



HOPKINS
HOMES

Hopkins Homes at Beaulieu.

CHELMSFORD, ESSEX

Building better, for every generation



Discover the perfect lifestyle balance, with green open spaces and first class rail links.

Hopkins Homes at Beaulieu offers all the desirable benefits of Chelmsford's newest district, just five miles from the centre of this sparkling riverside city. Make the most of the vibrant retail, leisure, and entertainment facilities nearby. London is just 30 minutes by train from Chelmsford and Beaulieu station is set to open at the end of 2025.

Our exceptional 3, 4 and 5 bedroom homes are nestled in lush landscaping, with acres of parkland close by. The wider development at Beaulieu benefits from a range of amenities including schools, a convenience store and café making this the ideal neighbourhood for families, first time buyers and commuters.

Key features.



Countryside walks on your doorstep



Excellent transport connections with a new mainline railway station



Vibrant new community, close to the city of Chelmsford



3, 4 & 5 bedroom homes



176 acres of public open space



10 year guarantee



Our story.

Discover the Hopkins Home difference - where innovation meets tradition.

Our homes boast open-plan layouts and energy-efficient features to maximise space and minimise costs.

But it's our unwavering dedication to craftsmanship that truly sets our homes and communities apart.



Alconbury Weald

“When we started looking for our dream home, we knew we wanted a new build property that was located in the heart of Suffolk’s countryside but still offered all the facilities and amenities we needed on a day-to-day basis. Thankfully we have got all that and more with our Hopkins home, and it really stood head and shoulders above anything else we looked at.”

Ben and Charlotte Cobbold – Mill Grove, Stowmarket

“Buying your first home is daunting enough but luckily for me, Hopkins Homes was with me every step of the way.”

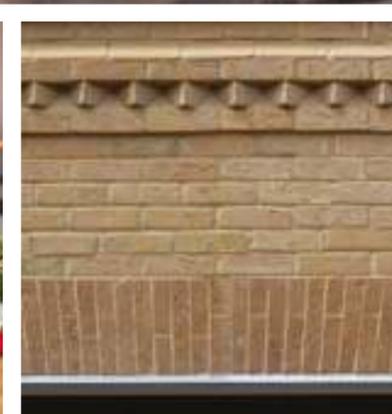
Ella Dowling – Woodland Rise, Barrow

“We love our new home. The house itself is beautifully designed and finished. All those working on the development are friendly and helpful and nothing has been too much trouble, from supporting us during the purchase through to answering queries in our first few weeks of ownership.”

Sarah Brown – Birch Gate, Wymondham

Make your next move with us.

We are proud to establish new communities, as well as contribute positively to the local environment so that our developments feel part of the existing surroundings, via tree planting and the creation of open spaces.



Why choose a Hopkins home at Beaulieu.

Energy efficient homes with air source heat pumps and underfloor heating to the ground floor	Traditional brick detailing	Flooring included throughout	Ultrafast broadband
Contemporary kitchens with integrated appliances	Wide range of flexible layouts to choose from	New on-site amenities	Electric vehicle charging points

*Specification correct at time of print. Please speak with a sales consultant for further information



Contemporary, convenient, and connected living in a landscape prized for centuries.

YOU'LL LOVE EXPLORING THE FOOTPATHS, CYCLE ROUTES AND OPEN SPACES CLOSE TO HOME.

Once owned by Henry VIII, Beaulieu was a majestic royal parkland reserved for the privileged few. The spaces where the king hunted are now parks, meadows, trim trails, and havens for biodiversity where you can walk your dog, exercise, or simply relax.

Beaulieu is a highly desirable modern community designed around individual neighbourhoods with impressive facilities and everything you need within easy reach. In the Beaulieu Square neighbourhood centre, you'll find a four hall community centre where you can meet friends or join in an activity. The many amenities on your doorstep include a dentists' surgery, vets' practice, Sainsbury's Local, nursery, Costa coffee shop and NHS health centre. Football pitches, play areas, cycleways, footpaths, and allotments will ensure everyone can enjoy the fresh air. The beautiful Channels Estate including Channels Bar & Brasserie is under a mile away and is the perfect spot for a meal out or a drink on the terrace.

Hopkins Homes at Beaulieu includes a real jewel, The Ryde, a landscaped corridor teeming with nature. Within our neighbourhood, there will also be a small retail area with a stylish and well stocked convenience store for your everyday essentials.

The exciting cathedral city of Chelmsford has a dazzling array of sporting and entertainment venues and an impressive range of independent and High Street shops. A John Lewis & Partners department store is the centrepiece of the popular Bond Street shopping and leisure area in the heart of the city. There are a host of bars, pubs, and restaurants to suit every taste and a colourful market three days a week. Theatres, a cinema, and clubs form part of the lively cultural scene. Sporting facilities include Riverside Leisure Centre where you can swim, work out or try ice skating. This thriving city is also home to the county cricket ground and Chelmsford City Racecourse for when you want a quintessentially English sporting day out.



Mersea Island



Go Ape Adventure

Close by.

When you want to travel for work or leisure, superb road and rail connections make life easy. The A12, M11, M25 are easy to access, and Stansted Airport is 17 miles away. The new mainline train station at Beaulieu will provide a fast, frequent, and direct service to London Liverpool Street, whether you are commuting, planning to see a West End Show or visit a top sporting event. The Elizabeth Line is accessible via Stratford, which is also home to the Westfield shopping centre. An express bus service links Beaulieu to Chelmsford Station.

There are a host of quaint towns and villages to explore on the edge of the county town of Chelmsford. Enjoy a stroll or a drink in a village pub in Writtle or Roxwell or soak up the history of the local landmarks. Hylands House is a Grade II-listed gem on the outskirts of Chelmsford which hosts events and has 574 acres of parkland with Victorian gardens and ancient woodlands, as well as an adventure playground. If the youngsters still have energy, the Go Ape adventure centre, 8 miles away, is the ideal place to let off steam.

For a day out at a leisurely pace, take a boat trip from the charming Paper Mill Lock on the Chelmer & Blackwater Navigation which connects Chelmsford with the River Blackwater at Heybridge Basin. The beaches and nature reserve of Mersea Island are a 25-mile drive away, or you can visit a landscape which inspired John Constable in the Dedham Area of Outstanding Natural Beauty. Historic Colchester has attractions including its zoo and castle. Braintree Shopping Village features many big-name designer outlets when you want to find a bargain.



Paper Mill Lock

Exceptional education close to home.

Families will love the impressive choice of local education options*. Tots could attend the Bright Horizons nursery in Beaulieu Square, just a mile away, or Beaulieu Park Day Nursery. An inspiring and well-equipped primary school has opened directly opposite our development.

Beaulieu is also home to The Beaulieu Park School, Essex's first all-through school, which was Ofsted rated Outstanding in 2023 and caters for primary, secondary and sixth form pupils. The school operates an innovative longer days timetable to suit modern family life.

The award-winning New Hall independent school is opposite our development and welcomes pupils aged 1 to 18 years. For students, Chelmsford has Anglia Ruskin University and Chelmsford College.



New School Hall

Amenities.

- | | |
|------------------------------------|--------------------------------------|
| New railway station opening 2025** | Easy access to Chelmsford and London |
| Convenience store | Parks |
| Primary school | Sainsbury's Local |
| All through school | Dentists' surgery |
| NHS Health centre | Sports pitches |
| Community centre | Play areas |
| Cafés | Cycle routes and footpaths |



Hylands House





This is our life's work.

Building homes is our vocation, not our job.

From our most experienced colleagues to our new starters, a desire to build a great product is one we all share and are driven by.

Our designers, architects and craftspeople are dedicated to building warm, welcoming and modern homes for the future by using the tried-and-tested housebuilding traditions of the past.

Our experience and attention to detail mean we build homes our families would be proud to live in. We take pride as a team in what we do, the legacies we create and the positive contribution we make to the communities in which we live in.

Homes that will last for generations.



70

AWARDS AND COUNTING

16

WHATHOUSE? AWARDS

34

NHBC AWARDS

3

YEARS IN THE LSE 1000 COMPANIES TO INSPIRE BRITAIN





HOPKINS
HOMES

Specification.

Kitchens

- Choice of kitchen cupboards and slimline worktops with matching upstands/splashbacks*
- Under cupboard LED lighting to wall units
- Slimline laminate worktops to 3 and 4 bedroom homes. Quartz worktops to 5 bedroom homes
- 1 ½ white quartz semi-integrated bowl sink to kitchen
- Integrated 50/50 fridge freezer and dishwasher
- Integrated washing machine fitted to kitchen where there isn't separate utility room**

THE BRETT

- Single Haier oven with air fry cooking
- Haier four area induction hob
- Integrated extractor

ALL REMAINING HOMES

- Two eye level Haier ovens with air fry cooking
- Haier six area induction hob
- Haier Integrated extractor

Bathroom

- Half height tiling to sanitaryware walls
- Homes with one bathroom and one en suite - Full height tiling around the bath
- Homes with more than one bathroom or en suite - Half height tiling around the bath
- Bathrooms with a separate shower - Full height tiling to the shower, half height tiling around the bath
- White Roca sanitaryware with chrome mixer taps
- Hand basin with Driftwood countertop
- Single ended bath with Driftwood panel
- Floor mounted WC
- Matt black towel rail

En suite

- Hand basin with Driftwood countertop
- Full height tiling to shower, half height to sanitaryware walls
- Matt black towel rail
- Floor mounted WC

Utility Room

- Fitted units to match the kitchen
- Slimline laminate worktops
- Stainless steel sink and chrome mixer tap
- Space for a freestanding washing

Flooring

- Moduleo luxury vinyl tile flooring to kitchens and dining areas when open plan, entrance hallways, WC and utility
- Ceramic floor tiling to upper floor bathrooms and en suites and Moduleo luxury vinyl tile to ground floor bathrooms
- Carpet to all remaining areas

Heating, lighting and electrical

- Single or dual zone central heating via air source heat pumps
- Underfloor heating to the ground floor and thermostatically controlled radiators to the upper floor
- Energy efficient downlights to kitchen/dining area, utility room, bathroom, en suite and WC
- Pendant lighting to all remaining areas
- Mains wired smoke detector to all homes
- White sockets and switches
- Ultrafast broadband (subject to future connection)

Joinery

- Sliding fitted wardrobes to the master bedroom
- Timber staircase with oak handrail

External

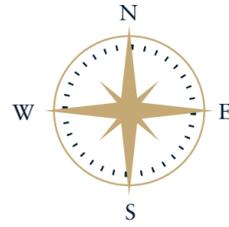
- Landscaped front gardens
- Rear garden rotovated
- Outside tap
- Patios with natural paving slabs
- Black up and down lighter

*All choices are subject to stage of construction. Cloakroom splashback tile from matching selection to bathroom or en-suite. This specification is only meant as a guide, some items may vary from home to home. Please check with Sales Consultant for home-specific information. Photography depicts previous Hopkins Homes developments.

** Utility rooms have space for free-standing washing machine and/or tumble dryer (not included) subject to house type. Please speak to sales consultant for full details. Actual positions of electrical and plumbing items may vary from those shown on floorplans. Please speak to a sales consultant for full details. 03472-10 Beaulieu Park. Jan 2025.

Hopkins Homes at Beaulieu.

CHELMSFORD, ESSEX



3 Bedroom Homes

THE BRETT
Plots 146, 147(h), & 148

THE ABBERTON (A)
Plots 37, 66, 67(h), 78(h), 79, 80(h), 81, 82(h), 136(h), 138(h), 140(h) & 182(h)

THE ABBERTON (B)
Plots 34, 87(h), 90(h), 135, 137, 139, 181

4 Bedroom Homes

THE ELSENHAM
Plots 30, 31(h), 32, 33(h), 84, 85(h), 92, 93(h), 94, 95(h), 142 & 143(h)

THE NAYLAND
Plots 23(h), 24, 70(h), 71, 72(h), 73, 75(h), 76, 176(h), 177, 178(h) & 179

THE ALSTON
Plots 22, 25(h), 65, 69, 74, 77(h), 91, 174 & 183(h)

THE FAIRSTEAD
Plot 145

THE WALTHAM
Plot 83

5 Bedroom Homes

THE BARNSTON
Plots 68, 86, 132(h), 141(h), 144(h), 171 & 175(h)

THE ALVINGTON (A)
Plots 27, 28(h), 35(h), 36, 39, 40(h), 88(h), 89, 133(h), 172(h) & 173

THE ALVINGTON (B)
Plot 29

THE THURNE
Plots 26, 38, 41(h) & 134(h)

Key

S/S SUB STATION

V VISITOR PARKING

R LOCAL FACILITY PARKING

(h) HANDED PLOT

AFFORDABLE HOMES

PRIVATE RENTED HOMES



Development released in phases. Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale, for indication only.

Existing residential development



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The Elsenham

FOUR BEDROOM HOUSE

1,360ft² | 126m²



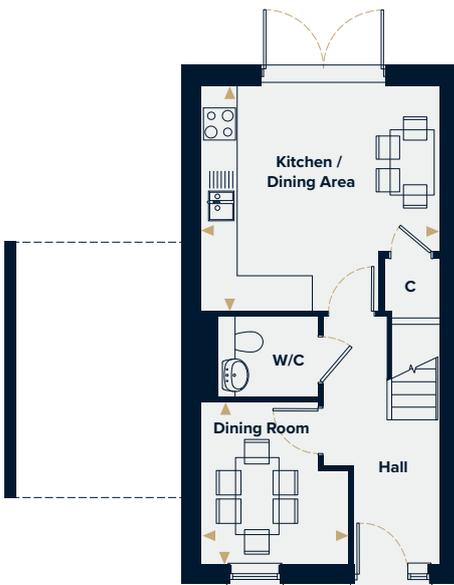
The Elsenham

FOUR BEDROOM HOUSE

Plots 30, 31(h), 32, 33(h), 84, 85(h), 92, 93(h), 94, 95(h), 142 & 143(h)

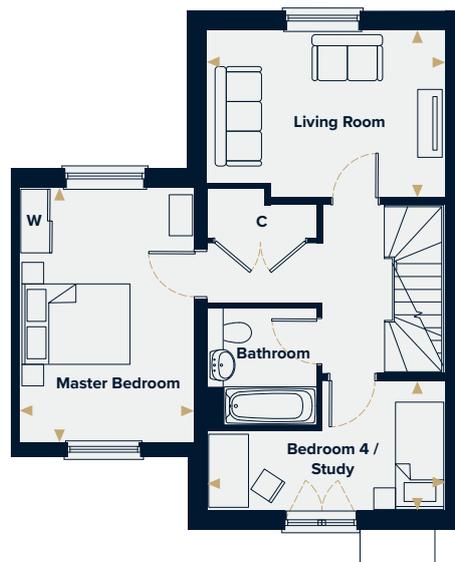


Ground Floor



Kitchen / Dining Area	4.34m x 4.12m 14'3" x 13'5"
Dining Room	2.96m x 2.69m 9'7" x 8'8"

First Floor



Living Room	4.34m x 3.13m 14'3" x 10'3"
Master Bedroom	4.68m x 3.20m 15'4" x 10'5"
Bedroom 4 / Study	4.34m x 2.44m 14'3" x 8'0"

Second Floor



Bedroom 2	4.34m x 3.13m 14'3" x 10'3"
Bedroom 3	4.34m x 2.97m 14'3" x 9'8"

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details. Furniture size and layout is indicative only and not to scale. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.

- (h) Handed
- ▶ Denotes where dimensions are taken from
- A/C Airing cupboard
- W Wardrobe
- C Cupboard



HOPKINS
HOMES

The Abberton

THREE BEDROOM HOUSE

1,439ft² | 134m²



The Abberton (A)

THREE BEDROOM HOUSE

Plots 37, 66, 67(h), 78(h), 79, 80(h), 81, 82(h), 136(h), 138(h), 140(h), 182(h)



The Abberton (B)

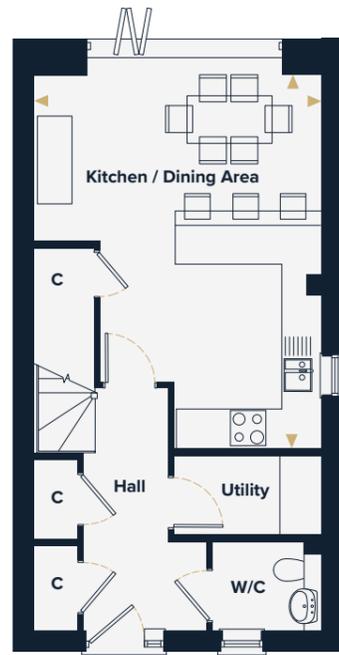
THREE BEDROOM HOUSE

Plots 34, 87(h), 90(h), 135, 137, 139, 181

Ground Floor

First Floor

Second Floor



Kitchen / Dining Area 6.48m x 4.79m
21'3" x 15'7"

Bedroom 3 4.19m x 2.49m
13'8" x 8'2"

Living Room 5.23m x 4.79m
17'2" x 15'7"

Master Bedroom 4.79m x 3.89m
15'7" x 12'8"

Bedroom 2 4.79m x 3.06m
15'7" x 10'0"

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- W Wardrobe
- C Cupboard

Ground Floor

First Floor

Second Floor



Kitchen / Dining Area 6.48m x 4.79m
21'3" x 15'7"

Bedroom 3 4.19m x 2.49m
13'8" x 8'2"

Living Room 5.23m x 4.79m
17'2" x 15'7"

Master Bedroom 4.79m x 3.89m
15'7" x 12'8"

Bedroom 2 4.79m x 3.06m
15'7" x 10'0"

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HOPKINS
HOMES

The Nayland

FOUR BEDROOM HOUSE

1,598ft² | 149m²



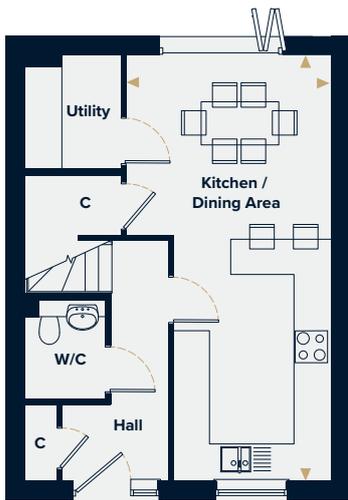
The Nayland

FOUR BEDROOM HOUSE

Plots 23(h), 24, 70(h), 71, 72(h), 73, 75(h), 76, 176(h), 177, 178(h), 179



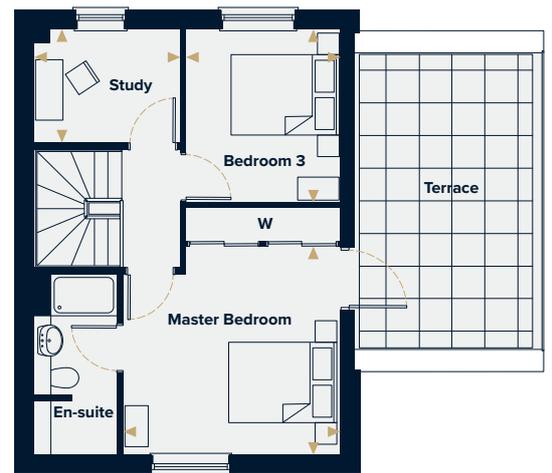
Ground Floor



First Floor



Second Floor



Kitchen / Dining Area 7.81m x 3.74m
25'6" x 12'3"

Living Room 5.58m x 3.33m
18'3" x 10'9"

Master Bedroom 3.98m x 3.84m
13'0" x 12'6"

Bedroom 2 4.07m x 3.34m
13'3" x 10'9"

Bedroom 3 3.18m x 2.82m
10'4" x 9'3"

Bedroom 4 3.18m x 2.86m
10'4" x 9'4"

Study 2.68m x 2.09m
8'8" x 6'8"

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HOPKINS
HOMES

The Alston

FOUR BEDROOM HOUSE

1,566ft² | 146m²



The Alston

FOUR BEDROOM HOUSE

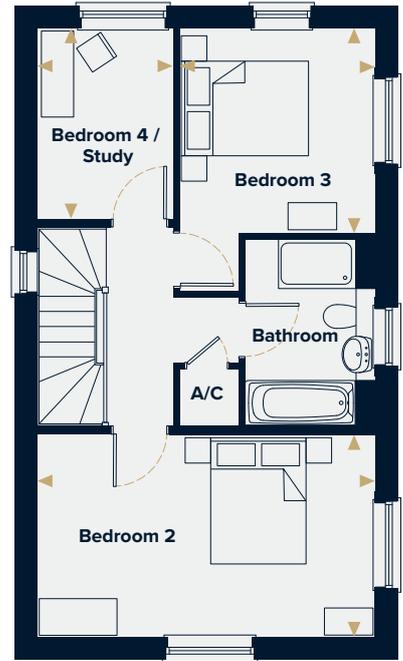
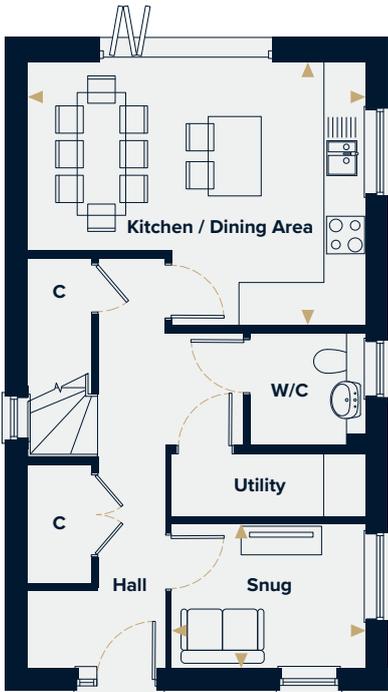
Plots 22, 25(h), 65, 69, 74, 77(h), 91, 174, 183(h)



Ground Floor

First Floor

Second Floor



Kitchen / Dining Area	5.24m x 4.15m 17'2" x 13'6"
Snug	3.02m x 2.27m 9'9" x 7'5"

Living Room	5.24m x 3.17m 17'2" x 10'4"
Master Bedroom	5.24m x 4.15m 17'2" x 13'6"

Bedroom 2	5.24m x 3.17m 17'2" x 10'4"
Bedroom 3	3.20m x 3.03m 10'5" x 10'0"
Bedroom 4 / Study	2.98m x 2.12m 9'8" x 7'0"

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- W Wardrobe
- C Cupboard



HOPKINS
HOMES

The Barnston

FIVE BEDROOM HOUSE

1,913ft² | 178m²



The Barnston

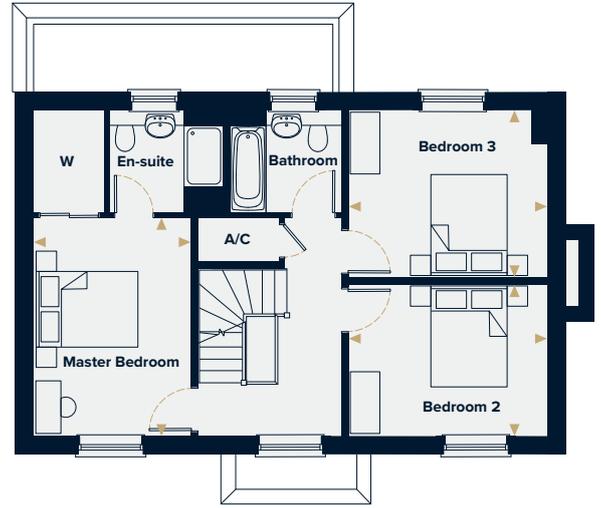
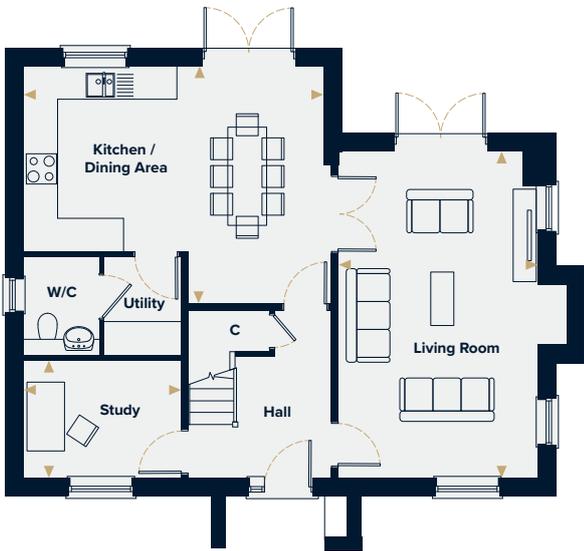
FIVE BEDROOM HOUSE

Plots 68, 86, 132(h), 141(h), 144(h), 171, 175(h)

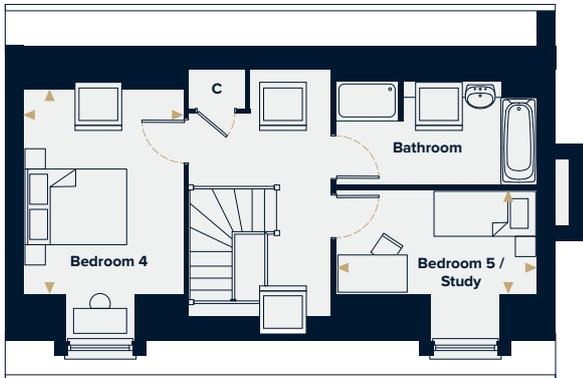


Ground Floor

First Floor



Second Floor



Kitchen / Dining Area	5.81m x 4.64m 19'0" x 12'2"
Living Room	6.38m x 3.87m 20'9" x 12'7"
Study	3.06m x 2.30m 10'0" x 7'5"
Master Bedroom	4.27m x 3.06m 14'0" x 10'0"
Bedroom 2	3.87m x 2.98m 12'7" x 9'8"
Bedroom 3	3.87m x 3.29m 12'7" x 10'8"
Bedroom 4	4.01m x 3.06m 13'1" x 10'0"
Bedroom 5 / Study	3.87m x 2.05m 12'7" x 6'7"

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- W Wardrobe
- C Cupboard
- ☐ Rooflight



HOPKINS
HOMES

The Alvington

FIVE BEDROOM HOUSE

1,989ft² | 185m²



The Alvington (A)

FIVE BEDROOM HOUSE

Plots 27, 28(h), 35(h), 36, 39, 40(h), 88(h), 89, 133(h), 172(h), 173

The Alvington (B)

FIVE BEDROOM HOUSE

Plot 29

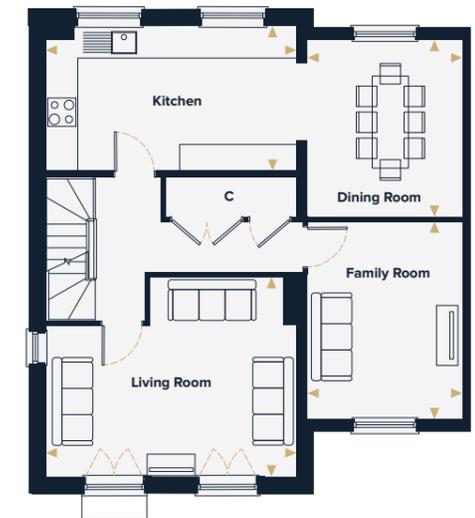


Ground Floor

First Floor

Ground Floor

First Floor



Second Floor

Second Floor



Kitchen	5.24m x 3.01m 17'2" x 9'9"	Master Bedroom	3.62m x 3.42m 11'9" x 11'2"
Dining Room	3.70m x 3.23m 12'1" x 10'6"	Bedroom 2	5.24m x 2.68m 17'2" x 8'8"
Living Room	5.24m x 3.90m 17'2" x 12'8"	Bedroom 3	4.15m x 3.23m 13'6" x 10'6"
Family Room	4.12m x 3.23m 13'5" x 10'6"	Bedroom 4	3.90m x 2.96m 12'8" x 9'7"
		Bedroom 5 / Study	3.03m x 2.99m 9'9" x 9'8"

Kitchen	5.24m x 3.01m 17'2" x 9'9"	Master Bedroom	3.62m x 3.42m 11'9" x 11'2"
Dining Room	3.70m x 3.23m 12'1" x 10'6"	Bedroom 2	5.24m x 2.68m 17'2" x 8'8"
Living Room	5.24m x 3.90m 17'2" x 12'8"	Bedroom 3	4.15m x 3.23m 13'6" x 10'6"
Family Room	4.12m x 3.23m 13'5" x 10'6"	Bedroom 4	3.90m x 2.96m 12'8" x 9'7"
		Bedroom 5 / Study	3.03m x 2.99m 9'9" x 9'8"

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HOPKINS
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The Thurne

FIVE BEDROOM HOUSE

2,087ft² | 194m²



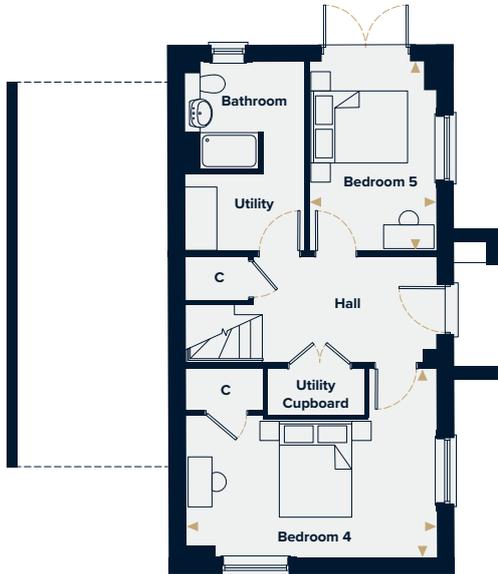
The Thurne

FIVE BEDROOM HOUSE

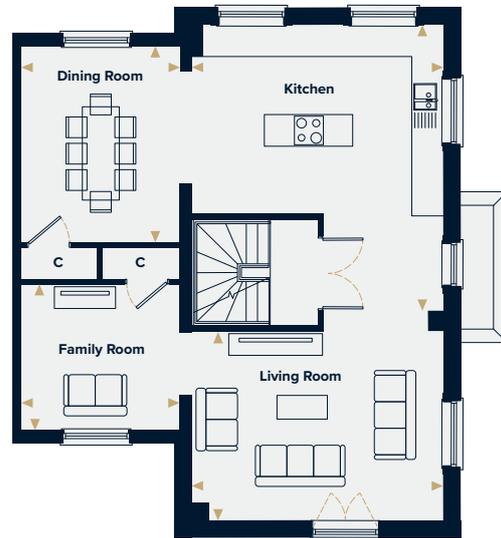
Plots 26, 38, 41(h) & 134(h)



Ground Floor



First Floor



Second Floor



Kitchen	6.18m x 5.13m 20'3" x 16'8"	Master Bedroom	3.88m x 3.53m 12'7" x 11'6"
Dining Room	4.05m x 3.25m 13'3" x 10'7"	Bedroom 2	3.93m x 2.89m 12'9" x 9'5"
Living Room	5.13m x 3.88m 16'8" x 12'7"	Bedroom 3	4.15m x 3.25m 13'6" x 10'7"
Family Room	3.25m x 3.01m 10'7" x 9'9"	Bedroom 4	5.13m x 3.88m 16'8" x 12'7"
		Bedroom 5	3.88m x 2.59m 12'7" x 8'5"
		Study	2.86m x 2.15m 9'4" x 7'1"

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details. Furniture size and layout is indicative only and not to scale. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.

- (h) Handed
- ▶ Denotes where dimensions are taken from
- A/C Airing cupboard
- W Wardrobe
- C Cupboard



**HOPKINS
HOMES**

Hopkins Homes at Beaulieu.

CHELMSFORD, ESSEX



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BEAULIEU
CHELMSFORD

Travel times and distances.

By road to:

Chelmsford Station	4.6 miles
Chelmsford Town Centre	5 miles
Braintree Shopping Village	12 miles
Stansted Airport	17 miles
Southend-on-Sea	22 miles
Colchester	22 miles
Mersea Island	25 miles
Dedham Vale AONB	28 miles
Cambridge	41 miles

By rail (from Chelmsford) to:

Shenfield	10 mins
Colchester	18 mins
Stratford, London	25 mins
Liverpool Street	29 mins
Ipswich	37 mins
Southend	49 mins
Norwich	1hr 16 mins

All travel times and distances are approximate and are courtesy of theaa.com and nationalrail.co.uk

Find out more:

hopkinshomes.co.uk

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The Properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins

Homes developments. Other photographs are of the local area or are indicative lifestyle images. All details are correct at time of printing.

*School places are not guaranteed. Before making a commitment to purchase, please make your own enquiries as to amenities in the immediate/surrounding areas and the availability of school places.

** Hopkins Homes is not responsible for the development, operation, or opening timeline of the Beaulieu railway station, scheduled for 2025.