

Spinning Fields

AT TOWERLANDS PARK

A STYLISH COLLECTION
OF 2 & 3 BEDROOM
HOMES TO RENT



Spinning
Fields



A SIZE TO FIT EVERYONE

Packaged Living are delighted to showcase our stunning new development of 2 & 3 bedroom homes, available to rent from Summer 2023 at Towerlands Park, Braintree.

Set in the heart of the Essex countryside, and just a few minutes from the historic town of Braintree, Spinning Fields offers all the benefits of a rural lifestyle along with superb local amenities and commuting links.

The town's role in silk manufacture was rather significant, with the George Courtauld establishing a silk throwing business in 1799 near Braintree. The Courtauld family then used their enormous wealth to endow buildings, schools, parks and gardens to establish Braintree as we know it today. Spinning Fields subtly pays homage to the region's illustrious background, and each property is named after the four most luxurious silks of the world.

SPINNING FIELDS - BRAintree



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SPINNING FIELDS - BRAINTREE

FASHIONABLE NEW HOMES

Our homes are built to a high-quality specification, with considered contemporary design that fits with the existing local surroundings and rich history surrounding Braintree. Each of our properties has strong sustainability and efficiency credentials, helping to minimise our carbon footprint and reduce your utility costs.

HOMES BY
**PACKAGED
LIVING**

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LOCAL LIVING AT ITS BEST

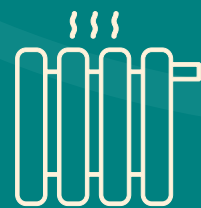
There are many reasons to rent from Packaged Living. All our homes benefit from a modern specification, with generously sized, light-filled rooms and private gardens that offer a blank canvas on which to stamp your own style.

Our properties are highly insulated and use air source heat pumps rather than gas boilers, which help to keep your bills to a minimum. We also arrange your super-fast broadband as standard, which means there is nothing for you to do - no additional contracts, admin, or breakage penalties. This is easy renting from the day you move in, to the day you move out.

The homes at Spinning Fields are professionally managed and include access to a resident's app, offering direct communication with your local community managers, automated maintenance requests and information on your local area, so you'll enjoy a stress-free experience no matter how long you stay. We're able to accommodate longer lease terms for your peace of mind. Oh, and we're pet-friendly too!



FLEXIBLE
RENTAL TERMS



ENERGY
EFFICIENT



BESPOKE
RESIDENTS APP



PET
FRIENDLY



PROFESSIONAL
MANAGEMENT



TOWERLANDS PARK • AT TOWERLANDS
Spinning
Fields
TOWERLANDS

THE FABRIC OF THE COMMUNITY



*Spinning
Fields*

WELCOME TO THE NEIGHBOURHOOD

The homes at Spinning Fields is in an excellent location, situated next to an established community, and surrounded by green landscape.

Just a 5-minute drive or a 10-minute cycle to Braintree town centre, you'll discover a wide choice of well-known brands on the bustling high street across it's shops, pubs, and restaurants.

Popular designer outlet Braintree Village is just a further 3 miles away, and offers a broad shopping experience with 75+ stores ranging across fashion, perfume, home & kitchen.





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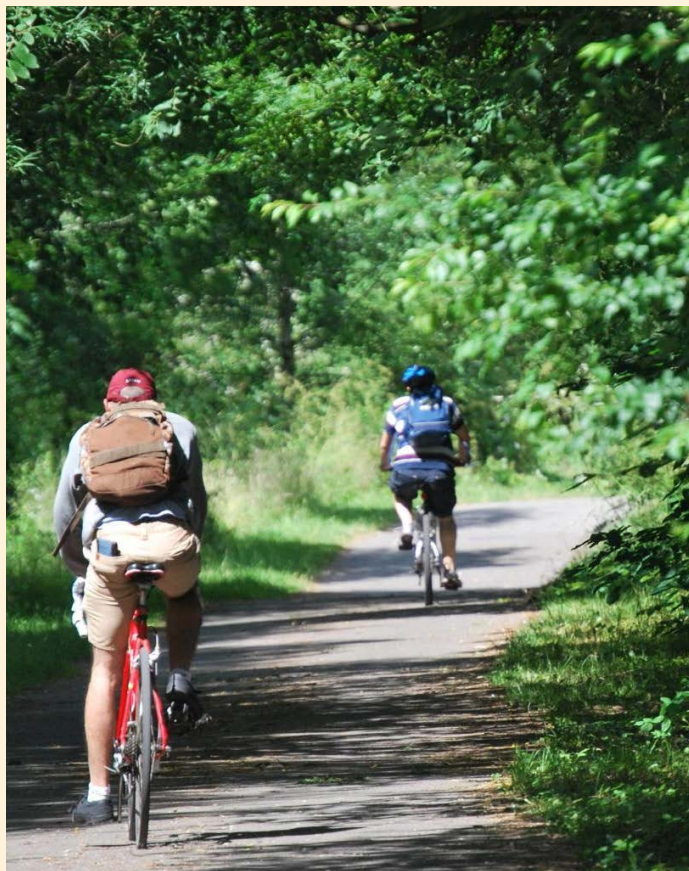
A BREATH OF FRESH AIR

Spinning Fields incorporates open landscaped greens, and wildlife ponds to help create a serene environment.

It also offers easy access to nature and the great outdoors. Away from the buzz of Braintree town centre are some beautiful open green spaces, including Braintree & Bocking Public Gardens, Braintree Nature Reserve and Marshalls Park.

THE PERFECT PLACE FOR YOU TO EXPLORE WITH YOUR FAMILY.

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BRILLIANT FOR FAMILIES

For families, Spinning Fields is ideally located close to many excellent schools for children of all ages.

The smallest members of the family can benefit a choice of excellent primary schools, from St Francis, St Michael's, Beckers Green, Lyons Hall and Notley Green schools. And for older ones, there's Alec Hunter Academy and Notley High School & Sixth Form.

If that wasn't great enough, there are multiple options for play at Spinning Fields, including our open landscaped greens, a dedicated play-park and established local BMX club just off-site, making it the ideal choice for families.





PERFECTLY LOCATED

Good transport links to nearby towns, cities and further afield.

DESTINATION BY CAR	06 MIN	BRAINTREE 2.1 MILES	DESTINATION BY TRAIN* BRAINTREE STATION	25 MIN	CHELMSFORD
	28 MIN	CHELMSFORD 13.6 MILES		38 MIN	COLCHESTER
	1 HR 32 MIN	LONDON 54.8 MILES		1 HR	LONDON LIVERPOOL ST

* Train travel times calculated from Braintree Station. Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. Feb 2023.



TRAVEL

- 01 BRAINTREE STATION
- 02 BRAINTREE BUS INTERCHANGE
- 03 BRAINTREE FREEPORT
- 04 CRESSING STATION

EDUCATION

- 05 ST FRANCIS
- 06 ST MICHAEL'S
- 07 BECKERS GREEN
- 08 LYONS HALL PRIMARY SCHOOL
- 09 ALEC HUNTER ACADEMY
- 10 NOTLEY HIGH SCHOOL & SIXTH FORM

AMENITIES

- 11 BRAINTREE COMMUNITY HOSPITAL
- 12 BLANDFORD MEDICAL CENTRE
- 13 JUBILEE OAK POST OFFICE
- 14 TESCO SUPERSTORE
- 15 SAINSBURY'S
- 16 CO-OP FOOD

LEISURE

- 17 BRAINTREE TOWN CENTRE
- 18 BRAINTREE VILLAGE DESIGNER OUTLET
- 19 BRAINTREE SPORT AND HEALTH CLUB
- 20 BRAINTREE BMX RACING TRACK
- 21 BRAINTREE RUGBY CLUB
- 22 BRAINTREE GOLF CLUB

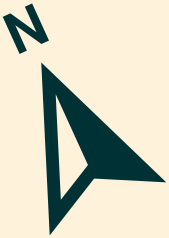
GREEN SPACES

- 23 BRAINTREE & BOCKING PUBLIC GARDENS
- 24 OAK MEADOW NATURE RESERVE
- 25 MARSHALL'S PARK
- 26 GREAT NOTLEY COUNTRY PARK
- 27 TABOR FIELD PLAY PARK
- 28 JOHN RAY PARK

* All positions on the map are approximate



SITEMAP



2 BEDROOM HOMES



ERI

3 BEDROOM HOMES



TASAR



MUGA I



MUGA II



MULBERRY

EXTRAS



UNAVAILABLE



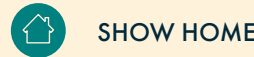
PLAY PARK



POND



COMMUNITY & RETAIL



SHOW HOME





SPINNING FIELDS - BRAINTREE



LOVE WHERE YOU LIVE

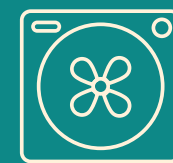
Renting at Spinning Fields comes with ample benefits, tailored for renting ease.

We combine excellent quality and energy efficient housing with professional resident focused management to deliver a home you won't want to leave.

THIS IS LOCAL LIVING AT ITS BEST



ON-SITE PLAYPARK



AIR SOURCE HEAT PUMPS



SUPER-FAST BROADBAND



PRIVATE GARDENS



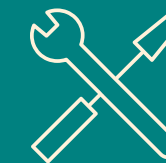
ON-SITE NURSERY



SMART THERMOSTATS



PARKING & EV CHARGING

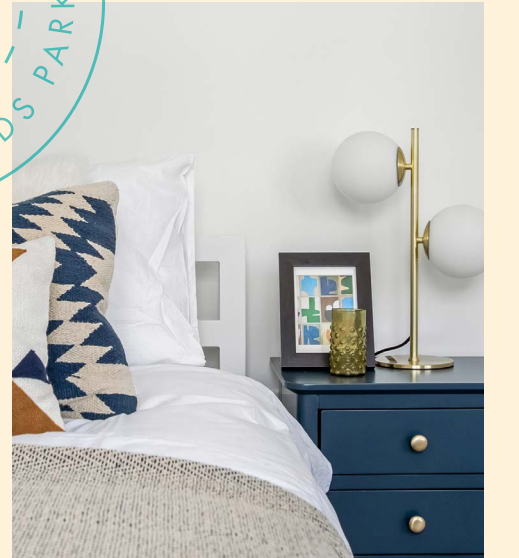


PROFESSIONAL MAINTENANCE AND REPAIRS



ON-SITE RETAIL

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A CUT ABOVE THE REST

Every home has considered design that provides energy efficient and low maintenance living.

The houses utilise some of the latest smart technologies via SmartRent as standard, helping to provide enhanced comfort, easy digital access, and improved security.

Enjoy the finishing touches, innovative features and unexpected flourishes. Show off your culinary flair in stylish kitchens with built-in appliances. Pamper yourself in sleek bathrooms with high-specification sanitaryware and kick back with the family in generously proportioned living spaces.

We do this because when your looking for quality, it's the little things that make all the difference.



VIEW OUR SHOW HOME

KITCHEN

Stylish high-quality fully fitted Symphony Kitchens from the Hacienda range, with a platinum silk finish and stainless steel bar handles. Copper slate-effect countertops and upstands with a grey glass splashback behind the hob.

Integrated Hoover appliances throughout, including a full height fridge-freezer, electric oven, ceramic hob, extractor hood, dishwasher and washer-dryer.

EXTERNAL

Block paved designated driveways, with external 7.4kW Wi-Fi enabled car charging point. Closeboard boundary fencing and paving slabs and patios to each property. All homes have a garden shed, external tap and key safe.

HEATING AND HOT WATER

Panasonic air source heat pump, controlled by MCO Home Thermostat and Alloy smart hub, with Myson Imperial Premier white radiators throughout.

BATHROOMS

Downstairs WC partially tiled bathroom with pedestal basin and WC with chrome fixtures.

High-quality white suite to all main bathrooms, including bath and overhead shower, pedestal basin, and WC with chrome fixtures. Mirrored cabinet and heated radiator and Park Gris ceramic tiles.

Where applicable, ensembles feature an enclosed shower with sliding door, pedestal basin, and WC.

WINDOWS AND DOORS

Pre-finished Black front doors with secure TLJ Rezlock Electronic Lock system front door and white uPVC back patio doors.

Double-glazed uPVC casement windows.

FLOORING

Amtico rose washed oak LTV flooring throughout the downstairs hall, WC, kitchen, Lounge. Park Gris ceramic tiles to bathrooms and WC, and Abingdon Allure Grey Fox' carpet to the bedrooms, stairs and landing.

INTERNAL DECORATION

Walls and ceilings painted in white Supermatt emulsion paint. All woodwork primed and finished in white gloss. Most windows are fitted with Matt black curtain poles and curtains or White Venetian blinds.

Most windows are fitted with matt black curtain poles. Bedroom windows are fitted with roller blinds in jute and the windows across the ground floor come with curtains, also coloured in jute. The kitchen window has a white venetian blind.

GENERAL

White electrical sockets and switches throughout. Telephone and data sockets in the lounge. TV/satellite outlets to lounge and master bedroom.

White ceiling recessed LED Downlights across Kitchen and dining, lounge and bathrooms. White pendant lamps to bedrooms and landings. External wall mounted single downlights to the front, side and rear elevation of the property.

High-quality white panelled internal doors with contemporary chrome door handles. Bullnose window boards and primed chamfered skirting.

Some bedrooms feature built-in wardrobes with sliding mirrored doors.

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READY TO MOVE IN?



For more information or to arrange a viewing please
Call 0300 124 6771 or Email info@thespinningfields.co.uk

Spinning Fields, Towerlands Park, Deanery Hill, Braintree, Essex CM7 5BJ

Join the community @spinningfields_braintree



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