



SWALLOW
FIELDS
BRENTWOOD

*Modern living
in a tranquil setting*

Welcome

This exclusive collection of just 12 beautifully designed homes is set in the peaceful hamlet of Swallows Cross, offering an elegant mix of 2, 3, 4 & 5 bedroom properties.

Each home combines traditional architectural charm with contemporary interiors, finished to an exceptional standard and thoughtfully designed for modern living.

Tucked away in the tranquil Essex countryside, Swallows Cross offers a rare sense of seclusion while being with easy access from the vibrant towns of Shenfield and Brentwood as well as Ingatestone. Residents will enjoy the best of both worlds - quiet rural surroundings with swift access to excellent transport links, including fast rail services into central London from Shenfield Station.

The development is arranged around landscaped green spaces and designed to complement its semi-rural setting. With open farmland and woodland on the doorstep, and a wide range of amenities nearby, this is a place where refined village-style living meets modern connectivity.







Location

Swallows Cross is nestled between the villages of Doddington and Mounthessing, approximately 3 miles north of Brentwood town centre. The area is characterised by its picturesque countryside, featuring open fields and traditional English farmland.

The hamlet benefits from proximity to major transport links:

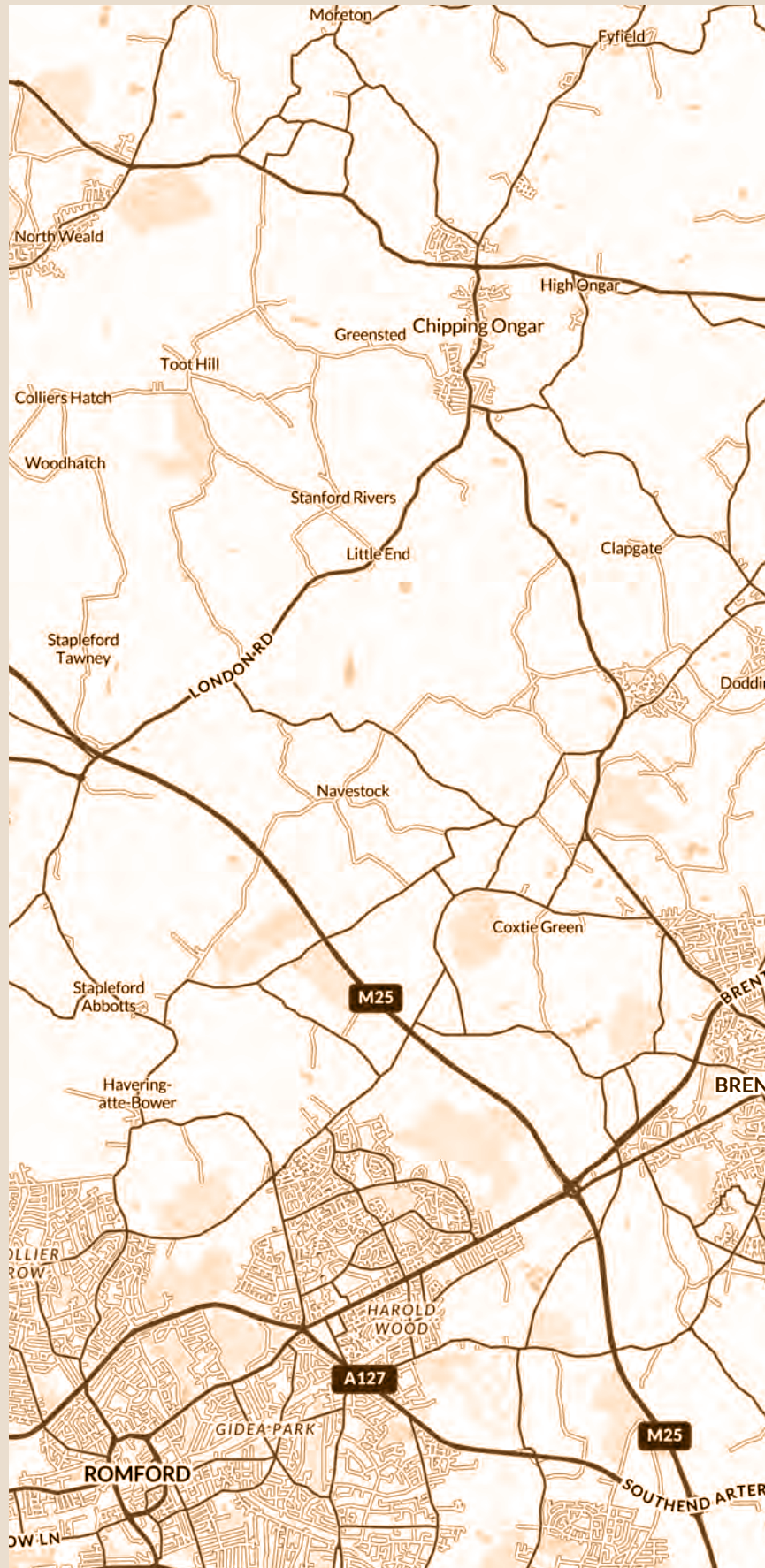
Stations

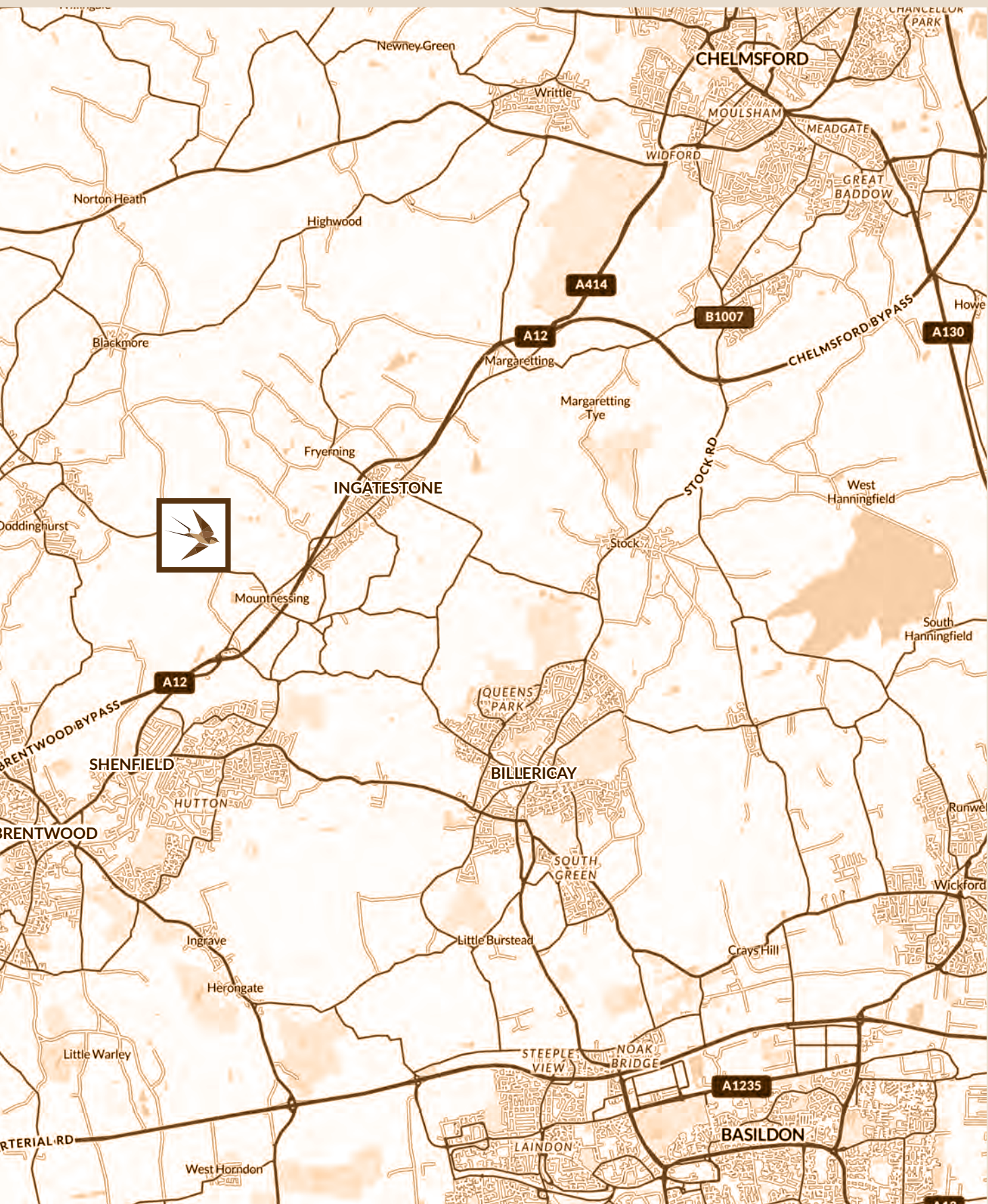
Shenfield railway station is approximately 2.3 miles away, offering regular services to London Liverpool Street. Brentwood station, located 5.4 miles away, also provides frequent connections to London on the Elizabeth line. Additionally, Ingatestone station is just 3 miles away, making the area well-suited for commuters.

Road access

The A12 is 2.1 miles and the M25 is 6.8 miles facilitating travel to London and other parts of the UK.

Sat Nav: CM15 0ST





Shenfield

Shenfield is a highly sought-after residential suburb that perfectly blends countryside living with exceptional connectivity to London and beyond. Nestled in the heart of Essex, this vibrant community is known for its leafy streets, outstanding schools, and a warm, village-like atmosphere.

Shenfield offers swift travel into central London, making it a favourite for commuters seeking a peaceful home life without sacrificing accessibility. The local high street boasts an excellent selection of independent shops, cafés, and restaurants, while nearby Brentwood provides even more leisure, dining, and retail options.

Families are particularly drawn to Shenfield for its top-performing schools and abundance of green spaces, including Shenfield Common and Hutton Country Park. The area also benefits from a strong sense of community, with local events and clubs fostering a welcoming environment for residents of all ages.

Brentwood

Brentwood is a vibrant and affluent town in the heart of Essex, offering the perfect mix of historic charm, modern amenities, and superb transport links. Surrounded by beautiful countryside yet just 20 minutes from central London via the Elizabeth Line, Brentwood is an ideal location for professionals, families, and investors alike.

The town centre is bustling with a wide array of high-street brands, independent boutiques, stylish cafés, and acclaimed restaurants, catering to every lifestyle. Brentwood's leisure offering is second to none, with popular gyms, golf clubs, and scenic walks through nearby Weald Country Park and Thorndon Park.

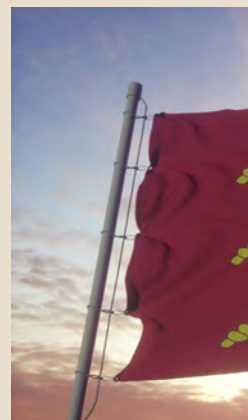
Brentwood is also known for its outstanding schools – both primary and secondary – making it particularly attractive to families. The area enjoys a strong community spirit, regular farmers' markets, and cultural events.

Ingatestone

Ingatestone is a picturesque and prestigious village that offers the best of both worlds: a peaceful rural setting combined with easy access to London and nearby towns. Steeped in history and character, this charming village is renowned for its period architecture, thriving local community, and excellent transport links.

Ingatestone Station provides direct rail services to London Liverpool Street in under 30 minutes, making it a prime choice for commuters who value tranquillity without compromising on convenience. The High Street is lined with independent shops, cosy pubs, and quality eateries, creating a warm, village atmosphere with everything you need close to home.

Families are drawn to Ingatestone for its highly regarded schools, including the outstanding Anglo European School, as well as the abundance of green space and local walking trails. The surrounding countryside, dotted with historic homes and open farmland, offers a scenic and serene backdrop to everyday life.

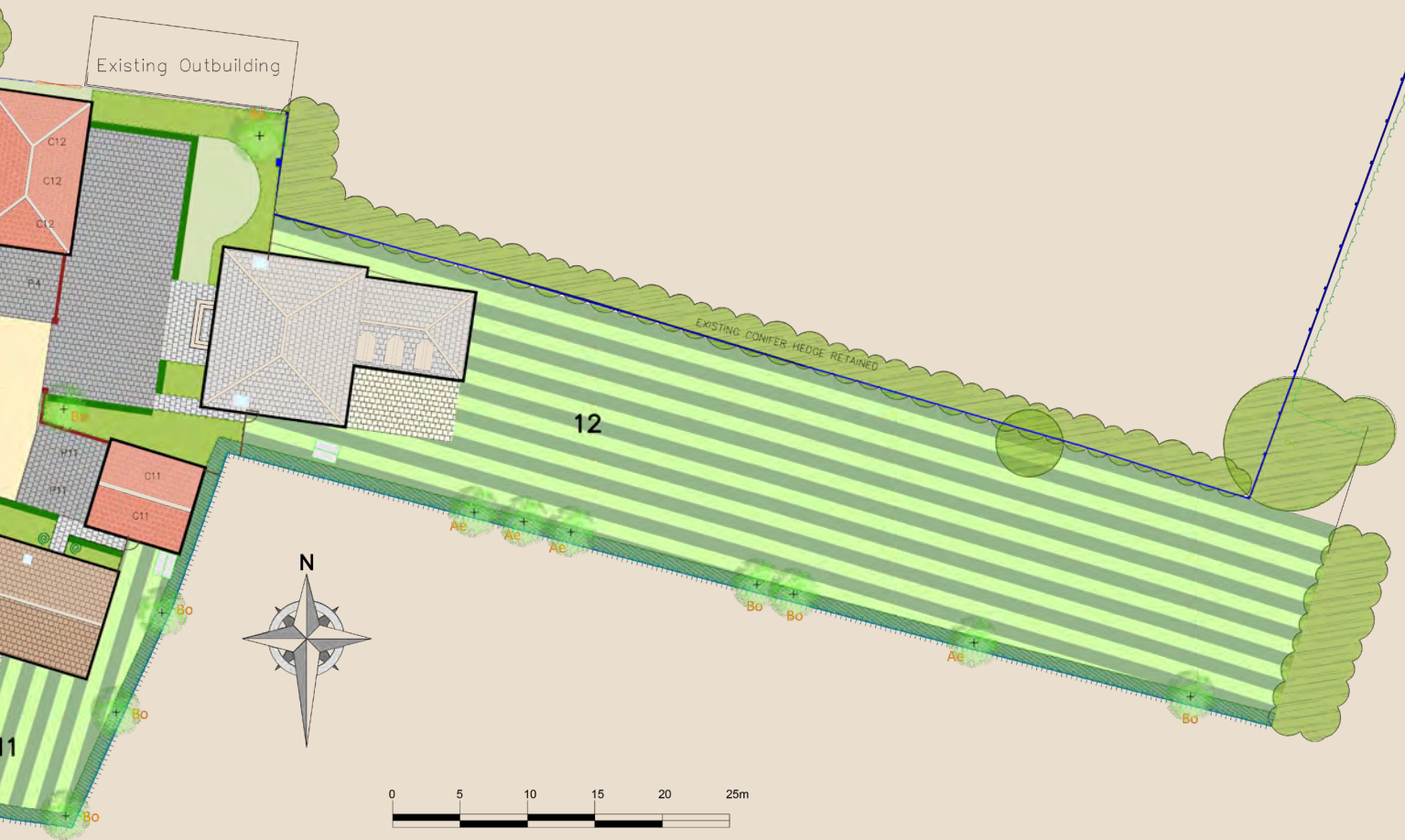






Siteplan





Plot 1

Large two bedroom end-of-terrace house

Two allocated parking spaces (one carport)

Approx. Gross internal area: 125.7 Sq M (1354 Sq Ft)

Ground Floor

Kitchen/Dining/Living Room	7.30m x 6.98m	(23'11" X 22'7")
Study	3.72m x 2.91m	(12'2" X 9'7")

First Floor

Bedroom 1	5.76m x 3.47m	(18'11" X 11'5")
Bedroom 2	3.86m x 3.41m	(12'8" X 11'2")



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Plot 2

Three bedroom mid-terraced house

Two allocated parking spaces (one carport)

Approx. Gross internal area: 154.7 Sq M (1666 Sq Ft)

Ground Floor

Kitchen/Dining/Living Room	7.55m x 7.43m	(24'9" X 24'5")
Study	3.49m x 2.60m	(11'5" X 8'6")

First Floor

Bedroom 1	7.3m x 3.50m	(15'6" X 11'6")
Bedroom 2	3.86m x 3.68m	(12'8" X 12'1")
Bedroom 3	3.86m x 3.66m	(12'8" X 12'1")



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Plot 3

Large three bedroom end-of-terrace house

Two allocated parking spaces (one carport)

Approx. Gross internal area: 229.2 Sq M (2468 Sq Ft)

Ground Floor

Kitchen/Family/Dining Room	8.24m x 6.64m	(27'0" X 21'9")
Living Room	4.96m x 3.82m	(16'3" X 12'6")
Study	3.82m x 1.92m	(12'6" X 6'4")
Study	3.72m x 3.13m	(12'2" X 10'3")

First Floor

Bedroom 1	5.48m x 5.16m	(18'0" X 16'11")
Dressing Room	5.48m x 2.96m	(18'0" X 9'9")
Bedroom 2	3.86m x 2.84m	(12'8" X 9'4")
Bedroom 2	3.86m x 2.84m	(12'8" X 9'4")



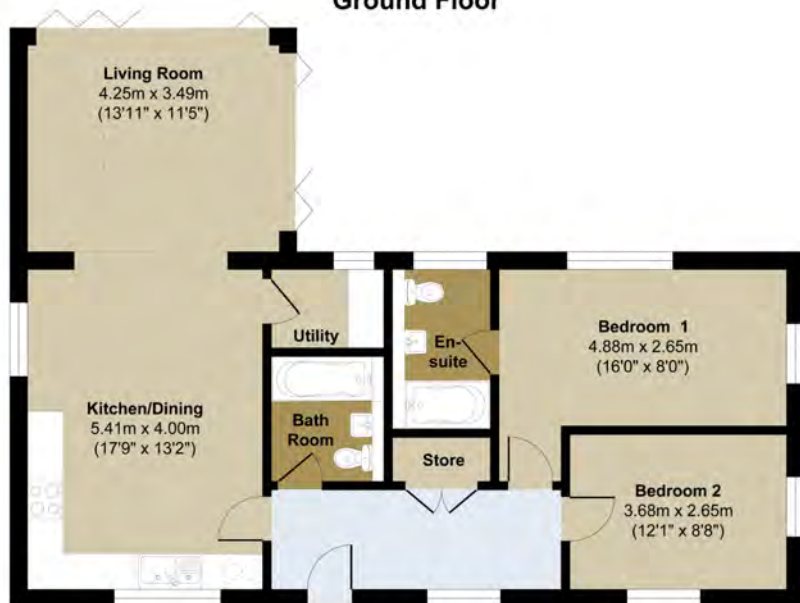
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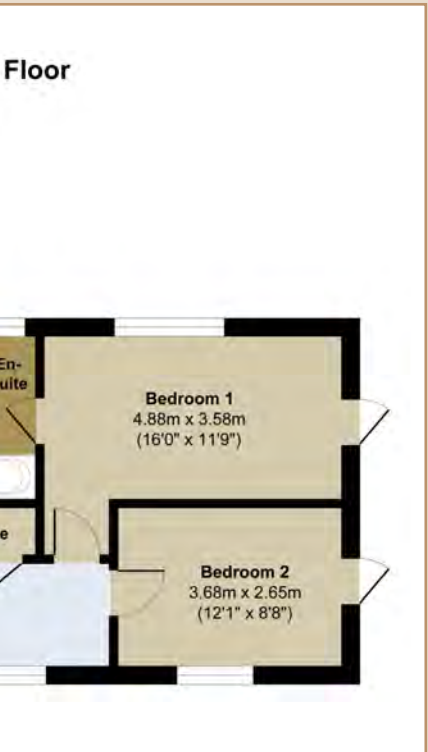


Ground Floor



Ground Floor





Plot 4

Two bedroom detached bungalow

Two allocated parking spaces (one carport)

Approx. Gross internal area: 85.1 Sq M (917 Sq Ft)

Ground Floor

Living Room	4.25m x 3.49m	(13'11" X 11 '5")
Kitchen/Dining	5.41m x 4.00m	(17'9" X 13'2")
Bedroom 1	4.88m x 2.65m	(16'0" X 8'0")
Bedroom 2	3.68m x 2.65m	(12'1" X 8'8")

Plot 9

Two bedroom detached bungalow

Two allocated parking spaces

Approx. Gross internal area: 86.1 Sq M (927 Sq Ft)

Ground Floor

Living Room	4.37m x 3.48m	(14'4" X 11'5")
Kitchen/Dining	5.41 m x 4.00m	(17'9" X 13'1")
Bedroom 1	4.88m x 3.58m	(16'0" X 11 '9")
Bedroom 2	3.68m x 2.65m	(12'1" X 8'8")

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Plot 5

Three bedroom detached house

Two allocated parking spaces (one carport)

Approx. Gross internal area: 134.5 Sq M (1446 Sq Ft)

Ground Floor

Kitchen/Diner	5.36m x 3.46m	(17'7" X 11 '4")
Family Room	4.38m x 3.57m	(14'4" X 11 '9")
Snug	3.85m x 3.51m	(12'8" X 11 '6")
Family Room	4.38m x 3.57m	(14'4" X 11 '9")
Bedroom 3	3.85m x 2.67m	(12'8" X 8'9")

First Floor

Bedroom 1	5.38m x 3.85m	(17'8" X 12'7")
Bedroom 2	5.38m x 3.47m	(17'8" X 11'5")



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Plot 6

Three bedroom semi-detached house

Two allocated parking spaces (one carport)

Approx. Gross internal area: 105 Sq M (1135 Sq Ft)

Ground Floor

Kitchen/Family/ Dining Room	6.08m x 5.80m	(19'11" X 19'0")
Lounge	3.77m x 3.18m	(12'4" X 10'5")

First Floor

Bedroom 1	4.62m x 3.00m	(15'2" x 9' 10")
Bedroom 2	2.99m x 2.58m	(9' 10" x 8'6")
Bedroom 3	2.99m x 2.58m	(9'10" x 8'6")



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Plot 7

Four bedroom semi-detached house

Three allocated parking spaces

Approx. Gross internal area: 147.1 Sq M (1584 Sq Ft)

Ground Floor

Kitchen/Family/ Dining Room	6.90m x 5.51m	(22'8" X 18'1 ")
Lounge	5.35m x 3.26m	(17'7" X 1 0'9")
Study	3.90m x 3.30m	(12'9" x 1 0' 1 0")

First Floor

Bedroom 1	5.38m x 3.85m	(17'8" X 12'7")
Bedroom 2	5.38m x 3.47m	(17'8" X 11'5")



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Plot 8

Four bedroom detached bungalow

Three allocated parking spaces

Approx. Gross internal area:	127.6 Sq M	(1374 Sq Ft)
Kitchen/Living/Dining Room	11.24m x 4.73m	(36' 11" X 15'6")
Bedroom 1	3.98m x 3.25m	(13'1" X 10'8")
Bedroom 2	3.36m x 3.25m	(11' 0" X 10'8")
Bedroom 3	3.25m x 3.25m	(10'8" X 10'7")
Bedroom 4	3.27m x 2.60m	(10'9" X 8'6")



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Plot 10

Four bedroom semi-detached house

Three allocated parking spaces

Approx. Gross internal area:

162.7 Sq M

(1742 Sq Ft)

Ground Floor

Kitchen/Dining Room	9.41 m x 3.65m	(30'10" x 12'0")
Lounge	4.20m x 3.46m	(13'9" X 11 '4")
Study	3.63m x 3.46m	(11'11" X 11'4")
Utility	3.65rp X 1.75m	(12'0" X 5'9")

First Floor

Bedroom 1	4.92m x 3.64m	(16'2" X 11'11")
Bedroom 2	4.21 m x 2.88m	(13'10" X 9'5")
Bedroom 3	3.46m x 3.11m	(11 '4" X 10'2")
Bedroom 4	4.21 m x 3.01 m	(13'10" X 9'11")

Plot 11

Four bedroom semi-detached house

Four allocated parking spaces (two car port)

Approx. Gross internal area:

162.7 Sq M

1752 Sq Ft)

Ground Floor

Kitchen/Dining Room	9.41 m x 3.65m	(30' 1 0" x 12'0")
Lounge	4.20m x 3.46m	(13'9" X 11 '4")
Study	3.63m x 3.46m	(11'11" X 11'4")
Utility	3.65 X X 1. 75m	(12'0" 71 5'9")

First Floor

Bedroom 1	4.92m x 3.64m	(16'2" X 11'11")
Bedroom 2	4.21 m x 2.88m	(13'10" X 9'5")
Bedroom 3	3.46m x 3.11m	(11'4" X 10'2")
Bedroom 4	4.21 m x 3.01m	(13'10" X 9'11")

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Plot 12

Five bedroom detached house

Three carport spaces plus private driveway

Approx. Gross internal area: 274.5 Sq M (2956 Sq Ft)

Ground Floor

Kitchen/Family Room	8.12m x 5.58m	(26'8" X 18'4")
Sitting Room	6.39m x 3.79m	(20'11" X 12'5")
Dining Room	5.37m x 4.01m	(17'7" X 13'2")
Study	3.90m x 3.67m	(12'10" X 12'0")
Utility	2.45m x 1.77m	(8'1" x 5'10")

First Floor

Bedroom 1	5.29m x 3.93m	(17'4" X 12'11")
Bedroom 2	5.17m x 3.79m	(17'0" X 12'5")
Bedroom 3	4.01 m x 3.66m	(13'2" X 12'0")
Bedroom 4	3.90m x 3.66m	(12'10" X 12'0")
Bedroom 5	3.66m x 2.30m	(12'0" X 7'8")



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Specification

Kitchen

- High quality kitchen furniture in choice of colours*
- Quartz worktops and upstand in choice of colours*
- Quooker hot tap
- Under cabinet LED lighting
- Soft close doors and drawers
- Siemens integrated fridge-freezer, dishwasher, washing machine and tumble dryer, 4 zone induction hob, single oven and combi oven*
- Integrated wine cooler*

**Upgrades available at an additional cost*

Bathroom & En-suites

- Roca sanitaryware with Hansgrohe brassware
- Full height tiling around shower/bath, half height tiling to all other walls
- Vanity basin with storage unit
- Lit mirror
- Heated towel rail
- Choice of wall tiles*
- Choice of tiled flooring*

Flooring

- Amtico Signature flooring or porcelain tiling to kitchen/dining areas, hallways, WC and utility*
- Carpet to all remaining areas



Heating & Electrical

- Underfloor heating to ground floor
- Air Source Heat Pump
- Energy efficient LED downlights to kitchen/dining area, utility (where applicable), bathroom, en-suite, WC and hallway*
- Pendant lighting to all remaining areas
- Fibre optic broadband (subject to subscription)
- USB sockets in kitchen and bedrooms

Internal

- All walls painted with Rock Salt Matt emulsion
- Solid engineered Oak doors
- Sliding fitted Wardrobes to the master bedroom (Optional extra for additional wardrobes)

External

- EV car charging to all homes
- Up & down lights to front and rear
- Timber side/rear access gate
- Rear outside tap
- Rear double-socket
- Porcelain slab patio with turfed garden

Security

- Mains operated smoke & heat detectors
- 2-year Mount Street Developments Warranty & Aftercare
- ICW 10 Year Build Warranty

**all specification is subject to change, plot and availability at stage of construction.*



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