



NAYLAND
PLACE

HARPERS HILL NAYLAND



arbora
HOMES

Arbora Homes and Chewton Rose are proud to present
a collection of five beautiful 2, 3 and 4 bedroom new homes
in the desirable village of Nayland, near Colchester.



A combination of expertly-crafted new properties, blended with an enviable setting in a beautiful, affluent and well-connected village, makes Nayland Place a fantastic choice for a range of lifestyles.



AN EXCEPTIONAL NEW SELECTION OF

Arbora Homes and Chewton Rose are delighted to present an exceptional new collection of three immaculately-constructed detached houses and two luxury bungalows in Nayland – a hugely desirable village set amongst some of the most picturesque countryside the region has to offer. Surrounded by wide-open skies and beautiful scenery, Nayland is a renowned location that enjoys an idyllic feel, whilst offering excellent connections to Colchester and Sudbury, the rest of Essex, Suffolk and London.

BEAUTIFUL HOUSES AND BUNGALOWS

An expertly-planned collection on Harpers Hill, Nayland Place will put residents in an enviable position within one of the most sought-after semi-rural villages in this part of Suffolk – yet is within reach of convenient nearby travel links. Combining superior craftsmanship, impressive specifications and traditionally-inspired materials – alongside an array of attractive features and elegant finishing touches – these impressive new homes will offer a superb balance of classic character and modern practicality – and will suit a range of different lifestyles.

PLOT ONE



This exquisite two-bedroom bungalow, guarded by a mature oak tree nearby, offers modern, well-lit living spaces with clean lines and high-quality finishes at every turn. The sheltered silk-grey front door, opens on to a generous entrance hall, from where you have access to everything you need on a single level.

The principal bedroom is well-proportioned, featuring a wide bay window allowing light to fill the space, and is complemented by a beautifully-tiled en-suite shower room with contemporary ironware and fittings. The second bedroom – perfect for guests or family – features dual-aspect windows, again making the most of natural light, while across the hall you'll find the luxury main bathroom, complete with sleek, modern sanitaryware.

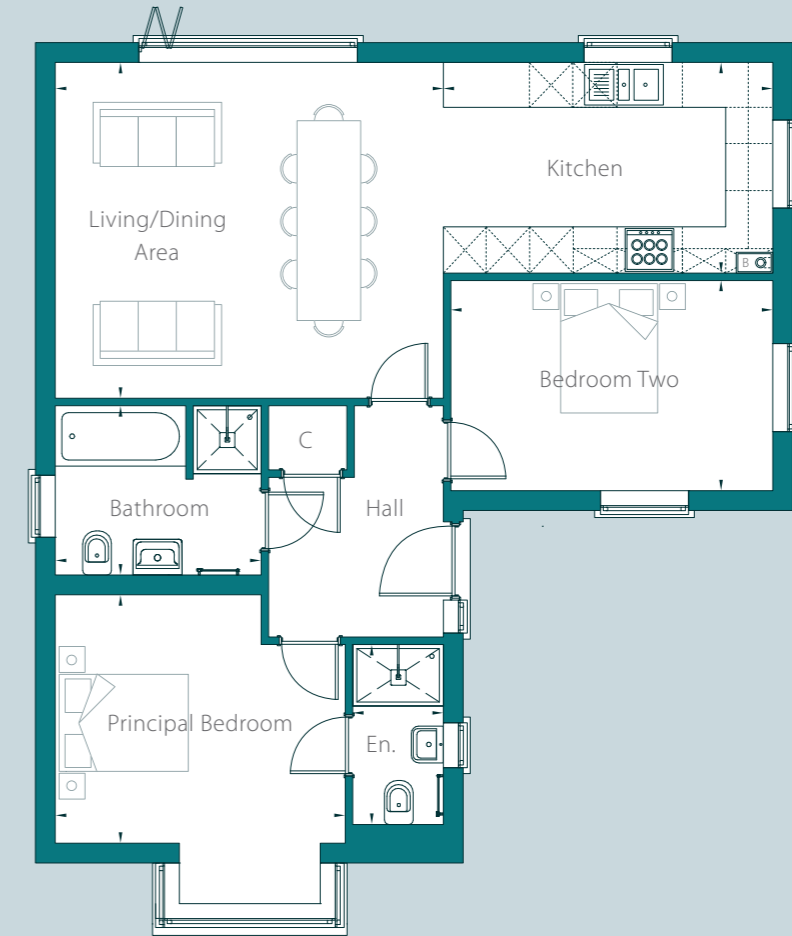
A neat and convenient hallway cupboard is ideal for hiding away coats, shoes and domestic items.

The focal point of the home, however, has to be the spacious kitchen/living/dining area, where you will be able to move effortlessly from the stylish preparation and cooking area – fitted with a range of quality branded appliances – to the broad relaxation space, making this the ideal area for gatherings and peaceful meals alike. A section of folding glazed doors at the rear open out onto the landscaped garden giving the room a bright, airy feel, whatever the season.

This exceptional bungalow also features a detached garage and off-road parking for two cars.

AC Airing Cupboard B Boiler C Cupboard Ckls Cloakroom En En-Suite RL Roof-light Window

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Measurements

Kitchen	4450 x 2855mm	14'7" x 9'4"
Living/Dining	5298 x 4590mm	17'5" x 15'1"
Principal Bedroom	3943 x 3328mm	12'11" x 10'11"
En-Suite	2678 x 1205mm	8'9" x 3'11"
Bedroom Two	4350 x 2855mm	14'3" x 9'4"
Bathroom	2765 x 2480mm	9'1" x 8'2"

Measurements are approximate only and could be up to +/- 100mm ▶ Indicates positions where approximate measurements are taken from.

PLOT TWO



Designed for both style and convenience, this attractive bungalow delivers everything required for modern lifestyles on a single floor, set in exceptional surroundings for relaxed countryside living.

The most breathtaking aspect of this thoughtfully-designed home is the open-plan living/kitchen/dining area to the rear of the house, where a broad section of glazed bi-folding doors opens out onto the south-facing garden. This is the perfect space to enjoy alfresco meals on warm summer evenings and the first rays of sunlight on a white landscape in winter. Large enough both for a social gathering or for stretching out your legs to relax, the space allows a free-flow of interaction between the sitting area and the beautifully-appointed kitchen, where you'll find a range of the very latest appliances and fittings. To the front of the house, the principal bedroom features a bright bay window for natural light, and benefits from a stylish en-suite shower room. The well-proportioned entrance hall also gives access to a sleek main bathroom fitted with high-quality Roca sanitaryware, the second bedroom, and a convenient cupboard to keep coats, shoes and domestic items out of sight.

Externally, the home is finished in a combination of attractive Weinerberger bricks and graceful white timber fascia boards – with a modern silk grey door sheltered by a distinctive awning. Set in a spacious garden plot, with wide paved and turfed areas, this bungalow is further complemented by an integrated garage and off-road parking for two cars.

AC Airing Cupboard **B** Boiler **C** Cupboard **Clks** Cloakroom **En** En-Suite **RL** Roof-light Window

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Bathroom	2765 x 2480mm	9'1" x 8'2"

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PLOT THREE



Occupying a generous corner plot, flanked by established hedgerows and attractive mature trees, this impressive four-bedroom family home enjoys a wide range of well-proportioned spaces to accommodate a range of activities and a balanced, modern lifestyle.

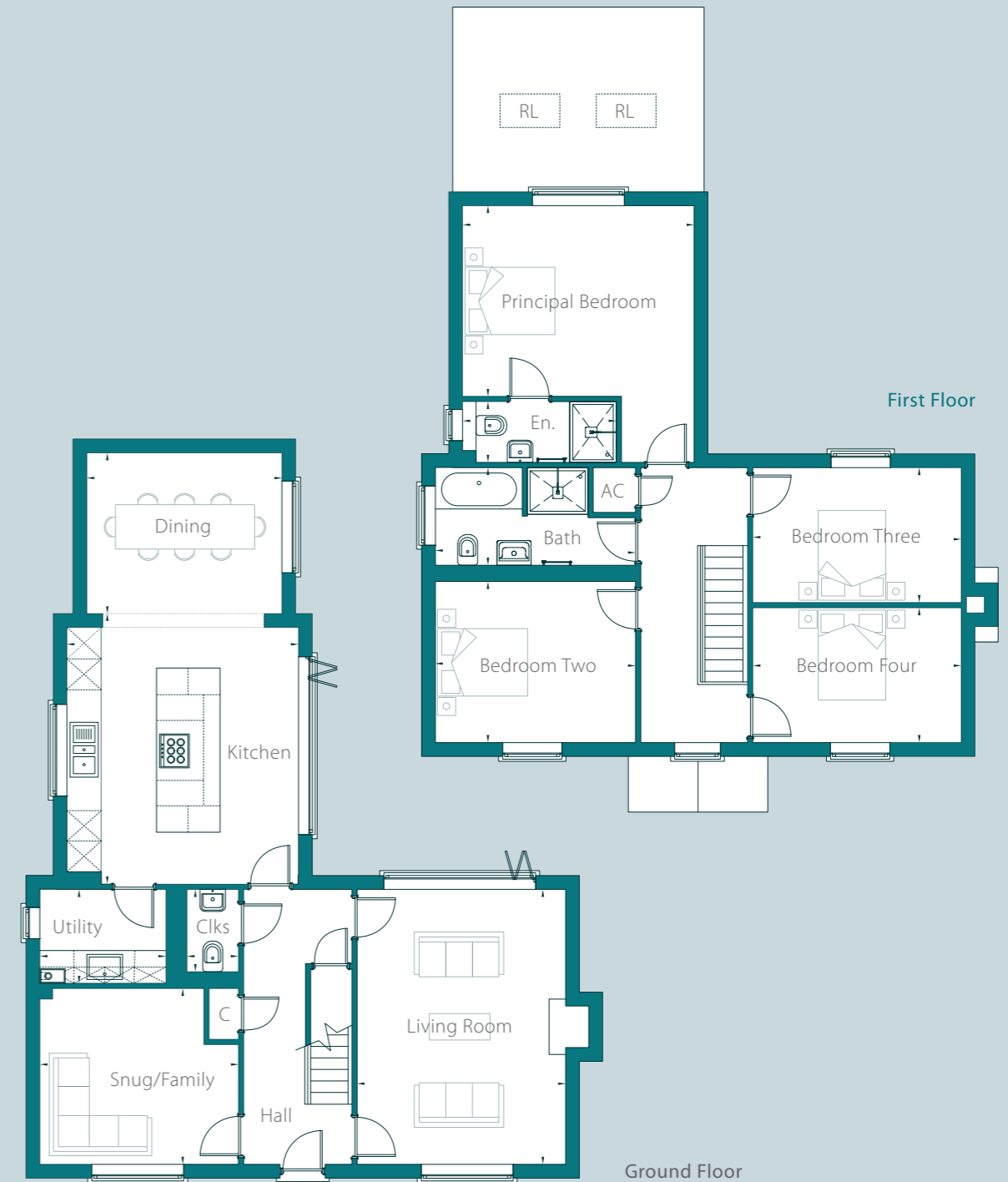
Upon entering, you will be immediately drawn to the spacious living room, where a broad window and a wide section of glazed folding doors at either end of the room allow natural light to fill the space. With enough room for a variety of seating arrangements, and a working hearth with a characterful wood burner, this is an inviting place to gather whatever the time of year. On the opposite side of the hall is a 'snug' room – a flexible space ideal for use as a games room, home office, personal study or playroom for younger children.

The hallway gives access to two handy storage cupboards and a downstairs cloakroom before opening onto the outstanding kitchen and dining area. Characterised by a stunning cooking and preparation island, and fitted with the very latest in quality appliances, the kitchen is also bathed in natural light by a wall of sliding bi-fold doors. On a warm day, opening both these doors and those in the living room will combine with the broad patio and lawn areas to create an incredible, seamless indoor/outdoor atmosphere – ideal for family gatherings and social occasions. Your eyes are also naturally led beyond the kitchen to the dining area, where twin velux windows in the ceiling enhance the sense of light and space. To the side of the kitchen, you'll find a handy utility room for convenience. Upstairs, the landing area leads to the principal bedroom, complemented by a well-appointed en-suite shower room. Three further double bedrooms and an outstanding contemporary bathroom – featuring the latest modern sanitaryware – complete this magnificent family residence.

Plot Three also comes with a detached double-garage and off-road driveway parking.

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	Ground Floor		First Floor	
Kitchen	5023 x 4510mm	16'6" x 14'10"	Principal Bedroom	4510 x 3717mm 14'10" x 12'2"
Living Room	5415 x 4083mm	17'9" x 13'5"	En-Suite	2971 x 1180mm 9'9" x 3'10"
Dining Area	3835 x 3135mm	12'7" x 10'3"	Bedroom Two	3941 x 3143mm 12'11" x 10'4"
Snug / Family	3912 x 3410mm	12'10" x 11'2"	Bedroom Three	4101 x 2636mm 13'5" x 8'8"
Utility Room	2757 x 1826mm	9'1" x 6'0"	Bedroom Four	4101 x 2636mm 13'5" x 8'8"
Cloakroom	1826 x 1005mm	6'0" x 3'4"	Bathroom	3961 x 2116mm 13'0" x 6'11"

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PLOT FOUR



The first thing you will notice about this sensational family home is the sense of space. The substantially-proportioned hospitality, dining and kitchen area leads effortlessly from one space to the other, bringing a unity to the home and providing deep sightlines that lead you naturally through the wide section of bi-fold glazed doors and out into the garden. Established trees on the far boundary add to the character and charm of this well-considered plot and, being north-facing, they will always leave your garden open to the sunlight, whatever the time of day.

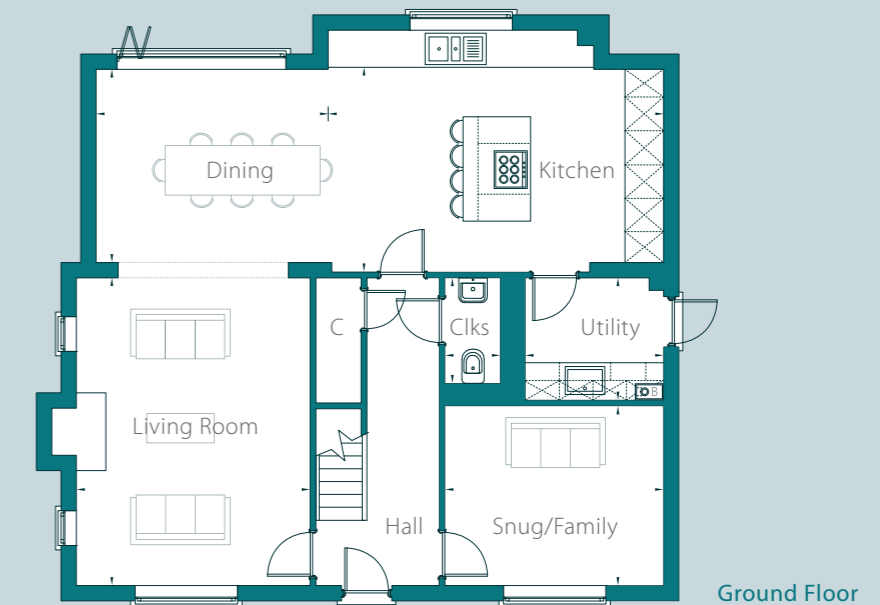
With light coming into the room from three sides, the living room is a flexible area with plenty of space for a variety of seating arrangements, and features an attractive wood-burner in a working hearth. The dining area acts as a focal point for the house, and will be the ideal place for greeting, talking and laughing together with friends and family, who will all be impressed by the style and scope of the beautifully-planned kitchen space. Defined by the distinctive cooking and serving island with room for multiple stools at its breakfast bar, the kitchen also benefits from extensive preparation surfaces either side of the sink, as well as an additional oven and vast amounts of storage. The kitchen, and adjoining utility room with outdoor access, come equipped with a range of the latest modern appliances, fixtures and fittings. Also downstairs, you'll find an extra recreation room that will make an impressive home office or games room, study, playroom for younger children or even a home cinema.

Upstairs features three well-proportioned double bedrooms and a principal bedroom complemented by a stylish en-suite shower room. The main family bathroom is beautifully appointed with contemporary-styled Roca sanitaryware.

Plot Four features a detached double-garage and off-road driveway parking for convenience.

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom En En-Suite RL Roof-light Window

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Ground Floor			First Floor		
Kitchen	5863 x 3560mm	19'3" x 11'8"	Principal Bedroom	4628 x 4240mm	15'2" x 13'11"
Living Room	5410 x 4108mm	17'9" x 13'6"	En-Suite	2819 x 1193mm	9'3" x 3'11"
Dining Area	4110 x 3360mm	13'6" x 11'0"	Bedroom Two	4101 x 3143mm	13'5" x 10'4"
Snug / Family	3808 x 3140mm	12'6" x 10'4"	Bedroom Three	4102 x 2633mm	13'5" x 8'8"
Utility Room	2708 x 2121mm	8'11" x 7'0"	Bedroom Four	4102 x 2633mm	13'5" x 8'8"
Cloakroom	2121 x 950mm	7'0" x 3'1"	Bathroom	4101 x 2124mm	13'5" x 7'0"

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PLOT FIVE



This thoughtfully-designed three-bedroom family property features generous spaces to cater for every aspect of contemporary home life, whilst encouraging a connection with the outdoors and allowing natural light to flow into every corner.

The well-proportioned living room enjoys plenty of room for a variety of seating arrangements, and features a characterful wood-burner in a working hearth, making it the perfect space to relax and unwind after a busy day, whatever the time of year. Across the hallway, you'll find an additional recreation room – perfect for a children's games room, home office, or personal study.

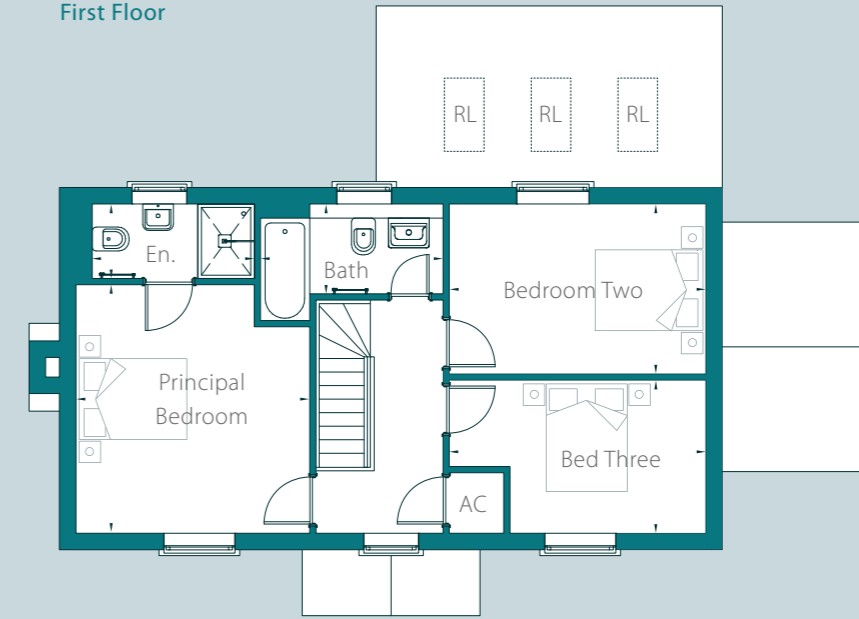
The kitchen/diner will be the space that draws the most compliments. Lit from above by three high-quality rooflight windows and featuring a stylish central island, the kitchen boasts an extensive work/preparation surface along one wall, with substantial storage sections and ovens on the other. Throughout the kitchen and adjoining utility room (with outdoor access), you'll find the latest in contemporary appliances, fittings and units. Both the living room and kitchen/dining area benefit from wide sections of glazed bi-fold doors, granting views of the whole garden, with its established hedgerow, while also allowing the rooms to open out onto the patio in warmer months for alfresco dining and sociable gatherings for family and friends. The hallway also gives access to a convenient downstairs cloakroom. Upstairs, one side of the house is dedicated to the generous principal bedroom and stylish en-suite shower room, while along the landing you'll find two further good-sized bedrooms and an elegant family bathroom, featuring sleek, contemporary sanitaryware and beautifully-finished surfaces.

This outstanding home also has a detached garage and off-road driveway parking.

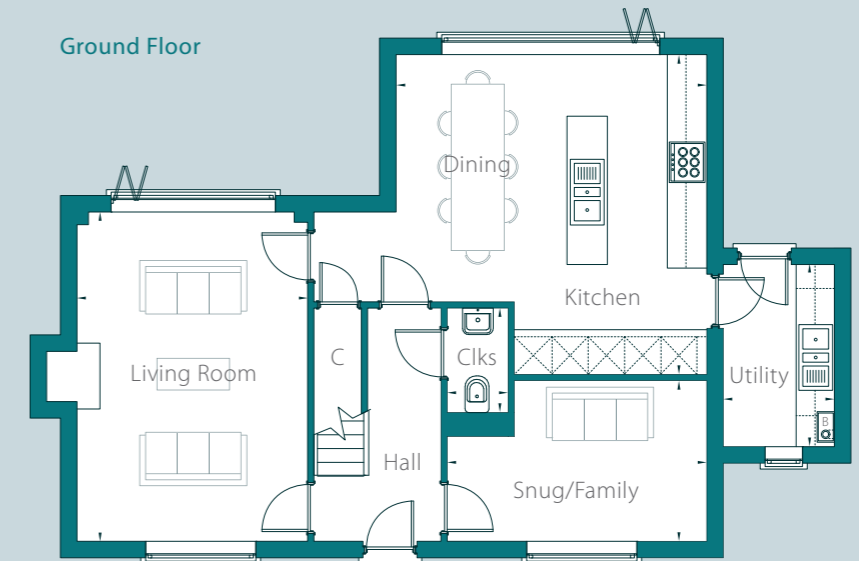
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First Floor



Ground Floor



Ground Floor

Kitchen/Dining	5245 x 5073mm	17'2" x 16'8"
Living Room	5415 x 3785mm	17'9" x 12'5"
Snug / Family	4220 x 2605mm	13'10" x 8'7"
Utility Room	2935 x 1785mm	9'8" x 5'10"
Cloakroom	1950 x 950mm	6'5" x 3'11"

First Floor

Principal Bedroom	4079 x 3804mm	13'5" x 12'6"
En-Suite	2880 x 1193mm	9'5" x 3'11"
Bedroom Two	4193 x 2793mm	13'9" x 9'2"
Bedroom Three	4193 x 2479mm	13'9" x 8'2"
Bathroom	3004 x 1493mm	9'10" x 4'11"

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DESIGNED TO OFFER A BALANCE OF MODERN STYLE AND TRADITIONAL QUALITY, THESE NEW HOMES ENJOY A HOST OF QUALITY SPECIFICATIONS AND FEATURES THAT SEAMLESSLY BLEND THE INTERIOR LIVING SPACES WITH THE OUTSIDE AREAS.

“Each property created by Arbora Homes is appointed to excellent standards both inside and out, incorporating fixtures and fittings of outstanding quality from thoughtfully-selected sources. Every possible care is taken to combine the highest calibre of design, planning and craftsmanship to produce truly remarkable spaces in which to live, relax, rest and entertain.”

Kitchens

- Contemporary shaker style units
- Solid surface worktops & matching up-stand
- Contemporary under-mount kitchen sink and taps
- NEFF Appliances
- Integrated fridge / freezer
- Integrated dishwasher

Utility rooms

- Contemporary shaker style units
- Solid surface worktops and matching upstand
- Over-mount stainless sink

Bathrooms and en-suites

- Modern Roca “The Gapp” sanitaryware
- Hansgrohe Chrome Logis taps and fittings
- Hansgrohe shower for en-suites
- Clear glass shower screen with chrome fittings
- Heated chrome towel rail
- Mirror above basin in bathroom and en-suites
- Half tiled walls and fully tiled floor to bathroom and en-suites

Electrical fittings

- LED recessed downlighters and pendant fittings
- External power sockets
- USB socket in kitchen and all bedrooms
- Electrical shaver points to all bathrooms
- Up and down external lighting

Home entertainment

- Wiring for digital TV to lounge, kitchen and principal bedroom

Heating

- Air Source Heat Pump with Underfloor heating on the ground floor
- Wood Burning Fire

Security and peace of mind

- Mains powered smoke alarms
- Carbon monoxide alarms to living rooms and airing cupboards
- Multipoint locking front door
- NHBC 10 year warranty cover

Finishing touches

- External water tap
- Double glazed timber flush casement windows with satin chrome ironmongery
- Block paving to driveway
- Sandstone flagged paving to path and rear patio
- Timber close boarded fencing

Optional extras

- Washing Machine, Tumble Dryer
- Turfed Garden
- Wireless security alarm
- Floor finishings

The specifications listed are correct at the time of brochure production. They're subject to availability. For complete plot specifications please contact our selling agents for exact details.

A collection of two refined bungalows and three impressive family homes, Nayland Place is a rare opportunity to own an outstanding new property in an exclusive location. Arranged around their own private driveway and approached via a quiet, leafy countryside lane, each home in the collection combines sophisticated styling with exceptional craftsmanship, resulting modern living spaces characterised by high-quality fittings, carefully-selected materials and a meticulous attention to detail.



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PLOT ONE
Two Bedroom Bungalow
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PLOT TWO
Two Bedroom Bungalow
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PLOT THREE
Four Bedroom Home
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PLOT FOUR
Four Bedroom Home
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PLOT FIVE
Three Bedroom Home
Page 12

Whilst the computer generated development layout shown on this page-spread has been prepared with all due care for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect.

A RENOWNED SETTING THAT COMBINES BEAUTY ALONGSIDE EVERYDAY CONVENIENCE

Nayland Place is the perfect counterpoint to today's busy lifestyles – a calming country retreat, well-placed for simple pleasures, social outings and the finer things in life.



"Occupying an attractive hillside location where you'll find it easy to relax – yet with access to both local village life and the convenience of nearby towns – Nayland Place is perfectly situated to give you everything you need for a comfortable, balanced lifestyle."



Nayland Place occupies an enviable position within one of the most picturesque parts of the Essex-Suffolk border region. Its hillside setting places residents amongst the incredible scenery of the Dedham Vale – Area of Outstanding Natural Beauty – with the tranquil banks of the River Stour and a scattering of quintessential country villages nearby. Yet, with the area's main arterial thoroughfare very close at hand, historic Colchester's restaurants, shops and culture will be less than 15-minutes from home.

Nayland Place sits just outside the village of Nayland, in an area characterised by a beautiful patchwork of rolling green fields, natural woodland and historic farming communities either side of the scenic banks of the River Stour. The village is known as a breathtaking combination of beautifully-maintained 16th and 17th century buildings, regency architecture, Victorian cottages and attractive modern additions, all complementing the original character of a settlement that dates back well into the Middle Ages.

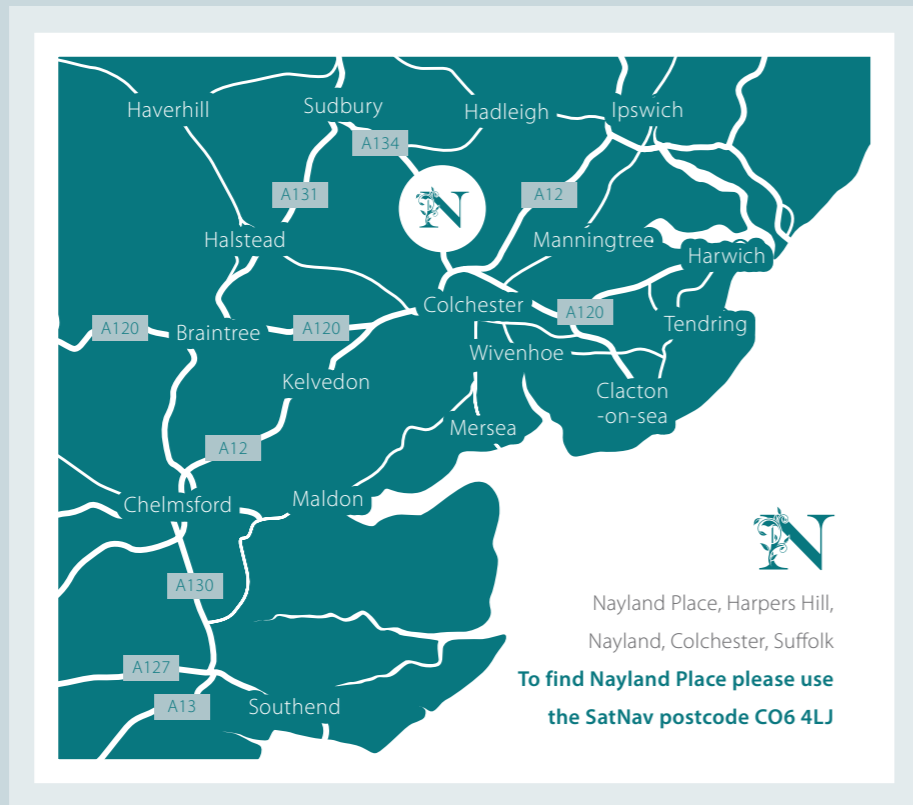
There's a strong community spirit in Nayland, with many groups and activities focused around the village hall and St James Church. Among its Tudor streets, the village is home to a modern doctor's surgery, a primary school, a family butcher, a dental clinic and of course the charming Forget-Me-Not convenience shop and tea garden. For relaxing meals out with family or friends, the village's Anchor Inn pub, sited in a picturesque spot on the banks of the river, is well worth a visit – especially when the sun's out and the garden is at its finest. With its own smokehouse and locally-brewed ale, the establishment is well known for an excellent menu of British cuisine with a twist, friendly staff and waterside events in the summertime. Also nearby you'll find the The Crown in Stoke-by-Nayland, The Beehive in Little Horkesley and the Hare & Hounds in Leavenheath – all of which serve a range of fine wines, real ales, high-quality dishes and traditional home-cooked meals in characterful surroundings.

Being within the famed Dedham Vale 'Area of Outstanding Natural Beauty', you'll find yourself surrounded by a network of beautiful country woodlands, footpaths, villages and places of historic interest. Dedham itself is around seven miles away by car, and is a popular destination for stunning riverside walks, picnics, boat trips and afternoon teas.

Golf enthusiasts will also be pleased to note the impressive Stoke-by-Nayland Golf and Spa resort nearby, as well as Newton Green's popular golf club, tranquilly positioned next to the ancient common.

When the yearning for shopping and culture beckons, historic Colchester's range of high street brands, independent boutiques and upmarket department stores is just six miles south on the A134. As well as these exceptional retail offerings and an array of eateries catering for every taste, the town also hosts a rich variety of leisure options – including the Castle Museum and Park, Mercury Theatre, Firstsite Gallery, Odeon multi-screen cinema, Colchester stadium and of course its renowned Roman remains.

Just eight miles to the north, you'll find the thriving market town of Sudbury, home to a spread of independent shops, well-known brands, popular eateries and a leisure centre amongst its historic streets and period architecture. There is also a range of historical places of interest, including Gainsborough's House and the Tudor Salter's Hall – as well as the magical park and some stunning riverside walks.



Ideally positioned for the immediate surrounding area and connections further afield.

With the A134 main arterial road through the region nearby, residents of Nayland Place will find themselves just 6.5 miles (less than 15-minutes) from Colchester's bustling town centre to the south, and just over 5 miles from the nearest junction for the A12 (at Colchester stadium) for convenient routes onwards to Braintree, Chelmsford, and Brentwood, the M25, and of course London, with everything it has to offer. North on the A134, the charming market town of Sudbury is only 8 miles away, from where you can head onwards to historic Bury St Edmunds in around half an hour. A scenic drive through Dedham Vale to the A12 will get you to central Ipswich in around 25-minutes, while in the opposite direction, Stansted airport is around an hour away by road, offering you a convenient gateway to Europe and beyond.

ROAD LINKS

Stoke-by-Nayland (Golf, Fitness and Spa)	3.5 Miles
Colchester (North Station)	6 Miles
Sudbury (Town Centre)	8 Miles
Braintree (Freeport Shopping Village)	22 Miles
Chelmsford (City Centre)	30 Miles

RAIL TRAVEL

Colchester North [COL]	6 miles from Nayland Place
Chelmsford [CHM]	22-minutes
Shenfield / Crossrail [SNF]	35-minutes
Stratford [SRA]	40-minutes
London Liverpool Street [LST]	52-minutes

Please Note: All car travel times and distances are approximate only and are taken from <http://maps.google.co.uk>.
Train times are from Colchester (North) Station and based on current National Rail timings.



In many ways, Nayland Place is the answer to the modern homeowner's dreams. Tucked away from the everyday world, yet with easy access to main travel routes, this exclusive collection of just two spacious bungalows and three extensive modern family homes combines all the convenience, quality and luxury of a high-calibre contemporary development, with the peace, fresh air and beauty of the countryside.

"This is an exceptional opportunity to purchase a new home of outstanding quality, positioned within a secluded private driveway and set amongst some of the most picturesque scenery this part of the region has to offer. With both traditional English country life and contemporary metropolitan culture just a stone's throw away, this is an opportunity not to be missed."



Please call Chewton Rose Estate Agents on 01206 564259
or visit us online at Chewtonrose.co.uk

Warranty – NHBC Guarantee for New Homes

All properties built by Arbora Homes are covered by an NHBC 10-year Guarantee which covers the homeowner against items such as structural defects.



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No description or information given about the homes or their value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any statement or representation of fact and any information given is entirely without the responsibility of the agents or the vendor company. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact representation. Any areas, measurements or distances are approximate only.

Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.

Nayland is an outstanding location surrounded by some of the most renowned scenery this region has to offer. Enjoying a good range of quality amenities and boasting excellent transport links, this new collection from Arbora Homes is perfectly placed for those who enjoy the very best of both town and country.

With a range of home-styles, timeless architecture and expertly crafted interiors – alongside beautifully-planned landscaping – Nayland Place will suite a range of lifestyles.



Please call Chewton Rose Estate Agents on 01206 564259
or visit us online at Chewtonrose.co.uk

"Arbora Homes is a highly regarded residential house-builder based in the East of England. We are committed to delivering superior properties, built to a high specification, backed up by first-rate customer service. We always aim to provide well designed, good quality homes that our purchasers adore living in, and Nayland Place will be the very finest example of this."



1 & 2 Tollgate Business Park, Tollgate West, Colchester, Essex CO3 8AB
For further information please call us on **01206 203084**
or visit us online at Arborahomes.co.uk
