

Boundary Place,
Hall Road, Tiptree, Essex
To find this collection use the
Sat-Nav postcode CO5 0QT

What's around you –

Tesco Supermarket	1 Mile
Primary and Secondary Schools	1 Mile
Kelvedon Station	4 Miles
Tollgate Retail Park (Stanway)	8 Miles
Colchester (Town Centre)	10 Miles
Chelmsford (City Centre)	15 Miles

Rail from Kelvedon –

Chelmsford [CHM]	15 Minutes
Shenfield/Crossrail [SNF]	25 Minutes
Brentwood [BRE]	35 Minutes
Stratford [SRA]	45 Minutes
London Liverpool St. [LST]	50 Minutes
Canary Wharf* [DLR]	70 Minutes



All enquiries please contact **Fenn Wright** Estate Agents on **01376 516464** – or visit us at www.fennwright.co.uk
Fenn Wright Estate Agents, 64 Newland Street, Witham CM8 1AH

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BOUNDARY PLACE

TIPTREE

PATTEN HOMES

Presents an exceptional new development of just two detached four bedroom houses and two detached two bedroom bungalows in Tiptree, Essex.

Welcome to this quaint development of only four detached homes set in the rural Essex village of Tiptree. Each home in the development boasts character and charm, alongside modern high specification interiors perfect for modern living.

Boundary Place enjoys a quiet position, located off Hall Road, which is enviably located on the outskirts of sought-after Tiptree. The development itself boasts a quality feel with each home being accessed by a private pathway – and each benefiting from it's own garage, a driveway for parking and a generous rear garden.

There are four homes available, all of which feature traditional architectural features that complement the neighbouring area, and the thoughtfully considered exteriors ensure this collection fits in perfectly within the local surroundings – using a combination of soft render tones, alongside traditional brick finishes, exposed rafter-feet, feature bay windows and inviting entrance porches.

Inside you will find contemporary spaces with modern specifications, quality fittings and layouts that offer both flexibility and privacy.

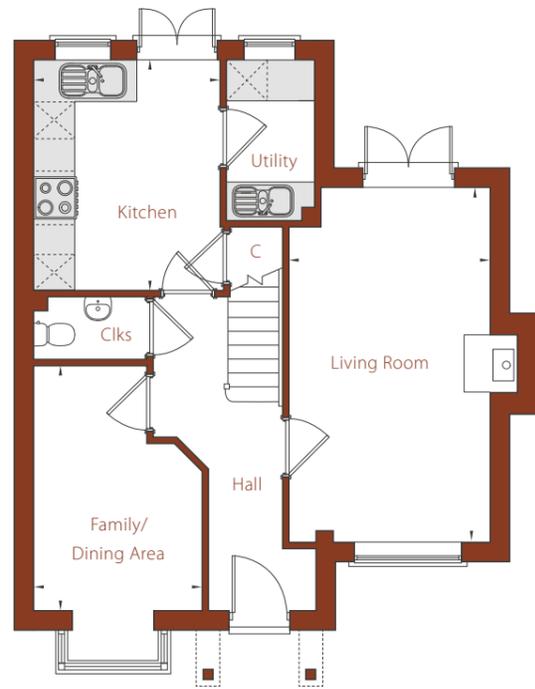
The four bedroom houses enjoy professionally planned kitchens and separate dining rooms – which are perfect for entertaining friends or enjoying dinner with the family – utility rooms for convenience and good sized living rooms with feature French door leading through to the rear gardens. Upstairs the master bedrooms have en-suite shower rooms and there is a well-appointed modern family bathroom.

The two bedroom bungalows feature separate kitchen and living areas – each with French doors – plenty of room for storage, an en-suite master bedroom and a bathroom with quality sanitaryware.

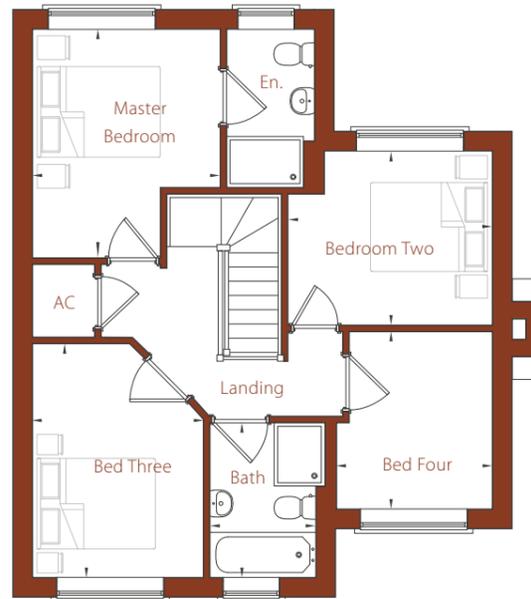


Indicative computer generated image shows Plots Two and Three (from left to right). Front cover image show Plots One and Four (from left to right). Each image is taken from an imaginary viewpoint and please note landscaping and ground levels are for illustrative purposes only.

Plot One Ground Floor



Plot One First Floor



Plot One floorplans are shown –
Plot Four is handed compared to these plans.

Plot Two



Plot Three



Plots One and Four –

These two extremely well considered four bedroom family homes feature an impressive kitchen which has been designed to be the heart of the home.

Measurements.

Kitchen	3685 x 2955mm	12'1" x 9'8"
Dining Room	3960 x 2660mm	13'0" x 8'9"
Living Room	5715 x 3230mm	18'9" x 10'7"
Utility Room	2520 x 1450mm	8'3" x 4'9"
Master Bedroom	3710 x 2980mm	12'2" x 9'9"
Bedroom Two	3255 x 2820mm	10'8" x 9'3"
Bedroom Three	3705 x 2730mm	12'2" x 9'0"
Bedroom Four	2820 x 2545mm	9'3" x 8'4"
Bathroom	2475 x 1700mm	8'1" x 5'7"

Plots Two and Three (Opposite Page) –

A pair of attractive two bedroom bungalows with well proportioned kitchen and living areas – both featuring French doors that lead outside.

Measurements.

Living Room	4450 x 4400mm	14'7" x 14'5"
Kitchen / Dining	3795 x 3545mm	12'5" x 11'8"
Master Bedroom	3750 x 3305mm	12'4" x 10'10"
Bedroom Two	4110 x 2735mm	13'6" x 9'0"



NB: AC Airing Cupboard C Cupboard Clks Cloakroom En. En-Suite W Wardrobe

*All furniture layouts shown are indicative only, are not included in the properties and should not be taken as an exact representation. Computer generated image shown is indicative, landscaping and surrounds may vary from illustration. 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 shown on these pages are approximate only, taken from construction drawings and may be within a tolerance of +/- 150mm. Please speak with the Selling Agents if you have any questions.

NB: C Cupboard En. En-Suite W Wardrobe

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General specifications

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 will be fitted with extremely high quality sanitaryware, baths and showers. Taps, bath fillers and mixers will be chosen and fitted to complement 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 will be 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 will also be fitted. Yale rim dead latch and five lever mortice dead locks will be fitted to front doors and locks will be fitted to all opening windows.

Internal Electrics

There will be ample power points throughout the homes with down lighters in the kitchens, bathrooms and en-suites as standard. Ample television and British Telecom points will also be supplied.

Doors, joinery and woodwork

Internal doors will be oak veneer. Where applicable, fascias, soffits and barge boards externally, along with 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

The houses (Plots One & Four) will have underfloor heating on the ground floors and conventional radiators upstairs. Bungalows (Plots Two & Three) 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 of a good quality UPVC construction 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 professional landscape architects' designs.



Raising Standards. Protecting Homeowners

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.

Please note – although this is as intended, Patten Homes reserve the right, together with their contractors, 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. *Approximate distances taken from Google.co.uk/maps, estimated rail journey times area taken from Nationalrail.co.uk and all information stated is as accurate as possible at the time of going to press.



A sought-after rural village that is full of conveniences

Surrounded by a patchwork of open-fields, heath, woodlands and farmland – Tiptree is a pretty village with a rich heritage and is famous around the world for being home to Wilkins & Sons and its very own Tiptree Jams. The farms today cover over 850 acres of fruits being nurtured and farmed the same way they would have done over 100 years ago, it is long regarded as a jewel in the Essex Countryside.

Although officially a village, Tiptree's population and convenient amenities suggests it could be a town, but for now it remains a village in order to keep to its historic roots. Less than a mile away from the collection residents will find the village centre – boasting two supermarkets, namely Asda and Tesco, independent bakeries and coffee shops, arts and crafts stores and a variety of pubs and eateries. The local sports and leisure centre offers outdoor courts, indoor squash, gym and badminton facilities, as well as hosting regular weekly fitness classes for all ages and abilities. The renowned Perrywoods Nursery and Garden Centre is just a short drive away and is the perfect place to spend relaxing Sundays exploring plants and shrubbery and finishing with a breakfast, lunch, hot drink or cake.

The ever growing Tollgate Retail Village – just eight miles away at Stanway – is conveniently home to a one of the largest Sainsbury's supermarkets in the region – alongside high street names like Boots, Next and Argos. There is also a good selection of family friendly eateries such as The Princess Charlotte Chicken & Grill restaurant, Frankie & Benny's, Chiquito's and Costa Coffee. In fact, the whole of Stanway is an area that boasts a truly enviable selection of amenities – from children's adventure play facilities and Colchester Zoo, through to 24hr fitness centres, quality hairdressing salons and independent stores. There are also good size Aldi and Co-op supermarkets to offer some variety.

Local bus routes can take residents further afield to destinations like Heybridge, the picturesque waterside town of Maldon – with lots to explore – or the historic town of Colchester with its cosmopolitan town centre featuring all the major high street brands you would expect. Conveniently, the A12 is only four miles away, as is Kelvedon – a charming chocolate box village which boasts its own mainline train station offering frequent and fast connections into London Liverpool Street in as little as 50 minutes.