

Chigwell Developments Presents

Small Acres

HATFIELD PEVEREL, CHELMSFORD, ESSEX

Part of the Chigwell Group

An exclusive development of 2, 3 and 4 bedroom bungalows and houses.

About Chigwell Group

Chigwell Group is a multidisciplinary property business with family roots and family values, dedicated to the improvement of peoples living environments, whatever the challenges.

Founded in Essex in 1996 by Dean Flloyd, the company now employs more than 250 people and specialises in property management, repairs, construction, window manufacturing and property development.

Chigwell Developments is the property development division of the Chigwell Group and is well regarded for it bespoke approach to design and place making.

Below are just some of the accreditations Chigwell Group has, which highlights our commitment to excellence.

WELCOME TO

Small Acres

HATFIELD PEVEREL, CHELMSFORD, ESSEX

Chigwell Developments is delighted to introduce Small Acres in Hatfield Peverel. Nestled away from the main road, this landscape-led development offers a harmonious blend of private homes, including a mixture of houses and bungalows. With access via Old School Court, an existing long private drive, Small Acres combines modern living witha peaceful, well-connected setting.



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Local Facilities

Hatfield Peverel is a well-connected village that benefits from a wealth of amenities and strong transport links by both bus and train.

Nearest Bus Stop:
Church Road (east of the site's access point from Old School Court')

Bus Services Provided:
Chelmsford, Heybridge and Maldon

Nearest Train Station:
Hatfield Peverel (0.9 miles)

Train Station Services:
London Liverpool Street & Ipswich





Computer generated image of Plots 19 and 18, for illustrative purposes only.

Site Plan



House Types

Lavenham



A 2-bedroom bungalow, with two parking spaces.

Plots 1 & 2

Hadleigh



A 3-bedroom bungalow with a garage and two parking spaces.

Plots 5 & 6

Nayland



A 4-bedroom detached house, with a garage and up to two parking spaces.

Plots 8 & 9

Melford



A 4-bedroom detached house, with a garage and two parking spaces.

Plot 7

Leiston



A 4-bedroom detached house, with a garage and one parking space.

Plots 10 & 15

Dunwich



A 4-bedroom detached house, with a garage and two parking spaces.

Plot 16

Aldeburgh



A 4-bedroom detached house, with a garage and two parking spaces.

Plot 17

Walberswick



A 3-bedroom detached bungalow, with two parking spaces.

Plots 18 & 19

Yoxford



A 2-bedroom accessible bungalow, which provides disabled parking.

Plot 4

Halesworth



A 3-bedroom accessible bungalow, which provides disabled parking.

Plot 3

Elmswell



A 2-bedroom semi-detached house, with two parking spaces.

Plots 11, 12 & 14

Glemsford



A 3-bedroom semi-detached house with two parking spaces.

Plot 13

Lavenham

TWO BEDROOM SEMI-DETACHED BUNGALOW



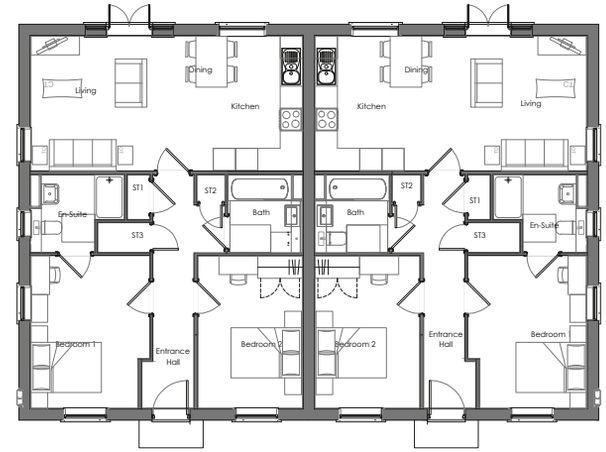
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Plots 1 & 2

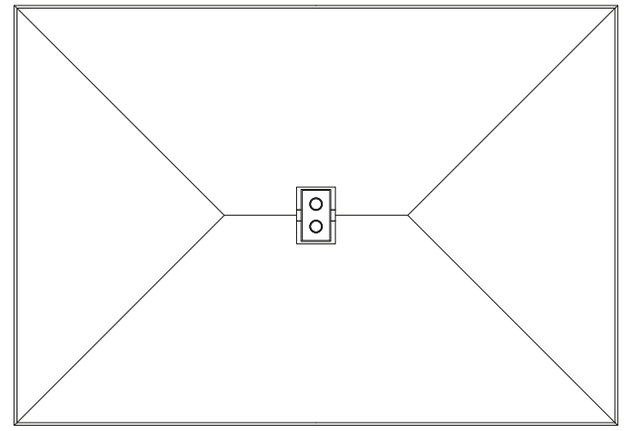
Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
1	Lavenham	Bungalow	2	782	2	-
2	Lavenham	Bungalow	2	782	2	-

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



Roof Plan



Ground Floor

Living / Kitchen

7.32m x 3.63m

Bedroom 1

3.20m x 4.11m

Bedroom 2

2.81m x 4.10m

Hadleigh

THREE BEDROOM DETACHED BUNGALOW

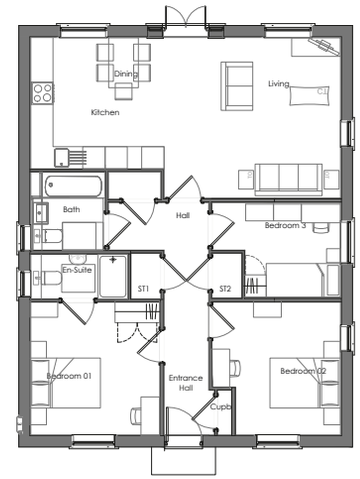


Plots 5 & 6

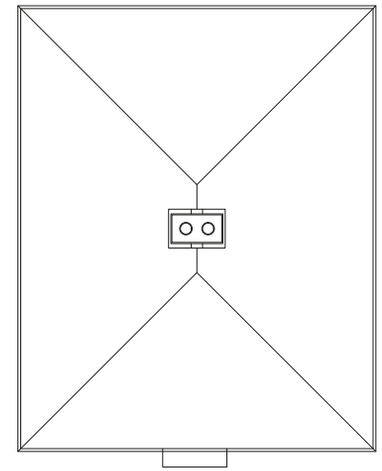
Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
5	Hadleigh	Bungalow	3	966	2	1
6	Hadleigh	Bungalow	3	966	2	1

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



Roof Plan



Ground Floor

Living / Kitchen
8.34m x 4.33m

Bedroom 1
3.47m x 3.57m

Bedroom 2
3.46m x 3.57m

Bedroom 3
2.58m x 3.57m

Nayland

FOUR BEDROOM DETACHED HOUSE

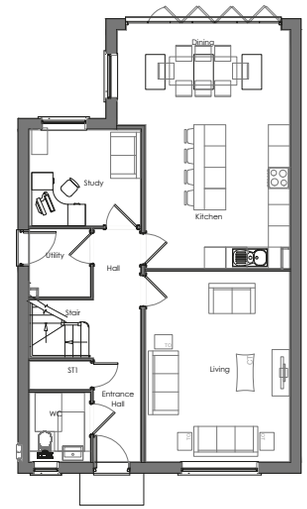


Plots 8 & 9

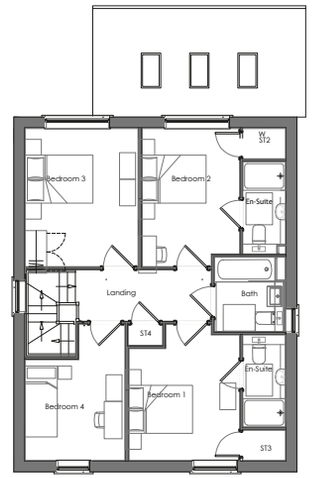
Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
8	Nayland	House	4	1606	2	1
9	Nayland	House	4	1606	2	1

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



First Floor



Ground Floor

Kitchen / Dining
4.85m x 6.72m

Study
3.12m x 2.70m

Utility
1.71m x 1.92m

Living
4.06m x 5.36m

First Floor

Bedroom 1
3.12m x 3.54m

Bedroom 2
2.75m x 3.89m

Bedroom 3
3.17m x 3.89m

Bedroom 4
2.81m x 2.84m

Melford

FOUR BEDROOM DETACHED HOUSE

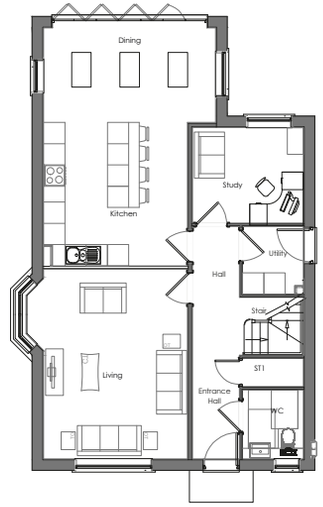


Plot 7

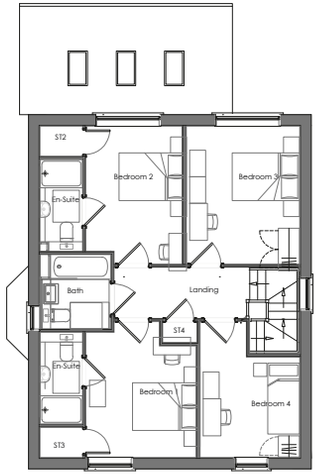
Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
7	Melford	House	4	1606	2	1

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



First Floor



Ground Floor

Kitchen / Dining
4.85m x 6.72m

Study
3.12m x 2.70m

Utility
1.71m x 1.92m

Living
4.53m x 5.36m

First Floor

Bedroom 1
3.12m x 3.54m

Bedroom 2
2.75m x 3.89m

Bedroom 3
3.17m x 3.89m

Bedroom 4
2.81m x 2.84m

Leiston

FOUR BEDROOM DETACHED HOUSE



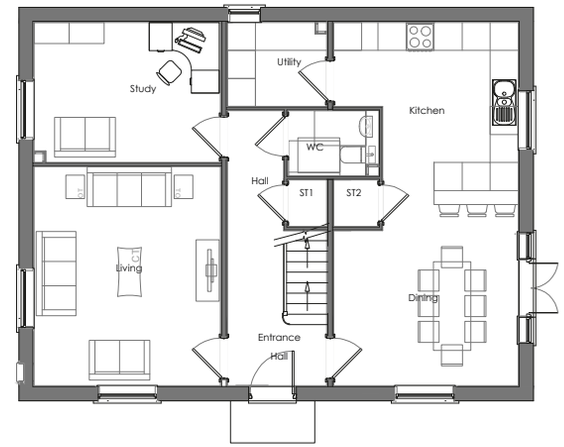
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Plots 10 & 15

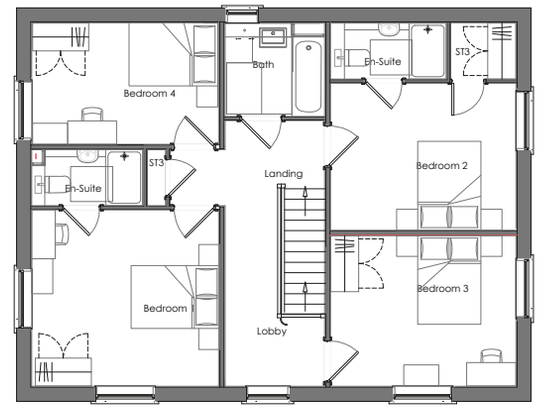
Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
10	Leiston	House	4	1731	1	1
15	Leiston	House	4	1731	1	1

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



First Floor



Ground Floor

Kitchen / Dining
3.95m x 7.78m

Study
3.99m x 3.00m

Utility
2.13m x 1.80m

Living
3.99m x 4.69m

First Floor

Bedroom 1
4.00m x 3.78m

Bedroom 2
3.97m x 3.15m

Bedroom 3
3.97m x 3.22m

Bedroom 4
4.00m x 2.60m

Dunwich

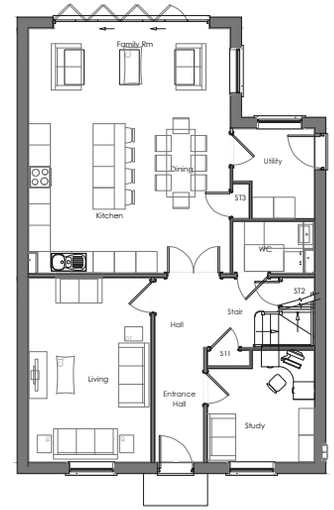
FOUR BEDROOM DETACHED HOUSE



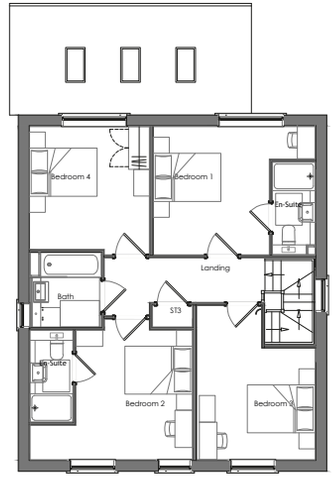
Plot 16

Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
16	Dunwich	House	4	1795	2	1

Ground Floor Plan



First Floor



Ground Floor

Kitchen / Family Room
5.64m x 6.86m

Living Room
3.41m x 5.16m

Study
2.99m x 3.13m

Utility
2.27m x 2.52m

First Floor

Bedroom 1
4.00m x 3.78m

Bedroom 2
3.97m x 3.15m

Bedroom 3
3.97m x 3.22m

Bedroom 4
4.00m x 2.60m

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Aldeburgh

FOUR BEDROOM DETACHED HOUSE

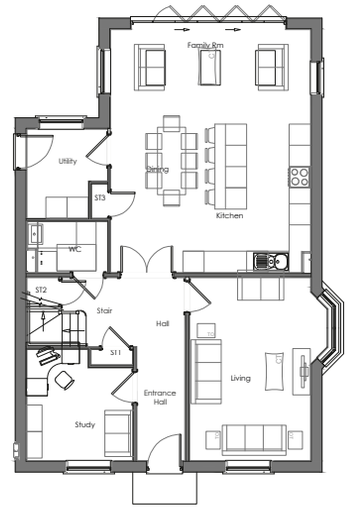


Plot 17

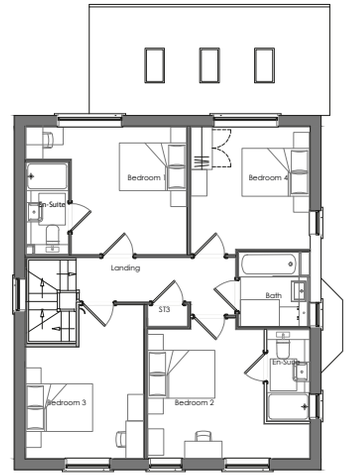
Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
17	Aldeburgh	House	4	1795	2	1

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



First Floor



Ground Floor

Kitchen / Family Room
5.64m x 6.86m

Living Room
3.41m x 5.16m

Study
2.99m x 3.13m

Utility
2.27m x 2.52m

First Floor

Bedroom 1
3.25m x 3.60m

Bedroom 2
3.28m x 3.64m

Bedroom 3
3.32m x 4.33m

Bedroom 4
3.35m x 3.60m

Walberswick

THREE BEDROOM DETACHED BUNGALOW



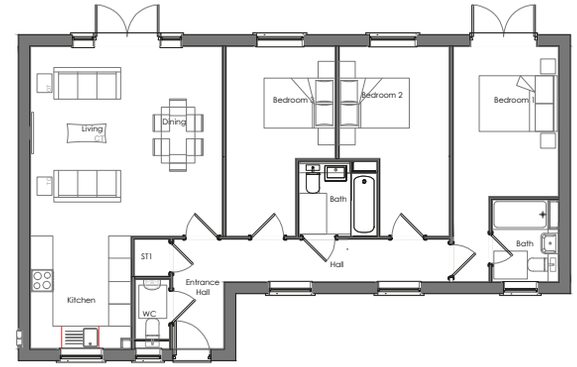
Computer generated image for illustrative purposes only.

Plots 18 & 19

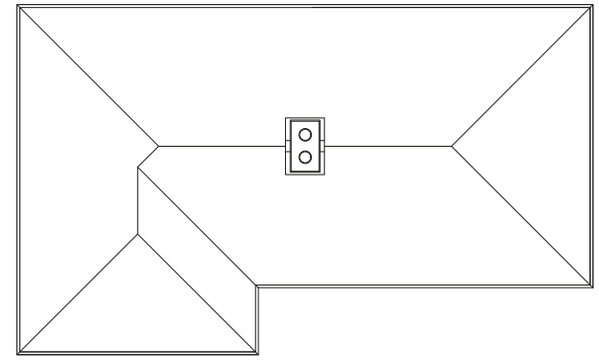
Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
18	Walberswick	Bungalow	3	1053	2	-
19	Walberswick	Bungalow	3	1053	2	-

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



Roof Plan



Ground Floor

Living / Dining
5.64m x 6.86m

Kitchen
2.99m x 3.13m

Bedroom 1
4.03m x 2.82m

Bedroom 2
2.95m x 5.09m

Bedroom 3
2.92m x 5.09m

Yoxford

TWO BEDROOM SEMI-DETACHED BUNGALOW



Computer generated image for illustrative purposes only.

Plot 4

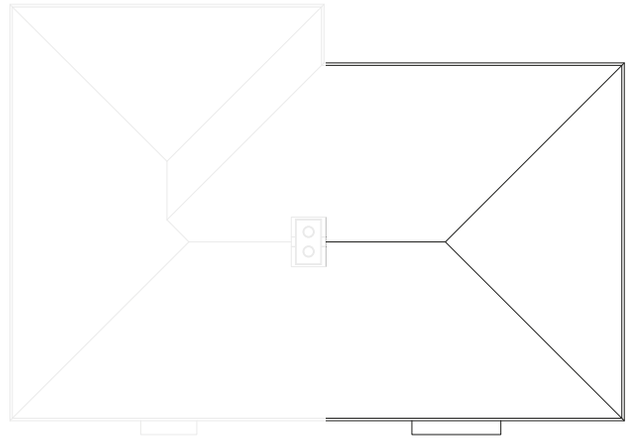
Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
4	Yoxford	Bungalow	2	918	2	-

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



Roof Plan



Ground Floor

Living / Dining
5.52m x 3.62m

Kitchen
2.45m x 4.00m

Bedroom 1
3.24m x 4.80m

Bedroom 2
3.24m x 4.80m

Halesworth

THREE BEDROOM SEMI-DETACHED BUNGALOW



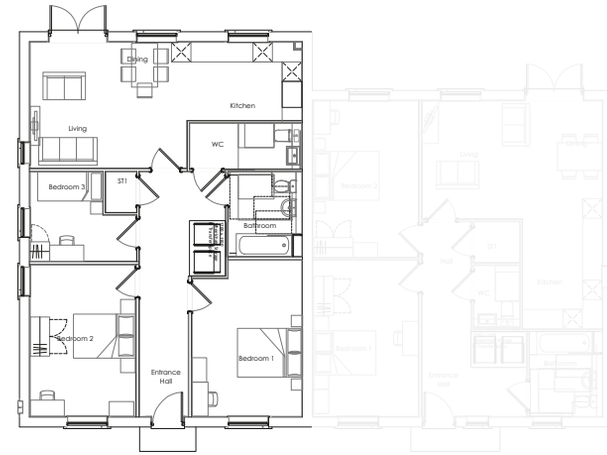
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Plot 3

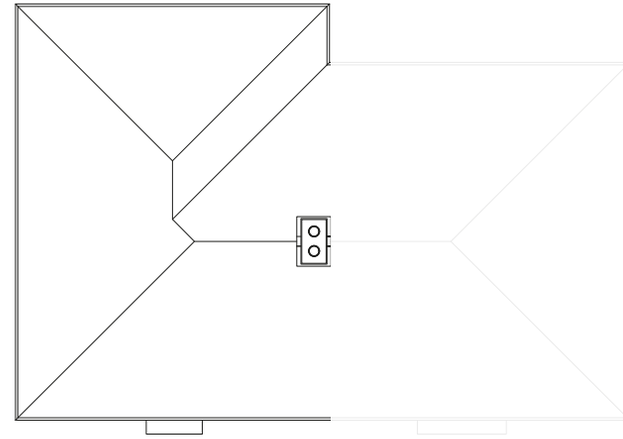
Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
3	Halesworth	Bungalow	3	1032	2	-

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



Roof Plan



Ground Floor

Living / Dining
4.81m x 3.86m

Kitchen
4.00m x 2.40m

Bedroom 1
3.37m x 4.80m

Bedroom 2
3.24m x 4.65m

Bedroom 3
3.27m x 2.75m

Elmswell

TWO BEDROOM SEMI-DETACHED HOUSE



Plots 11, 12 & 14

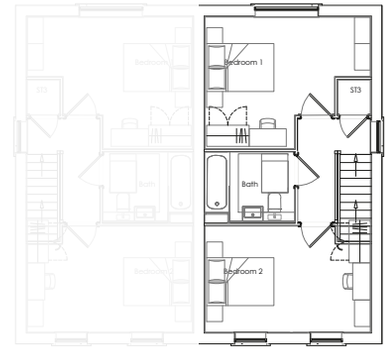
Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
11	Elmswell	House	2	885	2	-
12	Elmswell	House	2	885	2	-
14	Elmswell	House	2	885	2	-

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Ground Floor Plan



First Floor



Ground Floor

Living / Dining

4.67m x 4.18m

Kitchen

2.40m x 3.15m

First Floor

Bedroom 1

4.67m x 3.73m

Bedroom 2

4.67m x 3.00m

Glemsford

THREE BEDROOM SEMI-DETACHED HOUSE



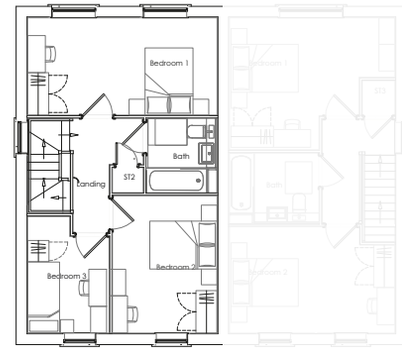
Plot 13

Plot	Name	Type	Beds	Ft2	Parking Spaces	Garage
13	Glemsford	House	3	1036	2	-

Ground Floor Plan



First Floor



Ground Floor

Living / Dining

5.35m x 4.18m

Kitchen

2.40m x 4.64m

First Floor

Bedroom 1

5.35m x 2.75m

Bedroom 2

2.96m x 3.88m

Bedroom 3

2.30m x 3.30m

Note: Floor plans NOT to scale and dimensions are approximate, subject to final construction and shape.

Internal Specifications

Note: This specification list is indicative, and some items may be subject to change.

Internal Finishes	
Walls	Dulux Trade Supermatt Emulsion Colour ‘Pure White’.
Ceilings	Dulux Trade Supermatt Emulsion Colour ‘Pure White’.
Flooring	Amtico First & Cormar Carpets Primo Grande.
Doors	
Internal Doors	Vertical 5 Panel Moulded 44mm, finished in Dulux ‘Pure White Satinwood’.
Kitchens & Applicances	
Hob Splashback	Stainless Steel Splashback.
Cabinet Lighting	1.25kw LED square cabinet lighting to wall units. (To be set out by kitchen supplier).
Induction Hob	Bosch Series 2 Induction Hob 60cm Surface mount without frame.
Integrated Oven	Bosch Series 2 Built in Oven 60cm x 60cm Black.
Integrated Microwave Oven	Bosch Series 4 Built in Microwave Oven Black.
Integrated Canopy Hood	Bosch Series 2 Canopy Cooker Hood 53cm Anthacite.
Integrated Fridge Freezer	Bosch Series 2 Built-in fridge-freezer with freezer at bottom 177.2 x 54.1cm flat hinge.
Integrated Dishwasher	Bosch Series 2 Fully-integrated dishwasher 60cm.
Integrated Washing Machine	Bosch Series 6 Built-in washing machine, 8kg, 1400RPM, included in Plots 1, 2, 5, 6, 18 and 19.
Freestanding Washing Machine	Bosch Series 4 Freestanding washing machine, 8kg, 1400RPM, included in Plots 7, 8, 9, 10, 16 and 17.
Freestanding Tumble Dryer	Bosch Series 4 Condenser tumble dryer, 8kg, included in Plots 7, 8, 9, 10, 16 and 17.
Bathrooms - WC	
Wall Tiling	Generally half-height tiling to all walls - Brushed Steel sqaure edge trim to all exposed edges. All window Cills to be tiled. Tiles to be laid landscape. Off white grout colour . 2mm.
Basin	Vitra S20 basin 450mm white with one tap hole. Vitra S20 lg semi pedestal OR Vitra S20 450mm semi recessed basin white with one tap hole.
Basin Tap	Vado Origins Slimline Mono Basin Mixer Knurled with Universal Basin Waste.
Toilet Pan	Vitra S20 wall hung WC pan. Vitra S20 soft close seat.
Cistern & Flush Plate	VitrA V-Fix Prime 820mm Frame for Wall Hung Toilets with Dual Flush Cistern. VitrA Loop Square Dual Flush Plate - Chrome (Fixed Horizontally).
Flooring	Amtico First (Colour to be agreed).
Main Bathroom	
Wall Tiling	Same as WC, generally half-height tiling. Fully tiled to bath where shower over bath & half height where separate shower cubicles in bathroom. Fully tiled to shower where separate cubile (not shower over bath). Brushed Steel square edge tile trim to all exposed edges 600 x 300.
Basin	Vitra S20 550mm Semi Recessed basin white with one tap hole.
Basin Tap	Vado Origins Slimline Mono Basin Mixer Knurled with Universal Basin Waste.
Toilet Pan	Vitra S20 wall hung WC pan. Vitra S20 soft close seat.
Cistern & Flush Plate	VitrA V-Fix Prime 820mm Frame for Wall Hung Toilets with Dual Flush Cistern. VitrA Loop Square Dual Flush Plate - Chrome (Fixed Horizontally).
Bath/Bath Panel	Kaldewei Eurowa Bath 1700 x 700. THe Kaldewei Eurowa 5039 bath leg set. Mission Linear 1700 Front Panel High Gloss White.
Bath Shower Mixer	Vado Concealed Part For Two Outlet 148D thermostatic valve. Vado Photon Two Outlet Trim for 148d/2 Thermostatic Valve, Chrome.
Bath Shower Rail	Vado Life Wall Outlet CP. Vado Nebula Round Multi Function Slide Rail Kit.

Internal Specifications

Note: This specification list is indicative, and some items may be subject to change.

Main Bathroom (Continued)	
Bath Screen	Merlyn 1500 x 800mm x 6mm toughened safety glass frameless square screen.
Mirror	Made to measure mirror above half height basin and pan boxing. In the event of a window being above the boxing mirror to be reduced in size accordingly.
Flooring	Amtico First - Colour to be agreed.
Towel Rail	Towelrad Pisa Ladder Rail Straight Chrome 500mm x 800mm. Setting out as per bathroom drawing.
En-Suite	
Wall Tiling	Generally half height tiling to all walls. Tiles - Brushed Steel Square edge trim to all exposed edges, tiles to be laid landscape. Off white grout colour / 2mm. Fully tiled shower cubicle. Brushed steel square edge tile trim to all exposed edges. 600 x 300 - colour to be confirmed.
Basin	Vitra S20 basin 450mm white with one tap hole. Vitra S20 lg semi pedestal OR Vitra S20 450mm semi recessed basin white with one tap hole.
Basin Tap	Vado Origins Slimline Mono Basin Mixer Knurled with Universal Basin Waste.
Toilet Pan	Vitra S20 wall hung WC pan. Vitra S20 soft close seat.
Cistern & Flush Plate	VitrA V-Fix Prime 820mm Frame for Wall Hung Toilets with Dual Flush Cistern. VitrA Loop Square Dual Flush Plate - Chrome (Fixed Horizontally).
Shower Tray	MX Group Elements Flat Top 1200mm x 800mm stone resin shower tray for Plots 1, 2, 5, 6, 7, 8, 9, 10,15, 16 and 17 OR MX Group Elements Flat Top 1500mm x 800mm stone resin shower tray for Plots 18 and 19.
Shower Screen	Scudo Athena inline hinged door 1200mm, for Plots 1, 2, 5, 6, 7, 8, 9, 10, 15, 16 and 17 OR Scudo Momentum Sliding wetroom 1500mm for Plots 18 and 19.
Shower Mixer Valve	Vado Concealed Part For One Outlet thermostatic valve. Vado Photon One Outlet Trim for 148d Thermostatic Valve, Chrome.
Shower Rail	Vado Life Wall Outlet CP. Vado Nebula Round Multi Function Slide Rail Kit.
Mirror	Made to measure mirror above half height basin and pan boxing. In the event of a window being above the boxing mirror to be reduced in size accordingly.
Flooring	Amtico First - Colour to be agreed.
Towel Rail	Towelrad Pisa Ladder Rail Straight Chrome 500mm x 800mm. Setting out as per bathroom drawing.



Computer generated image of Plot 10, for illustrative purposes only.


C
G