



SUNMEAD



Three bedroom bungalows and
three and four bedroom houses



WELCOME TO YOUR NEW

H O M E

Located on Burnham Road in the delightful village of Latchingdon, Sunmead is an exclusive collection of 25 elegant new homes. The beautifully designed homes are inspired by local architectural styles and sit in close proximity to the stunning local countryside.

With a selection of three and four-bedroom houses and two and three-bedroom bungalows, each built and finished to a high standard, you're sure to find the home that you've been hoping for. Your new home will also have its own private garden, dedicated parking, a charging point for electric vehicles and a superb location, with coast, countryside and a friendly community on hand.

Whether you're looking for your first home, somewhere with more space for a growing family or a single-storey home and a more relaxed lifestyle, you'll find it at Sunmead.

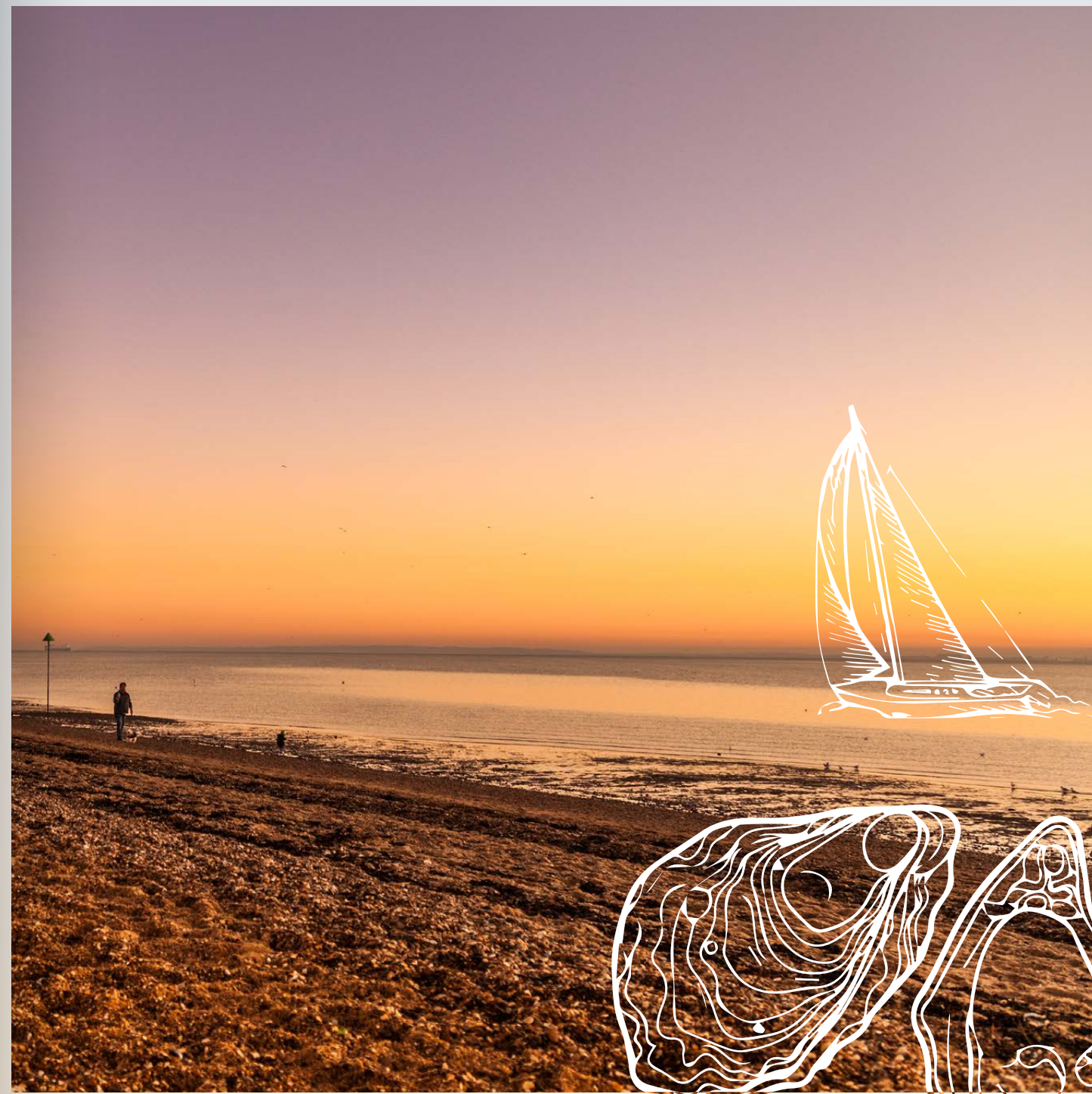
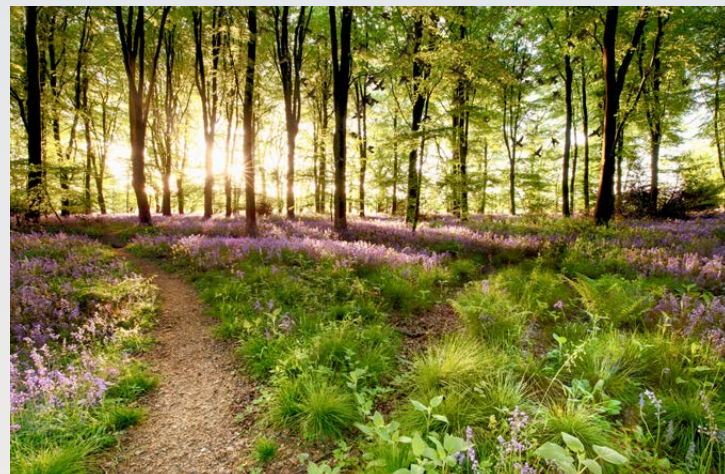


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THE
BEST
OF COUNTRYSIDE,
COAST AND CITY

Living on the Dengie Peninsula in the heart of Essex means having the best of country and coast on hand, with the thriving city of Chelmsford and local towns of Maldon and South Woodham Ferrers a short journey away.





ENJOY A
VARIETY
 OF WONDERFUL PLACES
 TO SEE NEARBY

There's a small, sandy beach on the River Crouch at Burnham's Riverside Park, less than 15 minutes' drive away, but travel a little further afield to discover delightful resorts. Southend-on-Sea, with seven miles of coastline and seaside attractions is only 20 miles away.

On the south-facing slopes of Crouch Vale, you'll discover Clayhill Vineyard, where you can stock up on excellent quality local wine and relax in the café over coffee and cake.

Set against this scenic, rural backdrop, Latchingdon provides everything you'll need day-to-day, including convenience stores, a post office, tea rooms and a popular local pub.

For your weekly shop, or just some retail therapy, the maritime town of Maldon is within easy reach. Plus, the lively city of Chelmsford with its shops and markets, theatre and cinemas, museums, galleries and festival, is just 12 miles away.





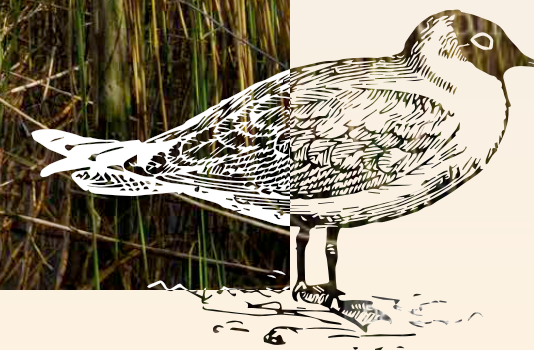
Work out or take a class at The Old Ironworks Gym, bowl at The Jacks Centre or practise your swing at Burnham Golf Club - there's always plenty to do and see in this area.

If you love sailing, you're in luck! Take to the water at any number of clubs including The Royal Burnham Yacht Club, Harlow Sailing Club on the River Blackwater or at Maylandsea Bay Sailing Club.



A short drive south-west of Latchingdon will bring you to Fambridge Lake where you can picnic, paddle, watch wildlife or soak up the views of the River Crouch. Younger family members will love the animal adventure park at Marsh Farm, in South Woodham Ferrers.

There's an excellent selection of schools in the area in both the public and private sectors. Latchingdon Church of England Primary School, just a short walk down Burnham Road, has been rated 'Good' by Ofsted, as has the local secondary school, Ormiston Rivers Academy. Private schools include Maldon Court Prep School, Heathcote, Elm Green and King Edward VI Grammar School for Boys in Chelmsford and Chelmsford County High for Girls.





GETTING OUT AND ABOUT

Commuting links from Latchingdon are excellent. The nearest mainline railway station is in Althorne, approximately 1.5 miles away, which provides regular services to London's Liverpool Street. The fastest service to London has a journey time of about an hour.

There are also a number of bus routes passing through Latchingdon. These include the Chelmsford to Burnham on Crouch service, Chelmsford to South Woodham Ferrers, Tillingham to South Woodham Ferrers and the Maldon to Bradwell-on-Sea service.

If you're travelling further afield, there are international airports at Stansted and Southend-on-Sea.

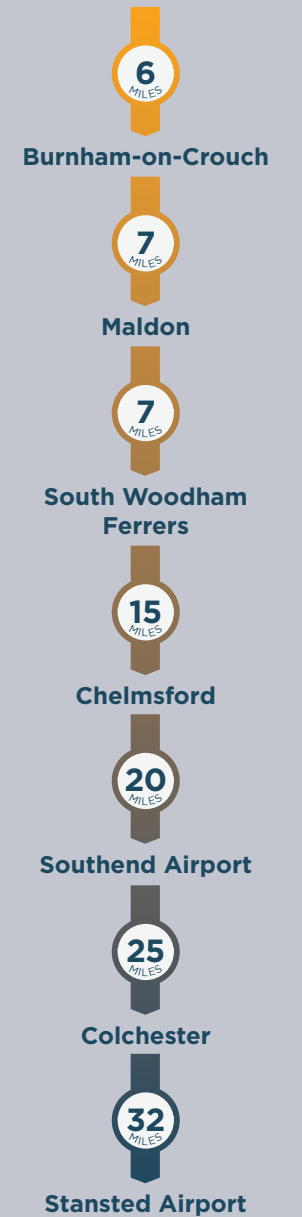
BY BUS FROM LATCHINGDON (The Red Lion)



BY TRAIN FROM ALTHORNE

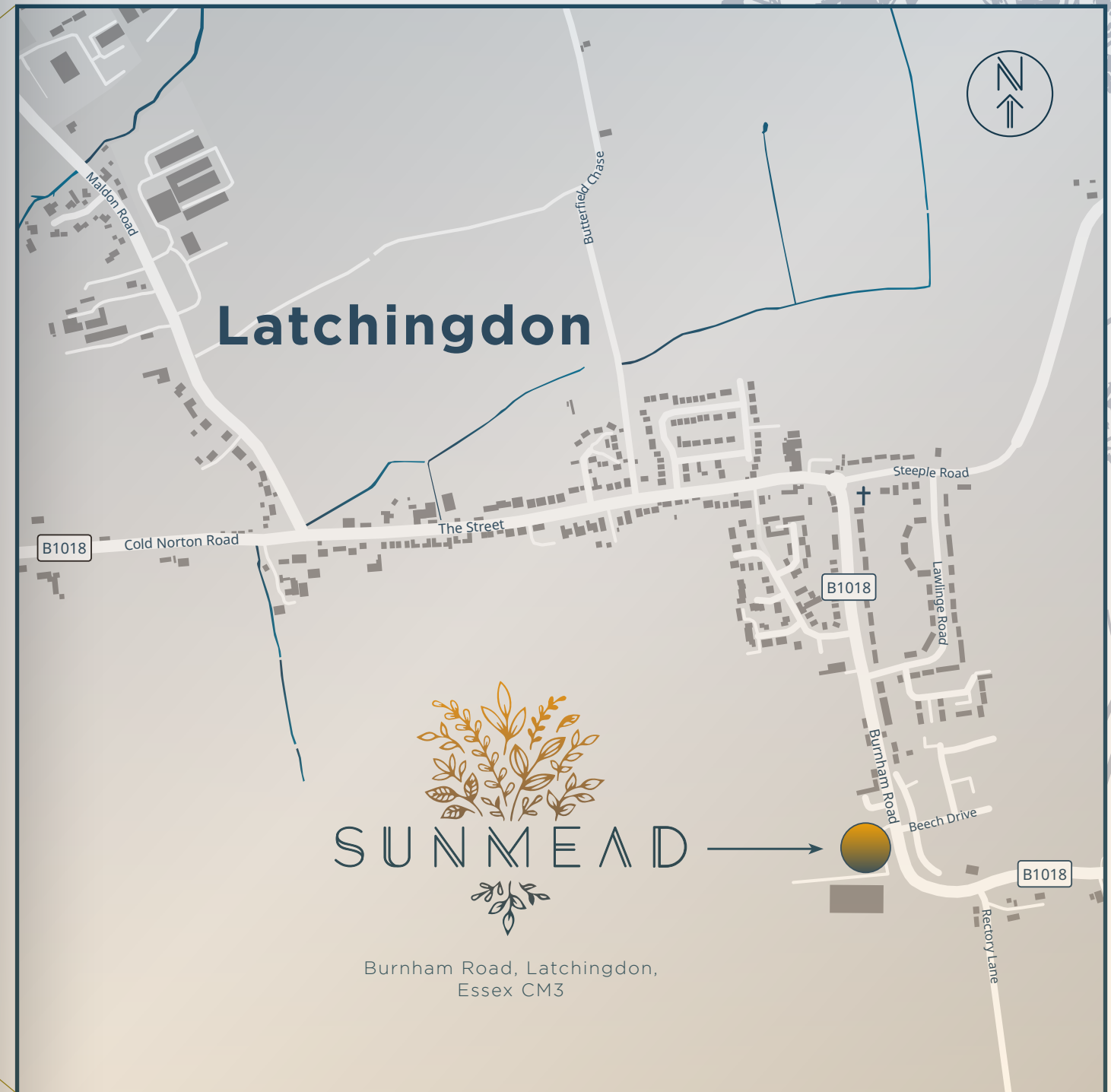


BY ROAD FROM BURNHAM ROAD, LATCHINGDON



MAP

BURNHAM ROAD, LATCHINGDON,
ESSEX CM3







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POPPY
Three Bedroom Detached Bungalow
Plots 36 & 41*



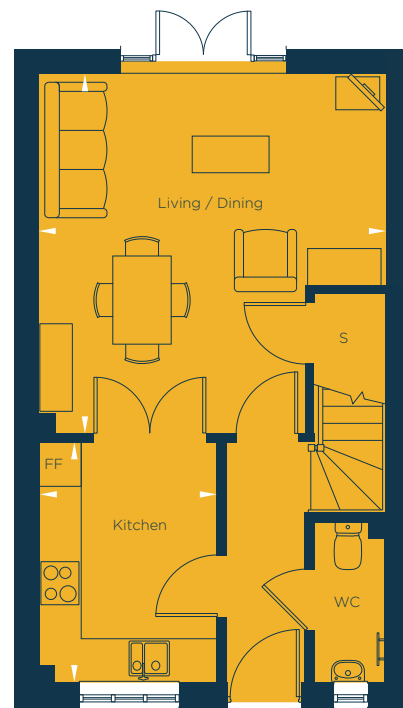
*Mirrored version of plan shown

Total:	83.0 Sq M	893 Sq Ft
Kitchen/Living/Dining:	6.14 x 7.03 M	20' 1" x 23' 1"
Bedroom one:	3.76 x 2.97 M	12' 4" x 9' 9"
Bedroom two:	3.17 x 3.05 M	10' 5" x 10' 0"
Bedroom three:	3.11 x 2.70 M	10' 2" x 8' 10"

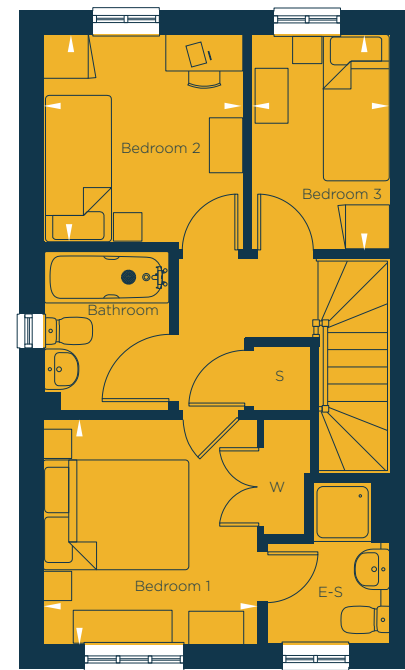
All floor layouts may be subject to change. The dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please check with our Sales and Marketing Team. This floor plan orientation has been changed.

PRIMROSE

Three Bedroom Semi-Detached House
Plots 14, 15*, 16, 17*, 18, 19* & 20



Ground floor



First floor

Total:	81.0 Sq M	872 Sq Ft
Kitchen:	2.47 x 3.32 M	8' 1" x 10' 10"
Living/Dining:	4.77 x 4.94 M	15' 7" x 16' 2"
Bedroom one:	2.96 x 3.09 M	9' 8" x 10' 1"
Bedroom two:	2.75 x 2.86 M	9' 0" x 9' 4"
Bedroom three:	1.93 x 2.97 M	6' 4" x 9' 9"

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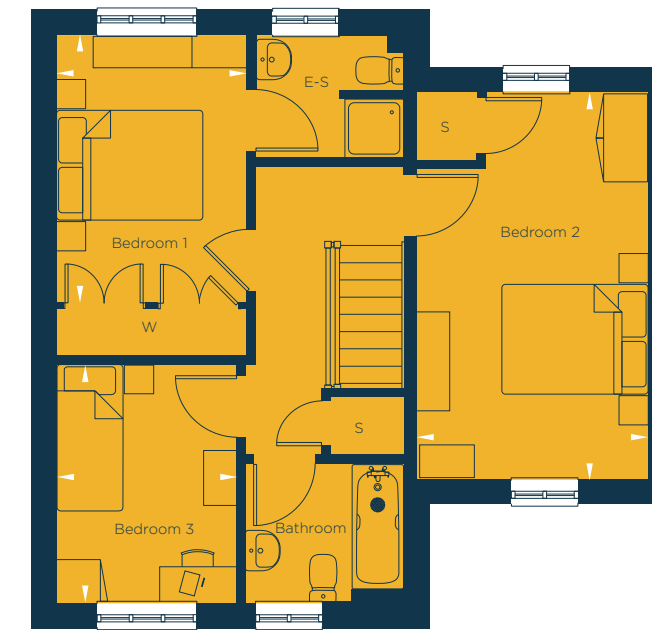
FORGET ME NOT

Three Bedroom Link-Detached House
Plots 27* & 28



Ground floor

*Mirrored version of plan shown



First floor

Total:	92.0 Sq M	990 Sq Ft
Kitchen:	2.45 x 3.25 M	8' 0" x 10' 8"
Living/Dining:	4.78 x 4.45 M	15' 8" x 14' 7"
Bedroom one:	2.63 x 3.69 M	8' 7" x 12' 1"
Bedroom two:	3.19 x 5.31 M	10' 5" x 17' 5"
Bedroom three:	2.49 x 3.29 M	8' 2" x 10' 9"

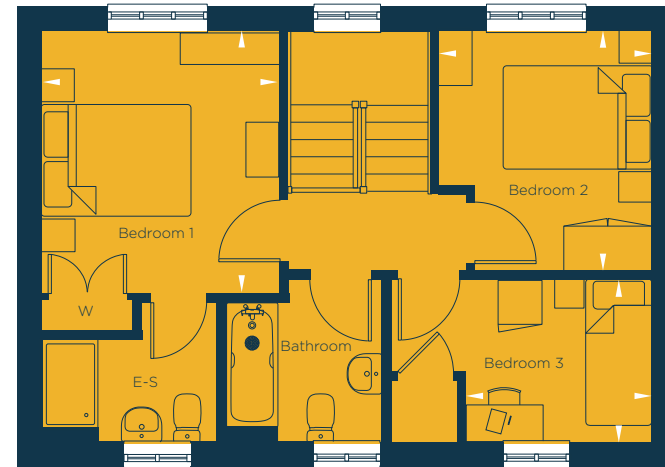
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HONEYSUCKLE

Three Bedroom Semi-Detached House Plot 13
Three Bedroom Detached House Plots 25* & 26



Ground floor



First floor

Variance in layout shown in grey applies to plot 13 only.
*Mirrored version of plan shown

Total:	94.0 Sq M	1011 Sq Ft
Kitchen/Dining:	2.93 x 5.65 M	9' 7" x 18' 6"
Lounge:	3.27 x 5.65 M	10' 8" x 18' 6"
Bedroom one:	3.27 x 3.61 M	10' 8" x 11' 10"
Bedroom two:	2.93 x 3.30 M	9' 7" x 10' 9"
Bedroom three:	2.57 x 2.26 M	8' 5" x 7' 5"

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VIOLET

Four Bedroom Detached house
Plots 22, 23*, 24, 29, 37*, 38, 39* & 40



Ground floor



First floor

*Mirrored version of plan shown

Total:	111.0 Sq M	1195 Sq Ft
Kitchen/Dining:	3.73 x 5.69 M	12' 2" x 18' 8"
Lounge:	3.27 x 5.03 M	10' 9" x 16' 6"
Study:	1.99 x 2.78 M	6' 6" x 9' 1"
Bedroom one:	3.40 x 3.13 M	11' 2" x 10' 3"
Bedroom two:	3.27 x 2.90 M	10' 8" x 9' 6"
Bedroom three:	3.04 x 2.65 M	10' 0" x 8' 8"
Bedroom four:	3.29 x 1.84 M	10' 9" x 6' 0"

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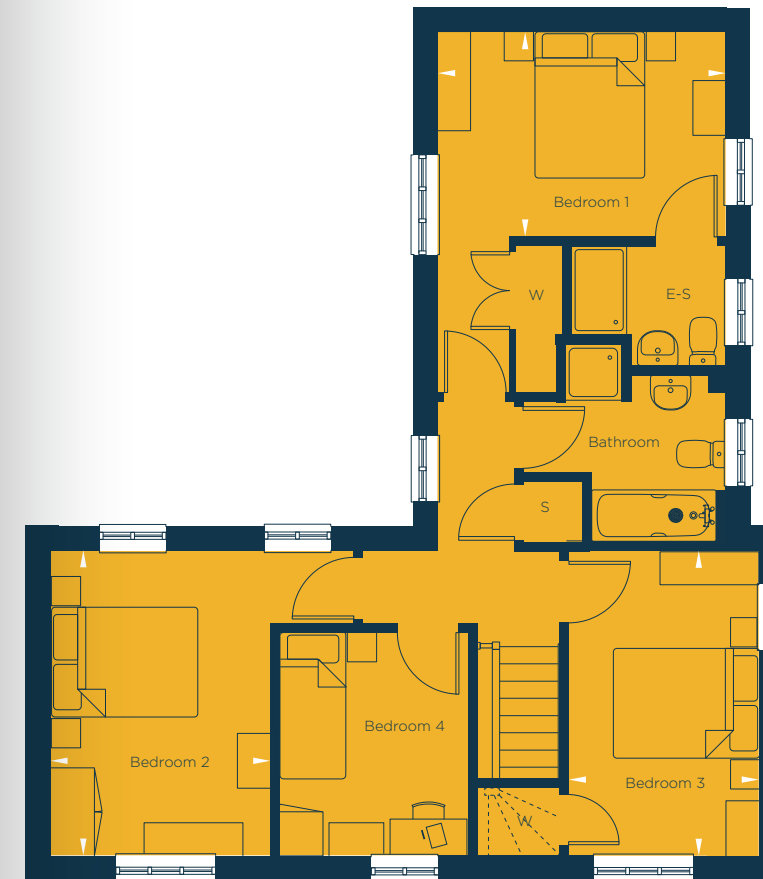
HAREBELL

Four Bedroom Detached house
Plots 21 & 30*

*Mirrored version of plan shown

Total:	140.0 Sq M	1507 Sq Ft
Kitchen:	4.23 x 4.19 M	13' 10" x 13' 9"
Utility:	1.75 x 1.70 M	5' 8" x 5' 7"
Dining:	2.62 x 2.99 M	8' 7" x 9' 9"
Living:	3.96 x 4.80 M	13' 0" x 15' 9"
Study:	2.74 x 2.10 M	9' 0" x 6' 10"
Bedroom one:	3.96 x 2.82 M	13' 0" x 9' 3"
Bedroom two:	3.03 x 4.19 M	9' 11" x 13' 9"
Bedroom three:	2.62 x 4.19 M	8' 7" x 13' 9"
Bedroom four:	2.62 x 3.07 M	8' 7" x 10' 1"

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First floor



Ground floor



BEAUTY IS IN THE

DETAIL

Kitchen

Fully fitted kitchen from Magnet's "Tatton" range, in a contemporary matt finish, with shaker-style framed doors and under-cupboard LED strip lighting

"White Arabesque" Silestone worktop with undermounted sink. Glass upstand behind hob.

Integrated appliances from AEG including under-counter oven, induction hob and hood extract, fridge freezer, dishwasher and washing machine.

Free-standing washer/dryer to utility cupboard (plots 21 & 30 only)

Inset LED spotlights.

Bathroom

White bathroom suite from Roca with high quality chromed brassware.

Grey vanity unit, some with illuminated mirror and integrated shaver socket.

Toughened glass shower screen to bath (and shower cubicle in ensuites, where applicable).

Nebula white gloss ceramic tiles to walls, full height around bath and shower, with contrasting grey gloss Nebula tile feature to selected plots (please ask our Sales and Marketing Team for more information).

Chrome heated towel rail to bathrooms and ensuites (where applicable).

Flooring

Karndean luxury vinyl tiles in "Nordic Limed Oak" finish, laid to a decorative herringbone pattern, to kitchen, living area, hallway, wc and utility area (where applicable).

Karndean luxury vinyl tiles in "Frosted Marble" finish to bathroom & ensuite (where applicable).

Neutral 80% wool carpet to stairs, landing and bedrooms, with solid oak thresholds to the first floor.

External

PV (solar electric) panels to all roofs.

Provision for the future installation of an electric vehicle charging point by the owner.

Private front and rear garden turfed and landscaped, with paved patio space.

Garages to selected plots.

Dedicated parking spaces – a minimum of two spaces to each property (inc garage space) plus shared visitor's spaces.

Security & Connectivity

Mains-powered smoke, heat and CO detectors.

TV/media plate located in lounge and main bedroom. (Position may vary by plot and access to services. subject to owner's subscription).

BT points located in hallway, living room and main bedroom (subject to owners' subscription).

Fibre-optic broadband (subject to owners' subscription)

Power supply for future installation of alarm system by owner.

General

White UPVC-framed double-glazed windows throughout.

Deanta Ely oak internal cottage doors, with chrome ironmongery.

Built-in wardrobes to the master bedroom in houses only.

Mitsubishi Ecodan air source heat pump technology, supplying underfloor heating to downstairs areas and wall-mounted radiators upstairs.

NHBC Buildmark 10 year warranty.

The marketing information for our homes at Sunmead, including floor plans, parking details, specifications, garden layouts / gradients and CGIs are correct at the time of publication. Please note that these are subject to change and do not represent a final or exhaustive list of items.

ABOUT US

About Us

Myriad Homes builds desirable, high quality homes to the most exacting standards, to meet our customers' expectations and lifestyles.

Choosing a home is one of the most important decisions you will make during your lifetime – and it can also be one of the most exciting.

Exclusive to Essex, Myriad Homes delivers the kind of homes that people aspire to live in, in places they want to build their futures. We are committed to delivering the highest standards at all levels of our business in order to achieve the best results.

A design-led, innovative developer with an ethical stance, Myriad Homes is committed to putting customers first in providing the kind of homes that meet their aspirations and reflect 21st Century expectations and lifestyles.

From planning, designing and building, the dynamic, committed and creative team at Myriad Homes use their skills and experience to ensure their developments not only look good but are practical, homely and adaptable for today's living.

Myriad Homes is a subsidiary of Chelmer Housing Partnership (CHP) – a charitable housing association based in Essex. All of the profits from Myriad Homes are reinvested into CHP to provide high quality affordable homes for local people across the county.

Our homes offer choice, whether you're looking for your first home or seeking to downsize into retirement, need more space for a growing family or purely looking to take the next step on the housing ladder...Myriad Homes can deliver your dream, whatever your aspirations.

The particulars within this document are for illustrative purposes and should be treated as guidance only. They cannot be relied upon as accurately describing any of the specified matters prescribed by any Order made under The Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract, or warranty. A mortgage may be required. Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up repayments on a loan secured against it. Details correct at time of publication: October 2025



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