



HOPKINS
HOMES

OLIVER'S GROVE

Stanway ~ Essex

Traditionally designed 2, 3 & 4 bedroom homes



Computer generated image of properties at Oliver's Grove. Indicative only.





HOPKINS
HOMES

WELCOME TO
OLIVER'S GROVE
by Hopkins Homes



A delightful development of 2, 3 and 4 bedroom houses and
2 bedroom apartments in the charming village of Stanway on the
outskirts of historic Colchester.

Welcome to Oliver's Grove, a superb collection of homes from award-winning house builder Hopkins Homes.
With 18 property types on offer, there is sure to be something to suit a wide range of homebuyers, and with easy access
to Colchester and the A12, as well as great rail connections to London, at Oliver's Grove you won't have to compromise.

James Hopkins

Executive Chairman and founder of Hopkins Homes



“We combine the very best traditional techniques with the latest technology to create classic homes that are designed for 21st Century living”



A tradition of excellence

At Hopkins Homes we are incredibly proud of the reputation we have established for building properties of the very highest standards throughout the East of England.



Hopkins Homes takes pride in creating beautiful homes of distinction. Our homes at Oliver's Grove are no exception and have been built to the very highest specification, constructed by our team of skilled craftsmen who combine traditional building methods with cutting edge technology and materials to create homes to meet the highest standards.

What's more, the properties at Oliver's Grove have been designed and built to stand the test of time. So you can be confident that your home will be a welcoming environment for generations to come.





“As beautiful on the inside as they are on the outside, a Hopkins home complements and enhances its surroundings”



Designed with passion and flair

The homes at Oliver's Grove more than live up to Hopkins Homes' covetable reputation for design and creation of bespoke properties of the very highest standards.

We have provided you with a choice of 18 different property types, ranging from detached houses to apartments, with a selection of 2, 3 and 4 bedrooms to ensure that there is a home perfectly suited to you.

Lovingly and thoughtfully designed, these homes are perfectly suited to 21st Century living. As a result, we're sure that there is a property in this new community you will be proud to call home.





Mersea Island



Dedham



Local countryside



Town Hall



North Hill



Lion Walk



Culver Square

A traditional town in a beautiful location

Oliver's Grove is located in Stanway, a village on the outskirts of historic Colchester bordering the open countryside, which offers its own post office, a large garden centre, a number of pubs and restaurants and an extensive selection of shops at the nearby Tollgate Retail Centre as well as a major Sainsbury's store.

As Britain's oldest recorded town, Colchester is full of things to see and do. You can explore its colourful history at the award-winning castle museum, visit St Botolph's Priory or discover one of the many Roman artifacts that have been unearthed throughout the town.

For culture, Castle Park hosts a variety of superb events as well as being home to the town's well-established cricket club. You can visit Firstsite, the town's contemporary visual arts centre, or the popular Mercury Theatre and multi-screen Odeon Cinema.

Colchester is a great spot for retail therapy. In the town centre you'll find many high street favourites as well as charming independent shops and boutiques tucked away along the town's old lanes. There is also an array of fantastic places to eat and drink throughout the town.

Take a breath of fresh air at High Woods Country Park, where you can walk or cycle through woodland and across wildflower meadows or enjoy a range of sports and leisure activities at Leisure World.

Within a short drive of Oliver's Grove you'll find Dedham Vale, an area of outstanding natural beauty, made famous by artists Constable and Gainsborough. Just ten miles away is the Essex coastline and Mersea Island, a haven for yachting enthusiasts where you can also take walks along the beach past parades of picturesque beach huts or enjoy fine seafood restaurants overlooking the creeks.

Families will be spoilt with a number of good primary schools close to home and The Stanway School, for children aged 11 to 16, is just a short drive away.

Exceptionally well-connected by road and rail, Colchester's mainline train station offers links to London Liverpool Street in as little as 49 minutes, whilst Marks Tey station is just three miles away. By road, the A12 is easily accessible, providing a fast route to London and the M25 for travel further afield, while London Stansted Airport can be reached in around 40 minutes.

“With a Hopkins home, you can be sure that each home has been designed and built to last.”

UK Construction Magazine

Our portfolio of success



“Skilled craftsmanship was used to restore the period heritage of the original building.”

Hot Property



“Hopkins Homes’ ability to create award-winning homes is due in no small part to the highly talented and experienced team.”

East Anglian Daily Times



“Hopkins Homes... (is) always conscious of the street scene and the preservation of the local character and charm. The company has been winning awards longer than most of us have been writing about them.”

Eastern Daily Press

OLIVER'S GROVE by HOPKINS HOMES

Photographs depict previous Hopkins developments.



Award-winning Hopkins Homes

Our commitment to excellent style, design and quality has been recognised with numerous local and national awards.

2015

- LABC Building Excellence Awards
Best change of use of an existing building
The Water Tower, Aylsham
- NHBC Pride in the Job Award
Grove Park, Barrow
- Housebuilder Awards
Best Refurbishment Project (Finalist)
Bure Place, Aylsham

2014

- NHBC Seal of Excellence Award
St Andrew's Place, Kilverstone
- NHBC Pride in the Job Award
St Andrew's Place, Kilverstone
- Building Excellence Awards
Best New Housing Development
Scholars' Quarter, Norwich, Finalist

2013

- NHBC Pride in the Job Award
Eastgate Rise, Bury St Edmunds
- NHBC Pride in the Job Award
St Andrew's Place, Kilverstone

2012

- Housing Design Awards
Completed Project Winner
Tibby's Triangle, Southwold
- NHBC Pride in the Job Award
Scholars' Quarter, Norwich
- NHBC Pride in the Job Award
The Martellos, Felixstowe
- NHBC Pride in the Job Award
Miller's Tye, Soham

2011

- What House? Gold Award
Best Brownfield Development
Tibby's Triangle, Southwold
- NHBC Seal of Excellence Award
Bell's Grange, Bocking
- NHBC Pride in the Job Award
Bell's Grange, Bocking
- NHBC Pride in the Job Award
Fairfield Park, Costessey
- Norwich Society Design Award
Scholars' Quarter, Norwich

2010

- NHBC Seal of Excellence Award
Fairfield Park, Costessey

- NHBC Pride in the Job Award
Fairfield Park, Costessey
- NHBC Pride in the Job Award
Albany Place, Ipswich

2009

- What House? Bronze Award
Best Medium House Builder
- What House? Bronze Award
Best Renovation
Melton Grange, Melton
- NHBC Seal of Excellence Award
Albany Place, Ipswich

2008

- Housing Design Awards Best Project
Tibby's Triangle, Southwold
- NHBC Pride in the Job Award
Pitcher's Place, Harleston, Blyth Place,
Reydon, Fairfield Park, Costessey
- NHBC Eastern Regional Award
Medium Sized Builder
Blyth Place, Reydon
- What House? Bronze Award
Best Medium Developer
- What House? Bronze Award
Best Development
St Giles View, Risby

2007

- Ernst & Young Arts and Business
East Employees Award
- NHBC Pride in the Job Award
Mulberry Gardens, Mulbarton
- Norwich Society Commendation
Baltic Wharf, Norwich
- Norwich Society Honourable Mention
Appleyard's Mill, Norwich

2006

- NHBC Pride in the Job Award
King's Quarter, Norwich and
St. Georges Square, Reydon

2005

- NHBC Pride in the Job Award
- NHBC Quality Award Winner

2004

- Building For Life Silver Standard Award
Bishops Walk, Ely
- NHBC Quality Award Winner

2003

- Daily Telegraph What House? Silver Award
Best Medium Sized Housebuilder

2002

- Building Magazine Awards
Regional Housebuilder of the Year
- Britannia National Homebuilder
Design Awards, Commendation for
Best use of a Brownfield Site
Bishops Walk, Ely
- Daily Telegraph What House? Bronze Award
Best Medium Sized Housebuilder
- NHBC 2 Pride in the Job winning sites
- Ernst & Young
James Hopkins named as
Central Region Entrepreneur of the Year

2001

- Anglian Business Awards
Runner up
- Daily Telegraph What House? Bronze Award
Best House Design
- Fast Track 100

2000

- Daily Telegraph What House? Bronze Award
Best House Design
- Fast Track 100
- St Edmundsbury Borough Council Design
Competition to develop fourth phase of
Drovers Mead, Bury St Edmunds

1999

- St Edmundsbury Borough Council Design
Competition to develop third phase of
Drovers Mead, Bury St Edmunds

1998

- Daily Telegraph What House?
Silver Award for Best House Design
- Design Awards for Excellence
Broadland District Council
First Prize
- Kent Blaxill Highly Commended
Best Residential Development
of five units or more
- East Cambridgeshire District Council Design
Competition to develop two parcels of land
Broad Street, Ely





A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops*
- Oven, hob and extractor fan fitted as standard
- Plumbing for washing machine and dishwasher where possible
- Choice of wall tiles from our selected range*

Electrical

- Burglar alarm to ground floor only
- Double socket outlets throughout
- Outside lighting to front and rear on certain plots
- TV points to living room and all bedrooms
- Telephone points to living room, study and all bedrooms

Plumbing

- Central heating via thermostatically controlled radiators/panel heaters
- White sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat
- Outside tap where possible

Carpentry

- Moulded skirting and architraves painted white
- White painted staircase
- Four panel internal doors with matching chrome-effect handles

Ceilings

- Ceilings smooth throughout with coved cornicing where possible

Wall tiling

- Kitchen - between worktop and wall cupboards*
- Bathroom - half-height all round*
- En-Suite - full height to shower cubicle with splashback to hand basin and tiled window sill where applicable*
- Cloakroom - splashback to hand basin and tiled window sill where applicable*

Other items

- Loft light where applicable
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable
- All internal walls painted gardenia white

*Choice available subject to stage of construction.

This specification is only meant as a guide, some items may vary from plot to plot.

Please check with Sales Consultant for further details.

Photographs depict previous Hopkins developments.





HOPKINS
HOMES

“Discover traditional
craftsmanship and
an uncompromising
attention to detail”

DEVELOPMENT LAYOUT

Oliver's Grove, from Hopkins Homes, is a charming development comprising a mix of 2, 3 & 4 bedroom homes over two and three floors as well as apartments.



With no fewer than 18 styles to select from, these homes are sure to attract a wide range of prospective buyers, from those starting out, couples and growing families to people perhaps downsizing.

Whatever your preference you can be sure that your new home is finished to the highest possible standard. Homes at Oliver's Grove enjoy good-sized living areas and bedrooms designed with modern living in mind.

DEVELOPMENT LAYOUT

Hopkins Homes has an uncompromising attention to detail when it comes to constructing all of our new developments - and this doesn't end when you move in. Our homes are built to last, so you can relax in the knowledge that your new home will provide you with security and enjoyment for years to come.
























OLIVER'S GROVE

Stanway ~ Essex



- | | | |
|--|--|--|
|  The Alder
Plots 10(h) & 11 |  The Blackthorn
Plots 24, 30, 66, 72, 73(h), 114 & 115 |  The Aspen
Plots 43, 116 & 120 |
|  The Ash
Plots 12, 41, 45(h), 103, 113 & 122(h) |  The Elm
Plots 26, 68(h) & 97(h) |  The Pine
Plots 44, 119, 121(h) & 123(h) |
|  The Beech
Plots 13, 14, 93(h) & 94(h) |  The Hazel
Plots 27, 28, 29, 87, 88(h), 89, 90(h) & 91 |  The Rowan
Plots 117 & 118 |
|  The Yew
Plots 15, 25(h), 31, 46(h), 60(h), 61, 74(h) & 104(h) |  The Juniper
Plots 32, 35, 47(h), 59, 71(h), 75(h) & 105(h) |  The Willow Apartments
Plots 106, 107, 108, 109(h), 110, 111 & 112(h) |
|  The Elder
Plots 16, 23, 39(h), 96 & 102(h) |  The Hornbeam
Plots 33, 34 & 38(h) |  Affordable Housing |
|  The Birch
Plots 17 & 18(h) |  The Poplar
Plots 36, 37(h), 67(h) & 95(h) | |
|  The Cherry
Plots 19(h), 20, 21(h), 22, 62, 63(h), 64, 65(h), 98, 99(h), 100 & 101(h) |  The Maple
Plots 40, 42(h) & 92(h) | |

Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses, please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External finishes may vary, please refer to drawings in sales office. Development layout not to scale for indication only.



Computer generated image indicative only.



First Floor



Ground Floor

The Alder

Plots 10(h) & 11

Kitchen/Breakfast Room	3.915m x 3.800m	12'10" x 12'5"
Utility	2.654m x 1.667m	8'8" x 5'5"
Living Room	4.698m x 3.872m	15'4" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.996m x 3.174m	16'4" x 10'4"
Bedroom 2	2.982m x 2.851m	9'9" x 9'4"
Bedroom 3	3.299m x 2.730m	10'9" x 8'11"
Bedroom 4	3.037m x 2.473m	9'11" x 8'1"



Computer generated image indicative only.



The Ash

Plots 12, 41, 45(h), 103, 113 & 122(h)

Kitchen
3.615m x 2.950m 11'10" x 9'8"

Family/Breakfast Room
3.450m x 3.445m 11'3" x 11'3"

Living Room
5.572m x 3.310m 18'3" x 10'10"

Study
2.950m x 1.862m 9'8" x 6'1"

Master Bedroom
3.313m x 3.285m 10'10" x 10'9"

Bedroom 2
3.407m x 2.692m 11'2" x 9'8"

Bedroom 3
3.450m x 3.445m 11'3" x 11'3"

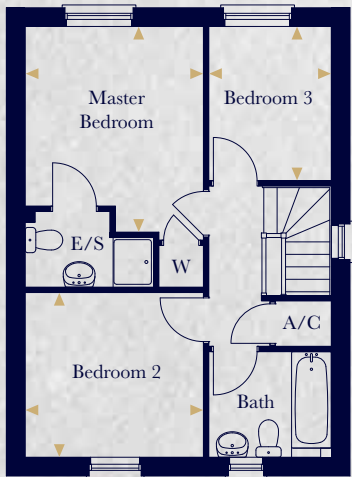
Bedroom 4
2.663m x 2.070m 8'8" x 6'9"

* Window to plots 12 and 103 only.

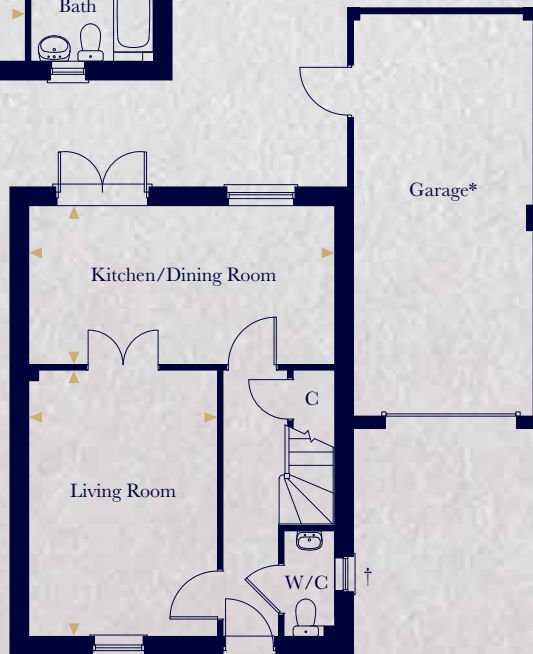
► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.
Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



First Floor



Ground Floor

The Beech

Plots 13, 14, 93(h) & 94(h)

Kitchen/Dining Room
5.395m x 2.805m 17'8" x 9'4"

Living Room
4.692m x 3.329m 15'5" x 10'11"

Master Bedroom
3.627m x 3.141m 11'10" x 10'3"

Bedroom 2
3.141m x 2.904m 10'3" x 9'6"

Bedroom 3
2.721m x 2.159m 8'11" x 7'1"

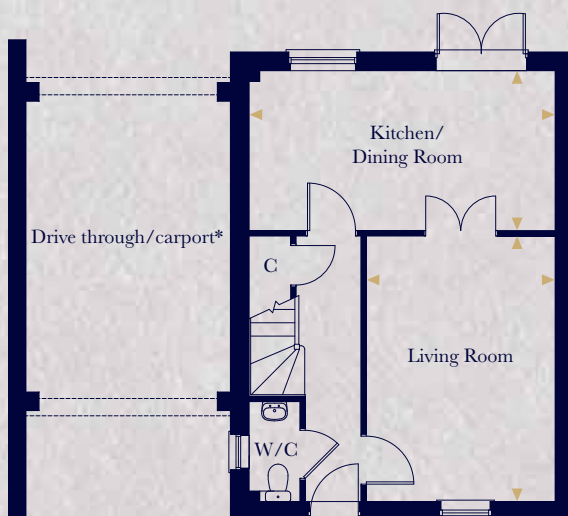
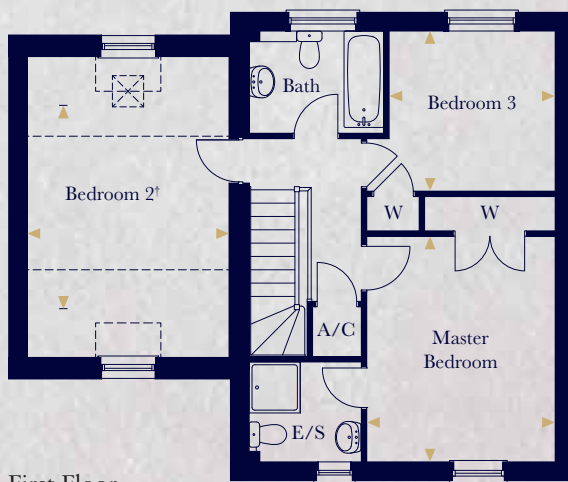
* Adjoining garage to plots 13 & 93 only.

† Window to plots 13 & 93 only.

• Window to plot 13 only.



Computer generated image indicative only.



The Yew

Plots 15, 25(h), 31, 46(h), 60(h), 61, 74(h) & 104(h)

Kitchen/Dining Room	5.395m x 2.805m	17'8" x 9'2"
Living Room	4.692m x 3.329m	15'5" x 10'11"
Master Bedroom	3.978m x 3.323m	13'0" x 10'10"
Bedroom 2 (Plots 15, 25 & 46)	5.305m x 3.555m	17'5" x 11'8"
Bedroom 2 (Plots 60 & 61)	4.673m x 3.008m	15'4" x 9'10"
Bedroom 2 (Plots 31, 74 & 104)	4.662m x 3.051m	15'3" x 10'0"
Bedroom 3	2.928m x 2.824m	9'7" x 9'3"

* Carport to plots 74 & 104 only. Plots 60 & 61 feature adjoining garages.

† Sloping ceiling lines differ on plots 60 & 61.

--- Indicates reduced head height to Bedroom 2.

☒ Velux window.

— Dimensions taken to 1.5m head height.

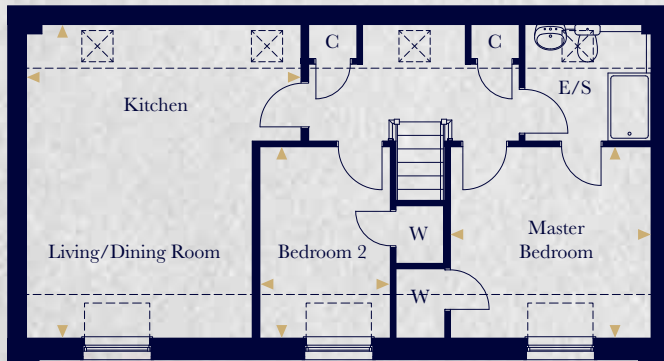
► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.
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Computer generated image indicative only.

The Elder

Plots 16, 23, 39(h), 96 & 102(h)



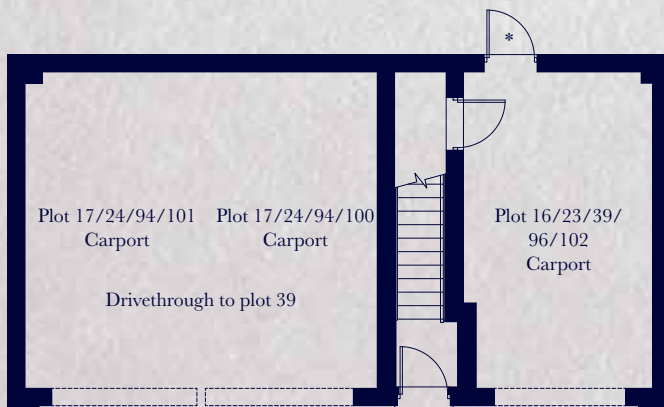
First Floor

Kitchen/Living/Dining Room
5.530m x 4.841m 18'1" x 15'10"

Master Bedroom
3.537m x 3.375m 11'7" x 11'0"

Bedroom 2
3.375m x 2.300m 11'0" x 7'6"

* Rear door locations vary.
--- Indicates reduced head height.
☒ Velux window.



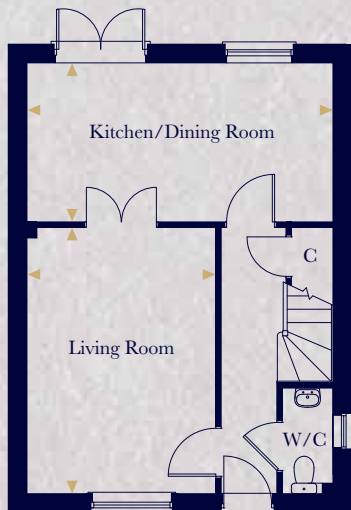
Ground Floor



Computer generated image indicative only.



First Floor



Ground Floor

The Birch

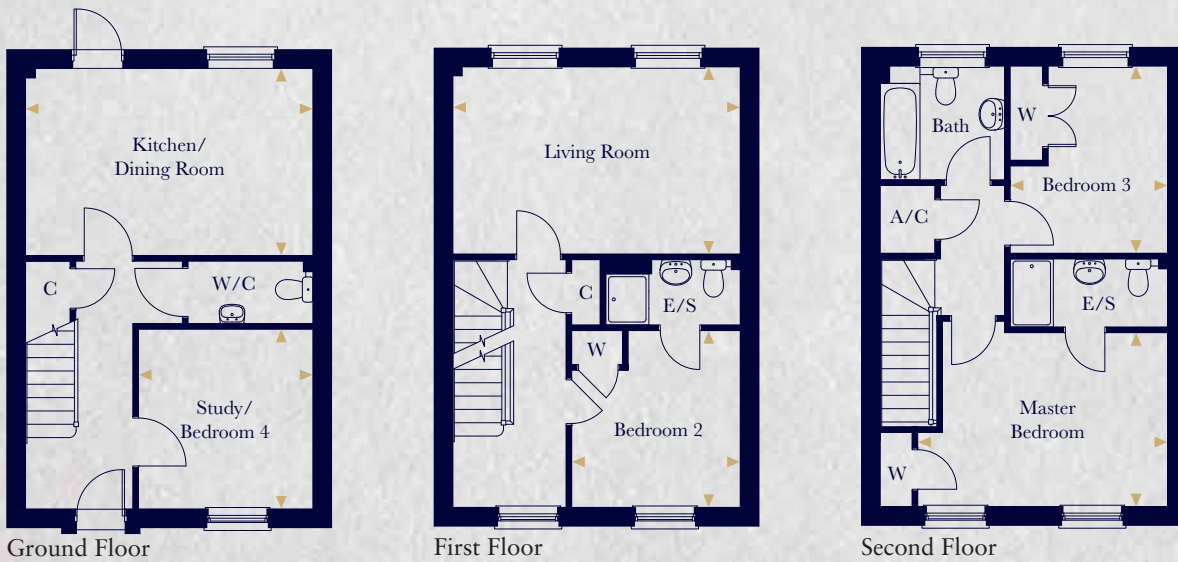
Plots 17 & 18(h)

Kitchen/Dining Room	5.395m x 2.805m	17'8" x 9'2"
Living Room	4.728m x 3.329m	15'8" x 10'11"
Master Bedroom	3.627m x 3.141m	11'10" x 10'3"
Bedroom 2	3.141m x 2.904m	10'3" x 9'6"
Bedroom 3	2.721m x 2.159m	8'11" x 7'1"

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.
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Computer generated image indicative only.



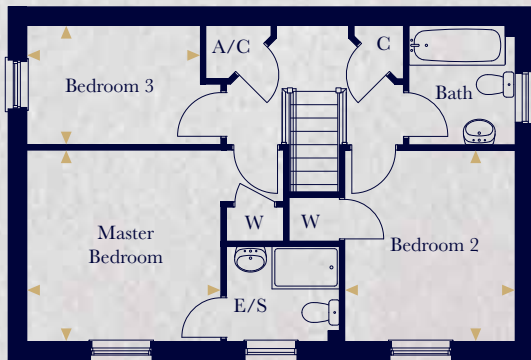
The Cherry

Plots 19(h), 20, 21(h), 22, 62, 63(h), 64, 65(h), 98, 99(h), 100 & 101(h)

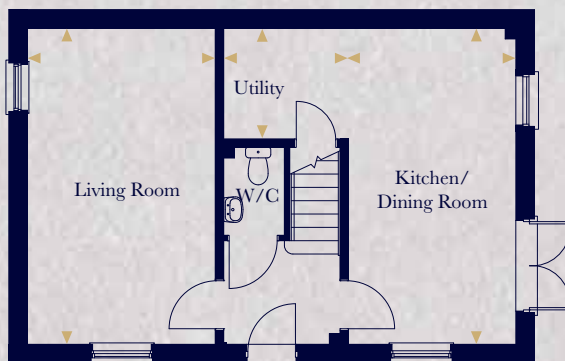
Kitchen/Dining Room	5.066m x 3.300m	16'7" x 10'10"
Study/Bedroom 4	3.168m x 3.075m	10'4" x 10'1"
Living Room	5.066m x 3.300m	16'7" x 10'10"
Bedroom 2	3.118m x 2.971m	10'2" x 9'9"
Master Bedroom	4.406m x 3.068m	14'5" x 10'0"
Bedroom 3	3.300m x 2.775m	10'10" x 9'1"



Computer generated image indicative only.



First Floor



Ground Floor

The Blackthorn

Plots 24, 30, 66, 72, 73(h), 114 & 115

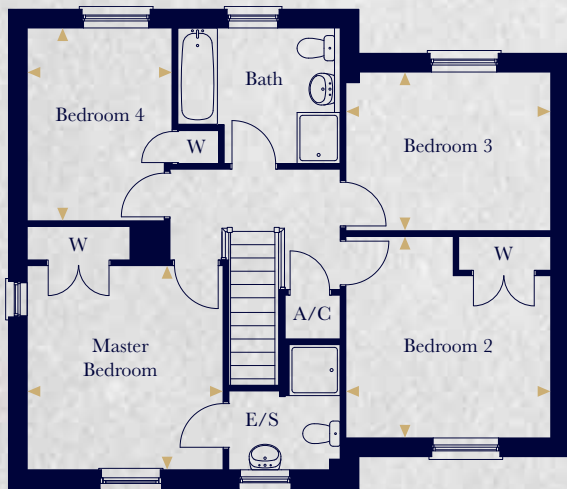
Kitchen/Dining Room	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'2" x 6'4"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.420m x 3.375m	11'2" x 11'0"
Bedroom 2	3.375m x 3.005m	11'0" x 9'10"
Bedroom 3	3.060m x 2.103m	10'0" x 6'10"

Please note: window and door variations across plots, see plans in sales office.

▶ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



First Floor



Ground Floor

The Elm

Plots 26, 68(h) & 97(h)

Kitchen/Breakfast Room
5.331m x 3.562m 17'6" x 11'8"

Living Room
5.518m x 4.040m 18'1" x 13'3"

Dining Room
3.600m x 3.453m 11'9" x 11'4"

Master Bedroom
3.600m x 3.453m 11'9" x 11'4"

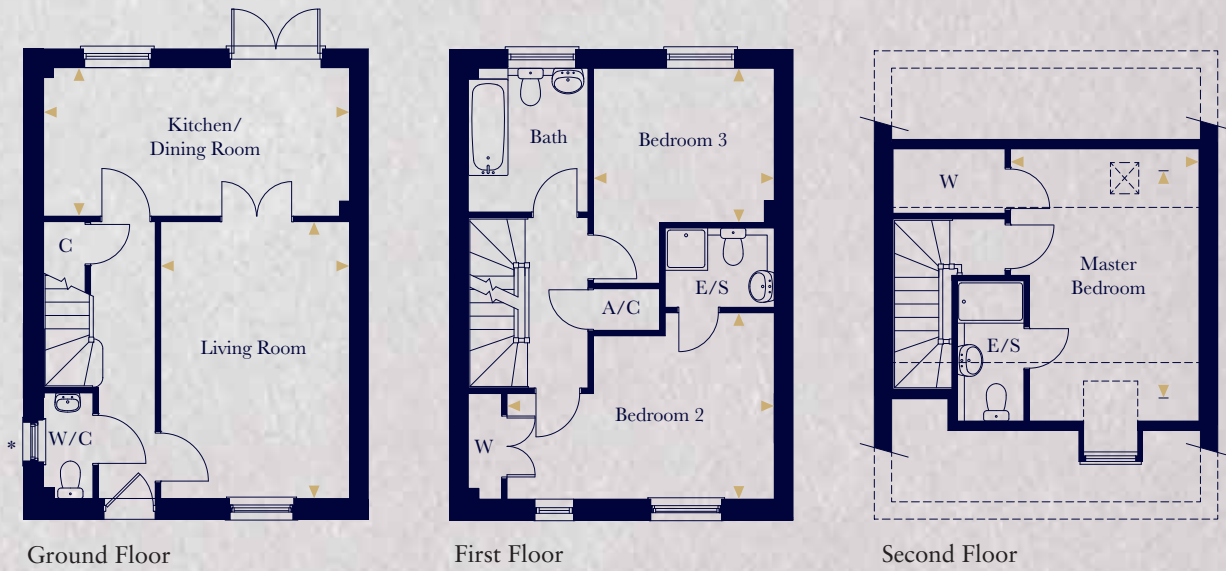
Bedroom 2
3.612m x 3.554m 11'10" x 11'8"

Bedroom 3
3.612m x 2.798m 11'10" x 9'2"

Bedroom 4
3.400m x 2.553m 11'2" x 8'4"



Computer generated image indicative only.



The Hazel

Plots 27, 28, 29, 87, 88(h), 89, 90(h) & 91

Kitchen/Dining Room	5.395m x 2.617m	17'8" x 8'7"
Living Room	4.887m x 3.331m	16'0" x 10'11"
Bedroom 2	3.287m x 3.190m	10'9" x 10'5"
Bedroom 3	3.190m x 2.720m	10'5" x 8'11"
Master Bedroom	4.169m x 3.325m	13'8" x 10'10"

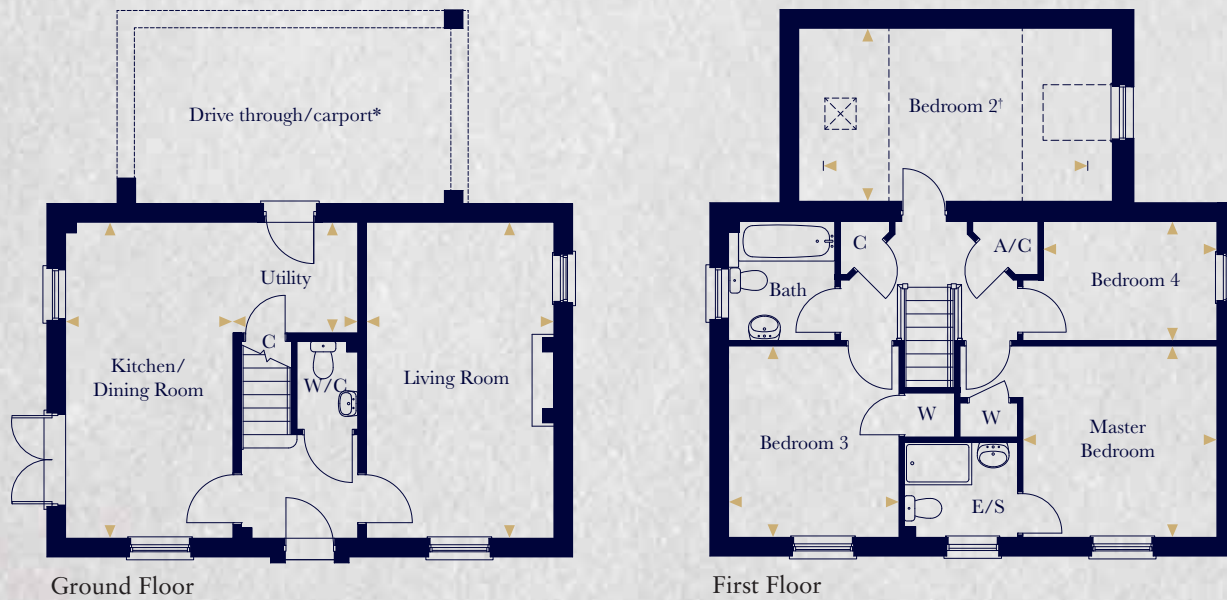
* Window to plots 29, 87-91. ---- Indicates reduced head height to Master Bedroom.

— Dimensions taken to 1.5m head height. ☒ Velux window.

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Computer generated image indicative only.



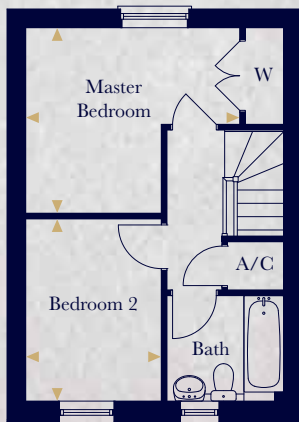
The Juniper

Plots 32, 35, 47(h), 59, 71(h), 75(h) & 105(h)

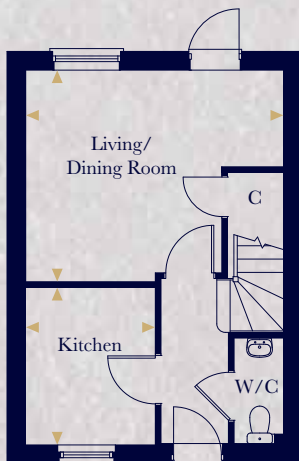
Kitchen/Dining Room	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'2" x 6'4"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.420m x 3.375m	11'2" x 11'0"
Bedroom 2	4.662m x 3.051m	15'3" x 10'0"
Bedroom 3	3.375m x 3.005m	11'0" x 9'10"
Bedroom 4	3.060m x 2.103m	10'0" x 6'10"



Computer generated image indicative only.



First Floor



Ground Floor

The Hornbeam

Plots 33, 34 & 38(h)

Kitchen
2.753m x 2.285m 9'0" x 7'5"

Living/Dining Room
4.547m x 3.731m 14'11" x 12'2"

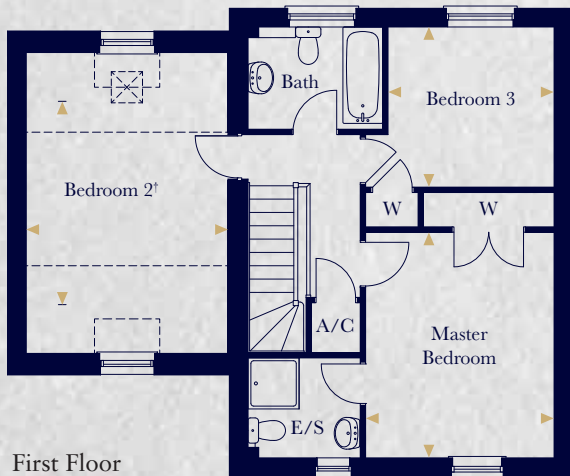
Master Bedroom
3.772m x 3.271m 12'4" x 10'8"

Bedroom 2
3.213m x 2.390m 10'6" x 7'10"

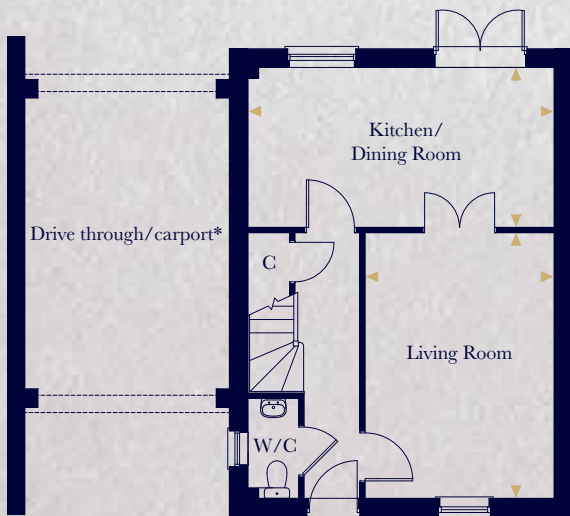
► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.
Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



First Floor



Ground Floor

The Poplar

Plots 36, 37(h), 67(h) & 95(h)

Kitchen/Dining Room
5.395m x 2.720m 17'8" x 8'11"

Living Room
4.782m x 3.329m 15'8" x 10'11"

Master Bedroom
3.978m x 3.323m 13'0" x 10'10"

Bedroom 2
5.305m x 3.050m 17'5" x 10'0"

Bedroom 2 (Plot 95)
4.626m x 2.963m 15'2" x 9'8"

Bedroom 3
2.928m x 2.824m 9'7" x 9'3"

* Drive through to plots 36 & 37.

† Sloping ceiling lines and Bedroom 2 position differ on plot 95.

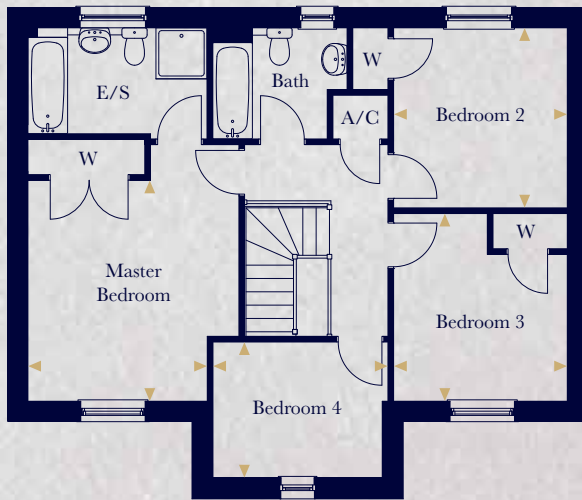
--- Indicates reduced head height to Bedroom 2.

— Dimensions taken to 1.5m head height.

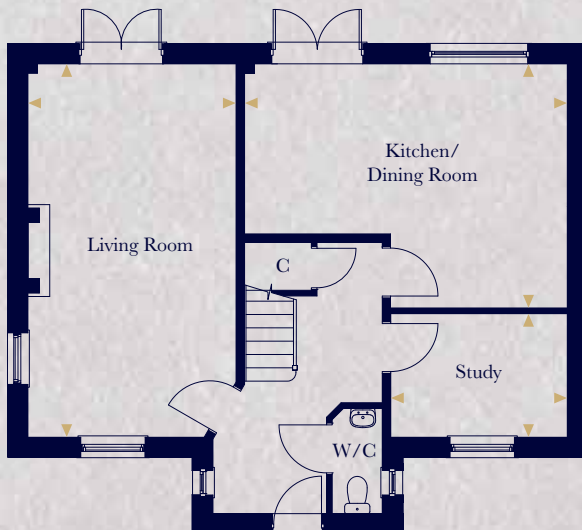
☒ Velux window.



Computer generated image indicative only.



First Floor



Ground Floor

The Maple

Plots 40, 42(h) & 92(h)

Kitchen/Dining Room
5.690m x 4.305m 18'8" x 14'1"

Living Room
6.585m x 3.670m 21'7" x 12'0"

Study
3.118m x 2.180m 10'2" x 7'2"

Master Bedroom
3.897m x 3.720m 12'9" x 12'2"

Bedroom 2
3.175m x 3.062m 10'5" x 10'0"

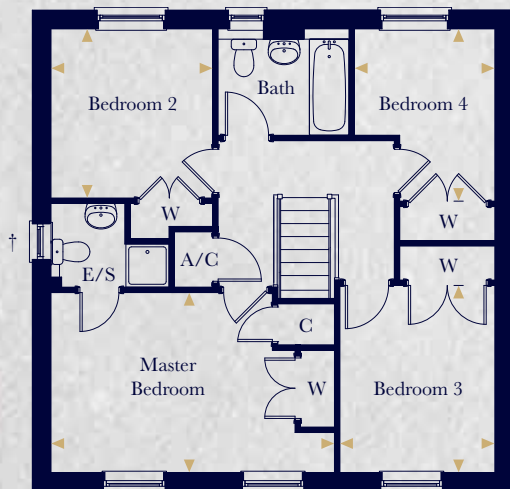
Bedroom 3
3.310m x 3.062m 10'10" x 10'0"

Bedroom 4
2.985m x 2.395m 9'9" x 7'10"

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



First Floor



Ground Floor

The Aspen

Plots 43, 116 & 120

Kitchen/Breakfast Room
3.915m x 3.800m 12'10" x 12'5"

Utility
2.654m x 1.667m 8'8" x 5'5"

Living Room
4.698m x 3.872m 15'4" x 12'8"

Dining Room
3.029m x 2.700m 9'11" x 8'10"

Master Bedroom
4.996m x 3.174m 16'4" x 10'4"

Bedroom 2
2.892m x 2.851m 9'9" x 9'4"

Bedroom 3
3.299m x 2.730m 10'9" x 8'11"

Bedroom 4
3.037m x 2.473m 9'11" x 8'1"

* Plot 120 doesn't feature fireplace.

† Plot 120 doesn't feature windows to living room and en-suite.



Computer generated image indicative only.



First Floor



Ground Floor

The Pine

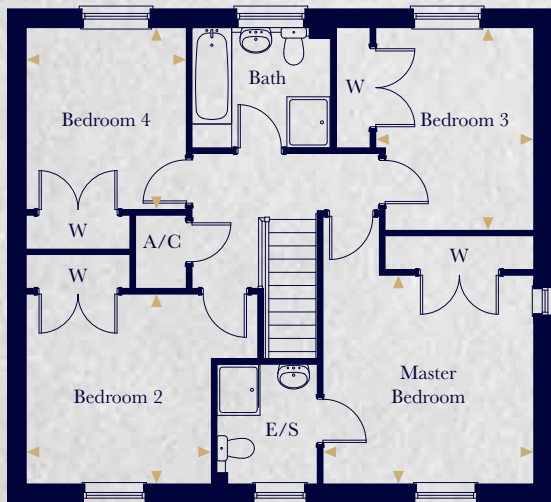
Plots 44, 119, 121(h) & 123(h)

Kitchen	4.188m x 3.570m	13'8" x 11'8"
Living Room	5.398m x 3.637m	17'8" x 11'11"
Dining Room	3.371m x 3.338m	11'0" x 10'11"
Master Bedroom	3.677m x 3.128m	12'0" x 10'3"
Bedroom 2	3.380m x 2.860m	11'1" x 9'4"
Bedroom 3	3.120m x 2.961m	10'2" x 9'8"
Bedroom 4	2.651m x 2.170m	8'8" x 7'1"

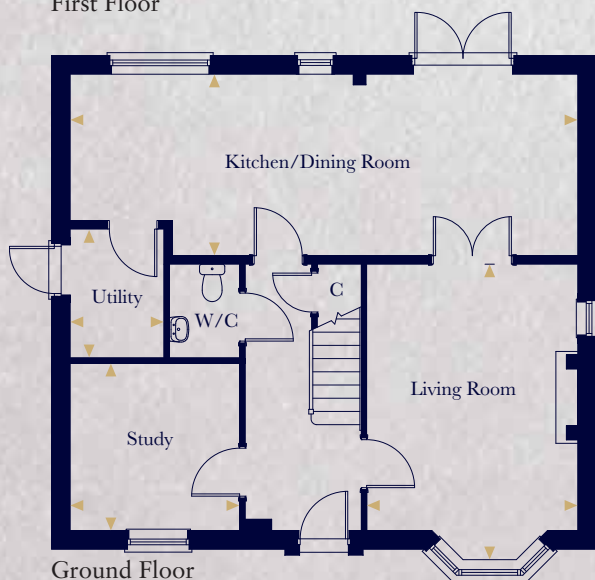
► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



First Floor



Ground Floor

The Rowan

Plots 117 & 118

Kitchen/Dining Room
8.948m x 3.199m 29'4" x 10'6"

Utility
2.268m x 1.650m 7'5" x 5'5"

Living Room
4.698m x 3.693m 15'5" x 12'2"

Study
2.987m x 2.949m 9'9" x 9'8"

Master Bedroom
3.716m x 3.680m 12'2" x 12'0"

Bedroom 2
3.348m x 3.262m 10'11" x 10'8"

Bedroom 3
3.572m x 2.785m 11'8" x 9'1"

Bedroom 4
3.209m x 2.823m 10'6" x 9'3"



Computer generated image of The Willow Apartments, indicative only.

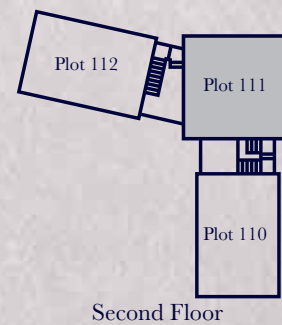
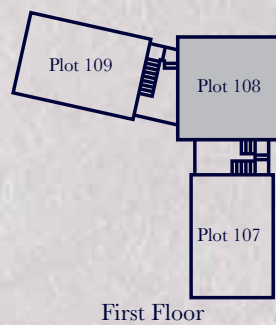
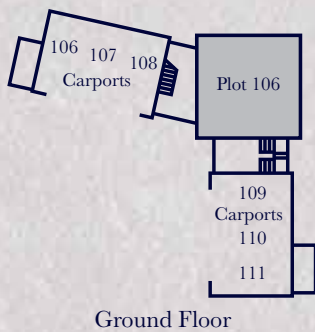
The Willow Apartments The Bay

Plots 106, 108 & 111



Kitchen	2.800m x 2.453m	9'2" x 8'0"
Living Room	4.450m x 3.670m	14'7" x 12'0"
Master Bedroom	3.320m x 3.052m	10'10" x 10'0"
Master Bedroom (Plot 111)	3.475m x 3.052m	11'4" x 10'0"
Bedroom 2	3.003m x 2.735m	9'10" x 8'11"

Plots 106, 108 & 111 have one carport and one allocated car parking space each.



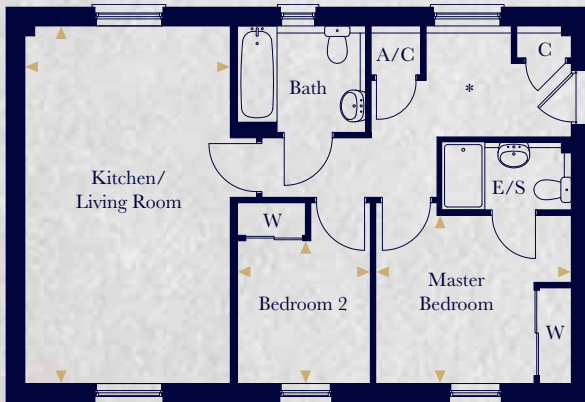
► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.
Plans are indicative only, configuration and handing of plots may vary.



Computer generated image of The Willow Apartments, indicative only.

The Willow Apartments The Osier

Plots 107, 109(h), 110 & 112(h)

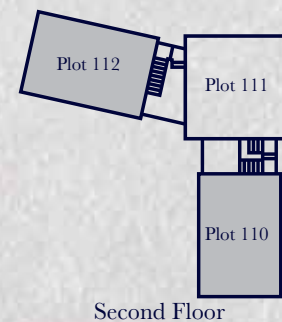
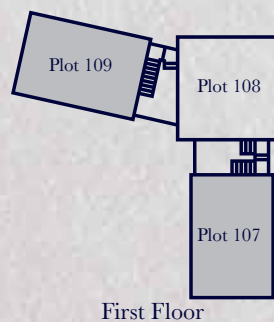
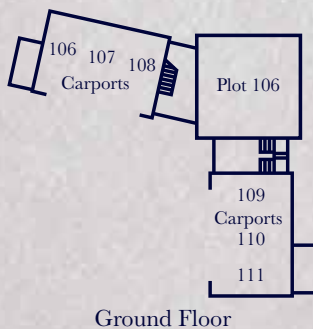


Kitchen/Living Room
6.305m x 3.623m 20'8" x 11'10"

Master Bedroom
3.448m x 2.968m 11'3" x 9'8"

Bedroom 2
2.517m x 2.345m 8'3" x 7'8"

* Plots 109 & 112 feature slightly different hallway layout.
Plots 107, 109 & 110 have one carport and one allocated car parking space each.
Plot 112 has two allocated car parking spaces.



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Photograph depicts previous Hopkins development.



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Area map



Local map

Travel times and distances

By road to:

Colchester North Station	3.0 miles
Marks Tey Station	3.1 miles
Colchester Town Centre	3.3 miles
Ipswich	20.1 miles
Chelmsford	21.7 miles
Stansted Airport	28.6 miles
Marble Arch	66.9 miles

By rail to:

(from Colchester North Station)

Marks Tey Station	6 mins
Colchester Town Station	7 mins
Ipswich	20 mins
Chelmsford	21 mins
London Liverpool Street	49 mins
Norwich	1hr 3 mins
London King's Cross	1hr 25 mins

All travel times and distances are approximate and are courtesy of googlemaps.co.uk and nationalrail.co.uk

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