



HOPKINS
HOMES

CHITTS HILL

Colchester • Essex

A collection of traditionally designed 2, 3 & 4 bedroom homes

WELCOME TO
Chitts Hill
BY HOPKINS HOMES



Computer generated image of properties at Chitts Hill. Indicative only, design, materials, and landscape treatments are subject to change.



Photographs depict previous Hopkins Homes developments.



Where better to discover the new home you've always wanted than Britain's oldest town?

This collection of 2, 3 and 4-bedroom houses and apartments offer the perfect blend of modern style and traditional craft, with a range of styles for every kind of buyer.

Surrounded by carefully-planned green spaces, melding Hopkins Homes' award winning design and unmatched craftsmanship, Chitts Hill is the perfect place to add your new chapter to this historic area.

James Hopkins

Executive Chairman and founder of Hopkins Homes



Timeless, exceptional quality

Hopkins Homes has a prized reputation for creating elegant homes in beautiful places. Chitts Hill is no exception, offering remarkable quality, courtesy of expert craftspeople and come with a ten-year builders' warranty.

"Hopkins Homes' ability to create award-winning homes is due in no small part to the highly talented and experienced team."

East Anglian Daily Times

"With a Hopkins home, you can be sure that each home has been designed and built to last."

UK Construction Magazine

Our portfolio of success



"Hopkins Homes... (is) always conscious of the street scene and the preservation of the local character and charm. The company has been winning awards longer than most of us have been writing about them."

Eastern Daily Press



"Skilled craftsmanship was used to restore the period heritage of the original building."

Hot Property



Photographs depict previous Hopkins Homes developments.



Our passion for quality and timeless design is matched by excellent service which delights our customers at every step. Crafted to stand the test of time, our homes are an exquisite blend of traditional craftsmanship and modern, efficient techniques..

With properties in a range of styles, you'll find a home perfect for every stage of your journey, each as beautiful on the outside as they are welcoming inside.

Photograph depicts previous Hopkins Homes development.



Colchester Castle



River Stour, Dedham



Mersea Island



Colchester High Street



Lion's Walk Colchester



London

Enjoy town and country living

Discover your enviable lifestyle at Chitts Hill, Colchester, with its superb amenities, exceptional transport links and access to acres of green space.

Colchester's flourishing town centre is just a short drive away, so it is easy to make the most of your leisure time. Browse the exciting mix of stores, from Fenwick to small shops in attractive lanes and the two shopping centres. Here you can meet friends at one of the many tempting restaurants, bars and cafés or enjoy a trip to The Mercury Theatre or The Arts Centre to see a show. The award-winning Castle Park is always worth a day out for a concert or a quiet picnic.

Even closer to home, Stanway is a thriving retail and leisure hub, with a Sainsbury's supermarket and several restaurants, coffee shops and Homebase. A M&S Foodhall and B&Q are due to open in late 2021. There are also plans for a cinema, bowling centre, more shops and restaurants. Local pubs include The Lexden Crown, just over a mile away. The charming village of West Bergholt is close by and well worth a regular visit. Surrounded by beautiful countryside and criss-crossed by footpaths including The Essex Way, the village has two popular pubs, ideal for well-earned refreshments after a walk or run.

If you have children, you'll be delighted by the excellent mix of schools, including Lexden Primary School, a 20-minute walk away.

Senior schools include Philip Morant School and College, which has a sixth form, and The Stanway School. Colchester also has a sixth form college and two grammar schools. Holmwood House is an independent school at Chitts Hill, which caters for youngsters to age 13.

When you want to exercise, you'll find first class sports and leisure facilities across Stanway and Colchester. Lexden Rackets and Fitness Club is a short walk from home and boasts a swimming pool, gym, fitness classes and courts for squash, tennis and racket ball. If you are a golfer, the nearest of several courses is two miles away. Colchester Leisure World and the Northern Gateway Sports Park are also within easy reach.

There is plenty of choice too when you want to relax in the countryside. The Dedham Vale Area of Outstanding Natural Beauty, which inspired artists Constable and Gainsborough, is a short drive from Chitts Hill. Colchester also has a host of nature reserves, wildlife havens and country parks, as well as the beaches of Mersea Island, 20 minutes away.

Marks Tey station is nine minutes by car and has services to London Liverpool Street in just under an hour. By road, the A12 and A120 are accessible in minutes, providing links to the M11 and M25. Stansted Airport can be reached in 40 minutes.



CHITTS HILL

Colchester · Essex



Area Map



Local Map

Maps not to scale

Travel times and distances

By road to:

Colchester Station	3.1 miles
Marks Tey Station	3.7 miles
Colchester Town Centre	3.8 miles
Ipswich	20.8 miles
Chelmsford	22.3 miles
Stansted Airport	29.8 miles

By rail to:

(from Marks Tey)

Colchester Station	7 mins
Colchester Town Station	16 mins
Chelmsford	20 mins
Ipswich	28 mins
London Liverpool Street	57 mins
Norwich	1hr 25 mins

All travel times and distances are approximate and are courtesy of theaa.com and nationalrail.co.uk

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 Telephone: 01394 446800 Fax: 01394 389605

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It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at Chitts Hill may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes and Hopkins & Moore developments. Other photographs are of the local area or are indicative lifestyle images. 05/21 210807 Designed and produced by thinkBDW 01206 546965.



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Book your appointment at:
hopkinshomes.co.uk

Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ
Telephone: 01394 446800 Fax: 01394 389605



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Development Layout

DEVELOPMENT LAYOUT

A stunning collection of 2, 3 & 4 bedroom homes.
Each of the homes at Chitts Hill provides perfect space
for you to enjoy modern living.

2 Bedroom Home

The Clare
Plot 97

2 Bedroom Bungalow

The Santon
Plot 91

3 Bedroom Homes

The Felsted
Plots 94, 95 & 96

The Sutton
Plots 19, 20, 23(h) & 24

The Blyth
Plot 99

The Lynford
Plots 26 & 98

The Eaton
Plots 7, 8 & 9

4 Bedroom Homes

The Bixley
Plot 18

The Stanford
Plots 92 & 93(h)

The Roxham
Plots 1, 86 & 100(h)

The Keswick
Plots 21 & 25(h)

The Chelmer
Plots 3 & 22

The Wethersfield
Plot 2

The Chiltern
Plots 5, 17(h) & 27

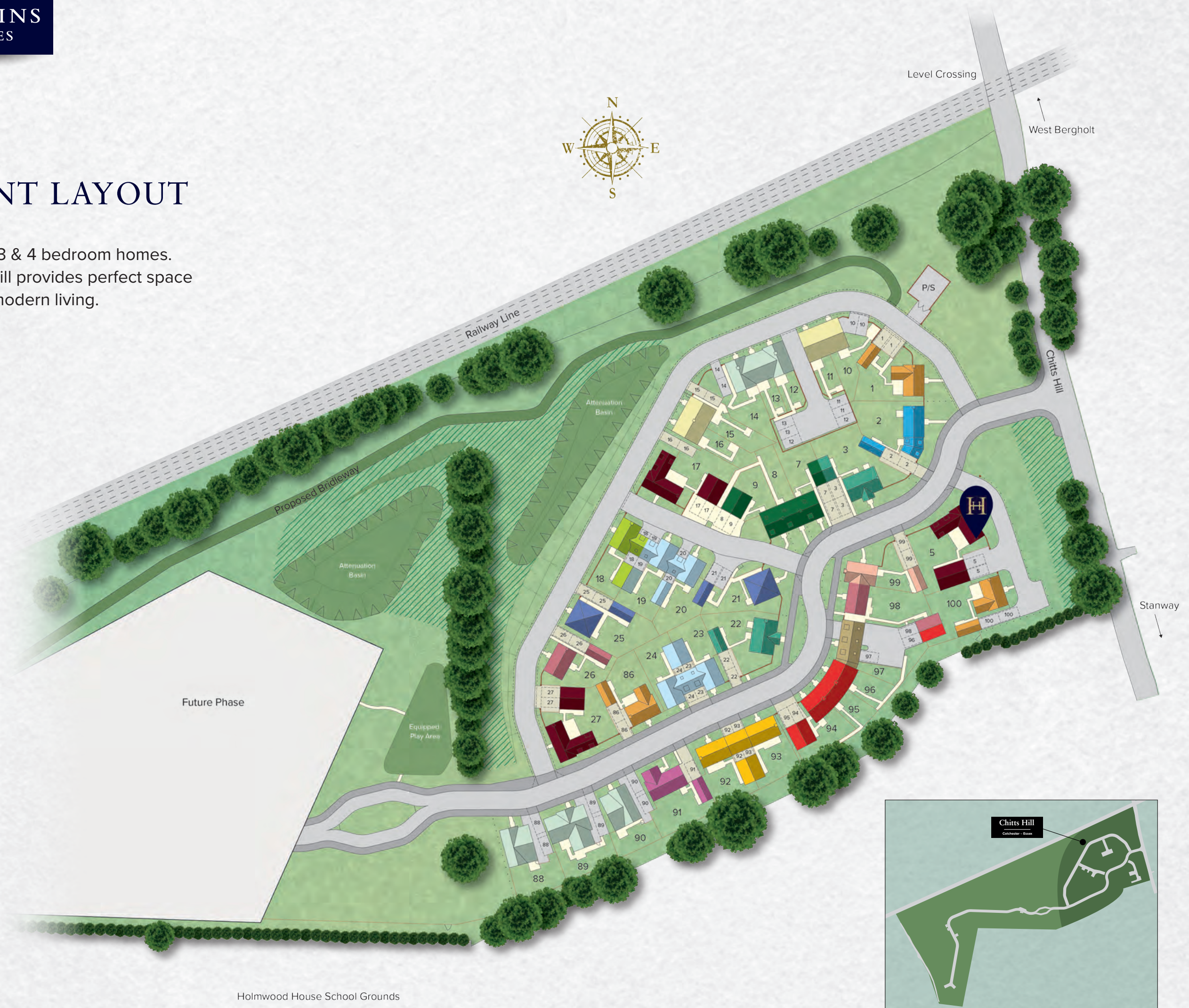
Affordable Housing

Shared Ownership

Wildflower Areas*

P/S Pump Station

Show Home



Holmwood House School Grounds

Development released in phases. Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale, for indication only. *These areas are seeded with a wildflower mix to enhance biodiversity and will take time to mature.



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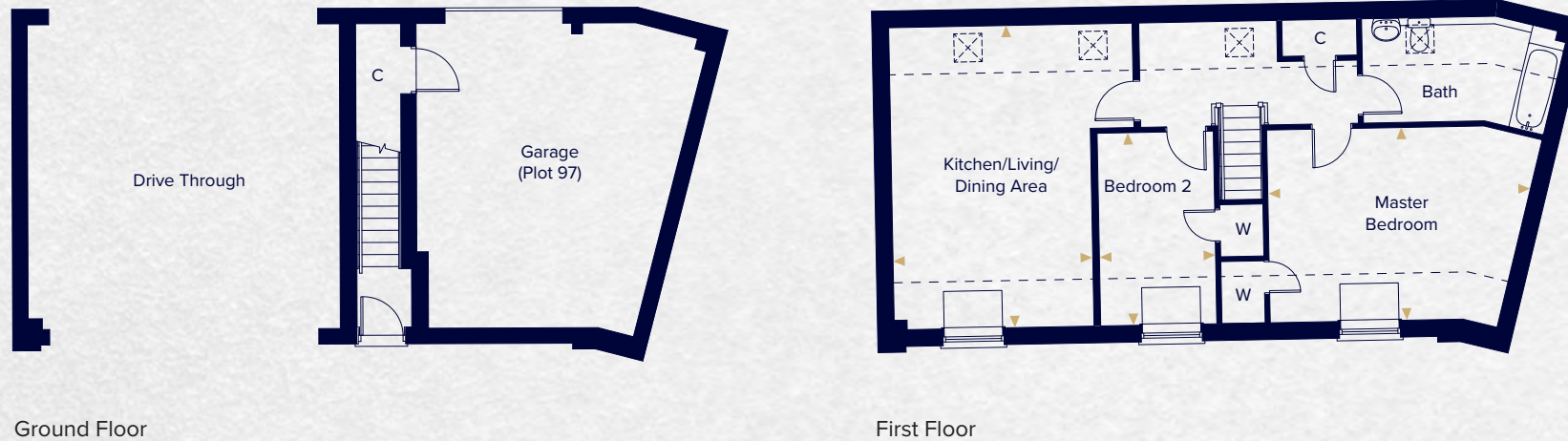


The Clare


Computer generated image indicative only*. External finishes and appearance will vary.

The Clare

Plot 97



Kitchen/Living/Dining Area	5.590m x 3.931m	19'6" x 12'11"
Master Bedroom	5.066m x 3.795m	16'7" x 12'5"
Bedroom 2	3.795m x 2.287m	12'5" x 7'6"

-- Indicates reduced head height
 Velux window

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Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.

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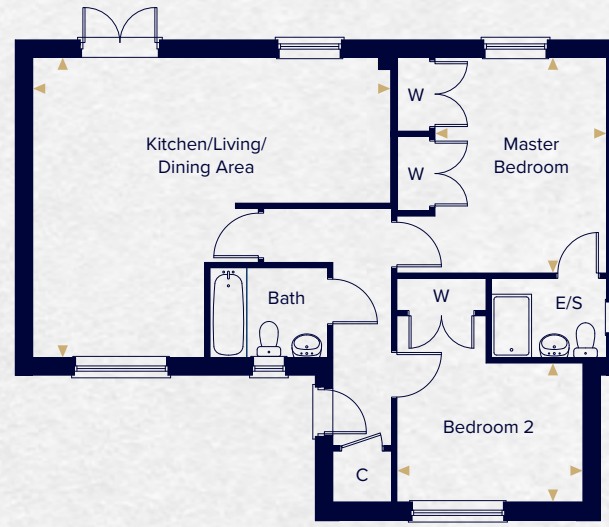


The Santon

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The Santon

Plot 91



Ground Floor

Kitchen/Living/ Dining Area	6.762m x 5.675m	22'2" x 18'7"
Master Bedroom	4.075m x 3.245m	13'4" x 10'8"
Bedroom 2	3.515m x 2.625m	11'6" x 18'7"

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The Felsted

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The Felsted

Plots 94, 95 & 96



Ground Floor



First Floor

Kitchen	2.991m x 2.897m	9'10" x 9'6"
Living /Dining Area	6.062m x 4.383m	19'11" x 14'5"
Master Bedroom	3.869m x 3.372m	12'8" x 11'11"
Bedroom 2	3.179m x 3.129m	10'5" x 10'3"
Bedroom 3	2.483m x 2.109m	8'2" x 6'11"

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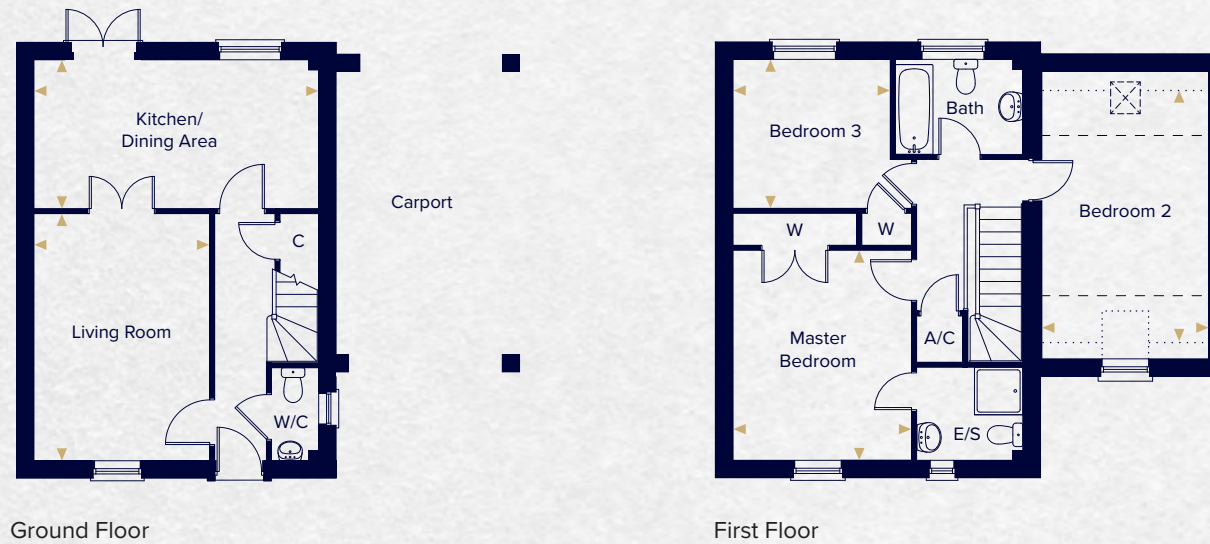


The Sutton

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The Sutton

Plots 19 & 20, 23(h) & 24



Kitchen/Dining Area	5.395m x 2.820m	17'8" x 9'3"
Living Room	4.682m x 3.330m	15'4" x 10'11"
Master Bedroom	3.979m x 3.322m	13'1" x 10'11"
Bedroom 2	5.450m x 3.110m	17'11" x 10'2"
Bedroom 3	2.928m x 2.823m	9'7" x 9'3"

-- Indicates reduced head height

.... Indicates reduced head height below 1.5m

⊠ Velux window

(h) plot is handed

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The Blyth

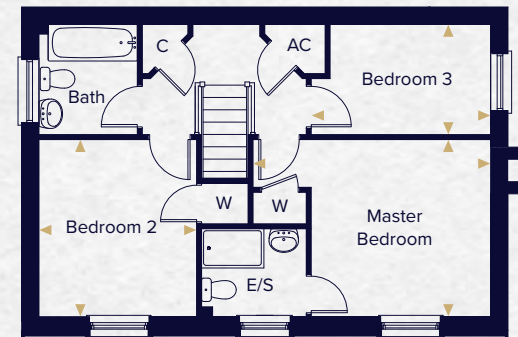
Computer generated image indicative only*. External finishes and appearance will vary.

The Blyth

Plot 99



Ground Floor



First Floor

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	4.529m x 3.360m	14'10" x 11'0"
Bedroom 2	3.375m x 3.005m	11'1" x 9'10"
Bedroom 3	3.420m x 2.100m	11'3" x 6'11"

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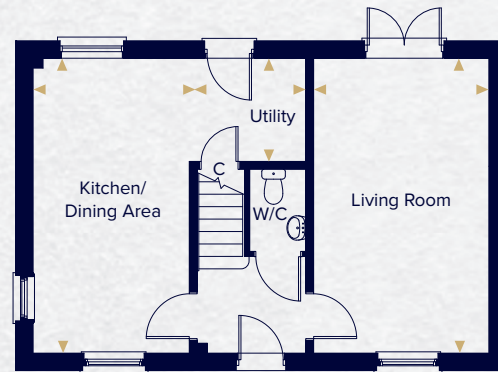


The Lynford

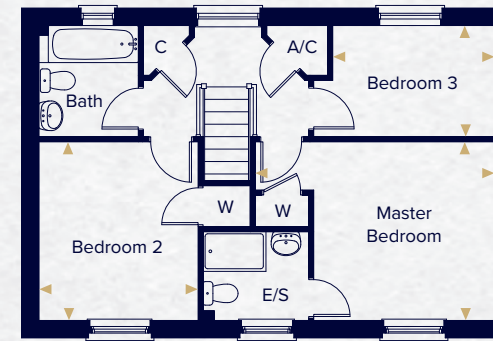
Computer generated image indicative only*. External finishes and appearance will vary.

The Lynford

Plots 26 & 98



Ground Floor



First Floor

Kitchen/Dining Area	5.572m x 5.150m	18'3" x 16'11"
Utility	2.200m x 2.000m	7'2" x 6'6"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	4.529m x 3.375m	14'10" x 11'11"
Bedroom 2	3.375m x 3.005m	11'11" x 9'10"
Bedroom 3	3.060m x 2.103m	10'0" x 6'11"

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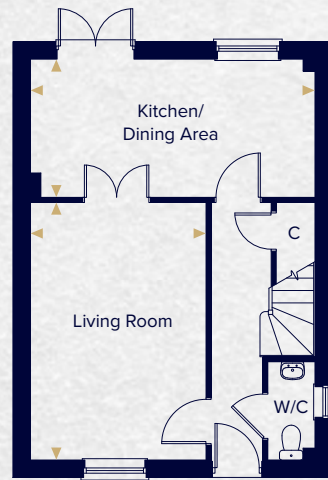


The Eaton

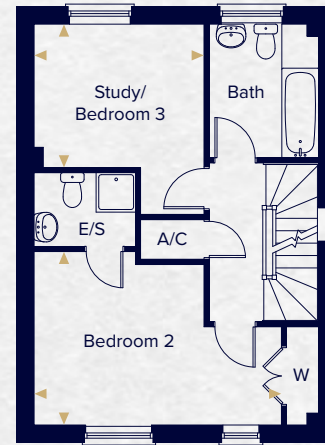
Computer generated image indicative only*. External finishes and appearance will vary.

The Eaton

Plots 7, 8 & 9



Ground Floor



First Floor



Second Floor

Kitchen/Dining Area	5.395m x 2.620m	17'8" x 8'7"
Living Room	4.883m x 3.331m	16'0" x 10'11"
Master Bedroom	4.168m x 3.304m	13'8" x 10'10"
Bedroom 2	4.687m x 3.287m	15'5" x 10'9"
Study/Bedroom 3	3.220m x 2.720m	10'7" x 8'11"

- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ☒ Velux window

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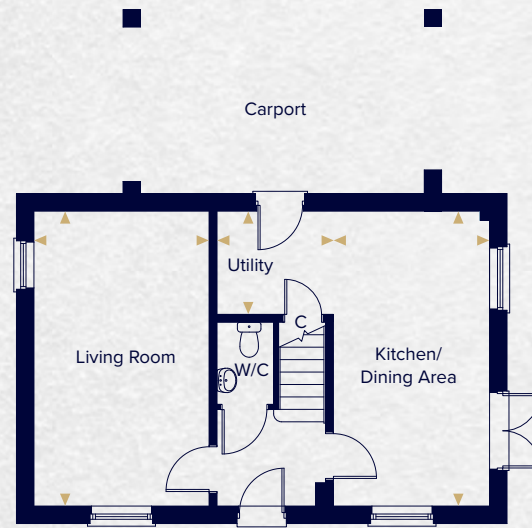


The Bixley

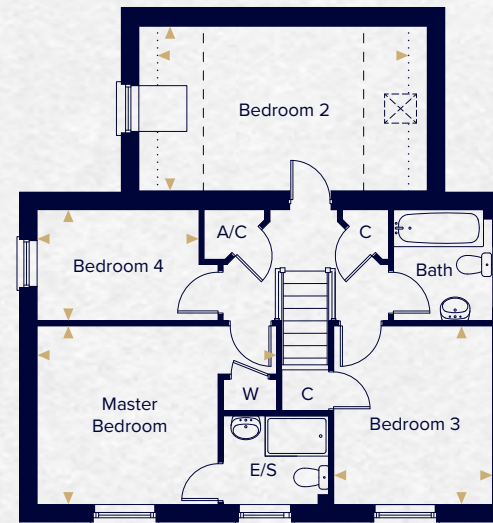
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The Bixley

Plot 18



Ground Floor



First Floor

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.309m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'3" x 6'5"
Master Bedroom	4.528m x 3.400m	14'10" x 11'2"
Bedroom 2	4.748m x 3.110m	15'7" x 10'2"
Bedroom 3	3.375m x 3.004m	11'1" x 9'10"
Bedroom 4	3.060m x 2.102m	10'0" x 6'11"

-- Indicates reduced head height

.... Indicates reduced head height below 1.5m

⊠ Velux window

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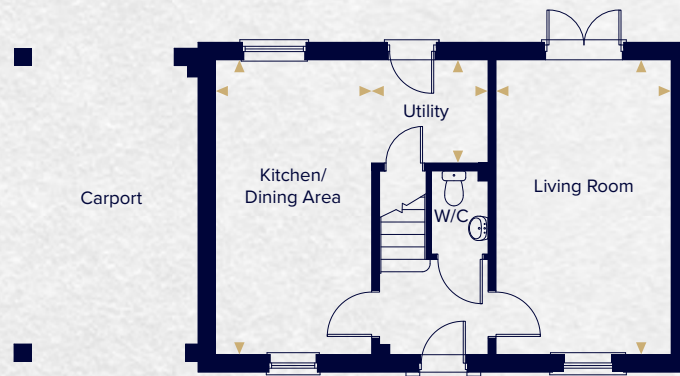


The Stanford

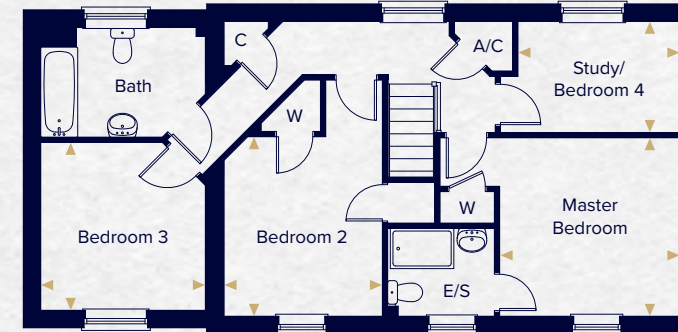
Computer generated image indicative only*. External finishes and appearance will vary.

The Stanford

Plots 92 & 93(h)



Ground Floor



First Floor

Kitchen/Dining Area	5.572m x 2.948m	18'3" x 9'8"
Utility	2.200m x 2.000m	7'2" x 6'6"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.404m x 3.372m	11'2" x 11'1"
Bedroom 2	3.392m x 2.990m	11'2" x 9'10"
Bedroom 3	3.172m x 3.110m	10'5" x 10'5"
Study/Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

(h) plot is handed

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The Roxham

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The Roxham

Plots 1, 86 & 100(h)



Ground Floor



First Floor

Kitchen	3.615m x 2.950m	11'10" x 9'8"
Family/Breakfast Area	3.450m x 3.445m	11'4" x 11'4"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Study	2.950m x 1.863m	9'8" x 6'1"
Master Bedroom	3.313m x 3.285m	10'10" x 10'9"
Bedroom 2	3.505m x 3.445m	11'6" x 11'4"
Bedroom 3	3.407m x 2.963m	11'2" x 9'9"
Bedroom 4	2.662m x 2.070m	8'9" x 6'9"

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The Keswick

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The Keswick

Plots 21 & 25(h)



Ground Floor



First Floor

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Utility	2.654m x 1.667m	8'8" x 5'6"
Living Room	4.698m x 3.873m	15'5" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	3.300m x 2.730m	10'10" x 8'11"
Bedroom 3	2.912m x 2.851m	9'7" x 9'4"
Study/Bedroom 4	3.037m x 2.473m	10'0" x 8'1"

(h) plot is handed

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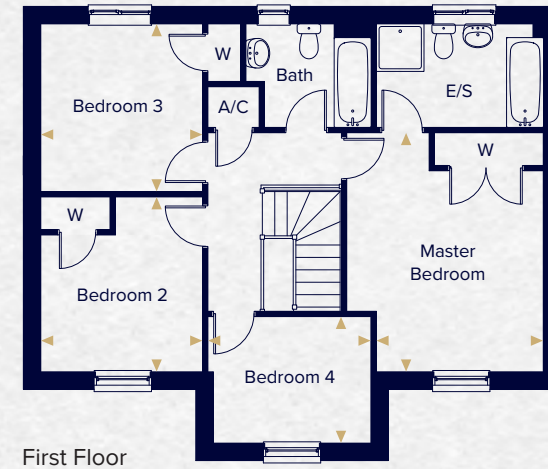
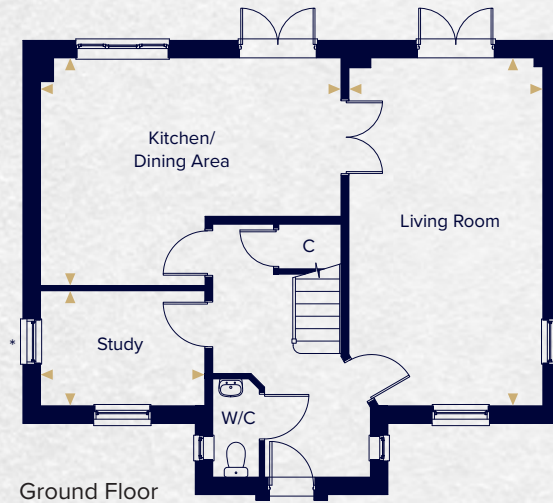


The Chelmer

Computer generated image indicative only*. External finishes and appearance will vary.

The Chelmer

Plots 3 & 22



Kitchen/Dining Area	5.690m x 4.313m	18'8" x 14'2"
Living Room	6.585m x 3.670m	21'7" x 12'0"
Study	3.113m x 2.177m	10'3" x 7'2"
Master Bedroom	3.805m x 3.162m	12'6" x 10'5"
Bedroom 2	3.310m x 3.063m	10'10" x 10'1"
Bedroom 3	3.175m x 3.062m	10'5" x 10'1"
Bedroom 4	3.085m x 2.395m	10'1" x 7'10"

* Window to plot 3 only

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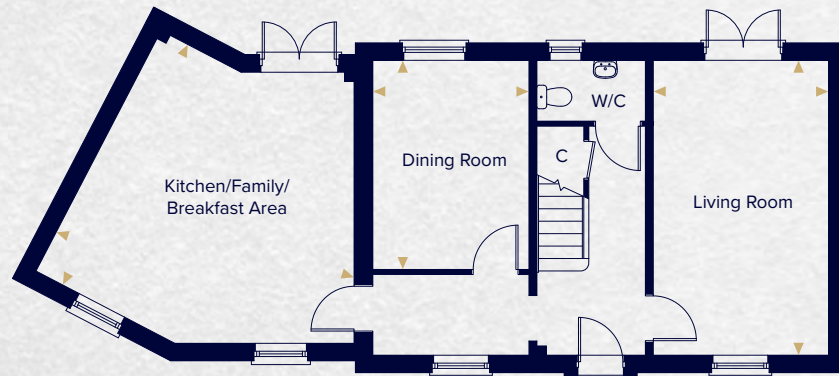


The Wethersfield

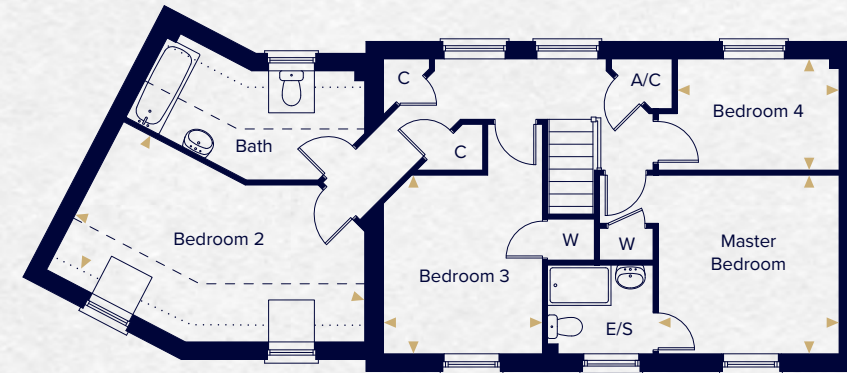
Computer generated image indicative only*. External finishes and appearance will vary.

The Wethersfield

Plot 2



Ground Floor



First Floor

Kitchen/ Family/Breakfast Area	5.870m x 5.122m	19'3" x 16'10"
Dining Room	3.952m x 2.950m	13'0" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.420m x 3.375m	11'3" x 11'1"
Bedroom 2	5.962m x 3.152m	19'7" x 10'4"
Bedroom 3	3.375m x 3.005m	11'1" x 9'10"
Bedroom 4	3.060m x 2.102m	10'0" x 6'11"

-- Indicates reduced head height
 Indicates reduced head height below 1.5m

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.

CHITTS HILL by HOPKINS HOMES

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The Chiltern

Computer generated image indicative only*. External finishes and appearance will vary.

The Chiltern

Plots 5, 17(h) & 27



Ground Floor



First Floor

Kitchen/Breakfast Area	6.940m x 4.015m	22'9" x 13'2"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Cloakroom	2.010m x 1.830m	6'7" x 6'0"
Study	3.335m x 3.240m	10'11" x 10'8"
Master Bedroom	4.015m x 3.915m	13'2" x 12'10"
Bedroom 2	3.069m x 2.987m	10'1" x 9'9"
Bedroom 3	2.641m x 2.385m	8'8" x 7'10"
Bedroom 4	3.335m x 2.812m	10'11" x 9'2"

-- Indicates reduced head height
(h) plot is handed

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A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops
- Neff oven, hob and cooker hood fitted as standard to certain plots
- Dual fuel range cooker and hood fitted as standard to certain plots
- Plumbing for washing machine and dishwasher where possible
- Choice of Porcelanosa wall tiles from our selected range
- Choice of flooring from our selected range

Electrical

- Superfast FTTP broadband
- Mains wired smoke detector to all homes
- Mains wired carbon monoxide detectors to plots with fireplaces
- TV points to living room, study and all bedrooms
- Telephone/data points to living room, study and all bedrooms
- Media plate to living room

Plumbing

- Single or dual zone central heating via thermostatically controlled radiators depending upon plot
- White Roca sanitaryware throughout with chrome-effect mixer taps
- Outside tap to certain plots

Joinery

- Moulded skirting and architraves painted white
- Timber staircase to certain plots, painted white
- Timber windows as standard
- Four-panel internal doors with chrome-effect handles
- Fitted wardrobes to certain bedrooms

Wall tiling

- Kitchen – between worktop and wall cupboards
- Bathroom – half-height all round
- En-Suite – full-height to shower cubicle with splashback to hand basin and tiled window sill where applicable
- Cloakroom – splashback to hand basin and tiled window sill where applicable
- Tile trim where applicable

Other items

- Loft light where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable
- Coving to certain areas
- Feature fireplace included to selected plots
- Multi-point locks to external doors
- Lighting and double power sockets to certain garages
- All internal walls painted Crown Snowfall

All choices are subject to stage of construction. The specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Consultant for plot specific information. Photography depicts previous Hopkins Group developments.



Award-winning Hopkins Homes

Our commitment to excellent style, design and quality has been recognised with 60 national and local awards won to date.

2021

- Home Builders Federation
Customer Satisfaction Survey
5* Builder 2021

2020

- NHBC Pride in the Job Award
Kingsfleet, Thetford
Kingley Grove, Melbourn
- London Stock Exchange Group
1000 companies to
Inspire Britain

2019

- What House? Gold Award
Best Regeneration Scheme
St George's Park, Needham Market
- NHBC Seal of Excellence Award
Kingley Grove, Melbourn
- East Suffolk Council
Quality of Place Award
Prospects Place, Framlingham
- NHBC Pride in the Job Award
St George's Park, Needham Market
Kingley Grove, Melbourn

- BUILD Design Awards
New Home Builder of the Year -
East Anglia
- Sunday Times
Grant Thornton Top Track 250
- BUILD Excellence Awards
Building New Homes - East Anglia
- London Stock Exchange Group
1000 companies to
Inspire Britain

2018

- Sunday Times
Grant Thornton Top Track 250
- London Stock Exchange Group
1000 companies to
Inspire Britain

2017

- What House? Gold Award
Best Medium Housebuilder
- What House? Silver Award
Best Regeneration
Prospect Place, Framlingham
- Broadland Design Award,
Certificate of Merit
St George's Place, Sprowston

2016

- NHBC Seal of Excellence Award
Oliver's Grove, Stanway
- NHBC Pride in the Job Award
Grove Park, Barrow &
Oliver's Grove, Stanway

2015

- Sunday Times British Homes Awards
Best Development
St Michael's Place & Bure Place,
Aylsham
- Housebuilder Awards
Best Refurbishment
Bure Place, Aylsham
- What House? Awards Best
Development
St Michael's Place & Bure Place,
Aylsham
- LABC Building Excellence Awards
The Water Tower, Bure Place, Aylsham
- NHBC Pride in the Job Award
Grove Park, Barrow

2014

- NHBC Seal of Excellence Award
St Andrew's Place, Kilverstone
- NHBC Pride in the Job Award
St Andrew's Place, Kilverstone
- Building Excellence Awards
Best New Housing Development
Scholars' Quarter, Norwich, Finalist

2013

- NHBC Pride in the Job Award
Eastgate Rise, Bury St Edmunds
- NHBC Pride in the Job Award
St Andrew's Place, Kilverstone

2012

- Housing Design Awards Completed
Project Winner
Tibby's Triangle, Southwold
- NHBC Pride in the Job Award
Scholars' Quarter, Norwich
- NHBC Pride in the Job Award
The Martellos, Felixstowe
- NHBC Pride in the Job Award
Miller's Tye, Soham

2011

- What House? Gold Award
Best Brownfield Development
Tibby's Triangle, Southwold
- NHBC Seal of Excellence Award
Bell's Grange, Bocking
- NHBC Pride in the Job Award
Bell's Grange, Bocking
- NHBC Pride in the Job Award
Fairfield Park, Costessey
- Norwich Society Design Award
Scholars' Quarter, Norwich

