

Find your sanctuary at

De Lucy Place

Chipping Ongar

1 - 5 bedroom homes



Charles Church



Welcome
to your
sanctuary.

At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

De Lucy Place is our stunning collection of one, two, three, four and five-bedroom homes situated in the charming town of Chipping Ongar

The development has plenty of rural walks on your doorstep with all the amenities you need close-by.



Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication
goes beyond
building houses.
We craft spaces
where you can
thrive.

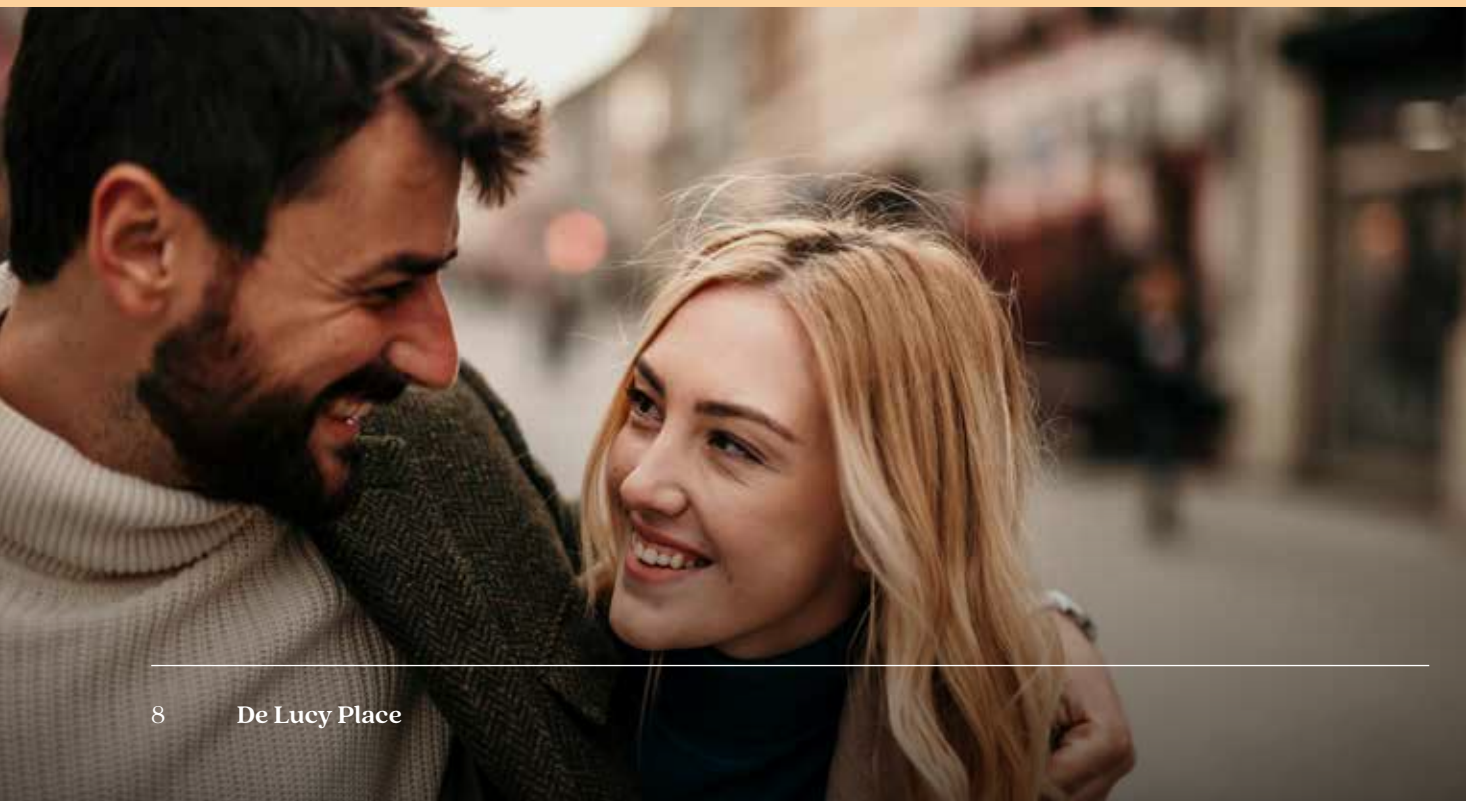
With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.





Discover
your happy
place.



De Lucy Place. The perfect place to live and grow.

De Lucy Place is a stunning collection of energy-efficient 1, 2, 3, 4 & 5 bedroom homes. With miles of open green space on the doorstep and convenient access to Chipping Ongar town centre, the development will be part of a growing community designed for modern living.

This thriving area offers a wide selection of amenities including shops and pubs within walking distance. The development itself has wide tree-lined streets and communal spaces – all providing a welcoming community feel for residents.

Our homes will also benefit from electric car charging points and bike storage, giving you a great base for an active and eco-friendly lifestyle.



Please do
make yourself
at home.



The best of both worlds.

With so much to do in the area, you can enjoy urban convenience and rural tranquillity in equal measures. When it's time to unwind, the epic Epping Forest is under half an hour away by car and is perfect for long weekend walks.

Ideal for growing families, Ongar has a selection of highly-rated nurseries, primary and secondary schools within easy reach. For example, a short walk or drive away, High Ongar Primary School and The Ongar Academy provide excellent education opportunities.

Settled near the A414 and M11, commuting to London and beyond is simple. And for rail travel, Epping Underground Station is under 20 minutes away by car. For international journeys, Stansted Airport is a very convenient half an hour's drive away.



- 1 Ongar Health Centre
- 2 Epping Forest
- 3 Convenient access to London
- 4 De Lucy Place Street Scene
- 5 Chipping Ongar aerial



A woman with curly hair, wearing a light grey blazer and a red lanyard with a small black device, is looking down at a smartphone in her right hand. She is also holding a brown paper coffee cup with a white lid in her left hand. In the background, a man in a blue suit is also looking at a smartphone. They are standing on a train platform with tracks and a blurred background of greenery and lights.

Always in reach.

Travel by **foot** from
De Lucy Place



Smith's of Ongar	10 minutes
Ongar Leisure Centre	13 minutes
Ongar Academy	14 minutes
Ongar Sports Club	16 minutes
Tesco Express	16 minutes
Sainsbury's	17 minutes
The King's Head Pub	18 minutes
Porterhouse Wine Bar + Kitchen	18 minutes

Travel by **car** from
De Lucy Place



Chelmsford	20 minutes
Harlow	22 minutes
Stansted Airport	25 minutes
London City Centre	1 hour 15 minutes

Find your sanctuary at
De Lucy Place.

De Lucy Place site plan.

1 Bedroom Home

- Block D Apartments
- The Milton

2 Bedroom Homes

- The Lea
- The Mulberry
- The Shackleton

3 Bedroom Homes

- The Churchill
- The Glebe
- The Mayflower
- The Cripsey
- The Moreton
- The Roding

4 Bedroom Homes

- The Magdalen
- The Budworth
- The Lily

5 Bedroom Homes

- The Victoria



Charles Church



The Milton

1-bedroom home



Features

- 1 x Bedroom
- 1 x Bathroom
- 2 x parking spaces
- EV charging point

The Milton is a stylish and practical one-bedroom home, thoughtfully-designed for modern living. Its open plan kitchen/living/dining room creates a bright, welcoming space, while the well-proportioned bedroom and contemporary bathroom offer comfort and convenience. Perfect for first-time buyers or those looking to downsize.

B

Energy
Efficiency Rating



First floor

Kitchen/Living/Dining room	6.42 x 6.21m
Principal bedroom	4.75 x 4.18m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Lea

2-bedroom home



Features

- 2 x Bedrooms
- 1 x Bathroom
- 2 x parking spaces
- EV charging point

The Lea is a beautifully designed two-bedroom home, offering a perfect balance of style and practicality. The open plan kitchen/dining/living room creates a bright and versatile space, while a convenient WC and ample storage enhance everyday living. Upstairs, you'll find two well-proportioned bedrooms and a modern bathroom.

B

Energy

Efficiency Rating



Ground floor

Kitchen/Dining/Living room 6.99 x 5.06m



First floor

Principal bedroom 4.59 x 2.75m
Bedroom 2 3.42 x 2.22m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Mulberry

2-bedroom home



Features

- 2 x Bedrooms
- 1 x Bathroom
- 2 x parking spaces
- EV charging point

The Mulberry is a charming two-bedroom home, thoughtfully designed for modern living. The stylish kitchen/dining/living room provides a welcoming space to relax and entertain, while a convenient WC adds practicality. Upstairs, there are two well-proportioned bedrooms and a contemporary bathroom.

B

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Living room 7.77 x 4.67m



First floor

Principal bedroom 3.79 x 3.25m
Bedroom 2 4.67 x 2.18m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Shackleton

2-bedroom home



Features

- 2 x Bedrooms
- 1 x Bathroom
- 2 x parking spaces
- EV charging point

The Shackleton is a stylish and practical two-bedroom home for single-level living. Its open plan kitchen/dining/living room offers a bright, versatile space, while two good-sized bedrooms and a modern bathroom provide ease and comfort. Perfect for downsizers or first-time buyers.

B

Energy
Efficiency Rating



First floor

Kitchen/Dining/Living room	6.21 x 3.74m
Principal bedroom	4.30 x 4.18m
Bedroom 2	4.21 x 3.07m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Churchill

3-bedroom home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x parking spaces
- EV charging point

The Churchill is a beautifully designed three-bedroom home, offering space and practicality for modern living. A separate kitchen complements the open and spacious living/dining room - perfect for relaxing and entertaining. A convenient WC and ample storage enhance practicality. Upstairs, three well-proportioned bedrooms are served by two bathrooms, including the main bedroom with an en suite.

B

Energy

Efficiency Rating



Ground floor

Kitchen	3.57 x 2.73m
Living/Dining room	5.46 x 4.05m



First floor

Principal bedroom	3.77 x 3.22m
Bedroom 2	2.70 x 2.64m
Bedroom 3	2.76 x 2.66m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Glebe

3-bedroom home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x Parking spaces
- EV charging point

The Glebe is a stylish three-bedroom home, designed for modern living. The open plan kitchen/dining room is perfect for family life, while the separate living room offers a cozy retreat. A utility room and WC add convenience. Upstairs, three spacious bedrooms are off the landing, with the main bedroom benefitting from an en suite.

B

Energy

Efficiency Rating



Ground floor

Kitchen/Dining room	5.12 x 2.81m
Living room	4.16 x 3.95m



First floor

Principal bedroom	4.16 x 3.01m
Bedroom 2	3.11 x 2.34m
Bedroom 3	3.11 x 2.69m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Mayflower

3-bedroom home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x Parking spaces
- EV charging point

The Mayflower is a charming three-bedroom home. The bright kitchen/ dining room, with its elegant bay window, is perfect for family meals, while the separate living room is front-aspect. A utility room and WC add everyday convenience. Upstairs, the main bedroom is en suite, plus there's a modern bathroom.

B

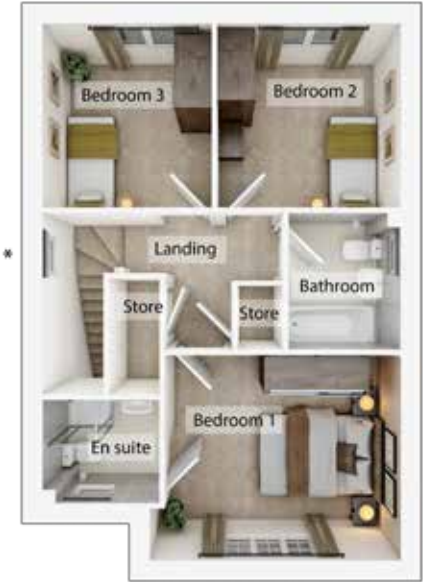
Energy

Efficiency Rating



Ground floor

Kitchen/Dining room	6.56 x 2.85m
Living room	3.95 x 3.56m



First floor

Principal bedroom	3.71 x 3.23m
Bedroom 2	2.89 x 2.89m
Bedroom 3	2.89 x 2.66m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Cripsey

3-bedroom home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x Parking spaces
- EV charging point

The Cripsey is a charming and practical home. Step into a welcoming kitchen/ dining room, perfect for family meals and entertaining. The living room, featuring a bay window, offers a bright and airy place to relax. A WC completes the ground floor. Upstairs, you'll find three bedrooms, including one with an en suite.

B

Energy

Efficiency Rating



Ground floor

Kitchen/Dining room	5.87 x 3.13m
Living room	5.87 x 2.89m



First floor

Principal bedroom	4.30 x 2.94m
Bedroom 2	3.01 x 2.79m
Bedroom 3	2.89 x 2.77m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Moreton

3-bedroom home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x Parking spaces
- EV charging point

The Moreton is a beautifully designed home. The kitchen/dining room, featuring a charming bay window, is perfect for family meals and entertaining friends. The equally impressive living room has bi-fold doors to the garden. A utility room and WC add everyday convenience. Upstairs, there are three bedrooms including one with an en suite.

B

Energy

Efficiency Rating



Ground floor

Kitchen/Dining room	5.64 x 3.98m
Living room	5.64 x 3.23m



First floor

Principal bedroom	3.28 x 3.09m
Bedroom 2	4.13 x 2.91m
Bedroom 3	3.08 x 2.63m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Roding

3-bedroom home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x Parking spaces
- EV charging point

In the Roding, the kitchen/dining room, complete with a charming bay window, is at the heart of the home. The equally impressive living room boasts a dual-aspect design, flooding the space with natural light. A utility room and WC are convenient features. Upstairs, there are three bedrooms with one benefitting from an en suite.

B

Energy

Efficiency Rating



Ground floor

Kitchen/Dining room	5.64 x 3.98m
Living room	5.64 x 3.23m



First floor

Principal bedroom	3.28 x 3.09m
Bedroom 2	4.13 x 2.91m
Bedroom 3	3.08 x 2.63m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Magdalen

4-bedroom home



Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x Parking spaces
- EV charging point

The Magdalen is a beautifully designed home that offers space, style, and practicality. There is a spacious kitchen/ dining room, front-aspect living room, utility room and WC. Upstairs, four well-proportioned bedrooms ensure plenty of space for everyone, including a main bedroom with an en suite. Handy storage is spread throughout the home.

B

Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	6.20 x 3.62m
Living room	4.40 x 3.05m



First floor

Principal bedroom	3.83 x 3.21m
Bedroom 2	3.08 x 2.53m
Bedroom 3	3.03 x 2.53m
Bedroom 4	3.58 x 2.28m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Budworth

4-bedroom home



Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 1 x Study
- 2 x Parking spaces
- EV charging point

The Budworth is a spacious and versatile home. The hub of the home is the stunning kitchen/dining/family room. A separate living room provides a bright and welcoming space, while a study offers the ideal workspace. A utility room and WC add everyday convenience. Upstairs, four bedrooms are off the landing with one benefitting from an en suite.

B

Energy

Efficiency Rating



Ground floor

Kitchen/Dining/Family room	5.68 x 5.46m
Living room	3.94 x 3.15m



First floor

Principal bedroom	4.08 x 3.55m
Bedroom 2	4.25 x 3.18m
Bedroom 3	2.99 x 2.11m
Bedroom 4	3.16 x 2.64m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.









The Lily

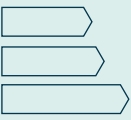
4-bedroom home



Features

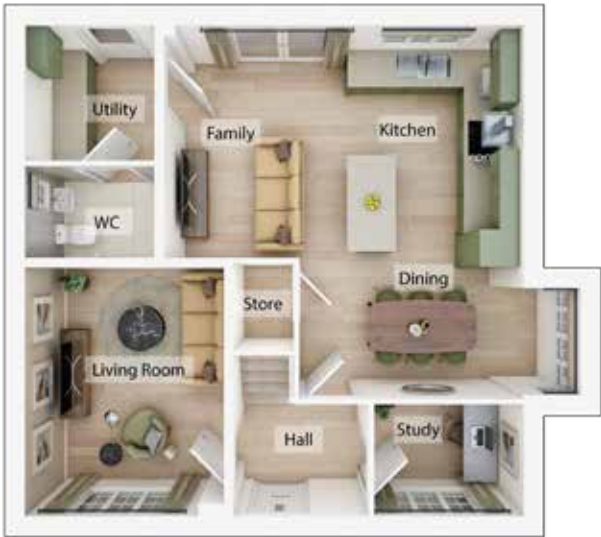
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  2 x Parking spaces
-  EV charging point

The Lily boasts an impressive kitchen/dining/family room, enhanced by a charming bay window. A separate living room, study, utility with outside access and downstairs WC all lend to modern living. On the first floor you'll find four good-sized bedrooms off the landing, one with an en suite.



B

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Family room	5.91 x 5.68m
Living room	3.96 x 3.15m
Study	2.36 x 1.77m



First floor

Principal bedroom	3.99 x 3.55m
Bedroom 2	4.63 x 3.18m
Bedroom 3	3.05 x 2.11m
Bedroom 4	3.69 x 2.75m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Victoria

5-bedroom home



Features

- 5 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 1 x Study
- 2 x Parking spaces
- EV charging point

The Victoria is a premium home designed for both comfort and practicality. The spacious kitchen/dining room is perfect for family meals and entertaining friends, while the front living room offers a bright and inviting space to relax. A study, utility room and WC add everyday convenience. There are five bedrooms, one with an en suite, plus storage throughout.

B

Energy

Efficiency Rating



Ground floor

Kitchen/Dining room	5.57 x 5.45m
Living room	4.40 x 3.83m
Study	3.98 x 2.17m



First floor

Principal bedroom	5.37 x 3.66m
Bedroom 2	4.85 x 2.93m
Bedroom 3	3.11 x 2.50m
Bedroom 4	4.02 x 2.28m
Bedroom 5	3.98 x 2.43m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.

Specification – 1 & 2-bedroom homes

Kitchen

- Symphony cabinetry (Gallery carcass with Woodbury door fronts), soft-close doors, cutlery tray and under-unit lighting as standard.
- 40 mm premium laminate worktops with 3 mm tight edge; 100 mm matching upstand (to kitchen and utility where applicable).
- AEG appliances: double stainless-steel combi oven/microwave, induction hob and stainless-steel chimney hood.
- Dishwasher, washing machine and tumble dryer available as upgrades (dishwasher subject to space in certain layouts). Cold water feed provided.
- Rangemaster 1.5-bowl Cubix sink; Monorise nickel mixer tap (flow-restricted for water efficiency).

Bathroom & en suite

- Villeroy & Boch sanitaryware throughout; soft-close toilet seats.
- Bathrooms (with en-suite): wall-hung pan with concealed cistern; 500 mm basin with concealed pedestal; 1700 x 700 mm bath with Roper Rhodes panel; Mira Ascend bath

screen where shower is over bath.

- En suites: Mira Flight low-profile shower tray with Mira Ascend screen.
- Hansgrohe Rebris brassware to basins and baths; Ecostat Square 2-outlet shower valve with Crometta head to en suites; temperature-limiting mixer/blender on baths.
- Tiling: full height within shower enclosures and around any shower-over-bath; half height to remaining walls; chrome trim. (Cloakrooms half height.)

Interiors & finishes

- MDF skirtings and architraves with white gloss finish; matching window boards.
- Vertical 5-panel anthracite internal doors.
- Stairs (houses): anthracite handrail and newel caps, white spindles.
Apartments: metal handrails/balustrades, black finish.
- Plain, taped and jointed ceilings; white emulsion throughout (Dulux Supermatt).

Heating, hot water & ventilation

- Ideal Logic Combi ESPI boiler with two-zone

heating; ESI programmer/controls.

- Stelrad Elite radiators.
- Waste-water heat recovery (PL21) included.
- Optional heated towel rails (white or chrome) via Finishing Touches.

Electrical & connectivity

- 100% energy-efficient light fittings; brushed aluminium downlighters: kitchen, bathroom, en suite, WC; pendants elsewhere.
- Brushed-chrome sockets/switches; one USB socket per room; living-room media plate.
- Grade D mains smoke alarms with standby; carbon-monoxide detector.
- FibreNest incoming in hallway; hub in lounge.
- Intruder alarm available as an upgrade.
- EV charger provided as standard.

External

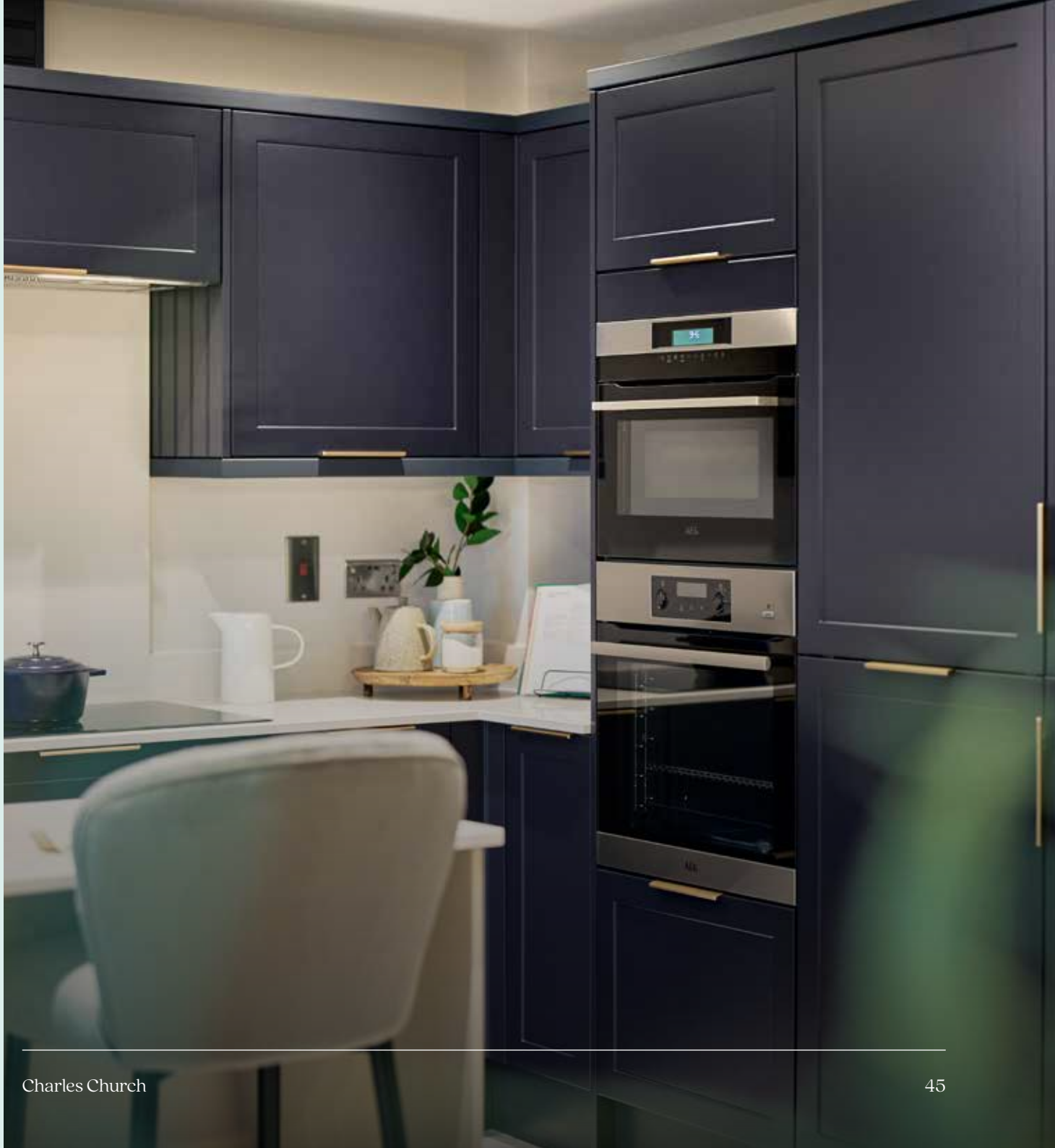
- Anthracite/white GRP front door with 3-point locking; brushed-steel external ironmongery.
- Black uPVC windows; black uPVC fascias and soffits; black half-round gutters with leaf guards where specified.
- Dusk-to-dawn front door light; rear floodlight; rear garden external socket; wired doorbell.
- Paths/patio in 600x600 mm slabs (buff or

grey); footpaths to key doors; rear patio approx. 1.8 m deep (houses) locking; brushed-steel external ironmongery.

- Divisional and boundary close-board fencing; matching gate; rear gardens prepared (top-soiled/graded).

Warranty

- 10 year new homes warranty
- 2 year Charles Church warranty



Specification – 3 & 4-bedroom homes

Kitchen

- Symphony cabinetry (Gallery Premium carcass, Urban Range), soft-close doors, cutlery tray, under-unit lighting and plinth lights as standard.
- 20 mm Athena Forza Stone quartz worktops, 650 mm deep to wet runs, with 100 mm matching upstand; glass or quartz splashback to the oven.
- AEG appliances: double stainless-steel combi oven/microwave, induction hob and stainless-steel chimney hood.
- 3-bed homes: fully integrated fridge/freezer; washing machine & washer-dryer freestanding in utility.
- 4-bed homes: fully integrated fridge/freezer and dishwasher; washing machine & washer-dryer integrated when in kitchen or freestanding if in utility.
- Rangemaster 1.5-bowl Cubix sink; Monorise nickel mixer tap (flow-restricted).

Bathroom & en suite

- Villeroy & Boch sanitaryware throughout; soft-close toilet seats.
- Bathrooms (with en-suite): wall-hung pan

with concealed cistern; 500 mm basin with concealed pedestal; 1700 x 700 mm bath with Roper Rhodes panel; Mira Ascend bath screen where shower is over bath.

- En suites: Mira Flight low-profile shower tray with Mira Ascend screen.
- Hansgrohe Rebris brassware to basins and baths; Ecostat Square. 2-outlet shower valve with Crometta head to en suites; temperature-limiting mixer/blender on baths.
- Tiling: full height within shower enclosures and around any shower-over-bath; half height to remaining walls; chrome trim. (Cloakrooms half height.)

Interiors & finishes

- MDF skirtings and architraves with white gloss finish; matching window boards.
- Vertical 5-panel anthracite internal doors.
- Stairs (houses): anthracite handrail and newel caps, white spindles. Apartments: metal handrails/balustrades, black finish.
- Plain, taped and jointed ceilings; white emulsion throughout (Dulux Supermatt).

- Principal bedroom fitted wardrobe included in 4-bed homes; available as an upgrade in 3-beds.

Heating, hot water & ventilation

- Ideal Logic Combi ESP1 boiler with two-zone heating and ESI Centro Smart Wi-Fi controls.
- Stelrad Elite radiators; dual-fuel chrome flat heated towel rails to bathrooms and en suites as standard.
- Waste-water heat recovery (PL21) included.

Electrical & connectivity

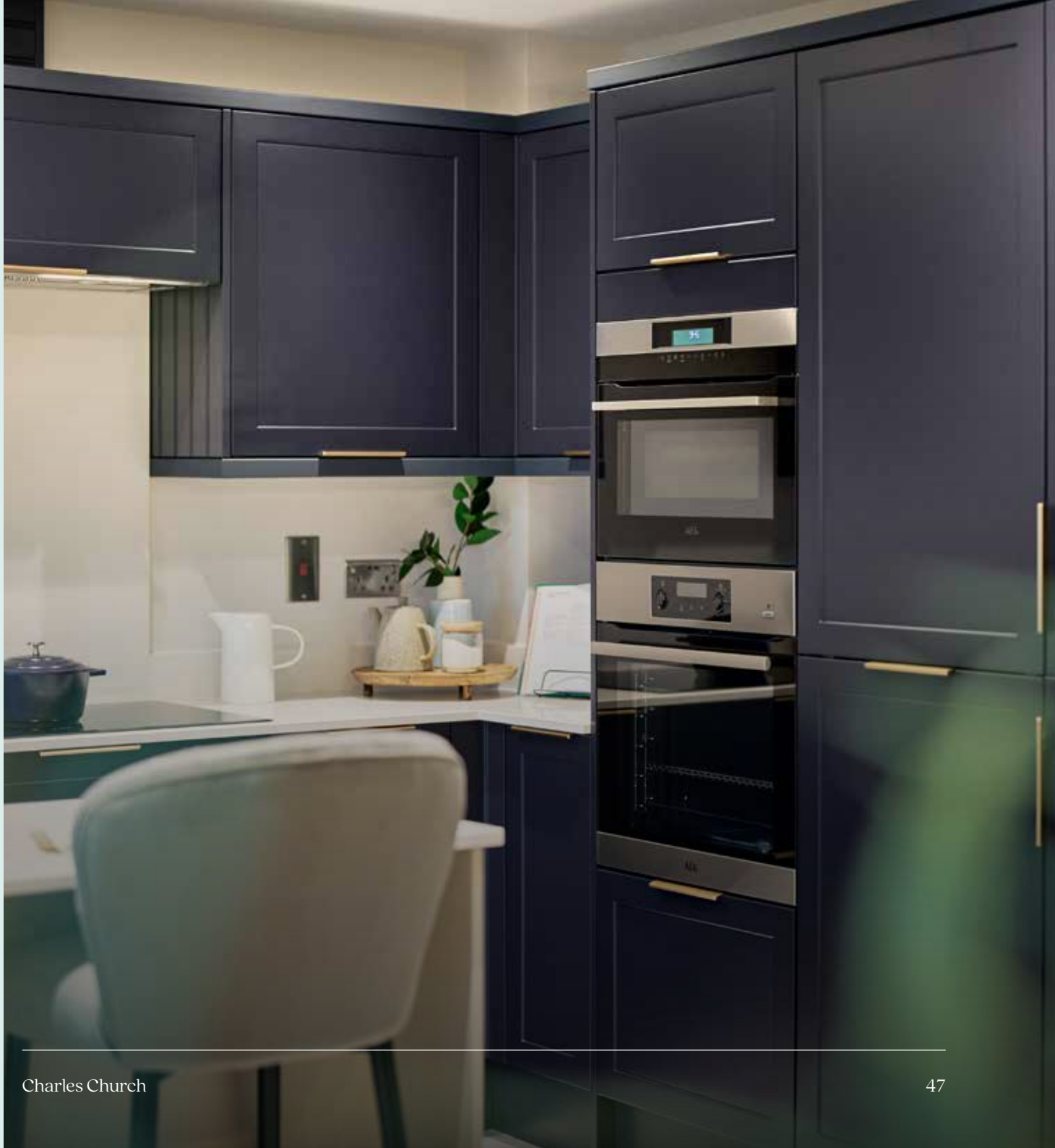
- 100% energy-efficient light fittings; brushed aluminium downlighters: kitchen, bathroom, en suite, WC; pendants elsewhere.
- Brushed-chrome sockets/switches; one USB socket per room; living-room media plate.
- Grade D mains smoke alarms with standby; carbon-monoxide detector.
- FibreNest incoming in hallway; hub in lounge.
- Wired intruder alarm with touchscreen, sensors and fobs included as standard.
- EV charger provided as standard.

External

- Anthracite/white GRP front door with 3-point locking; brushed-steel external ironmongery.
- Black uPVC windows; black uPVC fascias and soffits; black half-round gutters with leaf guards where specified.
- Dusk-to-dawn front door light; rear floodlight; rear garden external socket; wired doorbell.
- Paths/patio in 600×600 mm slabs (buff or grey); footpaths to key doors; rear patio approx. 1.8 m deep (houses) locking; brushed-steel external ironmongery.
- Divisional and boundary close-board fencing; matching gate; rear gardens prepared (top-soiled/graded).

Warranty

- 10 year new homes warranty
- 2 year Charles Church warranty



10 reasons to buy a new home.




01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.



06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.



07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



03.

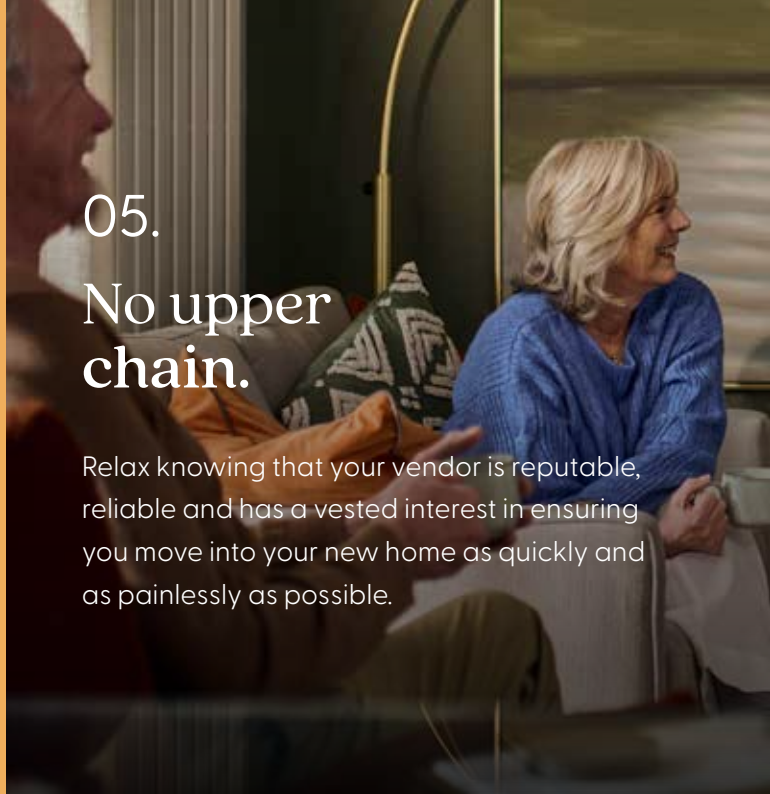
More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04.

Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05.

No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08.

High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09.

A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

Schemes available to help you move.



Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.



De Lucy Place

Chelmsford Road

Ongar

CM5 9LX

t: 01926 967075

e: delucyplace.esse@charleschurch.com

w: www.charleschurch.com/de-lucy-place

Head Office

Charles Church Essex

Drury Road

Witham

CM8 1FQ

t: 01376 518811

e: esse.sales@charleschurch.com



Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

Issue: October 2025 Ref: 320-933

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

De Lucy Place is a marketing name only. The copyright in this document and design is confidential to and the property of Charles Church Developments 2025. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Charles Church policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Charles Church or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property. Charles Church is compliant with the New Homes Quality Code and the Consumer Code for Home Builders. Please ask your Sales Executive to find out which Code your reservation is covered by.

