



Persona Homes

by Home Group

Pompadour

CHANNELS DRIVE, CHELMSFORD

Amber - 2 bedroom houses

A collection of two-bedroom houses, designed to maximise living space and provide a strong connection with the countryside.



*Image depicts a previous Pompadour show home with a similar specification.

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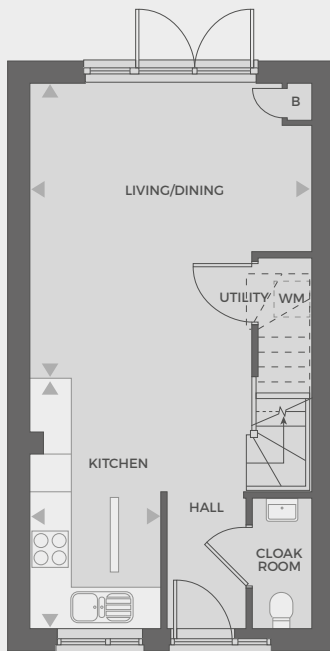
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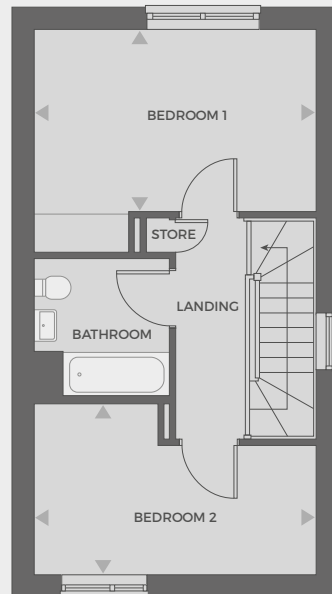
Channels Drive, Chelmsford CM3 3FU

Plots 169, 170, 177, 214, 215

Living/Dining	4.66m x 4.46m
Kitchen	3.96m x 3.51m
Bedroom 1	3.53m x 4.46m
Bedroom 2	2.70m x 4.46m
Total Area	76.9 sq m



Ground floor



First floor



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Sapphire - 3 bedroom houses

*Modern three-bedroom homes with separate kitchen and living room
with direct access to the garden.*



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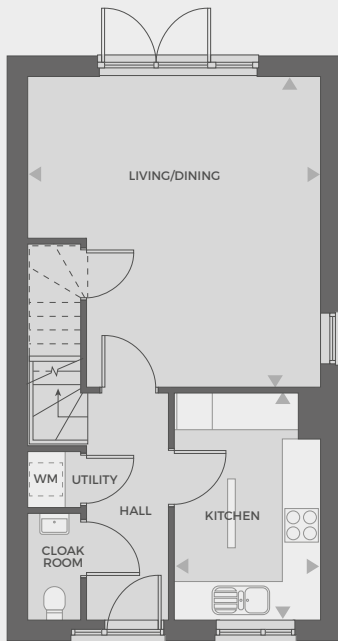
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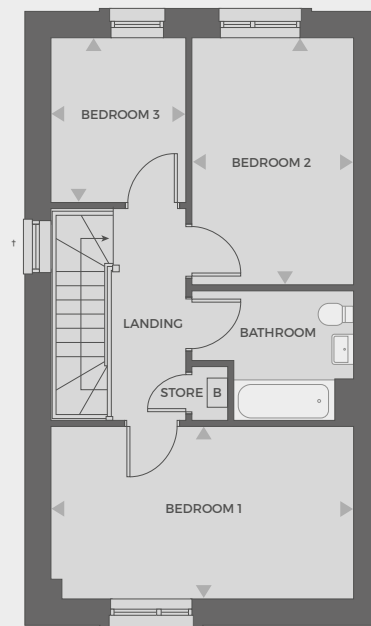
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Plots 219, 220, 221, 222, 223

Living/Dining	5.32m x 5.02m
Kitchen	3.90m x 2.48m
Bedroom 1	5.02m x 2.86m
Bedroom 2	4.08m x 2.68m
Bedroom 3	2.73m x 2.24m
Total Area	93.4 sq m



Ground floor



First floor



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Jade - 3 bedroom houses

Open plan three-bedroom houses with direct access into the garden from living room.



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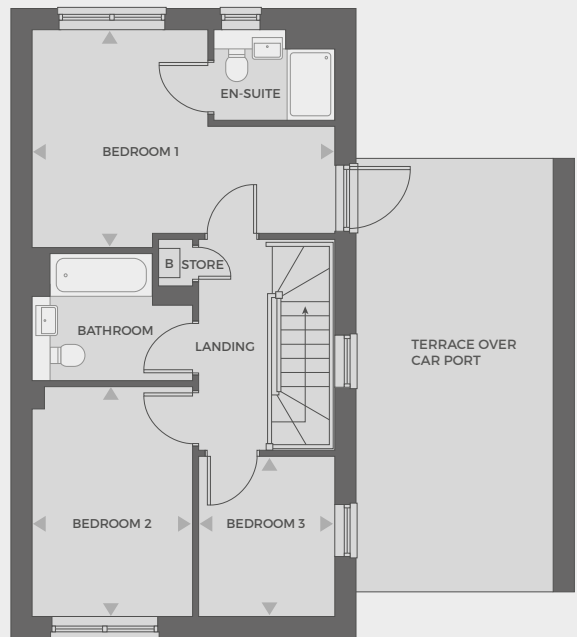
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Plots 172, 180, 181, 185, 186, 207, 213, 225, 226, 227, 228

Living	5.02m x 3.39m
Dining	3.98m x 2.56m
Kitchen	4.07m x 3.80m
Bedroom 1	3.81m x 3.40m
Bedroom 2	3.60m x 2.66m
Bedroom 3	2.25m x 2.47m
Total Area	95.9 sq m



Ground floor



First floor

*Image shown is a house from a previous phase and although is similar in look, it is not a true and correct depiction of the houses in this phase.



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Jade - 3 bedroom houses

Open plan three-bedroom houses with direct access into the garden from lounge.



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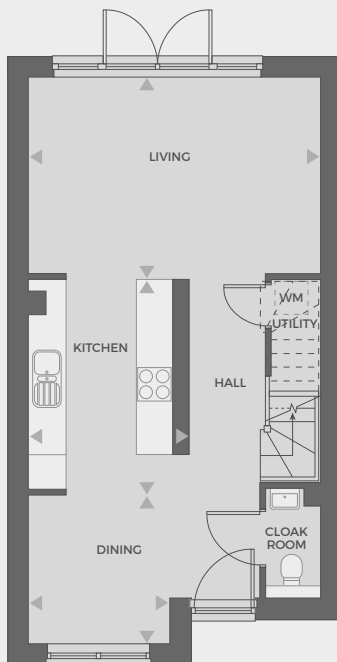
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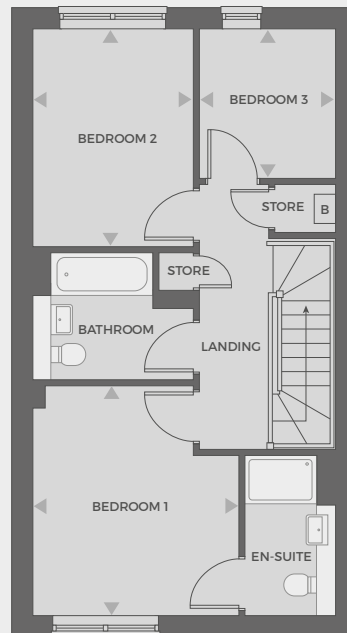
Channels Drive, Chelmsford CM3 3FU

Plot 171

Living	5.02m x 3.39m
Dining	3.98m x 2.56m
Kitchen	4.07m x 3.80m
Bedroom 1	3.81m x 3.40m
Bedroom 2	3.60m x 2.66m
Bedroom 3	2.25m x 2.47m
Total Area	95.9 sq m



Ground floor



First floor



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Topaz - 3 bedroom houses

*Open-plan three-bedroom houses with direct access to garden from living room
and en-suite bathroom to master bedroom.*



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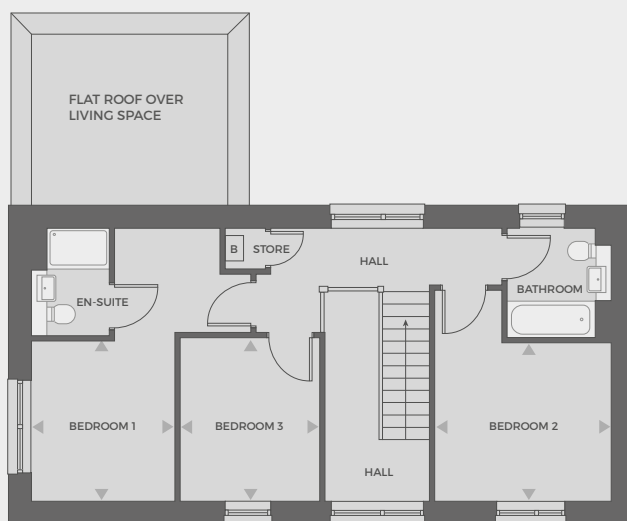
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Plots 167, 175, 183, 184, 187, 192, 217

Living	3.79m x 3.62m
Dining	3.79m x 2.55m
Kitchen	4.45m x 2.80m
Bedroom 1	2.76m x 3.08m
Bedroom 2	3.37m x 3.04m
Bedroom 3	2.65m x 3.14m
Total Area	106.9 sq m



Ground floor



First floor



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Jasper - 3 bedroom houses

Three-bedroom houses with spacious living spaces, direct access to the garden from the lounge and kitchen. Master bedrooms benefit from en-suite bathrooms.



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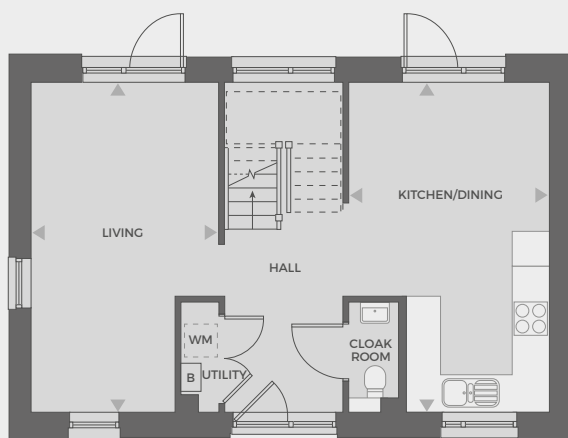
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Plots 174, 176, 182, 218

Living	5.70m x 3.24m
Kitchen/Dining	3.46m x 5.70m
Bedroom 1	3.31m x 3.46m
Bedroom 2	3.50m x 3.23m
Bedroom 3	3.23m x 2.10m
Total Area	101.1 sq m



Ground floor



First floor

*Please note that in plots 174 and 176 the boiler is in the kitchen and not the hall way kitchen.



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Garnet - 4 bedroom houses

Spacious four-bedroom family homes with private snug, direct access to the garden from the lounge and access to a balcony from master bedroom.



*Image is of a house from a previous phase. External specification will vary. The balconies will have posts and not Cantilevered.

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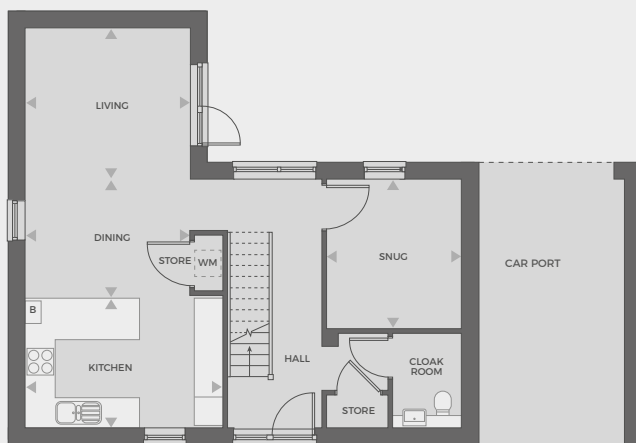
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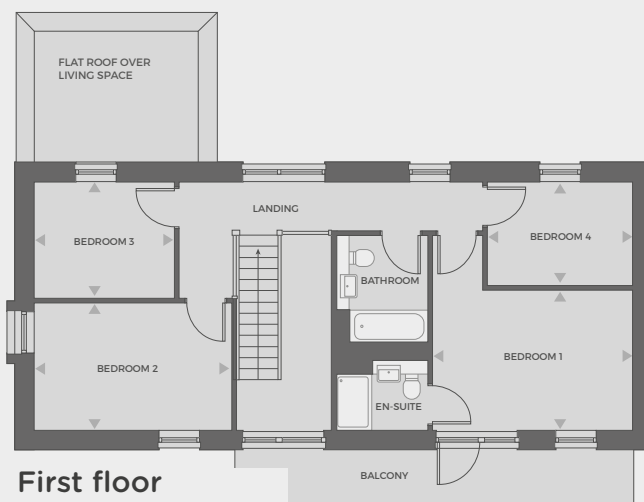
Channels Drive, Chelmsford CM3 3FU

Plots 166, 179, 206, 208, 212, 224*

Living	3.56m x 3.26m
Dining	3.56m x 2.56m
Kitchen	4.25m x 2.80m
Snug	3.22m x 2.90m
Bedroom 1	4.30m x 3.02m
Bedroom 2	4.25m x 2.52m
Bedroom 3	3.02m x 2.52m
Bedroom 4	3.12m x 2.25m
Total Area	125.4 sq m



Ground floor



First floor

*Unit 224 does not come with a balcony.



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Onyx – 4 bedroom houses

Spacious four-bedroom house covering three floors with garden and terrace.



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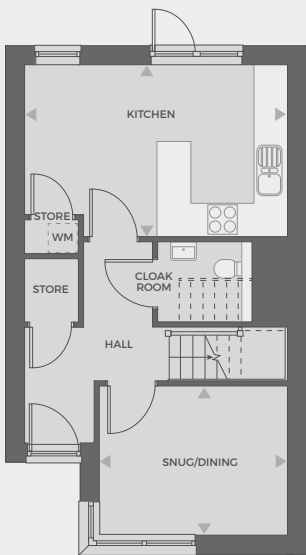
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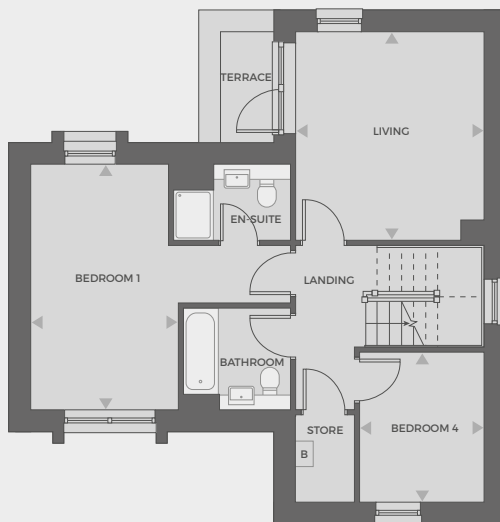
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Plots 209, 210, 211

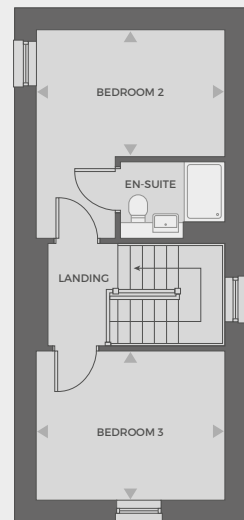
Living	4.07m x 3.67m
Dining/ Snug	3.67m x 2.91m
Kitchen	5.14m x 3.36m
Bedroom 1	4.80m x 2.89m
Bedroom 2	3.67m x 2.47m
Bedroom 3	3.67m x 2.91m
Bedroom 4	2.43m x 2.93m
Total Area	137 sq m



Ground floor



First floor



Second floor



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CHANNELS DRIVE, CHELMSFORD

Peridot – 4 bedroom houses

*Spacious four-bedroom house over three floors, terrace and garden.
Master bedroom benefits from en-suite bathroom.*



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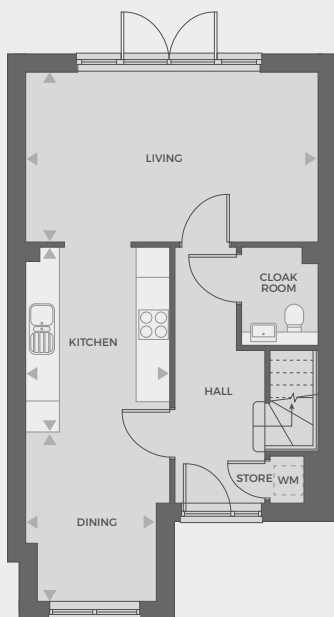
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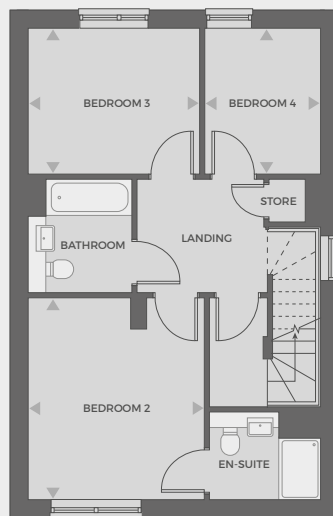
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Plots 165, 188, 189, 190, 191

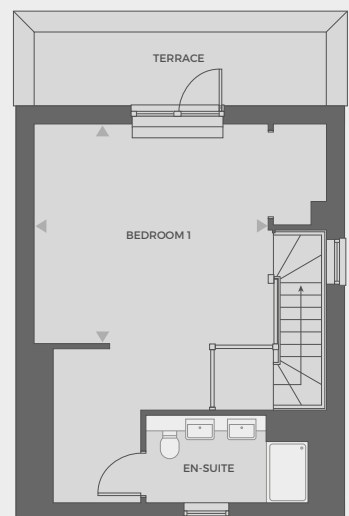
Living	5.70m x 3.30m
Dining	3.31m x 2.81m
Kitchen	3.61m x 2.81m
Bedroom 1	4.69m x 4.28m
Bedroom 2	3.93m x 3.43m
Bedroom 3	3.34m x 2.83m
Bedroom 4	2.83m x 2.25m
Total Area	149.9 sq m



Ground floor



First floor



Second floor



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Emerald - 4 bedroom houses

Spacious four-bedroom house with sky lounge, garden, balcony overlooking serene green fields, and double garage.



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Plots 168, 173

Kitchen/Dining/Living	4.12m x 9.58m
Sky Lounge	4.12m x 2.71m
Bedroom 1	7.16m x 3.67m
Bedroom 2	4.91m x 4.12m
Bedroom 3	2.93m x 4.31m
Bedroom 4	4.12m x 2.75m
Total Area	164.7 sq m



Ground floor



First floor



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CHANNELS DRIVE, CHELMSFORD

Agate - 4 bedroom houses

*Spacious four-bedroom family home with garden and balcony.
Master bedroom benefits from an en-suite bathroom and built-in dressing area.*



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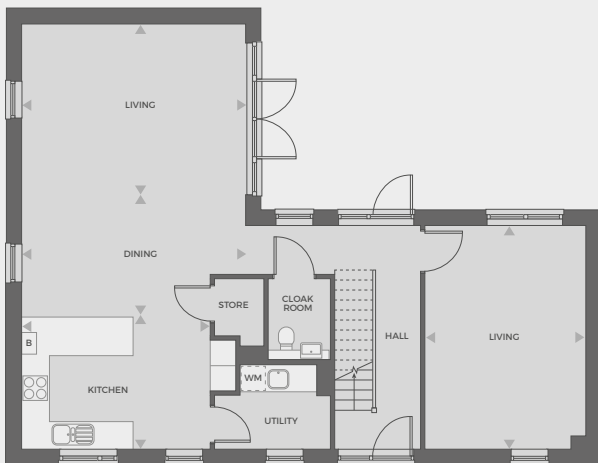
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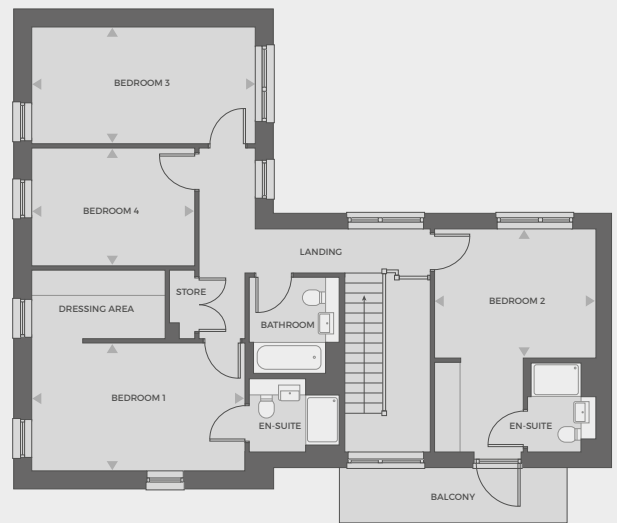
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Plots 178, 216

Living	5.25m x 3.72m
Dining	5.25m x 3.15m
Kitchen	4.42m x 3.10m
Bedroom 1	5.01m x 3.01m
Bedroom 2	3.79m x 3.04m
Bedroom 3	5.25m x 2.73m
Bedroom 4	3.83m x 2.75m
Total Area	184.1 sq m



Ground floor



First floor



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CHANNELS DRIVE, CHELMSFORD

Opal – 5 bedroom houses

Five-bedroom family home with open plan living space, double garage, garden and balconies.



*Image is of a house from a previous phase. External specification will vary. Please note that there are no timber shingles and the bricks are red.

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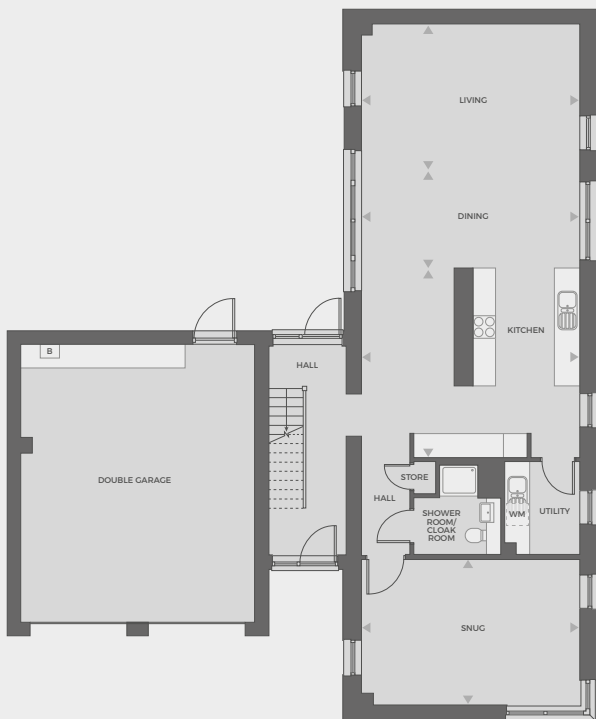
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Channels Drive, Chelmsford CM3 3FU

Plot 164

Living	5.58m x 3.70m
Dining	5.58m x 2.55m
Kitchen	5.58m x 4.83m
Snug	5.58m x 3.72m
Bedroom 1	4.57m x 3.59m
Bedroom 2	5.58m x 3.58m
Bedroom 3	4.91m x 3.37m
Bedroom 4	3.69m x 3.34m
Bedroom 5	2.66m x 4.21m
Total Area	231.1 sq m



Ground floor



First floor



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