



USHERS MEADOW

COGGESHALL ROAD BRAINTREE CM7 9EW

A collection of 12 new three and four bedroom family homes



USHERS MEADOW

a home designed to
delight, and built to last



Chelsteen Homes are proud to introduce Ushers Meadow, a select development of new houses situated close to a wealth of amenities and attractions.

Braintree is a characterful market town with an interesting history which is well-documented in the local museums. More importantly, it is now a prime commuter location, with two railway stations and fast access to London Stansted Airport.

Ushers Meadow offers an exciting opportunity to own one of only twelve beautiful new homes at an enviable new address. In addition, these homes are being constructed by well-regarded, and long established Essex-based developer, 'Chelsteen Homes'.



The place, the style, the space

Next to location, the kerb appeal of a house is its most valuable asset, and the homes at Ushers Meadow are certainly designed with lasting good looks, enhanced by the pleasing street scene.

Inside, it's the bright and flexible living space that impresses. Thoughtful layouts, and high specifications that include energy-efficient refinements promise long-term comfort, convenience and economy.



The wish-list, fulfilled

A fabulous kitchen with NEFF integrated appliances including a double oven with ceramic hob. *Tick.* Sparkling bathrooms with Roca sanitary ware and Porcelanosa tiling. *Tick.* Central heating with high-efficiency gas boiler and thermostatically controlled radiators, plus heated towel rails for cosy drying. *Tick.* Solar panels. *Tick.* Contemporary spotlights. *Tick.* Generous provision of TV and power points, and outside lights with movement sensor. *Tick.*



The contemporary 'blank canvas'

It's invitingly simple to personalise a home that has a clean, neutral canvas with contemporary finishes.... including Dulux 'Swansdown' wall emulsion and white painted timber staircase with stained hardwood handrail. Calm and classy interiors that are easy to live with, and obligingly easy to colour.

Superb homes that
maximise free time to
enjoy this great location



Education and health care minutes away

There are nurseries and schools for all ages within about a mile of Ushers Meadow. The nearest include Great Bradfords Infants and Nursery School, Great Bradfords Junior, Lyons Hall Primary and St Francis Catholic Primary. Braintree College provides further education and vocational training, and there are universities in Colchester and Chelmsford.

Near the development are three GP practices, and Braintree also boasts a modern community hospital that provides many services. Larger NHS hospitals, as well as private hospitals, are based in Chelmsford and Colchester.

A seriously good shopping destination

Braintree town centre has a mix of well-known retailers and independent shops, a twice-weekly market, and branches of Sainsbury's and Tesco, with a Lidl nearby on Rayne Road.

Complementing the town centre is Braintree Freeport, a designer discount shopping complex for fashion and homewares that attracts shoppers from miles around. Buses link the two. Freeport also has a choice of informal restaurants and coffee shops. On an adjacent site, further big-name retailers including Next, TK Maxx and an M&S Food Hall can be found.



Tesco superstore set on Coggeshall Road



Easy access to the heart of town



Plenty of nearby green space and parkland



Shoppers paradise just a short drive away

Work hard, play hard town

Braintree developed and prospered through the success of major employers in textiles and window production, whose workers enjoyed social clubs and cinemas. The town's historic cinema is now a Wetherspoon's, but is succeeded by a Cineworld at Braintree Freeport, together with a ten pin bowling venue, leisure centre with swimming pool, and restaurants. Not far away is ancient Cressing Temple, where craft shows, food fairs and other events are held.

And this town really rocks! Braintree Arts Theatre (in Black Notley) has a lively programme of tribute and other acts, while Bocking Arts Centre is another venue for music and comedy.

The great outdoors

Braintree's best-known open spaces are Great Notley Country Park and the Flitch Way.

The country park is an expanse of some 100 acres offering walking, horse-riding, cycling, fishing, a high ropes experience and play equipment. The Flitch Way is an enjoyable, safe route for walkers and cyclists along an old railway track from Braintree to Bishop's Stortford, with a preserved station and carriages at Rayne serving refreshments.

The many sports amenities in the area include golf clubs, gyms and a members-only health club. Gosfield Lake Resort, a few miles away, offers water skiing for all levels of competence in a picturesque setting.

Well-connected, well-served

Ushers Meadow is close to bus routes and within about 15 minutes' walk of Braintree railway station, the journey to London Liverpool Street averaging just over an hour. There is also a station at Braintree Freeport. London Stansted Airport is only about 18 miles away and there is a bus service to the terminal. For drivers, proximity to the A120, A131 and A12 means easy access to all parts of the region.

If you need to travel – by road, rail or air – Braintree is a really convenient place to set off from:

Tesco Express	150 yards
Tesco Superstore	0.7 miles
Braintree Town Centre	0.6 miles
Braintree Rail Station	0.7 miles
Stansted Airport	18.2 miles
Colchester	16.9 miles
Chelmsford	12.9 miles

Source: Google maps



Easy access to both the M11 and M25



Stansted Airport is just a short drive away





1

THE COURTAULD

Three bedroom detached house

2

3

8

9

THE WARNER

Three/four bedroom semi-detached house

4

THE GOSSARD

Four bedroom detached house

5

12

THE SAMUEL

Four bedroom detached house

6

10

THE BURLEY

Three bedroom detached house

7

11

THE GEORGE

Four bedroom detached house

Whilst this development plan has been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a guide only. Ground levels and other variances are not shown.

The housetypes at Ushers Meadow



THE COURTAULD
Three bedroom detached house

Plot 1



THE SAMUEL
Four bedroom detached house

Plots 5 & 12



THE WARNER
Three/four bedroom semi-detached house

Plots 2, 3, 8 & 9



THE BURLEY
Three bedroom detached house

Plots 6 & 10



THE GOSSARD
Four bedroom detached house

Plot 4



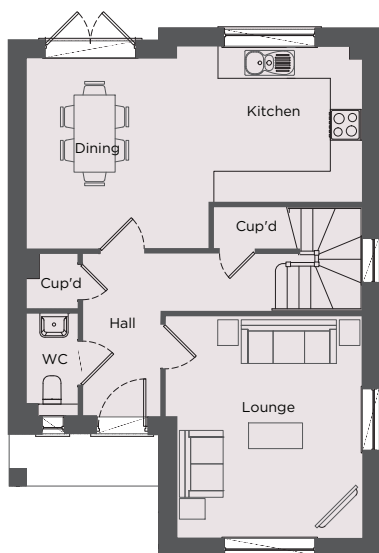
THE GEORGE
Four bedroom detached house

Plots 7 & 11



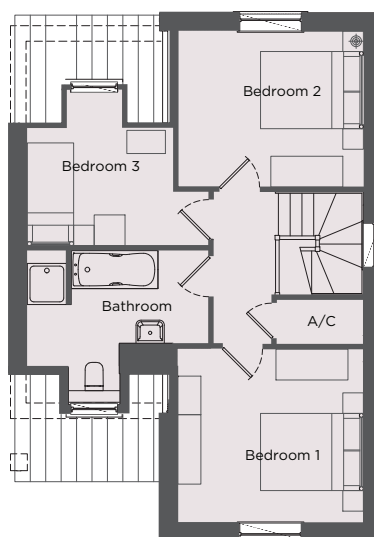
THE COURTAULD

Three bedroom detached house (plot 1)



Ground Floor

Kitchen	2.80m x 3.05m	9'2" x 10'0"
Dining area	3.55m x 3.70m	11'7" x 12'2"
Lounge	3.61m x 4.29m	11'10" x 14'1"



First Floor

Bedroom 1	3.61m x 3.37m	11'10" x 11'1"
Bedroom 2	3.63m x 3.03	11'11" x 9'11"
Bedroom 3	2.80m x 2.25	9'2" x 7'5" (plus dormer)
Bathroom	3.52m x 2.21	11'6" x 7'3" (plus dormer)

Floor Area 1,130 sq.ft.

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THE WARNER

Three/four bedroom semi-detached house (plots 2, 3, 8 & 9)



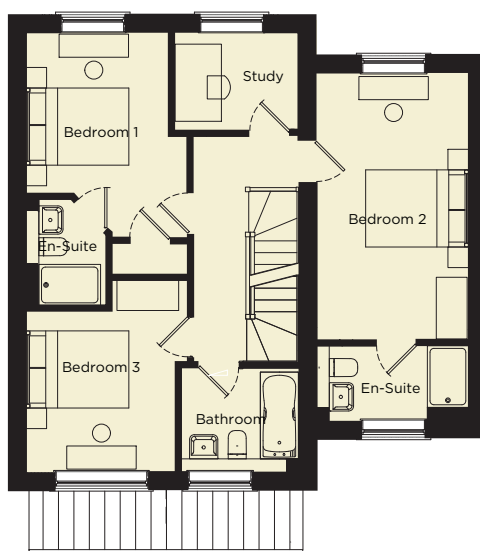
Ground Floor

Kitchen

2.87m x 3.10m 9'5" x 10'2" (plus bay)

Lounge/dining area

5.30m x 5.35m 17'4" x 17'6" (maximums)



First Floor

Study

2.40m x 1.93m 7'10" x 6'3"

Bedroom 1

3.13m x 3.15m 10'2" x 10'4"

En-suite

1.55m x 2.05m 5'0" x 6'9"

Bedroom 2

2.96m x 5.20m 9'9" x 17'0"

En-suite

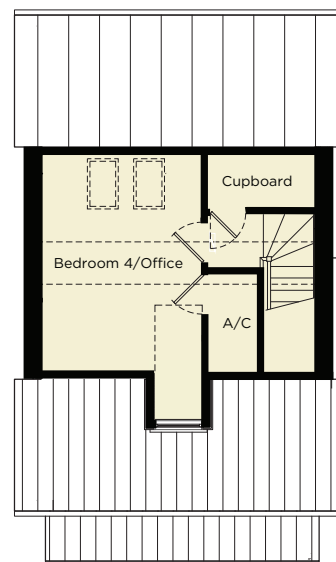
2.96m x 1.46m 9'9" x 4'9"

Bedroom 3

2.91m x 3.15m 9'6" x 10'4"

Bathroom

2.29m x 2.03m 7'6" x 6'7"



Second Floor

Bedroom 4/office

3.18m x 4.15m 10'5" x 13'7"

Floor Area 1,460 sq.ft.

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THE GOSSARD

Four bedroom detached house (plot 4)



Ground Floor

Kitchen	4.17m x 3.75m	13'8" x 12'4"
Dining room	3.24m x 3.15m	10'7" x 10'4" (plus bay)
Snug/study	3.24m x 2.45m	10'7" x 8'0"
Lounge	3.93m x 5.71m	12'11" x 18'9"

Floor Area 1,570 sq.ft.



First Floor

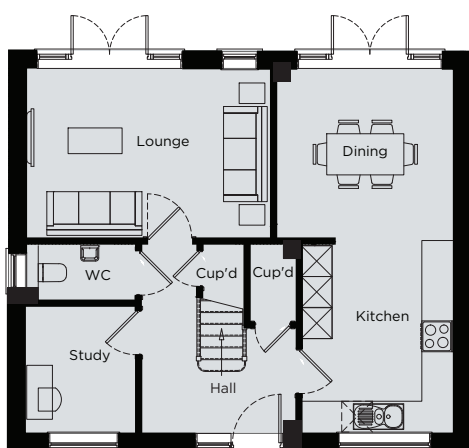
Bedroom 1	4.05m x 4.15m	13'3" x 13'7"
En-suite	2.85m x 1.45m	9'4" x 4'9"
Bedroom 2	2.90m x 3.66m	9'6" x 12'0"
En-suite	1.16m x 2.75m	3'10" x 9'0"
Bedroom 3	3.24m x 3.10m	10'7" x 10'2"
Bedroom 4	3.24m x 3.67m	10'7" x 12'0"
Bathroom	2.07m x 1.94m	6'9" x 6'4"

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THE SAMUEL

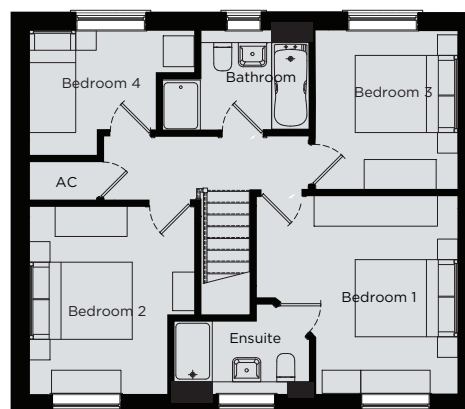
Four bedroom detached house (plots 5 & 12)



Ground Floor

Kitchen	2.95m x 3.65m	9'7" x 12'0"
Dining room	3.44m x 3.30m	11'4" x 10'10"
Lounge	4.75m x 3.30m	15'6" x 10'10"
Study	2.15m x 2.50m	7'0" x 8'2"

Floor Area 1,270 sq.ft.



First Floor

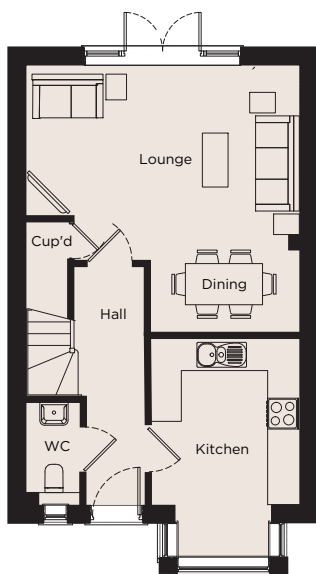
Bedroom 1	3.92m x 3.87	12'10" x 12'8" (maximums)
En-suite	2.64m x 1.46m	8'7" x 4'9"
Bedroom 2	3.22m x 3.67m	10'6" x 12'0" (maximums)
Bedroom 3	2.78m x 3.12m	9'1" x 10'3"
Bedroom 4	2.41m x 2.45m (max)	7'11" x 8'0" (max)
Bathroom	2.10m x 1.97m	6'10" x 6'5"

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THE BURLEY

Three bedroom detached house (plots 6 & 10)



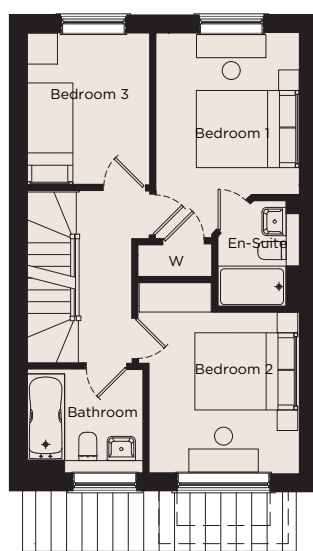
Ground Floor

Kitchen

2.87m x 3.10m 9'5" x 10'2" (plus bay)

Lounge/dining area

5.30m x 5.35m 17'4" x 17'6" (maximums)



First Floor

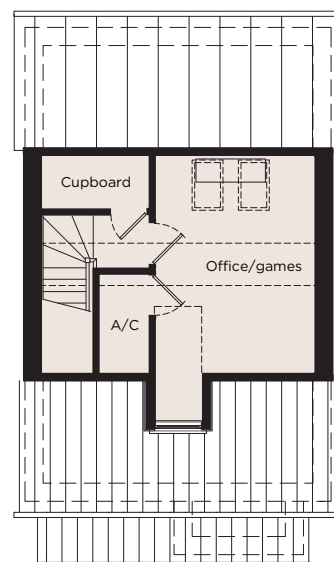
Bedroom 1 2.80 x 3.16m 9'2" x 10'4"

En-suite 1.57m x 2.05m 5'2" x 6'9"

Bedroom 2 2.90m x 3.13m 9'6" x 10'3"

Bedroom 3 2.40m x 2.96m 7'10" x 9'9"

Bathroom 2.28m x 2.02m 7'6" x 6'7"



Second Floor

Office/games

3.13m x 4.27m 10'3" x 14'0" (plus dormer)

Floor Area 1,240 sq.ft.

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THE GEORGE

Four bedroom detached house (plots 7 & 11)



Ground Floor

Kitchen	4.28m (max) x 2.65m	14'1" (max) x 8'8"
Dining area	4.05m x 3.00m	13'4" x 9'10"
Snug/study	2.10m x 3.08m	6'10" x 10'1"
Lounge	3.90m x 5.40m	12'9" x 17'9"

Floor Area 1,390 sq.ft.



First Floor

Bedroom 1	4.05m x 3.38m	13'4" x 11'1"
En-suite	2.34m x 1.89m	7'8" x 6'3"
Bedroom 2	3.20m x 3.01m	10'6" x 9'10"
Bedroom 3	3.12m x 3.42m	10'3" x 11'3"
Bedroom 4	2.80m x 2.88m	9'2" x 9'5"
Bathroom	2.78m x 1.94m	9'1" x 6'4"

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A specification to suit your lifestyle

KITCHENS

- Beautifully designed and fully fitted kitchens in a range of colours
- Integrated NEFF appliances to include eye level double oven and ceramic hob with glass splashback
- Chrome mixer taps and stainless steel extractor hood
- Integrated NEFF dishwasher and fridge/freezer
- Built-in washing machine and tumble drier

BATHROOMS & 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 & HOT WATER

- Full central heating with gas fired boiler. Dual zone thermostatically controlled radiators
- Heated dual fuel towel rails to bathrooms and en-suite shower rooms
- Hot water via solar panel with immersion back-up

INTERNAL FINISHES

- All walls and ceilings skimmed prior to decorating
- Gloss finish to skirting and architraves
- Coving to lounge and master bedrooms (where practical)
- Vertical panel internal doors painted white with chrome ironmongery
- White painted timber staircases with stained hardwood handrail
- Upvc windows
- Fitted wardrobes to master bedrooms

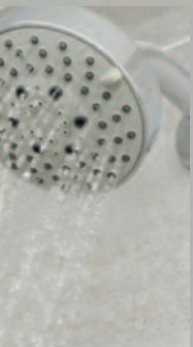
EXTERNAL FEATURES

- Front and rear gardens turfed
- Outside tap
- Cavity wall insulation
- Paths and patios in Marshalls 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





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 to view our past, present and future developments.



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USHERS MEADOW



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