
HEATH FARM.

Bradfield, Essex.

PATTEN HOMES

*A delightful collection of homes comprising
two traditional detached houses and two detached
bungalows – all with enviable countryside views.*

An exceptional collection of detached homes perfectly positioned in a peaceful village location.



All four of the properties within this limited collection are well thought-out, boast plenty of surrounding space and combine the perfect blend of style, quality and functionality. They demonstrate exceptional attention to detail and a design approach that is sensitive to the local area – merging exterior architectural character with modern, energy-efficient interior living spaces.

Set in the beautiful Essex countryside, these four individually designed properties are accessed through driveways that have plenty of room for more than one vehicle, they feature practical garages and they all boast good-sized gardens so you can easily enjoy the tranquil surroundings and make the most of this idyllic location.

They are professionally designed and traditionally built, offering flexible living spaces that include contemporary kitchens, welcoming reception rooms, inviting entrance halls, wood-burning fireplaces, large bay windows, French or bi-fold doors and high quality fittings throughout. The bathrooms and en-suites are highly specified and the properties benefit from storage areas.

Heath Farm is set in the coveted and sought-after village of Bradfield, a location that's nestled amongst rolling countryside and picturesque neighbouring villages – as well as being conveniently located less than ten minutes from Manningtree, the smallest town in England. It is a desirable village that offers idyllic farmland views, a network of

secluded footpaths and bridleways, plus a close proximity to the beautiful River Stour and the famous Essex coastline.

For a small village, Bradfield's residents are served well for necessities, with its conveniences comprising a post office, village store, two churches, a primary school, a village hall with recreation area and two traditional pubs.

For everything else that's required for today's lifestyles, the nearby town of Manningtree – full of English charm and character – has a thriving centre, excellent amenities and a relaxed ambience; it's a town where a sense of history meets the best of modern living.

Notable amenities in the town include a supermarket, locally renowned restaurants, pubs and hotels, a traditional Saturday street market, independent businesses such as tea rooms and boutique shops, chemists, doctors, dentists and a sports centre.

Whilst this exclusive pair of homes are quaintly located – backing onto open fields – they're also just a stones-throw from life's practicalities and perfectly placed for you to explore or commute.

The village is three miles from the A120 and offers extremely easy road links to both Colchester and Ipswich. Also, with both Mistley and Manningtree London line Train Stations being located within three miles of the homes, rail travel for work or leisure couldn't be easier and central London is realistically reachable within 1 hour and 20 minutes of the development.



Plot One.

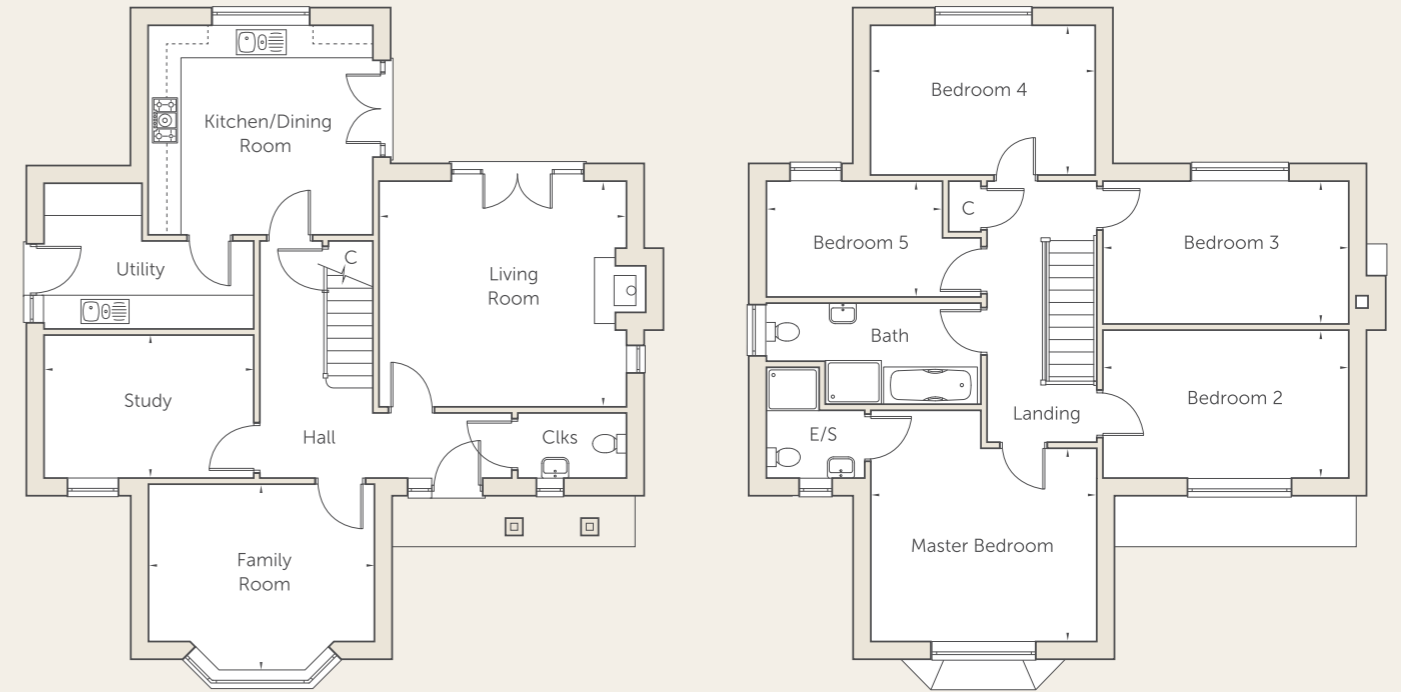
Heath Farm



A stunning five bedroom detached home.

This well-planned two storey home features a spacious living room with French doors that open out to the rear garden, a kitchen/dining room that also boasts double doors and an convenient utility room with further outside access. A separate downstairs study, a family room with a bay window, a cloakroom and under stairs storage cupboard complete the ground floor accommodation. On the first floor there is an en-suite master bedroom, four further bedrooms and a professionally planned family bathroom.

A closer look.



Kitchen/Dining	4100mm x 3800mm	13'5" x 12'6"
Living Room	4500mm x 4100mm	14'9" x 13'5"
Study	3800mm x 2600mm	12'6" x 8'6"
Family Room	4100mm x 3300mm*	13'5" x 10'10"**
Master Bedroom	4200mm x 4100mm	13'9" x 13'5"

Bedroom 2	4500mm x 2700mm	14'9" x 8'10"
Bedroom 3	4500mm x 2500mm	14'9" x 8'2"
Bedroom 4	4100mm x 2700mm	13'5" x 8'10"
Bedroom 5	3900mm x 2100mm	12'10" x 6'11"

* Maximum Room Dimension

Bath Bathroom E/S En-suite C Cupboard Clks Cloakroom

Whilst these plans have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only.

Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions are + or - 100mm and plans shown are not to scale. The computer generated image is indicative only.

Plot Two.

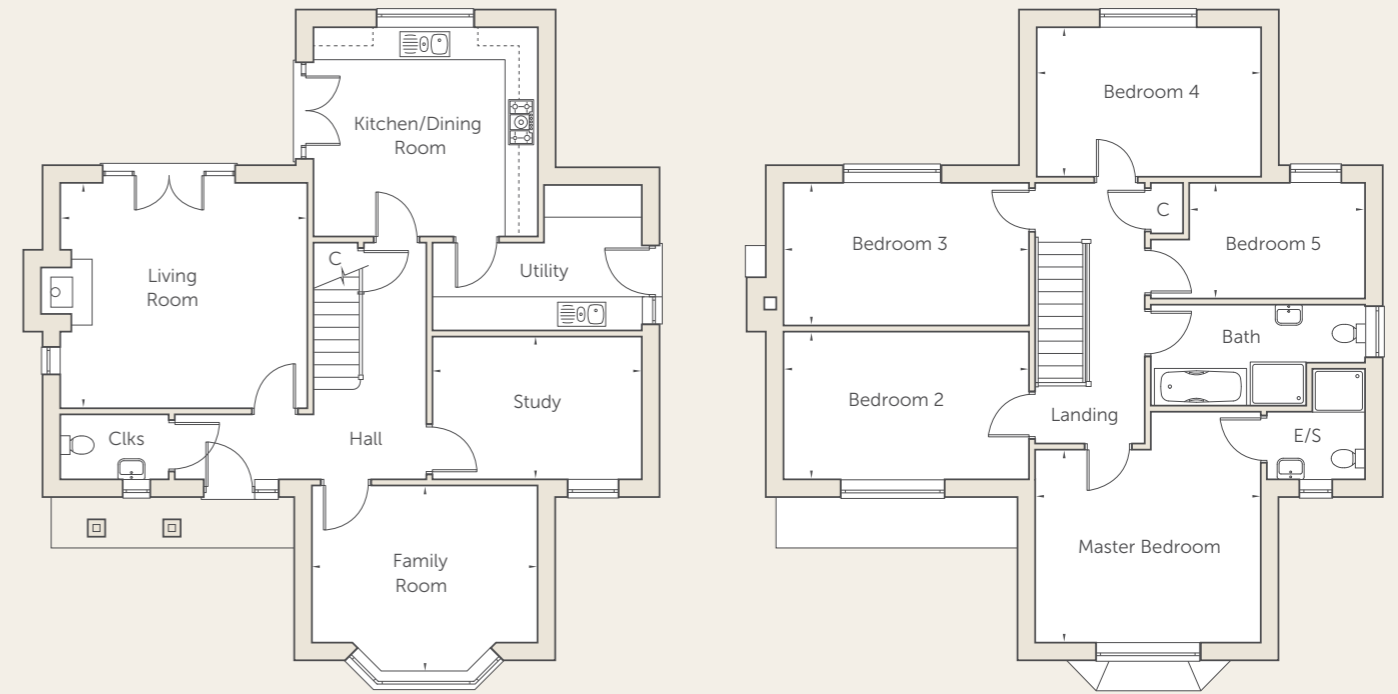
Heath Farm



A well planned five bedroom detached home.

The ground floor of this exclusive property features a generous living room with French doors that open out to the rear garden and patio area, a kitchen/dining room that also features double doors and an adjacent utility room with further outside access. A separate study, a family room with a feature bay window, a cloakroom and under stairs storage cupboard complete the ground level. The first floor living space comprises an en-suite master bedroom, four further good-sized bedrooms and a carefully planned family bathroom.

A closer look.



Kitchen/Dining	4100mm x 3800mm	13'5" x 12'6"
Living Room	4500mm x 4100mm	14'9" x 13'5"
Study	3800mm x 2600mm	12'6" x 8'6"
Family Room	4100mm x 3300mm*	13'5" x 10'10"**
Master Bedroom	4200mm x 4100mm	13'9" x 13'5"

Bedroom 2	4500mm x 2700mm	14'9" x 8'10"
Bedroom 3	4500mm x 2500mm	14'9" x 8'2"
Bedroom 4	4100mm x 2700mm	13'5" x 8'10"
Bedroom 5	3900mm x 2100mm	12'10" x 6'11"

* Maximum Room Dimension

Bath Bathroom E/S En-suite C Cupboard Clks Cloakroom

Whilst these plans have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions are + or - 100mm and plans shown are not to scale. The computer generated image is indicative only.

Plot Three.

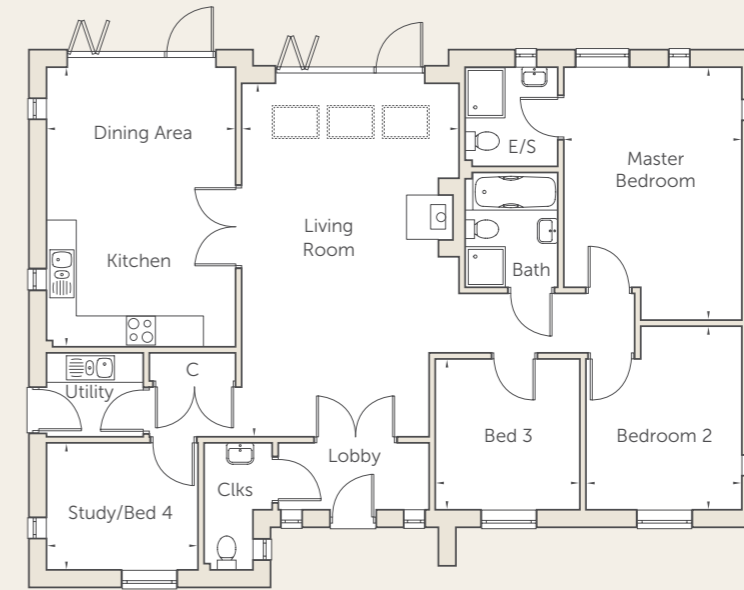
Heath Farm *Paddocks*



A charming four bedroom detached bungalow.

This superbly planned detached bungalow has versatile living spaces and high quality fittings throughout. The property benefits from a good-sized living room with a wood-burning fireplace and contemporary bi-fold doors that lead through to the patio area and generous rear garden. The kitchen/dining area also boasts bi-fold doors leading through to the outside. There is a separate utility room, a family bathroom and three bedrooms, the master boasting it's own en-suite shower room. There is also a cloakroom and a convenient storage cupboard.

A closer look.



Lobby	3050mm x 1348mm	10'0" x 4'5"	Master Bedroom	5096mm* x 3540mm*	16'9" x 11'7"
Kitchen/Dining	5642mm x 3822mm	18'6" x 12'6"	Bedroom 2	3675mm* x 3105mm	12'1" x 10'2"
Utility Room	1984mm x 1700mm	6'6" x 5'7"	Bedroom 3	3030mm x 2923mm	9'11" x 9'7"
Living Room	7424mm* x 4372mm	24'4" x 14'4"	* Maximum Room Dimension		
Study/Bed 4	3076mm x 2595mm	10'1" x 8'6"			

Bath Bathroom E/S En-suite C Cupboard Clks Cloakroom ----- Electronically controlled roof-light windows.

Whilst these plans have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only.

Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions are + or - 100mm and plans shown are not to scale. The computer generated image is indicative only.

Plot Four.

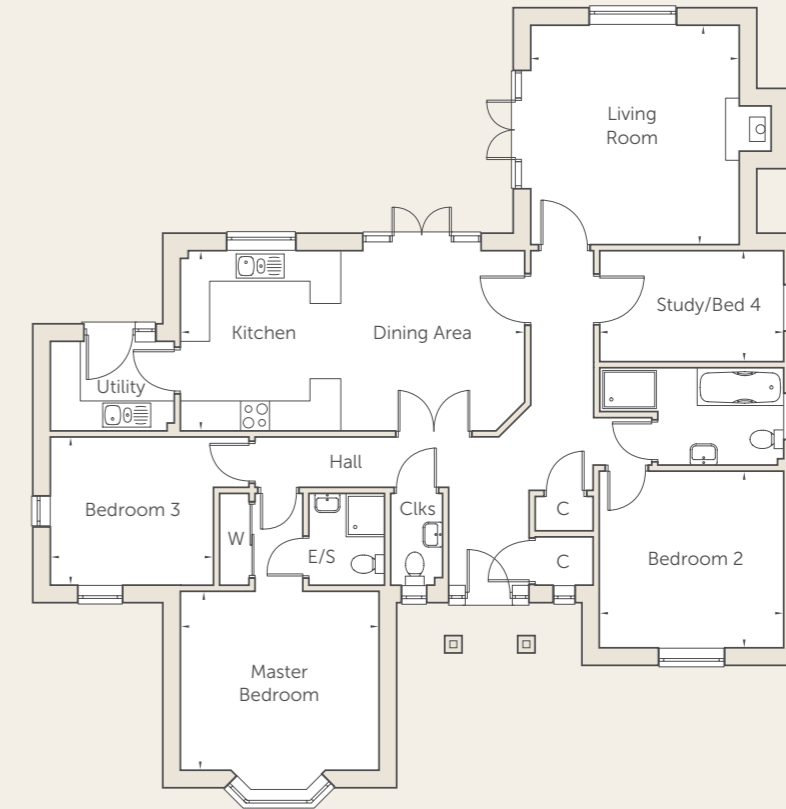
Heath Farm *Paddocks*



A beautifully planned four bedroom detached bungalow.

This stunning bungalow is the perfect blend of traditional elegance and modern contemporary interior design. Located off the central hallway you will find a generously-sized and well appointed kitchen/dining area – with double-doors through to the rear of the home – a good sized living room, also with double-doors through the outside and a wood-burning fireplace. The master bedroom comes complete with a carefully-planned en-suite shower room and fitted wardrobes. There are three further bedrooms, one of which could become your own private study, a cloakroom and a family bathroom.

A closer look.



Kitchen/Dining	6947mm x 3620mm	22'10" x 11'11"	Master Bedroom	4672mm x 3600mm	15'4" x 11'10"
Utility Room	2262mm x 1820mm	7'5" x 6'0"	Bedroom 2	3710mm x 3560mm	12'2" x 11'8"
Living Room	4190mm x 4160mm	13'9" x 13'8"	Bedroom 3	3275mm** x 2992mm	10'9*** x 9'10"
Study/Bed 4	2237mm x 3170mm	7'4" x 10'5"			* Maximum Room Dimension

Bath Bathroom E/S En-suite C Cupboard Clks Cloakroom W Wardrobe

Whilst these plans have been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts have been taken from plan and may vary as construction takes effect. Room dimensions are + or - 100mm and plans shown are not to scale. The computer generated image is indicative only.

Heath Farm.

Two superb detached family homes.

Plots One and Two.



Whilst the computer generated aerial development layout shown on this page has been prepared with all due care for the assistance of the prospective purchaser, the information shown 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.

Heath Farm – *Paddocks*

Two delightful detached bungalows.

Plots Three and Four.



Whilst the computer generated aerial development layout shown on this page has been prepared with all due care for the assistance of the prospective purchaser, the information shown 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.

An enviable blend of quality, comfort and practicality.



Whichever home you choose at Heath Farm, you will find a carefully thought-out balance of space, sleekly styled kitchens and high-specification bathrooms – all finished to the highest standards.

Kitchens and utility rooms

We offer a fully individual kitchen design service (subject to build) with a wide range of styles, colours, plinths, handles, cookers, appliances and lighting.

Bathrooms and en-suites

The cloakrooms, bathrooms and en-suites are fitted with extremely high quality sanitary ware, baths and showers. Taps, bath fillers and mixers will complement the space of these rooms.

Wall and floor coverings

All bathrooms and en-suites will be half-tiled from our extensive range of wall and floor tiles. Kitchen and utility floors will also be tiled.

Security

The properties are fitted as standard with a modern burglar alarm, with capabilities to be upgraded to a Redcare system, or similar, if required by insurers. Mains operated smoke detectors are also fitted. Yale rim dead latch and five lever mortice dead locks are fitted on front doors. Locks are fitted to all opening windows.

Internal Electrics

There are ample power points throughout the homes with down lighters in the kitchen, bathroom and en-suites as standard. Ample television and British Telecom points are supplied throughout the house.

Doors, joinery and woodwork

Where applicable, fascias, soffits and barge boards externally, along with internal doors, architraves and skirting will be white painted as standard.

Decoration

Ceilings are a smooth plastered finish and painted in white. Walls will be painted in neutral colours and cove cornice is provided throughout the property.

Heating

Houses (Plots One and Two) will each have a gas fired central heating system installed to include a pressurised mega-flow hot water system. Bungalows (Plots Three and Four) will have underfloor heating fitted throughout.

External and internal walls

These traditionally built properties have insulated cavity walls with brick/block work outside and thermal block work inside.

Windows and front doors

All windows will be a good quality UPVC and the front doors of all plots will be a good quality composite.

Gardens

The front and rear gardens will be fully turfed upon completion, with appropriate landscaping installed in accordance with our in-house professional landscape architects' designs.



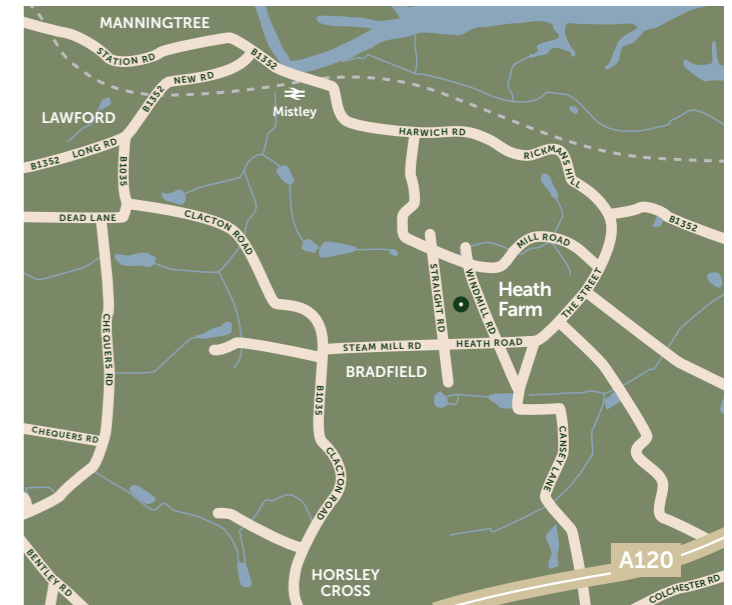
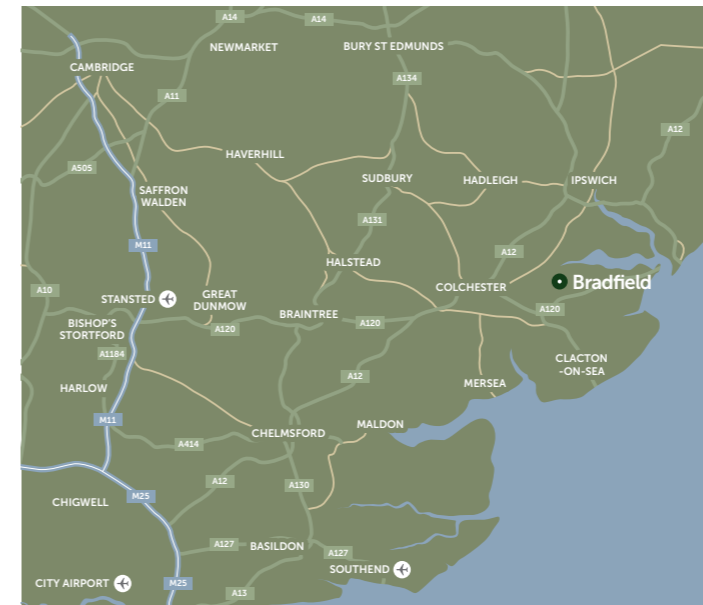
NHBC Guarantee

Each home built by Patten Homes is carefully inspected before being handed over to our customers. All homes are covered by the NHBC 10 year Guarantee which covers the homeowner against structural defects.

The images on the specification page are indicative only, are from a previous development and are for guidance purposes only.

Travel and connections.

Heath Farm, Windmill Road, Bradfield, Essex



Directions by road.

From Colchester (12.5miles / 23 minutes).

Travelling East on the A133 (Cowdray Avenue), you'll reach a roundabout after 1.6 miles, at this roundabout, take the second exit to stay on the A133 (St. Andrew's Avenue). Keep travelling East and stay on St. Andrew's Avenue, passing through five further roundabouts. After the fifth, continue for 2.8 miles before turning left towards Bromley Road. Continue straight onto Bromley Road and after half-a-mile continue onto Harwich Road. After 2.2 miles turn right onto the A120 (Harwich/Felixstowe bound). Travel on this for 1.8 miles where you'll reach a roundabout, known locally as Horsley Cross. At this roundabout, take the first exit onto A299 the B1035 (Clacton Road). After 1.6 miles turn right onto Steam Mill Road. After passing through Bradfield Heath the road will become Heath Road where you'll turn left onto Windmill Road. Heath Farm is a short distance (0.2 miles) along on the left hand side.

From Manningtree (3.5 miles / 10 minutes).

Head East on Station Road towards North Street, continue onto the High Street. After 0.2 miles turn left onto The Walls where the River Stour will be on your left. After 0.5 miles stay on the B1352. Continue on this for a mile before turning right onto Heath Road. Continue on this towards Bradfield Heath where the road will turn into Windmill Road. After a further 0.7 miles you'll find Heath Farm on the right hand side.

With both Mistley and Manningtree Train Stations being located within three miles of Heath Farm – rail travel couldn't be easier.

From Manningtree:

Ipswich – 12 Minutes Chelmsford – 33 Minutes
Colchester – 10 Minutes Liverpool Street – 1 Hour 5 Minutes

Times and distances are from www.nationalrail.co.uk or <http://maps.google.co.uk> and are approximate only.

FennWright.

For further information please contact Fenn Wright Estate Agents,
Station Road | Manningtree | Essex
Call 01206 397 222 or visit www.fennwright.co.uk

PATTEN HOMES

For further information please visit
www.pattenhomes.co.uk

The information contained within these sales particulars should not be relied upon as statements or representation of fact. Prospective purchasers should note any elevations, room sizes/layouts have been taken from plan and may vary as construction takes effect. Any plans shown are not to scale and are for guidance purposes only. Prospective purchasers are advised to confirm such details before entering into a binding contract and are also advised to check current availability with the local office prior to making a journey. The specification provided is correct at time of printing and is a general guide of Patten Homes' intentions and is subject to availability of materials. As the development will be carried out over a number of months, Patten Homes will use all reasonable endeavors to adhere to the specification but shall have the full right and liberty at any time, and from time to time during the construction of the properties, to make such reasonable variations to the specification as Patten Homes (after discussion with the buyer in relation to any variations except those of a minor or trivial nature) may in its discretion (reasonably exercised) think fit having regard to the supplies of labour and materials available or to any other circumstances which may arise so long as such variations do not in the aggregate alter the substance of the specification.

All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only and therefore may not represent the actual specifications, development or surrounding/immediate area. 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. Patten Homes operates 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 distances quoted are from Bradfield, Essex. They are approximate only and are taken from <http://maps.google.co.uk>.

Times quoted are based on travelling by car. This brochure is a marketing document and does not constitute or form any part of a contract of sale.

Brochure produced by UKM Creative Limited. Please contact Steve Clarke on 07711 370 955.

Email: steve@ukmcreative.co.uk Web: www.ukmpropertymarketing.co.uk