

# ELIZABETH PLACE

— GOSFIELD —



**AEDIS**  
HOMES



# ELIZABETH PLACE

GOSFIELD

Elizabeth Place is an exclusive development of 8 luxurious three and four bed detached homes set within a private secluded setting offering tranquil living.



Gosfield Park



Welcome to Gosfield



The Kings Head

Conveniently located less than five miles north of Braintree, the picturesque village of Gosfield is surrounded by open countryside.

In the village you'll find the community shop which is run by local volunteers where all daily essentials are available.

The King's Head Inn is a beautiful Tudor pub and has been an integral part of the village since the reign of Henry VIII. The pub provides a selection of quality food, fine wines, real ales and fresh coffee to create an enjoyable country dining experience.

Gosfield Lake Resort is a private family run leisure park, the thirty six acre lake and surrounding countryside combine to create a natural beauty spot. The activities on site are wide ranging from Fishing to Water Skiing together with a variety of other leisure activities. There are lakeside picnic spots and a children's play area all of which provides for a wonderful family day out.

Gosfield is also home to the prestigious Gosfield Lake Golf Club. The golf club features the 18 hole Lakes Course and 9 hole Meadows Course and is set over 230 acres of rolling parkland, the club is a key part of the village.

Just a nine minute drive from Elizabeth Place is the market town of Halstead which is set along the River Colne. Halstead High Street's retail experience range's from independent shops to antique and coffee shops. Halstead Leisure centre facilities include a 25 metre swimming pool, learner pool, gym, studio for group exercise activities, indoor cycle studio, sports hall and more.

The vibrant town of Braintree is just a twelve minute drive and provides an extensive selection of restaurants. The town has a wide variety of shopping facilities including Marks & Spencer, and importantly the premier retail destination of Freeport Designer Village which is home to over seventy five well-known brands.

There is an abundance of leisure and entertainment facilities in and around Braintree, including Cineworld and the Bannatyne Health Club, a swimming & fitness centre.



## Education

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

The independent Gosfield School is rated Good by Ofsted and educates children from nursery through to sixth form.

There are two senior schools in nearby Sible Hedingham, The Ramsey Academy and Hedingham School both rated Good by Ofsted.

There are many schools in neighbouring Braintree with The St Michael's Church of England Voluntary Primary School being awarded outstanding Ofsted reports and The Tabor Academy Secondary School awarded good Ofsted reports.

The renowned Felstead School which is acknowledged as one of the best schools in the county and which provides education to boys and girls from four to eighteen years old, is only thirteen miles away.



Halstead High Street



Gosfield Hall



Braintree Train Station



St Michael's Road - Braintree



St Catherine's Church

## Superbly Connected

### By Car

Gosfield Lake	4 minutes
Halstead	9 minutes
Freeport Designer Village	11 minutes
Braintree	12 minutes
Witham	22 minutes
Stansted Airport	27 minutes
Chelmsford	30 minutes
Colchester	32 minutes

### By Rail

Witham	15 minutes
Chelmsford	26 minutes
Colchester	35 minutes
London Liverpool Street	1 hour





**AEDIS**  
HOMES

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

Elizabeth Place has been designed to take reference from traditional design methods with a contemporary approach.

The development slips effortlessly into the rural character using timber boarding, brick detailing, dormer windows and a variety of roof finishes.

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

The houses combine traditional design with modern standards including spacious kitchens/living areas and a separate lounge.

Upstairs there are double bedrooms and the master includes an en suite, also on this floor you will find the family bathrooms and remaining bedrooms.

Each house has ample parking with a single garage and driveway spaces.



## Development Layout



**PLOT 1**  
4 bedrooms

**PLOT 2**  
3 bedrooms

**PLOT 3**  
3 bedrooms

**PLOT 4**  
4 bedrooms

**PLOT 5**  
3 bedrooms

**PLOT 6**  
4 bedrooms

**PLOT 7**  
4 bedrooms

**PLOT 8**  
4 bedrooms





ARTIST'S IMPRESSION

# PLOT 1

Total: 144.4 m<sup>2</sup> | 1,555 ft<sup>2</sup>

## 4 bedrooms

### Ground Floor

	metres
Kitchen/Dining	7.31 x 4.58
Utility	2.99 x 1.80
Lounge	3.57 x 4.81
Garage	3.05 x 6.20

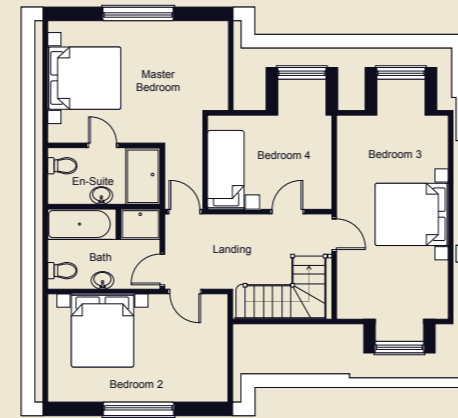
### First Floor

	metres
Master Bedroom	3.90 x 3.10
Master En-suite	2.80 x 1.40
Bedroom 2	4.48 x 2.70
Bedroom 3	2.80 x 5.08
Bedroom 4	3.10 x 3.24
Family Bathroom	2.80 x 2.04

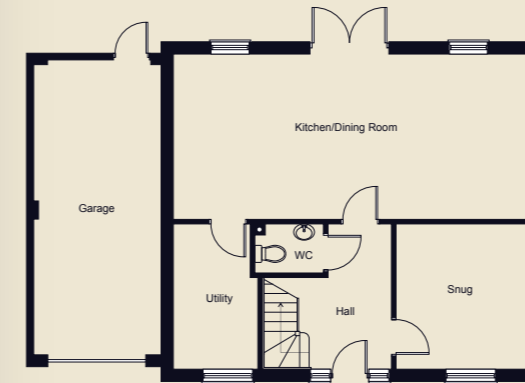
### Ground Floor



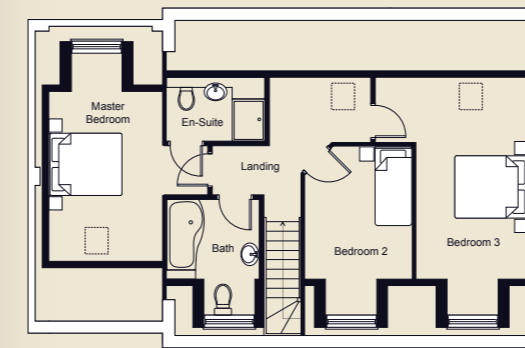
### First Floor



### Ground Floor



### First Floor



ARTIST'S IMPRESSION

# PLOT 2

Total: 121.1 m<sup>2</sup> | 1,304 ft<sup>2</sup>

## 3 bedrooms

### Ground Floor

	metres
Kitchen/Dining/Family room	8.49 x 3.98
Utility	1.94 x 3.48
Snug	3.11 x 3.28
Garage	3.15 x 7.20

### First Floor

	metres
Master Bedroom	3.04 x 4.18
Master En-suite	2.39 x 1.59
Bedroom 2	2.61 x 3.25
Bedroom 3	2.69 x 4.97
Family Bathroom	2.26 x 2.84

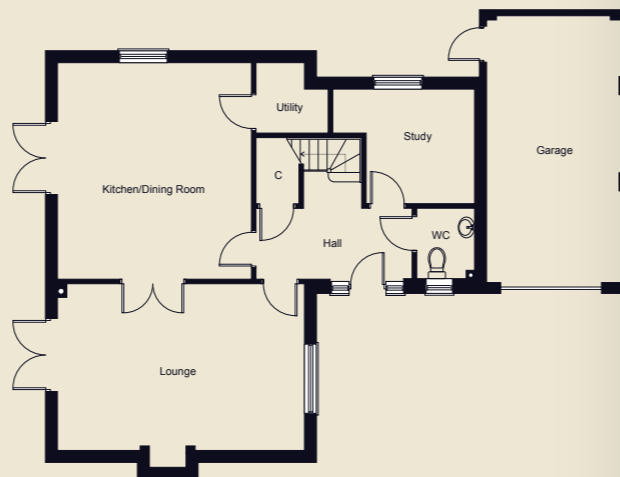




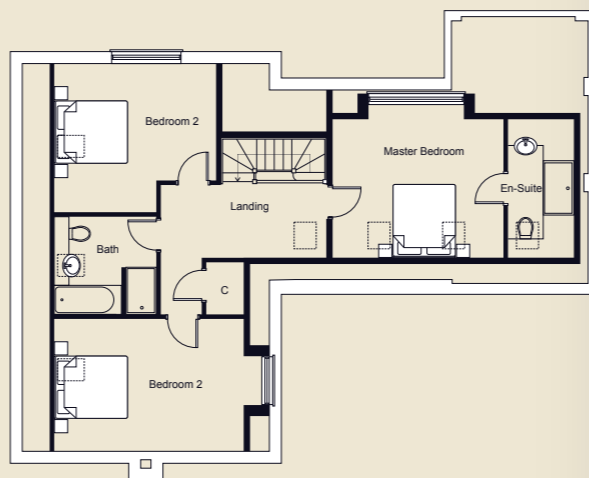
ARTIST'S IMPRESSION



### Ground Floor



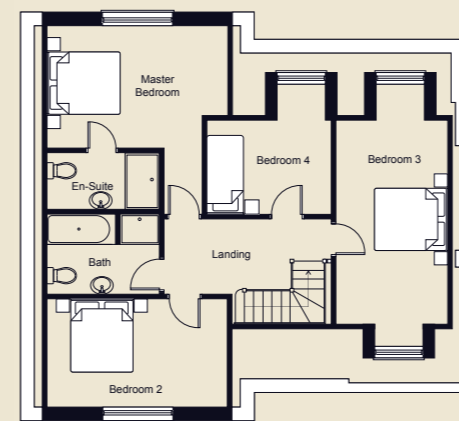
### First Floor



### Ground Floor



### First Floor



ARTIST'S IMPRESSION



# PLOT 3

Total: 160.7 m<sup>2</sup> | 1,730 ft<sup>2</sup>

## 3 bedrooms

### Ground Floor

	metres
Kitchen/Dining	5.01 x 5.57
Utility	1.88 x 1.48
Lounge	6.36 x 4.28
Study	3.68 x 2.97
Garage	3.15 x 7.20

### First Floor

	metres
Master Bedroom	4.45 x 3.64
Master En-suite	1.77 x 3.64
Bedroom 2	4.36 x 3.44
Bedroom 3	4.21 x 3.83
Family Bathroom	1.77 x 3.64

# PLOT 4

Total: 144.4 m<sup>2</sup> | 1,555 ft<sup>2</sup>

## 4 bedrooms

### Ground Floor

	metres
Kitchen/Dining	7.31 x 4.58
Utility	2.99 x 1.80
Lounge	3.57 x 4.81
Garage	3.05 x 6.20

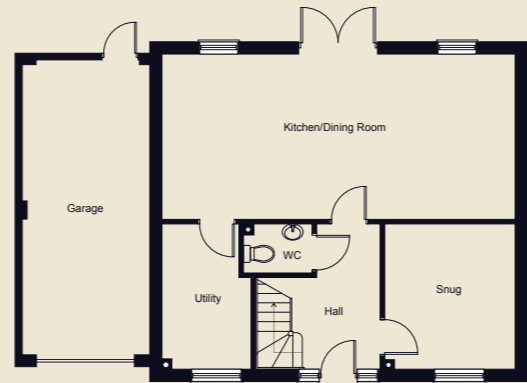
### First Floor

	metres
Master Bedroom	3.90 x 3.10
Master En-suite	2.80 x 1.40
Bedroom 2	4.48 x 2.70
Bedroom 3	2.80 x 5.08
Bedroom 4	3.10 x 3.24
Family Bathroom	2.80 x 2.04

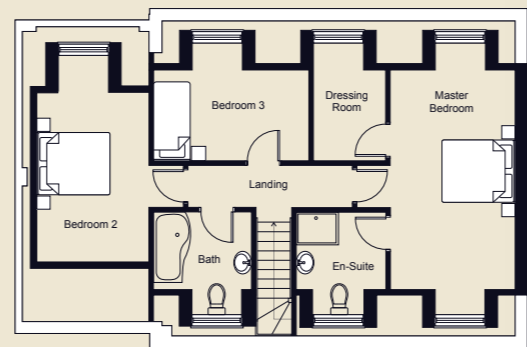




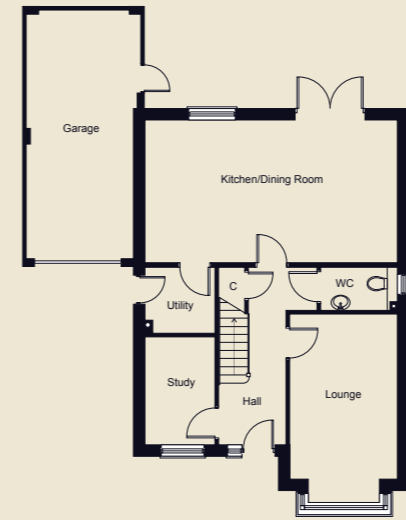
### Ground Floor



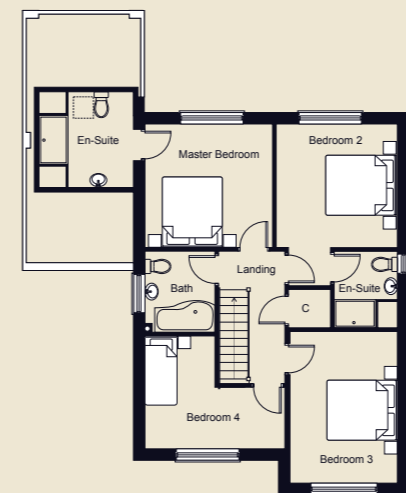
### First Floor



### Ground Floor



### First Floor



# PLOT 5

Total: 126.1 m<sup>2</sup> | 1,357 ft<sup>2</sup>

3 bedrooms

#### Ground Floor

	metres
Kitchen/Dining/Family Room	8.49 x 3.98
Utility	1.94 x 3.84
Snug	3.11 x 3.28
Garage	3.15 x 7.20

#### First Floor

	metres
Master Bedroom	3.04 x 5.37
Master En-suite	2.17 x 2.94
Master Dressing Room	1.74 x 2.20
Bedroom 2	2.78 x 4.18
Bedroom 3	3.75 x 2.25
Family Bathroom	2.26 x 2.84

4 bedrooms

#### Ground Floor

	metres
Kitchen/Dining/Family Room	7.23 x 4.10
Utility	2.04 x 1.91
Lounge	3.09 x 5.17
Study	2.04 x 3.09
Garage	3.15 x 7.20

#### First Floor

	metres
Master Bedroom	3.69 x 3.57
Master En-suite	2.78 x 2.62
Bedroom 2	3.49 x 3.57
Bedroom 2 En-suite	1.80 x 2.20
Bedroom 3	3.09 x 4.37
Bedroom 4	3.86 x 3.23
Family Bathroom	1.61 x 2.33





ARTIST'S IMPRESSION

# PLOT 7

Total: 128.1 m<sup>2</sup> | 1,379 ft<sup>2</sup>

4 bedrooms

## Ground Floor

	metres
Kitchen/Dining/Family Room	8.36 x 3.76
Utility	2.29 x 1.99
Snug	3.33 x 2.50
Study	3.14 x 1.84
Garage	3.15 x 7.20

## First Floor

	metres
Master Bedroom	3.74 x 2.60
Master En-suite	2.78 x 2.62
Bedroom 2	3.41 x 2.91
Bedroom 2 En-suite	1.08 x 2.21
Bedroom 3	3.39 x 2.50
Bedroom 4	2.56 x 3.16
Family Bathroom	2.28 x 2.50



ARTIST'S IMPRESSION

# PLOT 8

Total: 140.4 m<sup>2</sup> | 1,511 ft<sup>2</sup>

4 bedrooms

## Ground Floor

	metres
Kitchen/Dining/Family Room	7.23 x 4.10
Utility	2.04 x 1.91
Lounge	3.09 x 5.17
Study	2.04 x 3.09
Garage	3.15 x 7.20

## First Floor

	metres
Master Bedroom	3.49 x 3.57
Master En-suite	1.80 x 2.20
Bedroom 2	3.69 x 3.57
Bedroom 3	3.09 x 4.37
Bedroom 4	3.86 x 3.23
Family Bathroom	1.61 x 2.33



## SPECIFICATION

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

### KITCHENS

- Bespoke fitted kitchen with true handleless doors
- Laminate worktops with upstands\*\*
- One and half bowl sink with chrome swan neck tap
- Integrated Bosch appliances including:
  - Induction hob
  - Stainless steel chimney hood
  - 70/30 fridge freezer
  - Dishwasher
  - Wine cooler (Caple)
  - Washing machine

\*\* Quartz upgrade available subject to build stage.

### BATHROOMS

- Stylish white sanitary ware and vanity units with chrome taps and shower
- Full height porcelain tiles to shower cubicle, bath areas and tiled floors
- Soft close toilet seats
- Fitted LED mirror above vanity unit

### ELECTRICAL

- White fittings throughout
- Low energy LED downlighters to bathrooms, hallway, landing and kitchen
- Pendants to bedrooms and living areas
- Mains powered smoke detectors
- Two PV panels

### HEATING

- Energy efficient gas boiler
- Underfloor heating to downstairs and radiators upstairs
- Chrome heated towel rails to bathrooms

### INTERNAL FINISH

- Internal walls and ceilings finished in white emulsion
- Skirtings, architraves and doors finished in white satinwood
- Contemporary chrome ironmongery

### EXTERNAL FINISHES

- UPVC double glazed windows throughout
- LED light on PIR sensors to front and rear doors
- Composite front door
- Paving in Marshalls Riven slabs
- External tap

### INTERNET

- BT Fibre

### WARRANTY

- 10 Year Latent Defect Warranty



PHOTOGRAPHY FROM A PREVIOUS DEVELOPMENT



STYLISH FIXTURES AND FITTINGS



PHOTOGRAPHY OF PREVIOUS  
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