



B A W L E Y  
H O U S E

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W I V E N H O E

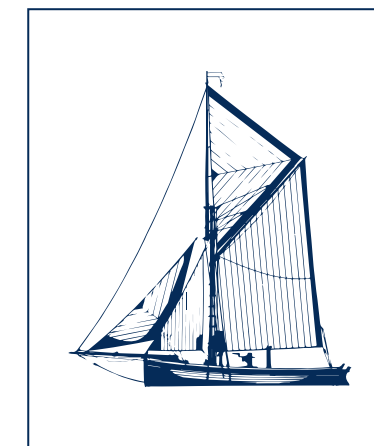


B A W L E Y  
H O U S E  

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W I V E N H O E

“ Showstopping in Wivenhoe requires something very special. In a location known for its endless variety, upmarket properties and architectural diversity, it's not easy to standout and stop people in their tracks – but that's exactly what Bawley House does “



Welcome to Bawley House,  
a prestigious new collection of  
just seven exclusive and elegant  
apartments set on the waters-edge  
of stunning Wivenhoe, in Essex.

Located in the heart of one of  
Colchester's most desirable areas,  
overlooking the gliding River Colne  
and the naturally beautiful countryside  
that surrounds it, these exquisitely  
crafted apartments – from locally  
renowned Vaughan & Blyth – offer the  
ultimate in contemporary living within  
a vibrant riverside community,  
just 70 minutes to London  
Liverpool Street by train.





Indicative computer generated image shows the kitchen, living, dining area of Apartment Four – on the second floor – furnishings not included.

# SURROUND YOURSELF WITH **LUXURY** EVERYDAY.

With our extensive experience of building beautiful new homes, you can be assured we have paid exceptional attention to detail throughout Bawley House – our latest flagship collection. Over many years we have become synonymous with quality in the local area – and from the outset we have ensured these contemporary apartments exude class. Unquestionable effort has been made to make sure this iconic waterfront collection is worthy of the name Vaughan & Blyth and it will provide homeowners with the chance to surround themselves with style and luxury, each and everyday.

B A W L E Y   H O U S E





# A SELECTION OF ELEGANTLY FINISHED APARTMENTS.

Crisp, clean and elegantly designed – all the apartments within Bawley House offer living spaces that are a perfect retreat from everyday life. Large windows and bespoke balcony doors allow natural light to flood the rooms in the day, whilst sleek downlighters offer ambient lighting for the evenings – they are the perfect place for relaxing or entertaining friends.

Throughout the collection everything has been carefully considered, using quality materials, fittings and finishes – the apartments offer everything from well-proportioned layouts ensuring versatility for the living spaces, through to stylish top of the range kitchens that are fully fitted with quality integrated Neff appliances – and contemporary bedrooms complemented with luxuriously appointed bathrooms and en-suite shower rooms.



Indicative computer generated image shows the living area of Apartment Six – on the second floor – furnishings not included.





Indicative computer generated image shows the proposed front elevation of Bawley House.

B A W L E Y   H O U S E

# EXCEPTIONAL RESIDENCES OFFERING SPECTACULAR RIVER VIEWS.

Bawley House, Wivenhoe, is a distinctive new collection of contemporary apartments all professionally planned and superbly appointed for stylish living. Whichever of the seven homes you choose within the collection, each will come with inspiring light filled interiors, modern finishes and beautifully engineered fixtures, all specifically chosen to complement today's lifestyles along with the tranquil and stunning surroundings of Wivenhoe itself.

Along with impressive river views these unique apartments effortlessly blend today's modern comforts with sleek style and individuality – easily satisfying purchasers with the most highly refined tastes.

Ideally set on the bank of the flowing River Colne, Wivenhoe is a hugely sought-after location that enables people to relax, socialise and do business. With a host of character-filled buildings providing constant reminders of it's maritime past, residents of Bawley House will never be far away from the town's historical roots. However, today's Wivenhoe is a flourishing destination that is home to a large selection of amenities – from stylish restaurants and traditional pubs, to coffee shops and convenience stores.

Nestled in an idyllic position – with a traditional quay festooned with fishing boats – yet within easy reach of nearby Colchester and beyond, Wivenhoe enjoys the very best that the beautiful Essex countryside has to offer whilst still benefiting from excellent connections further afield, making Bawley House a fantastic choice for aspirational young professionals, families and downsizers alike.





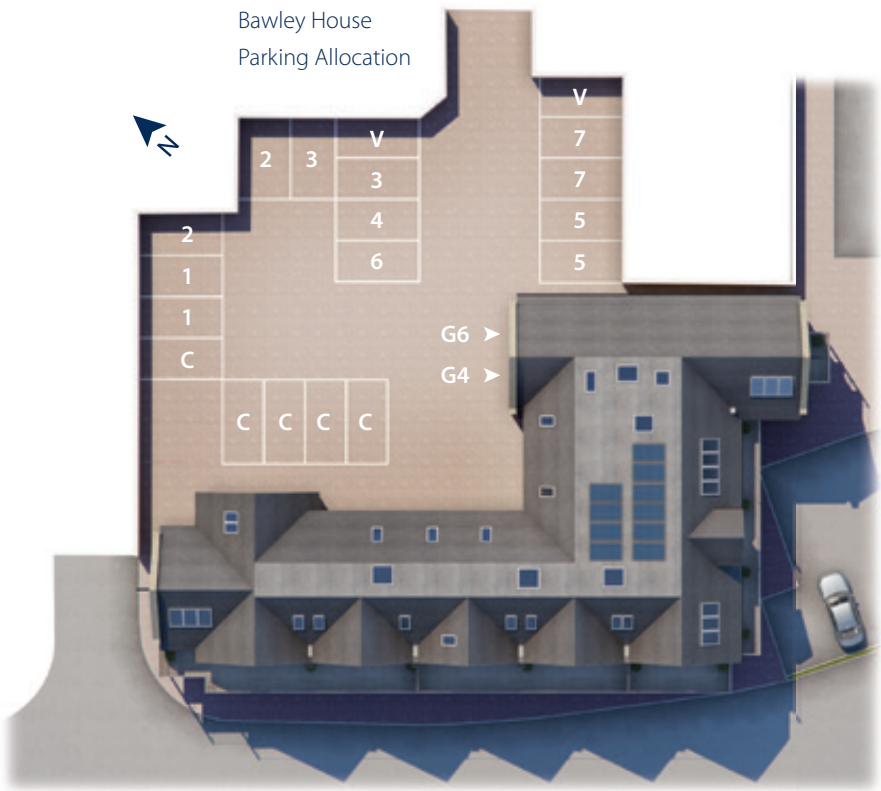
SET ON THE NORTH BANK OF THE RIVER COLNE AND DESTINED TO BECOME  
A FAMILIAR FEATURE OF THE WIVENHOE SKYLINE – **THE APARTMENTS AT  
BAWLEY HOUSE** WILL BE ENHANCED BY TRULY STUNNING OUTLOOKS.



A DISTINGUISHED COLLECTION.

Bawley House comprises just seven prestigious new apartments in a wonderful riverside setting. Carefully designed with modern living in mind, all of the apartments have been thoughtfully created from the initial planning stages, architecture and construction, through to the high quality finish of the interior living spaces – where meticulous attention to detail has been applied to the finer requirements of everyday contemporary lifestyles.

Each appointed to incredibly high standards, you will find features that create a sense of style and luxury throughout – including fully integrated, designer kitchens – with soft drawer closers and a full range of quality appliances – relaxing open plan living spaces with beautiful flooring, spacious bedrooms, contemporary-style washrooms – with elegant tiling, rooflights and chrome fittings – together with practicalities such as built-in storage, dressing areas and utility rooms – plus, each apartment will benefit from outside balcony spaces and all come complete with allocated parking or garaging. It's a project where traditional exterior elevations have been fused with attractive interiors, and the entire collection has been completed with impeccable finesse – ensuring whichever plot you choose at Bawley House, each will offer nothing less than exceptional modern quality, class and exclusivity.



Whilst the aerial development layout shown has been prepared for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Properties, boundaries, trees, planting and landscaping are all indicative only and may vary as construction takes effect. Ground levels and other variations are not shown. Purchasers should satisfy themselves that information is correct and can ask to view the detailed architects site plan for full and accurate details.

APARTMENT ONE.

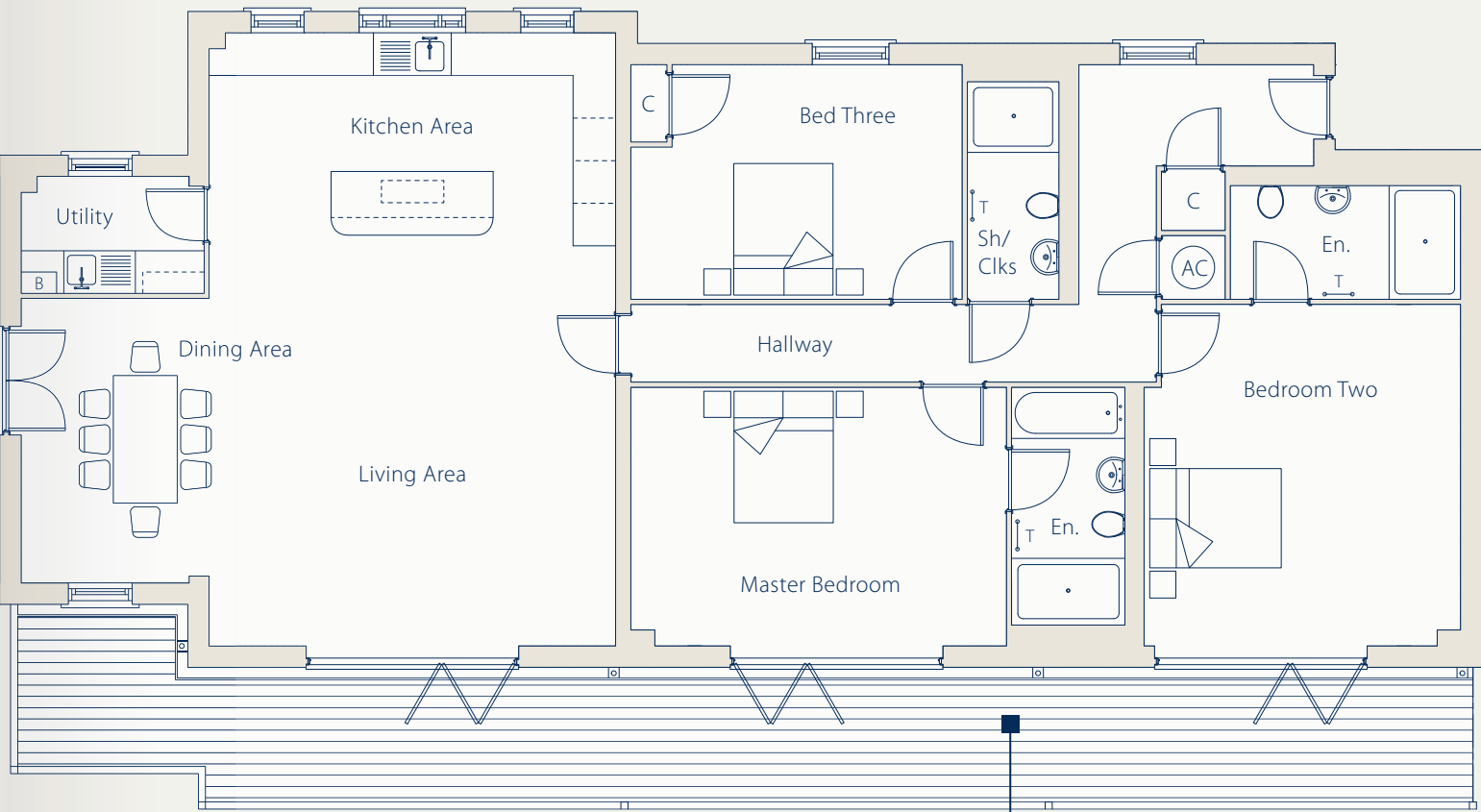
B A W L E Y   H O U S E

FIRST FLOOR

Kitchen / Living	8500mm x 5650mm	27'11" x 18'6"
Dining Area	3690mm x 2600mm	12'1" x 8'6"
Utility Room	2500mm x 1820mm	8'2" x 6'0"
Master Bedroom	5265mm x 3556mm	17'3" x 11'8"
En-Suite	3320mm x 1580mm	10'10" x 5'2"
Bedroom Two	4730mm x 4390mm	15'6" x 14'5"
En-Suite	3030mm x 1590mm	9'11" x 5'2"
Bedroom Three	4550mm x 3240mm	14'11" x 10'7"
Shower / Cloaks	3030mm x 1340mm	9'11" x 4'4"

TOTAL APARTMENT AREA: 1716 SQFT (159 SQM)

Apartment One is a luxurious three bedroom apartment with a contemporary feel throughout. Boasting feature bi-fold doors that open out onto the balcony area – with impressive views over the water – the open plan living/dining area is a fantastic space of generous proportions. This area is home to the professionally designed kitchen, complete with high quality appliances, sleek worktops and stylish lighting. This executive apartment also comprises three good-size double bedrooms, two beautiful en-suites and an additional cloak/shower room. All the washrooms in this home are finished to an exceptional standard – with intelligent use of lighting, quality sanitaryware and clever design touches.



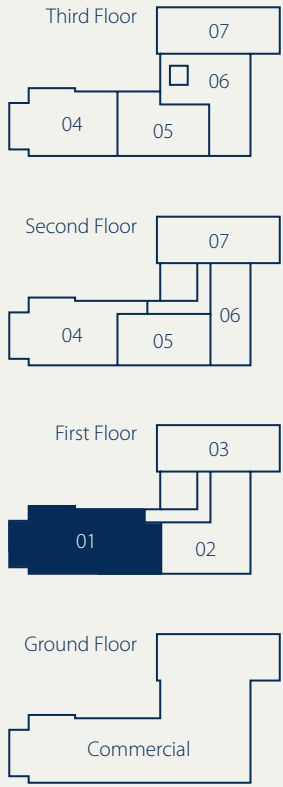
This stylish apartment features a full length balcony accessed through bespoke bi-fold doors from multiple rooms.

All dimensions shown are approximate only and could be up to + or – 50mm.

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom En. En-Suite Ut. Utility Room V Velux Rooflight Window T Towel Rail.

Floorplans shown are indicative only and any information shown may vary from illustration. Whilst the plans and measurements have been carefully prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, material colours, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect.

SETTING





# APARTMENT TWO.

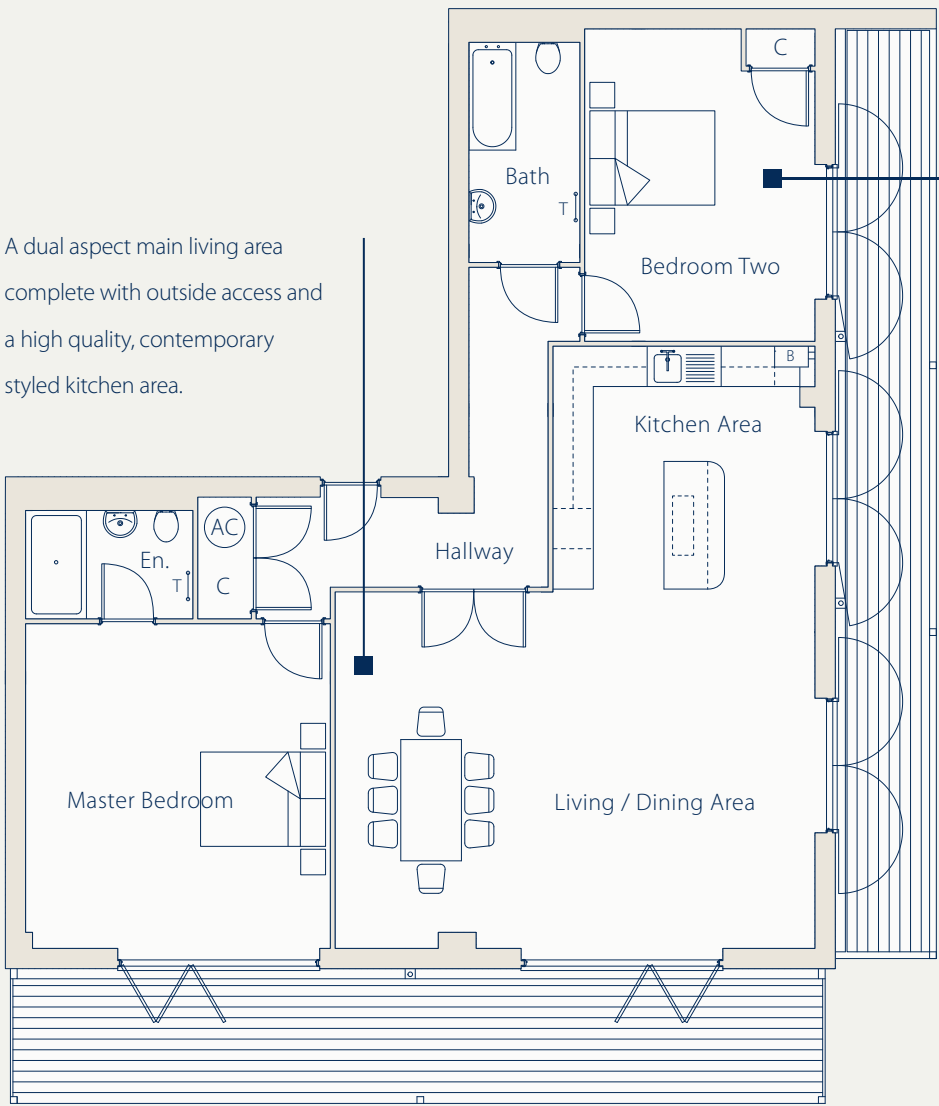
BAWLEY HOUSE

## FIRST FLOOR

Kitchen Area	3825mm x 3660mm	12'6" x 12'0"
Living / Dining	7055mm x 5215mm	23'2" x 17'1"
Master Bedroom	4740mm x 4480mm	15'6" x 14'8"
En-Suite	2300mm x 1560mm	7'6" x 5'1"
Bedroom Two	4510mm x 3315mm	14'9" x 10'10"
Bathroom	3120mm x 1595mm	10'3" x 5'3"

TOTAL APARTMENT AREA: 1230 SQFT (114 SQM)

Apartment Two is a well balanced two bedroom apartment with thoughtfully selected fittings throughout. The dual aspect living area of this first floor home is an impressive space featuring an array of bespoke doors – that open out onto the balcony areas – and a carefully planned modern kitchen, complete with fully integrated appliances, top of the range worktops and a selection of contemporary finishing touches.



A well-proportioned second bedroom with it's own balcony access and enviable river views.

## SETTING



All dimensions shown are approximate only and could be up to + or – 50mm.

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom En. En-Suite Ut. Utility Room V Velux Rooflight Window T Towel Rail.

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# APARTMENT THREE.

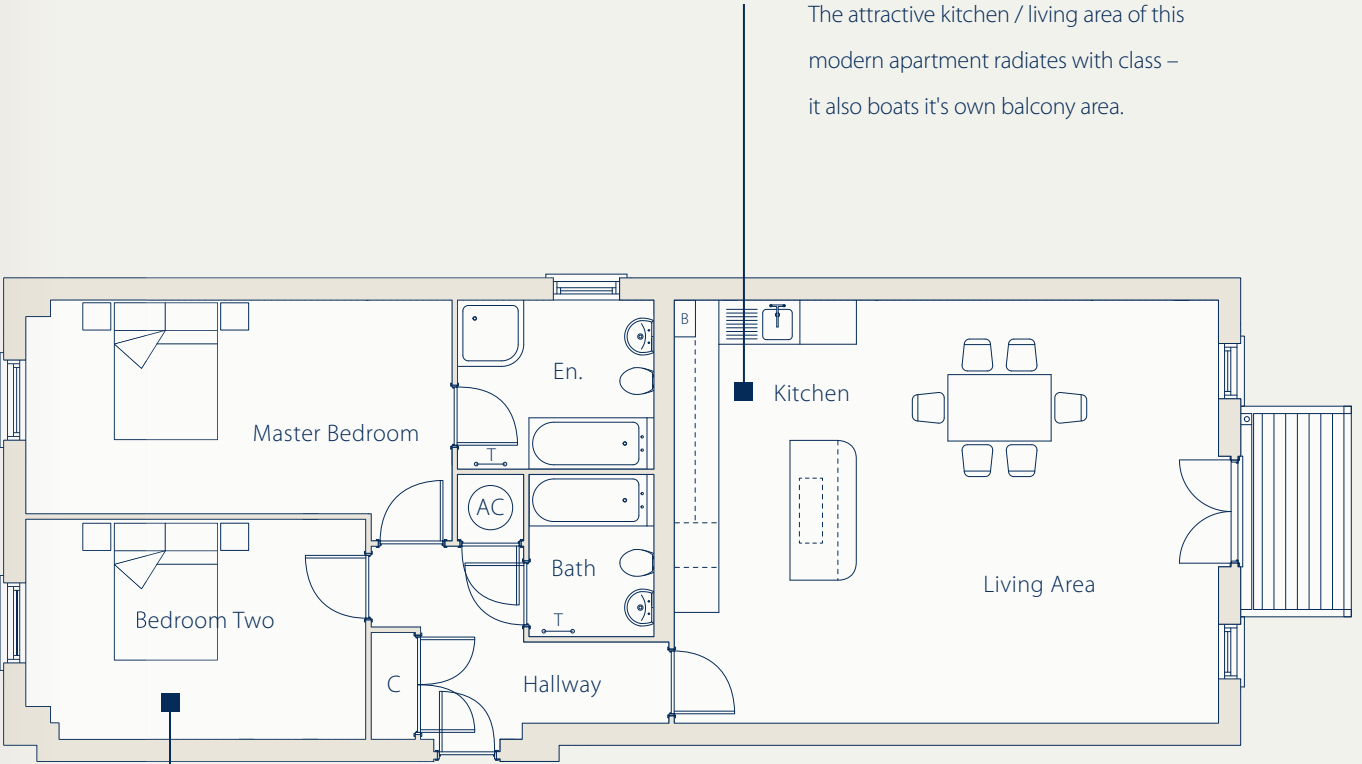
BAWLEY HOUSE

## FIRST FLOOR

Kitchen / Living	7310mm x 5620mm	24'0" x 18'5"
Master Bedroom	5700mm x 2805mm	18'8" x 9'2"
En-Suite	2640mm x 2220mm	8'8" x 7'3"
Bedroom Two	4530mm x 2935mm	14'10" x 9'7"
Bathroom	2160mm x 1700mm	7'1" x 5'7"

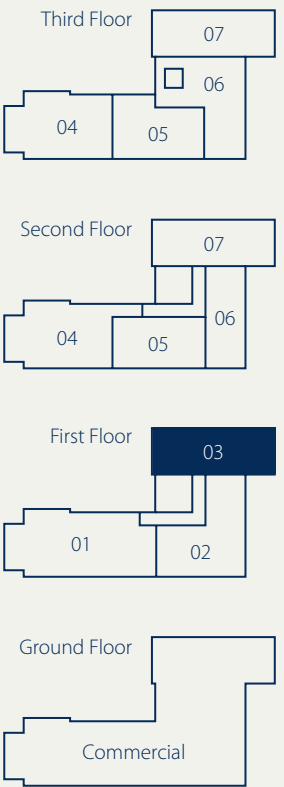
TOTAL APARTMENT AREA: 1012 SQFT (94 SQM)

This exceptional first floor apartment comprises two double bedrooms and a generously proportioned open plan main living area – which is home to the designer kitchen. The master bedroom features it's own fully appointed en-suite and there is also a stylish bathroom opposite the second bedroom.



Two good sized double bedrooms, a luxury en-suite and a separate bathroom complete this fantastic apartment.

## SETTING



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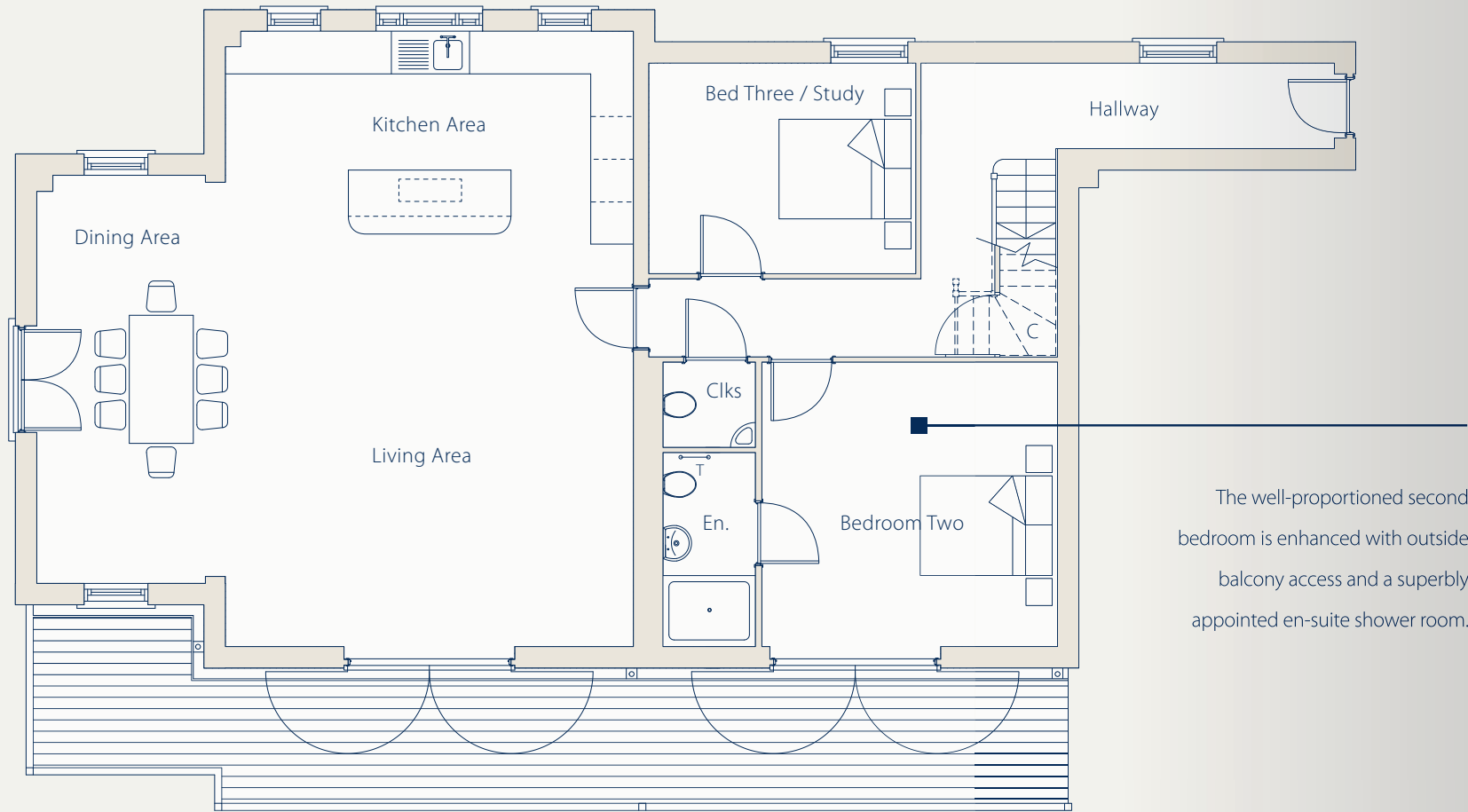
# APARTMENT FOUR.

## LOWER LEVEL

Kitchen / Living	8520mm x 5675mm	27'11" x 18'7"
Dining Area	5620mm x 2645mm	18'5" x 8'8"
Bedroom Two	4075mm x 3915mm	13'4" x 12'10"
En-Suite	2640mm x 1200mm	8'8" x 4'0"
Bedroom Three	3675mm x 2880mm	12'0" x 9'5"

TOTAL APARTMENT AREA: 2280 SQFT (212 SQM)

The lower level of this unique duplex apartment radiates with exclusivity. The impressive open plan living space – with wonderful flowing balcony area – is the heart of the home and boasts an expertly finished kitchen, complete with individually designed features and a range of high quality appliances. The lower level is also home to the second bedroom and a third that could be become a stylish study area for professionals. The second bedroom is enhanced by a modern en-suite shower room, with crisp white sanitaryware, carefully selected tiles and a complementary colour scheme.



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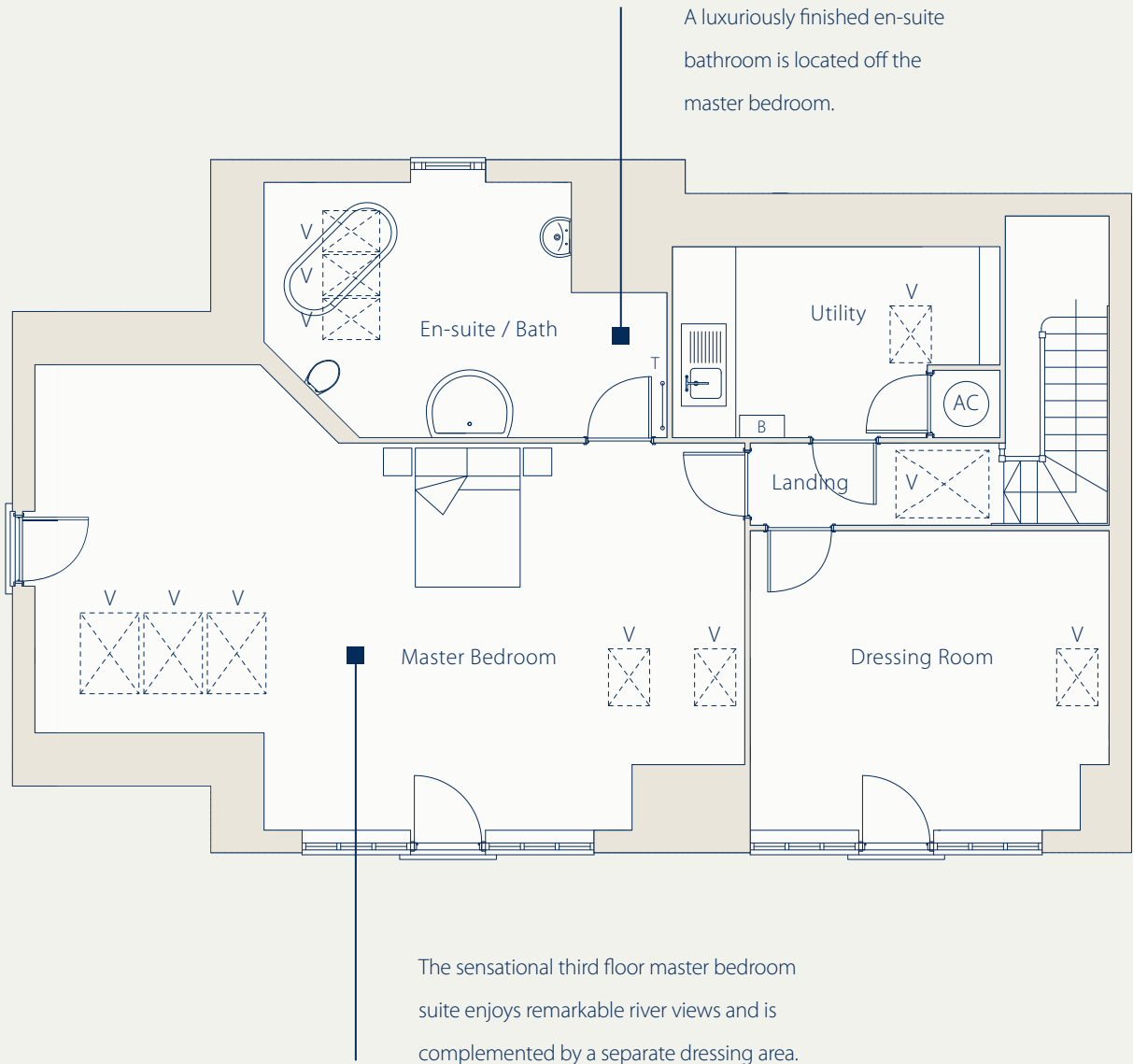
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B A W L E Y H O U S E

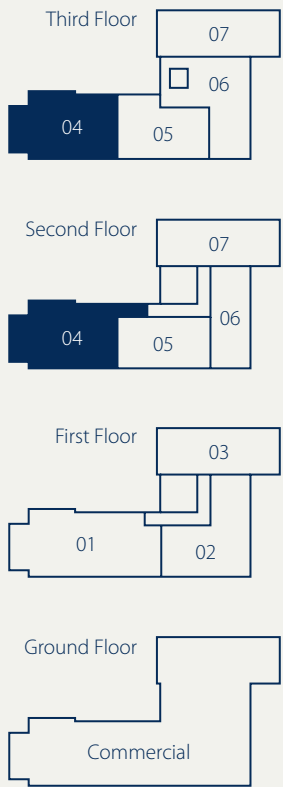
The upper level is home to an extraordinary master bedroom with feature windows enjoying delightful views over the river and beyond. This level also has a luxury principle bathroom that offers an enviable haven from busy, everyday life. This contemporary bathroom is fully appointed with sumptuous sanitaryware, full height tiling and chrome fittings. There is also a good sized dressing room and a well equipped utility room on this floor.

## UPPER LEVEL

Master Bedroom	9410mm x 5080mm	30'10" x 16'8"
En-Suite / Bath	3800mm x 3350mm	12'5" x 11'0"
Dressing Room	4755mm x 3930mm	15'7" x 12'10"
Utility Room	4401mm x 2300mm	14'5" x 7'6"



## SETTING





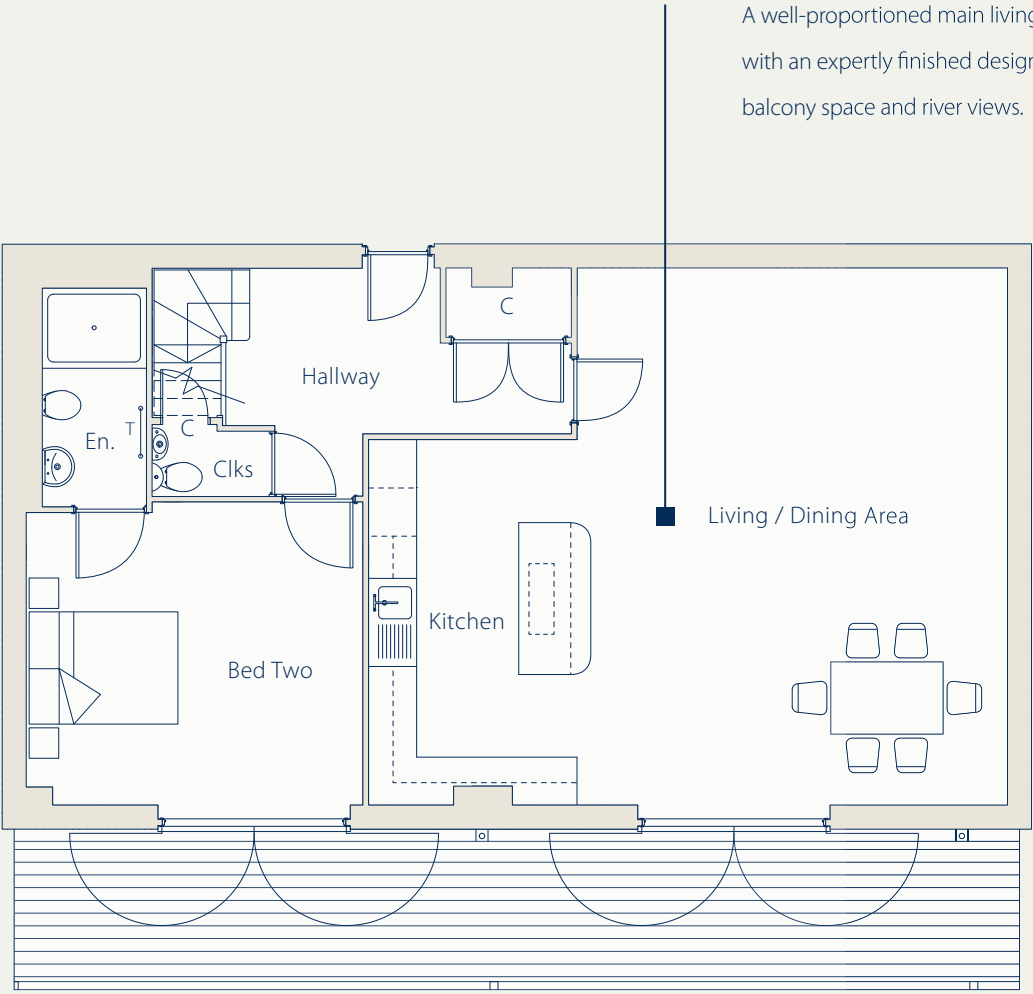
# APARTMENT FIVE.

## LOWER LEVEL

Kitchen Area	4480mm x 2620mm	14'8" x 8'7"
Living / Dining	6620mm x 5320mm	21'9" x 17'5"
Bedroom Two	4160mm x 3715mm	13'8" x 12'2"
En-Suite	2680mm x 1250mm	8'9" x 4'2"

TOTAL APARTMENT AREA: 1754 SQFT (163 SQM)

The lower floor of this stunning apartment boasts an abundance of stylish features alongside a real sense of space. The open plan living area – complete with outside balcony area – is home to a superbly designed kitchen, benefiting from a range of quality appliances and carefully chosen specifications. This floor is also home to a good sized second bedroom enjoying it's own modern en-suite shower room.



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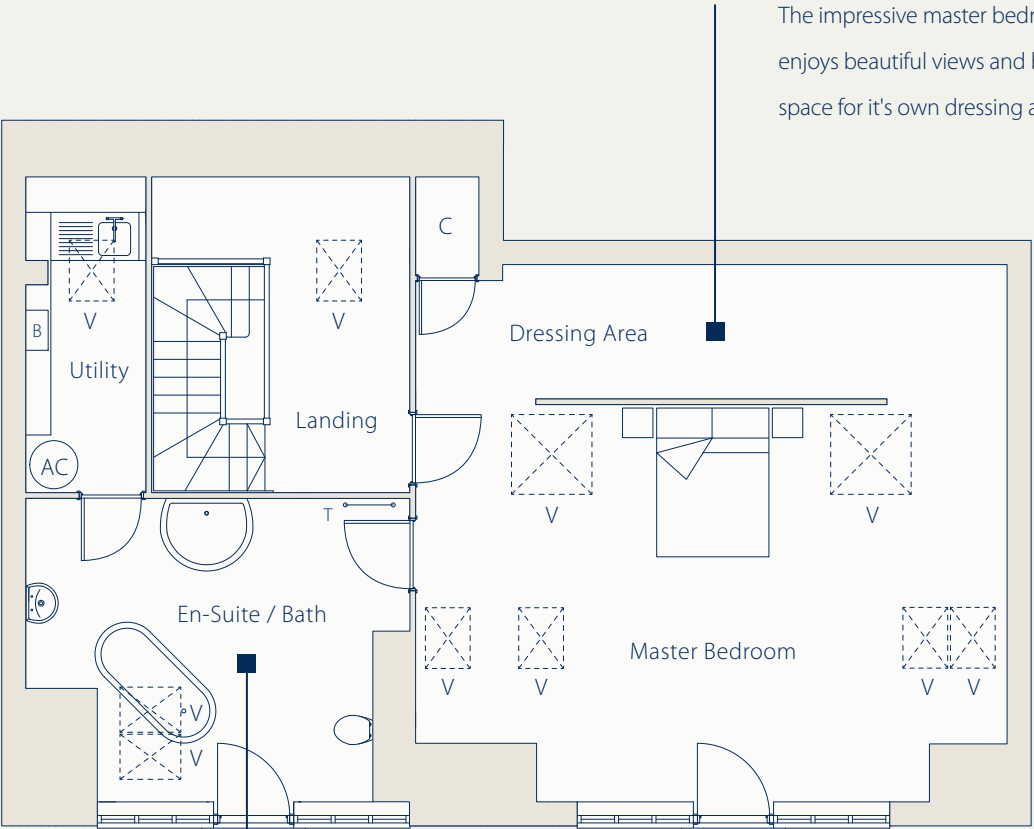
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B A W L E Y H O U S E

Upstairs residents will find an exceptional master bedroom suite with fantastic views over the local area and a fully appointed contemporary en-suite bathroom. This floor also offers a convenient utility room – a superb addition and the ideal place for making a morning coffee.

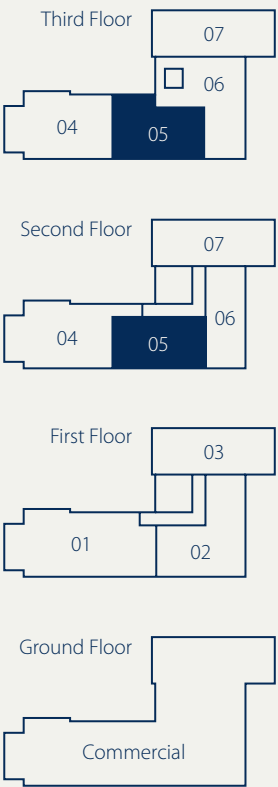
## UPPER LEVEL

Master Bedroom	7304mm x 6660mm	24'0" x 21'10"
En-Suite / Bath	4740mm x 3740mm	15'6" x 12'3"
Utility Room	3250mm x 1470mm	10'8" x 4'10"



A superbly designed en-suite – with stylish sanitaryware – perfectly complements the master bedroom.

## SETTING





# APARTMENT SIX.

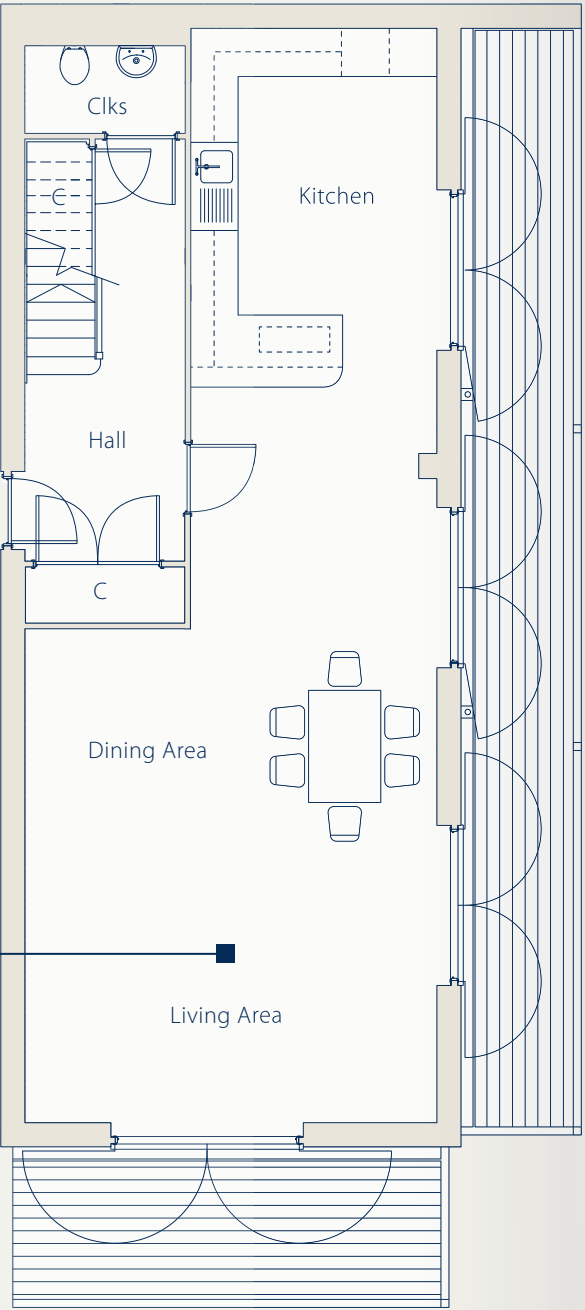
## LOWER LEVEL

Kitchen / Living	7360mm x 2985mm	24'2" x 9'9"
Living Room	6175mm x 5045mm	20'3" x 16'7"

TOTAL APARTMENT AREA:  
1760 SQFT (164 SQM)

The lower floor of this two-storey apartment features an outstanding open plan kitchen/living/dining/area – with a unique balcony space that flows the complete width and depth of the level, this area is home to a carefully planned kitchen, complete with fashionable designer features and a variety of high quality integrated appliances. This lower level also has a convenient cloakroom – finished with sleek white sanitaryware – and two handy storage cupboards.

A wonderful dual aspect living area that is light filled during the day and offers uncompromised views of the local surrounds, river and beyond.



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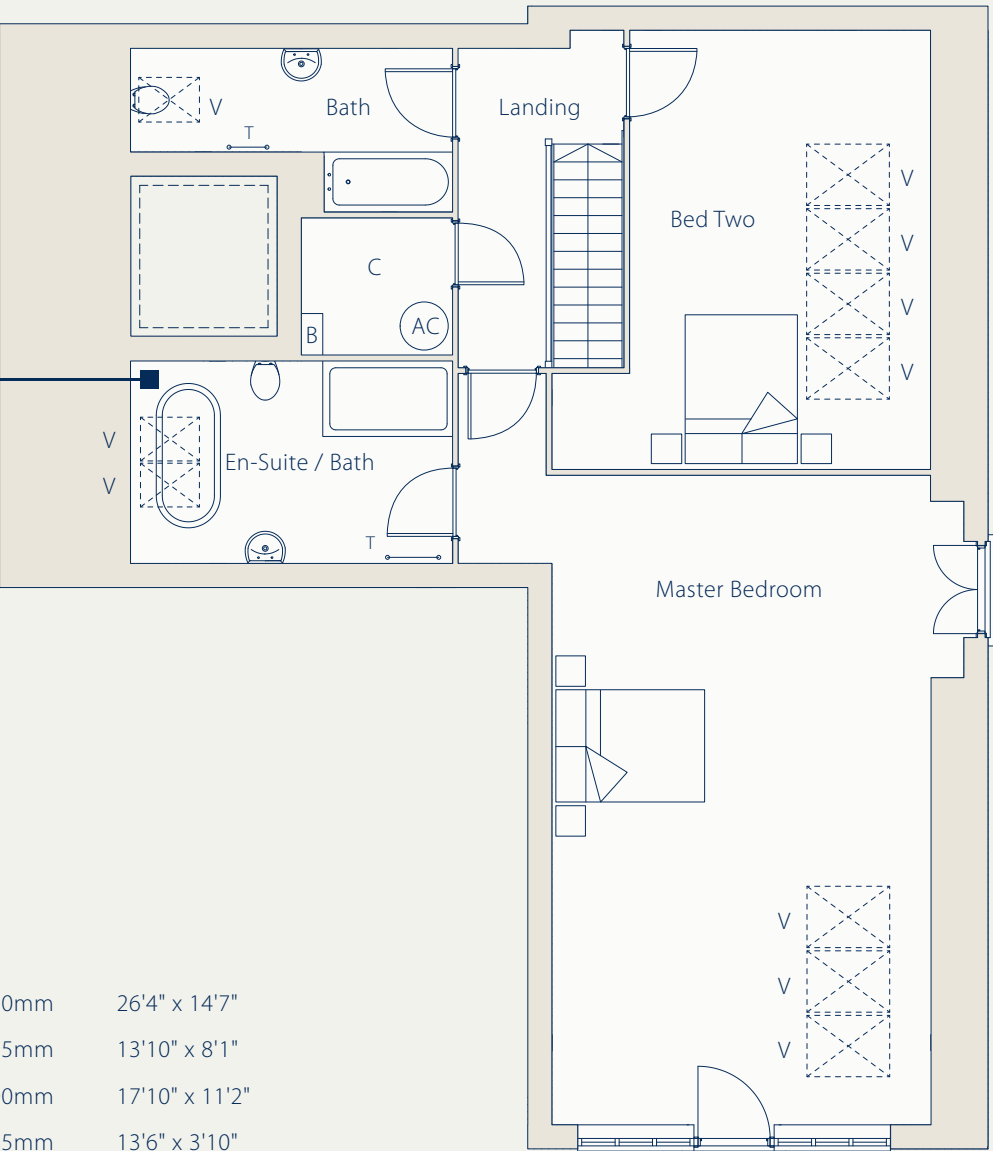
B A W L E Y H O U S E

On the upper level there is a fantastic master bedroom suite that enjoys stunning views over the countryside and benefits from it's own professionally planned en-suite. The generous second bedroom is also located on this level, as is the separate bathroom which is fully appointed with contemporary sanitaryware and chic fixtures.

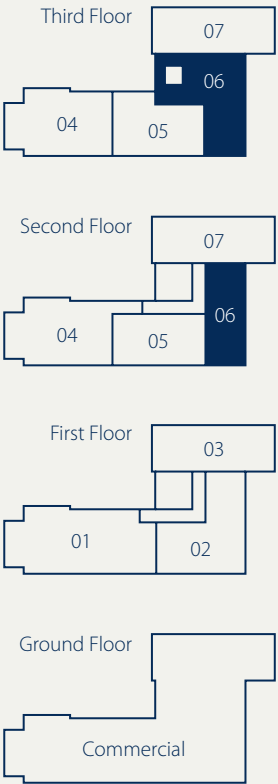
The spacious master bedroom is complemented by a feature en-suite bathroom with classy sanitaryware and designer fittings.

## UPPER LEVEL

Master Bedroom	8040mm x 4450mm	26'4" x 14'7"
En-Suite	4230mm x 2475mm	13'10" x 8'1"
Bedroom Two	5440mm x 3400mm	17'10" x 11'2"
Bathroom	4130mm x 1185mm	13'6" x 3'10"



## SETTING





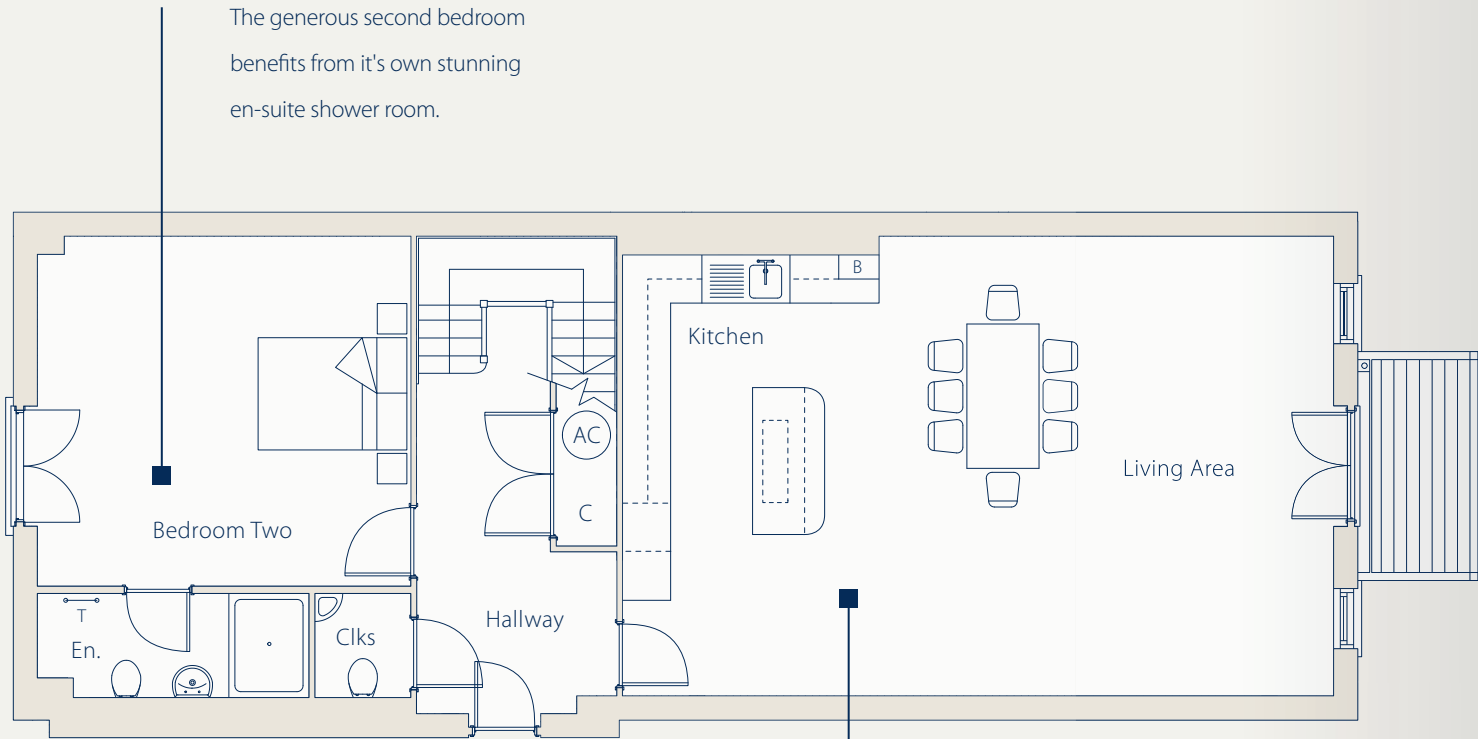
APARTMENT SEVEN.

LOWER LEVEL

Kitchen / Living	8800mm x 5650mm	28'11" x 18'6"
Bedroom Two	4580mm x 4280mm	15'0" x 14'0"
En-Suite	3315mm x 1460mm	10'10" x 4'9"

TOTAL APARTMENT AREA: 1911 SQFT (178 SQM)

The lower floor of Apartment Seven boasts exclusivity from first glance to the finest detail. The stunning open plan living area is a space with contemporary appeal and high quality finishes – with a balcony area and a superbly appointed kitchen – complete with all the integrated appliances you would expect from a brand new luxury home.



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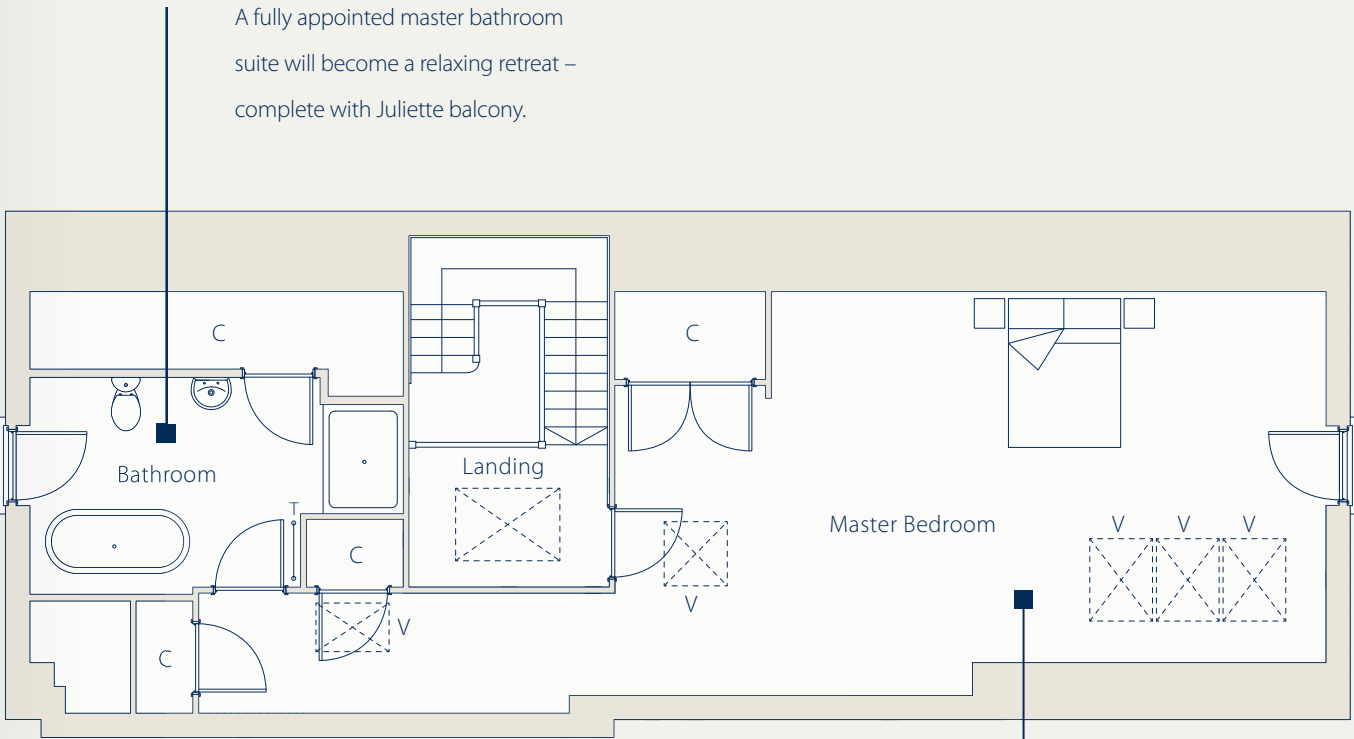
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B A W L E Y H O U S E

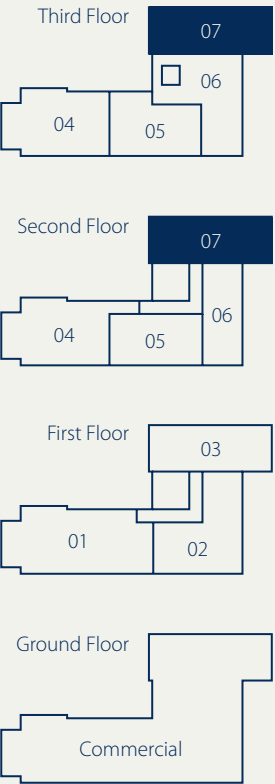
The upper level of this apartment is home to an unforgettable master bedroom with multiple rooflight windows and a Juliette balcony enjoying views over the local scenery. This superior master bedroom also boasts a luxuriously finished en-suite bathroom that will provide an ideal escape from today's busy lifestyles. This beautiful bathroom boasts high quality fixtures, modern tiling and chrome fittings.

UPPER LEVEL

Master Bedroom	6750mm x 3980mm	22'2" x 13'1"
En-Suite/Bath	3480mm x 2880mm	11'5" x 9'5"



SETTING







## DESIGNED WITH LUXURY IN MIND

" This outstanding new collection comprises seven beautifully appointed two and three bedroom apartments – featuring locally unrivalled specifications, meticulous attention to detail and truly enviable views. Every aspect of this wonderful project has been well considered and brought to reality by talented local craftsmen. They have been designed to provide luxury 'lifestyle' accommodation whilst making the most of the super riverside location – and each apartment is unique – with a slightly different internal layout and subtle variations of the specification ".

It is a sumptuous collection where luxury grandeur meets stylish convenience – all enhanced by the beautiful backdrop of historic Wivenhoe. All of the apartments are elegantly situated close to the water and each will be impressively finished to the highest of standards; enjoying sophisticated fittings and beautiful surfaces, alongside designer sanitaryware, top-quality integrated appliances and sweeping balconies – contemporary apartment living in this area does n0t get any better than at Bawley House.

## THE APARTMENTS AT BAWLEY HOUSE BOAST **AN ARRAY OF PREMIUM SPECIFICATIONS AND A PALETTE OF TASTEFUL MATERIALS** CHOSEN FOR THEIR STYLE AND QUALITY.

### Kitchens

Contemporary fully fitted kitchens with coloured 'slabbed' doors and silestone worktops/upstands, glass splash-backs bring extra fun and colour and all plots have separate island units, brush stainless steel minimalistic handles complete the stylish look.

Quality Neff appliances are fitted throughout including oven, combination oven/microwave, induction hob, dishwasher, fridge and freezer. Carousel units in corner cupboards ensure practicality as well as stylish looks.

### Bathroom and en-suites

There are sleek, modern bathrooms and en-suites providing every convenience to your daily life. Carefully laid-out and fully fitted with Roca sanitaryware and Bristan chrome taps, shower enclosures are by Merlyn with Aqualisa thermostatic shower valves. Tiling from our 'Ultra' contemporary range is provided to floors and full height to walls.

### Decoration and finishes

Every thought has been put into the high standard of finish at Bawley House. Inside each apartment, modern feature oak doors are complemented with dual finish chrome handles. Modern flat profile architrave and skirtings are flat white finished with wall in a subtle off-white with flat white ceilings to continue the modern clean feel.

### External finishes

Bawley House really is a landmark building, set on the river front and at the end of the residential area, it already forms a classic but striking feature of old Wivenhoe and the river approach. Careful and professional consideration was essential to ensure the correct finishes for the position.

The white boarding of the exterior not only adopts the period weatherboard of so many Essex buildings, but is in fact made of modern 'hardy plank'

which is rot-proof and self-finished. The same goes for the bargeboards and soffits, with hopefully very little to worry about from the elements. Even the gutters and down pipes are aluminium and powder coated.

Perhaps the principle external feature are the large balconies. It was so important to the style of these apartments that an outside entertainment and relaxation area was provided and detailed properly. So the main supports are galvanised steel, the balcony floors are man-made composite decking, the balustrades reinforced glass and the handrails stainless steel. Largely maintenance-free, contemporary and practical. There is even an external power point and lighting to these wonderful areas.

### Electrics

Pendent lights are provided to all rooms except kitchen, bathroom and en-suite where recessed LED downlighters are installed. There are television points in the main living areas and most bedrooms. TV cables are taken to the roof for connection to a communal satellite dish. To ensure clean air ventilation a 'whole house' extract system is installed, ducting and a low level running fan vents each area to the outside. Boost settings are available for the bath, shower and kitchen rooms.

For your security and peace of mind, smoke alarms and burglar alarms are fitted to each unit. There is a video entry phone system on the main entrance that can be operated from each apartment.

The fire alarm is provided throughout the common areas with automatic opening ventilation (AOV) to stairs and lift areas. Fire doors and escape routes fully comply with modern building regulations.

### Warranty

All our properties are covered by the NHBC insurance for new homes and a full 10 year warranty will be provided.

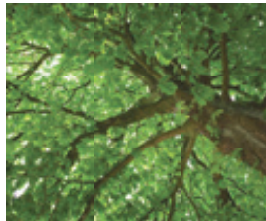




B A W L E Y   H O U S E

# A BEAUTIFUL SETTING WITH AN ABUNDANCE OF LOCAL CHARACTER.

Wivenhoe, with it's historical maritime charm, is thriving with interest and things to do. Boasting an exceptional riverside setting, beautiful surrounding countryside and stunning local wildlife, alongside attractions such as highly regarded restaurants, widely renowned independent public houses, parkland and fantastic travel connections into London – it's a stylish and affluent place to live and a destination that easily caters for a variety of different lifestyles and age-groups.



Wivenhoe is an ideal location for walks, from relaxing Sunday strolls along the famous trail with friends, to longer scenic adventures through stunning ancient woodlands and patchwork fields towards Colchester or Brightlingsea – there is so much on the doorstep of Bawley House to explore. The town itself is bursting with history and culture, from the Cornwall inspired windy streets, medieval buildings and timber-framed houses, to the original port and beautiful quayside – Wivenhoe has a wealth of character that is reflected in it's architecture, galleries and museums.

In warmer months residents can take a foot ferry to a variety of other stunning locations, such as Brightlingsea, Rowhedge and Fingringhoe – all loved for their own individual charm and things

to do – whilst for entertaining friends, dining with the family, or enjoying a special night out for two, residents will be spoilt for choice by the number of outstanding dining options the town has to offer, from indulging in some gastro-style pub food – with riverside views – to locally cherished tearooms, overseas cuisine and award-winning fish and chip shops – there really is a fantastic range of vibrant eating options close-by that covers every culinary taste.

The town also hosts an extremely popular annual Regatta which brings the whole community together, alongside a regular farmers market and a variety of convenient daily amenities such as supermarkets, a doctor's surgery, beauty salons and opticians.





## WIVENHOE STATION

Offering regular fast services into central London and making Liverpool Street reachable in approximately 70-mins.

10 MINS WALK

## KING GEORGE PARK

8 MINS WALK

## HIGH STREET (UPPER)

Amongst other things the upper end of Wivenhoe is home to a co-op supermarket, a library, a village hall and a hair salon.

15 MINS WALK

## HIGH STREET (LOWER)

A colourful area with a number of small shops – from a charming independent bookseller, to a coffee shop, toy shop, delicatessen, florist, barber shop and art gallery.

6 MINS WALK

## THE GREYHOUND

7 MINS WALK

## ROSE & CROWN

5 MINS WALK

## THE BLACK BUOY

A thriving local public house, well-known for its friendly atmosphere, renowned fresh food, real ales, craft beer and fine wine.

4 MINS WALK



B A W L E Y  
H O U S E

Part of the allure of Bawley House is undoubtedly its location on the waterfront of exclusive and sought-after Wivenhoe – one of the regions most loved locations – on the bank of the famous River Colne and home to a fabulous array of desirable amenities. It is incredibly easy to fall in love with Wivenhoe's leafy green streets, surrounding rural countryside, lovely parks and authentic maritime feel – all creating a close-knit community feel with a stunning backdrop.

The centre – and all it has to offer – is within walking distance from Bawley House and there are fantastic commuter links available at nearby Wivenhoe Station, also just a walk away, enabling residents access to the city from home in just over an hour.

Residents of Bawley House will also benefit from an eclectic mix of nearby conveniences – with the centre being a treasure trove of independent shops, charming boutique stores, well presented delicatessens, salons, pubs, restaurants and so much more. Plus, due to it's enviable closeness to a tapestry of stunning coastal footpaths and bridleways, Wivenhoe is hugely popular for lovers of outdoor recreational activities such as running, cycling, sailing or pleasure-boating.

Indicative computer generated image shows the Bawley House collection from above.

Approximate travel time times shown are taken from <http://maps.google.co.uk> and based on travelling on-foot.



# LONDON CALLING



Wivenhoe not only offers a relaxed and rural atmosphere, it also boasts fantastic connections into central London via train – meaning the very best shops, a host of Michelin-starred restaurants and all it's world famous attractions – along with the financial district for work – are never too far away.

Wivenhoe Station ( 10 minute walk )

Chelmsford [ CHM ] 33 Mins

Brentwood [ BRE ] 51 Mins

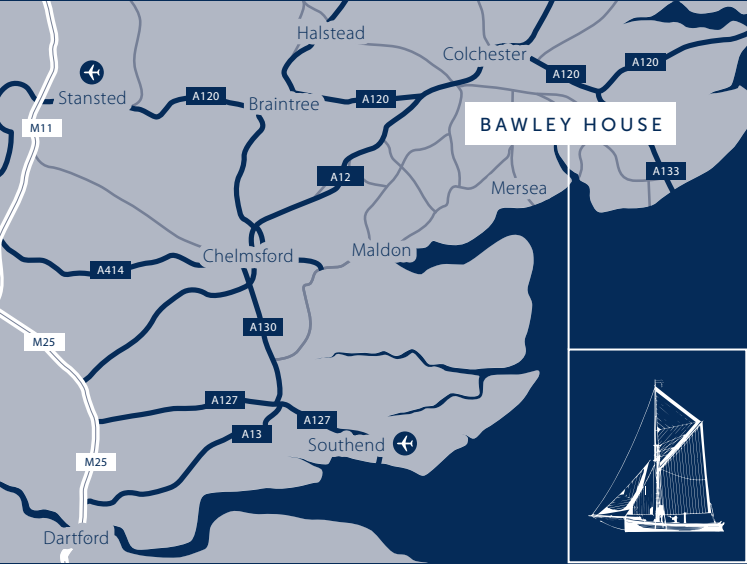
Stratford [ SRA ] 58 Mins

Liverpool Street [ LST ] 1H 9 Mins

Oxford Circus [ U/G ] \* 1H 24 Mins

Canary Wharf [ DLR ] \* 1H 26 Mins

Superbly positioned to enjoy the immediate area and so much more.



## BAWLEY HOUSE WALTER RADCLIFFE ROAD, WIVENHOE, ESSEX

To find the Bawley House collection please use the satellite navigation postcode CO7 9WS.

Colchester	5 Miles	M25 (Junction 28)	45 Miles
Chelmsford	30 Miles	Cambridge	65 Miles
Stansted	37.5 Miles	Norwich	65 Miles

NB: All car travel times and distances are approximate only and are taken from <http://maps.google.co.uk>. Train times listed are from Wivenhoe Station and based on current approximate National Rail timings. \*Canary Wharf and Oxford Circus journey time includes on travelling on the Underground and/or DLR.



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**All enquiries please contact Michaels Property Consultants on 01206 820999.**

Alternatively email [wivenhoe@michaelsproperty.co.uk](mailto:wivenhoe@michaelsproperty.co.uk) or visit [www.michaelsproperty.co.uk](http://www.michaelsproperty.co.uk)

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