



HOPKINS  
HOMES

# CHITTS HILL

Colchester • Essex

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A collection of traditionally designed 2, 3 & 4 bedroom homes

WELCOME TO  
*Chitts Hill*  
BY HOPKINS HOMES



Computer generated image of properties at Chitts Hill. Indicative only, design, materials, and landscape treatments are subject to change.



Photographs depict previous Hopkins Homes developments.



Where better to discover the new home you've always wanted than Britain's oldest town?

This collection of 2, 3 and 4-bedroom houses and apartments offer the perfect blend of modern style and traditional craft, with a range of styles for every kind of buyer.

Surrounded by carefully-planned green spaces, melding Hopkins Homes' award winning design and unmatched craftsmanship, Chitts Hill is the perfect place to add your new chapter to this historic area.



## Timeless, exceptional quality

Hopkins Homes has a prized reputation for creating elegant homes in beautiful places. Chitts Hill is no exception, offering remarkable quality, courtesy of expert craftspeople and come with a ten-year builders' warranty.



Our passion for quality and timeless design is matched by excellent service which delights our customers at every step. Crafted to stand the test of time, our homes are an exquisite blend of traditional craftsmanship and modern, efficient techniques..

With properties in a range of styles, you'll find a home perfect for every stage of your journey, each as beautiful on the outside as they are welcoming inside.

Photograph depicts previous Hopkins Homes development.

"Hopkins Homes' ability to create award-winning homes is due in no small part to the highly talented and experienced team."

East Anglian Daily Times

"With a Hopkins home, you can be sure that each home has been designed and built to last."

UK Construction Magazine

## Our portfolio of success



"Hopkins Homes... (is) always conscious of the street scene and the preservation of the local character and charm. The company has been winning awards longer than most of us have been writing about them."

Eastern Daily Press



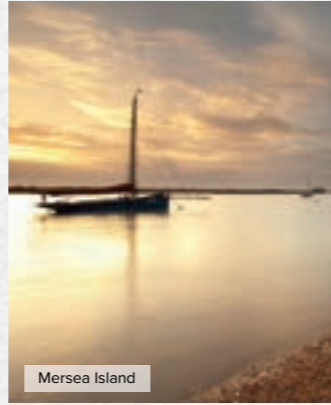
"Skilled craftsmanship was used to restore the period heritage of the original building."

Hot Property



Photographs depict previous Hopkins Homes developments.

CHITTS HILL BY HOPKINS HOMES



## Enjoy town and country living

Discover your enviable lifestyle at Chitts Hill, Colchester, with its superb amenities, exceptional transport links and access to acres of green space.

Colchester's flourishing town centre is just a short drive away, so it is easy to make the most of your leisure time. Browse the exciting mix of stores, from Fenwick to small shops in attractive lanes and the two shopping centres. Here you can meet friends at one of the many tempting restaurants, bars and cafés or enjoy a trip to The Mercury Theatre or The Arts Centre to see a show. The award-winning Castle Park is always worth a day out for a concert or a quiet picnic.

Even closer to home, Stanway is a thriving retail and leisure hub, with a Sainsbury's supermarket and several restaurants, coffee shops and Homebase. A M&S Foodhall and B&Q are due to open in late 2021. There are also plans for a cinema, bowling centre, more shops and restaurants. Local pubs include The Lexden Crown, just over a mile away. The charming village of West Bergholt is close by and well worth a regular visit. Surrounded by beautiful countryside and criss-crossed by footpaths including The Essex Way, the village has two popular pubs, ideal for well-earned refreshments after a walk or run.

If you have children, you'll be delighted by the excellent mix of schools, including Lexden Primary School, a 20-minute walk away.

Senior schools include Philip Morant School and College, which has a sixth form, and The Stanway School. Colchester also has a sixth form college and two grammar schools. Holmwood House is an independent school at Chitts Hill, which caters for youngsters to age 13.

When you want to exercise, you'll find first class sports and leisure facilities across Stanway and Colchester. Lexden Rackets and Fitness Club is a short walk from home and boasts a swimming pool, gym, fitness classes and courts for squash, tennis and racket ball. If you are a golfer, the nearest of several courses is two miles away. Colchester Leisure World and the Northern Gateway Sports Park are also within easy reach.

There is plenty of choice too when you want to relax in the countryside. The Dedham Vale Area of Outstanding Natural Beauty, which inspired artists Constable and Gainsborough, is a short drive from Chitts Hill. Colchester also has a host of nature reserves, wildlife havens and country parks, as well as the beaches of Mersea Island, 20 minutes away.

Marks Tey station is nine minutes by car and has services to London Liverpool Street in just under an hour. By road, the A12 and A120 are accessible in minutes, providing links to the M11 and M25. Stansted Airport can be reached in 40 minutes.



# Award-winning Hopkins Homes

Our commitment to excellent style, design and quality has been recognised with 60 national and local awards won to date.

## 2021

- Home Builders Federation  
Customer Satisfaction Survey  
5\* Builder 2021

## 2020

- NHBC Pride in the Job Award  
Kingsfleet, Thetford  
Kingley Grove, Melbourn
- London Stock Exchange Group  
1000 companies to  
Inspire Britain

## 2019

- What House? Gold Award  
Best Regeneration Scheme  
St George's Park, Needham Market
- NHBC Seal of Excellence Award  
Kingley Grove, Melbourn
- East Suffolk Council  
Quality of Place Award  
Prospects Place, Framlingham
- NHBC Pride in the Job Award  
St George's Park, Needham Market  
Kingley Grove, Melbourn

- BUILD Design Awards  
New Home Builder of the Year -  
East Anglia
- Sunday Times  
Grant Thornton Top Track 250
- BUILD Excellence Awards  
Building New Homes - East Anglia
- London Stock Exchange Group  
1000 companies to  
Inspire Britain

## 2018

- Sunday Times  
Grant Thornton Top Track 250
- London Stock Exchange Group  
1000 companies to  
Inspire Britain

## 2017

- What House? Gold Award  
Best Medium Housebuilder
- What House? Silver Award  
Best Regeneration  
Prospect Place, Framlingham
- Broadland Design Award,  
Certificate of Merit  
St George's Place, Sprowston

## 2016

- NHBC Seal of Excellence Award  
Oliver's Grove, Stanway
- NHBC Pride in the Job Award  
Grove Park, Barrow &  
Oliver's Grove, Stanway

## 2015

- Sunday Times British Homes Awards  
Best Development  
St Michael's Place & Bure Place,  
Aylsham
- Housebuilder Awards  
Best Refurbishment  
Bure Place, Aylsham
- What House? Awards Best  
Development  
St Michael's Place & Bure Place,  
Aylsham
- LABC Building Excellence Awards  
The Water Tower, Bure Place, Aylsham
- NHBC Pride in the Job Award  
Grove Park, Barrow

## 2014

- NHBC Seal of Excellence Award  
St Andrew's Place, Kilverstone
- NHBC Pride in the Job Award  
St Andrew's Place, Kilverstone
- Building Excellence Awards  
Best New Housing Development  
Scholars' Quarter, Norwich, Finalist

## 2013

- NHBC Pride in the Job Award  
Eastgate Rise, Bury St Edmunds
- NHBC Pride in the Job Award  
St Andrew's Place, Kilverstone

## 2012

- Housing Design Awards Completed  
Project Winner  
Tibby's Triangle, Southwold
- NHBC Pride in the Job Award  
Scholars' Quarter, Norwich
- NHBC Pride in the Job Award  
The Martellos, Felixstowe
- NHBC Pride in the Job Award  
Miller's Tye, Soham

## 2011

- What House? Gold Award  
Best Brownfield Development  
Tibby's Triangle, Southwold
- NHBC Seal of Excellence Award  
Bell's Grange, Bocking
- NHBC Pride in the Job Award  
Bell's Grange, Bocking
- NHBC Pride in the Job Award  
Fairfield Park, Costessey
- Norwich Society Design Award  
Scholars' Quarter, Norwich





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# Specification

## Kitchens

- Choice of kitchen cupboards and worktops
- Neff oven, hob and cooker hood fitted as standard to certain plots
- Dual fuel range cooker and hood fitted as standard to certain plots
- Plumbing for washing machine and dishwasher where possible
- Choice of Porcelanosa wall tiles from our selected range
- Choice of flooring from our selected range

## Electrical

- Superfast FTTP broadband
- Mains wired smoke detector to all homes
- Mains wired carbon monoxide detectors to plots with fireplaces
- TV point to living room and master bedroom
- Telephone/data point to living room and master bedroom
- Media plate to living room

## Plumbing

- Single or dual zone central heating via thermostatically controlled radiators depending upon plot
- White Roca sanitaryware throughout with chrome-effect mixer taps
- Outside tap to certain plots

## Joinery

- Moulded skirting and architraves painted white
- Timber staircase to certain plots, painted white
- Timber windows as standard
- Four-panel internal doors with chrome-effect handles
- Fitted wardrobes to certain bedrooms

## Wall tiling

- Kitchen – between worktop and wall cupboards
- Bathroom – half-height to all walls and full-height to shower areas where applicable
- En-Suite – full-height to shower enclosure. Splashback to hand basin
- Cloakroom – splashback to hand basin and tiled window sill where applicable
- Tile trim where applicable

## Other items

- Loft light where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable
- Coving to certain areas
- Feature fireplace included to selected plots
- Multi-point locks to external doors
- Lighting and double power sockets to certain garages
- All internal walls painted matt pure white

All choices are subject to stage of construction. This specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Consultant for plot specific information. Photography depicts previous Hopkins Group developments.

# Chitts Hill.

COLCHESTER, ESSEX

## 2 Bedroom Homes

- THE BUCKTHORN APARTMENTS**  
Plots 46 & 48
- THE GIPPING APARTMENTS**  
Plots 47 & 49
- THE KERSEY (ch)**  
Plots 6, 45 & 53
- THE SANTON (b)**  
Plot 91

## 3 Bedroom Homes

- THE SUTTON**  
Plots 19, 20, 23(h), 24, 76(h), 79 & 81(h)
- THE LYNFORD**  
Plots 26 & 98
- THE EATON**  
Plots 7, 8, 9, 54(h), 55, 58(h) & 87
- THE BOURNE (b)**  
Plot 65

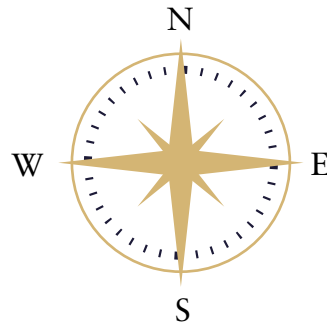
## 4 Bedroom Homes

- THE BIXLEY**  
Plots 18, 50(h), 63(h), 64 & 80(h)
- THE STANFORD**  
Plots 92 & 93(h)
- THE KENNETT**  
Plots 77 & 78(h)
- THE ROXHAM**  
Plots 1, 86 & 100(h)
- THE KESWICK**  
Plots 21, 25(h) & 69(h)
- THE CHELMER**  
Plots 3, 22 & 75(h)
- THE HINGHAM**  
Plots 51, 59, 60(h), 82(h) & 83
- THE NELSON**  
Plots 68 & 71
- THE DUNTON (b)**  
Plot 66
- THE HEACHAM**  
Plots 67 & 70
- THE CHILTERN**  
Plots 5(h), 17, 27(h), 56, 61(h), 72(h) & 74(h)
- THE APPLETON**  
Plots 52, 57(h), 62(h) & 73



### Key

- |                          |                      |
|--------------------------|----------------------|
| AFFORDABLE HOUSING       | VISITOR PARKING      |
| SHARED OWNERSHIP         | CYCLE STORE          |
| WILDFLOWER AREAS*        | BIN STORE            |
| BIN COLLECTION LOCATIONS | PUMP STATION         |
| (b) BUNGALOW             | (h) HANDED PLOT      |
| (ch) COACH HOUSE         | TRIM TRAIL EQUIPMENT |



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.

\*These areas are seeded with a wildflower mix to enhance biodiversity and will take time to mature.



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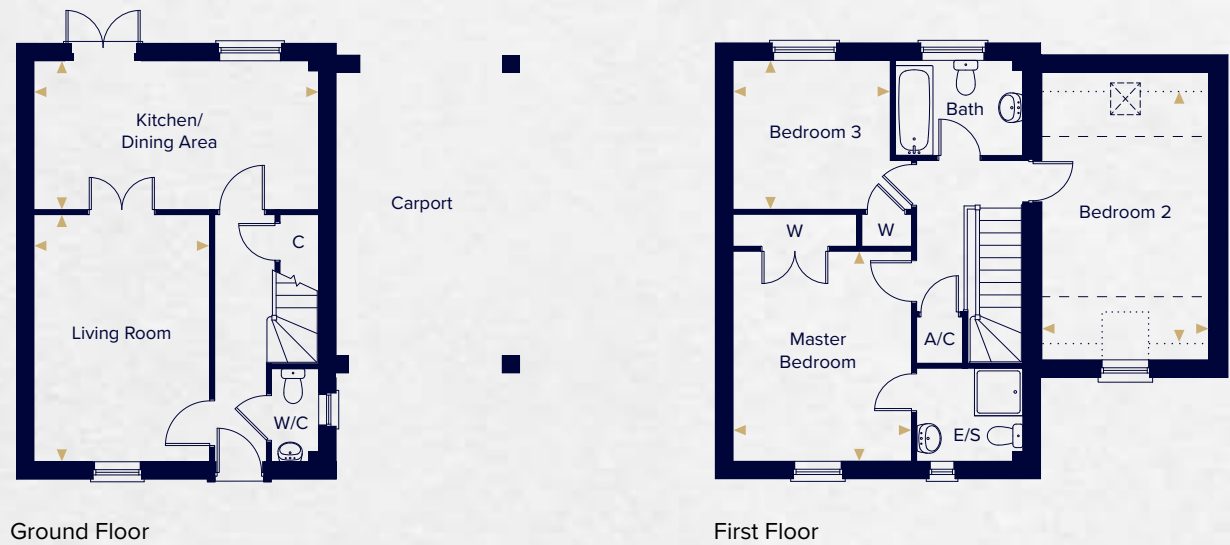


The Sutton

Computer generated image indicative only\*. External finishes and appearance will vary.

# The Sutton

Plots 19 & 20, 23(h) & 24



Kitchen/Dining Area	5.395m x 2.820m	17'8" x 9'3"
Living Room	4.682m x 3.330m	15'4" x 10'11"
Master Bedroom	3.979m x 3.322m	13'1" x 10'11"
Bedroom 2	5.450m x 3.110m	17'11" x 10'2"
Bedroom 3	2.928m x 2.823m	9'7" x 9'3"

-- Indicates reduced head height  
.... Indicates reduced head height below 1.5m  
☒ Velux window  
(h) plot is handed

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.

Indicates where measurements have been taken from. \*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.



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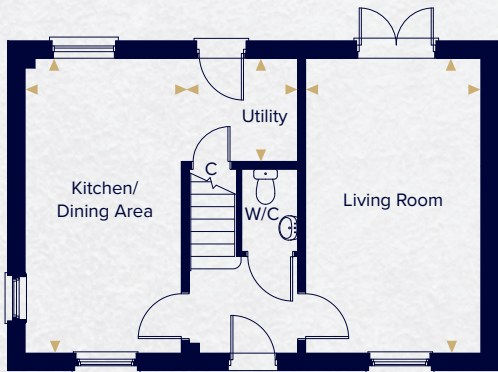


The Lynford

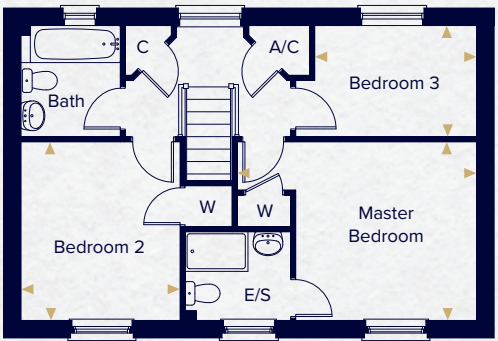
Computer generated image indicative only\*. External finishes and appearance will vary.

# The Lynford

Plots 26 & 98



Ground Floor



First Floor

Kitchen/Dining Area	5.572m x 5.150m	18'3" x 16'11"
Utility	2.200m x 2.000m	7'2" x 6'6"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	4.529m x 3.375m	14'10" x 11'11"
Bedroom 2	3.375m x 3.005m	11'11" x 9'10"
Bedroom 3	3.060m x 2.103m	10'0" x 6'11"

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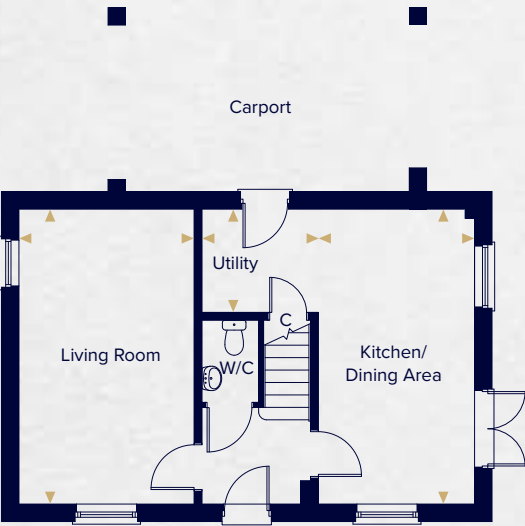


The Bixley

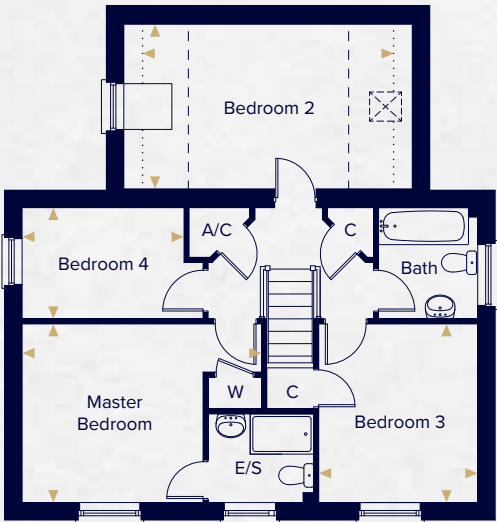
Computer generated image indicative only\*. External finishes and appearance will vary.

# The Bixley

Plot 18



Ground Floor



First Floor

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.309m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'3" x 6'5"
Master Bedroom	4.528m x 3.400m	14'10" x 11'2"
Bedroom 2	4.748m x 3.110m	15'7" x 10'2"
Bedroom 3	3.375m x 3.004m	11'1" x 9'10"
Bedroom 4	3.060m x 2.102m	10'0" x 6'11"

- Indicates reduced head height
- .... Indicates reduced head height below 1.5m
- ⊠ Velux window

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The Roxham

Computer generated image indicative only\*. External finishes and appearance will vary.

# The Roxham

Plots 1, 86 & 100(h)



Ground Floor



First Floor

Kitchen	3.615m x 2.950m	11'10" x 9'8"
Family/Breakfast Area	3.450m x 3.445m	11'4" x 11'4"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Study	2.950m x 1.863m	9'8" x 6'1"
Master Bedroom	3.313m x 3.285m	10'10" x 10'9"
Bedroom 2	3.505m x 3.445m	11'6" x 11'4"
Bedroom 3	3.407m x 2.963m	11'2" x 9'9"
Bedroom 4	2.662m x 2.070m	8'9" x 6'9"

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The Keswick

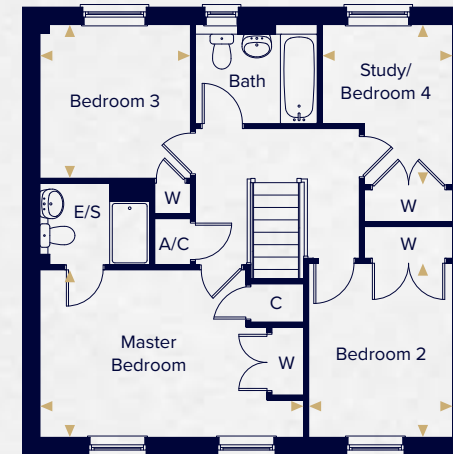
Computer generated image indicative only\*. External finishes and appearance will vary.

# The Keswick

Plots 21 & 25(h)



Ground Floor



First Floor

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Utility	2.654m x 1.667m	8'8" x 5'6"
Living Room	4.698m x 3.873m	15'5" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	3.300m x 2.730m	10'10" x 8'11"
Bedroom 3	2.912m x 2.851m	9'7" x 9'4"
Study/Bedroom 4	3.037m x 2.473m	10'0" x 8'1"

(h) plot is handed

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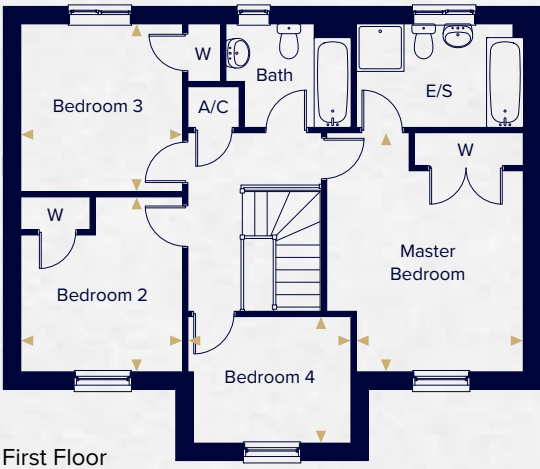
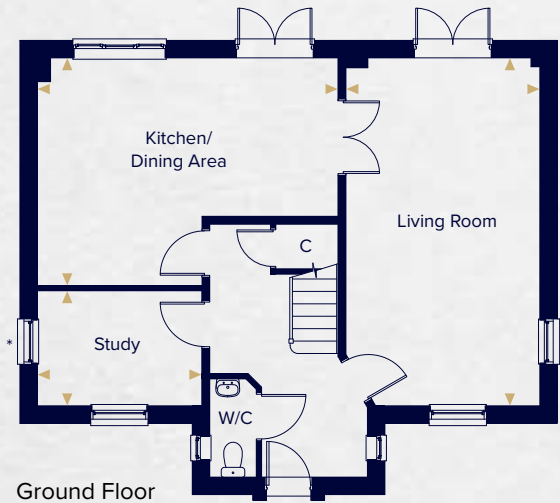


The Chelmer

Computer generated image indicative only\*. External finishes and appearance will vary.

# The Chelmer

Plots 3 & 22



Kitchen/Dining Area	5.690m x 4.313m	18'8" x 14'2"
Living Room	6.585m x 3.670m	21'7" x 12'0"
Study	3.113m x 2.177m	10'3" x 7'2"
Master Bedroom	3.805m x 3.162m	12'6" x 10'5"
Bedroom 2	3.310m x 3.063m	10'10" x 10'1"
Bedroom 3	3.175m x 3.062m	10'5" x 10'1"
Bedroom 4	3.085m x 2.395m	10'1" x 7'10"

\* Window to plot 3 only

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The Chiltern

Computer generated image indicative only\*. External finishes and appearance will vary.

# The Chiltern

Plots 5, 17(h) & 27



Ground Floor



First Floor

Kitchen/Breakfast Area	6.940m x 4.015m	22'9" x 13'2"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Cloakroom	2.010m x 1.830m	6'7" x 6'0"
Study	3.335m x 3.240m	10'11" x 10'8"
Master Bedroom	4.015m x 3.915m	13'2" x 12'10"
Bedroom 2	3.069m x 2.987m	10'1" x 9'9"
Bedroom 3	2.641m x 2.385m	8'8" x 7'10"
Bedroom 4	3.335m x 2.812m	10'11" x 9'2"

-- Indicates reduced head height  
(h) plot is handed

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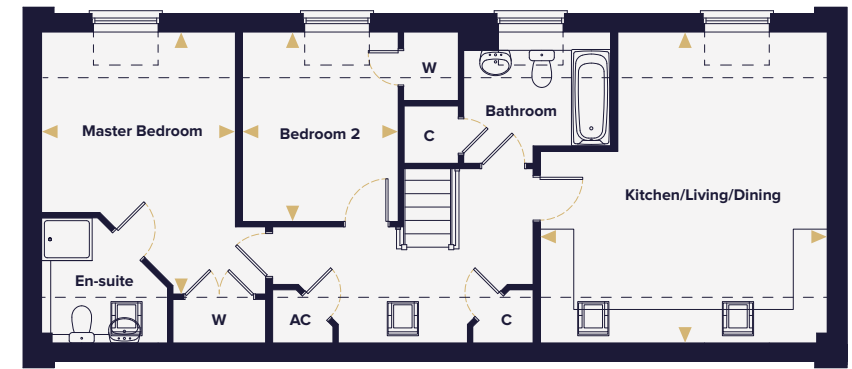
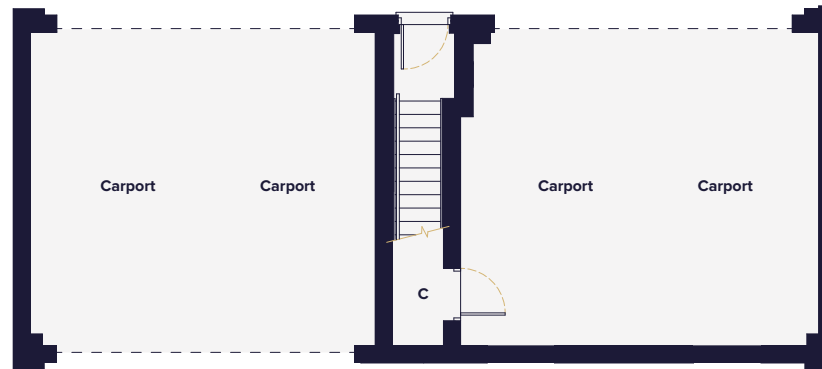
The Kersey



## The Kersey

### TWO BEDROOM COACH HOUSE

Plots 6(h), 45, 53(h)



Plan based on plot 45



Kitchen/Living/Dining	5.53m x 5.12m	18'1" x 16'8"
Master Bedroom	4.66m x 3.49m	15'3" x 11'5"
Bedroom 2	3.37m x 2.78m	11'1" x 9'1"

- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- ◻ Velux window
- AC Airing cupboard
- (h) Plot is handed

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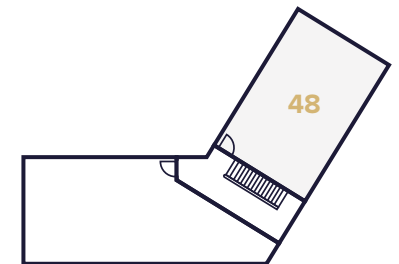
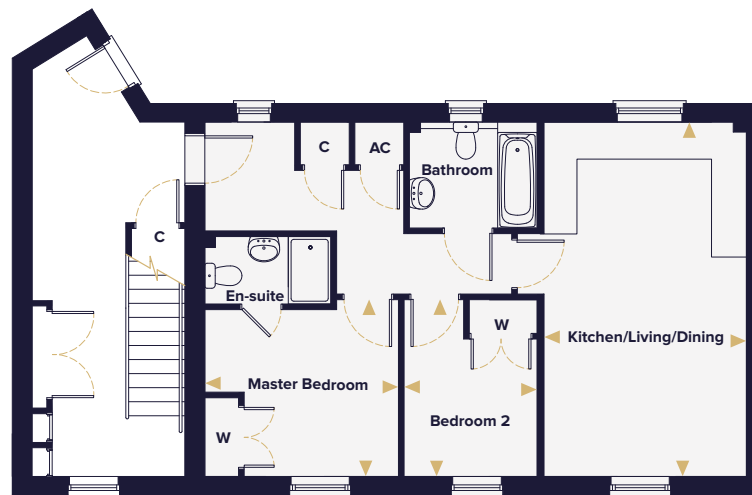
The Buckthorn Apartments



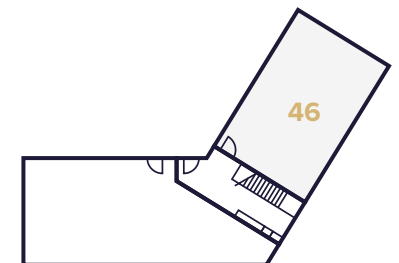
# The Buckthorn Apartments

## TWO BEDROOM APARTMENT

Plots 46, 48



First Floor



Ground Floor

Kitchen/Living/Dining	6.30m x 3.60m	20'8" x 11'8"
Master Bedroom	3.45m x 3.15m	11'3" x 10'3"
Bedroom 2	3.15m x 2.37m	10'3" x 7'8"

► Denotes where dimensions are taken from  
AC Airing cupboard

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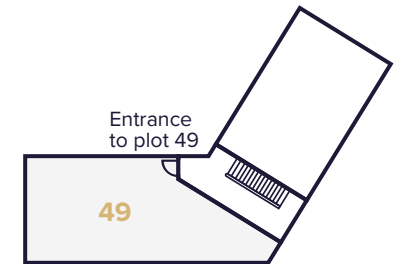
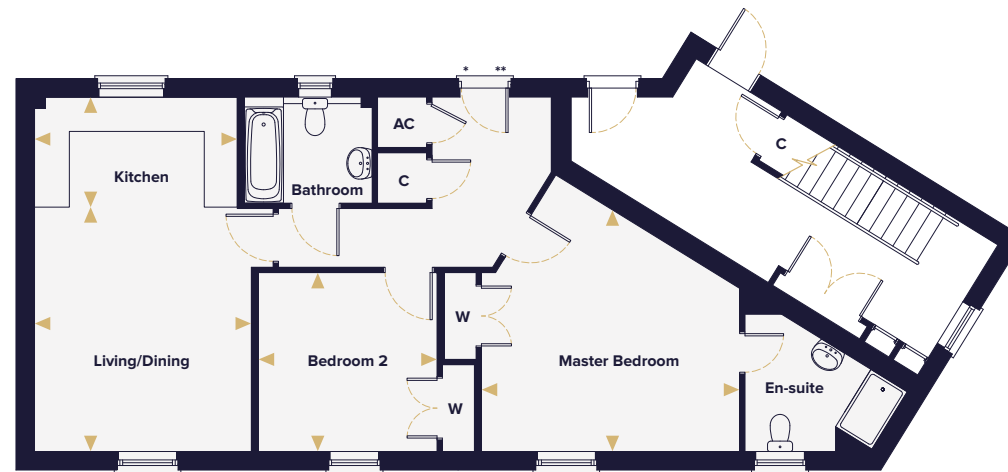
The Gipping Apartments



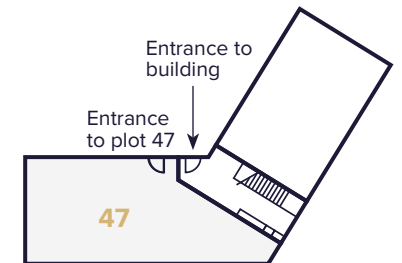
# The Gipping Apartments

## TWO BEDROOM APARTMENT

Plots 47, 49



First Floor



Ground Floor

Kitchen	3.60m x 2.00m	11'8" x 6'4"
Living/Dining	4.36m x 3.86m	14'4" x 12'8"
Master Bedroom	4.56m x 4.29m	15'1" x 14'1"
Bedroom 2	3.18m x 3.18m	10'4" x 10'4"

► Denotes where dimensions are taken from  
AC Airing cupboard

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The Santon



# The Santon

## TWO BEDROOM BUNGALOW

Plot 91



Kitchen/Living/Dining	6.76m x 5.67m	22'2" x 18'7"	▶ Denotes where dimensions are taken from
Master Bedroom	4.07m x 3.24m	13'4" x 10'8"	
Bedroom 2	3.51m x 2.62m	11'6" x 18'7"	

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HOPKINS  
HOMES



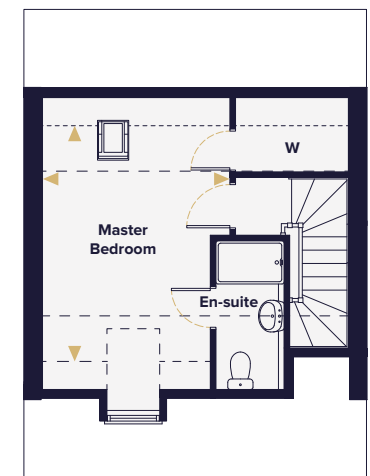
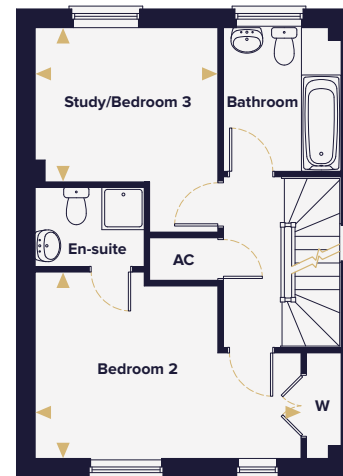
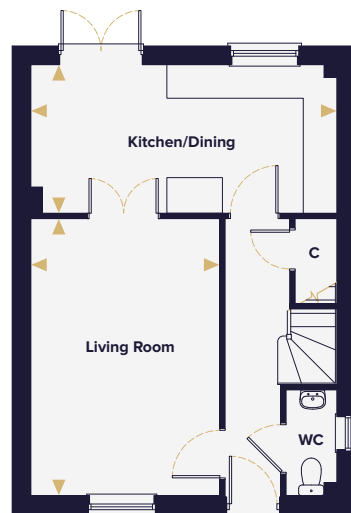
The Eaton



## The Eaton

### THREE BEDROOM HOUSE

Plots 7, 8, 9, 54(h), 55, 58(h), 87



Kitchen/Dining	5.40m x 2.62m	17'7" x 8'7"
Living Room	4.88m x 3.33m	16'0" x 10'11"
Master Bedroom	4.17m x 3.32m	13'8" x 10'11"
Bedroom 2	4.69m x 3.29m	15'5" x 10'10"
Study/Bedroom 3	3.22m x 2.72m	10'7" x 8'11"

- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ◻ Velux window
- AC Airing cupboard
- (h) Plot is handed

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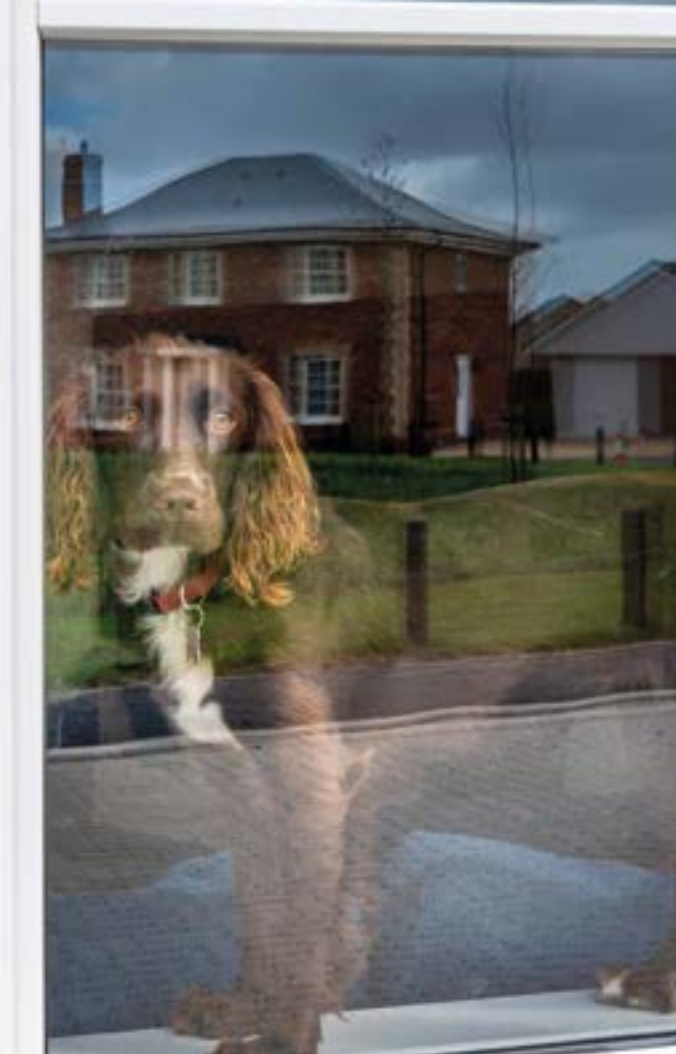
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HOMES



The Bourne



# The Bourne

## THREE BEDROOM BUNGALOW

Plot 65



Kitchen	5.29m x 3.68m	17'4" x 12'1"
Living/Dining Area	5.85m x 4.99m	19'2" x 16'5"
Master Bedroom	3.99m x 3.67m	13'1" x 12'1"
Bedroom 2	3.92m x 3.42m	12'0" x 11'3"
Bedroom 3/Study	3.39m x 2.85m	11'1" x 9'4"

► Denotes where dimensions are taken from  
AC Airing cupboard

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HOPKINS  
HOMES



The Dunton



## The Dunton

### FOUR BEDROOM BUNGALOW

Plot 66



Kitchen/Dining	5.14m x 4.19m	16'10" x 13'9"
Living Room	7.24m x 4.25m	23'9" x 13'11"
Master Bedroom	4.63m x 4.19m	15'2" x 13'9"
Bedroom 2	4.16m x 2.90m	13'8" x 9'6"
Bedroom 3	3.46m x 3.31m	11'4" x 10'10"
Bedroom 4	4.19m x 2.98m	13'9" x 9'9"

► Denotes where dimensions are taken from  
AC Airing cupboard

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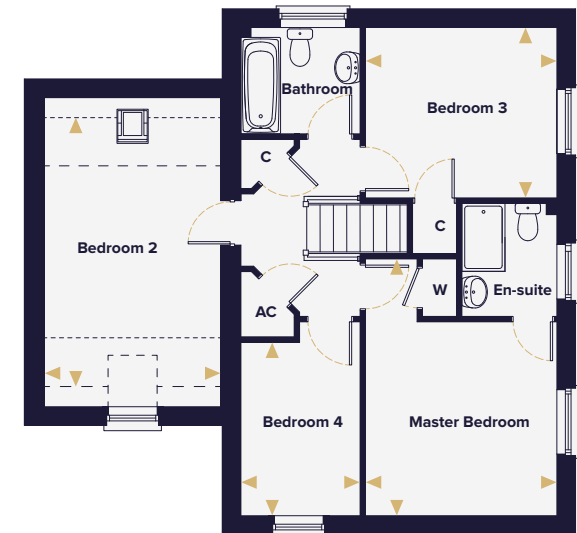


The Bixley



# The Bixley

**FOUR BEDROOM HOUSE**  
Plots 18, 50(h), 63(h), 64, 80(h)



Kitchen/Dining	5.57m x 2.99m	18'3" x 9'8"
Living Room	5.57m x 3.31m	18'3" x 10'9"
Utility	2.15m x 1.95m	7'11" x 6'4"
Master Bedroom	4.53m x 3.37m	14'9" x 11'1"
Bedroom 2	4.75m x 3.11m	15'6" x 10'2"
Bedroom 3	3.38m x 3.00m	11'1" x 9'8"
Bedroom 4	3.06m x 2.10m	10'0" x 6'9"

- Denotes where dimensions are taken from
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ◻ Velux window
- AC Airing cupboard
- (h) Plot is handed

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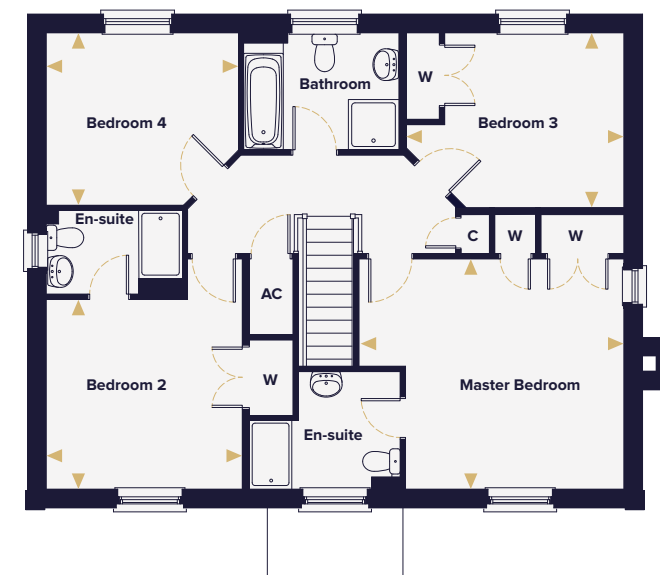
The Appleton



# The Appleton

## FOUR BEDROOM HOUSE

Plots 52, 57(h), 62, 73



Kitchen/Breakfast /Dining	10.19m x 3.08m	33'5" x 10'1"
Living Room	4.82m x 4.67m	15'10" x 15'4"
Utility	2.26m x 1.98m	7'5" x 6'6"
Study	3.36m x 2.75m	11'0" x 9'0"
Master Bedroom	4.67m x 4.06m	15'4" x 13'4"
Bedroom 2	3.44m x 3.35m	11'3" x 11'0"
Bedroom 3	3.85m x 3.08m	12'8" x 10'1"
Bedroom 4	3.38m x 3.04m	11'1" x 10'0"

► Denotes where dimensions are taken from  
 AC Airing cupboard  
 (h) Plot is handed

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HOPKINS  
HOMES



The Chiltern



# The Chiltern

## FOUR BEDROOM HOUSE

Plots 5(h), 17, 27(h), 56, 61(h), 72(h), 74(h)



Kitchen/Dining	6.45m x 4.02m	21'2" x 13'2"
Living Room	4.73m x 4.59m	15'5" x 15'1"
Utility	2.01m x 1.84m	6'6" x 6'0"
Study	3.17m x 2.02m	10'4" x 6'6"
Master Bedroom	3.92m x 3.90m	12'9" x 12'8"
Bedroom 2	3.07m x 2.99m	10'1" x 9'8"
Bedroom 3	3.20m x 2.81m	10'5" x 9'2"
Bedroom 4	3.39m x 2.64m	11'1" x 8'7"

► Denotes where dimensions are taken from  
AC Airing cupboard  
(h) Plot is handed

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HOPKINS  
HOMES



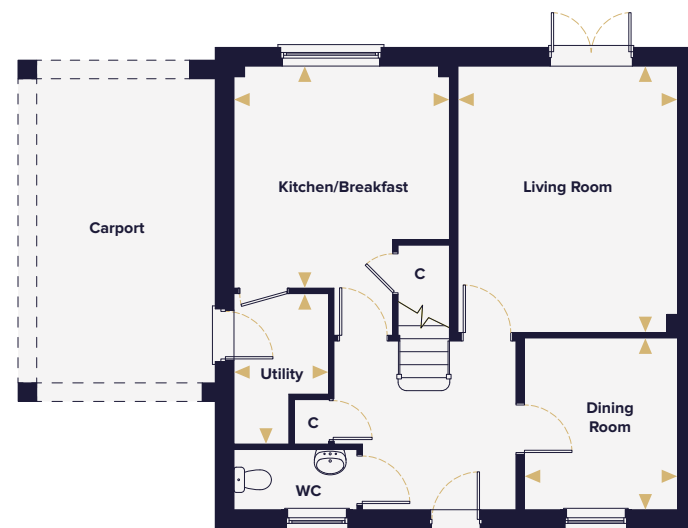
The Hingham



# The Hingham

## FOUR BEDROOM HOUSE

Plots 51, 59, 60(h), 82(h), 83



Kitchen/Breakfast	3.91m x 3.80m	12'8" x 12'5"
Living Room	4.70m x 3.87m	15'4" x 10'7"
Dining Room	3.03m x 2.70m	9'9" x 8'9"
Utility	2.65m x 1.67m	8'7" x 5'5"
Master Bedroom	4.99m x 3.17m	16'4" x 10'6"
Bedroom 2	4.75m x 3.11m	15'6" x 10'2"
Bedroom 3	3.71m x 2.78m	12'2" x 9'0"
Bedroom 4	2.98m x 2.85m	9'8" x 9'4"

- Denotes where dimensions are taken from
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ◻ Velux window
- AC Airing cupboard
- (h) Plot is handed

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HOPKINS  
HOMES



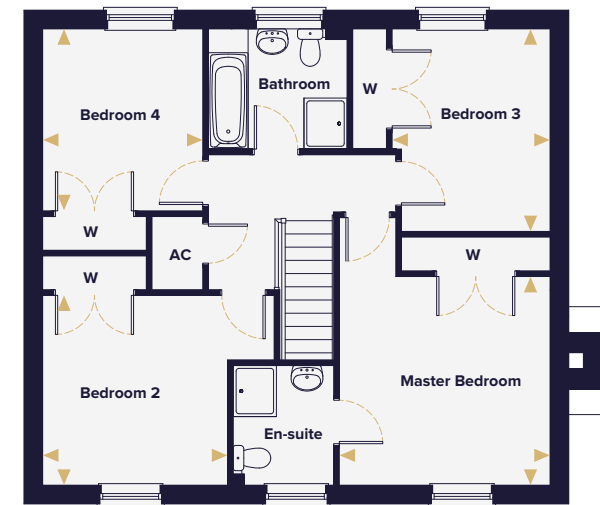
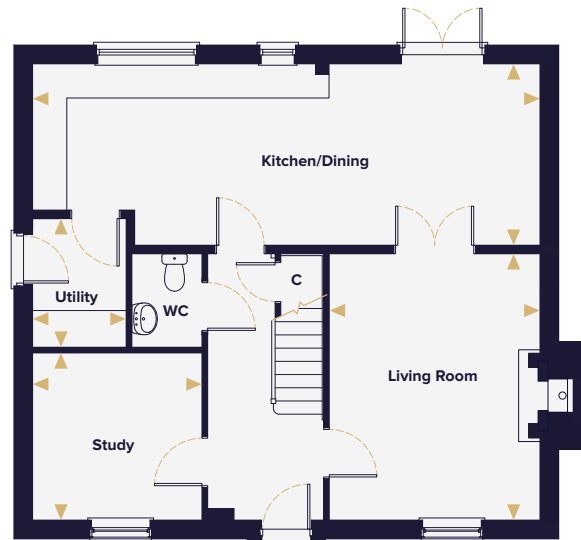
The Heacham



# The Heacham

## FOUR BEDROOM HOUSE

Plot 67, 70



Kitchen/Dining	8.95m x 3.20m	29'4" x 10'5"
Utility	2.27m x 1.65m	7'4" x 5'4"
Living Room	4.70m x 3.72m	15'4" x 12'2"
Study	2.99m x 2.95m	9'8" x 9'7"
Master Bedroom	3.72m x 3.68m	12'2" x 12'1"
Bedroom 2	8.35m x 3.26m	11'0" x 10'7"
Bedroom 3	3.57m x 2.78m	11'7" x 9'1"
Bedroom 4	3.21m x 2.82m	10'5" x 9'3"

► Denotes where dimensions are taken from  
AC Airing cupboard

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HOPKINS  
HOMES



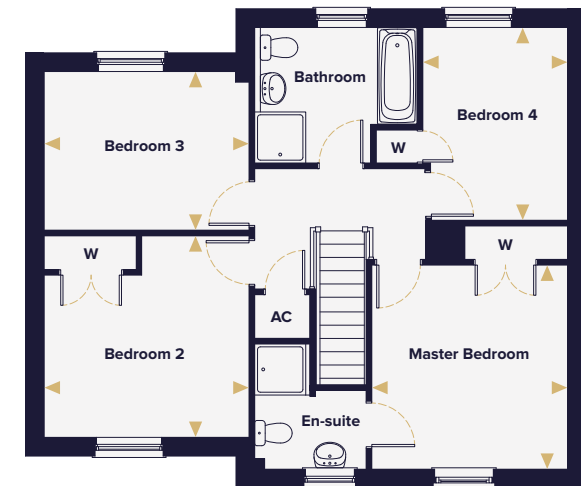
The Nelson



# The Nelson

## FOUR BEDROOM HOUSE

Plots 68, 71



Kitchen/Breakfast	5.53m x 3.56m	17'5" x 11'7"
Living Room	5.52m x 4.04m	18'1" x 13'3"
Dining Room	3.60m x 3.45m	11'8" x 11'3"
Master Bedroom	3.60m x 3.45m	11'8" x 11'3"
Bedroom 2	3.61m x 3.55m	11'8" x 11'6"
Bedroom 3	3.61m x 2.80m	11'8" x 9'2"
Bedroom 4	3.40m x 2.55m	11'2" x 8'4"

► Denotes where dimensions are taken from  
AC Airing cupboard

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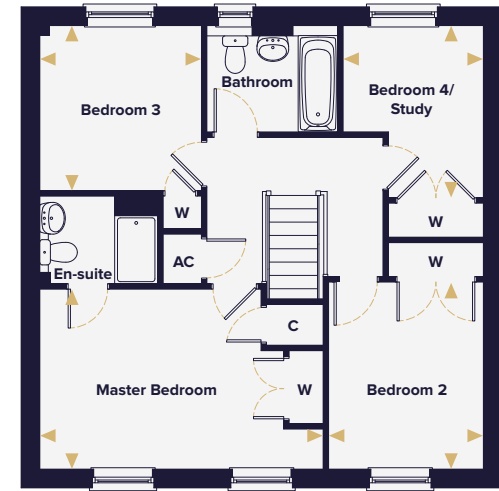
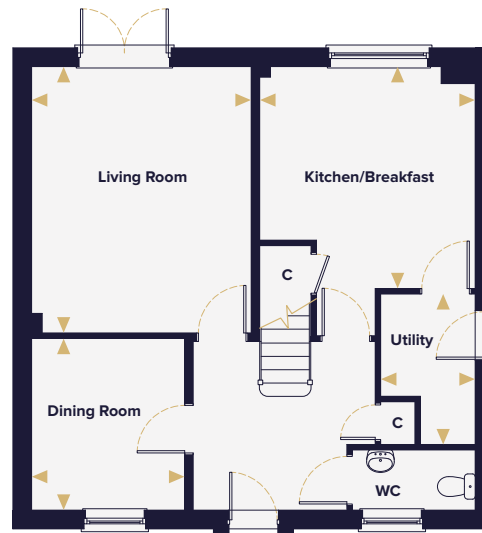
The Keswick



## The Keswick

### FOUR BEDROOM HOUSE

Plots 21(h) 25, 69



Kitchen/Breakfast	3.92m x 3.80m	12'9" x 12'6"
Living Room	4.70m x 3.87m	15'4" x 12'7"
Dining Room	3.03m x 2.70m	9'9" x 8'9"
Utility	2.65m x 1.67m	8'7" x 5'5"
Master Bedroom	4.99m x 3.17m	16'4" x 10'4"
Bedroom 2	3.30m x 2.73m	10'8" x 9'0"
Bedroom 3	2.93m x 2.85m	9'6" x 9'4"
Bedroom 4/Study	3.04m x 2.47m	10'0" x 8'1"

► Denotes where dimensions are taken from  
AC Airing cupboard  
(h) Plot is handed

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HOMES



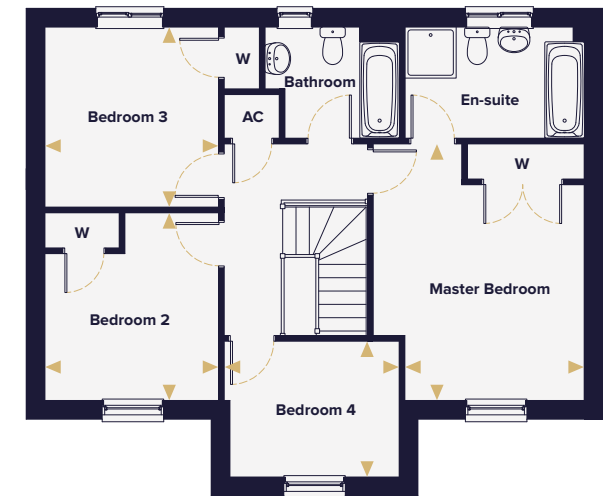
The Chelmer



# The Chelmer

## FOUR BEDROOM HOUSE

Plot 3, 22, 75(h)



Kitchen/Dining	5.69m x 4.31m	18'7" x 14'1"
Living Room	6.59m x 3.67m	21'6" x 12'0"
Study	3.11m x 2.18m	10'2" x 7'2"
Master Bedroom	4.53m x 3.16m	14'9" x 10'4"
Bedroom 2	3.31m x 3.06m	10'9" x 10'0"
Bedroom 3	3.18m x 3.06m	10'4" x 10'0"
Bedroom 4	3.09m x 2.40m	10'1" x 7'9"

► Denotes where dimensions are taken from  
AC Airing cupboard  
(h) Plot is handed

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HOPKINS  
HOMES



The Sutton



# The Sutton

## THREE BEDROOM HOUSE

Plots 19, 20, 23, 24, 76(h), 79, 81(h)



Kitchen/Dining	5.40m x 2.82m	17'7" x 9'3"
Living Room	4.70m x 3.33m	15'4" x 10'9"
Master Bedroom	3.98m x 3.32m	13'1" x 10'9"
Bedroom 2	4.75m x 3.11m	15'6" x 10'2"
Bedroom 3	2.93m x 2.82m	9'6" x 9'3"

- Denotes where dimensions are taken from
- Indicates reduced head height
- ..... Indicates reduced head height below 1.5m
- ◻ Velux window
- AC Airing cupboard
- (h) Plot is handed

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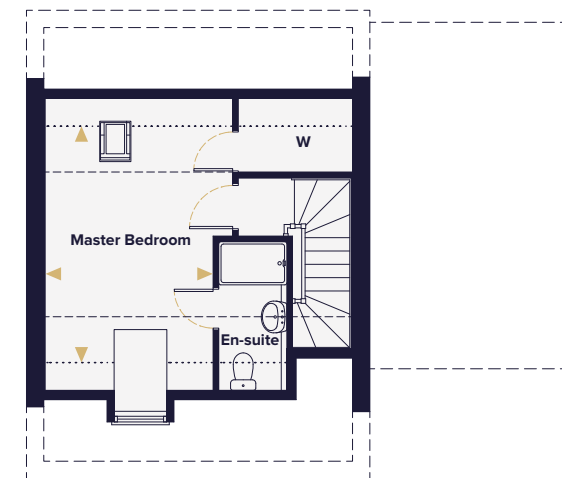
The Kennett



# The Kennett

## FOUR BEDROOM HOUSE

Plot 77, 78(h)



Kitchen/Dining Room	5.40m x 2.62m	17'7" x 8'6"
Living Room	4.88m x 3.33m	16'0" x 10'9"
Master Bedroom	4.17m x 3.31m	17'4" x 10'9"
Bedroom 2	3.88m x 3.33m	12'7" x 10'9"
Bedroom 3	4.75m x 3.11m	15'6" x 10'2"
Bedroom 4/Study	2.93m x 2.93m	9'6" x 9'6"

- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- ..... Indicates reduced head height below 1.5m
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed

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HOPKINS  
HOMES



The Stanford



# The Stanford

## FOUR BEDROOM HOUSE

Plots 92 & 93(h)



Kitchen/Dining Area	5.57m x 2.94m	18'3" x 9'8"
Utility	2.20m x 2.00m	7'2" x 6'6"
Living Room	5.57m x 3.31m	18'3" x 10'10"
Master Bedroom	3.40m x 3.37m	11'2" x 11'1"
Bedroom 2	3.39m x 2.99m	11'2" x 9'10"
Bedroom 3	3.17m x 3.11m	10'5" x 10'5"
Study/Bedroom 4	3.05m x 2.10m	10'0" x 6'11"

► Denotes where dimensions are taken from  
AC Airing cupboard  
(h) Plot is handed

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# CHITTS HILL

## Colchester · Essex



Area Map



Local Map

Maps not to scale

## Travel times and distances

### By road to:

Colchester Station	3.1 miles
Marks Tey Station	3.7 miles
Colchester Town Centre	3.8 miles
Ipswich	20.8 miles
Chelmsford	22.3 miles
Stansted Airport	29.8 miles

### By rail to:

(from Marks Tey )

Colchester Station	7 mins
Colchester Town Station	16 mins
Chelmsford	20 mins
Ipswich	28 mins
London Liverpool Street	57 mins
Norwich	1hr 25 mins

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