25 | 20' 3" x 10' 8" |
| Living          | 4.41 x 3.25 | 14' 5" x 10' 8" |
| Bedroom 1       | 3.18 x 3.56 | 10' 5" x 11' 8" |
| Bedroom 2       | 3.17 x 3.58 | 10' 5" x 11' 9" |
| Bathroom        | 1.95 x 2.06 | 6' 5" x 6' 9"   |
| Total Area      | 71.3 sqm    | 767 sqft        |

### PLOT 3 & 4 : 2 BED FIRST FLOOR

| Room Dimensions | Metric (m)  | Imperial        |
|-----------------|-------------|-----------------|
| Kitchen/Dining  | 6.18 x 3.25 | 20' 3" x 10' 8" |
| Living          | 4.41 x 3.25 | 14' 5" x 10' 8" |
| Bedroom 1       | 3.18 x 3.56 | 10' 5" x 11' 8" |
| Bedroom 2       | 3.17 x 3.58 | 10' 5" x 11' 9" |
| Bathroom        | 1.95 x 2.06 | 6' 5" x 6' 9"   |
| Total Area      | 71.3 sqm    | 767 sqft        |

### PLOT 2 : 1 BED GROUND FLOOR

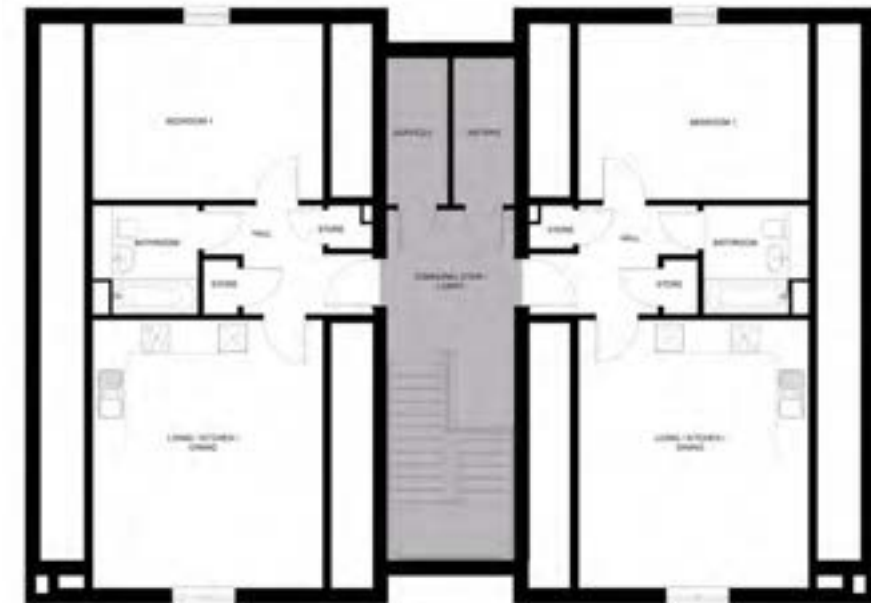
| Room Dimensions | Metric (m)  | Imperial         |
|-----------------|-------------|------------------|
| Kitchen/Dining  | 3.25 x 4.53 | 10' 8" x 14' 10" |
| Living          | 3.25 x 2.99 | 10' 8" x 9' 10"  |
| Bedroom 1       | 3.18 x 4.55 | 10' 5" x 14' 11" |
| Bathroom        | 2.15 x 1.96 | 7' 1" x 6' 5"    |
| Total Area      | 51.4 sqm    | 553 sqft         |

### PLOT 5 & 6 : 1 BED SECOND FLOOR

| Room Dimensions | Metric (m)  | Imperial         |
|-----------------|-------------|------------------|
| Living/Kitchen  | 4.55 x 5.29 | 14' 11" x 17' 4" |
| Bedroom 1       | 3.1 x 3.47  | 10' 2" x 11' 5"  |
| Bathroom        | 2.05 x 2.1  | 6' 9" x 6' 11"   |
| Total Area      | 52.97 sqm   | 570 sqft         |

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PLOT 5  
SECOND FLOOR



PLOT 6  
SECOND FLOOR

PLOT 3  
FIRST FLOOR



PLOT 4  
FIRST FLOOR

PLOT 1  
GROUND FLOOR



PLOT 2  
GROUND FLOOR



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