

# RUSSET PLACE



WEST BERGHOLT

**ROSE**

*Homes for life*



# WELCOME TO ROSE WHERE YOUR HOME IS OUR HERITAGE

ROSE is more than just a housing development business; it is the culmination of over a century of dedication, quality, and family values. Our story began in the 1890's with H.L. Rose and Sons, a family business that laid the foundations for what we are today. Over five generations, we have remained faithful to our geographical roots in Essex, building new homes that embody the same principles of quality, integrity, trust, and care that have guided us since our inception.

We take great pride in earning multiple local and national awards for our craftsmanship and quality, reflecting our unwavering commitment to excellence. By upholding traditional skills, we ensure that superior quality is seamlessly woven into every stage of our building process.



*"Our commitment to raising the standards of house building is unwavering. We continuously strive to enhance every aspect of our design, from kerb appeal and layout to interior specification and quality of delivery. Our focus on the customer journey ensures that each homeowner enjoys a seamless and rewarding experience, from the moment they first visit one of our developments to the day they move into their new home."*

*Steven Rose*  
Managing Director

## ROSE

Homes for life

Book your appointment at:  
[ROSEBUILDERS.CO.UK](http://ROSEBUILDERS.CO.UK)

Russet Place, Colchester Road, West Bergholt, Essex  
Telephone: 01206 392613



# WELCOME TO RUSSET PLACE, WEST BERGHOLT

Russet Place is an exclusive new development of just 18 homes nestled in the serene surroundings of the highly sought-after village of West Bergholt.

Set amidst tranquil landscapes, Russet Place offers a unique opportunity to enjoy the charm of village life while benefitting from modern, high-quality housing. Each home in the development will be meticulously crafted with our renowned attention to detail and commitment to excellence.

THE DAMASK

THE ROSEMARY'S

THE CADENZA



# AN OUTSTANDING COLLECTION

The traditionally influenced façades and thoughtfully planned interiors, coupled with a sophisticated specification and beautiful finishes, ensure these character homes are in tune with today's busy way of life.



**THE ROSEMARY**  
3-BEDROOM HOME  
Plots 2 & 3



**THE DAMASK**  
3-BEDROOM HOME  
Plots 4 & 5



**THE ELEANOR**  
3-BEDROOM HOME  
Plots 6, 7 & 8



**THE LEANDER**  
2-BEDROOM HOME  
Plot 13



**THE CADENZA**  
4-BEDROOM HOME  
Plot 1

# PERFECTLY POSITIONED FOR COUNTRY LIVING AND COMMUTING CONVENIENCE

Russet Place offers an enviable blend of rural charm and connectivity. These prestigious homes are perfectly positioned in a semi-rural location while remaining within easy reach of major roadways and nearby towns - making commuting effortless and lifestyle truly elevated.



Site plan not to scale and is indicative only.

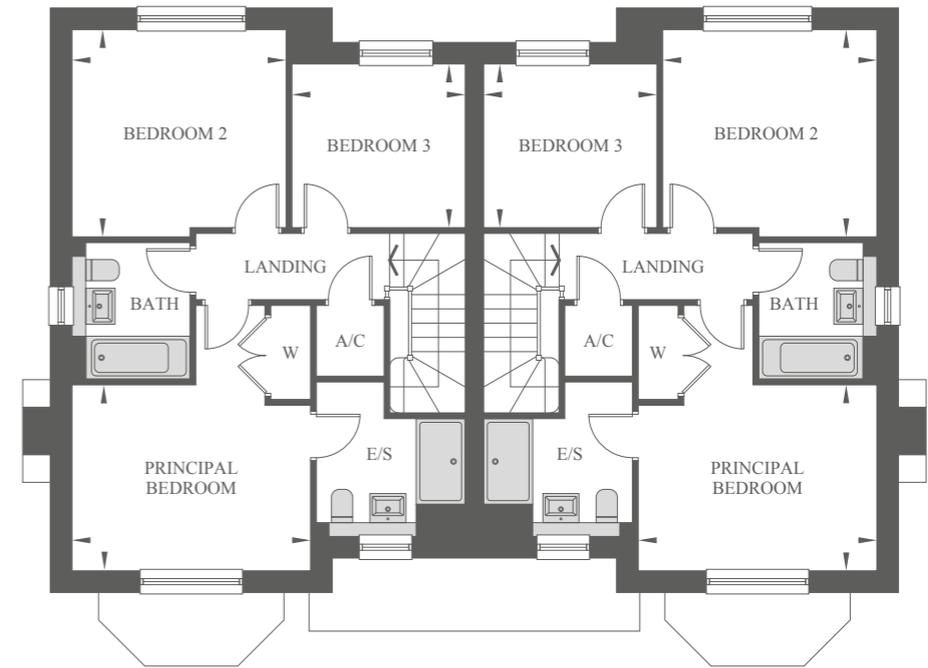
# THE ROSEMARY

## THE BRAEBURN COLLECTION

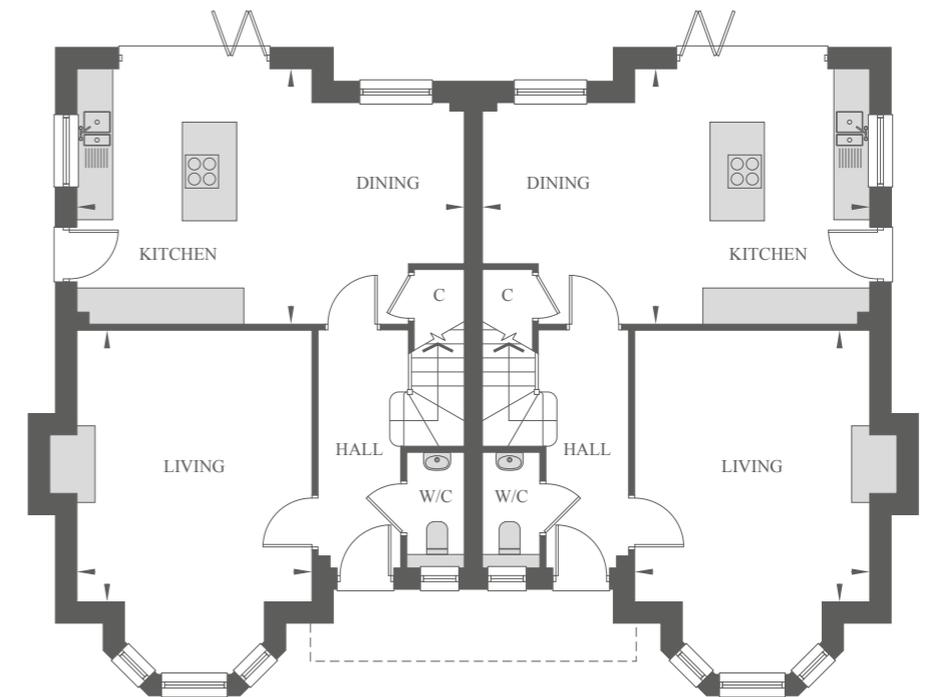


### 3-BEDROOM HOME PLOTS 2 & 3

LIVING ROOM	4.45m x 3.84m	14'7" x 12'7"
KITCHEN/DINING ROOM	6.36m x 4.18m	20'10" x 13'8"
PRINCIPAL BEDROOM	3.84m x 3.00m	12'7" x 9'9"
BEDROOM 2	3.45m x 3.34m	11'3" x 10'11"
BEDROOM 3	2.79m x 2.63m	9'1" x 8'7"



FIRST FLOOR



GROUND FLOOR

C - Cupboard, W - Wardrobe, E/S - Ensuite. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

# THE BRAEBURN COLLECTION

## KITCHEN/UTILITY

- Stylish fitted kitchen with integrated appliances and laminate worktops with matching upstands, selected from an extensive range of finishes and styles\*
- Integrated single oven/s\*\*
- Integrated dishwasher
- Integrated fridge freezer
- Chrome switches and sockets at eye level
- Ceramic hob
- Extractor hood with light
- Stainless steel splashback
- 1½ bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable)/ LED downlights to ceiling
- Tiled floors from an extensive range\*
- Soft-close drawers and doors, cutlery tray and recycling bins
- Integrated washing machine in the kitchen

## ENVIRONMENT

- 'Fabric First' construction providing highly insulated homes designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss
- Double glazed white UPVC windows
- Air to water heat pump to provide heating and domestic hot water

## INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork with gloss finished windowsills
- Oak handrail to staircases with white painted spindles
- Chrome electrical switches and sockets at eye level on the ground floor. White switches and the sockets at low level on ground floor and throughout the remainder of the house
- 5 vertical panel, white painted internal doors with high quality chrome ironmongery
- Wardrobe to principal bedroom with shelf, hanging rail and LED lighting
- Grooved design skirting boards with architrave to match
- White UPVC windows with chrome ironmongery

## BATHROOM, EN-SUITE & CLOAKROOM

- Stylish 'Roca' sanitary ware with complementary chrome fittings
- Vanity units in choice of colours\* (provided where applicable)
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Heated towel rails to bathrooms and en-suites – individually controlled
- LED downlights to ceilings
- Floor and wall tiling from an extensive range\*
- Single toothbrush charger and shaver socket to master en-suite. Provided in the main bathroom where no en-suite.



## EXTERNALLY

- Composite front door with polished chrome door furniture
- Black guttering and downpipes
- White UPVC fascia, soffit, and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Electric car charger \*\*\*
- Power and lighting to garage
- Cultivated turf and planting to front gardens in accordance with the approved planting designs
- Turf to rear gardens

## CONNECTIVITY/BROADBAND

- 'Fibre to the Home' fibre optic broadband connection to your home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from home hub
- Data points, TV points and USB charge points to all bedrooms, living room, kitchen, or kitchen/dining/family room

## SPACE & WATER HEATING

- Underfloor heating to ground floors with zonal thermostatic control
- White steel radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with granite or limestone\* hearth and surround (to house types with flued chimneys)

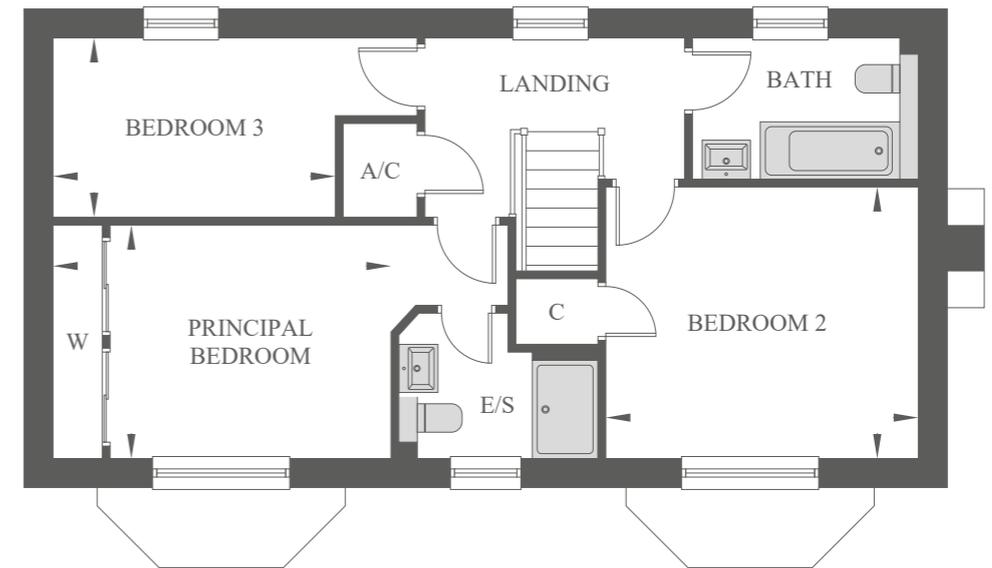
# THE DAMASK

## THE RUSSET COLLECTION

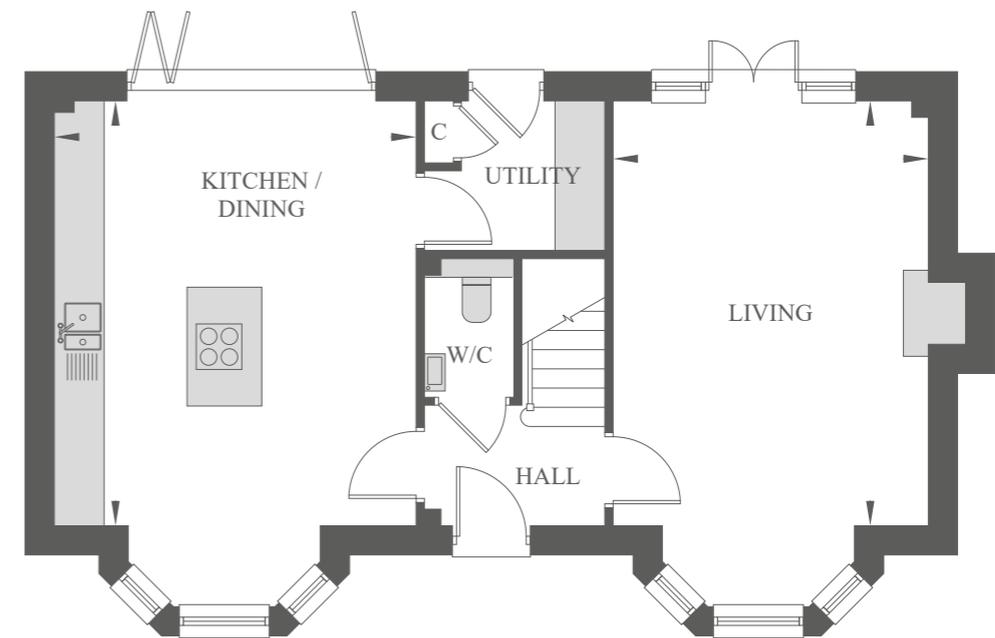


### 3-BEDROOM HOME PLOTS 4 & 5(h)

LIVING ROOM	5.08m x 3.75m	16'8" x 12'3"
KITCHEN/DINING ROOM	5.08m x 4.31m	16'8" x 14'1"
PRINCIPAL BEDROOM	4.06m x 2.81m	13'4" x 9'2"
BEDROOM 2	3.76m x 3.27m	12'4" x 10'9"
BEDROOM 3	3.39m x 2.15m	11'1" x 7'0"



FIRST FLOOR



GROUND FLOOR

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed home. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.



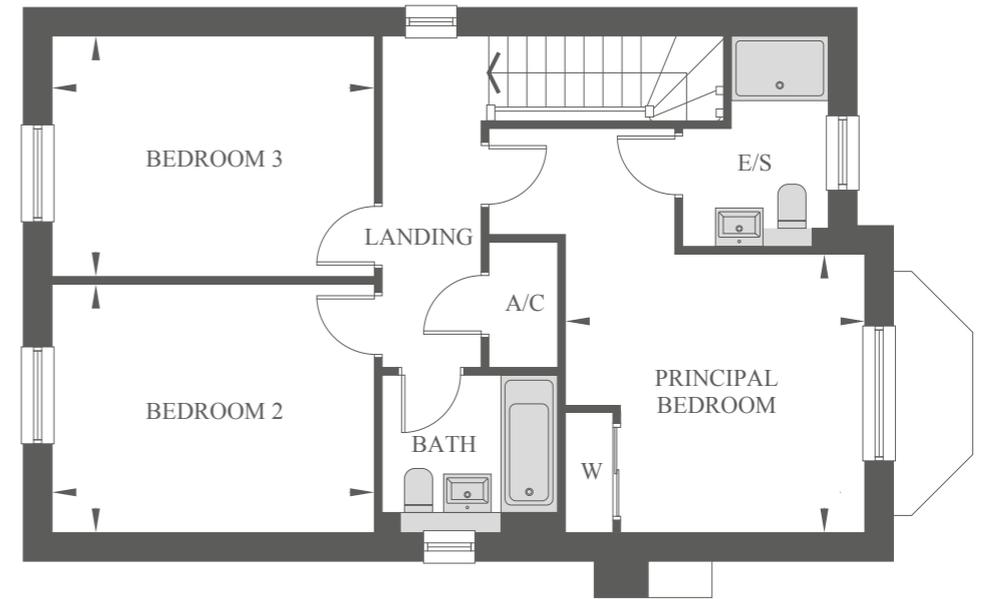
# THE ELEANOR

## THE RUSSET COLLECTION

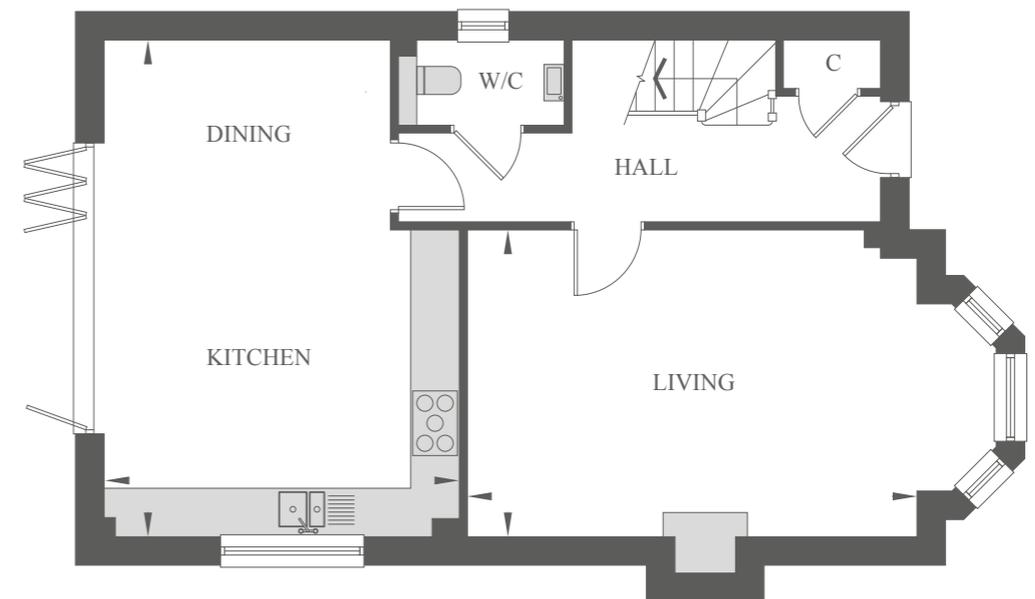


### 3-BEDROOM HOME PLOTS 6, 7 & 8

LIVING ROOM	5.50m x 3.74m	18'0" x 12'3"
KITCHEN/DINING ROOM	6.09m x 4.33m	20'0" x 14'2"
PRINCIPAL BEDROOM	3.64m x 3.39m	11'11" x 11'1"
BEDROOM 2	3.94m x 3.03m	12'11" x 9'11"
BEDROOM 3	3.94m x 2.93m	12'11" x 9'7"



FIRST FLOOR



GROUND FLOOR

C - Cupboard, W - Wardrobe, E/S - Ensuite. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

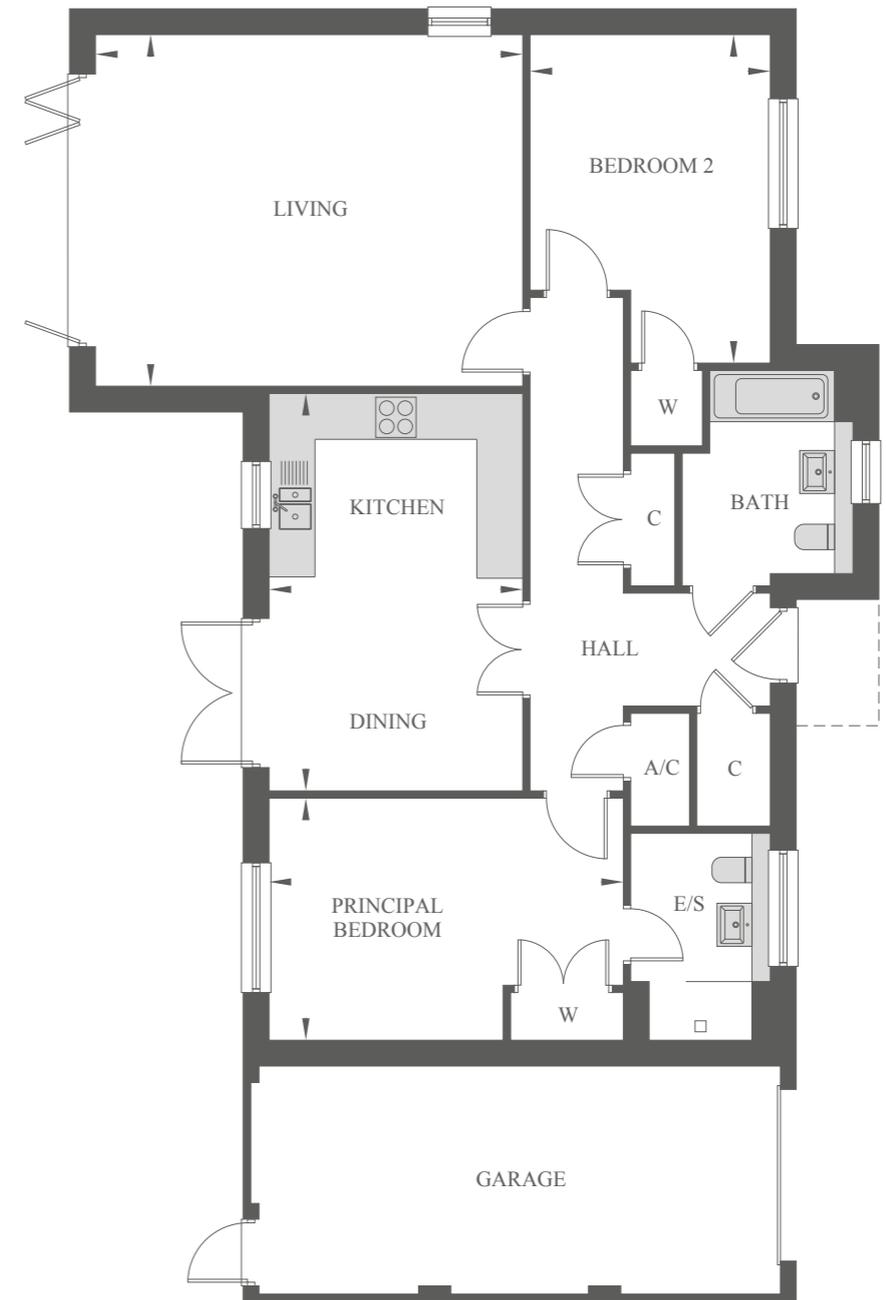
# THE LEANDER

## THE RUSSET COLLECTION



### 2-BEDROOM HOME PLOT 13

LIVING ROOM	5.76m x 4.74m	18'11" x 15'7"
KITCHEN/DINING ROOM	5.37m x 3.40m	17'7" x 11'1"
PRINCIPAL BEDROOM	4.77m x 3.25m	15'8" x 10'8"
BEDROOM 2	4.43m x 3.22m	14'6" x 10'6"



GROUND FLOOR

C - Cupboard, W - Wardrobe, E/S - Ensuite. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.



# THE RUSSET COLLECTION

## KITCHEN/UTILITY

- Stylish fitted kitchen with integrated appliances
- Slimline laminate worktops\* with matching upstands, selected from our range of finishes and styles\*\*
- Laminate worktops and upstands in utility room (if applicable) \*\*
- Induction / Ceramic hob (Please note that a ceramic hob is a better option if you have a pacemaker)
- Integrated double oven
- Extractor hood with light
- Integrated dishwasher
- Integrated fridge freezer
- Integrated washing machine if no utility
- Stainless steel or coloured glass splashback\*\*\*
- 1½ bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable) / LED downlights to ceiling
- Chrome switches and sockets at eye level
- Tiled floors from an extensive range\*\*
- Space and plumbing for a washing machine or washer/dryer in utility, if no utility integrated washing machine in the kitchen provided
- Soft-close drawers and doors, cutlery tray and recycling bins

## ENVIRONMENT

- 'Fabric First' construction providing highly insulated homes designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss
- Double glazed White UPVC windows with chrome ironmongery
- Air to water heat pump to provide heating and domestic hot water

## INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork with gloss finished windowsills
- Oak handrail to staircases with white painted spindles (not applicable to the Leander house type)
- Chrome electrical switches and sockets at eye level on the ground floor. White switches and the sockets at low level on ground floor and throughout the remainder of the house
- 5 vertical panel, white painted internal doors with high quality chrome ironmongery
- Wardrobe with mirror doors to principal bedroom with shelf, hanging rail and LED lighting
- Grooved design skirting boards with architrave to match

## BATHROOM, EN-SUITE & CLOAKROOM

- Stylish 'Roca' sanitary ware with complementary chrome fittings
- Vanity units in choice of colours\*\* (provided where applicable) to principal en-suite only
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Heated towel rails to bathrooms and en-suites - individually controlled
- LED downlights to ceilings
- Single toothbrush charger and shaver socket to master en-suite
- Mirrors (regular) in all wet rooms and cloakroom
- Floor and wall tiling from an extensive range\*\*



## EXTERNALLY

- Composite front door with polished chrome door furniture
- Black guttering and downpipes
- White UPVC fascia, soffit, and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Electric car charger \*\*\*\*
- Power and lighting to garage
- Cultivated turf and planting to front gardens in accordance with the approved planting design
- Turf to rear gardens

## CONNECTIVITY/BROADBAND

- 'Fibre to the Home' fibre optic broadband connection to your home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from home hub
- Data points, TV points and USB charge points to all bedrooms, living room, kitchen, or kitchen/dining/family room

## SPACE & WATER HEATING

- Underfloor heating to ground floors with zonal thermostatic control
- White steel radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with granite or limestone\*\* hearth and surround (to house types with flued chimneys)

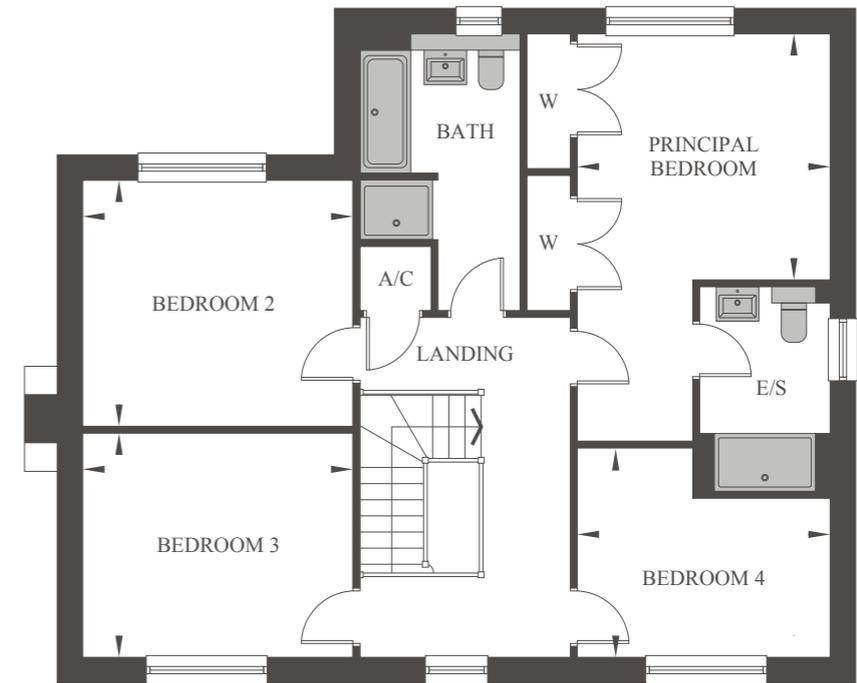
# THE CADENZA

THE BRAMLEY COLLECTION

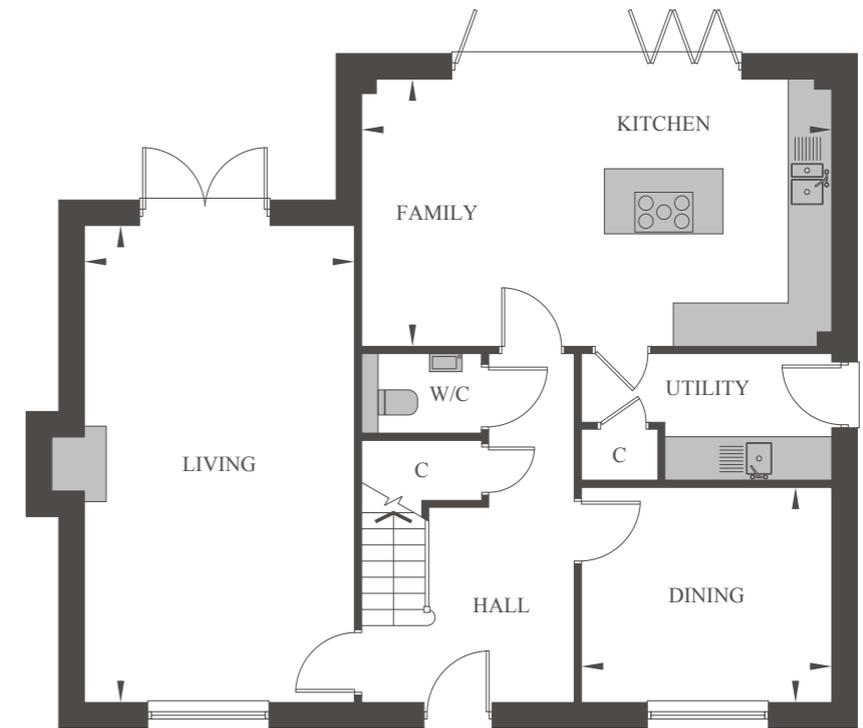


## 4-BEDROOM HOME PLOT 1

LIVING ROOM	6.54m x 3.67m	21'5" x 12'0"
KITCHEN/FAMILY ROOM	6.43m x 3.64m	21'1" x 11'11"
DINING ROOM	3.40m x 2.92m	11'2" x 9'7"
PRINCIPAL BEDROOM	3.44m x 3.35m	11'3" x 11'0"
BEDROOM 2	3.67m x 3.36m	12'0" x 11'0"
BEDROOM 3	3.67m x 3.05m	12'0" x 10'0"
BEDROOM 4	3.44m x 2.87m	11'3" x 9'5"



FIRST FLOOR



GROUND FLOOR

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# THE BRAMLEY COLLECTION

## KITCHEN/UTILITY

- Stylish fitted kitchen with integrated appliances and stone worktops with matching upstands and splashback, selected from our range\*
- Laminate worktops and upstands in utility room
- Integrated wine cooler (where applicable)
- Induction / Ceramic hob (Please note that a ceramic hob is a better option if you have a pacemaker)
- Extractor hood with light
- Integrated fridge freezer
- Integrated dishwasher
- Stainless steel or coloured glass splashback\*\*
- 1½ bowl undermounted stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable) / LED downlights to ceiling
- Chrome switches and sockets at eye level
- Tiled floors from an extensive range\*
- Space and plumbing for a washing machine or washer/dryer in utility
- Soft-close drawers and doors, cutlery tray and recycling bins

## ENVIRONMENT

- 'Fabric First' construction providing highly insulated homes designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss
- Double glazed White UPVC windows with chrome ironmongery
- Air to water heat pump to provide heating and domestic hot water

## INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork with gloss finished windowsills
- Oak handrail to staircases with white painted spindles
- Chrome electrical switches and sockets to all ground floor, first floor landing and bathrooms/en-suites. White switches and sockets throughout the remainder of house
- 4 panel white painted internal doors with high quality chrome ironmongery
- Wardrobe to principal bedroom with shelf, hanging rail and LED lighting
- Ogee design skirting boards with architrave to match

## BATHROOM, EN-SUITE & CLOAKROOM

- Stylish 'Roca' sanitaryware with complementary chrome fittings
- Vanity units in choice of colours\* to all en-suites and bathroom
- Illuminated demisting mirror over basin - principal en-suite only, mirrors in all other wetrooms and cloakroom
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Heated towel rails to bathrooms and en-suites - individually controlled
- LED downlights to ceilings
- Floor and wall tiling from an extensive range\*
- Single toothbrush charger and shaver socket to principal en-suite (where double basin 2x are provided, one each side)



## EXTERNALLY

- Composite front door with polished chrome door furniture
- Black guttering and downpipes
- White UPVC fascia, soffit, and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Electric car charger \*\*\*
- Power and lighting to garage
- Cultivated turf and planting to front gardens in accordance with the approved planting design
- Turf to rear gardens

## CONNECTIVITY/BROADBAND

- 'Fibre to the Home' fibre optic broadband connection to your home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from home hub
- Data points, TV points and USB charge points to all bedrooms, living room, kitchen, or kitchen/dining/family room

## SPACE & WATER HEATING

- Underfloor heating to ground floors with zonal thermostatic control
- White steel radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with granite or limestone\* hearth and surround (to house types with flued chimneys)



A STUNNING  
COLLECTION OF 2, 3 & 4  
BEDROOM HOMES

THE ELEANOR

THE ELEANOR

THE DAMASK



# COMMITTED TO OUR CUSTOMER JOURNEY

We fully understand the excitement and significance of buying a new home, so to make it a special experience, we aim for the very best service standards.

We have developed our Customer Journey to ensure you feel informed, in control and, most of all, excited about moving into your new ROSE Home. Our Customer Charter sets the standards of service and commitment to you, ensuring a consistent, high-quality service. We continue to invest in making our customers' lives better; whether that's through finding new ways of communicating throughout the customer journey or by implementing new technological solutions.



# ELEVATE YOUR HOME

The great thing about buying a ROSE home is that you can make it your own from the very beginning.

You may already have some ideas about what you would like for your home. Or maybe you're looking for some inspiration. In either case, our consultants are there to help. It could be a simple item such as an additional electrical socket or maybe you want to add flooring or fitted wardrobes. Whatever you choose it could be provided before the completion of your home (depending on the build stage when you reserve).

When it comes to getting the details right, we're committed to quality throughout. We only work with high-quality brands, from sleek, designer kitchens to cool, contemporary bathrooms, right down to the fine details of tiles and taps. There's plenty to inspire your imagination and suggest a whole range of possibilities for you to create a place to call home.

*So, if you're ready, it's time to consider your options.*



CONSUMER  
CODE FOR  
HOME BUILDERS

NHBC

HBF Home Builders Federation  
★★★★★  
Customer Satisfaction 2025

Please note any changes, upgrades or additions are subject to cost confirmation and may not be possible in some situations. We require a 50% upfront payment to be made to enable us to order, install or carry out any changes, upgrades or additions.

**ROSE**

*Homes for life*

01206 392613  
rosebuilders.co.uk