

ST.  
LUKE'S  
PARK

RUNWELL • ESSEX

LUXURIOUS 4 & 5 BEDROOM HOUSES  
IN A MATURE WOODLAND SETTING



COUNTRYSIDE

Places People Love

INTRODUCING  
ST. LUKE'S PARK,  
THE FINEST  
COLLECTION OF NEW  
HOMES IN ESSEX





## A PLACE WHERE MEMORIES ARE MADE...



The best thing about memories is making them, and you'll have plenty of opportunities to make lasting ones at St. Luke's Park.

This exceptional collection of 4 & 5 bedroom new homes is set within a mature woodland area and offers relaxed, rural living and great city connections.

Stretching over 200 acres of land formerly occupied by Runwell Hospital, this exciting new community will be built over five phases and will encourage sustainable living.

Residents living here will be surrounded by historic hedgerows and trees and will benefit from access to a pretty village green, proposed new school and an impressive Grade II listed chapel, which is allocated for community use.

Although the properties enjoy a secluded setting, a host of amenities are on the doorstep and the bright lights of London are only a 40-minute train ride away, ensuring you can enjoy the best of both worlds.



## A SENSE OF ARRIVAL



Everything about St. Luke's Park is memorable – even the drive in.

A beautifully landscaped new entrance welcomes you on arrival and meanders down towards the development itself. Along the way you can enjoy views over the surrounding landscape or admire 8,000 new trees and shrubs we've planted along the way.

You'll then be greeted by an attractive village green, the ideal place for meeting your new neighbours, a picnic or family fun. Surrounded by greenery, you'll feel totally secluded – as if you've stepped into your own slice of rural paradise.



An attractive landscaped entrance welcomes you to St. Luke's Park



Computer generated image showing view from the village green

## THE VISION COMES TO LIFE



Offering acres of open space to explore, good public transport connections and access to amenities, St. Luke's Park is the perfect destination for a variety of lifestyles.

Boasting attractive architecture and a timeless design, every home has been built with the future in mind. Flexible layouts make each home easily adaptable and the large living spaces can be moulded to fit around any lifestyle. Whether you're planning on cooking up a storm in the kitchen or hosting a family BBQ in the garden, this space is perfect for making memories.

With a variety of houses on offer all varying in size, there's something for everyone at St. Luke's Park.



## FIRST IMPRESSIONS COUNT



Once you set eyes on the homes on offer at St. Luke's Park, you'll find them difficult to forget.

Each home has been meticulously designed and thoughtfully crafted, features include cottage style windows, beautifully detailed porch entrances and spacious driveways. Surrounded by sculpted hedges and sheltered by trees. There are a variety of house designs to choose from too, so no matter your taste or desires – you're sure to find a home to suit you.



Computer generated image of The Sycamore

*A home to be  
proud of.*



*High specification  
kitchens with real  
wow factor.*



## STEP INSIDE YOUR NEW HOME



Our beautifully designed homes boast stylish contemporary interiors and are finished to the highest specification.

Each home is designed to maximise sustainability, with A rated appliances (where possible) in the kitchen, efficient central heating and low energy lighting throughout. With a flexible, open plan layout, these luxurious homes are designed to fit around your lifestyle.





## MAKE LASTING MEMORIES



As soon as you step over the threshold,  
you'll instantly be able to picture life  
at St. Luke's Park.

Whether you're hosting a vibrant dinner party for  
friends or arranging a family gathering, this truly  
is the perfect space to make memories.

The contemporary open plan living and dining  
areas provide ample room to entertain whilst  
large windows bring in plenty of natural light.

Each home boasts at least one sumptuous  
bathroom plus a well equipped kitchen brimming  
with modern appliances.





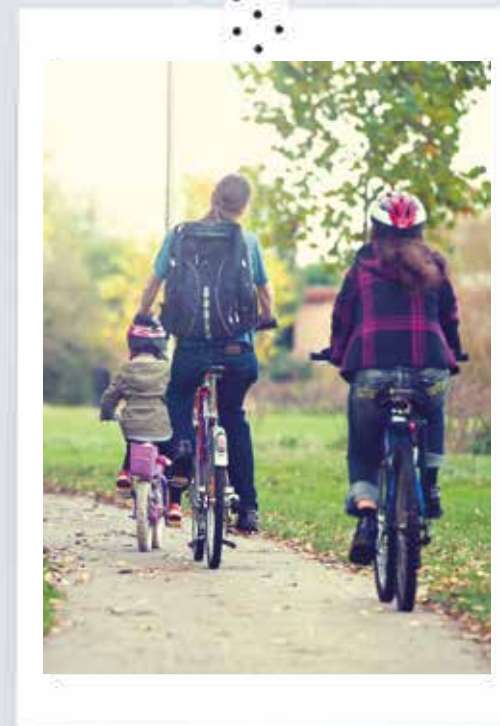
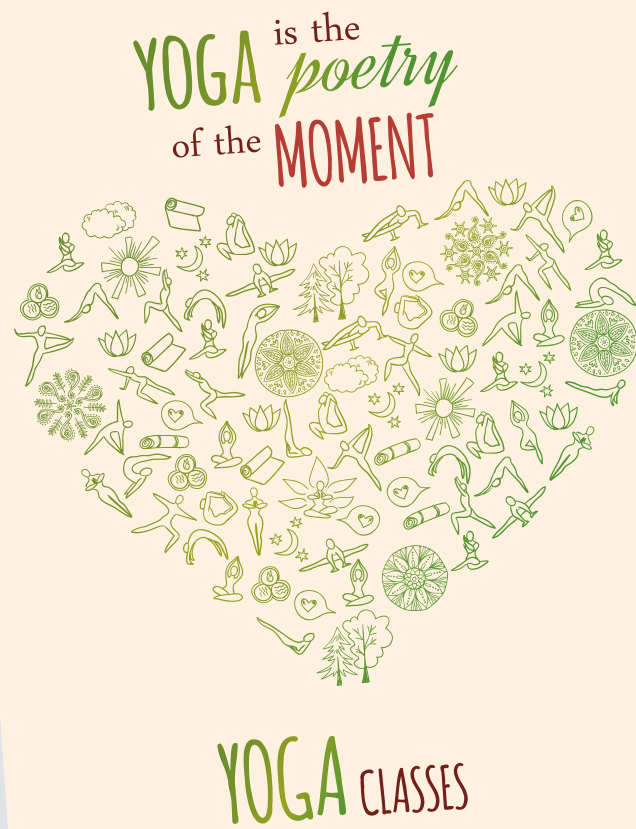
# BE PART OF A VIBRANT COMMUNITY



St. Luke's Park is set to resemble a bustling village. With a proposed new school and a variety of scenic walking routes and cycle paths to explore, you'll never have to travel far for things to do.

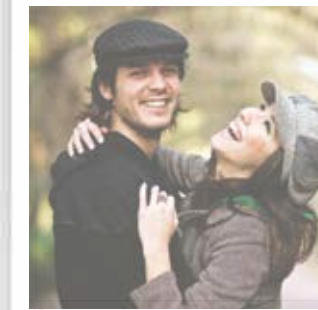
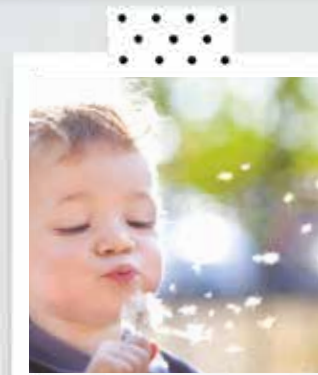
The flourishing community here will benefit from a host of amenities including a new school, perfect for growing families.

With so much variety on the doorstep, there's plenty to keep residents entertained all year round. Rainy days can be spent inside the striking St. Luke's Chapel, a Grade II listed building at the centre of this new community, whilst sunnier days can be enjoyed outside discovering the many woodland trails on offer.



06

SUN	MON	TUE	WED	THU	FRI	SAT
29	30	31	1	2	3	4
5	6	7	8	9	10	11 <i>Family fun day</i>
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28 <i>Farmers Market</i>	29	30	1	2
3	4	5	6	7	8	9



Our Family

# SPACE TO GROW FOR YOU AND YOUR FAMILY



The abundance of open space on offer and the woodland setting at St. Luke's Park is what makes living here so special.

The landscape-led approach to the development ensures homes benefit from a pleasant green outlook whilst the rural setting provides many homes with picturesque views of the countryside. The inclusive approach adopted when planning the development ensures there's something here to suit every lifestyle. Large five bedroom homes with ample gardens are perfect for growing families, whilst smaller two bedroom homes are ideal for younger first time buyers and commuters looking for a low-maintenance lifestyle.

Although many developments integrate into an existing community, this was never the plan for St. Luke's Park. Instead, the vision was to create a new community within a village setting. Tucked away off of its own purpose-built road and with no other residential schemes close by, St. Luke's Park has achieved this and is more than just a collection of new homes.



Computer generated image showing aerial view of the St. Luke's Park masterplan

## ALL ON YOUR DOORSTEP



Surrounded by captivating countryside and yet close to a bustling town centre, residents will have everything they need on their doorstep. Whether it's spending your weekends outside in the fresh air or heading into town for a spot of shopping; it's all within easy reach.

Just 2 miles from Wickford and 6 miles from the centre of Rayleigh, you'll find a variety of amenities nearby.

### Wickford

If you enjoy indulging in a bit of retail therapy, try The Willows Shopping Centre. Based in the heart of Wickford, the centre boasts some well-known retailers including Boots, Superdrug and New Look. There's also a hairdressers, beauty salon, post office and a supermarket on the High Street.

### Battlesbridge

For those seeking something a little more unique, the nearby village of Battlesbridge offers a range of antique dealers and a tea room, all set around a village green and duck pond – the perfect place for a well-deserved pitstop.

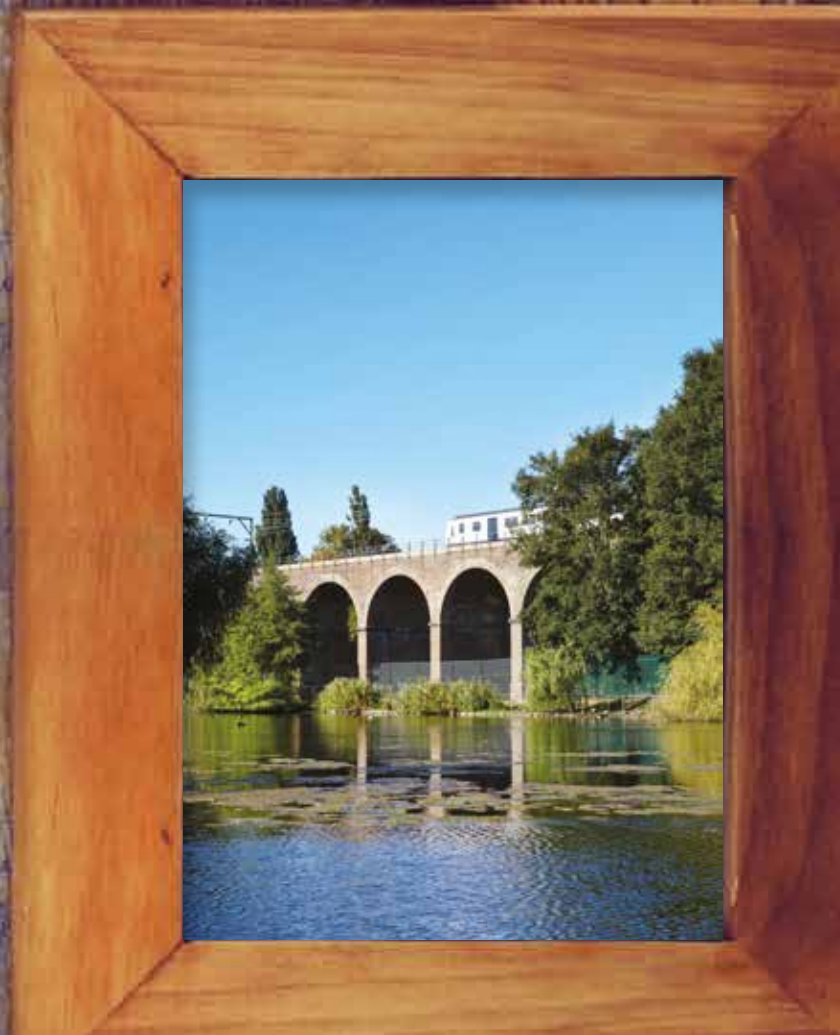


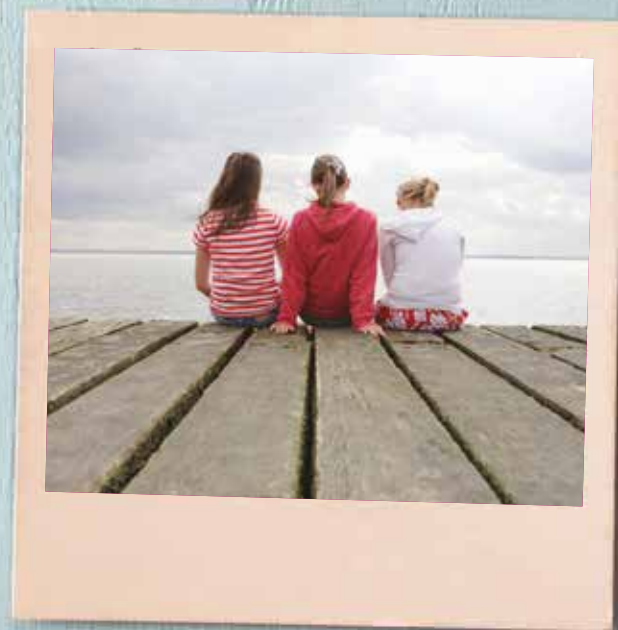
## A NEW CITY FOR ESSEX



If you fancy venturing further afield,  
Chelmsford is approximately 10 miles away  
and has a host of attractions.

The Meadows shopping centre has a great mix of boutique shops  
and high street chains, from small arts and crafts stores to large  
fashion retailers. To keep active, try one of the many fitness classes  
on offer at Chelmsford Sport & Athletics Centre, which is also  
home to a gym, sports hall and outdoors athletic track. And with  
museums, ice skating and an impressive cathedral also in the  
area, you'll be spoilt for choice when you're deciding your next  
memorable adventure.





## FROM COUNTRY TO COAST



Southend On Sea is just over 12 miles away and is home to the longest pleasure pier in the world.

Visitors to the area will be spoilt for choice, with an adventure fun park, aquarium and arcades all lining the seven miles of coastline. For those looking to jet off to sunnier destinations, London Southend Airport is approximately 30 minutes away and boasts a variety of international routes.

Basildon is the perfect place for a shopping spree, with the Eastgate Shopping Centre offering a wide choice of retailers whilst Festival Leisure Park is the ideal destination for a family day out. With a selection of restaurants, a bowling alley, arcade, cinema and two health clubs, there's plenty to keep the entire family entertained.

In the summer months, a visit to picturesque Leigh-on-Sea is a must. There are a range of watersports activities for all ages to enjoy including windsurfing, kayaking and sailing. After a day out on the water, stop for a fresh bite to eat in one of the fish restaurants or enjoy a drink in one of the idyllic pub gardens.





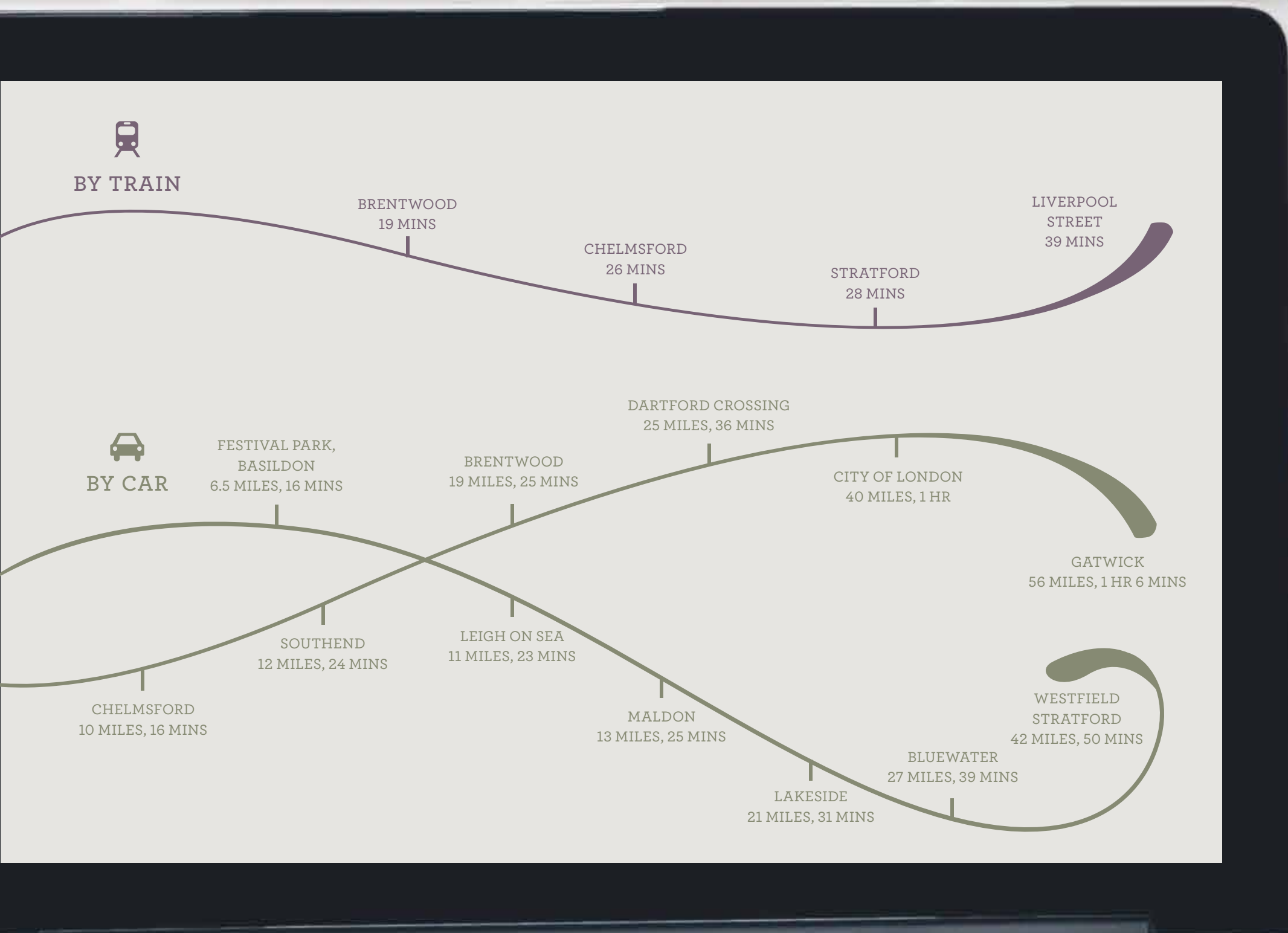
## GET BACK TO NATURE



For family fun, head to the local swimming pool or discover the local wildlife at Wick Country Park.

Set across 50 acres of greenery, you can gaze across meadows, venture along boardwalks and spot geese and swans bobbing along the lake. Once you've worked up an appetite, why not head to a nearby pub for a memorable meal? The Hawk Inn (Battlesbridge) is just a short drive away and serves up a selection of tasty, seasonal produce. The Carpenters Arms is also nearby and offers a range of hearty food - from sausages and mash to fish and chips.





## NOTABLE CONNECTIONS



St. Luke's Park is perfectly positioned to connect you to a number of major towns and nearby cities.

Wickford train station is just over a mile away and offers regular trains into Stratford and Chelmsford and London Liverpool Street is just a 40 minute train journey away.

There are plenty of places to visit by car. If you want to indulge in a bit of retail therapy head to Bluewater or Westfield Stratford. For those travelling abroad, London Southend Airport is easily accessible and both London Stansted and Gatwick are within reach.



Distances are approximate and taken from Google maps, train journey times taken from [www.nationalrail.com](http://www.nationalrail.com)

# A WIDE SELECTION OF SCHOOLS



St. Luke's Park is the ideal destination for growing families, as residents will have access to a proposed new school within St. Luke's Park.

Wickford is home to a number of schools including Beauchamps High School, Wickford Junior School and The Bromfords School and Sixth Form College.

The Anglo European School can be found in the small village of Ingatestone whilst New Hall School in Chelmsford is an independent boarding school for boys and girls aged between 3 - 18.

The Billericay School is also nearby and is one of the biggest schools in Essex, educating almost 1700 students. What's more, families will have access to a brand new school within St. Luke's Park.



## St. Luke's Park School

**On your doorstep**

As part of the development of St. Luke's Park there will be a new school built, creating much needed school places for the local community. Proposals are currently due to progress once the first phase of houses are completed.



## Wickford Junior School

**2.4 miles**

Known by many simply as 'Market Road', the school opened in 1936 to serve as Wickford's first primary school. Every part of the school, including the library, computer suite, classrooms and kitchen, have recently been refurbished.



## The Billericay School

**8.2 miles**

One of the biggest schools in Essex, educating almost 1700 students. An academy school with specialist Maths and Computing status, welcoming students between 11 and 18.



## Runwell Community Primary School

**1.9 miles**

Conveniently located a short distance from St. Luke's Park, this is a vibrant and welcoming primary school in Runwell. Always achieving, Believe you can be better, Cherished memories; their motto is integral to every part of school life.



## Beauchamps High School & Sixth Form College

**2.9 miles**

Rated 'Outstanding' in Ofsted 2014, Beauchamps is a comprehensive school for 11 - 18 year olds. In recent years the school has achieved specialist status in both Business & Enterprise and Applied Language.



## The Anglo European School

**10.7 miles**

Located in the small village of Ingatestone. Accepting students between the ages of 11 and 19, this is a centre of excellence for language and learning. This was the first school in Britain to offer the International Baccalaureate.



## University of Essex

**13.7 miles**

Celebrating over 50 years of education excellence, this is a small university with big ambitions. Opening in 2007, the Southend Campus provides state-of-the-art teaching, business and study facilities.



## The Bromfords School & Sixth Form College

**3.2 miles**

Bromfords School is a popular coeducational secondary school and sixth form with academy status, located in Wickford. The Sixth Form is a growing community with in excess of 150 students. In 2015, 100% of students were admitted to a University of their choice.



## New Hall School

**12.7 miles**

Founded in 1642, this is a leading independent boarding school for boys and girls aged between 3 and 18. Situated in Chelmsford it is one of the oldest Catholic schools in the UK.



Primary



Secondary



College



University



## WHY BUY NEW?



### MAKE YOUR HOME YOUR OWN

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home at St. Luke's Park 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 at St. Luke's Park and there'll be no nasty surprises or extra maintenance costs waiting for you plus you'll have the peace of mind of a 10-year NHBC guarantee. Buy a secondhand home, and who knows what you could be faced with?

### BUILDING A BETTER FUTURE

We create 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 at St. Luke's Park.





Priors Green, Takeley, Essex



St Irvyne's, Wickhurst Green, West Sussex



Beaulieu, Chelmsford, Essex



Kings Park, Harold Wood, Essex

# COUNTRYSIDE — AN ENVIABLE REPUTATION



At Countryside, we believe that where we live matters. We're passionate about creating places where people aspire to live, that deliver enduring value and where people 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.

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.



**COUNTRYSIDE**  
Places People Love

## OUR CUSTOMER COMMITMENT



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 the Countryside website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.



[www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)

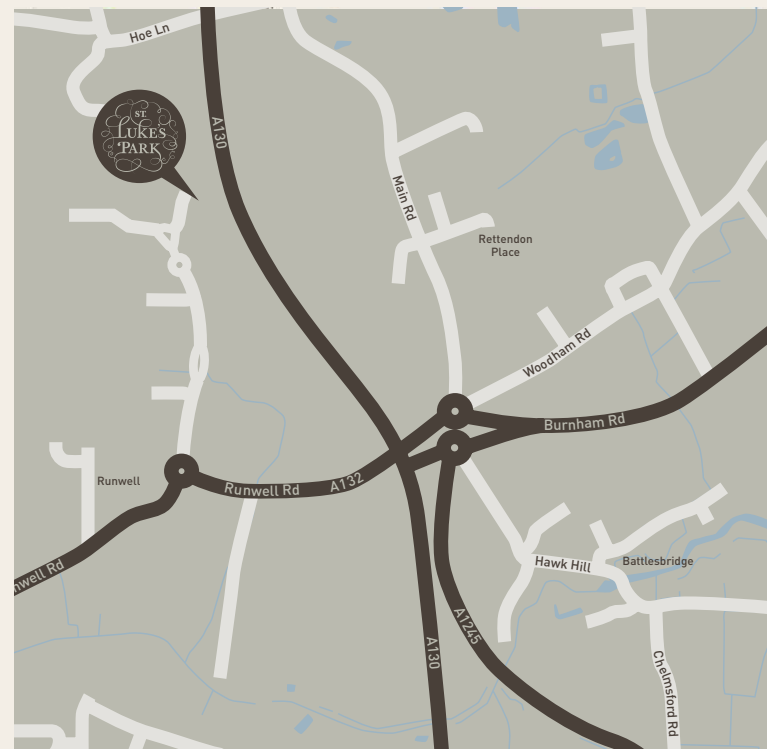
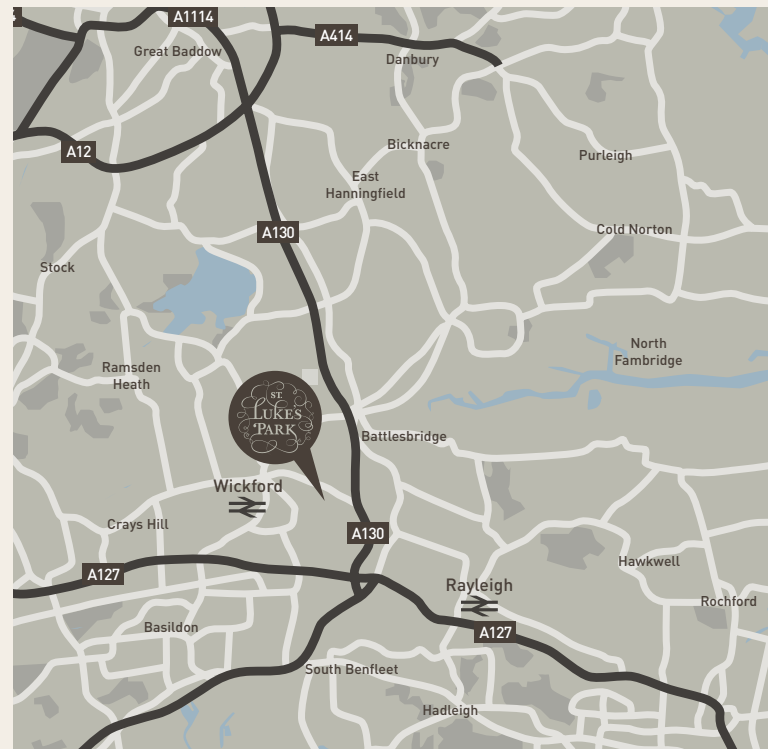


# CONTACT



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All time and distances quoted are approximate and taken from either [google.co.uk](http://google.co.uk) or [nationalrail.co.uk](http://nationalrail.co.uk). April 2016.

[WWW.STLUKESPARK.CO.UK](http://WWW.STLUKESPARK.CO.UK)



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