



## THE PINES

WICKHAM BISHOPS

## PATTEN HOMES

Present a delightful development of just three beautiful bungalows in the heart of Wickham Bishops.

### An exclusive collection of three beautiful new bungalows located in stunning Wickham Bishops.

Pinetrees is superbly tucked away in the former dairy village of Wickham Bishops which sits between the major Essex hubs of Colchester and Chelmsford. Surrounded by a patchwork of beautiful open-fields and gentle rolling farmland, the village is an outstanding rural ideal retreat, which offers easy access to a host of close-by towns, the A12 and crucial rail networks – a location ideal for retired couples, families and commuters looking for a home away from the city.

Perfectly located for an enjoyable and relaxing lifestyle, Wickham Bishops is an ideal place to call home – exceptional shopping choices and recreation for all – alongside a variety of highly-regarded golf clubs and leisure opportunities for both families and couples alike – are all within easy reach.

The development itself is a carefully-planned collection of just three beautifully finished detached bungalows. All the homes come with ample parking, garages and generous gardens, whilst you can expect these spacious bungalows to feature a host of thoughtful design, contemporary features, modern fixtures and well-proportioned bedrooms.

The bungalows boast separate utility rooms, integrated branded appliances – plus the homes have modern sanitaryware and chrome-plated touches like heated towel-rails, flooring.

"The combination of these well-crafted bungalows, blended with their enviable setting in a beautiful, friendly and well-connected village, makes them a fantastic choice for a range of purchasers."



Plot Two

Indicative computer generated image. House Plot Two. The image is taken from an imaginary viewpoint and is for illustrative purposes only.





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The Pines is superbly tucked away in the former dairy village of Wickham Bishops which sits between the major Essex hubs of Colchester and Chelmsford. Surrounded by a patchwork of beautiful open-fields and gentle rolling farmland, the village is an outstanding rural retreat, which offers easy access to a host of larger close-by towns, the A12 and crucial rail networks – a location perfect for retired couples, families and professional commuters looking for a home away from the city.

Perfectly located for an enjoyable and relaxing lifestyle, Wickham Bishops is an ideal place to call home ; exceptional shopping choices and recreation for all – alongside a variety of highly regarded golf clubs and leisure opportunities for both families and couples alike – are all within easy reach.

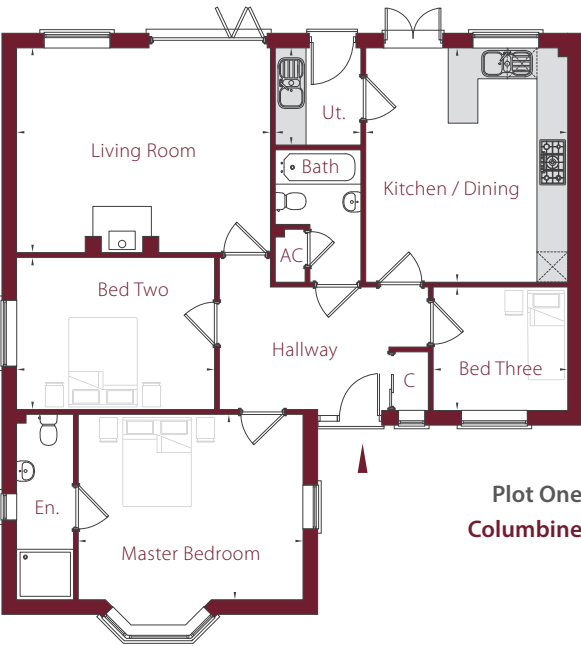
The development itself is a carefully-planned collection of just three beautifully finished detached bungalows. They each come complete with ample parking, garages and generous gardens, whilst inside, residents can expect these spacious bungalows to feature elegant kitchens of thoughtful design, contemporary features, light-filled living areas and well-proportioned bedrooms.

Conveniently, all of the bungalows boast separate utility rooms and a range of fully-integrated branded appliances – plus the bathrooms and en-suites have modern sanitaryware and chrome fittings, alongside thoughtful touches like heated towel-rails, modern tiling and quality flooring.

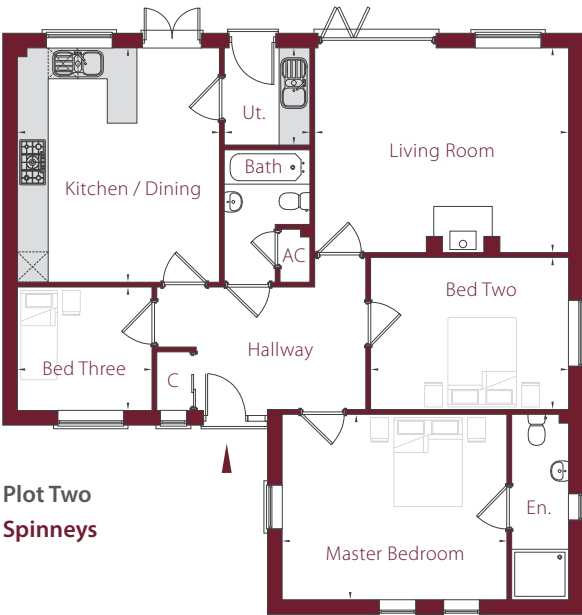




Plots One (Columbine) and Two (Spinneys)



Kitchen / Dining	4750 x 4096mm	15'7" x 13'5"
Utility Room	1970 x 1730mm	6'6" x 5'8"
Living Room	5174 x 4150mm	17'0" x 13'7"
Master Bedroom	4550 x 3750mm	14'11" x 12'4"
Bedroom Two	4039 x 3100mm	13'3" x 10'2"
Bedroom Three	2723 x 2500mm	8'11" x 8'2"



**Plot Two  
Spinneys**

NB: AC Airing Cupboard C Cupboard Clks Cloakroom En. En-Suite Ut. Utility Room 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, approximate room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Dimensions shown may be within a tolerance of +/- 150mm. Please speak with the Selling Agents if you have any questions.

Plot Three (Pine Trees)



Kitchen / Dining	6947 x 3640mm	22'10" x 11'11"
Utility Room	2487 x 1840mm	8'2" x 6'0"
Living Room	4160 x 4415mm	13'8" x 14'6"
Master Bedroom	4022 x 3600mm	13'2" x 11'10"
Bedroom Two	3710 x 3560mm	12'2" x 11'8"
Bedroom Three	2975 x 2972mm	9'9" x 9'9"
Bedroom Four	3710 x 2227mm	12'2"x 7'4"

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

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## A closer look and 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. The kitchens will have a range of quality stone worktops to choose from.

### Bathrooms and en-suites –

All the 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

### 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.

### 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 –

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

### Heating –

An gas based underfloor heating system 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 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 landscaping installed in accordance with our professional landscape architects' designs.



## A picturesque location with fantastic connections.

The sought-after village of Wickham Bishops once belonged to the Bishop of London and is mentioned as far back as 'Wicham' in the Domesday Book. 'Wicham' was old English for a 'dwelling place with a farm' and the village is now the dwelling place of many outstanding homes of character – the perfect setting for this latest quality collection from Patten Homes.

Surrounded by far-reaching fields and historic woodlands the village is pleasantly rural, with a lively village hall, church and local convenience stores for everyday needs. The village hall is strong on community and is a perfect example of Wickham Bishops' residents coming together. A sports field, football pitches, a cricket pitch, outdoor tennis courts and a large public open space offer leisure enthusiasts a wealth of opportunities – and the hall is also known to host to Summer and Christmas fayres with bouncy castles, displays, majorettes and fairground rides. The village centre has a convenience store, which sits side by side with other shops serving the area, for groceries, newspapers and daily necessities such as eggs, fresh bread, milk and coffee.

Local eateries such as Olivo at The Chequers and The Green Man traditional public house offer excellent food and are perfect for relaxing, while Witham extends the choice of services to the area with its enviable combination of shopping, leisure and exceptional transport links – from the major arterial A12 road, to several trains an hour into London Liverpool Street in around 45 minutes using a fast service. Witham's high street enjoys everything from banking and restaurants, through to chemists and clothing. Independent stores such as florists and renowned Holts the butcher bring unique qualities to the area, while supermarkets such as Morrisons and Tesco in the centre of town provide everything else you could need, including petrol at Morrisons. Together with its shopping precinct and its fashionable chain stores there is a traditional Saturday street market – all helping to make Witham a good shopping experience with a relaxed atmosphere.


For fitness and recreation the Witham Leisure Centre – with its gym, ball courts, group exercise classes and swimming pool with sauna and steam room – is hard to beat, and keen golfers will be pleased with nearby Benton Hall Golf & Country Club or Rivenhall Oaks Golf Centre – which are both very well thought of locally. Wickham Bishops is also perfectly placed for visiting other towns such as Maldon – with its stunning views along the Blackwater estuary, its Promenade Park and seafood restaurants.





Travel couldn't be easier from Wickham Bishops, the village has excellent links to the local town of Witham – with its mainline railway station – and scenic country lanes wind into wonderful villages and places of intriguing interest such as the beautiful Braxted Park Estate, the nearby town of Maldon and the delightful Dengie Peninsula. The A12 arterial is also within easy reach and can take travellers south to the M25 and London, or north to Colchester with its links onwards to Ipswich, Norwich and beyond.

#### What's around you –

Benton Hall [ GOLF & COUNTRY CLUB ]	1.5 Miles
Witham [ LEISURE CENTRE ]	2.5 Miles
Tesco [ SUPERMARKET ]	2.7 Miles
Braxted Park Estate	2.8 Miles
A12 [ JUNCTION 20 ]	3.0 Miles
Witham [ RAILWAY STATION ] 	3.2 Miles

Rivenhall Oaks [ GOLF CENTRE ]	4.5 Miles
Braintree [ FREEPORT SHOPPING ]	9 Miles
Chelmsford [ CITY CENTRE ]	11 Miles
Tollgate Retail Park [ STANWAY ]	12 Miles
Colchester [ TOWN CENTRE ]	16 Miles
Stansted [ AIRPORT ]	25 Miles

#### Rail from Witham [ WTM ] –

Chelmsford [ CHM ]	10 Minutes
Shenfield/Crossrail [ SNF ]	22 Minutes
Stratford [ SRA ]	35 Minutes
London Liverpool St. [ LST ]	45 Minutes
Oxford Circus [ UNDERGROUND ]	60 Minutes
Canary Wharf * [ DLR ]	65 Minutes



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

# FennWright

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

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