



# REDWOOD PARK

AT DOWN HALL

A UNIQUE AND ATTRACTIVE DEVELOPMENT OF JUST EIGHT LUXURY  
TWO BEDROOM BUNGALOWS PROFESSIONALLY DESIGNED FOR THE OVER 55s.

DOWN HALL ROAD, BRADWELL-ON-SEA, ESSEX, CM0 7QP

PATTEN  
*Senior Living*  
HOMES

# THOUGHTFULLY DESIGNED BUNGALOWS IN AN IDYLIC SETTING

**Redwood Park is a private collection of just eight thoughtfully-designed two bedroom retirement bungalows, in a desirable and convenient location that's perfect for slower-paced living.**

Nestled deep in the glorious Essex countryside, on the Dengie Peninsula, lies Bradwell-on-Sea – a rural location steeped in history where you can enjoy quintessential village life and the quality retirement you deserve.

Whether you're downsizing, looking for something more manageable in a quieter environment or you require specialist care services close to your own home, Redwood Park offers the chance of a fresh start without compromising on living space or independence.

Sitting just a short distance from the village centre, in the idyllic grounds of a mature and established residential care home, it offers an unrivalled and rare opportunity to live on a purpose built over 55's development of well-equipped homes with the comfort of having professional care assistance close by.

With the colourful backdrop of village life just minutes away, you'll have lots to enjoy. Perhaps a peaceful walk along the Marina, a morning at a farmers market with neighbours or Sunday lunch at a traditional pub with your family. Bradwell and the pretty surrounding villages also provide a considerable array of amenities and leisure opportunities which include Jacks Indoor Bowls Centre at Latchingdon, Burnham Hillside Bowls Club and Creeksea Hall Golf Club just outside Burnham-on-Crouch. Plus with the local bus route passing right outside your home and Redwood Parks very own mini-bus everything is within easy reach.

If it's village life you want with the benefit of having exceptional care assistance close to your own brand new home, then Redwood Park could be the perfect place to put down your roots and relax.



PROFESSIONAL CARE

# FOR YOUR PEACE OF MIND

---

**Redwood Park is a private enclave of bungalows set in the beautiful and extensive grounds of Down Hall Care Home – a bespoke state-of-the-art home that has been created through a combination of new construction and the comprehensive refurbishment of a former period home.**

Down Hall itself is part of a family owned business, Mansion House Retirement Home Ltd, and the owners consider everyone living and working there to be part of a wonderful extended family. The residents will receive the attention they could expect from their own caring relatives if they had the time and ability, with the addition of dedicated professional expertise.

Along with the peace of mind of having assistance close by, residents of Redwood Park can have fully personalised care packages created around them, and with the wide range of on-site facilities and choice of activities available – whichever level of care is most suited to you or you loved one, life at Redwood means residents can:

Continue their lives as normally as possible.

Feel safe and secure at all times.

Maintain their independence as much as possible, with unobtrusive help at hand if needed.

Make friends and join in leisure activities.

Feel they play an important part in the extended family of Down Hall

Retain their personal dignity, even if they are suffering from ailments associated with older age.

---



# REDWOOD PARK DEVELOPMENT LAYOUT

Redwood Park provides a wonderful opportunity to enjoy all that such an idyllic a location can offer. The combination of carefully designed architecture, excellent location, professional care services and impeccable standards mean whatever your priority – you'll be spoilt for choice at Redwood Park.



## THE GATEHOUSES

TWO BEDROOM HOMES  
82 SQ M 882.6 SQ FT



## THE CRESCENT

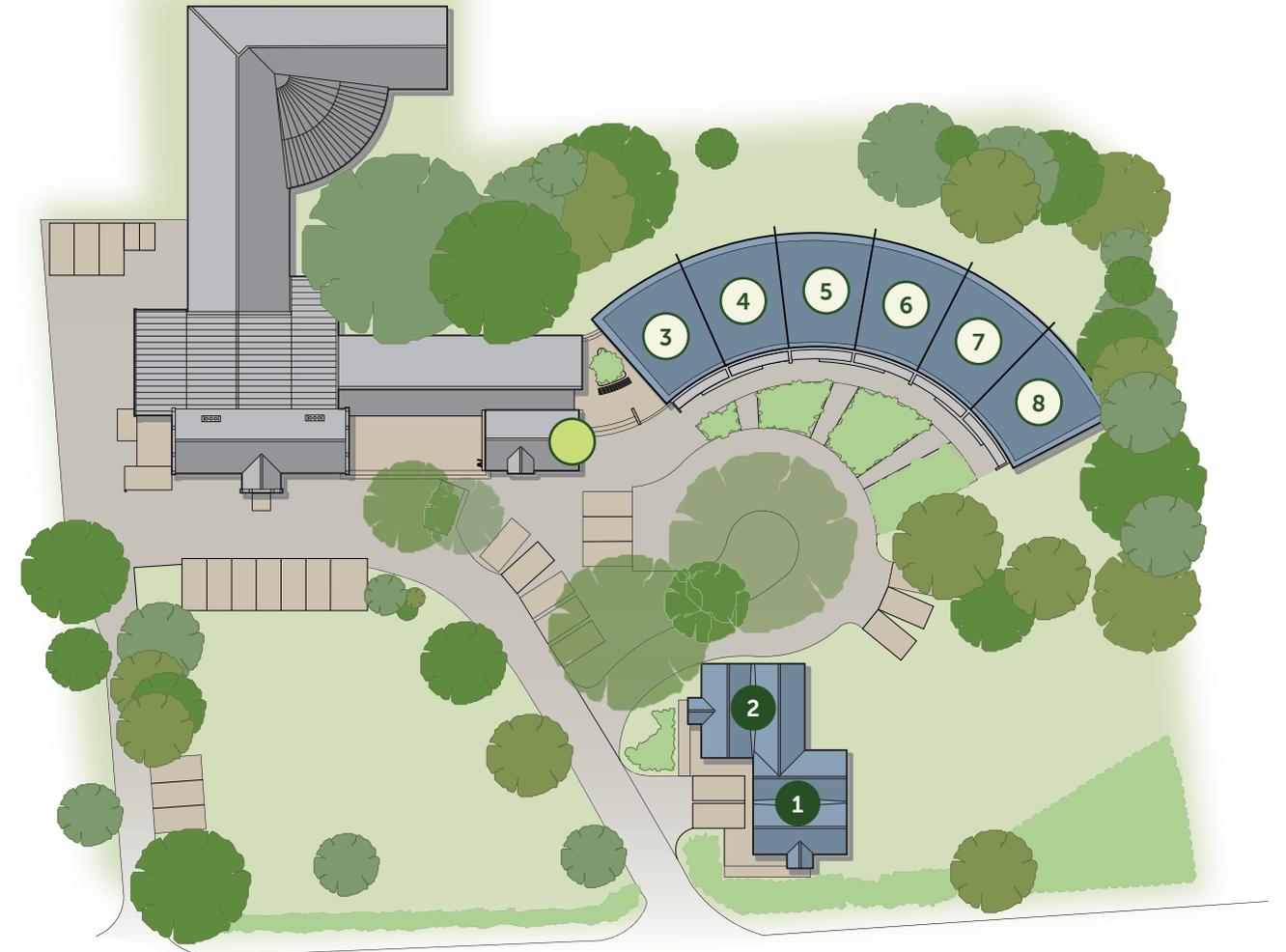
TWO BEDROOM HOMES  
78 SQ M 839.6 SQ FT



## FUNCTION ROOM

FREE ON-SITE VENUE PERFECT FOR  
COFFEE MORNINGS & PARTIES

Whilst the development plan and computer generated image shown on these pages have 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 them is indicative only and may vary as construction takes effect. Property areas shown are external measurements and are approximate only.



# THE GATEHOUSES

AT REDWOOD PARK

## BUNGALOWS ONE AND TWO



Sitting Room	5443 x 4288mm	17'10" x 13'10"	Total Area 82 sq m / 882.6 sq ft
Kitchen	3348 x 3114mm	11'0" x 10'3"	
Master Bedroom	3623 x 3269mm	11'11" x 10'9"	Bungalow two is handed compared to the floorplan shown.
Guest Bedroom	3116 x 3104mm	10'3" x 10'2"	These plans have been prepared for the convenience of the intending purchaser, however the information contained is a preliminary guide only. Please note room dimensions are plus/minus 100mm.
En-Suite Bathroom	2400 x 2400mm	7'10" x 7'10"	

# THE CRESCENT

AT REDWOOD PARK

BUNGALOWS THREE TO EIGHT



Sitting Room	4727 x 4322mm	15'6" x 14'2"	Total Area 78 sq m / 839.6 sq ft
Kitchen	4532 x 2953mm	14'10" x 9'8"	
Master Bedroom	4456 x 3554mm	14'7" x 11'8"	Four, six and eight are handed compared to the floorplan shown. These plans have been prepared for the convenience of the intending purchaser, however the information contained is a preliminary guide only. Please note room dimensions are plus/minus 100mm.
Guest Bedroom	3051 x 2439mm	10'0" x 8'0"	
En-Suite Bathroom	3030 x 2100mm	9'11" x 6'11"	

# PROPERTY SPECIFICATIONS

**All the properties at Redwood Park are built to the highest specification, thoughtfully designed with the residents in mind.**

## Kitchens

We offer a fully individual kitchen design service (subject to build) with a wide range of styles, colours, plinth, handles, cookers, appliances and lighting. The kitchens are fitted by a professional kitchen design company and their designers will spend as much time with you as you require ensuring that your kitchen is exactly as you would like. A PC allowance is attributed to the kitchen and all integrated appliances are included.

## Bathrooms

All the bathrooms are fitted with extremely high quality sanitary ware, taps/bath fillers/mixers and the baths are individually chosen to complement the space of each bathroom.

## Wall and floor coverings

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

## Security

The properties are fitted as standard with 'Call-Points' through to the main office and mains operated smoke detectors are also fitted. Yale rim dead latch and five lever mortice dead locks are fitted on all front doors. Locks are fitted to all opening windows.

## Internal electrics

There are ample power points throughout the home with down lighters in the kitchen, bathroom and en-suites as standard. Ample television and British Telecom points are supplied throughout the house. Extractor fans are fitted as standard to all bathrooms and en-suites.

## Doors, joinery & woodwork

All windows, fascias, soffits, barge boards externally along with internal doors, architraves, skirting will be white painted as standard.

## Decoration

Ceilings are a smooth plastered finish and painted in white. Wall colours can be chosen subject to build and cove cornice is provided throughout the property.

## Central heating

To maximise our green credentials all the homes will use Air Source Heat Pumps that absorb heat from the ambient air outside and use it to heat the home.

## External and internal walls

These traditionally built timber framed properties have insulated cavity walls and external elevations are mainly brick with some timber cladding finishes.

## Gardens

The front and rear gardens will be turfed upon completion, with appropriate landscaping installed in accordance with our in-house landscape architects' designs. All terraces and paths will be laid with paving.

The specification provided is a general guide and is subject to availability of materials. Please speak to a Sales Consultant for further specification details. Please note that all internal images shown are examples of show homes, indicative and are used only as a guide to their craftsmanship and finish. The developers reserve the right to amend the specification, design and layout as necessary without notice.



# REDWOOD PARK CONVENIENTLY LOCATED

Located on the edge of the quaint village of Bradwell-on-Sea, situated in the north eastern corner of the Dengie peninsula, Redwood Park is just a mile from the sea – providing residents, friends and relatives of Redwood Park the chance to enjoy the nearby marina, adjacent coastline and much more.



### Burnham-on-Crouch - 10.5 Miles (24Mins)

Burnham-on-Crouch, an unspoilt and historic town on the banks of the River Crouch is less than half an hour from Redwood Park. It boasts an attractive quayside, full of charm and listed buildings, boat-building yards and sailing clubs. Known as a yachting centre, hosting the famous 'Burnham Week' it also has many other attractions and conveniences which include lawn bowls clubs, supermarkets and a Railway Museum. It's also home to a main line Train Station from where you can reach London Liverpool Street in just 70mins.



### Maldon – 15 Miles (30Mins)

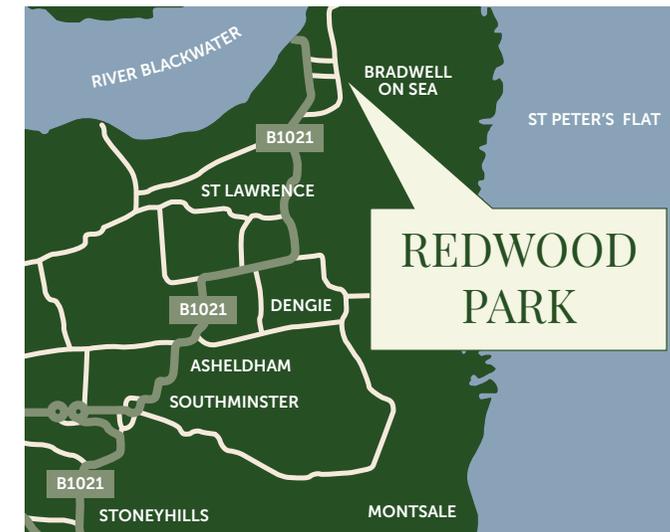
Maldon, one of the oldest recorded towns in Essex, is a waterside town on the Blackwater Estuary. Apart from its Thames Barges, it's also well known for its Promenade Park, which is hugely popular with visitors and residents alike. By the gates of the park is the Maldon Museum with displays of local social and industrial history. Over the calendar the town plays host to a wide variety of events including a country show, markets, festivals, a carnival and a town regatta.



### Chelmsford - 24 Miles (45Mins)

Recently awarded City Status, Chelmsford is home to Essex County Cricket Club, has two large shopping malls, beautiful parks and has the River Chelmer flowing through its heart. Known for being the regional centre of Essex, it boasts traditional shops and businesses, such as cafés and bakeries, banks, independent retailers, restaurants and much more. There's also a multi-screen cinema, a theatre, restaurants, supermarkets and riverside leisure complex, it really does provide for all.

Distances and directions quoted are approximate only and are taken from <http://maps.google.co.uk>.  
Train times quoted are from <http://www.nationalrail.co.uk> and are approximate only.



### Finding Redwood Park from the A12 at Chelmsford.

Exit at junction 18, taking the A414 exit towards Maldon. At the roundabout, take the 2nd exit onto Maldon Road (A414) and continue to follow this through 3 roundabouts. After 4 miles take the 2nd exit of the roundabout onto Burnham Road (B1010). Continue to follow the B1010 for 3.5 miles before turning right onto Fambridge Road (B1010). After half-a-mile take the 2nd left onto Burnham Road. Follow this for a mile and then continue onto Maldon Road. After another mile turn left onto The Street (B1018). At the roundabout, take the 1st exit onto Steeple Road After 2.5 miles continue onto Maldon Road, continue onto The Street, Bradwell Road, Steeple Road, Bradwell Road again, Maldon Road and the B1021 before turning right onto Trusses Road. After half-a-mile turn right, then left and Redwood Park is located on the left hand side.



FOR FURTHER INFORMATION PLEASE  
CONTACT FENN WRIGHT ESTATE AGENTS ON

**WITHAM 01376 516464**

**CHELMSFORD 01245 261226**

OR VISIT [WWW.FENNWRIGHT.CO.UK](http://WWW.FENNWRIGHT.CO.UK)



Each home at Redwood Park is carefully checked and inspected before being handed over to the purchaser. They are also covered by an NHBC 10 year Guarantee which covers the homeowner against structural defects.

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 developer 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. Images used within this brochure are indicative only. Burnham-on-Crouch location image is ©Copyright Trevor Norris and licensed for reuse under the Creative Commons Licence (<http://creativecommons.org/licenses/by-sa/2.0>).

Brochure produced by Steve Clarke / UKM Creative (07711 370 955)