

# Coggeshall Mill

Essex





# Coggeshall Mill

Essex

A taste of local life

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**Bovis**  
**Homes** 





# Welcome to Coggeshall Mill

This attractive new development is in the pretty market town of Coggeshall in Essex, which has a history dating back to Roman times.

Sitting beside the scenic River Blackwater, Coggeshall boasts hundreds of listed buildings, including Grange Barn and Paycocke's House and Garden, both National Trust-owned.

The town centre hosts a weekly market and there's a supermarket; convenience store; pubs and a youth club and café. Local facilities include a library, a museum, doctor's surgery, village hall and a popular local park.

The A120 bypasses the town, linking you to Colchester 9 miles away and Braintree, 10 miles, where you'll find shopping centres, sports and leisure facilities, cinemas and theatres.

Continue on the A120 west for 25 miles for junction 8 of the M11 for London. Trains run from Kelvedon Station, just 3 miles away, to London Liverpool Street, taking less than an hour. London Stansted Airport is approximately 22 miles away, and can be reached by car taking less than 30 minutes.

Our range of 2, 3, 4 and 5 bedroom homes at Coggeshall are designed to embrace contemporary living with popular features such as open-plan living, stylish fitted kitchens and main bedrooms with en suite.

So, if you're looking for a brand new home built with you in mind, your search ends here!





# The perfect position

## Education for everyone

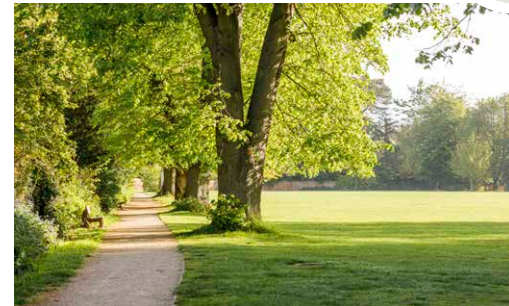
Close to the county's largest church - St Peter ad Vincula - you'll find St Peter's Church of England Pre-School taking toddlers from aged 2 to school-age. It's within the site of St Peter's Church of England Primary School, that caters for pupils aged 5 to 11. Coggeshall also has its own

senior Academy, Honywood School, Ofsted-rated 'good,' for students aged 11 to 16. For further education, both Braintree and Colchester have high schools with sixth form facilities.

**Honywood Academy**  
0.9 miles | 18 mins walk



**The Rec Park**  
0.8 miles | 15 mins walk



**Kelvedon Railway Station**  
3.1 miles | 7 mins drive



**Colchester Zoo**  
7.3 miles | 15 mins drive



**Braintree Village**  
7.8 miles | 18 mins drive



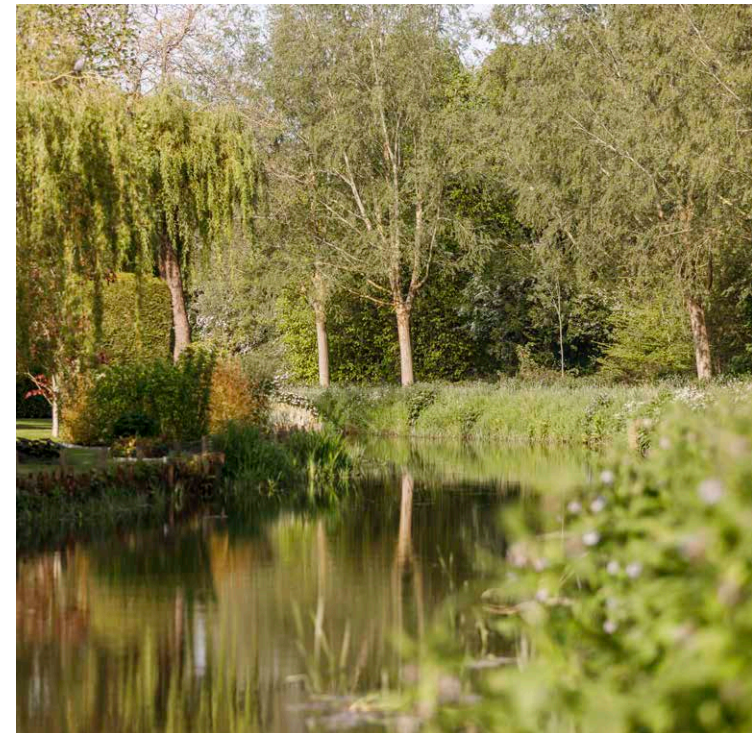
**Empire Theatre**  
8.3 miles | 17 mins drive



**St Peter's C of E Primary School**  
0.5 miles | 10 mins walk



**London Stansted Airport**  
22.5 miles | 33 mins drive





# A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£5.2 million** in local schemes to support the community surrounding your new home in Coggeshall.

“Bovis Homes has invested more than **£5.2 million** towards community schemes”

These schemes include:

Sports and leisure



Allotments



Ecological mitigation



Early years education and childcare



Healthcare



Public open space improvement



Primary education



Secondary education





# Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours - with **Select**.



# Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

## Smooth Move

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

## Home Exchange

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Bovis Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs', you avoid estate agents fees, and there are no price renegotiations late in the day!

## Armed Forces

**TRINITY**

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.



# A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



## Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.



# Coggeshall Mill

Colchester Rd, Coggeshall,

Essex CO6 1RP

01376 748118

## From Colchester

- Follow A12 from Colchester heading west
- At Junction 25, leave A12 to join A120 Colchester Road
- Follow A120 Colchester Rd and bear left onto B1024 Colchester Road
- You will find Coggeshall Mill development on your right

## From Braintree

- Follow A120 Coggeshall Road from Braintree heading east
- Bear right onto West Street
- Follow West Street through Coggeshall to join B1024 Colchester Road
- You will find Coggeshall Mill development on your left



Cover photograph of Coggeshall. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Vistry Central Home Counties region  
Turnford Place, Great Cambridge Road, Broxbourne, Hertfordshire, EN10 6NH. Telephone: 01992 367760

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# Coggeshall Mill

Essex


## 2 bedroom homes

-  The Jasmine
-  The Wisteria

## 3 bedroom homes

-  The Evergreen
-  The Lilac
-  The Sage
-  The Rosemary



## 4 bedroom home

-  The Privet
-  The Blackberry

## 5 bedroom home

-  The Camellia

## Pre-sold homes

-  2 bedroom homes
-  3 bedroom homes

- v visitor space
- bcp bin collection point



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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# The Wisteria

2 bedroom home

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# The Wisteria

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / living / dining area	7.14 x 4.10	23' 5" x 13' 5"
Bedroom 1	4.35 x 3.05	14' 3" x 10' 0"
Bedroom 2	4.47 x 2.65	14' 8" x 8' 8"

ovn	oven	ffzs	fridge freezer space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

## The Wisteria | 2BB FB4020 |

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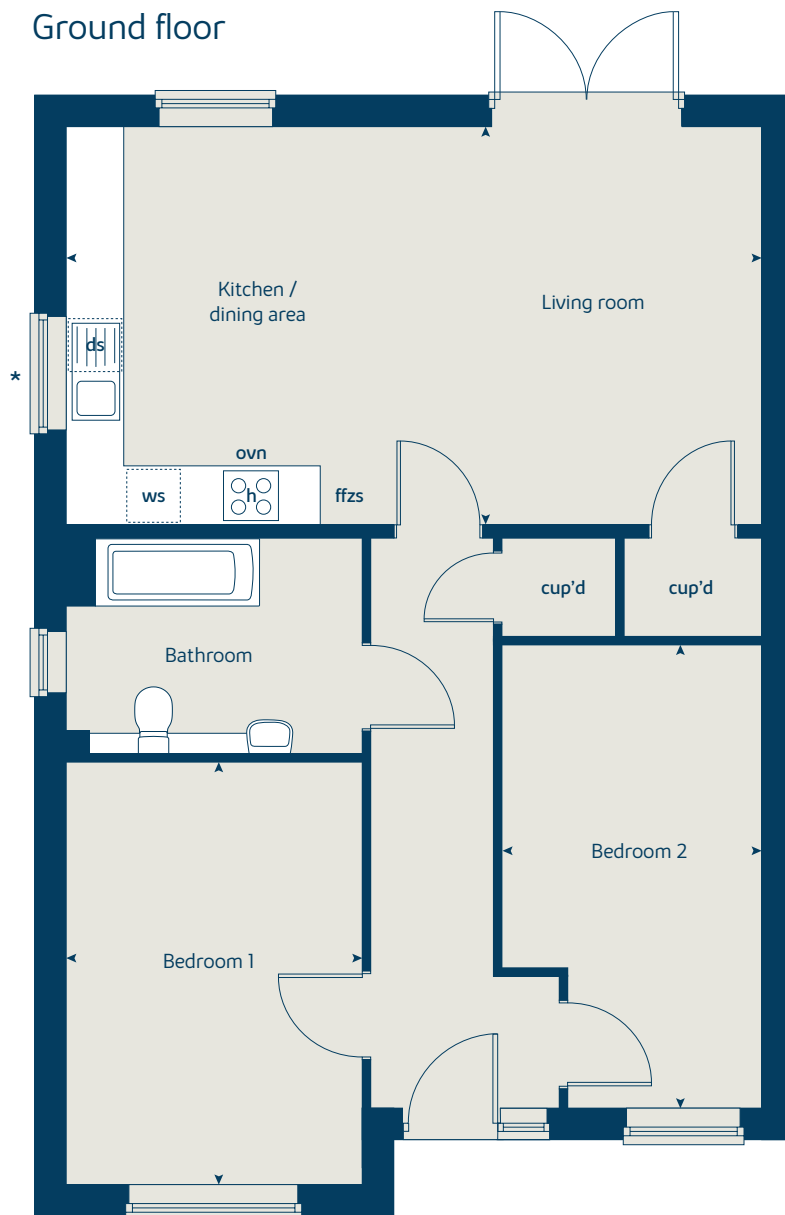
\* Window applies to selected plots only. Please speak to our sales consultant for further details.

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## Ground floor







# The Jasmine

2 bedroom home

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# The Jasmine

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.18 x 3.56	13' 9" x 11' 8"
Sitting room	4.18 x 3.64	13' 9" x 11' 11"

First floor	metres	feet / inches
Bedroom 1	4.18 x 3.58	13' 9" x 11' 9"
Bedroom 2	4.18 x 2.68	13' 9" x 8' 10"

ovn	oven	ldr	larder
h	hob	ffzs	fridge freezer space
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

## The Jasmine | DCRE01 FB4020 |

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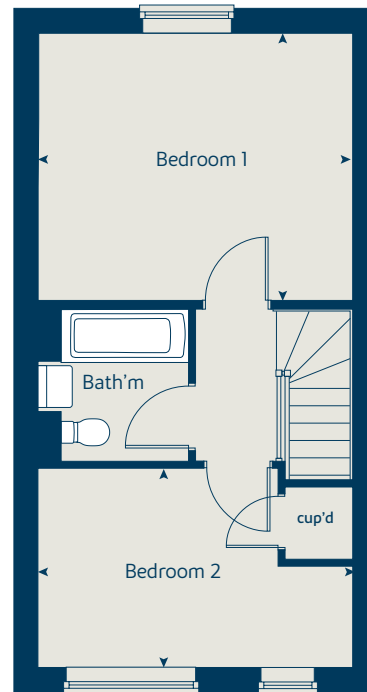
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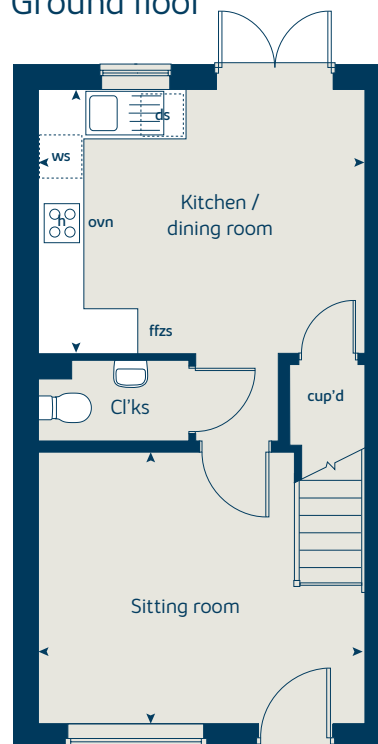
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## First floor



## Ground floor





# The Sage

3 bedroom home

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# The Sage

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / sitting / dining area	8.42 x 5.41	27' 8" x 17' 9"
Bedroom 1	3.93 x 3.73	12' 11" x 12' 3"
Bedroom 2	3.73 x 3.60	12' 3" x 11' 10"
Bedroom 3	3.73 x 3.21	12' 3" x 10' 7"

ovn	oven	ffzs	fridge freezer space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

### The Sage | 3BB FB4020 |

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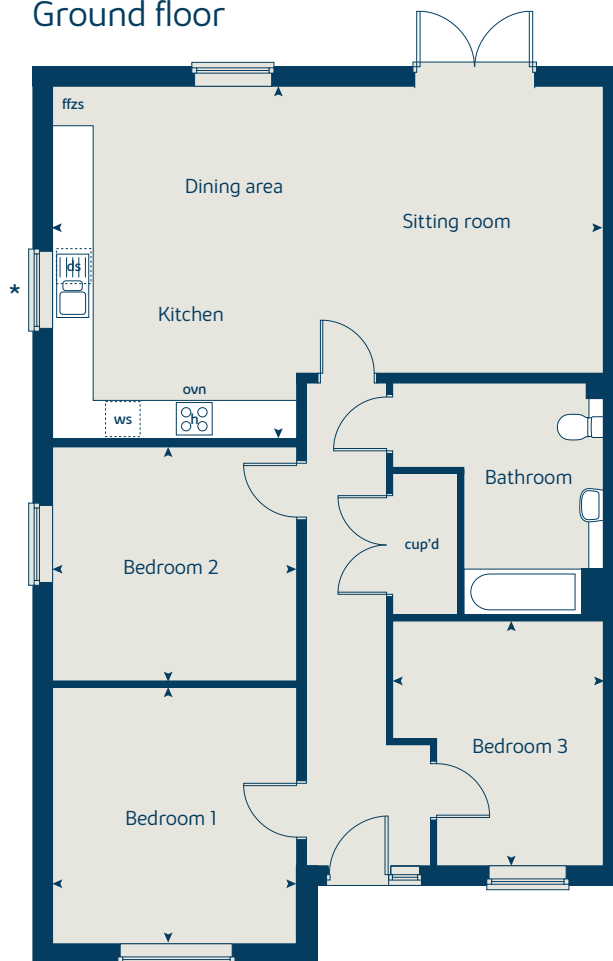
\* Window applies to selected plots only. Please speak to our sales consultant for further details.

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### Ground floor





# The Lilac

3 bedroom home

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# The Lilac

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	3.88 x 3.53	12' 9" x 11' 7"
Sitting room	4.20 x 3.57	13' 9" x 11' 9"

First floor	metres	feet / inches
Bedroom 2	4.70 x 2.54	15' 5" x 8' 4"
Bedroom 3	3.41 x 2.67	11' 2" x 8' 9"
Study	2.02 x 2.00	6' 8" x 6' 7"

Second floor	metres	feet / inches
Bedroom 1	3.80 x 3.68	12' 5" x 12' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

### The Lilac | FB4020 |

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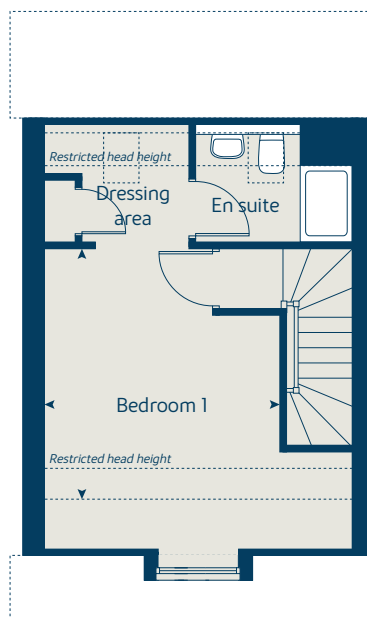
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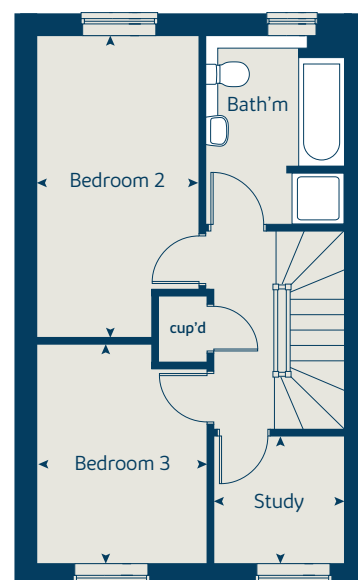
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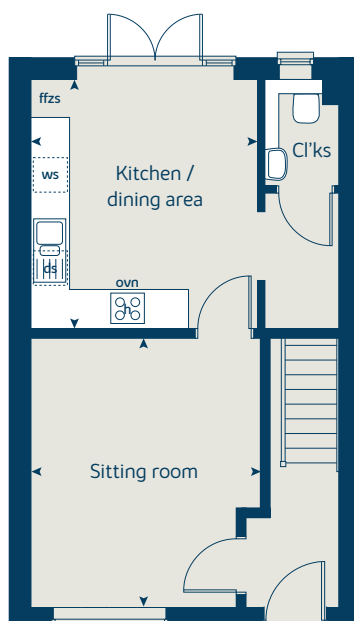
### Second floor



### First floor



### Ground floor







# The Evergreen

3 bedroom home

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# The Evergreen

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	6.49 x 3.04	21' 4" x 10' 0"
Sitting room	5.60 x 3.08	18' 5" x 10' 1"

### First floor

Bedroom 1	3.90 x 3.48	12' 9" x 11' 5"
Bedroom 2	3.41 x 3.13	11' 2" x 10' 3"
Bedroom 3	2.99 x 2.50	9' 10" x 8' 2"

ovn	oven	ffzs	fridge freezer space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

### The Evergreen | FB4020 |

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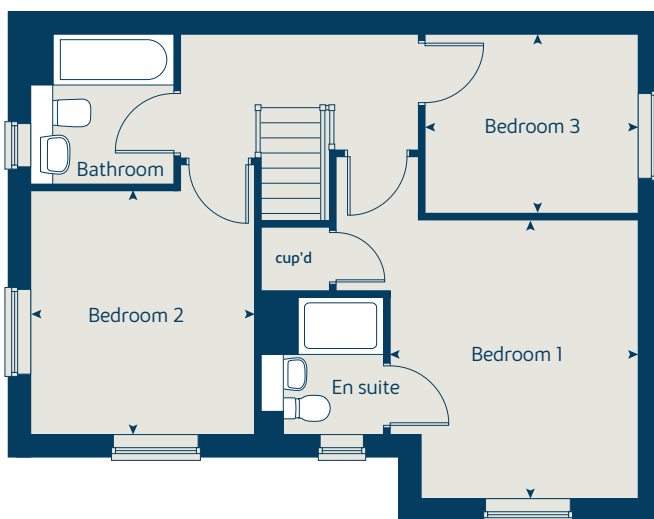
\* Bay window applies to selected plots only. Please speak to our sales consultant for further details.

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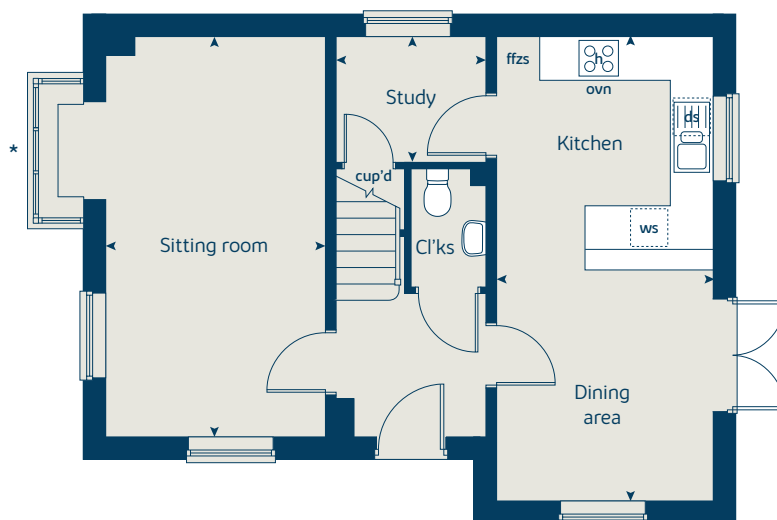
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### First floor



### Ground floor







# The Rosemary

3 bedroom home

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# The Rosemary

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.89 x 3.03	25' 10" x 9' 11"
Sitting room	6.76 x 3.11	22' 2" x 10' 3"

First floor	metres	feet / inches
Bedroom 1	4.17 x 3.14	13' 8" x 10' 4"
Bedroom 2	3.45 x 3.17	11' 4" x 10' 5"
Bedroom 3	3.62 x 3.07	11' 10" x 10' 1"
Study	2.33 x 2.00	7' 8" x 6' 7"

ovn	oven	ws	washing machine space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ffzr	under counter fridge freezer	< >	measuring points

### The Rosemary | FB4020 |

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\* Windows apply to selected plots only. Please speak to our sales consultant for further details.

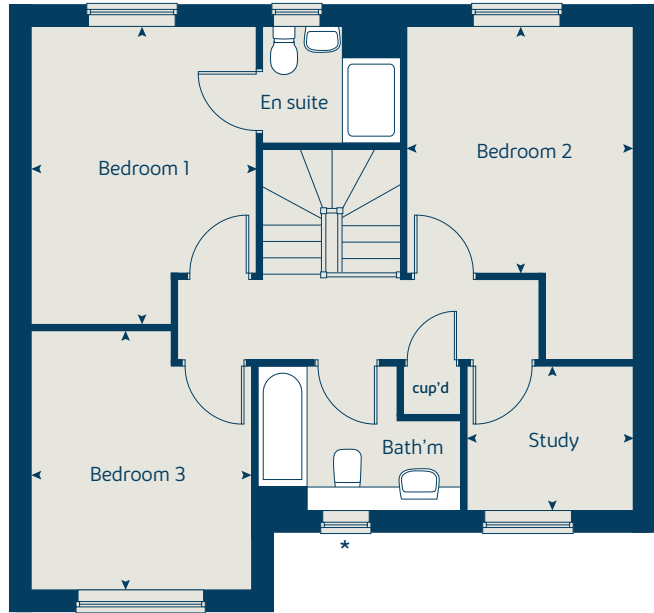
① Alternative layout applies to plot 218 only. Please speak to our sales consultant for further details.

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### First floor



### Ground floor







# The Privet

4 bedroom home

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# The Privet

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	6.09 x 4.17	20' 0" x 13' 8"
Sitting room	5.22 x 3.25	17' 1" x 10' 8"

## First floor

Bedroom 1	4.02 x 2.74	13' 2" x 9' 0"
Bedroom 2	3.90 x 2.52	12' 10" x 8' 3"
Bedroom 3	3.47 x 2.78	11' 5" x 9' 1"
Bedroom 4	3.25 x 2.62	10' 8" x 8' 7"

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

### The Privet | FB4020 |

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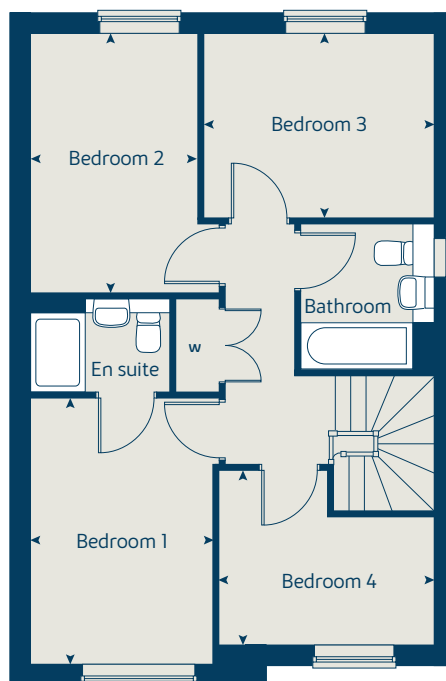
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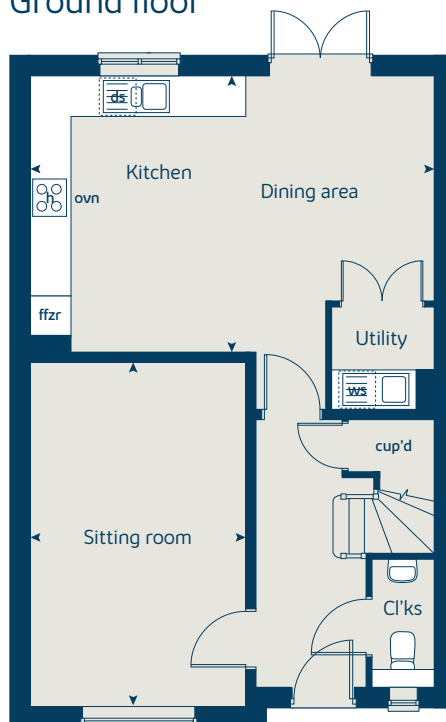
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## First floor



## Ground floor







# The Blackberry

4 bedroom home

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# The Blackberry

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	8.11 x 3.36	26' 7" x 11' 0"
Sitting room	4.56 x 3.49	15' 0" x 11' 5"
Study	2.38 x 2.24	7' 10" x 7' 4"

### First floor

Bedroom 1	4.28 x 3.42	14' 0" x 11' 2"
Bedroom 2	4.13 x 2.77	13' 7" x 9' 1"
Bedroom 3	3.38 x 2.94	11' 1" x 9' 8"
Bedroom 4	3.82 x 2.85	12' 7" x 9' 4"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

### The Blackberry | FB4020 |

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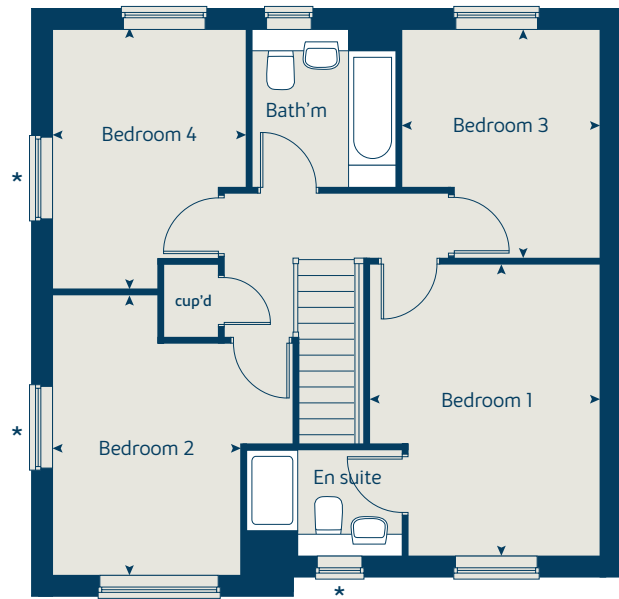
\* Windows apply to selected plots only.  
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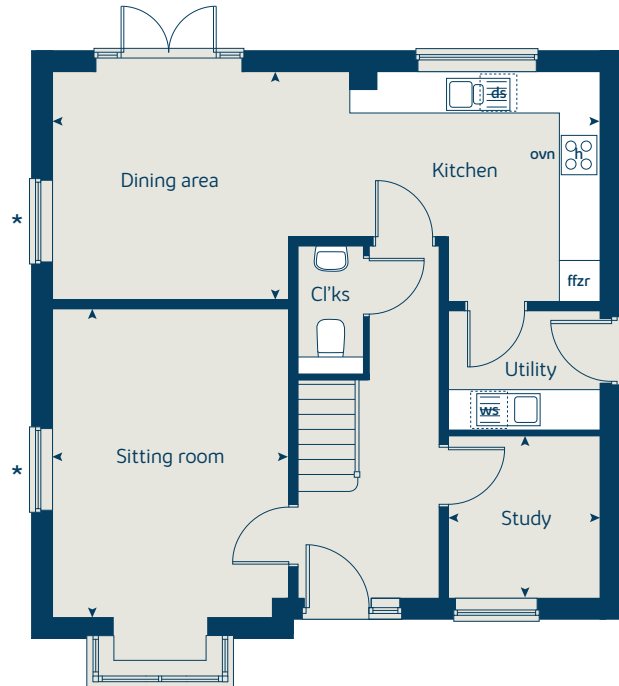
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### First floor



### Ground floor







# The Camellia

5 bedroom home

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# The Camellia

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	8.29 x 4.45	27' 2" x 14' 7"
Sitting room	4.86 x 3.68	15' 11" x 12' 1"
Study	2.40 x 2.32	7' 11" x 7' 7"

First floor	metres	feet / inches
Bedroom 1	3.60 x 3.50	11' 10" x 11' 6"
Bedroom 4	4.20 x 3.02	13' 9" x 9' 11"
Bedroom 5	3.41 x 2.59	11' 2" x 8' 6"

Second floor	metres	feet / inches
Bedroom 2	4.80 x 3.61	15' 9" x 11' 10"
Bedroom 3	4.80 x 3.53	15' 9" x 11' 7"

ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	< >	measuring points

### The Camellia | FB4020 |

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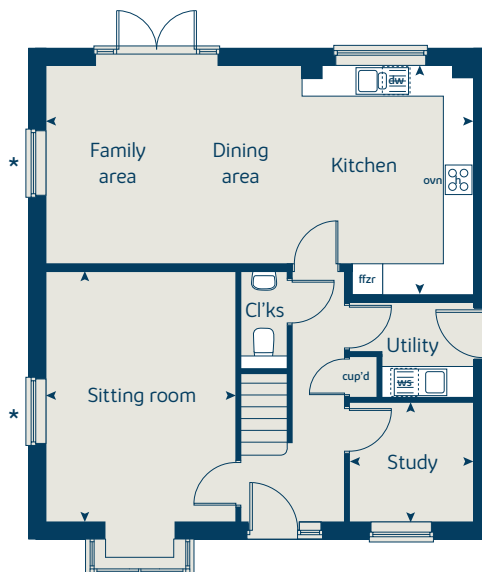
### Second floor



### First floor



### Ground floor







# Coggeshall Mill

Essex

Specification

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# Coggeshall Mill

## Essex

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



### Kitchen

2 bedroom  
The Wisteria  
The Jasmine

3 bedroom  
The Rosemary  
The Sage  
The Evergreen  
The Lilac

4 bedroom  
The Privet  
The Blackberry

5 bedroom  
The Camellia

Choice of Standard fitted kitchen (doors & worktops)	■	■	■	■	■	■	■	■
Choice of Premium fitted kitchen (doors & worktops)								■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■						
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap			■	■	■	■		■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility							■	■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■	■	■	■			
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood							■	■
Bosch (75cm) hob with built-in double high level oven, with glass splashback and stainless steel pyramid chimney hood								■
Pendant light fitting	■	■	■	■	■	■	■	■
Pre-wired for under-unit lighting option	■	■	■	■	■	■	■	
LED under-unit flexible strip lighting								■
Fridge / freezer space	■	■	■	■	■			
Indesit Integrated 50 / 50 fridge freezer						■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	
Indesit Integrated dishwasher								■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■				
Space for washing machine with plumbing and electrics in utility						■	■	■

### Bathrooms and en suite(s)

Ideal Standard contemporary white Concept Air sanitaryware	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■
Handheld hair wash attachment			■	■	■	■		■
Shower over the bath (full height tiling to length and side of bath)	■	■						
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 ensuite			■	■	■	■		■
Second shower en suite to selected bedrooms								■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■	■	■	■		■	■
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*								■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)						■	■	■
Water waste heat recovery system	■	■	■	■	■	■	■	■

### Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■
Chrome plated front door numerals	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■
Internal cottage style pre-primed doors with brass satin finish handles	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■

### General

PV solar panels	■	■	■	■	■	■	■	■
Electric vehicle charging points	■	■	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■
Combined usb/double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■	■	■
TV point to bedroom 1	■	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■	■	■
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)								■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■
Fitted external tap	■	■	■	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction



## So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Bovis Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Bovis Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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