



# BIRCH PARK

BRAINTREE

 dandara

# ABOUT DANDARA

At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.

WELCOME TO  
**BIRCH PARK**

Just minutes from the centre of Braintree, Birch Park is a superb new collection of contemporary homes designed to deliver the style, comfort and quality that you deserve - now and in the future.





# THE BEST OF BOTH WORLDS

Situated 14 miles north east of Chelmsford and 18 miles west of Colchester, the town of Braintree offers a superb quality of life.

Originally known for its wool cloth trade, in the 19th century, the town became a major centre for silk manufacturing and also played an important role in manufacturing during the Second World War.

The town is home to numerous artisan shops, friendly pubs and restaurants, and a designer outlet village. You can also explore the many miles of footpaths in the surrounding countryside. Enjoy 15 miles of green trails along the Flich Way - perfect for horseriding, cycling and walking, runs from Braintree all the way to Bishops Stortford. There are also a number of excellent state, and independent schools close by.

Braintree's welcoming community and superb local amenities, make it the ideal choice for families, first time homeowners or those seeking the best of town and country living.







This Computer Generated Image of Birch Park is indicative only



# THE PERFECT LOCATION

Combining all the benefits of a rural lifestyle with superb local amenities and commuting links, Birch Park is just minutes from the railway station, with direct services to London Liverpool Street taking just over an hour; and road links for Colchester, Chelmsford and access to the motorway network (M11) all close by.

## EDUCATION

Bocking Primary School.....	0.66 miles
John Bunyan Primary School & Nursery .....	1 mile
Tabor Academy.....	1 mile
St. Francis Catholic Primary School.....	1.4 miles
Notley High school & Braintree Sixth Form .....	2.9 miles
Alec Hunter Academy.....	2.9 miles
The Edith Borthwick School.....	3 miles

## LOCAL AMENITIES

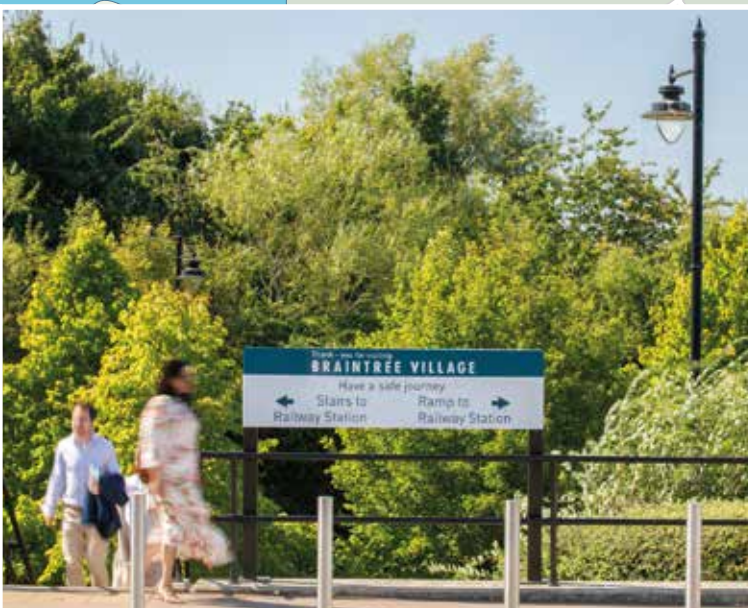
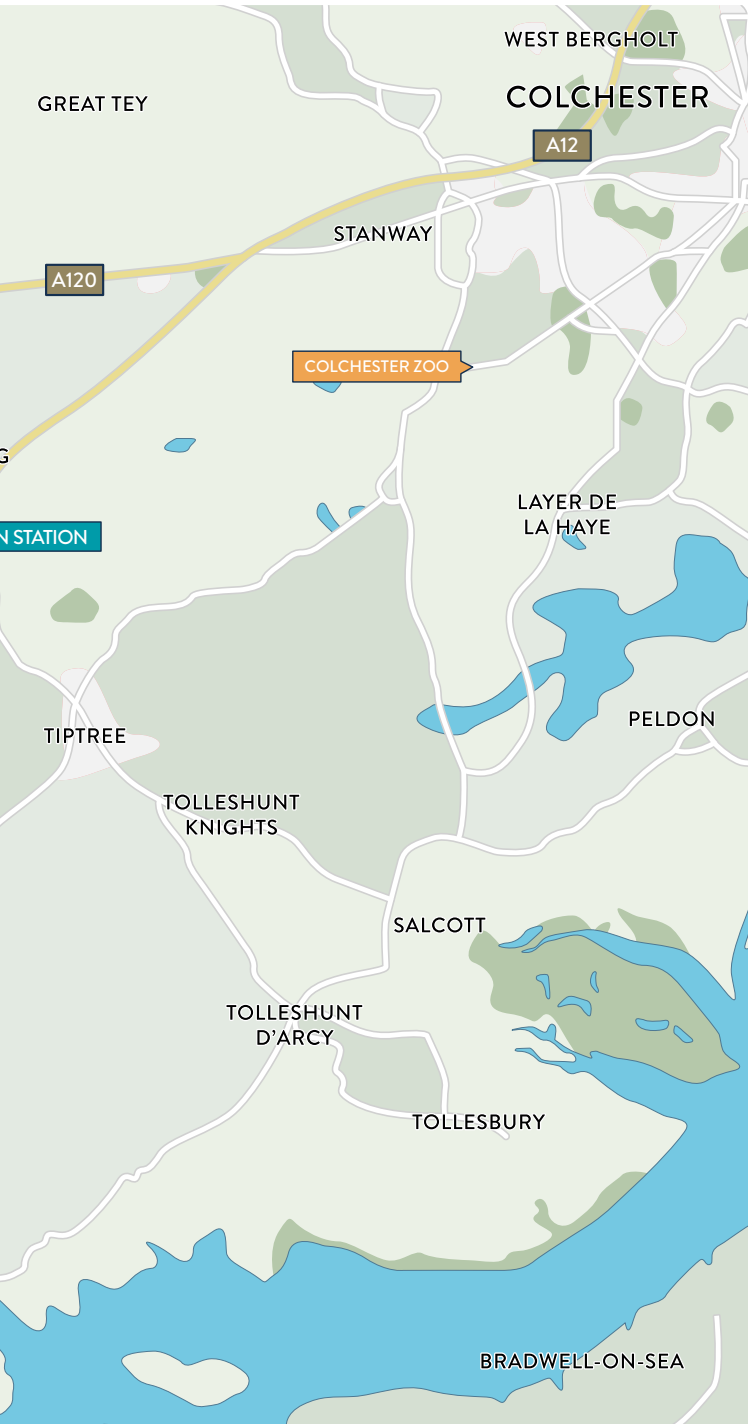
Great Notley Country Park.....	4.6 miles
Chelmsford City Racecourse.....	6.1 miles
Colchester Zoo.....	15.9 miles

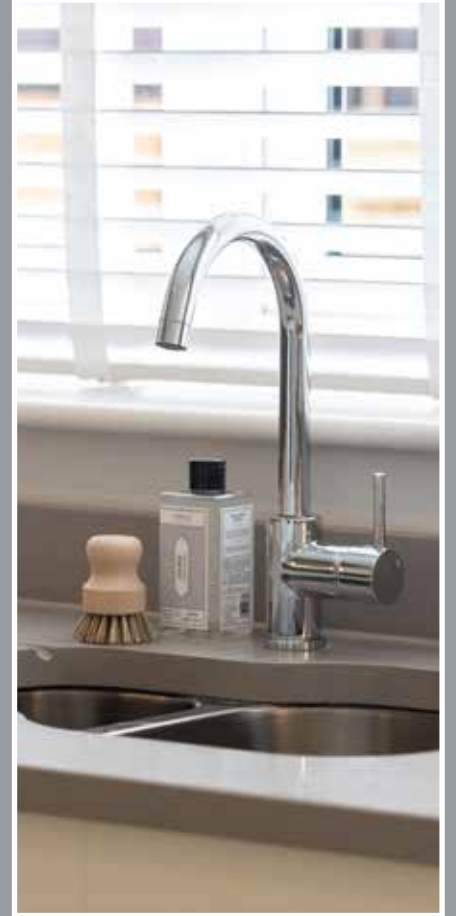
## TRAVEL

A131.....	2 miles
Braintree Station .....	2.3 miles
A120 .....	2.9 miles
A12 .....	11 miles
Stansted Airport .....	16 miles
M11 (J8).....	18 miles

### From Braintree Station:

Braintree Village .....	4 mins
Chelmsford.....	25 mins
Colchester .....	40 mins
Romford.....	46 mins
London Liverpool St .....	1 hr 2 mins





## HIGH QUALITY SPECIFICATION

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

# SPECIFICATION DETAILS

## KITCHENS

Choice of high-quality fully fitted contemporary kitchens with stylish laminate or quartz\*\* worktops.\* Equipped with appliances including: stainless steel extractor hood, integrated single or double oven,\*\* ceramic or induction\*\* hob with stainless steel splashback, integrated fridge freezer, dishwasher, washing machine\*\* and a stainless steel 1 1/2 bowl sink with chrome tap.

## BATHROOMS

Quality white suite comprising bath, pedestal basin, WC, heated towel rail. Porcelanosa floor and wall tiles.

## ENSUITES\*

The stylish ensuites feature high quality contemporary white semi-pedestal basin with polished chrome taps and chrome waste, enclosed thermostatically controlled shower with polished chrome fittings, WC and a heated towel rail. Porcelanosa floor and wall tiles.

## WC

All feature high quality white sanitaryware comprising WC, basin with tiled splash back and polished chrome taps.

## INTERNAL JOINERY

High quality white panelled internal doors with contemporary chrome door handles.

## INTERNAL FINISH & DECORATION

Walls and ceilings painted with white emulsion. All woodwork is finished in white satin.

## WARDROBES

Four and five bedroom homes include stylish fitted wardrobes with sliding doors in bedroom one, with the option to upgrade for all bedrooms.\*

## HEATING & HOT WATER

Provided by either a gas fired combi-boiler or system boiler and domestic hot water storage cylinder.\*\* Steel panel radiators with thermostatic radiator valves.

## ELECTRICAL

White sockets and switches throughout. Telephone and data sockets in lounge or study (where applicable). TV/Satellite outlets to lounge and bedroom one.\*\*

## LIGHTING

Recessed LED down lighting to kitchen/dining, bathrooms, ensuites and WC. Pendants to lounge, dining area, bedrooms, hallway, landing and study (where applicable). Under cabinet LED lighting to wall units in kitchen.

## WINDOWS AND DOORS

Pre-finished front and back door set complete with multi-point locking mechanism. Double-glazed uPVC casement windows.

## EXTERNAL

Block pavior to driveway,\*\* paved slabs to paths and patios. External tap. Front gardens are turfed/landscaped. Rear gardens are fenced and turfed. Pre-finished garage door (where applicable). Electric vehicle charging points and PV panels to selected homes.\*\*





# WHY BUY NEW?

'Old vs new' is a long-running debate. But with a Dandara home, you'll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don't forget, you'll have an entire blank canvas to put your own stamp on.

## EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



## INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



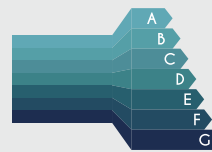
## THEY CAN HELP YOU SAVE MONEY

Your energy bills could be up to 50% cheaper than an older equivalent which means you could save you hundreds per year on your household bills.\*



## THEY CAN HELP THE ENVIRONMENT

86% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.\* The average new home generates 65% less carbon emissions than older properties of their type.\*



## IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



## IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



\*According to HBF figures published January 2025.

## HERE TO HELP

It's an exciting time when you're buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we're here to help, we really do mean it.



### MOVING MADE EASY

We could take care of selling your current home for you. Leaving you to think about loving life in your brand new, thoughtfully-considered Dandara home. We could even pay your estate agent fees up to £5,000.\*



### DEPOSIT CONTRIBUTION

Ready to buy your new Dandara home but need a helping hand? We may be able to help towards your deposit.\*



### PART EXCHANGE

Want to buy a new Dandara home, but prefer a hassle-free and chain-free move. With Part Exchange, we could buy your current home when you buy one of ours.\* Ask your sales consultant to tell you more.

\*Available on selected homes, Terms and Conditions apply. Please speak to your sales consultant for full details.

# SUSTAINABILITY & SOCIAL RESPONSIBILITY

Our approach to Environmental, Social and Governance (ESG) means we consider the wider impact of how and where we build, from reducing our own carbon footprint to supporting local communities.

We believe that better homes help create a better future – for you, your neighbourhood, and the environment. That’s why we’re working to improve the energy-efficiency of our new homes and reduce their environmental impact compared to many older properties.

Many of our new homes have features designed to help improve comfort, reduce energy bills, lower carbon emissions and support a more sustainable way of living. They also help support our alignment with the UK’s Future Homes Standard, and may include:



High-Performance  
Wall Insulation



LED  
Lighting



Solar panels  
(photovoltaics)



Energy-Efficient  
Kitchen Appliances



Water-saving kitchen  
& bathroom fittings



Mechanical Ventilation  
Systems



Wastewater Heat  
Recovery Systems\*



Electric Vehicle (EV)  
Charging Points\*



Double-Glazed  
Windows



Access to Cycle Lanes  
& Local Amenities\*



Air Source  
Heat Pump\*

\* Subject to the housing development. To find out which features are included in homes at this development, please speak with your Dandara sales consultant.

# SUPPORTING LOCAL COMMUNITIES

As well as creating great places to live, our developments help support the wider community – from investing in schools and local facilities to working with nearby businesses.

Here are some of the ways we add Social and Local Value:



## SUPPORTING LOCAL JOBS

Where possible, we employ locally and work with tradespeople who live in the local area.



## WORKING WITH LOCAL BUSINESSES

We partner with suppliers and services based in the local area, where we can, to help boost the regional economy.



## CREATING CAREER OPPORTUNITIES

We offer apprenticeships and training to help young people build careers in construction.



## GIVING BACK

We support local charities, voluntary groups and social enterprises through donations and hands-on help.



## FUNDING LOCAL INITIATIVES

From sports teams to community events, we provide sponsorships and support to projects that bring people together.

We're proud to support the communities around our developments, and we're always looking for ways to create lasting benefits for residents and neighbours alike.

To learn more about our approach to sustainability and community investment, visit [dandara.com/about-us/sustainability](https://dandara.com/about-us/sustainability)

# CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey. We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Service team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build. Please visit our website for further information.



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# BIRCH PARK

## BRAINTREE



### KEY

-  The Blenheim  
5 bed
-  The Grantham  
5 bed
-  The Kingston  
5 bed
-  The Audley  
4 bed
-  The Chartwell  
4 bed
-  The Farleigh  
4 bed
-  The Goodwood  
4 bed
-  The Penshurst V1  
4 bed
-  The Penshurst V2  
4 bed
-  The Penshurst V3  
4 bed
-  The Arlington  
3 bed
-  The Charleston  
3 bed
-  The Frogmore  
3 bed
-  The Gosford V4  
3 bed
-  The Gosford V5  
3 bed
-  The Gosford V6  
3 bed
-  The Hertford  
2 bed
-  The Parham V1  
3 bed
-  The Parham V2  
3 bed
-  The Wyne  
2 bed
-  Affordable  
Rent
-  Shared  
Ownership
-  VP  
Visitor Parking
-  RCP  
Recycling Point
-  NEAP  
Neighbourhood  
Equipped Area  
of Play

# BIRCH PARK

BRAINTREE

## The Blenheim

FIVE BEDROOM DETACHED HOME WITH A DOUBLE GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

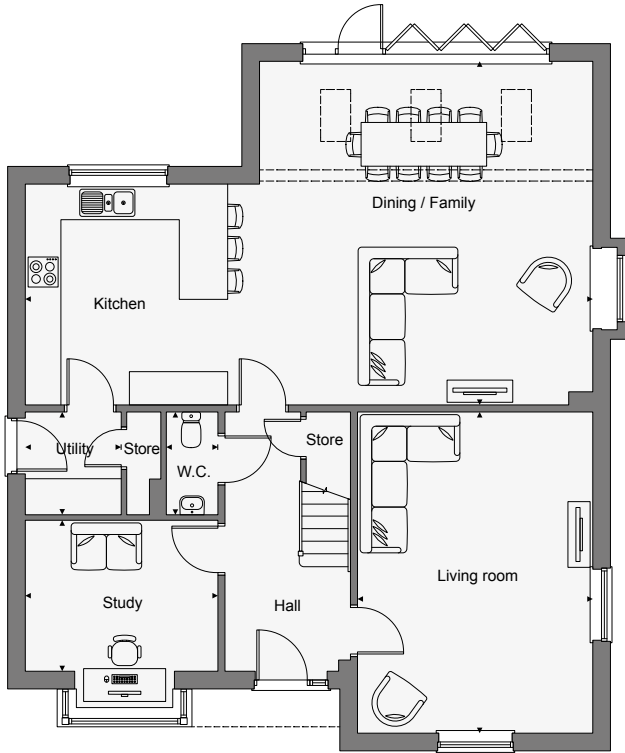
This generous five bedroom detached home features a spacious living room at the front of the property, with a superb open-plan kitchen-dining-family room at the rear, with bi-fold doors to access the garden.

There is also a separate study, a utility room with store and a W.C. on the ground floor.

Upstairs, there are four double bedrooms, a single bedroom and a stylish family bathroom. Bedrooms one and two both benefit from an ensuite shower room with walk-in wardrobes included in bedroom one.

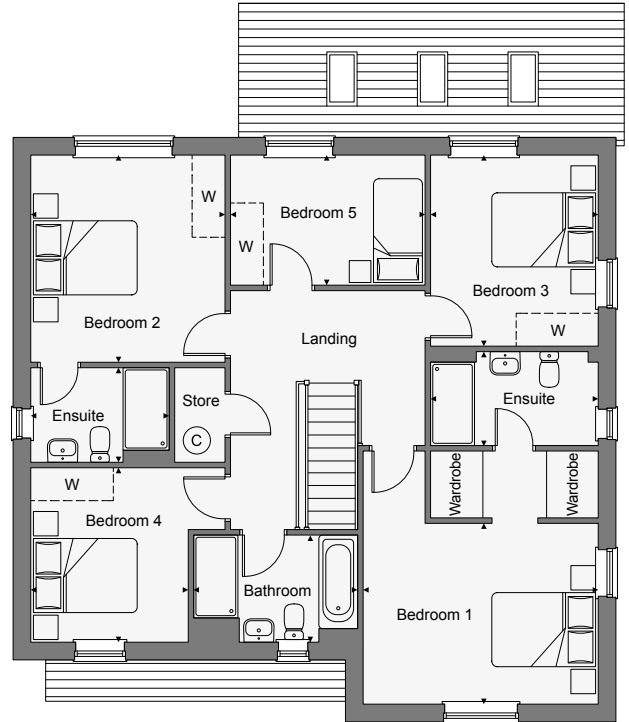
# BIRCH PARK

## BRAINTREE



**GROUND FLOOR**

Kitchen/Dining/ Family	10.36m x 6.72m	33'11" x 20'7"
Living Room	5.86m x 4.29m	19'3" x 14'1"
Study	3.54m x 2.77m	11'7" x 9'1"
Utility	1.88m x 1.74m	6'2" x 5'9"
W.C.	1.88m x 0.96m	6'2" x 3'2"



**FIRST FLOOR**

Bedroom 1	4.29m x 3.32m	14'1" x 10'11"
Ensuite 1	3.05m x 1.70m	10'0" x 5'7"
Bedroom 2	3.81m x 3.54m	12'6" x 11'7"
Ensuite 2	2.52m x 1.72m	8'3" x 5'8"
Bedroom 3	3.51m x 3.05m	11'6" x 10'0"
Bedroom 4	3.20m x 2.89m	10'6" x 9'6"
Bedroom 5	3.54m x 2.38m	11'7" x 7'10"
Bathroom	2.95m x 1.93m	9'8" x 6'4"

 - suggested space for wardrobe

Floorplans shown for plot 426.

Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Grantham

FIVE BEDROOM DETACHED HOME WITH A GARAGE



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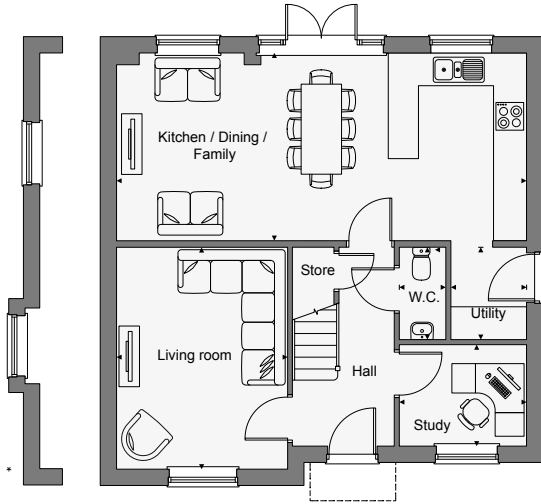
With living accommodation over three floors, this modern family home features a spacious living room and a study at the front of the property. At the rear of the property is a superb open-plan kitchen-dining-family room from which French doors provide access to the garden. There is also a separate utility space, W.C. and an under stairs storage cupboard.

The first floor features three bedrooms and a stylish family bathroom along with additional storage off the landing. Bedroom one has its own ensuite shower room and dressing room.

On the second floor are two double bedrooms and a bathroom.

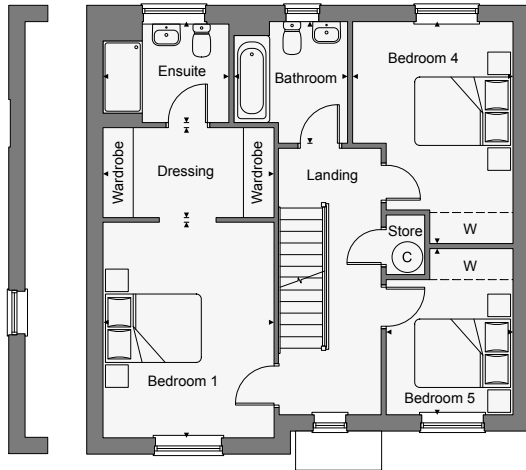
# BIRCH PARK

## BRAINTREE



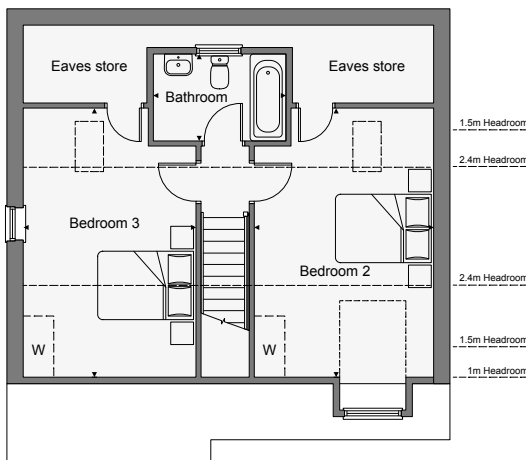
### GROUND FLOOR

Kitchen/Dining/ Family	8.12m x 3.71m	26'7" x 12'2"
Living Room	4.32m x 3.41m	14'2" x 11'2"
Study	2.52m x 2.00m	8'3" x 6'6"
W.C.	1.83m x 0.95m	6'0" x 3'1"
Utility	1.83m x 1.49m	6'0" x 4'10"



### FIRST FLOOR

Bedroom 1	4.24m x 3.40m	13'10" x 6'5"
Ensuite	2.49m x 1.96m	8'2" x 6'5"
Dressing	3.40m x 1.79m	11'1" x 5'10"
Bedroom 4	4.42m x 3.16m	14'6" x 10'4"
Bedroom 5	3.26m x 2.51m	10'8" x 8'2"
Bathroom	2.40m x 2.26m	7'10" x 7'4"



### SECOND FLOOR

Bedroom 2	5.30m x 3.55m	17'5" x 11'7"
Bedroom 3	5.30m x 3.42m	17'5" x 11'2"
Bathroom	2.62m x 1.69m	8'7" x 5'6"

W - suggested space for wardrobe

Floorplans shown for plots 433, 438, 448, 449 & 508. Plots 427 & 428 are handed.

\*Side elevation to plots 433 & 438 only. Please ask your sales consultant for full details.

Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Kingston

FIVE BEDROOM DETACHED HOME WITH A GARAGE



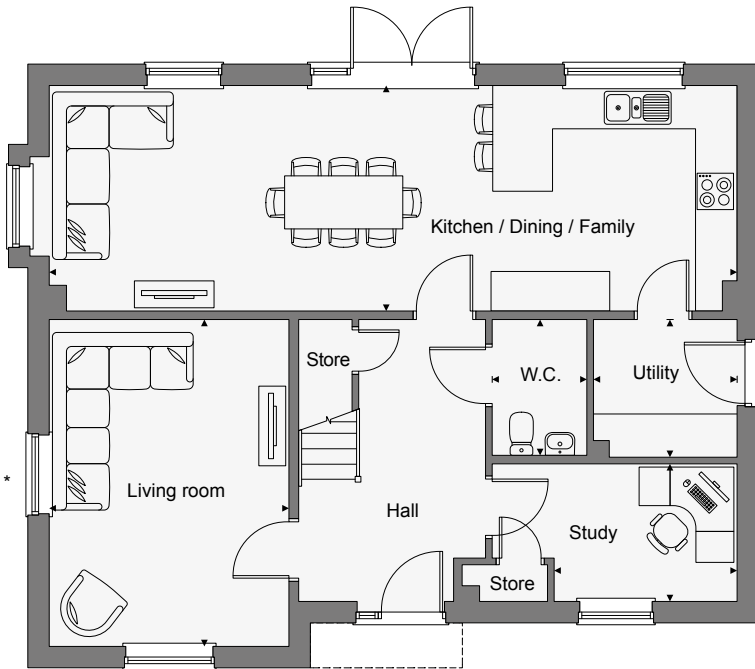
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This generous five bedroom detached home features a spacious living room at the front and a superb open plan kitchen-dining-family room at the rear, with French doors providing access to the garden. There is also a separate study, utility room, store and W.C. on the ground floor.

Upstairs, there are four double bedrooms, a single bedroom and a stylish family bathroom. Bedrooms one and two both benefit from an ensuite shower room with fitted wardrobes included in bedroom one.

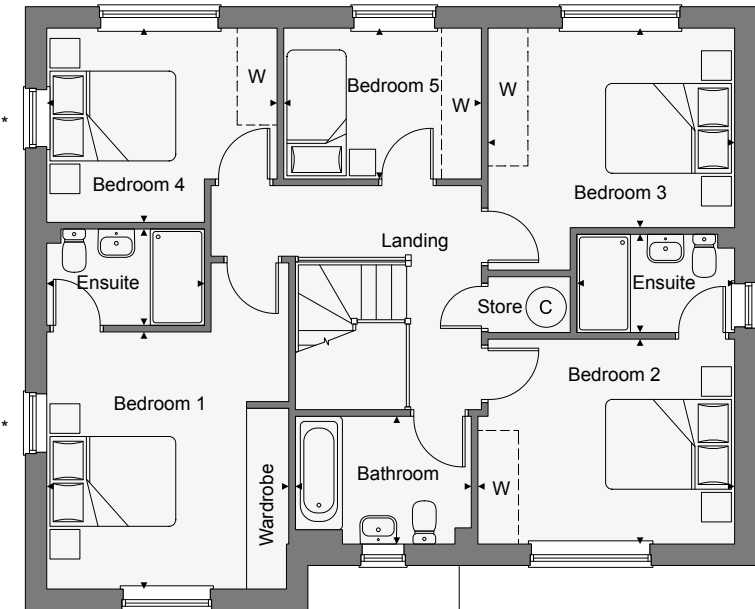
# BIRCH PARK

## BRAINTREE



### GROUND FLOOR

Kitchen / Dining / Family	10.37m x 3.38m	34'0" x 11'1"
Living Room	4.92m x 3.61m	16'1" x 11'11"
Study	2.78m x 2.10m	9'1" x 6'10"
Utility	2.15m x 2.06m	7'0" x 6'9"
W.C.	2.02m x 1.45m	6'7" x 4'9"



### FIRST FLOOR

Bedroom 1	3.87m x 3.67m	12'8" x 12'0"
Ensuite 1	2.38m x 1.52m	7'9" x 5'0"
Bedroom 2	3.86m x 3.07m	12'8" x 10'1"
Ensuite 2	2.36m x 1.50m	7'9" x 4'11"
Bedroom 3	3.70m x 2.99m	12'1" x 9'9"
Bedroom 4	3.47m x 2.92m	11'5" x 9'7"
Bedroom 5	2.96m x 2.28m	9'9" x 7'5"
Bathroom	2.63m x 1.90m	8'8" x 6'1"

 - suggested space for wardrobe

Floorplans shown for plots 410, 434 & 435. \*Windows to plot 435 only. Please ask your sales consultant for full details.  
Energy Band Rating - B

# BIRCH PARK

BRAINTREE

## The Audley

FOUR BEDROOM DETACHED HOME WITH A GARAGE



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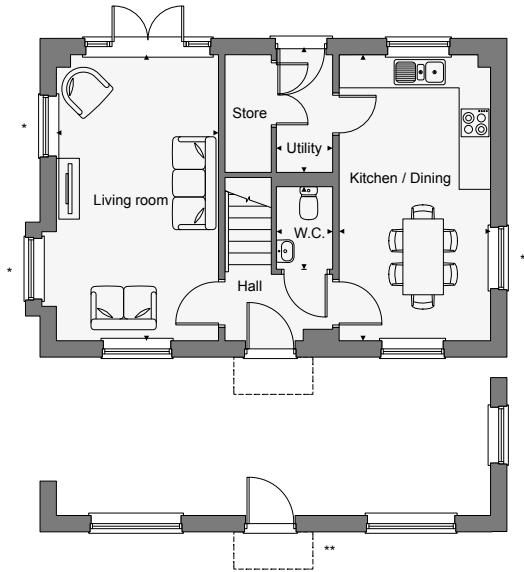
With living accommodation over three floors, this modern family home features a spacious living room from which French doors provide access to the garden, and a superb open-plan kitchen-dining room.

There is also a separate utility space, W.C. and an under stairs storage cupboard.

The first floor features a double bedroom with ensuite shower room, two single bedrooms and a stylish family bathroom. On the second floor, bedroom one benefits from an ensuite shower room and a dressing room. There is also additional storage on the landing.

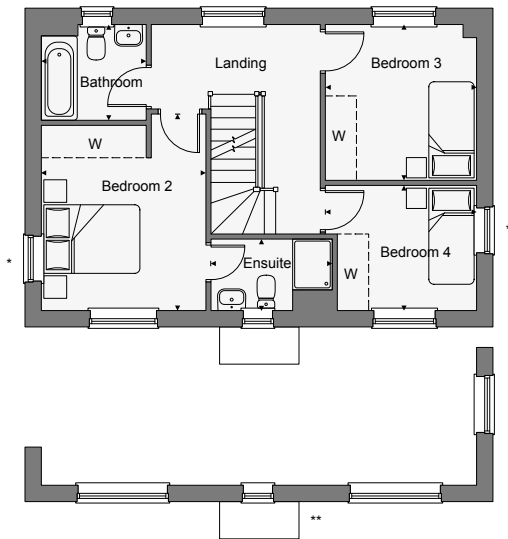
# BIRCH PARK

## BRAINTREE



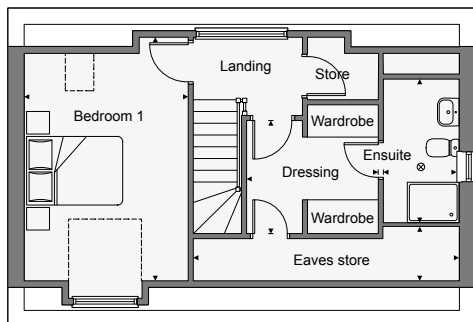
### GROUND FLOOR

Kitchen/Dining	5.64m x 2.97m	18'6" x 9'8"
Living Room	5.64m x 3.18m	18'6" x 10'5"
Utility	2.32m x 1.11m	7'7" x 3'7"
W.C.	1.65m x 1.11m	5'5" x 3'7"



### FIRST FLOOR

Bedroom 2	3.87m x 3.23m	12'8" x 10'7"
Ensuite	2.42m x 1.35m	7'11" x 4'5"
Bedroom 3	3.09m x 2.98m	10'1" x 9'9"
Bedroom 4	2.72m x 2.46m	8'11" x 8'0"
Bathroom	2.05m x 1.86m	6'8" x 6'1"



### SECOND FLOOR

Bedroom 1	4.79m x 3.24m	15'8" x 10'7"
Dressing	2.58m x 2.23m	8'5" x 7'3"
Ensuite	2.88m x 1.45m	9'5" x 4'9"

 - suggested space for wardrobe

Floorplans shown for plots 332, 416 & 476. Plots 331, 392 & 443 are handed. \*Windows to plots 392, 416 & 433 only.

\*\*Front & side aspect to plots 331 & 332 only. Please ask your sales consultant for full details.

Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Chartwell

FOUR BEDROOM DETACHED HOME WITH A GARAGE



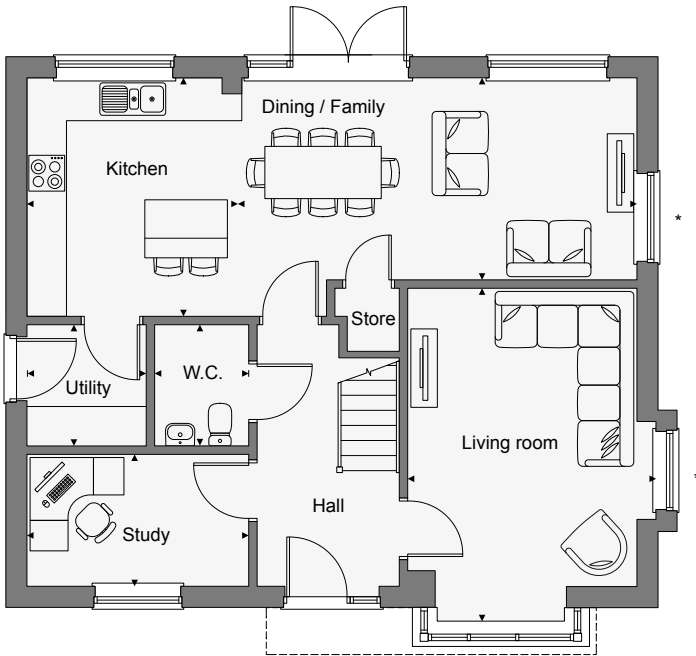
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This spacious four bedroom detached home features a generous living room and a study at the front of the property, with a superb open-plan kitchen-dining-family room at the rear with French doors to access the garden. There is also a utility room, W.C. and store on the ground floor.

Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There are three further double bedrooms, a stylish family bathroom and storage cupboards.

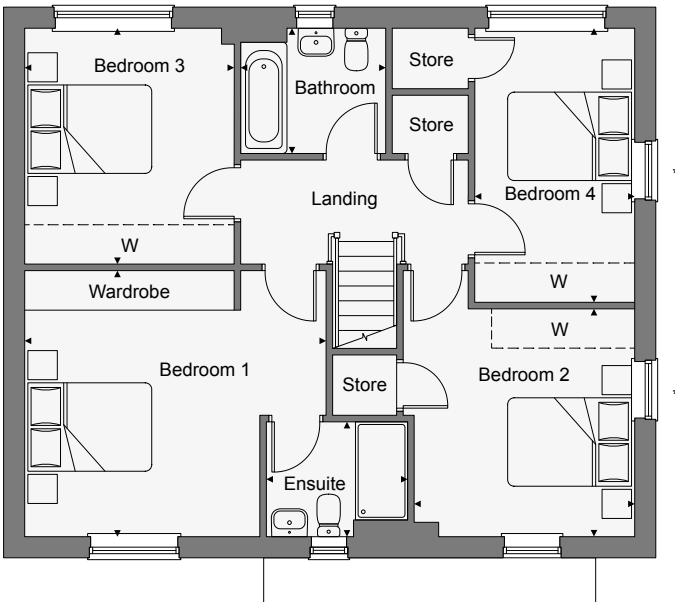
# BIRCH PARK

## BRAINTREE



### GROUND FLOOR

Kitchen	3.65m x 3.23m	12'0" x 10'7"
Dining/Family	6.12m x 3.08m	20'1" x 10'1"
Living Room	5.11m x 3.97m	16'9" x 13'0"
Study	3.39m x 2.02m	11'2" x 6'8"
W.C.	2.00m x 1.40m	6'6" x 4'7"
Utility	1.85m x 1.80m	6'0" x 5'10"



### FIRST FLOOR

Bedroom 1	4.66m x 4.07m	15'3" x 13'4"
Ensuite	2.15m x 1.72m	7'0" x 5'7"
Bedroom 2	3.48m x 3.38m	11'5" x 11'1"
Bedroom 3	3.59m x 3.21m	11'10" x 10'6"
Bedroom 4	4.18m x 2.45m	13'9" x 8'0"
Bathroom	2.20m x 1.91m	7'2" x 6'3"

 - suggested space for wardrobe

Floorplans shown for plots 347, 349, 381, 399, 402, 404 & 510. Plots 365, 382, 403, 405, 420, 509 & 513 are handed.

\*Windows to plots 404 & 510 only. Please ask your sales consultant for full details.

Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Farleigh

FOUR BEDROOM DETACHED HOME WITH A GARAGE



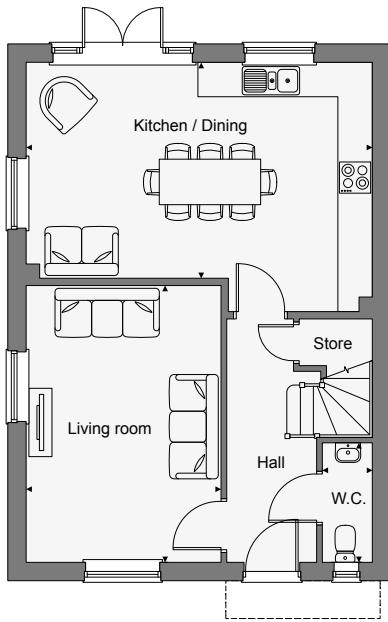
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

With living accommodation over three floors, this modern family home features a spacious living room at the front of the property, and a superb open-plan kitchen-dining room at the rear from which French doors provide access to the garden. There is also a W.C. and an under stairs storage cupboard on the ground floor.

The first floor features a double bedroom with ensuite shower room, two single bedrooms, a study, stylish family bathroom and additional storage. On the second floor, bedroom one benefits from an ensuite shower room and fitted wardrobes, and additional storage.

# BIRCH PARK

## BRAINTREE

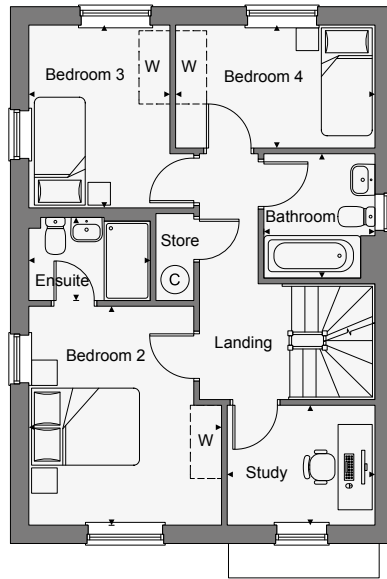


### GROUND FLOOR

Kitchen / Dining  
6.11m x 3.78m 20'0" x 12'5"

Living Room  
3.42m x 4.86m 11'3" x 15'11"

W.C.  
2.14m x 0.93m 7'0" x 3'0"



### FIRST FLOOR

Bedroom 2  
3.39m x 3.84m 11'2" x 10'6"

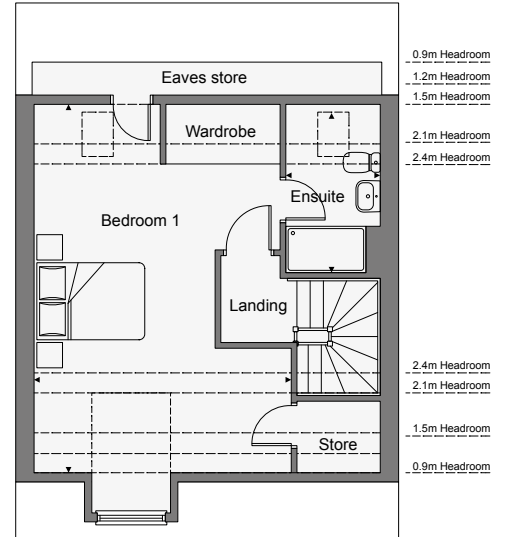
Ensuite  
2.14m x 1.46m 7'0" x 4'9"

Bedroom 3  
2.47m x 3.20m 8'1" x 10'6"

Bedroom 4  
3.50m x 2.15m 11'6" x 7'1"

Study  
2.59m x 2.10m 8'6" x 6'11"

Bathroom  
2.17m x 1.96m 7'1" x 6'5"



### SECOND FLOOR

Bedroom 1  
4.51m x 6.44m 14'10" x 21'2"

Ensuite  
2.90m x 1.65m 9'6" x 5'5"

- suggested space for wardrobe

Floorplans shown for plots 507 & 514. \*Windows to plot 514 only. Please ask your sales consultant for full details.  
Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Goodwood

FOUR BEDROOM DETACHED HOME WITH A GARAGE



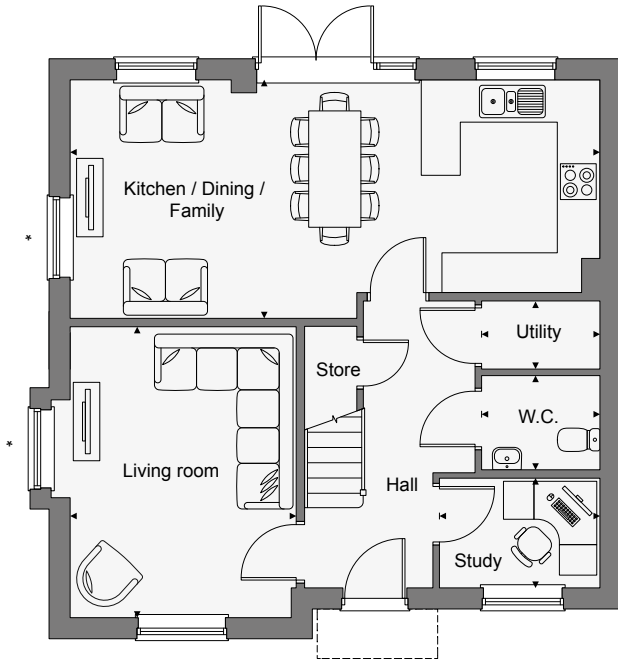
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This comfortable four bedroom detached home features a generous living room and a study at the front of the property, with a superb open-plan kitchen-dining-family room to the rear, from which French doors provide access to the garden. There is also a separate utility room, under stairs storage and a W.C.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There is a further two double bedrooms, a single bedroom, a family bathroom and additional storage.

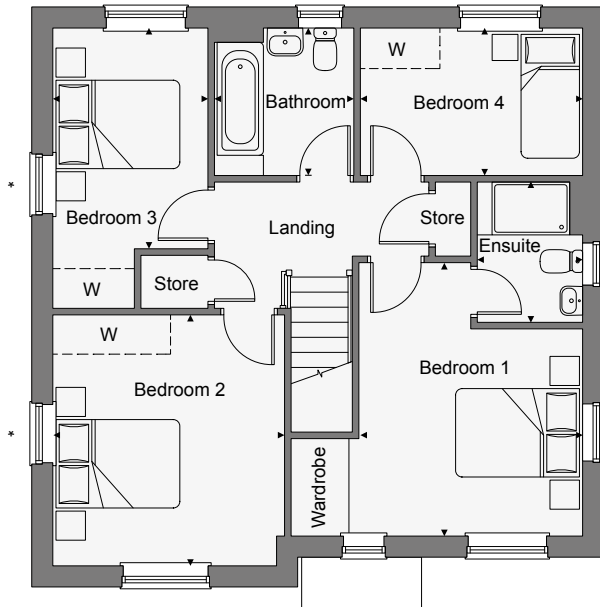
# BIRCH PARK

## BRAINTREE



### GROUND FLOOR

Kitchen/Dining/ Family	8.11m x 3.65m	26'8" x 11'11"
Living Room	4.40m x 3.50m	14'5" x 11'6"
Study	2.45m x 1.97m	8'0" x 6'6"
W.C.	1.80m x 1.42m	5'10" x 4'8"
Utility	1.80m x 1.04m	5'10" x 3'5"



### FIRST FLOOR

Bedroom 1	4.20m x 3.40m	13'9" x 11'2"
Ensuite	2.18m x 1.60m	7'1" x 5'3"
Bedroom 2	3.83m x 3.48m	12'7" x 11'5"
Bedroom 3	3.36m x 2.40m	11'2" x 7'11"
Bedroom 4	3.40m x 2.20m	11'2" x 7'3"
Bathroom	2.10m x 2.10m	6'11" x 6'11"

 - suggested space for wardrobe

Floorplans shown for plots 348, 364, 400, 441 & 447. Plots 338, 436, 437, 440, 458, 459, 461 & 462 are handed.

\*Windows to plots 441 only. \*\*Front aspect to plots 458 & 459 only. †Side aspect to plot 458 only.

Please ask your sales consultant for full details.

Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Penshurst V1

FOUR BEDROOM DETACHED HOME WITH A GARAGE



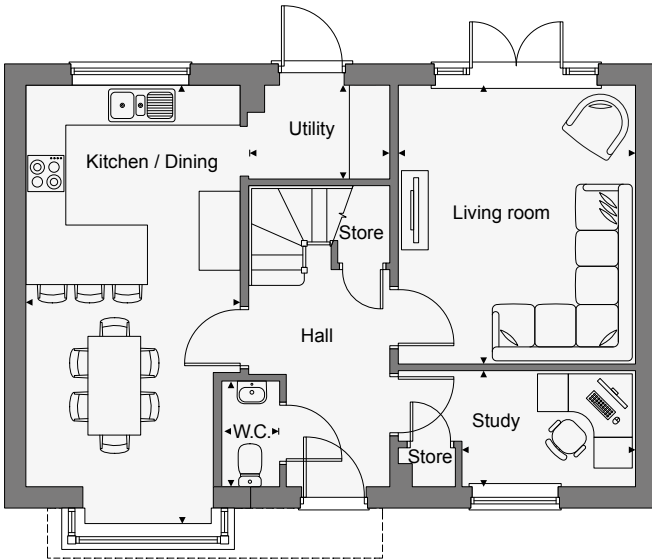
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This spacious four bedroom detached home features a living room at the rear of the property from which French doors provide access to the garden. The modern dual aspect kitchen-dining room runs along the width of the home, with a separate utility. There is also a study, W.C. and under stairs cupboard off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are a further two double bedrooms, a single bedroom and a stylish family bathroom.

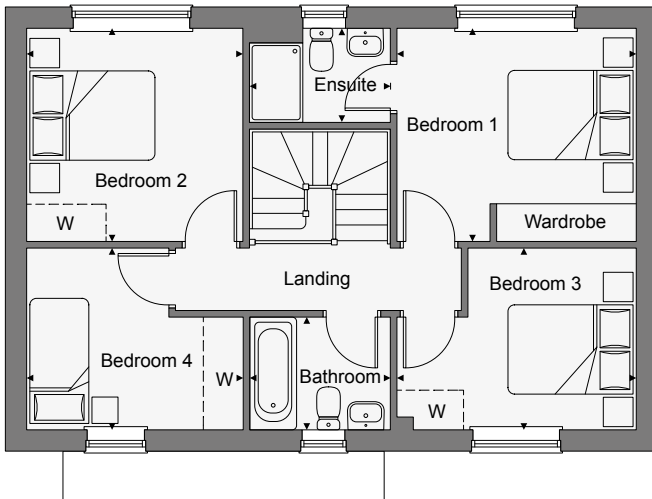
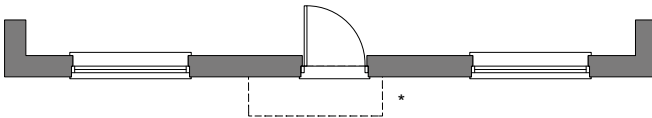
# BIRCH PARK

## BRAINTREE



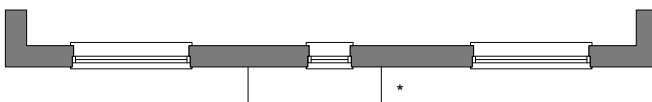
### GROUND FLOOR

Kitchen/Dining	6.65m x 3.24m	21'9" x 10'8"
Living Room	4.22m x 3.58m	13'11" x 11'9"
Study	2.62m x 1.75m	8'7" x 5'9"
W.C.	1.60m x 0.87m	5'3" x 2'10"
Utility	2.12m x 1.42m	7'0" x 4'8"



### FIRST FLOOR

Bedroom 1	3.64m x 3.27m	11'11" x 10'7"
Ensuite	2.12m x 1.39m	6'11" x 4'6"
Bedroom 2	3.27m x 3.22m	10'9" x 10'7"
Bedroom 3	3.62m x 2.75m	11'11" x 9'0"
Bedroom 4	3.27m x 2.75m	10'9" x 9'0"
Bathroom	2.14m x 1.70m	7'0" x 5'7"



W - suggested space for wardrobe

Floorplans shown for plot 363. Plots 337 & 350 are handed. \*Front elevation to plots 337 & 350 only. Please ask your sales consultant for full details.

Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Penshurst V2

FOUR BEDROOM DETACHED HOME WITH A GARAGE

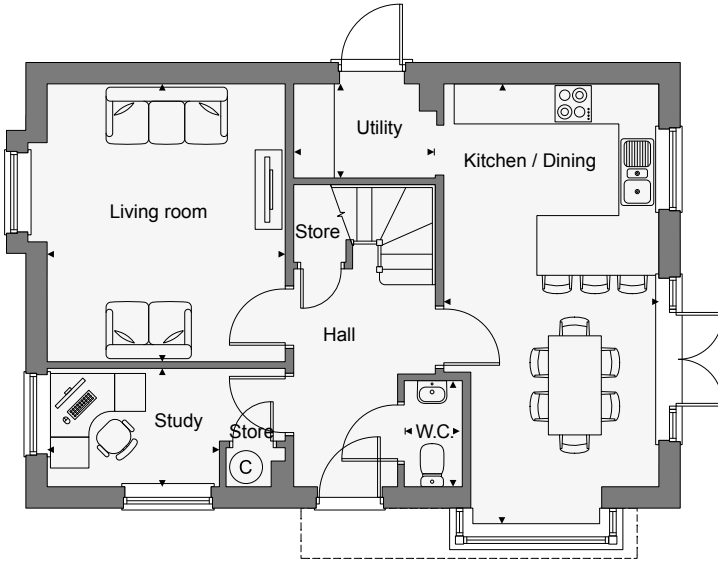


This spacious four bedroom detached home features a living room at the rear of the property. The modern dual aspect kitchen-dining room runs along the width of the home, from which French doors provide access to the garden. There is also a study, W.C., under stairs cupboard and separate utility.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom and a stylish family bathroom.

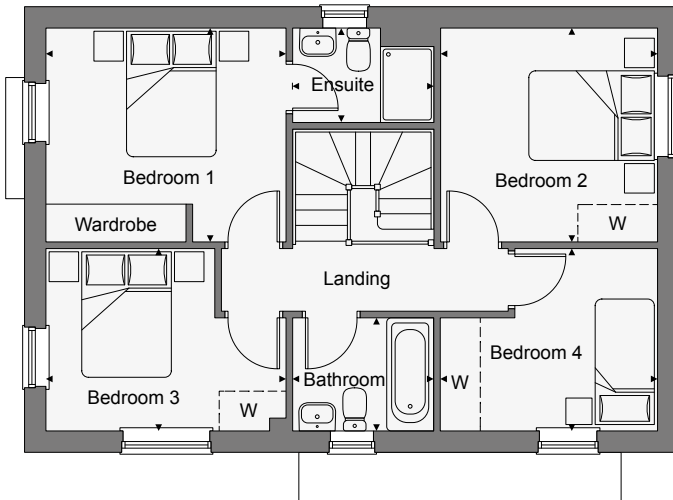
# BIRCH PARK

## BRAINTREE



### GROUND FLOOR

Kitchen/Dining	6.65m x 3.24m	21'9" x 10'8"
Living Room	4.22m x 3.58m	13'11" x 11'9"
Study	2.62m x 1.75m	8'7" x 5'9"
W.C.	1.60m x 0.87m	5'3" x 2'10"
Utility	2.12m x 1.42m	7'0" x 4'8"



### FIRST FLOOR

Bedroom 1	3.61m x 3.22m	11'10" x 10'7"
Ensuite	2.12m x 1.39m	6'11" x 4'6"
Bedroom 2	3.27m x 3.22m	10'9" x 10'7"
Bedroom 3	3.62m x 2.75m	11'11" x 9'0"
Bedroom 4	3.27m x 2.75m	10'9" x 9'0"
Bathroom	2.11m x 1.70m	6'11" x 5'7"

 - suggested space for wardrobe

Floorplans shown for plots 375, 406 & 460. Plot 463 is handed.

Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Penshurst V3

FOUR BEDROOM DETACHED HOME WITH A GARAGE

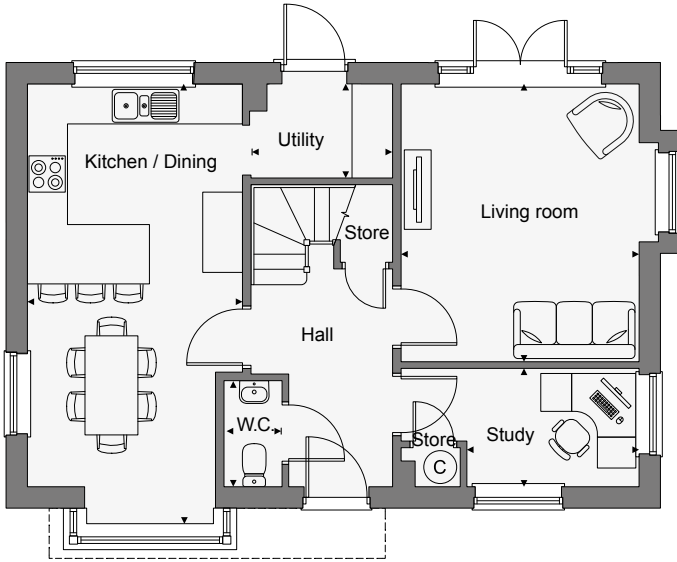


This spacious four bedroom detached home features a living room at the rear of the property from which French doors provide access to the garden. The modern dual aspect kitchen-dining room runs along the width of the home, with a separate utility. There is also a study, W.C. and under stairs cupboard off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are a further two double bedrooms, a single bedroom and a stylish family bathroom.

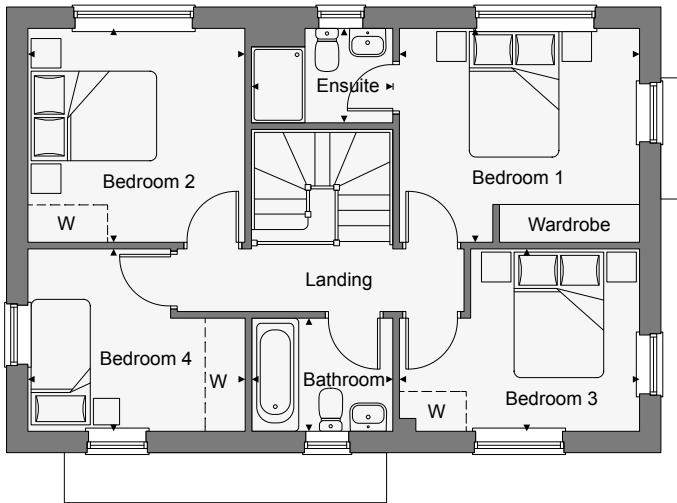
# BIRCH PARK

## BRAINTREE



### GROUND FLOOR

Kitchen/Dining	6.65m x 3.24m	21'9" x 10'8"
Living Room	4.22m x 3.58m	13'11" x 11'9"
Study	2.62m x 1.75m	8'7" x 5'9"
W.C.	1.60m x 0.87m	5'3" x 2'10"
Utility	2.12m x 1.42m	7'0" x 4'8"



### FIRST FLOOR

Bedroom 1	3.64m x 3.27m	11'11" x 10'7"
Ensuite	2.12m x 1.39m	6'11" x 4'6"
Bedroom 2	3.27m x 3.22m	10'9" x 10'7"
Bedroom 3	3.62m x 2.75m	11'11" x 9'0"
Bedroom 4	3.27m x 2.75m	10'9" x 9'0"
Bathroom	2.14m x 1.70m	7'0" x 5'7"

 - suggested space for wardrobe

Floorplans shown for plots 359, 380, 388, 398, 439, 474 & 503. Plots 371, 401 & 447 are handed.

Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Arlington

THREE BEDROOM DETACHED HOME WITH PARKING



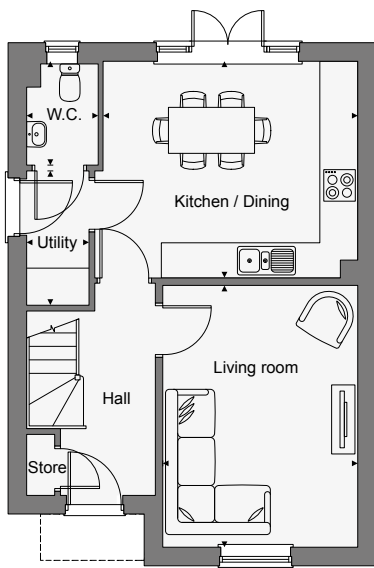
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

With living accommodation over three floors, this modern family home features a spacious living room at the front of the property, and a superb open-plan kitchen-dining room at the rear from which French doors provide access to the garden. There is also a separate utility, W.C. and storage cupboard on the ground floor.

The first floor features two double bedrooms, a study, a stylish family bathroom and additional storage. On the second floor, bedroom one benefits from an ensuite shower room and fitted wardrobes.

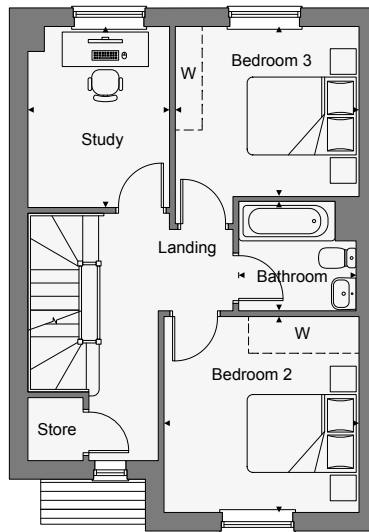
# BIRCH PARK

## BRAINTREE



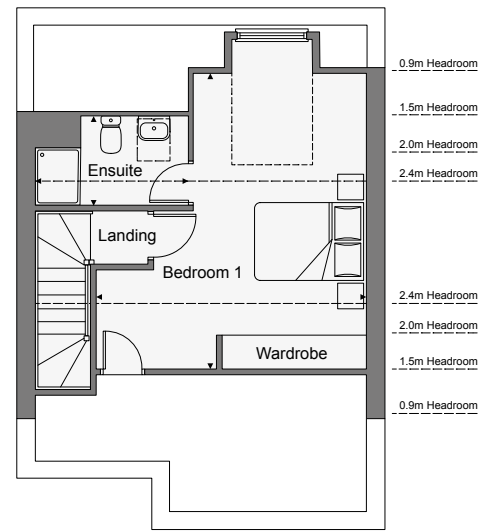
### GROUND FLOOR

Kitchen / Dining	4.41m x 3.72m	14'6" x 12'2"
Living Room	4.58m x 3.39m	15'0" x 11'1"
Utility	2.15m x 1.12m	7'0" x 3'8"
W.C.	1.20m x 1.78m	3'11" x 5'10"



### FIRST FLOOR

Bedroom 2	3.39m x 3.41m	11'1" x 11'2"
Bedroom 3	3.21m x 2.95m	10'6" x 9'8"
Study	3.14m x 2.45m	10'4" x 8'0"
Bathroom	1.92m x 2.05m	6'4" x 6'9"



### SECOND FLOOR

Bedroom 1	4.69m x 5.16m	15'5" x 16'11"
Ensuite	2.66m x 1.57m	8'9" x 5'2"

- suggested space for wardrobe

Floorplans shown for plot 504. Plots 468, 473 & 505 are handed.  
Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Charleston

THREE BEDROOM SEMI-DETACHED HOME WITH PARKING



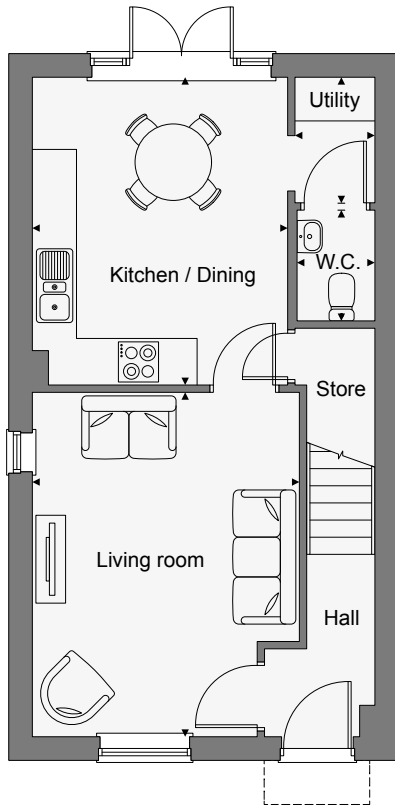
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This charming three bedroom semi-detached home with driveway parking features a living room at the front with a kitchen-dining room at the rear, from which French doors provide access to the garden. There is also a utility space, W.C. and an under stairs storage cupboard.

Upstairs, bedroom one has its own ensuite shower room. There are a further two bedrooms and a stylish family bathroom.

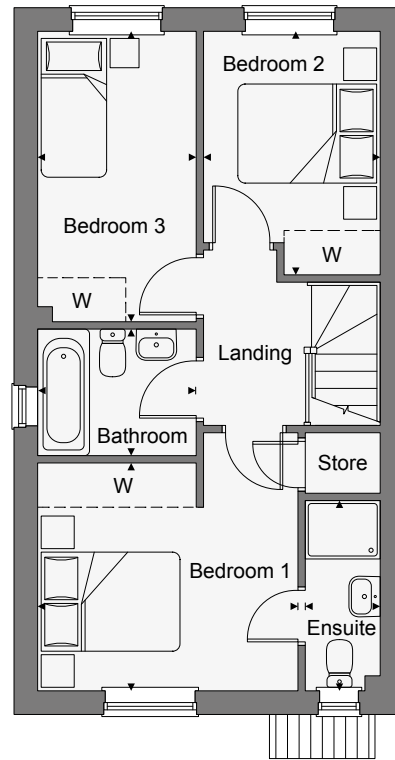
# BIRCH PARK

## BRAINTREE



**GROUND FLOOR**

Kitchen / Dining	4.20m x 3.49m	13'9" x 11'5"
Living Room	4.73m x 3.67m	15'6" x 12'0"
Utility	1.70m x 1.09m	5'7" x 3'7"
W.C.	1.55m x 1.09m	5'1" x 3'7"



**FIRST FLOOR**

Bedroom 1	3.54m x 3.16m	11'8" x 10'4"
Ensuite	2.62m x 1.09m	8'7" x 3'7"
Bedroom 2	3.34m x 2.41m	11'0" x 7'11"
Bedroom 3	3.98m x 2.17m	13'1" x 7'2"
Bathroom	2.17m x 1.70m	7'1" x 5'7"

 - suggested space for wardrobe

Floorplans shown for plots 412, 414, 422 & 424. Plots 411, 413, 421 & 423 are handed.  
Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Frogmore

THREE BEDROOM DETACHED HOME WITH PARKING

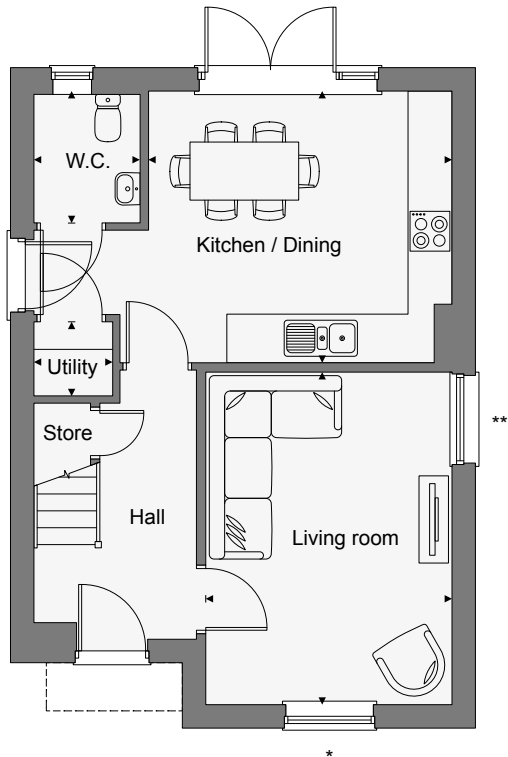


This three bedroom detached home features a living room to the front of the property, with an open-plan kitchen-dining room to the rear, from which French doors provide access to the garden. There is also a separate utility area, W.C. and under stairs store.

Upstairs, bedroom one has its own ensuite shower room. There are two further double bedrooms, a stylish family bathroom and additional storage on the landing.

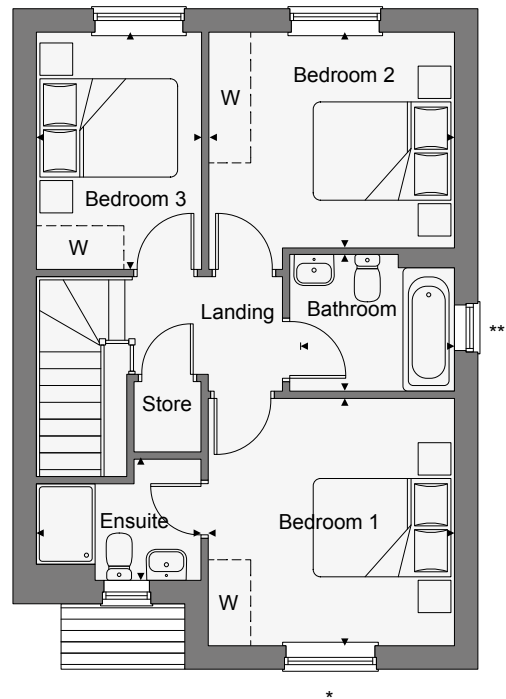
# BIRCH PARK

## BRAINTREE



**GROUND FLOOR**

Kitchen / Dining	4.35m x 3.73m	14'3" x 12'3"
Living Room	4.58m x 3.39m	15'0" x 11'1"
Utility	1.04m x 1.08m	3'5" x 3'6"
W.C.	1.83m x 1.45m	6'0" x 4'9"



**FIRST FLOOR**

Bedroom 1	3.41m x 3.39m	11'2" x 11'1"
Ensuite	2.27m x 1.64m	7'5" x 5'5"
Bedroom 2	3.38m x 2.95m	11'1" x 9'8"
Bedroom 3	3.29m x 2.28m	10'5" x 7'6"
Bathroom	2.25m x 1.92m	7'4" x 6'4"

W - suggested space for wardrobe

Floorplans shown for plots 430, 442 & 457. Plots 431, 432, 455 & 456 are handed. \*Window layout differs on plot 455.

\*\*Window to plot 455 only. Please ask your sales consultant for full details.

Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Gosford V4

THREE BEDROOM DETACHED HOME WITH PARKING



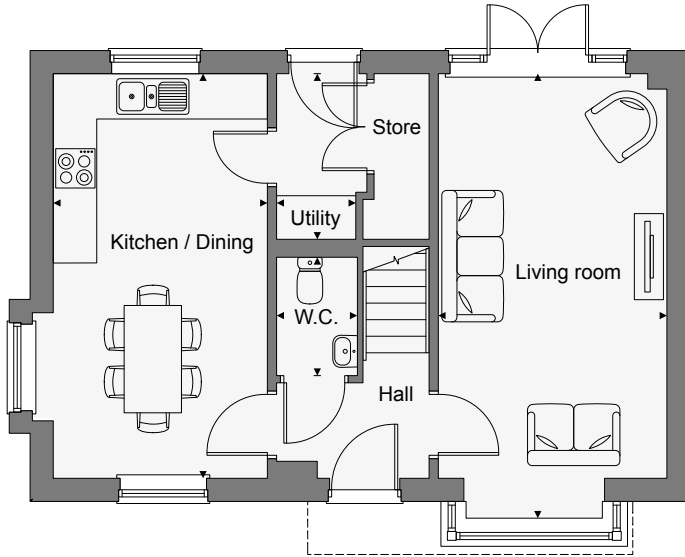
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This charming three bedroom double-fronted detached home features a spacious living room with a bay window and French doors opening onto the garden. The stylish open-plan kitchen-dining room runs along the opposite side of the home. There is also a utility space, large store cupboard and a W.C.

Upstairs, bedroom one has an ensuite shower room. There is a further double bedroom, a single bedroom and a stylish family bathroom, along with additional storage in bedroom two.

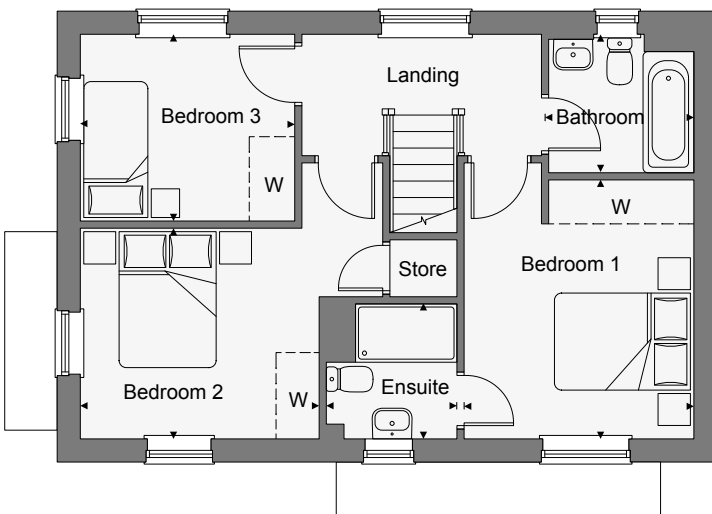
# BIRCH PARK

## BRAINTREE



### GROUND FLOOR

Kitchen/Dining	5.64m x 2.98m	18'5" x 9'9"
Living Room	6.23m x 3.18m	20'5" x 10'4"
Utility	2.36m x 1.15m	7'9" x 3'9"
W.C.	1.81m x 1.05m	5'9" x 3'4"



### FIRST FLOOR

Bedroom 1	3.60m x 3.21m	11'9" x 10'5"
Ensuite	1.91m x 1.83m	6'3" x 6'0"
Bedroom 2	3.32m x 2.93m	10'10" x 9'7"
Bedroom 3	2.98m x 2.60m	9'7" x 8'6"
Bathroom	2.05m x 1.86m	6'7" x 6'1"

 - suggested space for wardrobe

Floorplans shown for plots 383, 409 & 471. Plots 362, 415 & 472 are handed.

Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Gosford V5

THREE BEDROOM DETACHED HOME WITH PARKING



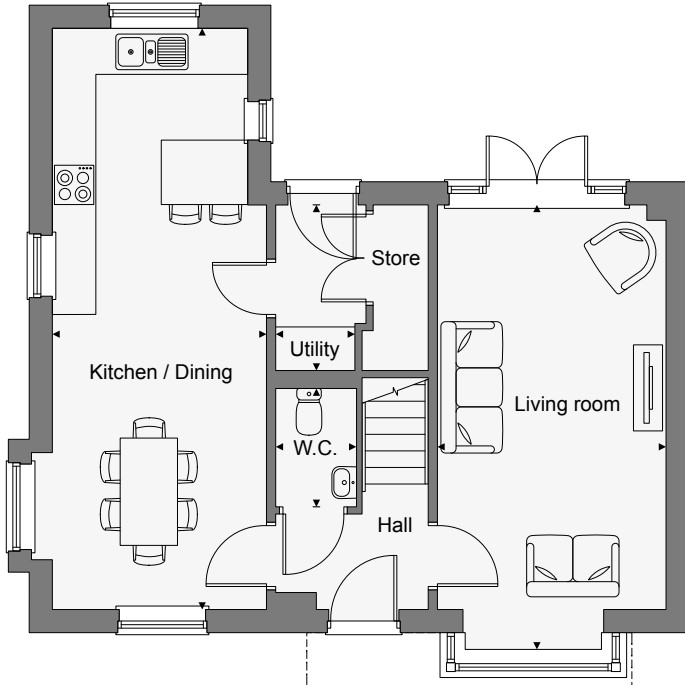
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This charming three bedroom double-fronted detached home features a spacious living room with a bay window and French doors opening onto the garden. The stylish open-plan kitchen-dining room runs along the opposite side of the home. There is also a utility space, large store cupboard and a W.C.

Upstairs, bedroom one has an ensuite shower room. There is a further double bedroom, a single bedroom and a stylish family bathroom, along with additional storage in bedroom two.

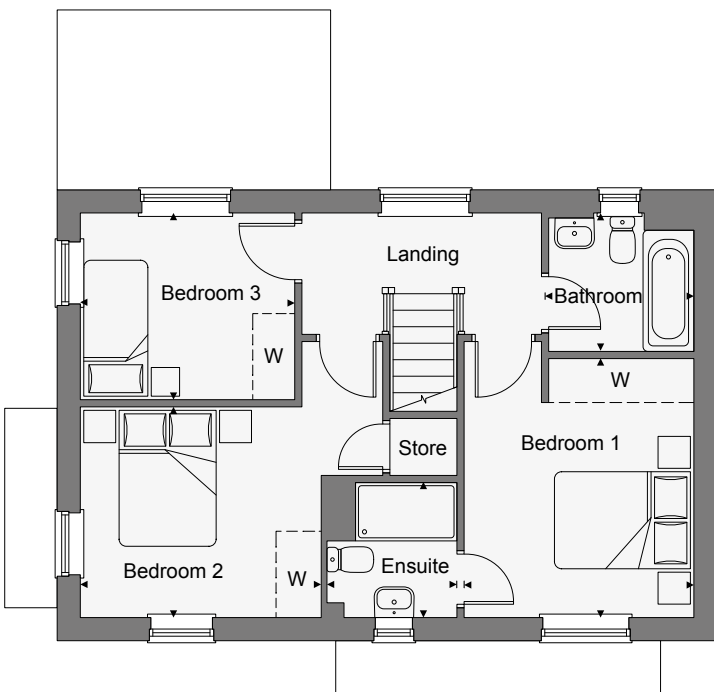
# BIRCH PARK

## BRAINTREE



### GROUND FLOOR

Kitchen/Dining	8.12m x 2.98m	26'8" x 9'9"
Living Room	5.66m x 3.18m	18'7" x 10'4"
Utility	2.36m x 1.15m	7'9" x 3'9"
W.C.	1.81m x 1.05m	5'9" x 3'5"



### FIRST FLOOR

Bedroom 1	3.64m x 3.21m	11'11" x 10'5"
Ensuite	1.91m x 1.83m	6'3" x 6'0"
Bedroom 2	3.32m x 2.93m	10'10" x 9'6"
Bedroom 3	2.98m x 2.60m	9'7" x 8'5"
Bathroom	2.05m x 1.86m	6'7" x 6'1"

 - suggested space for wardrobe

Floorplans shown for plots 425 & 429. Plot 446 is handed.

Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Gosford V6

THREE BEDROOM DETACHED HOME WITH PARKING



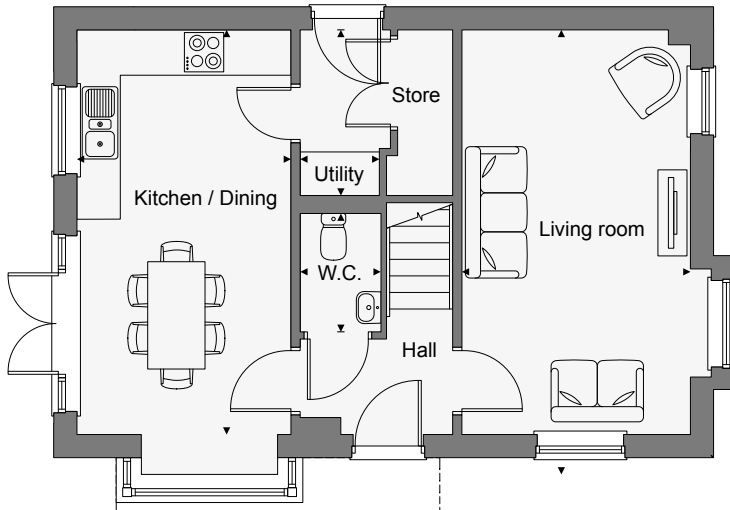
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This charming three bedroom double-fronted detached home features a spacious dual-aspect living room. The stylish open-plan kitchen-dining room runs along the other side of the home, with French doors to access the garden. There is also a utility space, large store cupboard and a W.C.

Upstairs, bedroom one has an ensuite shower room. There is a further double bedroom, a single bedroom and a stylish family bathroom, along with additional storage in bedroom two.

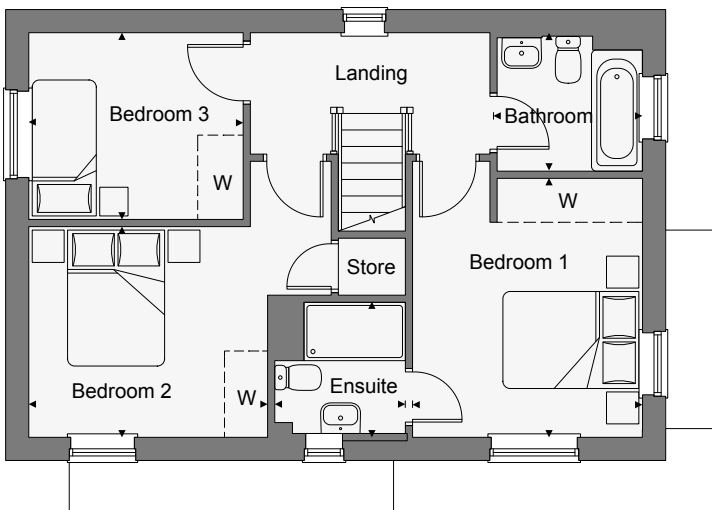
# BIRCH PARK

## BRAINTREE



### GROUND FLOOR

Kitchen/Dining	5.64m x 2.98m	18'5" x 9'9"
Living Room	6.23m x 3.18m	20'5" x 10'4"
Utility	2.36m x 1.15m	7'9" x 3'9"
W.C.	1.81m x 1.05m	5'9" x 3'4"



### FIRST FLOOR

Bedroom 1	3.60m x 3.21m	11'9" x 10'5"
Ensuite	1.91m x 1.83m	6'3" x 6'0"
Bedroom 2	3.32m x 2.93m	10'10" x 9'7"
Bedroom 3	2.98m x 2.60m	9'7" x 8'6"
Bathroom	2.05m x 1.86m	6'7" x 6'1"

 - suggested space for wardrobe

Floorplans shown for plot 480. Plot 485 is handed.

Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Parham V1

THREE BEDROOM HOME WITH ALLOCATED PARKING

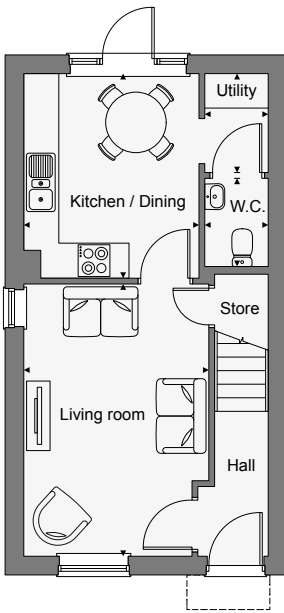


With living accommodation over three floors, this three bedroom home features a spacious living room at the front of the property. At the rear is an open-plan kitchen-dining room with access to the garden. There is also a utility space, W.C. and an under stairs storage cupboard.

The first floor features a double bedroom, a single bedroom and a stylish family bathroom. On the second floor is a double bedroom with its own ensuite shower room.

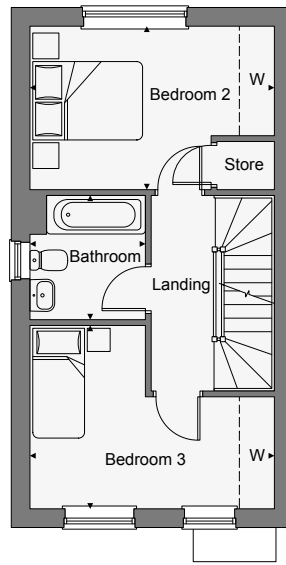
# BIRCH PARK

## BRAINTREE



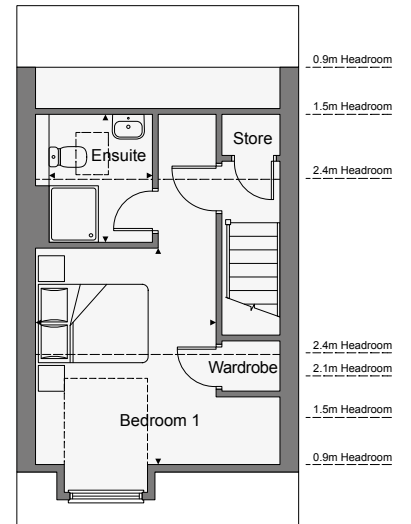
### GROUND FLOOR

<b>Kitchen / Dining</b>	3.52m x 3.02m	11'7" x 9'11"
<b>Living Room</b>	4.70m x 3.19m	15'5" x 10'6"
<b>Utility</b>	1.70m x 1.10m	5'7" x 3'7"
<b>W.C.</b>	1.60m x 1.10m	5'3" x 3'7"



### FIRST FLOOR

<b>Bedroom 2</b>	4.22m x 2.98m	13'10" x 9'10"
<b>Bedroom 3</b>	4.22m x 2.97m	13'10" x 9'9"
<b>Bathroom</b>	2.10m x 1.90m	6'10" x 6'2"



### SECOND FLOOR

<b>Bedroom 1</b>	3.74m x 3.08m	12'4" x 10'2"
<b>Ensuite</b>	2.20m x 2.01m	7'2" x 6'7"

- suggested space for wardrobe

Floorplans shown for plots 356, 454, 470, 484 & 512. Plots 357, 453, 469 & 483 are handed.  
Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Parham V2

THREE BEDROOM HOME WITH ALLOCATED PARKING

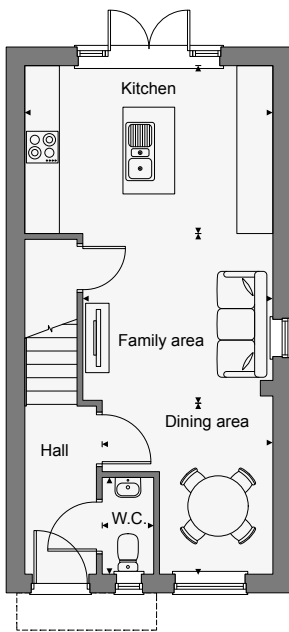


With living accommodation over three floors, this three bedroom home features a spacious open-plan kitchen-family-dining room on the ground floor, with French doors providing access to the garden. There is also a ground floor W.C.

The first floor features spacious living room, a single bedroom and stylish family bathroom. On the second floor, bedroom one benefits from its own ensuite shower room. There is a further double bedroom and additional storage.

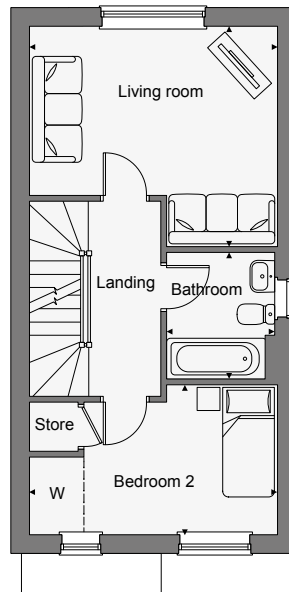
# BIRCH PARK

## BRAINTREE



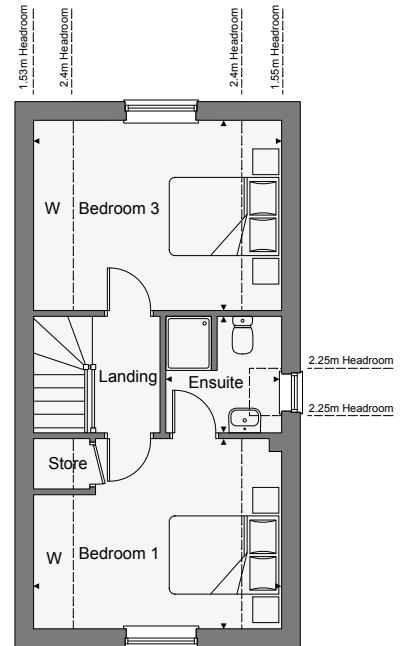
### GROUND FLOOR

Kitchen	4.29m x 2.89m	14'1" x 9'6"
Family Area	3.29m x 2.90m	10'9" x 9'6"
Dining Area	2.99m x 1.97m	9'9" x 6'6"
W.C.	1.69m x 0.90m	5'6" x 2'11"



### FIRST FLOOR

Living Room	4.29m x 3.75m	14'1" x 12'4"
Bedroom 2	4.29m x 2.63m	14'1" x 8'8"
Bathroom	2.23m x 1.86m	7'3" x 6'1"



### SECOND FLOOR

Bedroom 1	4.29m x 3.32m	14'1" x 10'10"
Ensuite	2.04m x 2.02m	6'7" x 6'7"
Bedroom 3	4.29m x 3.27m	14'9" x 10'8"

W - suggested space for wardrobe

Floorplans shown for plots 355, 391, 506 & 511. Plots 358, 372 & 475 are handed.  
Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Vyne

TWO BEDROOM SEMI-DETACHED HOME WITH PARKING



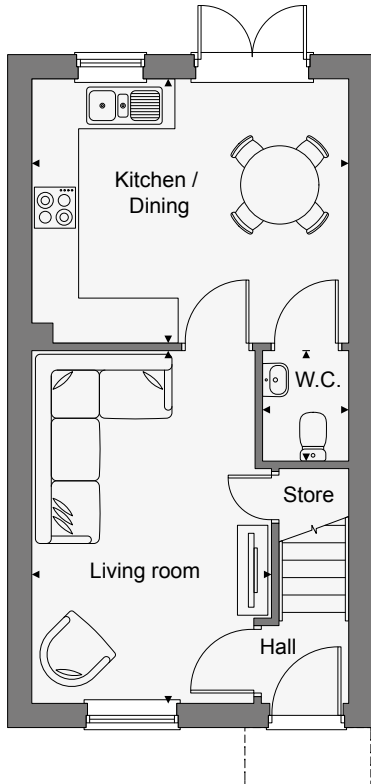
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This classic two bedroom home features a living room at the front of the property and an open-plan kitchen-dining room to the rear with French doors providing access to the rear garden. There is a downstairs W.C. and under stairs storage.

Upstairs, there are two double bedrooms and a stylish family bathroom.

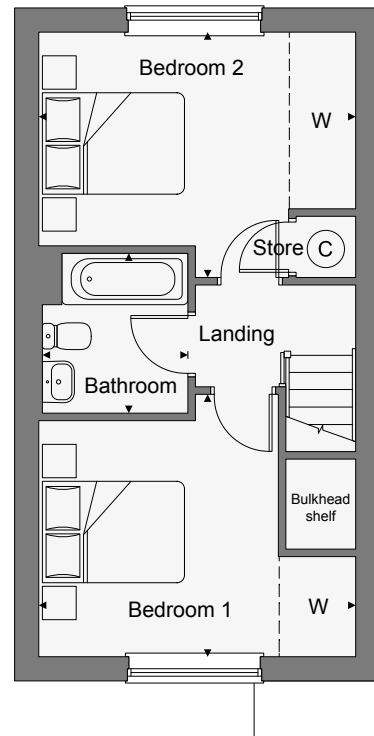
# BIRCH PARK

## BRAINTREE



**GROUND FLOOR**

Living Room	4.72m x 3.00m	15'6" x 9'10"
Kitchen/Dining	4.23m x 3.50m	13'10" x 11'5"
W.C.	1.50m x 1.13m	4'11" x 3'8"



**FIRST FLOOR**

Bedroom 1	4.22m x 3.23m	13'10" x 10'7"
Bedroom 2	4.22m x 3.47m	13'10" x 11'4"
Bathroom	2.15m x 1.94m	7'0" x 6'4"

 - suggested space for wardrobe

Floorplans shown for plots 333, 335, 444, 445, 478, 479, 481 & 482. Plots 334, 336, 373, 374, 389, 390, 407 & 408 are handed.  
Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Hertford

TWO BEDROOM TERRACED HOME WITH PARKING

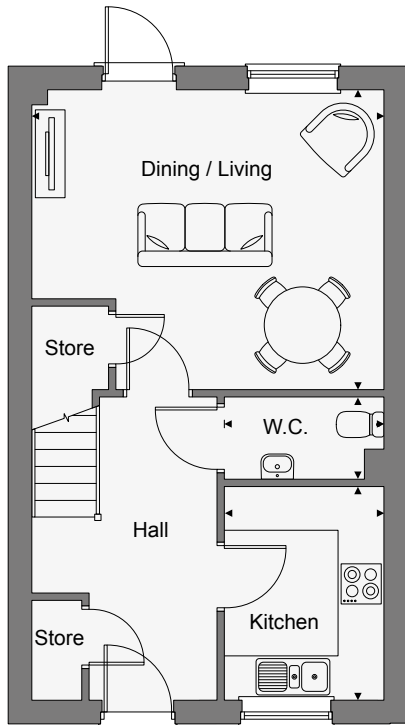


This classic two bedroom home features a kitchen at the front of the property with an open-plan dining-living room to the rear with access to the garden. There is a separate W.C. and under stairs storage on the ground floor.

Upstairs, there are two double bedrooms and a stylish family bathroom.

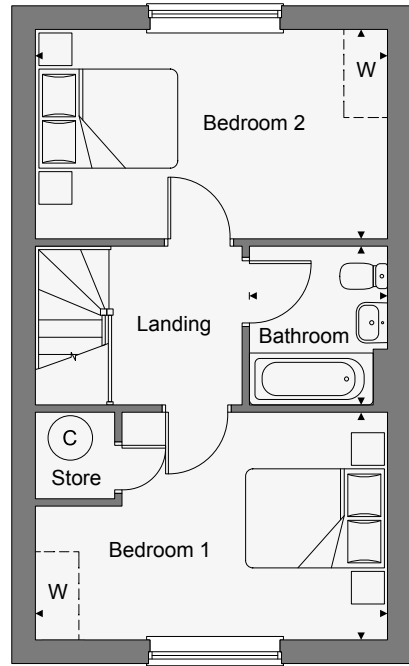
# BIRCH PARK

## BRAINTREE



**GROUND FLOOR**

Dining/Living	4.78m x 4.11m	15'8" x 13'6"
Kitchen	2.91m x 2.18m	9'7" x 7'2"
W.C.	2.18m x 1.09m	7'2" x 3'7"



**FIRST FLOOR**

Bedroom 1	4.78m x 3.10m	15'8" x 10'2"
Bedroom 2	4.78m x 2.86m	15'8" x 9'5"
Bathroom	2.16m x 1.90m	7'1" x 6'3"

 - suggested space for wardrobe

Floorplans shown for plot 450.

Energy Band Rating - B

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# BIRCH PARK

BRAINTREE

## The Cambridge

FOUR BEDROOM SEMI-DETACHED HOME WITH A GARAGE



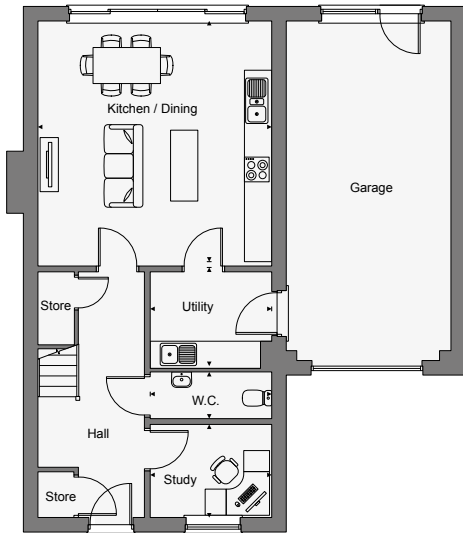
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

With living accommodation over three floors, the ground floor of this modern family home features an open-plan kitchen-dining room with French doors to access the rear garden. There's also a separate utility room, W.C., storage and a study.

The first floor features a spacious living room overlooking the rear garden, two double bedrooms and a stylish family bathroom, along with additional storage off the landing. Bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. On the second floor are two double bedrooms with a shared Jack & Jill ensuite shower room and further additional storage off the landing.

# BIRCH PARK

## BRAINTREE



### GROUND FLOOR

#### Kitchen / Dining

5.41m x 5.19m 17'9" x 17'0"

#### Utility

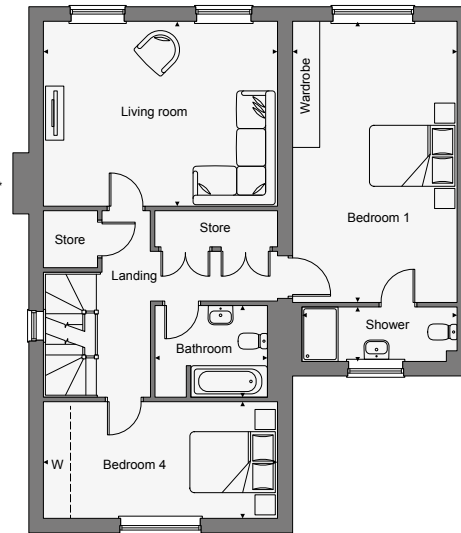
2.68m x 2.15m 8'10" x 7'11"

#### Study

2.68m x 2.11m 8'10" x 6'11"

#### W.C.

2.68m x 1.05m 8'10" x 3'5"



### FIRST FLOOR

#### Living Room

5.19m x 4.14m 17'0" x 13'7"

#### Bathroom

2.49m x 2.05m 8'2" x 6'9"

#### Bedroom 1

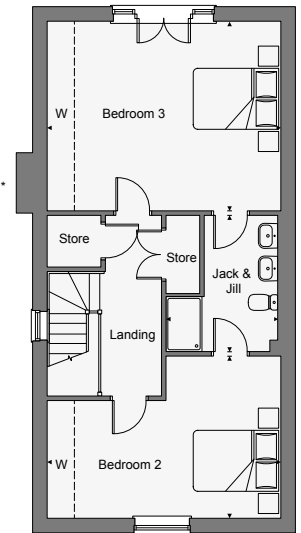
6.21m x 3.63m 20'5" x 11'11"

#### Bedroom 4

5.19m x 2.60m 17'0" x 8'6"

#### Shower

3.39m x 1.20m 11'2" x 3'11"



### SECOND FLOOR

#### Bedroom 2

5.19m x 3.59m 17'0" x 11'9"

#### Bedroom 3

5.19m x 4.23m 17'0" x 13'10"

#### Jack & Jill

3.05m x 2.50m 10'0" x 8'2"

W - suggested space for wardrobe

Floorplans shown for plots 14, 16, 18 & 20. Plots 13, 15, 17 & 19 are handed. \*Chimney only applicable to plots 13 and 20.

Please ask your sales consultant for full details.

Energy Band Rating - B

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