

# ROMAN WAY

Burnham-On-Crouch

An exquisite new collection of nine, four-bedroom houses,  
in the stunning riverside town of Burnham-on-Crouch





## WELCOME TO ROMAN WAY

Roman Way is an exclusive collection of nine luxurious, four-bedroom homes, all set within a privately accessible development. Designed with every consideration in mind, each home maximises space and light, combined with the added advantages of a desirable location and a beautiful riverside setting.

Located in the historic town of Burnham-on-Crouch, Roman Way is positioned with professionals in mind; Burnham-on-Crouch Station is only a 15-minute walk away and offers excellent connections to London, with a journey time to London Liverpool Street of just over an hour.

This desirable town is one of East Anglia's most thriving marina locations, offering a wide range of amenities and a peaceful position on the banks of the River Crouch. Stylish shops, restaurants, cafés and exclusive sailing clubs are all within easy reach of Roman Way.

This premium collection of homes promises the rare chance to live in one of the county's premier 'waterside' postcodes and experience the lifestyle, atmosphere and amenities this enviable location has to offer. Every property boasts high quality specifications and finishes, all completed to the outstanding levels of craftsmanship you can expect from Myriad Homes.







## SPECIFICATIONS

*Innovative design. Outstanding craftsmanship.  
Refined specifications. Luxurious touches.*

*From the skilfully planned living spaces to the beautifully finished kitchens, every home in this exclusive collection will be completed to the highest standards.*

### **Kitchen**

- Individually designed contemporary kitchens (colours vary)
- AEG double oven
- AEG induction hob & cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Zanussi Integrated washing machine (specific plots)
- Ceramic floor tiling

### **Bathroom**

- Chrome heated towel rail
- Thermostatic controlled shower over bath
- Glass shower screen
- Fitted suite Roca Nexus Sanitary ware
- Ceramic wall tiling
- Ceramic floor tiling

### **Flooring**

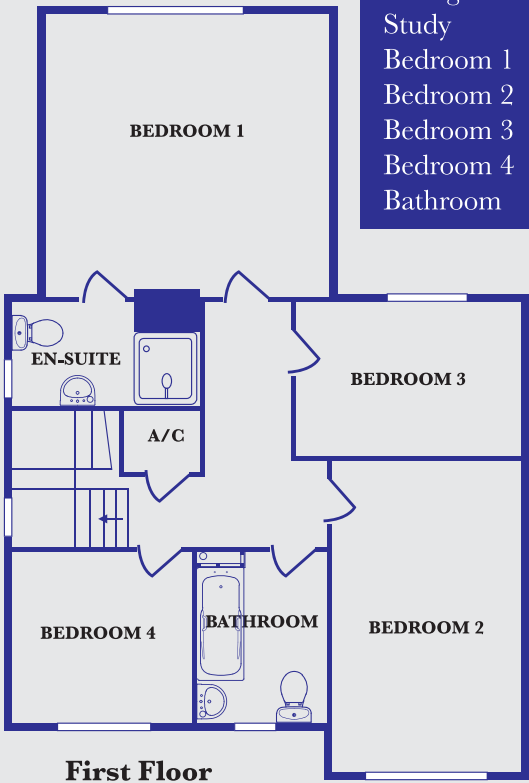
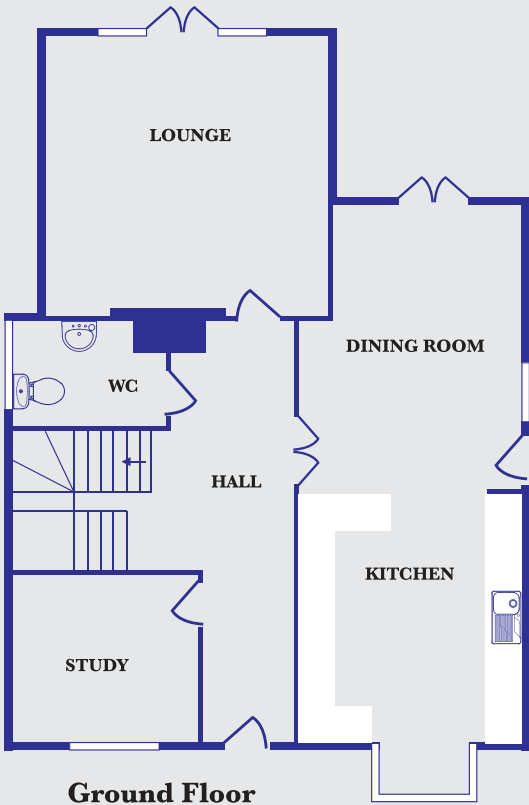
- Living areas and hallways finished with wooden flooring
- Bedrooms fitted with neutral carpets (colours vary)

### **General Features**

- Oak Panelled internal doors & chrome door handles
- Wood Log Burner
- TV & Sky points in lounge and bedroom 1 & 2
- Ground floor WC/cloakroom
- En-suite to Master Bedroom (additional en-suite to specific plots)
- Neutral contemporary décor throughout
- UPVC windows and French doors to garden
- Garden
- Garage
- NHBC 10yr structural warranty cover

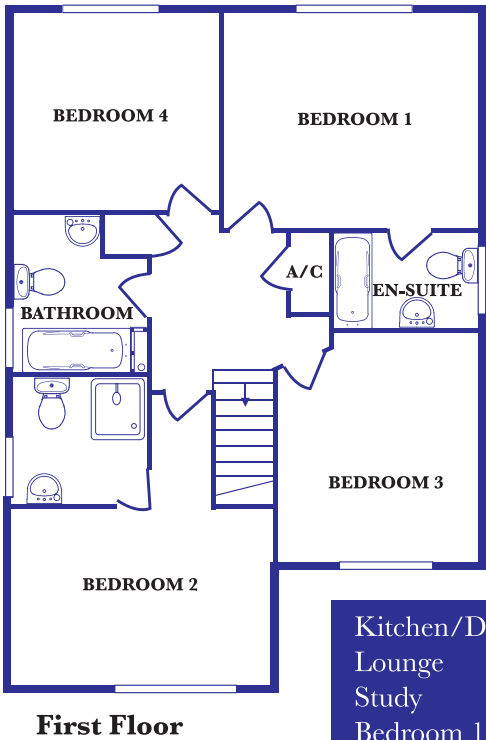
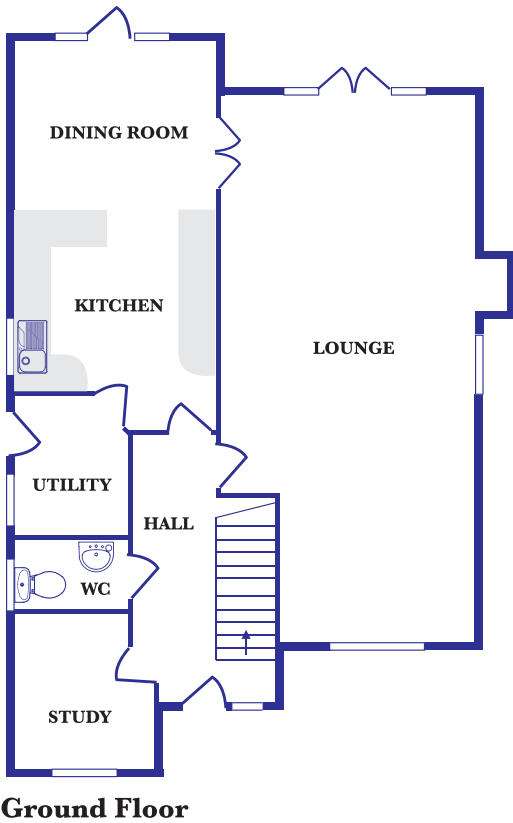


PLOTS 1 and 9



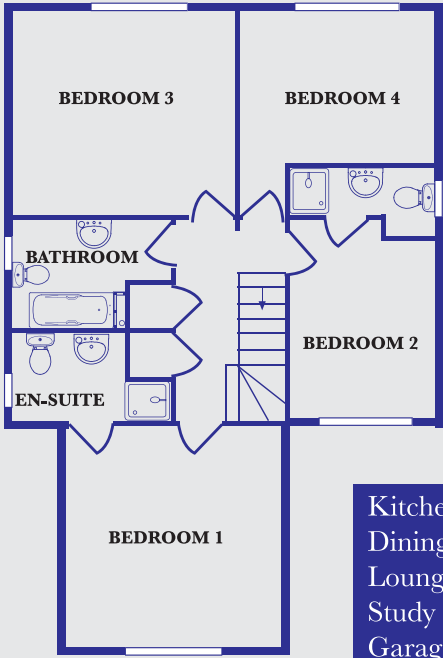
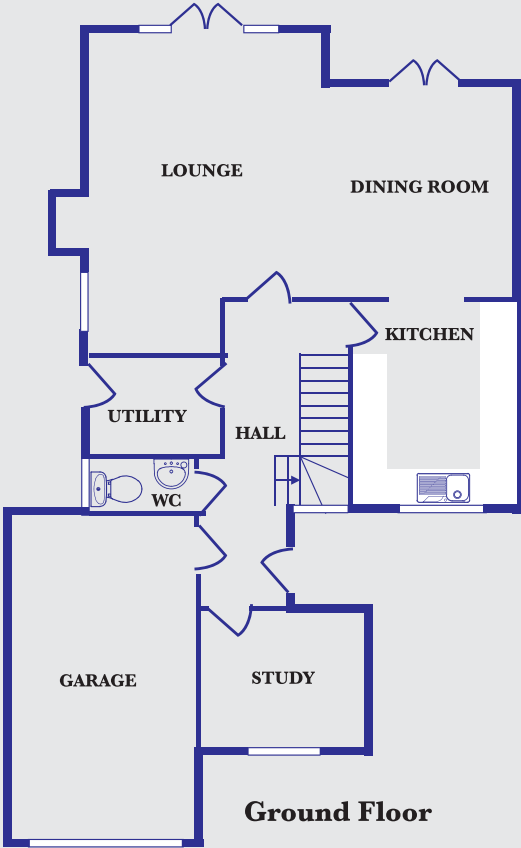
|                |             |                 |
|----------------|-------------|-----------------|
| Kitchen/Dining | 9.0m x 3.4m | 29'77" x 11'15" |
| Lounge         | 4.8m x 4.7m | 15'74" x 15'41" |
| Study          | 2.6m x 2.6m | 8'69" x 8'61"   |
| Bedroom 1      | 4.2m x 4.4m | 13'77" x 14'68" |
| Bedroom 2      | 3.0m x 4.4m | 10'00" x 14'68" |
| Bedroom 3      | 3.4m x 2.6m | 11'15" x 8'53"  |
| Bedroom 4      | 2.6m x 2.6m | 8'69" x 8'69"   |
| Bathroom       | 2.6m x 1.7m | 8'69" x 5'82"   |

PLOTS 2 and 7



|                |             |                 |
|----------------|-------------|-----------------|
| Kitchen/Dining | 5.9m x 3.4m | 19'35" x 11'15" |
| Lounge         | 9.6m x 4.0m | 31'52" x 13'12" |
| Study          | 2.6m x 2.1m | 8'69" x 7'06"   |
| Bedroom 1      | 3.6m x 4.3m | 12'00" x 14'10" |
| Bedroom 2      | 3.0m x 4.3m | 9'84" x 14'10"  |
| Bedroom 3      | 3.6m x 3.4m | 12'00" x 11'15" |
| Bedroom 4      | 3.4m x 3.4m | 11'15" x 11'15" |
| Bathroom       | 2.7m x 2.4m | 8'85" x 7'87"   |

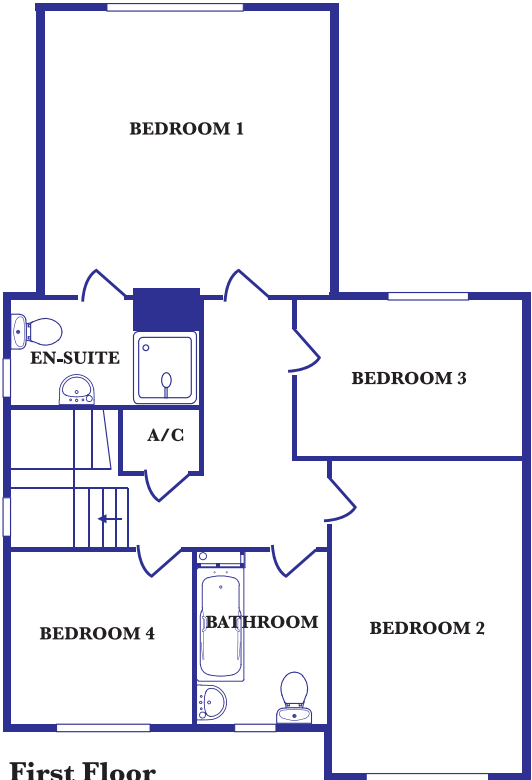
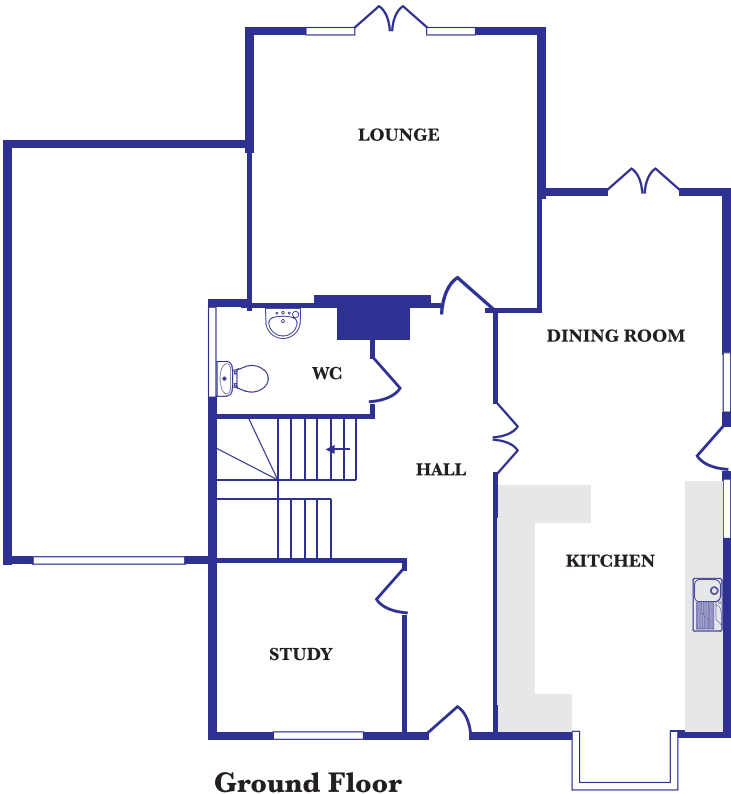
PLOTS 3 and 4



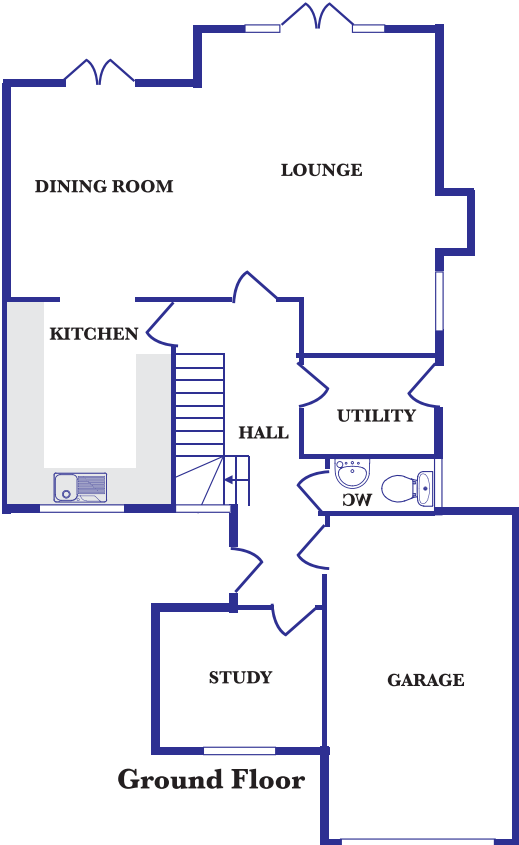
|           |             |                 |
|-----------|-------------|-----------------|
| Kitchen   | 3.8m x 2.9m | 12'46" x 9'51"  |
| Dining    | 3.8m x 3.0m | 12'46" x 10'10" |
| Lounge    | 4.8m x 4.7m | 15'79" x 15'48" |
| Study     | 2.3m x 2.6m | 7'79" x 8'75"   |
| Garage    | 5.8m x 2.8m | 19'16" x 9'19"  |
| Bedroom 1 | 4.2m x 4.3m | 13'77" x 14'10" |
| Bedroom 2 | 3.8m x 2.9m | 12'46" x 9'51"  |
| Bedroom 3 | 3.8m x 4.0m | 12'46" x 13'36" |
| Bedroom 4 | 2.7m x 3.8m | 8'94" x 12'46"  |
| Bathroom  | 2.2m x 2.2m | 7'38" x 7'38"   |

PLOT 5

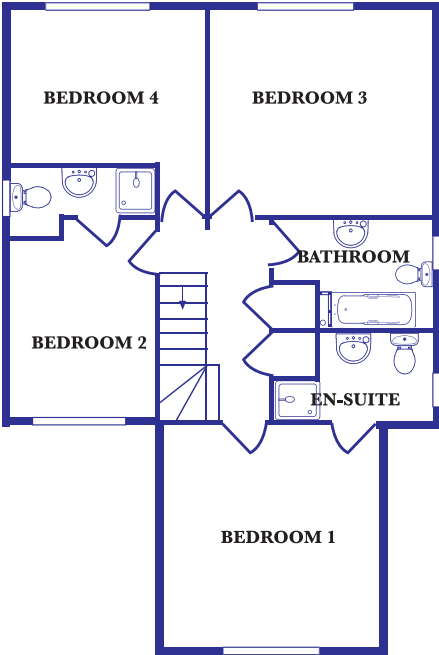
|                |             |                 |
|----------------|-------------|-----------------|
| Kitchen/Dining | 9.0m x 3.4m | 29'77" x 11'15" |
| Lounge         | 4.4m x 4.2m | 14'43" x 13'77" |
| Study          | 2.6m x 2.6m | 8'69" x 8'69"   |
| Bedroom 1      | 4.4m x 4.2m | 13'77" x 14'10" |
| Bedroom 2      | 3.6m x 3.0m | 12'05" x 10'00" |
| Bedroom 3      | 2.6m x 3.4m | 8'69" x 11'15"  |
| Bedroom 4      | 2.6m x 2.6m | 8'69" x 8'69"   |
| Bathroom       | 2.6m x 2.4m | 8'69" x 7'95"   |



**PLOTS 6 and 8**



**Ground Floor**



**First Floor**

|           |             |                 |
|-----------|-------------|-----------------|
| Kitchen   | 3.8m x 2.9m | 12'46" x 9'51"  |
| Dining    | 3.8m x 3.0m | 12'46" x 10'10" |
| Lounge    | 4.8m x 4.7m | 15'79" x 15'48" |
| Study     | 2.3m x 2.6m | 7'79" x 8'75"   |
| Garage    | 5.8m x 4.5m | 19'16" x 15'02" |
| Bedroom 1 | 4.2m x 4.3m | 13'77" x 14'10" |
| Bedroom 2 | 3.8m x 2.9m | 12'46" x 9'51"  |
| Bedroom 3 | 3.8m x 4.0m | 12'46" x 13'28" |
| Bedroom 4 | 2.7m x 3.8m | 8'94" x 12'46"  |
| Bathroom  | 2.2m x 2.2m | 7'38" x 7'38"   |





## PERFECTLY LOCATED, IDEALLY CONNECTED

*Welcome to Burnham-on-Crouch – ‘the Cowes of the East Coast’ –  
a peaceful, riverside town brimming with character.*

Located on the north bank of the River Crouch on England’s East Coast, Burnham-on-Crouch overflows with historic charm. A popular yachting destination, the town is best known for hosting the world-renowned ‘Burnham Week’, when visitors flock to the quayside and its collection of enchanting listed buildings, boatyards and premier sailing clubs.

Set within the Dengie Peninsula, a designated Area of Outstanding Natural Beauty, Burnham-on-Crouch also offers the tranquility of the surrounding countryside – a heavenly combination of salt marshes, rolling green fields and enigmatic coastlines.

Roman Way is within easy reach of Burnham-on-Crouch’s amenities, with newsagents, supermarkets, butchers and bakers located nearby for your convenience. A number of highly acclaimed restaurants and good local pubs can also be found in the area; enjoy the comforts of home cooking or exquisite fine dining, stop for coffee with friends or take the time to sample beers and ciders from local brewers.

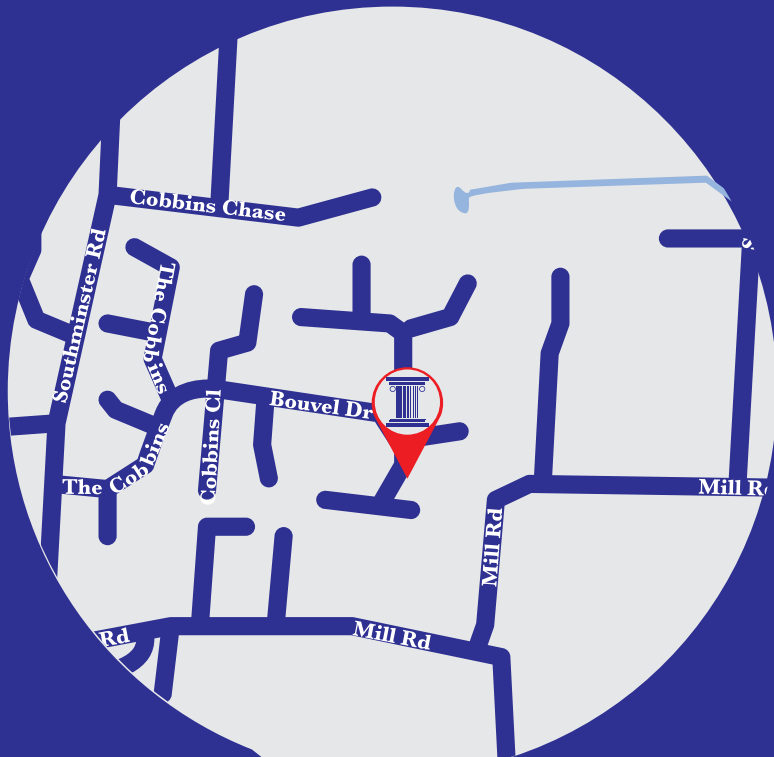


A 40-minute drive from Roman Way is the city of Chelmsford, with its bustling High Street, two undercover shopping centres and a range of department stores, as well as popular restaurants including Jamie Oliver’s Jamie’s Italian, Yo Sushi!, and Chop Bloc. Soon to be completed is Bond Street, a highly anticipated leisure and retail complex expected to include John Lewis and an array of exciting restaurants.

Roman Way is also ideally located for connections to London. Whether visiting for work or leisure, the town’s station is only a 15-minute walk away, with services running regularly to Stratford in just under an hour, and London Liverpool Street in just over an hour. With direct links to Westfield Stratford City, it’s also easy to enjoy the largest urban retail and leisure destination in Europe.

When it comes to raising a family, Burnham-on-Crouch is the perfect place to do so, thanks to the excellent selection of schools in the area. Burnham-on-Crouch Primary School, recently rated ‘Good’ by Ofsted, is just a 10 to 15-minute walk from Roman Way, while Ormiston Rivers Academy, also rated ‘Good’ by Ofsted, is only a 20-minute walk from the collection.





#### *Connections by car from Roman Way:*

|                   |            |
|-------------------|------------|
| Maldon            | 22 Minutes |
| Chelmsford        | 34 Minutes |
| Southend-on-Sea   | 40 Minutes |
| M25 (Junction 28) | 72 Minutes |
| Colchester        | 50 Minutes |

#### *Rail links from Burnham-on-Crouch Station:*

|                         |            |
|-------------------------|------------|
| Wickford                | 27 Minutes |
| Billericay              | 33 Minutes |
| Shenfield               | 52 Minutes |
| Stratford               | 59 Minutes |
| London Liverpool Street | 72 Minutes |

#### *Local facilities in Burnham-on-Crouch:*

|                                  |            |
|----------------------------------|------------|
| Dengie Hundred Sports Centre     | 5 Minute   |
| Burnham-on-Crouch High Street    | 6 Minutes  |
| Burnham-on-Crouch Riverside Park | 47 Minutes |
| Burnham Yacht Harbour            | 11 Minutes |
| Burnham-on-Crouch Golf Club      | 6 Minutes  |



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