ST LAURENCE VIEW

Ridgewell Essex



Beacon Hill Homes are proud to present a collection of beautiful 2, 3 & 4 bedroom homes in the charming rural village of Ridgewell "This outstanding new development boasts
sophisticated family residences in the tranquillity
of nature – all within easy reach of exceptional
opportunities for work and leisure."

Beautiful homes



Welcome to St Laurence View, a beautifully-designed collection of two, three and four-bedroom family homes in the charming village of Ridgewell in north-west Essex. At the centre of a network of picturesque settlements just a stone's throw from the Suffolk border – and offering easy travel options to Cambridge, Braintree, Stansted and Bury St Edmunds – a home at St Laurence View is perfect for those who enjoy the peace of the countryside whilst remaining well connected.

Named after the village's 14th-century church visible across the tranquil fields in the south-east, the collection is carefully positioned on the corner of an ancient meeting of three lanes and is marked by a characterful tree.

Thoughtfully designed and constructed to exceptional standards, St Laurence View is a fantastic place to call home.

 $Indicative\ computer\ generated\ image\ shows\ Plots\ Eight,\ Nine\ and\ Ten\ from\ right-to-left.$



An outstanding collection of homes.

Commanding a view of characterful countryside – with its private access driveways, open-grassed space and stylish elevations – St Laurence View has been designed to elegantly complement the neighbouring surroundings and become a seamless addition to the quaint and historic village of Ridgewell.

The collection has been carefully planned from the outset to create a sense of both privacy and community – featuring traditional style frontages, ample parking spaces and gardens that are perfectly sized to enjoy with family and friends. Every home blends quality materials with contemporary styling and exceptional craftsmanship to produce a stand-out development that will impress from first sight through to the finest detail. With the village's charming cottages, primary school, communal green spaces and welcoming pubs all just a walk away, St Laurence View really is an exceptional semi-rural retreat for modern lifestyles.

Creatively arranged to offer both a welcoming outward appearance and a sense of peace within.

In St Laurence View, Beacon Hill Homes have crafted a balanced and varied collection of homes that complement both each other and their immediate rural village surroundings. The grassed area buffering the collection is in harmony with the style seen throughout the village, and the access layouts within the development grant residents a stress-free approach to their homes.

Set against a timeless backdrop of scenic farmland, with the village rooftops and church tower nestled across the field, the dwellings at St Laurence View have been designed to convey an external elegance, while inside you will find every room finished to impeccable standards with premium fittings and branded appliances already installed.

The Anselm

The Campion



Plots 7 and 8

Three Bedroom Home Area: 96.8 sqm (1042 sqft) Page 08

Two Bedroom Home Area: 79.4 sqm (855 sqft)

Plots 9 and 10

Page 10

The Oswald



Plots 12 and 15

Three Bedroom Home Area: 94.2 sqm (1014 sqft) Page 12

The Hildelith



Plots 13 and 14

Four Bedroom Home Area: 125.3 sqm (1349 sqft)

Page 14

The Augustine



Plots 11, 16 and 17

Four Bedroom Home Area: 144.6 sqm (1556 sqft) Page 16



Please note; Plots 1-6 are not for open-market private sale.

Please speak to a Sales Advisor for further information on the plots available.

 $prospective\ purchaser, the\ information\ shown\ is\ preliminary\ and\ for\ guidance\ purposes\ only.\ All\ planting\ and\ landscaping$ shown within computer generated imagery is indicative only and may vary as construction takes effect.

The Campion



Plots 7 and 8 (Plot 7 is handed)

The Campion is an elegant three-bedroom home that has been designed with comfortable, modern living in mind.

The spacious open-plan kitchen/dining area sits to the left of the main entrance, and a separate living room with glazed double-doors is on the right. Upstairs there is a generous master bedroom with an en-suite shower room and fitted wardrobe, two further bedrooms, and a family bathroom suite.

First Floor

2825 x 1850mm

11'0" x 11'0"

7'3" x 5'3" 11'11" x 8'11"

11'11" x 7'4"

9'3" x 6'1"

Ground Floor

Kitchen / Dining	5080 x 3350mm	16'8" x 11'0"	Master Bedroom	3355 x 3350mm
Living Room	5080 x 3615mm	16'8" x 11'10"	En-Suite	2200 x 1600mm
Cloakroom	1750 x 1275mm	5'9" x 4'2"	Bedroom Two	3640 x 2715mm
			Bedroom Three	3640 x 2240mm

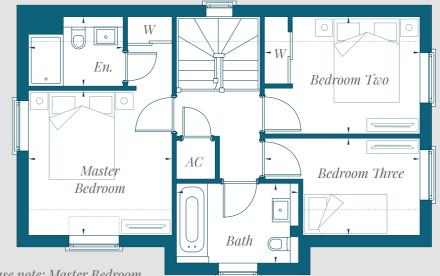
► Indicates where approximate measurements are taken from.

Bathroom

Gross internal floor area: 96.8 sqm (1042 sqft)

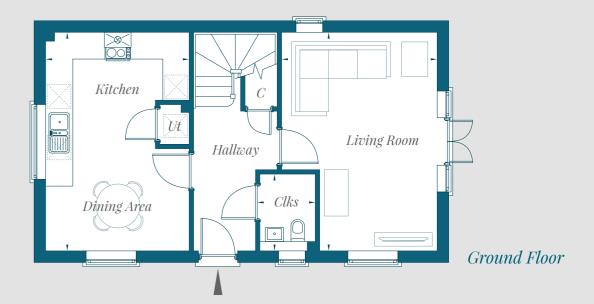
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Three Bedroom Home



First Floor

* Please note: Master Bedroom en-suite only available in Plot 8.



AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite Ut Utility W Wardrobe

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The Anselm



The Anselm homes are attractive two-bedroom properties perfect for modern life. Spacious and bright, the open-plan kitchen/living/dining area opens out onto the patio via glazed French doors and creates a perfect space for entertaining. On the first floor, the well-designed master bedroom features fitted wardrobes, and the second double bedroom overlooks the rear garden.

Ground Floor

Living / Dining	4775 x 4165mm	15'8" x 13'8"	Master Bedroom	4775 x 2850mm	15'8" x 9'4"
Kitchen	2825 x 2175mm	9'3" x 7'2"	Bedroom Two	4775 x 2905mm	15'8" x 9'6"
Cloakroom	2000 x 1000mm	6'7" x 3'3"	Bathroom	2575 x 2150mm	8'5" x 7'1"
Utility Room	915 x 675mm	3'0" x 2'3"			

First Floor

► Indicates where approximate measurements are taken from.

Gross internal floor area: 79.4 sqm (855 sqft)

Two Bedroom Home



AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite Ut Utility W Wardrobe

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The Oswald



⊕ *Plots 12 and 15*

The Oswald is a charming three-bedroom detached home which boasts an impressive open-plan kitchen/dining area that flows directly into the main living space – and features glazed double doors that open onto the outside patio and garden. The first floor is home to a master bedroom with an en-suite shower room, two further bedrooms, and a beautifully appointed main bathroom.

First Floor

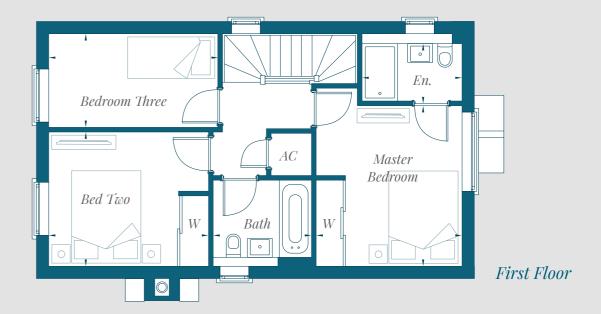
Ground Floor

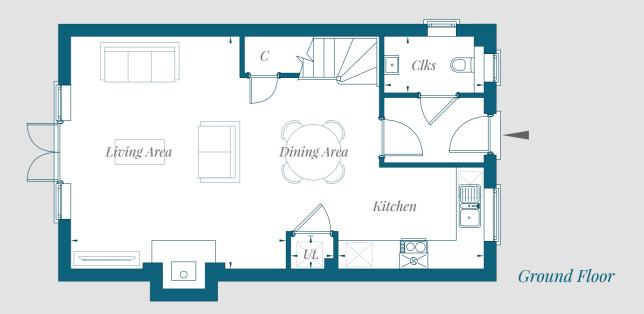
Kitchen / Dining	5080 x 4765mm	15'8" x 16'8"	Master Bedroom	3555 x 3200mm	11'8" x 10'6"
Living Area	5080 x 3175mm	15'8" x 10'5"	En-Suite	2150 x 1400mm	4'7" x 6'4"
Cloakroom	2150 x 1200mm	7'1" x 3'11"	Bedroom Two	3505 x 2955mm	11'6" x 9'8"
			Bedroom Three	3730 x 2000mm	12'3" x 6'7"
			Bathroom	2150 x 1900mm	7'1" x 6'3"

► Indicates where approximate measurements are taken from.

Gross internal floor area: 94.2 sqm (1014 sqft)

Three Bedroom Home





AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite Ut Utility W Wardrobe

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The Hildelith



Plots 13 and 14 (Plot 13 is handed)

The Hildelith is an exceptional four-bedroom detached home, featuring a stylish kitchen/dining area with double-doors leading out to the garden and a separate living room with a feature bay window, highlighting the curb appeal of the property. The first floor boasts a generous master bedroom with en-suite shower room, three further bedrooms and a contemporary family bathroom.

Ground Floor

Kitchen / Dining	5975 x 3630mm	19'7" x 11'11"	Master Bedroom	3660 x 3630mm	12'0" x 11'1
Living Room	5975 x 4050mm	19'7" x 13'3"	En-Suite	2050 x 1425mm	6'9" x 4'8"
Jtility Room	2050 x 1425mm	6'9" x 4'8"	Bedroom Two	4050 x 3600mm	13'3" x 11'1
Cloakroom	1750 x 1150mm	5'9" x 3'9"	Bedroom Three	3645 x 2190mm	12'0" x 7'2"
			Bedroom Four	3645 x 2250mm	12'0" x 7'5"
			Bathroom	2490 x 2425mm	8'2" x 7'11"

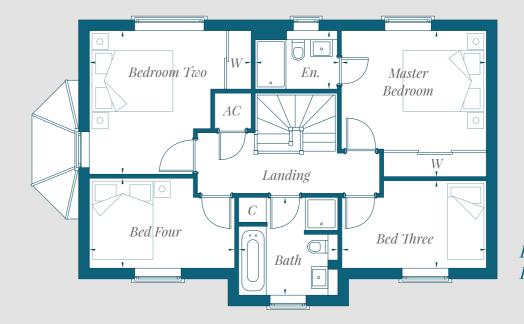
First Floor

► Indicates where approximate measurements are taken from.

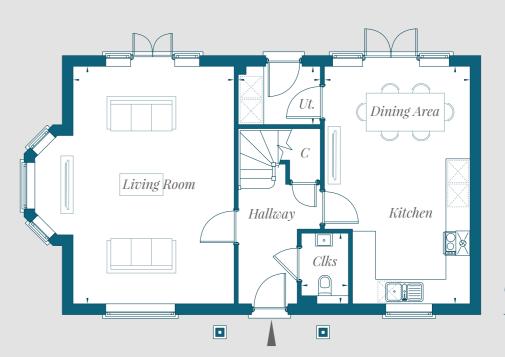
Gross internal floor area: 125.3 sqm (1349 sqft)

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Four Bedroom Home



First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite Ut Utility W Wardrobe

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The Augustine



♠ Plots 11, 16 and 17 (Plot 16 is handed)

The Augustine is a beautiful detached four-bedroom home which is perfectly suited to modern family life. The impressive hallway leads to a light and spacious open-plan kitchen/breakfast/family area – complete with two sets of glazed double-doors that open out to the garden – ideal for entertaining family and friends. A dual aspect dining room also offers a tranquil place to enjoy mealtimes. The first floor is home to a generous master bedroom with en-suite shower room, three further bedrooms and a modern family bathroom.

Ground Floor	First Floor

Kitchen / Breakfast	5840 x 3510mm	19'2" x 11'6"	Master Bedroom	3950 x 3475mm	13'0" x 11'5"
Living Room	4525 x 3950mm	14'10" x 13'0"	En-Suite	2700 x 1450mm	8'10" x 4'9"
Dining Room	3950 x 3675mm	13'0" x 12'1"	Bedroom Two	3950 x 3175mm	13'0" x 10'5"
Utility Room	1900 x 1750mm	6'3" x 5'9"	Bedroom Three	3225 x 3170mm	10'7" x 10'5"
Cloakroom	1900 x 1400mm	6'3" x 4'7"	Bedroom Four	3170 x 2490mm	10'5" x 8'2"
			Bathroom	2915 x 1950mm	9'7" x 6'5"

► Indicates where approximate measurements are taken from.

Gross internal floor area: 144.6 sqm (1556 sqft)

Four Bedroom Home





AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite Ut Utility W Wardrobe

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Buy new for quality specifications, confidence and more time for relaxing with your family.

Choosing the ideal home for you and your family is a big commitment and investment – of time emotion and finances. It is where you will build memories, as well as eat, sleep and enjoy spending time together.

That is why Beacon Hill Homes construct homes to last, with care and attention given to every detail.



Please note; Plots 1-6 are not for open-market private sale.

Please speak to a Sales Advisor for further information on the plots available.

* Subject to state of construction ** External finishes are plot specific.

The specification listed is correct and as intended at the time of going to print. Please speak with our Sales Advisor for more details. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice. Any choices are subject to the stage of construction

Whilst the computer generated development layout shown 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.

Kitchens:

- Professionally designed layout with a choice of doors and worktop from selected range *
- Silestone worktop and upstand to all house types.
 Laminate worktop and upstand to utility (where present)
- Appliances to include: ceramic induction hob, glass splashback, electric oven, extractor, fridge freezer, dishwasher, space and plumbing for tumble dryer or washer/dryer. Integrated oven and combi microwave (The Augustine and Hildelith only.
 Built in microwave to Anselm, Campion and Oswald)
- 1½ bowl sink with chrome mixer tap
- Under pelmet lighting
- 'Amtico-style' floor tiling to kitchen (and utility where applicable)
- Utility room units to match kitchen units and sink (where applicable)

Bathroom, En-suites & Cloakrooms:

- Contemporary white sanitaryware by Duravit with chrome fittings
- Mixer tap to bath with handheld shower attachment
- Chrome ladder radiator/towel rail to bathroom and en-suite
- Half height ceramic wall tiling to bathroom and en-suites,
 full height around bath/shower, splashback to cloakroom,
 'Amtico-style' floor tiles to bathroom, en-suites and cloakroom

Electrical and Lighting:

- Chrome light switches and high level sockets to ground floor, white sockets at low level
- White light sockets and switches to first floor
- White shaver point to bathroom (and en-suite where applicable)
- Downlights to kitchen. Recessed lights to bathroom,
 en-suite, and cloakroom with angled head over mirror
- Smoke detectors and heat sensors
- Photocell controlled light by front door.
 PIR controlled light by rear door
- TV points in living room and master bedroom
- Multimedia plate provided in living room
- Telephone points in living room and master bedroom

Heating & Insulation :

- Mitsubishi Ecodan air to water heat pump to provide heating and domestic hot water
- Mitsubishi Ecodan outdoor fan unit linked to
 Hydrobox with hot water storage tank
- Radiators to all upstairs and downstairs
- Cavity wall insulation and insulation to loft

Internal Finishes :

- Smooth white painted ceiling to all rooms, with 'White Cotton' emulsion to walls
- White painted gloss finish to internal joinery
- White painted gloss finish internal doors with satin chrome door furniture
- Sliding doors for fitted wardrobes supplied and fixed by specialist (where applicable)
- White painted gloss finish staircase

External Finishes:

- Each property has been carefully designed to include a variety of sympathetic external treatments, including traditional brickwork, render, boarding, clay tiles and slate **
- UPVC double-glazed windows, French doors, rear doors, fascias and soffits
- UPVC front door with solid panels to lower level and two obscure glazed panels to top section with chrome door furniture and mains powered doorbell
- Stone number plate built into brickwork
- Front gardens are landscaped, and rear gardens rotovated and topsoiled
- Outside tap

Garages:

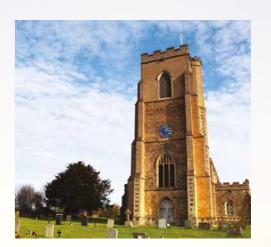
- Garador garage door
- · White clear half glazed personnel door
- Power and light



The attractive village of Ridgwell is ideal setting for a range of families, with far-reaching open-fields and beautiful farmland as a backdrop—and a huge variety of opportunities just a short distance from home.







Ridgewell is a ancient village on the main road between Haverhill and Braintree,
close to the charming Suffolk border and located amongst some of the most picturesque countryside
north Essex has to offer. Dating back to the Domesday book and featuring a distinctive 14-century
church, the village is home to a peaceful community centred around its school, village hall and beautifully
maintained green. With a host of popular destinations all around the surrounding region, you will
be spoilt for choice when it comes to shopping, leisure, education and entertainment.

Strolling past the village's traditional cottages, you will find a much-loved local pub and lodging house, The White Horse Inn – a popular destination for short breaks that serves a great selection of seasonal homemade food and an ever-changing range of fine cask ales and wines.

There are several other high-quality pubs within a 10-minute drive – including The Lion in Stoke-by-Clare, the Half Moon Inn at Belchamp and The Green Man in Toppesfield, all of which serve excellent food in charming surroundings. Meanwhile, for your everyday groceries, Great Yeldham's Village Local is 2.6 miles away, on the road back from Colchester or Braintree, but a wider range of local amenities are available in Haverhill or Sible Hedingham, each around 6 miles away.







For a break from shopping, you will find an array of places of interest within a few miles of home. Most notably Castle Hedingham – just five miles away – which is perfect for a day out, featuring a beautifully-kept 12th-century castle set within handsome gardens and hosting special events throughout the year. Fifteen miles away, the village of Lavenham – once one of the most prosperous towns in England – is well worth a visit, boasting a variety of tea rooms, restaurants, hotels and historic halls. Heading a little further east 'Constable Country' and the Dedham Vale Area of Outstanding Natural Beauty – is perfect for walks, riverside picnics and exquisite views.





For a quiet haven in the countryside, with access to the very best of all worlds, Ridgewell will be hard to beat.

While the nearest town of Haverhill will be your first stop for household brands and well-known high street outlets, those looking to spend a day out shopping will be hard-pressed to choose between Braintree, Bury St Edmunds and Cambridge. Around fourteen miles away Braintree's town centre and historic streets are home to plenty of familiar names as well as a range of independent shops and boutiques – but it is the out-of-town Freeport Braintree Village that provides the biggest impact – a purpose-built outdoor complex of designer stores and eateries grouped within pedestrianised avenues and squares.

Bury St Edmunds and Cambridge both mix an enticing dose of history with contemporary shopping experiences, each featuring modern shopping centres, flagship designer stores, upmarket boutiques and fine dining restaurants amongst streets, squares and taverns dating back centuries.

Ridgewell is also well-suited to outdoor enthusiasts. Keen golfers will be pleased to note Clare Park Lake & Golf Course and Haverhill Golf Club nearby, with well-regarded links at Gosfield Lake, Colne Valley and Newton Green also within easy driving distance. Cyclists will find the country roads and quiet lanes in the area ideally suited to half-day or full-day routes, either alone or as part of a group, while walkers will enjoy the Nature Reserves at Shadwell Wood and West Wood, Little Sampford, as well as Clare Castle Country Park and the Marks Hall Estate.





For younger families, St Laurence View is around half a mile from Ridgewell Church of England Primary School – an intimate, welcoming establishment that has received glowing praise from Ofsted inspectors. Alternative primary schools are around three miles away in Great Yeldham or Toppesfield, where you will also find the much-loved 'Little Chestnuts' pre-school. Secondary education is a short bus ride away either at Hedingham School and Sixth Form or the Samuel Ward Academy in Haverhill.

St Laurence View, Ashen Road, Ridgewell, Essex. Please use the postcode CO9 4RP when using a Sat Nav.

Surrounded by the tranquil rural farmland and charming villages of north Essex, St Laurence View may be secluded, but it is certainly not isolated.

A comprehensive network of roads nearby means you will have easy access to the region's major destinations for both work and leisure.

The village of Ridgewell is centred around the convergence of local roads with the A1017, the main route taking you either north-west to Haverhill and onwards to Cambridge, or south-east via the Colne Valley and Castle Hedingham to bustling Braintree or historic Colchester.

Nearest train stations are at either Sudbury or Braintree, both of which connect with the London-Norwich mainline for regular services into London Liverpool Street. And finally, for those who need to travel by air for work or leisure, Stansted Airport is around 23 miles away by road, providing flights to Scotland and a variety of major European destinations.

Road Links

Rail Travel

Haverhill	6 Miles
Braintree (Freeport Shopping Village)	15 Mile
Stansted Airport (M11 Junction 8)	20 Mile
Bury St Edmunds	20 Mile
Colchester	22.5 Miles
Cambridge	25 Mile
Chelmsford	27.5 Mile
M25 Junction 26 (M11 Junction 6)	37.5 Mile:

Norwich (NRW)	▲ 120 Mins
Ipswich (IPS)	▲ 60 Mins
Sudbury Station (SUY)	11.5 miles from home
Braintree Station (BTR)	13.5 miles from home
Shenfield and Crossrail (SNF)	▼ 40 Mins
Stratford London (SRA)	▼ 55 Mins
London Liverpool Street (LST)	▼ 65 Mins
Canary Wharf (DLR)	▼ 85 Mins

lease Note: All car travel times and distances are approximate only and are taken from http://maps.google.co.uk.

Train times are from Braintree and/or Sudbury Stations and based on current National Rail timings.



Via the A1017 and A1307, central Cambridge is around 45 minutes from home, or you can skirt the city to connect with the A11 and A14 for fast, easy access to Newmarket, Kettering and onwards to the wider midlands, or join the A1(M) for all destinations in the North.

Alternatively, the A1034 at New England will take you across country to beautiful Saffron Walden and the M11, from where you can easily head south to Stansted Airport and the A120 – the fastest route westwards to the network of London orbital towns just outside the M25.

Heading south on the A1017, you will reach the A131 in around 20 minutes and central Braintree in under half an hour. Bypassing Braintree, the A131 takes you onward to the vibrant city of Chelmsford in under 50 minutes, where you can also join the A12 - the main artery through Essex and the most direct route to east London and the Dartford crossing into Kent.

At Great Yeldham, the Little Yeldham Road is the quickest route across country eastwards, getting you to Sudbury in around 20 minutes, while just north of Ridgewell the A1092 will take you directly to the A132 and northbound to the charming heritage town of Bury St Edmunds and onwards to Norfolk. Or, joining the A12 near Colchester via the A1124 will give you the fastest route to Essex's 'Sunshine Coast' or onwards past Ipswich to Constable Country and Suffolk's beautiful rolling countryside and coastlines.









A commitment to excellence.

Beacon Hill Homes Ltd is a family company based on the principles of simplicity and dedication, with over 40 years of combined experience. We seek to deliver a beautiful and bespoke home.

The company focuses on quality rather than quantity. This is reflected in every area of the company – from carefully chosen land to the occasional historic property suitable for remodelling.

Beacon Hill Homes Ltd

Beacon Hill House, Beacon Hill, Mountains Road, Wickham Bishops, CM83EB

Telephone: (01621) 397071 Website: beaconhillhomes.co.uk

Please note that all internal images shown are examples of previous show homes and are used only as a guide to their craftsmanship and finish. Specification and finishes may vary between developments. Please ask our Sales Advisor for more information.



Warranty – Q Assure Policy for New Homes

All properties within St Laurence View are covered a Q Assure Policy for New Homes which is a warranty for the homeowner against items such as structural defects.

www.qassurebuild.co.uk

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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.

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"We are proud to present this exceptional collection of new homes designed for contemporary lifestyles that offer a chance to put down roots in one of the loveliest locations north-west Essex has to offer, with a pleasant village environment right on your doorstep."

Positioned to provide the perfect base for connecting with every centre in the region, both large and small, this development is ideally suited to families looking to leave behind the stresses of city life and find their tranquil haven in the country – whilst keeping their options for work and leisure wide open. Fitted with the latest integrated appliances and finished to impeccable standards, complete with premium specifications, this is your chance to have a slice of luxury in the countryside.



Beacon Hill Homes Ltd

Beacon Hill House, Beacon Hill, Mountains Road, Wickham Bishops, CM83EB



All enquiries call **David Burr** estate agents on

01787 277811

Visit davidburr.co.uk or email clare@davidburr.co.uk