



**BOCKING**  
~ RIVERSIDE ~

A BEAUTIFUL COLLECTION OF TWO, THREE AND  
FOUR BEDROOM HOMES IN THE HEART OF ESSEX



# WELCOME TO BOCKING RIVERSIDE

A stunning collection of two, three and four bedroom homes in the sought after village of Bocking

Set on the banks of the River Pant, this is a rare opportunity to buy a home in this picturesque and peaceful village in the heart of the Essex countryside.

Situated less than two miles from the bustling market town of Braintree, Bocking Riverside offers a host of local amenities on your doorstep, combined with the best of rural living.







• **A**n exclusive development of just 20 beautiful homes,  
• Bocking Riverside presents a rare opportunity to live  
• life in a stunning countryside setting.  
•

• Perfectly proportioned and designed with you in mind,  
• each home is truly unique and offers everything you need  
• for modern living.







# BOCKING RIVERSIDE TRULY OFFERS THE BEST OF BOTH WORLDS

Surrounded by rolling countryside, this really is a rural retreat, steeped in history. The site is located on the former Courtauld silk mill, overlooking the River Pant.

The village of Bocking offers a range of amenities including a school, pub, a village shop and is easily accessible with good public transport links. It is also home to a restored historic windmill. The nearby market town of Braintree has an abundance of restaurants, shops and a variety of nightlife. The Freeport Braintree designer shopping outlet with over 85 stores is also on your doorstep.

For a change of pace, enjoy a walk at the local country parks in Great Notley and Flitch Way, take the family and explore local attractions including Colchester Zoo and Hedingham Castle, or enjoy a round of golf at one of the many courses nearby.

Further afield, Bocking Riverside is well connected with Stansted Airport just a 25 minute drive away, offering you easy access to Europe and beyond. The village is also close to major road routes including the A12 and M11, connecting you to Chelmsford, Colchester, Cambridge and London. By train, London is just 1 hour away.



## WELL CONNECTED





*Bocking Riverside is in an idyllic village setting, perfectly positioned for access to Braintree, Chelmsford and beyond.*







# SITE PLAN



# THE FELSTED

A spacious four bedroomed home with large kitchen / dining area, perfect for entertaining, as well as a second floor study area, large bedrooms, family bathroom & two en-suites. Large bi-fold doors give easy access to the garden and the river on two of the plots.

PLOTS 4, 7 & 14

TOTAL FLOOR SPACE  
171.0m<sup>2</sup> / 1,840 sq ft

## GROUND FLOOR

LIVING ROOM  
6.30m x 3.50m 20'8" x 11'6"

KITCHEN / DINING ROOM  
6.30m x 4.96m 20'8" x 16'3"

UTILITY ROOM  
2.70m x 1.47m 8'10" x 4'10"

## FIRST FLOOR

BEDROOM 1  
4.67m x 3.55m 15'4" x 11'8"

BEDROOM 2  
4.67m x 3.32m 15'4" x 10'11"

## SECOND FLOOR

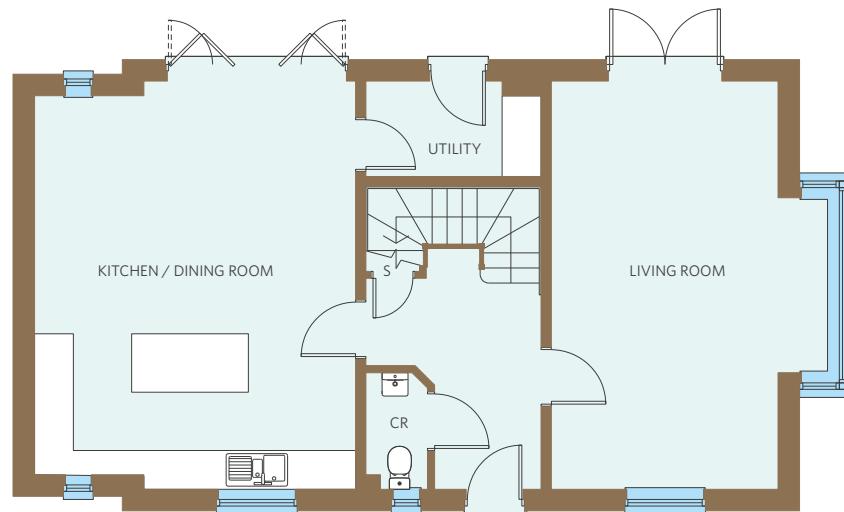
LANDING & OFFICE  
2.70m x 2.55m 8'10" x 8'4"

BEDROOM 3  
3.66m x 3.55m 12'0" x 11'8"

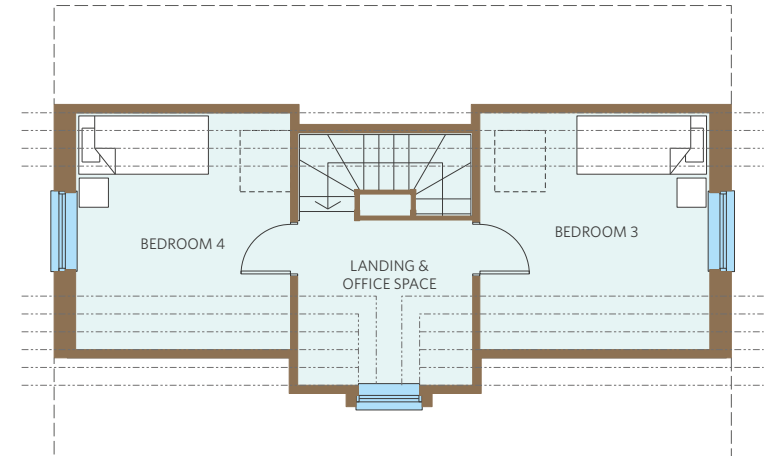
BEDROOM 4  
3.66m x 3.32m 12'0" x 10'11"

AC: AIRING CUPBOARD • S: STORE • CR: CLOAKROOM

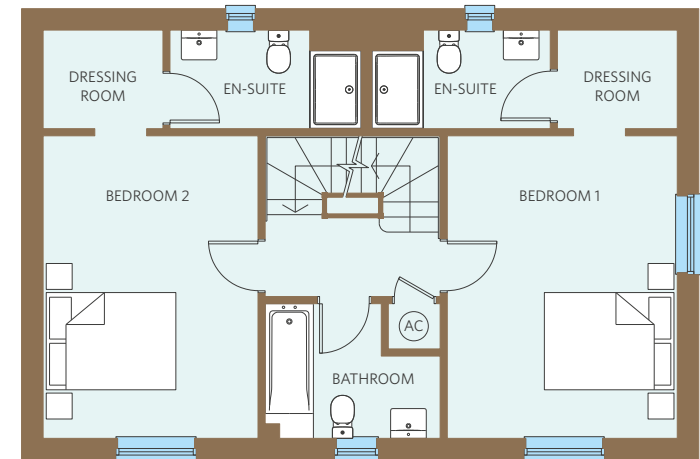
Whilst these floor plans and measurements have been calculated and prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. The computer generated illustration is drawn from plan and is indicative only of how the completed development will appear. All dimensions given are maximum.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR





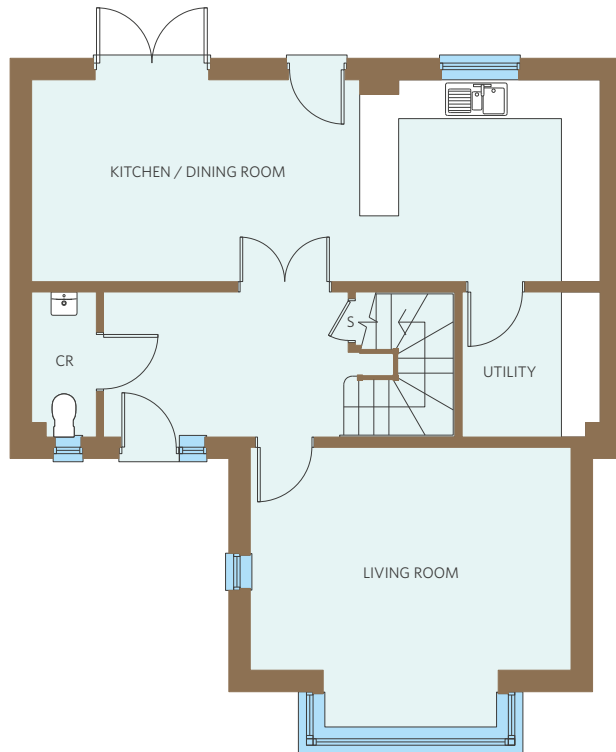




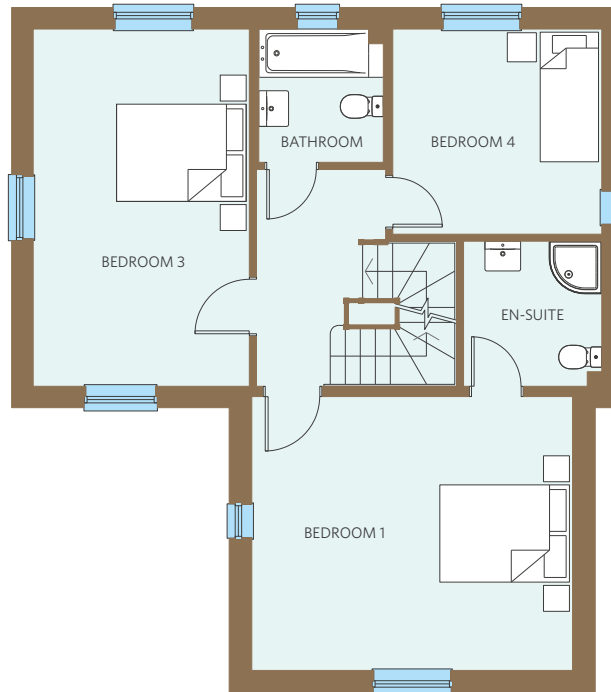


# THE FINCHINGFIELD

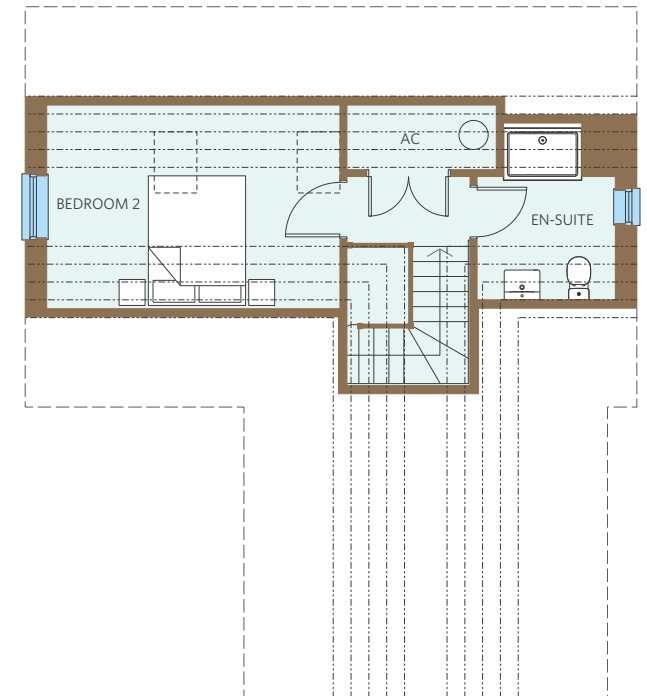
A well-proportioned attractive four bedroom detached home set over three floors with a large kitchen / dining area, spacious bedrooms, two en-suites and a family bathroom.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## PLOT 20

TOTAL FLOOR SPACE  
167.6m<sup>2</sup> / 1,804 sq ft

## GROUND FLOOR

LIVING ROOM  
4.95m x 3.44m 16'3" x 11'3"

KITCHEN / DINING ROOM  
8.78m x 3.12m 28'10" x 10'3"

UTILITY ROOM  
2.24m x 2.13m 7'4" x 7'0"

## FIRST FLOOR

BEDROOM 1  
4.95m x 4.23m 16'3" x 13'10"

BEDROOM 3  
5.51m x 3.34m 18'1" x 10'11"

BEDROOM 4  
3.23m x 3.17m 10'7" x 10'5"

## SECOND FLOOR

BEDROOM 2  
4.53m x 3.14m 14'10" x 10'4"

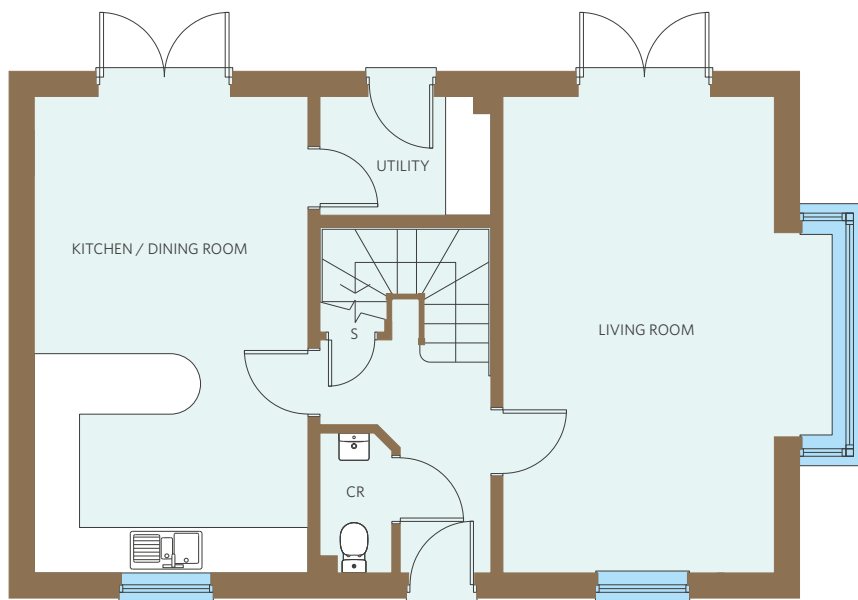
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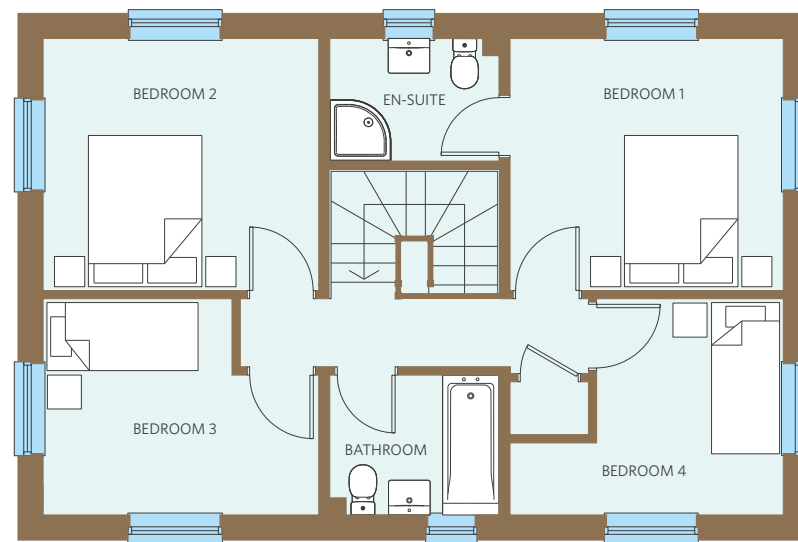


# THE STEBBING

A four bedroomed home with spacious rooms, a large kitchen / dining area, separate utility room and en-suite to the master bedroom.



GROUND FLOOR



FIRST FLOOR

## PLOTS 1, 9 & 10

TOTAL FLOOR SPACE  
125.5m<sup>2</sup> / 1,350 sq ft

## GROUND FLOOR

LIVING ROOM  
6.30m x 3.59m 20'8" x 11'9"

KITCHEN / DINING ROOM  
6.30m x 3.62m 20'8" x 11'11"

UTILITY ROOM  
2.26m x 1.57m 7'5" x 5'2"

## FIRST FLOOR

BEDROOM 1 3.62m x 3.33m 11'10" x 10'11"	BEDROOM 3 3.65m x 2.86m 12'0" x 9'5"
BEDROOM 2 3.65m x 3.33m 12'0" x 10'11"	BEDROOM 4 3.62m x 2.86m 11'10" x 9'5"

S: STORE • CR: CLOAKROOM

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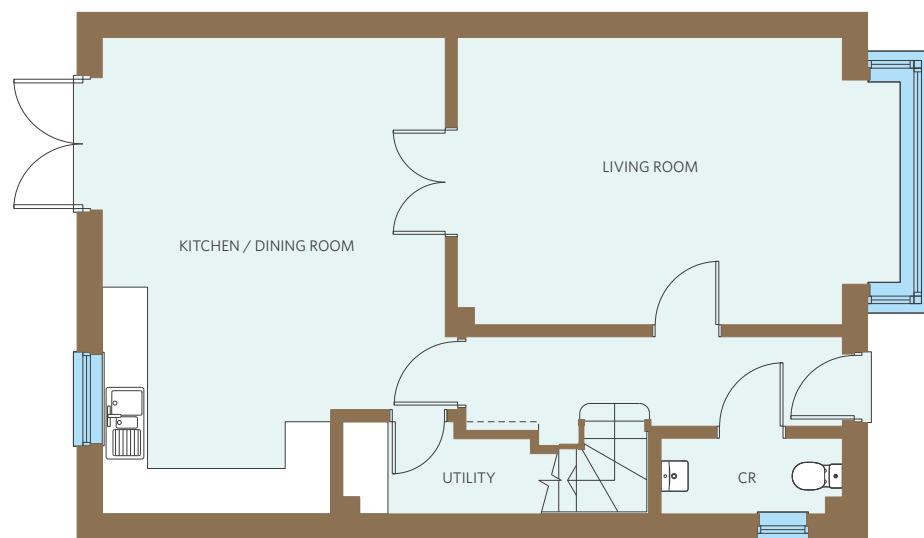




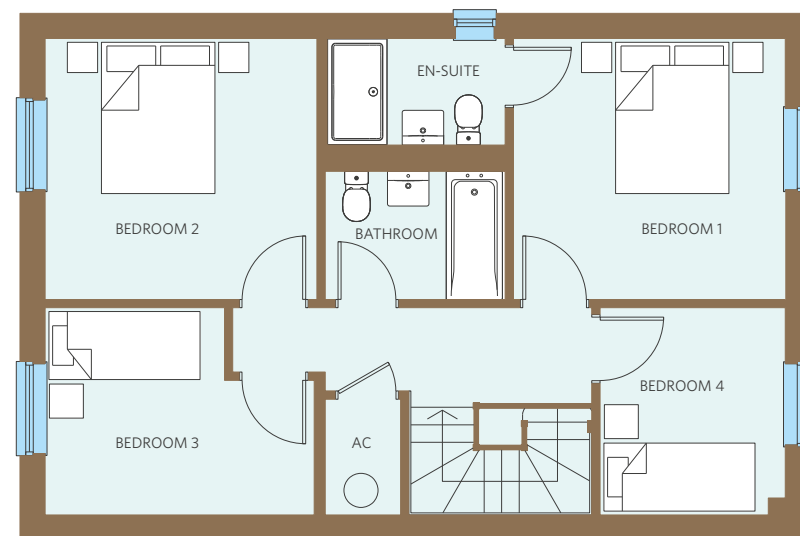


# THE ~ STEBBING II ~

This four bedroomed home has well connected living, dining & kitchen space, perfect for families and for entertaining. There is a separate utility room, attractive staircase and en-suite to the master bedroom.



GROUND FLOOR



FIRST FLOOR

## PLOTS 8 & 15

TOTAL FLOOR SPACE  
125.5m<sup>2</sup> / 1,350 sq ft

## GROUND FLOOR

LIVING ROOM  
5.09m x 3.80m 16'9" x 12'6"

KITCHEN / DINING ROOM  
6.30m x 4.54m 20'8" x 14'11"

UTILITY ROOM  
2.48m x 1.22m 8'2" x 4'0"

## FIRST FLOOR

BEDROOM 1  
3.60m x 3.45m 11'10" x 11'4"

BEDROOM 2  
3.59m x 3.45m 11'10" x 11'4"

BEDROOM 3  
3.56m x 2.74m 11'8" x 9'0"

BEDROOM 4  
2.74m x 2.45m 9'0" x 8'0"

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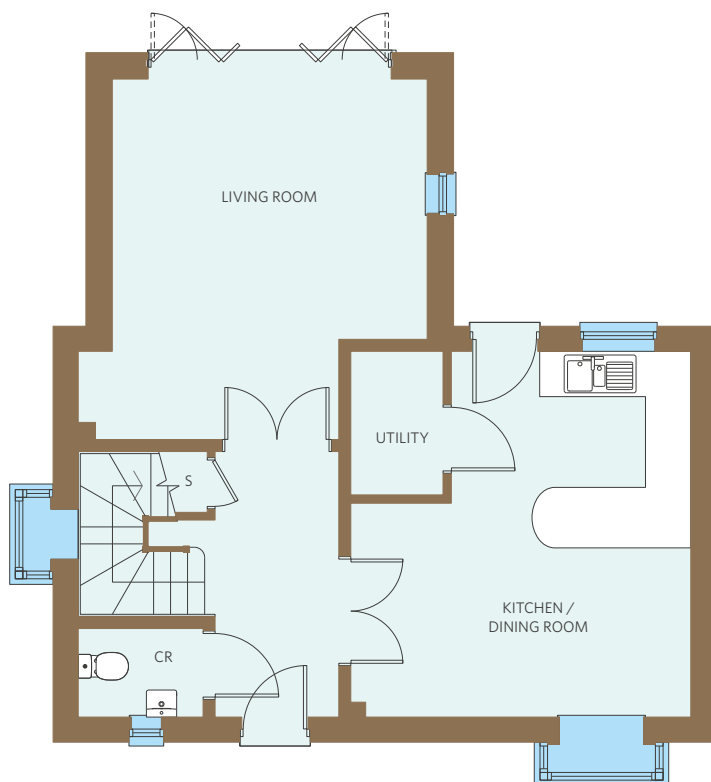
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# THE THAXTED

A well designed large three bedroom detached home perfect for families with a large kitchen / family room, bi-fold doors bringing the outside into the living room, a separate utility room and an en-suite!  
The master bedroom also has a Juliet balcony which overlooks the river on two of the plots.



GROUND FLOOR



FIRST FLOOR

## PLOTS 5-6 & 11-12

TOTAL FLOOR SPACE  
111.4m<sup>2</sup> / 1,199 sq ft

## GROUND FLOOR

LIVING ROOM  
4.77m x 4.16m 15'8" x 13'8"

KITCHEN/ DINING ROOM  
4.84m x 4.50m 15'10" x 14'9"

UTILITY ROOM  
1.90m x 1.22m 6'3" x 4'0"

## FIRST FLOOR

BEDROOM 1  
4.16m x 3.32m 13'8" x 10'11"

BEDROOM 2  
4.84m x 3.38m 15'10" x 11'1"

BEDROOM 3  
3.41m x 3.20m 11'2" x 10'6"

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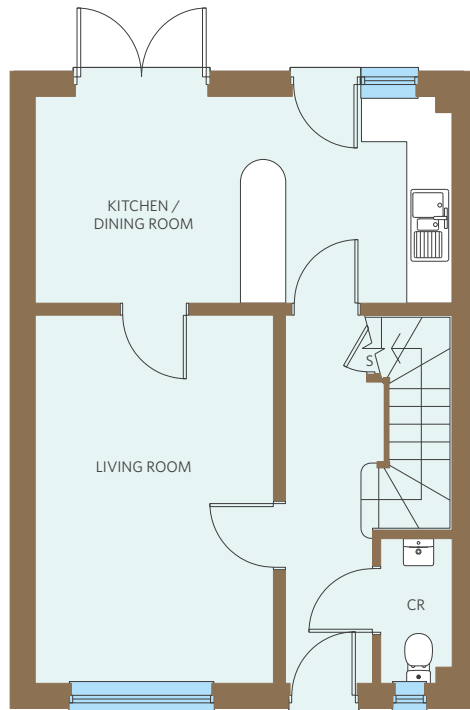




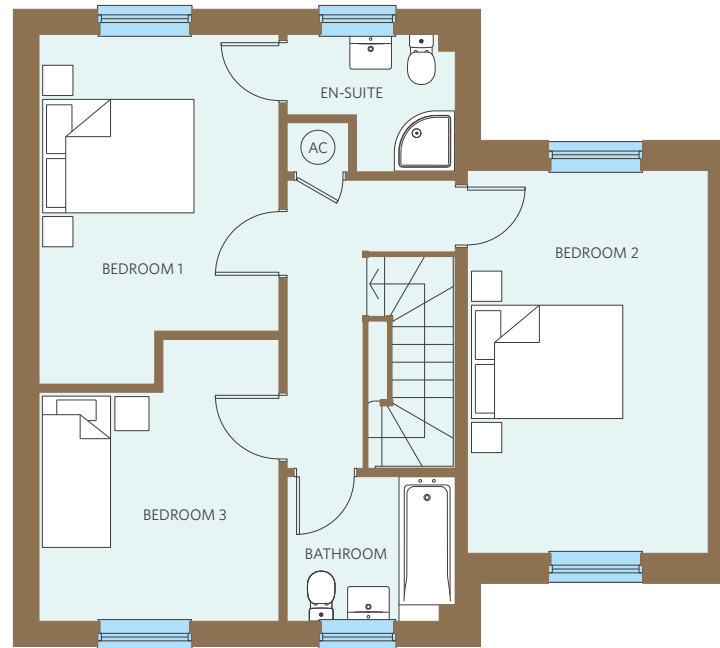


# THE BARDFIELD

An attractive three bedroom family home with deceptively large accommodation including spacious bedrooms, a family bathroom and an en-suite to the master bedroom.



GROUND FLOOR



FIRST FLOOR

## PLOTS 2-3, 16 & 19

TOTAL FLOOR SPACE  
102.7m<sup>2</sup> / 1,105 sq ft

## PLOTS 17 & 18

TOTAL FLOOR SPACE  
104.2m<sup>2</sup> / 1,121 sq ft

## GROUND FLOOR

LIVING ROOM  
4.87m x 3.15m 16'0" x 10'4"

KITCHEN / DINING ROOM  
5.51m x 2.74m 18'1" x 9'0"

## FIRST FLOOR

BEDROOM 1  
4.63m x 3.17m 15'2" x 10'5"

BEDROOM 2  
5.06m x 3.19m 16'7" x 10'5"

BEDROOM 3  
3.73m x 3.17m 12'3" x 10'5"

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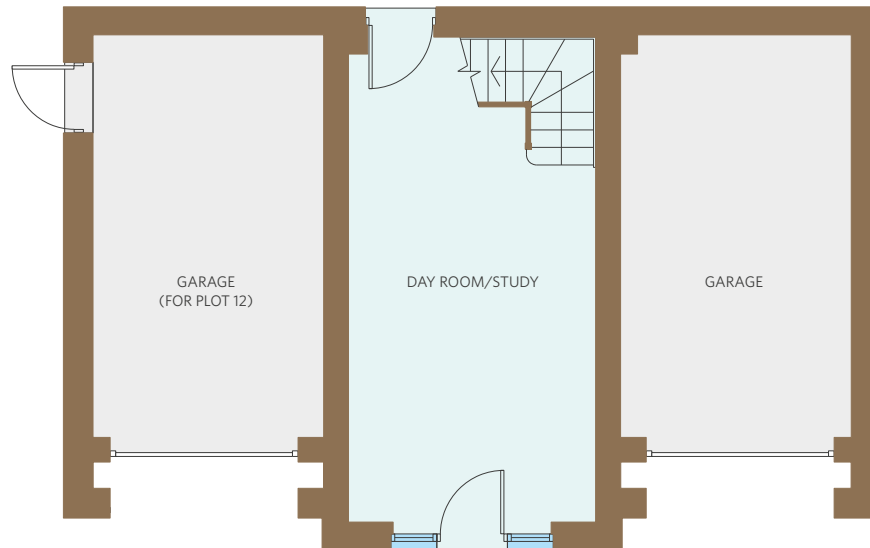
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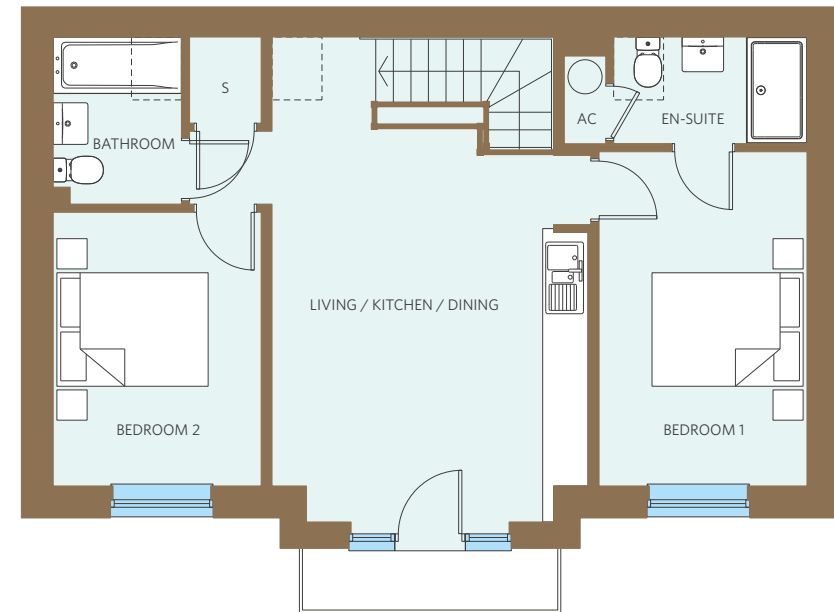


# THE ~ COACH HOUSE ~

A unique two bedroom maisonette with open plan living space,  
a separate day room and en-suite to the master bedroom.



GROUND FLOOR



FIRST FLOOR

## PLOT 13

TOTAL FLOOR SPACE  
82.4m<sup>2</sup> / 886 sq ft

## GROUND FLOOR

DAY ROOM/STUDY  
6.41m x 3.27m    21'1" x 10'9"

## FIRST FLOOR

LIVING/KITCHEN/DINING  
6.41m x 4.18m    21'0" x 13'9"

BEDROOM 1  
4.42m x 2.75m    14'6" x 9'0"

BEDROOM 2  
3.62m x 2.75m    11'11" x 9'0"

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# IT'S ALL IN THE DETAIL

These beautiful homes have been designed to a superb specification with contemporary, functional living at the very heart of every aspect. Read on to find out more...



## BATHROOMS

- + Sanitaryware from Villeroy and Boch and brassware from Hansgrohe
- + All showers and baths to have a thermostatic mixer shower
- + Clear glass bath/shower screens with stainless steel fittings
- + Wall hung WC with soft close seat and Grohe flush plate to en-suites and cloakroom
- + Wall hung basin on vanity unit to en-suites and cloakroom
- + Dual fuel chrome heated towel rails



## KITCHENS

- + Gloss slab finish soft closing doors and draw fronts with handleless design
- + LED strip pelmet lighting
- + Composite quartz worktops with matching upstands
- + One and a half bowl stainless steel sink with mixer filter, pull out/spring tap
- + Fully integrated appliances including fridge freezer, dishwasher, double oven, washer/dryer, gas hob and cooker extractor from AEG or equivalent
- + Separate utility room to most plots with laminate worktops and matching upstands





## ELECTRICAL

- + All faceplates to be polished chrome or stainless steel
- + Shaver point above wash basins in bathrooms and en-suite shower rooms
- + Smoke and heat and carbon monoxide detectors fitted as standard
- + Two TV points in living room, one in each bedroom and the kitchen capable of receiving SKY HD/multi room (subject to purchaser installing the necessary receiving equipment) all wired back to a central point for connection by others. HDMI socket provided to wall mounted TV position
- + Telephone points in living room, kitchen and each bedroom
- + Mains operated doorbell
- + Kitchens, bathrooms, en-suites, cloakrooms and entrance hall to have LED downlighting with chrome bezels
- + Low energy flexible pendants to other rooms
- + External light to front entrance and a wiring provision for lighting to the rear entrance door
- + Lighting to garage or car port
- + External power socket in garage or car port
- + Intruder alarm to selected plots

## INTERNAL FINISHES

- + Smooth plastered ceilings throughout
- + Ceramic floor tiling to bathrooms, en-suites WC and kitchens
- + Full height ceramic tiling to baths/showers and half height to remaining walls in bathroom and en-suite
- + Walls and ceilings finished in matt emulsion paint and joinery in a professional satin finish
- + High quality solid internal doors and chrome plated or stainless steel door furniture
- + Sliding mirrored glass wardrobe doors to selected plots



## PLUMBING

- + Gas fired central heating and hot water systems with a quality boiler
- + Heating system controlled via whole house room thermostat and thermostatic radiator valves
- + External water tap

## EXTERNAL FINISHES

- + Hardwood external front doors with multi-point locking
- + Timber external French casement or bi-fold doors to the rear
- + Timber double glazed windows
- + All front gardens will be landscaped and planted where required and all rear gardens will be laid with turf
- + Quality slabs will be laid to the front paths and each plot will have a paved rear patio
- + Plots without garages to be provided with a timber shed in the rear garden

## WARRANTY

- + All dwellings will benefit from a 10 year BLP Secure Plus new home warranty (see separate details)



# A TRULY PERSONAL EXPERIENCE

• Bocking Riverside is presented by a developer  
• with decades of experience in the residential  
• and commercial property investment and  
• development sector. We pride ourselves in having  
• attention to detail as well as the ability to put ourselves  
• in the position of purchaser, considering what your needs  
• and aspirations are. As a result our developments are set  
• above the normal standard offered by larger developers.  
• We don't want to just be amongst the rest, but stand out  
• in terms of quality, design and value for money.

• We are a real family business so our name and reputation  
• matters. We do everything we can to assist our purchasers  
• and tenants to have an enjoyable and rewarding experience  
• associating with us. We have extensive knowledge of design,  
• construction and planning matters and have put this  
• knowledge to work in high end residential developments,  
• quality commercial office premises with blue chip tenants  
• as well as in the care sector, so we understand the need for  
• great customer service.

• In addition, we have considerable experience working  
• with listed buildings and in conservation areas. So we  
• understand the need for the use of quality materials and  
• sympathetic design.



# WHY CHOOSE US?

\*included to Felsted & Finchingfield option on other plots

\*\*included to Felsted (bedrooms 1 & 2), Finchingfield, Stebbing & Stebbing II option on other plots

We have the right to make changes to the outlined specification at any time. Subject to build stage, options are available on kitchen colour, wall and floor tiles and a choice of paint colours. Any other bespoke changes can be considered, subject to build stage.

	BOCKING RIVERSIDE	MAJOR HOUSEBUILDER
KITCHENS		
Solid worktops ie quartz/granite	Included	Option at extra cost
Fridge freezer	Included	Option at extra cost
Dishwasher	Included	Option at extra cost
Washer/dryer	Included	Option at extra cost
Double oven	Included	Option at extra cost
Single oven	N/A	Included
LED pelmet lighting	Included	Option at extra cost
PLUMBING		
Water filter tap in kitchen	Included	Option at extra cost
Thermostatic shower over baths	Included	Option at extra cost
Towel rails in bathroom/en-suite	Included	Option at extra cost
External tap	Included	Option at extra cost
ELECTRICAL		
Chrome faceplates	Included	Option at extra cost
Additional TV Points in bedrooms/kitchen	Included	Option at extra cost
Additional telephone points in bedrooms/kitchen	Included	Option at extra cost
Recessed lighting in kitchens & bathrooms	Included	Option at extra cost
Shaver socket	Included	Option at extra cost
Mains operated door bell	Included	Option at extra cost
Lighting to garage/car port	Included	Option at extra cost
Power socket to garage/car port	Included	Option at extra cost
Intruder alarm to selected plots	Included*	Option at extra cost
External light to front door	Included	Option at extra cost
INTERNAL FINISHES		
Ceramic floor tiles to kitchen & bathrooms/en-suites	Included	Option at extra cost
Half height tiling to bathrooms/en-suites	Included	Option at extra cost
Carpets	Option at extra cost	Option at extra cost
Wardrobes to master bedroom to selected plots	Included**	Option at extra cost
EXTERNAL		
Landscaping to front gardens	Included	Option at extra cost
Turf to rear gardens	Included	Option at extra cost
Paved patio area	Included	Option at extra cost
Ten year building warranty	Included	Included





BOCKING RIVERSIDE, CHURCH LANE,  
BOCKING, ESSEX, CM7 5RX

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