

ARBLEIGH
VILLAGE

EVERY LIFESTYLE DESERVES TO BE COLOURFUL



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...and at Ardleigh Village, your outlook will definitely be 'green'...

If you're looking for a country village lifestyle and easy commuting, don't miss this truly unique opportunity to buy a brand-new house in the heart of a peaceful, traditional village surrounded by heathland and open countryside.

Tucked away in a leafy cul-de-sac the new homes at Ardleigh Village are perfect for a wide range of home owners from first time buyers and those moving up the 'ladder' to mature buyers who want homes that are stylish but energy-efficient and easy to maintain.

Each new three and four-bedroom house at Ardleigh Village has been designed, built and finished to the highest standards - and every detail has been carefully considered. The traditional exteriors sit comfortably within the village street scene, but the interiors are entirely modern with finishes in white, ivory and chrome. What's more, these family homes offer generous private gardens and at least one parking space; all homes also provide garages.

With 12 new homes including three and four-bedroom detached and semi-detached houses available on the open market, this new development is set to attract a community of singles, couples and families of all ages.



COMPUTER GENERATED IMAGE



LOOKING LOCAL

Ardleigh is a typical English village - with a selection of local shops including a post office, pub, a parish church, parts of which date back to the 14th century, and a friendly primary school.

The village, on the edge of the beautiful Stour Valley, is surrounded by open heathland and countryside. Countless artists, including John Constable, have been inspired by the landscape's wide-open spaces, expanse of sky, farmland, rivers, meadows and woodland. Ardleigh Reservoir, in a valley just outside the village centre, is a favourite with walkers, fishermen and those who enjoy sailing. Dedham Vale, designated an Area of Outstanding Natural Beauty, is a haven for walkers and nature-lovers.

For a day's retail therapy or to 'paint the town red,' you'll find Colchester is about four miles away. Here there's a bustling town centre with plenty of places to eat, drink and shop. Culver Square is home to Debenhams and other High Street names and there's also Lion Walk Shopping Centre, a twice-weekly market and regular farmers' markets selling local produce. Colchester is home to the Mercury and Headgate Theatres, an Odeon Cinema as well as galleries, bars and clubs.

Chelmsford, about 26 miles away, offers a spectacular programme of events including the V Festival. Local attractions include Chelmsford Museum, Tropical Wings Zoo, the Grade II listed Hylands House, the RHS Hyde Hall and two shopping centres.



SPECIFICATION

With a comprehensive range of fittings and fixtures, including carpets and flooring, all you need to do to begin life at Ardleigh Village, is bring your kettle and your toaster!

EXTERNAL

- Each new home comes with at least one parking space and all benefit from a detached or integral garage.
- Private gardens to the front and rear.

HEATING

- Gas central heating system with a Worcester Bosch combi boiler.
- Log burner in living room. (Dalby only)

KITCHEN

- Gloss cabinets from Richmond's Bowland Galaxy range.
- Stoneworld Cliveden Quartz crystal worktops.
- Fully integrated appliances from AEG & Zanussi
(Some plots include space for freestanding appliances in the utility room)
- Stainless steel splashback to the hob.

BATHROOM AND EN-SUITE

- Contemporary white bathroom suite.
- Glazed shower screen.
- Chrome heated towel rail or radiator.
- Ceramic wall tiles, full height to shower area.

FLOORING

- Carpet to hallway, living room and bedrooms.
- Ceramic floor tiles to the kitchen/dining areas, cloakroom, bathroom and ensuite.

SECURITY & CONNECTIVITY

- Telephone socket in the living room.
- Sky+ point socket to lounge and all bedrooms.
(subject to owner's contract and installation of additional equipment).
- Mains operated smoke and carbon-monoxide alarms.

GENERAL

- NHBC warranty.
- Built-in wardrobe to main bedroom (Dalby only)



Images are of a previous Myriad Homes show home

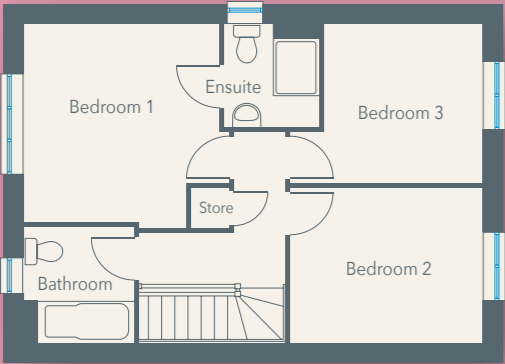
SITEMAP

- PINWOOD
- NOTTINGHAM
- OAKWOOD
- DALBY
- Affordable rent
- Shared ownership

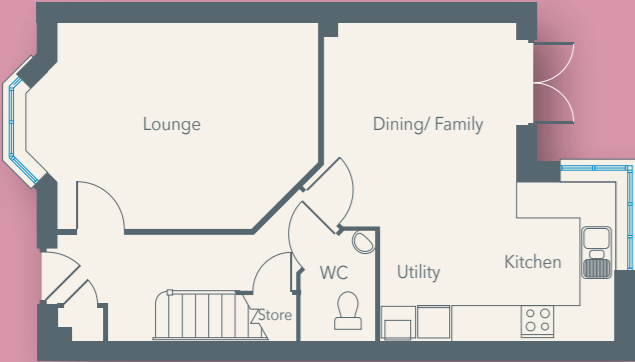


PINEWOOD THREE-BEDROOM 96,8sqm/ 1041 sqft

1



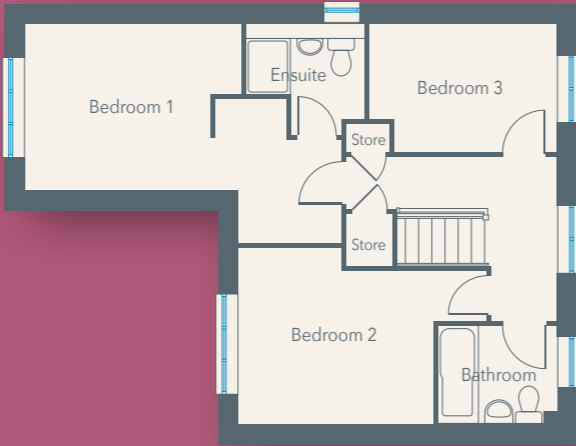
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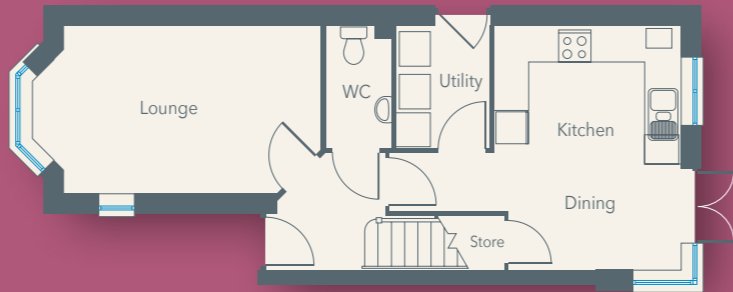
PLOTS: 2, 5, 6 & 8	
Kitchen	2.80m x 1.74m / 9' 2" x 5' 8"
Dining/ Family room	5.56m x 3.34m / 18' 3" x 10' 11"
Lounge	3.64m x 4.60m / 11' 11" x 15' 1"
Bedroom 1	3.50m x 3.45m / 11' 5" x 11' 3"
Bedroom 2	2.74m x 3.40m / 9' 0" x 11' 2"
Bedroom 3	2.81m x 2.80m / 9' 2" x 9' 2"

NOTTINGHAM THREE-BEDROOM 93,6sqm/ 1008 sqft

1



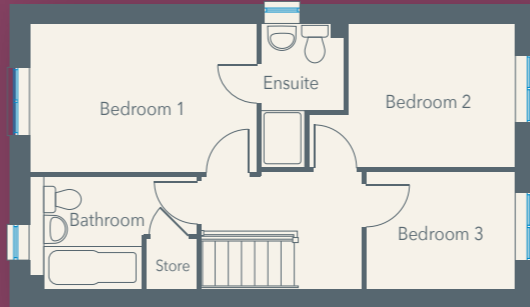
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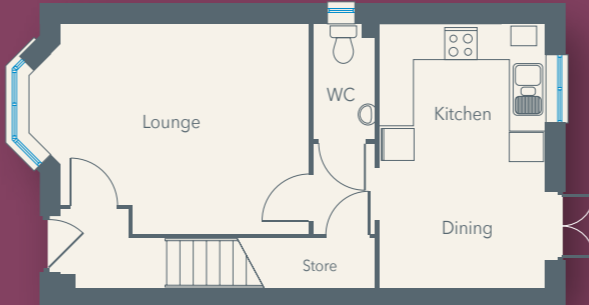
PLOTS: 3, 7 & 10	
Kitchen/ Dining	4.29m x 3.30m / 14' 0" x 10' 10"
Lounge	3.02m x 4.53m / 9' 11" x 14' 10"
Bedroom 1	2.96m x 3.81m / 9' 8" x 12' 6"
Bedroom 2	3.14m x 3.43m / 10' 3" x 11' 3"
Bedroom 3	2.29m x 3.32m / 7' 6" x 10' 10"

OAKWOOD THREE-BEDROOM 80,7sqm/ 868 sqft

1

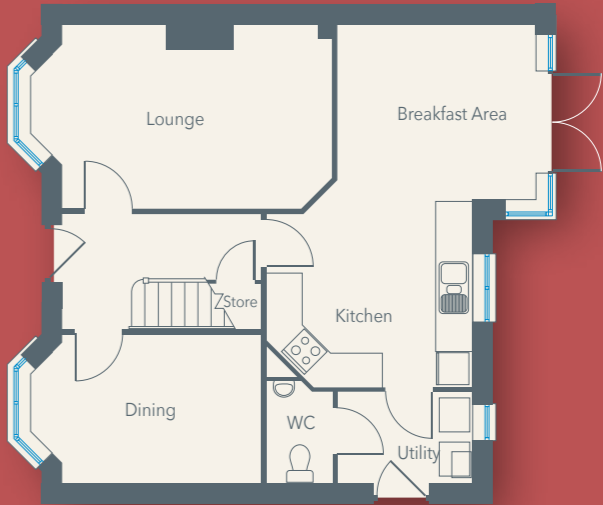
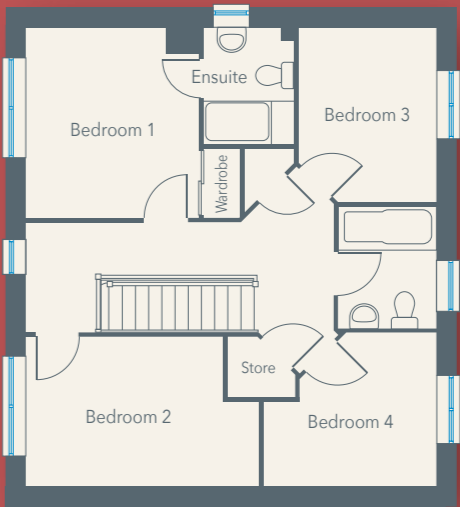


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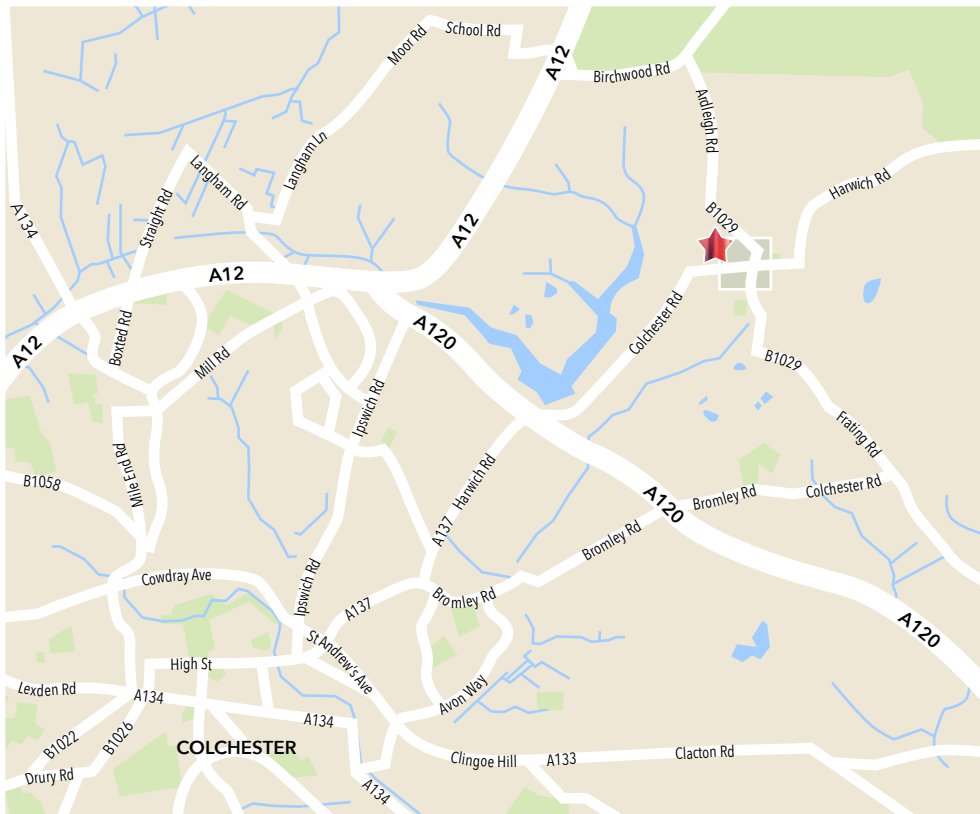


PLOTS: 11 & 12	
Kitchen/ Dining	4.67m x 2.94m / 15' 3" x 9' 7"
Lounge	3.71m x 4.37m / 12' 2" x 14' 4"
Bedroom 1	2.60m x 3.99m / 8' 6" x 13' 1"
Bedroom 2	2.53m x 2.94m / 8' 3" x 9' 7"
Bedroom 3	2.07m x 2.62m / 6' 9" x 8' 7"

DALBY FOUR-BEDROOM 122,7sqm/ 1320 sqft



PLOTS: 1, 4 & 9	
Kitchen/ Breakfast Area	6.42m x 3.34m / 21' 0" x 10' 11"
Utility	1.61m x 2.39m / 5' 3" x 7' 10"
Lounge	3.25m x 4.76m / 10' 8" x 15' 7"
Dining	2.63m x 3.51m / 8' 7" x 11' 6"
Bedroom 1	3.36m x 2.49m / 11' 0" x 8' 2"
Bedroom 2	2.64m x 4.13m / 8' 8" x 13' 6"
Bedroom 3	3.08m x 2.45m / 10' 1" x 8' 0"
Bedroom 4	2.71m x 3.05m / 8' 10" x 10' 0"



TRANSPORT

BY ROAD

The A137 runs through Ardleigh providing access to Colchester town centre. The A12, a short drive away, provides access to Chelmsford and London as well as to the ports of Harwich and Felixstowe.

BY RAIL

The nearest mainline railway stations are located in the centre of Colchester, approximately four miles away or at Manningtree Station, approximately three miles away. From Colchester, the journey time to London Liverpool Street starts from just 49 minutes with an average time of just over an hour.

BY AIR

London Stansted airport is approximately 39 miles from Ardleigh.

FOR MORE
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CREDENTIALS

The new homes at Ardleigh Village have been created by Essex-based Myriad Homes, a private development company committed to building traditional, stylish homes to the highest modern industry standards. At Ardleigh, Myriad Homes is working with its parent company, CHP, on the affordable homes including the shared ownership house. CHP is a locally managed and governed charitable housing association which aims to provide homes for people unable to rent or buy privately.

Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors and windows may swing in the opposite direction to that shown on selected units and some windows may be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual apartments. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type.

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Maps and travel times supplied by google.co.uk