



# DOUBLEDAY GARDENS

COGGESHALL ESSEX

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## GRANVILLE

*Developers of distinction for over 40 years*

Granville and Baker Estates are very proud to present  
**a new collection of beautiful 3 & 4 bedroom bungalows**  
positioned in the sought-after town of Coggeshall.

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A combination of expertly-crafted new properties, blended with an enviable setting in a beautiful, affluent and well-connected town, makes Doubleday Gardens a fantastic choice for a range of purchasers.



This computer generated image is from an imaginary viewpoint looking into the Doubleday Gardens development. All landscaping and surrounds shown are for illustrative purposes only.

## AN EXCEPTIONAL RETREAT

Granville and Baker Estates are delighted to present this outstanding new collection of just nine immaculately-constructed three and four bedroom bungalows in Coggeshall, an attractive town in the heart of the picturesque Essex countryside. Set amongst tree-lined country lanes, wide-open skies and beautiful scenery, Coggeshall is a charming town that sits in idyllic surroundings whilst offering excellent connections to the towns of Colchester and Braintree, the city of Chelmsford, the rest of Essex and London.

## BEAUTIFUL NEW BUNGALOWS

An expertly planned collection on Tey Road, Coggeshall, Doubleday Gardens places residents in a desirable location within one of the most sought-after "chocolate box" towns in this part of Essex – and is within walking distances of all the nearby amenities it has to offer. Combining superior craftsmanship, impressive specifications and traditional materials – alongside attractive finishes and generous living spaces – these bungalows offer an exceptional balance of quality, practicality and charm – and will suit a wide range of different purchasers.

# PLOT ONE



## MEASUREMENTS

Kitchen/Dining	4575 x 4180mm	15'0" x 13'9"
Sitting Room	5140 x 4450mm	16'10" x 14'7"
Utility Room	1940 x 1880mm	6'4" x 6'2"
Master Bedroom	3930 x 3810mm	12'11" x 12'6"
En-Suite	3930 x 1210mm	12'11" x 4'0"
Bedroom Two	3995 x 3090mm	13'1" x 10'2"
Bedroom Three	3970 x 3090mm	13'0" x 10'2"
Study / Bed Four	3995 x 1830mm	13'1" x 6'0"
Bathroom	2210 x 1880mm	7'3" x 6'2"

**B** Boiler **Bath** Bathroom **C** Cupboard **En** En-Suite

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## PLOT TWO



### MEASUREMENTS

Kitchen/Dining	4575 x 4180mm	15'0" x 13'9"
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## PLOTS THREE AND FOUR



### PLOT THREE

Kitchen	3712 x 3511mm	12'2" x 11'6"
Living / Dining	5900 x 5520mm	19'4" x 18'1"
Master Bedroom	4113 x 3675mm	13'6" x 12'1"
En-Suite	2459 x 1436mm	8'1" x 4'9"
Bedroom Two	3857 x 3453mm	12'8" x 11'4"
Bedroom Three	3511 x 2704mm	11'6" x 8'10"
Bathroom	2557 x 1968mm	8'5" x 6'5"

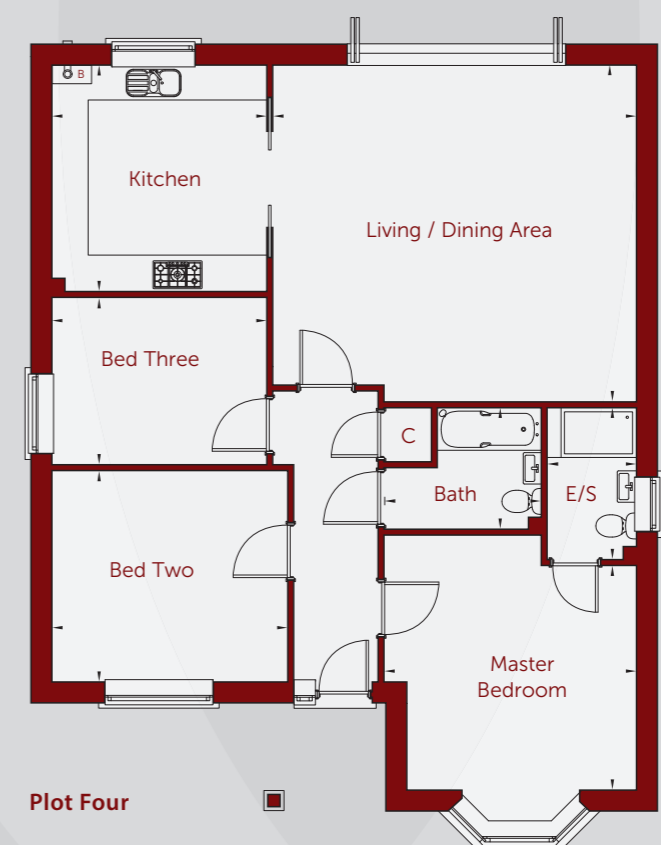
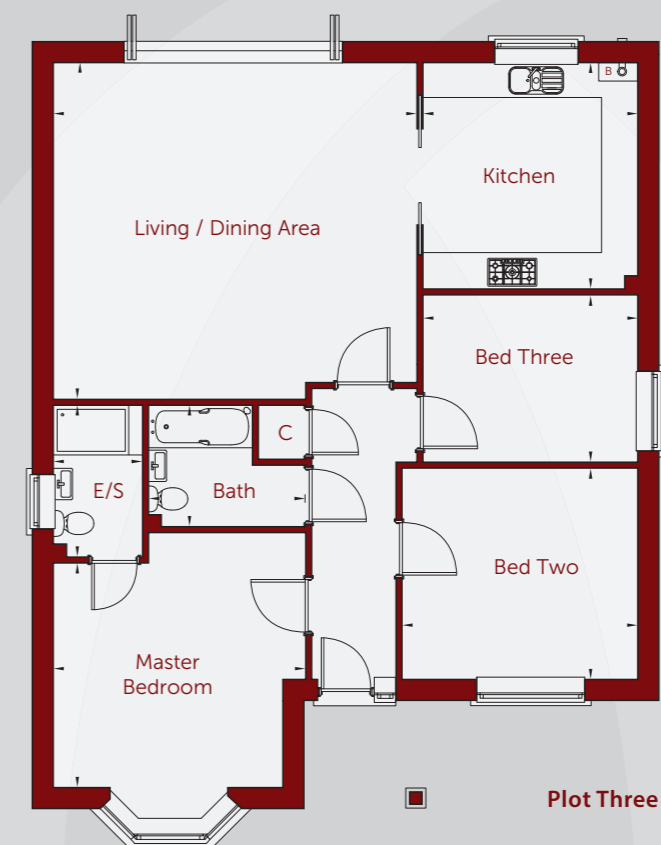
### PLOT FOUR

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## PLOTS FIVE AND SIX



### PLOT FIVE

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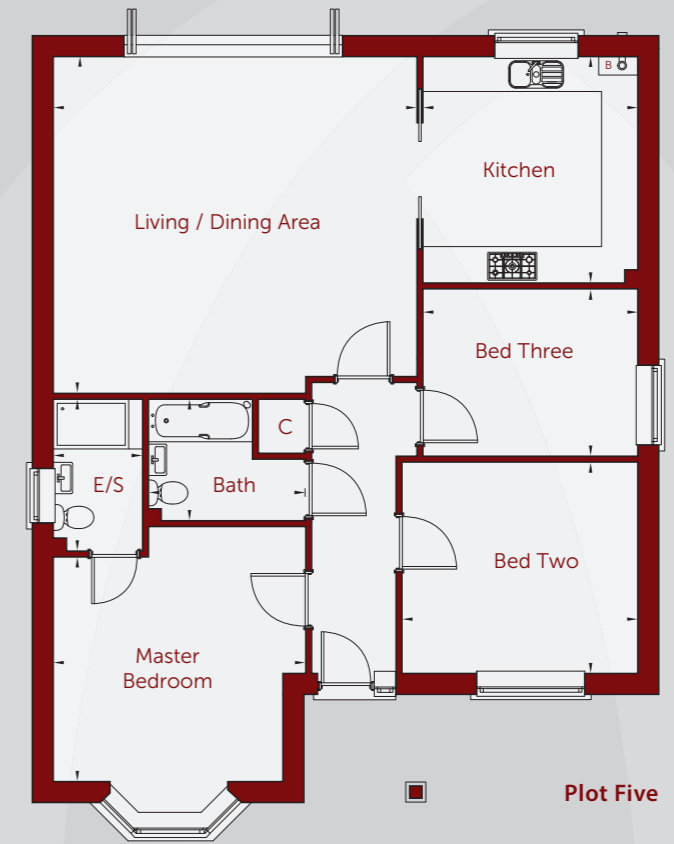
### PLOT SIX

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## PLOTS SEVEN AND EIGHT



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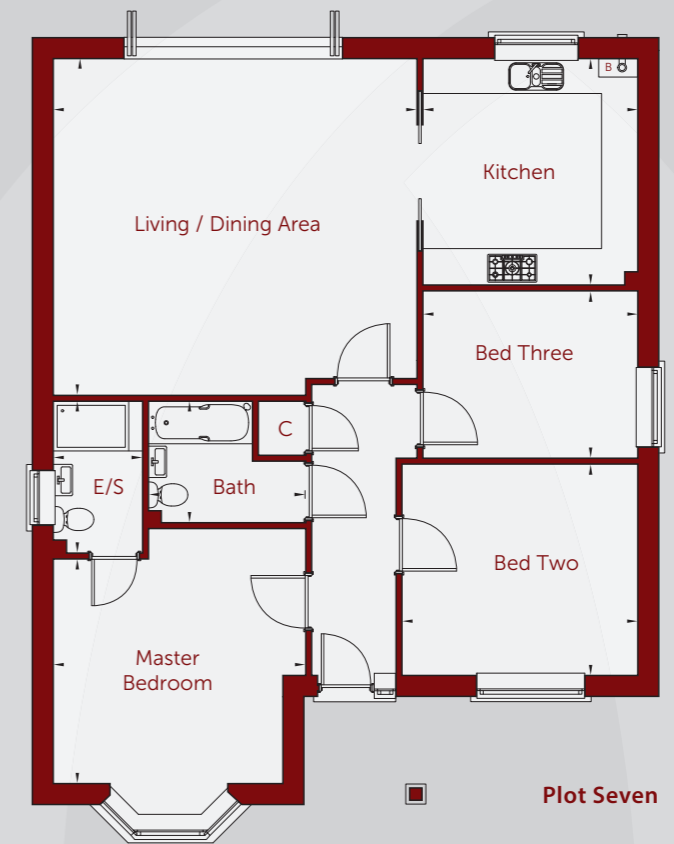
### PLOT EIGHT

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## PLOT NINE



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## TASTEFUL DESIGN AND WELL CONSIDERED

"We're very proud of this collection – It delivers tasteful design and well considered living spaces – all detailed to the most exacting standards. It is a collection that will provide residents with enviable surroundings each and every day. As with all collections from Granville, Doubleday Garden will benefit from exceptional quality, traditional craftsmanship, premium specifications – alongside a host of leading brand appliances."

### Kitchens and utility rooms.

We offer a fully individual kitchen design service (subject to build) with a range of styles, colours, plinths, handles, cookers, appliances and lighting.

### Bathrooms and en-suites.

Cloakrooms, bathrooms and en-suites will be fitted with high-quality sanitaryware, baths and showers. Taps, bath fillers and mixers will complement the contemporary style of these rooms.

### Decoration.

Ceilings to be a smooth plastered finish and painted in white. Walls will be painted in neutral colours and cove cornice is provided throughout.

### Security.

Our properties are fitted as standard with a modern burglar alarm, with capabilities to be upgraded to a Redcare system, or similar, if required by insurers. Mains operated smoke detectors are also fitted.

Dead latch and five lever mortice dead locks are fitted on front doors. Locks are fitted to all opening windows.

### Central Heating.

An gas based central heating system will be installed to include a pressurised mega-flow hot water system.

### Internal Electrics.

There will be ample power points throughout, with down lighters in the kitchen, bathroom and en-suites as standard. Ample television and phone points are also supplied throughout.

### Doors, joinery and woodwork.

UPVC windows, fascias and soffits externally. The architraves and skirting inside will be white painted as standard and all internal doors will be oak as standard.

### External and internal walls.

These traditionally built properties will have insulated cavity walls with brick/block work outside and thermal block work inside.

### Gardens.

Will be turfed/seeded on completion, and landscaping in accordance with our professional landscape architects' designs.

### Warranty.

All properties built by Granville are covered by the NHBC 10 year Guarantee which covers the homeowner against structural defects.

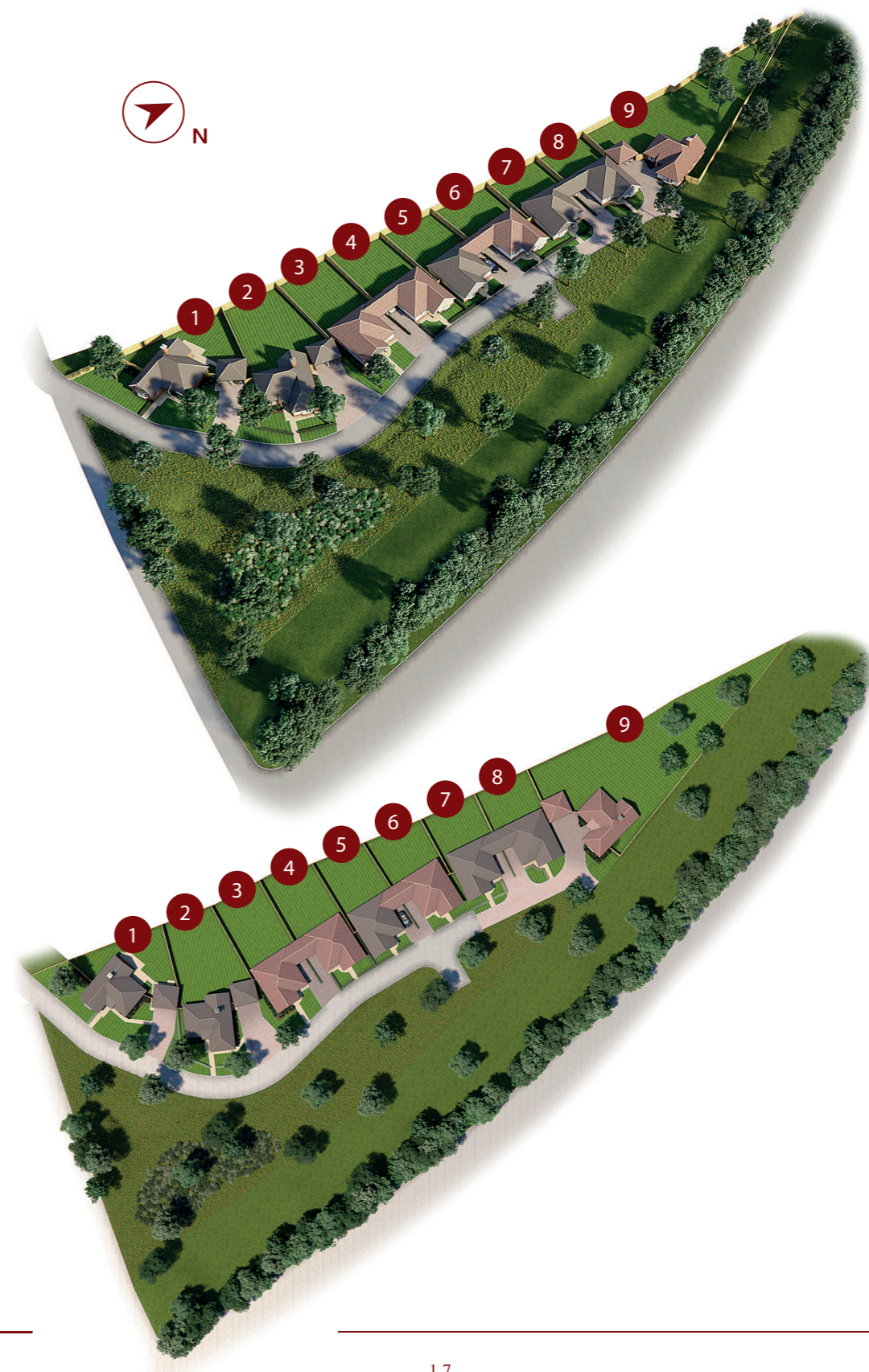


The specification shown is correct at the time of brochure production. For exact plot specification details please contact us.

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.

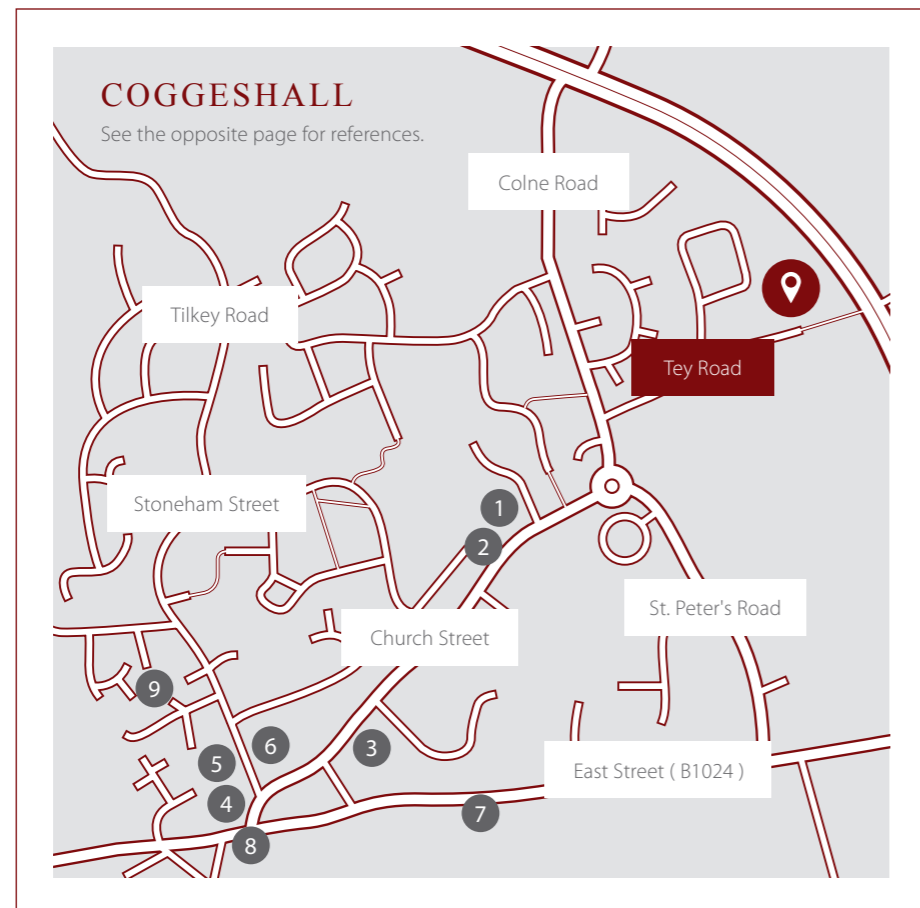
## AN OUTSTANDING SETTING TO CALL HOME

*Doubleday Gardens is an exclusive collection of bungalows lining a secluded, gently-curving driveway. The development has been carefully designed from the outset, and each of the bungalows enjoys an enviable outlook over a beautifully-landscaped green meadow area. They are modern homes offering a sense of space, comfort and quality – and each has a charming blend of traditional materials and contemporary styling – complemented by dedicated carports and west-facing gardens that are sure to soak up plenty of afternoon sunshine.*



## COGGESHALL CONVENIENCE

Historic Coggeshall is a typically picturesque small town bursting with heritage and featuring a rich collection of beautifully-maintained Tudor and Edwardian buildings at its heart. Residents of Doubleday Gardens will find everything they require daily a mere walk away, passing a tapestry of stunning architecture before arriving at the butcher, convenience store, pharmacy, doctors surgery, dentist and numerous boutiques – with an East of England Co-op supermarket also nearby for those larger grocery trips.



NB: All walking times and distances are approximate and have been taken from <http://maps.google.co.uk>. They are approximate only and will vary depending on personal circumstances.

## WHAT'S NEARBY

*Doubleday Gardens provides an excellent base to enjoy everything that the Coggeshall and beautiful surrounding countryside has to offer. Residents will find themselves perfectly set up to enjoy a comfortable home life within an exclusive setting, with everything they need within easy reach. A balanced lifestyle has become more important than ever, and this collection offers convenient access to town centre amenities, peaceful rural walks, picturesque market towns, cosmopolitan culture and entertainment – alongside a range of community clubs, amenities and renowned eateries – all within a short walk from home.*

01. The Parish Church	6 mins walk / 0.3 miles
02. Woolpack Inn	7 mins walk / 0.3 miles
03. Conservative Club	11 mins walk / 0.6 miles
04. Pharmacy	13 mins walk / 0.7 miles
05. Clockhouse Cafe	13 mins walk / 0.7 miles
06. Ranfields Brasserie	13 mins walk / 0.7 miles
07. Co-op Food Store	14 mins walk / 0.8 miles
08. The White Hart	14 mins walk / 0.8 miles
09. GP Surgery	15 mins walk / 0.8 miles



## WITHIN EASY REACH

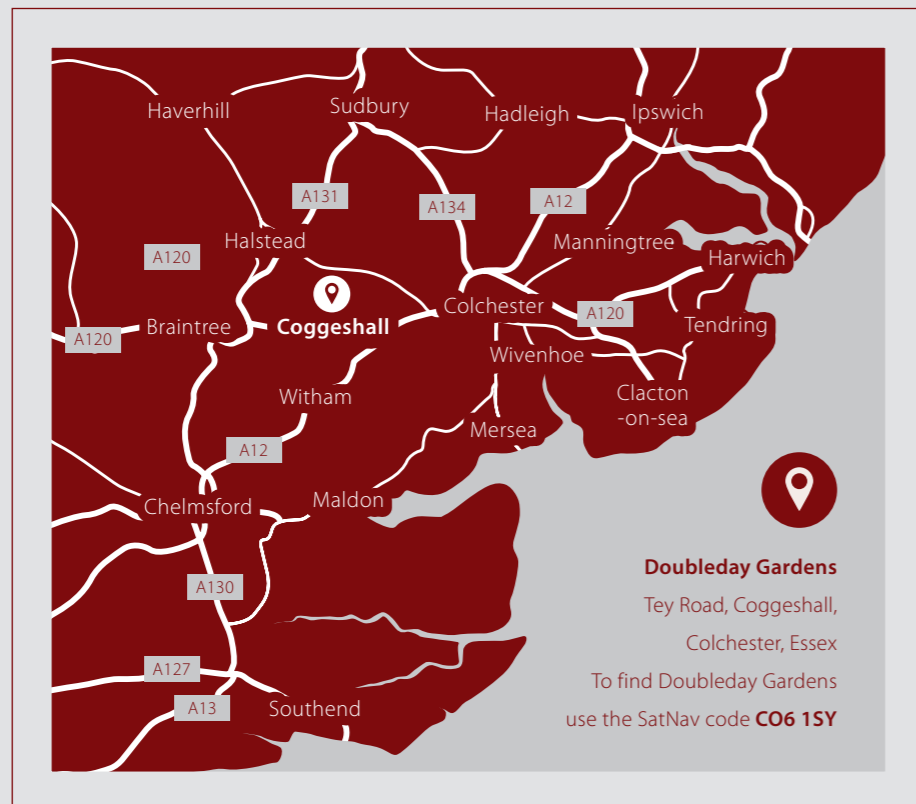
Coggeshall is home to several highly-regarded eateries and public houses within a stone's throw of each other in the town centre. The 15th-century coach house, The White Hart, and the historic Chapel Inn are both attractively-restored establishments serving an array of freshly-prepared quality meals and fine cask ales with attractive courtyard areas – while Ranfield's Brasserie provides an excellent fine dining experience in exquisite surroundings. The Clockhouse Cafe & Bar is also a good daytime choice for delicious home-cooked snacks and fresh cakes.

Although residents' daily needs will be met close to home, being based mid-way between Colchester and Braintree means a host of retail, culture and leisure opportunities lie just 15-20 minutes' drive in either direction. The impressive 'Braintree Village', just outside of Braintree town, boasts around 70 well-known designer brand stores, as well as a leisure centre, mainstream restaurants and a Cineworld complex, while Braintree itself contains everything you might need within its bustling streets and George Yard shopping centre.

A short drive up the A120 to the west side of Colchester is the Tollgate Retail Park at Stanway – a bustling, constantly-expanding area of large, well-known stores, cafes, familiar franchise eateries and a drive-through pharmacy – with a major Sainsbury's supermarket, a gym and the new Princess Charlotte pub also nearby.

Meanwhile, Colchester is home to an array of familiar brands, household names and independent boutiques, with the impressive and upmarket Fenwick department store taking pride of place on the High Street. As well as restaurants, pubs and eateries for every taste, the town also hosts plenty of leisure options – the Castle Museum and park, the Odeon multi-screen cinema, Colchester United football stadium, the renowned Roman remains and of course the world-class Colchester Zoo.

Those who enjoy the outdoors and scenery the region has to offer will be pleased to find Coggeshall places you within a network of picturesque villages, pubs and country walks, with Great Notley Country Park, Hedingham Castle, and Marks Hall Gardens & Arboretum also within easy driving distance. Golf lovers will enjoy Essex Golf & Country Club and the highly-rated Braintree Golf Club which are located nearby – whilst the numerous marinas and beaches of the north Essex coastline are also just a short drive away from home.



Doubleday Gardens enjoys an excellent position – which means residents will be ideally placed to enjoy the very best of modern life in town and country. With exceptional travel connections via the A120 and A12, as well as mainline rail connections just a short drive from home, it is perfectly positioned for those who enjoy both local convenience and easy access to the cosmopolitan opportunities of the wider region's towns and cities.

### ROAD LINKS

Kelvedon ( Train Station )	3 Miles
Braintree Village ( Retail and Leisure )	6.5 Miles
Tollgate / Stanway ( Retail Park )	7 Miles
Witham ( Train Station )	7.5 Miles
Halstead	7.5 Miles
Colchester	10 Miles
Chelmsford	15 Miles
Stansted Airport	22.5 Miles

### RAIL TRAVEL

Ipswich	▲ 35-minutes
Colchester ( North ) [ COL ]	▲ 15-minutes
Kelvedon [ KEL ]	3 Miles from Doubleday Gardens
Chelmsford [ CHM ]	▼ 15-minutes
Shenfield / Crossrail [ SNF ]	▼ 25-minutes
Stratford [ SRA ]	▼ 40-minutes
London Liverpool Street [ LST ]	▼ 50-minutes
Canary Wharf [ DLR ]	▼ 65-minutes

NB: Distances are approximate and are taken from <http://maps.google.co.uk>. Train times are from Kelvedon Station and based on National Rail timings.



## GRANVILLE

"WE HAVE BEEN CREATING EXCEPTIONAL NEW HOMES FOR OVER FORTY YEARS"

Proudly celebrating our 40th anniversary in 2017, Granville Developments have grown to become one of the pre-eminent housebuilders in the local area, with an extensive portfolio of beautifully completed projects and many happy customers to endorse our success. Every one of our developments – whether it's a collection of family bungalows, a carefully restored conversion, or a prestigious detached residence – live up to our principles of creating new homes that exceed expectations in terms of design, build-quality and luxury fittings.

We are dedicated to excellence in every aspect of our business, from planning, through to construction and customer service. Full NHBC certifications and excellent after sales care are guaranteed when purchasing a new property through Granville Developments, ensuring our customers peace of mind with their beautiful new home or investment.

Each home is thoroughly checked and inspected before being handed over to our customers.



*" Just a little note to say a big thank you for building our dream home.*

*Words cannot describe how happy we are. Also a thank you for the superb customer care from start to finish – we will definitely recommend you to family and friends "*

Purchasers of a Granville Developments home.



"Doubleday Gardens is an outstanding new collection of modern, high-quality bungalows situated under a mile from the very centre of the charming countryside town of Coggeshall. **Perfectly positioned to enjoy beautiful surroundings, convenient local amenities and excellent travel links, this is an enviable location providing everything residents could possibly desire** for a balanced contemporary lifestyle."

For further information **please contact our selling agents**

**01376 574599**

Email **sales@baker-estates.co.uk**

or visit **baker-estates.co.uk**



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Threshelfords Business Park, Inworth Road, Feering, Colchester, Essex, CO5 9SE

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