

Bellway at



Westcombe Park

You'll find your own favourite places and things to do pretty quickly. But it doesn't hurt to have a little starting point...

Bellway

WHAT TO SEE & WHERE TO GO

BELLWAY AT WESTCOMBE PARK

MALDON

LIFESTYLE

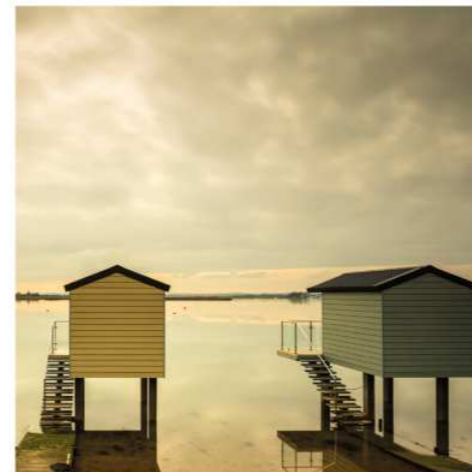


Promenade Park

Spend the day exploring walks along the coastal wall, small sandy beach, skate and BMX park, play areas, Splash Park & Petting Zoo and various cafés.

Combined Military Services Museum

British Military museum showing military history dating as far back as medieval times and onward through the Crimean & Napoleonic wars, covering both World wars to current day conflicts, including Europe's biggest display of firearms and combat uniforms. Learn about the special forces and the spy service. A great day out for all the family.



Osea Leisure Park

Camping, glamping and caravanning with coastal and inland paths for walkers and cyclists to explore. On site, The Deckhouse bar and restaurant offers great food and regular entertainment.

Heybridge Basin

Pretty Harbourside village with plenty of parking and local pubs and restaurants to stop and spend an afternoon people watching and the boats coming in and out of the harbour. If you are lucky, you may glimpse the seals swimming close by.



LIFESTYLE



Top Sails Charters

Relaxing and memorable river cruises on board a vintage sailing barge.

Private hire and public trips available from Maldon, Ipswich, Harwich, Brightlingsea and London.

Maldon Escape Rooms

Maldon Escape Rooms is located a short distance from the town centre with parking nearby. Escape Rooms are a form of live entertainment where you'll solve a series of puzzles in order to escape before the time runs out.

Discover clues and receive hints in our fully immersive purpose-built themed environment.



Blackwater Leisure Centre

A large swimming pool, fantastic flumes and a novelty bubble pool are just some of the features of this welcoming leisure centre.

There is a fully equipped gym, plenty of workout classes and friendly staff on hand to help you achieve your fitness goals, plus a lovely sauna to relax in after.

LIFESTYLE



Maldon Golf Club

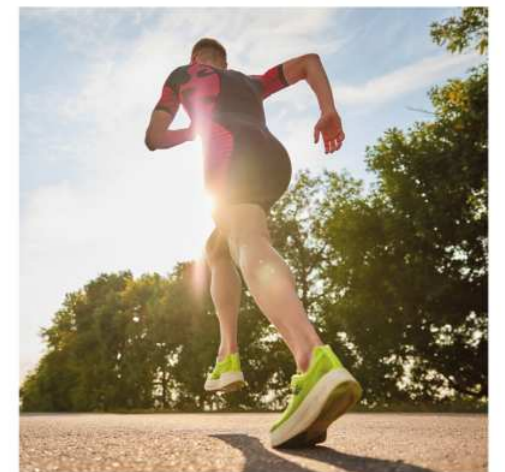
Founded in 1891, this is one of the oldest Golf clubs in Essex and the country. Our par 71, nine-hole course provides easy-walking, many mature trees, water hazards and true greens.

The Club is situated close to Beeleigh Abbey, and there are no joining fees for new members.

Blackwater Triathlon Club

Established for over 25 years, this friendly club covers all age groups within triathlon ranging from the junior club tri-stars all the way through to super veterans.

What's more they have regular organised cycling and social bike rides, training runs and the use of their own open water swimming lake during the warmer months.



LIFESTYLE



Shut Heath Wood, Great Totham

This 50-acre reserve is just below the crest of the Great Totham Ridge and includes 23 acres of ancient woodland forming part of the Chantry Wood complex.

A wonderful carpet of bluebells can be enjoyed in the spring.

Northey Island

Northey is an island in the Blackwater Estuary, connected to the mainland by a causeway that is covered by the tide twice every day.

It is a site of special scientific interest with a large area of undisturbed saltmarsh, and also the site of the Battle of Maldon in 991 AD making it Britain's oldest recorded battlefield site.



FOOD & DRINK



The Jolly Sailor

A family and dog friendly pub located on the Blackwater estuary where you can enjoy a pint on the seawall as well as dine in our eating areas, inside or out.

Fresh home cooked food and seafood served all day, all year round with frequent music and charity events, which are great fun for all the family.

The Lock Tea Room

This former ship's chandlers and café serves traditional café-style breakfasts, home-made lunches and 'Tiptree' cream teas, making it an idyllic spot to relax in.



The Farm Café by Black Pig

A lovely hidden gem on a quiet country road, with walks and fishing nearby, serving a variety of small plates, burgers and lobster, using local produce making it a popular spot with locals and visitors alike.

FOOD & DRINK

Le Bouchon - Brasserie & Hotel

Le Bouchon is a Grade II listed, 300-year-old Georgian building which has undergone an extensive refurbishment programme restoring the building to its former glory.

The culinary delights served here are consistently lauded by guests for both their exquisite flavours and beautiful presentation, and offers great value for money.



Ginny's Cocktail Lounge

Ginny's is an award-winning Cocktail Lounge on Maldon High Street, welcoming walk-ins but reservations are also available.

Bright's Path of Maldon

An enchanting and vibrant little street full of unique boutiques and tea rooms.



SHOPPING



Maldon High Street

The ancient market town of Maldon has a diverse history, with an architecturally interesting High Street filled with independent shops, the town attracts both local people and interested tourists.

High Chelmer Shopping Centre

The place to go for major retailers in nearby Chelmsford, including; Boots, Primark, JD Sports, New Look, Body Shop, River Island, HMV, Office, Sports Direct, Pandora and many more, what's more it has an extensive food hall.



Blackwater Retail Park

An extensive retail park with shops such as Next, Home Bargains, Aldi, Costa, Shøe Zone, Card Factory and so much more.

SHOPPING

Woof & Co.

The number one place for dog treats, toys and accessories, situated on the historic Maldon High Street.



Maldon Books

Maldon Books, an award-winning, family-run, independent bookshop nestled in the heart of Maldon.

Novel Sounds

Novel Sounds is an independent record shop based in Maldon, selling new and secondhand vinyl, turntables, band t-shirts and prints.



TRAVEL



Witham train station

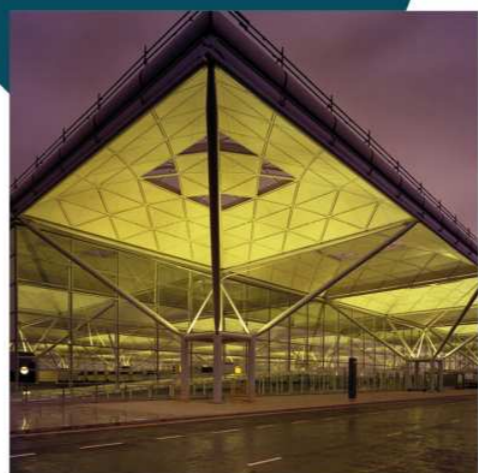
16 minutes' drive from Heybridge - 46 minutes to London Liverpool Street.

Hatfield Peverel train station

14 minutes' drive from Heybridge - 42 minutes to London Liverpool Street.



AIRPORTS



Stansted Airport

45 minutes to Stansted Airport.

Southend Airport

40 minutes to Southend Airport.

DISCOVER YOUR LOCAL AREA...



LIFESTYLE

- 1** Promenade Park
Park Drive, Maldon CM9 5JQ
- 2** Combined Military Services Museum
Station Road, Heybridge, Maldon CM9 4LQ
- 3** Osea Leisure Park
Goldhanger Road, Maldon CM9 4SA
- 4** Heybridge Basin
Heybridge Basin, Maldon CM9 4RW
- 5** Top Sails Charters
Cooks Yard, The Hythe, Maldon CM9 5HN
- 6** Maldon Escape Rooms
22 White Horse Lane, Maldon CM9 5QP
- 7** Blackwater Leisure Centre
Park Drive, Maldon CM9 5UR

- 8** Maldon Golf Club
Langford, Maldon CM9 4SS
- 9** Blackwater Triathlon Club
Park Drive, Maldon CM9 5UR
- 10** Shut Heath Wood
Off of Tiptree Road, Great Totham CM8 3ED
- 11** Northey Island
Parking: Public car park at Promenade Park, Maldon CM9 5UR

FOOD & DRINK

- 12** The Jolly Sailor
Basin Road, Heybridge Basin CM9 4RS
- 13** The Lock Tea Room
Basin Road, Heybridge Basin, Maldon CM9 4RS
- 14** The Farm Café by Black Pig
Chigborough Road, Maldon CM9 4RE

- 15** Le Bouchon - Brasserie & Hotel
The Square, Heybridge, Maldon CM9 4LT
- 16** Ginny's Cocktail Bar
70b High Street, Maldon CM9 5ET
- 17** Bright's Path of Maldon
63 High Street, Maldon CM9 5EP

SHOPPING

- 18** Maldon High Street
High Street, Maldon, CM9 5PN
- 19** High Chelmer Shopping Centre
15A Exchange Way, Chelmsford CM1 1XB
- 20** Blackwater Retail Park
The Causeway, Maldon CM9 4DY
- 21** Woof & Co.
119 High Street, Maldon CM9 5BS

- 22** Maldon Books
21-23 High Street, Maldon, Essex CM9 5PE
- 23** Novel Sounds
21c High Street, Maldon, Essex CM9 5PE

TRAVEL

- 24** Witham train station
Albert Road, Witham CM8 2BS
- 25** Hatfield Peverel train station
Station Road, Hatfield Peverel CM3 2DX

AIRPORTS

- 26** Stansted Airport
Bassingbourn Road, Stansted CM24 1QW
- 27** Southend Airport
Eastwoodbury Crescent, Southend-on-Sea SS2 6YF

BE A PART OF THIS BEAUTIFUL NEW GARDEN VILLAGE



Bellway at
Westcombe Park

Future Phase

Other
Development

MASTER PLAN







DEVELOPMENT PLAN

Phase 1

2 Bedroom Homes

-  The Cooper
Plots 22, 23, 33, 34, 52 & 53
-  The Thistle
Plot 45

3 Bedroom Homes

-  The Chandler
Plots 2, 3, 4, 5, 10, 11, 28, 29, 31, 32 & 44
-  The Thespian
Plots 6, 15, 26, 30 & 56
-  The Naylor
Plots 8 & 9
-  The Harper
Plots 13 & 14
-  The Fletcher
Plots 18, 19, 20, 21, 35, 36, 37 & 38

4 Bedroom Homes

-  The Silversmith
Plots 1, 7, 12, 42 & 51
-  The Scrivener
Plots 27, 43, 54 & 55
-  The Jeweller
Plot 46

1-3 Bedroom Homes

-  Affordable Homes

Phase 1








Phase 2

2 Bedroom Homes

-  The Cooper
Plots 145, 146, 147, 163, 164, 168 & 169
-  The Joiner
Plots 134, 135, 161, 162, 178, 179, 180 & 181

3 Bedroom Homes

-  The Chandler
Plots 191, 192, 195 & 196
-  The Mason
Plot 177
-  The Naylor
Plots 122, 123, 137, 138, 193 & 194
-  The Harper
Plots 186 & 187
-  The Thespian
Plots 121, 124, 127, 132, 139, 142, 165, 167, 176, 182, 190 & 197

4 Bedroom Homes


-  The Silversmith
Plots 128, 136, 184 & 189
-  The Goldsmith
Plots 185 & 188
-  The Scrivener
Plots 125, 126, 129, 133, 170, 171 & 183

1-4 Bedroom Homes

-  Affordable Homes

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

Key to plan

- v Visitor parking
- bcp Bin collection point
-  Shed

Material Finishes

-  W - Weatherboard Version



PHASE 1 HOMES

THE COOPER

2 bedroom home

Plots 22, 23, 33, 34, 52 & 53

770 Sq.ft.



First Floor

Bedroom 1	3.17m x 3.90m (max)	10'5" x 12'10" (max)
Bedroom 1 En Suite	1.37m x 2.06m	4'6" x 6'9"
Bedroom 2	4.22m x 2.27m (max)	13'10" x 7'5" (max)
Bathroom	1.91m x 1.99m	6'3" x 6'6"



Ground Floor

Kitchen	1.99m x 3.58m	6'6" x 11'9"
Living/Dining Room	4.22m x 4.67m (max)	13'10" x 15'4" (max)
Cloakroom	0.99m x 1.66m	3'3" x 5'6"

Clks - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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PHASE 1 HOMES

THE THISTLE

2 bedroom home

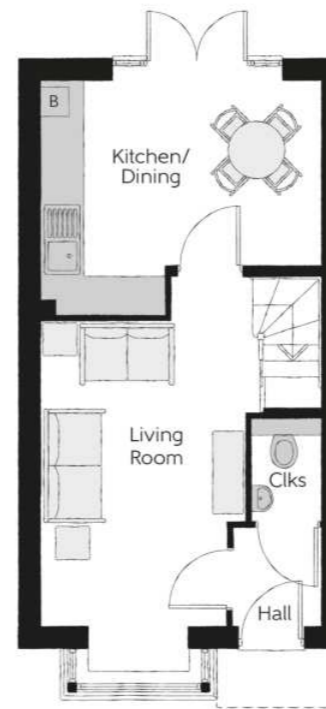
Plot 45

711 Sq.ft.



First Floor

Bedroom 1	4.05m x 2.72m	13'3" x 8'11"
Bedroom 2	4.05m x 2.62m (max)	13'3" x 8'7" (max)
Bathroom	1.91m x 2.36m	6'3" x 7'9"



Ground Floor

Kitchen/Dining	4.05m x 3.38m (max)	13'3" x 11'1" (max)
Living Room	2.95m x 5.07m (max)	9'8" x 16'8" (max)
Cloakroom	1.01m x 1.50m	3'4" x 4'11"

Clks - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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PHASE 1 HOMES

THE CHANDLER

3 bedroom home

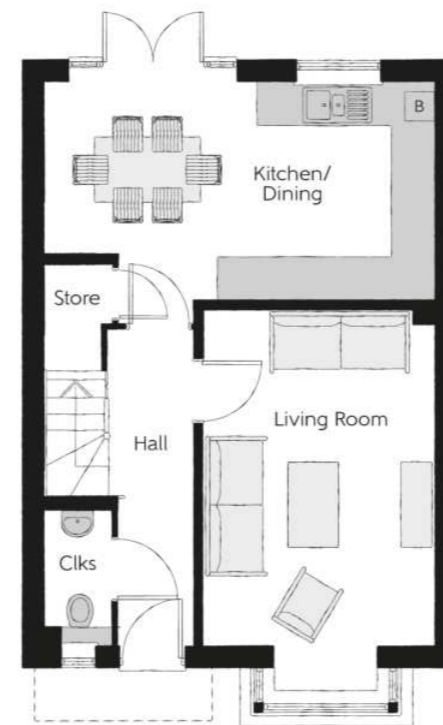
Plots 2, 3, 4, 5, 10, 11, 28, 29, 31, 32 & 44

951 Sq.ft.



First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.50m (max)	11'2" x 11'6" (max)
Bedroom 3	2.94m x 2.47m	9'8" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"



Ground Floor

Kitchen/Dining	5.46m x 3.39m (max)	17'11" x 11'2" (max)
Living Room	3.22m x 5.39m (inc. bay)	10'7" x 17'8" (inc. bay)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"

Clks - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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PHASE 1 HOMES

THE THESPIAN

3 bedroom home

Plots 6, 15, 26, 30 & 56

921 Sq.ft.



First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	2.89m x 4.85m (max)	9'6" x 15'11" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

Clks - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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PHASE 1 HOMES

THE NAYLOR

3 bedroom home

Plots 8 & 9

839 Sq.ft.



First Floor

Bedroom 1	2.75m x 4.31m <small>(max)</small>	9'0" x 14'2" <small>(max)</small>
Bedroom 2	2.75m x 4.01m <small>(max)</small>	9'0" x 13'2" <small>(max)</small>
Bedroom 3	2.16m x 2.62m	7'1" x 8'7"
Bathroom	2.16m x 1.98m	7'1" x 6'6"



Ground Floor

Kitchen/Breakfast	2.32m x 4.04m <small>(max)</small>	7'7" x 13'3" <small>(max)</small>
Living/Dining Room	5.01m x 3.53m <small>(max)</small>	16'5" x 11'7" <small>(max)</small>
Cloakroom	1.44m x 1.98m	4'9" x 6'6"

Clks - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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PHASE 1 HOMES

THE HARPER

3 bedroom home

Plots 13 & 14

1026 Sq.ft.



First Floor

Bedroom 1	3.50m x 3.92m <small>(max)</small>	11'6" x 12'10" <small>(max)</small>
Bedroom 1 En Suite	1.20m x 2.82m	3'11" x 9'3"
Bedroom 2	2.55m x 4.62m	8'4" x 15'2"
Bedroom 3	2.15m x 3.61m	7'1" x 11'10"
Bathroom	2.13m x 1.99m	7'0" x 6'6"



Ground Floor

Kitchen/Dining	4.79m x 3.55m	15'9" x 11'8"
Living Room	3.36m x 4.55m <small>(max)</small>	11'0" x 14'11" <small>(max)</small>
Cloakroom	2.61m x 1.46m	8'7" x 4'10"

Clks - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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PHASE 1 HOMES

THE FLETCHER

3 bedroom home

Plots 18, 19, 20, 21, 35, 36, 37 & 38

1057 Sq.ft.



Second Floor

Bedroom 1	2.95m x 4.16m (max) (max)	9'8" x 13'8" (max) (max)
Dressing	1.90m x 3.09m	6'3" x 10'1"
Bedroom 1 En Suite	2.00m x 2.08m	6'7" x 6'10"

First Floor

Bedroom 2	3.99m x 3.16m	13'1" x 10'4"
Bedroom 3	3.99m x 2.17m	13'1" x 7'1"
Bathroom	1.90m x 2.15m	6'3" x 7'0"



Ground Floor

Kitchen	1.89m x 3.72m	6'3" x 12'2"
Living/Dining	3.99m x 4.92m (max) (max)	13'1" x 16'2" (max) (max)
Cloakroom	0.95m x 2.11m	3'1" x 6'11"

Clks - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window --- - Reduced Head Height

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PHASE 1 HOMES

THE SILVERSMITH

4 bedroom home

Plots 1, 7, 12, 42 & 51

1234 Sq.ft.



First Floor

Bedroom 1	3.36m x 3.89m <small>(max)</small>	11'0" x 12'9" <small>(max)</small>
Bedroom 1 En Suite	2.61m x 1.50m	8'7" x 4'11"
Bedroom 2	3.16m x 3.36m	10'4" x 11'0"
Bedroom 3	2.39m x 3.14m	7'10" x 10'4"
Bedroom 4	2.70m x 3.01m <small>(max)</small>	8'10" x 9'10" <small>(max)</small>
Bathroom	1.93m x 2.11m	6'4" x 6'11"



Ground Floor

Kitchen/Family	4.44m x 5.88m <small>(max)</small>	14'7" x 19'3" <small>(max)</small>
Living Room	3.30m x 5.19m <small>(max)</small>	10'10" x 17'0" <small>(max)</small>
Dining Room	2.32m x 2.80m	7'7" x 9'2"
Cloakroom	1.07m x 1.85m	3'6" x 6'1"

Clks - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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PHASE 1 HOMES

THE SCRIVENER

4 bedroom home

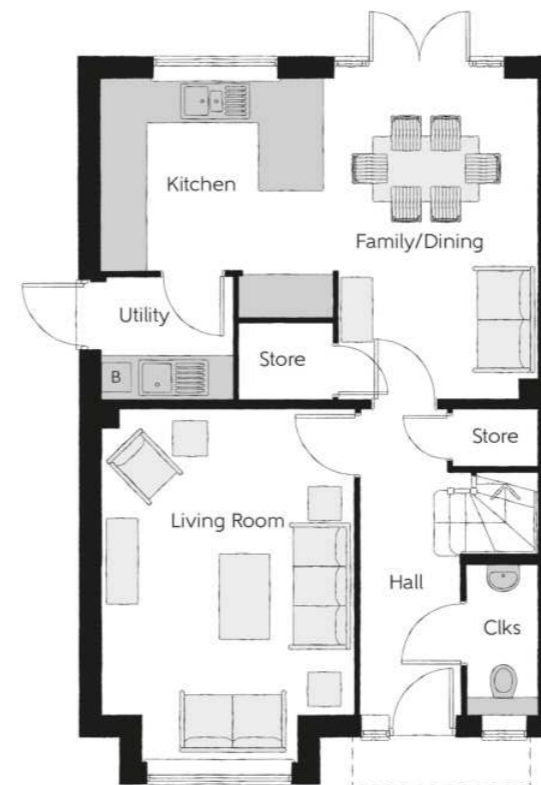
Plots 27, 43, 54 & 55

1214 Sq.ft.



First Floor

Bedroom 1	2.96m x 4.59m <small>(inc. bay)</small>	9'9" x 15'1" <small>(inc. bay)</small>
Bedroom 1 En Suite	2.34m x 1.35m	7'8" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m <small>(max)</small>	9'11" x 9'5" <small>(max)</small>
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"



Ground Floor

Kitchen	3.10m x 3.33m <small>(max)</small>	10'2" x 10'11" <small>(max)</small>
Family/Dining	2.99m x 4.48m	9'10" x 14'8"
Living Room	3.54m x 4.94m <small>(inc. bay)</small>	11'7" x 16'3" <small>(inc. bay)</small>
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"

Clks - Cloakroom B - Boiler W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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PHASE 1 HOMES

THE JEWELLER

4 bedroom home

Plot 46

1737 Sq.ft.



First Floor

Bedroom 1	5.54m x 2.93m (max) (max)	18'2" x 9'7" (max) (max)
Bedroom 1 En Suite	3.41m x 1.90m (max) (max)	11'2" x 6'3" (max) (max)
Dressing	2.04m x 1.72m	6'8" x 5'8"
Bedroom 2	3.44m x 5.03m (max) (max)	11'4" x 16'6" (max) (max)
Bedroom 2 En Suite	1.20m x 3.14m	3'11" x 10'3"
Bedroom 3	4.74m x 2.61m (max) (max)	15'6" x 8'7" (max) (max)
Bedroom 4	2.94m x 2.88m	9'8" x 9'5"
Bathroom	2.37m x 1.90m	7'9" x 6'3"



Ground Floor

Kitchen/Dining/Family	4.74m x 6.04m (max) (max)	15'6" x 19'10" (max) (max)
Living Room	3.91m x 5.42m (inc. bay) (max)	12'10" x 17'9" (inc. bay) (max)
Study	3.31m x 2.55m (max) (max)	10'10" x 8'4" (max) (max)
Utility	2.57m x 3.04m (max) (max)	8'5" x 10'0" (max) (max)
Cloakroom	1.34m x 1.75m	4'5" x 5'9"



Clks - Cloakroom B - Boiler CYL - Hot Water Cylinder W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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PHASE 2 HOMES

THE COOPER

2 bedroom home

Plots 145, 146, 147, 163, 164, 168 & 169

770 Sq.ft.



First Floor

Bedroom 1	3.17m x 3.90m (max)	10'5" x 12'10" (max)
Bedroom 1 En Suite	1.37m x 2.06m	4'6" x 6'9"
Bedroom 2	4.22m x 2.27m (max)	13'10" x 7'5" (max)
Bathroom	1.91m x 1.99m	6'3" x 6'6"



Ground Floor

Kitchen	1.99m x 3.58m	6'6" x 11'9"
Living/Dining Room	4.22m x 4.67m (max)	13'10" x 15'4" (max)
Cloakroom	0.99m x 1.66m	3'3" x 5'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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PHASE 2 HOMES

THE JOINER

2 bedroom home

Plots 134, 135, 161, 162, 178, 179, 180 & 181

680 Sq.ft.



First Floor

Bedroom 1	4.05m x 2.72m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m (max)	13'3" x 7'10" (max)
Bathroom	1.89m x 2.35m (max)	6'3" x 7'9" (max)



Ground Floor

Kitchen/Dining	4.05m x 3.38m (max)	13'3" x 11'1" (max)
Living Room	2.95m x 4.85m (max)	9'8" x 15'11" (max)
Cloakroom	1.01m x 1.50m	3'4" x 4'11"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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PHASE 2 HOMES

THE CHANDLER

3 bedroom home

Plots 191, 192, 195 & 196

951 Sq.ft.



First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.50m <small>(max)</small>	11'2" x 11'6" <small>(max)</small>
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"



Ground Floor

Kitchen/Dining	5.46m x 3.39m	17'11" x 11'2"
Living Room	3.22m x 5.36m <small>(inc. bay)</small>	10'7" x 17'7" <small>(inc. bay)</small>
Cloakroom	0.95m x 1.90m	3'1" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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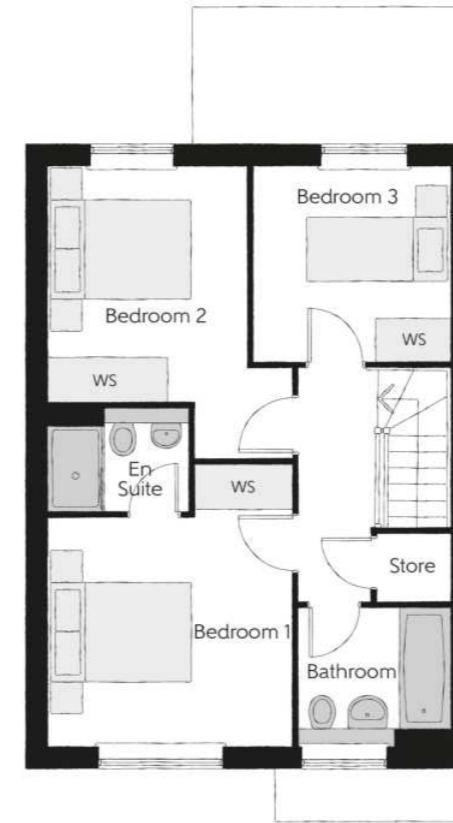
PHASE 2 HOMES

THE MASON

3 bedroom home

Plot 177

1059 Sq.ft.



First Floor

Bedroom 1	3.44m x 3.93m (max)	11'3" x 12'11" (max)
Bedroom 1 En Suite	1.98m x 1.46m	6'6" x 4'9"
Bedroom 2	2.81m x 4.09m (max)	9'3" x 13'5" (max)
Bedroom 3	2.74m x 2.74m	9'0" x 9'0"
Bathroom	2.11m x 1.91m	6'11" x 6'3"



Ground Floor

Kitchen/Family/Dining	5.64m x 6.05m (max)	18'6" x 19'10" (max)
Living Room	3.42m x 3.71m	11'3" x 12'2"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	0.96m x 1.91m	3'2" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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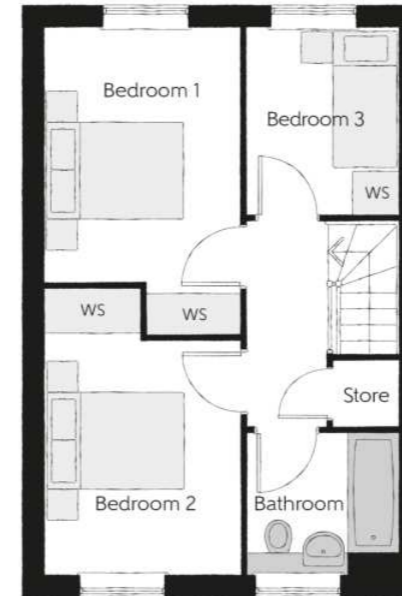
PHASE 2 HOMES

THE NAYLOR

3 bedroom home

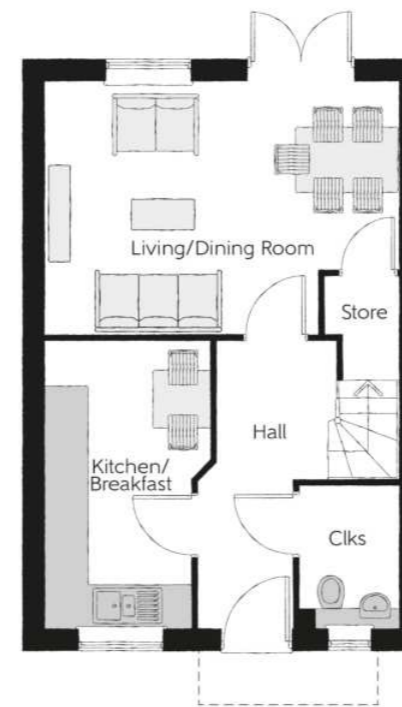
Plots 122, 123, 137, 138, 193 & 194

839 Sq.ft.



First Floor

Bedroom 1	2.75m x 4.31m (max)	9'0" x 14'2" (max)
Bedroom 2	2.75m x 4.01m (max)	9'0" x 13'2" (max)
Bedroom 3	2.16m x 2.62m (max)	7'1" x 8'7" (max)
Bathroom	2.16m x 1.98m	7'1" x 6'6"



Ground Floor

Kitchen/Breakfast	2.32m x 4.04m (max)	7'7" x 13'3" (max)
Living/Dining Room	5.01m x 3.53m (max)	16'5" x 11'7" (max)
Cloakroom	1.44m x 1.98m	4'9" x 6'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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PHASE 2 HOMES

THE HARPER

3 bedroom home

Plots 186 & 187

1026 Sq.ft.



First Floor

Bedroom 1	3.50m x 3.92m (max)	11'6" x 12'10" (max)
Bedroom 1 En Suite	1.20m x 2.82m	3'11" x 9'3"
Bedroom 2	2.55m x 4.62m	8'4" x 15'2"
Bedroom 3	2.15m x 3.61m	7'1" x 11'10"
Bathroom	2.15m x 1.99m	7'0" x 6'6"



Ground Floor

Kitchen/Dining	4.79m x 3.55m	15'9" x 11'8"
Living Room	3.36m x 4.55m (max)	11'0" x 14'11" (max)
Cloakroom	2.61m x 1.46m	8'7" x 4'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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PHASE 2 HOMES

THE THESPIAN

3 bedroom home

Plots 121, 124, 127, 132, 139, 142, 165, 167, 176, 182, 190 & 197

921 Sq.ft.



First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.81m x 4.85m (inc. bay)	12'6" x 15'11" (inc. bay)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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PHASE 2 HOMES

THE SILVERSMITH

4 bedroom home

Plots 128, 136, 184 & 189

1234 Sq.ft.



First Floor

Bedroom 1	3.36m x 3.89m (max)	11'0" x 12'9" (max)
Bedroom 1 En Suite	2.61m x 1.50m	8'7" x 4'11"
Bedroom 2	3.16m x 3.36m	10'4" x 11'0"
Bedroom 3	2.70m x 3.01m (max)	8'10" x 9'10" (max)
Bedroom 4	2.39m x 3.14m	7'10" x 10'4"
Bathroom	1.93m x 2.11m	6'4" x 6'11"



Ground Floor

Kitchen/Dining	4.44m x 5.88m (max)	14'7" x 19'3" (max)
Living Room	3.30m x 5.19m (max)	10'10" x 17'0" (max)
Family	2.32m x 2.80m	7'7" x 9'2"
Cloakroom	1.07m x 1.85m	3'6" x 6'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) ---- - Reduced Head Height

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PHASE 2 HOMES

THE GOLDSMITH

4 bedroom home

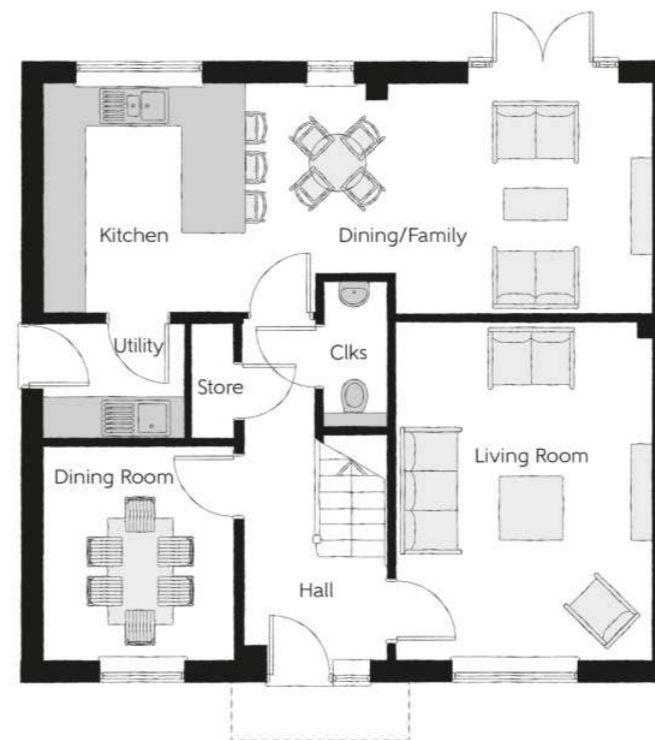
Plots 185 & 188

1512 Sq.ft.



First Floor

Bedroom 1	3.65m x 4.26m <small>(max) (max)</small>	12'0" x 14'0" <small>(max) (max)</small>
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m <small>(max) (max)</small>	12'1" x 12'0" <small>(max) (max)</small>
Bedroom 2 En Suite	2.60m x 1.53m <small>(max) (max)</small>	8'6" x 5'0" <small>(max) (max)</small>
Bedroom 3	2.66m x 4.38m	8'9" x 14'4"
Bedroom 4	3.65m x 2.71m	12'0" x 8'11"
Bathroom	2.08m x 2.71m <small>(max) (max)</small>	6'10" x 8'11" <small>(max) (max)</small>



Ground Floor

Kitchen/Dining/Family	8.56m x 3.22m <small>(max) (max)</small>	28'1" x 10'7" <small>(max) (max)</small>
Living Room	3.59m x 4.74m	11'9" x 15'7"
Dining Room	2.67m x 3.02m	8'9" x 9'11"
Utility	1.98m x 1.63m	6'6" x 5'4"
Cloakroom	0.90m x 2.06m	3'0" x 6'9"

Ckls - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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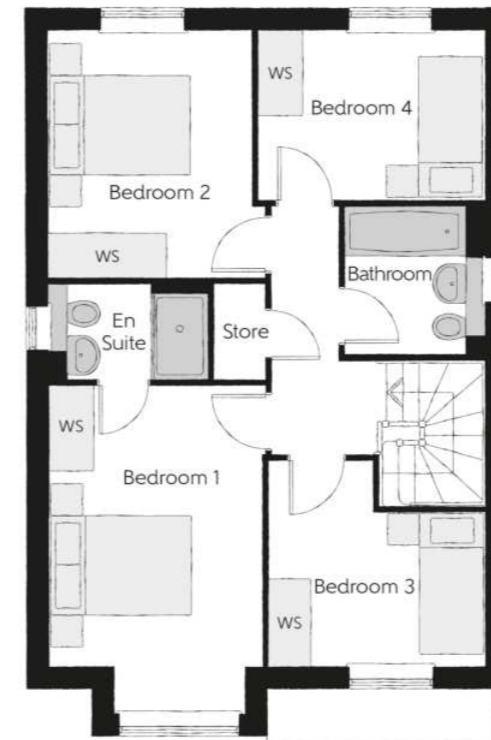
PHASE 2 HOMES

THE SCRIVENER

4 bedroom home

Plots 125, 126, 129, 133, 170, 171 & 183

1214 Sq.ft.



First Floor

Bedroom 1	2.96m x 4.59m <small>(inc. bay)</small>	9'9" x 15'1" <small>(inc. bay)</small>
Bedroom 1 En Suite	2.34m x 1.35m	7'8" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m <small>(max)</small>	9'11" x 9'5" <small>(max)</small>
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"



Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m <small>(inc. bay)</small>	11'7" x 16'3" <small>(inc. bay)</small>
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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TAKE A LOOK INSIDE

BELLWAY AT WESTCOMBE PARK

MALDON



Photography of The Silversmith Showhome at Westcombe Park.

SPECIFICATION

Kitchen

- Contemporary kitchen units with soft close doors and drawers
- Composite 22mm worktops with matching upstand
- Matching splashback behind hob
- Stainless steel sink with chrome mixer tap
- Single oven with 4 ring gas hob (5 ring to 4 bedroom homes only)
- Integrated cooker hood
- Integrated fridge freezer
- Integrated microwave oven (4 bedroom homes only)
- Under wall unit LED lighting
- Integrated dishwasher (4 bedroom homes only)
- Space and plumbing for a dishwasher (2 and 3 bedroom homes only)
- Space and plumbing for a washer/dryer (maybe located in utility area)

Bathroom, En Suite and Cloakroom

- Roca white sanitaryware with chrome fittings
- Bristan chrome taps and bathroom furniture
- Mira minimal EV thermostatic shower (to en suites or main bathroom when no en suite in the house)
- Chrome towel warmers

General

- Walls and ceiling finished in white matt emulsion
- Skirting and architraves in white gloss
- White vertical panel internal doors with chrome door furniture
- Fitted wardrobes to bedroom 1
- Ideal LOGIC combi boiler (with boiler and hot water cylinder to the Jeweller housetype)

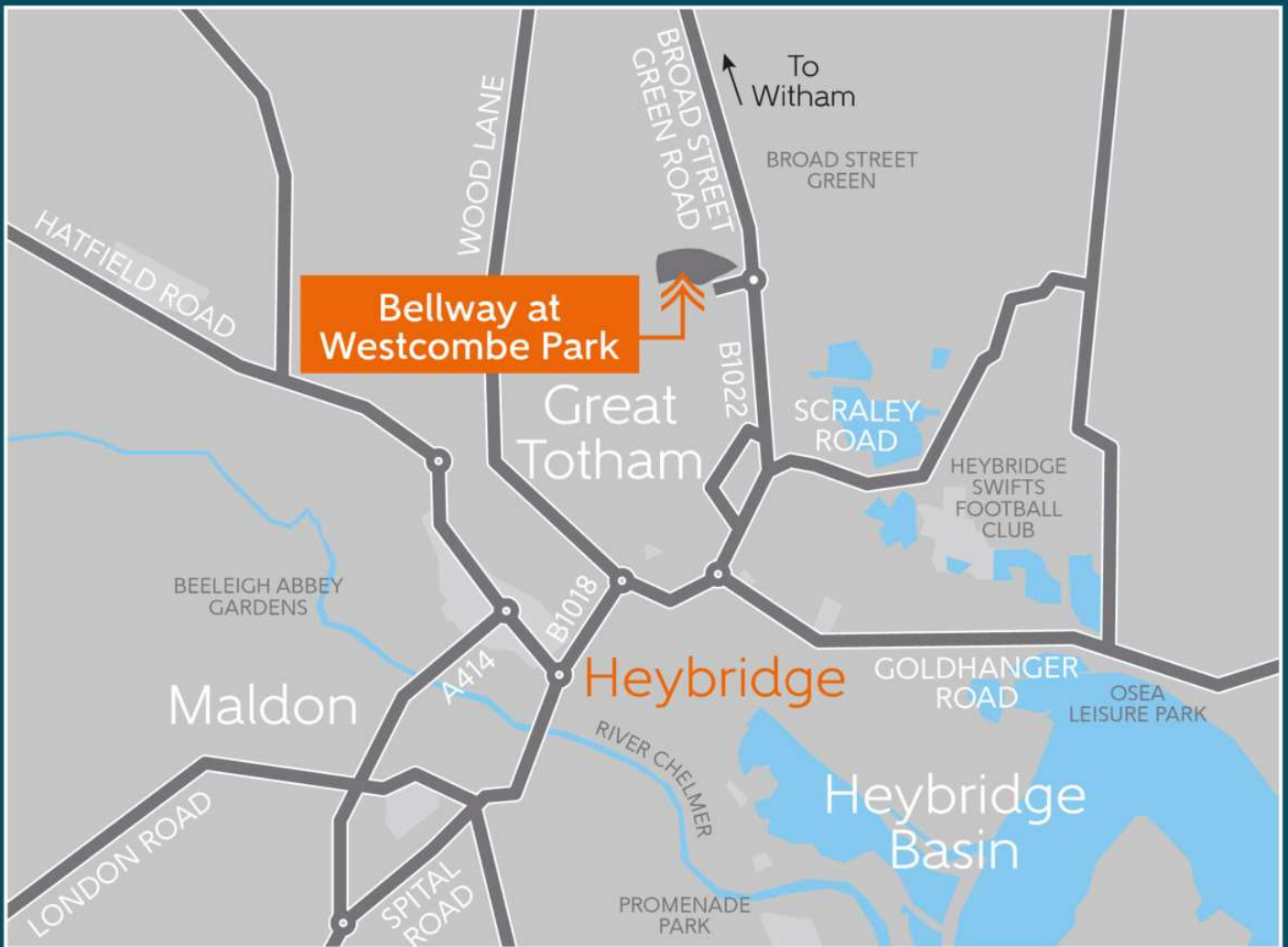
Electrical

- Openreach ultra-fast fibre and hyperoptic connectivity
- TV and Cat 6 network point to living room, family room and bedroom 1 (and study to the Jeweller housetype)
- Telephone point to living room
- Dual connection satellite points to living room
- Pendant ceiling light to living areas, bedrooms, hallway, utility room and cloakroom
- White recessed spotlights to kitchen and wet rooms
- External brushed chrome up/down light to front and rear
- Heat detector, smoke alarm and carbon monoxide detectors

External

- External tap to rear
- Front gardens landscaped





Bellway at



Westcombe Park

Off Broad Street
Green Road
Maldon
Essex
CM9 8NY

[///magic.underline.dwelled](http://magic.underline.dwelled)

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