

TROY

HOMES



HAWTHORN CLOSE
Bicknacre, Chelmsford CM3 4FQ

Embrace the essence of Essex life

Poised right on the edge of the peaceful village of Bicknacre, surrounded by glorious Essex countryside, Hawthorn Close is a superb development of beautifully designed new homes. Cocooned within thick hedges, and with access to open green space at the rear of the site, it offers a choice of two, three and four bedroom homes.



An ancient archway, all that remains of the 12th century Bicknacre Priory... a petting farm, home to pygmy goats, alpacas and wallabies... two popular local hostleries, The Brewers Arms and The White Swan, both serving excellent food... a stunning 19 acre woodland nature reserve, Thriftwood, where wildflowers and bird life flourish: the quiet village of Bicknacre is an ideal place to set down roots.



Everyday essentials are available in the local convenience store and post office, with nearby White Elm Garden Centre offering fresh fruit and vegetables, a thriving family butcher and a raft of other stores.

Just a couple of miles away, Danbury boasts a wider range of shops and services, while Sainsbury's and Asda can be found at nearby South Woodham Ferrers. The area hosts a wide range of excellent restaurants and gastro-pubs – Bicknacre itself offers Chinese and Italian cuisine – and fresh seafood is the order of the day in the historic waterside market town of Maldon.

Just 8 miles down the road, the vibrant city of Chelmsford is packed with opportunities for sophisticated shopping, dining and entertainment. Two cinemas, a choice of theatres, galleries, museums and arts venues – not forgetting the city's own month-long festival – offer a range of things to see and do, while a number of sports and leisure centres provide access to all manner of activities. Football, rugby, cricket and tennis are available in Bicknacre's neighbouring towns and villages, while golfers will be in their element, with Bunsay Downs Golf Club and the charming Warren Estate both on the doorstep.



Nearby Hanningfield Waterside Park is widely considered one of the best trout fisheries in the UK. Of course, this is just one of the many nature reserves, parks and National Trust woodland and heathland available to explore in the area: Danbury Commons and Danbury Country Park are just a few miles away, with Nash Wood and Backwarden nature reserves offering alternatives to Bicknacre's own Thriftwood and Priory Fields. RHS Hyde Hall is just 2.5 miles away, while the Stowe Maries Great War Museum and Call of the Wild Zoo offer great days out for all the family. In addition, this is wine country, with Danbury Ridge Wine Estate on the doorstep and New Hall Vineyard open for tours and tastings.

On a more practical note, Bicknacre has its own pre-school and primary school, rated Good by Ofsted, with a further choice in both Danbury and South Woodham Ferrers. There are also a number of schools for older children, the closest being the Sandon School and William de Ferrers School, both Good,* while Chelmsford and the surrounding towns all offer more choice. The Memorial Village Hall hosts a wide range of activities, and annual events, such as the Country Fair and Dogshow – followed by a Barn Dance – which attracts the community.

Country living close to town and city



Getting around is easy, with major roads such as the A12, A127 and A130 easily accessible. Central London is 45 miles away via the A13 and in the opposite direction, Maldon, on the Blackwater Estuary is approximately 6 miles.



**SOUTH WOODHAM FERRERS
(3.5 MILES) TO:**

London Liverpool Street 44 mins

**CHELMSFORD
(7.5 MILES) TO:**

London Liverpool Street 33 mins



DISTANCE BY CAR TO:

RHS Garden Hyde Hall	2.5 miles
Chelmsford	8 miles
London Southend Airport	17 miles
Braintree	18 miles
London Stansted Airport	25 miles

Site Plan



- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- Affordable Housing
- Shared Ownership
- V Visitor Parking Space
- CS Cycle Store
- SS Sub-Station

* Current train times given are the fastest from trainline.com and tfl.gov.uk

About Troy Homes



Founded in 2015, Troy Homes specialises in small to medium sized developments across the South East of England. With an award winning team of experienced and skilled staff, Troy Homes’ mission is to create homes that exceed customer expectations.

At Troy Homes, we have a passion for creating vibrant and sustainable communities, with aspirational homes that bring a sense of place to an area, through high quality design and meticulous attention to detail. Each of our sites is carefully selected with the customer at its heart. We involve architects and planning experts from day one, to ensure that our homes are well designed with excellent build quality and a specification to truly impress. From feasibility studies to detailed design through to the development, Troy Homes has a focus on the detail of each home, ensuring a scheme comes to life and complements its surroundings. Our personal and friendly approach, enables us to ensure each home is tailor-made to meet perceived customer needs.

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 01/23.

Plot 41 | Three bedroom home | 94.1 sq m GIA*



	metric (mm)	imperial
Living Room	4960 x 3267	16' 3" x 10' 9"
Kitchen/Dining	5525 x 3436	18' 2" x 11' 3"
Bedroom 1	3160 x 2700	8' 10" x 10' 4"
Bedroom 2	3347 x 2860	11' 0" x 9' 5"
Bedroom 3 (min)	2546 x 2511	8' 4" x 8' 3"



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For more information please call

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