

ROMAN CLOSE

BRAINTREE ROAD | GOSFIELD



LYNMORE HOMES



Roman Close's distinctive frontages combine traditional materials with modern styling and expert craftsmanship to create an exclusive atmosphere, away from everyday hustle & bustle, yet close enough for a range of superb amenities to be within easy reach.

Lynmore Homes and Greenwood Property Consultants are delighted to present this outstanding new collection of just five professionally-constructed four bedroom family homes in Gosfield, an attractive village hidden within the picturesque Essex countryside.

Ideal for modern lifestyles, it is a finely-crafted collection which places residents in an enviable location within a more exclusive part of Essex, with a host of excellent travel links nearby.

Combining superior craftsmanship, impressive specifications and high quality materials – alongside contemporary finishes and intelligently-planned living spaces – these homes offer an exceptional balance of practicality, luxury and style – and make the best of their superb position and outlook.

Each of the homes offers a spacious kitchen and dining area – with a generous range of branded integrated appliances – a separate sitting room, a utility room – and some come with a dedicated study. Upstairs good sized master bedrooms are supported by sleek en-suite shower rooms – and each home has a stunning family bathroom.

Every detail, no matter how small, has been specifically considered to complement modern lifestyles – and each fitting has been hand selected for effortless day-to-day life – Welcome to Roman Close.

Roman Close is a premium collection of properties that residents will be proud to call home for many years to come. Built as sustainably as possible and positioned within a highly sought-after area – within easy reach of Halstead, Braintree, Chelmsford and Colchester.

This is a collection from where you can enjoy a semi-rural location and good quality local amenities, alongside excellent leisure opportunities – all coming together to ensure an enviable lifestyle.



PLOT ONE

Four Bedroom Home

137.6 sqm (1480 sqft)

Page 6



PLOTS TWO & THREE

Four Bedroom Home

121.8 sqm (1311 sqft)

Page 8



PLOTS FOUR & FIVE

Four Bedroom Home

124.4 sqm (1339 sqft)

Page 10



NORTH

DEVELOPMENT LAYOUT

All housetype/plot sizes are approximate only. 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 Consultant for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our Sales Consultant to view the detailed architects site drawings for full and accurate details.



PLOT ONE
DETACHED **FOUR BEDROOM** HOME

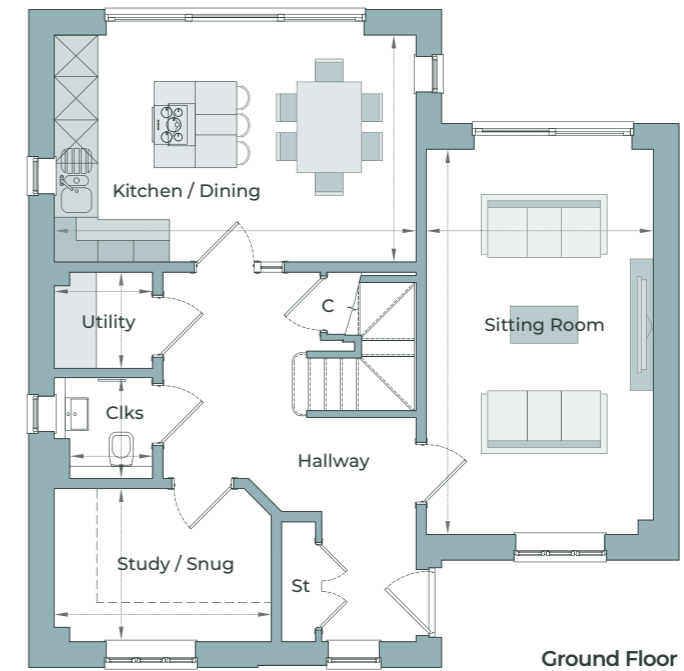
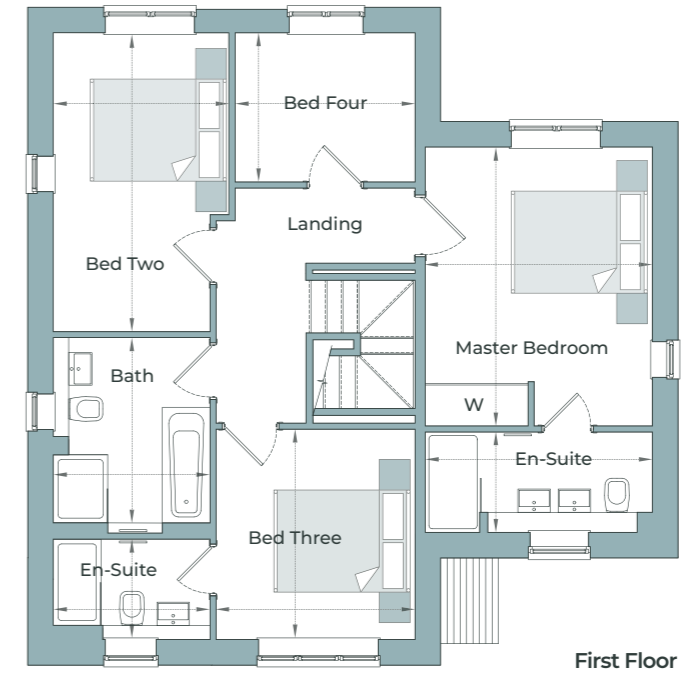
GROUND FLOOR

FIRST FLOOR

Kitchen / Dining	5.36m x 3.38m	17'7" x 11'1"
Utility Room	1.45m x 1.49m	4'9" x 4'11"
Sitting Room	5.71m x 3.38m	18'9" x 11'1"
Study / Snug	3.24m x 2.30m	10'8" x 7'7"
Cloakroom	1.53m x 1.49m	5'0" x 4'11"

Master Bedroom	4.13m x 3.38m	13'7" x 11'1"
En-Suite	3.38m x 1.51m	11'1" x 5'0"
Bedroom Two	3.12m x 2.96m	10'3" x 9'9"
En-Suite	2.34m x 1.51m	7'8" x 4'11"
Bedroom Three	4.42m x 2.62m	14'6" x 8'7"
Bedroom Four	2.68m x 2.23m	8'10" x 7'4"
Bathroom	2.89m x 2.34m	9'6" x 7'8"

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; all 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.



Gross internal floor area : **137.6 sqm (1480 sqft)**

► Approximate measurements

C Cupboard Clks Cloakroom St Store W Wardrobe



Plots Two and Three shown here from right-to-left.

**PLOTS TWO & THREE
FOUR BEDROOM HOMES**

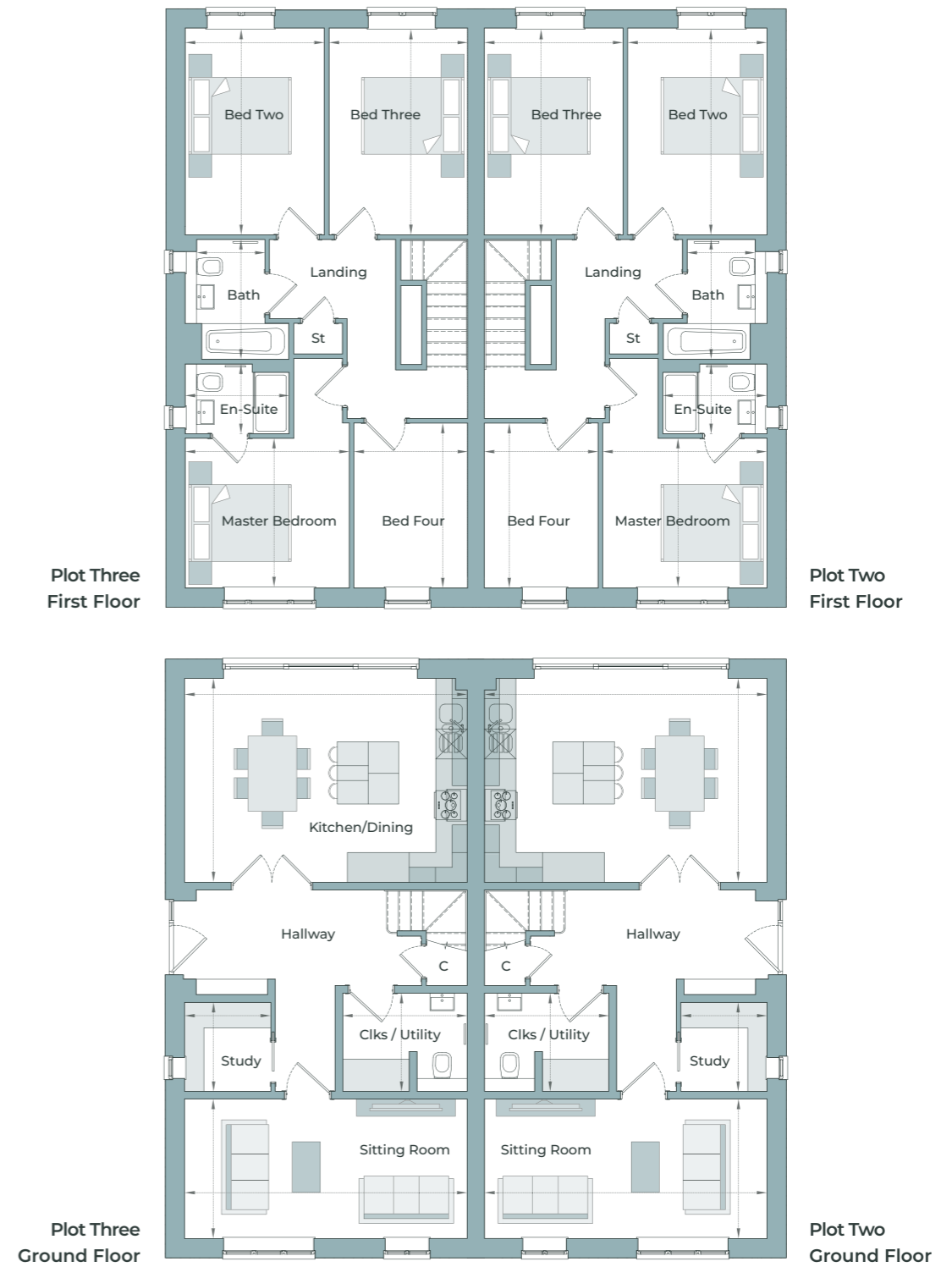
GROUND FLOOR

Kitchen / Dining	5.57m x 4.03m	18'3" x 13'3"
Sitting Room	5.57m x 2.77m	18'3" x 9'1"
Study	1.78m x 1.74m	5'10" x 5'9"
Utility Room	2.48m x 1.96m	8'2" x 6'5"

FIRST FLOOR

Master Bedroom	3.24m x 2.96m	10'8" x 9'9"
En-Suite	2.07m x 1.38m	6'10" x 4'7"
Bedroom Two	4.08m x 2.76m	13'5" x 9'1"
Bedroom Three	4.08m x 2.74m	13'5" x 9'0"
Bedroom Four	3.30m x 2.26m	10'10" x 7'5"
Bathroom	2.37m x 1.59m	7'9" x 5'3"

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Gross internal floor area : 121.8 sqm (1311 sqft)

► Approximate measurements

C Cupboard Clks Cloakroom St Store W Wardrobe



Plots Four and Five shown here from right-to-left.

**PLOTS FOUR & FIVE
FOUR BEDROOM HOMES**

GROUND FLOOR

FIRST FLOOR

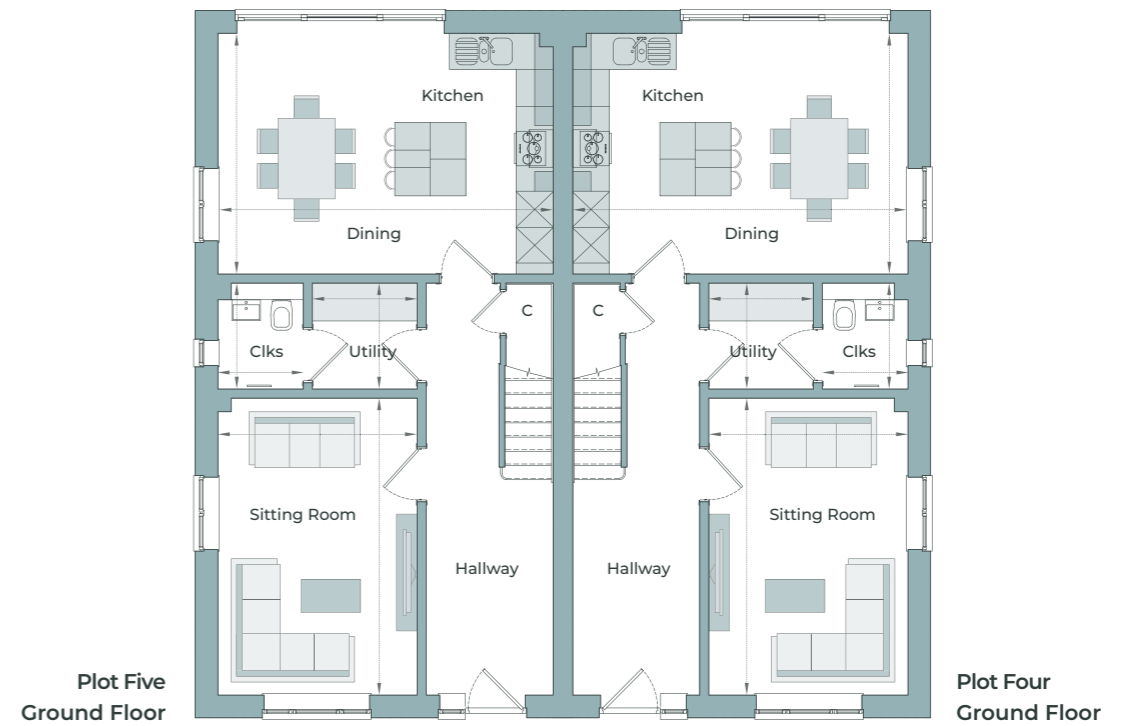
Kitchen / Dining	5.62m x 4.03m	18'6" x 13'3"	Master Bedroom	3.14m x 2.96m	10'4" x 9'9"
Sitting Room	4.95m x 3.36m	16'3" x 11'0"	En-Suite	2.00m x 1.38m	6'7" x 4'7"
Utility Room	1.81m x 1.80m	6'0" x 5'11"	Bedroom Two	4.08m x 2.72m	13'5" x 8'11"
Cloakroom	1.80m x 1.47m	5'11" x 4'10"	Bedroom Three	4.08m x 2.83m	13'5" x 9'4"
			Bedroom Four	3.63m x 2.42m	11'11" x 7'11"
			Bathroom	2.37m x 1.59m	7'9" x 5'3"

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Plot Five
First Floor

Plot Four
First Floor



Plot Five
Ground Floor

Plot Four
Ground Floor

Gross internal floor area : 124.4 sqm (1339 sqft)

► Approximate measurements

C Cupboard Clks Cloakroom St Store W Wardrobe

PROPERTY SPECIFICATIONS

Lynmore Homes have built a reputation for high standards, using high-calibre materials and fittings from carefully-selected sources. And as a flexible approach to work-life has become a key element of everyday living, these homes have been planned to provide ample space for working from home, enabling those who switch between the office and remote work to do so seamlessly.

- Double glazed UPVC windows and doors
- Composite front door
- Quality oak internal doors
- Satin chrome ironmongery
- Air Source Heat Pumps with underfloor heating throughout the ground floors and wall-mounted radiators upstairs
- LED downlights to kitchen and bathrooms
- Contemporary skirting and architraves
- Individually designed kitchens
- Quartz worktops and upstands
- Integrated fridge-freezer
- Integrated dishwashers
- Double oven
- Electric hob
- Glass splashback to hob
- Quality bathroom furniture
- Quality white sanitaryware with fitted units and chrome fittings
- Contemporary taps
- Bathrooms and en-suites to be half-tiled with silver trim
- Internal walls and ceilings to have a smooth plastered finish – painted in white
- Outside tap
- Ample external lighting
- Turfing to front and rear gardens
- Appropriate landscaping
- Sandstone paths and patio areas
- Traditional brick and blockwork with insulated cavity outside.
- Ample TV and telecom points
- FTTP high speed broadband with internal CAT 6 cabling
- Electric vehicle charging points to all Plots
- Photovoltaic (PV) panels that produce electricity directly from sunlight



LABC for New Homes – www.labcwarranty.co.uk

When you buy a new build home from Lynmore Homes a 10 year building warranty is offered through LABC, one of the market leading warranty providers.





Roman Close will place you in the perfect location to enjoy all the benefits that this part of Essex has to offer. From patchwork peaceful fields, to charming market towns, vibrant cosmopolitan centres and excellent travel connections, you'll never be far from everything you need for an active, fulfilling family lifestyle.

Although quiet, quaint and charming, the pretty village of Gosfield offers all you'll need day-to-day. Nearby you'll find a local shop for essentials, the locally-loved Apple Tree restaurant – a family-run lakeside venue serving freshly baked pizzas and Sunday roasts – and the historic King's Head public house. Parents will be pleased to note a preparatory school, a community primary school and the prestigious Gosfield independent school very close-by – all of which come with superb reputations.

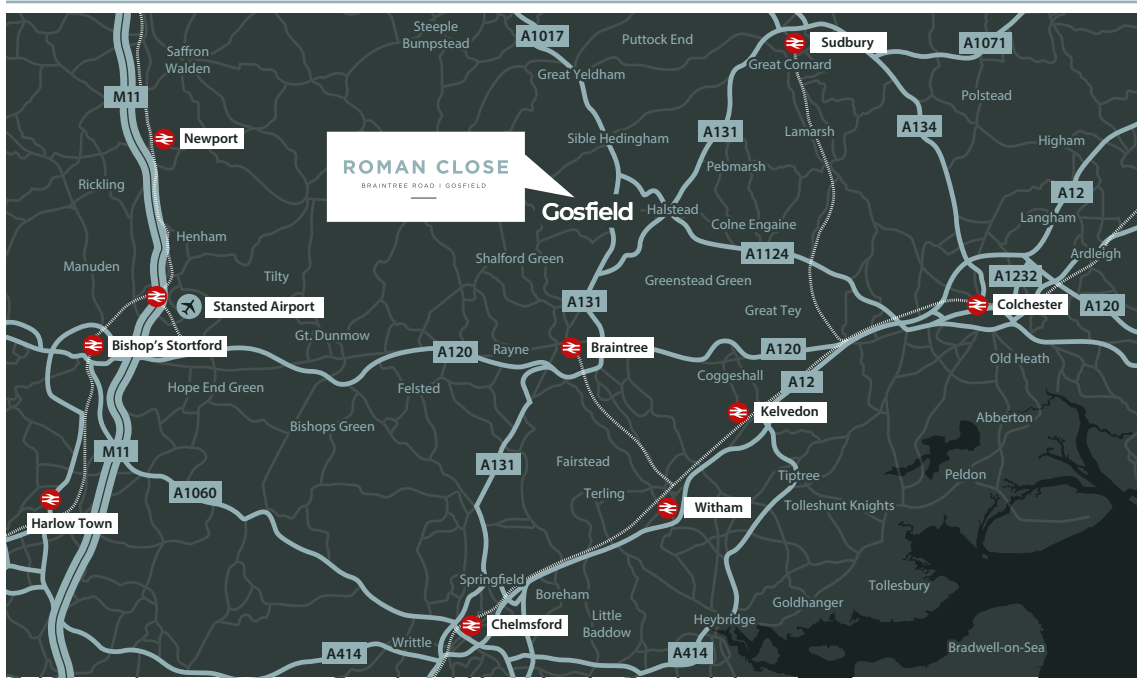
Backing onto the popular Gosfield Lawn Tennis Club, which has been enjoyed by locals for nearly one hundred years, you'll be perfectly placed to spend time "on court", whilst the nearby Gosfield Lake Resort is much-loved watersports facility with a wide range of offerings – ranging from water skiing and paddle boarding, through to weekly open-water swimming sessions and triathlons in the Summer.

Members of Gosfield Lake Golf Club can enjoy peace and tranquillity away from the bustle of modern life, with the club positioned adjacent to Gosfield Hall, a magnificent Georgian Manor House and one time Royal Residence. It's a truly idyllic setting, with two courses meandering through woods, across streams and over lakes in some of the most beautiful countryside in this part of Essex.

A short drive eastwards, Halstead's charming High Street is home to a range of, from independent boutiques, antique stores, delicatessens and coffee shops – and the town also has sporting opportunities that include cricket, swimming, football and bowls. In the other direction, towards Chelmsford, Braintree is just 10 minutes from home.

Here you'll find a mixture of outlets, boutiques and eateries lining its historic streets and modernised shopping areas, as well as a selection of well-known high street stores, household brands and independent shops that complement the major Sainsbury's and Tesco superstores in the town. Meanwhile, Braintree Shopping Village offers a truly diverse shopping experience. Its pedestrianised boulevards are home to over 70 outlets for designer clothing brands, accessories and well-known eating options, where you can easily spend hours browsing before finishing your day at Cineworld, Namco Bowling, Wagamama or TGI Friday's.





Braintree Road, Gosfield, Halstead, Essex CO9 1PR

In an excellent location for access to the A131, A120 and A12, as well as the rail network within the region, Gosfield is the perfect base from which to explore the Essex countryside, and take advantage of excellent travel connections for both work and pleasure.

Destinations.

Halstead	3 Miles
Braintree	4 Miles
Great Dunmow	14 Miles
Colchester	15 Miles
Chelmsford	17.5 Miles
Cambridge	35 Miles

Rail Connections.

Braintree [BTR]	4.5 miles from home
Shenfield / Crossrail [SNF]	40 Mins
Stratford London [SRA]	55 Mins
London Liverpool Street [LST]	65 Mins
Oxford Circus [OXC]	80 Mins
Canary Wharf [CWR]	85 Mins

GREENWOOD
PROPERTY CONSULTANTS

01206 616820

Or visit www.greenwoodpc.co.uk
Essex House, 42 Crouch Street, Colchester CO3 3HH

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