



CHARLES CHURCH



De Vere Grove

Earls Colne | Essex



CHARLES CHURCH

## Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

### We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

### Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



#### Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



#### Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



### Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2024 survey.



## Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

## Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

## Always by your side.

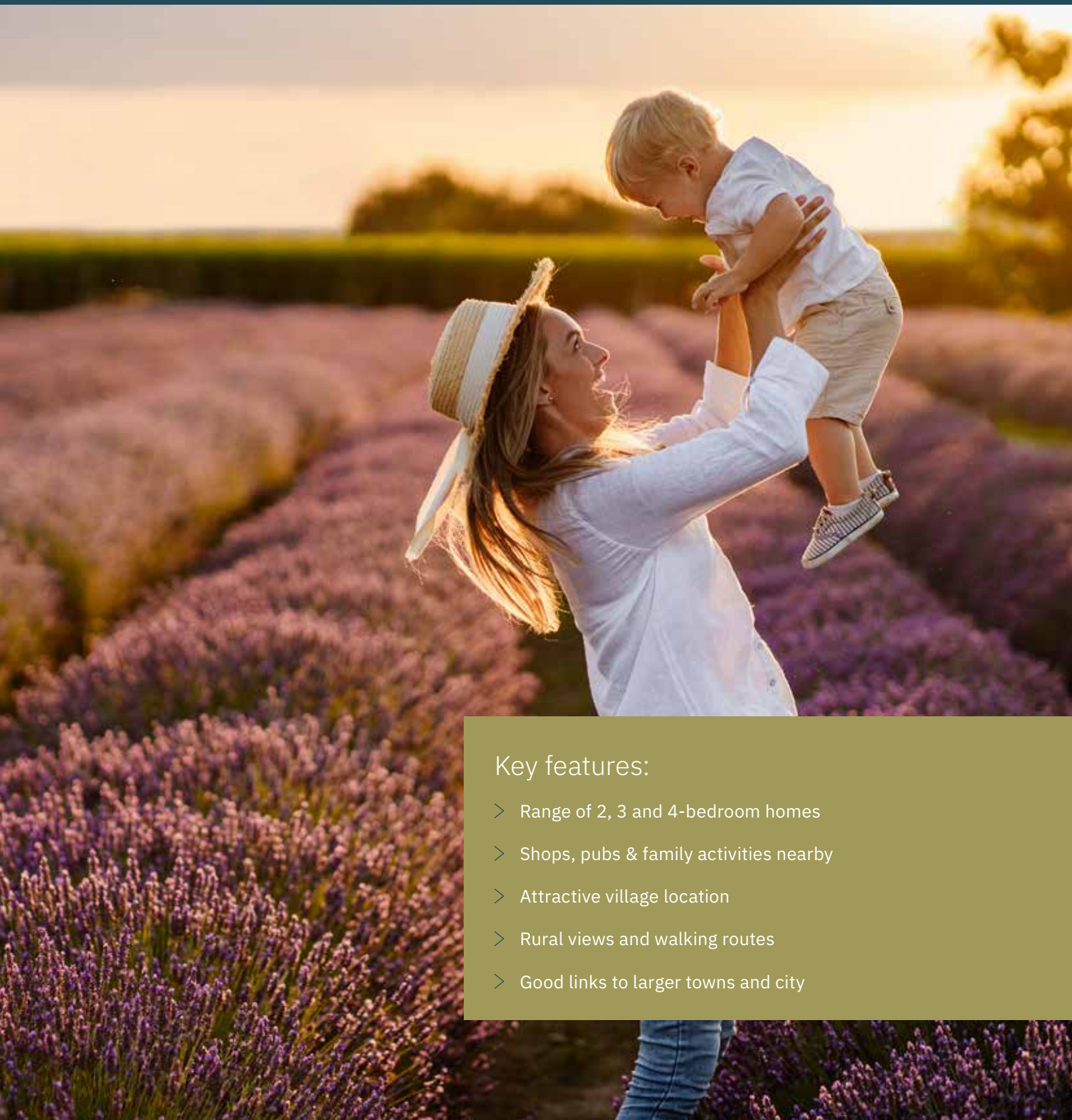
Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, which runs alongside a ten-year insurance-backed new homes warranty.





# De Vere Grove

Earls Colne | Essex



## Key features:

- Range of 2, 3 and 4-bedroom homes
- Shops, pubs & family activities nearby
- Attractive village location
- Rural views and walking routes
- Good links to larger towns and city

# Enjoy idyllic village life with commuter links to London

Our premium development in the beautiful village of Earls Colne offers a range of two, three and four-bedroom homes - catering for everyone from first time buyers to downsizers and growing families.

Situated in a rural corner of Essex, halfway between Braintree and Colchester, Earls Colne is a pretty and historic village, popular with families and commuters thanks to the short travel time into the capital. Our development De Vere Grove sits within the village, a 5-minute walk from the selection of local amenities which include a convenience store, pharmacy, butchers, GP surgery, heritage museum and several pubs and independent shops.

Keen golfers will be kept happy at the superb Colne Valley Golf Club, while local walking spots include beautiful Chalkney Woods and the banks of the River Colne, run just above the village. For fun days out, Gosfield Lake Resort (6.5 miles away) provides beautiful countryside with opportunities for picnics, swimming, fishing, camping and water skiing, while Great Notley Country Park (14 miles away) is packed with animals, attractions and activities for the whole family.

## Settle into the community.

Families will soon feel at home in this lovely village. Children can attend Earls Colne Primary School and Nursery just 0.5 miles from the development. The local village hall hosts weekly groups and activities, and for a wider range of education options, shops, supermarkets and eateries, simply head to nearby Halstead (3.2 miles), Coggeshall (5.3 miles), Braintree (10.8 miles) or Colchester (11 miles).

All in all, this could be your perfect place to put down roots and find your place in the community.



## Always in reach.

East Colne has good road access to some of the major centres in Essex. You can reach Halstead and Colchester easily via the A1124, while the B1024 leads directly south to Coggeshall and the A120 goes to Braintree.

The area is well served by a local bus network, and the nearest train station is Marks Tey, 8.3 miles away.



## Approximate travel distance by car to:

- > Halstead: **3.3 miles**
- > Coggeshall: **5.3 miles**
- > Mark Tey Train Station: **6.8 miles**
- > Braintree: **10.8 miles**
- > Colchester: **11 miles**
- > Stanstead Airport: **25.6 miles**

# De Vere Grove

## Site plan



# KEY

● The Alnmouth (2)

● The Danbury (3)

● The Sherwood (3)

● The Charnwood Wide (3)

● The Charnwood Corner (3)

● The Knightsbridge (4)

● The Carnaby (4)

● The Whiteleaf (4)

● The Mayfair (4)

● The Marlborough (4)

● The Marylebone (4)

● Affordable Housing

● Shared Ownership

(3) indicates number of bedrooms



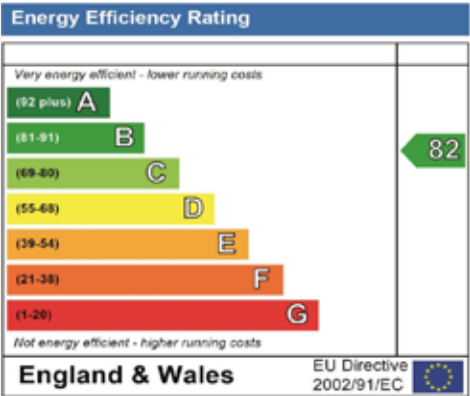
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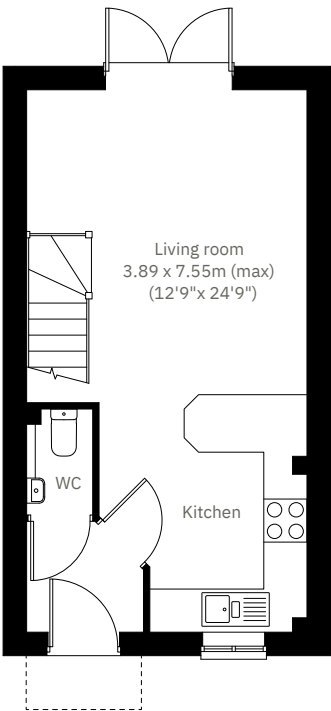
# The Alnmouth



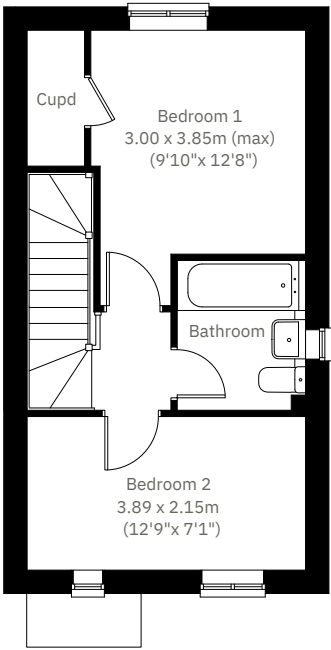
**THE ALNMOUTH**  
Two bedroom home



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom, one handy storage cupboard and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor



First floor

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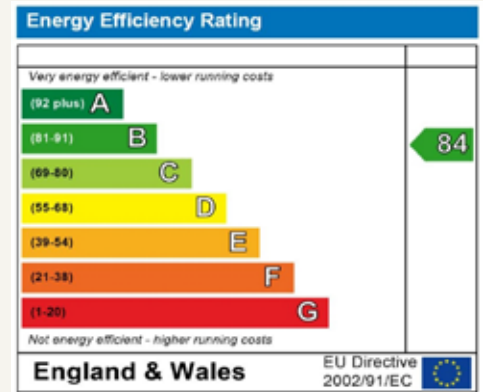


# The Danbury

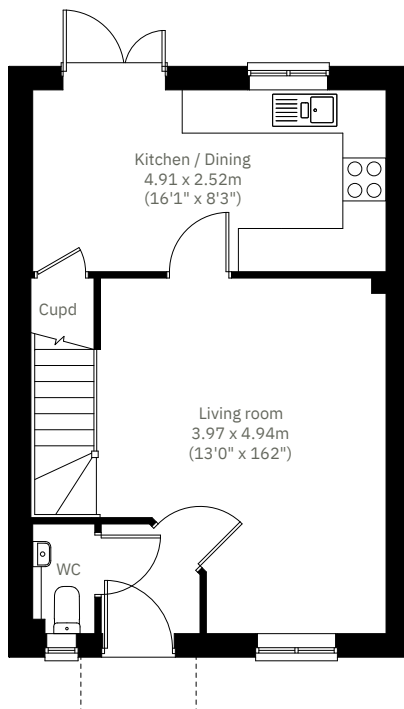


## THE DANBURY

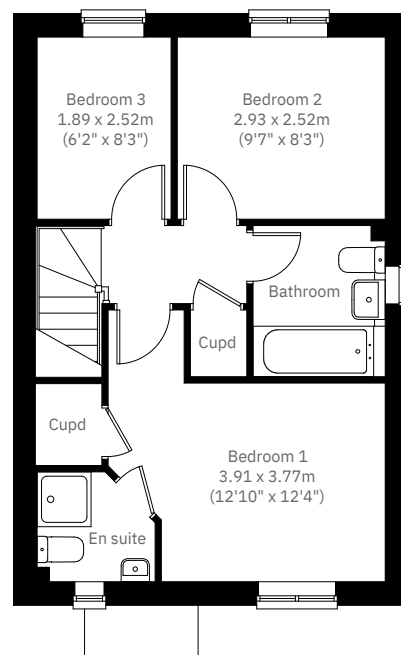
Three bedroom home



Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with garden access, a spacious front-aspect living room that's ideal for entertaining and three storage cupboards. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



Ground floor



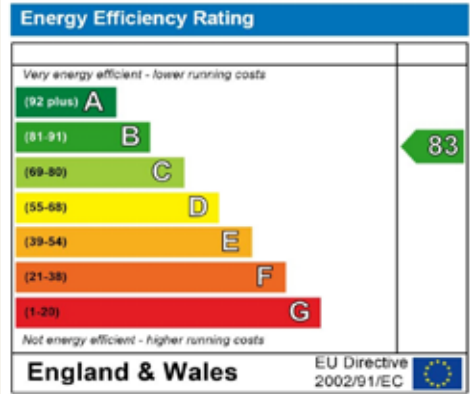
First floor

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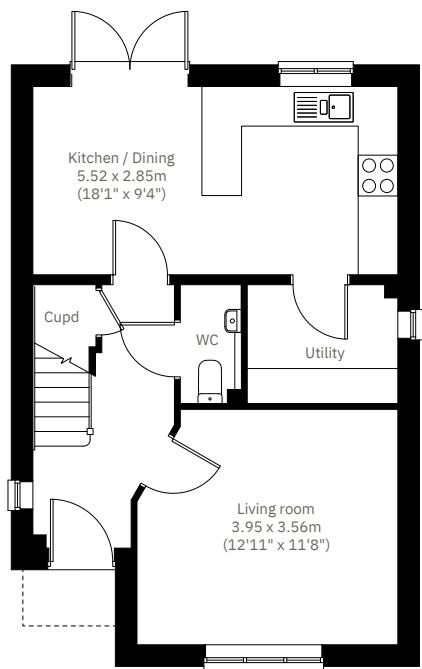
# The Sherwood



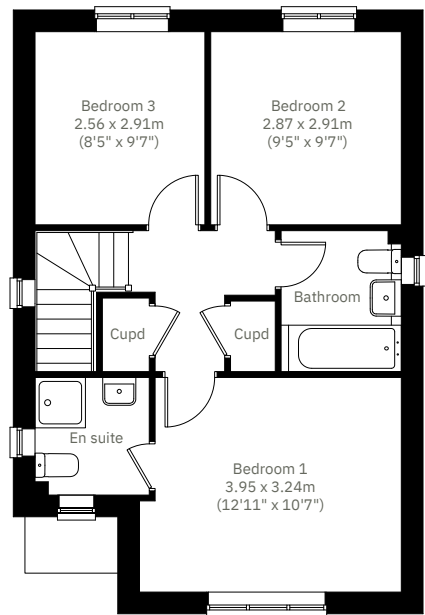
**THE SHERWOOD**  
Three bedroom home



A nicely-proportioned three-bedroom detached home, the Sherwood has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and en suite plus two further bedrooms, two storage cupboards and a family bathroom.



Ground floor



First floor

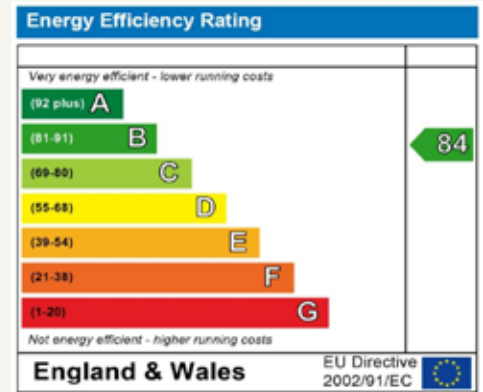
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# The Charnwood Wide

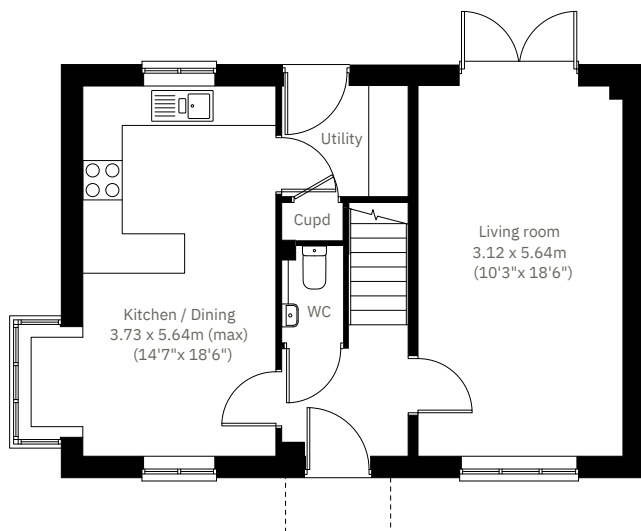


## THE CHARNWOOD WIDE

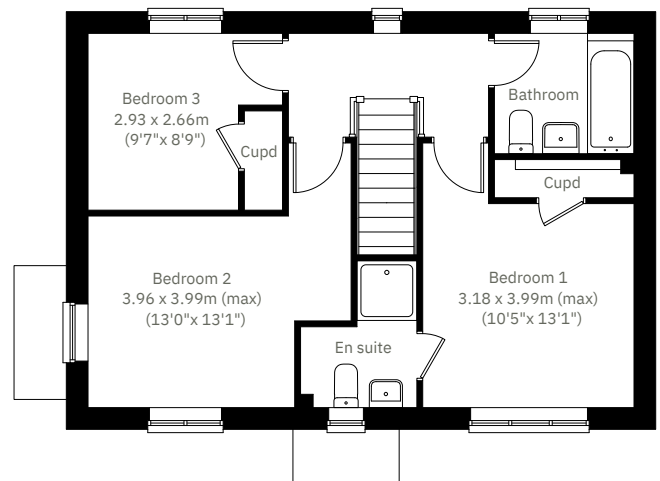
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home. The Charnwood Wide features a stylish open plan kitchen/dining room with garden access and separate storage cupboard. There is also a spacious living room and convenient downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - a modern family bathroom and further storage cupboards.



Ground floor



First floor

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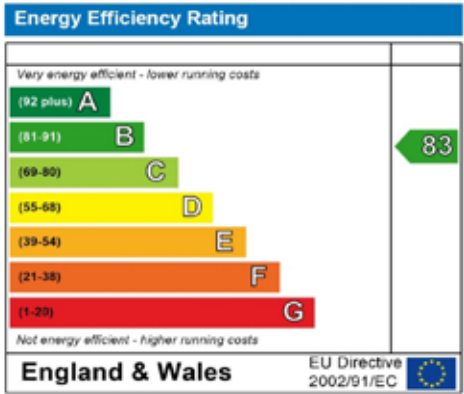


# The Charnwood Corner

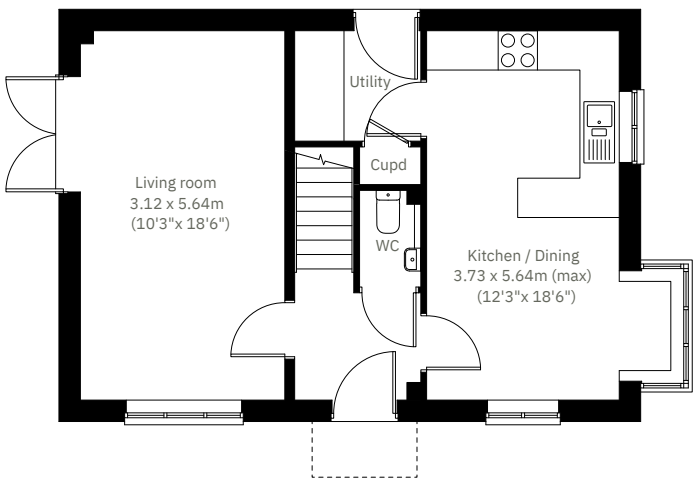


## THE CHARNWOOD CORNER

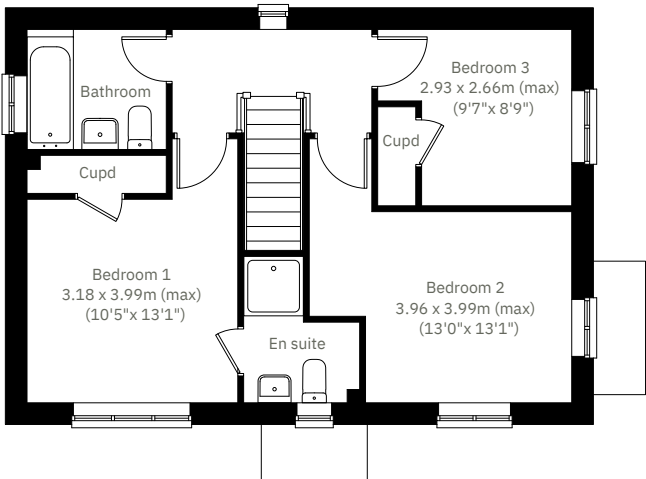
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/ dining room and separate utility with garden access. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, a handy storage cupboard and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - a good-sized family bathroom and further storage cupboards.



Ground floor



First floor

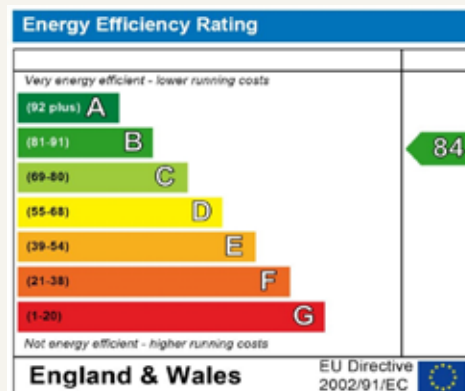
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# The Knightsbridge

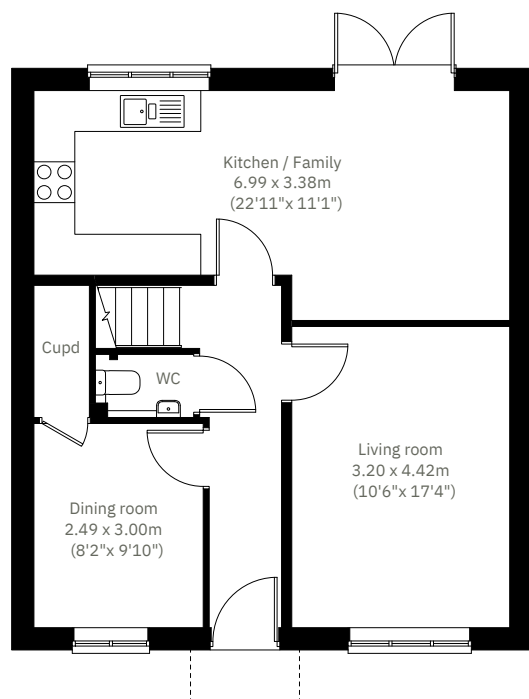


## THE KNIGHTSBRIDGE

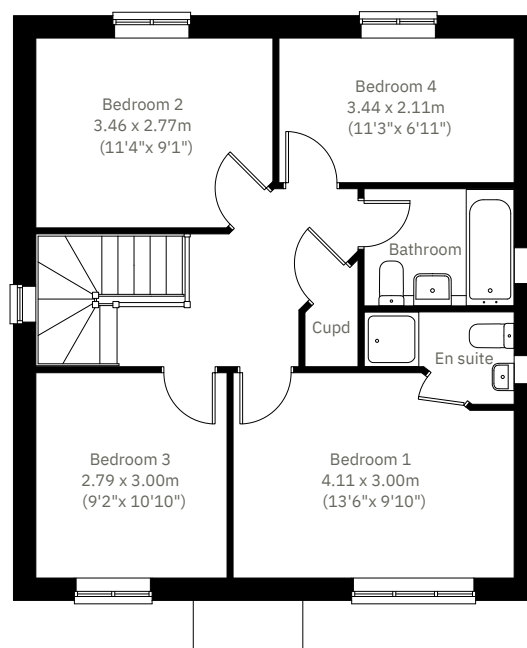
4 bedroom home



The Knightsbridge is a detached family home with four bedrooms, and equipped for family life. There's a sociable open-plan kitchen/family room as well as separate living and dining rooms and a convenient downstairs WC. Upstairs, bedroom one has its own en suite and the other three bedrooms share the family bathroom. Storage space has been included on both floors.



Ground floor



First floor

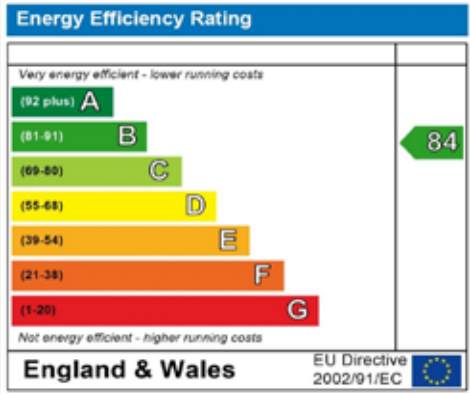
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# The Carnaby

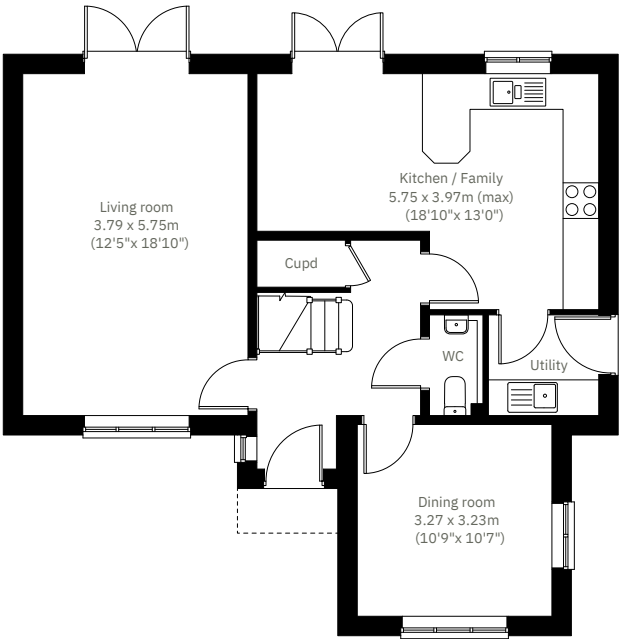


THE CARNABY

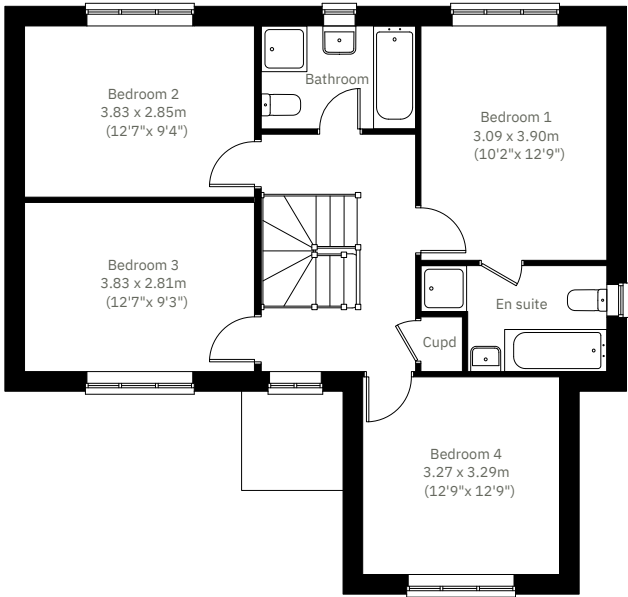
Four bedroom home



The Carnaby is a four-bedroom home with plenty of entertainment space including an open plan kitchen/family room and separate living room - both with French doors leading into the garden - plus a bright front-aspect dining room. On the ground floor there’s also a utility with outdoor access. The first floor is home to four good-sized bedrooms, with an en suite to bedroom one.



Ground floor



First floor

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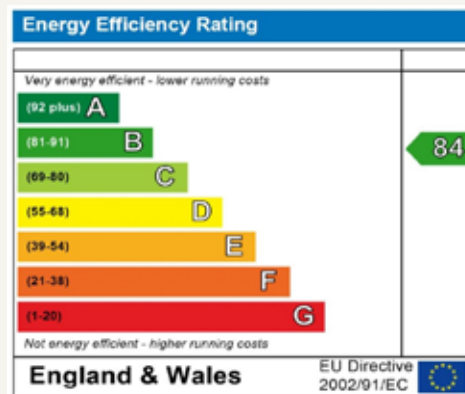


# The Whiteleaf

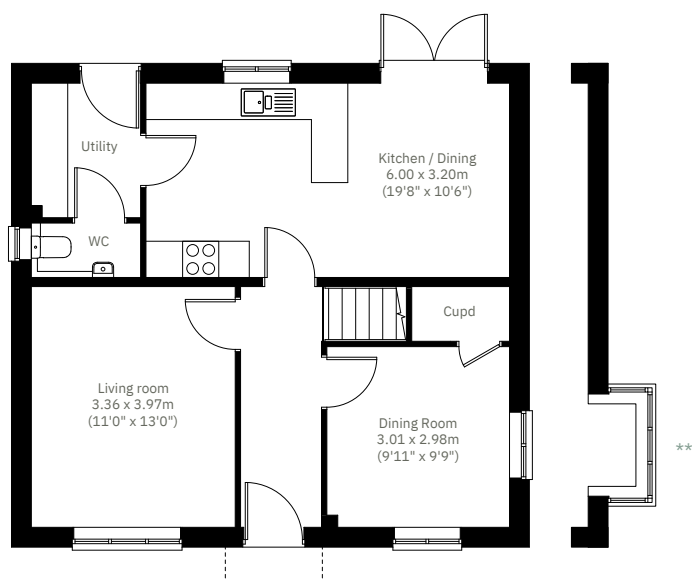


## THE WHITELEAF

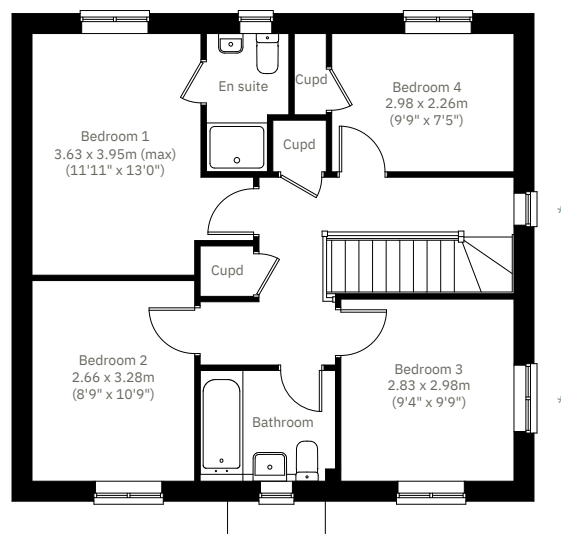
Four bedroom home



The Whiteleaf is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/ dining room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a dining room with storage space, a downstairs WC and handy utility. Upstairs there are four bedrooms with bedroom one benefiting from an en-suite, plus a modern-fitted family bathroom and three storage cupboards.



Ground floor



First floor

\* Window to Plot 54 Only  
 \*\* Bay Window to Plot 37 Only

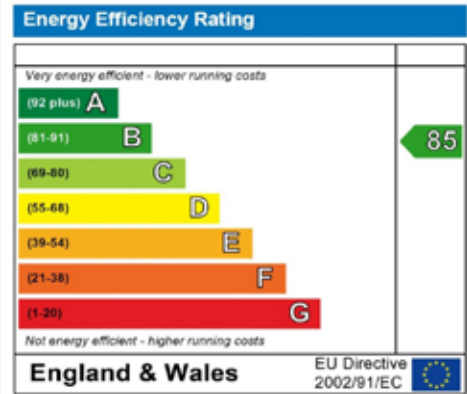
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# The Mayfair J1

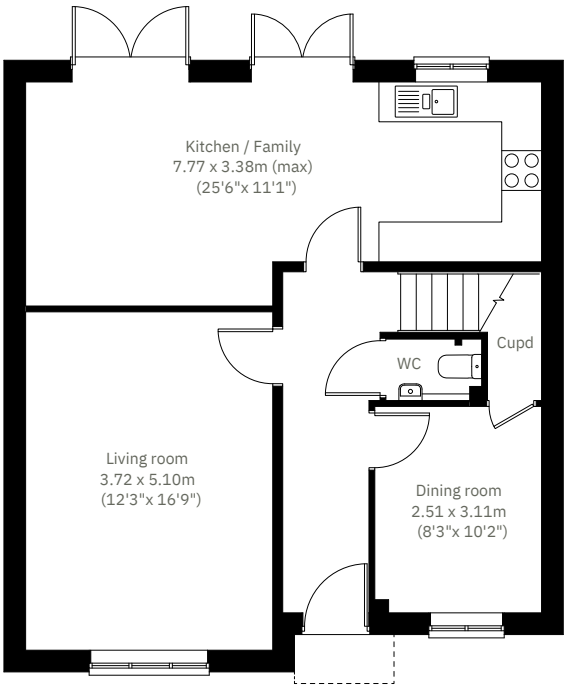


THE MAYFAIR J1

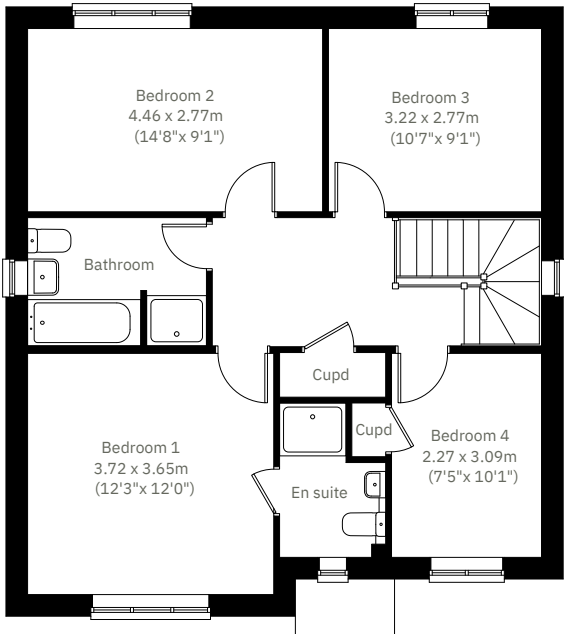
Four bedroom home



The Mayfair encompasses all that’s needed for today’s family life. This detached four-bedroom home offers an open-plan kitchen/family room alongside separate living and dining rooms. Upstairs, bedroom one enjoys its own en-suite and there’s a modern family bathroom for the other three bedrooms. Bedroom four would make a great home office space if that suits your family.



Ground floor



First floor

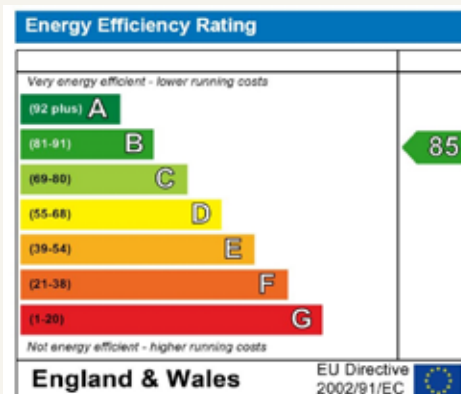
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# The Mayfair J2

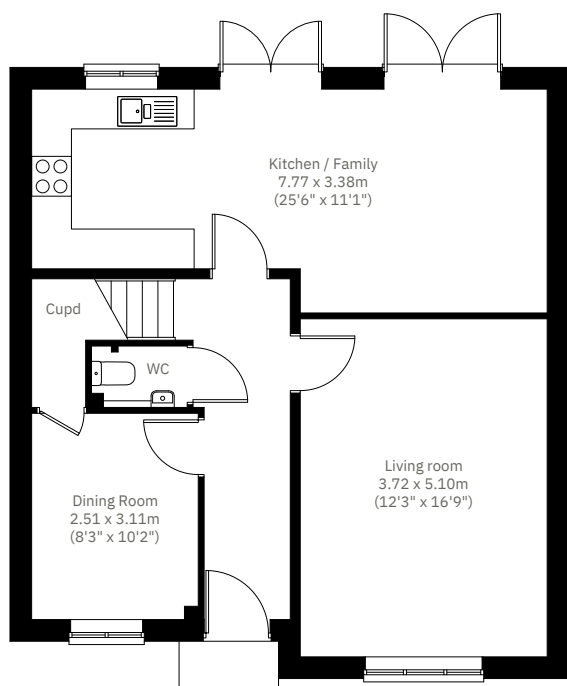


## THE MAYFAIR J2

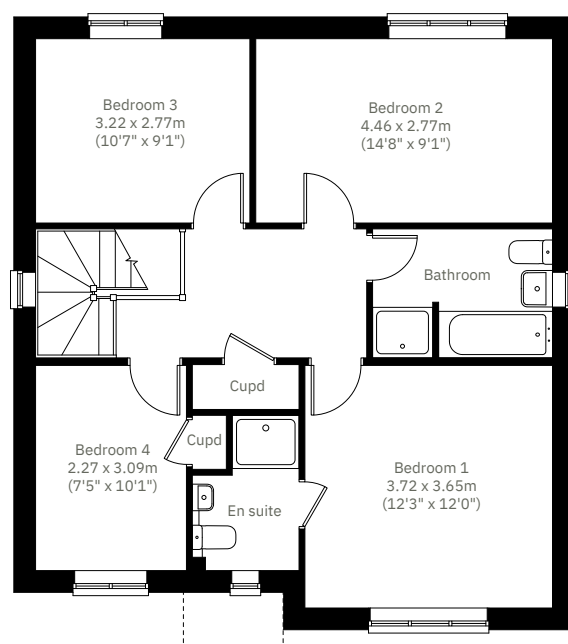
Four bedroom home



The Mayfair encompasses all that's needed for today's family life. This detached four-bedroom home offers an open-plan kitchen/family room alongside separate living and dining rooms. Upstairs, bedroom one enjoys its own en-suite and there's a bright family bathroom for the other three bedrooms. Bedroom four would make a great home office space if that suits your family.



Ground floor



First floor

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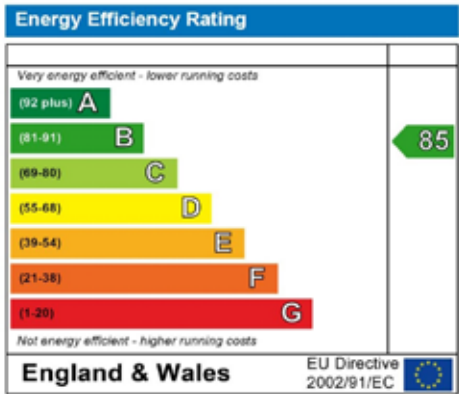


# The Marlborough

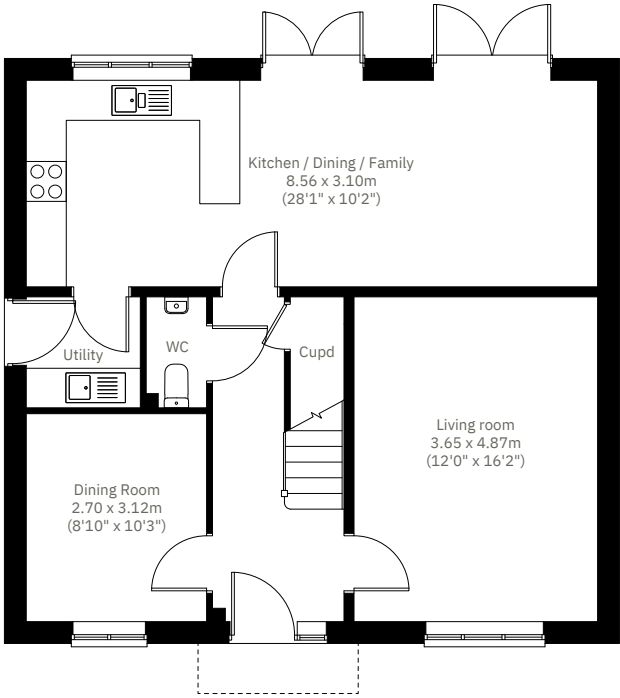


## THE MARLBOROUGH

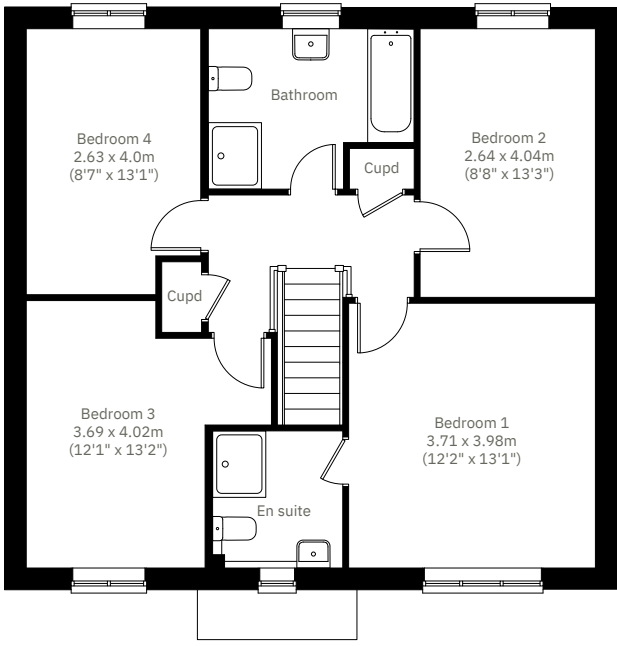
Four bedroom home



The Marlborough is a superb four-bedroom family home which balances an open-plan kitchen/dining/family room – which has two sets of French doors to the garden – with separate living and dining rooms. It's also got a separate utility room with outside access, a downstairs WC and understairs storage. Four generous-sized bedrooms, including the en suite bedroom one, a family bathroom and another two built-in storage cupboards make up the first floor.



Ground floor



First floor

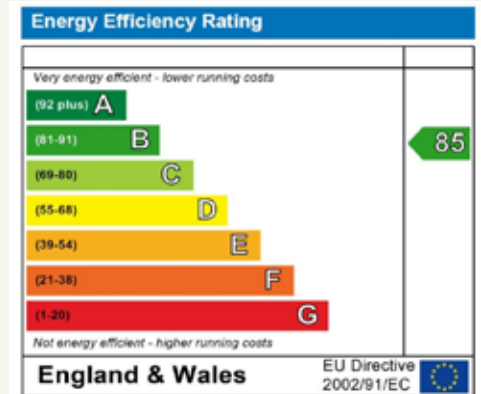
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# The Marylebhone



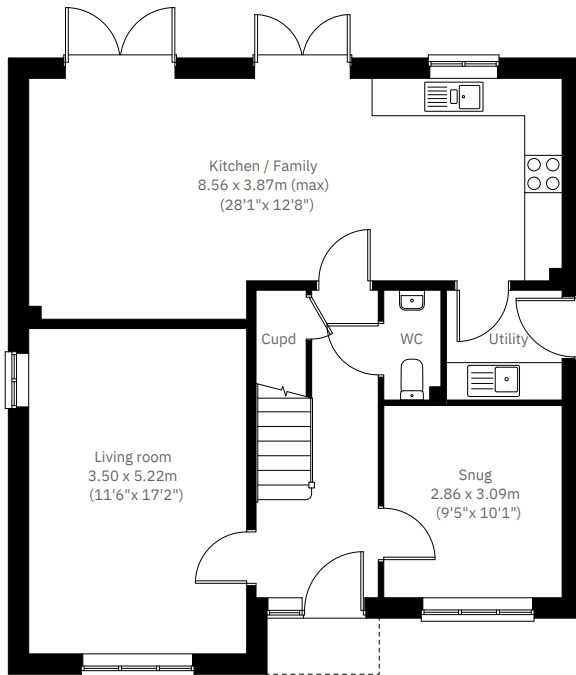
## THE MARYLEBONE

Four bedroom home

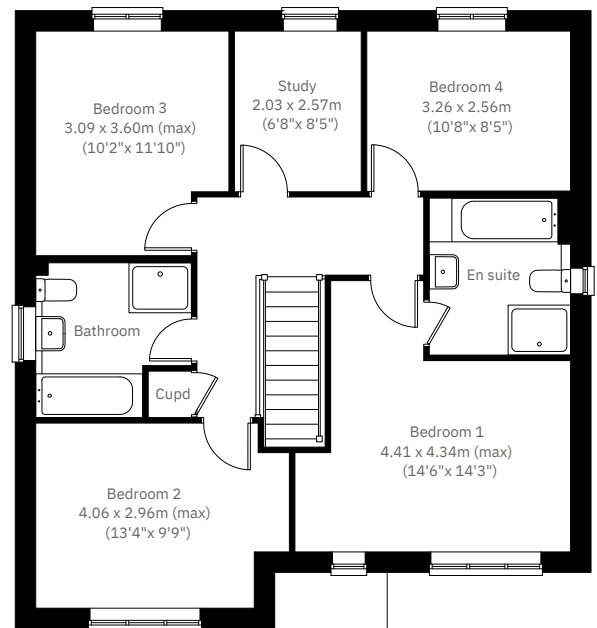


A spacious open-plan kitchen/family room with French doors opening onto the garden is at the heart of the Marylebhone.

This lovely detached family home also offers a separate living room and snug, a utility room with outside access, a downstairs WC and built-in storage. Upstairs, there are four bedrooms, including the en suite bedroom one, a family bathroom and more storage, plus a study for added convenience.



Ground floor



First floor

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# Specifications



- Grey uPVC double glazed windows
- Smooth finish ceilings
- Chrome sockets and light switches throughout
- Downlighters to kitchen, bathroom, en suite(s) and downstairs hallway
- Ash hand rail and newel post caps
- 5-panel doors in wood finish
- Gas central heating
- Media plate to living room
- Prewired for digital TV
- Elements igneous Granite sink
- Chrome-effect ironmongery
- Choice of kitchen units/worktop (subject to build stage) to include boiler housing
- Glass splash back from a range of colours
- Stainless steel single oven
- Stainless steel gas hob as standard with Stainless steel chimney hood
- Integrated Fridge Freezer, Dishwasher & Washing machine
- Soft close toilet seats and covers
- Choice of wall tiling (dependent on build stage)
- Mira Agile EV to main shower location. All additional showers will be electric
- Chrome towel radiators in main bathroom and en suite(s)
- Fibre optic home hub data points and cabling
- Lockable windows (Where building regulations permit)
- Security chain to front door and door bell
- Smoke detectors to hall and landing
- Power and light to garage (within integral of plot)
- 1.8-metre high fence
- 10 year new homes warranty





# Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

## > The choice is all yours.

Your choices from the **Select Options** range collection include carpets, wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also **Select Options** for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

## > Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.



# Top 10 reasons to buy a new home.



1

## Save money on bills.

New homes are more efficient - cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

3

## More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

5

## Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

7

## Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

9

## Modern Living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

2

## Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

4

## A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

6

## No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

8

## Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

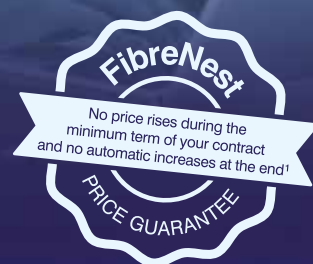
10

## High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.



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for a brighter future



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## De Vere Grove

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