PAVILION VIEW

ELMSTEAD MARKET

NEWELL HOMES

Nicholas Percival and Newell Homes are proud to present
an exceptional collection of new family inspired homes
in the award-winning village of Elmstead Market, Essex.

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Indicative computer generated image is from an imaginary viewpoint looking at a thoroughfare within the development. In the foreground it shows Plot 38 on the left and Plot 37 on the right.

EXCLUSIVE HOMES, **IDYLLIC** SETTING.

Welcome to Pavilion View, an outstanding new development in the north-east Essex village of Elmstead Market, just five miles from historic Colchester and ideally positioned for residents to enjoy everything the Tendring Peninsula has to offer – from panoramic open-field views and far-reaching farmland, through to renowned waterways, convenient travel connections and the Sunshine Coast's beautiful beaches.

This intricately planned collection of exceptional family homes and luxury bungalows has been designed from the outset to deliver the perfect mix of privacy and community, where residents have space to relax within handsome properties clustered around a series of peaceful turnings and landscaped driveways. With a delightful variety of homes to suit a range of households – from first-time buyers and professional couples through to established families and those looking to downsize – you'll find superior quality at every turn and a place you'll love to call home at Pavilion View.

Indicative computer generated image is from an imaginary viewpoint looking into the development. In the foreground it shows Plot 33 on the left and Plot 1 on the right.

A **DELIGHTFUL** MIX OF HOMES.

Pavilion View offers a considerable mix of properties, each of varying size and style to suit every kind of home-buyer. Carefully planned from the outset, all dwellings are positioned within thoughtfully landscaped plots, with off-road parking, visitor bays and attractive new plants, while inside you will find the very latest in contemporary fittings, fixtures and appliances throughout.

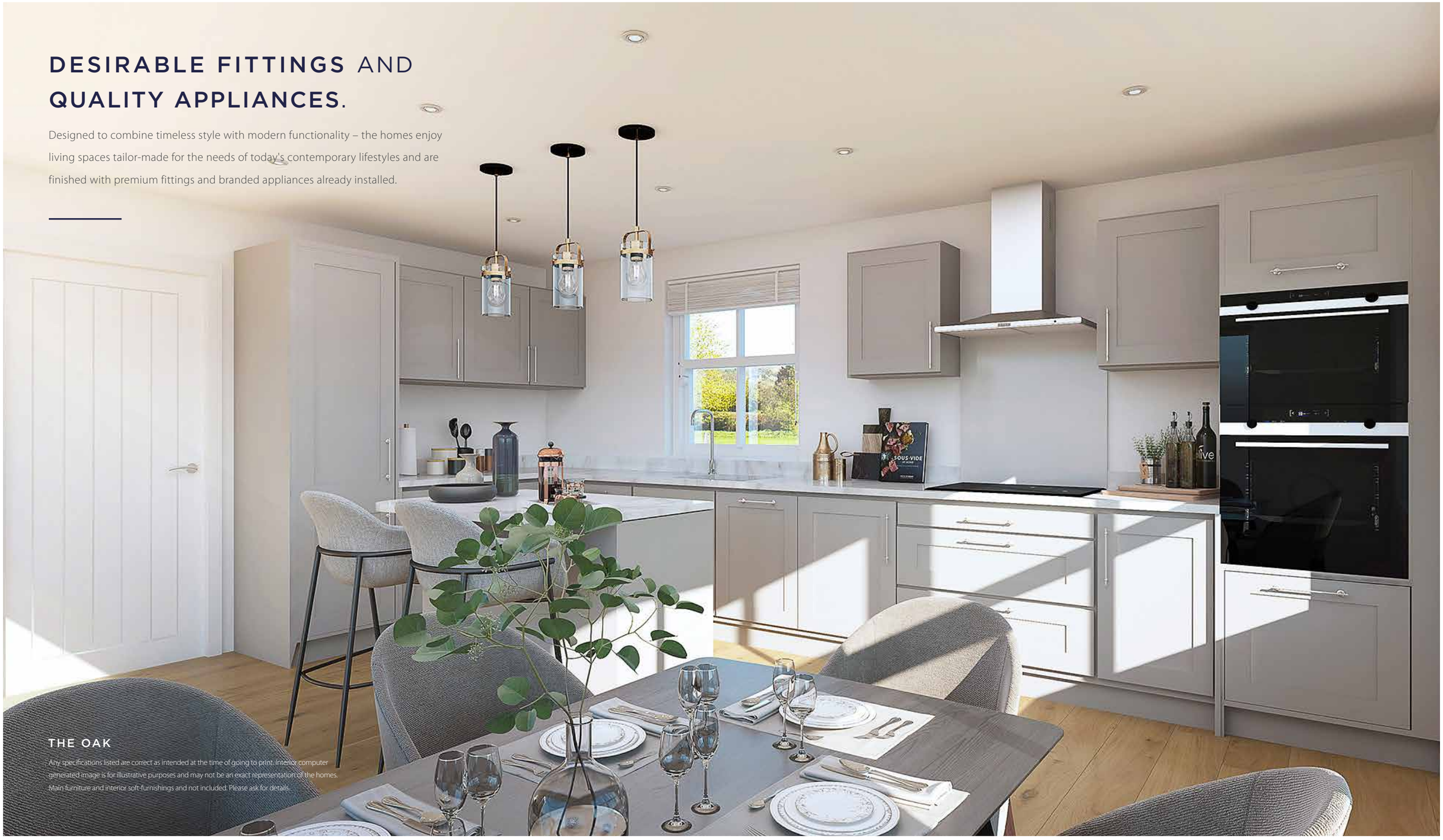
Bordered by mature trees, established hedgerows, winding country lanes and a traditional village cricket pitch, Pavilion View represents an exciting opportunity to own a classically-styled new home constructed to very high modern standards in an unquestionably sought-after location. Set against a quintessential countryside backdrop within one of the area's most desirable villages, yet with the A120, A12 and Colchester within easy reach, it is a location where residents will be perfectly placed to enjoy the best of all worlds.

OFFERING **SOPHISTICATED LIVING** IN A **BEAUTIFUL SETTING**

Blessed with an array of wide open-spaces and areas of natural beauty on its doorstep, not least Elmstead Cricket Club's ground which is just next door – this collection enjoys a superb position where residents can enjoy outdoor pursuits and a wealth of wildlife.

DESIRABLE FITTINGS AND **QUALITY APPLIANCES.**

Designed to combine timeless style with modern functionality – the homes enjoy living spaces tailor-made for the needs of today's contemporary lifestyles and are finished with premium fittings and branded appliances already installed.



THE OAK

Any specifications listed are correct as intended at the time of going to print. Interior computer generated image is for illustrative purposes and may not be an exact representation of the homes. Main furniture and interior soft-furnishings and not included. Please ask for details.

THE **SETTING**

Pavilion View offers an outstanding variety of two, three and four bedroom family homes all carefully-arranged around landscaped driveways and communal green areas. Please speak to our sales adviser for further information about specific plots.

THE OAK
Plots 4, 11, 18, 37, 38 & 41

FOUR BEDROOM HOME

153.5 sqm (1652 sqft)

Page 14

THE SYCAMORE
Plots 1, 3, 5, 10, 12, 17, 35, 36, 39 & 40

FOUR BEDROOM HOME

135.9 sqm (1463 sqft)

Page 16

THE JUNIPER
Plots 7 & 8

TWO BEDROOM HOME

77.7 sqm (836 sqft)

Page 18

THE WILLOW
Plot 19

THREE BEDROOM HOME

107.3 sqm (1155 sqft)

Page 20

THE HAWTHORN
Plots 28 & 29

THREE BEDROOM HOME

109.3 sqm (1177 sqft)

Page 22

THE BIRCH
Plots 2, 6, 16, 22, 32 & 34

THREE BEDROOM HOME

109.3 sqm (1177 sqft)

Page 24

THE ALDER
Plots 9, 13, 23 & 33

THREE BEDROOM HOME

109.3 sqm (1177 sqft)

Page 26

THE MAPLE
Plots 20 & 21

TWO BEDROOM HOME

87.8 sqm (945 sqft)

Page 28

Whilst the computer generated development layouts shown on these pages have been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within the computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.

A PLACE WHERE **ALL THE FAMILY** WILL **FEEL AT HOME** FROM DAY ONE

A carefully-considered palette of external finishes adds to the authentic feel of the collection – from natural brick and light render, to characterful coloured weatherboard and a mix of quality slate or tiled roofs. Every property stands out for its combination of attractive materials, contemporary finishes and exceptional craftsmanship.

Indicative computer generated image is from an imaginary viewpoint looking down the main thoroughfare of the development. In the foreground it shows Plot 32 on the left and Plots 7 & 8 on the right.

THE **OAK**

INTERNAL **FLOOR AREA** : 153.5 SQM (1652 SQFT)

PLOTS **4, 18 & 38** AS SHOWN (**11, 37 & 41** HANDED)

The computer generated image shown is of Plot 18. The materials, treatments and surroundings may vary on other plots.

These impressive four bedroom detached homes feature carefully-planned interior spaces throughout. The welcoming hallway leads to a generous living room – boasting a feature bay window double-doors leading to the patio area – a separate dining room suited for intimate meals or use as a home office, and a beautiful open-plan kitchen, dining and family area, with premium surfaces and fittings, bathed in light by large windows and glazed bi-folding doors. There's also a convenient downstairs cloakroom and storage cupboards. Upstairs, you'll find two primary bedrooms each featuring luxury en-suite shower rooms, together with two further bedrooms and beautifully-appointed family bathroom.

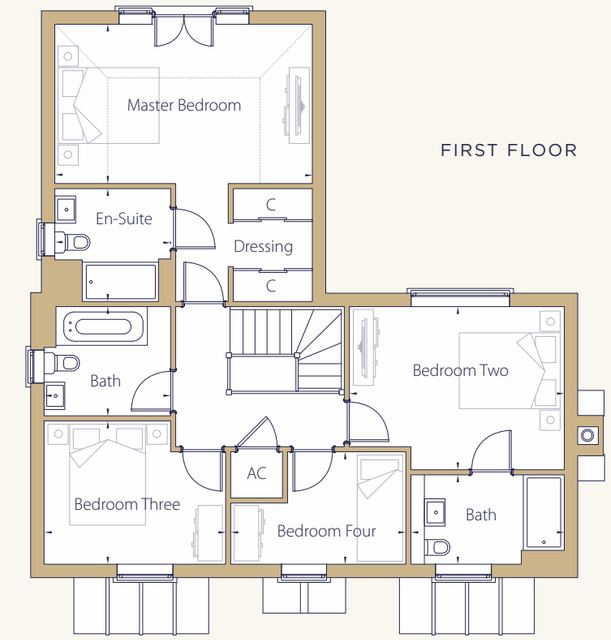
GROUND FLOOR

Kitchen / Family	5.250m x 4.850m	17'3" x 15'11"
Living Room	4.850m x 3.950m	15'11" x 13'0"
Dining Room	2.800m x 3.900m	9'2" x 12'10"

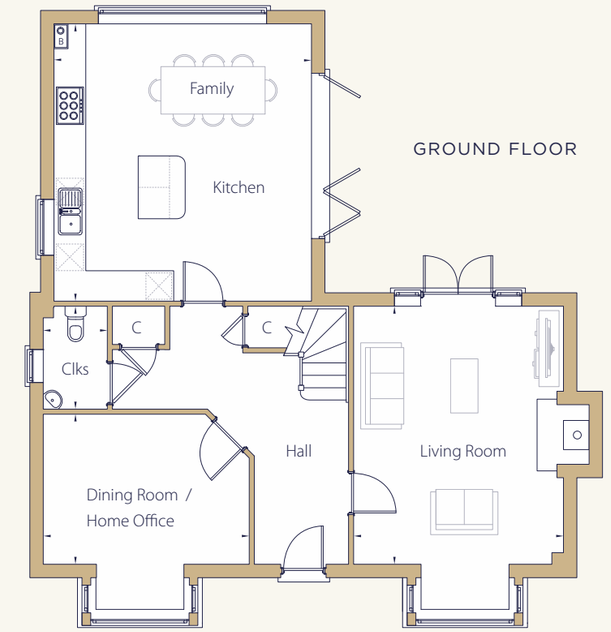
FIRST FLOOR

Master Bedroom	2.985m x 4.850m	9'10" x 15'11"
Bedroom Two	3.085m x 3.985m	10'1" x 13'1" *
Bedroom Three	2.685m x 3.450m	8'10" x 11'4" *
Bedroom Four	2.110m x 3.300m	6'11" x 10'10" *

* Maximum measurements shown



FIRST FLOOR



GROUND FLOOR

► Indicates where approximate measurements are taken from **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **RL** Rooflight Window

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THE **SYCAMORE**

INTERNAL **FLOOR AREA** : 135.9 SQM (1463 SQFT)

PLOTS **3, 10, 17, 35 & 39** AS SHOWN (**1, 5, 12, 36 & 40** HANDED)

The computer generated image shown is of Plot 10. The materials, treatments and surroundings may vary on other plots.

Carefully designed around the trends of modern lifestyles, the welcoming open-plan kitchen / family / dining area will unquestionably become the heart of this family-inspired home. The beautiful kitchen at the front and the large glazed bi-folding doors leading onto the garden at the rear make it the perfect space to bring the family together and entertain friends. There is a separate living room for relaxation – complete with double doors leading onto the patio and garden – under-stairs storage and a downstairs cloak/utility room for convenience. Upstairs features four good-size bedrooms, an en-suite shower room to the master, and a well-planned family bathroom.

GROUND FLOOR

Kitchen / Dining	6.995m x 3.500m	22'11" x 11'6"
Living Room	6.095m x 3.700m	20'0" x 12'2"
Family Room	2.240m x 4.290m	7'4" x 14'1"

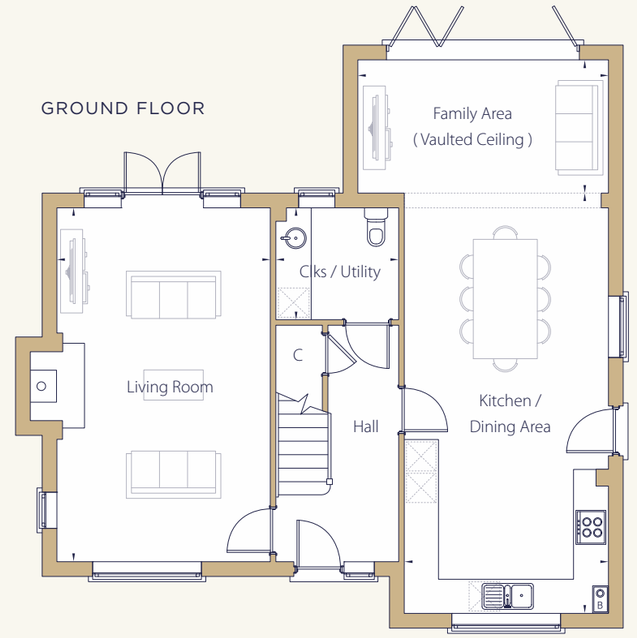
FIRST FLOOR

Master Bedroom	3.205m x 3.500m	10'6" x 11'6" *
Bedroom Two	3.405m x 3.310m	11'2" x 10'10"
Bedroom Three	2.160m x 3.500m	7'1" x 11'6"
Bedroom Four	2.585m x 2.660m	8'6" x 8'9"

* Maximum measurements shown

FIRST FLOOR

GROUND FLOOR



► Indicates where approximate measurements are taken from **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **RL** Rooflight Window

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THE **JUNIPER**

INTERNAL **FLOOR AREA** : 77.7 SQM (836 SQFT)

PLOTS **7 AND 8** (FROM RIGHT TO LEFT)

The computer generated image shows Plots 7 & 8. The materials, treatments and surroundings may vary on other plots.

These charming semi-detached two bedroom homes are designed to make the very best use of light and space at every turn. The well-proportioned living / dining area is the hub of the home – and a space to relax with friends and family – with glazed bi-folding doors allowing natural light to flood the room. There is a beautifully-appointed kitchen complete with branded integrated appliances, a downstairs cloakroom, and an under-stairs storage cupboard for convenience. The upstairs accommodation is completed with two generous bedrooms and a sleek family bathroom.

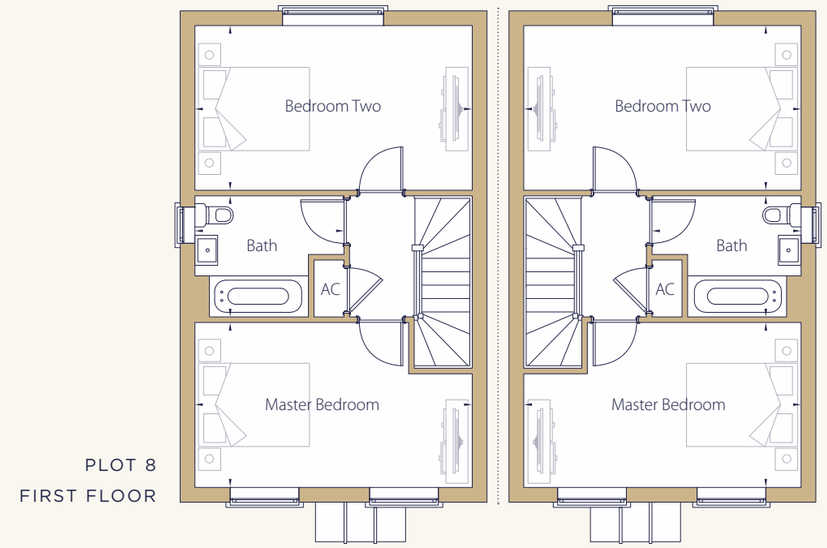
GROUND FLOOR

Kitchen	3.450m x 2.175m	11'4" x 7'2"
Living / Dining	4.400m x 4.775m	14'5" x 15'8"

FIRST FLOOR

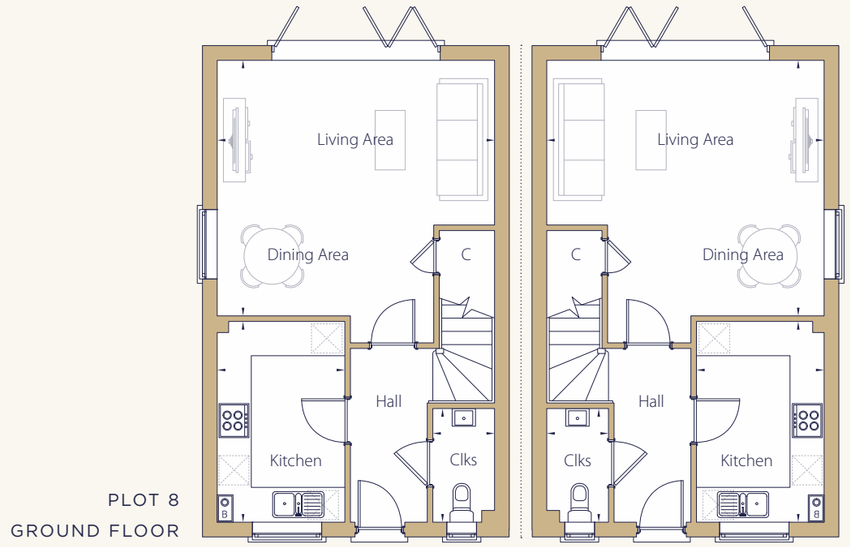
Master Bedroom	2.835m x 4.775m	9'4" x 15'8" *
Bedroom Two	2.800m x 4.775m	9'2" x 15'8"

* Maximum measurements shown



PLOT 8
FIRST FLOOR

PLOT 7
FIRST FLOOR



PLOT 8
GROUND FLOOR

PLOT 7
GROUND FLOOR

► Indicates where approximate measurements are taken from **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **RL** Rooflight Window

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THE **WILLOW**

INTERNAL **FLOOR AREA** : 107.3 SQM （ 1155 SQFT ）

PLOT **19**

The computer generated image shown is of Plot 19.

Carefully designed with today's modern lifestyles in mind, this home boasts an open-plan kitchen / dining area and an independent living room complete with a cosy fireplace. Both of these spaces enjoy large double doors leading onto the garden and patio area, making them ideal for family get-togethers and entertaining friends in the warmer months. The ground level also features a stylish cloakroom and an under-stairs storage cupboard for convenience. On the first floor you will find a master bedroom complemented by an en-suite shower room, two further bedrooms and a family bathroom.

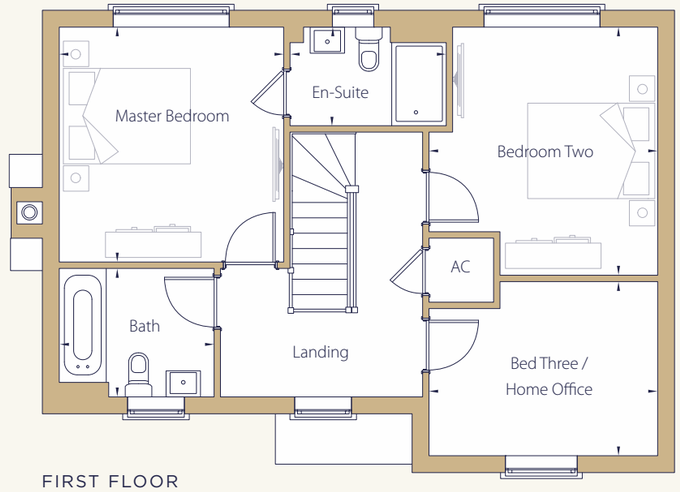
GROUND FLOOR

Kitchen / Family	6.430m x 3.390m	21'1" x 11'1"
Living Room	5.530m x 3.350m	18'2" x 11'0"

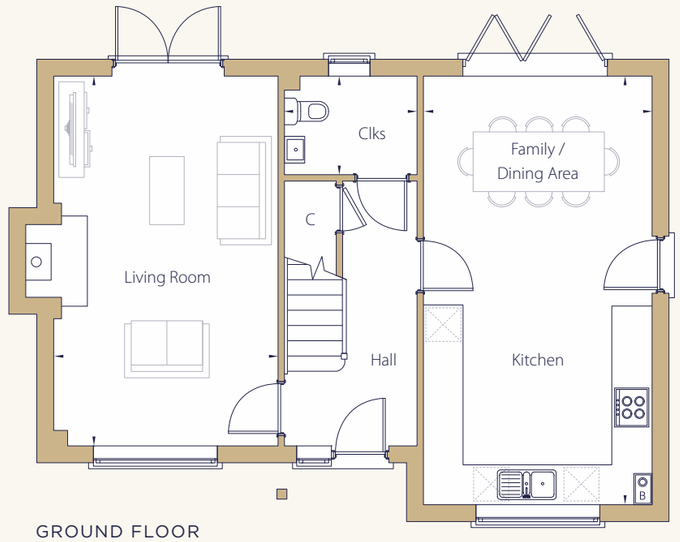
FIRST FLOOR

Master Bedroom	3.515m x 3.350m	11'6" x 11'0"
Bedroom Two	3.715m x 3.390m	12'2" x 11'1" *
Bedroom Three	2.610m x 3.390m	8'7" x 11'1" *

* Maximum measurements shown



FIRST FLOOR



GROUND FLOOR

► Indicates where approximate measurements are taken from **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **RL** Rooflight Window

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THE **HAWTHORN**

INTERNAL **FLOOR AREA** : 109.3 SQM (1177 SQFT)

PLOT 29 AS SHOWN (**28** HANDED)

The computer generated image shown is of Plot 29. The materials, treatments and surroundings may vary on other plots.

Every area of these well-proportioned homes have been designed to give owners space and light for all activities. The large dual-aspect living room allows plenty of space for all the family to get together around the characterful bay window, while the main open-plan reception area is a versatile space that is perfect for relaxing, working, casual dining or entertaining at any time of the year. The well-equipped kitchen – at one end features an array of quality integrated appliances – and the other end enjoys bi-folding doors leading to the outside space. Upstairs has two good-sized bedrooms, one with an en-suite shower room, plus a third bedroom that could be used as a home office or nursery.

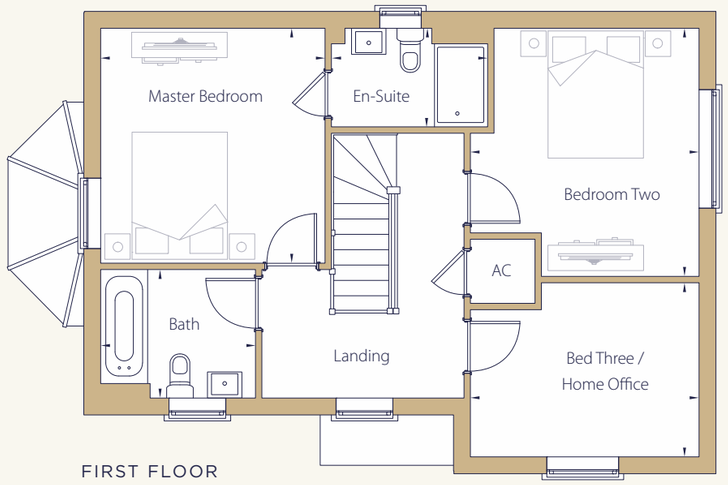
GROUND FLOOR

Kitchen / Family	6.430m x 3.390m	21'1" x 11'1"
Living Room	5.530m x 3.350m	18'2" x 11'0"

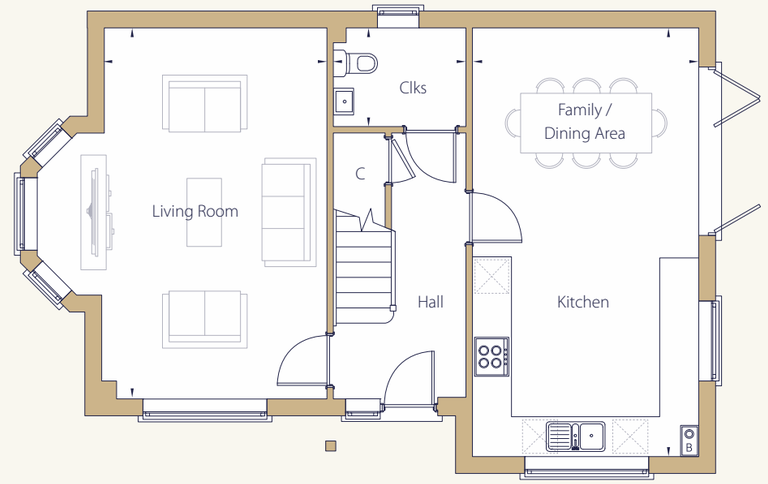
FIRST FLOOR

Master Bedroom	3.515m x 3.350m	11'6" x 11'0"
Bedroom Two	3.715m x 3.390m	12'2" x 11'1" *
Bedroom Three	2.610m x 3.390m	8'7" x 11'1" *

* Maximum measurements shown



FIRST FLOOR



GROUND FLOOR

► Indicates where approximate measurements are taken from **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **RL** Rooflight Window

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THE **BIRCH**

INTERNAL **FLOOR AREA** : 109.3 SQM (1177 SQFT)

PLOTS **2, 16, 32 & 34** AS SHOWN (**6 & 22** HANDED)

The computer generated image shown is of Plot 32. The materials, treatments and surroundings may vary on other plots.

Thoughtfully-planned with today's modern lifestyles in mind, this detached three bedroom home enjoys an open-plan kitchen / dining area and a separate living room that comes complete with a feature fireplace. Both of these main reception areas enjoy large doors leading onto the garden and patio area, ensuring they are the perfect places to relax with family or entertain friends. The ground floor also benefits from a handy cloakroom and an under-stairs storage cupboard for convenience. On the first floor you will find a master bedroom with it's own en-suite shower room, two further bedrooms and a contemporary family bathroom.

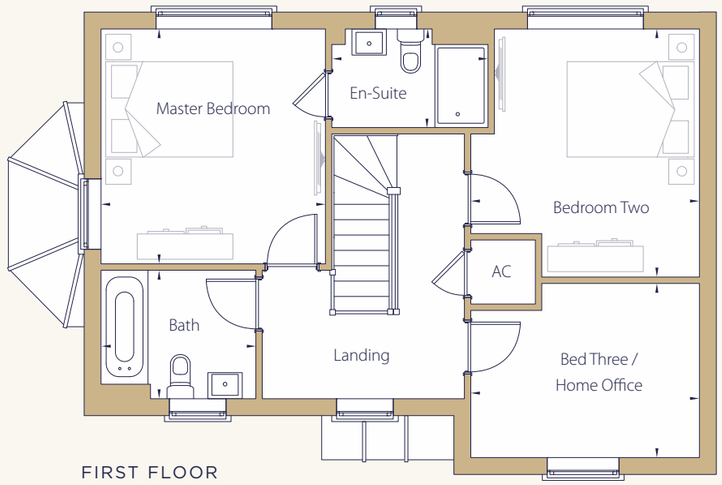
GROUND FLOOR

Kitchen / Family	6.430m x 3.390m	21'1" x 11'1"
Living Room	5.530m x 3.350m	18'2" x 11'0"

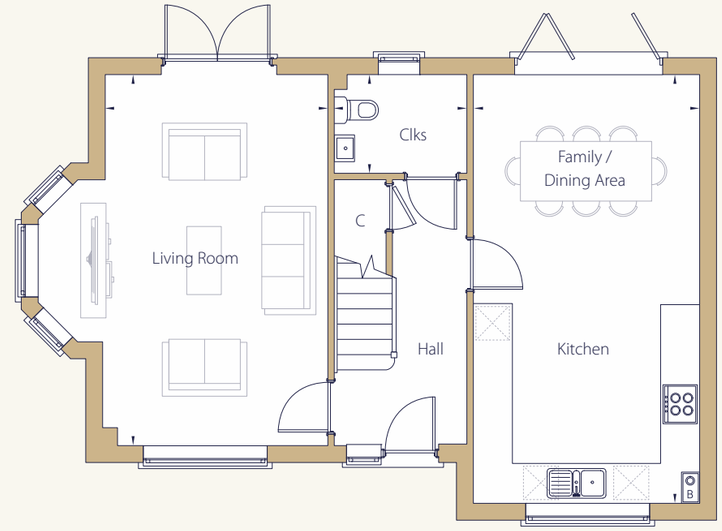
FIRST FLOOR

Master Bedroom	3.515m x 3.350m	11'6" x 11'0"
Bedroom Two	3.715m x 3.390m	12'2" x 11'1" *
Bedroom Three	2.610m x 3.390m	8'7" x 11'1" *

* Maximum measurements shown



FIRST FLOOR



GROUND FLOOR

Indicates where approximate measurements are taken from **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **RL** Rooflight Window

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THE **ALDER**

INTERNAL **FLOOR AREA** : 109.3 SQM (1177 SQFT)

PLOTS **9** AS SHOWN (**13, 23 & 33** HANDED)

The computer generated image shown is of Plot 9. The materials, treatments and surroundings may vary on other plots.

Entering this attractive home, you'll find a welcoming entrance hallway – with plenty of room for coats and storage – leading immediately to the dedicated living room, downstairs cloakroom and the impressive kitchen / family / dining area. This broad and well-lit area features modern appliances, sleek surfaces and a stylish finishes – alongside glazed double bi-folding doors which open out onto the rear garden and patio. Upstairs, the spacious master bedroom is suitable for a king-size bed and is complemented by a luxury en-suite shower room, whilst the two other good-size bedrooms provide ample accommodation, supported by the stunning main family bathroom.

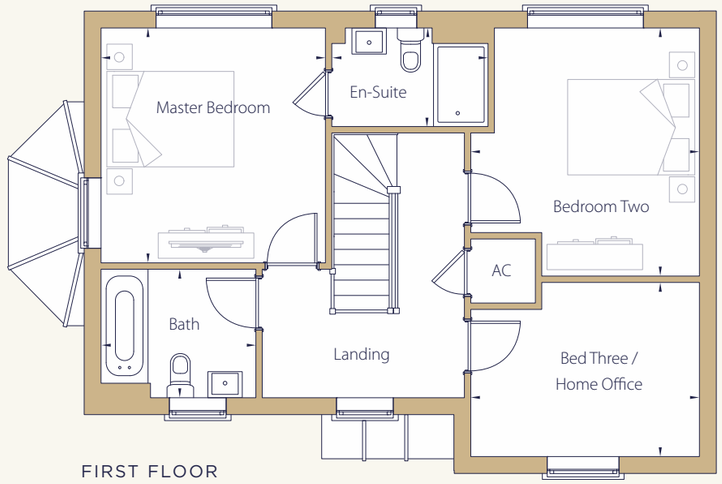
GROUND FLOOR

Kitchen / Family	6.430m x 3.390m	21'1" x 11'1"
Living Room	5.530m x 3.350m	18'2" x 11'0"

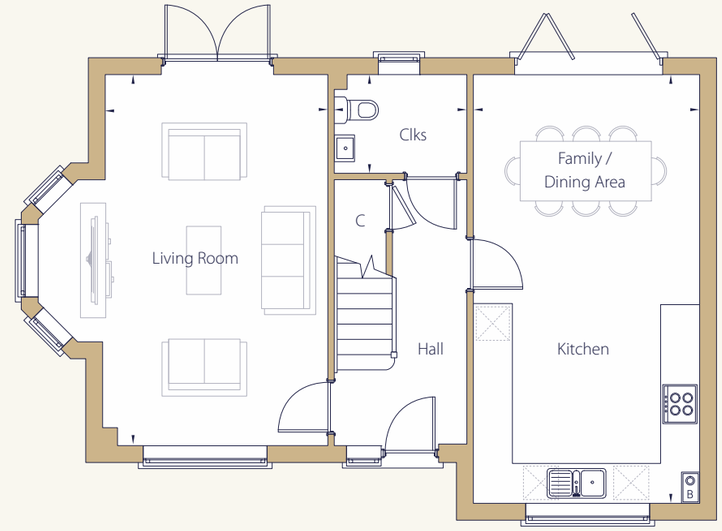
FIRST FLOOR

Master Bedroom	3.515m x 3.350m	11'6" x 11'0"
Bedroom Two	3.715m x 3.390m	12'2" x 11'1" *
Bedroom Three	2.610m x 3.390m	8'7" x 11'1" *

* Maximum measurements shown



FIRST FLOOR



GROUND FLOOR

► Indicates where approximate measurements are taken from **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **RL** Rooflight Window

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THE **MAPLE**

INTERNAL **FLOOR AREA** : 87.8 SQM (945 SQFT)

PLOT **20** AS SHOWN (**21** HANDED)

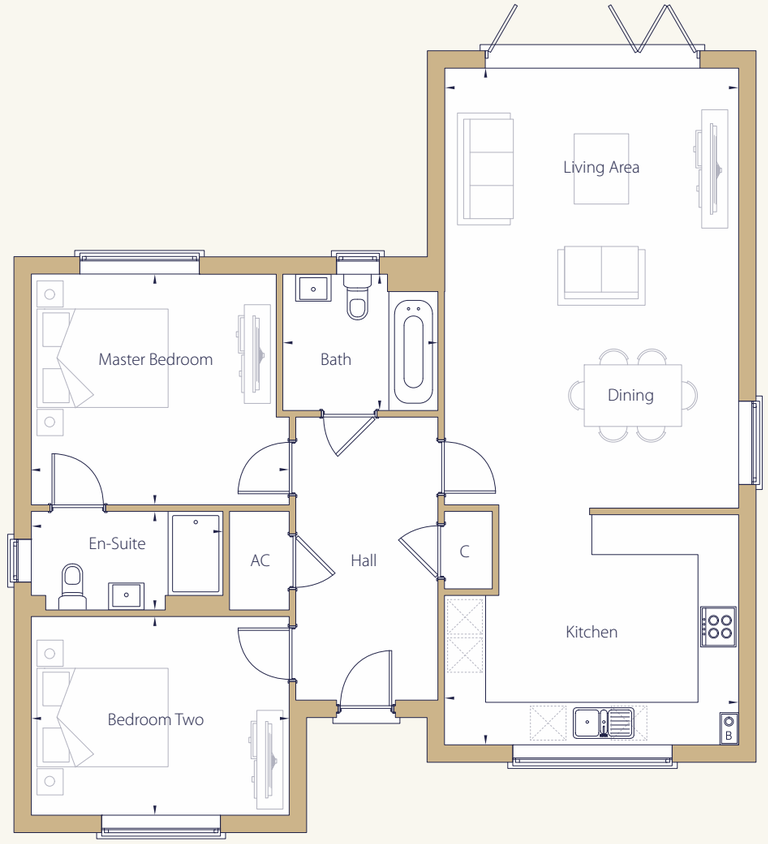
The computer generated image shown is of Plot 20. Materials, treatments and surroundings may vary on other plot.

Designed for ease and convenience, these delightful new bungalows perfectly incorporate all the needs of a modern residence on a single level – purposely dividing the main reception and sleeping areas. The entrance hallway gives access to the hugely impressive kitchen, dining and living area one side – with glazed bi-folding doors leading through to the garden – and the two generous bedrooms on the other. The main master suite is complemented with it's own luxury shower room with contemporary sanitaryware, and there is also a beautifully-appointed main family bathroom.

MEASUREMENTS

Kitchen	3.360m x 4.290m	11'0" x 14'1" *
Living / Dining	6.440m x 4.290m	21'2" x 14'1"
Master Bedroom	3.345m x 3.540m	11'0" x 11'7"
Bedroom Two	2.850m x 3.730m	9'4" x 12'3"

* Maximum measurements shown



Indicates where approximate measurements are taken from **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **RL** Rooflight Window

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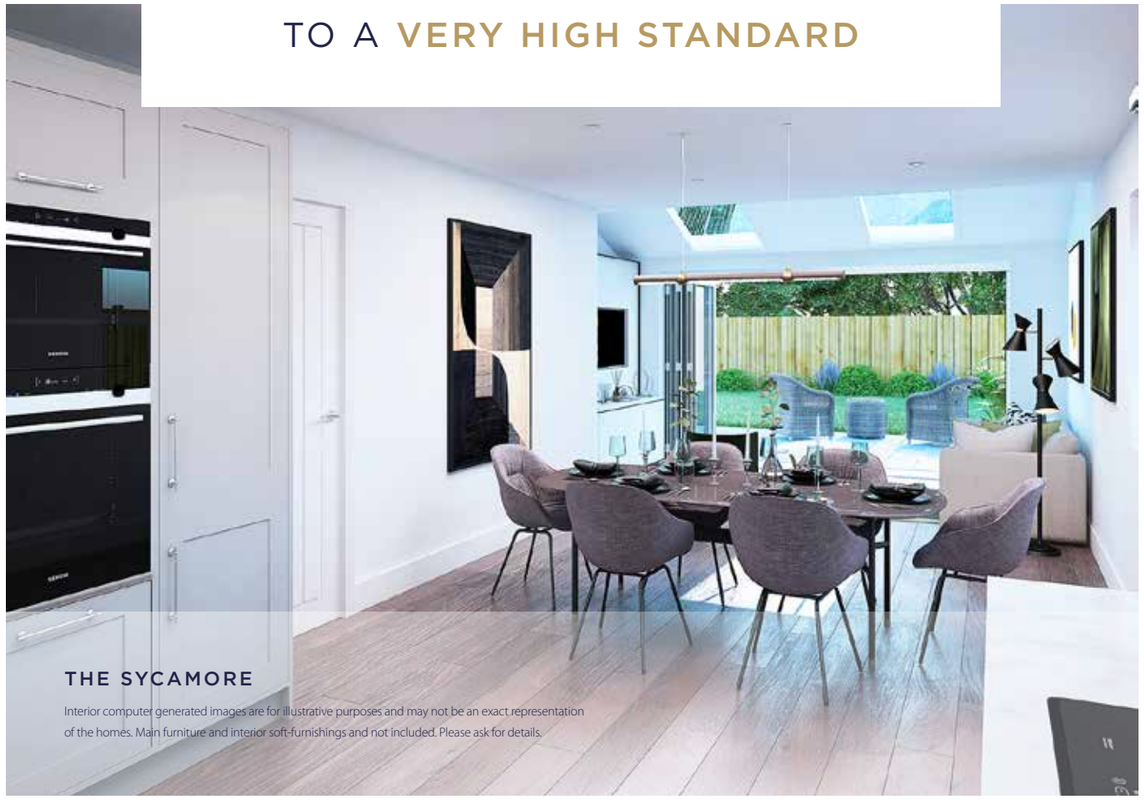
EVERY ELEMENT OF THIS DEVELOPMENT HAS BEEN PLANNED TO A VERY HIGH STANDARD



THE SYCAMORE

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SPECIFICATION

INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork
- Oak handrail to staircases with white painted spindles
- White switches and sockets throughout the house
- Wardrobe to principal bedroom with shelf and hanging rail
- Moulded design skirting boards with architrave to suit
- White uPVC windows and chrome ironmongery
- 4 panel painted internal doors with high-quality chrome ironmongery

SPACE AND WATER HEATING

- High efficiency gas boilers
- Underfloor heating to ground floors with zonal thermostatic control where applicable
- White steel radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with choice of granite or limestone * surround and hearth

EXTERNAL FEATURES

- Composite front and rear doors with polished chrome door furniture
- White UPVC double glazed windows
- Black guttering and downpipes
- White UPVC fascia, soffit and barge boards
- Attractive external lights to all external door locations
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- Wiring provision for future electric car charging point (subject to plot location)
- Power and lighting to garage
- Cultivated turf and planting to front gardens in accordance with the approved planting design
- Turf to rear gardens (on selected plots)

KITCHENS AND UTILITY ROOMS

- Stylish professionally designed fitted kitchen with Corian, Quartz or Laminate worktops and matching up-stands, selected from an extensive range of finishes and styles *
- Laminate worktops and up-stands in utility rooms
- Induction hob and extractor hood with light
- Integrated double oven (or two singles where applicable)
- Integrated dishwasher and integrated fridge freezer
- Stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable)
- LED downlighters to ceiling
- Tiled floors from an extensive range *
- Integrated washing machine in kitchen on selected plots
- Space and plumbing for a washing machine or washer/dryer in utility in all other house types
- Soft-close drawers and doors, cutlery tray and recycling bins

BATHROOMS AND EN-SUITES

- Stylish sanitaryware with complementary chrome fittings
- Vanity units in choice of colours * (provided where applicable) to en-suite and family bathroom
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Chrome heated towel rails to bathrooms and en-suites (individually controlled)
- Shaver points in all bathrooms and en-suites
- Floor and wall tiling from an extensive range *

CONNECTIVITY AND BROADBAND

- 'Fibre to the Home' fibre optic broadband connection to your individual home hub, providing locally unrivalled upload and download speeds

* Subject to reservation timing / build programme – available on certain plots only – Please ask the sales team for full details.

Any specifications listed are correct as intended at the time of going to print. Interior computer generated images are for illustrative purposes and may not be an exact representation of the homes. Main furniture and interior soft-furnishings and not included. Any choices are subject to build stage and the time of reservation.

THE **COMFORTS** OF A MODERN **VILLAGE** SURROUNDED BY **COUNTRYSIDE**

The award-winning Elmstead Market fits the bill for an idyllic village setting perfectly – an active, thriving and friendly community surrounded by countryside – with everything you need on your doorstep and superb travel links to all the region's major centres.

"A previous 'Anglia in Bloom' competition winner, Elmstead Market continues to enter every year, and as a result public spaces are always neat, tidy and well-maintained."

Beth Chatto

"Families with young children will be pleased to find Elmstead Primary School lies adjacent to the development, providing an Ofsted-rated 'good' school literally moments from home".

With the A120 just a few minutes away – allowing access to all of Essex and Suffolk's renowned attractions – residents will have found the perfect place to lead a happy, balanced lifestyle. ***Plus with the nearest train stations, Alresford and Wivenhoe – both being within three miles of the collection, with the latter having excellent provision for parking – commuting for work is also easy***. Trains run via Colchester to London Liverpool Street, with an average journey time into The City of around 1hr 15 minutes, and with the imminent arrival of Crossrail to Shenfield, journeys through to central and west London are also set to become even easier.

The village of Elmstead Market strikes the ideal balance for those who enjoy the delights of both town and country. Located on the ancient route connecting the vibrant town of Colchester to the tapestry of attractive settlements, waterways and seaside towns of Essex's Tendring Peninsula, the village offers easy access to countryside walks, beautiful nature reserves and an array of opportunities for retail, leisure and entertainment in equal measure.

You'll find everything you need for day-to-day life on your doorstep. The local Budgens supermarket stocks a good range of groceries, freshly baked goods, high-end wine and household goods – and there is a petrol station and convenience store in the village. Slightly further afield, the locally well-regarded Mitchells farm shop offers a delicious range of local produce, groceries and essentials – and there is a wide selection of major supermarkets just a few miles away in Colchester. Elmstead Market is also home to an active community centre, a popular Indian restaurant, a beauty salon and a fish-and-chip shop – as well as the renowned Beth Chatto Garden Nursery and Tearooms.

Beth Chatto

A **PERFECT** BASE

"From excellent family-friendly restaurants and high street names, to designer brands, luxury stores and award-winning galleries – Colchester's vibrant high street offers some of the best shopping and entertainment opportunities in the area."

FOOD AND **DRINK**

Elmstead Market is the perfect base to discover and enjoy every aspect of life in the Tendring Peninsula and enjoy the vibrant centre of historic Colchester – and the area surrounding Elmstead Market is home to a welcome range of quality options for drinks, food and fine dining.

Within a 2.5-mile drive, you'll find The Court House at Hare Green, The White Rose at Balls Green and The King's Arms in Frating, all serving an excellent selection of beers, ciders, wines and freshly prepared pub meals recommended by all visitors.

Very slightly further afield, the Rose & Crown by Wivenhoe's historic quayside provides a varied menu with inspiring views across the river, while The Wooden Fender in Ardleigh and The Greyhound and Black Buoy in Wivenhoe are all well known for their delicious food, first-rate range of drinks and friendly atmosphere. Or you can stay close to home for a taste sensation at The Spice – Elmstead Market's excellent Indian restaurant – renowned in the local area for flavoursome food served in stylish, comfortable surroundings.

For an upmarket dining experience, Restaurant 43 in Great Bentley is a stylish contemporary restaurant specialising in fine English cuisine, while Sorano's Italian Restaurant in Thorrington, the Bicycle Bar & Restaurant in Tendring and the Mistley Thorn Hotel are all well worth a visit for their high calibre menus.

ENJOY THE OUTDOORS AND **KEEP YOURSELF FIT**

The Tendring Peninsula is full of opportunities for lovers of fresh air, outdoor activities and staying healthy. The coastline from Jaywick to Walton-on-the-Naze, and the Colne and Stour riversides, are perfect for combining inspiring views with trips for exercise and fun with the family, whether taking running trainers, bikes or buckets and spades.

Meanwhile, the idyllic inland country lanes, bridleways and footpaths of the region are host to many popular routes for walkers, runners, riders and regular road cyclists – either solo or with one of the many local pelotons.

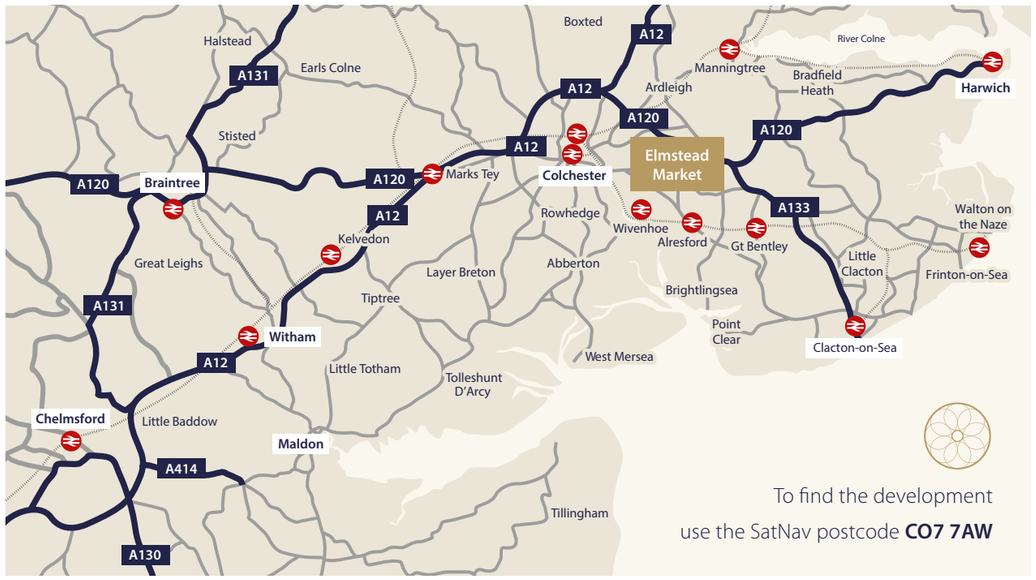
You'll also find sailing clubs in Wivenhoe, Brightlingsea and Walton, kite surfing in Frinton, outdoor swimming at Brightlingsea Lido, and golf courses in Colchester, St. Osyth, Frinton and Clacton. Those who prefer indoor fitness will be pleased to note the wide variety of high-spec gyms in Colchester and the hugely popular David Lloyd facility near Colchester football stadium. If you like a more relaxed approach, the exclusive Lifehouse Health Spa, with its pool, sauna and gym, is around 20 minutes away near Thorpe-le-Soken, or you may enjoy the luxurious surroundings of the upmarket Maison Talbooth Hotel's pool and spa in the Dedham Vale.

TREAT YOURSELF IN **COLCHESTER**

Colchester is home to a rich tapestry of activities, covering everything you might be looking for in shopping, eating out, entertainment and culture within its network of ancient streets, squares and alleyways that date back hundreds of years. From household names and independent boutiques, through to chic salons, enticing market stalls and the exclusive Fenwick department store, you'll easily fill a day browsing for bargains, new outfits and special gifts.

After a day exploring the shops, you'll be spoilt for choice for places to eat, drink and relax. Colchester town centre hosts a huge variety of tempting eateries, from all the well-known franchises to family-run bistros and independent diners serving quality cuisine of every nationality, and as the evening turns to night, why not indulge yourself – the town has an abundance of pubs and wine bars to suit all tastes. Colchester is well known in the region for its incredible mix of culture, entertainment and history.

PAVILION VIEW, OFF CHURCH ROAD, ELMSTEAD MARKET, ESSEX



Elmstead Market village is clustered around the A133, meaning all the shops, restaurants and entertainment of Colchester's town centre are within easy reach. In the other direction, you can reach any of Essex's 'Sunshine Coast' destinations in 20-25 minutes, setting you up perfectly for fun days out in the Summer, family picnics, seaside amusements and nature reserve walks.

The nearby A120 takes you east to Harwich and the sensational sights across the Stour estuary in under 25 minutes, or heading west connects with the A12, the main route through Essex, Suffolk and into Norfolk. From the junction north of Colchester, you can reach Chelmsford in under half an hour or travel onwards to meet the M25 around 45 miles from home. Northbound, the A12 meets Ipswich and the A14 in around 30 minutes, enabling easy onward journeys either to Bury St Edmunds, Newmarket and the Midlands, or Suffolk's coastline, magical market towns and areas of outstanding natural beauty.

LOCAL AMENITIES.

Elmstead Primary School	0.1 Miles
Budgens Store (Elmstead Market)	0.5 Miles
Tesco Superstore (The Hythe, Colchester)	2.5 Miles
Waitrose Superstore (Colchester)	3.5 Miles
Colchester Leisure World (Leisure Club)	4.5 Miles
David Lloyd (Leisure Club)	7.5 Miles

SURROUNDING AREA.

Alresford (Train Station)	3 Miles
Wivenhoe (Train Station)	3 Miles
Colchester High Street	4 Miles
Clacton-on-Sea	12 Miles
Frinton-on-Sea	13 Miles
Ipswich	20 Miles

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