

Taylor  
Wimpey

# HANDLEY GARDENS

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MALDON | ESSEX



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

## HANDLEY GARDENS. A VERY SPECIAL PLACE TO BE

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A warm welcome to Handley Gardens.

Located in a town that is influenced by its history, Handley Gardens is a highly anticipated development offering a choice of 1, 2, 3, 4 and 5 bedroom houses in the heart of the Maldon District. Nestled in a varied landscape, this new garden suburb of Maldon has something for everyone.



## MAKE YOURSELF AT HOME

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From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.



# A TOWN WITH AN EXCITING HISTORY

Maldon's animated location seamlessly combines its history with everything you need for modern living. From the bustling Maldon high street containing a multitude of shops, bars, and restaurants, to the idyllic setting of its Promenade Park, you'll never be short of things to do in this celebrated town.

As well as offering a wide range of amenities, this maritime and market town also boasts wonderful nature reserves that reflect the town's timeless heritage. And for the keen sports fans, you can also go along to support Maldon & Tiptree Football Club at Wallace Binder Ground.



Promenade Park  
at sunrise,  
Maldon



Maldon  
high street



The Blue Boar Hotel,  
Maldon high street

# THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress-free links to other parts of the country too. So it's good to know Handley Gardens has fantastic road links, with the nearby A12 offering routes to Chelmsford, Witham and Colchester, plus the M25 is under 25 miles away. While Witham station offers direct trains to London Liverpool Street in 45 minutes, there are also regular bus routes to nearby towns and cities, and if you're going further afield, London Southend Airport is under 23 miles away.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Marine Lake,  
Promenade Park,  
Maldon



Hythe Quay,  
Maldon



Beeleigh Falls





## WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



## WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy: Equity Loan means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



### PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



### EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.



5 BEDROOM HOMES



**The Garrton**  
5 bedroom home  
**Plots:** 157 & 161



**The Wayford**  
5 bedroom home  
**Plots:** 28, 193 & 197



**The Winterford**  
5 bedroom home  
**Plots:** 159 & 160

4 BEDROOM HOMES



**The Langdale**  
4 bedroom home  
**Plots:** 24, 27, 59, 79, 148,  
154, 156, 162, 189, 194 & 199



**The Teasdale**  
4 bedroom home  
**Plots:** 22, 44, 57, 66, 82,  
90, 151 & 195



**The Thornford**  
4 bedroom home  
**Plots:** 60–62, 88, 89, 147,  
149, 155, 158, 196 & 198



**The Kentdale**  
4 bedroom home  
**Plots:** 150

3 BEDROOM HOMES



**The Crofton**  
3 bedroom home  
**Plots:** 68, 69, 91, 92,  
139 & 140



**The Woodman**  
3 bedroom home  
**Plots:** 16, 93, 100, 127,  
128, 143 & 144



**The Alton G**  
3 bedroom home  
**Plots:** 17, 18, 42, 43, 51,  
52, 80, 81, 152 & 153



**The Easedale**  
3 bedroom home  
**Plots:** 19, 25, 50, 54, 64,  
71, 103, 133, 137 & 168



**The Gosford**  
3 bedroom home  
**Plots:** 23, 40, 45, 53, 58, 63,  
65, 67, 70, 72, 83, 104, 138,  
146, 167, 192 & 200



**The Yewdale**  
3 bedroom home  
**Plots:** 26, 55, 56, 105 & 145



**3 bedroom home**  
**Plots:** 14\*, 15\*, 73\*, 74\*, 77\*,  
78\*, 119–122\* & 163–166\*

2 BEDROOM HOMES



**The Canford**  
2 bedroom home  
**Plots:** 41, 46–49, 84–87,  
101, 102, 106, 107, 129–132,  
134–136, 141, 142, 190 & 191



**2 bedroom home**  
**Plots:** 7\*, 20\*, 21\*, 29\*, 37\*,  
118\*, 172\* & 184\*



**2 bedroom home**  
**Plots:** 12\*, 13\*, 38\*, 39\*, 75\*,  
76\*, 94–99\* & 123–126\*

APARTMENTS



**1 bedroom apartments**  
**Plots:** 1–6\*, 8–11\*, 108–112\*  
& 113–117\*



**1 & 2 bedroom apartments**  
**Plots:** 30–36\*, 169–171\*,  
173–183\* & 185–188\*



Get to know

HANDLEY GARDENS

MALDON | ESSEX

Handley Gardens is an exciting collection of one, two, three, four and five-bedroom homes situated in the historic town of Maldon.

- ah/af\* = Affordable Rent
- ah/so\* = Shared Ownership
- ▶ = Garage
- ▷ = Drive Through
- = Bollards
- BS = Bin Store
- CS = Cycle Store

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 36840 / March 2019.



Get to know

# HANDLEY GARDENS


MALDON | ESSEX

Phase 2 of Handley Gardens offers a collection of 1 bedroom apartments and 2, 3 & 4 bedroom houses, perfectly located in Maldon town on the Blackwater estuary.




## 3 BEDROOM HOMES

 **The Marsdale Special**  
3 bedroom home  
**Plots:** 219 & 300

 **The Byford**  
3 bedroom home  
**Plots:** 250, 251, 302 & 303

 **The Byford Special**  
3 bedroom home  
**Plot:** 220

 **The Woodman**  
3 bedroom home  
**Plots:** 221, 225, 265, 266, 276, 283, 308, 311, 338, 343 & 344


 **The Colton**  
3 bedroom home  
**Plots:** 223, 224, 240, 241, 309, 310 & 335-337


 **The Ardale**  
3 bedroom home  
**Plots:** 244, 245, 271 & 286


 **The Ardale Special**  
3 bedroom home  
**Plot:** 322

## 4 BEDROOM HOMES

 **The Lanford**  
4 bedroom home  
**Plot:** 222

 **The Waysdale**  
4 bedroom home  
**Plots:** 231, 233, 236, 238, 246, 249, 252, 273, 285, 301 & 321

 **The Thornford**  
4 bedroom home  
**Plots:** 232, 234, 237, 247, 248, 272, 274, 275, 284 & 323

 **The Thornford Special**  
4 bedroom home  
**Plots:** 235 & 324

## 2 BEDROOM HOMES


 **The Edale Special**  
2 bedroom home  
**Plots:** 332 & 333


 **The Canford**  
2 bedroom home  
**Plots:** 287, 288, 304-307, 339-342 & 345-348

 **The Canford Special**  
2 bedroom home  
**Plots:** 226-230, 239 & 349-352

 **The Preston**  
2 bedroom home  
**Plot:** 334

 2 bedroom home  
**Plots:** 242\*, 243\*, 259-264†, 267-270†, 277†, 278†, 279-282\*, 312†, 313†, 314\*, 315\*, 319\* & 320\*

 2 bedroom home  
**Plots:** 316\* & 317\*


 2 bedroom home  
**Plots:** 299\* & 318\*

## APARTMENTS


### 1 & 2 Bedroom Apartments

 **Block F1**  
**Plots:** 201-218\*

### 1 Bedroom Apartments

 **Lancaster House**  
**Plots:** 325-331

 **Block F2**  
**Plots:** 253-258†

 **Block F3**  
**Plots:** 289-298\*

\*ah/r = Affordable Rent  
†ah/so = Shared Ownership  
▶ = Garage  
▷ = Drive Through  
■ = Bollards  
V = Visitor Parking Space

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# THE GOSFORD

The Gosford is a 3 bedroom home perfect for a couple or young family. Downstairs is the living room and the kitchen/dining area, which has double doors to the garden. Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and another bedroom, which could alternatively be used as a study or nursery.

TOTAL GROSS 80.4 sq. m. / 866 sq. ft.

## GROUND FLOOR



Kitchen/Dining area	4.79m x 2.88m	15'9" x 9'6"
Living room	4.24m* x 3.76m*	13'11"* x 12'4"

## FIRST FLOOR



Master bedroom	3.00m x 2.84m	9'10" x 9'4"
Bedroom 2	3.31m x 2.67m	10'11" x 8'9"
Bedroom 3	3.55m x 2.03m	11'8" x 6'8"

 **Plots:** 23, 40, 45, 53, 58, 63, 65, 67, 70, 72, 83, 104, 138, 146, 167, 192 & 200

The floor plans depict a typical layout of this house type. Plans are handed to CGI. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or – 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. \*Maximum dimensions. 37078 / June 2020.

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# THE KENTDALE

4 BEDROOM HOME



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## THE KENTDALE

The Kentdale is a 4 bedroom home that is perfect for growing families. The entrance hallway leads to a spacious kitchen/dining area and a dual aspect living room with double doors to the garden. Upstairs you will find the master bedroom with an en suite shower room, a further double bedroom and two further well-proportioned bedrooms, as well as a family bathroom.

TOTAL GROSS 113.5 sq. m. / 1,222 sq. ft.

### GROUND FLOOR



Kitchen/Dining area	6.06m x 3.65m	19'10" x 12'0"
Living room	6.06m x 3.52m	19'10" x 11'6"

### FIRST FLOOR



Master bedroom	3.52m x 3.41m	11'7" x 11'2"
Bedroom 2	3.65m x 2.99m	12'0" x 9'10"
Bedroom 3	3.09m x 2.95m	10'2" x 9'9"
Bedroom 4	3.10m* x 2.54m*	10'2"* x 8'4"*

 Plot: 150

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# THE TEASDALE

4 BEDROOM HOME



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## THE TEASDALE

The 4 bedroom Teasdale has been designed to provide extra space for growing families. A living room, kitchen/dining area, handy utility room and study make up the ground floor. Upstairs, you will find the en suite master bedroom, along with three further bedrooms and a family bathroom.

TOTAL GROSS 119.8 sq. m. / 1,290 sq. ft.

### GROUND FLOOR



Kitchen/Dining area	5.82m × 3.09m*	19'1" × 10'2"
Living room	4.80m × 3.66m	15'9" × 12'0"
Study	2.94m × 2.71m	9'8" × 8'11"

### FIRST FLOOR



Master bedroom	3.68m × 3.58m	12'1" × 11'9"
Bedroom 2	4.07m* × 2.72m	13'4"* × 8'11"
Bedroom 3	2.84m × 2.72m	9'4" × 8'11"
Bedroom 4	2.64m × 1.90m	8'8" × 6'3"

Plots: 22, 44, 57, 66, 82, 90, 151 & 195

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# THE LANGDALE

4 BEDROOM HOME

# THE LANGDALE

The 4 bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and a spacious kitchen/breakfast/family area both open through double doors to the rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout. The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.

TOTAL GROSS 142.1 sq. m. / 1,530 sq. ft.

### GROUND FLOOR



Kitchen/Breakfast/Family area	6.84m × 3.45m	22'6" × 11'4"
Dining room	3.42m × 3.05m	11'3" × 10'0"
Living room	4.58m × 4.50m	15'0" × 14'10"

### FIRST FLOOR



Master bedroom	6.08m* × 3.45m*	20'0"* × 11'4"
Bedroom 2	4.58m × 3.10m	15'0" × 10'2"
Bedroom 3	3.06m × 2.95m	10'0" × 9'8"
Bedroom 4	3.49m × 2.70m	11'6" × 8'10"

**Plots:** 24, 27, 59, 79, 148, 154, 156, 162, 189, 194 & 199

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# THE THORNFORD

4 BEDROOM HOME



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## THE THORNFORD

A traditional double-fronted 4 bedroom home with substantial accommodation. On the ground floor a contemporary fitted kitchen leads to the family room, which features double doors to the rear garden, as does the living room – great for summer entertaining. There's also a dining room which could serve as a study. Upstairs, the landing leads to the master bedroom with en suite shower room, three further double bedrooms and a main bathroom.

TOTAL GROSS 145.1 sq. m. / 1,562 sq. ft.

### GROUND FLOOR



Kitchen	4.80m x 3.33m	15'9" x 10'11"
Living room	4.75m x 3.94m	15'7" x 12'11"
Dining room/Study	3.05m x 2.67m	10'0" x 8'9"
Family room	3.94m x 3.27m	12'11" x 10'9"

### FIRST FLOOR



Master bedroom	4.91m x 3.12m	16'2" x 10'3"
Bedroom 2	4.01m x 3.33m	13'2" x 10'11"
Bedroom 3	4.76m* x 3.34m*	15'8** x 11'0**
Bedroom 4	3.86m x 2.54m	12'8" x 8'4"

 **Plots:** 60–62, 88, 89, 147, 149, 155, 158, 196 & 198

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# THE GARRTON

5 BEDROOM HOME

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# THE GARRTON

Offering spacious accommodation, the 5 bedroom Garrton is tailor made for family living. The front door opens onto a hall which gives access to the living room, study and downstairs cloakroom. While the kitchen/dining area has two patio doors opening onto the rear garden. The first floor features the en suite master bedroom with dressing area, a further double bedroom, the main bathroom and another bedroom. The second floor is made up of two bedrooms and a shower room.

TOTAL GROSS 169.5 sq. m. / 1,825 sq. ft.

GROUND FLOOR



<b>Kitchen/Dining area</b>	
8.35m* x 3.47m*	27'5"* x 11'5"*
<b>Living room</b>	
4.72m x 3.41m	15'6" x 11'3"
<b>Family room/Study</b>	
2.75m x 2.27m	9'0" x 7'6"

FIRST FLOOR



<b>Master bedroom</b>	
5.99m x 3.41m	19'8" x 11'3"
<b>Bedroom 4</b>	
3.63m x 2.75m	11'11" x 9'1"
<b>Bedroom 5</b>	
2.99m x 2.55m	9'10" x 8'5"

SECOND FLOOR



<b>Bedroom 2</b>	
4.59m x 3.41m	15'1" x 11'3"
<b>Bedroom 3</b>	
3.66m x 2.77m	12'0" x 9'1"

 **Plots:** 157 & 161

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# THE WAYFORD

There's a wealth of space to cater for busy family lifestyles in the 5 bedroom Wayford. A large kitchen/breakfast area forms the heart of the home for day-to-day living, while the separate dining room is perfect for entertaining. The living room and study complete the ground floor, while upstairs you will find the en suite master bedroom, four further bedrooms, and a family bathroom.

TOTAL GROSS 172.4 sq. m. / 1,856 sq. ft.

## GROUND FLOOR



Kitchen/Breakfast area	5.59m x 3.35m	18'4" x 11'0"
Dining room	3.40m x 3.02m	11'2" x 9'11"
Living room	6.10m x 4.45m	20'0" x 14'7"
Study	3.40m x 2.36m	11'2" x 7'9"

## FIRST FLOOR



Master bedroom	3.43m x 3.05m	11'5" x 10'0"
Bedroom 2	3.48m x 3.05m	11'5" x 10'0"
Bedroom 3	3.18m x 3.02m	10'5" x 9'11"
Bedroom 4	4.14m x 2.41m	13'7" x 7'11"
Bedroom 5	3.23m x 2.34m	10'7" x 7'8"

 Plots: 28, 193 & 197

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THE ARDALE

3 BEDROOM HOME

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THE ARDALE

The 3 bedroom Ardale is a family size property with plenty of space for contemporary living. A dual aspect living room has doors to the private garden, whilst there's also an open-plan kitchen/dining area, a useful cloakroom and store off the entrance hallway. Bedroom 1 with en suite shower room is found upstairs, along with two further well-proportioned bedrooms, a family bathroom and additional storage.

TOTAL 94.10 sq. m. / 1,013 sq. ft.

GROUND FLOOR



Kitchen	3.18m x 2.50m	10'6" x 8'3"
Dining Room	2.91m x 2.11m	9'7" x 6'11"
Living Room	5.41m x 3.01m	17'9" x 9'11"

FIRST FLOOR



Bedroom 1	4.12m x 3.07m	13'6" x 10'1"
Bedroom 2	3.13m x 2.95m	10'3" x 9'8"
Bedroom 3	3.25m x 2.37m	10'8" x 7'9"

 Plots: 244, 245, 271 & 286

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 45684/November 2020.

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# THE ARDALE SPECIAL

3 BEDROOM HOME

## THE ARDALE SPECIAL

The Ardale Special is a 3 bedroom home ideal for growing families. The ground floor features an open-plan kitchen/dining area and a separate living room, both with feature bay windows. Bedroom 1 with en suite shower room is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

TOTAL 95.17 sq. m. / 1,024 sq. ft.

### GROUND FLOOR



Kitchen	3.18m x 2.50m	10'6" x 8'3"
Dining Room	2.91m (excl bay) x 2.11m	9'7" (excl bay) x 6'11"
Living Room	5.41m (excl bay) x 3.01m	17'9" (excl bay) x 9'11"

### FIRST FLOOR



Bedroom 1	4.12m x 3.07m	13'6" x 10'1"
Bedroom 2	3.13m x 2.95m	10'3" x 9'8"
Bedroom 3	3.25m x 2.37m	10'8" x 7'9"

Plot: 322

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# THE WOODMAN

The Woodman is a 3 bedroom home, perfect for young couples and growing families. Downstairs, the open-plan kitchen/dining area opens out onto the rear garden through double doors, and the separate living room has space for all the family. The en suite master bedroom, two further bedrooms, and the family bathroom can be found on the first floor.

TOTAL 102.0 sq. m. / 1,098 sq. ft.

## GROUND FLOOR



Kitchen	4.69m x 2.50m	15'5" x 8'2"
Dining Room	3.15m x 2.75m	10'4" x 9'0"
Living Room	4.54m x 3.62m	14'11" x 11'11"

## FIRST FLOOR



Bedroom 1	3.54m x 3.03m	11'8" x 9'11"
Bedroom 2	4.55m x 2.54m	14'11" x 8'4"
Bedroom 3	3.21m x 2.75m	10'6" x 9'0"

**Plots:** 221, 225, 265, 266, 276, 283, 308, 311, 338, 343 & 344

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. \*Plot 221 has bay windows to the ground floor, please speak to a sales executive for details. 45684/November 2020.

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# THE THORNFORD

The Thornford is a traditional double fronted 4 bedroom family home. A contemporary fitted kitchen leads through double doors to the family room which opens out to the garden. The ground floor is complete with a dining room/study, guest cloakroom and a living room with double doors to the garden. Upstairs, the landing leads to bedroom 1 with an en suite, three further double bedrooms and a main bathroom.

TOTAL 145.10 sq. m. / 1,562 sq. ft.

## GROUND FLOOR



Kitchen	4.76m x 3.32m	15'8" x 10'11"
Family Room	3.92m x 3.26m	12'11" x 10'8"
Living Room	4.74m x 3.92m	15'7" x 12'11"
Dining Room/Study	3.04m x 2.66m	10'0" x 8'9"

## FIRST FLOOR



Bedroom 1	4.90m x 3.11m	16'1" x 10'3"
Bedroom 2	4.00m x 3.32m	13'2" x 10'11"
Bedroom 3	4.75m x 3.33m	15'7" x 10'11"
Bedroom 4	3.85m x 2.53m	12'8" x 8'4"

 **Plots:** 232, 234, 235, 237, 247, 248, 272, 274, 275, 284 & 323

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# THE WAYSDALE

4 BEDROOM HOME

# THE WAYSDALE

The 4 bedroom Waysdale has been designed to offer extra space for growing families. A dual aspect living room and a spacious kitchen/breakfast/family area both open through double doors to the garden. A separate dining room, which could also be used as home office, and a useful guest cloakroom complete the ground floor layout. Bedroom 1 with en suite shower room is found on the first floor, along with three further double bedrooms and a family bathroom.

TOTAL 143.90 sq. m. / 1,549 sq. ft.

## GROUND FLOOR



Kitchen/Breakfast/Family Area	6.85m x 3.52m	22'6" x 10'3"
Living Room	4.64m x 4.48m	15'3" x 14'9"
Dining Room	3.05m x 2.90m	10'0" x 9'6"

## FIRST FLOOR



Bedroom 1	3.78m x 3.52m	12'5" x 11'7"
Bedroom 2	4.64m x 2.97m	15'3" x 9'9"
Bedroom 3	3.05m x 2.87m	10'0" x 9'5"
Bedroom 4	3.55m x 2.78m	11'8" x 9'2"

 **Plots:** 231, 233, 236, 238, 246, 249, 252, 273, 285, 301 & 321

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# THE CANFORD

2 BEDROOM HOME

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# THE CANFORD

The Canford is a 2 bedroom property which has been thoughtfully designed. A living/dining area with a convenient under stairs cupboard provides the ideal space for day-to-day living and opens out to the garden through double doors. There's also a contemporary fitted kitchen and a guest cloakroom located off the hallway. Upstairs you'll find bedroom 1, a further double bedroom with storage space and a main bathroom.

TOTAL 64.0 sq. m. / 689 sq. ft.

### GROUND FLOOR



Kitchen	3.02m x 1.85m	9'11" x 6'1"
Living/Dining Area	4.73m max x 3.98m max	15'6" max x 13'1" max

### FIRST FLOOR



Bedroom 1	3.08m x 2.94m	10'1" x 9'8"
Bedroom 2	2.89m x 2.56m	9'6" x 8'5"

 **Plots:** 287, 288, 304–307, 339–342 & 345–348

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# THE BYFORD

3 BEDROOM HOME

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## THE BYFORD

Perfect for first time buyers, couples and families looking for a little extra space, the 3 bedroom Byford is a versatile home. On the ground floor a kitchen/dining area opens through double doors to the private garden. A living room, a guest cloakroom and a store cupboard are also found on the ground floor. The first floor comprises bedroom 1 with an en suite shower room, two further bedrooms and a main bathroom.

TOTAL 90.69 sq. m. / 976 sq. ft.

### GROUND FLOOR



Kitchen/Dining Area	5.06m x 2.87m	16'7" x 9'5"
Living Room	4.24m x 3.98m <i>max</i>	13'9" x 13'0" <i>max</i>

### FIRST FLOOR



Bedroom 1	3.98m x 3.00m	13'1" x 9'10"
Bedroom 2	3.46m <i>max</i> x 2.82m	11'4" <i>max</i> x 9'3"
Bedroom 3	3.87m x 2.15m	12'9" x 7'1"

 Plots: 250, 251, 302 & 303

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# THE COLTON

The Colton is a 3 bedroom town house featuring a kitchen, convenient guest cloakroom and a living/dining area with double doors to the garden. Two bedrooms and a family bathroom are found on the first floor, while the second floor features bedroom 1 with high-galleried ceilings and an en suite shower room. A dormer window and rooflights also provide this room with plenty of natural light.

TOTAL 107.12 sq. m. / 1,153 sq. ft.

## GROUND FLOOR



**Kitchen**  
3.43m x 2.71m max    11'3" x 8'11" max

**Living/Dining Area**  
4.80m x 3.68m max    15'9" x 12'1" max

## FIRST FLOOR



**Bedroom 2**  
4.80m x 3.07m    15'9" x 10'1"

**Bedroom 3**  
2.93m x 2.54m    9'8" x 8'4"

## SECOND FLOOR



**Bedroom 1**  
6.19m x 3.72m max    20'4" x 12'3" max

 **Plots:** 223, 224, 240, 241, 309, 310 & 335–337

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# FROM LOOKING ROUND TO MOVING IN...





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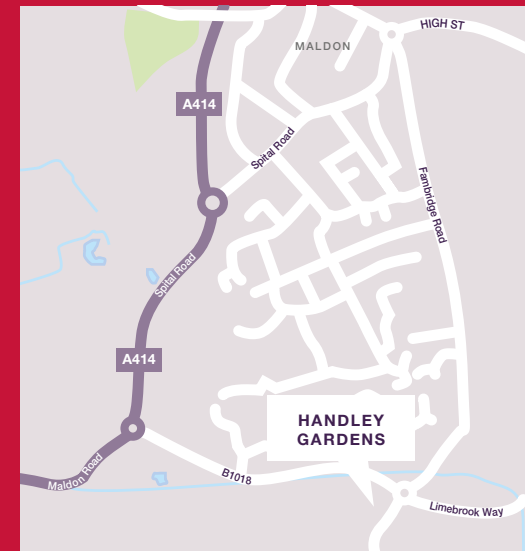
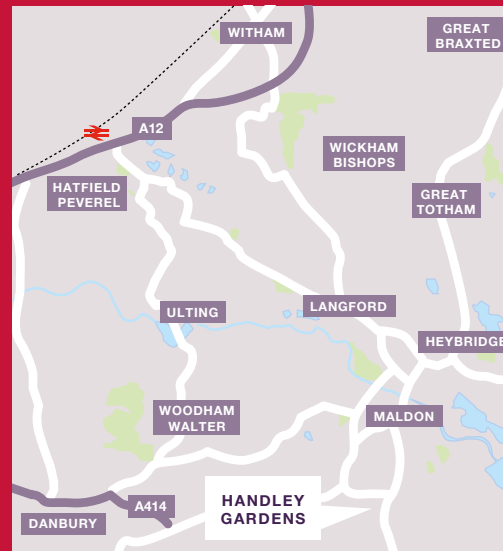
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## FROM A12:

- Leave the A12 at junction 18
- At the roundabout head towards Danbury on Maldon Road
- At the mini roundabout continue straight over into Danbury
- Continue straight on over the double mini roundabout
- At the next roundabout turn left, continuing on the A414
- Take the first exit at the next roundabout
- Then, at the following roundabout turn right (3rd exit)
- The development will be on your right

## FROM WITHAM:

- Leave Witham High Street on Maldon Road
- Head straight over the first and second mini roundabouts, continuing on Maldon Road
- Turn right on Blue Mills Hill and continue through Wickham Bishops
- Continue following the road onto Maypole Road, at the end of the road turn right at the mini roundabout
- Turn left at the next roundabout onto Heybridge Approach
- Turn right (2nd exit) at the next roundabout onto the A414
- Continue to the next roundabout, take the 2nd exit.
- At the next roundabout head straight over (2nd exit)
- The development will be on your right



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