

Aspen Walk

Eight Ash Green, Colchester

A collection of 2, 3 and 4 bedroom houses



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

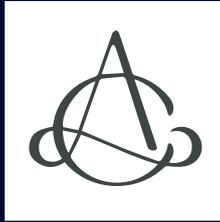
Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



Over **75**
YEARS of QUALITY
SINCE 1946



THE
ARTISAN
COLLECTION



Over 75 years of housebuilding expertise and innovation distilled into our flagship range of new homes.

Artisan traditions sit at the heart of Bellway, who for more than 75 years have been constructing homes and building communities. This proud history provides us with a solid foundation from which to develop and grow; culminating in the launch of our Artisan Collection.

Timeless qualities, such as craftsmanship, attention to detail and excellence, are combined with contemporary construction techniques to create a new generation of properties suited to today's homebuyer. External design features reflect the local environments in which we build and a

refreshed and improved internal specification carefully marries design with practicality, meeting the aspirations of our valued customers and creating homes people want to live in.

The feedback from our customers across Great Britain has helped to develop the house styles within this new range, which embody our high standards of quality and sustainability, together with an unwavering belief in workmanship. Today's lifestyles demand exceptional new homes. The Artisan Collection delivers that and more, to become our hallmark of excellence and legacy for tomorrow.

Inspired by you. Crafted by Bellway.



Opportunity and choice

Welcome to Aspen Walk, a new collection of 2, 3 and 4 bedroom homes nestled around five miles from Colchester's historic town centre. With a variety of properties available in several styles and sizes, this development will appeal to a range of potential buyers. Families will appreciate the choice of well-regarded schools and entertainment

opportunities in the local area, whilst first-time buyers and downsizers alike will enjoy the elements of low maintenance throughout. With the excellent road and rail links on the doorstep, Aspen Walk is also convenient for those commuting into Colchester and areas further afield including Ipswich, Chelmsford and London.



Colchester Zoo



Colchester High Street

On the doorstep of Colchester and beyond



Colchester Mainline Train Station

Aspen Walk is ideally positioned close to Colchester and its many amenities and shopping opportunities. Tollgate Centre Shopping Park is just a seven-minute drive away with a selection of well-known brands, with a further range of high-street names, independent boutiques and department stores in the town centre, across fashion, footwear, accessories, technology and health and beauty.

Those who like dining out will enjoy the choice of eateries close to home, with a wide range of traditional pubs serving British fare in addition to cafés, coffee shops, tea rooms and a variety of vibrant restaurants serving cuisines including Italian, Indian, Greek, Mexican and Japanese.



Colchester Castle Park

There's a wide range of family attractions on the doorstep, from Colchester Zoo just a 10-minute drive away to the town's roller skating rink and ten pin bowling alley, both within a 15-minute drive.

There's a leisure centre just an 11-minute drive away, offering a gym and swimming pool, as well as several courts, pitches and group fitness classes.

Golfers have a choice of local venues to perfect their game, from the well-regarded 18-hole course at Colchester Golf Club to the family-oriented 18-hole and 9-hole academy courses at Playgolf. Both are just under 15 minutes away by car.

There's a wide range of schools in the local area, with Holy Trinity Primary School just an eight-minute walk away, Fordham All Saints Primary School just an 18-minute walk away and Great Tey C of E Primary School just a 10-minute drive away.

A further range of schools can be found in Colchester's town centre, including the well-regarded Colchester Grammar School.

By car, both Braintree and Ipswich can be reached within 30 minutes, with Clacton-on-Sea 33 minutes away, Southend-on-Sea 55 minutes away and Cambridge 1 hour 15 minutes away.

Marks Tey Station is approximately seven minutes away by car, providing 20-minute services to Chelmsford and Sudbury, 45-minute services to Stratford and 55-minute services to London Liverpool Street.



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Computer generated image.

In addition to its desirable location, Aspen Walk provides a range of features that cater to modern living, from the open-plan layouts to the gardens and garages, or private parking.





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Specification

An enhanced specification is the hallmark of the Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Dedicated to delivering quality





Make your new home as individual as you are

Additions

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options, subject to build stage, to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.



Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

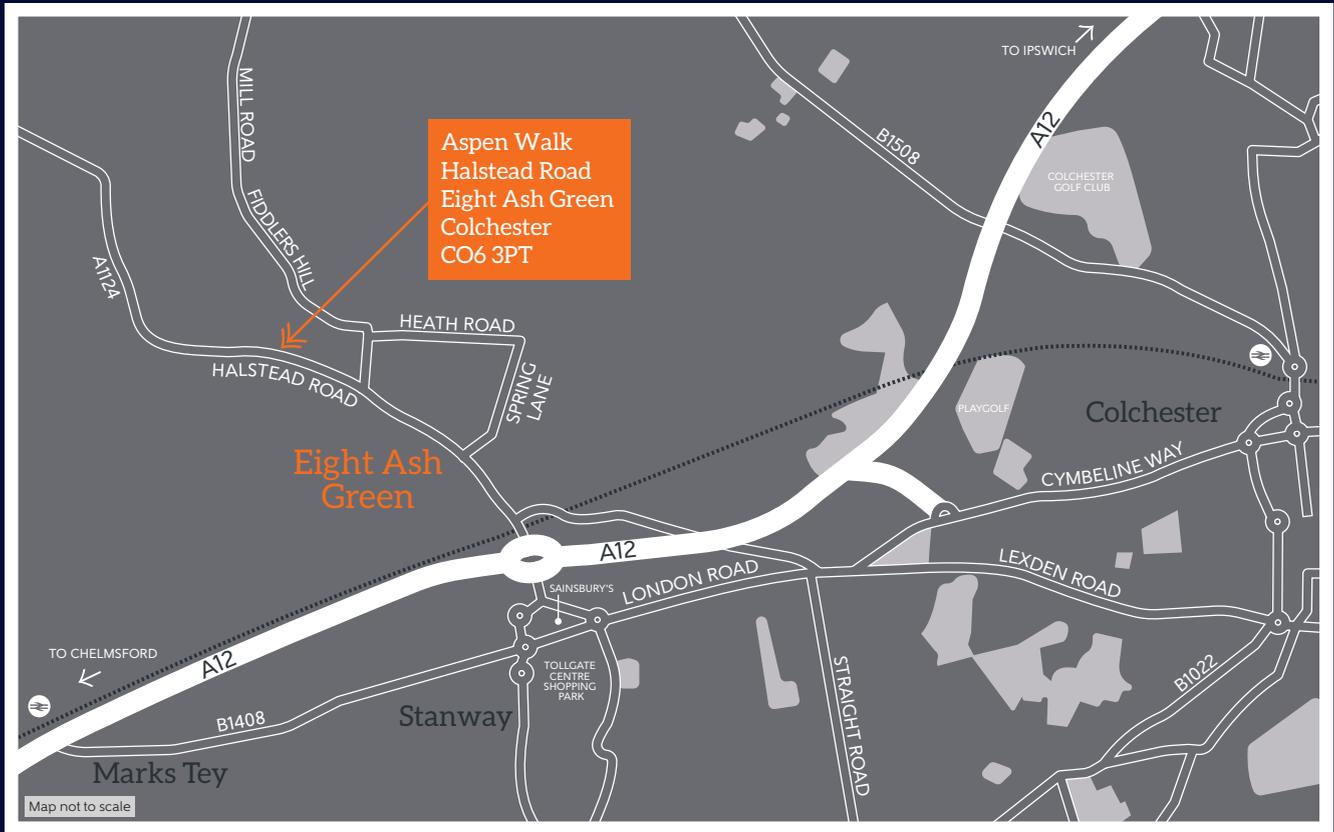
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **75**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

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