



# THE HECKFORDS

## COLLECTION

Admirals Green, Great Bentley

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Image shows Plots 111 and 116 ( The Oakley ) from left to right.

Inset image shows Plot 115 ( The Lawford ).



**Introducing a select collection of impressive four bedroom detached new homes in the sought-after village of Great Bentley.**

This exclusive new addition to our Admirals Green development combines traditional architecture with sophisticated interiors, to create an upmarket collection of residences designed to suit and exceed the requirements of modern lifestyles.

With its sensational location, large open spaces, beautiful landscaping and strong sense of community, Great Bentley offers the very best of semi-rural Essex living, all with exceptional travel connections on it's doorstep.

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All internal images are from previous showhomes.



Choosing a new home is one of the most important decisions you can make, so it's reassuring to know that with Hills you're getting the very highest standards of design and quality materials. Efficient, characterful and spacious, our impressive homes offer beautifully-planned contemporary spaces for versatile modern living.

Offering an abundance of flexible living spaces for you to use as you wish, with rooms opening out to the garden, our homes are ideal for both relaxing and entertaining.

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Beautifully-crafted and comfortable, all our homes come with sumptuous bedrooms and sleek, airy bathrooms that offer the perfect relaxing retreat to unwind in after a busy day.



This boutique enclave of just six generously proportioned, luxury family homes has been created to complement the character of the surroundings, and all feature a superior specification of finishes, fittings and fixtures inside and out.



**THE OAKLEY**

Plots 111, 112 and 116

**Four Bedroom Detached Home**

Pages 09 and 10



**THE LAWFORD**

Plots 113, 114 and 115

**Four Bedroom Detached Home**

Pages 11 and 12



Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to a Sales Adviser for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask to view the detailed architects site drawings for full and accurate details.





# THE OAKLEY

## Four Bedroom Detached Home

4 Bedrooms | Dressing Area | En-Suite | Bathroom  
Utility Room | Detached Double Garage

Image and plans show Plot 116.  
Please note, Plot 112 is handed compared to this.

This handsome, classically styled four bedroom residence offers ample spaces for refined, modern living. The expansive living room with feature fireplace and glazed double doors onto the garden will be perfect for gatherings and relaxation, while the beautiful open-plan kitchen and dining area will impress visitors with its high specification integrated appliances, premium units, sleek surfaces and light fittings. Conveniently, a utility room with outdoor access keeps functional items out of sight. Upstairs, three sizeable double bedrooms and a luxury family bathroom accompany the outstanding principal bedroom with built-in wardrobes and a stylish en-suite shower room.



Ground Floor

Kitchen / Dining	7.11m x 4.49m	23'4" x 14'9"
Utility Room	1.91m x 1.81m	6'3" x 5'11"
Living Room	7.11m x 4.24m	23'4" x 13'11"

First Floor

Principal Bedroom	3.85m x 3.29m	12'8" x 10'10"
Bedroom Two	3.92m x 3.24m	12'10" x 10'8"
Bedroom Three	3.76m x 3.27m	12'4" x 10'9"
Bedroom Four	3.43m x 2.64m	11'3" x 8'8"

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe ➤ Indicates where approximate measurements are from.

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions are approximate only, are accurate to +/- 150mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please speak with our Sales Team for more detail.





THE LAWFORD

Four Bedroom Detached Home

4 Bedrooms | Dressing Area | En-Suite | Bathroom  
Utility Room | Integrated Double Garage

Image and plans show Plots 113 and 114 from right to left.  
Please note, Plot 115 is handed compared to this.

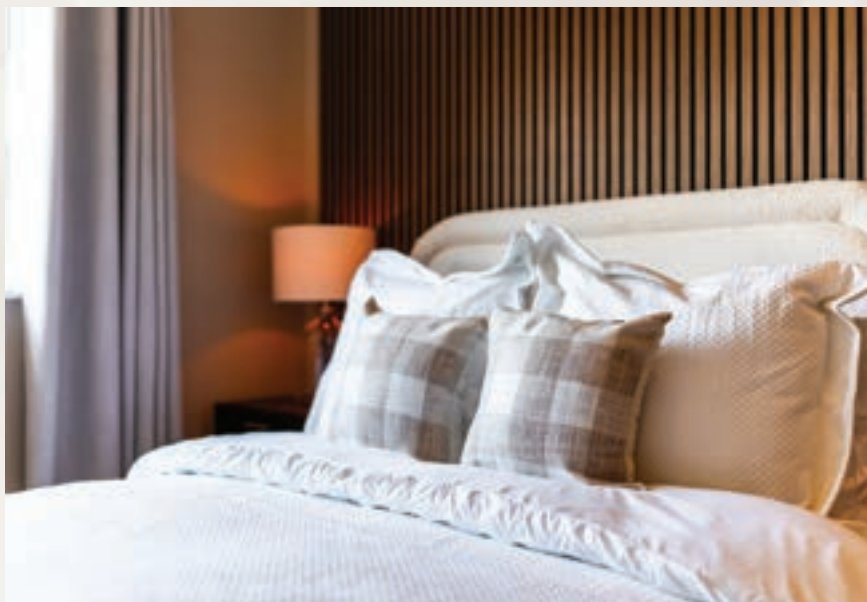
This is a remarkable four bedroom family residence, where exceptional spaces thoughtfully interconnect throughout the house. The spacious living room with feature fireplace and bay window leads you through double doors into the open-plan kitchen and family area, which is filled with light by the glazed doors opening out onto the rear garden. There is a separate dining room / study, a cloakroom and a handy utility room with access to the integrated double garage. Upstairs, you'll find the spacious principal bedroom with built-in wardrobes and a luxury en-suite, as well as three further sizeable double bedrooms and a stylish family bathroom.



AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite W Wardrobe ► Indicates where approximate measurements are from.

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It's our commitment to quality in design, specification, materials and workmanship that will make these properties ones to remember.

#### Individually designed kitchens.

- Choice of wall and base units with handleless design \*
- Shaker style kitchen available as upgrade
- Choice of laminate worktop and up-stands \*  
( Stone options are available as an extra )
- Choice of LVT plank flooring \*
- Stainless steel sink
- Bosch oven and separate microwave oven
- Bosch induction hob to all homes
- Glass splashback behind hob
- Chimney cooker hood
- Fully integrated fridge / freezer to all homes
- Fully integrated dishwasher to all homes

#### Utility rooms.

- Sink provided in all Lawford and Oakley plots
- Space for washing machine and tumble dryer
- Units and worktop with up-stand provided \*  
( Stone options are available as an extra )
- Choice of LVT plank flooring \*

#### Connectivity.

- TV points to the living room, dining / family room and all bedrooms

#### Bathrooms, en-suites & cloaks.

- Choice of LVT plank flooring \*
- Choice of Porcelanosa wall tiling to the en-suite and bathrooms in the required areas \*
- White gloss basin with vanity unit to en-suite and bathroom
- ROCA floor mounted back to wall toilet with soft close seat and concealed cistern
- ROCA targa taps
- ROCA shower as shown on floorplans with silver / clear shower door
- ROCA bath as shown on the floorplans
- Separate ROCA shower over bath to the Flatford
- Chrome finish towel rail to en-suite and bathrooms

#### Heating, lighting & electrics.

- Compact style radiators with top and side grills
- Brushed aluminium sockets and switches provided on the ground floor and white sockets and switches to the first floor
- Double sockets throughout with selected USB sockets provided to kitchen and all bedrooms
- Downlights provided as standard to hall, cloakroom, kitchen, utility, bathroom and en-suite with pendants elsewhere
- Socket and light to loft

#### Finishing details.

- Dulux Supermatt emulsion white to all walls and ceilings. Dulux satinwood white to all woodwork
- Internal doors are solid core
- Windows and French doors are white PVCU
- Half glazed front doors
- Wardrobes to principal bedroom
- Turf and landscaped front gardens and seed to the rear garden
- External tap provided to all homes

#### Security and peace of mind.

- Smoke alarm to each floor and carbon monoxide alarm to all rooms with a concealed flue
- Spur provided for future alarm fitting

#### Choices and Extra Options.

\* Please note; Extras and options are only available if reservation is at a sufficiently early stage of construction.

All images are from our showhomes at previous developments. Please speak with our sales agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.





## All the space you need to flourish.

Perfect for aspirational families, Great Bentley has a strong and welcoming community. Several times voted Village of the Year, it offers charm, comfort and convenience for all to enjoy. Centred around the largest village green in the country, which hosts a wide range of family activities, recreational meets and sporting throughout the seasons, it is a location that encourages outdoor activities, from walking and jogging, to football, cricket and cycling.

With a scattering of convenient independent amenities bordering the impressive green – including a Tesco Express, a village Inn, a surgery and pharmacy, a café, beauty salon, delicatessen and Chinese takeaway – you'll have all you might need for day-to-day life moments from home – and for everything else, the major Sainsbury's, Waitrose and Tesco supermarkets of Colchester are around a 15-minute drive away.

Families with young children will be very pleased to find the popular village hall and 'Outstanding' rated Great Bentley Primary School are around a mile from home – and with some of the regions leading independent and selective schools a short journey away in historic Colchester, the area provides a nurturing environment where children can thrive academically, creatively and sportingly – whilst creating cherished memories.

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### Village Highlights

Great Bentley Surgery / Pharmacy	0.4 Miles
The Plough Inn	0.5 Miles
Great Bentley Cricket Club ( GBCC )	0.5 Miles
Tesco Express / Dani's Delicatessen	0.6 Miles
Beauty at the Uber Salon	0.6 Miles
Great Bentley Primary School	0.7 Miles
The Barn Café, Aingers Green	1.7 Miles


### Surroundings

Brightlingsea	5 Miles
Clacton-on-Sea	7 Miles
Manningtree	8.5 Miles
Colchester	7.5 Miles
Frinton-on-Sea	9.5 Miles
Dedham Vale	12.5 Miles
Ipswich	20 Miles

### Nearby Amenities

Alresford Primary School	4 Miles
Colne Community School and College	4.5 Miles
Brightlingsea Beach and Open Air Pool	5.5 Miles
University of Essex	6.5 Miles
Millers Barn / Clacton on Sea Golf Clubs	8.5 Miles
Colchester Sports Park	10 Miles
David Lloyd Colchester	10.5 Miles

### Rail Connections

 <b>Great Bentley Station</b>	<b>0.6 miles from home</b>
Colchester [ COL ]	18 Minutes
Chelmsford [ CHM ]	45 Minutes
Shenfield / Crossrail [ SNF ]	55 Minutes
Stratford [ SRA ]	1h 15 Minutes
London Liverpool Street [ LST ]	1h 25 Minutes
Canary Wharf [ CWX ]	1h 45 Minutes

All times and distances quoted are approximate only. Train times listed are from Great Bentley Station and are based on current approximate National Rail timings.  
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)





When you invest in a Hills home, you not only buy into a strong family firm that has been building homes for over 100 years, but also our complete commitment to detail, quality and workmanship in everything we do.

We're renowned for distinctive, quality homes on the best sites in the most sought-after locations, whether creating large-scale developments, smaller boutique collections or a bespoke one-off property – and buying a Hills home means you can be safe in the knowledge that your property will be beautifully designed and expertly constructed to impeccable standards. Our traditional values mean your home benefits from the highest quality materials throughout its fabrication and you'll enjoy a superior level of customer service during and after purchase.



**“The quality and care taken in the build is fabulous, we will be happy for many years in our new Hills home.”**

“We are extremely happy with the design of our home. We feel thought has gone into every little piece. The quality of the fixtures and fittings is very high. We have recommended Hills to friends, clients and others. Having purchased new builds previously, we are extremely happy to say that this has been the best experience, before and after sale.”

**Recent purchaser of a new Hills home.**

Please note, although all the information within is as intended, Hills Building Group reserve the right to vary or amend the specification at any time without notice if for any reason specified items are unavailable to complete individual properties. Any substitution made will be to an equal or higher value if such amendments occur after contracts have been exchanged, subject of course to a suitable and safe replacement being found.

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No description or information given about the homes or their value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any statement or representation of fact and any information given is entirely without the responsibility of the agents or the vendor company. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only; they therefore may not represent the actual development or area, they are not intended to be taken as an exact representation. Any areas, measurements or distances are approximate only.

Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.

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**“We are incredibly proud to be bringing this beautiful selection of new homes to the market. Each home within The Heckfords Collection exhibits the meticulous attention to detail and quality finish we pride ourselves on.”**

“Dedicated to providing exceptional homes in the East of England for nearly 100 years, our care, expertise and attention to detail have resulted in us having an esteemed reputation for producing homes that combine reliability, durability and high-end specifications.”

A handwritten signature in white ink that reads "Jonathan Hills". The script is elegant and cursive, with the first letters of "Jonathan" and "Hills" being capitalized and prominent.

**Managing Director, Hills Residential.**

Bridge Mill House, Brook Street Business Centre, Brook Street, Colchester CO1 2UZ  
Telephone : **0345 646 0776**. For information visit **[www.hills-residential.co.uk](http://www.hills-residential.co.uk)** or for  
general enquiries please email **[admiralsgreen@hillsgroup.com](mailto:admiralsgreen@hillsgroup.com)**

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