





## CREATING SUSTAINABLE COMMUNITIES IN DESIRABLE LOCATIONS

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At Arbora Homes, we design impeccable and elegantly finished homes with premium features and high-end specifications for aspirational, low-carbon living.

We are passionate about sustainable housing development and continuously look to improve our homes. Innovation and quality are paramount.

Purposeful design for a sustainable future.



SELLING AGENT  
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# PURPOSEFUL DESIGN

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Image Credit | Blue Cube Studios

## PADDOCK VIEW



With its blend of rural charm and proximity to Colchester, Paddock View is seamlessly woven into the picturesque landscape of Plummers Road in Fordham.

Meticulously crafted and thoughtfully designed, the 17 homes have been strategically positioned to offer private amenity spaces and create a tapestry of landscaped buffers to bring serenity to this rural haven.

Striking a harmonious balance between a peaceful rural lifestyle and accessibility to the cultural and economic offerings of the nearby city of Colchester, Paddock View is an idyllic place to call home.





## HOMES DESIGNED TO BE ENJOYED

Every Arbora home combines the highest calibre of design, planning and craftsmanship to produce truly remarkable spaces in which to live, relax, rest and entertain.



## MODERN STYLE AND TRADITIONAL QUALITY

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Arbora Homes pours its trademark attention to detail into every home we build. Always focusing on quality, energy efficiency and sustainable living.

Enjoy a host of high specifications and features that seamlessly blend the interior living spaces with the outside areas.





# SUSTAINABLE FUTURE

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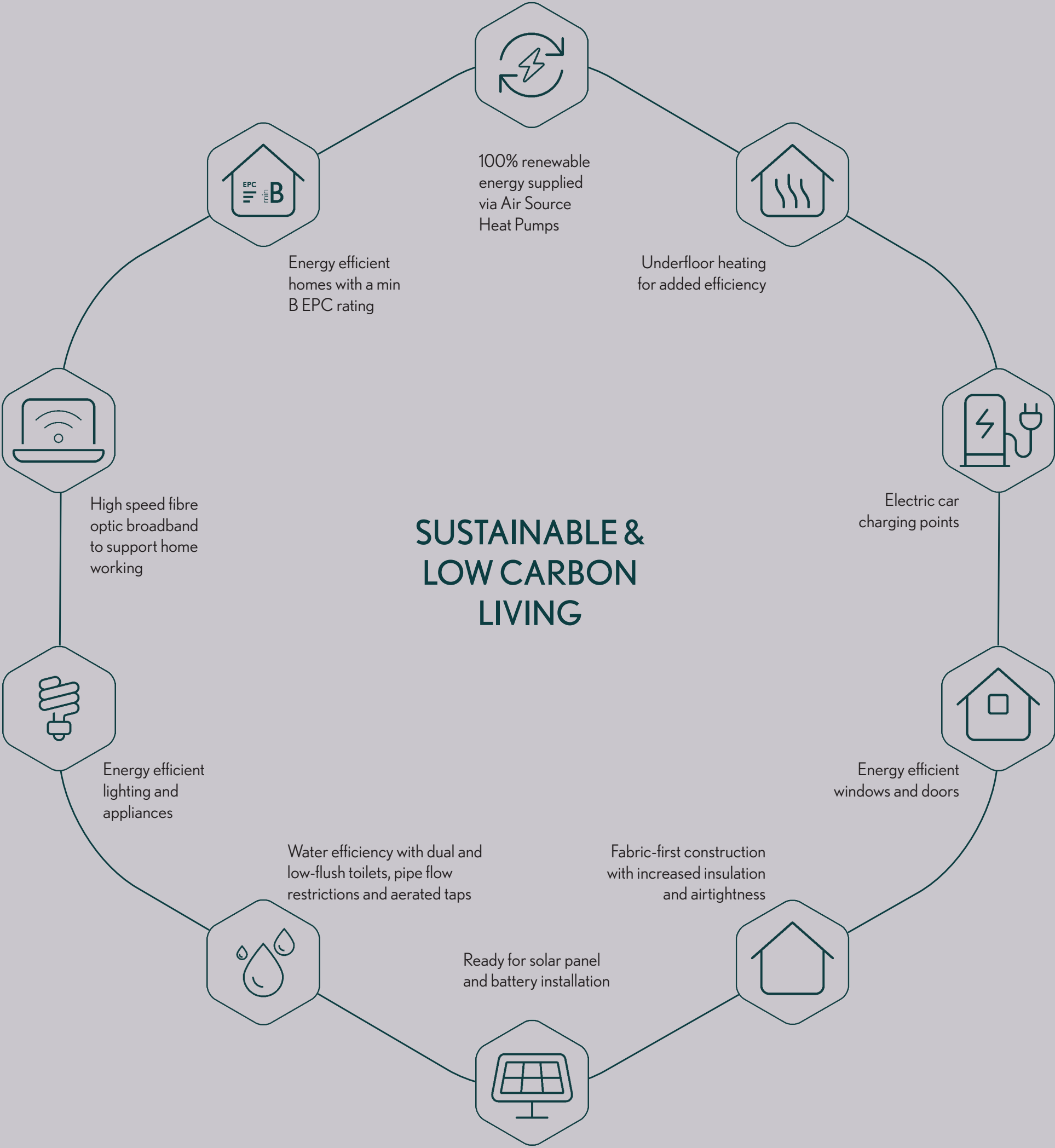
- PAGE 15





PURPOSEFULLY DESIGNED  
FOR A SUSTAINABLE FUTURE

At Arbora Homes, we have been dedicated to building a low carbon future since 2018. We embed sustainability into everything we do, with the intention of creating more responsible and sustainable living solutions. All whilst not compromising on the attention to detail that's synonymous with the Arbora brand.





# LOCAL AREA





VILLAGE LIFE & MODERN  
CITY EXPERIENCES

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Fordham, a village that exudes a picturesque charm, is a mere six miles from Colchester city. Nestled amid the lush Essex countryside, Fordham offers respite from the hustle and bustle of urban life.

Residents enjoy a strong sense of community, with local shops, schools and amenities fostering a close-knit atmosphere. The surrounding countryside has nearly 500 acres of woodland and contributes to the area’s natural appeal, providing ample opportunities for scenic walks and outdoor activities.

Colchester, Britain’s First City, is on Paddock View’s doorstep and is the perfect blend of history and modernity. A city with over 2000 years of rich heritage around every corner, Colchester has an array of attractions, cultural sites and delectable options for dining, drinking and shopping.

The city boasts Roman ruins and medieval buildings including Colchester Castle, as well as family-friendly places such as Colchester Zoo, Mercury Theatre and Firstsite Art Gallery.

Image Credit | Novo Studios





## EXCELLENCE IN EDUCATION

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Paddock View is near to a diverse range of education settings. For primary education, Fordham All Saints C of E Primary School offers a solid foundation with a focus on academic and moral development. The Stanway School serves as a reputable secondary school, providing comprehensive education and a supportive learning environment.

Families seeking private education options can choose from co-educational institutions such as Holmwood House, Oxford House, or Colchester High School or St Mary’s School for Girls. All of which are a short drive from Fordham, with each school offering unique educational approaches and learning opportunities.

For those interested in grammar schools, Colchester County High School for Girls and Colchester Royal Grammar School for Boys are esteemed choices known for academic excellence.



PLACES TO DISCOVER

The Three Horseshoes pub is a quintessential country haven for residents seeking a vibrant community experience. An award-winning family-run pub and restaurant, it stands at the heart of the local community and provides an ideal gathering spot for friends and neighbours.

The Coffee Shed resides in a charming building next to the pub. A tranquil and welcome environment, there is comfortable seating with captivating views over the Woodland Trust fields. The Coffee Shed is a meeting place for locals to connect and enjoy good coffee and freshly made treats in a relaxed setting.

Just around the corner, discover Fordham Hall Estate, the largest woodland creation site in eastern England. Meandering along the River Colne, explore verdant woodlands and vibrant flower-rich meadows.

For equestrian enthusiasts, Fletchers Farm Riding School is a short walk from Paddock View and offers lessons for children and adults, as well as advanced training sessions, shows and clinics for competitive riders.



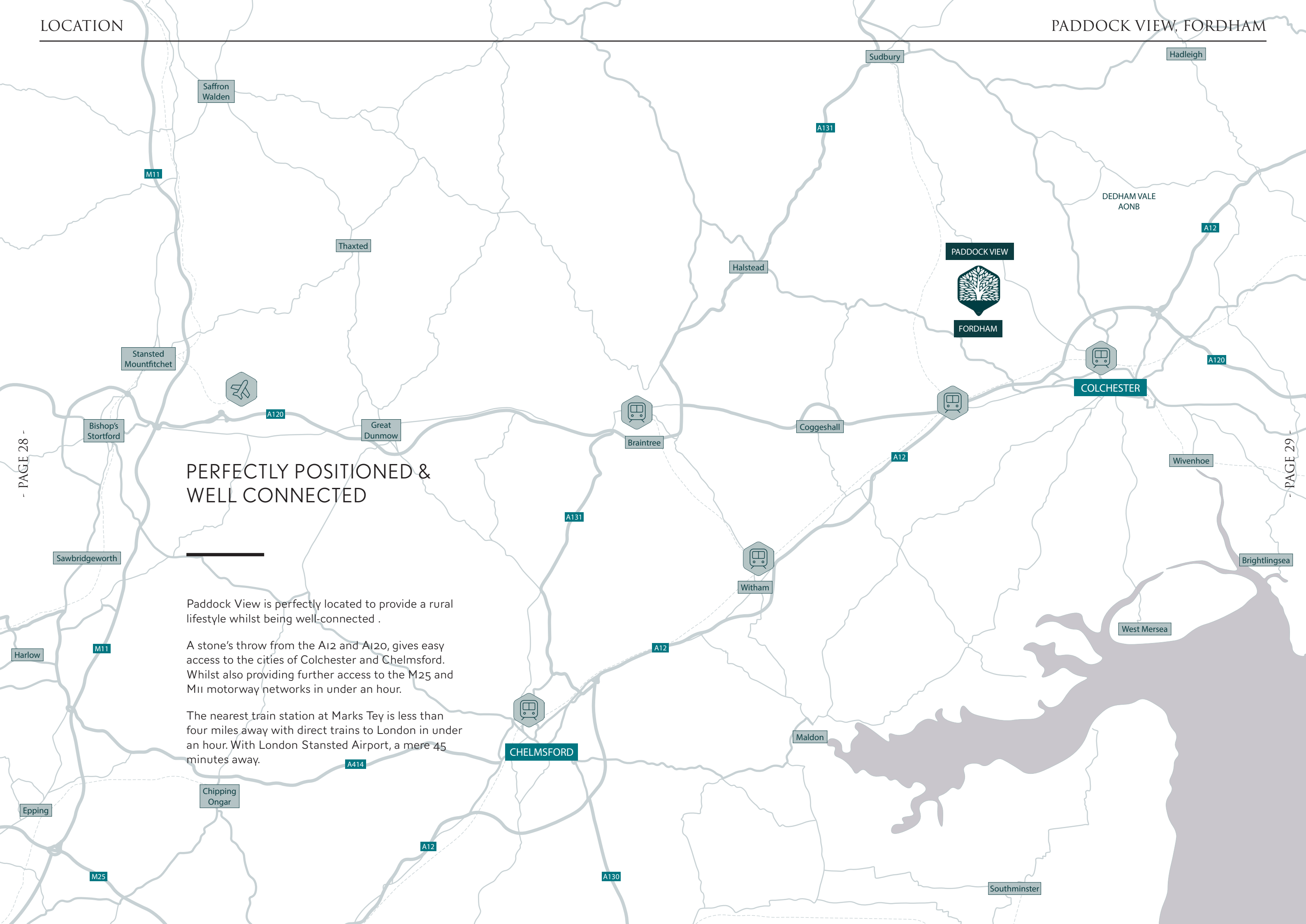
Image Credit | Novo Studios



# LOCATION







PERFECTLY POSITIONED &  
WELL CONNECTED

Paddock View is perfectly located to provide a rural lifestyle whilst being well-connected .

A stone's throw from the A12 and A120, gives easy access to the cities of Colchester and Chelmsford. Whilst also providing further access to the M25 and M11 motorway networks in under an hour.

The nearest train station at Marks Tey is less than four miles away with direct trains to London in under an hour. With London Stansted Airport, a mere 45 minutes away.

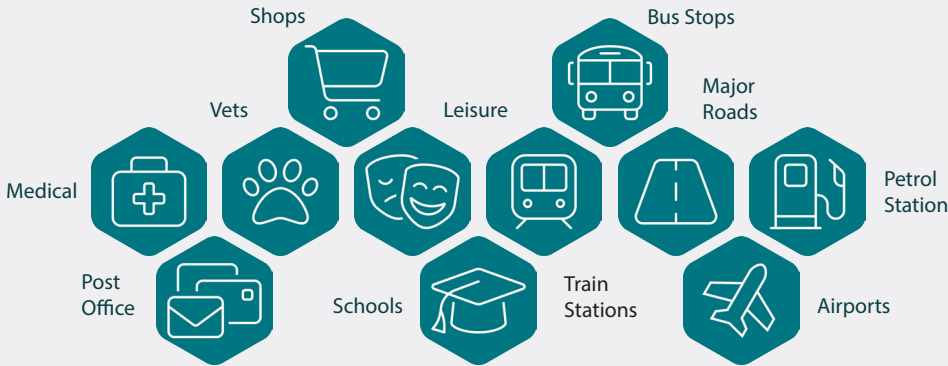
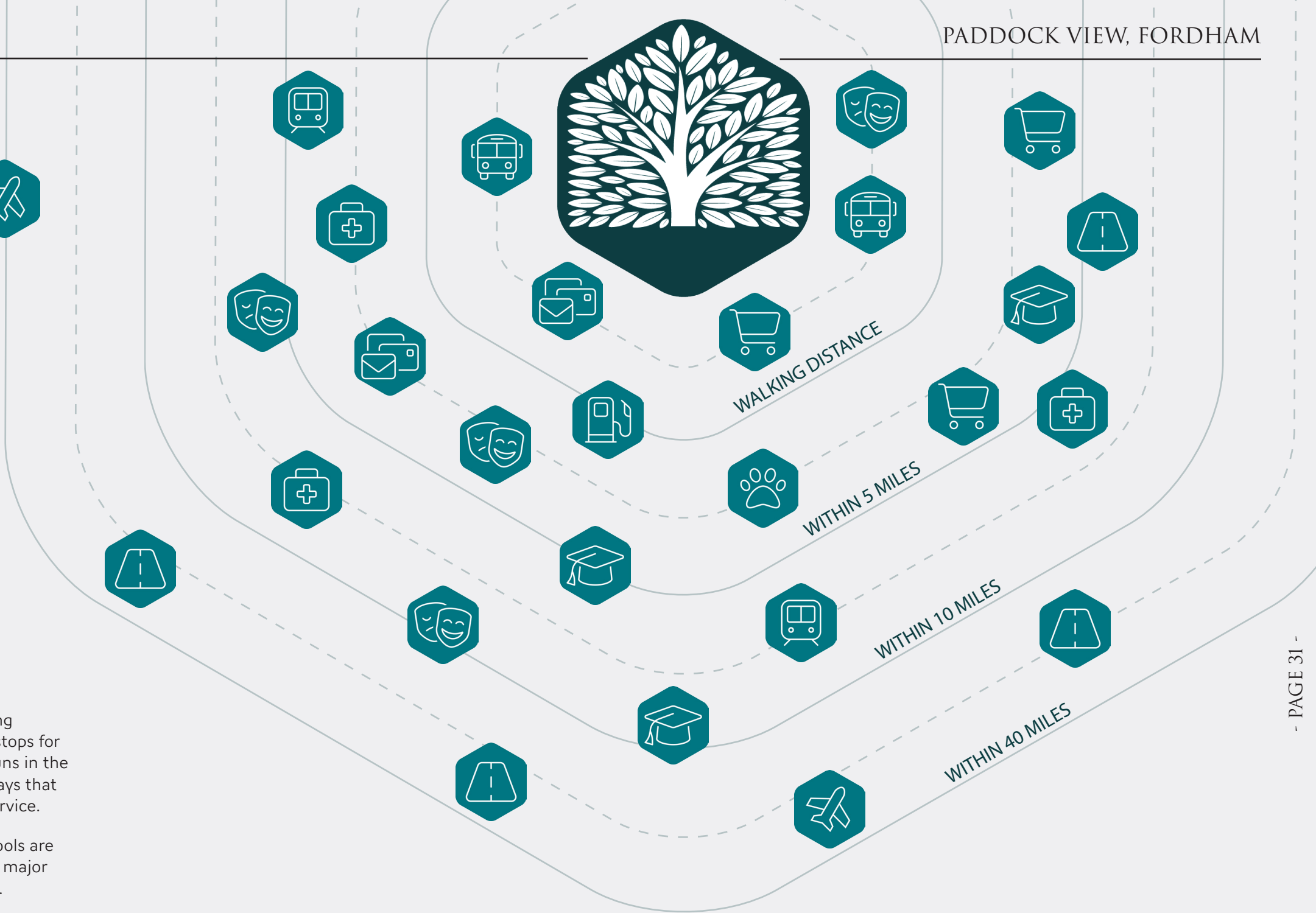


NEAR TO THE  
NEIGHBOURHOOD

All of Fordham’s amenities are within walking distance from Paddock View including bus stops for services to Colchester. A Community Hub runs in the cart lodge outside John Owen Barn on Fridays that includes a pop-up market and Post Office service.

A variety of state, grammar and private schools are located within a ten minute drive, as well as major supermarkets and medical service providers.

Leisure facilities such as David Lloyd Colchester and Colchester Zoo are less than 15 minutes away.



WALKING DISTANCES	WITHIN 5 MILES	WITHIN 10 MILES	WITHIN 40 MILES
Fordham All Saints Primary School	The Stanway School	Colchester North Train Station	A14 - Junction 55
Bus 83 & 88 to Colchester	Holmwood House School	Creffield Medical Centre	M25 - Junction 28
Fordham Hall Woodland Trust	West Bergholt Surgery	Colchester Hospital	M11 - Junction 8
The Three Horseshoes	Eight Ash Green Dental Surgery	A12 - Junction 26	London Stansted Airport
John Owen Barn (The Community Hub and Post Office)	Marks Tey Train Station	Colchester Zoo	London Southend Airport
Fletcher's Farm Riding School	Sainsbury's, Aldi, B&Q and Marks & Spencer	David Lloyd Colchester	
	Esso Petrol Station	University of Essex	
	Vets4Pets		



# ARBORA HOMES



## A PLACE TO CALL HOME

Paddock View, has a selection of beautiful three and four bedroom homes to choose from.

With the usual high specification and eco-friendly principles akin with Arbora Homes, every home showcases meticulous attention to detail and high quality workmanship crafting serene, inviting and practical homes.

These energy efficient homes boast open-plan living spaces and multifunctional kitchens that overlook the rear gardens.

As with all Arbora homes, each of the luxury properties comes with a 2 year Arbora Customer Care Guarantee and 10 year ICW guarantee.







THE CLOVER

Three Bedroom Home  
Plots 6, 7, 12 & 13

THE BUTTERCUP

Three Bedroom Home  
Plots 9 & 10

THE HONEYSUCKLE

Four Bedroom Home  
Plots 15 & 16

THE YARROW

Four Bedroom Home  
Plots 8 & 11

THE PRIMROSE

Four Bedroom Home  
Plot 14

THE ASTER

Four Bedroom Home  
Plot 17

Plots 1-5 are affordable housing

NEIGHBOURHOOD  
LAYOUT





THE CLOVER

THREE BEDROOM SEMI-DETACHED HOME  
HOMES | PLOTS 6, 7, 12 & 13



All images are for illustrative purposes only and details may be subject to change.

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97 sqm | 1,044 sqft  
PROPERTY SIZE



3  
BEDROOMS



2.5  
BATHROOMS



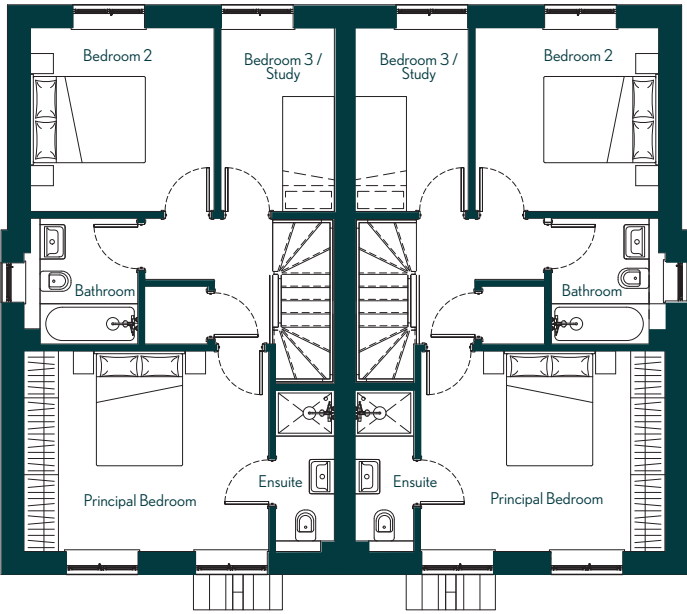
1  
SHED

GROUND FLOOR

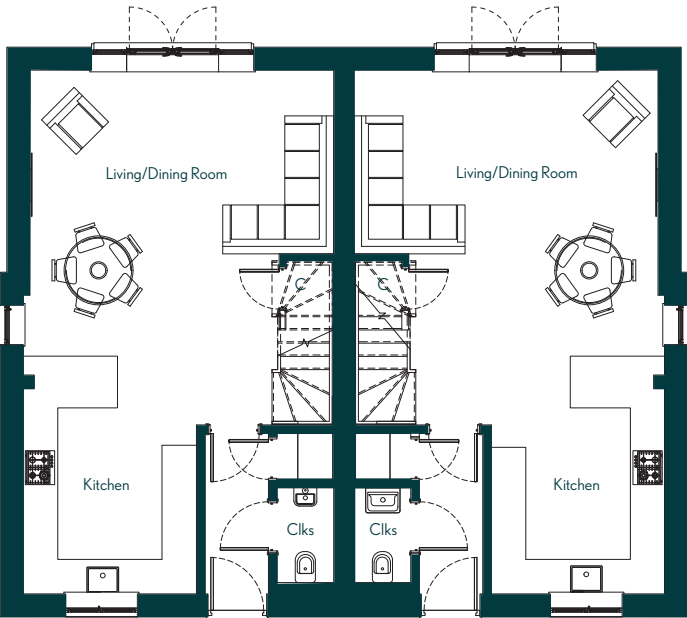
Kitchen	3m x 4.1m
Utility Room	0.8m x 1m
Living/Dining Room	5m x 5.3m
Cloakroom	1m x 1.7m

FIRST FLOOR

Principal Bedroom	3.5m x 4.3m
Ensuite	1m x 2.6m
Bedroom 2	3.2m x 3.2m
Bedroom 3	2m x 3.2m
Bathroom	2m x 2.2m



FIRST FLOOR



GROUND FLOOR

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THE YARROW

FOUR BEDROOM DETACHED HOME  
HOMES | PLOT 8 & 11



All images are for illustrative purposes only and details may be subject to change.

- PAGE 40 -



141 sqm | 1,518 sqft  
PROPERTY SIZE



4  
BEDROOMS



3.5  
BATHROOMS



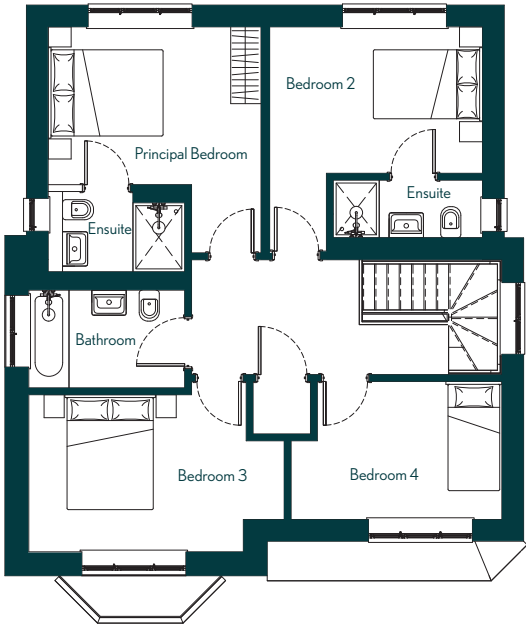
1  
SINGLE GARAGE

GROUND FLOOR

Kitchen	3.7m x 3.9m
Dining Room	3.9m x 3.9m
Living Room	3.8m x 5.1m
Study	1.8m x 2.6m
Cloakroom	1.3m x 2.2m
Single Garage	3.3m x 7m

FIRST FLOOR

Principal Bedroom	2.8m x 3.7m
Ensuite	1.4m x 2.4m
Bedroom 2	2.6m x 3.7m
Ensuite	1m x 2.6m
Bedroom 3	2.7m x 4.4m
Bedroom 4	2.4m x 3.7m
Bathroom	1.7m x 2.8m



FIRST FLOOR



GROUND FLOOR

- PAGE 41 -



THE BUTTERCUP

THREE BEDROOM DETACHED HOME  
HOMES | PLOTS 9 & 10



All images are for illustrative purposes only and details may be subject to change.

- PAGE 42 -



117 sqm | 1,259 sqft  
PROPERTY SIZE



3  
BEDROOMS



2.5  
BATHROOMS



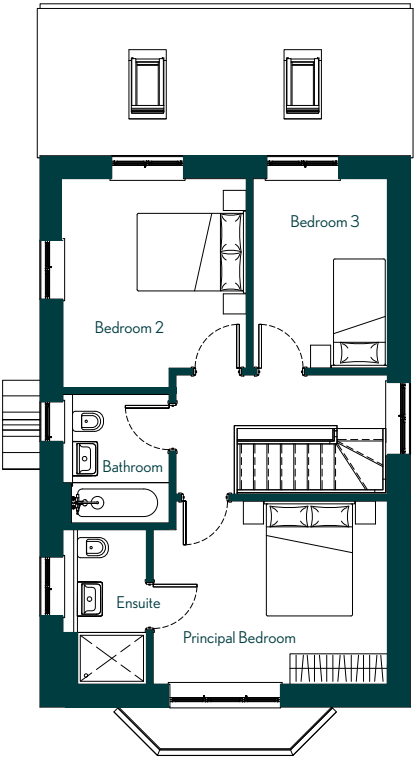
1  
SHED

GROUND FLOOR

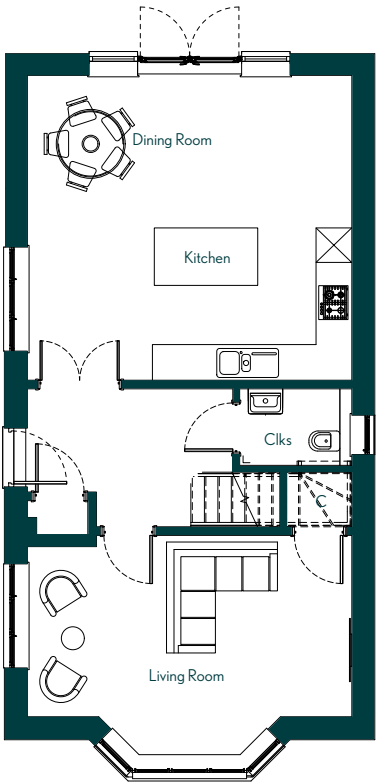
Kitchen/Dining Room	2.6m x 5.6m
Family Room	2.6m x 5.6m
Living Room	3.1m x 5.6m
Cloakroom	1.3m x 2m

FIRST FLOOR

Principal Bedroom	3.2m x 4m
Ensuite	1.5m x 2.7m
Bedroom 2	2.4m x 3.3m
Bedroom 3	3.2m x 3.6m
Bathroom	1.8m x 2.2m



FIRST FLOOR



GROUND FLOOR

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THE PRIMROSE

FOUR BEDROOM DETACHED HOME  
HOMES | PLOT 14



All images are for illustrative purposes only and details may be subject to change.

- PAGE 44 -



200 sqm | 2,153 sqft  
PROPERTY SIZE



4  
BEDROOMS



3.5  
BATHROOMS



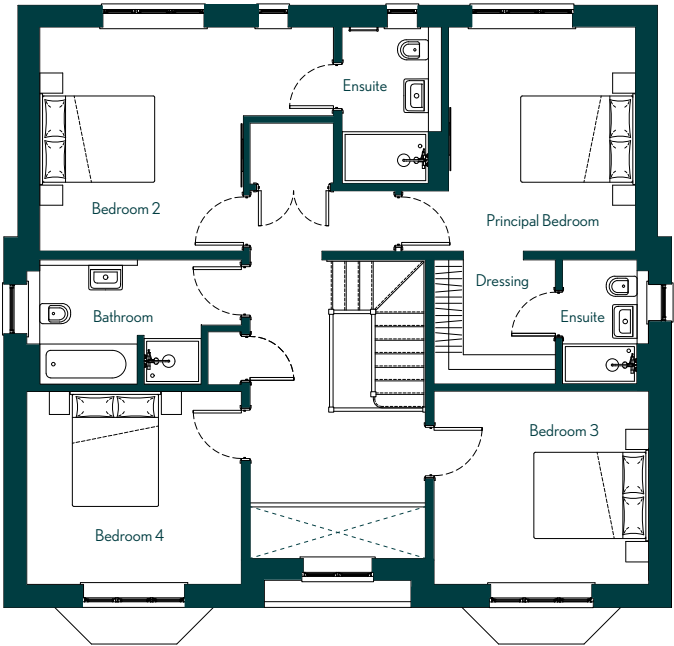
1  
SINGLE GARAGE

GROUND FLOOR

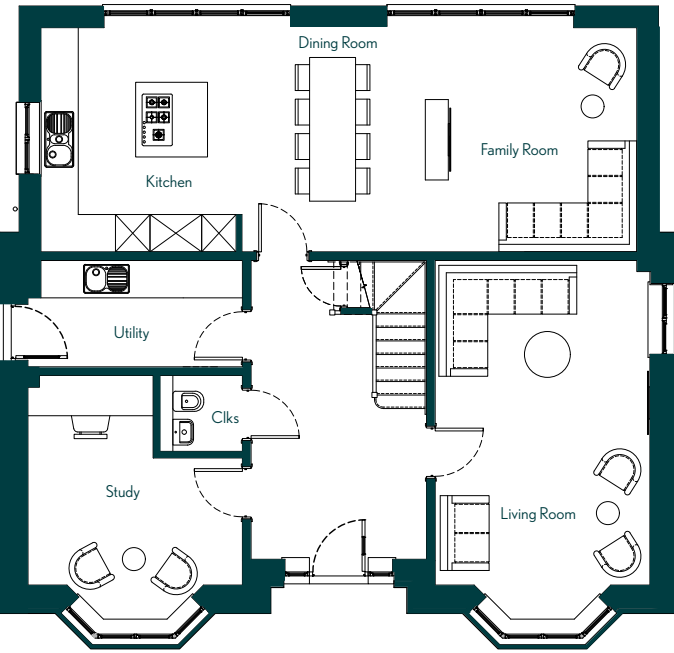
Kitchen/Dining/Family	3.9m x 10.4m
Utility Room	1.9m x 3.8m
Living Room	3.7m x 5.65m
Study	3.7m x 3.7m
Cloakroom	1.2m x 1.3m
Single Garage	3.3m x 7m

FIRST FLOOR

Principal Bedroom	3.3m x 3.9m
Dressing Room	2.1m x 2.1m
Ensuite	1.5m x 2.2m
Bedroom 2	3.9m x 5.1m
Ensuite	1.5m x 2.7m
Bedroom 3	3.4m x 3.7m
Bedroom 4	3.4m x 3.7m
Bathroom	2.2m x 3.7m



FIRST FLOOR



GROUND FLOOR

- PAGE 45 -



THE HONEYSUCKLE

FOUR BEDROOM DETACHED HOME  
HOMES | PLOT 15 & 16



All images are for illustrative purposes only and details may be subject to change.

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183 sqm | 1,970 sqft  
PROPERTY SIZE



4  
BEDROOMS



3.5  
BATHROOMS



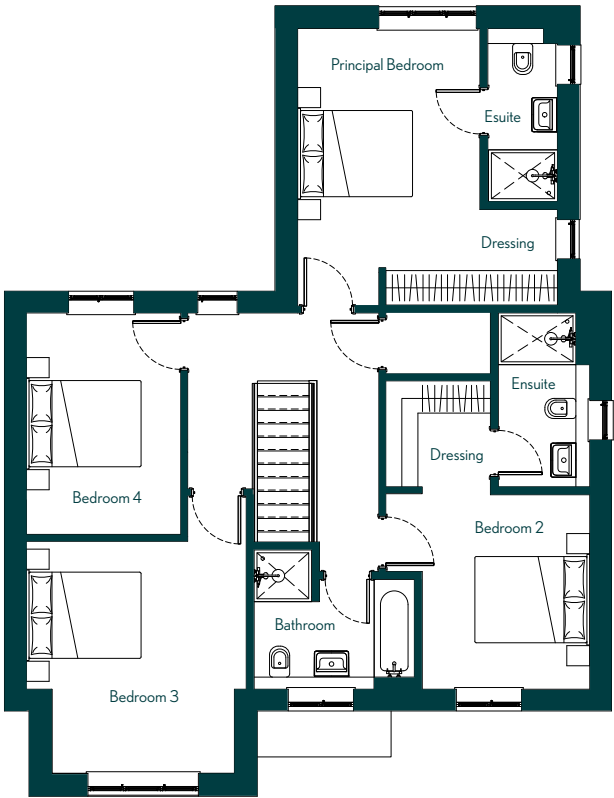
1  
SINGLE GARAGE

GROUND FLOOR

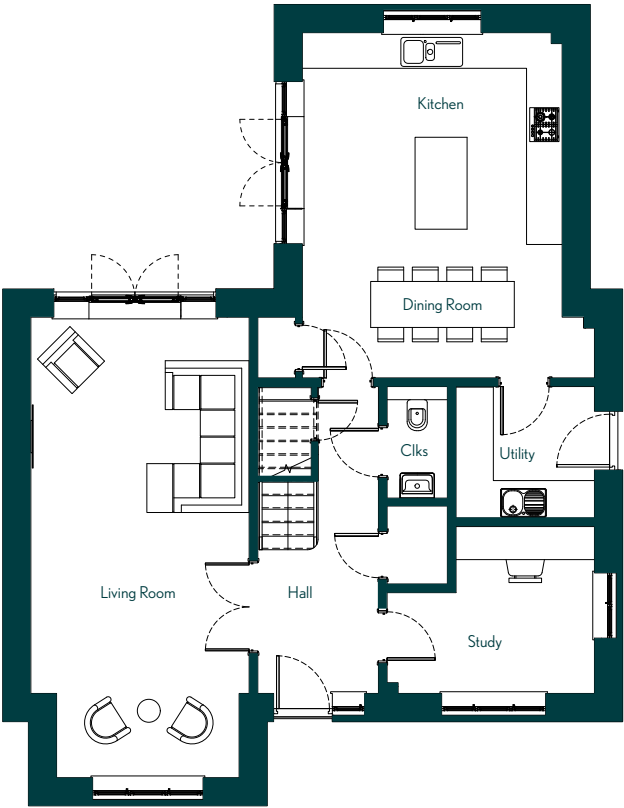
Kitchen/Dining Room	4.5m x 6m
Utility Room	2.3m x 2.4m
Living Room	3.8m x 8m
Study	2.9m x 3.6m
Cloakroom	1m x 1.7m
Single Garage	3.2m x 7m

FIRST FLOOR

Principal Bedroom	3.2m x 4.2m
Dressing Room	1.7m x 3m
Ensuite	1.2m x 2.8m
Bedroom 2	3.8m x 4m
Dressing Room	1.8m x 1.8m
Ensuite	1.4m x 3m
Bedroom 3	2.9m x 3.4m
Bedroom 4	2.7m x 3.9m
Bathroom	1.7m x 2.8m



FIRST FLOOR



GROUND FLOOR

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THE ASTER

FOUR BEDROOM DETACHED HOME  
HOMES | PLOT 17



All images are for illustrative purposes only and details may be subject to change.



218 sqm | 2,347 sqft  
PROPERTY SIZE



4  
BEDROOMS



3.5  
BATHROOMS



1  
DOUBLE GARAGE

GROUND FLOOR

Kitchen/Dining/Family	7.2m x 7.8m
Utility Room	2m x 2.6m
Boot Room	2m x 2.6m
Living Room	4m x 6m
Study	2.6m x 2.7m
Cloakroom	1.1m x 1.8m
Double Garage	5.8m x 6.8m

FIRST FLOOR

Principal Bedroom	4.3m x 8.6m
Ensuite	1.8m x 2.6m
Bedroom 2	3.5m x 3.7m
Ensuite	2.4m x 2.4m
Bedroom 3	3.3m x 3.3m
Bedroom 4	3.3m x 3.3m
Bathroom	2m x 2.5m





ATTENTION  
TO DETAIL





KITCHENS, UTILITY ROOMS,  
BATHROOMS, ENSUITES &  
CLOAKROOMS

All kitchen and utility rooms will be fitted with a Commodore Tatton Shaker kitchen range in Pebble, with chrome handles.

Miami Vena Quartz worktops and upstands and a wine cooler to the Yarrow, Buttercup, Primrose, Honeysuckle and Aster, with white marble effect plain worktops and upstands in the Clover.

All homes will feature fully integrated Bosch appliances, including a built-in single oven (the Clover and Buttercup) or double oven (the Yarrow, Primrose, Honeysuckle and Aster), 4 ring touch control electrical hob, dishwasher and fridge freezer.

Washing machines will be fitted in the Yarrow kitchen and the Primrose, Honeysuckle and Aster utility room.

Amtico flooring will be fitted to the kitchens, utility rooms, bathrooms, ensuites and cloakrooms in all houses. The Aster, Primrose and Yarrow will feature bi-fold doors to the kitchen/dining/family room.

Contemporary white Roca bathroom suites and chrome fixtures to all homes with sandy grey vanity units to the Yarrow, Buttercup, Primrose, Honeysuckle and Aster. All homes will feature chrome towel rails and Hollywood Gloss Marble wall tiles to cloakrooms, bathrooms and ensuites.





*"We have recently purchased a new build from Arbora Homes and couldn't be happier! The build quality and after care service we have received from Arbora has been second to none. We would have no hesitation in recommending them for their outstanding support in making the purchase such a pleasant experience."*

PAUL MARTIN







## INTERNAL FEATURES & FINISHES

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Underfloor heating to the ground floor and radiators to the first floor. All homes will be heated by environmentally friendly Air Source Heat Pumps.

Every home will have double glazed white PVCu windows with external glazing bars and flush casement style.

All homes to have pencil nose skirting boards in white satin and all internal doors to be white with chrome ironmongery and hinges.

Each home will feature low energy lighting, with downlights to the halls, kitchens, utility rooms, bathrooms, ensuites, dressing areas and cloakrooms. Pendant lighting to all other rooms.

CAT6 cabling wired to lounge, kitchen, breakfast room and study and TV/FM DAB sockets in lounge, kitchen/family, reception rooms and bedrooms to all homes.

All homes will have mains-powered smoke detectors, and lithium battery-powered ceiling-mounted carbon monoxide and dioxide alarms, as well as be ready for burglar alarm installation.



EXTERNAL FEATURES

Every home will be future-ready for solar installation to create 100% clean, green and home-generated electricity. With the option to add storage batteries to store any excess electricity for later use.

External doors include white aluminium bifold doors (the Yarrow, Primrose, Aster), white PVCu casement doors (the Clover, the Buttercup, Honeysuckle, Aster) and GRP doors to all homes.

Electric Vehicle charging point on the side of each home, dual external electrical point to rear patio with waterproof cover, water tap to rear or side of property and water resistant combination key safe to all homes.







## AFTERCARE AND WARRANTY

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Before you move in, we meet you for an on-site home demonstration to show you what to expect from your new home and how to look after it.

When you move in, you'll receive a Home Care Pack. This provides you with all the information you need to settle in to your new home, including a schedule of external and internal finishes and how to care for, and maintain, your new home.

We use Clixifix, an award-winning online customer portal to manage the aftercare of your home. Giving you full visibility of the entire remediation process, should any concerns arise.

For your peace of mind, every home comes with a 10 year ICW Guarantee and a two year Arbora Homes Customer Care period.





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PADDOCK VIEW

FORDHAM

## FIND YOUR ASPIRATIONAL HOME

VISIT US AT:

PADDOCK VIEW  
OLD FRITH PLACE  
FORDHAM  
COLCHESTER  
ESSEX  
CO6 3NR

For more information or to register your interest,  
email:

[fordham@arborahomes.co.uk](mailto:fordham@arborahomes.co.uk)

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SELLING AGENT

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 **WOOD**

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



The  
Garden  

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Design Group

