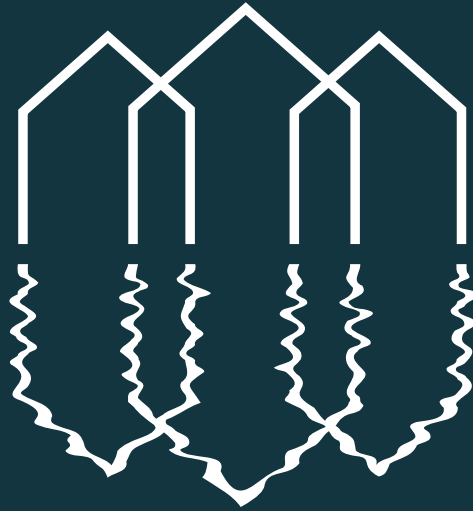




WIMBURY WATERS

CHANNELS

Luxury Living, enviably close to nature





Soak in the views from an architecturally designed development of 89 luxury homes and eleven stunning apartments

Chelmsford's most exclusive and prestigious new homes set new standards for living, marrying the ideal lakeside setting with excellent local connections to amenities and transport links. Providing the perfect situation for all stages of life, Wimbush Waters creates a lasting legacy for the future, creating homes that you'll long to return to after a busy day. Each house or apartment has been designed with all aspects of modern living in mind, from expansive windows framing the idyllic views of the water, to luxurious fixtures and fittings – no detail has been overlooked.

Open, flowing layouts make it easy to entertain at home where you'll have space to unwind with friends and family in your own sanctuary, where the contemporary and the natural have been beautifully combined: glass and water mirror reflections of mature trees and modern landscaping, timber and render echo the vernacular architecture of the area, while great care has been taken to form the properties around the landscape, siting each one organically within its place.

Lakeside living

Set on the sparkling waters of the lakes but with all the amenities and services you might need at your doorstep, Wimbush Waters perfectly balances the great outdoors with great connections. Just three miles from your new home on the water, Chelmsford is a vibrant city with a long history, including its 11th-century cathedral and the spectacular neo-classical elegance of Hylands House. The city is a mere 32 minutes from central London, but with exceptional restaurants like the New London Restaurant, Galvin Green Man and The Windmill at Chatham Green, as well as the Channels Brasserie offers a slice of fine dining closer to home. Other local diversions include Chelmsford Racecourse, a bustling high street and miles of open countryside, with Channels Park on your doorstep.

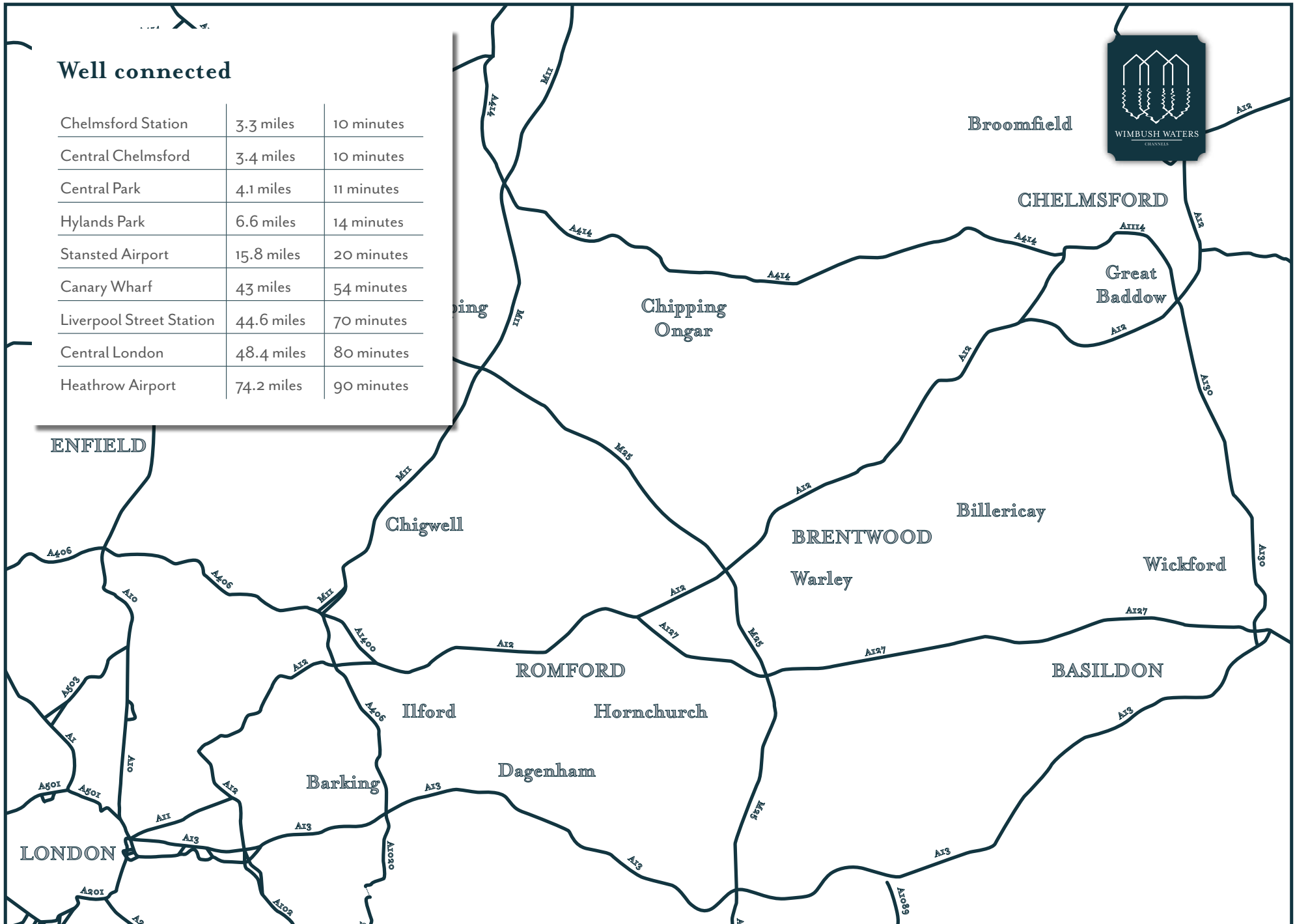
Transport links are excellent too, with Chelmsford's mainline station just three miles from your door providing a fast and direct commute to the capital in under 35 minutes. A further station, Chelmsford North, is due for completion in 2025 and is within walking distance.

For schooling, local educational establishments are highly regarded and include King Edward VI Grammar School and Chelmsford County High School for Girls. At university level, Anglia Ruskin attracts students from all over the world for its high-quality teaching and wide choice of courses.



Well connected

Chelmsford Station	3.3 miles	10 minutes
Central Chelmsford	3.4 miles	10 minutes
Central Park	4.1 miles	11 minutes
Hylands Park	6.6 miles	14 minutes
Stansted Airport	15.8 miles	20 minutes
Canary Wharf	43 miles	54 minutes
Liverpool Street Station	44.6 miles	70 minutes
Central London	48.4 miles	80 minutes
Heathrow Airport	74.2 miles	90 minutes







Every detail curated with care

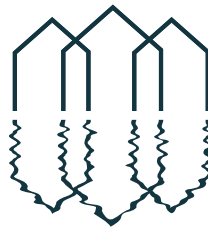
A sense of style pervades each one of Wimbush Waters' high specification homes, where luxury is ideally balanced with sustainability to create residences designed for today and the future. Each home exemplifies contemporary architecture at its finest, with a focus on natural light, handpicked materials designed to be both beautiful and durable, and finishing touches by the world's most highly regarded brands. Wimbush Waters is full of light, soft colour and texture which brings every room to life.

With such spectacular views outside, large energy-efficient windows form an important part of each property, designed to showcase the impressive vistas of the water from a variety of angles and illuminate the subtle hues of the interiors, painted in heritage colours. While each individual home has its own unique character, every property features classic interior design elements such as clean lines, deep architraves and skirting to accentuate the generous proportions, and attractive landscaping.



Luxury two-bedroom apartments with idyllic waterside views

Combining the convenience of apartment living with the open countryside and waterside setting of Wimbush Waters Lakes, each of these stunning apartments has been beautifully designed to offer the best of both worlds. While enjoying all the same features and high specification finish of the detached homes, these two-bedroom apartments have communal landscaped gardens, balconies and/or decking and the low maintenance appeal of living in purpose-built block. Additional benefits include storage for bikes and allocated private parking. Internally, each apartment has been meticulously designed with our premium luxury finish, sumptuous kitchens with integrated Siemens and Neff appliances, and sleek bath and shower rooms with high-quality sanitaryware.

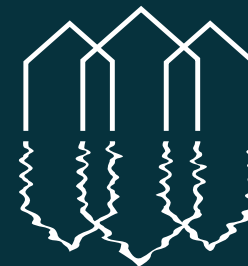


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Contact

01245 444 089
sales@wimbushwaters.co.uk

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts indicative only. Kitchen layout indicative only. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other brochures. Some of the images contained within this brochure are computer generated.



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The Apartments

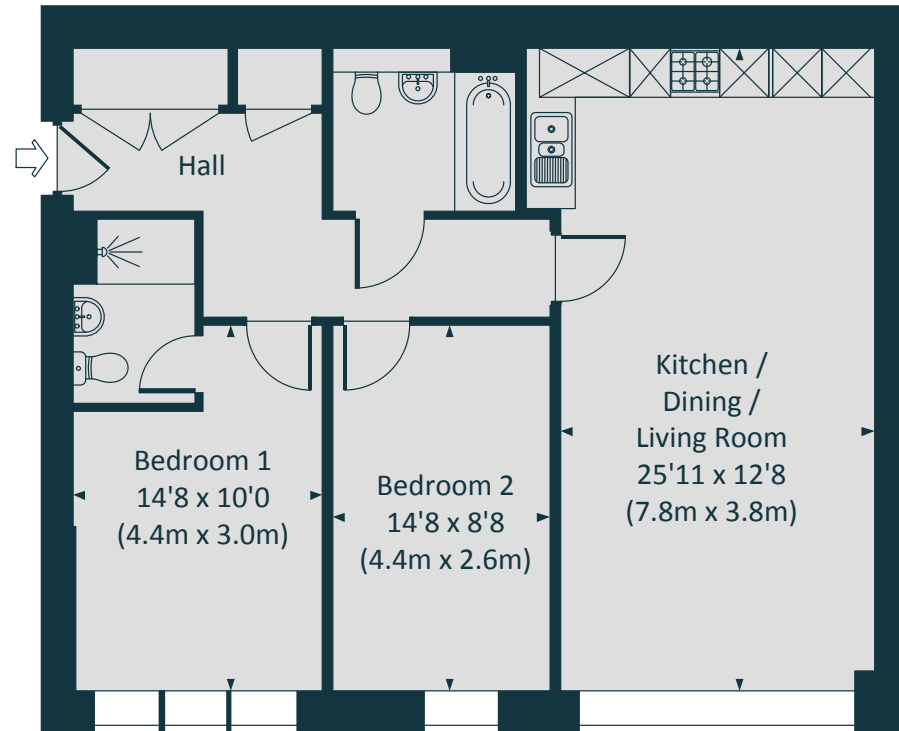
PLOT 68

Dimensions

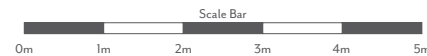
Kitchen / Dining / Living Room	7.8m x 3.8m	25'11 x 12'8
Bedroom 1	4.4m x 3.0m	14'8 x 11'0
Bedroom 2	4.4m x 2.6m	14'8 x 8'8
TOTAL	79.0 sq m	846 sq ft

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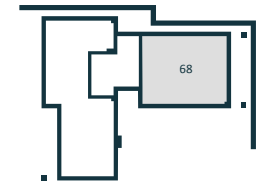
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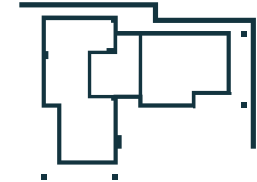
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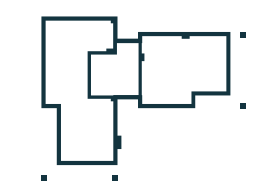
Ground Floor



First Floor



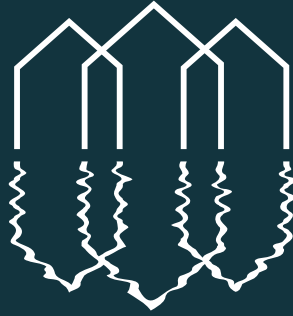
Second Floor



Images of houses are indicative only. Materials, layout and connection with other buildings will vary from plot to plot.

Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts indicative only.

Kitchen layout indicative only. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other brochures.



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Luxury Specification for Houses

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General

- White Deta Slimline switches and sockets to all rooms
- Underfloor heating to GF; Heatmiser heating controls with Wi-Fi capability (user purchase and implementation of hub required)
- Flooring – Karndean and luxury carpet throughout; Please speak to our Sales Executive for plot specifics – options and upgrades also available, dependent on Build Stage
- Energy efficient doors and windows
- Performance timber fire grade Black internal doors
- Walls painted White
- Architraves & skirtings have been painted with White Satinwood
- Wired for Sky TV and Fibre Internet

Kitchen

- Designer handleless German kitchen with soft close cabinets
- Artemis counter tops
- German branded kitchen appliances
- Hob with Extractor Hood
- Washer/dryer included where house designs have no utility room/cupboard
- Integrated oven
- Integrated microwave oven
- Integrated fridge-freezer
- Integrated dishwasher

Bathroom

- Luxury branded bathroom fittings from Duravit and Hansgrohe
- Half tiled bathrooms and en-suites porcelain tiles, choices available subject to Build stage
- Half tiled WCs porcelain tiles
- Porcelain floor tiles to bathroom and en-suites
- Wall mounted mirrors to all bathrooms/ensuites
- Chrome towel rails to all bathrooms/en-suites

Security

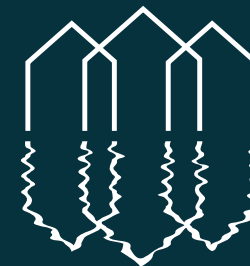
- Intruder alarms to all properties
- Smoke detectors

Outside space

- External tap
- Landscaped gardens (see landscape schedule), with patio to rear (details plot specific)
- Electric vehicle charging point (charger supplied as optional extra)
- Exterior lighting to front/back

Communal

- Private allocated parking and/or garage or carports



WIMBUSH WATERS
CHANNELS

The Clyde

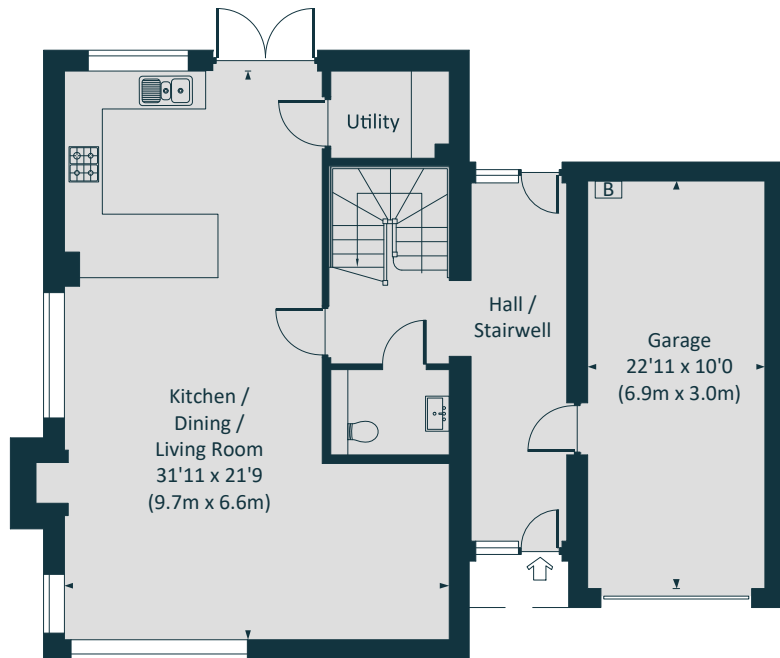
PLOTS 8*, 17*, 18, 21, 59*

Dimensions

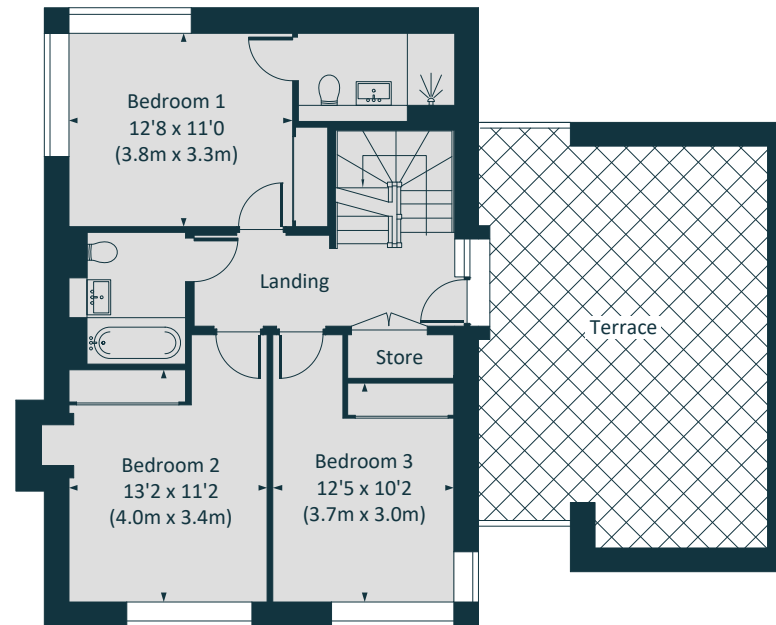
Kitchen / Dining / Living Room	9.7m x 6.6m	31'11 x 21'9
Garage	6.9m x 3.0m	22'11 x 10'0
Bedroom 1	3.8m x 3.3m	12'8 x 11'0
Bedroom 2	4.0m x 3.4m	13'2 x 11'2
Bedroom 3	3.7m x 3.0m	12'5 x 10'2
Bedroom 4	5.1m x 3.0m	16'9 x 10'0
Family Room	5.3m x 2.9m	17'8 x 9'6
TOTAL	184.5 sq m	1986 sq ft

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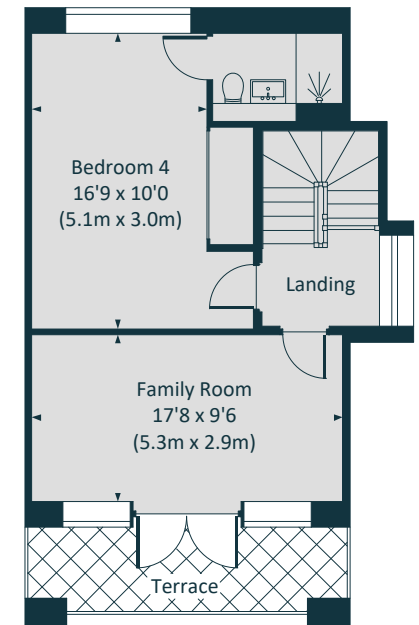
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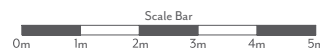
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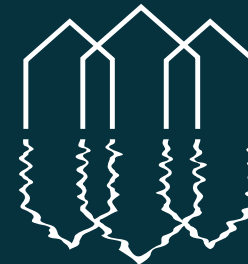
1F



2F



The Clyde refers to House Type C1. * Indicates handed plots. Images of houses are indicative only. Materials, layout and connection with other buildings will vary from plot to plot. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts indicative only. Kitchen layout indicative only. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other brochures.



WIMBUSH WATERS
CHANNELS

The Avon

PLOTS 27*, 32, 42, 53*

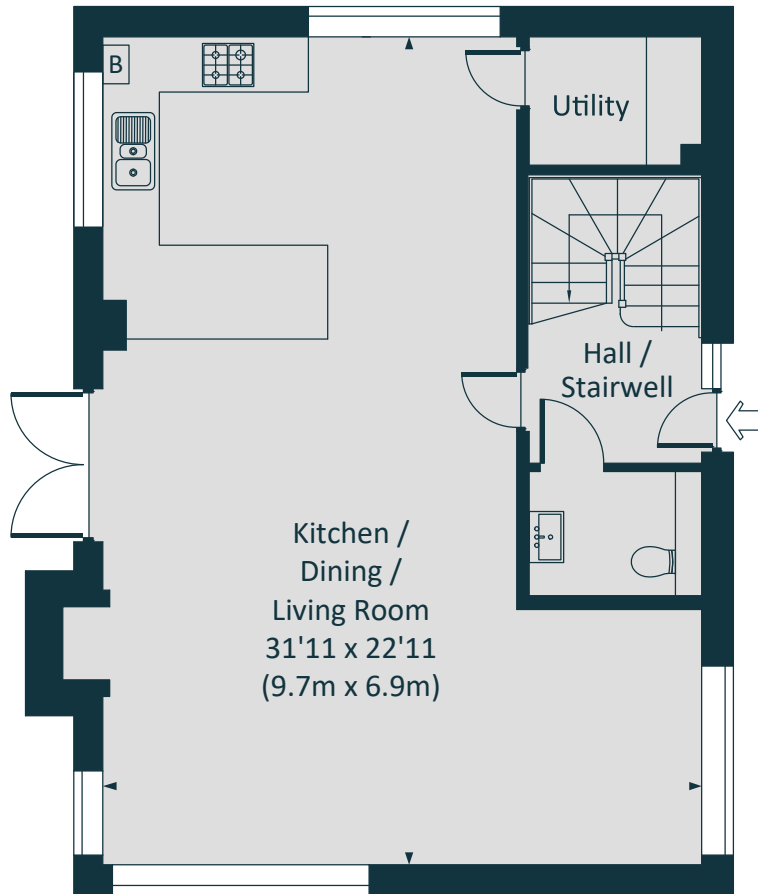


Dimensions

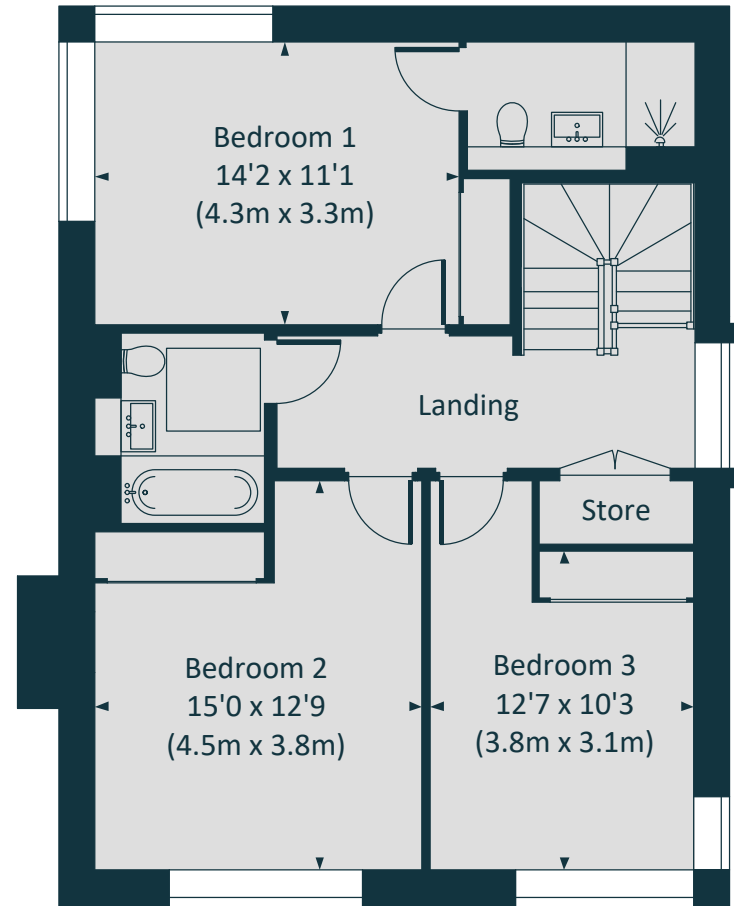
Kitchen / Dining / Living Room	9.7m x 6.9m	31'11 x 22'11
Bedroom 1	4.3m x 3.3m	14'2 x 11'1
Bedroom 2	4.5m x 3.8m	15'0 x 12'9
Bedroom 3	3.8m x 3.1m	12'7 x 10'3
TOTAL	137.4 sq m	1479 sq ft

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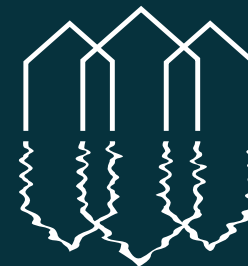
GF



1F



The Avon refers to House Type C2. * Indicates handed plots. Images of houses are indicative only. Materials, layout and connection with other buildings will vary from plot to plot. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts indicative only. Kitchen layout indicative only. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other brochures.



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CHANNELS

The Wye

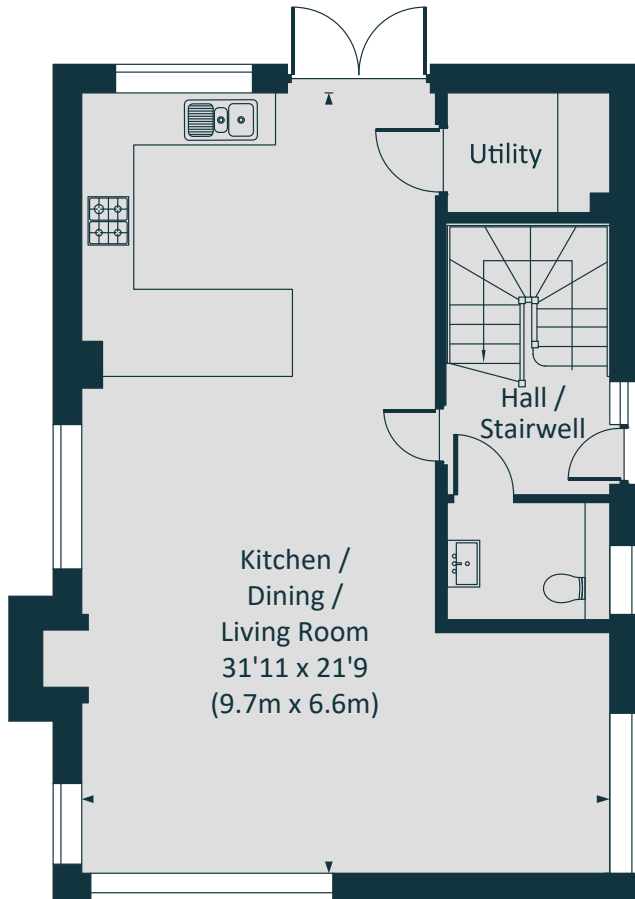
PLOTS 14, 24, 45*, 48

Dimensions

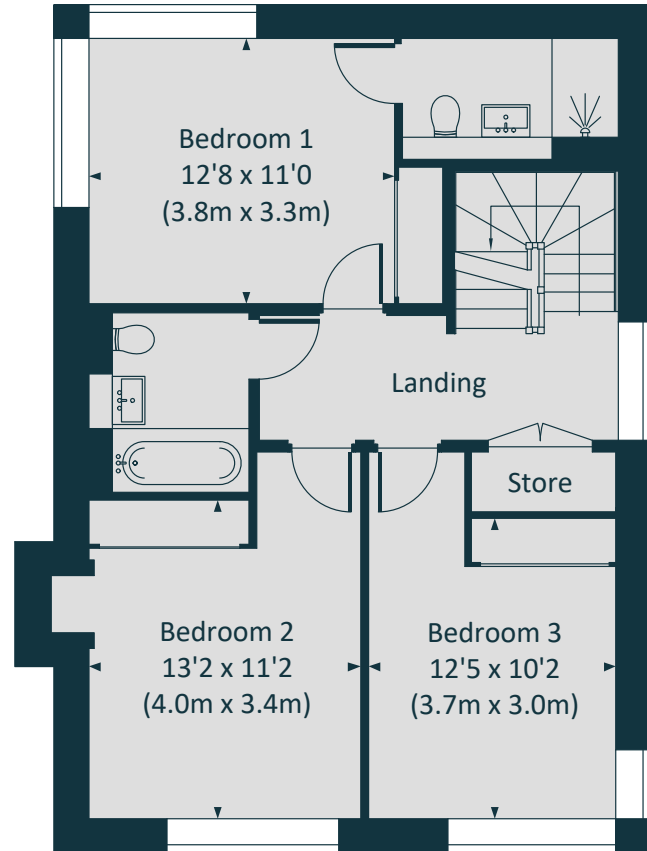
Kitchen / Dining / Living Room	9.7m x 6.6m	31'11 x 21'9
Bedroom 1	3.8m x 3.3m	12'8 x 11'0
Bedroom 2	4.0m x 3.4m	13'2 x 11'2
Bedroom 3	3.7m x 3.0m	12'5 x 10'2
Bedroom 4	5.1m x 3.0m	16'9 x 10'0
Family Room	5.3m x 2.9m	17'8 x 9'6
TOTAL	173.5 sq m	1868 sq ft

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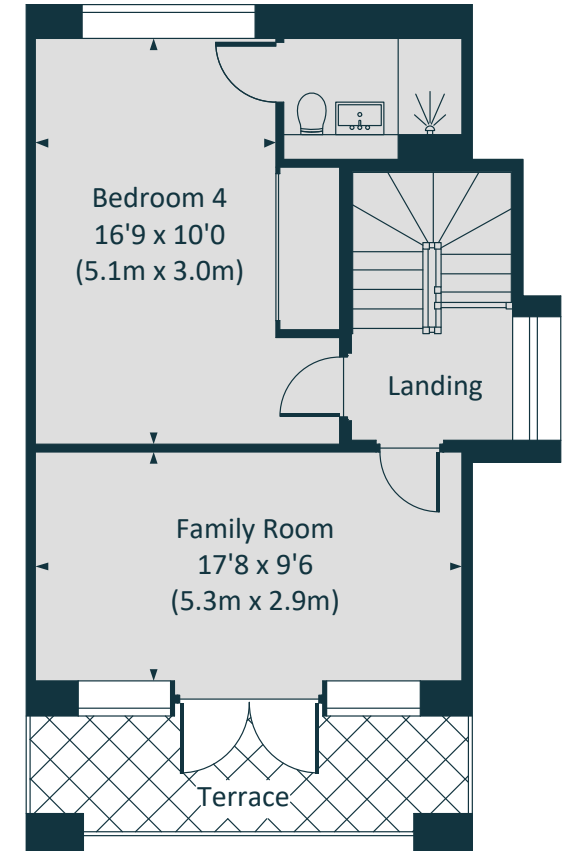
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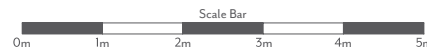
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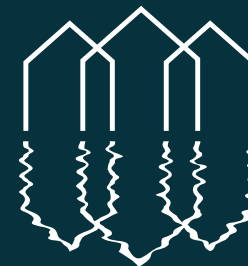
1F



2F



The Wye refers to House Type C3. * Indicates handed plots. Images of houses are indicative only. Materials, layout and connection with other buildings will vary from plot to plot. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts indicative only. Kitchen layout indicative only. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other brochures.



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CHANNELS

The Tay

PLOTS 16, 19, 20, 22, 23, 25, 26, 28, 29,
33, 34, 43*, 44*, 46, 47, 54, 55

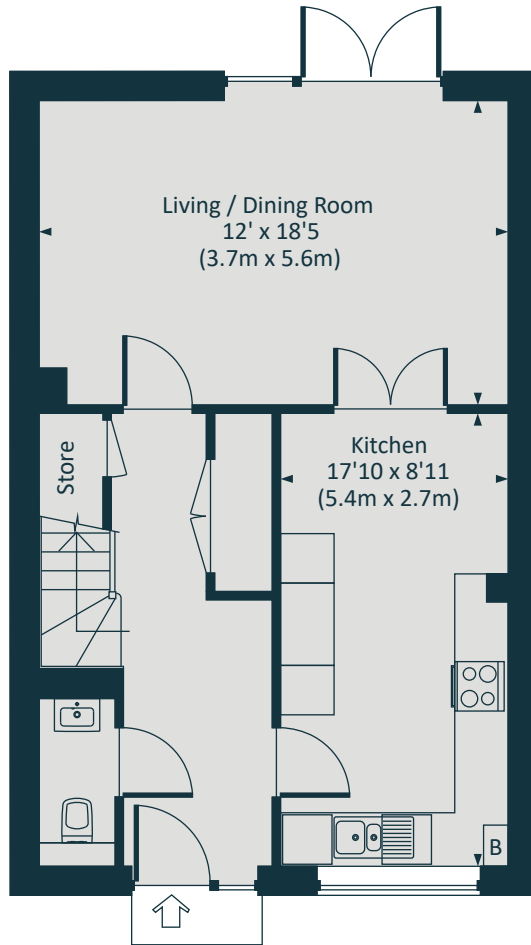


Dimensions

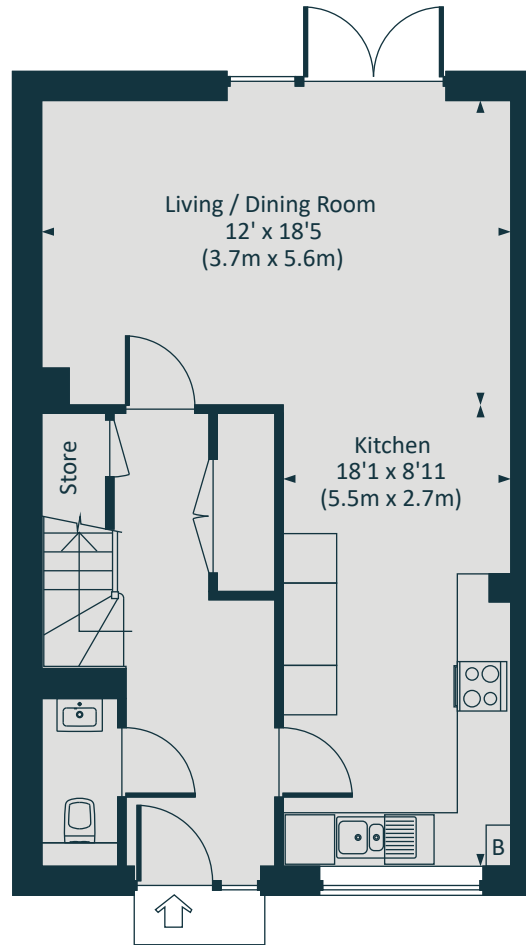
Living / Dining Room	3.7m x 5.6m	12' x 18'5
Kitchen	5.4m x 2.7m	18'1 x 8'11
Bedroom 1	3.1m x 3.8m	10'2 x 12'5
Bedroom 2	3.7m x 3.1m	12' x 10'2
Bedroom 3	3.7m x 2.4m	12' x 7'11
TOTAL	107.7 sq m	1159 sq ft

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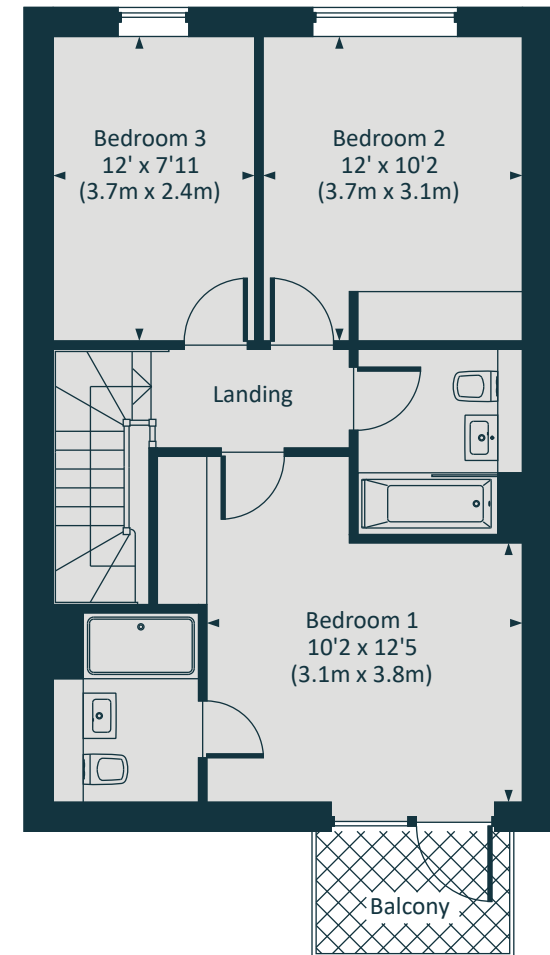
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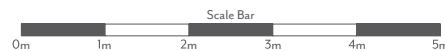
GF Optional Extra



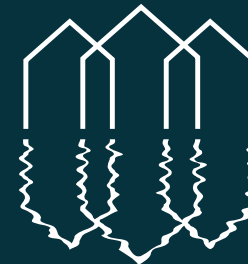
GF



1F



The Tay refers to House Type E1. * Indicates handed plots and ^ indicates semi detached plots. Images of houses are indicative only. Materials, layout and connection with other buildings will vary from plot to plot. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts indicative only. Kitchen layout indicative only. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other brochures.



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The Eden

PLOTS 30, 31

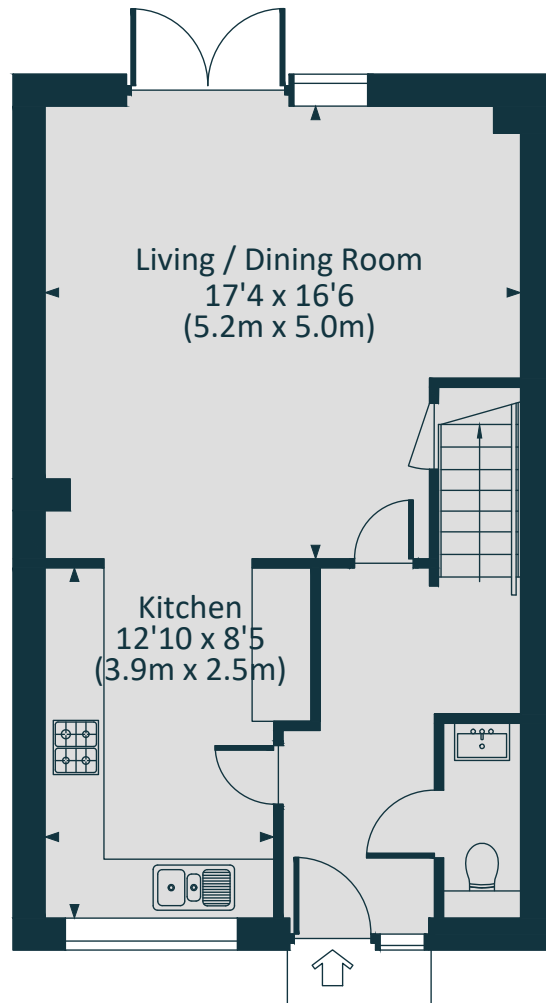


Dimensions

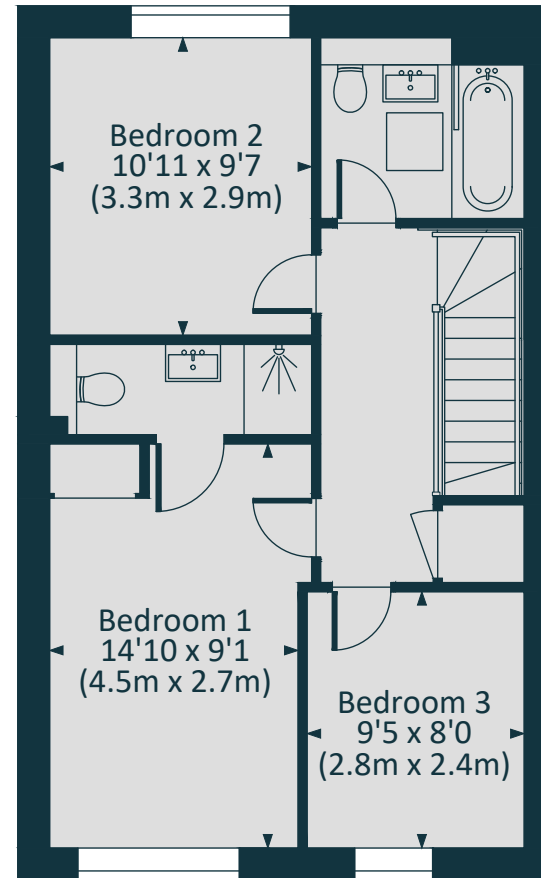
Living / Dining Room	5.2m x 5.0m	17'4 x 16'6
Kitchen	3.9m x 2.5m	12'10 x 8'5
Bedroom 1	4.5m x 2.7m	14'10 x 9'1
Bedroom 2	3.3m x 2.9m	10'11 x 9'7
Bedroom 3	2.8m x 2.4m	19'5 x 8'0
TOTAL	95.1 sq m	1024 sq ft

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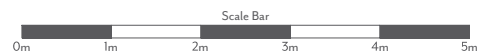
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GF



1F



The Eden refers to House Type E2. * Indicates handed plots. Images of houses are indicative only. Materials, layout and connection with other buildings will vary from plot to plot. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts indicative only. Kitchen layout indicative only. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other brochures.

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