



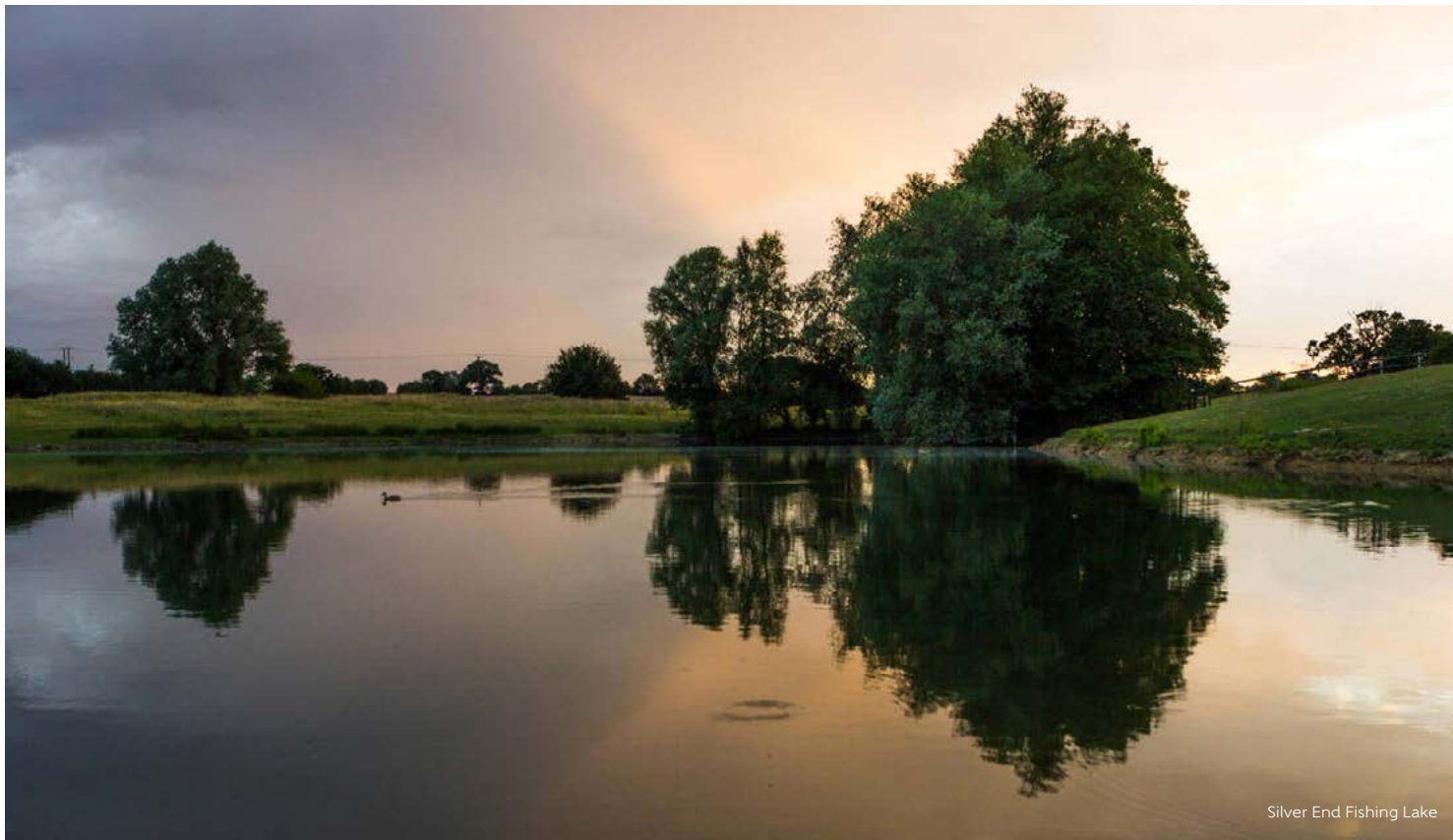
Countryside fields sunset during the Summer Harvest season

Francis Gardens

Francis Garden is a development of 2, 3 and 4 bedroom homes located in the village of Silver End.



Bellway



Silver End Fishing Lake



Silver Street with distinctive white flat-roofed houses



Braintree Village Shopping Centre

A village address with city connections

Modern living close to the best of town and country

Francis Gardens is a desirable collection of 2, 3 and 4 bedroom homes enjoying a fantastic location on the outskirts of Silver End. Founded as a peaceful garden village in the 1920s with a distinctive modernist architectural design by window manufacturer, Francis Henry Crittall.

Surrounded by beautiful Essex countryside, yet within easy reach of Braintree, Chelmsford and London, each energy-efficient home is designed for modern life. Parking is included at all plots and thoughtfully landscaped surroundings feature a play area and community allotments, creating a welcoming home for first-time buyers, families and commuters alike.

Explore Silver End and beyond

Everyday convenience, city connections and glorious green space

Daily needs are catered for a short walk away in the village centre with a convenience store, Post Office, doctors' surgery and pharmacy. The Village Hall plays home to a community library and hosts clubs and activities for all ages, while the charming local pub makes a great venue for evening drinks. Alternatively, a trip to the Memorial Gardens, one of the recreation grounds or a choice of play parks provides all-important open space to enjoy.

For a bigger day out, the nearby towns of Braintree and Witham – both around 12 minutes away by car – offer plenty of choice with a great mix of national chains, independents, pubs and cafés. The popular Braintree Village retail centre is located just outside the town and plays home to outlet shopping, casual dining and a multi-screen cinema.

Chelmsford puts city choice a 26-minute drive away, with extensive shopping, riverside restaurants and a variety of entertainment, including an ice-skating rink. When it comes to keeping fit, Witham Leisure Centre and Braintree Leisure Centre between them offer pools, gyms, group classes and sports courts.

Alternatively, there is endless verdant countryside to explore nearby. Great Notley Country Park offers walks, lakes, a play trail and climbing forest, while the traffic-free Flitch Way follows a former railway between Braintree and Bishop's Stortford for miles of easy cycling and walking. For a little bit of heritage, spend the day at Cressing Temple Barns or Markshall Estate, which between them offer an arboretum, walled garden and woodland walks and plenty of history.

Silver End Academy is conveniently located a 15-minute walk from Francis Gardens and caters for pupils from the ages of 2-11 years. A choice of secondary options can be found in the local area, all within 12 minutes by road, while Chelmsford and Colchester put opportunities for further education within reach.

Francis Gardens benefits from excellent transport connections. The nearest station is just a five-minute drive away in White Notley and connects to Witham. From there, you can catch regular direct services to London Liverpool Street in around 45 minutes. By road, the A120 and the A12 are close by, putting London within 90 minutes and Stansted Airport within 25 minutes.



Nearby Cressing Temple Barns



Development plan





2 Bedroom Homes

-  **The Coiner**
Plots 44, 45, 46 & 47
-  **The Kilner**
Plots 8, 88 and 89
-  **The Crittal**
Plot 27
-  **The Ostler**
Plots 12, 13, 24, 25, 28, 41, 42, 82 & 83

3 Bedroom Homes

-  **The Mason**
Plots 2, 5, 6, 21, 22, 34, 35, 43, 66, 73, 78, 79 & 80
-  **The Buckler**
Plot 40
-  **The Brazier**
Plots 20, 38, 39, 91, 92 & 93
-  **The Caulker**
Plots 4, 7, 11, 29, 63, 70, 74, 77, 81 & 90

4 Bedroom Homes

-  **The Weaver**
Plots 3, 9, 10, 19, 87 & 94
-  **The Jeweller**
Plots 1, 23, 36 & 37

2-3 Bedroom Homes

-  **Affordable Homes**

Key to plan

- bcp Bin Collection Point
- s/s Sub Station

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.



The Coiner

TWO BEDROOM HOME



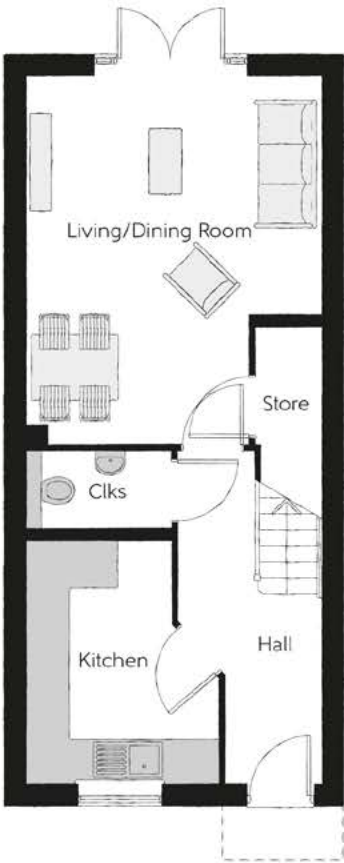
The Coiner

Two bedroom home



First Floor

Bedroom 1	4.08m x 3.11m <small>(max) (max)</small>	13'5" x 10'2" <small>(max) (max)</small>
Bedroom 1 En Suite	2.00m x 1.41m	6'7" x 4'8"
Bedroom 2	4.08m x 2.85m	13'5" x 9'4"
Bathroom	2.00m x 2.16m	6'7" x 7'1"



Ground Floor

Kitchen	2.65m x 3.35m <small>(max) (max)</small>	8'8" x 11'0" <small>(max) (max)</small>
Living/Dining Room	4.08m x 5.12m <small>(max) (max)</small>	13'5" x 16'10" <small>(max) (max)</small>
Cloakroom	1.99m x 1.09m	6'6" x 3'7"

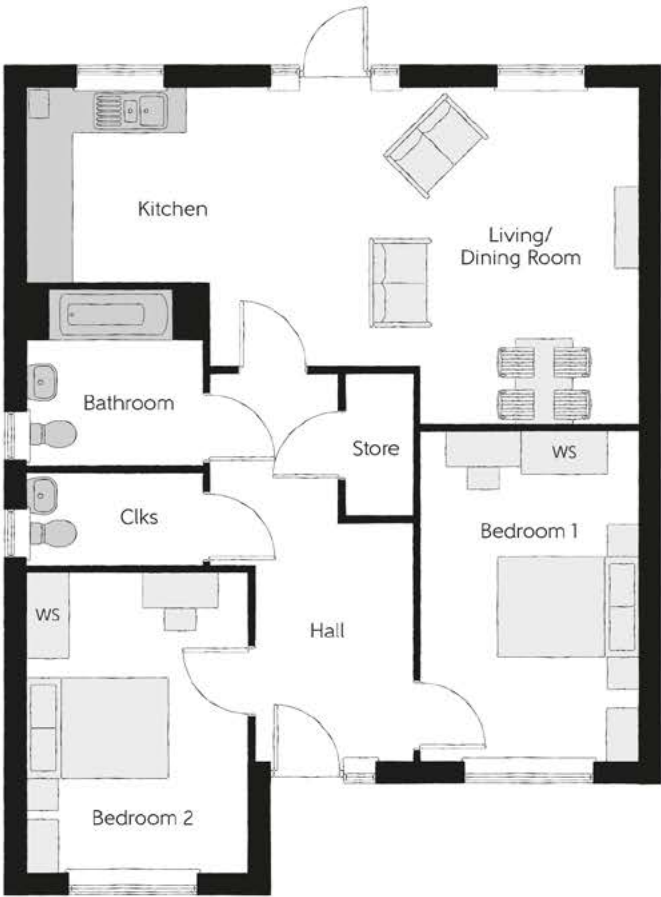
Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Kilner

TWO BEDROOM BUNGALOW



Ground Floor

Kitchen	3.39m x 2.74m	11'1" x 9'0"
Living/Dining Room	5.16m x 4.72m (max) (max)	16'11" x 15'6" (max) (max)
Bedroom 1	3.09m x 4.61m	10'2" x 15'1"
Bedroom 2	3.09m x 4.71m	10'2" x 15'5"
Bathroom	2.49m x 2.49m	8'2" x 8'2"
Cloakroom	2.49m x 1.33m	8'2" x 4'4"

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

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The Crittal

TWO BEDROOM HOME



Bellway

The Crittal

Two bedroom home



First Floor

Bedroom 1	3.49m x 3.08m (max) (min)	11'5" x 10'1" (max) (min)
Bedroom 1 En Suite	1.79m x 3.05m	5'10" x 10'0"
Bedroom 2	3.14m x 4.62m	10'4" x 15'2"
Study	2.08m x 3.52m	6'10" x 11'7"
Bathroom	2.22m x 2.03m	7'3" x 6'8"



Ground Floor

Kitchen/Dining	4.79m x 3.53m	15'9" x 11'7"
Living Room	4.79m x 3.26m	15'9" x 10'8"
Cloakroom	2.06m x 1.32m	6'9" x 4'4"

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

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The Ostler

TWO BEDROOM HOME



Bellway

The Ostler

Two bedroom home



First Floor

Bedroom 1	3.50m x 3.04m	11'6" x 10'0"
Bedroom 1 En Suite	0.69m x 2.95m	2'3" x 9'8"
Bedroom 2	2.58m x 4.64m	8'6" x 15'3"
Study	2.21m x 3.61m	7'3" x 11'10"
Bathroom	2.12m x 2.02m	6'11" x 6'8"



Ground Floor

Kitchen/Dining	4.85m x 3.57m	15'11" x 11'9"
Living Room	3.39m x 4.58m (max)	11'1" x 15'0" (max)
Cloakroom	2.64m x 1.53m	8'8" x 5'0"

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

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The Mason

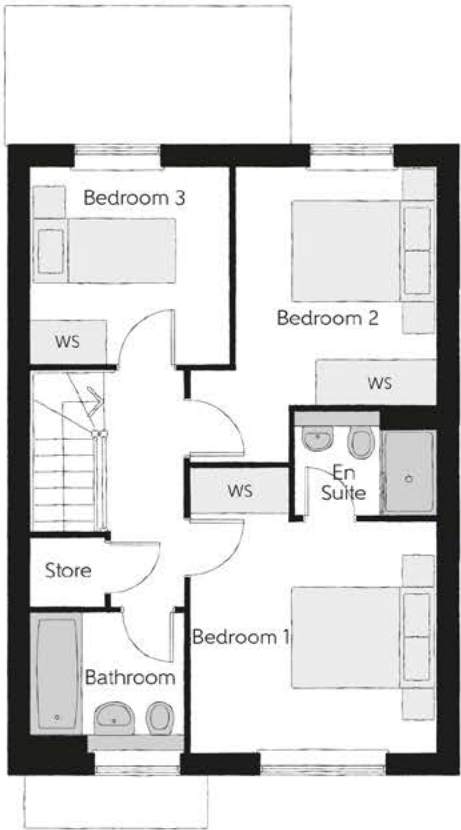
THREE BEDROOM HOME



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

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The Buckler

THREE BEDROOM BUNGALOW



The Buckler

Three bedroom bungalow



Ground Floor

Kitchen/Living/Dining	8.14m x 4.87m (max)	26'8" x 16'0" (max)
Bedroom 1	3.51m x 3.64m	11'6" x 11'11"
Bedroom 1 En Suite	1.46m x 2.20m	4'9" x 7'3"
Bedroom 2	2.93m x 3.64m	9'7" x 11'11"
Bedroom 3	2.93m x 3.13m	9'7" x 10'3"
Bathroom	1.98m x 2.20m	6'6" x 7'3"

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

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The Brazier

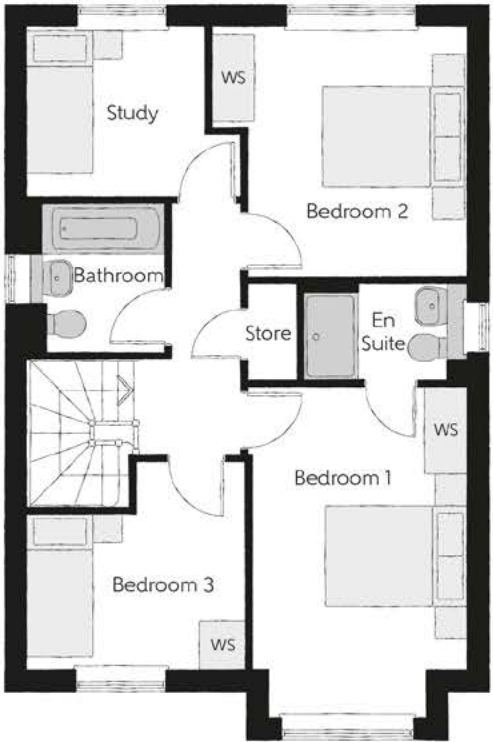
THREE BEDROOM HOME



Bellway

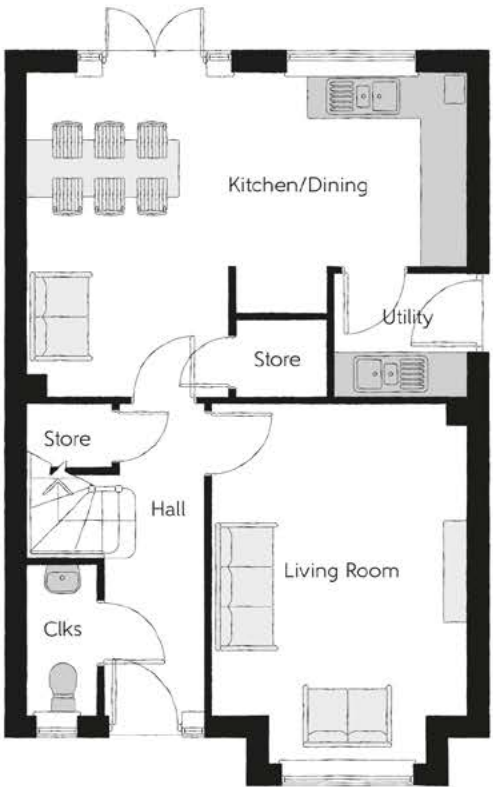
The Brazier

Three bedroom home



First Floor

Bedroom 1	2.99m x 4.62m (max)	9'10" x 15'2" (max)
Bedroom 1 En Suite	2.29m x 1.37m	7'6" x 4'6"
Bedroom 2	3.59m x 4.15m (max)	11'9" x 13'7" (max)
Bedroom 3	2.92m x 2.17m (min)	9'7" x 7'1" (min)
Study	2.92m x 2.38m (max)	9'7" x 7'10" (max)
Bathroom	1.93m x 2.10m	6'4" x 6'11"



Ground Floor

Kitchen/Dining	6.12m x 4.51m (max)	21'0" x 14'10" (max)
Living Room	3.93m x 5.02m	12'11" x 16'6"
Utility	1.75m x 1.06m	5'9" x 3'6"
Cloakroom	1.00m x 2.11m	3'3" x 6'11"

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

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The Caulker

THREE BEDROOM HOME



Bellway

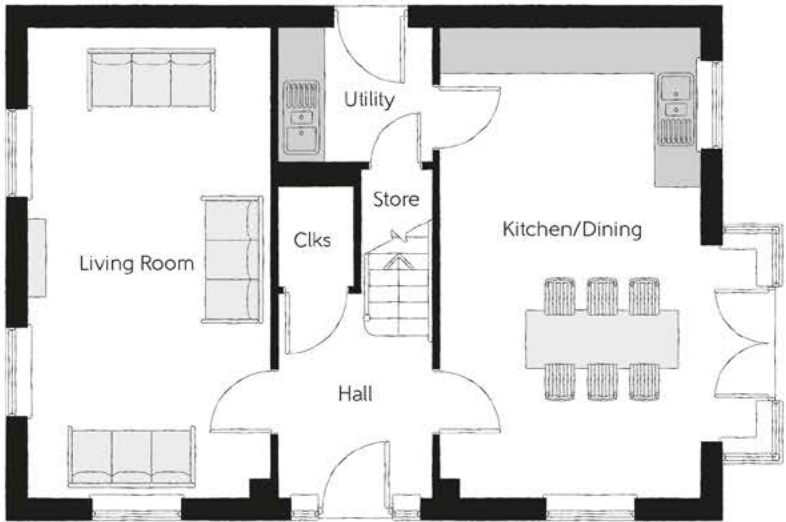
The Caulker

Three bedroom home



First Floor

Bedroom 1	3.68m x 5.17m (max)	12'1" x 17'0" (max)
Bedroom 1 En Suite	1.47m x 2.96m	4'10" x 9'9"
Bedroom 2	3.54m x 3.39m	11'7" x 11'1"
Bedroom 3	4.49m x 3.09m	14'9" x 10'2"
Study	2.57m x 2.20m	8'5" x 7'3"
Bathroom	2.15m x 2.96m (max)	7'1" x 9'9" (max)



Ground Floor

Kitchen/Dining	4.45m x 6.58m (max)	14'7" x 21'7" (max)
Living Room	3.41m x 6.58m	11'2" x 21'7"
Utility	2.16m x 1.90m	7'1" x 6'3"
Cloakroom	1.05m x 1.68m	3'5" x 5'6"

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

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The Weaver

FOUR BEDROOM HOME



Bellway

The Weaver

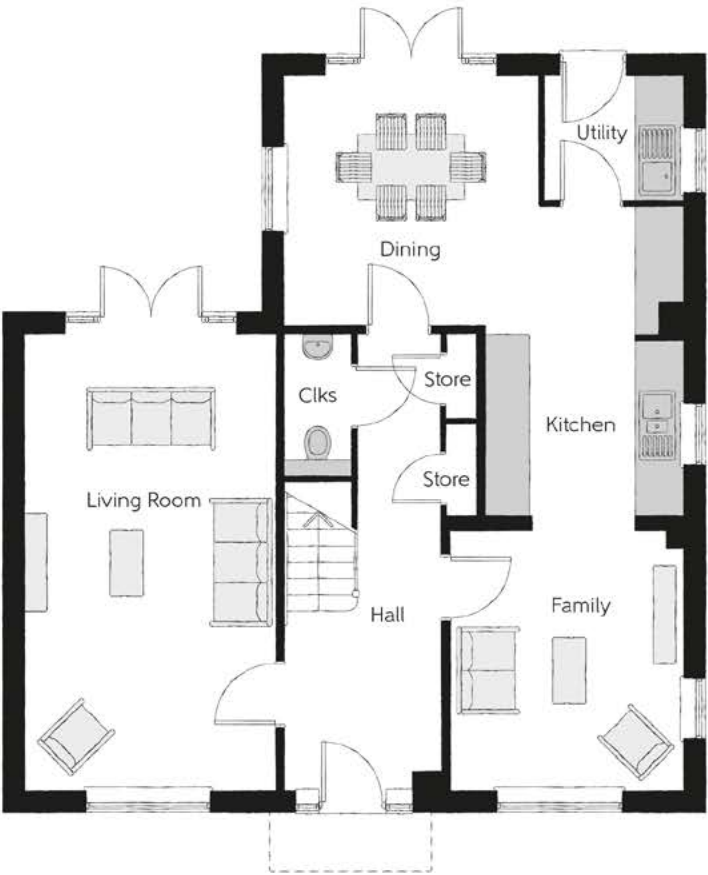
Four bedroom home



First Floor		
Bedroom 1	3.43m x 3.50m	11'3" x 11'6"
Dressing	2.01m x 2.91m	6'7" x 9'7"
Bedroom 1 En Suite	2.36m x 1.91m	7'9" x 6'3"
Bedroom 2	3.51m x 3.31m	11'6" x 10'10"
Bedroom 2 En Suite	2.24m x 1.40m	7'4" x 4'7"
Bedroom 3	3.51m x 2.91m	11'6" x 9'7"
Bedroom 4	3.19m x 2.73m	10'6" x 8'11"
Bathroom	3.19m x 2.10m	10'6" x 6'11"

Ground Floor

Kitchen/Dining	5.52m x 6.18m (max) (max)	18'1" x 20'3" (max) (max)
Family	3.21m x 3.59m	10'6" x 11'9"
Living Room	3.45m x 6.31m	11'4" x 20'8"
Utility	1.91m x 1.71m	6'3" x 5'7"
Cloakroom	0.90m x 1.94m	2'11" x 6'4"



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

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The Jeweller

FOUR BEDROOM HOME



Bellway



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

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Specification

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door	●	●	●
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●
	Window Cills	White Gloss MDF	●	●	●
	Stairs	Timber Stair - White Gloss MDF Strings	●	●	●
	Balusters	White Gloss Stop Chamfered Balusters	●	●	●
	Newel Posts	White Gloss Stop Chamfered Newels	●	●	●
	Newel Caps	White Gloss Flat Top Newel Caps	●	●	●
	Handrail	White Gloss Heavy Duty Handrail	●	●	●
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	●	●	●
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	●	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●	●
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Frontals	Bellway Band B options &	●	●	
		Bellway Band C options &			●
	Units	Frontal Matching Table Ends	●	●	
		Unit Framing			●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●		
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		●	
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)			●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		●	
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)			●
	Appliances Oven	Electrolux Single Oven KOFGH00BX	●	●	
		Electrolux Single Oven KOFGH40TX			●
	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback	●	●	
		Electrolux 4 Burner Gas Hob KGS6424X & SS Splashback			●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
	Appliances Microwave	Electrolux Combination Microwave KVLFE46TX			●
	Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	
WET ROOMS		Electrolux 70/30 Fridge Freezer LNS5LE18S			●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	●	
		Electrolux Dishwasher KEAF7200L			●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●
	Cloaks - Basin	Roca Wash Hand Basin ^	●	●	●
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●	●
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	●	●	
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim			●
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ~~~~	●	●	
		Roca DEBBA 550 WHB with Semi Pedestal ~~~~			●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	●	●	●
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower ##	●	●	
		Mira MINIMAL Single Thermostatic Shower &&			●
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** †††	●	●	
WET ROOMS		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††			●
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●	
WET ROOMS		Roca DEBBA 550 WHB with Semi Pedestal			●

WET ROOMS	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	●	●	●
	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡‡	●	●	●
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim †††	●	●	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††			●
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	●	●	
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (Hob) ^^			●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom			●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●
ELECTRICS	Safety - Heat	Heat Detector DET #	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost ^			●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●	
		Polished Chrome Recessed Spot Lights			●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●	
		Polished Chrome Recessed Spot Lights			●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●
	Communications - TV	TV Point to Living Room & Bedroom 1	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room & Study	●	●	●
	Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ‡‡	●	●	●
EXTERNALS & MISC	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages ~	●	●	●
	Build Method	Timber Frame ~	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Buff PCC Flags 450x450x32's	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ~	●	●	●
	Drives	Bitmac Black ###	●	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting ~~	●	●	●
	Landscaping - Rear	Rotovated Topsoil ~~	●	●	●
	Renewables	Photovoltaic Array ~	●	●	●
	EV Charging Terminal	Pod Point 7kw Solo Universal * †	●	●	●

* electrical infrastructure upgrade maybe required

** fire rated as necessary

*** full height around bath where shower provided as standard

† mounting position is plot specific, refer to site layout

†† where layout allows

††† full height to shower enclosure

‡ at build stage

‡‡ consult with sales executive for specific development details

‡‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

^ housetype dependent - liaise with sales executive

^^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

^^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

kitchen only

over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

plot dependent

~ plot specific, refer site layout

~~ refer site landscape layout

~~~ semi recessed basin if AD M4(ii) applicable

& soft close mechanism to doors & drawers

&& where provision of shower tray allows





## 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

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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.

# Bellway

