

The Pastures

WOOD VIEW GRAYS ESSEX RM16 2GP

MATTHEW HOMES

OVER 50 YEARS OF QUALITY

Matthew Homes Limited, is a privately owned housebuilder specialising in the construction of homes throughout the South East of England.

Established in 1975 Matthew Homes has been building homes for over 50 years and prides itself on building quality homes in a variety of locations that compliment the tradition and character of each individual site.

Our homes range from one-bedroom apartments ideally suited for first time buyers to five bedroomed generously proportioned houses for the more established family.

Based in Potters Bar, Hertfordshire, we operate throughout the Home Counties, into Cambridgeshire, Norfolk and Suffolk to the North, to the West in Oxfordshire and Gloucestershire and to the South into Kent & East/West Sussex.

The Pastures

A DEVELOPMENT BY MATTHEW HOMES



WOOD VIEW, GRAYS

The Pastures

GRAYS, ESSEX



Set on the north bank of the River Thames the Essex town of Grays is approximately 20 miles east of central London with The Pastures ideally situated between Little Thurrock and Chadwell St Mary.

Junctions 30 and 31 of the M25 are within easy reach via the A13 and A1306 respectively, with both junctions being some two miles distant.



The M25 then provides access to the wider motorway network together with Stansted, Gatwick and Heathrow airports with Southend Airport also accessible along the A13/A127.

Grays railway station provides regular services to London Fenchurch Street with a travel time of approximately 35 minutes. Local buses serve the town centre and surrounding areas with stops located in both Wood View and Chadwell Road.

The busy town of Grays offers a wide variety of retail options and the extensive Lakeside shopping complex is also close by. Schools and Academies for all ages are located close to The Pastures.

Leisure facilities are also available in the area and include the Thameside Theatre complex and the open spaces of the popular Grays Beach Riverside Park together with Blackshots Leisure Centre and a number of other sporting venues.

The Pastures

OUR HOUSE TYPE RANGE AT
GRAYS, ESSEX



THE CEDAR
TWO/THREE BEDROOM



THE CHERRY
THREE BEDROOM

THE MAPLE
THREE BEDROOM



THE PINE
THREE BEDROOM



THE BEECH
FOUR BEDROOM



THE BLACKTHORN
FOUR BEDROOM



THE CHESTNUT
FOUR BEDROOM



THE LARCH
FIVE BEDROOM



THE HORNBEAM
FIVE BEDROOM



The Pastures

SITE PLAN



2/3 BEDROOM HOMES

◆ **THE CEDAR**
18 & 19

3 BEDROOM HOMES

◆ **THE CHERRY**
17, 23, 49, 50, 51, 52 & 54

◆ **THE MAPLE**
10, 20, 24, 55 & 56

◆ **THE PINE**
11, 12, 25, 26, 27,
33, 34, 35, 36, 43 & 44

4 BEDROOM HOMES

◆ **THE BEECH**
13, 29, 30, 31, 39, 48 & 53

◆ **THE BLACKTHORN**
14, 15, 21, 22, 41 & 42

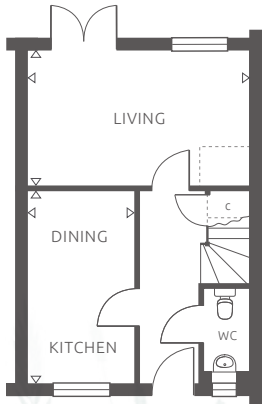
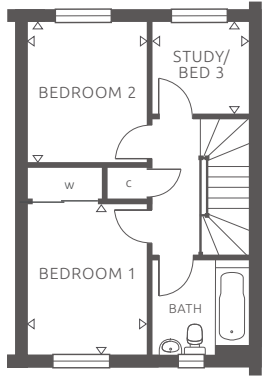
◆ **THE CHESTNUT**
28, 45 & 47

5 BEDROOM HOMES

◆ **THE LARCH**
38 & 46

◆ **THE HORNBEAM**
16, 32, 37 & 40

◆ **AFFORDABLE HOUSING** 1-9 & 57-75



NOTE: Elevational treatments vary

THE CEDAR

THE CHERRY

THE Cedar

TWO/THREE BEDROOM
plots : 18 & 19

Ground floor

Living Room	4810 x 3020	15' 9" x 9' 11"
Kitchen/Dining	4220 x 2390	13' 10" x 7' 10"

First floor

Bedroom 1	3310 x 2650	10' 10" x 8' 8"
Bedroom 2	3120 x 2650	10' 3" x 8' 8"
Study/Bed 3	2080 x 2000	6' 10" x 6' 7"



NOTE: Elevational treatments vary

THE CEDAR

THE CHERRY

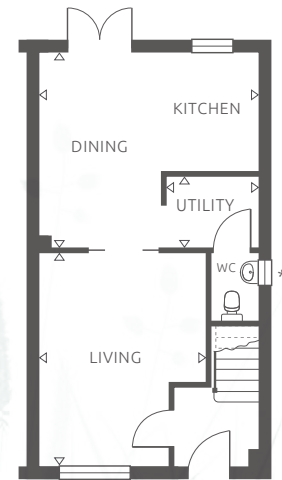
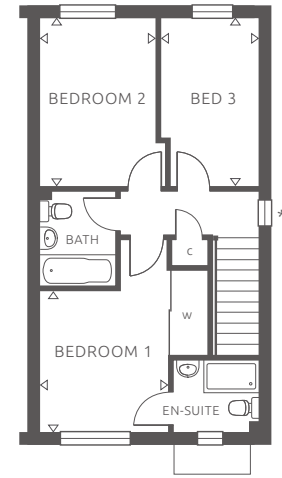
Ground floor

Living Room	4700 (max) x 3690 (max)	15' 5" (max) x 12' 1" (max)
Kitchen/Dining	4810 (max) x 4260 (max)	15' 9" (max) x 14' 0" (max)
Utility	2050 x 1600	6' 9" x 5' 3"

First floor

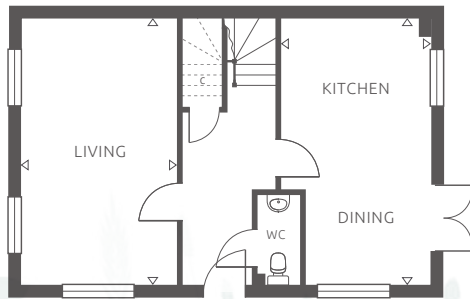
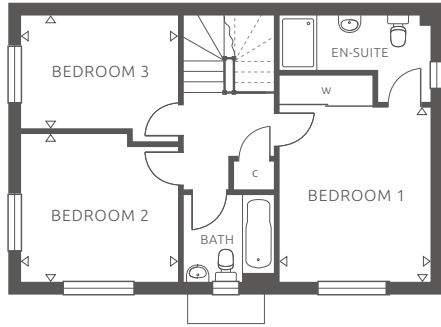
Bedroom 1	3110 (min) x 2830	10' 2" (min) x 9' 3"
Bedroom 2	3680 x 2560 (min)	12' 1" x 8' 5" (min)
Bedroom 3	3680 (max) x 2170 (max)	12' 1" (max) x 7' 1" (max)

* NOTE: Cloakroom & Landing windows omitted to plots 50 & 51.



THE Cherry

THREE BEDROOM
plots : 17, 23, 49, 50, 51, 52 & 54



NOTE: Elevational treatments vary

THE Maple

THREE BEDROOM
plots : 10, 20, 24, 55 & 56

Ground floor

Living Room*	5860 x 3420	19' 3" x 11' 3"
Kitchen/Dining	5860 x 3250 (max)	19' 3" x 10' 8" (max)

*Room measurements differ to plots 24 & 55 only

Living Room	5860 x 3530	19' 3" x 11' 7"
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First floor

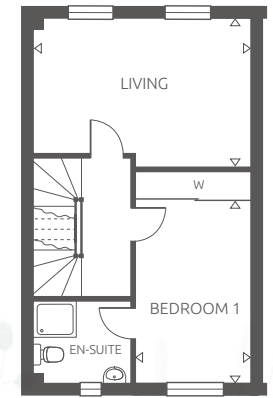
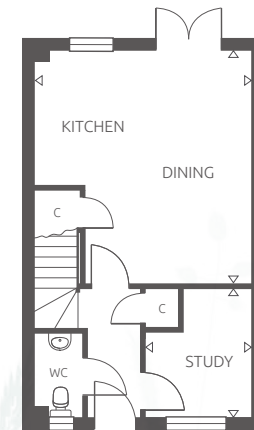
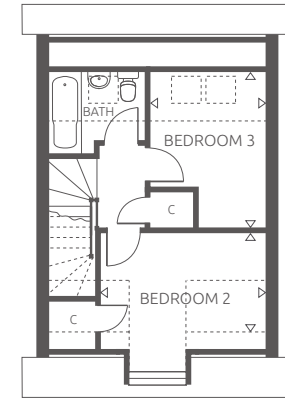
Bedroom 1	3890 x 3330	12' 9" x 10' 11"
Bedroom 2*	3470 x 3320 (max)	11' 5" x 10' 11" (max)
Bedroom 3*	3470 x 2460 (min)	11' 5" x 8' 1" (min)

*Room measurements differ to plots 24 & 55 only

Bedroom 2	3580 x 3320 (max)	11' 9" x 10' 11" (max)
Bedroom 3	3580 x 2460 (min)	11' 9" x 8' 1" (min)



NOTE: Elevational treatments vary



Ground floor

Study	2770 (max) x 2290 (max)	9' 1" (max) x 7' 6" (max)
Kitchen/Dining	5120 (max) x 4720 (max)	16' 10" (max) x 15' 6" (max)

First floor

Living Room	4720 x 3260 (max)	15' 6" x 10' 8" (max)
Bedroom 1	4050 x 2470	13' 3" x 8' 1"

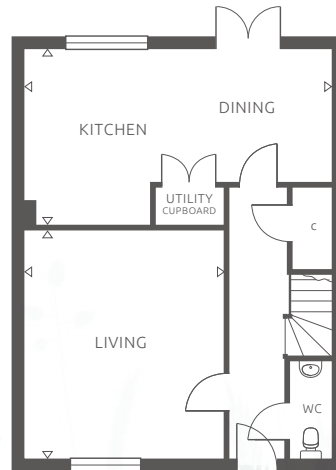
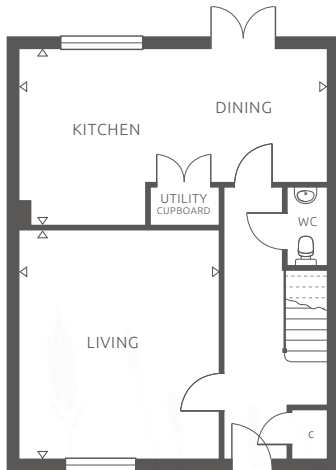
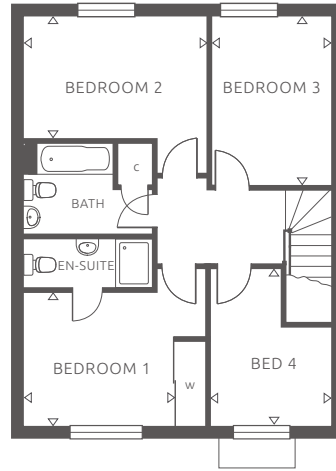
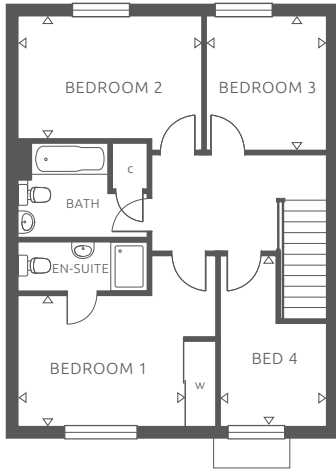
Second floor

Bedroom 2	3660 (max) x 2300 (min)	12' 0" (max) x 7' 7" (min)
Bedroom 3	3380 (max) x 2530 (max)	11' 1" (max) x 8' 4" (max)

THE Pine

THREE BEDROOM

plots : 11, 12, 25, 26, 27, 33, 34, 35, 36, 43 & 44



plots : 39, 48 & 53

plots : 13, 29, 30 & 31



NOTE: Elevational treatments vary

THE Beech

FOUR BEDROOM
plots : 13, 29, 30, 31, 39, 48 & 53

Ground floor *all plots*

Living Room	5000 x 4360	16' 5" x 14' 4"
Kitchen/Dining	6760 (max) x 3860 (max)	22' 2" (max) x 12' 8" (max)

First floor *plots : 39, 48 & 53*

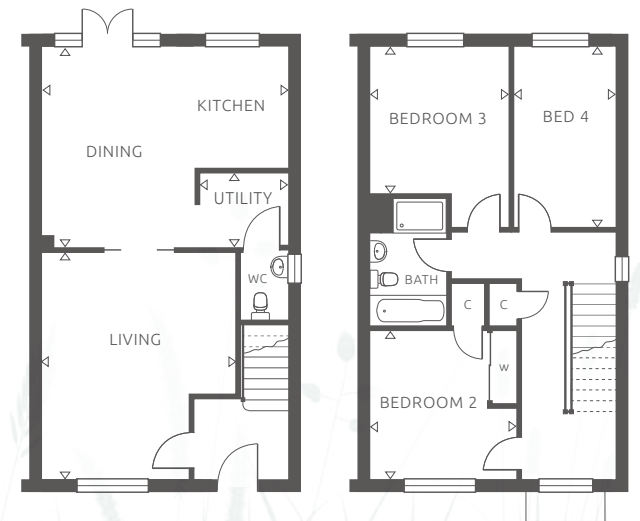
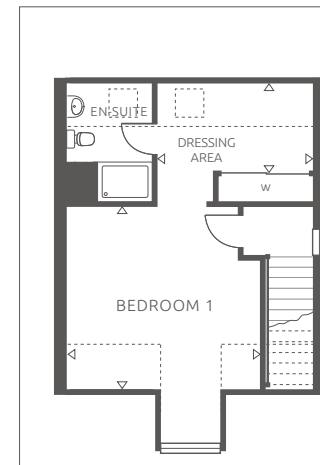
Bedroom 1	3580 (min) x 2910 (min)	11' 9" (min) x 9' 7" (min)
Bedroom 2	4020 x 2650 (min)	13' 2" x 8' 8" (min)
Bedroom 3	2950 x 2660	9' 8" x 8' 9"
Bedroom 4	3760 (max) x 2340 (max)	12' 4" (max) x 7' 8" (max)

First floor *plots : 13, 29, 30 & 31*

Bedroom 1	3580 (min) x 2970 (min)	11' 9" (min) x 9' 9" (min)
Bedroom 2	4020 x 2650 (min)	13' 2" x 8' 8" (min)
Bedroom 3	3730 x 2660	12' 3" x 8' 9"
Bedroom 4	3460 (max) x 2340 (max)	11' 4" (max) x 7' 8" (max)



NOTE: Elevational treatments vary



Ground floor

Living Room	4940 (max) x 4220 (max)	16' 2" (max) x 13' 10" (max)
Kitchen/Dining	5340 (max) x 4370 (max)	17' 6" (max) x 14' 4" (max)
Utility	1930 x 1630	6' 4" x 5' 4"

First floor

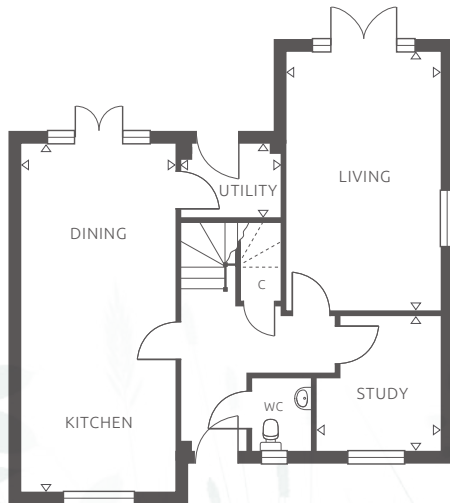
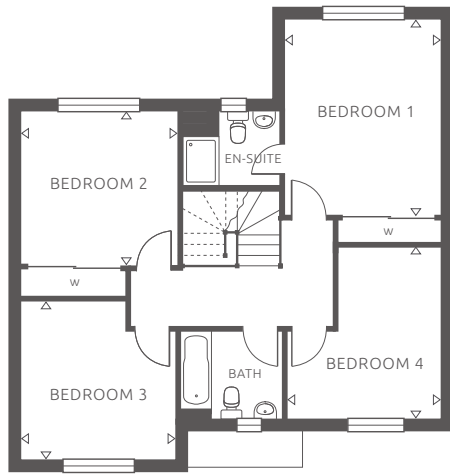
Bedroom 2	3290 (max) x 3190	10' 10" (max) x 10' 6"
Bedroom 3	3180 (min) x 3020	10' 5" (min) x 9' 11"
Bedroom 4	3950 x 2240	13' 0" x 7' 4"

Second floor

Bedroom 1	4100 (+ bay) x 4220 (max)	13' 5" (+ bay) x 13' 10" (max)
Dressing Area	3400 x 2050 (min)	11' 2" x 6' 9" (min)

THE Blackthorn

FOUR BEDROOM
plots : 14, 15, 21, 22, 41 & 42



NOTE: Elevational treatments vary

THE Chestnut

FOUR BEDROOM
plots : 28, 45 & 47

Ground floor

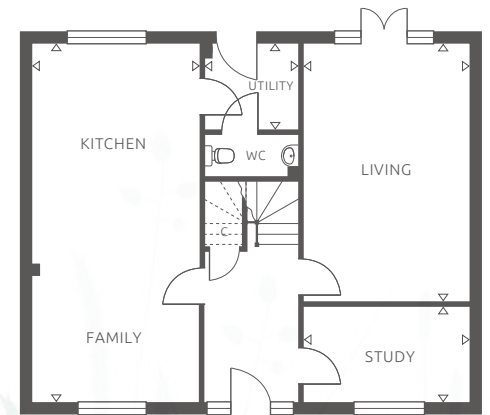
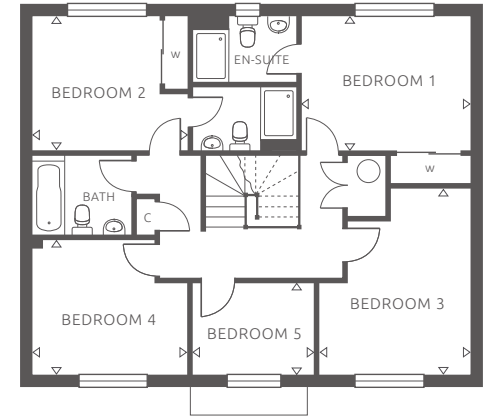
Living Room	5690 x 3390	18' 8" x 11' 1"
Study	2950 (max) x 2770 (max)	9' 8" (max) x 9' 1" (max)
Kitchen/Dining	7660 x 3390	25' 2" x 11' 1"
Utility	2160 x 1570	7' 1" x 5' 2"

First floor

Bedroom 1	4300 x 3390	14' 1" x 11' 1"
Bedroom 2	3460 x 3400	11' 4" x 11' 2"
Bedroom 3	3490 (max) x 3390 (max)	11' 5" (max) x 11' 1" (max)
Bedroom 4	3790 (max) x 3380 (max)	12' 5" (max) x 11' 1" (max)



NOTE: Elevational treatments vary



Ground floor

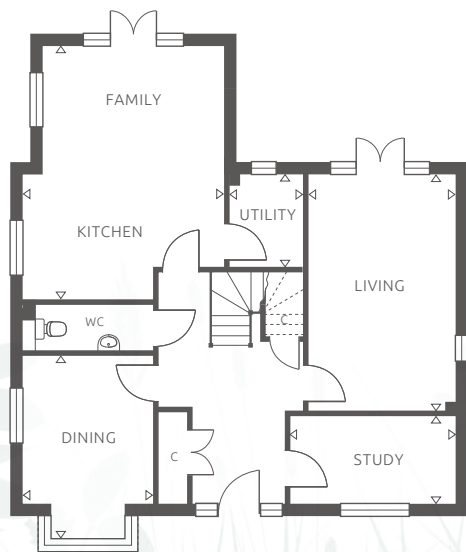
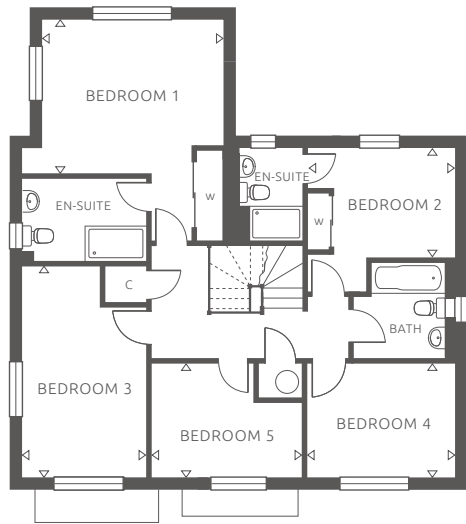
Living Room	5840 x 3750	19' 2" x 12' 4"
Study	3750 x 2190	12' 4" x 7' 2"
Kitchen/Family	8110 x 3750	26' 7" x 12' 4"
Utility	2180 x 1950	7' 2" x 6' 5"

First floor

Bedroom 1	3830 x 3050	12' 7" x 10' 0"
Bedroom 2	3500 (max) x 3030 (max)	11' 6" (max) x 9' 11" (max)
Bedroom 3	4250 (max) x 3430 (max)	13' 11" (max) x 11' 3" (max)
Bedroom 4	3500 (max) x 3060 (max)	11' 6" (max) x 10' 0" (max)
Bedroom 5	2800 x 2060	9' 2" x 6' 9"

THE Larch

FIVE BEDROOM
plots : 38 & 46



THE Hornbeam

FIVE BEDROOM
plots : 16, 32, 37 & 40



NOTE: Elevational treatments vary

Ground floor

Living Room	5370 x 3300	17' 7" x 10' 10"
Dining Room	4130 (to bay) x 2900	13' 7" (to bay) x 9' 6"
Study	3700 x 1930	12' 2" x 6' 4"
Kitchen/Family	5770 (max) x 4510 (max)	18' 11" (max) x 14' 10" (max)
Utility	2120 x 1680	6' 11" x 5' 6"

First floor

Bedroom 1	4060 (min) x 3500 (min)	13' 4" (min) x 11' 6" (min)
Bedroom 2	3370 x 2460 (min)	11' 1" x 8' 1" (min)
Bedroom 3	4790 (max) x 2810 (max)	15' 9" (max) x 9' 3" (max)
Bedroom 4	3340 x 2560	10' 11" x 8' 5"
Bedroom 5	3450 (max) x 2570 (max)	11' 4" (max) x 8' 5" (max)



Photographs show previous Matthew Homes show homes

The Pastures

SPECIFICATION

Gas central heating

Vertical five panel internal doors

UPVC anthracite (*white internal*) double glazed windows

Lemongrass fitted kitchen

Integrated kitchen including;
high level electric oven (*except Cedar, Cherry and Blackthorn*),
electric hob, cooker hood, fridge / freezer, dishwasher
and washing machine

Choice of ceramic floor tiling to kitchen (*subject to stage of construction*)

Choice of ceramic floor tiling to cloakroom, bathroom and en-suite
(*subject to stage of construction*)

Villeroy & Boch sanitaryware

Heated towel rail to bathroom and en-suite

Waste water heat recovery system

Built in wardrobe to bedroom 1 with further wardrobe to bedroom 2
to Blackthorn, Chestnut, Larch and Hornbeam

Inset ceiling lights to kitchen, bathroom and en-suite

Light and power to garages

Vehicle charging point

PV solar panels (*except Cedar*)

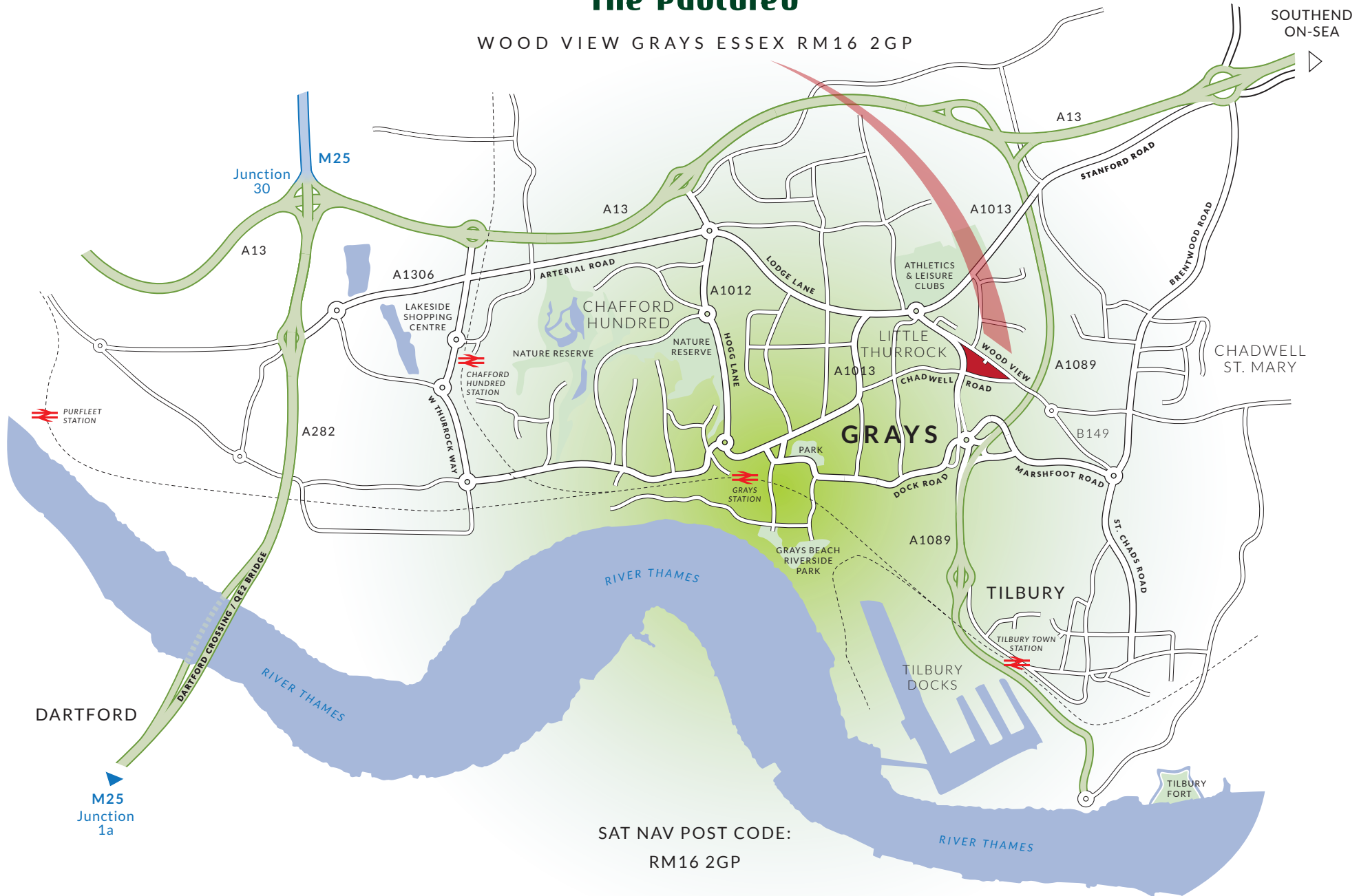
NHBC cover



Protection for new-build home buyers

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SAT NAV POST CODE:
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