



WEALD BROOK

— SOUTH WEALD —



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WEALD BROOK

SOUTH WEALD

Weald Brook is a charming development of only 4 luxurious four bedroom detached homes set within a private, gated rural setting offering idyllic countryside living.



Weald Country Park



Alec's Restaurant

South Weald Cricket Club

Situated in one of the most desirable postcodes in Essex, the village of South Weald is conveniently situated less than two miles from Brentwood but is a world away from the busy high street.

South Weald was an ancient forested area which was sparsely inhabited until the 12th century, when a township began to develop along the London Road at Brentwood. At this township a chapel was built around 1221 and a market was opened by 1227.

Today South Weald benefits from a stunning rural landscape with rolling hills and abundant woodland, scattered farmsteads and sunken lanes. St Peters Church in the village dates back to the 12th century, and the south door with featured ornamental chevrons is a remaining Norman feature.

Nearby, Weald Country Park which comprises over 500 acres of woodland, lakes, meadows, open grassland and provides spectacular views over surrounding countryside and beyond. The park which was a deer park in the 12th Century, now welcomes visitors all year round with activities including picnics, cycling, dog walking, walks and horse riding. The 'Stick Man Trail' is designed by leading play specialists and is over one mile long and consists of a number of climbing frames,

slides, and swings and helps children and their families enjoy challenging and imaginative play.

The vibrant town of Brentwood less than two miles away and provides an extensive selection of eateries and restaurants including Zizzi, Prezzo, Pizza Express to name but a few, and for a fine dining experience Alec's restaurant is only a short drive at nearby Navestock Side.

Brentwood also has a wide range of shopping facilities including Marks & Spencer, Sainsbury's and a variety of High street shops. For those willing to go further afield the premier retail destination of Lakeside shopping centre is only a 20 minute drive.

There are an abundance of leisure opportunities in and around the town to choose from, including fitness centres, and golf courses such as the Bentley and South Essex Golf Club. The Brentwood Centre has a concert hall attracting national and international acts, a large state of the art gym and a swimming pool.

Education

For those with children to consider, South Weald and the local area offers excellent educational opportunities.

Located within the village is St Peter's C of E primary school which has been awarded 'good' Ofsted reports.

Less than two miles away in Brentwood and Shenfield there are over 15 excellent schools to choose from including the prestigious Brentwood School which has both a preparatory and senior school and has been awarded 'outstanding' Ofsted reports.



Brentwood School



Brentwood High Street



Thorndon Park Golf Club

Superbly Connected

By Car

Brentwood High Street	8 minutes
Shenfield	12 minutes
Lakeside Shopping centre	20 minutes
Chelmsford	27 minutes
Stansted Airport	35 minutes
Southend Airport	37 minutes

By Rail (from Brentwood)

Chelmsford	17 minutes
London Liverpool Street	25 minutes
Southend Airport	32 minutes
Southend Victoria	42 minutes



Elizabeth Line



Deer at Brentwood Park



Lakeside Shopping Centre



AEDIS
HOMES

At Aedis Homes we ensure the finest attention to detail is paid to design.

Weald Brook has been designed to take reference from traditional historic rural buildings with a contemporary approach.

The development slips effortlessly into the rural character using timber boarding, brick detailing and a variety of roof finishes with the houses set around a distinctive shingle finished courtyard.

Built by craftsmen to the highest standard these luxurious houses benefit from large private gardens overlooking the countryside.

The houses combine traditional design with modern standards including a spacious open plan kitchen/living and dining area with a separate snug lounge and study.

Upstairs the master bedroom includes a built in wardrobe and en suite – also on this floor you will find the family bathroom and bedrooms 2, 3 and 4.

Each house has ample parking with two driveways spaces and two spaces in covered car ports.



Development Layout

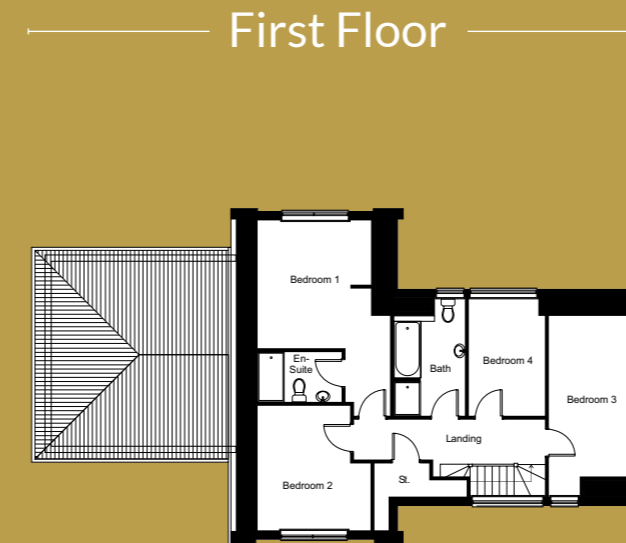
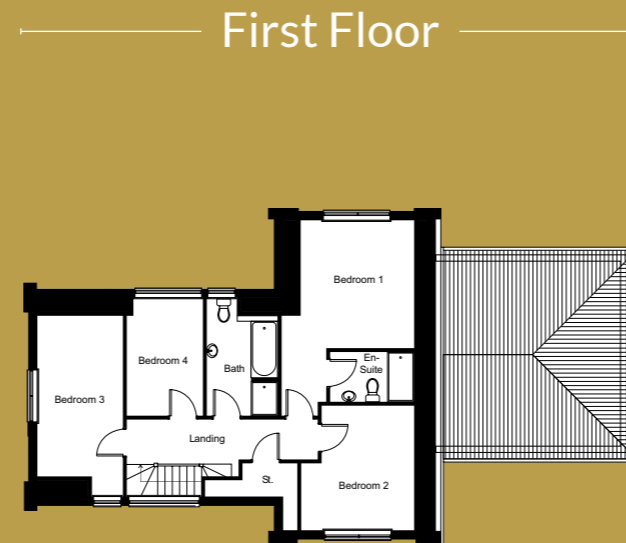


PLOT 1
The Ash
4 bedroom

PLOT 2
The Willow
4 Bedroom

PLOT 3
The Oak
4 Bedroom

PLOT 4
The Maple
4 Bedroom



THE ASH

Plot 1 | 4 bedrooms

Ground Floor

	metre	feet
Kitchen	4.34 x 2.16	14.24 x 7.08
Living/Dining	4.34 x 7.12	14.24 x 23.36
Utility	1.80 x 3.61	5.9 x 11.84
Lounge	4.06 x 6.02	13.32 x 19.74
Toilet	1.20 x 3.61	3.94 x 11.84

First Floor

	metre	feet
Master Bed	3.42 x 3.79	11.22 x 12.43
Master Bed En-suite	1.50 x 2.51	4.92 x 8.23
Bed Two	3.42 x 3.74	11.22 x 12.27
Bed Three	2.55 x 5.44	8.36 x 17.85
Bed Four	2.11 x 3.58	6.92 x 11.74
Family Bathroom	2.12 x 3.58	6.95 x 11.74

THE WILLOW

Plot 2 | 4 bedrooms

Ground Floor

	metre	feet
Kitchen	4.34 x 2.16	14.24 x 7.08
Living/Dining	4.34 x 7.12	14.24 x 23.36
Utility	1.80 x 3.61	5.9 x 11.84
Lounge	4.06 x 6.02	13.32 x 19.74
Toilet	1.20 x 3.61	3.94 x 11.84

First Floor

	metre	feet
Master Bed	3.42 x 3.79	11.22 x 12.43
Master Bed En-suite	1.50 x 2.51	4.92 x 8.23
Bed Two	3.42 x 3.74	11.22 x 12.27
Bed Three	2.55 x 5.44	8.36 x 17.85
Bed Four	2.11 x 3.58	6.92 x 11.74
Family Bathroom	2.12 x 3.58	6.95 x 11.74



ARTIST'S IMPRESSION

THE OAK

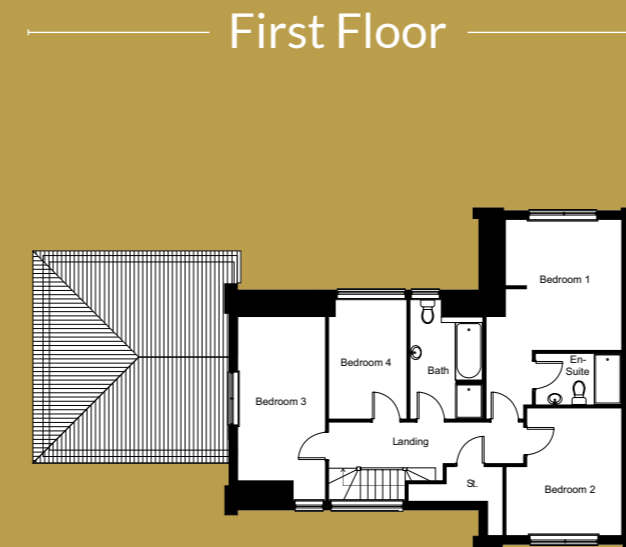
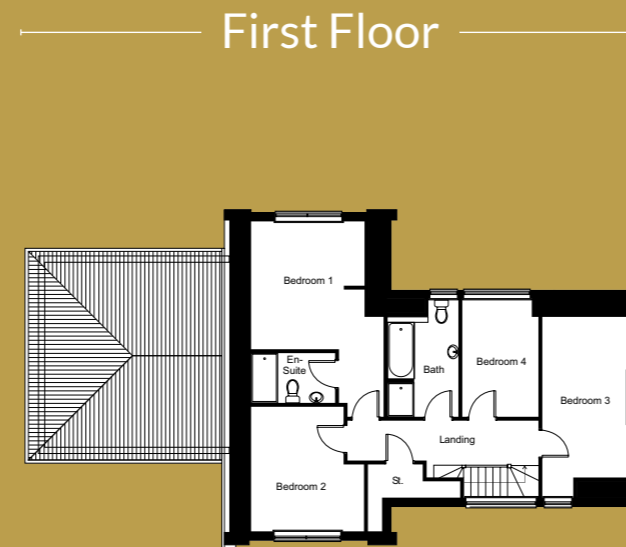
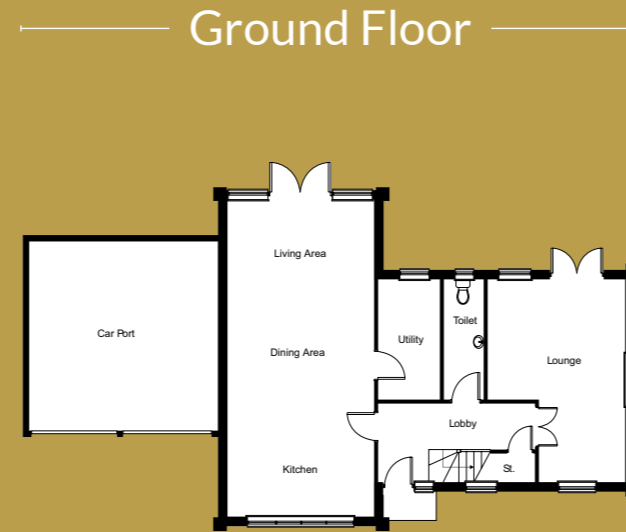
Plot 3 | 4 bedrooms

Ground Floor

	metre	feet
Kitchen	4.34 x 2.16	14.24 x 7.08
Living/Dining	4.34 x 7.12	14.24 x 23.36
Utility	1.80 x 3.61	5.9 x 11.84
Lounge	4.06 x 6.02	13.32 x 19.74
Toilet	1.20 x 3.61	3.94 x 11.84

First Floor

	metre	feet
Master Bed	3.42 x 3.79	11.22 x 12.43
Master Bed En-suite	1.50 x 2.51	4.92 x 8.23
Bed Two	3.42 x 3.74	11.22 x 12.27
Bed Three	2.55 x 5.44	8.36 x 17.85
Bed Four	2.11 x 3.58	6.92 x 11.74
Family Bathroom	2.12 x 3.58	6.95 x 11.74



ARTIST'S IMPRESSION

THE MAPLE

Plot 4 | 4 bedrooms

Ground Floor

	metre	feet
Kitchen	4.34 x 2.16	14.24 x 7.08
Living/Dining	4.34 x 7.12	14.24 x 23.36
Utility	1.80 x 3.61	5.9 x 11.84
Lounge	4.06 x 6.02	13.32 x 19.74
Toilet	1.20 x 3.61	3.94 x 11.84

First Floor

	metre	feet
Master Bed	3.42 x 3.79	11.22 x 12.43
Master Bed En-suite	1.50 x 2.51	4.92 x 8.23
Bed Two	3.42 x 3.74	11.22 x 12.27
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Bed Four	2.11 x 3.58	6.92 x 11.74
Family Bathroom	2.12 x 3.58	6.95 x 11.74

SPECIFICATION

Built to the highest standard and finished with stylish fixtures and fittings.

KITCHENS

- Bespoke fitted kitchens
- Quartz worktops with upstands
- Utility room worktop in UrbanTop
- Blanco composite one and half bowl sink with chrome swan neck tap*
- Integrated Bosch appliances including:
 - Induction hob
 - Fridge Freezer
 - Dishwasher
 - Stainless steel double oven
 - Ceiling mounted extractor hood
 - Washing machine to utility room
 - Tumble dryer to utility room

BATHROOMS

- Stylish white sanitary ware and vanity units with chrome taps and shower by Saneux
- Porcelain tiles full height to shower cubicle and bath areas and half height around sanitary ware
- Fitted LED mirror

BEDROOMS

- Fitted wardrobes to master bedroom finished with mirrored door fronts

ELECTRICAL

- LED down lighters to bathrooms, cloakroom, kitchen and living areas
- Pendant fittings to bedrooms, stairs and lounge
- TV points to lounge, living area, kitchen and bedrooms
- BT points to study, kitchen and living areas
- Smoke detectors

HEATING

- Energy efficient air source heat pump system
- Underfloor heating to downstairs
- Chrome heated towel rails to bathrooms

INTERNAL FINISH

- Karndean flooring to hallway, cloakroom and kitchen and living area
- Carpet to stairs, landing and bedrooms
- Internal walls and ceilings finished in white emulsion
- Oak Veneered Doors with chrome handles
- Oak finished handrail to staircase with all other components finished in white
- Ogee Skirting and architraves finished in satin paint

SECURITY

- Sealed double glazed aluminium windows throughout

EXTERNAL FINISHES

- Turfed rear garden
- Paved patio area to rear garden using Indian sandstone slabs

WARRANTY

- 10 year Build Zone



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PHOTOGRAPHY FROM A PREVIOUS DEVELOPMENT



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Beresfords on 01277 231515

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