



WOODLANDS  
PARK

WICKFORD  
*Development*  
*is a FAMILY*  
*OWNED business,*  
*a TRADITIONAL*  
*house builder*  
*with an ethos of*  
*QUALITY from*  
*start to finish*

Established in 1963, Wickford Development Company's success has been founded on producing high quality homes. The attention to detail within these homes and the wider neighbourhood, are testament to Wickford's commitment to quality.



NHBC

Pride in  
the Job  
Awards 2023

Supreme Award





# COUNTRYSIDE LIVING *in the heart of* GREAT DUNMOW

Woodlands Park is a collection of exclusive, premium homes from renowned house builder, established for over 60 years Wickford Development Company Ltd.

Built to a high specification, each home has been designed with generous proportions. The bespoke period features unique to each house type compliment the arcadian setting on the edge of Great Dunmow.

Set in a semi-rural location, Woodlands Park is around a mile from the A120 and broadly six miles to the M11, with Stansted Airport being reached in around 12 minutes via car. If you're keen to stay local though, the high street is just a 15 minute stroll from your doorstep.

# VILLAGE LIFE, *well* CONNECTED, *yet* *surrounded by fine Essex* COUNTRYSIDE



Great Dunmow High Street

Further afield, Great Dunmow is surrounded by countryside making this one of the prettiest parts of Essex. Finchingfield, one of the most picturesque villages in Essex, is just 10 miles away. The historic medieval market town of Saffron Walden and Chelmsford city are just a brief 20 minute drive away. Despite Great Dunmow being centrally located to the aforementioned towns it retains a rural feel. The main road connections to Stansted Airport, London and neighbouring Chelmsford ensure that cosmopolitan dining and shopping areas are all within easy reach.

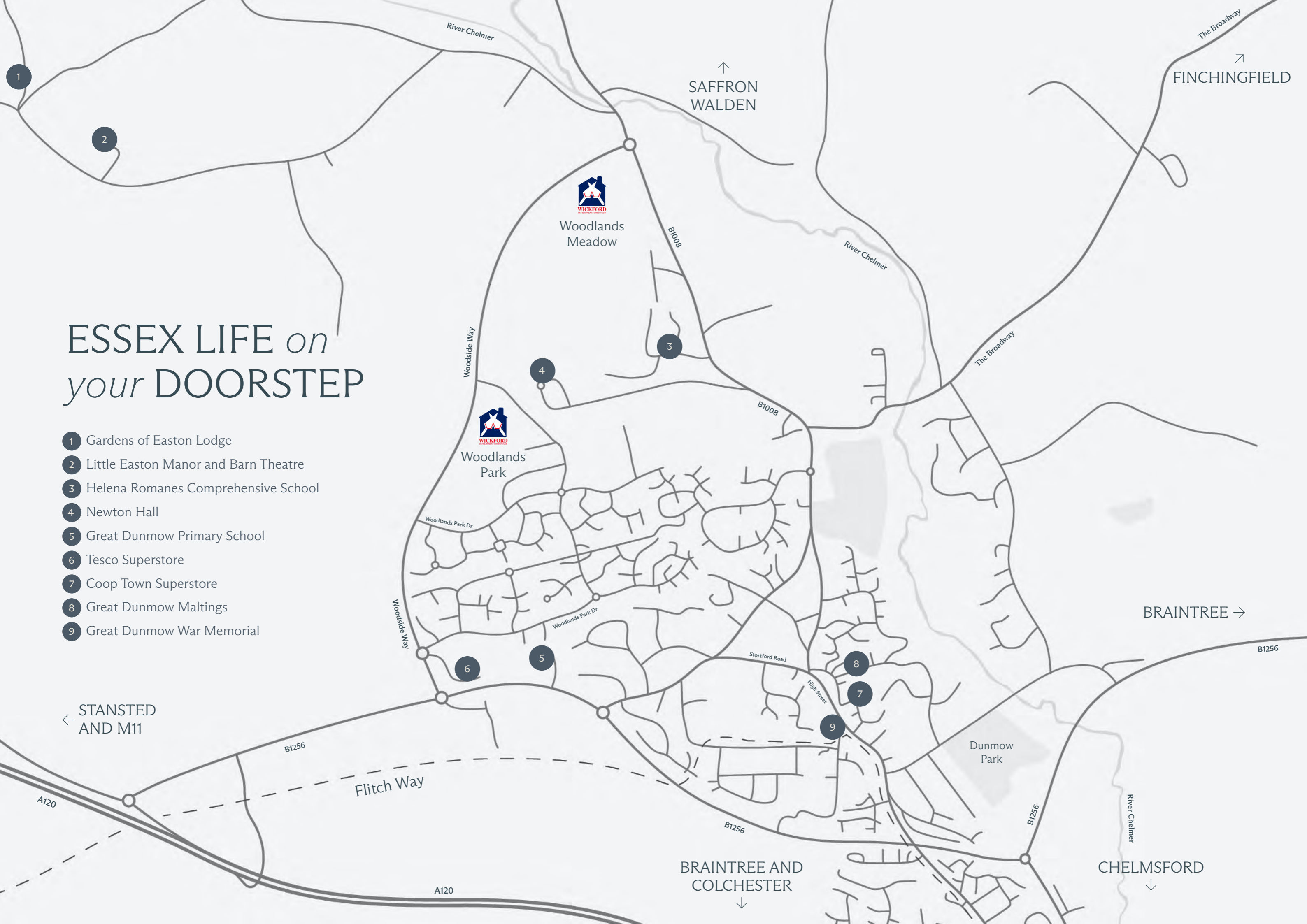




Doctors Pond Great Dunmow

# ESSEX LIFE *on* *your* DOORSTEP

- 1 Gardens of Easton Lodge
- 2 Little Easton Manor and Barn Theatre
- 3 Helena Romanes Comprehensive School
- 4 Newton Hall
- 5 Great Dunmow Primary School
- 6 Tesco Superstore
- 7 Coop Town Superstore
- 8 Great Dunmow Maltings
- 9 Great Dunmow War Memorial



DISCOVER  
*your home at*  
WOODLANDS  
PARK



# Your home, to the HIGHEST STANDARD

Our track record of building quality homes is one we are rightly proud of, since 1980 Wickford have won over 45 individual quality awards. In 2020 & 2021 Wickford were awarded the NHBC National Supreme Winner's for Pride in the Job. From a field of over 10,000 new home development sites across the UK Wickford were awarded the best builders in the UK. Once again in January 2024, Wickford were awarded with the 2023 NHBC Pride in the Job National Supreme Award for Woodlands Park.

These awards are in recognition of Wickford's commitment to quality and our ethos to continually improve on the high standards at Woodlands Park. It also reflects the dedication shown by the Site Management team and our Tradesmen some of whom have worked for Wickford for decades.

When you view our homes at Woodlands Park, Wickford's commitment to quality will shine through. We are sure discerning customers will recognise this too.

**NHBC**

**Pride in  
the Job  
Awards 2023**

**Supreme Award**  
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Stay **INDIVIDUAL** with  
**UNIQUE** house styles



**TRADITIONAL** features  
in a **NEW** build home



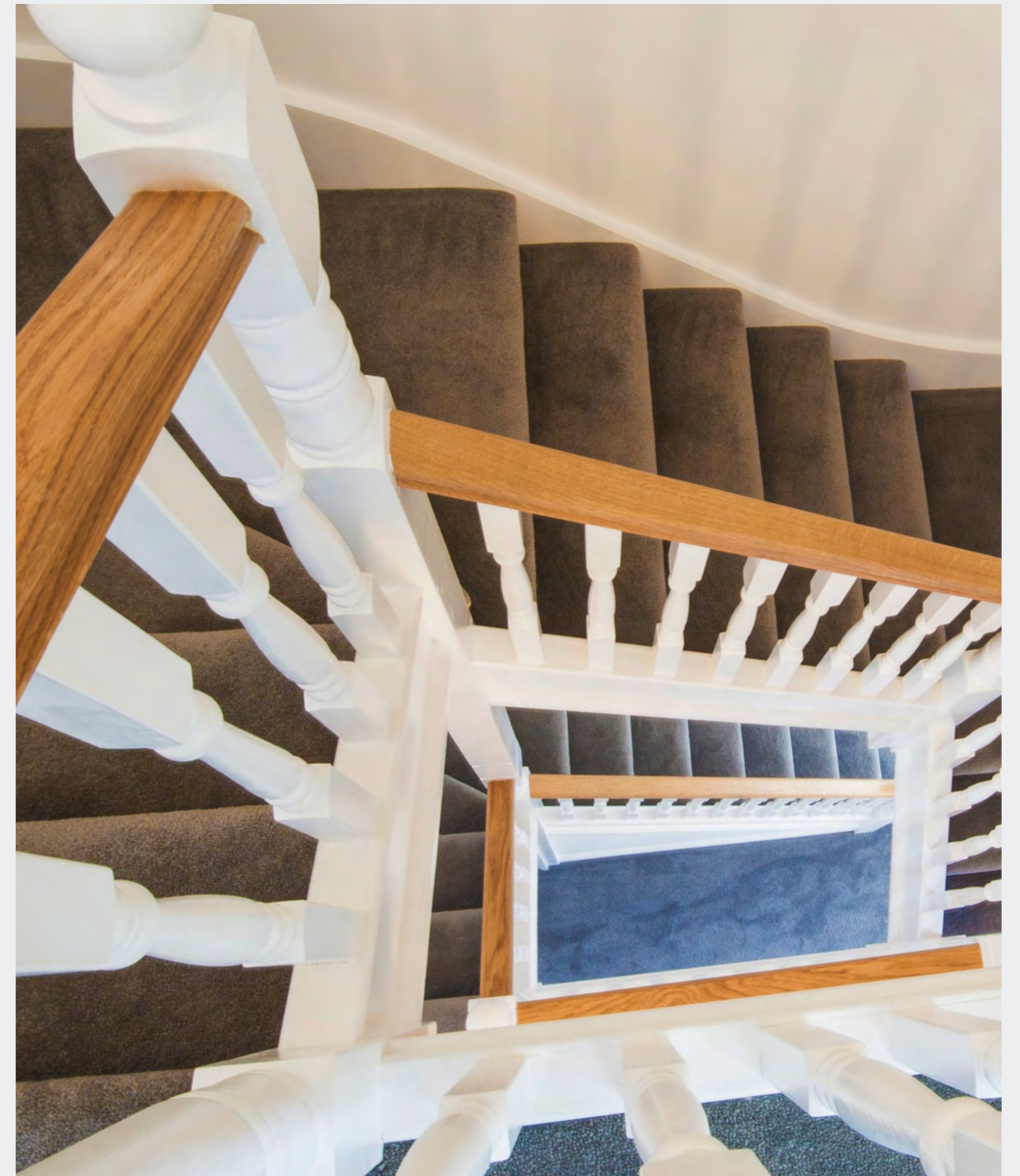
Woodlands Park is not an archetypal large residential development. Across the development, there are over 80 house types. This gives Woodlands Park a unique characterful setting, which is often missing on many larger developments today. Each house is designed to be aesthetically different, coupled with variations in external wall finishes and roof coverings.

GENEROUSLY  
*proportioned* HOMES  
*and* GARDENS





*All the home  
COMFORTS, hand  
built by CRAFTSMEN*





*Wickford only sells*  
**COMPLETED HOMES**



All our customers see the finished product before they decide to place a reservation. Wickford do not sell their homes 'off plan'. We allow our craftsmen and women to take their time and care in constructing each home to ensure the highest possible quality for our home owners.

*Never off-plan, you're*  
**SAFE WITH WICKFORD**



*Your Wickford Home,*  
**a HIGH SPECIFICATION**  
*HOUSE built with care.*



- 10 Year NHBC warranty
- UPVC windows & Palladio front entrance doors
- Bifold doors to selected plots
- External landscaping patio and grass lawns
- Satin chrome ironmongery
- Solid oak handrail to staircases
- Electric flame effect fireplace
- Burbidge & Son bespoke designed kitchens
- Bosch appliances
- Bertazzoni range cooker
- Rocca sanitary ware
- Aqualisa showers
- Touch-lit mirror cabinets to selected plots
- Ceramic tiling to the kitchen, utility room and cloakroom floors
- Fully wall tiled bathrooms and en-suites
- Fitted carpets and blinds
- High quality herringbone vinyl flooring
- Electrical lighting, data & TV
- Data cabling
- Power supply to garage with separate consumer unit to allow for future electric car charging point installations



\* Please note Wickford only sell completed homes (not off plan). The full specification for each home can be visibly seen by viewing the property itself.

# FAMILY *living* at its FINEST



Perfectly located, Woodlands Park offers the convenience of being close to both important amenities and the open countryside. The Flich Way provides a wonderful walk or cycle along the old railway line. The Booking Hall Café located in the old Rayne Station gives opportunity for tranquil refreshment before heading home. Or perhaps head out to the forgotten gardens of Easton Lodge to one of their public events. You may even have an opportunity to take part in the Flich Trials, a fun event held every four years, and one mentioned 'Canterbury Tales' dating back to the 14th Century. With a quality built home to enjoy and a plentiful array of things to see and do for all the family, Woodlands Park is a delightful place to live.



## Local SCHOOLS

Great Dunmow offers a choice of schooling with two primary schools and a secondary, all within walking distance of Woodlands Park.

Dunmow St Mary's Primary and Great Dunmow Primary are both just over a mile to the south of Woodlands Park, offering Ofsted rated 'good' education for 4-11 year olds.

For older pupils, the Helena Romanes School and Sixth Form Centre is under a mile away and offers education from aged 11 right through to Sixth Form. Whatever your educational needs, Dunmow has you and your family covered.



## EAT, DRINK, *and* SHOP

Within the locale Dunmow has a number of food chain stores. The High Street is also busy with quality independent traders. To name a few you will find a butchers, a bakery, jewellers, florists, hairdressers, carpet and interior design and clothing boutiques. For casual relaxed dining, the Saracens Head is a great spot for family and friends. A perfect traditional pub, it's cosy during the colder days and buzzing with an atmosphere in the summer with outdoor seating to enjoy. For something a little more special, the High Street offers several à la carte eateries along with a variety of cafés and bars.



## TRAVEL *Links*

Despite its countryside setting, Woodlands Park is perfectly positioned for travel out of the area. Moments from the A120, you'll find Braintree and Colchester to the east, with Bishop's Stortford and the M11 motorway to the west being just 10 minutes away, providing a direct road link into London.



BOOK A VIEWING *today*  
*on 01371 878 282 or visit*  
*www.WOODLANDSPARK*  
*GREATDUNMOW.co.uk*



**WICKFORD**  
DEVELOPMENT COMPANY LTD



