





## Plot 1 Quietways, Hawkswood Road

Downham. CM11 1JZ

A substantial new five-bedroom detached home of approximately **2,519 sq ft**, forming part of an exclusive gated development of just two properties in the Essex countryside.

Designed with a strong emphasis on traditional architecture and contemporary family living, Plot 1 will combine characterful external detailing with a carefully considered modern interior. The elevations take inspiration from the rural vernacular, with dark timber weatherboarding, red brick detailing and clay-style roof tiles creating a distinctive country-home appearance.

Internally, the accommodation has been designed around generous, flexible living spaces. The ground floor includes a large kitchen and dining area intended to form the heart of the house, together with a separate lounge, study, utility room and a ground-floor bedroom suite. Four further bedrooms are arranged across the first floor, with multiple en suites and a family bathroom, making the layout particularly well suited to both family life and visiting guests. The current plans confirm five bedrooms across the two floors, together with several bathrooms and en suites.

The specification will be deliberately premium, following the style shown within the developer's previous completed homes: a bespoke shaker-style kitchen with large central island and stone work surfaces, integrated appliances, extensive glazing onto the gardens, quality flooring, oak internal doors and understated contemporary finishes throughout.



## Plot 1 Quietways, Hawkswood Road

Downham. CM11 1JZ

Outside, Plot 1 will sit within a particularly generous landscaped garden, with private parking and an oak-framed carport. The result will be a highly individual new home offering the proportions and privacy of a countryside property while retaining the efficiency, specification and low-maintenance benefits of a brand-new build.

### **Anti-Money Laundering Checks and Legal Support:**

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help recoup certain costs if your sale or purchase should fail to complete through no fault of your own (terms and limits apply).

Council Tax band: TBD

Tenure: Freehold





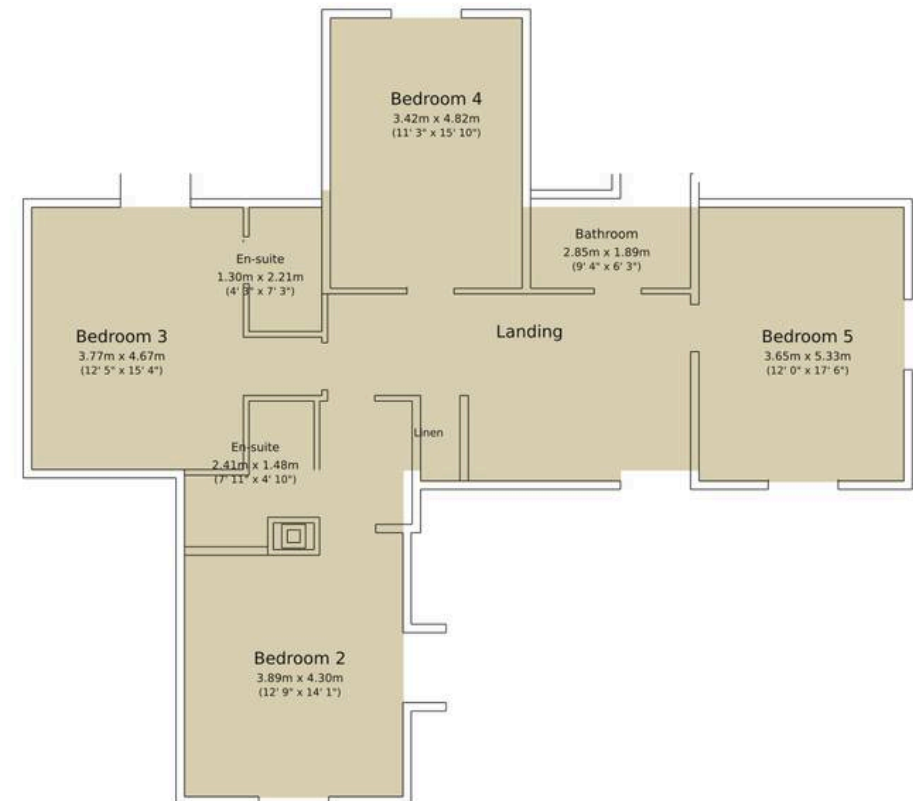
**Ground Floor**

Approx. 137.2 sq metres (1,477 sq ft)



**First Floor**

Approx. 117.6 sq metres (1,266 sq ft)



## About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

## Get In Touch



## Browse Properties



Contact Us  
01277 355005



Our Website  
[www.walkersstates.co.uk](http://www.walkersstates.co.uk)



Our Address  
90 High Street  
Ingatstone  
CM14 9DW



[www.walkersstates.co.uk](http://www.walkersstates.co.uk)

**Walkers**  
People & Property

Psst... Have you heard of  
**Walkers discreet marketing?**

Many people lose out on their dream home to someone in a better position. Often, it is because they have delayed putting their house on the market, preferring to find somewhere first and then sell.

That is why we have innovated a totally unique and highly confidential moving home solution to put you in a competitive position.

Let us find you a buyer **without any advertising or pressure** and without the neighbours knowing.

Your secret is safe with us....

Get in touch for a **complimentary** valuation.  
Looking To Sell Or Let Your Home?

Book your free valuation to see how much your home is worth.