

# The Bluebells

AT



## Westcombe Park

MALDON • ESSEX



COUNTRYSIDE  
Homes



## Modern village living for all.

Westcombe Park is a beautiful new garden village near the Essex riverside town of Maldon. Designed for modern life, this is a place to put down roots, balance your priorities and pursue your passions.

At Westcombe Park, you can enjoy the comforts and convenience of contemporary, semi-rural living in a stylish new one-to-five-bedroom home. The village incorporates an historic woodland and ample green space, providing a strong connection with nature.

Living at Westcombe Park affords the chance to be part of an evolving community, with planned communal spaces, a proposed school & nursery, allotments, neighbourhood centre and more. You'll also be close to everything you need, from urban amenities and leisure facilities to ancient woodland and acres of open countryside.





*Be at one with nature*



# Westcombe Park Master Plan

## Key

-  Heybridge Wood
-  Residential development by others
-  Proposed Primary School
-  Proposed local centre
-  Proposed Sports Pitches & Allotments

## Natural surroundings

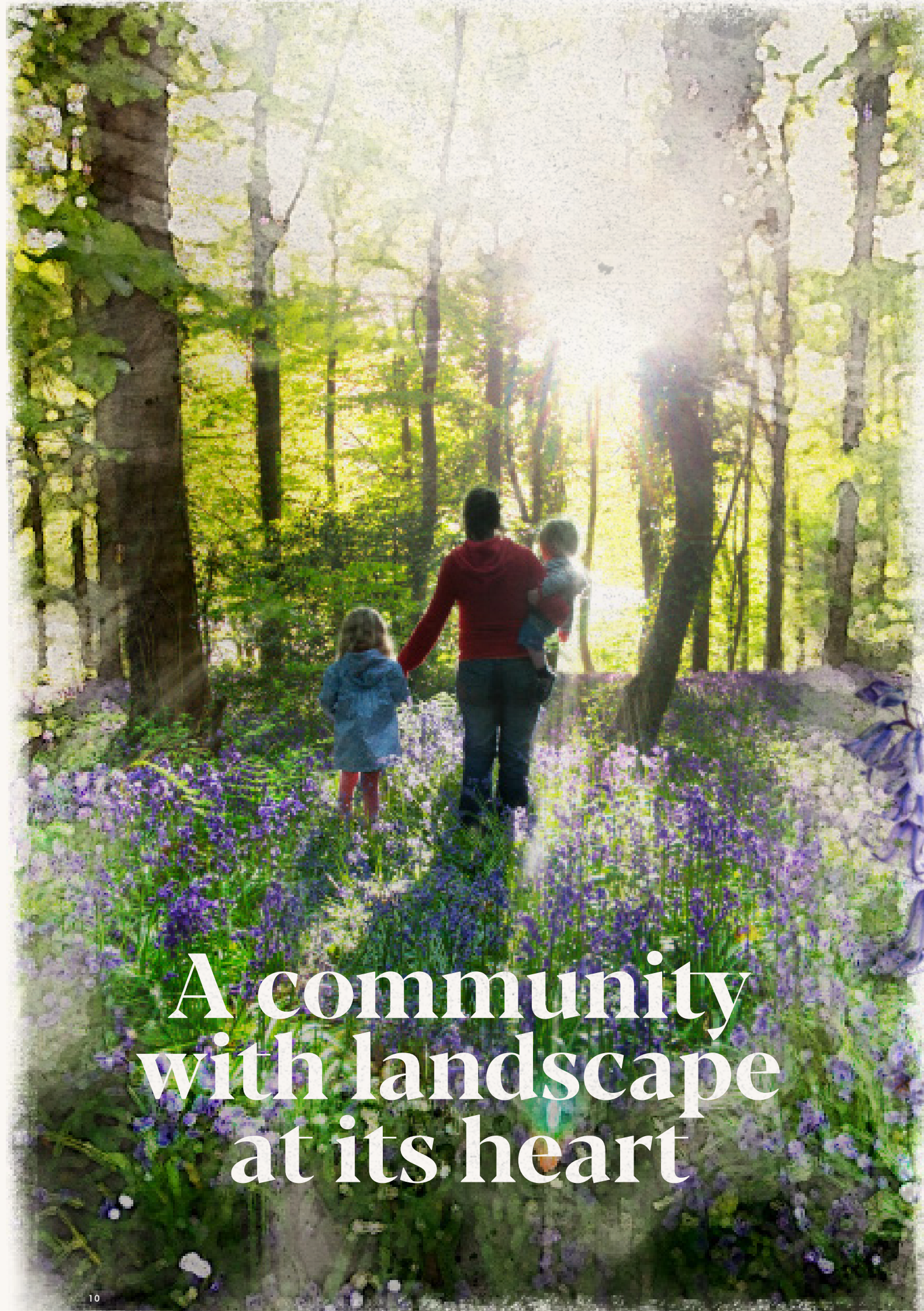
Westcombe Park is spread out over several distinct areas, each including public green spaces, tree-lined streets and landscaping that contribute to the overall character of this brand new garden suburb. Award-winning developer Countryside has a long history of creating places that people love and always puts strong emphasis on establishing a unique sense of place that will endure for generations to come.





*A place to call home*

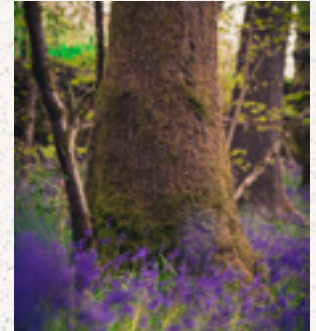




# A community with landscape at its heart



PROMENADE PARK IN MALDON, ESSEX



## *A rural retreat*

The natural landscape is at the heart of Westcombe Park. Green spaces will be built into the environment, offering plenty of places to relax, enjoy a stroll or let the kids work off some steam.

Heybridge Wood has been in existence for at least four centuries and will be preserved at the centre of the community. As well as forming a natural centrepiece for the development, this ancient woodland will remain an important habitat for wildlife and biodiversity. A network of trails through the wood are perfect for exploring and allowing the whole family to get close to nature.

A sweeping, central, tree-lined avenue provides easy access to all parts of the village, while footpaths and cycleways link the areas of green space. Mature trees and hedgerows give the community an established feel, creating a sense of exclusivity and seclusion.

With outdoor sports pitches and a proposed pavilion for community use, you can make regular sporting activities part of your lifestyle. Children and parents will love the safe, secure play areas and the community allotments that enable all generations to share the pleasure of getting green-fingered and growing fresh produce.

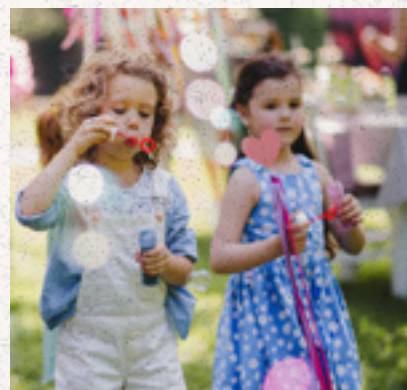


# Creating shared spaces

Westcombe Park is much more than a place to live. With a range of facilities available on the doorstep, there are plenty of opportunities to get together with other residents and feel part of a community.

A proposed new neighbourhood centre will become the focal point for the village, providing a social hub, space for retail outlets and space for a new medical centre (should it be required). The perfect place to catch up with friends and neighbours, enjoying a coffee and a chat, as well as being a convenient location for activities, club meetings, community events and celebrations.

Westcombe Park has been designed with everyone in mind, but particularly growing families. Land has been set aside within the village for a proposed new primary school and nursery.



*The perfect space*

# Timber frame homes

## The future of home building

At Countryside Homes, we strive to continually innovate in the way we build homes. We know it should support the way you live, every single day. That's why we're embracing timber frame construction, a modern method that offers speed, sustainability, and superior comfort. By building with precision-engineered timber, we create homes that are warmer and ready for you sooner, so your life can begin the moment you move in.

*Warmer homes,  
ready when you are*

Timber frame homes are built faster, which means you could be moving into your dream home sooner than you think. And because timber is a natural insulator, your home stays warmer in winter and cooler in summer - helping you save on energy bills while staying comfortable all year round.

We use responsibly sourced timber from certified sustainable forests, so you can feel good knowing your home is kinder to the planet. In fact, timber stores carbon, making it one of the most environmentally friendly building materials available. Every timber panel is precision-engineered in a factory-controlled environment, ensuring a consistently high-quality finish with fewer defects. That means less disruption, less waste, and more confidence that your home is built to last.

Choosing a timber frame home isn't just a smart decision - it's a step toward a better, more sustainable future. It's a home that works for your lifestyle, your values, and your peace of mind.





## Well-planned interiors for all aspects of life

Living spaces in our new homes at Westcombe Park are defined by contemporary style and imaginative design.

With a choice of two to four-bedroom homes, there's something to suit everyone, from first time buyers to busy professionals and growing families.

The well-considered interiors of each home make the most of the available space, providing plenty of natural light and creating versatile layouts for everything from family time, socialising and working through to relaxing and home entertainment.

All homes benefit from full-fibre internet connectivity and are built with sustainability in mind, incorporating energy efficient appliances and energy-saving features to help you stay warm and save on your energy bills.

Images are from previous Countryside developments and indicative only. Specifications will vary from that shown.





# An historic market town that's perfect for life today



## Places to enjoy!

Life at Westcombe Park is full of opportunity for activities. With easy access to shopping, health and fitness, dining out and entertainment, there's plenty to enjoy.



### GO SHOPPING

The nearby market town of Maldon combines big-name shopping brands with a selection of independent stores, most of which are situated along the historic High Street. The weekly market is ideal for browsing or picking up bargain buys and there's also a monthly farmers and makers market for artisan food and products.

### DINE OUT

This part of the country is renowned for its high-quality produce, including Maldon sea salt, Mersea Island oysters, Essex grass-fed beef and Tiptree jam. It's no surprise that there are plenty of top-quality local eateries, from Michelin-starred restaurants to informal bistros, destination gastropubs and traditional tearooms.

### BE ENTERTAINED

You won't have to travel far from Westcombe Park for a great night out. It's just a short drive to the city of Chelmsford, where you can enjoy a wealth of entertainment and nightlife, from cinema and theatre to live music and DJs.



BOATING LAKE, MALDON

### GET ACTIVE

With a choice of sports clubs and leisure facilities in the area, you can easily build exercise into your life, from regular gym or swimming sessions to fitness classes, tennis or golf. Blackwater Leisure Centre in Maldon town centre has a pool, fitness centre, multi-use sports hall and an activity programme.

### FURTHER AFIELD

For a wider choice of shops, Chelmsford, Lakeside Shopping Centre and East London's Westfield Stratford City are all within easy reach. Chelmsford also has a great selection of famous-name restaurant chains, including TGI Fridays, Zizzi and Wagamama.

As for getting fit in the great outdoors, the heart of Essex has a huge network of country trails to explore on foot, cycle or horseback.



HIGH STREET, MALDON



# Great days out in a stunning waterside setting



## A place with history

Maldon is next to the Blackwater Estuary; a scenic location steeped in maritime heritage. It's the perfect setting to enjoy water-borne activities, riverside walks or a drink and a meal.

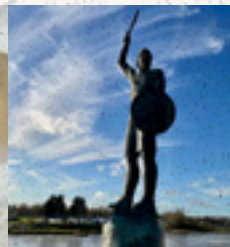
### PROMENADE PARK

With views over the Blackwater Estuary, this is the largest waterside park in Essex and has been a popular family-friendly visitor attraction for over 100 years. With avenues of mature trees leading down to an ornamental lake, the park has beach huts and deckchairs for hire, sandpits, a galleon play ship and aerial zip-wire, model boating, adventure golf and a petting zoo, as well as refreshment kiosks and picnic areas.

Promenade Park is also home to the Splash Park, a popular attraction for kids of all ages. Open throughout the summer and featuring a selection of water-themed interactive and accessible play equipment, it's a great place for kids to have fun and cool off on a hot day.



Enjoy the view from two traditional inns along the Blackwater Estuary



Splash Park is a great place to take the children



\* Distance by car



### HEYBRIDGE BASIN

Situated at the end of the 13-mile canal known as the Chelmer & Blackwater Navigation, this is a renowned Essex beauty spot. Go for a walk along the sea wall, take a leisurely boat trip along the canal or simply enjoy the view from one of the two charming traditional inns, maybe catching sight of a traditional Thames sailing barge. There's also a branch of the Tiptree Tea Rooms, housed in a former ship's chandlers, where you can enjoy a mouthwatering cream tea with world-famous Wilkin & Sons jam.

The Heybridge Basin Sailing Association runs an annual regatta, and the Blackwater Sailing Club offers a year-round programme of activities including races, cruising and sailing courses.

All distances are approximate. Source: Google Maps.





# Well connected

Westcombe Park is in a beautiful semi-rural location. However, with convenient road and rail links close by, you'll be well connected to other destinations in Essex, as well as the UK capital and beyond.

## By road to nearest major stations, roads, cities and towns



## By rail from Witham Station



## By rail from Hatfield Peveral Station



### BY ROAD

Access to Essex's main road route - the A12 - is just a short drive away, providing convenient connections to the A120, A414 and M25. The centre of Chelmsford is just under 13 miles away\* and Colchester town centre is just 18 miles away\*.



### BY RAIL

Travelling into Central London is straightforward. Services run regularly from nearby Witham (journey time approximately 45 minutes\*) and Hatfield Peverel (journey time approximately 40 minutes\*).



### BY BUS

Westcombe Park is served by local bus routes which run along the edge of the development, connecting Heybridge with Chelmsford, Hatfield Peverel and Witham railway station. A potential new bus route will also pass directly through Westcombe Park.



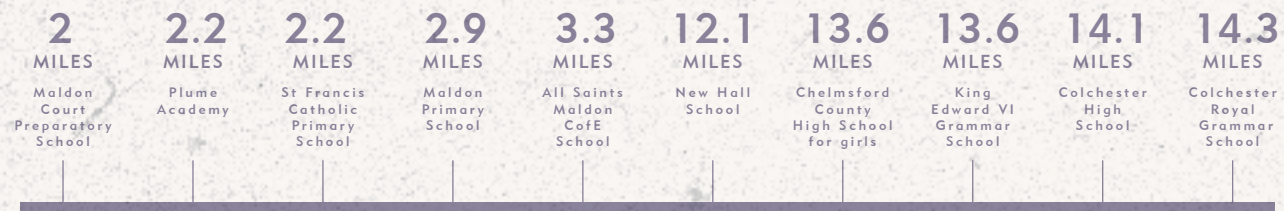
### BY AIR

For international travel, Stansted Airport is 27.4 miles away\* and London Southend Airport is approximately 25 miles away\*.

All distances are approximate. Source: Google Maps.

# Educational excellence

There's a wide choice of well-respected schools at both primary and secondary level within easy reach of Westcombe Park. In addition, space has been set aside within the village for the future provision of a new primary school and nursery to be built by Essex County Council.



## HEYBRIDGE PRIMARY SCHOOL

Less than a mile from Westcombe Park, the local primary school has a 'Good' Ofsted rating and was ranked as one of the top 10 best performing primary schools in Essex in both 2017-18 and 2018-19.



## MALDON

In Maldon there are several more primary schools, including All Saints Maldon CofE School, St Francis Catholic Primary School and Maldon Primary School, all with 'Good' Ofsted ratings. The town's secondary school is Plume Academy, which is also rated 'Good' by Ofsted.

In the independent sector, Maldon Court Preparatory School is a small, family-owned and friendly school for 3 to 11-year-olds. The school prides itself on empowering pupils to achieve high standards.

## CHELMSFORD AND COLCHESTER

Westcombe Park is also within easy reach of high-performing selective schools in Chelmsford and Colchester. Chelmsford County High School for Girls, its boys' counterpart King Edward VI Grammar School and Colchester Royal Grammar School have been regularly ranked amongst the most academically successful secondary schools in England.



Colchester High School is a co-educational independent school for early years up to 16. Chelmsford's New Hall School is a prestigious day and boarding establishment which offers all-through education using the 'diamond model', where classes are co-educational at primary age and sixth form, but single sex from 11-16.



All distances are approximate. Source: Google Maps.



*When it comes to education, it is invaluable to have the luxury of choice, and schools within the surrounding area of Westcombe Park are certainly not short of variety.*

*Achieve their goals*



BEAULIEU, CHELMSFORD



BEAULIEU, CHELMSFORD



BEAULIEU, CHELMSFORD

### BEAULIEU

Beaulieu is a vibrant new district for Chelmsford, offering inspirational architecture and landscape. It has its own unique identity inspired by its rich heritage, with high-quality homes and exemplary community facilities.

Set to become an outstanding place for people to live, work and play, Beaulieu has been designed and driven by the needs and aspirations of the community. Featuring all kinds of homes, from one-bedroom apartments to five-bedroom family houses, the development offers an excellent quality of life, with a wide range of on-site amenities planned, including new primary and secondary schools, social spaces, retail outlets and facilities for health, fitness and sport. Integrated within the community is an extensive network of parkland and green space.

## Countryside – a history of placemaking throughout the county

As one of the UK's leading home builders, we're proud to be creating some of Essex's most sought-after places for people to live. All our developments combine imaginative design and high-quality construction with time-honoured community values and attention to detail.

### WOLSEY PARK

On the western fringe of the market town of Rayleigh, Wolsey Park is an exceptional new community that residents will be proud to call home. Green, open spaces and parkland provide the perfect setting for the 500 high-quality 2 to 5-bedroom homes, with areas for sport and recreation also part of the community.

At Wolsey Park we've brought together traditional craftsmanship and contemporary styling to create impressive, comfortable homes. Elegant décor is combined with premium fixtures and fittings, as well as the latest kitchen appliances from leading brands. The well-proportioned, versatile living spaces are designed to suit a variety of lifestyles.



WOLSEY PARK, RAYLEIGH



ST LUKE'S PARK, RUNWELL

### ST LUKE'S PARK

Stretching over 200 acres, this exciting new community features a collection of 2 to 5-bedroom homes set within a mature woodland area close to the village of Runwell. The community will evolve over five phases and is primarily built around sustainable living. Residents will be surrounded by mature greenery and will have easy access to a village green, a proposed new school and an impressive Grade II listed chapel, which is to be repurposed for community use.

Combining timeless design with practicality, the new homes at St Luke's Park feature attractive exteriors and well-planned interior layouts which set the scene for all kinds of day-to-day activities, from sharing meals with family and friends to relaxing and homeworking. Sustainability is built into each home, with A-rated kitchen appliances (where possible), efficient central heating and low-energy lighting.



ST LUKE'S PARK, RUNWELL



COUNTRYSIDE  
Homes

# About Countryside

At Countryside, we believe that where we live matters. We're passionate about creating places where people aspire to live, that deliver enduring value and where people feel a true sense of belonging.



WOLSEY PARK, RAYLEIGH



BEAULIEU HEATH, CHELMSFORD



GREENWICH MILLENNIUM VILLAGE, GREENWICH



MEADOW RISE, BRAINTREE

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

*Places people love*





Make your home your own

## Why buy new?

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. On the other hand, move into a brand new home at Westcombe Park and you have the perfect blank canvas to make your home your own.

Buy a new home at Westcombe Park and there'll be no nasty surprises or extra maintenance costs waiting for you, plus you'll have the peace of mind of a 10 year NHBC guarantee.

Buy a second-hand home and who knows what you could be faced with.

We create eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living with lower environmental impact and running costs and low maintenance. These provide compelling reasons to choose a new home at Westcombe Park.

*No place like a new home*

No nasty surprises

Building a better future

**10**  
year  
NHBC  
warranty and  
insurance policy



The customer service teams at Countryside Homes are committed to providing you, our customers, with quality



## Committed to our customers

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment that you make your reservation, to the day you move in and beyond.

No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the New Homes Quality Code for Home Builders. The code helps ensure all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme. Further information on the Code, which gives protection and rights to purchasers of new homes, can be found on [www.nhqbc.org.uk](http://www.nhqbc.org.uk).

Copies of the 'New Homes Quality Code' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Every home at Westcombe Park carries our commitment to quality and improvement. Our homes are built to National HouseBuilding Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To find out more visit [www.nhbc.co.uk/BuildersProductsandServicesTechnicalStandards](http://www.nhbc.co.uk/BuildersProductsandServicesTechnicalStandards).

We also carry the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion. Further information can be found on [www.nhbc.co.uk/warrantiesandcover/Homeowners/WhatdoesBuildmarkcover](http://www.nhbc.co.uk/warrantiesandcover/Homeowners/WhatdoesBuildmarkcover).





## How to find Westcombe Park

Westcombe Park is situated on the northern edge of Heybridge village, close to the town of Maldon and south of village of Great Totham.

Approaching from London and Chelmsford on the A12, at Junction 21 take the B1389 exit to Witham. Continue onto Hatfield Road (B1389). At the roundabout, take the third exit onto Gershwin Boulevard. At the next roundabout take the second exit and stay on Gershwin Boulevard. At the next roundabout continue straight onto Maltings Lane. At the next roundabout take the second exit and stay on Maltings Lane. At the next roundabout take the second exit onto Maldon Road (B1018). Turn left onto Blue Mills Hill. Continue onto Witham Road and then onto The Street and Maypole Road. Turn left onto Prince of Wales Road, then right onto Maldon Road and continue onto Broad Street Green Road (B1022). Westcombe Park will be on your left.

Approaching from Ipswich and Colchester on the A12,

take the Rivenhall exit and turn right onto Braxted Road. Continue onto Braxted Park Road. Turn right onto Lea Lane. Continue onto Kelvedon Road and then onto Prince of Wales Road. Turn right onto Maldon Road then continue onto Broad Street Green Road (B1022). Westcombe Park will be on your left.



Bluebell Avenue  
Off Maypole Road  
Heybridge  
Maldon CM9 4SY

Scan the QR code to open Google Maps for directions

 [what3words://august.journals.promising](https://what3words.com/august.journals.promising)

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# Westcombe Park

[westcombe-park.homes](http://westcombe-park.homes)

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**COUNTRYSIDE**  
Homes