



CREST
NICHOLSON

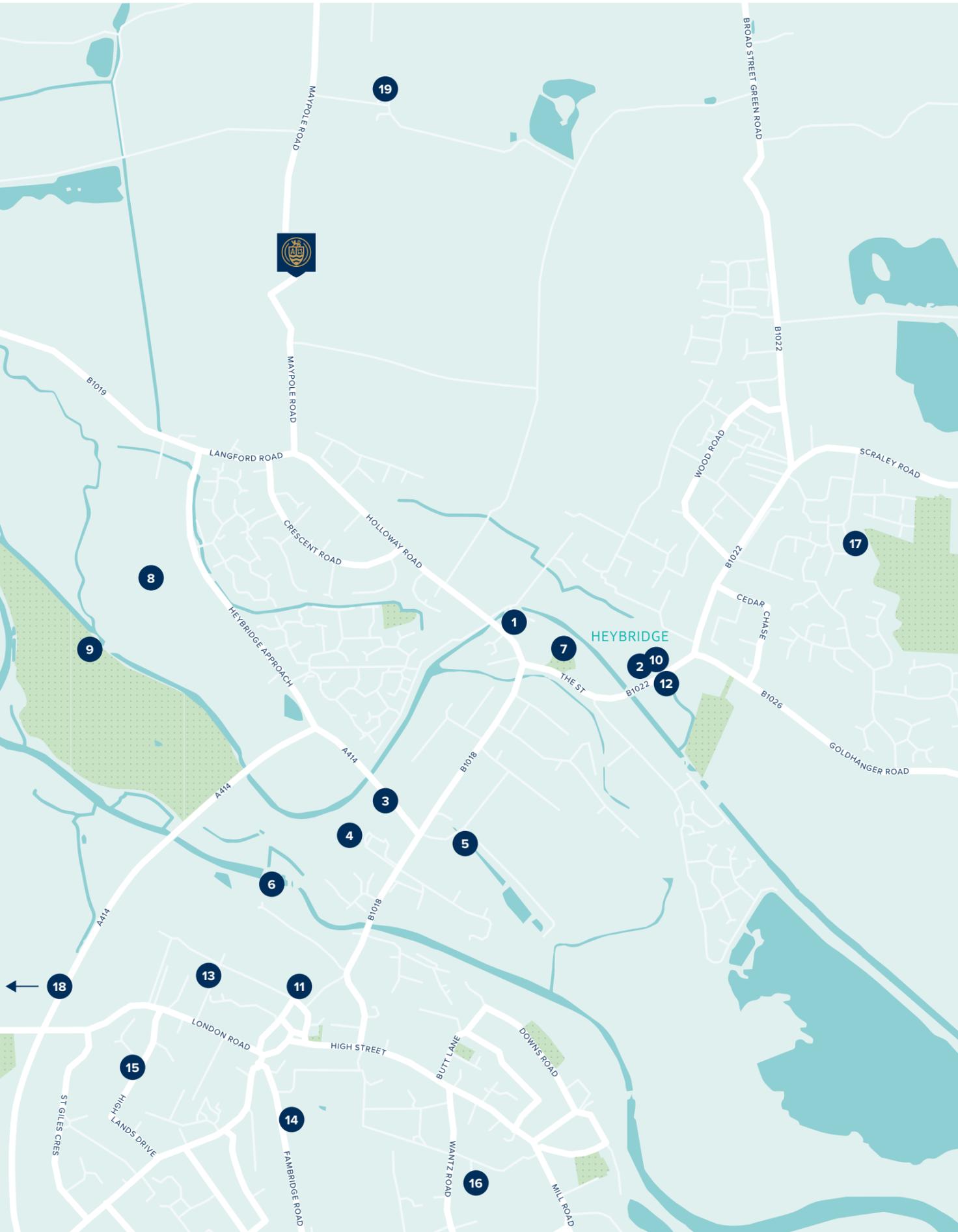
WESTCOMBE PARK

HEYBRIDGE • ESSEX

Our fantastic new development of 2,3, 4 and 5 bedroom homes offers an enviable lifestyle made up of coastal, countryside and urban living.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN HEYBRIDGE

Be a part of this incredible new garden village built for a modern lifestyle, with plenty of convenience and leisure facilities on your doorstep.

On your doorstep

Set in delightful countryside but just over a mile from the historic estuary town of Maldon, living here you will be spoilt for choice for exciting things to see and do.

- 1 Le Bouchon - Brasserie & Hotel
- 2 Bentalls Shopping Centre
- 3 McDonald's
- 4 Tesco Extra
- 5 Blackwater Retail Park
- 6 The Maldon Smokehouse
- 7 St Andrew's Church
- 8 Elms Farm Park
- 9 Maldon Golf Club
- 10 Longfield Medical Centre

Education

There is a great choice of primary and secondary schools nearby with a 'Good' Ofsted rating. There is also a sixth-form college in Maldon.

- 11 Maldon Court Preparatory School
- 12 Mid-Essex Co-Operative Academy
- 13 St Francis Catholic Primary School
- 14 Plume Academy
- 15 All Saints Primary School
- 16 Maldon Primary School
- 17 Heybridge Primary School
- 18 Woodham Walter C of E Primary School
- 19 Little Rascals Nursery

Travel

The closest train stations are Witham and Hatfield Peverel which you can reach within 15 minutes by car. These stations offer frequent services to Colchester, Ipswich, Chelmsford, Stratford, and London. The A12 is around a five mile drive away, providing convenient connections to London in the south and Colchester and Ipswich to the north.

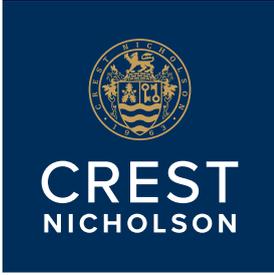


- London Liverpool Street – 42 minutes
- Chelmsford – 7 minutes
- Colchester – 19 minutes
- Ipswich – 41 minutes



- Maldon – 6 minutes
- Chelmsford – 23 minutes
- Colchester – 31 minutes
- Hatfield Peverel train station – 10 minutes
- Witham train station – 15 minutes
- Stansted Airport – 45 minutes





WESTCOMBE PARK

Westcombe Park, Off Maypole Road,
Heybridge, Maldon, CM9 6SY

For all enquiries please call

01621 220 073

crestnicholson.com/westcombe-park

A MIX OF COASTAL AND TOWN LIVING

Welcome to Westcombe Park, a stunning new housing development offering 2,3,4 & 5 bedroom homes close to the charming coastal town of Maldon. This picturesque area boasts coastal paths, quaint villages, and top-notch dining options.

Discover the vibrant new garden village of Westcombe Park. In many ways, the area is dominated by water which offers a wealth of fun and adventure for people of all ages. From coastal inlets and canals to riverside walks and tucked-away islands, this is a haven for lovers of the outdoors and nature.

For the essentials in life, there are plenty of convenient shopping options with Bentalls Shopping Centre minutes from your doorstep. Explore the boutiques, cafes, and restaurants along the charming high street in Maldon, as well as the

irresistible weekly market. For a wider selection, Witham is less than six miles away, while Chelmsford offers well-known retailers in its bustling streets and malls.

There is no shortage of indulgent dining delights to try out - from quaint cafes to historic pubs serving locally sourced ingredients. How about the famous Tiptree Tea Rooms for breakfast or Fish on the Quay for fresh seafood on the banks of the River Chelmer.

There are a wealth of sports and leisure activities in the area. Within minutes, you can experience football, cricket, golf, and

sports clubs. For more outdoor fun, head to Promenade Park on the banks of the River Blackwater. This beautiful park is filled with lakes, fountains, play areas, a splash park, a petting zoo and more.

Why not venture a bit further to Heybridge Basin for scenic walks along the river bank. Here you can drop into the local pubs and tea rooms while watching the wildlife and birds - let your journey of adventure begin.





**CREST
NICHOLSON**

WESTCOMBE PARK

DEVELOPMENT PLAN

A collection of 2, 3, 4 & 5 bedroom homes in the new vibrant garden village of Westcombe Park.

2, 3, 4 & 5 BEDROOM HOMES





1 BEDROOM HOMES

- * Affordable Rent
- Shared Ownership

2 BEDROOM HOMES

- The Ashtead
- The Cromer
- The Leigh
- * Affordable Rent
- Shared Ownership

3 BEDROOM HOMES

- The Hatfield
- The Chesham
- The Seaton
- The Filey
- The Rochford
- * Affordable Rent
- Shared Ownership

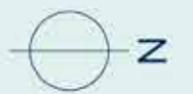
4 BEDROOM HOMES

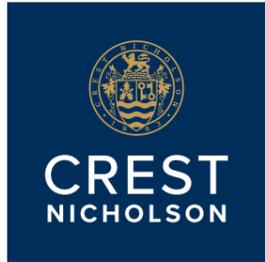
- The Marlborough
- The Winkfield
- The Dartford
- The Lavenham
- The Salcombe

5 BEDROOM HOMES

- The Buckingham
- The Walton
- * Mix of 1 & 2 Bed Affordable Rent
- Mix of 1 & 2 Bed Shared Ownership

SS Sub Station
V Visitors Parking





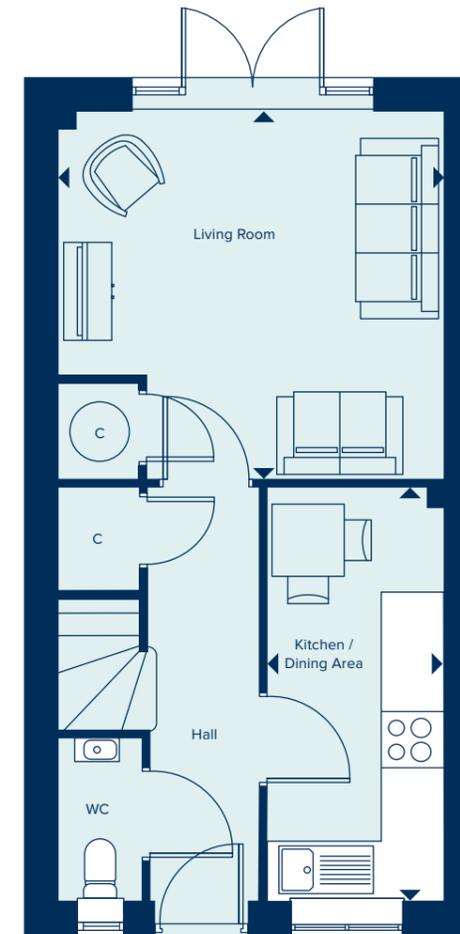
THE ASHTEAD
2 Bedroom Home

crestnicholson.com

THE ASHTEAD

The Ashtead is a generously sized two-storey terraced house. The property comprises of two double bedrooms each with an en suite. Downstairs you'll find a combined kitchen and dining room plus a separate living room benefitting from ample natural light supplied through French doors. This is in addition to a cloakroom as you enter the property.

2 BEDROOM HOME



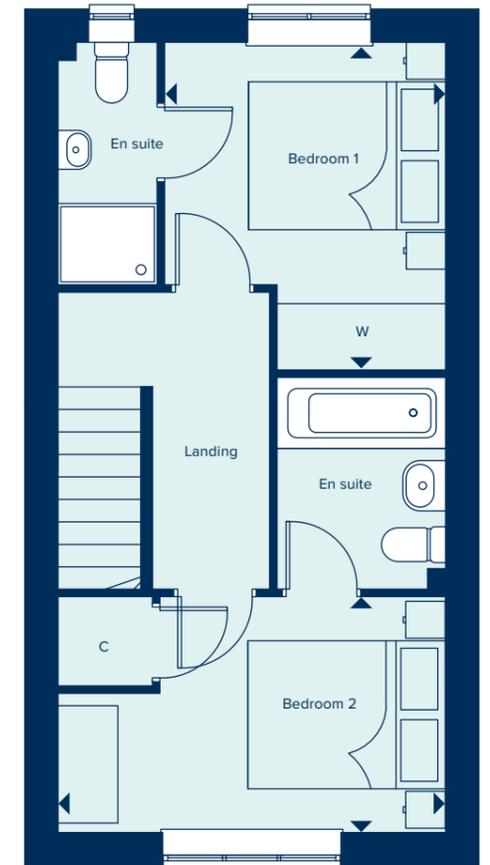
GROUND FLOOR

LIVING ROOM

3.94m x 3.75m 12'11" x 12'4"

KITCHEN / DINING AREA

4.21m x 1.81m 13'10" x 5'11"



FIRST FLOOR

BEDROOM 1

3.33m x 2.86m 10'11" x 9'4"

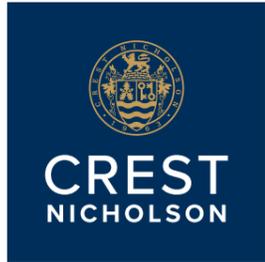
BEDROOM 2

3.94m x 2.39m 12'11" x 7'10"

C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011481/February 2024.





THE CROMER
2 Bedroom Home

crestnicholson.com

THE CROMER

An exceptionally spacious two-bedroom property, The Cromer is designed for comfort and convenience. The ground floor includes a spacious living area with French doors providing direct access to the garden, a downstairs WC and storage cupboard. The Cromer also has the benefit of both a main bathroom and an en suite.

2 BEDROOM HOME



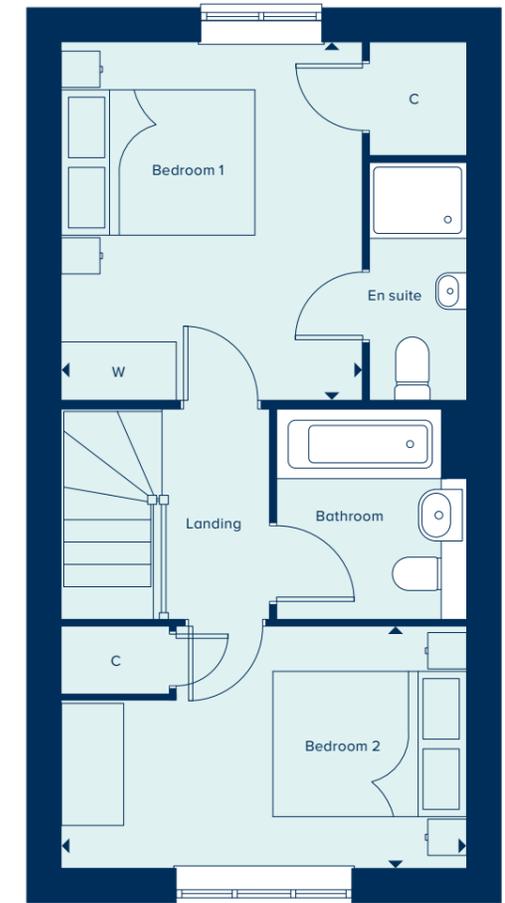
GROUND FLOOR

KITCHEN / DINING AREA

4.85m x 2.11m 15'11" x 6'11"

LIVING ROOM

4.17m x 3.56m 13'8" x 11'8"



FIRST FLOOR

BEDROOM 1

3.68m x 3.08m 12'11" x 10'1"

BEDROOM 2

4.17m x 2.49m 13'8" x 8'2"

C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011481/February 2024.





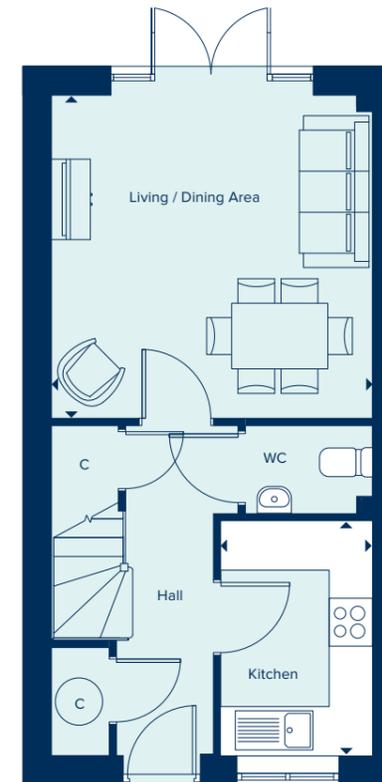
THE LEIGH
2 Bedroom Home

crestnicholson.com

THE LEIGH

The Leigh is a two bedroom family home spread over three floors. The top floor hosts a generously sized main bedroom and en suite. The first floor offers an office and a double bedroom with a family bathroom. The downstairs, provides a kitchen and separate living-dining area that can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

2 BEDROOM HOME



GROUND FLOOR

KITCHEN

2.90m x 1.86m 9'8" x 6'1"

LIVING / DINING AREA

3.93m x 3.92m 12'11" x 12'10"



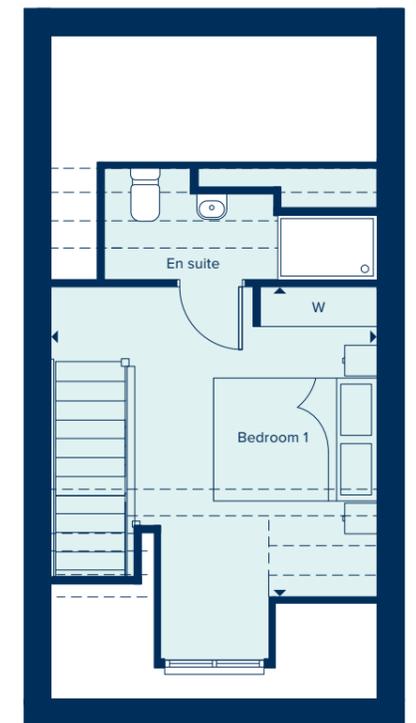
FIRST FLOOR

BEDROOM 2

3.93m x 2.66m 12'11" x 8'8"

STUDY

3.10m x 1.76m 10'2" x 5'9"



SECOND FLOOR

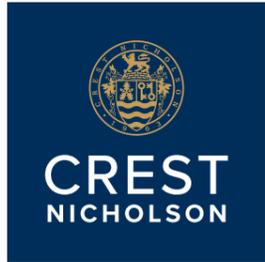
BEDROOM 1

3.93m x 3.77m 12'11" x 12'4"

C Cupboard W Wardrobe ---- Reduced Ceiling Height

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011481/February 2024.





THE CHESHAM
3 Bedroom Home

crestnicholson.com

THE CHESHAM

The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, bedroom one benefits from an en suite shower room and a built-in wardrobe. There is an additional two bedrooms plus a family bathroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

5.58m x 2.94m 18'4" x 9'8"

LIVING ROOM

5.58m x 2.88m 18'4" x 9'5"



FIRST FLOOR

BEDROOM 1

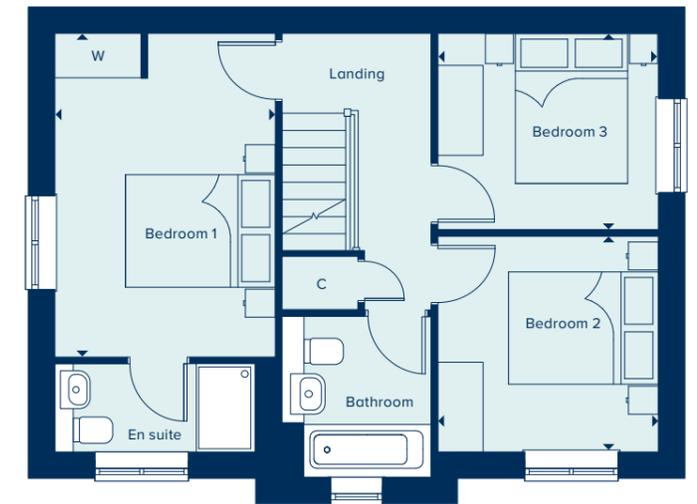
4.31m x 2.94m 14'1" x 9'8"

BEDROOM 2

2.94m x 2.87m 9'8" x 9'5"

BEDROOM 3

2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011481/February 2024.





THE FILEY
3 Bedroom Home

crestnicholson.com

THE FILEY

Generously sized bedrooms make The Filey a popular choice with families. The downstairs features a flexible open-plan kitchen-dining area, in addition to a separate living room. On the first floor, each of the bedrooms are well proportioned and share a family bathroom. You will also find a study area on the first floor. While the entire second floor hosts the main bedroom suite. The house also benefits from a downstairs cloakroom, ample storage and generous quantities of natural light.

3 BEDROOM HOME



GROUND FLOOR

LIVING ROOM

4.96m x 3.19m 16'3" x 10'5"

KITCHEN / DINING AREA

4.78m x 2.79m 15'8" x 9'2"



FIRST FLOOR

BEDROOM 2

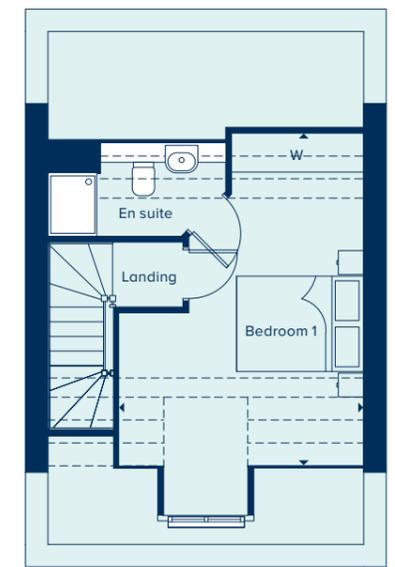
3.63m x 2.72m 11'11" x 8'11"

BEDROOM 3

3.21m x 2.73m 10'6" x 8'11"

STUDY

3.21m x 2.14m 10'6" x 7'0"



SECOND FLOOR

BEDROOM 1

5.22m x 3.85m 17'1" x 12'7"

C Cupboard W Wardrobe --- Reduced ceiling height

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011481/February 2024.





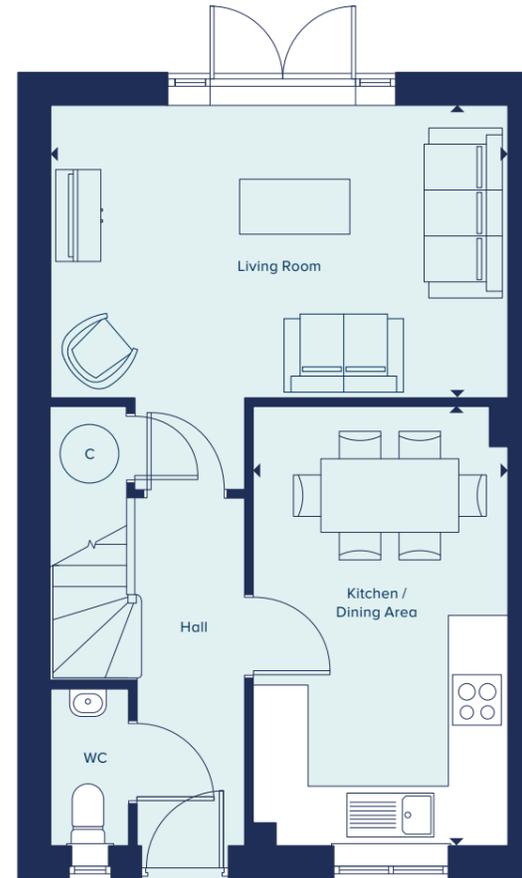
THE HATFIELD
3 Bedroom Home

crestnicholson.com

THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms and a family bathroom.

3 BEDROOM HOME



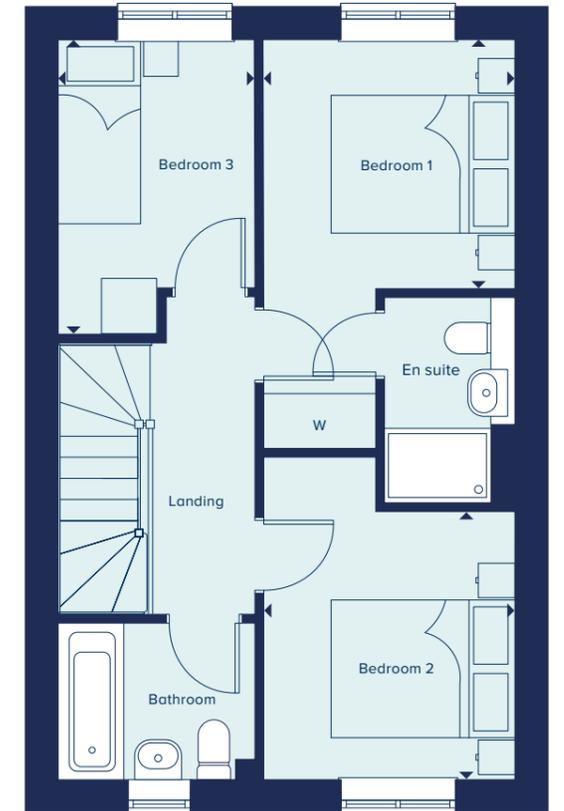
GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

LIVING ROOM

4.97m x 3.18m 16'4" x 10'5"



FIRST FLOOR

BEDROOM 1

2.73m x 2.73m 9'6" x 8'11"

BEDROOM 2

2.73m x 2.74m 9'6" x 9'0"

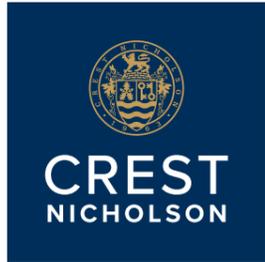
BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011481/February 2024.





THE ROCHFORD

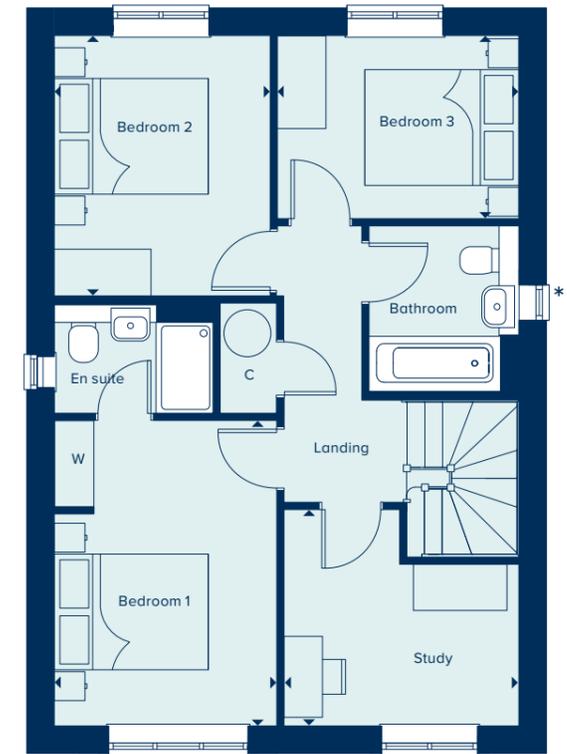
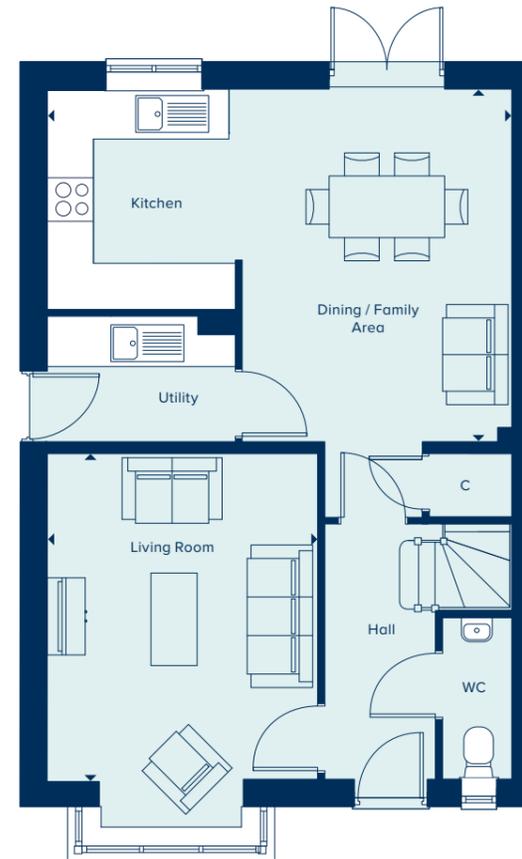
3 Bedroom Home

crestnicholson.com

THE ROCHFORD

With flexible open-plan living space and generously sized bedrooms. The Rochford is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are three bedrooms and two bathrooms (one en suite) along with a study.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN DINING / FAMILY AREA

6.03m x 4.58m 19'9" x 15'0"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"

FIRST FLOOR

BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.13m x 2.42m 10'3" x 7'9"

STUDY

3.04m x 2.80m 10'0" x 9'2"

AC Airing Cupboard C Cupboard W Wardrobe * Window to certain plots

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011481/February 2024.





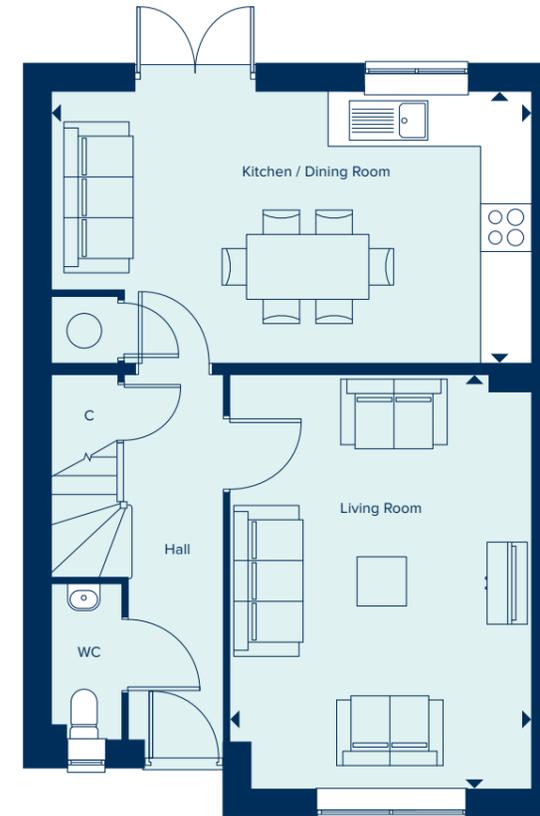
THE SEATON
3 Bedroom Home

crestnicholson.com

THE SEATON

One of the appealing factors of The Seaton is its open-plan kitchen-dining room which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms are generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



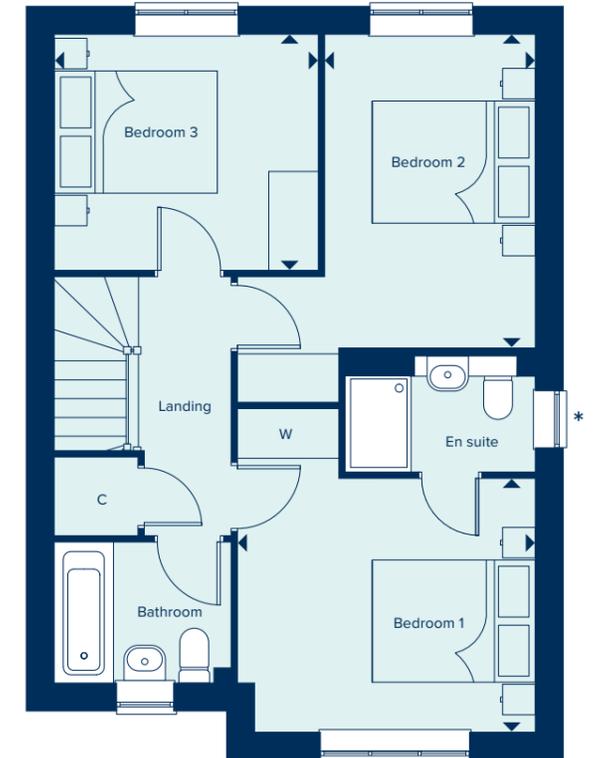
GROUND FLOOR

KITCHEN / DINING ROOM

5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.67m 16'7" x 12'1"



FIRST FLOOR

BEDROOM 1

3.62m x 3.07m 11'11" x 10'1"

BEDROOM 2

3.81m x 2.56m 12'6" x 8'5"

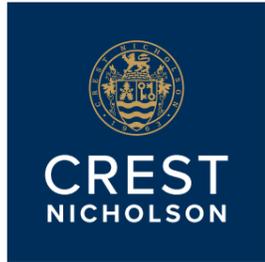
BEDROOM 3

3.21m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe * Window to certain plots

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011481/February 2024.





THE DARTFORD

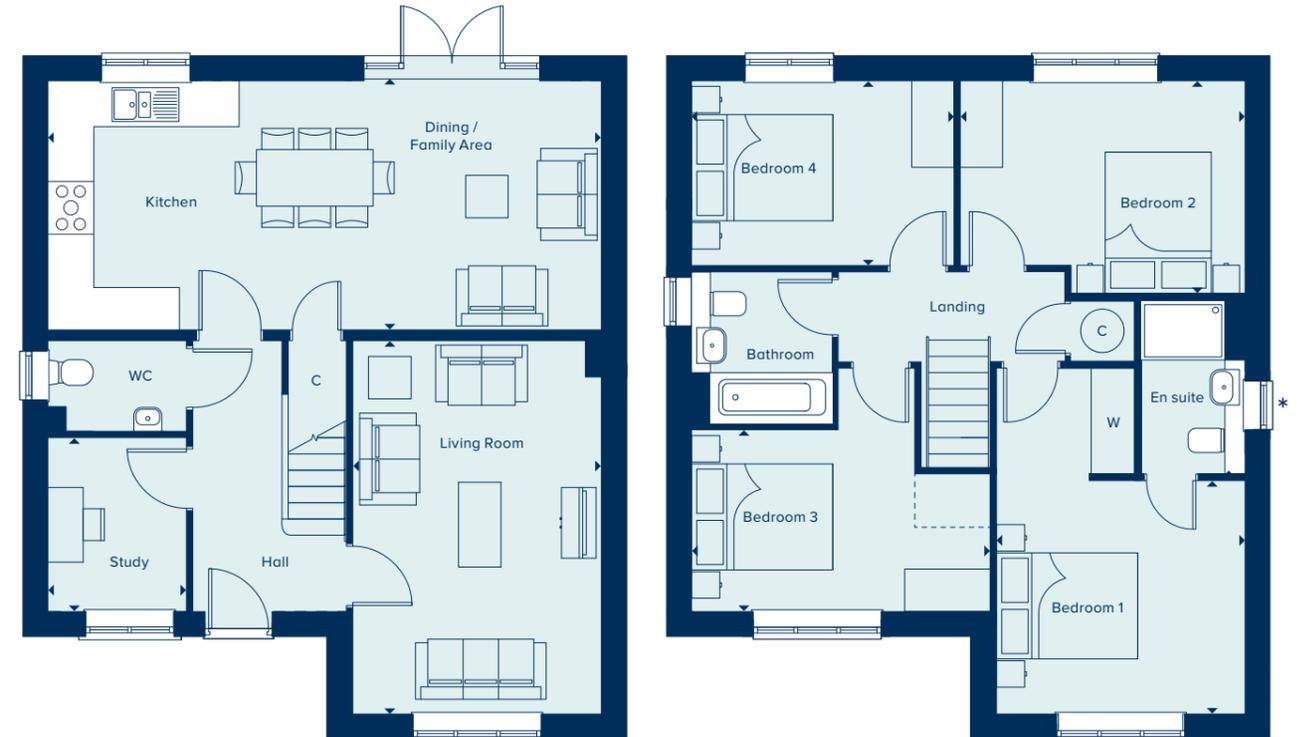
4 Bedroom Home

crestnicholson.com

THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms are well proportioned, with the main bedroom having the luxury of an en suite. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

7.83m x 3.52m 25'8" x 11'7"

LIVING ROOM

5.28m x 3.51m 17'4" x 11'6"

STUDY

2.46m x 1.96m 8'1" x 6'5"

FIRST FLOOR

BEDROOM 1

3.51m x 3.30m 11'5" x 10'10"

BEDROOM 2

4.02m x 3.01m 13'2" x 9'10"

BEDROOM 3

4.23m x 2.56m 13'9" x 8'5"

BEDROOM 4

3.71m x 2.61m 12'2" x 8'7"

C Cupboard W Wardrobe --- Bulkhead * Window to certain plots ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011481/February 2024.





THE LAVENHAM

4 Bedroom Home

crestnicholson.com

THE LAVENHAM

The Lavenham is a spacious four bedroom home, generously proportioned and ideal for families. On the ground floor you'll find a spacious kitchen area with access to a utility room. This space is filled with natural light thanks to the multitude of windows and double doors leading out to the back garden. In addition to this you'll find a separate dining room, living room and WC. The main bedroom has an en suite shower room and fully fitted wardrobes while a large family bathroom, complete with a bath, serves the remaining bedrooms.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN	4.80m x 3.61m	15'7" x 11'8"
LIVING ROOM	4.84m x 3.71m	15'11" x 12'2"
DINING ROOM	3.48m x 2.82m	11'5" x 9'3"

FIRST FLOOR

BEDROOM 1	4.68m x 3.85m	15'5" x 12'8"
BEDROOM 2	3.60m x 3.25m	11'10" x 10'8"
BEDROOM 3	3.74m x 2.58m	12'4" x 8'6"
BEDROOM 4	2.67m x 2.14m	8'9" x 7'1"

C Cupboard W Wardrobe AC Airing Cupboard ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011481/February 2024.





THE MARLBOROUGH

4 Bedroom Home

crestnicholson.com

THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open plan kitchen / family / dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite.

4 BEDROOM HOME



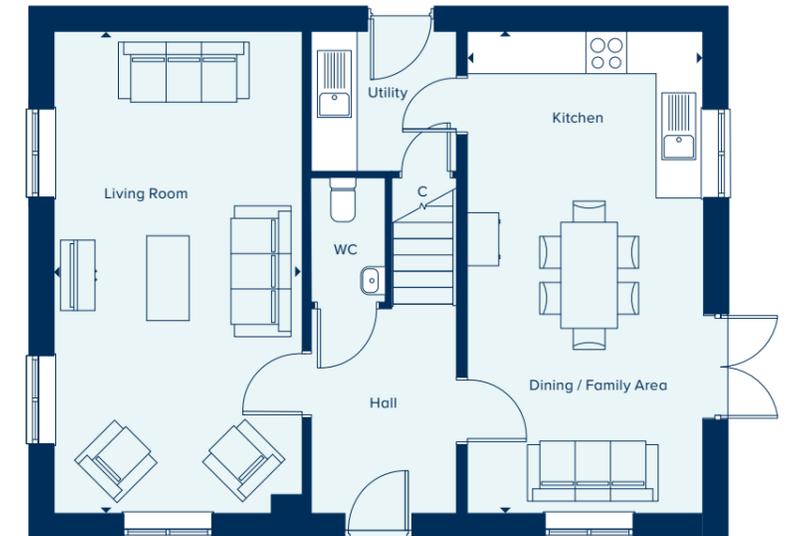
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.82m x 3.33m 22'4" x 10'11"

LIVING ROOM

6.82m x 3.49m 22'4" x 11'5"



FIRST FLOOR

BEDROOM 1

3.63m x 3.05m 11'1" x 10'0"

BEDROOM 2

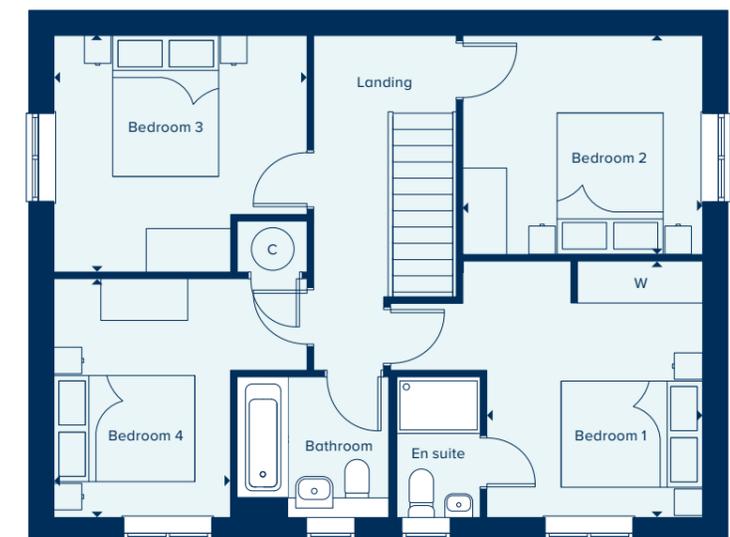
3.39m x 3.09m 11'2" x 10'2"

BEDROOM 3

3.58m x 3.35m 11'9" x 11'0"

BEDROOM 4

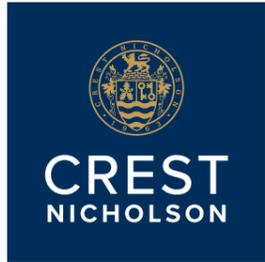
3.38m x 2.50m 11'1" x 8'2"



C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011481/February 2024.





THE SALCOMBE
4 Bedroom Home

crestnicholson.com

THE SALCOMBE

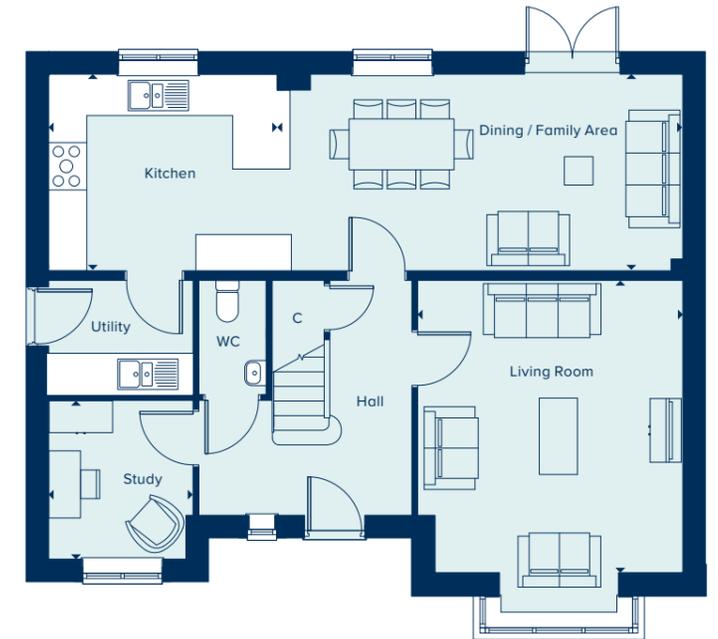
With an impressive entry hallway at its heart, The Salcombe is immediately welcoming. This is a spacious family home which offers considerable flexibility. With four double bedrooms (two of them featuring an en suite), there's potential for a home office or games room. The Salcombe also includes a garage.

4 BEDROOM HOME



GROUND FLOOR

DINING / FAMILY AREA		
6.37m x 3.09m	20'11" x 10'1"	
KITCHEN		
3.60m x 3.09m	11'9" x 10'1"	
LIVING ROOM		
4.59m x 4.17m	15'1" x 13'8"	
STUDY		
2.49m x 2.27m	8'2" x 7'5"	



FIRST FLOOR

BEDROOM 1		
3.89m x 3.11m	12'9" x 10'2"	
BEDROOM 2		
3.15m x 3.13m	10'4" x 10'3"	
BEDROOM 3		
3.42m x 3.10m	11'2" x 10'2"	
BEDROOM 4		
3.73m x 2.96m	12'3" x 9'9"	



C Cupboard W Wardrobe * Window to certain plots AC Airing cupboard • Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011481/February 2024.





THE WINKFIELD
4 Bedroom Home

crestnicholson.com

THE WINKFIELD

Arranged over two-storeys, The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite.

4 BEDROOM HOME

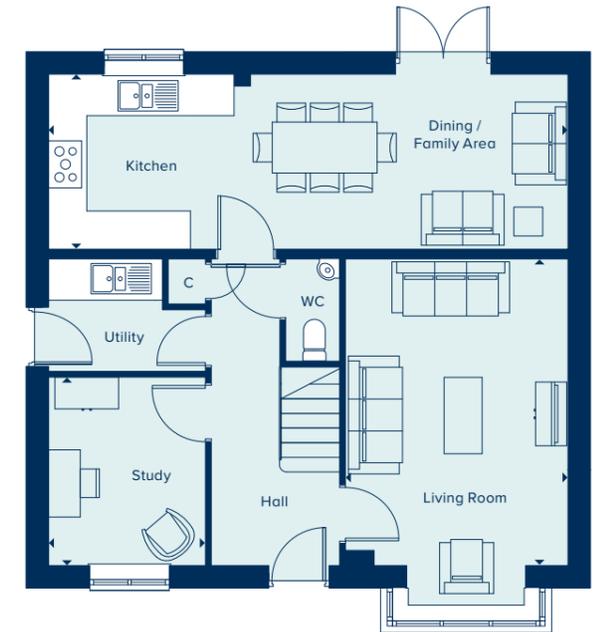


GROUND FLOOR

KITCHEN / DINING / FAMILY AREA
8.16m x 2.75m 26'9" x 9'0"

LIVING ROOM
4.82m x 3.50m 15'10" x 11'6"

STUDY
2.96m x 2.46m 9'8" x 8'1"



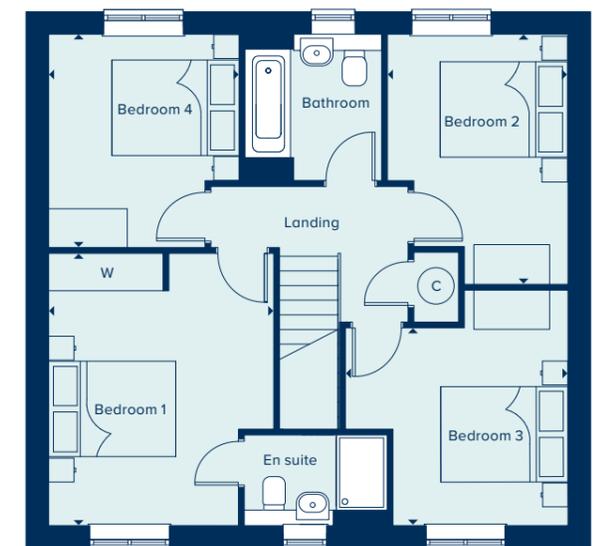
FIRST FLOOR

BEDROOM 1
4.27m x 3.48m 14'0" x 11'5"

BEDROOM 2
3.93m x 2.84m 12'11" x 9'4"

BEDROOM 3
3.50m x 3.10m 11'6" x 10'2"

BEDROOM 4
3.35m x 2.99m 11'0" x 9'10"



C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011481/February 2024.





THE BUCKINGHAM

5 Bedroom Home

crestnicholson.com

THE BUCKINGHAM

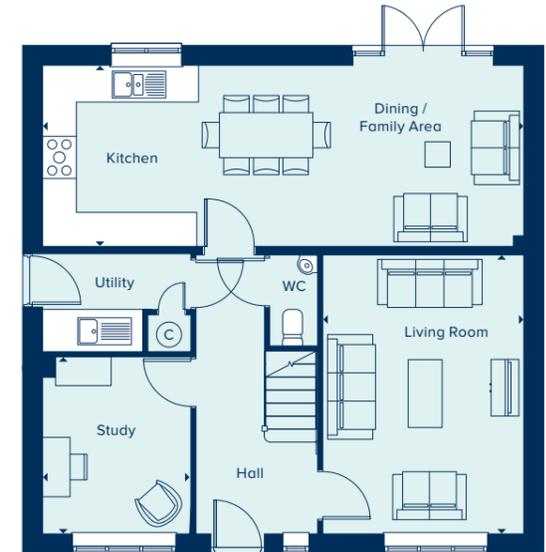
The Buckingham is a spacious five bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the ground floor also benefits from a separate living room, study and utility room. Upstairs, the main bedroom enjoys an en suite and the four further bedrooms share the modern family bathroom. Attention to detail and quality products feature throughout.

5 BEDROOM HOME



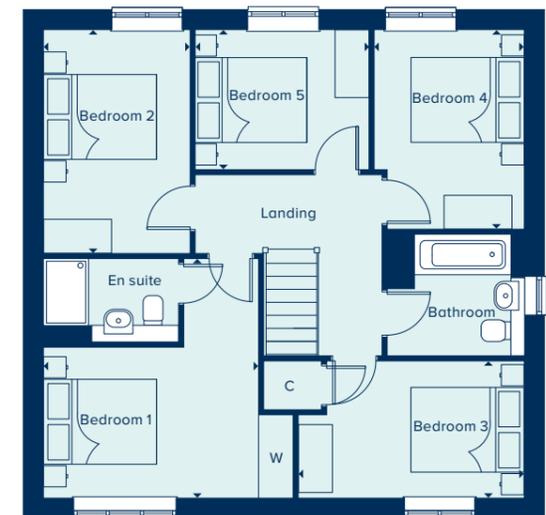
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA	
8.50m x 3.20m	27'11" x 10'6"
LIVING ROOM	
4.93m x 3.55m	16'2" x 11'8"
STUDY	
3.25m x 2.60m	10'8" x 8'6"



FIRST FLOOR

BEDROOM 1	
4.23m x 3.77m	13'11" x 12'4"
BEDROOM 2	
3.95m x 2.59m	13'0" x 8'6"
BEDROOM 3	
4.00m x 2.42m	13'1" x 7'11"
BEDROOM 4	
3.52m x 2.66m	11'7" x 8'8"
BEDROOM 5	
3.07m x 2.47m	10'1" x 8'1"



C Cupboard W Wardrobe * Window to certain plots

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011481/February 2024.





THE WALTON
5 Bedroom Home

crestnicholson.com

THE WALTON

The Walton can accommodate a large family and provides ample space to entertain. Set across three storeys, at the heart of the home is a generous open plan kitchen, dining and family area. An additional living room and study on the ground floor are bright and airy thanks to attractive bay windows. Upstairs, bedroom one includes an en suite shower room and dressing area. There are four further bedrooms, which share a family bathroom and shower room.

5 BEDROOM HOME



GROUND FLOOR

DINING / FAMILY AREA

4.75m x 2.74m 15'7" x 9'0"

LIVING ROOM

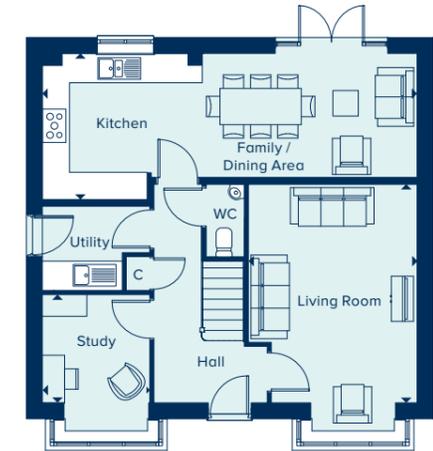
4.83m x 3.73m 15'10" x 12'3"

KITCHEN

3.52m x 3.22m 11'6" x 10'7"

STUDY

2.39m x 2.37m 7'10" x 7'9"



FIRST FLOOR

BEDROOM 1

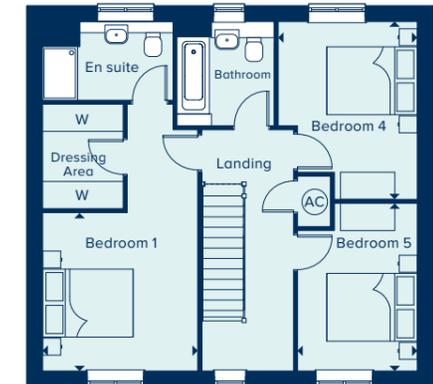
3.50m x 3.42m 11'6" x 11'3"

BEDROOM 4

3.92m x 3.07m 12'10" x 10'1"

BEDROOM 5

3.70m x 2.64m 12'2" x 8'8"



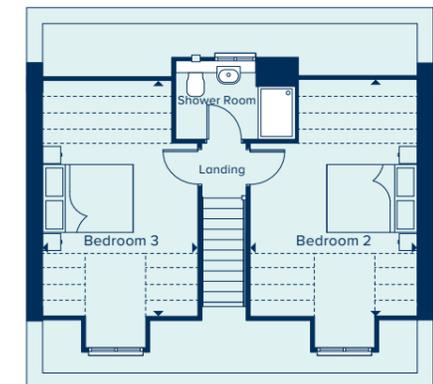
SECOND FLOOR

BEDROOM 2

4.55m x 3.69m 14'11" x 12'1"

BEDROOM 3

4.55m x 3.42m 14'11" x 11'3"



AC Airing Cupboard C Cupboard W Wardrobe ----- Lowered Ceiling

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011481/February 2024.





SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home *	4 Bedroom Home •	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•••	•••	•
Energy efficient integrated washing machine	•	••••	••••	
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome thermostatic bath shower mixer with shower kit and screen	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling to bath with shower and folding bath screen	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
Energy efficient downlights in cloakroom	•	•	•	•

*Please note The Rochford is included in the 4 bedroom spec **Integrated dishwasher included if there is a utility room ***Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home *	4 Bedroom Home •	5 Bedroom Home
UTILITY ROOM				
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ****	•	•	•	•
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
External air source heat pump, with internal water cylinder	•	•	•	•
Smart thermostat	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete ten year warranty	•	•	•	•

Where a sink is shown on the floor plans **Where a utility room is fitted

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1012144/October 2024





**CREST
NICHOLSON**

WESTCOMBE PARK

Westcombe Park, Off Maypole Road,
Heybridge, Maldon, CM9 6SY

For all enquiries please call

01621 220 073

crestnicholson.com/westcombe-park



House Type Illustration

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.

Development Map/Site Plan

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture. Whilst every effort has been made to ensure that the information in this site map is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the layout of the development. The location of affordable homes is indicative only. The remaining homes on the development are available for open market sale (including multi-unit sales) to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and, therefore, the mix of tenures on a development may change. This site map does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. 1011481/February 2024.

