



GRANGE PARK

ELMSTEAD MARKET

PHASE TWO





“We absolutely love our Hills home, we can’t imagine ourselves ever leaving the development as it’s just too lovely here!”

Recent purchasers of a home at our Admirals Green development in Great Bentley.

Well Connected and Exclusive

Cradled amongst a patchwork of far-reaching open fields, Grange Park is a peaceful new development set in the picturesque Tending countryside. Perfectly situated for everyone from first-time buyers to growing families, the collection offers the best of both town and country – with excellent connections to important nearby hubs and destinations further afield.

This latest carefully designed phase of the development comprises just nine expertly constructed two and three bedroom new homes – all with traditionally-inspired exteriors, stunning contemporary interiors and truly beautiful surroundings.

Welcome to Grange Park.



Computer generated image shows The Bradfield – Plots 7, 8 and 9 from left-to-right

*Grange Park is in an ideal location for active families
with flexible lifestyles and those wanting to relax
and unwind in a pretty semi-rural setting*

Grange Park enjoys a highly-desirable position, surrounded by stunning open fields, yet within touching distance of nearby amenities and remarkable travel connections. Situated on the outskirts of the village of Elmstead Market – on a hillside location within easy reach of Wivenhoe, Brightlingsea and Colchester. These homes offer an excellent life balance and the shorelines of Essex's Sunshine Coast are also only moments away.

Previously a winner of the Anglia In Bloom award, Elmstead Market itself has a strong reputation for being well presented and continually cared for. Everyone who passes through the village is greeted by its charming public spaces featuring floral displays, seasonal planters and neatly-trimmed lawns and trees. The village contains everything you will need for day-to-day life. Just a mile away from home, a local Budgens supermarket is perfect for everyday household goods and regular groceries, while a handy petrol station and convenience store is also close by. A complete range of larger supermarkets are located in bustling Colchester, just 10 minutes' drive from home.

Elmstead Market has a strong community spirit, with regular activities taking place at the community centre, while the local primary school (rated Good by Ofsted in 2019) is within easy reach of the development. The village is also home to a much-loved Indian restaurant, a post office, a beauty salon and the renowned Beth Chatto gardens, plant nursery and tearoom. Just a few miles away is the University of Essex's Colchester Campus with its beautiful grounds, bustling atmosphere, hotel, cultural activities and wide range of sporting facilities.

With the A133 on your doorstep you'll be able to access all of Colchester's opportunities, including a town centre boasting a fantastic range of vibrant eating options covering every taste. And with the A120 within just a few minutes' drive, you'll have the perfect gateway to the rest of the Tendering Peninsula as well as the wider Essex and Suffolk regions within very easy reach of home.



" With an array of convenient local amenities just a stone's throw away and a huge selection of leisure, retail and travel options within easy reach, Grange Park is ideally positioned to offer the very best of town, country and rural charm "



The Development

As with all our new homes, every property within this phase is a well planned combination of quality materials, contemporary styling and exceptional craftsmanship



Whilst the computer generated development layouts shown have 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 a Sales Advisor 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 to view the detailed architects site drawings for full and accurate details.

The Collection



The Alresford

Two Bedroom Home

Plots 1-6

(Pages 8-9)



The Bradfield

Three Bedroom Home

Plots 7-9

(Pages 10-11)

The Alresford I & II



Computer generated image shows Plots 1-6 from left-to-right, surroundings may vary.

These delightfully designed two-bedroom terraced houses make the most of space and light throughout their interiors. Downstairs, the well proportioned open plan kitchen, dining and living area provides plenty of space to incorporate every family activity – from relaxation to social gatherings and preparing meals in an exceptional kitchen – all lit by natural daylight flooding in from French doors opening onto the rear garden. There’s also a downstairs cloakroom for added convenience. Upstairs, you’ll find a generous double bedroom, a stylish main family bathroom and a principal bedroom featuring a large built-in wardrobe and plenty of room for extra furnishings.

Ground Floor

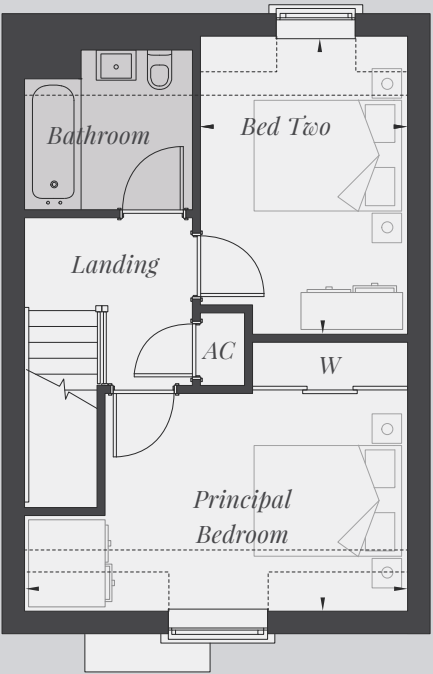
Kitchen / Living Area 7.72m x 5.15m 25'4" x 16'11"

First Floor

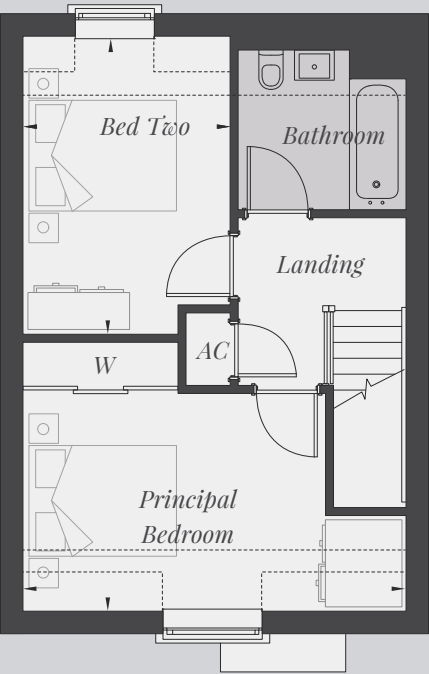
Principal Bedroom 5.15m x 3.61m 16'11" x 11'9"
Bedroom Two 3.93m x 2.93m 12'11" x 9'7"

Plots 1, 2, 3, 4, 5 and 6

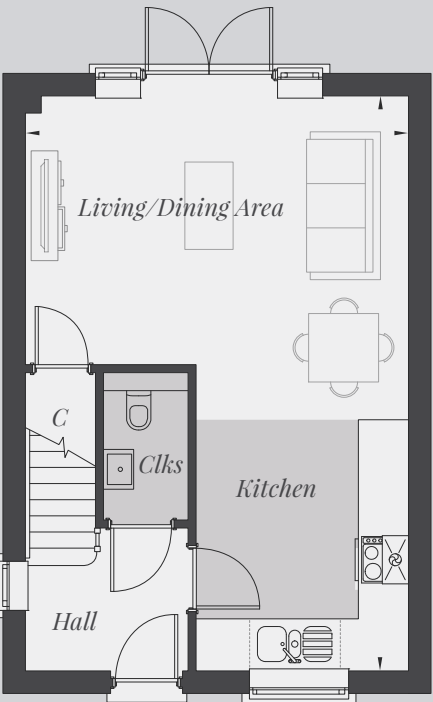
Plots 1, 4 and 5
First Floor



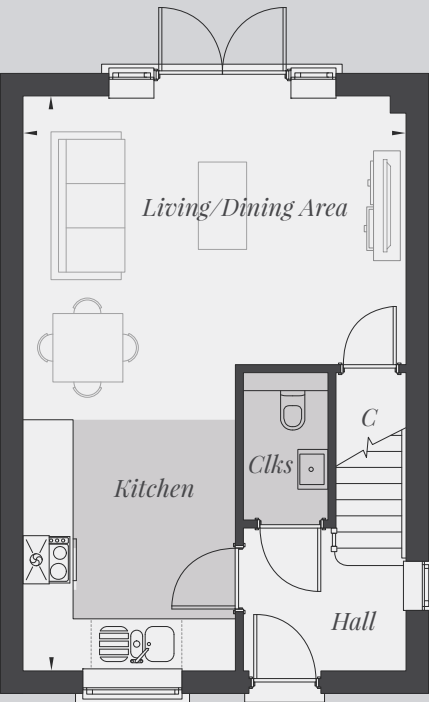
Plots 2, 3 and 6
First Floor



Plots 1, 4 and 5
Ground Floor



Plots 2, 3 and 6
Ground Floor



* Side window to
Plot 1 only

* Side window to
Plot 6 only

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe ► Indicates where approximate measurements are from.

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions are approximate only, are accurate to +/- 150mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please speak with our Sales Team for more detail.

The Bradfield



Computer generated image shows Plot 8 in the middle, surroundings may vary.

This outstanding detached home has been designed with flexible living in mind, with natural light able to shine through every aspect of the house. The broad hallway gives access to an expansive dual aspect living room with glazed double doors looking out onto the rear garden. Meanwhile, the bright open plan kitchen / dining area includes the latest integrated appliances and a handy utility space with convenient outdoor access. Upstairs the impressive principal bedroom is complemented by an integrated en-suite shower room. There’s also a second double bedroom, a stylish family bathroom and a third room suitable as a single bedroom, child’s room or home study.

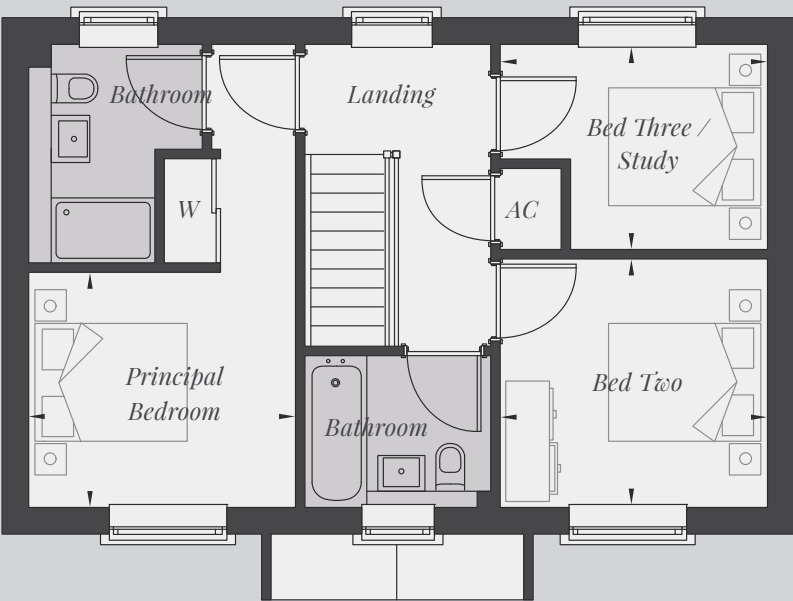
Ground Floor

Kitchen / Dining Area	5.14m x 5.35m	16'10" x 17'7"
Living Room	5.29m x 3.01m	17'4" x 9'11"

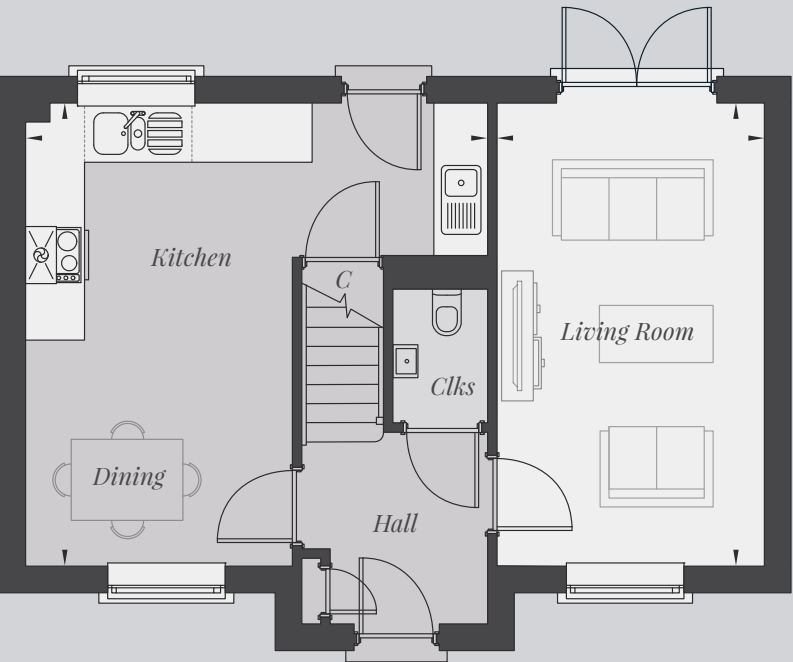
First Floor

Principal Bedroom	3.09m x 2.78m	10'2" x 9'1"
Bedroom Two	3.02m x 2.82m	9'11" x 9'3"
Study	3.02m x 2.39m	9'11" x 7'10"

Plots 7, 8 and 9



First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe ► Indicates where approximate measurements are from.

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions are approximate only, are accurate to +/- 150mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please speak with our Sales Team for more detail.



Specification

Individually designed kitchens –

- Choice of wall and base units with handleless design
- Choice of laminate worktop and upstands *
(Stone as an extra)
- Stainless steel single bowl sink
- Bosch single oven and microwave oven
- 5 ring induction hob
- Glass splashback behind hob
- Chimney Cooker Hood
- Fully integrated fridge / freezer
- Fully integrated dishwasher

Utility area – The 'Bradfield' only.

- Choice of wall and base units with handleless design *
- Choice of laminate worktop and upstands *
- Space for washing machine and tumble dryer

Bathrooms, en-suites & cloaks –

- Choice of wall tiles *
- Choice of LVT flooring *
- White gloss basin with vanity unit
- Roca floor mounted back to wall toilet with soft close seat. Concealed cistern in en-suite and bathrooms
- Roca Targa taps
- Roca shower as shown on floorplans with shower door
- Bath as shown on the floorplans, Roca gap with white bath panel by Mission
- Roca shower over bath (in the bathrooms only)
- Chrome finish towel rail to en-suite and bathrooms

Designs and layouts vary; please speak to our Sales Executives for further information. Any choices are subject to construction stage and agreement with Hills Residential. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans of any individual home. Specifications may vary, please ask our Sales Executives for further information. Showhome photography from Admirals Green is indicative only.

Connectivity –

- TV points to the living room, dining/family room and all bedrooms
- Telephone points to the hall, living room and master bedroom

Heating, lighting & electrics –

- Compact style radiators with top and side grills
- Brushed aluminium sockets to be provided on the ground floor and white plastic sockets to the first floor
- Double sockets throughout
- Oil fired boilers
- Photovoltaic panels

Finishing details –

- Dulux white Supermatt to all walls
- Dulux white Supermatt to all ceilings
- Dulux Satinwood white to all woodwork
- Internal doors to be a solid core with oak finish
- Windows are white PVCu
- French doors to be white PVCu
- Half glazed front doors
- Sliding mirrored wardrobes to master bedroom
- Turf to the front gardens and seed to the rear
- External tap provided to all homes

Security and peace of mind –

- Smoke alarm to each floor
- Carbon monoxide alarm to rooms with a concealed flue
- Spur provided for future alarm fitting in hallway
- 10 year Premier warranty

Choices and Extra Options –

** Please note; Extras and options are only available if reservation is at a sufficiently early stage of construction.*

Grange Park enjoys a tranquil yet well connected location. With excellent travel links to near and far it's an ideal position for a range of lifestyles.



Grange Park, Elmstead Market, Colchester CO7 7DF

With the development positioned directly on the A133, residents will have fast, easy access to Colchester’s vibrant shops, restaurants, leisure facilities and superstores in one direction, and the beautiful sandy beaches of Essex’s ‘Sunshine Coast’ along the Tendring Peninsula in the other.

Meanwhile, the nearby A120 connects you with every waterside town and village towards Harwich in the east, or links up with the A12 to the west, with Chelmsford around 28 miles away and the M25 just under 45 miles from home. Northbound, the A12 travels through ‘Constable Country’ to Ipswich and the A14, connecting you with Suffolk’s coastline, magical market towns and Areas of Outstanding Natural Beauty, as well as being the fastest route to Bury St Edmunds, Newmarket and the Midlands.

Please note, illustrative maps are for guidance purposes only and are not to scale.

Hills Residential are renowned for building the highest quality new homes.

By investing in one of our homes you are buying into a strong family that has been building in the South East for nearly 100 years.

Traditionally centered around Colchester, Hills Residential are always able to find the best sites in the most sought after locations. Our dedication to detail, quality and workmanship are paramount in everything that we do; from large scale developments to one off bespoke homes. We have the flexibility of our own home care and maintenance department that looks after all our customers. Our entire team is relentless in its commitment and dedication to achieving our ambition to be the very best that we can be.

When you buy a new home from Hills you are safe in the knowledge that you have a beautifully designed and built home, which is constructed to a very high standard and quality and you will enjoy our excellent customer experience.

Jonathan Hills – Managing Director

“We are extremely happy with the design of our home. We feel thought has gone into every little piece. The quality of the fixtures and fittings is very high. We have recommended Hills to friends, clients and others. Having purchased new builds previously, we are extremely happy to say that this has been the best experience, before and after sale. The quality and care taken in the build is fabulous – Will be happy for many years in our new Hills home.”

Recent purchaser of a new Hills home.





Grange Park is an exclusive new collection of quality two and three bedroom homes nestled on the outskirts of Elmstead Market – offering a rare opportunity to own a modern, yet traditionally built home in a stunning rural setting, famous for the delightful Beth Chatto Gardens.

Just minutes away from the bustling town of Colchester, home of the University of Essex and an impressive high street offering the latest trends, you'll be in the midst of countryside but all within an easy commute to London by road or rail.

Hills Residential.

Bridge Mill House, Brook Street Business Centre, Brook Street, Colchester CO1 2UZ

Telephone : **01206 918979**. For information visit **www.hillsgroup.co.uk** or for general enquiries please email **grangepark@hillsgroup.com**

Please note – although all the information within is as intended, Hills Building Group reserve the right to vary or amend the specification at any time without notice if for any reason specified items are unavailable to complete individual properties. Any substitution made will be to an equal or higher value if such amendments occur after contracts have been exchanged, subject of course to a suitable and safe replacement being found.

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

No description or information given about the homes or their value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any statement or representation of fact and any information given is entirely without the responsibility of the agents or the vendor company. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact representation. Any areas, measurements or distances are approximate only.

Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.