



LANSDOWN

— GARDENS —

OLD CORRINGHAM | ESSEX

PYRMONT HOMES

Present an exclusive new gated development of just

five outstanding Bungalows and Chalets

nestled in the beautiful Essex Countryside



WELCOME

Nestled amidst rolling green landscapes, this exclusive gated development features just five luxury detached bungalows and chalets. Offering plenty of space, fresh air, and a serene atmosphere, these homes provide an ideal escape for families, downsizers, or anyone seeking a quieter life. Blending stunning design with top-notch craftsmanship, each property is thoughtfully crafted for modern living in a peaceful rural setting. Despite the tranquil location, the vibrant amenities of Corringham, Basildon, and Lakeside, as well as excellent transport connections, are all easily accessible. Inspired by traditional rural architecture, these homes bring a touch of timeless elegance and luxury to the heart of the Essex countryside.

SITE PLAN

Five stunning detached bungalows and chalets, offering residents a blend of contemporary comforts and the peaceful charm of the Essex countryside.



1

PLOT 1
Three Bedroom
Bungalow

2

PLOT 2
Four Bedroom
Chalet

3

PLOT 3
Three Bedroom
Bungalow

4

PLOT 4
Four Bedroom
Chalet

5

PLOT 5
Three Bedroom
Bungalow

Each home is set along a private driveway, offering exclusive gated access for enhanced security and tranquility. These properties are finished to an exceptional standard, featuring top-tier fixtures and finishes throughout. Inside, you'll discover stunning designer kitchens and luxurious bathrooms, complete with carefully chosen tiles and countertops. Modern comforts such as underfloor heating, sleek aluminium bi-fold doors, and state-of-the-art integrated appliances are included as standard. Additionally, each home is equipped with practical touches like electric car charging points in the garages, creating the perfect blend of luxury, style, and convenience.

Plot 1. Finish Materials and surrounds may vary.



BUNGALOW

These beautifully designed bungalows feature three double bedrooms, including two with private ensuites, and a family bathroom. The open-plan lounge, with bifold doors, leads to a large, secluded garden—perfect for outdoor living.

The bespoke kitchen boasts quality shaker-style doors, a quartz island with breakfast bar, and Bosch integrated appliances. A utility room offers additional storage with access to both the garden and the integral garage. The dining room, with French doors, provides an ideal space for family meals.

Underfloor heating throughout ensures comfort, while luxury tiling and high-end fixtures in the bathrooms add a touch of elegance.

DIMENSIONS

Kitchen / Dining Room	24'0" x 11'6"	7.3m x 3.5m	Bedroom 2	13'1" x 13'5"	4m x 4.1m
Living Room	15'5" x 13'5"	4.7m x 4.1m	Ensuite (2)	9'2" x 3'3"	2.8m x 1m
Utility Room	9'10" x 6'3"	3m x 1.9m	Bedroom 3	10'10" x 9'10"	3.3m x 3m
Bedroom 1	17'1" x 10'8"	5.2m x 3.25m	Bathroom	6'3" x 9'6"	1.9m x 2.9m
Ensuite (1)	6'3" x 5'0"	1.9m x 1.5m	Garage	17'5" x 9'6"	5.3m x 2.9m

Preliminary information. All dimensions are approximate. Illustrations are computer generated and for guidance only. Materials, finishes, landscaping, kitchen and bathroom layouts may vary.

OLD CORRINGHAM | ESSEX

Plot 2. Finish Materials and surrounds may vary.



CHALET

These exquisite chalets offer spacious, flexible living across two floors, featuring four double bedrooms, three with ensuite bathrooms. The ground floor presents an open-plan living area with a stylish bespoke kitchen, complete with a breakfast island, integrated appliances, and direct access to a utility room and the integral garage. The dining area opens to a secluded garden via French doors, creating the perfect space for indoor-outdoor living. Additionally, there is a cozy study for those needing a dedicated workspace. Upstairs, the expansive master bedroom includes a private dressing room and ensuite, along with two further double bedrooms and a family bathroom. Underfloor heating and luxury finishes throughout ensure every detail is designed for comfort and style.

Ground Floor

Kitchen / Dining Room	24'0" x 11'6"	7.3m x 3.5m
Living Room	15'5" x 13'5"	4.7m x 4.1m
Utility Room	9'10" x 6'3"	3m x 1.9m
Bedroom 3	17'1" x 10'8"	5.2m x 3.25m
Ensuite (3)	6'3" x 5'0"	1.9m x 1.5m
Bedroom 4	13'1" x 13'5"	4m x 4.1m
Ensuite (4)	9'2" x 3'3"	2.8m x 1m
Study	9'2" x 9'10"	2.8m x 3m
W/C	6'3" x 3'3"	1.9m x 1m
Garage	17'5" x 9'6"	5.3m x 2.9m

First Floor

Bedroom 1	14'9" x 14'5"	4.5m x 4.4m
Dressing Room	6'7" x 14'5"	2m x 4.4m
Ensuite (1)	7'10" x 7'7"	2.4m x 2.3m
Bathroom	8'4" x 7'7"	2.55m x 2.3m
Bedroom 2	14'0" x 14'5"	4.25m x 4.4m
Cupboard	2'4" x 3'0"	0.7m x 0.9mm

Preliminary information. All dimensions are approximate. Illustrations are computer generated and for guidance only. Materials, finishes, landscaping, kitchen and bathroom layouts may vary.





Plot 4. Finish Materials and surrounds may vary.

Hallways

- Entry phone system
- Burglar alarm

Kitchen and utility rooms

- Shaker style kitchens
- Bosch integrated fridge / freezer
- Bosch electric oven
- Bosch electric combi microwave
- Bosch electric hob and extractor fan
- Ceramic Sink
- 30mm Quartz work surface

Bathrooms and en-suites

- LVT flooring
- Full porcelain tiling around shower areas
- Modern sink vanity unit
- Aqualisa showers
- Grohe taps
- Chrome towel rails

Heating

- Grade A Worcester gas fired boiler
- Underfloor heating to ground floor with LCD Heatmiser thermostats and radiators to first floor

Internal flooring

- LVT to hallway, utility room, cloakroom, open-plan kitchen/dining area and lounge
- Carpet to staircase, sitting room, study and all bedrooms

Decoration

- Pure brilliant white ultra matt to all ceilings
- White satinwood to all skirtings, architraves and window boards
- Pure brilliant white vinyl matt to all walls

Joinery and doors

- UPVC windows
- Solidor front door with frosted glass
- UPVC doors to rear
- Aluminium Bi-folds
- Oak internal doors with chrome handles
- Quality stairs with oak handrail.
- Bullnose skirting and architrave
- Electric operated garage doors

External finishes

- Gardens turfed
- External tap to rear of property
- Front and rear external lighting
- Modern slabs to rear patio and pathways
- Cotswold stone to driveways

Electrical finishes

- low energy down lighters to all rooms
- Cat 6 cabling to every room for HD TV and SKY
- Chrome sockets to kitchen area, others in white
- External garages have electric car charger points



Build-zone Warranty for New Homes

Every home is covered by a guarantee for new homes which includes features such as a 10-year structural warranty cover. (www.build-zone.com)

LOCATION

Lansdown Gardens offers a unique living experience where tranquillity meets convenience. While the development feels wonderfully secluded, nestled in a peaceful, countryside-like setting, you are just a short stroll away from all the essential amenities and local spots that make everyday life so easy.

Despite the serene, rural atmosphere, dining options are right on your doorstep. Enjoy the flavours of Zaa Indian Restaurant, grab a delicious takeaway from Artemis Turkish Kebab or Cod Father Fish and Chips, or relax with a coffee at The Pumphouse Café or Spacious Place Café. For a traditional pub experience, The Bull Public House is just a stone's throw away, providing the perfect spot for a cozy meal and drinks.

Your healthcare needs are covered too, with Corringham Medical Centre, Corringham Dental Practice, and All Cures Pharmacy all within easy reach, ensuring that essential services are never far away.

Families will benefit from the excellent local schools nearby, including Giffards Primary School, Gable Hall Secondary School, and Hassenbrook Secondary School, as well as Performers College for those pursuing the arts.

For practical matters, an Esso Garage is close at hand for fuel and convenience stops. And if you're seeking a peaceful retreat, the historic St. Mary's Church provides a quiet escape in this otherwise vibrant community.

Lansdown Gardens truly offers the best of both worlds: the peace and seclusion of countryside living, coupled with the convenience of having a host of amenities just minutes away. Here, you can enjoy the perfect balance between a tranquil lifestyle and easy access to everything you need.



WHAT'S AROUND YOU

Nestled in a peaceful community with excellent transport links, this development offers the perfect balance of countryside charm and city convenience. With easy access to the A13 and M25 just a few miles away, road travel is a breeze, making this location ideal for those who work in the capital but crave a quieter, more relaxed lifestyle.

For commuters, the nearby Stanford-le-Hope, Basildon, and Laindon train stations are less than 3 miles from the development, providing regular services on the C2C line that will have you in London Fenchurch Street in just 35 minutes. This makes it a highly sought-after location for professionals and families alike, offering the best of both worlds – a tranquil home environment with fast, direct access to central London.

Experience the perfect blend of rural living and urban connectivity in a community designed for modern living.

CONVENIENCE

The Bull Pub	0.1 miles
Langdon Hills Golf & Country Club	3.2 miles
St Cleres Golf Center	3 miles
Corringham Medical Center	0.1 miles
Basildon Hospital	2.4 miles
Morrisons Supermarket, Stanford-le-Hope	0.6 miles
Festival Leisure Park, Basildon	4.2 miles
Corringham Town Center	0.6 miles

CONNECTIONS

Stanford Train Station	🚆	1.8 miles
Basildon Train Station	🚆	3 miles
Laindon Train Station	🚆	3.4 miles
Lakeside Shopping centre		8 miles
Dartford Crossing (M25)		9.4 miles
London Southend Airport [SEN]		11 miles
Bluewater Shopping Centre		17.5 miles
London Stansted Airport [STN]		27 miles

ROADLINKS

A13	1.3 miles
A127	4.2 miles
M25 (Junction 29)	8.4 miles
A12 (Gallows Corner)	12 miles
M11 (Junction 6)	17 miles
M2 (Junction 1)	28 miles

RAIL TRAVEL

Stanford-le-hope	1.8 miles from Lansdown Gardens
Southend Central [SOC]	20 Minutes
Fenchurch Street [FOC]	40 Minutes
London Stratford [SRA]	35 Minutes
London Liverpool Street [LST]	50 Minutes
Canary Wharf [DLR]	45 Minutes

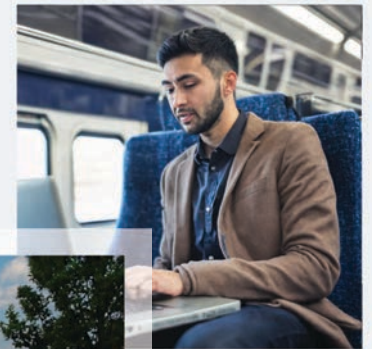


LANSDOWN GARDENS

Lansdown Gardens, Chesnut Walk,
Old Corringham, Essex
SS17 9EP

For retail lovers, Lakeside and Bluewater shopping complexes are just 10 and 20 minutes away by car, while Stratford's vibrant Westfield City is easily accessible by both road and rail. Canary Wharf is also just a 35-minute drive.

These destinations offer a truly immersive experience, combining shopping, dining, and entertainment. With a vast selection of stores, restaurants, and modern cinemas, you can effortlessly spend the day exploring their array of outlets and leisure options



PERSONALISE YOUR DREAM HOME

At the heart of our development is the flexibility to create a home that suits your lifestyle. Each plot comes with planning permission for either a bungalow or a chalet, giving you the freedom to choose the design that best meets your needs. Additionally, all bungalows have the benefit of planning permission in place for future expansion, should you wish to extend your home later on.

For those purchasing off-plan, there's an exciting opportunity to truly make the home your own. You'll have the option to make layout adjustments, reposition doors, and select bespoke finishes like kitchen cabinetry, worktops, and flooring. From the colour of the carpets to the style of the kitchen, every detail can be tailored to suit your taste.

Buying early allows you to create a completely bespoke home, whether it's a bungalow or chalet, ensuring that your new property is a perfect reflection of your personal style and preferences.





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