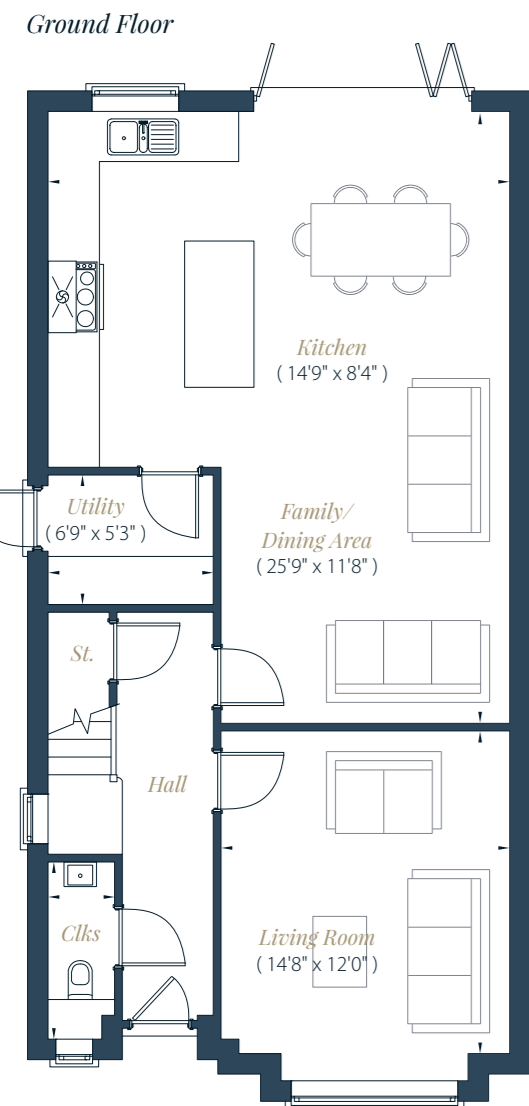


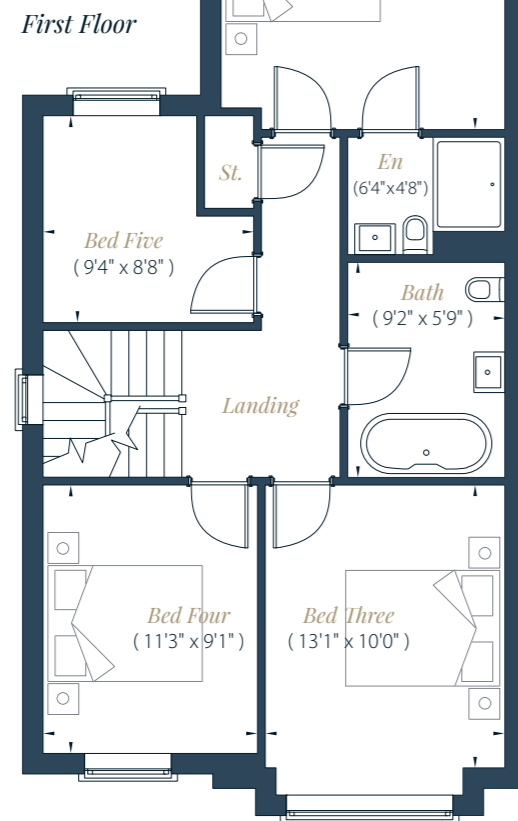
# LORDSHIP ROAD

*Writtle Essex*



**1883 sqft**

*Please note Plot 8 plans shown, Plot 8a is handed / flipped compared to this.*



**Location** – Lordship Road, Writtle, Chelmsford Essex ( Please use the Sat-Nav Postcode CM1 3EH )

Two superior five-bedroom family homes boasting the highest quality specifications, set within an enviable location in the peaceful, historic heart of Essex. Located within walking distance of Writtle's stunning village green and charming local pubs, shops and amenities, this pair of exquisite modern residences offer everything you might want for a balanced, modern lifestyle.

Regular train services from Chelmsford station (just two miles away) will take you to London Liverpool Street in around half an hour, and with the A12 under 10-minutes away, you can be in central Brentwood in 20-minutes, Stratford in around 50-minutes or central London in just over an hour. Nearby road links mean you are also minutes away from the A414, in turn connecting with the M11 heading north to Stansted Airport and onward to the prestigious city of Cambridge.

### ROAD LINKS

Writtle Infant and Junior Schools	1.5 Miles
King Edward VI Grammar School	2.7 Miles
County High School for Girls	3 Miles
Chelmsford Station	2 Miles
A12 (Junction 15)	5 Miles
Shenfield Station ( Crossrail )	10 Miles
M25 (Junction 28)	13 Miles

### RAIL TRAVEL

Ipswich [ IPS ]	▲ 40 Mins
Colchester [ COL ]	▲ 20 Mins
<b>Chelmsford [ CHM ]</b>	<b>2 miles from Lordship Road</b>
Shenfield [ SNF ]	▼ 11 Mins
Stratford [ SRA ]	▼ 26 Mins
Liverpool Street [ LST ]	▼ 40 Mins
Canary Wharf [ DLR ] *	▼ 52 Mins

**Beresfords**

All enquiries please contact  
**01245 420880**  
or visit [beresfords.co.uk](http://beresfords.co.uk)

Every care has been taken in the preparation of this brochure. The details contained are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract part of a contract or warranty. All distances and car journey times are taken from Google.co.uk/maps. Train journey times are from Chelmsford Station and taken from nationalrail.co.uk. \* Journey involves changing services and travelling on Docklands Light Railway and/or London Underground. The specifications listed on this page are correct and as intended at the time of going to print. Please speak with your Sales Agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice. All interior images show have been digitally enhanced and/or feature computer generated elements.



William Thompson Homes present  
*an exclusive pair of outstanding new residences*  
in the sought-after village of Writtle, Essex.

William Thompson Homes and Beresfords Estate Agents are pleased to present an exclusive pair of outstanding three-storey family homes in the highly-desirable village of Writtle, a picturesque semi-rural retreat just a stone's throw from the vibrant city of Chelmsford. Designed to complement the character of their surroundings, these residences are just a short stroll from the stunning historic village centre and convenient local amenities, whilst offering superb connections to further nearby shopping, entertainment and travel opportunities.



Elegantly combining classic design and traditional materials with exceptional craftsmanship and thoughtful attention to detail, these impressive homes are constructed in a warm red brick with charming sandstone details and a nod to Tudor styling in the roof apexes and awnings. The attractive brick-paved driveway offers off-road parking with access to electric car charging points, while to the rear you'll find each has a generous landscaped garden.

Exceptionally appointed both inside and out, in a peaceful setting yet close to everything a modern city has to offer, these homes really do represent the very best of all worlds.

#### Kitchens :

- Remo open-plan kitchens with quartz worktops
- Built in Neff appliances
- Induction hob
- Under mount stainless steel sink to kitchen/ surface mount to utility
- Multi gang switches for appliances
- Integrated Neff 70/30 fridge freezer and dishwasher/ Bosch washer/dryer to utility
- LED under cupboard lighting to kitchen units

#### Bathroom and En-suites :

- Full height ceramic tiling to shower and bath walls
- Half height ceramic tiling to some walls
- Thermostatically controlled exposed shower valve with fixed riser head
- Soft closing toilet seat
- Shaver sockets
- Heated towel rails
- All bathroom and en-suites are fitted with white contemporary sanitaryware from Villeroy & Boch
- Chrome fittings from Crosswater / Hansgrohe

#### Heating :

- Worcester Gas Boiler
- Underfloor heating to ground floors and thermostatically controlled wall mounted radiators to the upper levels.



#### Electrical :

- Chrome fittings
- Low energy downlighters (to the kitchens, bathrooms, and family area)
- Low-energy pendant lights (to the dining area, bedrooms and living room)
- Ceiling mounted smoke and heat detectors

#### Connectivity :

- Sky enabled socket to living area
- BT points to living area

#### Internal finishes :

- Walls : Dulux supermatt white
- Joinery : Dulux white satinwood
- White painted internal doors that are finished with polished chrome ironmongery

#### Flooring :

- Amtico Herringbone Sash Oak to ground floor ( Plot 8 )
- Woodpeck Berkeley White Oak to ground floor ( Plot 8a )
- Ceramic tiles to bathrooms and en-suites
- Carpets to all over rooms/areas

#### External details :

- External light fittings front and back
- White Heritage slider windows with upgraded glass
- Electric car charging points to each plot

Specifications are correct at time of production.

#### Warranty :

Both properties are covered by a 10 year NHBC Guarantee which covers items such as structural defects.



*These unquestionably impressive new homes are perfectly positioned for countryside, village and city life – from where you can enjoy rolling fields and a host of charming local establishments.*

Truly deserving its reputation as "one of the loveliest villages in England" – Writtle's village hall and library are clustered around its quintessentially English village green and pond, with the village's pretty Norman church nestled nearby amongst historic houses and terraces. The village is well-served by convenient shops for everyday essentials and boutique outlets for home items, and within a minute's walk from home, residents will find a petrol station and a doctor's surgery. Local Co-operative, Tesco and Aldi supermarkets are also within a 5-minute drive.

Nearby public houses, The Rose & Crown and The Wheatsheaf both serve a great selection of freshly-made food, artisan ales and fine wine in warm surroundings – as does Olio's – a traditional Italian restaurant overlooking the pretty village green. The highly regarded Pakwaan restaurant is also well worth a visit – well known for serving a delicious menu of fine Indian cuisine. Alternatively central Chelmsford, just a couple of miles away, is host to an eclectic mix of family-friendly restaurants and eateries, alongside a variety of winebars, pubs and nightspots.

Chelmsford also boasts a huge variety of enticing independent shops, high-end department stores and fashionable designer boutiques housed within its modern mall developments and pedestrianised city centre streets. For fitness, leisure and entertainment, residents can enjoy the Riverside leisure centre, a multi-screen cinema, the highly-regarded Civic Theatre or even catch a day's play at Essex County Cricket Club. Thanks to ongoing leisure and retail projects, this modern city is continually evolving to host a range of new venues that perfectly complement existing local favourites. If you prefer to relax in quieter surroundings, then the beautiful Hylands Park, very nearby, is popular with families and walkers alike. Its pristine grounds incorporate a large wooden play area for children, with cafés open in the summer for coffees and snacks – while the prestigious house and estate plays host to a wide variety of events throughout the year.