



# Westcombe Park

Westcombe Park is a development of 2, 3 and 4 bedroom homes, located in Maldon, Essex.



**Bellway**





## Be at the heart of the community

### Garden village living close to everything you need

Westcombe Park is a brand-new garden village located a short drive from Maldon's historic town centre. Bellway's attractive selection of 2, 3, and 4 bedroom homes sits at the heart of this welcoming new community, enjoying convenient access to on-site amenities such as a primary school, community centre, sports pitches, playgrounds and green spaces, including the beautiful Heybridge Wood.

These versatile homes provide energy efficient, modern living for a wide variety of lifestyles, with spacious interiors and close proximity to local shops and services, along with excellent road connections to Colchester, Chelmsford and beyond.

The result is a perfect mixture of comfort, convenience and community now and for generations to come.

## Close to town, country and coast

### A charming riverside location full of history and character

Westcombe Park's location on the outskirts of Maldon puts a great selection of local amenities close by.

Everyday essentials can be found at nearby Bentalls Shopping Centre, which is a four-minute drive away and offers a supermarket, pharmacy and a number of other independent shops and services. A little further down the road, you can also find Blackwater Retail Park which plays home to a number of well-known brands.

For more choice, take the 12-minute cycle ride to Maldon High Street, where you'll find a great selection of charming independent shops, services, cafés, pubs, restaurants and bars.

Maldon's position on the River Blackwater provides some fantastic options for getting out and enjoying the fresh air. Heybridge Basin, located 10 minutes away by bike, acts as a gateway to a number of popular walks in the area, taking in the beautiful coastal landscape.

Alternatively, the Chigborough Lakes nature reserve is an 11-minute ride away and makes a convenient spot for a leisurely stroll among nature.

For a little more excitement, Promenade Park in the town centre features entertainment for the whole family, including a museum, splash park, petting zoo, adventure golf and a boating lake.

For keeping fit, Blackwater Leisure Centre features a gym, fitness classes, sports courts and leisure and fitness pools. Alternatively, Maldon Golf Club offers a historic nine-hole course or you can take to the water with Blackwater Sailing Club.

When it comes to education, there are plenty of local options. Westcombe Park itself will include a brand-new primary school just a short walk from your door, with more options nearby. There is also a choice of secondary schools within a 10-minute drive.

Travelling further afield is made easy with the A12 just 12 minutes away and carving a direct route from London all the way to the picturesque Suffolk Coast. There is also a choice of train stations with Hatfield Peverel and Witham both around 15 minutes away and operating direct services to London Liverpool Street in 40 and 45 minutes, respectively.









# Development plan







# The Cooper

FOUR BEDROOM HOME



Bellway

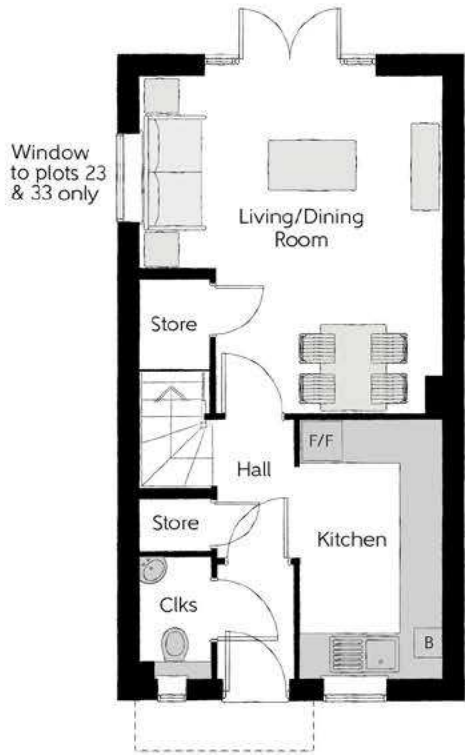
The Cooper

Two bedroom home



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)

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**  
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# The Joiner

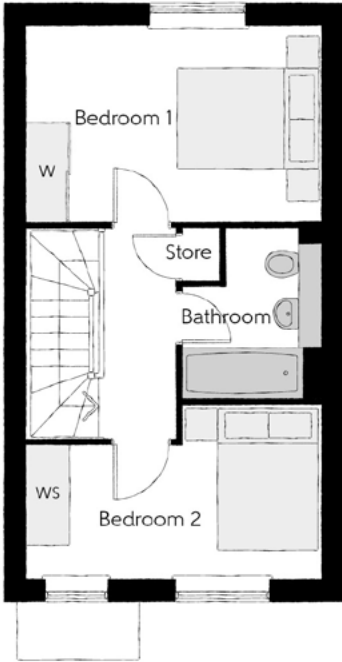
TWO BEDROOM HOME



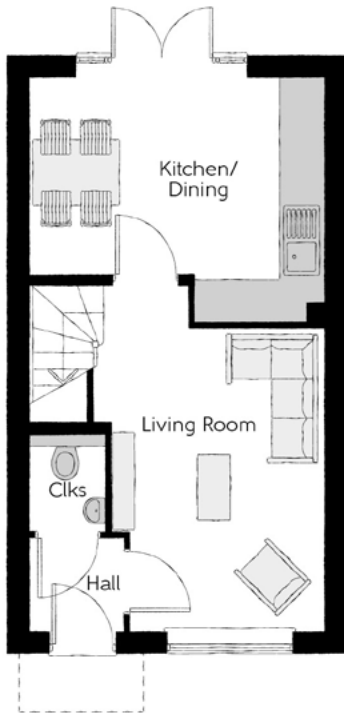
Bellway

The Joiner

Two bedroom home



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    W - Fitted Wardrobe    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Thistle

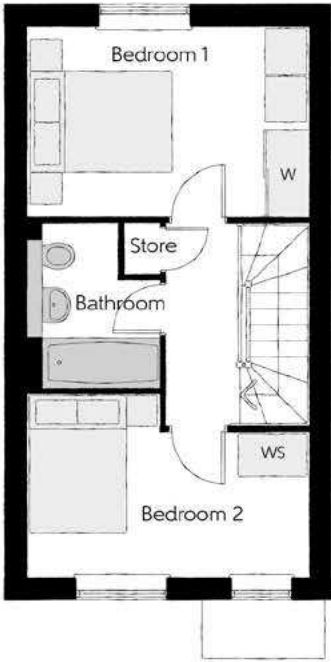
TWO BEDROOM HOME



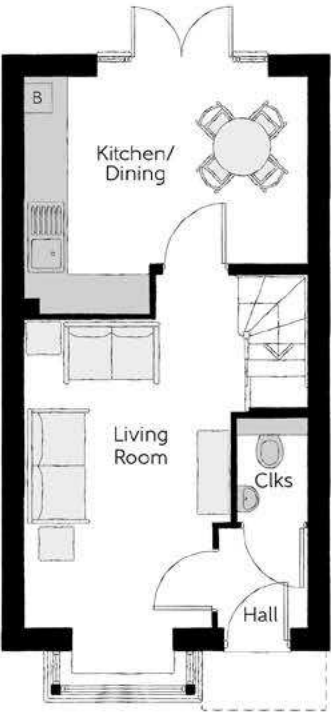
**Bellway**

The Thistle

Two bedroom home



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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# The Naylor

THREE BEDROOM HOME



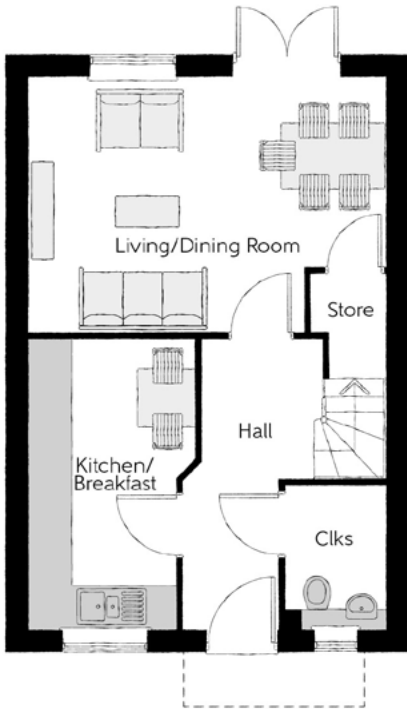
Bellway

The Naylor

Three bedroom home



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    W - Fitted Wardrobe    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Harper

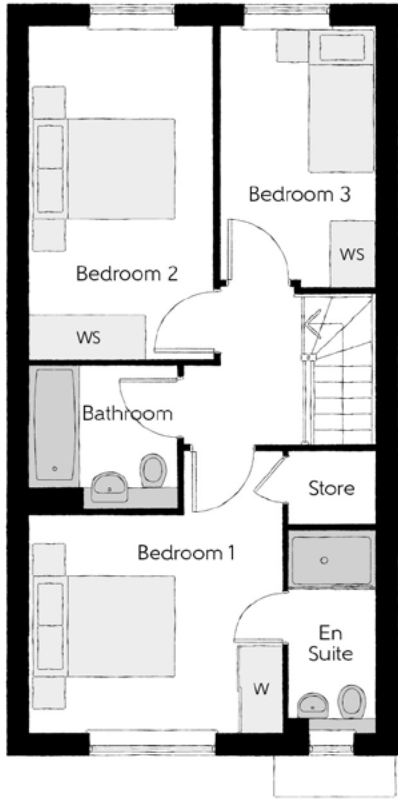
THREE BEDROOM HOME



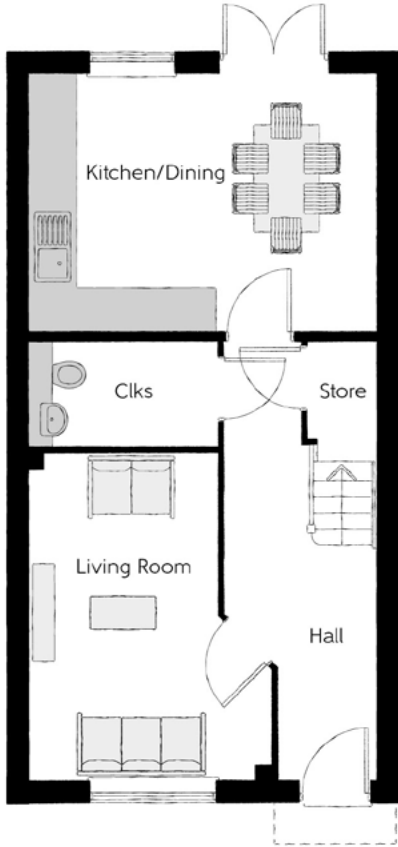
**Bellway**

The Harper

Three bedroom home



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    W - Fitted Wardrobe    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Thespian

THREE BEDROOM HOME



Bellway

The Thespian

Three bedroom home



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    W - Fitted Wardrobe    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Chandler

THREE BEDROOM HOME



**Bellway**

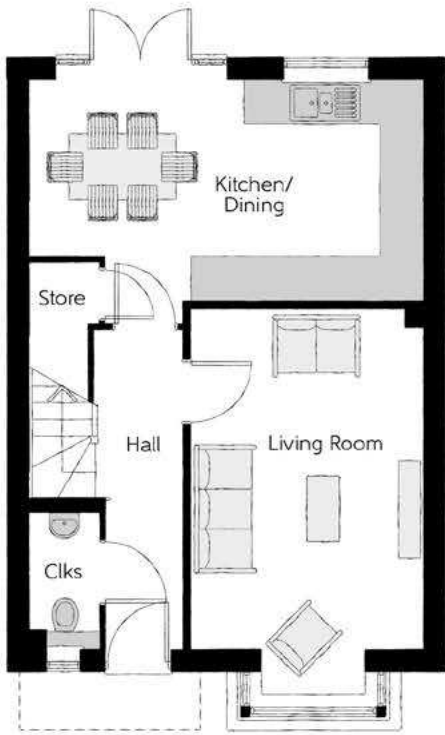
The Chandler

Three bedroom home



### 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	17'11" x 11'2"
Living Room	3.22m x 5.36m (inc. bay)	10'7" x 17'7" (inc. bay)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"

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

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# The Mason

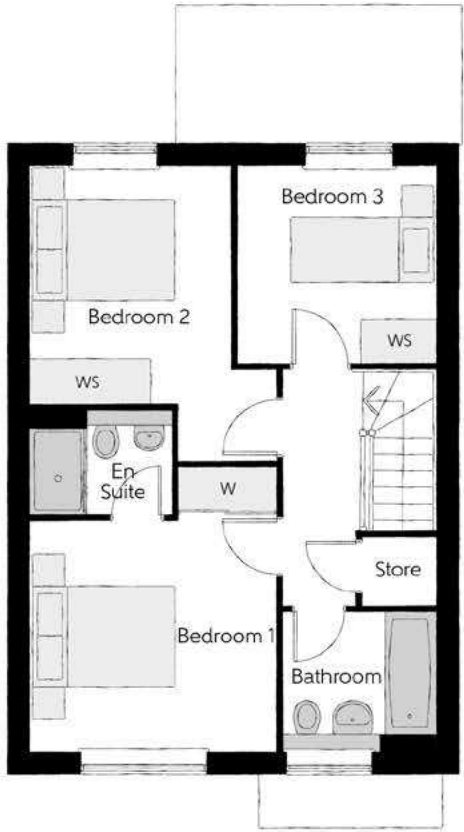
THREE BEDROOM HOME



Bellway

The Mason

Three bedroom home



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) (max)	18'6" x 19'10" (max) (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 W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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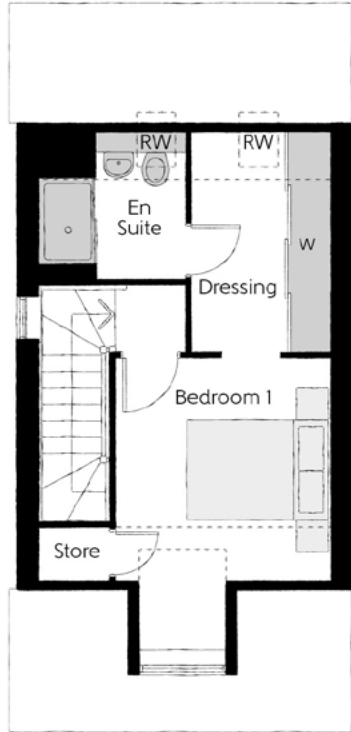


# The Fletcher

THREE BEDROOM HOME



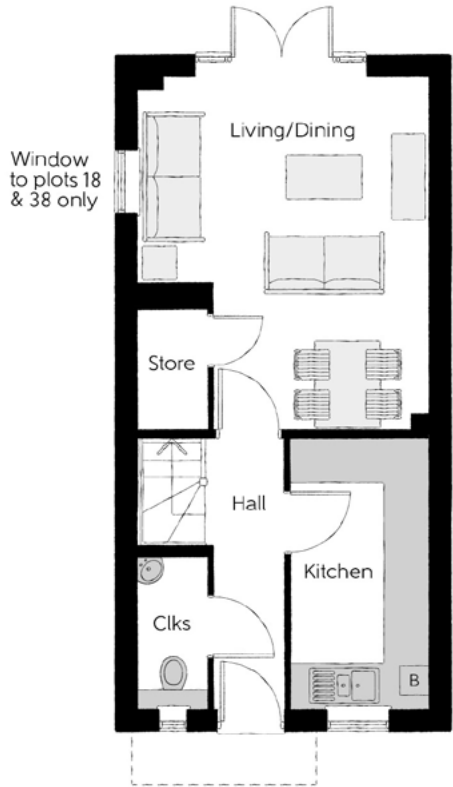
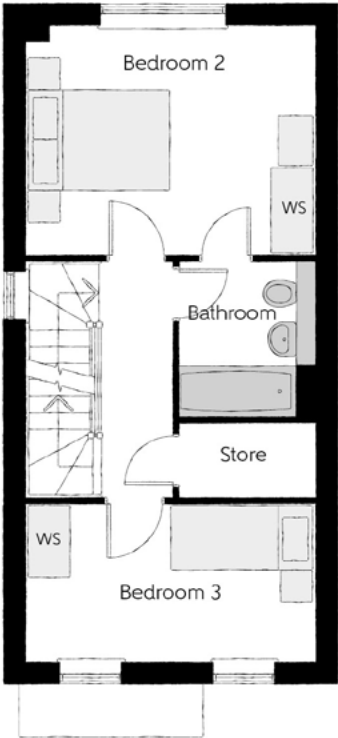
Bellway



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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# The Scrivener

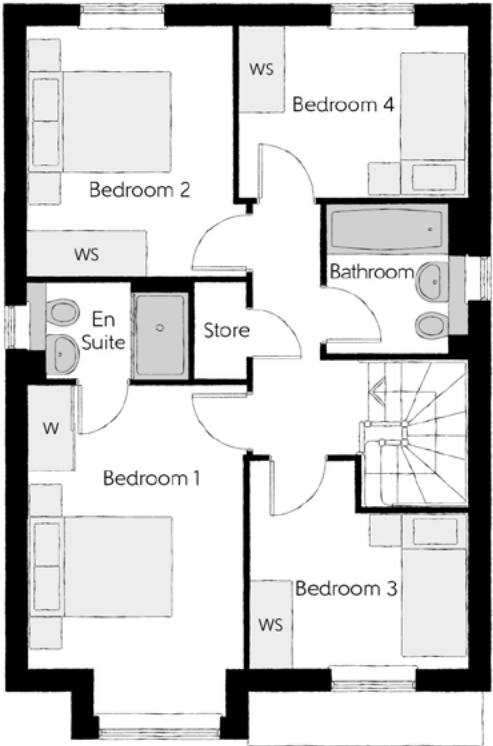
FOUR BEDROOM HOME



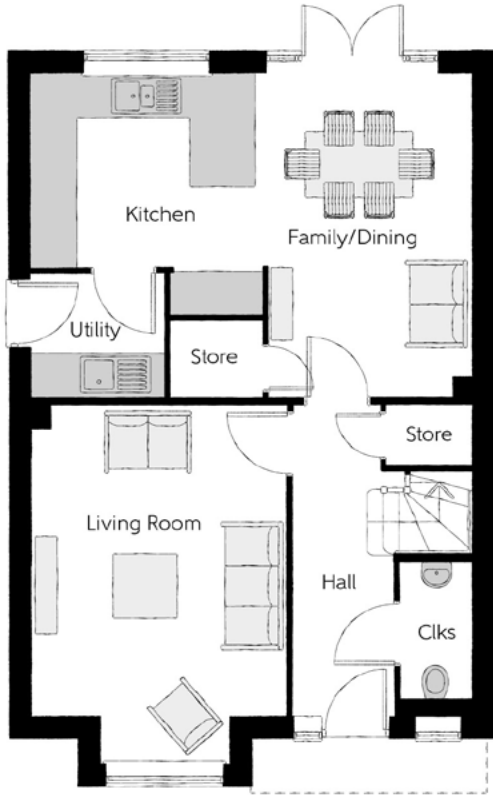
Bellway

The Scrivener

Four bedroom home



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    W - Fitted Wardrobe    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Silversmith

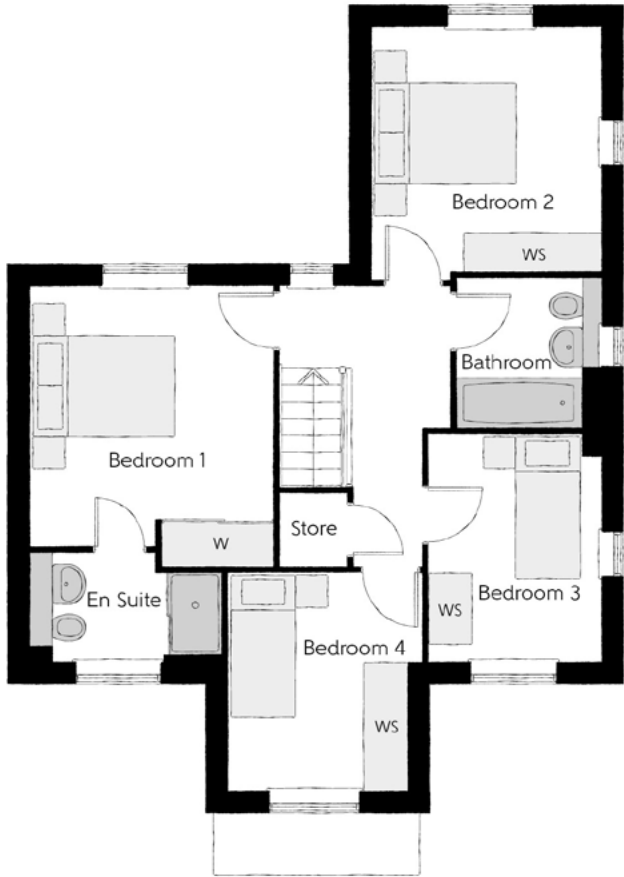
FOUR BEDROOM HOME



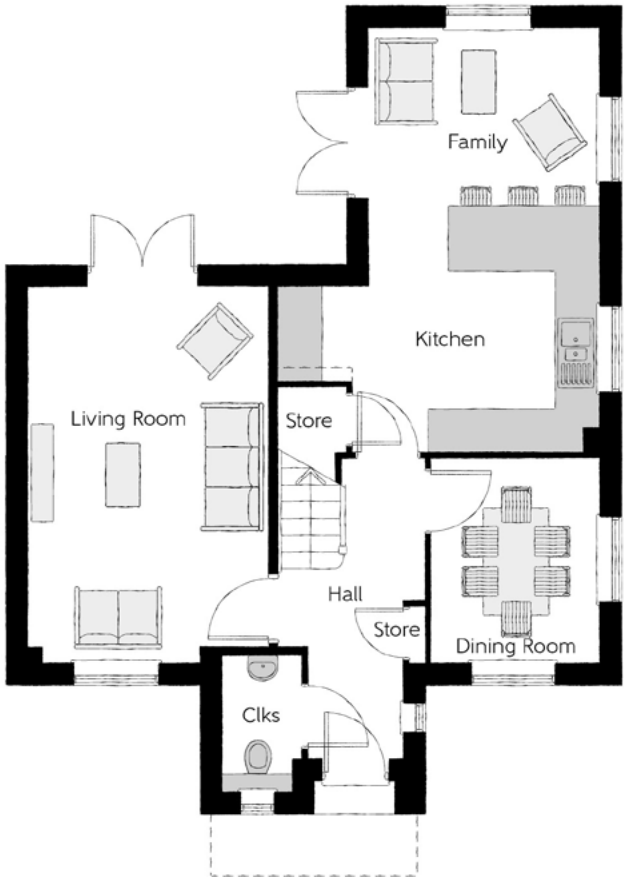
Bellway

The Silversmith

Four bedroom home



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	2.39m x 3.14m	7'10" x 10'4"
Bedroom 4	2.70m x 3.01m (max)	8'10" x 9'10" (max)
Bathroom	1.93m x 2.11m	6'4" x 6'11"



Ground Floor		
Kitchen/Family	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)
Dining Room	2.32m x 2.80m (max)	7'7" x 9'2" (max)
Cloakroom	1.07m x 1.85m	3'6" x 6'1"

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

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# The Goldsmith

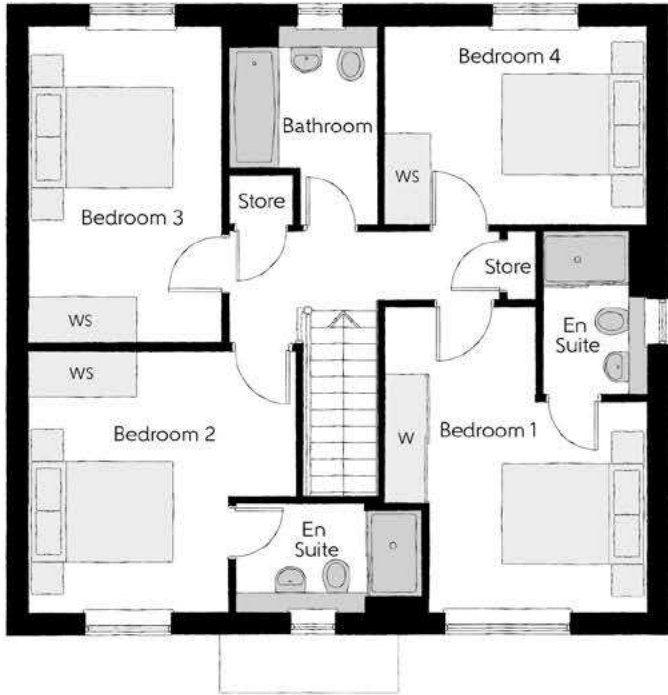
FOUR BEDROOM HOME



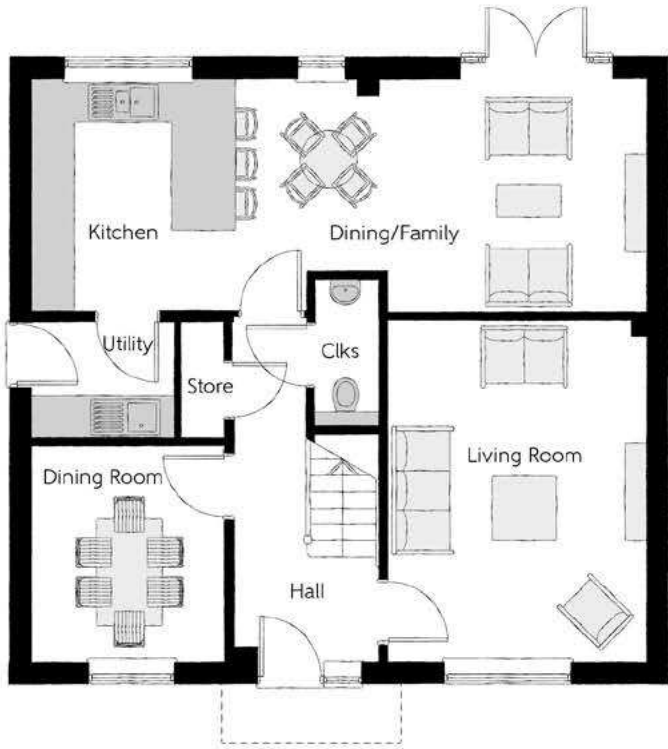
Bellway

The Goldsmith

Four bedroom home



First Floor		
Bedroom 1	3.65m x 4.26m (max) (max)	12'0" x 14'0" (max) (max)
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m	12'1" x 12'0" (max) (max)
Bedroom 2 En Suite	2.60m x 1.53m (max)	8'6" x 5'0" (max)
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 (max) (max)	6'10" x 8'11" (max) (max)



Ground Floor		
Kitchen/Dining/Family	8.56m x 3.22m (max)	28'1" x 10'7" (max)
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"

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

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# The Jeweller

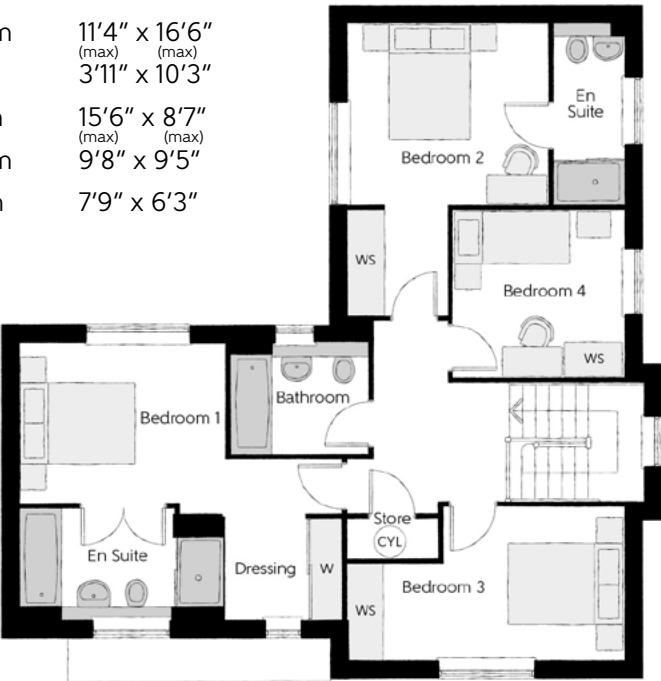
FOUR BEDROOM HOME



Bellway

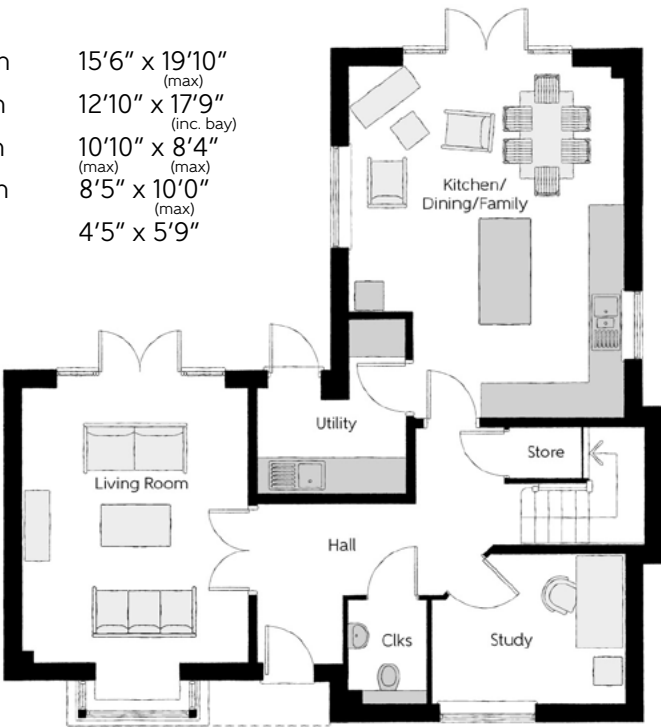
### First Floor

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)	11'2" x 6'3" (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)	15'6" x 19'10" (max)
Living Room	3.91m x 5.42m (inc. bay)	12'10" x 17'9" (inc. bay)
Study	3.31m x 2.55m (max)	10'10" x 8'4" (max)
Utility	2.57m x 3.04m (max)	8'5" x 10'0" (max)
Cloakroom	1.34m x 1.75m	4'5" x 5'9"



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

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# The Philosopher

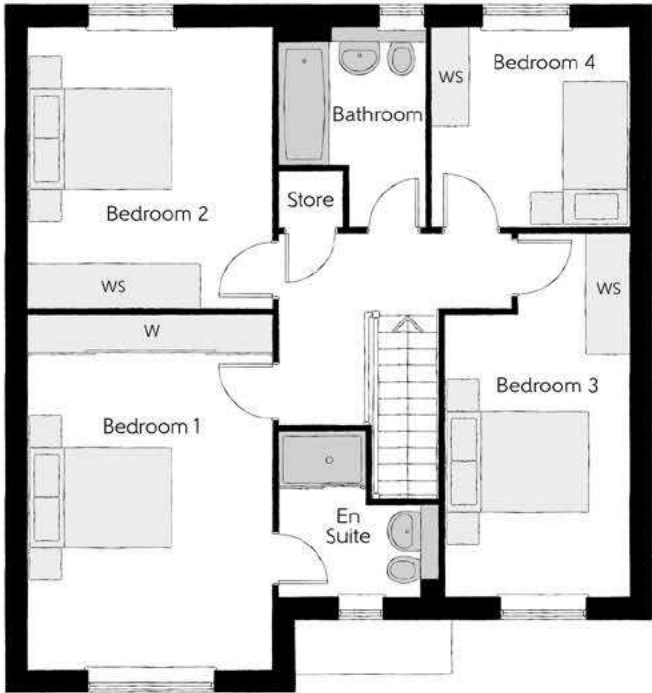
FOUR BEDROOM HOME



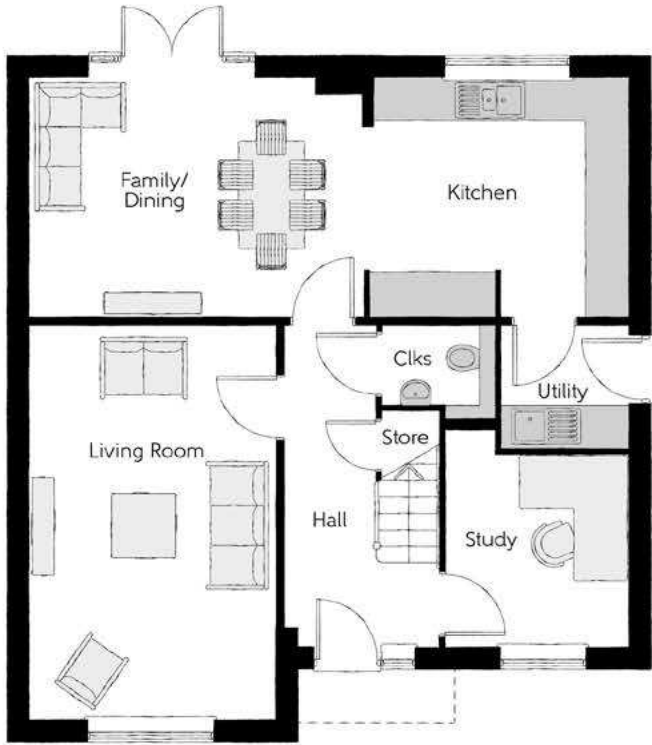
**Bellway**

The Philosopher

Four bedroom home



First Floor		
Bedroom 1	3.39m x 4.92m	11'1" x 16'2"
Bedroom 1 En Suite	2.23m x 2.27m (max) (max)	7'4" x 7'5" (max) (max)
Bedroom 2	3.39m x 3.89m	11'1" x 12'9"
Bedroom 3	2.55m x 5.03m (max)	8'4" x 16'6" (max)
Bedroom 4	2.75m x 2.76m	9'0" x 9'1"
Bathroom	2.02m x 2.76m (max) (max)	6'8" x 9'1" (max) (max)



Ground Floor		
Kitchen	3.71m x 3.30m	12'2" x 10'10"
Family/Dining	4.63m x 3.30m	15'2" x 10'10"
Living Room	3.39m x 5.45m	11'1" x 17'11"
Study	2.55m x 3.03m (max)	8'4" x 9'11" (max)
Utility	1.78m x 1.71m	5'10" x 5'7"
Cloakroom	1.57m x 1.32m (max)	5'2" x 4'4" (max)

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

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# The Bowyer

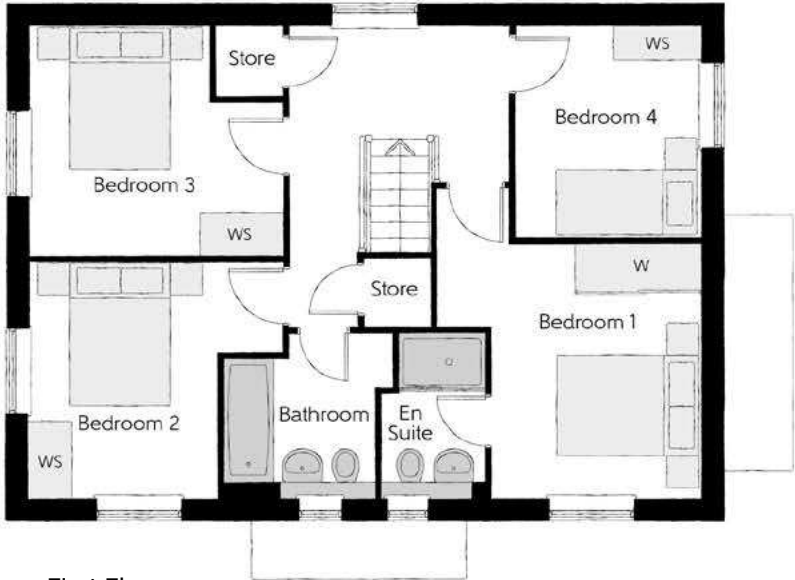
FOUR BEDROOM HOME



Bellway

The Bowyer

Four bedroom home



First Floor

Bedroom 1	3.66m x 3.52m (max)	12'0" x 11'7" (max)
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'5"
Bedroom 2	3.53m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.53m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.58m x 2.93m	8'6" x 9'7"
Bathroom	2.35m x 2.25m (max)	7'9" x 7'5" (max)



Ground Floor

Kitchen/Dining	4.39m x 6.54m (inc. bay)	14'5" x 21'5" (inc. bay)
Living Room	3.42m x 6.54m	11'3" x 21'5"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.00m x 1.65m	3'3" x 5'5"

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

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# 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



Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

10 year **NHBC** warranty





## Dedicated to delivering quality

An enhanced specification is the hallmark of The Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"The overall finish of the home is perfect – Bellway really pay attention to every detail. The team were amazing and supported us throughout the process."

**SAMI AND SARA,**  
HANWOOD PARK

## Homes to love, built with care

From the first day you visit our sales centre, to the day you move in and beyond, we aim to provide a level of service and after-sales care that is second to none.

A number of quality checks are carried out on each of our new homes through the construction process and on completion. Once your home has passed all of our quality checks, you will be invited to attend your Home Demonstration which will provide an opportunity for you to understand the various elements of your new home. On move in day, our site and sales teams will be there to ensure that everything goes as smoothly as possible.

Once you've settled into your new home, Bellway has experienced after-sales teams to provide support and assistance whenever you need it. Our homes come with a 10-year NHBC Buildmark policy, or an equivalent warranty from another provider. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.\*

We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.

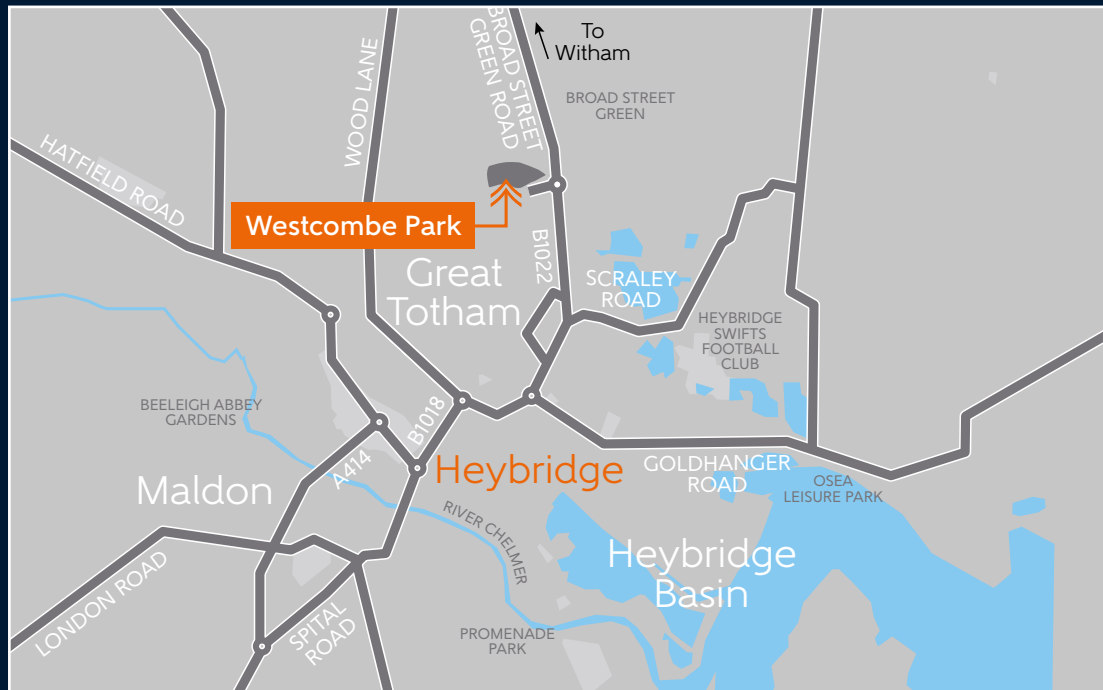


\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.





# How to find us



# Bellway



Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

