



# BROOKLANDS

WEELEY HEATH

A COLLECTION OF THREE & FOUR BEDROOM FAMILY HOMES

A photograph of a couple walking through a field of tall grass and wildflowers at sunset. The woman in the foreground is wearing a white button-down shirt and dark jeans, holding the hand of a man whose arm and white shirt are visible on the right. The sun is low on the horizon, creating a warm, golden glow and lens flare. The field is filled with green grass and some purple wildflowers. In the bottom left corner, there are decorative white line-art illustrations of ferns and dark green leaves.

# CONTEMPORARY LIVING, RURAL LIFE



## WELCOME TO BROOKLANDS

A development of just eight detached homes situated in the idyllic semi-rural location of Weeley Heath. This small collection of high specification houses backs onto open fields and lies just five miles from the sunshine coast and less than a ten minute walk from Weeley railway station.

All of these beautiful homes have been thoughtfully designed to offer spacious, contemporary living for those who appreciate fine attention to detail and high quality fixtures and fittings, using the highest quality materials.

Discover more space and style at Brooklands.





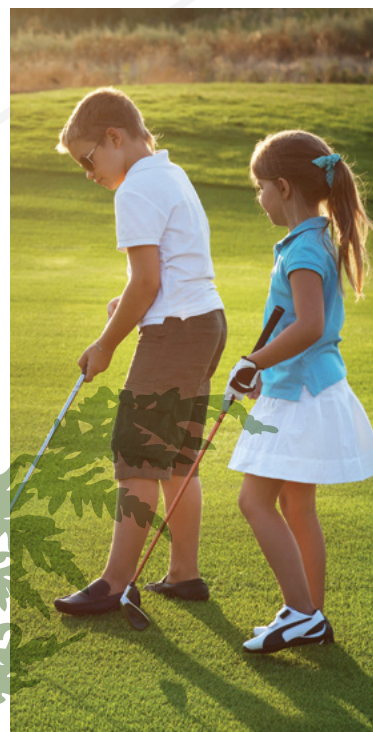
## A RURAL RETREAT, YET SPOILT FOR CHOICE

From countryside to beach-side you are perfectly placed at Weeley Heath to experience the great outdoors. Leisurely rural walks are easily accessible from the village. In particular the 78 acre nature reserve at Weeleyhall Wood is just a few miles from home. For the coast, Frinton and Holland-on-Sea are both under a 20 minute drive and boast blue flag golden sandy beaches for all the family to enjoy.

For a traditional seaside day out with all the fun of the fair, why not try Clacton-on-Sea or discover hidden fossils on the beach at Walton.

For grocery shopping, Tesco Superstore is just eight minutes away by car on the Brook Retail Park, which is also home to B&Q DIY store and the nearby Designer Outlet Village. For day to day essentials and post office services, Weeley Convenience Store can be reached by car in a few minutes. For when you want to eat out, you are never far away from a traditional lunch in the local pub. Closest to home is The Black Boy, which offers a superb range of dishes for breakfast, lunch and dinner in a cosy, welcoming setting.

For a special treat, why not take the ten minute drive to the luxurious award-winning Lifehouse Spa, whether it's to indulge in a treatment, join the gym, enjoy a meal or take a stroll through the stunning grounds. Alternatively, if spa isn't your thing, Clacton Golf Club provides enthusiasts with 18 holes, professional golf store and a clubhouse with lounge bar and restaurant.







PERFECTLY PLACED,  
SPOILT FOR CHOICE







**WORK-LIFE  
BALANCE**



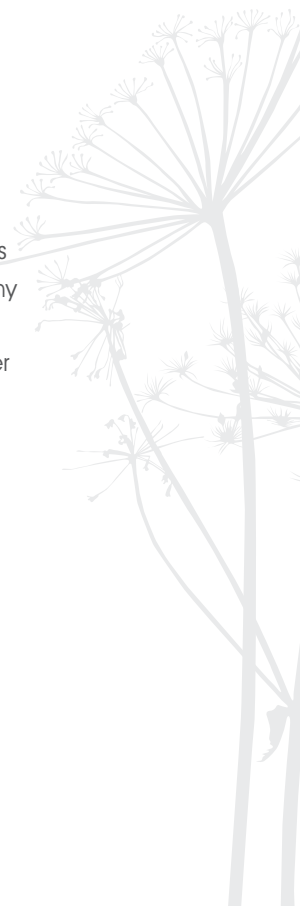


## MODERN LIVING – TRADITIONAL VALUES

Weeley railway station is just a few minutes' walk away with hourly trains to London Liverpool Street taking just over an hour and a half. The nearest major town is the historic Roman town of Colchester which is easily accessible by train, bus or car. Colchester offers a vibrant contrast to village life with its big name high street shops, independent boutiques, restaurants, sports, theatre and leisure facilities. There are also museums, parks and of course the famous Colchester Castle.

For road users, Weeley Heath is a short drive on the A133 northbound to the A120 which connects to Harwich in the East or Colchester to the West. A few miles onwards lies the A12, which extends to both Ipswich and London. When you want to travel by air, London Stansted can be reached in under an hour by car via the A12 and then the A120.

Weeley Heath is well situated for good schools, with the St. Andrews Church of England Primary School a short walk from home, or the Ofsted rated 'outstanding' Great Bentley Primary School just three miles away. For secondary education, there is the Clacton Coastal Academy or the 'outstanding' Colne Community College both less than five miles from Weeley Heath. Grammar school entrants will find Colchester is home to one of the country's finest education establishments, the Colchester Royal Grammar School. For the independent choice there is St Mary's School for Girls or the Colchester High School for both boys and girls.





# BROOKLANDS



## SITE PLAN







PLOT 5

PLOT 6

PLOT 7

PLOT 8

PLOT 8





# THE DUNLIN

Plots 1, 2, 7 and 8 (handed) - 1,850 sq.ft.



CGI is indicative only and may be subject to change.



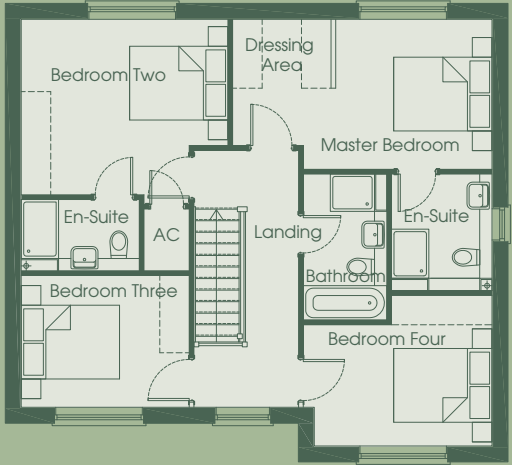
# FLOORPLANS

## FOUR BEDROOM DETACHED HOUSE

GROUND FLOOR



FIRST FLOOR



Kitchen \ Breakfast	5.81m x 3.40m	19' x 11'2"	Master Bedroom	5.27m (max) x 3.03m	17'3" x 9'11"
Family Area	4.51m x 2.42m	14'10" x 7'11"	En-Suite Shower	1.94m x 2.37m	6'4" x 7'9"
Living Room	3.61m x 5.50m	11'10" x 18'	Bedroom 2	4.20m x 3.61m	13'9" x 11'10"
Dining Room	3.61m x 3.05m (plus bay)	11'10" x 10'	En-Suite	2.40m x 1.41m	7'10" x 4'7"
Study	3.36m x 2.52m	11' x 8'3"	Bedroom 3	3.42m x 2.68m	11'3" x 8'9"
Utility Room	1.75m x 1.60m	5'9" x 5'3"	Bedroom 4	3.84m x 3.10m (max)	12'7" x 10'2"
Cloakroom			Family Bathroom	1.70m x 2.97m	5'6" x 9'9"

Whilst these floor plans and measurements have been calculated and prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Final room dimensions may vary. Measurements shown in metric and imperial.



# THE WOODLARK

Plots 3 and 5 (handed) - 1,550 sq.ft.

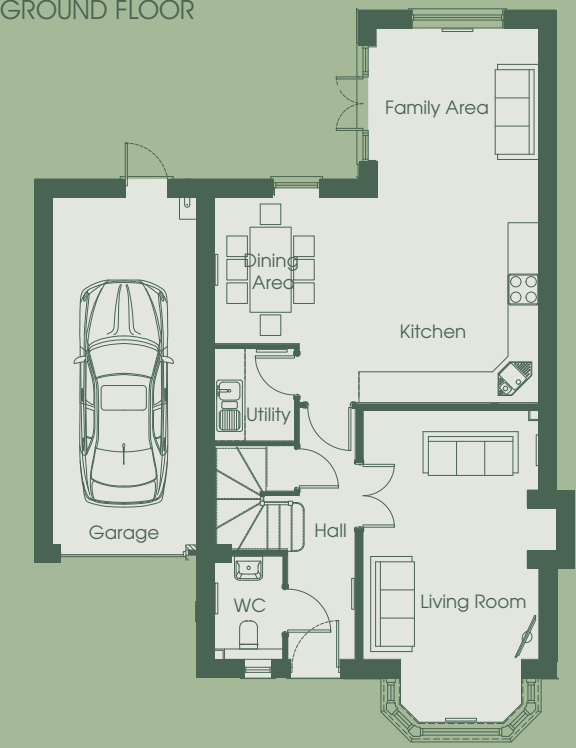


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# FLOORPLANS

## FOUR BEDROOM DETACHED HOUSE

GROUND FLOOR



FIRST FLOOR



Kitchen \ Dining Area	6.31m x 4.00m (max)	20'8" x 13'2" (max)
Family Area	3.16m x 3.23m	10'4" x 10'6"
Living Room	3.43m x 4.86m (plus bay)	11'3" x 15'11"
Utility Room	1.56m x 1.79m	5'2" x 5'10"
Cloakroom		

Master Bedroom	3.01m x 2.88m plus 1.54 x 2.34m	9'10" x 9'6" plus 5'1" x 7'8"
En-Suite Shower	1.40m x 2.25m	4'6" x 7'4"
Bedroom 2	2.80m x 4.84m	9'2" x 15'10"
Bedroom 3	3.04m x 3.67m	10' x 12'
Bedroom 4	3.18m x 2.34m	10'5" x 7'8"
Family Bathroom	3.18m x 2.50m (max)	10'5" x 8'3"

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# THE PIPIT

Plots 4 and 6 - 1,250 sq.ft.



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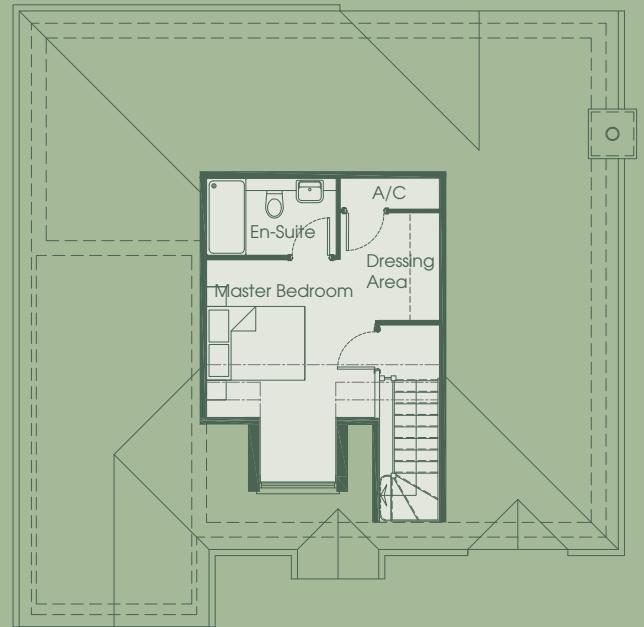
# FLOORPLANS

## THREE BEDROOM CHALET BUNGALOW

GROUND FLOOR



FIRST FLOOR



Kitchen	2.92m x 3.28m	9'6" x 10'9"
Living \ Dining Area	4.22m x 6.52m	13'10" x 21'5"
Bedroom 2	3.12m x 4.06m	10'3" x 13'4"
Bedroom 3	3.40m x 2.84m	11'2" x 9'4"
Family Shower Room	1.70m x 2.91m	5'6" x 9'6"
Utility Room	1.70m x 2.64m (incl. airing cupboard)	5'6" x 3'4"

Master Bedroom	3.44m (max) x 3.22m (max)	11'3" x 10'6"
Dressing Area	1.95m (max) x 2.25m (max)	6'4" x 7'4"
En-Suite Bathroom	2.64m x 1.70m	8'7" x 5'6"

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## Kitchen and Utility Rooms

- Beautifully designed and fully fitted Shaker style kitchens in a range of colours
- Integrated NEFF appliances to include eye level double oven and 5 ring gas hob with stainless steel splashback
- Chrome mixer taps and stainless steel extractor hood
- Integrated NEFF dishwasher and fridge/freezer
- Spaces for washing machine and tumble dryer

## Bathrooms and En-suite showers

- White sanitary ware from Roca Gap range
- Chrome taps and fittings
- Mains pressure thermostatic controlled showers
- Semi pedestal basins and concealed cisterns where possible
- Ceramic wall and floor tiling from Porcelanosa

## Heating and Hot Water

- Gas fired central heating
- High efficiency gas boiler with dual zone thermostatically controlled radiators
- Immersion back up for hot water
- Heated dual fuel towel rails to bathrooms and en suite shower rooms
- Multi fuel fire appliance to lounge

## Internal Finishes

- All walls and ceilings skimmed prior to decorating.
- Gloss finish to skirting and architraves
- Coving to lounge and master bedrooms (where possible)
- Vertical panel internal doors painted white with chrome ironmongery
- White painted timber staircases with stained hardwood handrail
- Timber French doors

## External Features

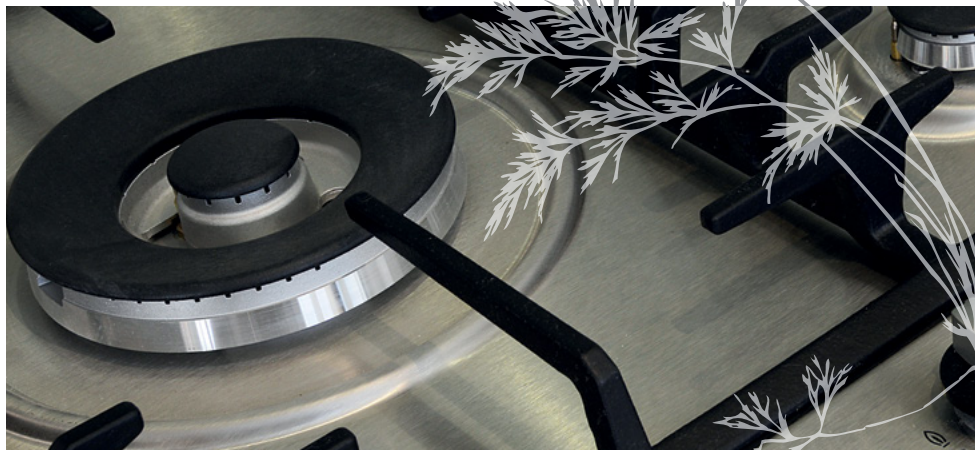
- Front and rear gardens turfed & landscaped
- Outside tap
- Cavity wall insulation
- Front pathways and patios in Saxon buff slabs.

## Electrical

- TV points to all living rooms and bedrooms.
  - Satellite and terrestrial TV aerial
  - Chrome electrical fittings to kitchens, bathrooms and en-suite shower rooms
  - Under pelmet lighting to kitchens
  - Chrome recessed spot lights to kitchen areas, bathrooms and en suite shower rooms
  - Light and power supplied to garages
  - 5 amp lamp circuit to lounges
  - Smoke detectors
  - Outside light fittings with movement sensor or dawn/dusk control
- 
- NHBC 10 Year Buildmark Warranty



# SPECIFICATION





# CHELSTEEN HOMES

Chelsteen Homes have been building high quality new homes throughout Essex, Hertfordshire, Suffolk and Cambridge for over thirty years. We are a small volume house builder carrying out a broad range of developments from first time buyer apartments to large executive homes.

We pride ourselves in building high quality homes individually designed with well apportioned living spaces using traditional methods of construction and employing local sub-contractors.

Visit [www.chelsteen.co.uk](http://www.chelsteen.co.uk) to view our past, present and future developments.



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BROOKLANDS, CLACTON ROAD, WEELEY HEATH CO16 9DN



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WEELEY HEATH

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