



DOESGATE MEWS

BULPHAN | UPMINSTER | ESSEX

WALKERS

Present an exclusive new gated development of just
five outstanding four bedroom detached new homes
nestled in the beautiful Essex countryside.



Interior computer generated images are for illustrative purposes and may not be an exact representation. Furniture and interior soft-furnishings are not included. Please ask for details.

WELCOME

Enjoying views across the lush green countryside of the Laindon Hills region – with all the space and fresh air you could wish for – this prestigious collection of just five detached four bedroom luxury homes in a gated community presents a remarkable opportunity for growing families, established households or those simply seeking a peaceful, escape from town or city alike.

With the perfect combination of a premium location, outstanding design and exceptional craftsmanship, this is a chance to own a beautifully-appointed home in a tranquil rural setting, yet with all the shopping and entertainment of Basildon, Brentwood and Lakeside – as well as the region's main travel connections – all conveniently close by.

“Taking visual cues from the traditional materials and colour palette of historic rural architecture, these impressive barn-style properties offer residents a distinctive slice of luxury in the heart of the verdant Essex countryside.”



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Arranged along their own private driveway – with exclusive gated access for additional security and peace of mind – each home boasts some of the highest specification fixtures, fittings and finishes currently available on the market, both inside and out. Complementing the beautiful designer kitchens and exceptional Villeroy & Boch bathrooms, you'll find hand-selected tiles and worktops, flush casement windows, sleek aluminium bi-folding doors with integral blinds, the latest premium integrated appliances and a host of further features – like electric car charger points to the external garages – to reassure and delight. All designed to achieve an ideal balance of quality, luxury and practicality.

SITEPLAN

Five stunning detached family homes offering residents an array of contemporary comforts alongside the peace and beauty of Essex's countryside.



1

PLOT 1

Four Bedroom Home
2195 Sqft (203.9 Sqm)
Pages 8-9

2

PLOT 2

Four Bedroom Home
2195 Sqft (203.9 Sqm)
Pages 10-11

3

PLOT 3

Four Bedroom Home
2195 Sqft (203.9 Sqm)
Pages 10-11

4

PLOT 4

Four Bedroom Home
2250 Sqft (209 Sqm)
Pages 12-13

5

PLOT 5

Four Bedroom Home
2250 Sqft (209 Sqm)
Pages 12-13



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 similar details are 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.

DOESGATE MEWS



PLOT 1

This striking home boasts exceptional spaces to accommodate all aspects of family life. Entering the spacious hallway, your eyes are drawn through a set of double-doors to a breathtaking kitchen-family-dining area that spans the width of the house and offers views onto the rear garden through bright windows and a section of bi-fold doors with blinds integrated within the glazing. The high-spec kitchen provides expansive surfaces and storage for all culinary needs, a stylish breakfast island for the whole family to relax around – plus a convenient utility room with outdoor access to handle all practicalities. Another set of double-doors leads through to the generously sized sitting room, while off the hallway you'll find a dedicated study, a cloakroom and feature oak staircase with glass balustrades. Upstairs, the master bedroom is complemented by a luxury en-suite double bathroom, with the second bedroom also benefiting from a premium en-suite shower room. Two further good-sized double bedrooms with characterful awning windows and a sleek contemporary family bathroom complete the accommodation.

GROUND FLOOR

Kitchen/Family	38'0" x 14'3"	11.582m x 4.343m
Sitting Room	15'0" x 14'0"	4.572m x 4.267m
Study	14'0" x 9'0"	4.267m x 2.743m
Utility Room	8'7" x 5'7"	2.616m x 1.701m
Cloakroom	5'7" x 5'0"	1.701m x 1.524m
Hallway	18'0" x 9'0"	5.486m x 2.743m

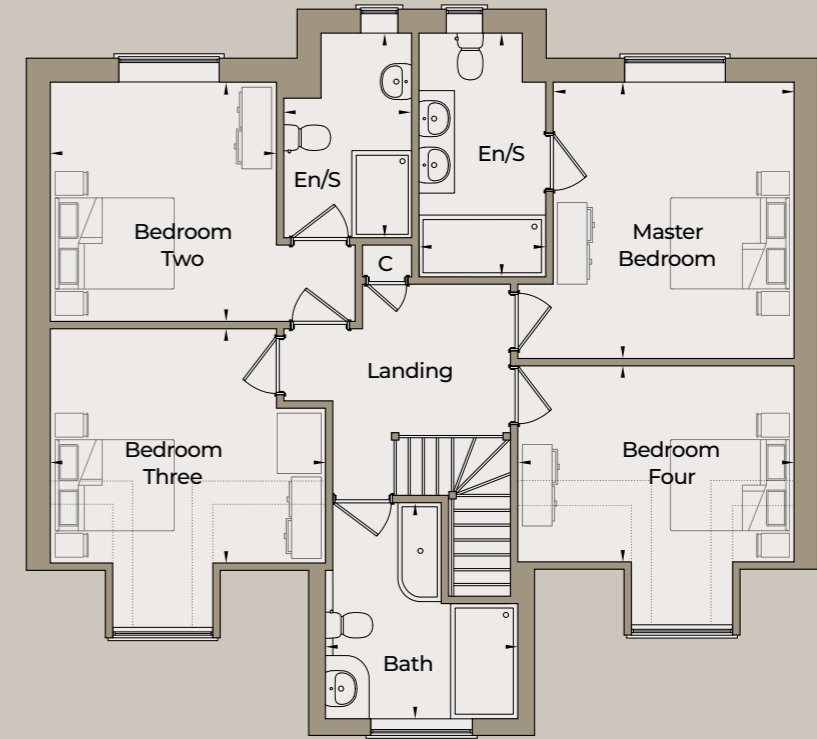
FIRST FLOOR

Master Bedroom	14'0" x 12'9"	4.267m x 3.886m
En-Suite (1)	12'4" x 6'6"	3.759m x 1.981m
Bedroom Two	12'1" x 11'4"	3.683m x 3.454m
En-Suite (2)	10'3" x 6'5"	3.124m x 1.955m
Bedroom Three	14'1" x 12'0"	4.292m x 3.657m
Bedroom Four	14'1" x 10'0"	4.292m x 3.048m
Bathroom	11'5" x 10'0"	3.479m x 3.048m

Image shows **Plot One**. The materials, treatments and surroundings may vary.

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DOESGATE MEWS



► Where approximate measurements are from C Cupboard Clk Cloakroom En/S En-Suite

DOESGATE MEWS



PLOTS 2 & 3

These stunning homes offer exceptional spaces to accommodate all aspects of family life. Entering the spacious hallway, your eyes are drawn through a set of double-doors to a beautiful kitchen-family-dining area that spans the width of the house and offers views onto the rear garden through bright windows and a section of bi-fold doors with blinds integrated within the glazing. The high-spec kitchen provides expansive surfaces and storage for all culinary needs, a stylish breakfast island for the whole family to relax around – plus a convenient utility room with outdoor access to handle all practicalities. Another set of double-doors leads through to the generously sized sitting room, while off the hallway you'll find a dedicated study, a cloakroom and feature oak staircase with glass balustrades. Upstairs, the master bedroom is complemented by a luxury en-suite double bathroom, with the second bedroom also benefiting from a premium en-suite shower room. Two further good-sized double bedrooms with characterful awning windows and a sleek contemporary family bathroom complete the accommodation.

GROUND FLOOR

Kitchen/Family	38'0" x 14'3"	11.582m x 4.343m
Sitting Room	15'0" x 14'0"	4.572m x 4.267m
Study	14'0" x 9'0"	4.267m x 2.743m
Utility Room	8'7" x 5'7"	2.616m x 1.701m
Cloakroom	5'7" x 5'0"	1.701m x 1.524m
Hallway	18'0" x 9'0"	5.486m x 2.743m

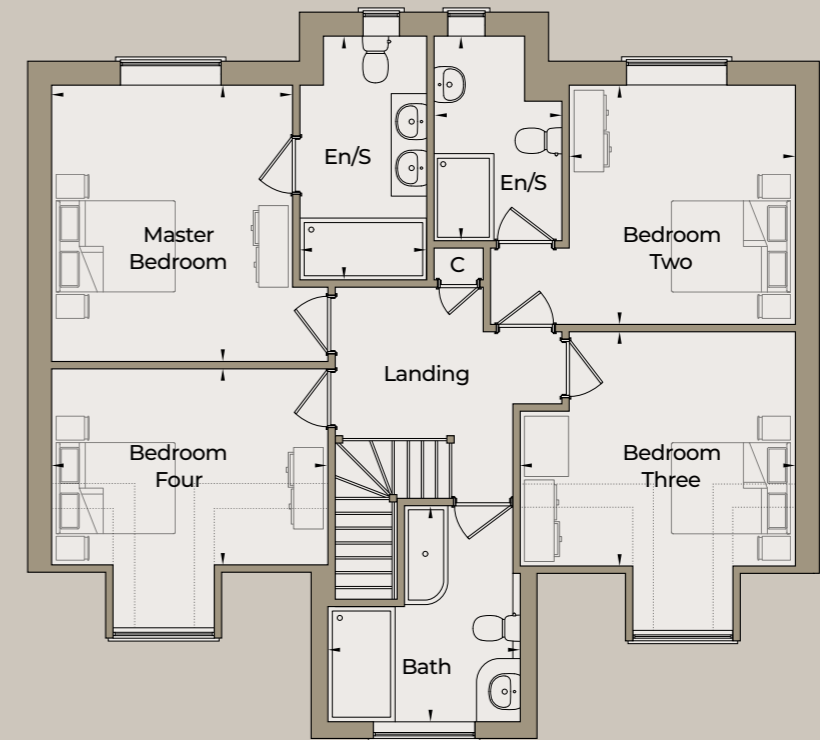
FIRST FLOOR

Master Bedroom	14'0" x 12'9"	4.267m x 3.886m
En-Suite (1)	12'4" x 6'6"	3.759m x 1.981m
Bedroom Two	12'1" x 11'4"	3.683m x 3.454m
En-Suite (2)	10'3" x 6'5"	3.124m x 1.955m
Bedroom Three	14'1" x 12'0"	4.292m x 3.657m
Bedroom Four	14'1" x 10'0"	4.292m x 3.048m
Bathroom	11'5" x 10'0"	3.479m x 3.048m

Image shows **Plots Two & Three**. The materials, treatments and surroundings may vary.

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DOESGATE MEWS



► Where approximate measurements are from C Cupboard Clk Cloakroom En/S En-Suite

DOESGATE MEWS



The indicative computer generated image shows Plots Four and Five from right-to-left. All images are for illustrative purposes only and details may be subject to change.

PLOTS 4 & 5

Designed to give families all the space they need to enjoy both private activity and relaxed time together, this striking home incorporates a separate sitting room and spacious home office on top of its bright hallway and sensational open-plan kitchen-family-dining area. Spanning the breadth of the house, this is an inspiring space where everyone can gather for meals, drinks, movies and conversation, featuring a section of modern glazed bi-folding doors, a bespoke kitchen with hand-selected worktops and fittings, serving island, quality branded appliances and premium kitchenware, all complemented by a convenient utility room with outdoor access for all practicalities. Upstairs, the luxurious master bedroom boasts a stylish Juliet balcony and an outstanding en-suite double bathroom, while the second bedroom also benefits from a high-spec en-suite shower room. You'll also find two further good-sized double bedrooms with characterful dormer windows and a family bathroom fitted with elegant contemporary sanitaryware.

GROUND FLOOR

Kitchen/Family	38'0" x 14'3"	11.582m x 4.343m
Sitting Room	14'9" x 14'0"	4.495m x 4.267m
Study	14'6" x 9'0"	4.419m x 2.743m
Utility Room	8'8" x 5'3"	2.641m x 1.600m
Cloakroom	5'0" x 5'0"	1.524m x 1.524m
Hallway	18'0" x 9'0"	5.486m x 2.743m

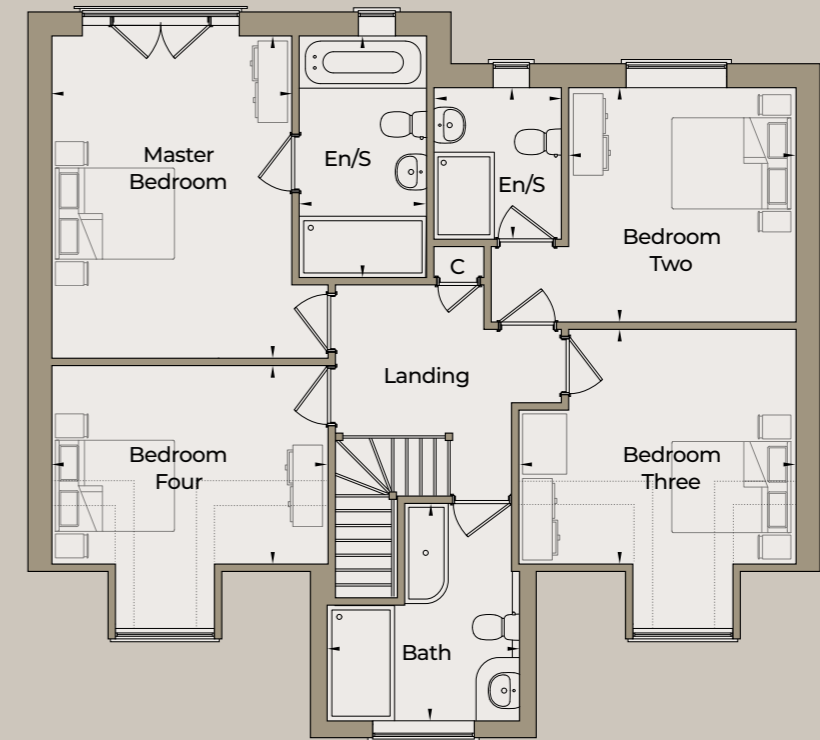
FIRST FLOOR

Master Bedroom	16'6" x 12'6"	5.029m x 3.810m
En-Suite (1)	12'3" x 6'6"	3.733m x 1.981m
Bedroom Two	11'9" x 11'0"	3.581m x 3.352m
En-Suite (2)	7'6" x 6'4"	2.286m x 1.930m
Bedroom Three	14'2" x 12'0"	4.318m x 3.657m
Bedroom Four	14'1" x 10'0"	4.292m x 3.048m
Bathroom	11'0" x 10'0"	3.581m x 3.048m

Image shows **Plots Four & Five**. The materials, treatments and surroundings may vary.

All housetype/plot sizes are approximate only. The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

DOESGATE MEWS



Where approximate measurements are from C Cupboard Clk Cloakroom En/S En-Suite



Hallways.

- Entry phone system
- Burglar alarm.

Kitchen and utility rooms.

- German Bauformat kitchens
- Samsung American style fridge / freezer
- 1 x Bosch electric oven
- 1 x Bosch electric combi microwave
- Bosch electric hob and extractor fan
- Abode sink and mono bloc tap
- 30mm Quartz work surface.

Bathrooms and en-suites.

- Amtico flooring
- Full Porcelain 600x 600 tiling around shower areas with remaining areas half height tiling
- Villeroy & Boch toilets with concealed cisterns
- Modern sink vanity units
- Hansgrohe raindance showers
- Hansgrohe taps
- Chrome towel rails.

Heating.

- Grade A gas fired boiler
- Underfloor heating to ground floor with LCD thermostats and radiators to first floor.

Internal flooring.

- Porcelain 900 x 600 tiles to hallway, utility room, cloakroom and open-plan kitchen/living/dining area
- Carpet to staircase, sitting room, study and all bedrooms.

The specifications listed on this page are correct and as intended at the time of going to print. Please speak with our sales agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.

Decoration.

- Pure brilliant white emulsion to all ceilings
- White Satinwood to all skirting, architraves and window boards
- Bone white emulsion to all walls.

Joinery and doors.

- UPVC windows
- Solidor front door with frosted side glass
- UPVC doors to the rear
- Oak internal doors with brushed chrome handles
- Oak stairs with glass balustrade
- Square edge skirting and architrave
- Electric operated garage doors.

External finishes.

- Gardens turfed
- External tap to rear of the property
- Front and rear external lighting
- Modern slabs to rear patio and pathways
- Autumn Mix blocked paving to driveways.

Electrical finishes.

- Low energy down lighters to all rooms
- CAT 6 cabling to every room for HD Television and Sky TV
- Brushed chrome sockets to kitchen area, others in white
- External garages have electric car charger points.



Buildzone Warranty for New Homes

Every home is covered by a guarantee for new homes which includes features such as a 10-year structural warranty cover. (www.build-zone.com)

LOCATION

Doesgate Mews enjoys a prime location between the villages of Bulphan and Langdon Hills. Set against a stunning rural backdrop, the collection is only four miles from central Basildon, around three miles from the nearest junctions with the A13 and A127, and a short drive from no less than three beautiful country parks nearby – providing the rare combination of peace, seclusion and convenience that is so sought after in today's sophisticated lifestyles.

Less than a mile from Doesgate Mews, Langdon Nature Discovery Park offers a variety of beautiful woodland and lakeside walks, and young children will love the Peter Rabbit Woodland Trail. Meanwhile, Langdon Country Park and Thorndon Country Park are both under 10 minutes' drive away, where you'll find acres of attractive grassland and magical wooded areas to exercise pets, enjoy picnics or simply explore all year round.

The wide variety of sports, fitness and leisure facilities in the surrounding area will help you maintain your competitive edge, as well as a healthy lifestyle. Fitness enthusiasts will happily note the number of well-equipped gyms in the Basildon area, including a modern David Lloyd Centre at Festival Park, with independent Vitality personal training and Elite Commando fitness centres both closer to home. Meanwhile, Basildon Sporting Village offers a running track, climbing wall, tennis courts, hockey and football pitches to ensure everyone can stay active, healthy and excited.

The region from Basildon to Brentwood is home to a great number of well-regarded golf clubs, most notably the prestigious Langdon Hills Golf Country Club & Hotel – set in 197 acres of stunning countryside and home to 27 championship-quality greens – literally just a mile from home. It's also worth trying the panoramic fairways of Warley Park, the beautifully maintained greens at Noak Hill and the wooded links of Thorndon Park Golf Clubs, all less than 15 minutes' drive away.

You'll find everything you need for your weekly groceries and household essentials within easy driving distance at Laindon's major Tesco superstore, and with Basildon's vibrant commercial centre just four miles from Doesgate Mews, you'll be spoilt for choice when it comes to retail therapy and meals out. The town's Eastgate and Westgate shopping centres host a wide variety of high street fashions, chic salons, unique outlets and day-to-day items, while the lanes and squares in-between are home to a variety of eateries, restaurants, coffee shops and bars, all serving food and drink to satisfy all tastes and palettes.

And if you fancy a break from the bustle and boutiques, Gloucester Park is the ideal place for a stroll.

For eating out, Basildon's Festival Park could be your first port of call, with branches of popular favourites like TGI Fridays, Wagamama and Pizza Express, as well as authentic Turkish Cuisine at Kervan Kitchen and renowned steaks at Firejacks. For finer British cuisine it's worth trying the Orleto Lounge in the town centre for its well-presented traditional dishes, excellent cocktails and sleek modern decor. However, if you prefer a quieter meal with drinks in a friendly countryside setting, take a short hop over the A127 to the charming village of Herongate to visit either the Boar's Head or Green Man pubs – both known for very their high standard of classic pub grub, cask ales and characterful interiors.



SOMETHING
for everyone



WHAT'S AROUND YOU

Bulphan, Upminster and Langdon Hills enjoy a rural location a stone's throw from the larger towns of Basildon, Billericay and Brentwood, where residents will benefit from a range of retail, entertainment and dining opportunities – and also reach the lights and excitement of vibrant London within an hour.

The area offers excellent transport links, making it a favoured community for those who work in the capital and seek a stunning countryside retreat. Access to the A13 and M25 road links are just a few miles away, while Laindon Station sits less than three miles away, offering links to Fenchurch Street in just 35 minutes – ensuring regular days out soaking up the sights, shops, entertainment, cuisine, bars and culture of the metropolis will be there for the taking.

CONVENIENCE

Wildlife Trust Nature Discovery Centre	0.6-miles
Langdon Hills Golf & Country Club	1-mile
Dunton Hills Family Golf Centre	3-miles
Tesco Supermarket	3.5-miles
Basildon University Hospital	3.5-miles
Morrisons Supermarket, Stanford-le-Hope	4-miles
Festival Leisure Park, Basildon	5-miles
Brentwood (High Street)	7.5-miles

ROAD LINKS

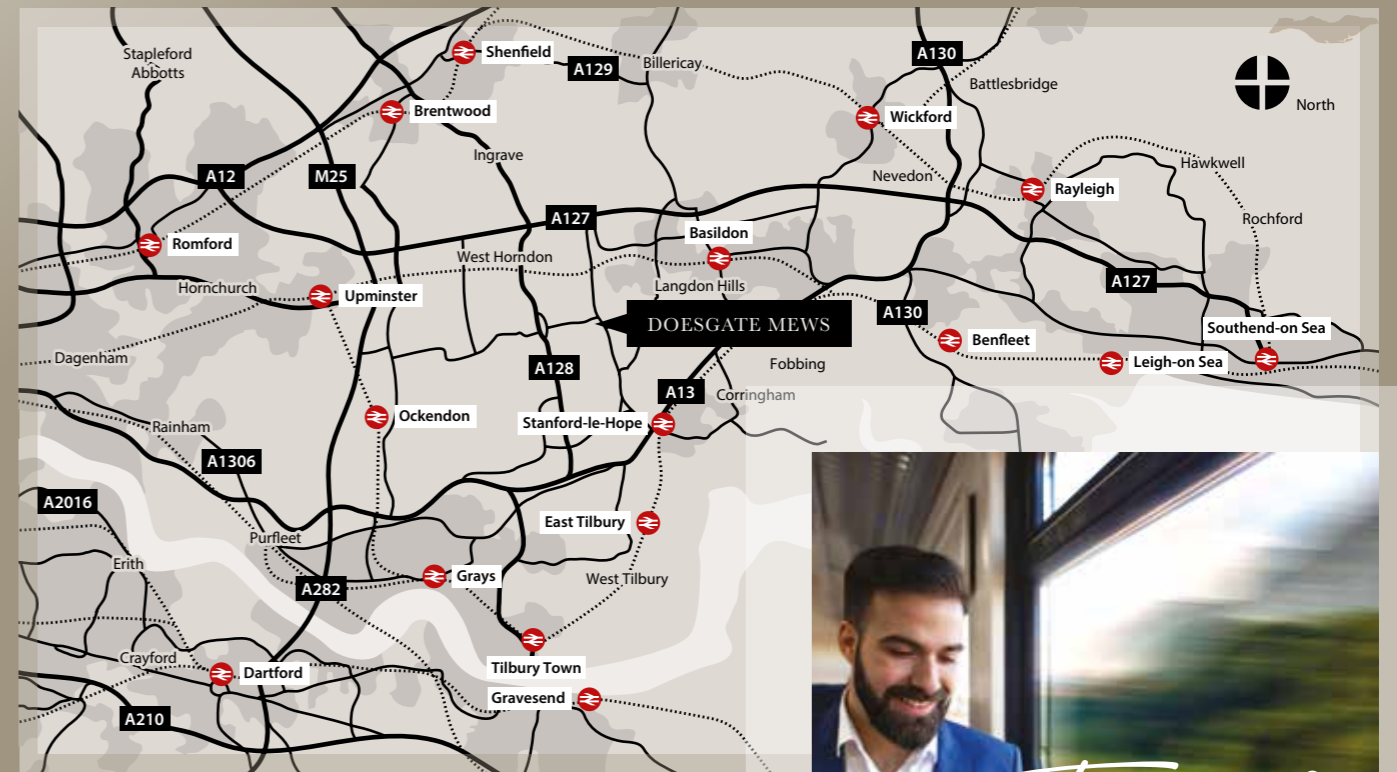
A13	4-miles
A127	2-miles
M25 (Junction 29)	6.5-miles
A12 (Gallows Corner)	10-miles
M11 (Junction 6)	17-miles
M2 (Junction 1)	28-miles

CONNECTIONS

Laindon Train Station	2.7-miles
Basildon Train Station	3.7-miles
West Horndon Train Station	3.7-miles
Lakeside Shopping Centre	10-miles
Dartford Crossing (M25)	15.5-miles
London Southend Airport [SEN]	17-miles
Bluewater Shopping Centre	17.5-miles
London Stansted Airport [STN]	35-miles

RAIL TRAVEL

Laindon [LAI]	2.7-miles from Doesgate Mews
Southend Central [SOC]	▼ 22 Minutes
Fenchurch Street [FST]	▼ 35 Minutes
London Stratford [SRA]	▼ 37 Minutes
London Liverpool Street [LST]	▼ 45 Minutes
Canary Wharf [DLR]	▼ 45 Minutes



HOW TO FIND DOESGATE MEWS

Doesgate Lane, Bulphan, Upminster, Essex.
Sat-Nav Postcode : **RM14 3TB**

For retail enthusiasts, Lakeside and Bluewater Shopping complexes are within 15 and 30 minutes drive respectively – and Stratford's cutting-edge Westfield City can be easily reached easily by both road and rail.

All these venues offer completely immersive eating, shopping and leisure experiences, bringing together a huge range of stores, eateries and entertainment options, you'll easily while away the day amongst their array of outlets, restaurants and modern cinemas.





Please contact **Walkers Estates**

by telephone on **01277 355005** or online at

www.walkeresates.co.uk

Walkers Estates, 90 High Street, Ingatestone, Essex, CM4 9DW

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Train times listed are based on approximate National Rail timings and may involve changing services. All times and distances quoted are approximate only.