BOXTED CROSS

COLCHESTER

Lynton Homes are pleased to present an exceptional collection of two, three and four bedroom houses and two bedroom bungalows in a desirable village on the outskirts of historic Colchester.

Boxted Cross, Boxted, Near Colchester, Essex CO4 5YN

" This is an exciting opportunity to own a high-quality new house or bungalow, well-positioned in one of the most desirable village locations in the Colchester area "

Lynton Homes.

Computer generated illustration depicts the main entrance to the development with Plots 3 and 34 in the foreground.

QUALITY HOMES, INCREDIBLE LOCATION

Nestled amongst some of the most wonderful parts of the North Essex countryside, yet close to an array of main travel routes and the bustling, historic town of Colchester, this beautifully-planned collection of character filled new homes will offer the very best of all worlds. Welcome to Boxted Cross by Lynton Homes.

Located opposite the highly regarded St. Peter's Primary School and close to the idyllic Dedham Vale, Boxted Cross enjoys a sought-after position just minutes from the A12 and A134. Also under five miles to Colchester's main train station, it offers residents easy connections to all local business, leisure and shopping opportunities, as well as bringing the regional hubs of Ipswich and Chelmsford within easy reach – and the vibrant city of London is reachable in little over an hour door-to-door. Whether you are buying for the first time, looking for a rural escape with good connections for your commute, seeking a peaceful spot for your growing family or looking to downsize – you'll find a home to love at Boxted Cross.

COUNTRYSIDE HOMES FOR MODERN LIFESTYLES

An outstanding example of beautifully-designed houses set within a sanctuary of carefully-planned driveways, green spaces and mature trees. With homes to suit households of all sizes and at every stage in life, this is a superb new collection that will place residents at the heart of a peaceful local community.

Indicative computer generated image shows Plots 28, 27, 36 , 35 and 34 from Left to right – with Plot 3 and the main entrance in the distance on the right-hand side. Image is from an imaginary viewpoint from the open-space area and all landscaping shown is indicative only.

Boxted Cross by Lynton Homes features 36 impressive new family-inspired homes, varying in size from two to four bedroom houses and two bedroom bungalows with traditional exterior features and quality contemporary interiors. Each property has been meticulously planned with exacting attention to detail – from their diverse appearances and attractive use of materials to the thoughtfully-created gardens – in a way that enhances the sense of character and space around each home.

Every dwelling within the Boxted Cross development will be constructed to the extremely high-standards and care that Lynton Homes are renowned for, in a style that perfectly complements their surroundings in the village. This is an exciting opportunity to own a high-quality new home, well-positioned in one of the most desirable locations in the Colchester area.

Interior computer generated image is indicative of the The Langham at Boxted Cross. Any furniture, colour schemes and soft furnishings are not included – they are for illustrative purposes only.

The homes at Boxted Cross will impress with a good range of quality specifications – all carefully chosen for the ease of busy lifestyles. The stylish kitchens are inclusive of upmarket modern appliances and sleek surfaces, whilst the bathrooms and en-suites are contemporary – with crisp sanitaryware and fashionable fittings. ***Plus – there is a select range of optional specification upgrades available depending on the time of your purchase and build stage – please speak to our selling agent for more information.***

THOUGHTFUL SPECIFICATIONS

Kitchens and utility rooms –

All our homes feature fully appointed kitchens and there is a choice of styles, ranges, colours, appliances, lighting and floor coverings available at Boxted Cross. Subject to the build stage, your kitchen can be carefully-planned around your individual tastes and professionally fitted by our craftsmen. A range of branded integrated kitchen appliances are included.

Bathroom and en-suites –

All the bathrooms and en-suites are fitted with high-quality sanitaryware, taps and fittings. Everything within these rooms is individually chosen to complement the space and each will be fitted with a heated radiator or towel-rail.

Decoration and joinery –

Ceilings will have a smooth finish painted in white. Walls will also be finished in white. All windows, fascias, soffits, barge boards externally along with internal doors, architraves and skirting will be white.

Electrics –

The kitchens in the detached houses will have recessed downlights, whilst all other rooms will have pendant lights fittings as standard. There will be sufficient power points installed throughout the homes, plus television and phone points are supplied to certain rooms. BT Direct Fibre internet broadband will be installed. Extractor fans will be fitted to all bathrooms and en-suites.

Central heating –

Heating will be through Airsource Heat Pumps – these will power wall mounted thermostatic controlled radiators to ground and second floors.

External materials –

Each property within the Boxted Cross development has been carefully designed to include a variety of sympathetic external treatments, including traditional brickwork, quality render and contemporary weather boarding – along with clay and slate roof tiles.

Garages –

Garages will have up-and-over front doors, power supply and an external light.

Gardens –

The front gardens will be fully turfed upon completion along with appropriate landscaping. All terraces and paths will have paving laid.

New Homes Warranty –
Premier Guarantee for New Homes.
www.premierguarantee.co.uk

Every home constructed by Lynton Homes at Boxted Cross will be covered by a Premier Guarantee for New Homes which includes features such as a 10 year structural warranty cover.

Please speak with our Sales Consultant / Selling Agent for exact specifications of each plot. Please note Lynton Homes reserve the right to amend the elevations, specification, design and layout as necessary without notice. Interior computer generated image is indicative of the Higham at Boxted Cross. Any furniture, colour schemes and soft furnishings are not included – they are for illustrative purposes only.

AN OUTSTANDING AND VARIED NEW COLLECTION...

Lynton Homes are proud to present the Boxted Cross collection, an attractive combination of two, three and four bedroom contemporary new homes designed to meet the exacting standards of careful planning and build quality they have become synonymous with in recent years.

Every home has been designed with modern families in mind and each will be constructed to be both energy-efficient and durable to stand the tests of time. All of the properties will be finished with high-quality specifications and will feature fashionable fittings, fixtures and built-in appliances – ready for you to relax and enjoy. Throughout each home, all surfaces – from the floors to the worktops and skirting boards – will be perfectly finished so you feel the quality everywhere you go.

The Langham
Plots 3, 21, 26, 28, 34 & 36
Four Bedroom Home
Page 12

The Dedham
Plots 2, 25 & 27
Four Bedroom Home
Page 14

The Nayland
Plot 1
Three Bedroom Home
Page 16

The Higham
Plots 8, 31 & 35
Three Bedroom Home
Page 18

The Flatford
Plot 24
Three Bedroom Home
Page 20

The Raydon
Plot 4
Three Bedroom Home
Page 22

The Stratford
Plot 5
Two/Three Bed Home
Page 22

The Shelley
Plots 6, 7, 22, 23, 32 & 33
Two/Three Bed Home
Page 24

The Horkesley
Plots 18, 19 & 20
Two Bedroom Bungalow
Page 26

The Hadleigh
Plots 16, 17, 29 & 30
Three Bedroom Home
Page 28

*** Plots 9 to 15 are not for private sale. Please speak to the Sales Adviser for further information.**

Whilst the computer generated development layout shown opposite has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All of the materials and landscaping shown within imagery is indicative and may vary as construction takes effect. Ground levels are not shown accurately. Please speak to the Sales Adviser for further information.

...IN A REMARKABLE SETTING

Adjacent to a charming Grade 2-listed country farmhouse and opposite the local primary school, this collection comprises 36 quality homes set around elegant driveways with ample, green spaces and planted areas to complement Boxted's rural surroundings. Established trees still border the site – and to enhance the community feel of the collection, we have created a village green area with new pathways, beautifully opening-up the space around the development. All the properties come with gardens, patios and allocated off-street parking, plus a garage or carport.

Plot 28 is shown here.

The **Langham** at Boxted Cross – A detached four bedroom home.

● Plots 3*, 21*, 26, 28, 34*, and 36*.

This impressive home is perfect for the active family, with its expansive kitchen/dining and family area allowing room for the whole household to get together – and a generous separate living room for relaxation. Both rooms feature glazed doors opening out onto the rear garden, ideal for summer hospitality. You will also find a cloakroom and a good-size study with a bay window designed to make the most of light and space. Upstairs features a master bedroom with an en-suite, two further double bedrooms, plus a single bedroom and a family bathroom.

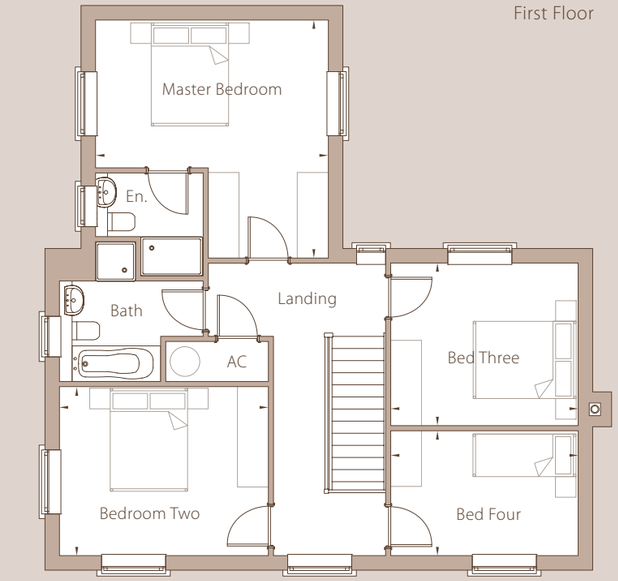
Measurements

Kitchen/Dining	4675 x 4465mm	15'4" x 14'8"
Family Area	3980 x 2700mm	13'1" x 8'10"
Utility Room	1558 x1900mm	5'1" x 6'3"
Living Room	5610 x 3575mm	18'5" x 11'9"
Study/Office	3980 x 2750mm	13'1" x 9'0"
Master Bedroom	4575 x 4465mm	15'0" x 14'8"
Bedroom Two	3980 x 3220mm	13'1" x 10'7"
Bedroom Three	3100 x 3575mm	10'2" x 11'9"
Bedroom Four	3575 x 2350mm	11'9" x 7'9"

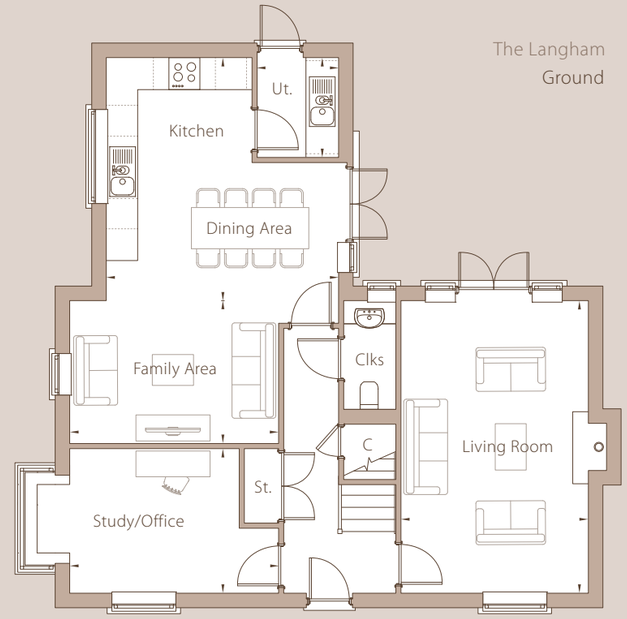
Indicative computer generated image shows Plot 28. Surroundings, external finishes and individual plot materials may vary between plots listed. All landscaping is for illustrative purposes.

* Plots 3, 21, 34 and 36 are handed compared to the computer generated image and floorplans shown – please ask for full details.

First Floor



The Langham
Ground



C Cupboard **Clks** Cloakroom **En** En-Suite **Ut** Utility Room ► Indicates where approximate measurements are taken from.

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The **Dedham** at Boxted Cross – A detached four bedroom home.

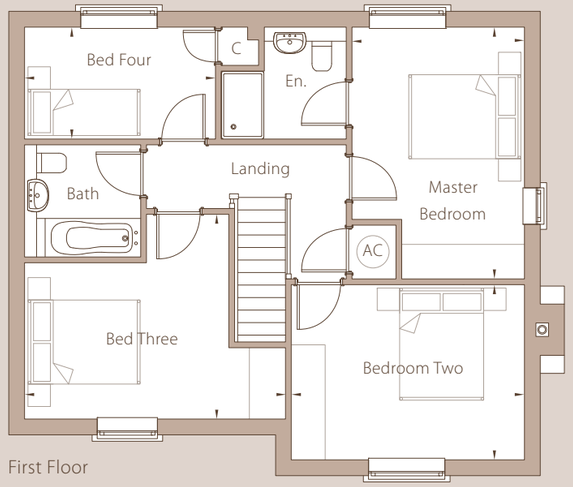
Plots 2*, 25 and 27.

Blending practicality with style and comfort; this home's impressive kitchen/dining and family space forms a welcoming hub, with a large window and glazed double-doors opening onto the landscaped rear garden. The separate living room with cosy fireplace will be perfect for unwinding, while the study offers privacy across the hall. There is also a utility room with convenient outside access and a downstairs cloakroom. Upstairs, you'll find two good-size double bedrooms, a single bedroom, a master bedroom with an en-suite and a sleek main bathroom.

Measurements

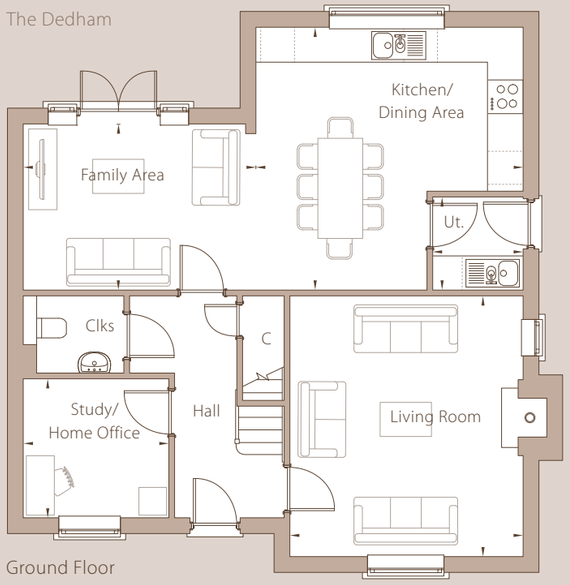
Kitchen/Dining	4690 x 4630mm	15'5" x 15'2"
Family Area	4160 x 2870mm	13'8" x 9'5"
Utility Room	1600 x 1550mm	5'3" x 5'1"
Living Room	4600 x 4100mm	15'1" x 13'5"
Study/Office	2550 x 2430mm	8'4" x 8'0"
Master Bedroom	4400 x 3020mm	14'5" x 9'11"
Bedroom Two	3070 x 4100mm	10'1" x 13'5"
Bedroom Three	4600 x 3620mm	15'1" x 11'11"
Bedroom Four	3315 x 1910mm	10'11" x 6'3"

Indicative computer generated image shows Plot 25. Surroundings, external finishes and individual plot materials may vary between plots listed. All landscaping is for illustrative purposes.
* Plot 2 is handed compared to the computer generated image and floorplans shown – please ask for full details.



First Floor

The Dedham



Ground Floor

C Cupboard **Clks** Cloakroom **En** En-Suite **Ut** Utility Room ► Indicates where approximate measurements are taken from.

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Plot 1 is shown here.

The **Nayland** at Boxted Cross –
A detached three bedroom home.

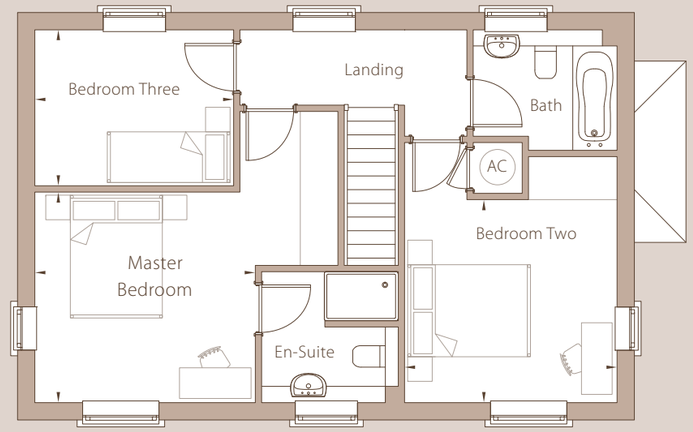
Plot 1

This carefully-planned home makes the best use of space at every turn, with a light-filled, dual-aspect study, a well-proportioned living room with a bay window and glazed double-doors leading to the rear garden, plus a utility room with outside access and extra storage. The expansive kitchen/dining and family area is ideal for family get-togethers, and for convenience there is a downstairs cloakroom and cupboard for coats. Upstairs features a master bedroom with an en-suite, a further double and a good-size single bedroom, along with a stylish family bathroom.

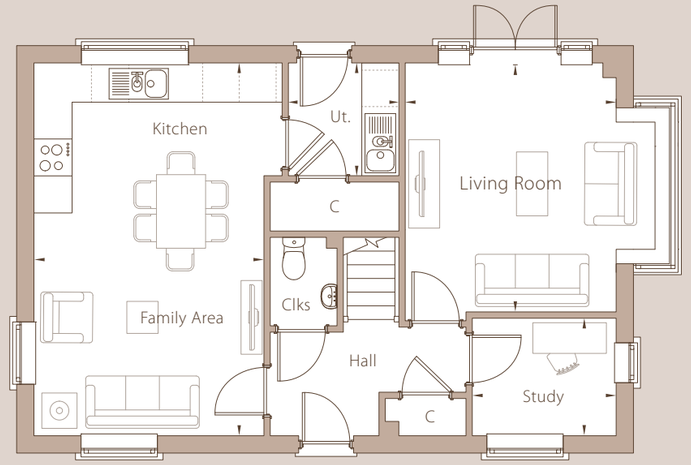
Measurements

Kitchen/Family	6000 x 3670mm	19'8" x 12'0"
Utility Room	1775 x 1750mm	5'10" x 5'9"
Living Room	3975 x 3375mm	13'0" x 11'1"
Study/Office	2275 x 1875mm	7'6" x 6'2"
Master Bedroom	3545 x 3375mm	11'8" x 11'1"
Bedroom Two	3375 x 3250mm	11'1" x 10'8"
Bedroom Three	3170 x 2475mm	10'5" x 8'1"

Indicative computer generated image shows Plot 1. Surroundings and external finishes may vary.



First Floor



The Nayland

Ground Floor

C Cupboard **Clks** Cloakroom **En** En-Suite **Ut** Utility Room ► Indicates where approximate measurements are taken from.

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Plot 31 is shown here.

The **Higham** at Boxted Cross – A detached three bedroom home.

● Plots 8*, 31 and 35*.

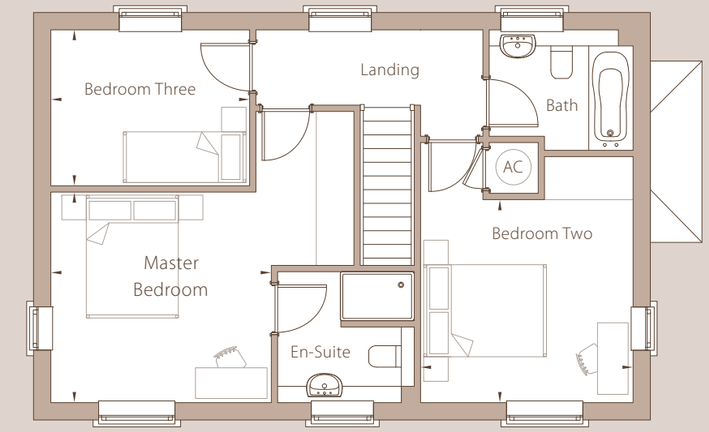
This carefully-planned home makes the best use of space at every turn, with a light-filled, dual-aspect study, a well-proportioned living room with a bay window and glazed double-doors leading to the rear garden, plus a utility room with outside access and extra storage. The expansive kitchen/dining and family area is ideal for family get-togethers, and for convenience there is a downstairs cloakroom and cupboard for coats. Upstairs features a master bedroom with an en-suite, a further double and a good-size single bedroom, along with a stylish family bathroom.

Measurements

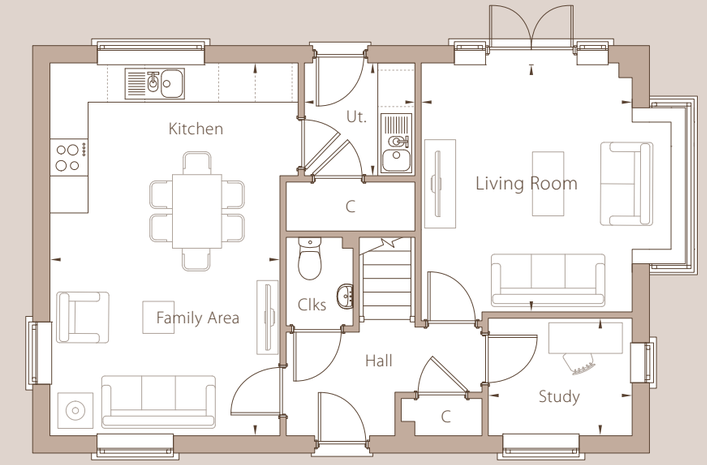
Kitchen/Family	6000 x 3670mm	19'8" x 12'0"
Utility Room	1775 x 1750mm	5'10" x 5'9"
Living Room	3975 x 3375mm	13'0" x 11'1"
Study/Office	2275 x 1875mm	7'6" x 6'2"
Master Bedroom	3545 x 3375mm	11'8" x 11'1"
Bedroom Two	3375 x 3250mm	11'1" x 10'8"
Bedroom Three	3170 x 2475mm	10'5" x 8'1"

Indicative computer generated image shows Plot 31. Surroundings, external finishes and individual plot materials may vary between plots listed. All landscaping is for illustrative purposes.

* Plots 8 and 35 are handed compared to the computer generated image and floorplans shown – please ask for full details.



First Floor



The Higham

Ground Floor

C Cupboard **Clks** Cloakroom **En** En-Suite **Ut** Utility Room ► Indicates where approximate measurements are taken from.

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Plot 24 is shown here.

The **Flatford** at Boxted Cross – A detached three bedroom home.

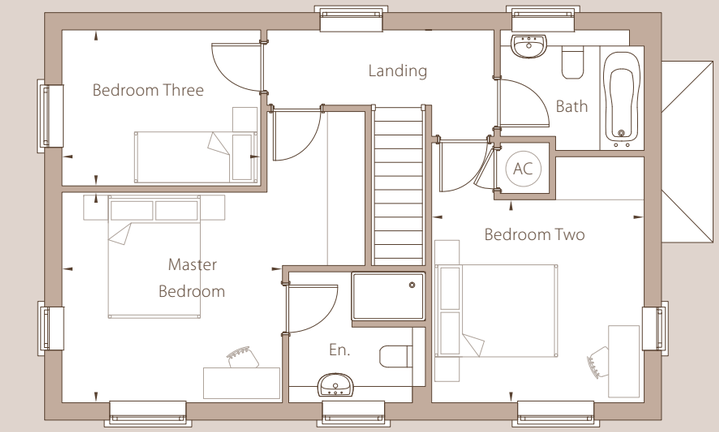
● Plot 24

This charming three bedroom detached home has been well designed throughout. An open-plan kitchen/family area, links with the convenient utility room and is complemented by dual aspect views and double-doors that lead through to the outside space. This area is perfectly suited for entertaining or relaxing, while the separate living room and study are ideal for quieter times. On the first floor, the master bedroom boasts a luxury en-suite shower room, and the further two bedrooms benefit from a modern family bathroom off the landing.

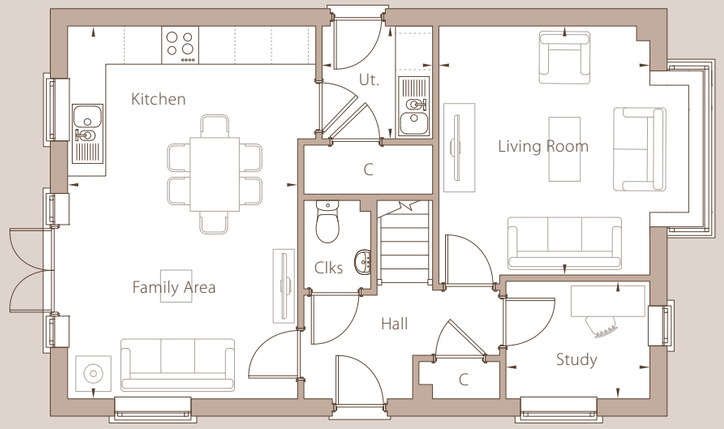
Measurements

Kitchen/Family	6000 x 3670mm	19'8" x 12'0"
Utility Room	1775 x 1750mm	5'10" x 5'9"
Living Room	3975 x 3375mm	13'0" x 11'1"
Study/Office	2275 x 1875mm	7'6" x 6'2"
Master Bedroom	3545 x 3375mm	11'8" x 11'1"
Bedroom Two	3375 x 3250mm	11'1" x 10'8"
Bedroom Three	3170 x 2475mm	10'5" x 8'1"

Indicative computer generated image shows Plot 24. Surroundings and external finishes may vary.



First Floor



The Flatford — Ground Floor

C Cupboard **Clks** Cloakroom **En** En-Suite **Ut** Utility Room ► Indicates where approximate measurements are taken from.

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Plots 4 and 5 are shown here from right to left.

Plots 4 and 5 at Boxted Cross –
A pair of charming semi-detached homes.

Computer generated image and floorplans show Plots 4 and 5 from right to left.

The Stratford (Plot 5)

A versatile two/three bedroom new home with a modern, nicely planned interior layout and high-quality fittings throughout.

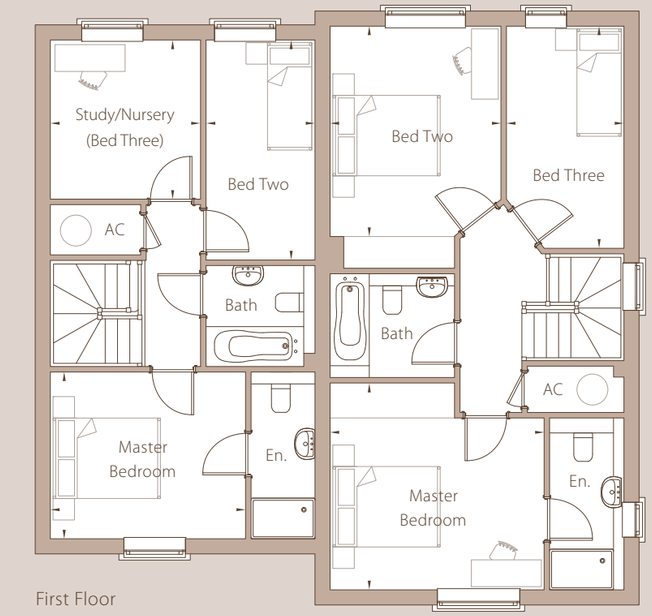
Kitchen Area	3500 x 2670mm	11'6" x 8'9"
Living/Dining	5650 x 4870mm	18'6" x 16'0"
Master Bedroom	3570 x 3080mm	11'9" x 10'1"
Bedroom Two	3970 x 1980mm	13'0" x 6'6"
Study/Nursery	2825 x 2740mm	9'3" x 9'0"

Study/Nursery could alternatively be used as a third bedroom.

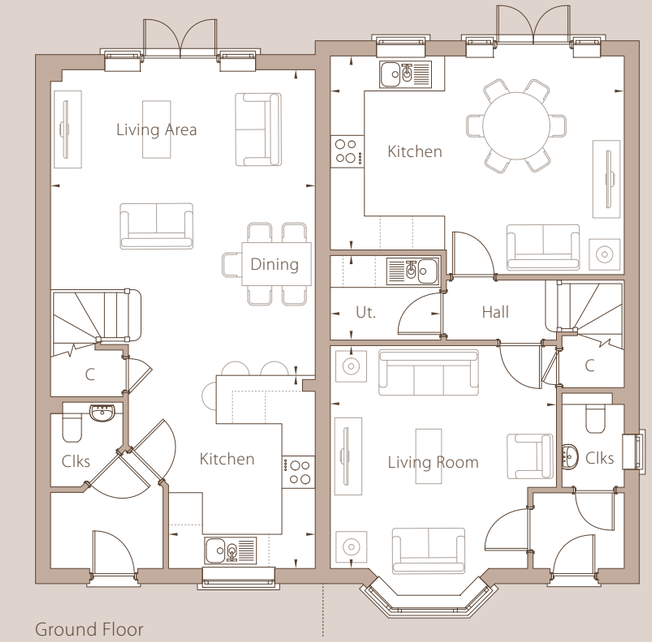
The Raydon (Plot 4)

A character-filled yet modern new home boasting well-proportioned rooms and an array of desirable features from top to bottom.

Kitchen/Dining	5400 x 4000mm	17'9" x 13'1"
Utility Room	2000 x 1550mm	6'7" x 5'1"
Living Room	4150 x 4050mm	13'7" x 13'3"
Master Bedroom	3900 x 3800mm	12'10" x 12'6"
Bedroom Two	3775 x 3100mm	12'5" x 10'2"
Bedroom Three	4000 x 2150mm	13'1" x 7'1"



First Floor



The Stratford — The Raydon

Ground Floor

C Cupboard **Clks** Cloakroom **En** En-Suite **Ut** Utility Room ► Indicates where approximate measurements are taken from.

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Plots 6 and 7 are shown here from right to left.

The **Shelley** at Boxted Cross –
A well-planned semi-detached house.

Plots 6 & 7, 22 & 23 and 32 & 33.

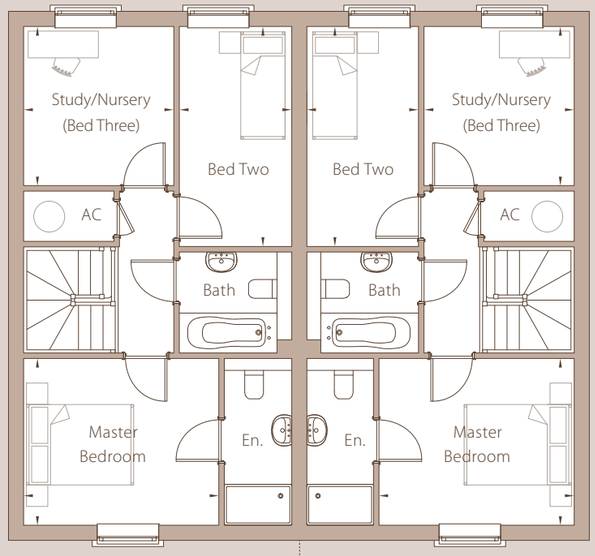
Perfect for young families; this neatly-designed home features a light, airy open-plan kitchen/dining and family space that spans the house from front to back, fitted with quality appliances and glazed double doors opening out onto a freshly-planted rear garden. On the first floor, you'll find a master bedroom with an en-suite shower room, a single bedroom to the rear and a third room which would be ideal as a nursery, study or home office. The well-planned family bathroom is complemented by the latest contemporary fittings and fixtures.

Measurements

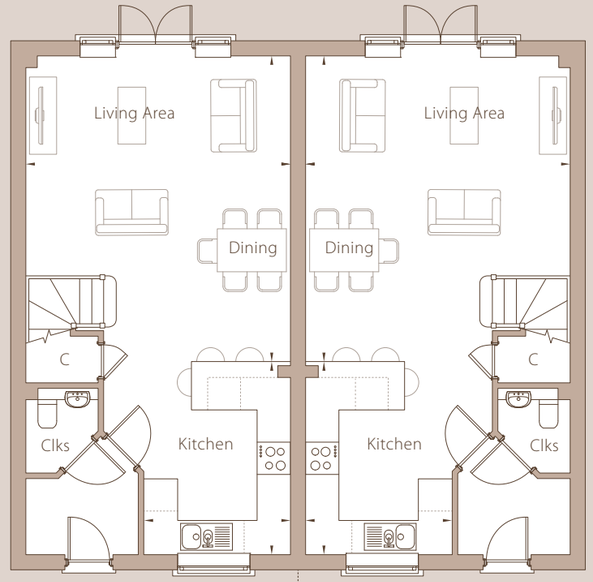
Kitchen Area	3500 x 2670mm	11'6" x 8'9"
Living/Dining	5650 x 4870mm	18'6" x 16'0"
Master Bedroom	3570 x 3080mm	11'9" x 10'1"
Bedroom Two	3970 x 1980mm	13'0" x 6'6"
Study/Nursery	2825 x 2740mm	9'3" x 9'0"

Study/Nursery could alternatively be used as a third bedroom.

Indicative computer generated image shows Plots 6 and 7 from right to left. Surroundings and external finishes and individual plot materials may vary between plots listed. All landscaping is for illustrative purposes.



First Floor



The Shelley

The Shelley

Ground Floor

C Cupboard **Clks** Cloakroom **En** En-Suite **Ut** Utility Room ► Indicates where approximate measurements are taken from.

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Plot 19 is shown here.

The **Horkesley** at Boxted Cross – A two bedroom detached bungalow.

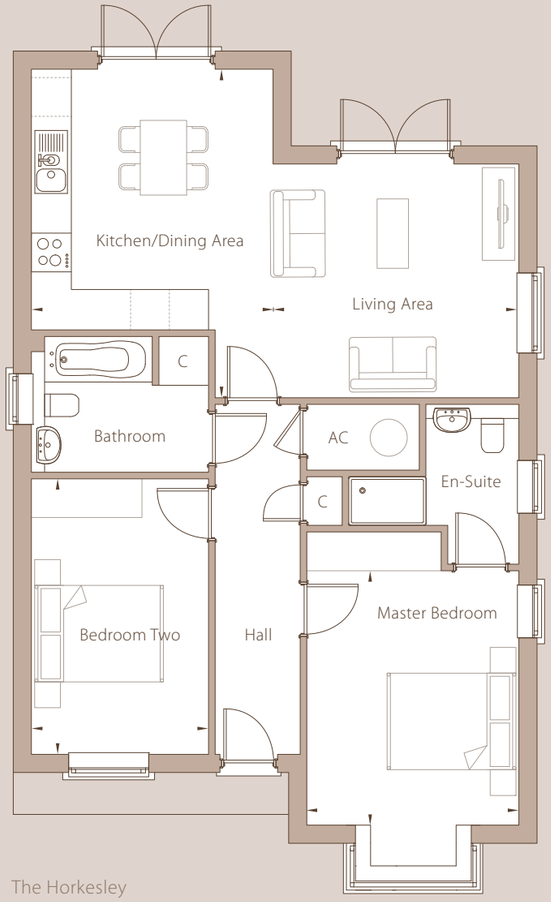
- Plots 18*, 19 and 20*.

Designed for both convenience and space, this home presents everything you need for modern lifestyles on one level. The hallway gives immediate access to the substantial master bedroom – with a feature bay window and a modern en-suite shower room – and the generous second double bedroom, perfect for family or guests. To the rear is the impressive open-plan kitchen/dining and living area, featuring two sets of glazed double-doors opening onto the garden. There is also a well-appointed main bathroom.

Measurements

Kitchen/Dining	3950 x 3650mm	13'0" x 12'0"
Living Area	3730 x 3550mm	12'3" x 11'8"
Master Bedroom	3900 x 3225mm	12'10" x 10'7"
Bedroom Two	4200 x 2675mm	13'9" x 8'9"

Indicative computer generated image shows Plot 19. Surroundings, external finishes and individual plot materials may vary between plots listed. All landscaping is for illustrative purposes.
* Plots 18 and 20 are handed compared to the computer generated image and floorplans shown – please ask for full details.



The Horkesley

C Cupboard **Clks** Cloakroom **En** En-Suite **Ut** Utility Room ► Indicates where approximate measurements are taken from.

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. 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. All furniture sizes, positions and shapes are for indicative purposes only and furniture is not included in the property. All dimensions are accurate to +/- 150mm (6 inches) and should not be used for carpet sizes, appliance spaces or items of furniture.

Plots 29 and 30 are shown here from right to left.

The **Hadleigh** at Boxted Cross – Beautifully designed three bedroom homes.

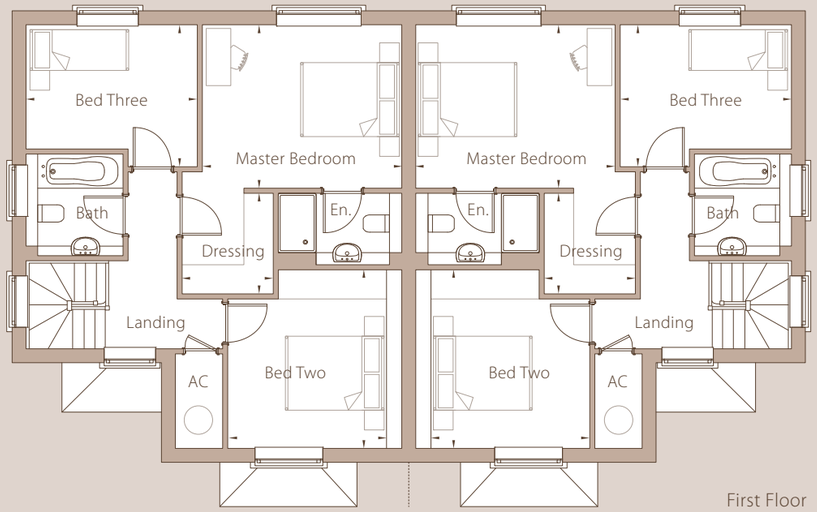
● Plots 16 & 17 and 29 & 30.

These impressive semi-detached houses boasts generous spaces for living and entertaining. The stunning open-plan kitchen/dining and family area is where everyone can get-together, with glazed doors giving views onto the garden. The well-proportioned main living room features a bay window and a fireplace, and you'll appreciate the handy downstairs cloakroom and utility room with outside access. Upstairs is the master bedroom with its own dressing area and en-suite, a second double bedroom, a good-sized single bedroom and a well-appointed modern bathroom.

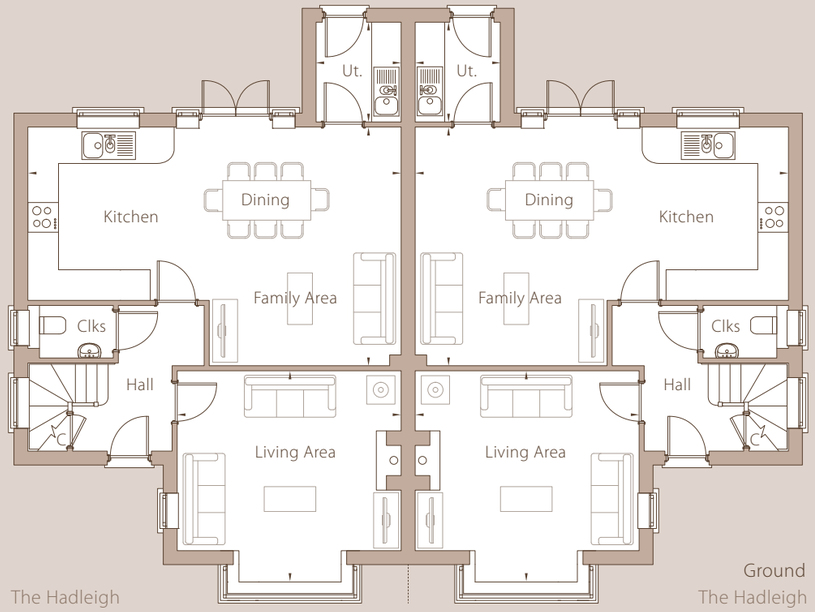
Measurements

Kitchen/Family	7525 x 4775mm	24'8" x 15'8"
Utility Room	1975 x 1675mm	6'6" x 5'6"
Living Room	4380 x 4480mm	14'4" x 14'8"
Master Bedroom	3980 x 3250mm	13'1" x 10'8"
Dressing Area	2000 x 1825mm	6'7" x 6'0"
Bedroom Two	3600 x 3150mm	11'10" x 10'4"
Bedroom Three	3400 x 2450mm	11'2" x 8'0"

Indicative computer generated image and floorplans show Plots 29 and 30 from right to left. Surroundings and external finishes and individual plot materials may vary between plots listed. All landscaping is for illustrative purposes.



First Floor



The Hadleigh

Ground
The Hadleigh

C Cupboard **Clks** Cloakroom **En** En-Suite **Ut** Utility Room ► Indicates where approximate measurements are taken from.

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. 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. All furniture sizes, positions and shapes are for indicative purposes only and furniture is not included in the property. All dimensions are accurate to +/- 150mm (6 inches) and should not be used for carpet sizes, appliance spaces or items of furniture.

HOMES OF EXCELLENCE

The ongoing vision of Lynton Homes is to be an innovative and passionate house-builder that has a commitment in creating superbly designed, carefully-built homes in excellent locations. Our thoughtfully-planned collections include character filled restored properties, through to contemporary semi-detached homes and the finest luxury detached family residences.

Every aspect of the homes we build, from the architecture through to the living spaces, is carefully-considered and well thought-out – creating desirable, generously proportioned new properties that homeowners will be proud of.

We believe in exceptionally high-standards of craftsmanship and we use the best of both traditional and modern building methods – allowing us to create excellent, energy-efficient and sustainable new homes that are low maintenance and built to have an unrivalled lasting quality. We are committed to professionalism in every aspect of our business and thoughtful after sales care is guaranteed when purchasing a new property constructed by Lynton Homes – ensuring total satisfaction with your new home from the outset.

"Our developments are carefully-built and sensitively planned to reflect the character and finish you would expect of exclusive homes – and we aim for our collections to offer a well-considered mix of traditional quality and contemporary style."

Mark Hughes, Managing Director.

For more information please visit lyntonhomes.co.uk

Gun Hill Place, Gun Hill, Dedham Colchester, Essex CO7 6HP

Find us on Facebook

Image used is from a previous development by Lynton Homes.

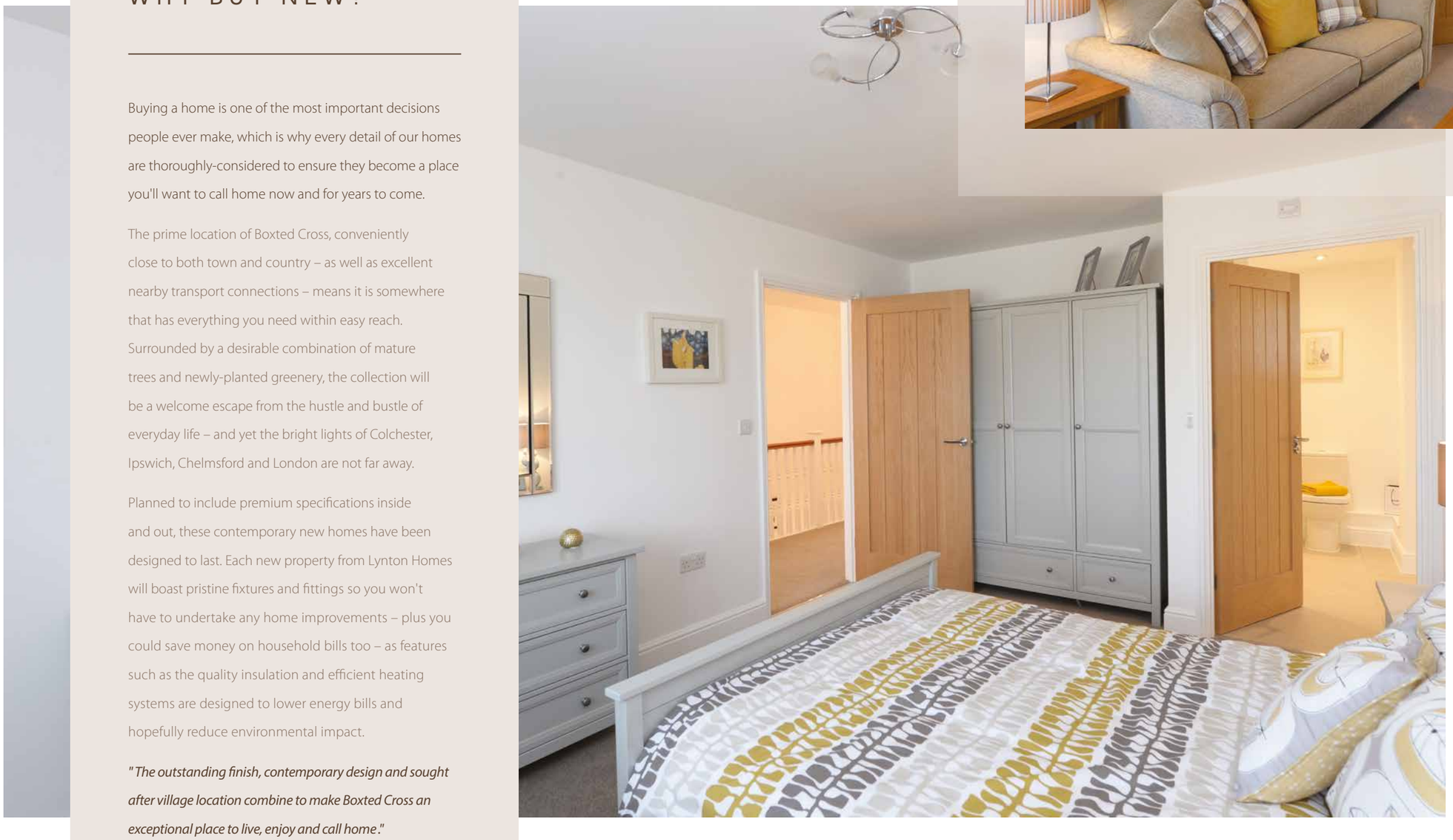
WHY BUY NEW?

Buying a home is one of the most important decisions people ever make, which is why every detail of our homes are thoroughly-considered to ensure they become a place you'll want to call home now and for years to come.

The prime location of Boxted Cross, conveniently close to both town and country – as well as excellent nearby transport connections – means it is somewhere that has everything you need within easy reach. Surrounded by a desirable combination of mature trees and newly-planted greenery, the collection will be a welcome escape from the hustle and bustle of everyday life – and yet the bright lights of Colchester, Ipswich, Chelmsford and London are not far away.

Planned to include premium specifications inside and out, these contemporary new homes have been designed to last. Each new property from Lynton Homes will boast pristine fixtures and fittings so you won't have to undertake any home improvements – plus you could save money on household bills too – as features such as the quality insulation and efficient heating systems are designed to lower energy bills and hopefully reduce environmental impact.

"The outstanding finish, contemporary design and sought after village location combine to make Boxted Cross an exceptional place to live, enjoy and call home."



Images used are from a previous development by Lynton Homes.

MAKE YOURSELF AT HOME AND ENJOY A BEAUTIFUL RURAL BACKDROP

Residents of Boxted Cross will find themselves perfectly positioned in the heart of the North Essex countryside, and will soon see why the area is one of the most sought-after out of town locations in the region. Boxted and the nearby villages of Langham, Stratford St. Mary and Dedham host some of the most picturesque scenery in the east of England, especially that surrounding the famous Dedham Vale, the focal point of 'Constable Country' and a 'Designated Area of Outstanding Natural Beauty'. All the countryside within the locality is perfect for long, refreshing country walks in stunning surroundings – finished off with a well earned rest in any number of cosy rural public houses.

For quality options to eat and drink nearby, The Shepherd at Langham is just a short drive away; an airy gastro-pub serving great freshly prepared food in a stylish environment. The Anchor Inn, Nayland, is also close-by and is well known for its on-site smokehouse and locally brewed ale, all served in a charming riverside setting.

Further quality dining options are also not far away. Milsoms at Dedham and the renowned Le Talbooth near Stratford St. Mary are both highly regarded hotel & restaurant establishments, featuring excellent menus of seasonal British fine dining dishes. The Crown restaurant & hotel in Stoke by Nayland similarly offers a fantastic variety of rustic British food in refined surroundings. The nearby communities of Great Horkesley and Langham are both home to local convenience stores that meet daily needs – and residents will find major Tesco, Waitrose and Asda supermarkets within very easy reach in North Colchester.

Image looking North across open green fields From Boxted in Essex towards Stoke by Nayland in Suffolk's 'Constable Country'.

PERFECTLY PLACED FOR FAMILY FUN, MODERN CONVENIENCE AND CONNECTIONS

At Boxted Cross, residents will be able to enjoy both the stunning local countryside and the convenience of the thriving town of Colchester right on their doorstep. As one of the major hubs of cultural, commercial and retail activity in North Essex, the town is fast gaining a reputation as a great, cosmopolitan place to live – so whether you're looking to expand your family, find calm in the countryside, or sample the finer things in life – Boxted Cross is perfectly placed to make the most of contemporary semi-rural living, enjoying a position that offers the very best of town and country living.

Images on the opposite page show 'Fields of rape blossom below the village of Boxted in The Stour Valley,' Milsom's Restaurant in Dedham', 'St. Peter's Church, Boxted' and the 'Fenwick Department Store' in Colchester High Street – alongside some indicative lifestyle images.

Colchester town centre, just under six miles away, is a vibrant destination where you'll find an array of high street chains, household brands and numerous independent boutiques lining its historic streets, squares and walks – as well as larger upmarket shops like the stunning Fenwick department store and traditional street markets. There are also multiple options for eating out to suit all tastes from an eclectic mixture of well known franchises, through to a variety of small and quirky coffee shops, excellent family run restaurants of all nationalities, and fine dining eateries in venues that date back hundreds of years.

North Colchester is also home to a wide variety of sports and leisure opportunities, with the popular David Lloyd health club easily reachable and offering cutting-edge equipment and group exercise classes – alongside indoor and outdoor pools, all weather tennis courts and spa facilities. Outdoor enthusiasts might enjoy the sessions at Colchester Rugby Club or Colchester Golf Club, while those interested in alternative sports could visit Alton Water reservoir, just over the Suffolk border, where they'll find water activities, cycling trails, a modern visitor centre, coffee shop and restaurant.

Residents with young children will be pleased to note the homes at Boxted Cross are positioned directly opposite the entrance to the modern St. Peter's Church of England Primary School (recently rated 'good' by Ofsted), and close to a selection of other superb nearby schools. The highly praised independent Littlegarth School, for children from pre-school to year 6, is within easy reach and Little Owls Pre-school in the village caters for nursery age children. As you'd expect in a village community, Boxted Cross is host to cricket and football pitches in St. George's Field behind the village hall, where the Colchester Town Ladies and Girls Football Club regularly train and play.

Families with older children will be pleased to find a wide range of highly respected schools in the Colchester area, including Colchester Grammar School, Colchester County High School For Girls and the Gilberd School. Further educational needs are also catered for at the Colchester Institute, Colchester Sixth Form College and of course the University of Essex's main campus. For those heading in the other direction, Ipswich is also home to some extremely well performing schools such as the Ipswich School – a very highly regarded independent school for children aged 3-18 years.

CONNECTIONS TO EVERYTHING YOU NEED

Boxted Cross is situated amidst the sensational open countryside of North Essex, bordering 'Constable Country', but with all the shops, attractions and leisure opportunities you could need in nearby Colchester. With easy access to the major road connections in the area, opening-up travel further afield, the village presents an exciting opportunity to own a home in a place well-positioned for modern family lifestyles.

From Boxted Cross, it's a short drive south to the A12, the main arterial route through the region. Heading North-East, you can connect with Ipswich and the A14 in around 15 minutes, opening up new shopping opportunities and routes onwards into Suffolk or the Midlands. The A12 also links to routes to the coast, meaning a summer seaside trip can take a mere 30-40 minutes.

In the other direction, the A12 brings you to the cosmopolitan city of Chelmsford, with its pedestrianised shopping areas and modern retail developments hosting a huge variety of leading department stores, fashionable designer shops, galleries, restaurants and coffee shops. Onwards from there, you will soon reach the M25 and Greater London in around an hour.

The nearby A134 will take you North through countryside dotted with countless picturesque villages towards the delightful historic towns of Sudbury and Bury St. Edmunds, with options to visit charming museums, castles, gardens and pubs along the way – perfect for a country drive and a relaxed day out. To the West, the A120 links you to the market town of Braintree with its major out-of-town Freeport shopping village, and onwards to the M11, connecting you with Stansted Airport (under an hour away), the City of Cambridge and Newmarket.

For travel by rail, for either work or leisure, the nearest mainline train station is Colchester North just under five miles away. From here you can be in Ipswich or Chelmsford in as little as 25 minutes and London in under an hour. Boxted Cross also has three bus services running through the village, taking you into Colchester town centre and Langham.

SURROUNDING.

Nayland	3.5 Miles
Dedham	4 Miles
Colchester (Centre)	5.5 Miles
Manningtree	8 Miles
Hadleigh	10 Miles
Ipswich	12 Miles
Sudbury	12 Miles
Chelmsford	26 Miles

CONVENIENCE.

Col. Business Park	3 Miles
David Lloyd Health Club	3.5 Miles
Tesco (Highwoods)	4 Miles
Turner Rise Retail Park	4.5 Miles
Waitrose Supermarket	5.5 Miles
Stoke-by-Nayland Golf Club	6 Miles
Colchester Golf Club	7 Miles
Tollgate Shopping Park	8 Miles

TRAIN TRAVEL.

Colchester (North) Station is a 4.5 mile car journey from Boxted Cross –

Colchester (North) [COL]	
Chelmsford [CHM]	25 Mins
Shenfield/Crossrail [SHF]	35 Mins
Stratford [SRA]	40 Mins
Liverpool Street [LST]	55 Mins
Canary Wharf [DLR/CAW]	70 Mins

All times and distances quoted are approximate only. Distances are taken from CO45YN. Train times listed are from Colchester North Station and are based on an average of current approximate National Rail timings. Any travel times represent peak journey times and are courtesy http://maps.google.co.uk and/or nationalrail.co.uk

From Mile End: At the Northern Approach/Mill Road junction, take the A134 towards Great Horkesley/Sudbury. At the mini roundabout take the 3rd exit towards Boxted (Boxted Road). Follow the road for approximately 2.5 miles until reaching a sharp right-hand bend. Carters Hill and the development can be found on the left-hand side.

From Highwoods, Brinkely Lane: Turn left into Severalls Lane and continue straight on, through two roundabouts and over the A12 into Langham Road – continue until you arrive at a T junction. Turn right and follow Straight Road for approximately 1.5 miles until reaching a sharp right-hand bend. Carters Hill and the development can be found on the left-hand side.

Please speak with a Sales Consultant / Selling Agent for exact specifications of each plot. Please note Lynton Homes reserve the right to amend the elevations, specification, design and layout as necessary without notice. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact interpretation. Some of the location images within this brochure are taken from https://www.alamy.com/ and they are credited to the photographers/contributors. (Milsom's Restaurant image is © dianajarvisphotography.co.uk, Fields of rape blossom below the village of Boxted north of Colchester in The Stour Valley and Image looking North across open green fields From Boxted in Essex are © Robert Estall photo agency, and St. Peter's Church (Boxted) is © Roger Ashford. Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Lynton Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All road times and distances quoted are from Boxted (CO45YN). They are approximate only and are taken from http://maps.google.co.uk. Train times are from Colchester (North) Station and are based on National Rail timings. This brochure is a marketing document and does not constitute or form any part of a contract of sale.

Please ask about 'Help to Buy' at Boxted Cross as it is available on selected plots*

Help to Buy is available with Lynton Homes and the government backed incentive could help get you moving, whether you are a first time buyer or you are looking to move on from your existing property.

* Full Help to Buy terms and conditions apply and the incentive is subject to status. Please visit https://www.helptobuy.gov.uk for details or contact our Sales Agents.

Lynton Homes

THOUGHTFUL NEW HOMES

Gun Hill Place, Gun Hill, Dedham Colchester, Essex CO7 6HP

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