



# THE CROFT

BRAISWICK



OAK HOME  
DEVELOPMENTS LTD

| **Fenn**Wright

THE CROFT



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BRAISWICK



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**An exclusive gated development of 4 & 5  
bedroom luxury detached homes in sought-  
after Braiswick, Colchester.**

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The Croft is ideally located to provide access to both town and country. Nestled in a beautiful rural setting, yet moments from the historic town of Colchester, The Croft is a place you will be proud to call home.





An outstanding new development of elegant homes mixed with traditional charm that perfectly complement this desirable location.



# DISCOVER COLCHESTER

Enjoy your exceptional new home at The Croft and find everything you need for family life on your doorstep in Colchester.

Braiwick lies just under 2 miles from the centre of Colchester, where you will find a wide range of amenities. Colchester train station is 1.5 miles from The Croft, with mainline links to London Liverpool Street, Ipswich and Norwich.

A 20 minute drive away is Dedham Vale, an Area of Outstanding Natural Beauty, made famous by landscape painters' Constable and Gainsborough. There are some wonderful places to dine overlooking the River Stour, such as Le Talbooth and The Boathouse in Dedham and The Anchor Inn and The Crown in Nayland.

Those with children of a young age will be pleased to find the independent, co-educational preparatory school and nursery of Littlegarth just 15 minutes from The Croft. Other highly regarded educational facilities nearby include St Mary's Senior School for Girls, Holmewood House and Colchester Royal Grammar School.

For those with an active lifestyle, there is a David Lloyd health club in Colchester and there are two fantastic golf clubs nearby, Colchester Golf Club is 0.2 miles from The Croft and Lexden Golf Club is a little over a mile away.

The coast is only half an hour away where sailing, canoeing or paddleboarding can be enjoyed, as well as on the Blackwater or the Stour.





# SITEPLAN

Built to an exceptionally high standard, each new home sits in a generous plot with off-road parking for all residents. Surrounded by plenty of open green space, The Croft is a secure gated community that you will delight in calling home.



Existing Property

Colchester Rd



BEECH HOUSE

PLOT 1

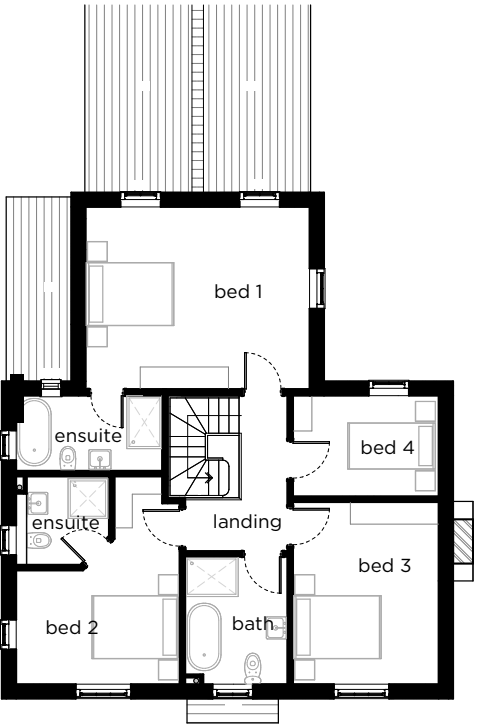


GROUND FLOOR

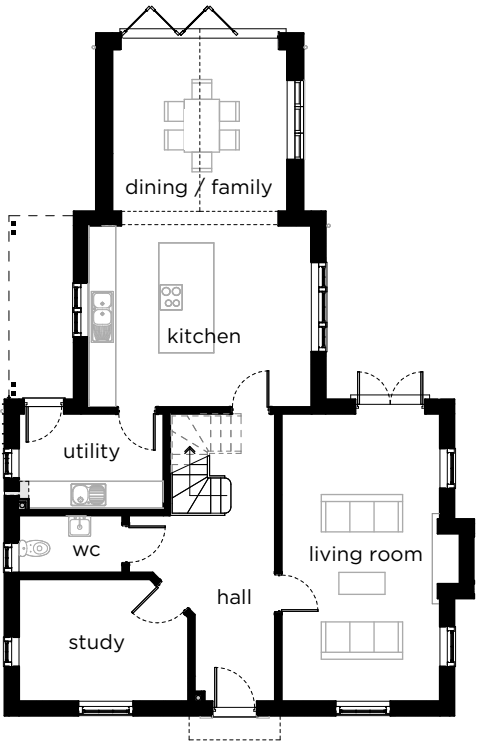
Sitting Room	11'9" x 21'5"	3.65 x 6.59m
Kitchen	16'7" x 13'6"	5.13 x 4.18m
Dining	13'1" x 12'2"	4.03 x 3.73m

FIRST FLOOR

Bedroom 1	16'7" x 13'6"	5.13 x 4.18m
Bedroom 2	8'5" x 12'2"	2.62 x 3.74m
Bedroom 3	10'9" x 13'6"	3.34 x 4.17m
Bedroom 4	10'9" x 7'6"	3.34 x 2.32m



FIRST FLOOR



GROUND FLOOR



ELM HOUSE

PLOT 2



GROUND FLOOR

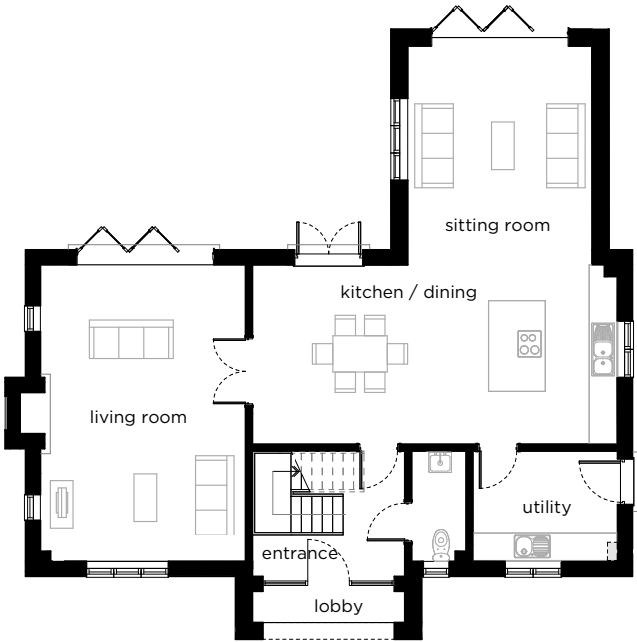
Sitting Room	14'9" x 21'5"	4.58 x 6.59m
Kitchen / Dining	13'1" x 26'5"	4.00 x 8.10m

FIRST FLOOR

Bedroom 1	14'9" x 13'6"	4.57 x 4.16m
Bedroom 2	13'4" x 15'8"	4.12 x 4.83m
Bedroom 3	14'7" x 12'1"	4.5 x 3.70m
Bedroom 4	12'3" x 9'2"	3.77 x 2.83m
Bedroom 5 / Study	11'4" x 6'3"	3.5 x 1.84m



FIRST FLOOR



GROUND FLOOR



FERN HOUSE

PLOT 3



Computer generated image

GROUND FLOOR

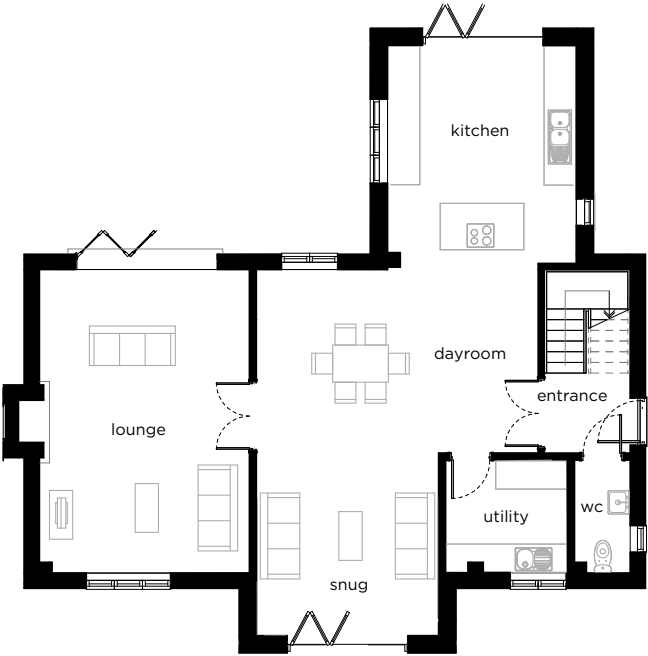
Snug Room	13'2" x 12'9"	3.97 x 3.94m
Kitchen	17'1" x 13'6"	5.24 x 4.16m

FIRST FLOOR

Bedroom 1	17'9" x 13'4"	5.24 x 4.16m
Bedroom 2	13'8" x 10'2"	4.11 x 3.34m
Bedroom 3	13'2" x 12'6"	3.98 x 3.87m
Bedroom 4	10'6" x 8'6"	3.13 x 2.53m
Bedroom 5	10'2" x 9'8"	3.24 x 2.83m



FIRST FLOOR



GROUND FLOOR



REDWOOD HOUSE

PLOT 4



Computer generated image

GROUND FLOOR

Sitting Room	15'2" x 16'9"	4.62 x 5.12m
Kitchen / Dining	31'2" x 16'5"	9.62 x 5.06m

FIRST FLOOR

Bedroom 1	14'7" x 16'9"	4.29 x 5.51m
Bedroom 2	12'7" x 16'3"	3.71 x 5.07m
Bedroom 3	12'1" x 12'6"	3.71 x 3.84m
Bedroom 4	19'8" x 9'2"	6.38 x 3.25m

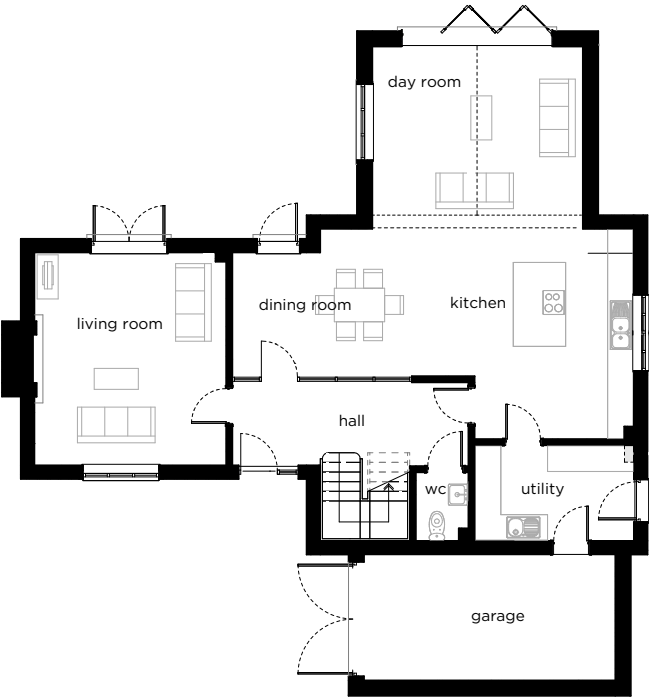
SECOND FLOOR

Bedroom 5	15'9" x 17'4"	4.85 x 5.31m
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FIRST FLOOR

SECOND FLOOR



GROUND FLOOR



POPLAR HOUSE

PLOT 5



GROUND FLOOR

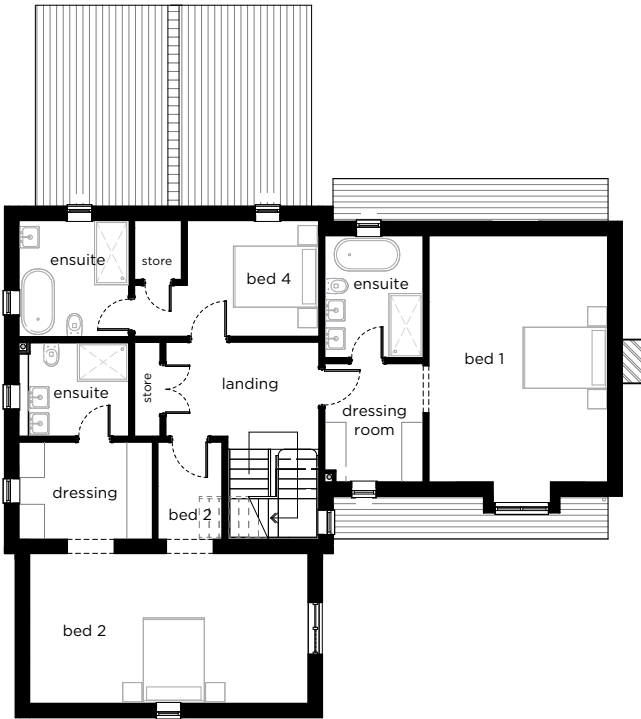
Sitting Room	16'7" x 18'7"	4.9 x 5.7m
Kitchen / Dining	18'7" x 16'7"	5.7 x 4.9m

FIRST FLOOR

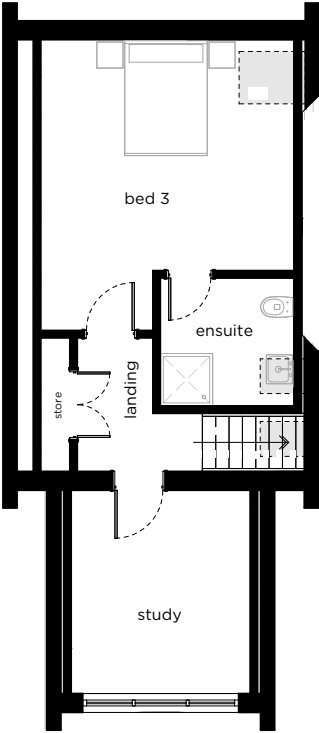
Bedroom 1	13'5" x 18'7"	4.1 x 5.7m
Bedroom 2	21'2" x 11'8"	6.5 x 3.5m (+ 1.5 x 2.2m)
Bedroom 4	10'1" x 8'5"	3.1 x 2.7m

SECOND FLOOR

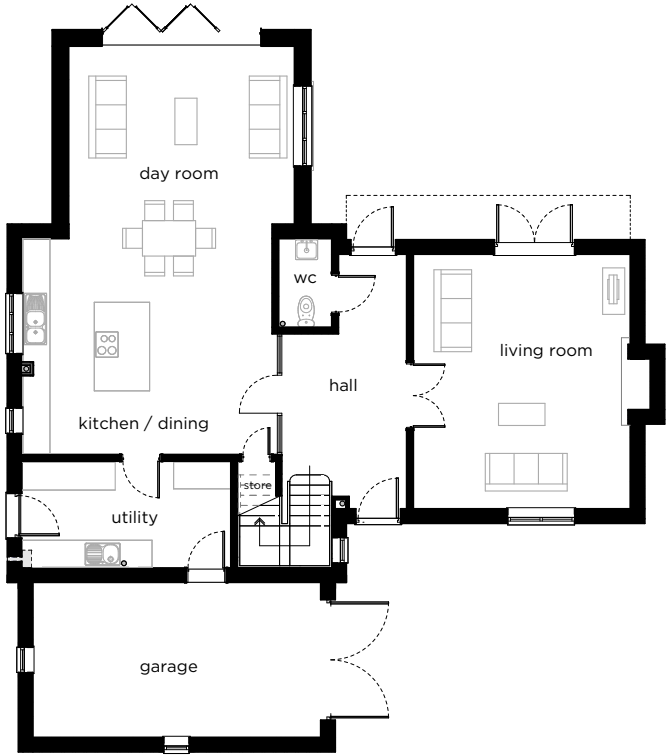
Bedroom 3	16'4" x 14'1"	5 x 4.3m
Bedroom 5 / Study	10'17" x 11'4"	3.1 x 3.5m



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



# SPECIFICATION

Each of the thoughtfully designed homes on this prestigious development has been finished with high-end fixtures and fittings throughout. Each property has a bespoke Symphony kitchen with tiles designed by Bromley & Fitch and Neff appliances. With CCTV, security alarms and electrically operated entry gates, you can be sure to feel safe in this secure gated community.

## Bespoke Kitchens

- Symphony individually designed kitchens
- Quartz work surfaces
- Neff appliances
- Chilled, boiling and sparkling water tap
- Ceiling extractor
- Integrated wine fridge to island

## Internal Features

- Underfloor heating throughout
- Living rooms all come with log burner installed
- Ground floor kitchen, hallways tiled throughout
- Luxury thick pile carpets to living rooms, stairs and bedrooms
- Open plan kitchen, dining, living spaces for entertaining
- Ensuite bathrooms
- Accommodation ranging from approx: 2009 SQ FT/189 SQ M - 2946 SQ FT/274 SQ M

## High End Bathrooms

- Teardrop freestanding bath
- Bromley & Fitch individual tile designs
- Walk-in ensuite showers
- Aqualisa showers

## External Features

- CCTV security systems
- Security alarm
- Security lighting
- Secure gated community with electrically operated gates and video entry
- Porcelain paving
- All gardens lawned/turfed
- Driveway and garage
- Electrically operated garage doors
- Electrical vehicle charging point







FINDING THE DEVELOPMENT



Colchester Road, Braiswick, CO4 5BG

LOCAL AMENITIES

Littlegarth School	5.5 miles
Colchester High School	2.6 miles
St Mary's Senior School for Girls	3 miles
Colchester Golf Club	0.4 miles
Lexden Golf Club	1.2 miles
David Lloyd	1.2 miles
Waitrose	2.9 miles

SURROUNDING AREA

Colchester Mainline Station	1.5 miles
Colchester Town	2 miles
Chelmsford	30 minutes
Ipswich	28 minutes
London	50 minutes
Stansted Airport	40 minutes
Southend Airport	54 minutes

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. These plans and computer generated images are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability of efficiency can be given.



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