HUNTERS CHASE

V&B HOMES

An exclusive collection of twelve outstanding family homes superbly positioned on Chitts Hill, Lexden, Colchester, Essex.

A Chitts Hill LLP Development built by Vaughan & Blyth (Construction) Ltd.

The highly anticipated Hunters Chase development
has been carefully considered to meet the needs of modern lifestyles.
Thoughtfully designed, beautifully styled and expertly built – this is
a fantastic new collection in a desirable location.

A delightful collection of twelve sensitively designed family homes combining traditional quality, contemporary living spaces and enviable surrounds.

Nestled on the outskirts of sought-after Lexden – on the fringes of historic Colchester – Hunters Chase is a brand new collection of three and four bedroom detached homes thoughtfully positioned around a private driveway. With all the homes boasting sophisticated specifications, splendid reception areas and beautifully appointed kitchens, along with good-sized bedrooms and contemporary fitted bathrooms and en-suites, this an exceptional enclave of the highest-quality new homes.

Welcome to Hunters Chase.

Life within Hunters Chase.

Carefully planned in every aspect, Hunters Chase provides a range of detached homes perfect for modern lifestyles.

The twelve houses within Hunters Chase have been thoughtfully designed, crafted and finished to the most exacting standards for which Vaughan & Blyth are locally renowned for – and when it comes to charm, quality and elegance, the homes within this exclusive collection have it all – ensuring residents will not be disappointed.

From the welcoming hallways to the flexible living spaces, these houses offer everything required for today's families. The stylish kitchens feature modern integrated Neff appliances of an excellent quality, while the bathrooms and en-suites are beautifully appointed with sleek, contemporary Roca sanitaryware – all expertly fitted with the closest attention to detail.

Outside, the gardens lend themselves perfectly to al-fresco dining in the summer months, as well as entertaining friends and family. Residents on this well-considered enclave will also benefit from their own allocated private parking spaces and garages.

Elegantly designed from the outset, all the homes are carefully positioned to offer a feeling of individual presence within a private setting.

Each of the twelve properties at Hunters Chase has been thoughtfully placed to make the most of their setting and all the homes combine a fantastic blend of style and living functionality – this exceptional collection really is an ideal choice for a new family home – take your pick.

*Indicates location of possible second phase of collection – four plots numbered 7-10. Please ask for exact information.

01 Four bedroom home Pages 8-9

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This is a superb collection of family homes that feature traditionally styled architecture and contemporary, high specification interiors.

A selection of the homes enjoy valley views of the local countryside, West Bergholt and the town centre.

Whilst the development plans shown on these pages have been prepared for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Properties, boundaries, trees, planting and landscaping are all indicative only and may vary as construction takes effect. Ground levels and other variations are not shown. Suggested north position, sunrise/sunset positions and similar details are approximate only and may vary depending on dates and times – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site plan for full and accurate details. Computer Generated Images shown on pages 3, 4 and 5 are also indicative only.

Plot One.

A detached four bedroom home.

With a double fronted design and two feature bay windows, this is a home that boasts classic style. Entering the hallway, you can take advantage of the secluded front-facing study/dining room, or you can unwind in the lounge which has been appointed with an impressive feature fireplace and has access to the kitchen/breakfast area through double doors. A splendid modern fitted kitchen/breakfast area – complete with double doors to the rear garden – a utility room accessed through the kitchen and a cloakroom located off of the hall, complete the ground floor.

Upstairs you will find four bedrooms, each with space for a double bed and boasting a large window to flood the room with light. The master bedroom is complemented with a stunning en-suite shower room, whilst a contemporary fitted bathroom completes this superb family home.

Room dimensions. (Approx Area 1974 Sqft 183 Sqm).

Kitchen/Breakfast	8150mm x 4450mm	26'9" x 14'7"
Utility Room	2650mm x 1750mm	8'8" x 5'9"
Lounge	5350mm x 3800mm	17'7" x 12'6"
Study/Dining	3800mm x 3450mm	12'6" x 11'4"
Cloakroom	1750mm x 1000mm	5'9" x 3'3"
Bedroom One	5350mm x 3800mm	17'7" x 12'6"
En-Suite	2850mm x 1350mm	9'4" x 4'5"
Bedroom Two	4450mm x 4000mm	14'7" x 13'1"
Bedroom Three	4450mm x 4000mm	14'7" x 13'1"
Bedroom Four	3800mm x 3200mm	12'6" x 10'6"
Bathroom	2750mm x 2000mm	9'0" x 6'7"

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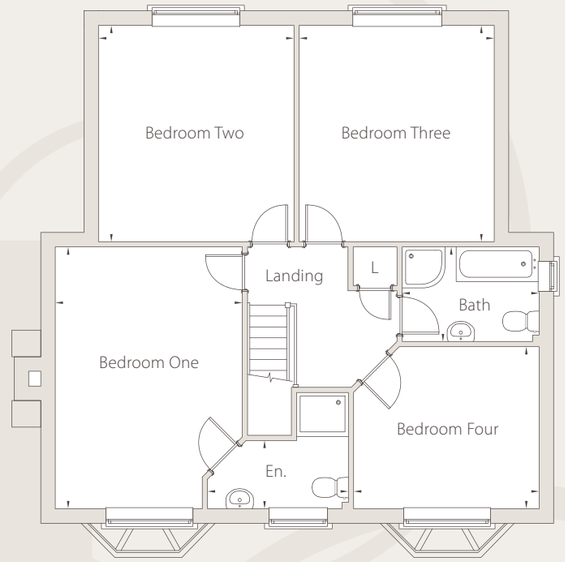
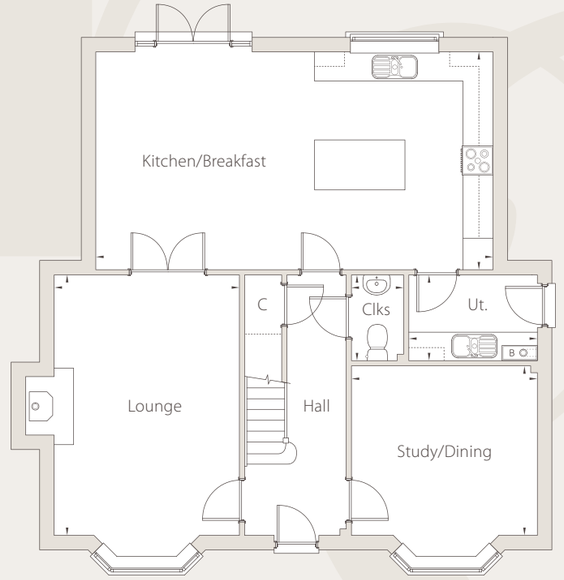


First Floor



Ground Floor

NB: B Boiler C Cupboard Clks Cloakroom En. En-Suite L Linen Cupboard Ut. Utility Room.

Plot Two.

A detached four bedroom home.

With its symmetrical double-fronted design, this is a home with real style appeal both inside and out. A front facing study/dining room, ideal for hosting guests or as a home office, together with the lounge on the opposite side of the hall – complemented with a feature fireplace and access to the kitchen/breakfast area through double doors – offer fantastic living spaces to both entertain and unwind in. The open-plan kitchen/breakfast area boasts double doors to the rear garden and handy access to a utility room.

Upstairs you will find four double bedrooms – the master of which is complete with a modern en-suite shower room. A contemporary fitted bathroom and a practical storage cupboard, located off of the landing, complete this delightful family home.

Room dimensions. (Approx Area 1974 Sqft 183 Sqm).

Kitchen/Breakfast	8150mm x 4450mm	26'9" x 14'7"
Utility Room	2650mm x 1750mm	8'8" x 5'9"
Lounge	5350mm x 3800mm	17'7" x 12'6"
Study/Dining	3800mm x 3450mm	12'6" x 11'4"
Cloakroom	1750mm x 1000mm	5'9" x 3'3"
Bedroom One	5350mm x 3800mm	17'7" x 12'6"
En-Suite	2850mm x 1350mm	9'4" x 4'5"
Bedroom Two	4450mm x 4000mm	14'7" x 13'1"
Bedroom Three	4450mm x 4000mm	14'7" x 13'1"
Bedroom Four	3800mm x 3200mm	12'6" x 10'6"
Bathroom	2750mm x 2000mm	9'0" x 6'7"

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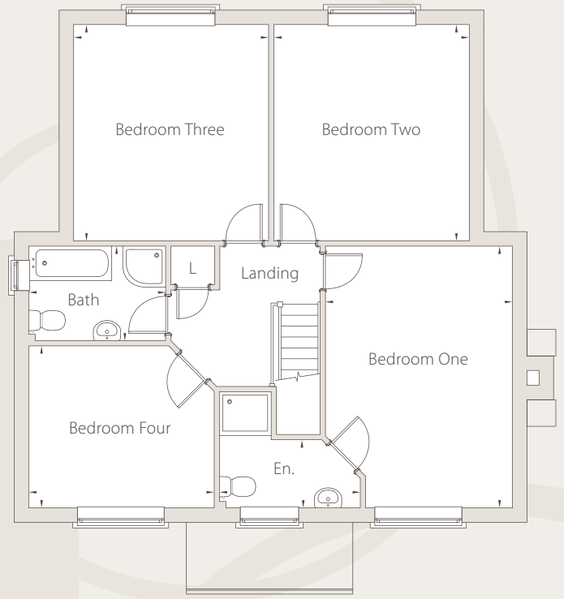
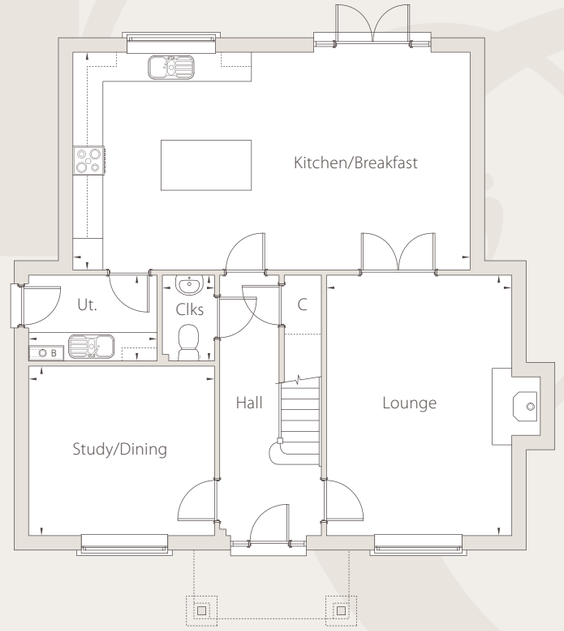


First Floor



Ground Floor

NB: B Boiler C Cupboard Clks Cloakroom En. En-Suite L Linen Cupboard Ut. Utility Room.

Plot Three.

A detached four bedroom home.

Offering feature bay windows and open plan spaces, plot 3 delivers light-flooded and versatile rooms throughout. Through the central hallway, which benefits from a practical cloakroom, you will have access to the entire ground floor – from the study/dining area located at the front of the house, to the lounge which spans the entire length of the property offering dual aspect views through the bay window and double doors to the rear garden. An impressive kitchen/breakfast area provides an open-plan hub for family life, finished with a modern fitted kitchen, double doors to the rear garden and a handy utility room.

The first floor is home to four well-proportioned bedrooms – the master bedroom boasting an en-suite shower room and front-facing views. A contemporary fully fitted bathroom completes this floor.

Room dimensions. (Approx Area 1700 Sqft 158 Sqm).

Kitchen/Breakfast	7050mm x 4450mm	23'2" x 14'7"
Utility Room	1900mm x 1600mm	6'3" x 5'3"
Lounge	6250mm x 3950mm	20'6" x 13'0"
Study/Dining	3950mm x 3200mm	13'0" x 10'6"
Cloakroom	1900mm x 1000mm	6'3" x 3'3"
Bedroom One	4320mm x 3950mm	14'2" x 13'0"
En-Suite	3950mm x 1180mm	13'0" x 3'10"
Bedroom Two	4100mm x 3000mm	13'5" x 9'10"
Bedroom Three	4050mm x 2800mm	13'3" x 9'2"
Bedroom Four	3950mm x 2850mm	13'0" x 9'4"
Bathroom	2800mm x 2250mm	9'2" x 7'5"

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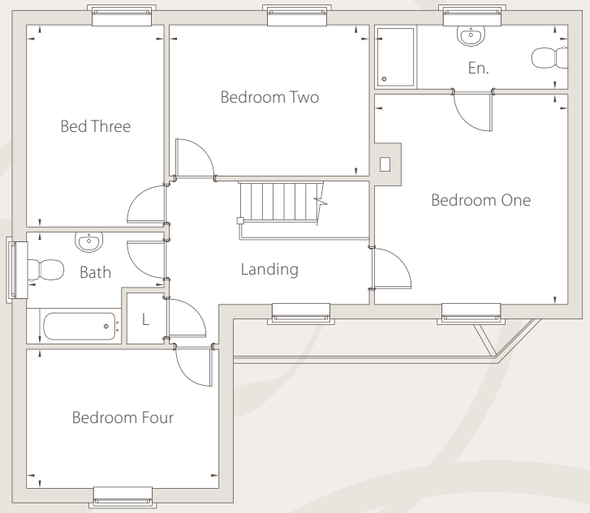
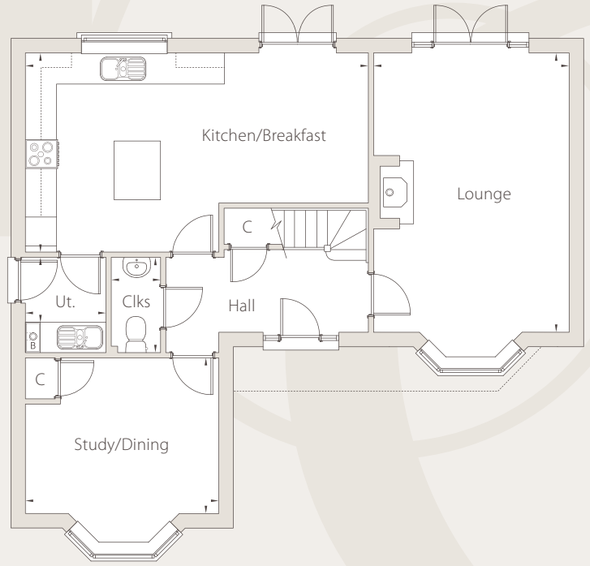


First Floor



Ground Floor

NB: B Boiler C Cupboard Clks Cloakroom En. En-Suite L Linen Cupboard Ut. Utility Room.

Plot Four.

A detached four bedroom home.

With an impressive exterior and a thoughtfully planned layout, this home perfectly blends traditional charm with 21st century versatility. Through the entrance hallway you will find a study/dining area – complete with a bay window – and a lounge also boasting a bay window, together with a feature fireplace and double doors to the day room. The open plan kitchen and day room offer a truly impressive living space, complete with a fully fitted integrated kitchen together with dual aspect views through the day room which has also been partly designed with glass walls to maximise the sunlight.

On the first floor there are four double bedrooms and a contemporary fitted family bathroom – with both an independent bath and a shower cubicle. The rear-facing master bedroom is complemented by a luxury en-suite shower room, whilst a linen cupboard off of the landing adds practical storage to the home.

Room dimensions. (Approx Area 1900 Sqft 177 Sqm).

Kitchen	5350mm x 4350mm	17'7" x 14'3"
Utility Room	2850mm x 1900mm	9'4" x 6'3"
Day Room	4300mm x 3600mm	14'1" x 11'10"
Lounge	5350mm x 4000mm	17'7" x 13'1"
Study/Dining	4000mm x 3300mm	13'1" x 11'10"
Cloakroom	1900mm x 1000mm	6'3" x 3'3"
Bedroom One	5350mm x 4350mm	17'7" x 14'3"
En-Suite	2450mm x 1650mm	8'0" x 5'5"
Bedroom Two	4000mm x 3300mm	13'1" x 10'10"
Bedroom Three	4000mm x 2600mm	13'1" x 8'6"
Bedroom Four	4000mm x 2600mm	13'1" x 8'6"
Bathroom	2900mm x 1900mm	9'6" x 6'3"

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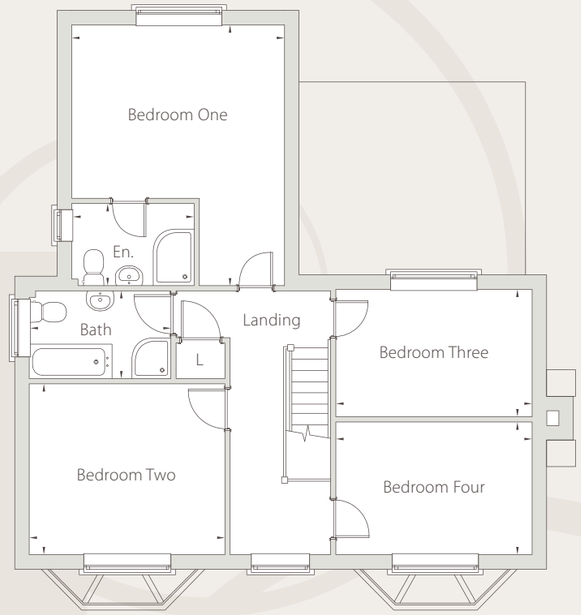
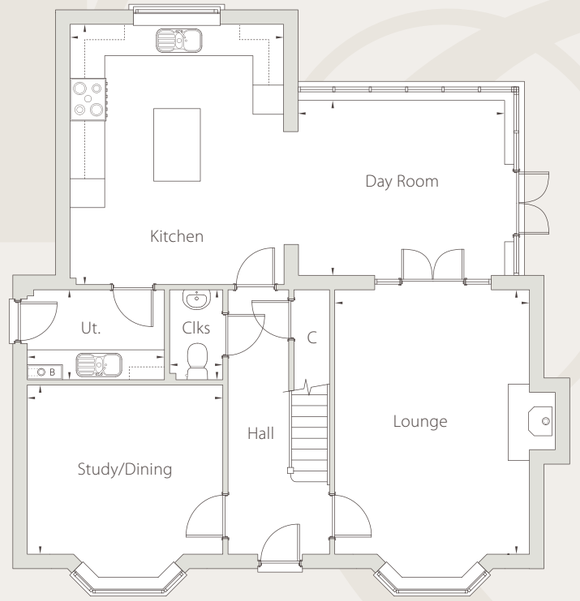


First Floor



Ground Floor

NB: B Boiler C Cupboard Clks Cloakroom En. En-Suite L Linen Cupboard Ut. Utility Room.

Plot Five.

A detached four bedroom home.

This home combines a sleek and modern interior style with a classic double-fronted exterior design. As you first walk in, a central hallway complete with cloakroom and under stairs storage, gives access to the three impressive living spaces; the study/dining room, the lounge – complete with a feature fireplace and double doors to the kitchen/day room – and the open plan kitchen/day room. The kitchen, fitted with modern units and integrated appliances, together with the bright and open day room, offers a stunning space to unwind in and is sure to become the family hub of the home.

Upstairs there are four well-proportioned bedrooms – with the master boasting its own modern appointed en-suite shower room. The first floor is then completed with a carefully planned, contemporary fitted bathroom and a linen storage cupboard located off of the landing area.

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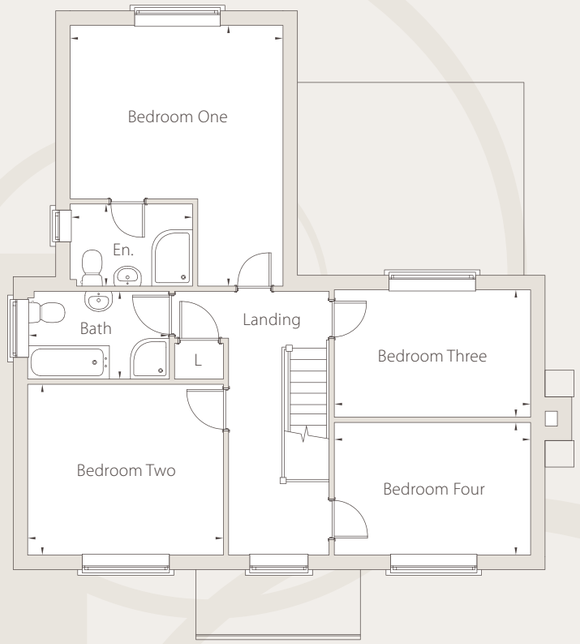
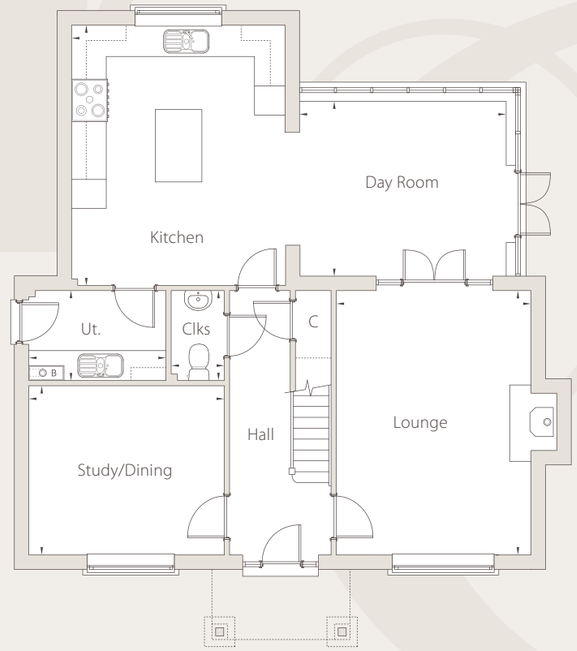
Room dimensions. (Approx Area 1900 Sqft 177 Sqm).

Kitchen	5350mm x 4350mm	17'7" x 14'3"
Utility Room	2850mm x 1900mm	9'4" x 6'3"
Day Room	4300mm x 3600mm	14'1" x 11'10"
Lounge	5350mm x 4000mm	17'7" x 13'1"
Study/Dining	4000mm x 3300mm	13'1" x 11'10"
Cloakroom	1900mm x 1000mm	6'3" x 3'3"
Bedroom One	5350mm x 4350mm	17'7" x 14'3"
En-Suite	2450mm x 1650mm	8'0" x 5'5"
Bedroom Two	4000mm x 3300mm	13'1" x 10'10"
Bedroom Three	4000mm x 2600mm	13'1" x 8'6"
Bedroom Four	4000mm x 2600mm	13'1" x 8'6"
Bathroom	2900mm x 1900mm	9'6" x 6'3"



First Floor



Ground Floor

NB: B Boiler C Cupboard Clks Cloakroom En. En-Suite L Linen Cupboard Ut. Utility Room.

Plot Six.

A detached four bedroom home.

This classic 'H-Frame' farmhouse design, with a modern interior layout, combines the perfect balance of traditional style and flexible family living spaces. The stunning house boasts a generous ground floor complete with an open plan kitchen/dining area and lounge, both with double doors leading to the beautiful outside space. The open plan design creates an effortlessly social space and the kitchen's modern island offers additional space for preparing and enjoying dinner with friends and family. The ground floor also features a separate utility room with useful storage and outside access, plus a convenient downstairs toilet.

Moving up the centrally placed staircase, you will find four double bedrooms, with the master bedroom boasting ample storage space and a dressing area, as well as a modern en-suite shower room. The first floor family bathroom features both a shower and a separate bath so there's plenty of room for growing families.

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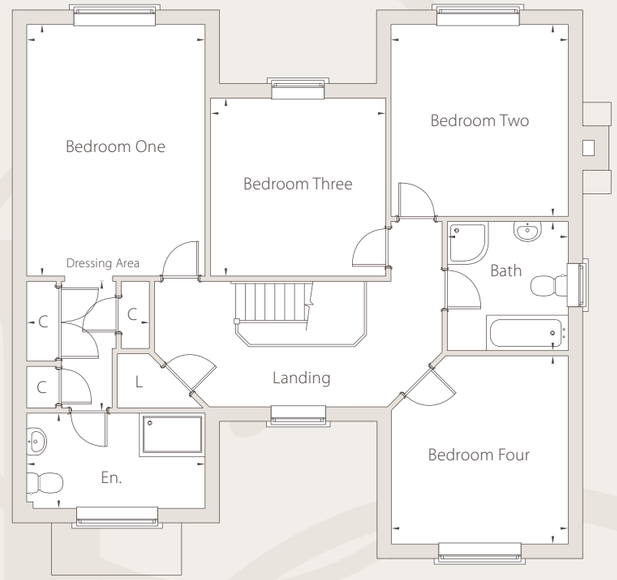
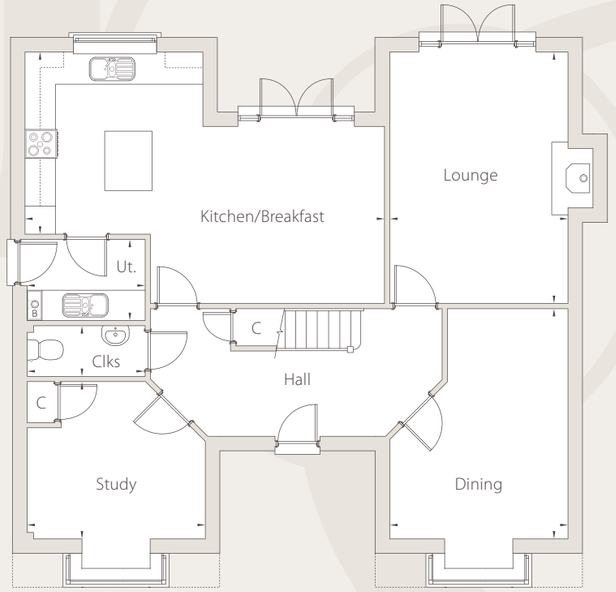
Room dimensions. (Approx Area 2131 Sqft 198 Sqm).

Kitchen/Breakfast	7400mm x 3700mm	24'3" x 12'2"
Utility Room	2450mm x 1650mm	8'0" x 5'5"
Lounge	5150mm x 3600mm	16'11" x 11'10"
Dining Room	4650mm x 3600mm	15'3" x 11'10"
Study	3600mm x 3150mm	11'10" x 10'4"
Cloakroom	2450mm x 1000mm	8'0" x 3'3"
Bedroom One	5150mm x 3600mm	16'11" x 11'10"
Dressing Area	2550mm x 2450mm	8'4" x 8'0"
En-Suite	3600mm x 1950mm	11'10" x 6'5"
Bedroom Two	3950mm x 3600mm	13'0" x 11'10"
Bedroom Three	3650mm x 3650mm	12'0" x 12'0"
Bedroom Four	3850mm x 3600mm	12'8" x 11'10"
Bathroom	2650mm x 2450mm	8'8" x 8'0"



First Floor



Ground Floor

NB: B Boiler C Cupboard Clks Cloakroom En. En-Suite L Linen Cupboard Ut. Utility Room.

Plot Eleven.

A detached three bedroom home.

As you enter this beautiful three bedroom home, the kitchen/dining room offers plenty of open plan space to entertain your family and friends. Tucked neatly away at the back of the kitchen, the utility room provides the perfect place to keep your household appliances.
To the right of the entrance hall, you will find a well-proportioned lounge flooded by natural light thanks to the beautiful bay window and double doors which allow you to explore the home's outdoor space.

Upstairs you will find a well appointed family bathroom, three good-sized bedrooms, with the master benefiting from it's own contemporary fitted en-suite shower room.

Room dimensions. (Approx Area 1093 Sqft 102 Sqm).

Kitchen/Dining	5350mm x 3525mm	17'7" x 11'7"
Lounge	5350mm x 3525mm	17'7" x 11'7"
Utility Room	2000mm x 1850mm	6'7" x 6'1"
Cloakroom	1650mm x 1000mm	5'5" x 3'3"
Bedroom One	3525mm x 3350mm	11'7" x 11'0"
En-Suite	1350mm x 2000mm	4'5" x 6'7"
Bedroom Two	3525mm x 3150mm	11'7" x 10'4"
Bedroom Three	3525mm x 2050mm	11'7" x 6'9"
Bathroom	2400mm x 1850mm	7'10" x 6'1"

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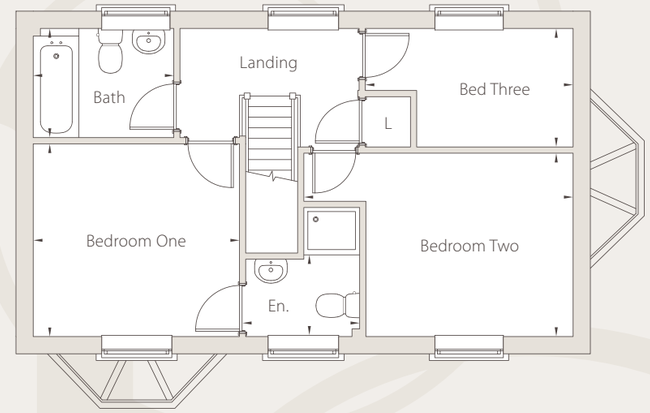
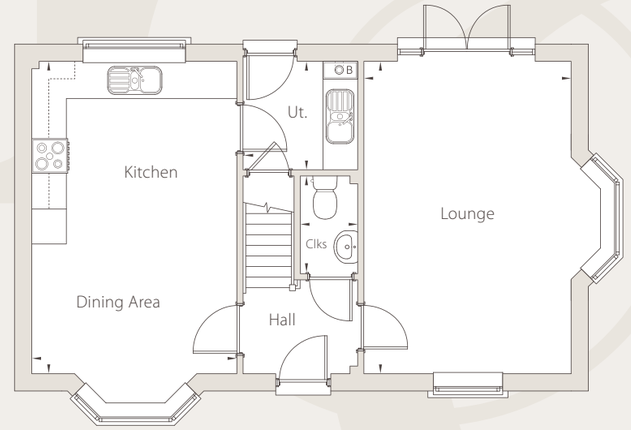


First Floor



Ground Floor

NB: B Boiler C Cupboard Clks Cloakroom En. En-Suite L Linen Cupboard Ut. Utility Room.

Plot Twelve.

A detached three bedroom home.

Plot Twelve is a beautifully planned family home that lets the natural light flood in through the two front bay windows and two sets of double doors at the rear. To the right of the main entrance hall you will be welcomed by a well-proportioned lounge with dual aspect views and a feature fireplace. To the left you will find a separate dining room, a cloak cupboard and a cloakroom – whilst the kitchen/breakfast area is located at the rear of the home and enjoys access to the back garden.

Upstairs is home to three well proportioned double bedrooms – the master featuring a luxury en-suite shower room – and a family bathroom boasting both a shower cubicle and a separate bath.

Room dimensions. (Approx Area 1433 Sqft 133 Sqm).

Kitchen/Breakfast	6000mm x 3050mm	19'8" x 10'0"
Utility Room	2150mm x 1750mm	7'1" x 5'9"
Lounge	5350mm x 3600mm	17'7" x 11'10"
Dining Room	3750mm x 3450mm	12'4" x 11'4"
Cloakroom	1800mm x 1050mm	5'11" x 3'5"
Bedroom One	3900mm x 3600mm	12'10" x 11'10"
En-Suite	3600mm x 1300mm	11'10" x 4'3"
Bedroom Two	3750mm x 3450mm	12'4" x 11'4"
Bedroom Three	4000mm x 3050mm	13'1" x 10'0"
Bathroom	2800mm x 2150mm	9'2" x 7'1"

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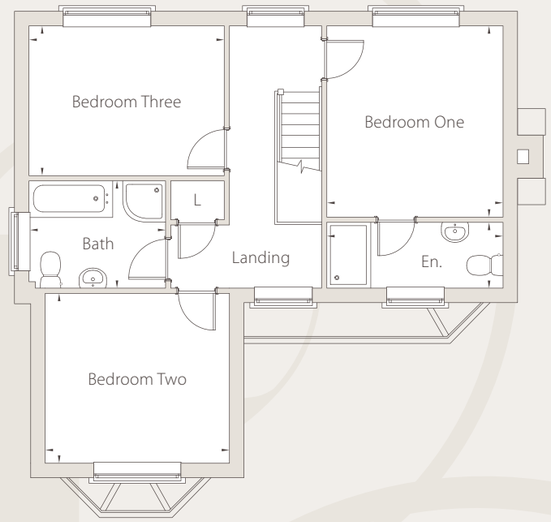
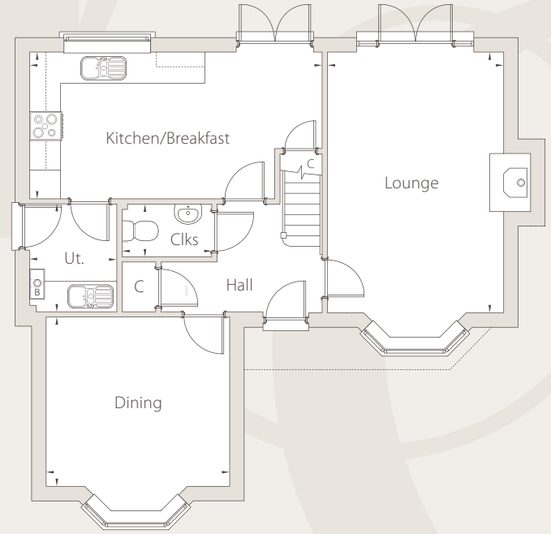


First Floor



Ground Floor

NB: B Boiler C Cupboard Clks Cloakroom En. En-Suite L Linen Cupboard Ut. Utility Room.

Plot Thirteen.

A detached three bedroom home.

As you enter this stunning three bedroom family home, your eyes are immediately drawn to the bright and open living room complete with its impressive feature fireplace and double doors leading outside to the rear garden. To the right of the entrance hall you will find a dedicated dining room providing the perfect space for entertaining family and friends. Past the ground floor cloakroom and under stairs storage cupboard, the hallway leads to the kitchen, which also boasts double doors that allow the outside natural light to fill the kitchen.

Upstairs the three well-proportioned bedrooms lead off the landing that also takes you to a modern family bathroom. The master bedroom benefits from dual aspect views and a professionally fitted en-suite shower room.

Room dimensions. (Approx Area 1437 Sqft 134 Sqm).

Kitchen	3950mm x 3850mm	13'0" x 12'8"
Utility Room	2450mm x 1750mm	8'0" x 5'9"
Lounge	5350mm x 3600mm	17'7" x 11'10"
Dining Room	3600mm x 3450mm	11'10" x 11'4"
Cloakroom	1750mm x 1000mm	5'9" x 3'3"
Bedroom One	5350mm x 3600mm	17'7" x 11'10"
En-Suite	2650mm x 1550mm	8'8" x 5'1"
Bedroom Two	3950mm x 3850mm	13'0" x 12'8"
Bedroom Three	3600mm x 3150mm	11'10" x 10'4"
Bathroom	2450mm x 2050mm	8'0" x 6'9"

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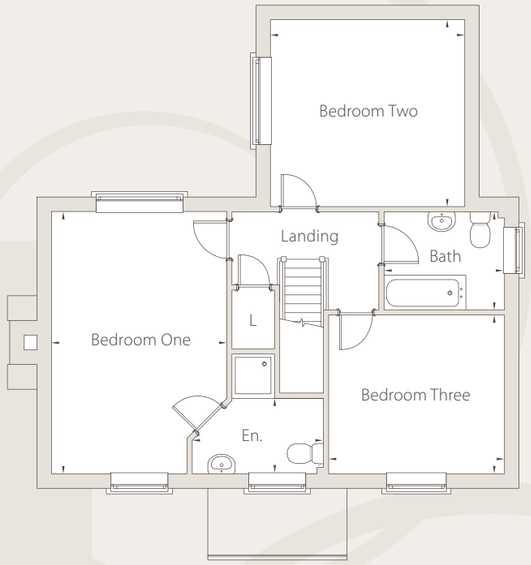
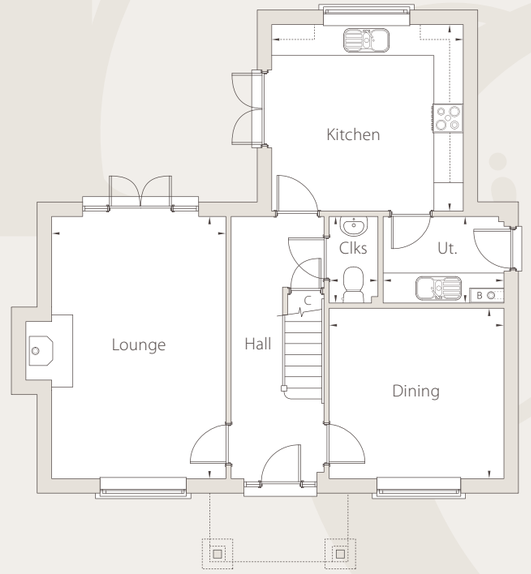


First Floor



Ground Floor

NB: B Boiler C Cupboard Clks Cloakroom En. En-Suite L Linen Cupboard Ut. Utility Room.

Plot Fourteen.

A detached three bedroom home.

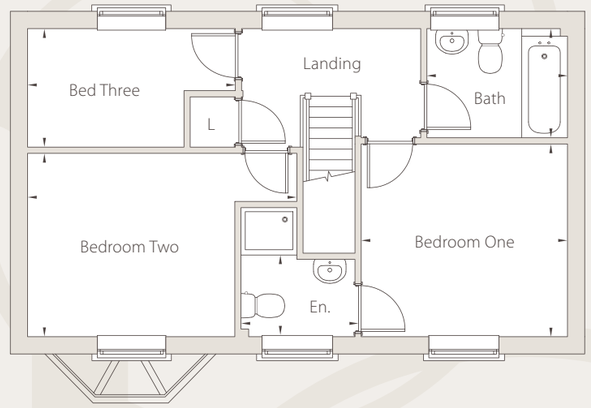
An open plan kitchen offers a truly sociable space for those who like to cook, socialise and spend time together whilst dining – and this is a kitchen/dining room which provides exactly that – plus it has a useful adjacent utility room with access to the rear of the house. The lounge offers a similarly spacious area to relax and unwind in, plus it features double doors that allow in natural light and connect you with the rear garden and patio area.

The first floor has everything you need for modern family life, a contemporary bathroom, three bedrooms – two double, one single in size – with the master enjoying an en-suite shower room.

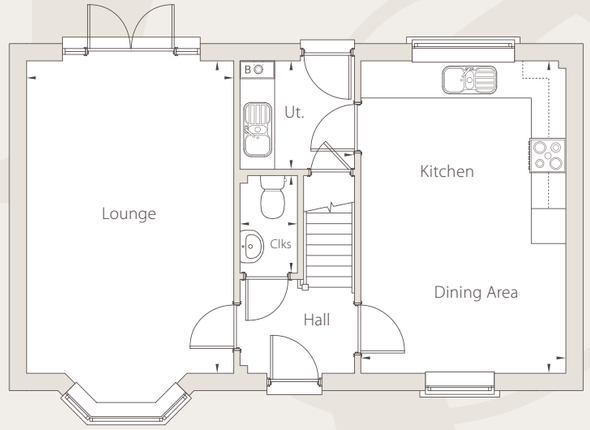
Room dimensions. (Approx Area 1093 Sqft 102 Sqm).

Kitchen/Dining	5350mm x 3525mm	17'7" x 11'7"
Lounge	5350mm x 3525mm	17'7" x 11'7"
Utility Room	2000mm x 1850mm	6'7" x 6'1"
Cloakroom	1650mm x 1000mm	5'5" x 3'3"
Bedroom One	3525mm x 3350mm	11'7" x 11'0"
En-Suite	2000mm x 1350mm	6'7" x 4'5"
Bedroom Two	3525mm x 3150mm	11'7" x 10'4"
Bedroom Three	3525mm x 2050mm	11'7" x 6'9"
Bathroom	2400mm x 1850mm	7'10" x 6'1"

Computer generated image shown is indicative, landscaping and surrounds may vary from illustration. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect.



First Floor



Ground Floor

NB: B Boiler C Cupboard Clks Cloakroom En. En-Suite L Linen Cupboard Ut. Utility Room.

Plot Fifteen.

A detached three bedroom home.

Plot Fifteen is an appealing three bedroom property that has all the modern fittings you would expect from this contemporary development with a classic twist. The front bay window in the dining room, together with the fireplace in the lounge, ample storage and useful utility room are superb features – while the dining room, kitchen/breakfast area and a bright open lounge, ensure there is plenty of room to relax and entertain family and friends.

A family bathroom joins three well-proportioned bedrooms on the first floor, with the master offering an en-suite shower room for extra comfort and privacy.

Room dimensions. (Approx Area 1433 Sqft 133 Sqm).

Kitchen/Breakfast	6000mm x 3050mm	19'8" x 10'0"
Utility Room	2150mm x 1750mm	7'1" x 5'9"
Lounge	5950mm x 3600mm	19'6" x 11'10"
Dining Room	3750mm x 3450mm	12'4" x 11'4"
Cloakroom	1800mm x 1050mm	5'11" x 3'5"
Bedroom One	3900mm x 3600mm	12'10" x 11'10"
En-Suite	3600mm x 1300mm	11'10" x 4'3"
Bedroom Two	3750mm x 3450mm	12'4" x 11'4"
Bedroom Three	4000mm x 3050mm	13'1" x 10'0"
Bathroom	2800mm x 2150mm	9'2" x 7'1"

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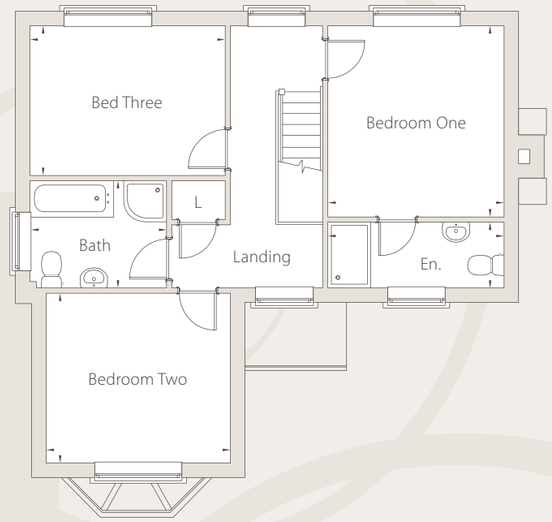
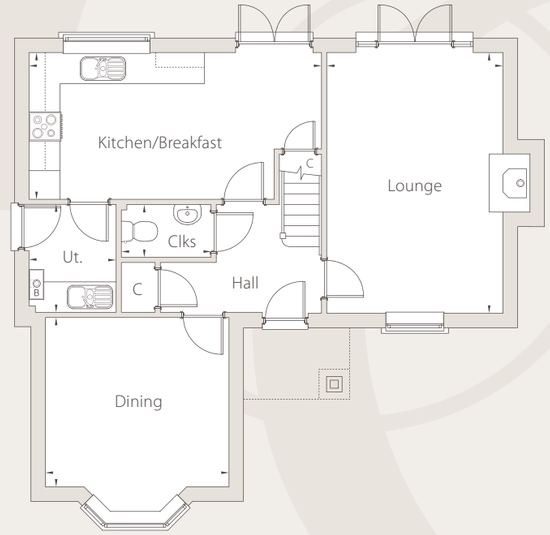


First Floor



Ground Floor

NB: B Boiler C Cupboard Clks Cloakroom En. En-Suite L Linen Cupboard Ut. Utility Room.

Plot Sixteen.

A detached three bedroom home.

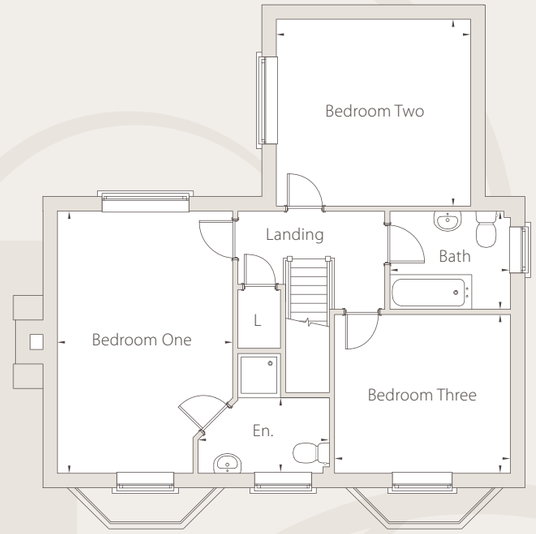
A double fronted, stunningly designed modern family home. This three bedroom property encompasses space, light and modern family living thanks to its well-proportioned rooms, bay windows and functional utility room. Both the kitchen and lounge include double doors to help you make the most of the beautiful outside space. You will also find a feature fireplace in the lounge to truly transform this house into a home for those cozy nights in.

Upstairs you will find an impressive master bedroom with en-suite shower room and two further double sized bedrooms. To complement the bedrooms, there is a contemporary fitted luxury bathroom, together with ample storage space to add a practical touch.

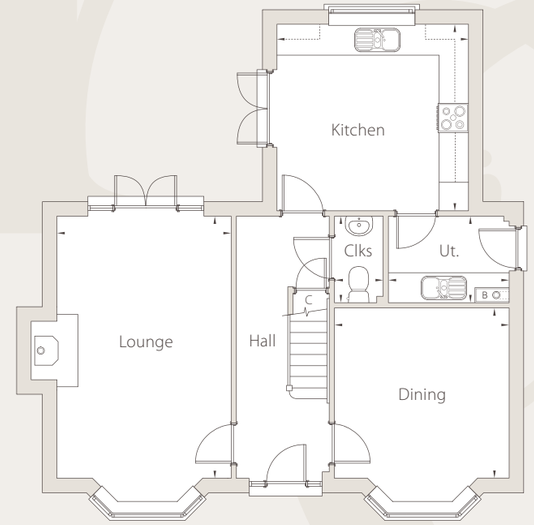
Room dimensions. (Approx Area 1437 Sqft 134 Sqm).

Kitchen	3950mm x 3850mm	13'0" x 12'8"
Utility Room	2450mm x 1750mm	8'0" x 5'9"
Lounge	5350mm x 3600mm	17'7" x 11'10"
Dining Room	3600mm x 3450mm	11'10" x 11'4"
Cloakroom	1750mm x 1000mm	5'9" x 3'3"
Bedroom One	5350mm x 3600mm	17'7" x 11'10"
En-Suite	2650mm x 1550mm	8'8" x 5'1"
Bedroom Two	3950mm x 3850mm	13'0" x 12'8"
Bedroom Three	3600mm x 3150mm	11'10" x 10'4"
Bathroom	2450mm x 2050mm	8'0" x 6'9"

Computer generated image shown is indicative, landscaping and surrounds may vary from illustration. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect.



First Floor



Ground Floor

NB: B Boiler C Cupboard Clks Cloakroom En. En-Suite L Linen Cupboard Ut. Utility Room.

Elegantly designed with a modern and convenient specification.

Whichever home you choose at Hunters Chase, they all benefit from the superb specifications and impeccable attention to detail associated with Vaughan and Blyth homes. They have all been carefully designed to maximise space and light, whilst the specifications used ensure they are as practical as they are impressive.

Kitchens and utility rooms

Stylish fitted kitchens with a quality coloured shaker door. Worktops are in QuartzStone with matching upstands. A quality range of Neff appliances are fitted including fridge, freezer, dishwsher, stainless steel extractor fan and induction hob. The four bedroom homes incorporate a Neff combination oven and single oven, whilst the three bedroom units have a Neff double oven. Kitchen floors are ceramic tiled.

Bathroom and en-suites

All bathrooms and en-suites are fitted with high-quality Roca sanitaryware with chrome Bristan taps. There is a variety of tiled wall surfaces from our standard range to complement each layout and setting. Classy Merlyn enclosures with Aqualisa shower valves complete the modern look.

Decoration and finishes

Modern feature oak internal doors are complemented with dual finish chrome handles. White painted architraves and skirtings, white flat ceilings and colour painted walls create a contemporary interior.

External finishes

Solid clay red brick and multi red brick walls are used in combination with Monocouche rendered pre-coloured wall finishes. Natural slate and plain clay tiles are used on roofs together with clay pantiles on single storey and garage roofs. All windows, fascia's, soffits and bargeboards (except to porches) externally are in UPVC. Windows are double-glazed.

Electrics

Pendant ceiling lights are provided throughout with recessed LED down-lighters in kitchens, bathrooms and en-suites. A generous number of power points are installed throughout the homes with television points to living areas, kitchens and most bedrooms. TV cabling is provided back to loft for installation of client's own aerial/satellite dish. A whole house extract system has been installed to provide clean air and minimise external noise. Smoke-detectors and burglar alarms add extra security with exterior lights fitted to all plots.

Plumbing and heating

Gas fired central heating is provided from wall mounted boilers to under-floor heating in ground floor with radiators provided to upper floors. Heated towel rails are incorporated in most bathrooms and en-suites. Modern log burners are provided in the main living rooms (to all plots except for Plots 11 and 14).

Garages

Each plot has a double detached garage. This has a self-finished white segmented up-and-over door with remote control opening. There is a UPVC personnel door, power and lighting.

Gardens

Each rear garden is provided with a natural stone patio area with matching footpaths as appropriate. All rear gardens are levelled and turfed with front gardens landscaped and turfed in accordance with landscaping schemes.

Warranty.

All our properties are covered by the NHBC 10-year warranty.

All interiors from previous developments.

Set in a fantastic location on the edge of historic Colchester.

One of the most appealing things about Hunters Chase is that it enjoys all the exclusivity of a sought-after private enclave, whilst remaining desirably close to all the mainstream necessities that the immediate area and town of Colchester has to offer.

Close-by residents will be pleased to find the Tollgate Retail Park, which is home to a large Sainsbury's supermarket, a host of other big name stores and a good selection of restaurants such as Frankie & Benny's, Chiquito's, and Costa Coffee. Stanway and Lexden are also areas that boast a variety of amenities, from local independent stores – to larger Aldi and Co-op supermarkets.

As Britain's oldest recorded town, Colchester's eclectic history has been well documented, from it's Roman walls and famous castle – to the award-winning park, state-of-the-art fitness facilities and local arts favorites such as the Firstsite Gallery and the Mercury Theatre – Colchester is a town that continuously evolves with modern trends and the centre is less than 10-minutes from Hunters Chase by car.

Town centre shopping is superb, with a wide range of independent shops and boutique stores mixed with traditional street markets and all the leading High Street brands you would expect from a town of this size. There is an enviable choice of dining opportunities close to Hunters Chase, from cosmopolitan eateries and family friendly restaurants, to award-winning food and drink retailers and modern pubs serving a variety of fine wines, craft beers and locally created ciders – the choice really is yours.

Hunters chase is also ideally positioned to enjoy Colchester's surrounds – close-by are the pretty villages of West Bergholt and Eight Ash Green, as is the picturesque Colne Valley which is a beautiful area to explore. A short drive will take you to the heart of the Dedham Vale, an area of outstanding natural beauty, or if you prefer to relax by the coastline, the stunning beaches of Mersea, Frinton and Walton are all within easy reach.

Close-by

Sainsbury's and a host of other popular stores are nearby at the Tollgate Retail Park – as are the family friendly eateries of Frankie & Benny's, Chiquito's and Costa Coffee.

1.5 Miles

Colchester

An historic market town with an abundance of character – and a 21st century retail destination boasting everything from department stores through to independent shops.

2.5 Miles

Colchester Castle Park.

The Coast

The region's stunning coastline is within easy reach – and whether it's for boating, dog-walking or purely relaxing with the family – Mersea Island is a popular local favorite.

10 Miles

West Mersea.

London

For work or leisure, by car or train, London is within easy reach. So if it's shopping with friends, visiting a West End show or watching first class sport – everything is possible.

50 Miles 47-mins*

Central London.

Rail

Colchester North Station is on the main Greater Anglia Line between London and Norwich. From here London Liverpool Street can be reached in as little as 47-minutes.*

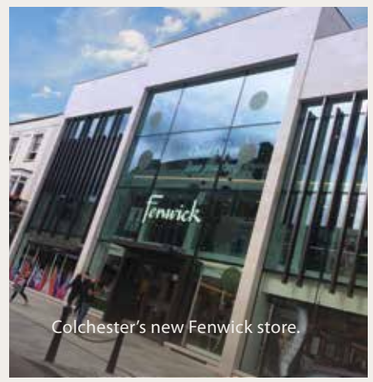
3 Miles

Colchester High Street.

Retail

Home to a variety of modern retail shops such as Fenwick, residents will find anything required in Colchester's thriving town centre – from small boutiques to large brand stores.

3 Miles



Colchester's new Fenwick store.

All distances quoted are from Chitts Hill, Colchester, Essex. They are approximate only and are taken from http://maps.google.co.uk.
*Approximate train time from Colchester North Station using a fast service. All information was correct at the time of going to print.
Main times quoted are based on travelling by car. Train times are from identified stations and based on National Rail timings.

Whatever your pastime of choice, you'll find lots of enjoyable ways to spend your time close to Hunters Chase.

Colchester is superbly served for leisure facilities and the town's main leisure centre – Colchester Leisure World – is just a 9-minute drive away from Hunters Chase. Offering three main swimming pools, a large variety of inside and outside sports courts, a cutting edge gym with the very latest machines – as well as hosting multiple indoor fitness classes such as Spinning, Zumba and Pilates – there is something for everyone here.

Hunters Chase is an 8-minute drive from the prestigious Colchester Golf Club, and you can also tee off at Playgolf Colchester, which is around the same distance away. For those who enjoy an outdoor lifestyle, there is everything from ancient woodlands to rolling countryside to explore close-by. High Woods Country Park is approximately 10-minutes away, and there you can walk or cycle through woodlands and meadows, or simply enjoy an afternoon of fun and games with the children.

Culture lovers will be pleased to know that the award-winning Colchester Castle Park hosts an array of events throughout the year – or you could visit Firstsite, a modern visual arts centre that also hosts a mix of varied exhibitions. The popular Mercury Theatre and multi-screen Odeon Cinema are also superb choices for families looking to spend time together.

Parents will be pleased to know there are a variety of nursery options nearby, along with a number of excellent primary and preparatory schools, such as the well known Holmwood House School which is almost directly opposite Hunters Chase. For 11 to 16 year olds – the highly regarded Stanway School is just a short drive away, as are two of the best rated state schools in the country, Colchester Royal Grammar School and Colchester County High School for Girls.

A well connected position.

To find the Hunters Chase collection please use the Sat-Nav Code : CO3 9ST

When it comes to transport links Hunters Chase is in an enviable position and is conveniently well connected for work, leisure and recreation. From this ideally located new collection, residents can reach the A12 arterial route into London in less than 5-minutes, the A120 is just 8-minutes away, and junction 28 of the M25 motorway can be achieved in approximately 45-minutes.

Hunters Chase is also well served by public transport, with a number of bus routes close to the development and Colchester North railway station being accessible in around 8-minutes by car. Marks Tey railway station is also just 7-minutes away and both of these stations provide regular services into London Liverpool Street in less than an hour using a fast service. From here, whether it's for business or pleasure, you can make onward journeys throughout the capital via a host underground lines.

When travelling abroad Stansted Airport is just 45-minutes away from home and if required you can reach London Gatwick and Heathrow Airports in approximately 1-hour 20-minutes and 1-hour 30-minutes respectively.

Connections by car from Hunters Chase.

Colchester North Station	3 Miles
Marks Tey Station	3.5 Miles
Ipswich	20 Miles
Chelmsford	22 Miles
Stansted Airport	29 Miles

Rail links from Colchester North Station.

Ipswich	20 Minutes
Chelmsford	21 Minutes
Stratford	42 Minutes
London Liverpool Street	49 Minutes
Norwich	63 Minutes

NB: All car travel times and distances are approximate, may vary depending on traffic conditions and are taken from http://maps.google.co.uk. Train times listed are based on current and approximate National Rail timings.

V&B HOMES

"In fifty years Vaughan & Blyth have established an enviable reputation for our high standards of design, traditional construction and attention to detail"

Chitts Hill LLP are pleased to work with Vaughan & Blyth (Construction) Ltd who are probably known as the premier builder in North Essex and South Suffolk. They pride themselves on their traditional well-built family homes and friendly staff. Most of their tradesmen have been working with the company for many years and this helps maintain exceptionally high standards of workmanship and professionalism throughout the building process. Their motto is "Quality Homes Naturally".

Vaughan & Blyth – Quality Homes Naturally.

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For further information please call 01206 791660 or visit us on line at vbhomes.co.uk

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NHBC GUARANTEE

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