



FIELD VIEW

FIELD CLOSE, CROSS END, PEBMARSH, ESSEX



PATTEN HOMES

Present a beautiful collection of
NEW DETACHED BUNGALOWS
in the tranquil village of Pebmarsh





Welcome.

Situated in the picture-postcard Essex village of Pebmarsh – just a stone’s throw from the Suffolk border and idyllic Constable Country – Field View is a beautifully considered collection of just four luxury new bungalows providing stylish, versatile homes that complement both their surroundings and today’s modern lifestyles.

Tucked away in their own private turning from Pebmarsh, enclosed by trees and set against a quintessentially English greenfield backdrop, these stunning new bungalows have been planned with the care and attention to detail that Patten Homes have become well known for.

Each high-specification new home displays an elegant combination of high-quality materials, refined design and exceptional craftsmanship both inside and out – with every fitting, fixture and surface carefully selected and finished to an extremely high standard.

Spacious bedrooms and living spaces are complemented by designer kitchens and bathrooms – featuring the latest quality Neff appliances – whilst convenient utility rooms and designated study areas ensure residents have ample space for today’s modern day-to-day lifestyles.

Positioned in attractively landscaped plots, with gardens, patios, dedicated garages and plenty of off-road parking, Field View gives residents the space and environment to enjoy the tranquility of the countryside – and with bustling centres of Sudbury, Braintree and Colchester all within easy reach – this is a charming collection that really does offer the very of best of all possible worlds.

Plot One

Indicative computer generated image shows Plot One.
Imagery is for illustrative purposes only.

The Siteplan.

Enjoying good-sized plots, these exceptional new bungalows offer very well-considered interiors – with premium fittings and branded appliances as standard.

Time to take your pick....

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Plot One

Three Bedroom Bungalow

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Plot Two

Three Bedroom Bungalow

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Plot Three

Four Bedroom Bungalow

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Plot Four

Four Bedroom Bungalow

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North

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information 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. Please speak to the sales agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and areas shown are approximate/indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.



Plots One and Two



Detached three bedroom bungalows with garage and parking.

Indicative computer generated image shows Plot Two. (Plot One is shown on the opening-page spread).

These welcoming bungalows feature a stunning master bedroom complemented by a sleek en-suite shower room, with two further good-sized bedrooms allowing plenty of space for guests or family. To the rear, both the spacious kitchen-diner and expansive living room with feature wood burner open onto the garden and patio area via glazed double-doors, while the living area enjoys an additional, well-lit study recess. The beautiful designer kitchen comes with a range of Neff appliances – and handy utility room, with outdoor access, completes the accommodation. There is also a separate garage for storage, with a side personnel entrance from the garden.

Measurements

Kitchen	4.40m x 4.20m	14'5" x 13'9"	Master Bedroom	4.20m x 3.90m	13'9" x 12'10"
Utility Room	1.90m x 1.90m	6'3" x 6'3"	En-Suite	1.30m x 3.90m	4'3" x 12'10"
Living Area	5.60m x 4.50m	18'4" x 14'9"	Bedroom Two	4.20m x 3.10m	13'9" x 10'2"
Study Area	4.20m x 1.90m	13'9" x 6'3"	Bedroom Three	3.60m x 3.10m	11'10" x 10'2"
Bathroom	2.20m x 1.90m	7'3" x 6'3"			



Please note.
Plot Two floorplan is shown.
Plot One is handed/flipped.



Indicates where approximate measurements are taken from.

C Cupboard En/S En-Suite Ut Utility Room

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Plot Three



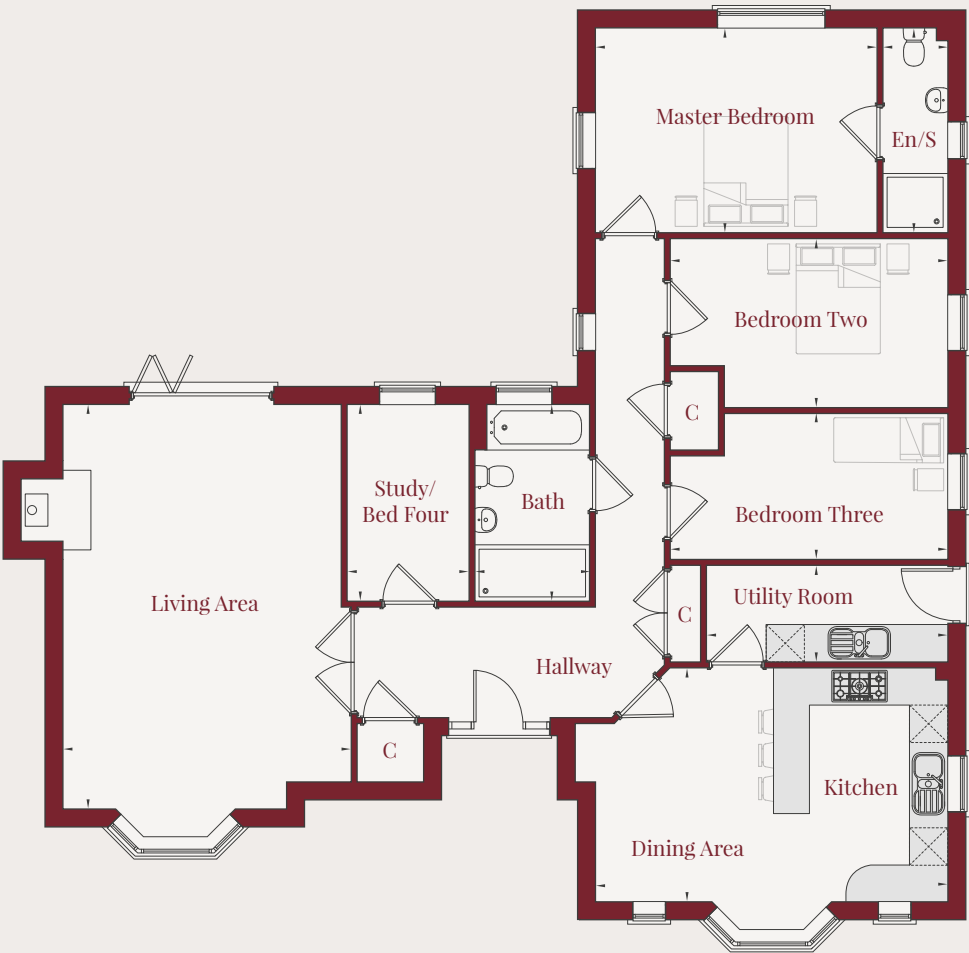
A beautiful four bedroom bungalow with garage and parking.

Indicative computer generated image shows Plot Three and is for illustrative purposes only.

The hallway of this thoughtfully-planned home guides you immediately via stylish double-doors into the expansive living room with feature wood burner and bi-fold doors opening onto the south-facing patio and garden. The impressive kitchen-dining area boasts a stylish serving bench, integrated Neff appliances and impeccable kitchenware. Bedrooms are located further into the home, close to the sleek family bathroom, with the master bedroom enjoying a luxury en-suite. A private dedicated study/bedroom four and convenient utility room complete this sensational bungalow.

Measurements

Kitchen	5.80m x 3.60m	19'0" x 11'10"	Master Bedroom	4.70m x 3.40m	15'5" x 11'7"
Utility Room	4.60m x 1.60m	15'1" x 5'3"	En-Suite	4.70m x 1.00m	15'5" x 3'3"
Living Room	4.80m x 6.70m	15'9" x 22'0"	Bedroom Two	4.60m x 2.80m	15'1" x 9'2"
Bathroom	3.20m x 1.90m	10'6" x 6'3"	Bedroom Three	4.60m x 2.40m	15'1" x 7'10"
			Study / Bed Four	3.20m x 2.00m	10'6" x 6'7"



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C Cupboard En/S En-Suite Ut Utility Room

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Plot Four



An impressive four bedroom bungalow with garage and parking.

Indicative computer generated image shows Plot Four and is for illustrative purposes only.

This beautiful home is designed to make the most of sunshine, with both the dual aspect living room and spacious kitchen-diner opening out onto the south-facing patio via sections of glazed bi-folding doors. While the living includes a feature wood burner, the outstanding open-plan kitchen is the heart of the home with expansive surfaces, quality integrated appliances and a convenient utility room with outdoor access. Two of the generous bedrooms come with elegant en-suite shower rooms, with a further bedroom and a separate study/bedroom four available for a range of uses.

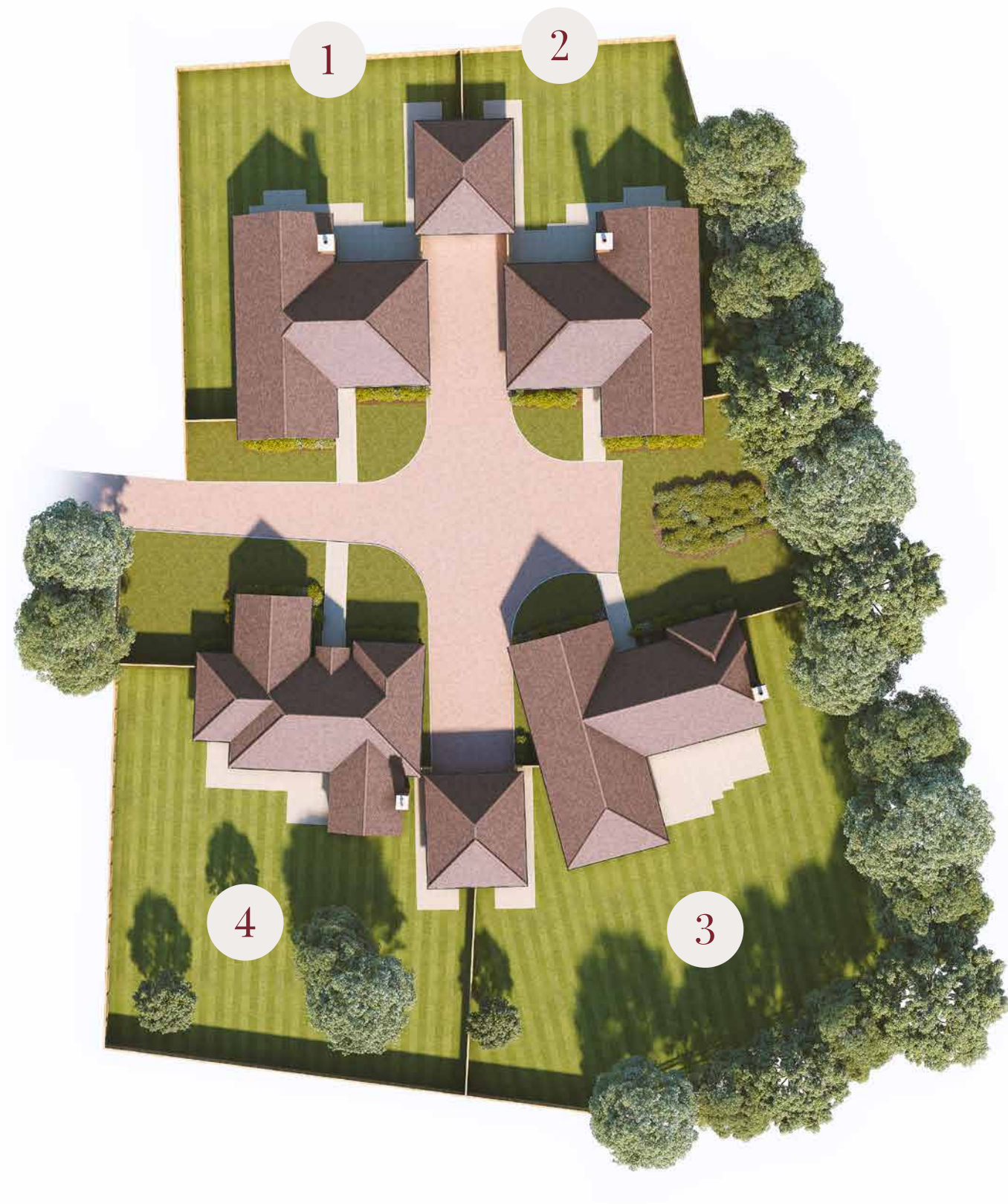
Measurements

Kitchen	6.90m x 3.60m	22'8" x 11'10"	En-Suite	1.80m x 1.60m	5'11" x 5'3"
Utility Room	2.50m x 1.80m	8'2" x 5'11"	Bedroom Two	3.70m x 3.50m	12'2" x 11'6"
Living Room	4.40m x 4.10m	14'5" x 13'5"	En-Suite	1.80m x 1.10m	5'11" x 3'7"
Bathroom	2.70m x 2.00m	8'10" x 6'7"	Bedroom Three	2.90m x 2.90m	9'6" x 9'6"
Master Bedroom	4.00m x 3.60m	13'1" x 11'10"	Study / Bed Four	2.70m x 2.20m	8'10" x 7'3"



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C Cupboard En/S En-Suite Ut Utility Room

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Specification

Kitchens and utility rooms –

We offer a fully individual kitchen design service (subject to build at the time of reservation) with a wide range of styles, colours, plinths, handles, cookers, Neff appliances and lighting. The kitchens will have a range of quartz 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 Porcelonosa wall tiles. Floor coverings will be LVT as standard in the kitchen, utility room, bathroom, en-suite and the hallway.

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. 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.

Please note. Specifications listed correct and as intended at time of print. Please ask for exact details of each plot.

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 BT 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 Air Source Heat Pump based underfloor heating system fitted throughout each home.

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 –

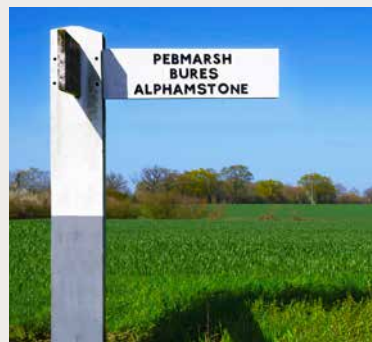
The front and rear gardens will be fully turfed upon completion, with landscaping installed in accordance with our professional landscape architects' designs.



Each home 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.

Enjoy the finest aspects of the Essex-Suffolk borders from this exclusive, secluded location.

Just minutes from the stunning pastures, woodland, villages and riverside paths of the Dedham Vale Area of Outstanding Natural Beauty, the village of Pebmarsh has everything residents might need close to hand as well as easy connections to the region's key commercial centres. Enjoy walks, bike rides and lazy afternoon drives around the magical green spaces, characterful countryside pubs and historic market towns nearby.



Field View is a rural retreat set within a village in the very heart of Essex's beautiful countryside.

This area of the Essex-Suffolk border has become a highly desirable place to settle for everyone from working professionals and commuters, to expanding families or those retiring to the countryside. On your doorstep, you will find the finest elements of rural East Anglia – made famous by painters like Constable and Gainsborough – are there for you to enjoy, whilst convenient travel via the A131 and A1124 connecting with the A120 and A12, or the branch line station at Bures, allows you to sample every opportunity throughout the region.

Activity within Pebmarsh's picturesque and intimate local community centres around sociable pub, The King's Head, the historic church of St John The Baptist and the nearby Primary School of the same name – while just up the road, Shillingford's Courtyard Stores and authentic country food restaurant serve as a popular destination for people in the area.

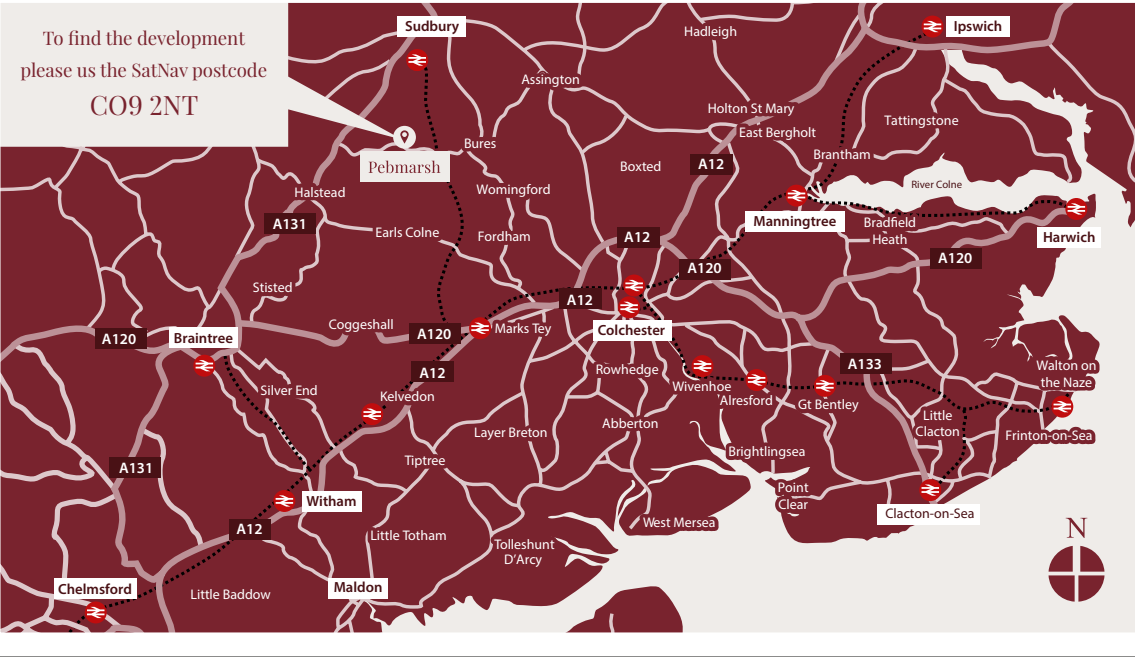
The network of charming lanes, bridleways and footpaths surrounding the village are ideal for exploring the beautiful local area – and will set you up perfectly for a relaxed evening meal or drinks with friends.

Nearby towns offer a delightful choice of places to eat, drink, shop and visit in attractive, historic surroundings. It's just four miles to Halstead, six miles to Sudbury and twelve miles to Braintree or Colchester, each of which offer a range of independent boutiques, high street brands, inspiring local attractions, a host of quality pubs, bars and eateries to suit every taste – and of course a selection of familiar supermarkets to stock up on household essentials and more.

Close to Pebmarsh, you'll find a great selection of quality pubs and restaurants – perfect for anything from a simple coffee or lunch to intimate drinks or a full evening meal. The Locomotive in Halstead, The Five Bells in Colne Engaine, The Crown in Wormingford or the White Horse in Sudbury are all well-regarded for their freshly-prepared food and daily specials, accompanied by a satisfying range of ales, ciders and wines.

Lovers of the outdoors will note the many options available nearby. Colne Valley Golf Club is just four miles from home, with Essex Golf & Country Club just a little further into the picturesque countryside. Keen cyclists will love the tracks, lanes and bridleways that criss-cross the area's gently varying terrain, either solo or as part of a local group. You may also want to try your hand at canoeing on the River Stour in Sudbury, or simply enjoy a morning run or dog walk around any of the Stour Valley's numerous scenic paths. With so much to enjoy nearby, this is a place you'll be pleased to call home.

Field View, Field Close, Cross End, Pebmarsh, Halstead



Whether it's commuting for work, or travelling for leisure, the country lanes that surround Pebmarsh provide easy connections to all the main destinations in the area, where a large range of amenities, and facilities are within each – plus with the A131, A120 and A12 nearby, the opportunities to explore the whole of the eastern region are endless.

Nearby Destinations.

Halstead	4 Miles
Sudbury	6 Miles
Braintree	12 Miles
Colchester	12 Miles
Chelmsford	25 Miles
Ipswich	30 Miles

Train Connections.

Marks Tey Train Station	11 Miles from Pebmarsh
Ipswich [IPS]	28 Minutes
Chelmsford [CHM]	16 Minutes
Shenfield (Cross Rail) [SNF]	30 Minutes
Stratford [SRA]	45 Minutes
London Liverpool Street [LST]	55 Minutes



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