

WILD/LOWER MEADOW



A charming new collection of
10 attractive two, three and four bedroom
houses with high quality specifications

Beresfords | EST 1968

LAND & NEW HOMES

Positioned in a peaceful part of the Essex countryside, with superb connections to bustling towns on your doorstep and boasting an impressive range of superior features, finishes and fittings, these quality new homes deliver everything you need for a fulfilling modern lifestyle.

WILDfLOWER MEADOW

Beresfords and Regent Square are delighted to present this tranquil collection of 10 modern new homes placing residents close to vibrant shopping centres, superb road connections and the charming rural beauty of the Essex countryside.

Combining traditional materials with outstanding craftsmanship and contemporary styling, these exceptional properties proudly display a fine attention to detail at every turn. Each two, three or four bedroom home benefits from premium specifications – both inside and out – as well as quality integrated appliances, giving you everything you need for a balanced, connected, modern lifestyle. We hope you enjoy looking around.



Set back in its own secluded private
close with open green fields as a backdrop,
Wildflower Meadow offers residents the best
of all worlds – beautifully appointed homes
with every modern convenience in peaceful
surroundings, with easy connections to all
the region's major towns and cities.

Featuring bright, well-proportioned interiors and luxury
features, every household will have ample space to
relax and enjoy life in this sought-after location.



Computer generated image shows Plots 9 & 10



Settle into the deep bliss of rural living at Wildflower Meadow and you'll have some of the most beautiful acres of Essex's landscape on your doorstep. Whether you feel like rambling in ancient woodlands, pedalling through bridleways or taking the kids to a well equipped playpark, at Wildflower Meadow you'll have a wealth of open space to explore and endless days out to enjoy all year round.

From beautiful countryside surroundings and far-reaching panoramic fields, to charming villages, bustling shopping areas, vibrant city centre bars, restaurants and eateries, interesting places to visit and a host of local amenities – everything you could want for a modern lifestyle is within easy reach.

Wildflower Meadow may be tucked away, but you'll find your daily needs more than catered for just moments from home. On the main road, the Shell service station and local store couldn't be more convenient for petrol, papers and simple groceries, while larger weekly shops will be easy work at Notley Green Tesco Superstore or Great Notley's Co-operative Store, each less than a mile and a half away. Elsewhere locally, you'll find a post office, doctors' surgery, playgrounds and two primary schools, all under a mile from home.



FOR ALL LIFESTYLES

Whether it's a move into your first home, looking for space for a new or growing family, or downsizing after the children have moved on, you'll find a style and a space that works for you within Wildflower Meadow.

Computer generated image shows Plot 6

SITEPLAN

1

Plot One

Four Bedrooms
1722 Sqft (160 Sqm)
Page 12

2

Plot Two

Three Bedrooms
1033 Sqft (96 Sqm)
Page 13

3

Plot Three

Three Bedrooms
1033 Sqft (96 Sqm)
Page 14

4

Plot Four

Three Bedrooms
1033 Sqft (96 Sqm)
Page 13

5

Plot Five

Four Bedrooms
1851 Sqft (172 Sqm)
Page 15

6

Plot Six

Four Bedrooms
1851 Sqft (172 Sqm)
Page 15

7

Plot Seven

Four Bedrooms
1722 Sqft (160 Sqm)
Page 16

8

Plot Eight

Four Bedrooms
1378 Sqft (128 Sqm)
Page 17

9

Plot Nine

Two Bedrooms
893 Sqft (83 Sqm)
Page 18

10

Plot Ten

Three Bedrooms
1033 Sqft (956 Sqm)
Page 13

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within the imagery is indicative only and may vary as construction takes effect. Ground levels and other variations are not shown. Suggested north position and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct.

Wildflower Meadow has been specially designed to integrate with its fantastic rural setting. Offering homes of timeless style, traditional quality and contemporary interiors, it is a collection of lasting build quality, with a strong emphasis on light and flexible living spaces within each home.

Positioned along an elegantly paved driveway in comfortable, neatly-landscaped plots, this impressive collection comprises a variety of two, three and four bedroom family inspired layouts – and all the homes display an attractive variation of colours, styles and material, giving each property a sense of individuality and charm.

Time to take your pick...



PLOT 1

FIRST FLOOR

- Bedroom 1**
3.9 m x 3.8 m
12'9" x 12'5"
- Bedroom 2**
3.6 m x 3.6 m
11'9" x 11'9"
- Bedroom 3**
3.6 m x 3.2 m
11'9" x 10'5"
- Bedroom 4**
3.9 m x 2.4 m (max)
12'9" x 7'10" (max)
- En-suite 1**
2.5 m x 1.4 m
8'2" x 4'7"
- En-suite 2**
3.5 m x 1.4 m
11'5" x 4'7"
- Bathroom**
3.8 m x 2.2 m
12'5" x 7'2"



GROUND FLOOR

- Kitchen/Dining/Family**
8.5 m x 6.3 m (max)
27'10" x 20'8" (max)
- Living Area**
7.5 m x 5.6 m (max)
24'7" x 18'4" (max)
- Cloakroom**
2.3 m x 0.94 m
7'6" x 3'1"



PLOTS 2, 4 & 10

FIRST FLOOR

- Bedroom 1**
5.1 m x 3.0 m (max)
16'8" x 9'10" (max)
- Bedroom 2**
3.4 m x 3.3 m
11'1" x 10'9"
- Bedroom 3**
3.3 m x 2.4 m (max)
10'9" x 7'10" (max)
- En-suite**
2.3 m x 2.0 m
7'6" x 6'6"
- Bathroom**
2.4 m x 1.9 m
7'10" x 6'2"



GROUND FLOOR

- Kitchen/Dining**
5.6 m x 3.3 m
18'4" x 10'9"
- Living Area**
5.2 m x 4.5 m (max)
17'0" x 14'9" (max)
- Cloakroom**
1.9 m x 0.96 m
6'2" x 3'1"



PLOT 3

FIRST FLOOR

Bedroom 1
5.1 m x 3.0 m (max)
16'8" x 9'10" (max)

Bedroom 2
3.4 m x 3.3 m
11'1" x 10'9"

Bedroom 3
3.3 m x 2.4 m (max)
10'9" x 7'10" (max)

En-suite
2.3 m x 2.0 m
7'6" x 6'6"

Bathroom
2.4 m x 1.9 m
7'10" x 6'2"



GROUND FLOOR

Kitchen/Dining
5.6 m x 3.3 m
18'4" x 10'9"

Living Area
5.2 m x 4.5 m (max)
17'0" x 14'9" (max)

Cloakroom
1.9 m x 0.96 m
6'2" x 3'1"

PLOTS 5 & 6

FIRST FLOOR

Bedroom 1
3.8 m x 3.7 m
12'5" x 12'1"

Bedroom 2
3.5 m x 3.5 m
11'5" x 11'5"

Bedroom 3
3.5 m x 3.3 m
11'5" x 10'9"

Bedroom 4
3.8 m x 2.3 m (max)
12'5" x 7'6" (max)

En-suite 1
2.5 m x 1.4 m
8'2" x 4'7"

En-suite 2
3.5 m x 1.4 m
11'5" x 4'7"



GROUND FLOOR

Kitchen/Dining/Family
8.3 m x 8.6 m (max)
27'2" x 28'2" (max)

Living Area
7.4 m x 5.5 m (max)
24'3" x 18'0" (max)

Cloakroom
2.3 m x 0.94 m
7'6" x 3'1"

PLOT 7



FIRST FLOOR

Bedroom 1

3.8 m x 3.7 m
12'5" x 12'1"

Bedroom 2

3.5 m x 3.5 m
11'5" x 11'5"

Bedroom 3

3.5 m x 3.3 m
11'5" x 10'9"

Bedroom 4

3.8 m x 2.3 m (max)
12'5" x 7'6" (max)

En-suite 1

2.5 m x 1.4 m
8'2" x 4'7"

En-suite 2

3.5 m x 1.4 m
11'5" x 4'7"

Bathroom

3.8 m x 2.2 m
12'5" x 7'2"

GROUND FLOOR

Kitchen/Dining/Family

8.5 m x 6.3 m (max)
27'10" x 20'8" (max)

Living Area

7.4 m x 5.5 m (max)
24'3" x 18'0" (max)

Cloakroom

2.3 m x 0.94 m
7'6" x 3'1"



PLOT 8



FIRST FLOOR

Bedroom 1

4.3 m x 3.4 m
14'1" x 11'1"

Bedroom 2

3.4 m x 3.1 m
11'1" x 10'2"

Bedroom 3

3.4 m x 3.1 m (max)
11'1" x 10'2" (max)

Bedroom 4

3.4 m x 2.0 m
11'1" x 6'6"

En-suite 1

3.4 m x 1.2 m
11'1" x 3'11"

En-suite 2

3.4 m x 1.2 m
11'1" x 3'11"

Bathroom

2.2 m x 1.9 m
7'2" x 6'2"



GROUND FLOOR

Kitchen/Dining

6.9 m x 4.0 m
22'7" x 13'1"

Living Area

5.5 m x 5.2 m (max)
18'0" x 17'0" (max)

Cloakroom

2.6 m x 0.96 m
8'6" x 3'1"

PLOT 9

FIRST FLOOR

Bedroom 1
5.1 m x 2.9 m (max)
16'8" x 9'6" (max)

Bedroom 2
5.1 m x 2.8 m
16'8" x 9'2"

En-suite
2.1 m x 1.5 m
6'10" x 4'11"

Bathroom
2.9 m x 2.3 m (max)
9'6" x 7'6" (max)



GROUND FLOOR

Kitchen/Dining/Living
8.3 m x 5.1 m
27'2" x 16'8"

Cloakroom
1.9 m x 0.96 m
6'2" x 3'1"

SPECIFICATION

Kitchens

- Contemporary handleless kitchen units
- Solid surface worktops and matching backboards to underside of wall units
- Contemporary graphite kitchen sink
- Feature kitchen taps
- Integrated fridge / freezer
- Integrated dishwasher
- Integrated washer / dryer
- Oven and gas hob (Plots 2, 3, 4, 8, 9 & 10)
- Range style cooker (Plots 1, 5, 6 & 7)
- Wine fridge (Plots 1, 5, 6 & 7)

Bathrooms and en-suites

- Modern sanitaryware
- Feature taps
- Clear glass shower screen with chrome fittings
- Heated chrome towel rail
- Full tiled walls to showers – half tiled elsewhere

Security and peace of mind

- Mains powered smoke alarms
- Carbon monoxide alarms to kitchens
- Multipoint locking front door

Heating

- Underfloor heating on the ground floor
- Wall mounted radiators to first floors

Electrical fittings

- LED recessed downlighters and pendant fittings
- Electrical shaver points to all bathrooms
- Front and rear external lighting
- Nest thermostats (digitally controlled from electronic devices)
- Ring video doorbell
- Wiring for digital TV to living room, kitchen and master and second bedrooms

Finishing touches

- Carpet and vinyl plank flooring throughout including bathroom and en-suites
- Feature matt-grey paint finish to internal woodwork (skirting, architraves, internal doors etc)
- Double glazed windows with satin chrome ironmongery
- Bi-fold doors to gardens (Plots 1, 5, 6 & 7)
- French doors to gardens (Plots 2, 3, 4, 8, 9 & 10)
- Electric garage doors (to plots with garages)
- External water tap
- Paving to path and rear patio
- Timber close boarded fencing
- Turfed rear gardens



When you buy a new build home at Wildflower Meadow a 10 year building warranty is offered through NHBC. For more information visit www.nhbc.co.uk.

The specifications listed are correct at the time of brochure production and they are subject to availability. Please ask for complete plot specifications.



AN EXCEPTIONAL SETTING

The areas around Black Notley are full of opportunities for pleasant afternoon strolls or longer treks through a pleasing network of paths, woodland walks and off-the-beaten-track routes. Take time to explore the parkland at White Court Woods, less than half a mile away, or the network of walking routes around Notley Green, Great Notley and Marshalls Park, as well as the renowned Flich Way – a rambling countryside trail following the route of the old railway line from Braintree all the way to Stansted. Great Notley Country Park is also nearby – its discovery centre, variety of play areas and café make it a great day out with the kids.



HEALTH AND FITNESS

In addition to the range of outdoor activities nearby, you'll find a healthy mix of parks, golf courses, sports clubs, gyms and activity centres all within easy driving distance. King George's Playing Fields are home to Sunday football and Braintree Rugby Club, while near Braintree Village, you'll find Braintree Swimming & Fitness centre, with Braintree Sport & Health club and running track on the other side of town. Golf lovers will be pleased to note The Notleys Golf Club only 3 miles from home, and the highly-rated Braintree Golf Club in an idyllic countryside location just off the A120 eastbound.



For an immersive retail experience, Braintree Shopping Village is just three miles away and features over 70 designer clothing stores and food options. Thoughtfully planned in a mock-village style, it's easy to spend a day browsing, rounded off with a visit to Cineworld, Namco Bowling or TGI Friday's.



EAT, DRINK AND SHOP

With Braintree town centre just a short drive away, there'll be plenty to choose from amongst its historic streets and shopping area. As well as all the usual high street stores and familiar household names, you'll find eateries, snack bars and restaurants catering to all tastes – from the well-known franchises and pizza parlours through to gastro-pubs and quality independent establishments serving Turkish, Thai, British and authentic Indian cuisine.



For evening drinks and socialising, the King William IV is a cosy freehouse just a short walk up the London Road, and highly regarded for its well kept selection of beers, lagers, ciders and guest ales, as well as its friendly atmosphere. Alternatively, you might try the Green Dragon a mile south on the London Road – a charming 18th century pub serving contemporary bar meals and a selection of real ales.

GOING FURTHER AFIELD

Beyond Braintree, you'll find an even greater choice of shopping and food options in its two closest neighbours, Chelmsford and Colchester. Chelmsford's pedestrianised centre is a thriving blend of big names, designer brands, independent shops and an exciting diversity of eateries – particularly around the revitalised Bond Street area with its riverside bars and chic restaurants. Meanwhile, Colchester's squares, alleys and ancient streets are home to a broad mix of high street fashion and numerous boutiques, vintage stores, salons and a wide variety of smaller coffee shops and restaurants to delight the taste buds.



FIND THE WILDFLOWER MEADOW

London Road, Black Notley, Braintree, Essex (Use Postcode : CM77 8QG)

Located on an ancient Roman highway, Black Notley has become one of the best connected places in north Essex. With the A120 and A131 almost on your doorstep, and Braintree station around 2 miles away, a host of popular destinations for work, leisure and entertainment are all within easy reach.

Whether you're looking for town, countryside or coastline, you won't have far to go from Wildflower Meadow, with the major A120/A131 interchange less than a mile to the north offering fast easy onward road travel in every direction.

Heading south, the buzzing centre of Chelmsford is just 9 miles away on the A131 before it joins the A12 – the fastest route to Brentwood, the M25 and central London. The A120 westbound provides easy access to historic Colchester, whilst eastbound, it curves its way past more charming market towns to meet the M11 near Stansted Airport, where you can head north to Cambridge in around 45 minutes and onwards to the Midlands.

Braintree train station is less than 2 miles away, with frequent services connecting you to the main line at Witham for direct trains to Colchester, Ipswich, Norwich, Stratford and London Liverpool Street. With Stansted Airport just a 15 mile journey from home, you could be on your way to a wide range of major European destinations in the time it takes for a quick taxi ride.

AREA HIGHLIGHTS

Braintree Centre	1.5 Miles
Braintree Train Station	1.7 Miles
Braintree Village (Shopping)	3 Miles
Witham Train Station	8 Miles
Chelmsford Centre	9 Miles
Colchester Centre	18 Miles



Please note, illustrative maps are for guidance purposes only and are not to scale. Travel times are courtesy of <http://maps.google.co.uk> and/or nationalrail.co.uk

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