BRAISWICK PLACE

Braiswick, Colchester, Essex, CO4 5BQ

CREATING SUSTAINABLE COMMUNITIES IN DESIRABLE LOCATIONS

At Arbora Homes, we design impeccable and elegantly finished homes with premium features and high-end specifications for aspirational, low-carbon living.

We are passionate about sustainable housing development and continuously look to improve our homes. Innovation and quality are paramount.

Purposeful design for a sustainable future.


meraki
meraki

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HOMES DESIGNED TO BE ENJOYED





BRAISWICK PLACE

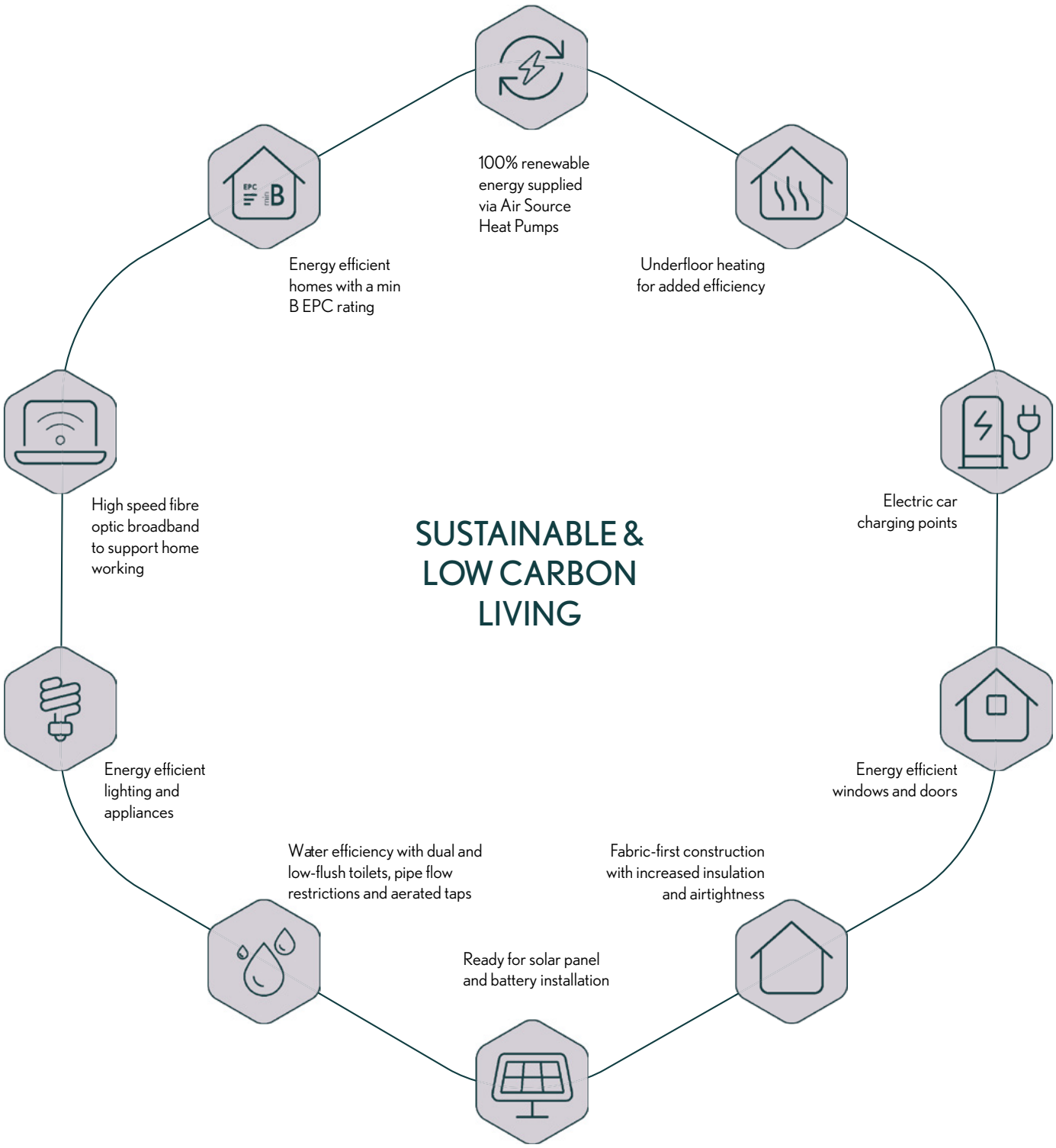


Every Arbora home combines the highest calibre of design, planning and craftsmanship to produce truly remarkable spaces in which to live, relax, rest and entertain.

Modern style and traditional quality

Arbora Homes pours its trademark attention to detail into every home we build. Always focusing on quality, energy efficiency and sustainable living.

Enjoy a host of high specifications and features that seamlessly blend the interior living spaces with the outside areas.


SUSTAINABLE & LOW CARBON LIVING
100% renewable energy supplied via Air Source Heat Pumps
Underfloor heating for added efficiency
Electric car charging points
Energy efficient windows and doors
Fabric-first construction with increased insulation and airtightness
Ready for solar panel and battery installation
Water efficiency with dual and low-flush toilets, pipe flow restrictions and aerated taps
Energy efficient lighting and appliances
High speed fibre optic broadband to support home working
Energy efficient homes with a min B EPC rating

SUSTAINABLE LIVING

Purposefully designed for a sustainable future

At Arbora Homes, we have been dedicated to building a low carbon future since 2018. We embed sustainability into everything we do, with the intention of creating more responsible and sustainable living solutions. All whilst not compromising the attention to detail that's synonymous with the Arbora brand.



LOCAL AREA



LOCAL AREA

Nestled within the north-western fringe of Colchester, Braiswick is a community that blends peaceful residential living with convenient access to every amenity you'll need.

With green open spaces, nearby shopping and strong community identity, Braiswick offers the relaxed suburban setting many homeowners seek — while still being well connected to Colchester and the wider region.

Beyond its peaceful residential character, Braiswick benefits from a wealth of local amenities right on its doorstep. Everyday essentials are close at hand, with supermarkets, cafés, and independent shops all within easy reach, while Colchester's vibrant town centre offers an even wider choice of restaurants, boutiques and leisure facilities.

The area is rich in natural beauty, with tree-lined streets, scenic footpaths and nearby parks providing plenty of opportunities for weekend strolls, dog walking or simply enjoying the outdoors. Golf enthusiasts can take advantage of Colchester Golf Club just moments away, and families will appreciate the abundance of play areas, community spaces and family-friendly activities in the surrounding neighbourhoods.

Steeped in local heritage and shaped by a strong sense of community, Braiswick combines the charm of suburban living with the convenience of being just minutes from the cultural, historical and retail attractions that make Colchester such a desirable place to live.



EXCELLENCE IN EDUCATION

Families will find Braiswick perfectly placed for access to some of Colchester's most sought-after schools.

From nurseries and primary schools to secondary, grammar and independent options, the educational offering around Braiswick Place spans a wide age range and choice of styles. Most excellent state and private schools are within a short 0–3 mile radius, making this an attractive location for families seeking quality education close to home.

Outstanding and Well-Rated State Schools

Braiswick Primary School –
Your neighbourhood school, just a few minutes' walk from Braiswick Place, provides excellent early years and primary education in a welcoming community.

Home Farm Primary School –
Outstanding primary school 0.3 miles away, known for strong academic outcomes and community engagement.

St Teresa's Catholic Primary School –
Outstanding primary education 0.4 miles away with a caring, values-based ethos.

Lakelands Primary School –
Outstanding state primary 0.8 miles, offering high standards and supportive learning.

Colchester County High School for Girls –
Highly regarded girls' grammar school 2.1 miles, consistently achieving strong results.

Nearby secondary and all-through state schools also include Colchester Academy and Philip Morant School & College, both respected local options within a short drive.



Excellent Independent Schools

Braiswick Place also benefits from proximity to a selection of respected independent schools:

St Mary's School, Colchester –
A highly regarded girls' independent school 1.8 miles away with strong academic performance and a broad curriculum.

Colchester Prep & High School –
Co-educational independent school 2.2 miles, known for its nurturing environment and all-round education.

Holmwood House School –
Independent day school 2.3 miles, offering personalised learning and excellent pastoral care.

Littlegarth School –
Independent school in nearby Nayland (6–7 miles), known for small class sizes and strong community spirit.

With such a strong network of educational choices, from early years through to sixth form, Braiswick provides families with a reassuring level of quality and opportunity right on their doorstep.



PLACES TO DISCOVER

Living at Braiswick Place means being surrounded by an abundance of places to explore, unwind and enjoy. The historic centre of Colchester – Britain's first recorded city – is just moments away, offering a rich blend of culture and heritage. From the iconic Colchester Castle and its beautiful landscaped park to museums, galleries and theatres, there is always something to inspire.

For family days out, Colchester Zoo, one of the UK's top zoos, offers acres of parkland, wildlife encounters and year-round attractions. Nature lovers will also appreciate the easy access to riverside walks, woodland trails and the picturesque landscapes of the Dedham Vale Area of Outstanding Natural Beauty, just a short drive away.

Whether it's a weekend brunch, boutique shopping, a peaceful countryside escape or a cultural day in the city, Braiswick Place is a gateway to a lifestyle full of variety and leisure.

LOCATION

Perfectly positioned & well connected

Braiswick Place enjoys an enviable position with excellent transport links, making it ideal for commuters and families alike. Colchester North Station is just minutes away and provides fast, frequent rail services into London Liverpool Street, as well as convenient connections to Chelmsford, Ipswich and Norwich.

For travel by car, the nearby A12 offers straightforward access south towards London and north towards the coast. Local bus routes run regularly through the area, connecting Braiswick with surrounding neighbourhoods, retail areas and the town centre.

Everyday convenience is also a key feature of the location, with supermarkets, healthcare services, gyms and cafés all close by — while the tranquil setting allows you to enjoy a quieter pace of life without sacrificing connectivity. With strong infrastructure and excellent links, Braiswick Place is perfectly situated for modern living.





A PLACE TO CALL HOME





BRAISWICK PLACE HAS A SELECTION OF BEAUTIFUL THREE-, FOUR- AND FIVE-BEDROOM HOMES TO CHOOSE FROM

With the usual high specification and eco-friendly principles akin with Arbora Homes, every home showcases meticulous attention to detail and high-quality workmanship crafting serene, inviting and practical homes.

As with all Arbora homes, each of the luxury properties comes with a 2-year Arbora Customer Care Guarantee and 10-year ICW guarantee.







GROUND FLOOR

FIRST FLOOR

PLOT 1



GROUND FLOOR

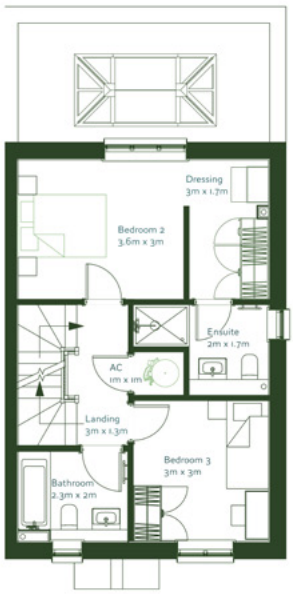
FIRST FLOOR

SECOND FLOOR

PLOTS 2, 17, 19, 24, 27



GROUND FLOOR



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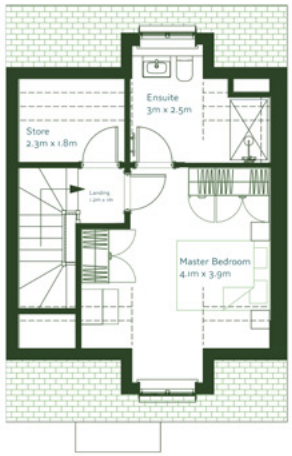
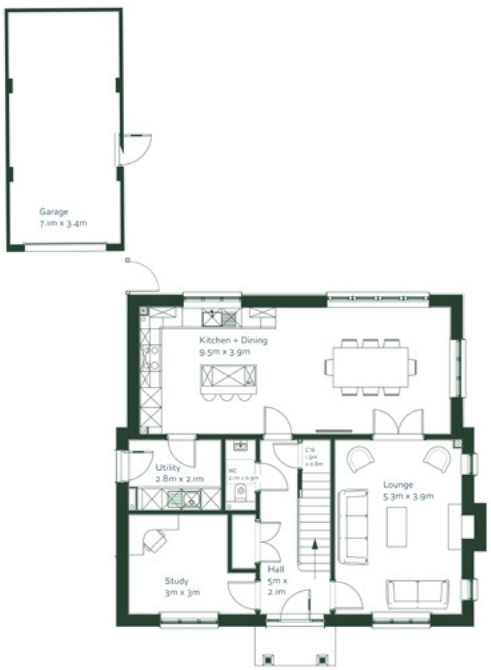


SECOND FLOOR

PLOTS 3, 18, 20, 23, 26



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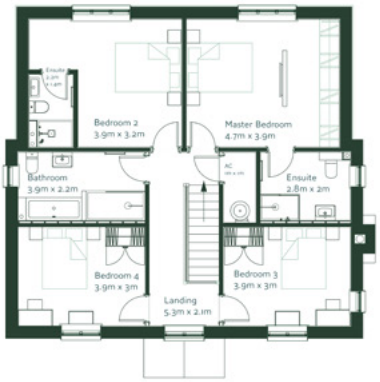
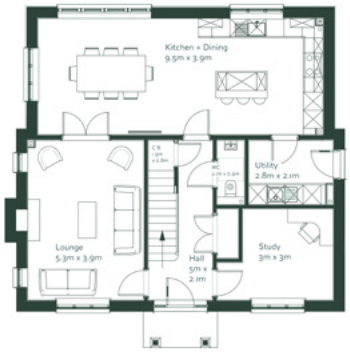


FIRST FLOOR

PLOT 12





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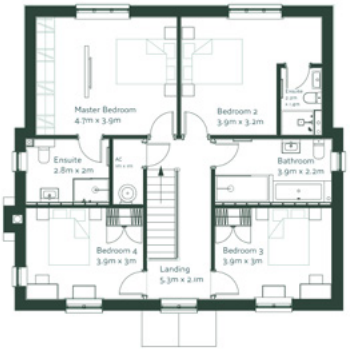


FIRST FLOOR

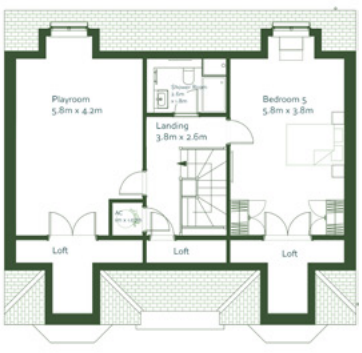
PLOT 13



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOT 14



GROUND FLOOR FIRST FLOOR SECOND FLOOR

PLOT 15

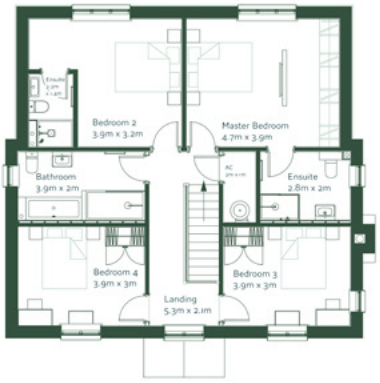


GROUND FLOOR FIRST FLOOR

PLOT 16



GROUND FLOOR



FIRST FLOOR

PLOT 21



GROUND FLOOR



FIRST FLOOR

PLOT 22



GROUND FLOOR

FIRST FLOOR

PLOT 25



ATTENTION TO DETAIL


Green Living
good dog

SPECFICATION

Underfloor heating to the ground floor and radiators to the first floor. All homes will be heated by environmentally friendly Air Source Heat Pumps.

Every home will have double glazed white PVC windows with external glazing bars and flush casement style. Every property to include bifold doors.

All homes to have pencil nose skirting boards in white satin and all internal doors to be white with chrome ironmongery and hinges.

Homes will feature low energy lighting with downlights to the halls, kitchens, utility rooms, bathrooms, ensuites, dressing areas and cloakrooms. Pendant lighting to all other rooms.

CAT6 cabling wired to lounge, kitchen, breakfast room and study and TV/FM DAB sockets in lounge, kitchen/family, reception rooms and bedrooms to all homes.

All homes will have mains-powered smoke detectors, and lithium battery-powered ceiling-mounted carbon monoxide and dioxide alarms, as well as be ready for burglar alarm installation.




EA19 KAM







SPECFICATION

The Addington (3 bed)

Commodore Tatton Shaker kitchen range in Pebble with chrome handles. Miami White Quartz worktops and upstands, as well as fully integrated Bosch appliances, including a built-in single oven, built in 4 ring touch control electric hob, dishwasher, fridge freezer, stainless steel 1.5 bowl sink and wine cooler.

The Sunningdale (4 bed)

Commodore Tatton Shaker kitchen range in Pebble with chrome handles. Miami White Quartz worktops and upstands, as well as fully integrated Bosch appliances, including a built-in double oven, built in 5 ring touch control electric hob, dishwasher, fridge freezer, stainless steel 1.5 bowl sink and wine cooler.

SPECFICATION

The Grove (5 bed)

Commodore Ambleside Shaker kitchen range in Limestone, with the islands in Smoke, and brass knob handles.

Miami White Quartz worktops and upstands, as well as fully integrated Bosch appliances, including a built-in single oven, combi-microwave oven, warming drawer, 5 ring induction hob, dishwasher and larder style fridge and freezer. Belfast ceramic double sink with a Quooker hot tap in brass and large wine cooler.

LED under cabinet lighting will be provided to all properties.

Washing machine and tumble dryer to showhome (plot 25) only.

Amtico flooring will be fitted to all hallways (including fitted entrance mat), kitchens, utility rooms, bathrooms, ensuites and cloakrooms. All homes will feature contemporary white Roca bathroom suites and chrome fixtures with sandy grey vanity units to the cloakrooms and white vanity units to the ensuites *and family bathroom*. Chrome towel rails and Hollywood Gloss Marble wall tiles will feature in all cloakrooms, bathrooms and ensuites. Family bathrooms to The Grove, will have black fixtures.





AFTERCARE AND WARRANTY

Before you move in, we meet you for an on-site home demonstration to show you what to expect from your new home and how to look after it.

When you move in, you'll receive a Home Care Pack. This provides you with all the information you need to settle into your new home, including a schedule of external and internal finishes and how to care for, and maintain, your new home.

We use Clixifix, an award-winning online customer portal to manage the aftercare of your home. Giving you full visibility of the entire remediation process, should any concerns arise.

For your peace of mind, every home comes with a 10-year ICW Guarantee and a two-year Arbora Homes Customer Care period.

arbora HOMES

FIND YOUR ASPIRATIONAL HOME

Visit us by appointment only at:
Braiswick Place, Braiswick, Colchester, Essex, CO4 5BQ

For more information or to register your interest, email:
colchester@connells.co.uk

Connells

Connells Colchester
01206 547 431
colchester@connells.co.uk
connells.co.uk

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