

introducing
Bloor Homes at Boreham
Boreham, Chelmsford

*Surrounded by beautiful countryside,
Bloor Homes at Boreham is a unique collection of
two, three, four and five bedroom homes, designed
for modern family living.*

BLOOR HOMES[®]

bloorhomes.com

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Boreham, Chelmsford



Above: Artist's impression of Bloor Homes at Boreham

The village of Boreham, located four miles from Chelmsford, is one of those places where you instinctively want to live.

From famous old pubs, to independent stores, a church with a central square tower, characterful houses and surrounded by classic English countryside, Boreham offers everything you could dream of.

Bloor Homes is delighted to introduce Bloor Homes at Boreham; a beautiful collection of thoughtfully designed two, three, four and five bedroom homes. With our focus on quality and traditional craftsmanship, there is something for everyone; from singles and couples starting their journey, to growing families and downsizers enjoying the advantages of later life.

A woman with blonde hair, wearing a dark blue jacket, a thick red scarf, and dark blue trousers, is walking through a forest. She is smiling and looking towards the camera. The background is filled with trees and autumn foliage in shades of yellow, orange, and brown. A large tree trunk is visible on the left side of the frame.

Why Buy Here?

Location

Bloor Homes at Boreham encourages residents to take full advantage of village life; surrounded by green open spaces and facilities within walking distance, whilst still being near to larger towns, cities and transport links for commuting.

These beautiful two, three, four and five bedroom homes demonstrate Bloor Homes' commitment to craftsmanship, attention to detail and high quality in everything we do.

Whichever home you choose, you can be sure that the latest building techniques, materials and specifications will be included as standard. These range from efficient heating systems and excellent wall and loft insulation, to double glazed windows.

BLOOR HOMES[®]



The result? A new Bloor home generates up to 60% less CO2 than older style homes and is up to six times more energy efficient.

Boreham is a blossoming community with a population of just over 5,000. Home to a large Village Hall, Post Office, Primary School and doctor's surgery, together with several other shops including a butchers and three public houses, all on your door step.

A stream skirts the village and flows into the Chelmer River. There are beautiful walks in the countryside immediately outside the village, some of which provide links to North Springfield, Little Baddow and Hatfield Peverel.

Boreham is a good location for education. Boreham Primary School for children aged 4-11 years, rated 'Outstanding' by Ofsted, is a five minute walk from the development.

Why Buy Here?

On your doorstep



Above: The Lion Inn, Boreham

A small village within Essex, Boreham neighbours Little Baddow, Hatfield Peverel, Great Baddow and Chelmer Village. It is just an 11 minute drive from the city of Chelmsford and a few minutes from the A12.

The nearest train station to Boreham is Hatfield Peverel, a short four minute drive, offering regular direct trains to London Liverpool Street with a journey time of 40 minutes*, making the location great for commuters.

The A12 is a few minutes' drive away, leading Northbound to Colchester, Ipswich and the A14, and Southbound to Chelmsford, Brentwood and onto the M25 for London.



Top: Boreham Village Store

The Dartford Crossing is 45 minutes' drive away, connecting Boreham with the South East and Kent. Local bus services operate from Boreham, Chelmsford and Colchester, with stops at local nearby villages Hatfield Peverel, Witham, Kelvedon, Lexdon and Stanway, allowing Boreham to be well connected with neighbouring villages, towns and cities.

Within seven miles are two hospitals, doctors' surgeries and dentists, allowing residents to enjoy the advantages of countryside living, without compromising on amenities and healthcare.

“Boreham is perfectly positioned
for commuting, leisure,
educational and living needs.”

Why Buy Bloor?

Standing the test of time



Above: Typical Showhome

Bloor Homes is creating one hundred and forty five high quality new homes in the idyllic village of Boreham, central Essex.

Bloor homes are designed with modern, convenient living in mind, utilising space to make the most out of each room, combined with style to ensure homes still look current in ten years' time.

As one of the leading privately-owned house builders in the country, our success is based on strong traditions of quality, value for money and a genuine desire to build homes that give our customers years of pleasure.

For 50 years we've cared about every home we've built and treat each one as if our own family were going to live in it. We built our first home in 1969. Every possible detail was taken into consideration back then to create a beautiful home. The same is still true today.

BLOOR HOMES



Bloor Homes is owned by John Bloor, and run today with his son Adrian. They are both actively involved within the day to day running of the business to ensure 'The Bloor Difference' is achieved on all the homes we build.

Our approach to the design of every new development we build goes far beyond the provision of superior homes for today's varied lifestyles. We make every effort to conserve the natural balance of each location, including the conservation of wildlife and the preservation of natural features. Care and consideration is taken to ensure that the environmental impact of every new Bloor home is kept to a minimum.

Choosing a new Bloor home eliminates many of your worries, as there will be no renovations or repairs to do, you will be able to enjoy spending more quality time with your friends and family. We focus on the design, craftsmanship, fine details and service to ensure you and your family are buying a home you'll spend countless happy years in together.

Our homes, with their high specification, provide not only maximum comfort, but greater freedom of movement. Reserve a Bloor home in the early stages of construction and you will be able to take advantage of 'Your Choice' which allows you to choose additional fixtures and fittings to personalise your home, or upgrade to a higher specification from the standard range at an extra cost.

We hope you'll never need it, but that doesn't mean we don't understand the peace of mind that comes with having an insurance backed ten year warranty from the NHBC. As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out its own inspections on your new home ensuring that its built to the high quality Bloor Homes prides itself on.

“Because a home needs
that personal touch”





Why Buy Bloor?

Attention to Detail

We give a huge amount of time and attention to detail when it comes to our internal design.

- Hand crafted, generously designed entrances – Substantial porches with extra wide front doors for a grand entrance and the added wow factor.
- Raised ceiling heights – Our homes are generally higher on each floor than most house builders, giving more space.
- Contemporary layouts featuring open plan kitchen / dining spaces.
- Trusted brands – We carefully select components to provide high specification as standard, such as Porcelanosa tiles, Roca Sanitaryware and Bosch appliances to name a few.
- All pipe work is cleverly integrated into the floor where possible and high levels of insulation reduce energy bills.
- Finishing touches – The small things add up to a big difference.
- Wider staircases – With Oak handrails and thicker stair spindles.
- Fencing to rear gardens.
- Quality floorboards – better grade chipboard which is glued and screwed to avoid squeaking.

Our difference is in everything we do, from the land we build on, to the homes we build - that's The Bloor difference.

“Because a home is more than just bricks and mortar”

Why Buy Bloor?

Your Specification



It's our excellent attention to detail, combined with brilliant design and highly competitive prices that continue to make us one of the UK's largest privately owned house builders.

Furthermore, our reputation for high quality service makes us justifiably proud of our success, something that is backed up by the array of awards we have received for our homes.

“Award-winning properties”

Kitchens

- ✓ Choice of fully fitted quality **Symphony** kitchens with worktops, matching laminate up-stand and internal drawer system.
- ✓ **Carron Phoenix** granite effect Jet Black 1.5 bowl sink complete with 'Henley' tap to kitchen.
- ✓ Fully fitted quality **Symphony** base unit with worktop and matching laminate up-stand to Utility (*where applicable*).
- ✓ Fully integrated **Bosch** kitchen appliances:
 - Electric hob.
 - Double electric oven (*four & five bed properties*).
 - Chimney style cooker hood.
 - Full height integrated fridge / freezer
- ✓ Glass / stainless steel splashback behind the hob.

Bathrooms

- ✓ **Roca** contemporary style white sanitaryware with complementing **Hansgrohe** chrome fittings.
- ✓ **Ideal Standard** metallic shower enclosure complete with **Hansgrohe** shower to en suite (*and bathrooms where applicable*).
- ✓ White heated towel rail (*thermostatic*) to bathroom.
- ✓ **Porcelanosa** ceramic wall tiling, see Sales Advisor for areas.

Internal Finishes

- ✓ Internal walls and ceilings finished in **Dulux** matt emulsion.
- ✓ Painted MDF window boards throughout, except to bathrooms where tiling is included.
- ✓ Chamfered skirting board & architrave.
- ✓ Five vertical white painted internal doors complete with chrome ironmongery.
- ✓ Staircases:
Oak handrail with all other components finished in white.

Lighting

- ✓ **Green Lighting** satin chrome downlighters to kitchen, bathroom and en suites.
- ✓ Pendant light fittings to all other locations.

Electrical

- ✓ **Deta** white light switches and sockets (*Satin chrome to selected locations*).
- ✓ Power and lighting to garage (*to integral and attached garages only, also included within detached garages to properties over 1500sq ft*).
- ✓ **Deta** mains operated doorbell and smoke alarms.
- ✓ Telephone point to living room, study and hall.
- ✓ TV point to living room, family and master bedroom.

Heating

- ✓ Energy efficient gas boilers achieving over 88% efficiency under the SEDBUK 2009 rating system (*subject to gas supply*).
- ✓ Energy efficient gas fired central heating with compact radiators including top and side covers (*subject to gas supply*).

Exterior Finishes

- ✓ Landscaped front garden.
- ✓ Paved area to rear garden using 'buff' paving slabs.
- ✓ 1.8m high timber post and panel divisional fencing, closeboard fencing to all external boundaries.

Security

- ✓ High performance front door sets.
- ✓ Sealed double glazed windows throughout.
- ✓ **Hormann** steel manually operated garage door (*where applicable*).
- ✓ **Green Lighting** Motion Sensitive (PIR) Light fitting to the front of the property.

Why Buy Now?

Help to Buy

There has never been a better time to buy a new Bloor home.

Many people are using Help to Buy to stretch to a larger home, therefore reducing the amount of moves they need to make in their lifetime.

If you're a first time buyer we know how difficult it is to raise a large deposit to purchase your first home. With Help to Buy you'll need to save just 5% deposit to get a mortgage, so you could purchase your first home sooner than you thought.

If you're an existing homeowner, you can use Help to Buy to trade up to a bigger property - even if you have limited equity in your current home, because you only need 5% deposit to move.

Please speak to our experienced Sales Advisors, who can put you in touch with an Independent Financial Advisors for free advice.



Guide to how it works:





helping you find...

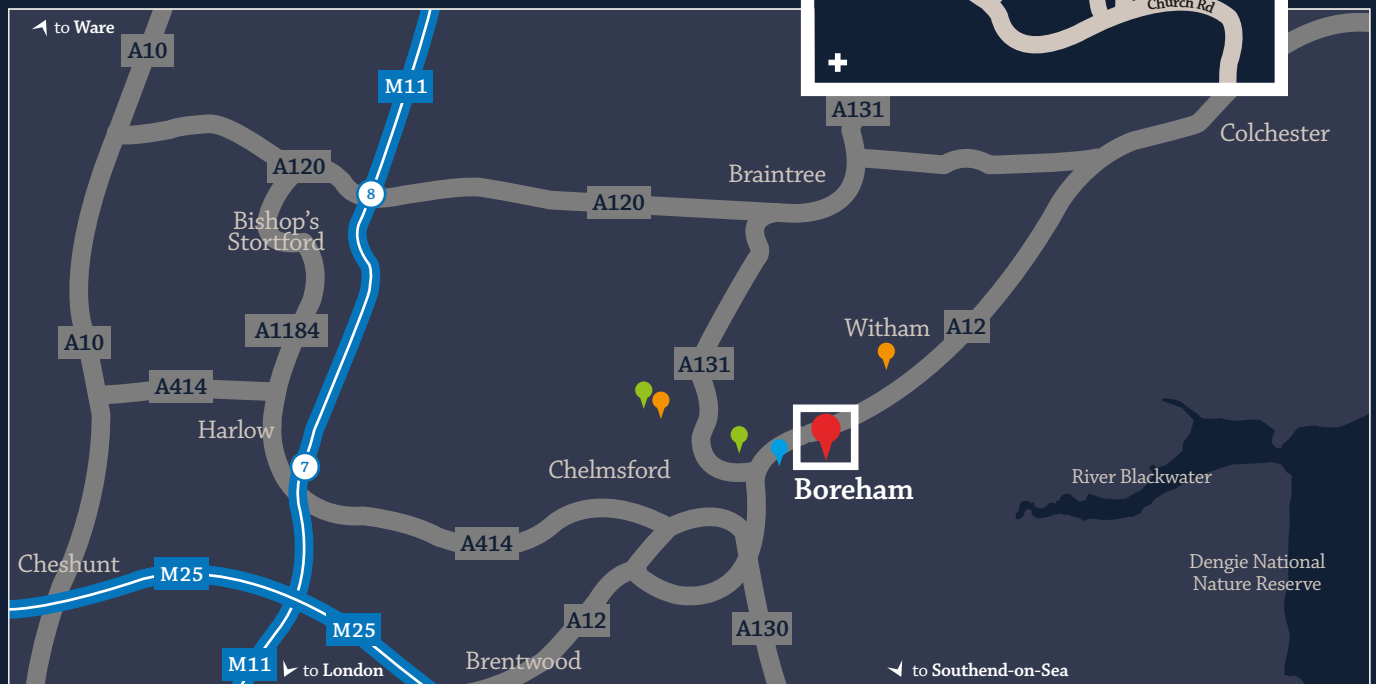
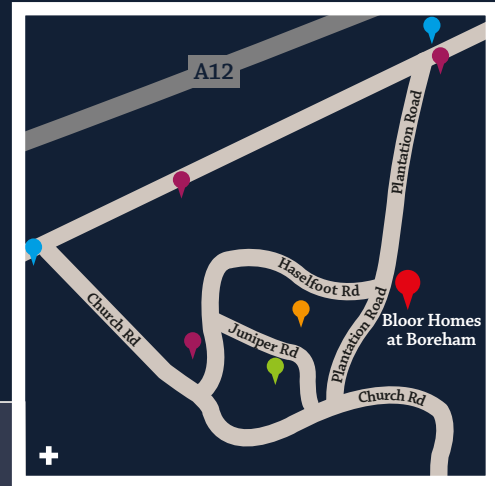
Bloor Homes at Boreham

Boreham, Chelmsford, CM3 3EA

Tel: 01245 809177 Email: boreham@bloorhomes.com

From the A12, exit at Junction 20B, take the B1137 exit to Hatfield Peverel. Follow The St/B1137 onto Main Road, and turn left onto Plantation Road. Bloor Homes at Boreham will be on your left.

From Chelmsford, follow the A138 / Chelmer Road and at the roundabout take the 3rd exit onto Main Road, at the second roundabout take the 1st exit onto Main Road / B1137. After The Lion Inn, turn right onto Church Road, and then turn left onto Plantation Road, Bloor Homes at Boreham will be on your right.



...and the local area

Health:

The Laurels Doctor Surgery
CM3 3DX. Tel: 01245 467364

North Chelmsford NHS Health Care
CM2 5EF. Tel: 0300 1233 366

Broomfield General Hospital
CM1 7ET. Tel: 01245 362000

Education:

Boreham Primary School
CM3 3DX. Tel: 01245 467625

Maltings Academy
CM8 1EP. Tel: 01376 512911

Chelmer Valley High School
CM1 7ER. Tel: 01245 440232

Local Amenities:

Boreham Village Store
CM3 3JG Tel: 01245 463581

A. G. Smith Butchers
CM3 3DZ Tel: 01245 467214

Boreham Post Office
CM3 3BT Tel: 01245 467695

Restaurants:

Six Bells CM3 3JE
Tel: 01245 467232

The Lion Inn CM3 3JA
Tel: 01245 394900

The Grange CM3 3HJ
Tel: 01245 398495

introducing
Bloor Homes at Boreham

A charming development of two, three, four and five bedroom homes in Boreham

Two bedroom homes

The Hindhead

Three bedroom homes

The Trelissick

The Trelissick Special

The Staunton

The Whitfield

The Yarkhill

Four bedroom homes

The Titchfield

The Sawley

The Houghton

The Astley

The Thornsett

Five bedroom homes

The Branscombe

Affordable Rent

Shared Ownership

Show Homes - plots 142-144

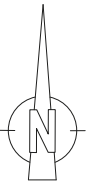
S/S = Sub Station

Existing Residential Area

Surrounding Fields

Surrounding Fields

Existing Residential Area



to A12

Plantation Road

Play Area