

Little Hollows

NR CHIGNAL SMEALY, CHELMSFORD



COUNTRYSIDE

Places People Love



Welcome to *Little Hollows*

To choose a home at Little Hollows is to choose an idyllic way of life. Perfectly located in a rural setting near the tranquil village of Chignal Smealy and within easy reach of the historic city of Chelmsford, this charming collection of just 39 traditional three to five bedroom homes boast character and charm in abundance.





A view of the superbly landscaped central green at Little Hollows





Village living for family life

These exceptional family homes have been thoughtfully designed, combining traditional architecture with light-filled, stylish interiors that exude character. Nestled in the beautiful Essex countryside, Little Hollows boasts a swathe of green open space and is set to become a community in its own right.

There is much to recommend this picturesque location to the resident and visitor alike. A leisurely stroll or a gentle bike ride will deliver you to the 19th century Pig and Whistle, which offers a warm welcome and hearty, home-cooked food. Immerse yourself in the quintessentially English sound of willow on leather at the village cricket pitch on Saturdays.

Built of Tudor brick, St Nicholas Church in Chignal Smealy is a hidden gem set in a peaceful churchyard. The village also has a wide variety of clubs and groups in which to involve yourself, from gardening and bowls, to art and wine discovery.

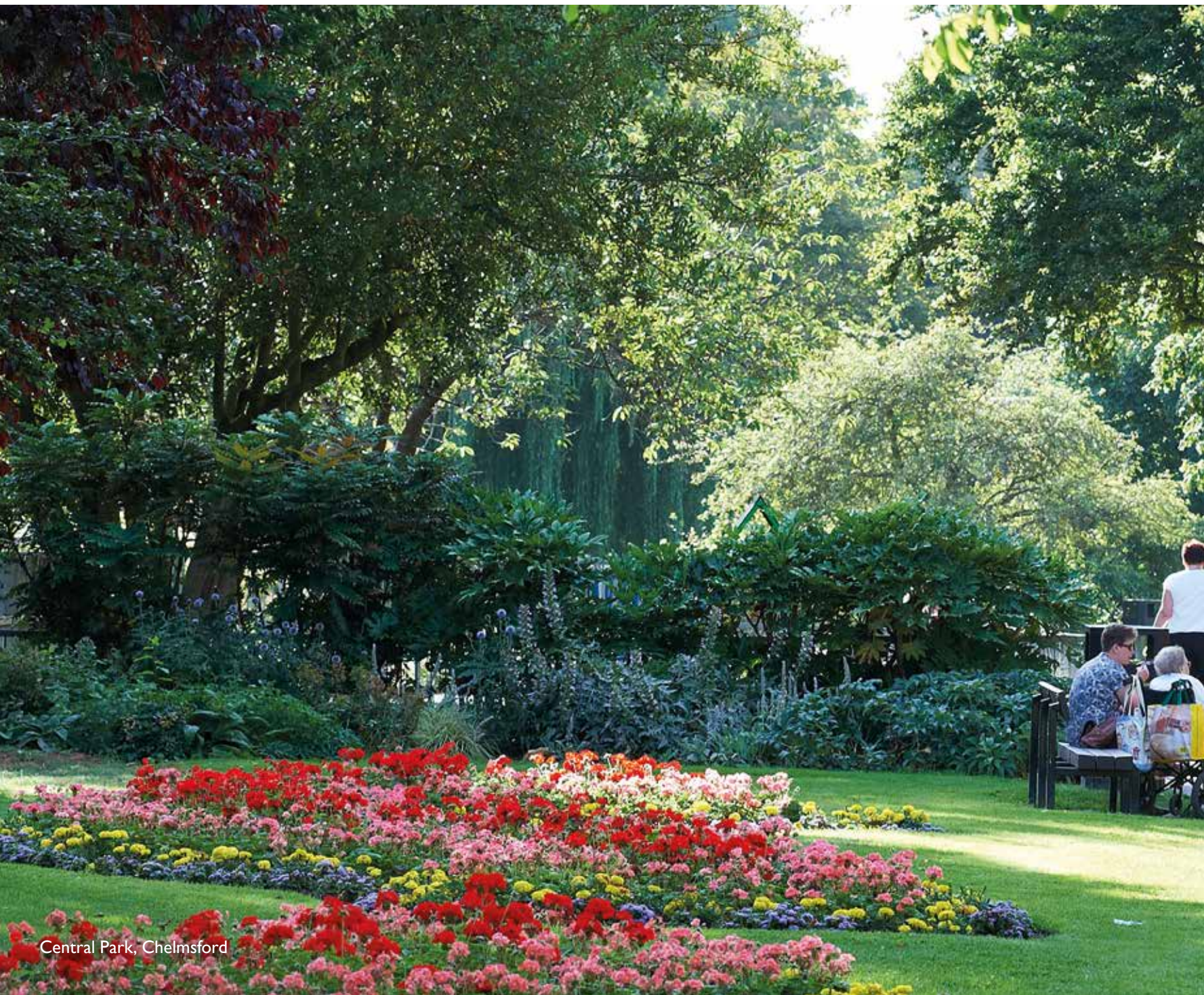




Hylands House, Chelmsford



River Can, Chelmsford



Central Park, Chelmsford



A breath of fresh air

An abundance of countryside surrounds Little Hollows, the perfect backdrop for picnics, bike rides and Sunday afternoon strolls.

There are lots of other wonderful open air locations close at hand. Stroll around 574 acres of parkland, lakes and formal gardens at Chelmsford's historic Hylands Park and discover the park's impressive centrepiece, Hylands House, a Grade II* listed neo-classical villa.

Sporting enthusiasts can enjoy a range of outdoor attractions at Admirals Park near Chelmsford city centre, including cricket, football, tennis and bowls. Or take a peaceful walk along the beautiful River Can which winds its way through this Green Flag award-winning park.

Chelmsford also has its own Central Park, where you can enjoy a relaxed al fresco lunch by the river in the warmer months.





High Chelmer Shopping Centre, Chelmsford



Chelmsford Town Hall

A new city for Essex

Chelmsford city centre is conveniently located less than 3 miles from Little Hollows. Granted city status for the Queen's Diamond Jubilee in 2012, there is a perfect mix of boutique, designer and high street shopping. This historic county town also boasts a fantastic range of restaurants, bars and other attractions for you to relax and unwind.

Bond Street, the new shopping complex opens its doors in late 2016 offering a variety of shops, including John Lewis, plus a mix of new restaurants and a multi-screen cinema. The Meadows and High Chelmer shopping centres boast over 100 stores and coffee shops to explore.

There are plenty of other activities for everyone to enjoy in this thriving city. Watch a match at the Essex County Cricket club, or enjoy an afternoon of culture in the beautiful 13th century Chelmsford Cathedral.

When you're in the mood for live entertainment, the Civic or Cramphorn theatres include a varied programme of drama, children's shows and film. Riverside Ice and Leisure Centre is another popular destination, which is due to undergo a £25m refurbishment in 2018.

Source: Distances taken from Google Maps.





Chelmsford Cathedral



The Lion Inn, Boreham



Tempt your tastebuds

From country parks to cocktail bars, there's sure to be a venue to suit you in Chelmsford. The 17th century Riverside Inn offers a range of real ales, while you can indulge in a Mai Tai or a Cosmopolitan at Faces.

There is also a fantastic selection of restaurants in and around the city centre. Try Olio's or Jamie's Trattoria for some mouth-watering Italian dishes and continental fayre at Zorba the Greek Taverna.

The Green Man pub, a new venture for the Michelin starred Galvin brothers, opens in Summer 2016. One of the oldest pubs in Essex and just minutes from Little Hollows by car, it will remain a pub at the heart of the community with an exceptional food offering and a great selection of craft beers from independent breweries.

For a dinner to remember, book in advance at the renowned Blue Strawberry in Hatfield Peverel, or head to its sister restaurant The Lion Inn at Boreham for one of its delicious Sunday roasts.





Writtle College



A degree of excellence

As a parent, you'll know that your children's education is of paramount importance when building a bright future for them. Chelmsford offers a fantastic range of highly regarded schools, colleges and universities.

Newlands Spring Primary School



1.1 miles

A primary school whose ethos is to provide a happy, safe and caring environment for its pupils, and to boost their self-confidence.

Chelmer Valley High School

1.8 miles

A specialist engineering and leadership academy which prides itself on developing students' skills, talents and abilities.



Chelmsford County High School for Girls

1.7 miles

A selective grammar school with academy status which dates back to 1907. The school takes girls aged between 11 and 18 years.



New Hall School

4.6 miles

Founded in 1642, New Hall is a leading independent boarding and day school for boys and girls aged between 11 and 18 years.



Writtle College

3 miles

Established in 1893, Writtle is a partner of the University of Essex. Set on a 220-acre site, it specialises in agriculture amongst other subjects.



Lawford Mead Primary School



1.5 miles

The school works to create a safe and inspiring environment where children are excited about learning and take pride in their progress.

St John Payne Catholic School

1 mile

Set in 25 acres of grounds, this is a Roman Catholic school for pupils aged between 11 and 18 years.



King Edward VI Grammar School

2.1 miles

With its origins in the 16th century, this is one of England's leading grammar schools for boys aged 11 to 16 years, which accepts girls in its sixth form.



Anglia Ruskin University

2.3 miles

One of the largest universities in the East of England offering undergraduate, postgraduate and part-time courses.



Felsted School

9 miles

A leading co-educational, independent, boarding and day school, rated 'outstanding' by Ofsted, for pupils aged 4 to 18 years.



Primary



Secondary



Independent



College



University



All the best connections

Little Hollows is perfectly placed for commuting into London, located just three miles away from Chelmsford train station. From there, you can reach Liverpool Street in 35 minutes with its excellent Underground links across the city. Colchester is around 25 minutes away, with journeys to Clacton taking less than an hour. Other destinations from Chelmsford include Wivenhoe, Witham and Stratford.

For road travel, you're just 15 minutes away from junction 28 of the M25, while the A12 is also within easy reach. Stansted Airport is within 30 minutes' drive of Chelmsford.

Nearby bus routes provide links between the area and Chelmsford city centre. From there, you will find bus links to towns including Wickford, Southend, Maldon and South Woodham. There is also a shuttle to Stansted Airport from Chelmsford railway station, which takes around an hour.

Source: Distances taken from Google Maps and National Rail.



Development Layout

Set amid beautiful landscaping, Little Hollows offers a stylish collection of traditional homes in a semi-rural location.

With Countryside's trademark attention to detail and quality materials, the charm of these homes reflect their outstanding location.

5 Bedroom Houses

- The Cherwell
- The Ravensbourne
- The Ravensbourne B
- The Tamar

4 Bedroom Houses

- The Chelmer
- The Chelmer B
- The Peregrine

3 Bedroom Houses

- The Elder

* Affordable Homes

S Sub Station



Please note this Development Layout is not to scale and is intended for illustrative purposes only. All road and paving surface colours and landscaping are indicative and layouts are given as a guide only. Roof finishes may vary from the illustration.



The Larthings

The Larthings

Dogrose Close

The Larthings

Hollow Lane

Attenuation Pond

Existing Residential

MARKETING SUITE AND
SHOW/VIEW HOMES





The Cherwell

PLOTS 1 & 14*

This superior five bedroom detached family home boasts an impressive formal living room with feature wood burner and light-filled kitchen/family/dining area. The first floor offers an impressive master bedroom with fitted wardrobes and luxurious en suite, two bedrooms and a study. Two additional bedrooms and a shower room occupy the second floor.

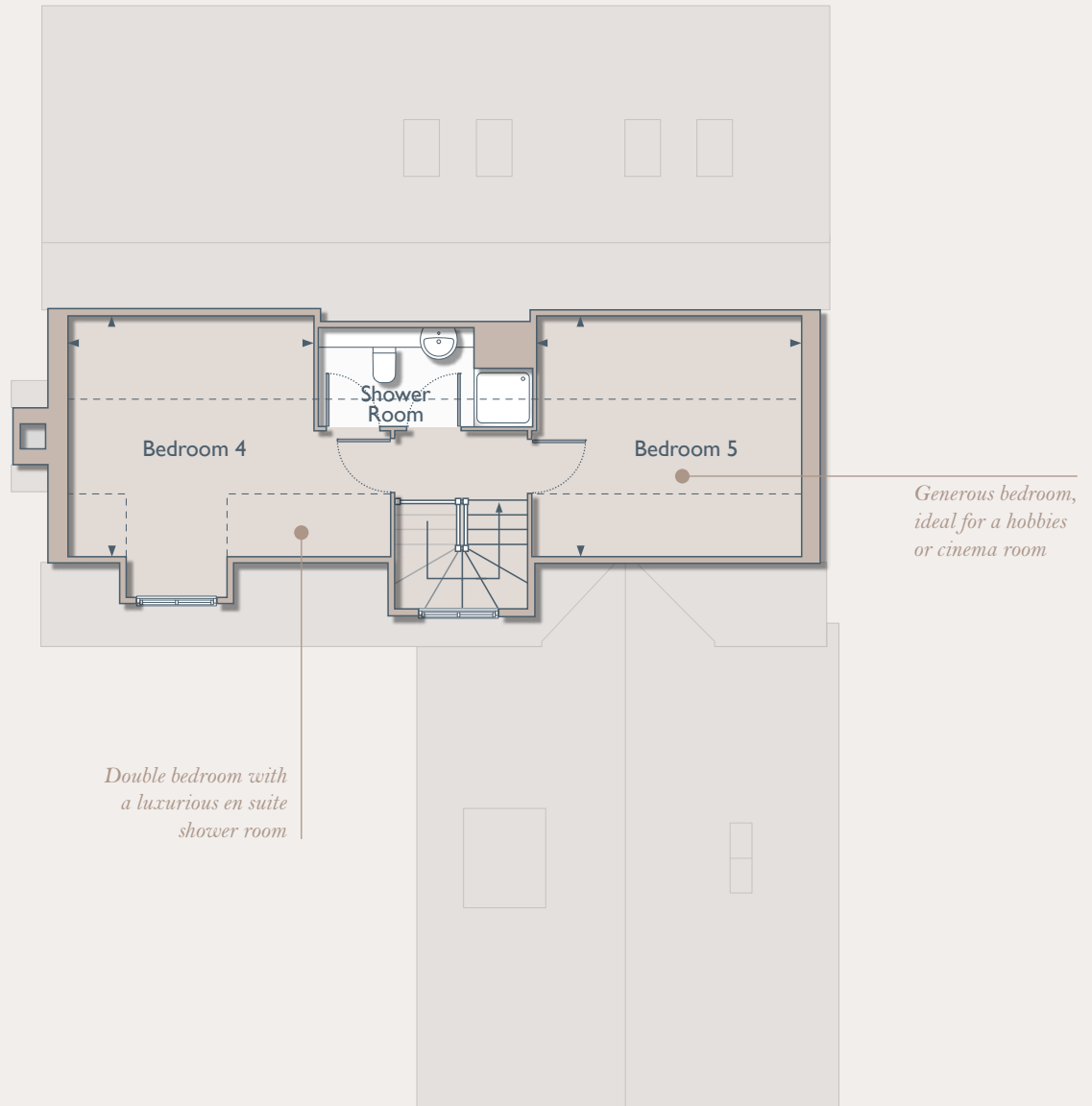
*Handed plot. This is a computer generated image, building materials, design and landscaping may differ from those illustrated.

FIRST FLOOR



Master Bedroom	7.07m x 3.83m	23'2" x 12'6"
Bedroom 2	3.56m x 3.39m	11'8" x 11'2"
Bedroom 3	4.33m x 2.17m	14'2" x 7'1"
Study	3.56m x 1.93m	11'8" x 6'4"

SECOND FLOOR

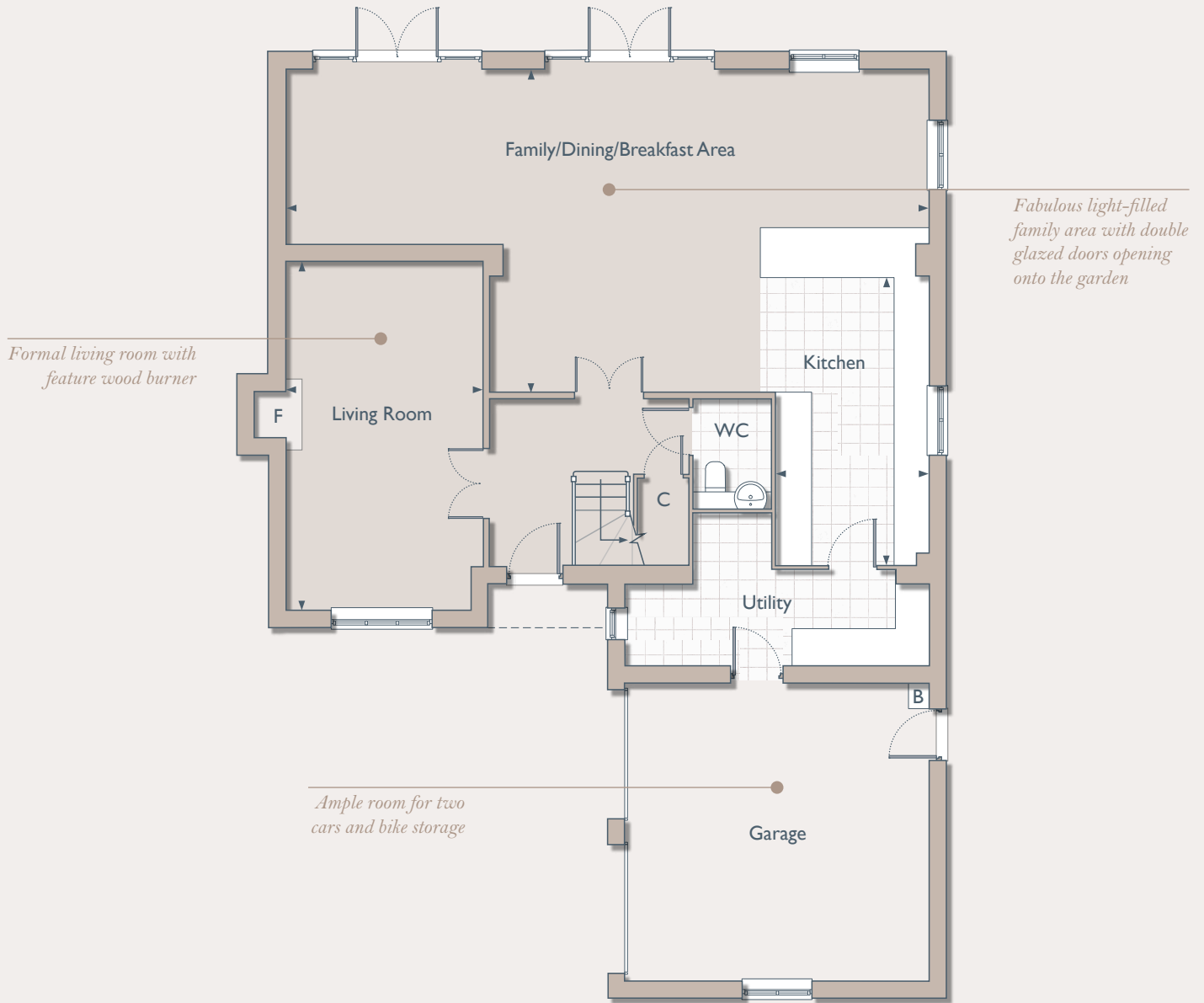


*Double bedroom with
a luxurious en suite
shower room*

*Generous bedroom,
ideal for a hobbies
or cinema room*

Bedroom 4	5.04m x 3.76m	16'7" x 12'4"
Bedroom 5	4.12m x 3.76m	13'6" x 12'4"
TOTAL INT. AREA	248.3 sq m	2673 sq ft

GROUND FLOOR



Living Room	6.19m x 3.50m	20'4" x 11'6"
Family/Dining/ Breakfast Area	11.48m x 5.75m	37'8" x 18'10"
Kitchen	5.07m x 2.72m	16'7" x 8'11"

AC Airing Cupboard B Boiler C Cupboard F Fireplace W Wardrobe WC Cloakroom



The Ravensbourne B

PLOT 5

Individually designed with generous living spaces throughout, this striking detached five bedroom home features a formal living and dining room, well-equipped kitchen with utility space, versatile family/dining area with French doors to the garden and a study. The first floor boasts a master bedroom with fitted wardrobes and luxury en suite plus four further bedrooms, one with an en suite and a family bathroom.

FIRST FLOOR



Master Bedroom	4.43m x 3.83m	14'6" x 12'7"
Bedroom 2	3.60m x 3.57m	11'9" x 11'8"
Bedroom 3	3.31m x 2.98m	10'10" x 9'9"
Bedroom 4	3.60m x 2.63m	11'9" x 8'7"
Bedroom 5	3.54m x 2.50m	11'7" x 8'2"
TOTAL INT. AREA	213.9 sq m	2302 sq ft

GROUND FLOOR



Living Room	5.84m x 3.83m	19'2" x 12'7"
Dining Room	3.69m x 3.25m	12'1" x 10'8"
Family/Dining Area	8.99m x 3.79m	29'6" x 12'5"
Kitchen	4.15m x 3.06m	13'7" x 10'0"
Study	4.34m x 2.68m	14'3" x 8'9"

AC Airing Cupboard B Boiler C Cupboard W Wardrobe WC Cloakroom

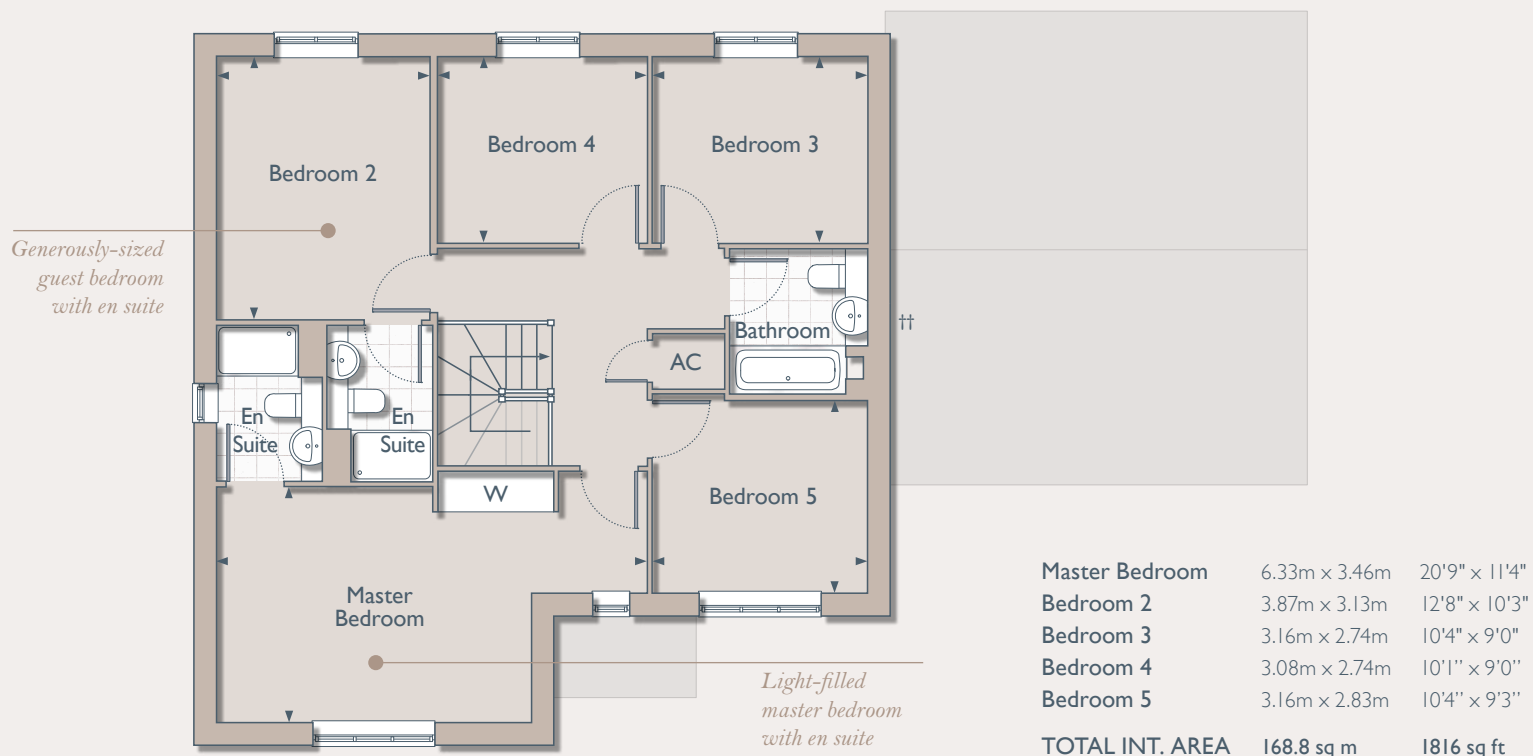


The Ravensbourne

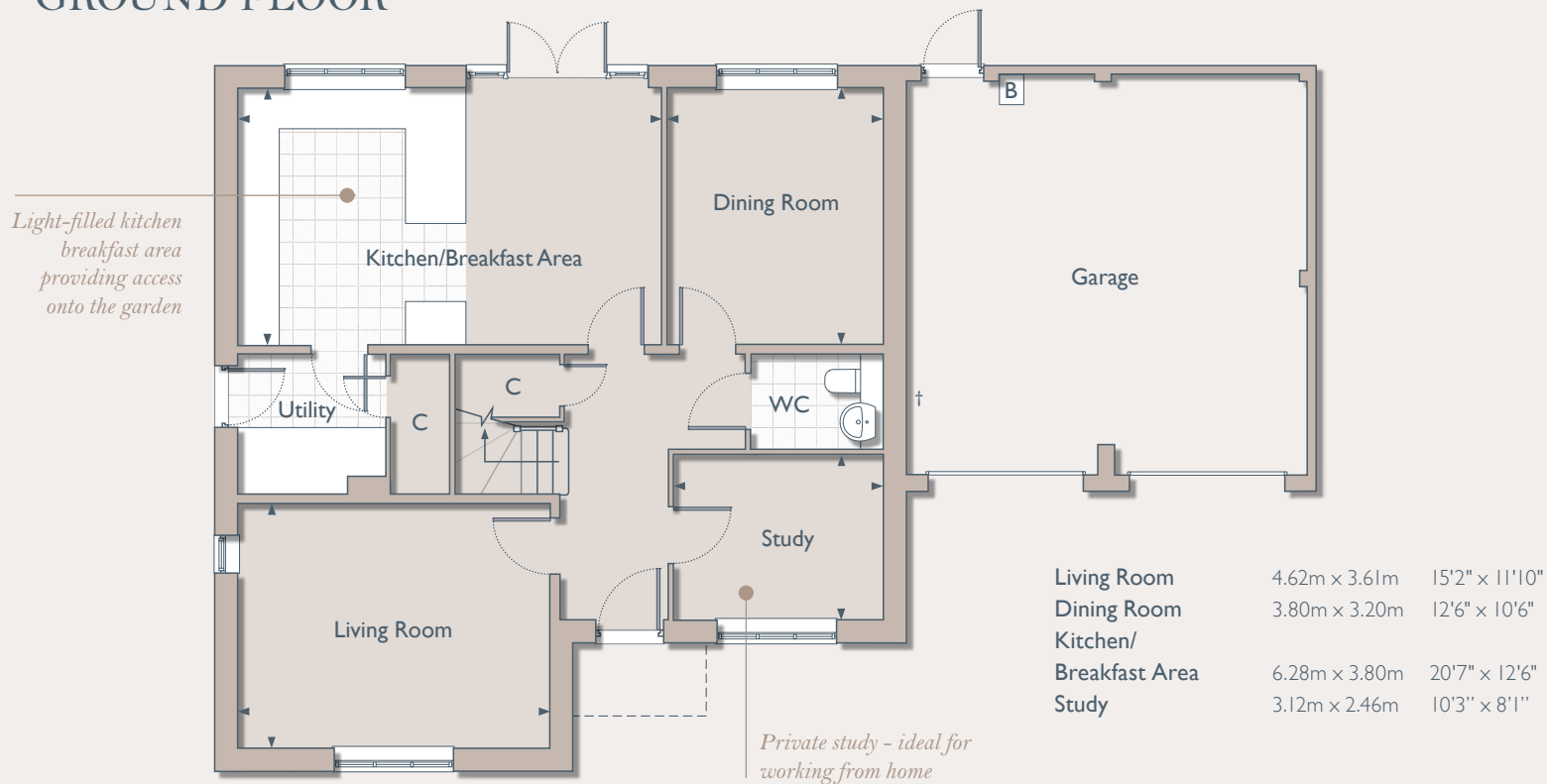
PLOTS 2, 22 & 26*

A superb five bedroom property, the ground floor boasts a living room, open plan kitchen/breakfast area, separate utility room and French doors to the garden, plus a study. The impressive first floor benefits from a master bedroom with fitted wardrobes and luxury en suite with double shower, four further double bedrooms, one with an en suite plus a family bathroom.

FIRST FLOOR



GROUND FLOOR



AC Airing Cupboard B Boiler C Cupboard W Wardrobe WC Cloakroom

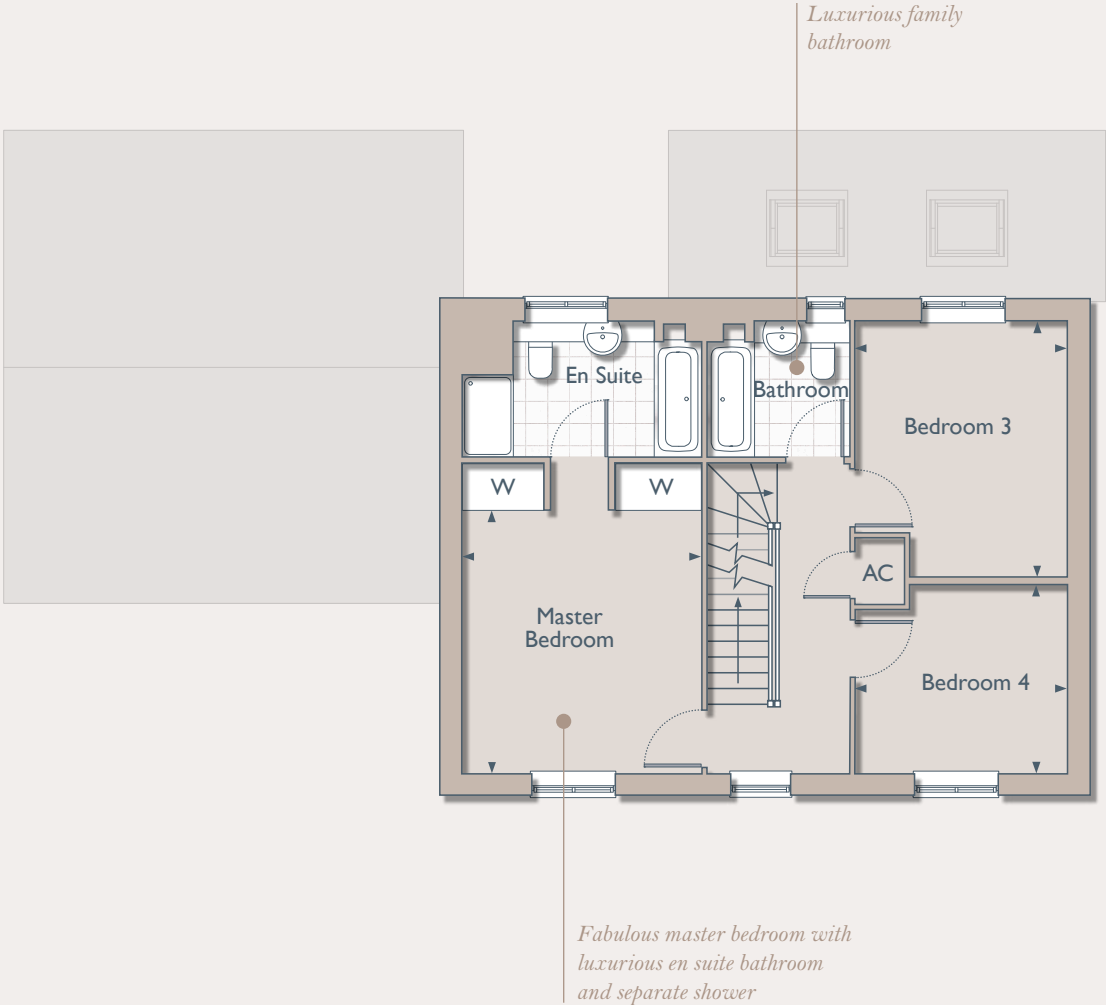


The Tamar

PLOTS 3*, 4*, 16, 17, 27, 28, 33, 34, 36* & 37

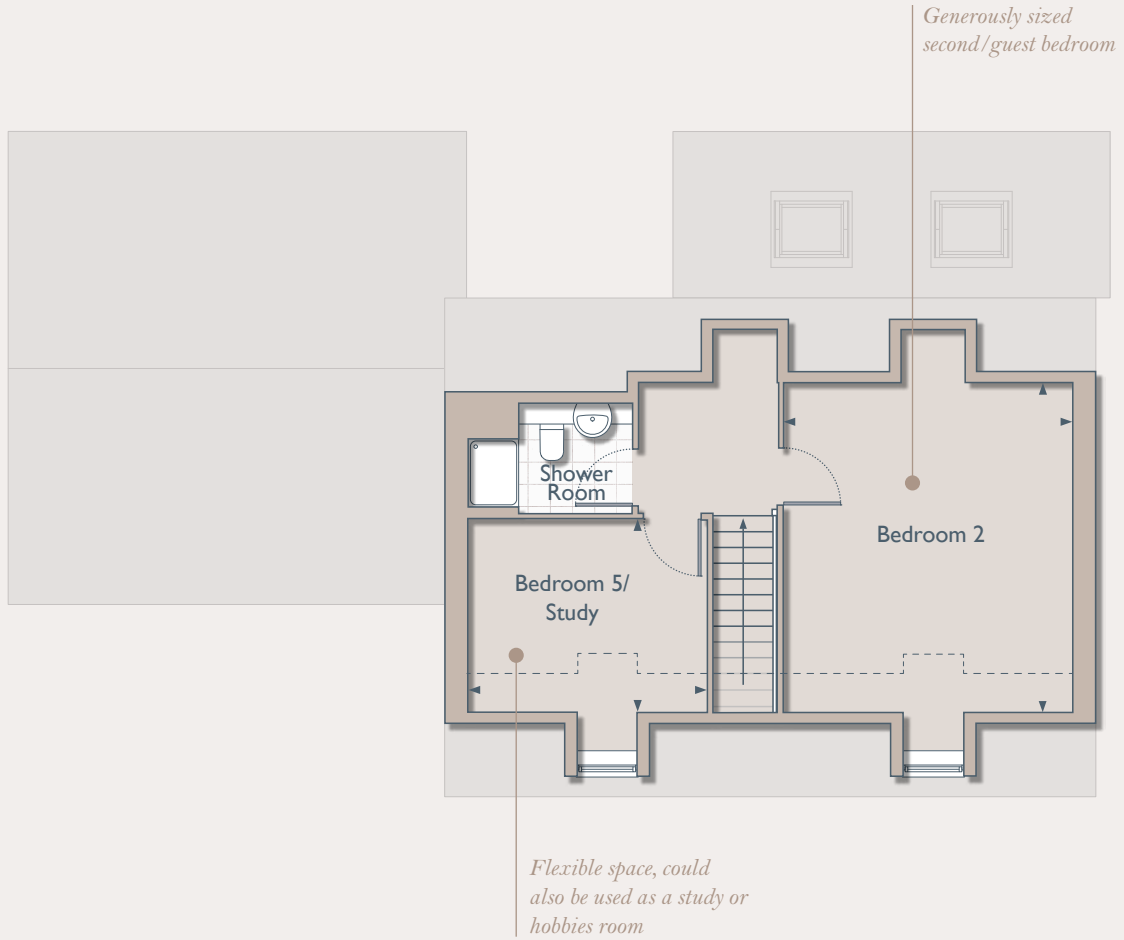
An impressive five bedroom family home offering well-planned accommodation over three floors. Benefits include a stylish kitchen/breakfast area with French doors leading to the garden, plus separate living and dining rooms. An impressive master bedroom includes fitted wardrobes and a luxurious en suite bathroom with separate shower. Two further bedrooms and a shower room are located on the second floor.

FIRST FLOOR



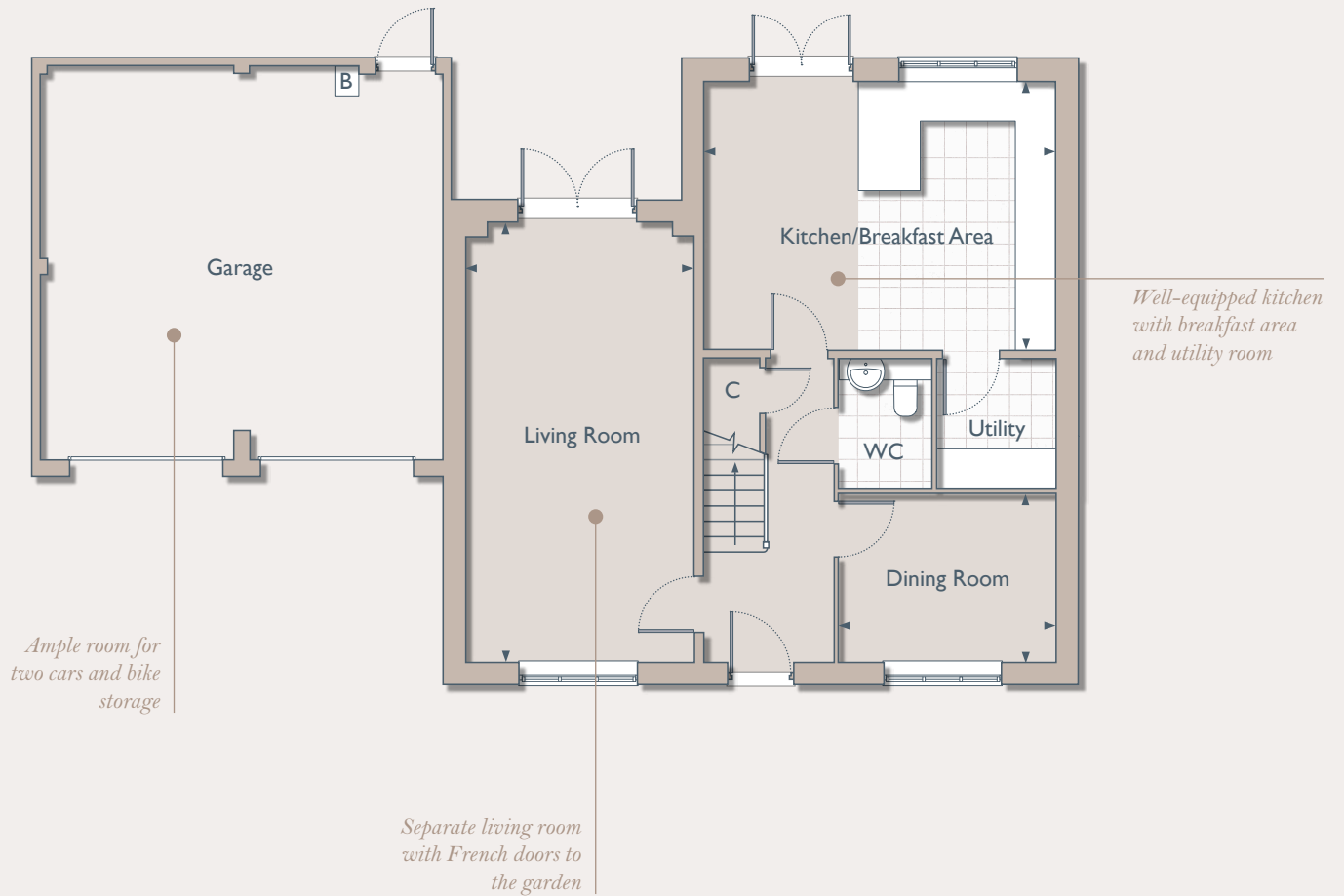
Master Bedroom	3.97m x 3.52m	13'0" x 11'6"
Bedroom 3	3.76m x 3.13m	124" x 10'3"
Bedroom 4	3.12m x 2.77m	10'3" x 9'1"

SECOND FLOOR



Bedroom 2	4.84m x 4.52m	15'10" x 14'9"
Bedroom 5/Study	3.52m x 2.86m	11'6" x 9'4"
TOTAL INT. AREA	169.5 sq m	1824 sq ft

GROUND FLOOR



Living Room	6.64m x 3.45m	21'9" x 11'4"
Kitchen/ Breakfast Area	5.29m x 4.06m	17'4" x 13'4"
Dining Room	3.26m x 2.54m	10'8" x 8'4"

AC Airing Cupboard B Boiler C Cupboard W Wardrobe WC Cloakroom

*A beautiful environment
all year round*







The Chelmer B

PLOTS 18 & 35

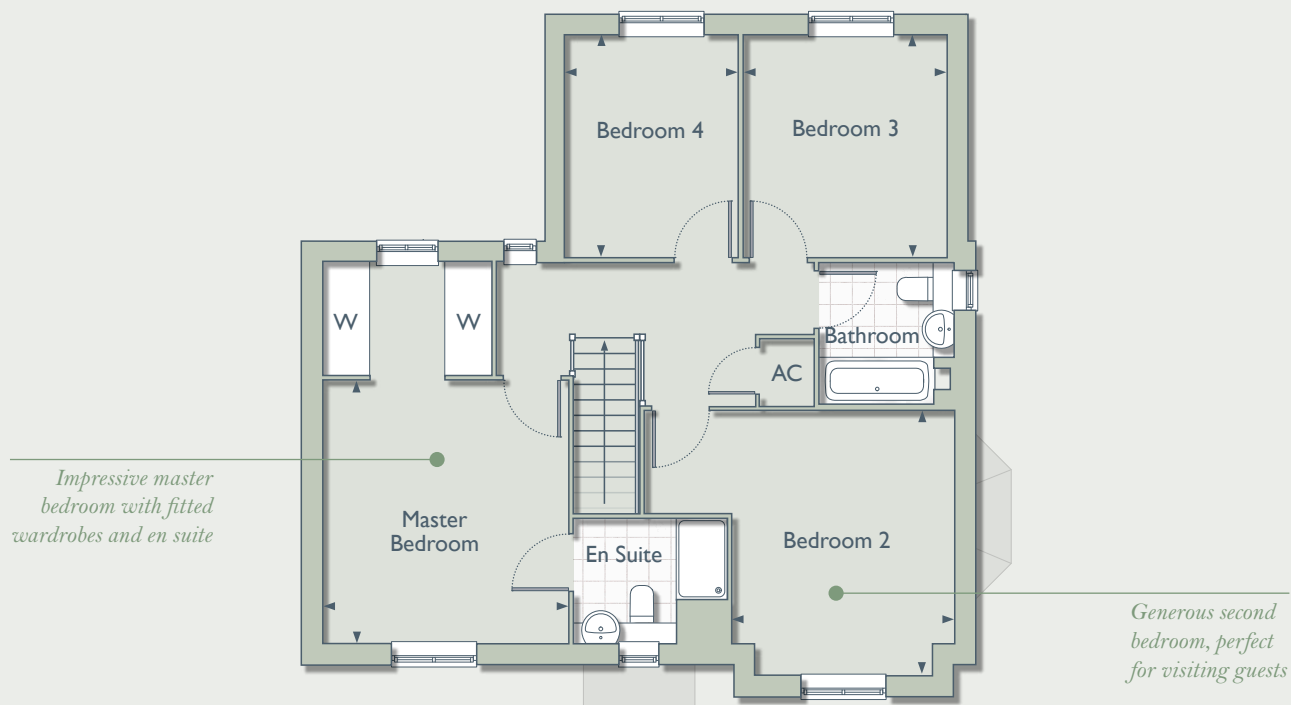
An impressive four bedroom family home with a well-planned kitchen/breakfast area and utility space, separate living room and a dining room for formal entertaining. The master bedroom with en suite, three further spacious bedrooms and a family bathroom occupy the first floor.

GROUND FLOOR - PLOT 35 VARIATION



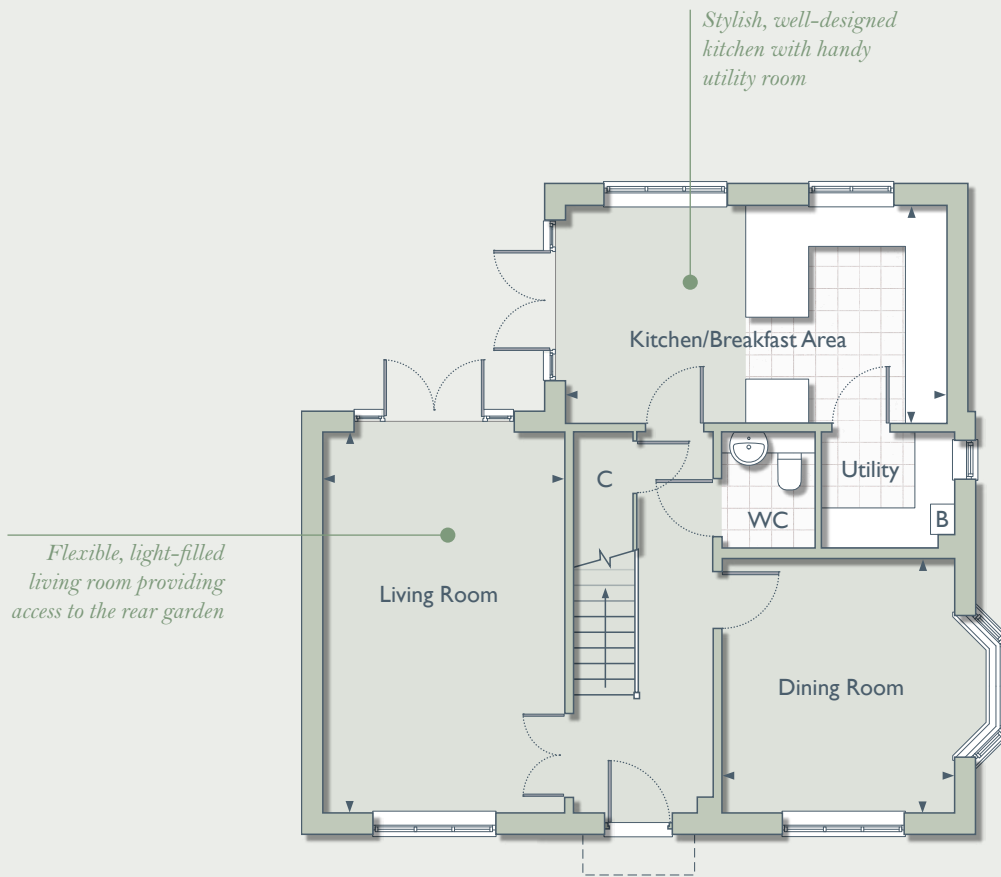
Family/Dining Area	5.63m x 3.16m	18'6" x 10'4"
Kitchen	3.21m x 2.94m	10'7" x 9'8"
Breakfast Area	3.25m x 2.70m	10'8" x 8'10"
TOTAL INT. AREA	164.4 sq m	1769 sq ft

FIRST FLOOR - PLOTS 18 & 35



Master Bedroom	3.89m x 3.63m	12'9" x 11'11"
Bedroom 2	4.58m x 3.97m	15'0" x 13'0"
Bedroom 3	3.29m x 3.01m	10'10" x 9'10"
Bedroom 4	3.29m x 2.54m	10'10" x 8'4"
TOTAL INT. AREA	147.1 sq m	1583 sq ft

GROUND FLOOR - PLOT 18



Living Room	5.63m x 3.56m	18'6" x 11'8"
Dining Room	3.61m x 3.43m	11'10" x 11'3"
Kitchen/ Breakfast Area	5.63m x 3.22m	18'6" x 10'7"

AC Airing Cupboard B Boiler C Cupboard W Wardrobe WC Cloakroom



The Chelmer

PLOTS 15*, 21, 31 & 32

A stylish four bedroom detached family home, the ground floor has a well-equipped kitchen/family area with utility space, separate dining and living rooms with feature bay windows, and a garage. The first floor offers a master bedroom with en suite, a further three spacious bedrooms and a family bathroom.

FIRST FLOOR

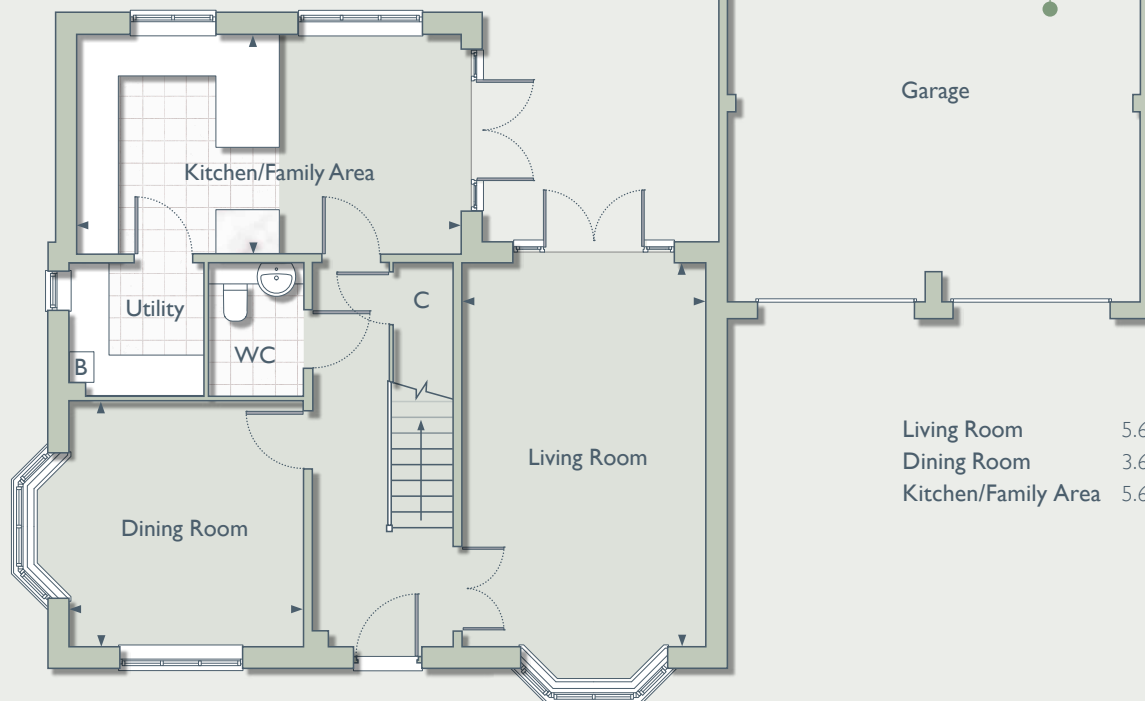


Master Bedroom	3.89m x 3.63m	12'9" x 11'11"
Bedroom 2	4.58m x 3.44m	15'0" x 11'3"
Bedroom 3	3.29m x 3.01m	10'10" x 9'10"
Bedroom 4	3.29m x 2.54m	10'10" x 8'4"
TOTAL INT. AREA	145.7 sq m	1568 sq ft

Impressive light-filled master bedroom and en suite

Double garage with ample space for two cars and bike storage

GROUND FLOOR



Living Room	5.63m x 3.56m	18'6" x 11'8"
Dining Room	3.61m x 3.43m	11'10" x 11'3"
Kitchen/Family Area	5.63m x 3.22m	18'6" x 10'7"

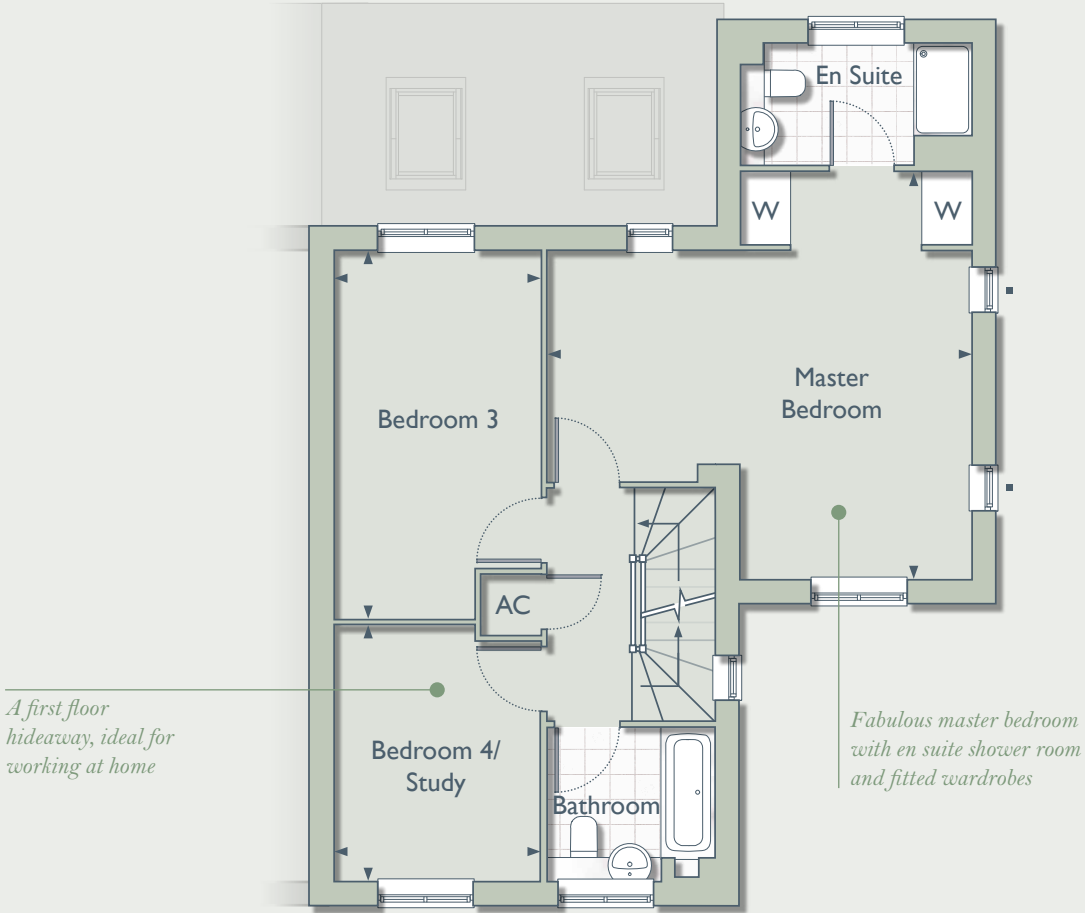


The Peregrine

PLOTS 6, 7*, 8, 9*, 10, 11*, 12, 13*, 19, 20*, 29, 30*, 38, 39* & 40

A pretty semi-detached four bedroom family home arranged on three floors. Featuring a well-designed kitchen and open plan family/dining area opening onto the rear garden. The master bedroom has fitted wardrobes and a luxury en suite. An additional bedroom on the second floor, with en suite shower room is perfect for visiting guests.

FIRST FLOOR



*A first floor
hideaway, ideal for
working at home*

*Fabulous master bedroom
with en suite shower room
and fitted wardrobes*

Master Bedroom	5.53m x 5.32m	18'2" x 17'5"
Bedroom 3	4.81m x 2.69m	15'9" x 8'10"
Bedroom 4/Study	3.33m x 2.69m	10'11" x 8'10"

SECOND FLOOR



Bedroom 2	5.30m x 3.85m	17'5" x 12'7"
TOTAL INT. AREA	142.4 sq m	1532 sq ft

GROUND FLOOR



Living/Dining Area	6.95m x 4.95m	22'10" x 16'2"
Kitchen	3.97m x 2.29m	13'0" x 7'6"

AC Airing Cupboard B Boiler C Cupboard W Wardrobe WC Cloakroom

*The perfect space to
entertain and relax*





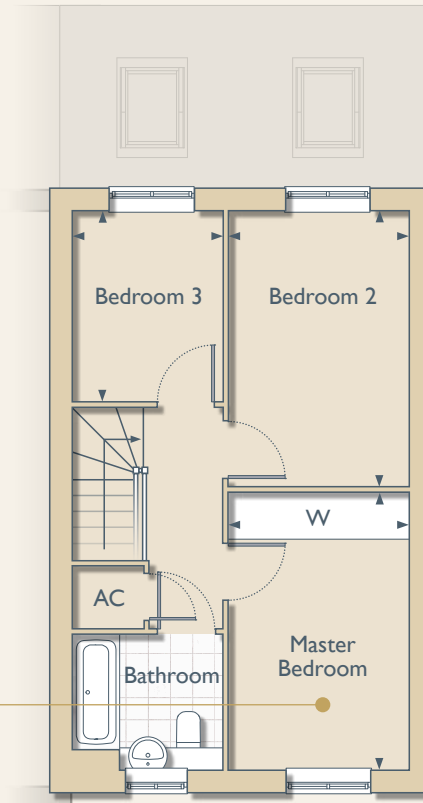


The Elder

PLOTS 24, & 25*

An attractive three bedroom house with an open plan family/dining area, a separate well-equipped kitchen, a WC and off-road parking. The first floor offers a generous master bedroom with fitted wardrobes, two bedrooms and a family bathroom.

FIRST FLOOR



*Generous master bedroom
with fitted wardrobes*

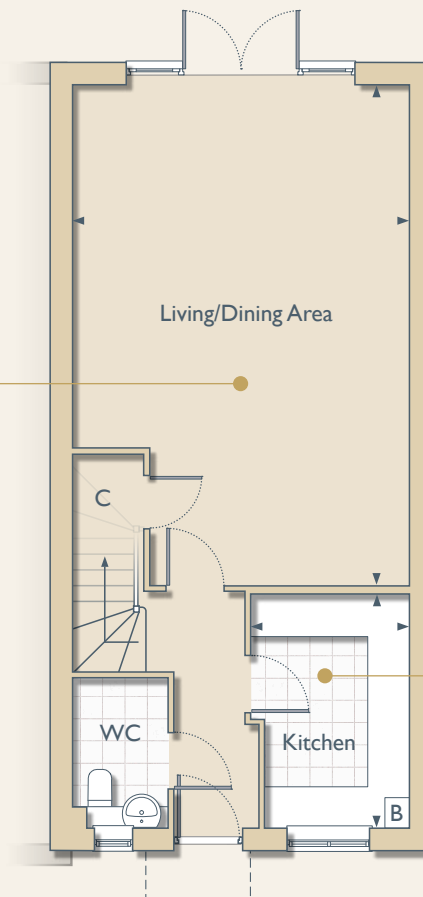
PLOT 24

Master Bedroom	4.08m x 2.65m	13'5" x 8'8"
Bedroom 2	4.06m x 2.65m	13'4" x 8'8"
Bedroom 3	2.81m x 2.21m	9'2" x 7'3"
TOTAL INT. AREA	95.3 sq m	1025 sq ft

PLOT 25 VARIATION

Bedroom 2	4.28m x 2.65m	14'0" x 8'8"
Bedroom 3	3.03m x 2.21m	9'11" x 7'3"
TOTAL INT. AREA	97.5 sq m	1049 sq ft

GROUND FLOOR



*A flexible space with
full-height glazed doors
opening onto the rear
garden*

PLOT 24

Living/Dining Area	7.37m x 4.95m	24'2" x 16'2"
Kitchen	3.44m x 2.34m	11'3" x 7'8"

PLOT 25 VARIATION

Living/Dining Area	7.59m x 4.95m	24'11" x 16'2"
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*Separate,
well-equipped
kitchen*

AC Airing Cupboard B Boiler C Cupboard W Wardrobe WC Cloakroom



Stylish Interiors

An outstanding specification and intricate attention to detail is evident in every home at Little Hollows reflecting the excellence you can expect from Countryside.

Kitchen

- Individually designed contemporary style kitchen
- Stone Grey or Light Grey base and wall units with aluminium handles, subject to stage of build. Please speak to Sales Consultants for further details
- Under cupboard LED lighting below wall units
- Glacial Storm or Anthracite laminate worktops with matching upstands in The Elder, subject to stage of build. Please speak to Sales Consultants for further details. White stone worktops with matching upstands in other house types
- 1 ½ bowl sink with chrome mixer tap in The Elder. Under mounted sink in other house types
- Single oven with 4 ring gas hob in The Elder and The Peregrine. 2 single ovens with 5 ring gas hob and integrated stainless steel combination microwave oven in other house types
- Integrated extractor cooker hood
- Glass splashback
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated washer/dryer in The Elder and The Peregrine
- Wine chiller in 5 bedroom houses
- Integrated recycling bins provided
- Ceramic floor tiling

Utility Area

(Applicable to The Cherwell, The Ravensbourne, The Tamar and The Chelmer)

- Contemporary fitted units
- Stone Grey units with laminate worktop and matching upstand
- Single bowl sink with chrome mixer tap
- Standalone washing machine
- Ceramic floor tiling

Main Bathroom

- White sanitary ware with chrome mixer taps
- Hand basin with Rich Walnut countertop and recessed shelf below
- Double ended bath with Rich Walnut panel
- Thermostatic shower mixer over bath
- Silver and clear glass shower screen over bath in The Elder only
- Floor mounted WC with soft close seat
- Heated chrome towel rail
- Shaver socket
- Full height ceramic wall tiling to shower. Half height to other walls
- Ceramic floor tiling

En Suite

(Not applicable to The Elder)

- White sanitary ware with chrome mixer taps
- Hand basin with Rich Walnut countertop and recessed shelf below
- Double ended bath with Rich Walnut panel to The Tamar only
- Thermostatic shower mixer with shower tray and pivot, bi-fold or sliding door
- Floor mounted WC with soft close seat
- Heated chrome towel rail
- Shaver socket
- Full height wall feature tiling to shower, half height to all other walls
- Ceramic floor tiling

General Finishes

- Fitted wardrobes to master bedroom
- Semi-solid core doors with Satin Chrome door furniture
- Internal doors painted white with matching skirtings, architraves and staircase
- Walls painted in matt finish Natural Calico
- Ceilings in Brilliant White
- White UPVC windows and French doors to garden





Superb Specification

Flooring

- Ceramic tiling to kitchen, cloakroom and bathroom
- Carpet and wood effect vinyl flooring to remaining areas, please speak to Sales Consultants for further details

Heating, Lighting & Electrical

- Gas fired central heating and hot water
- Energy efficient downlighters to kitchen, bathroom, en suite, hall and cloakroom
- Pendant lighting to living/dining areas, landing and bedrooms
- White switches and sockets
- Chrome heated towel rail to bathroom and en suite
- Radiators with individual thermostatic controls to all rooms
- Fireplace with surround and log burner to living room in The Cherwell
- Smoke alarms and heat detectors positioned where required throughout

Home Entertainment & Communications

- Wired for Sky+ and High Definition television (subject to future connection by purchaser; satellite dish not supplied)

External

- Landscaped front gardens
- Rear garden rotavated and turfed
- Outside tap

Security

- Wiring for future alarm provided to all plots
- Secured by Design front entrance door
- Secured by Design window locks

These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. We recommend intending purchasers satisfy themselves, by personal inspection or otherwise, as to the correctness of these particulars. Please ask Sales Consultants for detailed information regarding specific properties. Countryside reserves the right to amend specifications as necessary. All images shown are from previous Countryside developments, specification may vary from that shown.







Backed by
HM Government

Makes your new home even more affordable!

Help to Buy* is a Government scheme that makes it easier to buy your brand new home. The Government will lend you up to 20% of the full purchase price, which is interest free for 5 years. You'll only need 5% for your deposit! For more information, please visit www.helptobuy.org.uk

*5% deposit only available when using the Help to Buy scheme. Selected plots only. Please ask a Sales Consultant for more details.

Why buy new?

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

No nasty surprises

Buy a new home from us and there'll be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind of a 10-year NHBC guarantee. Buy a second-hand home, and who knows what you could be faced with?

Building a better future

Countryside creates quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home.



Kings Park, Harold Wood

St Mary's Island,
Chatham Maritime

About Countryside

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places people aspire to live, where they feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result we hold more Housing Design Awards than any other developer.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love.



Beaulieu Heath, Chelmsford



Priors Green, Takeley

Commitment to our customers

The customer service team at Countryside is committed to providing you, our customers, with quality homes.

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our 'New Homes' website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Little Hollows carries our commitment to quality and improvement. You have the added assurance of every home carrying the NHBC Warranty (Buildmark) against structural defects for a ten-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated customer service team before handover to its new owner.

Each new owner will be invited to attend a handover of their new home with a member of the customer service team.



**CONSUMER
CODE** FOR
HOME BUILDERS





How to find us

From the A12

Exit at Junction 15 towards A414 Harlow and Chelmsford. At the roundabout take the second exit onto Three Mile Hill / A414. Continue to follow the A414 across the next roundabout to London Road/A1114.

At the next roundabout take the first exit onto Westway/A1016 and continue to follow the A1016. Keep left onto Parkway/A1060, and continue onto Broomfield Road/A1016 and straight onto Broomfield Road/B1008.

After approximately 0.7 miles turn left at the traffic lights onto Patching Hall Lane. Follow the road and take the third exit at the roundabout to stay on Patching Hall Lane. Turn left onto Hollow Lane and Little Hollows will be found on your left.

Little Hollows, Hollow Lane, Nr Chignal Smealy, Chelmsford, Essex, CM1 7HQ



little-hollows.co.uk



COUNTRYSIDE

Places People Love