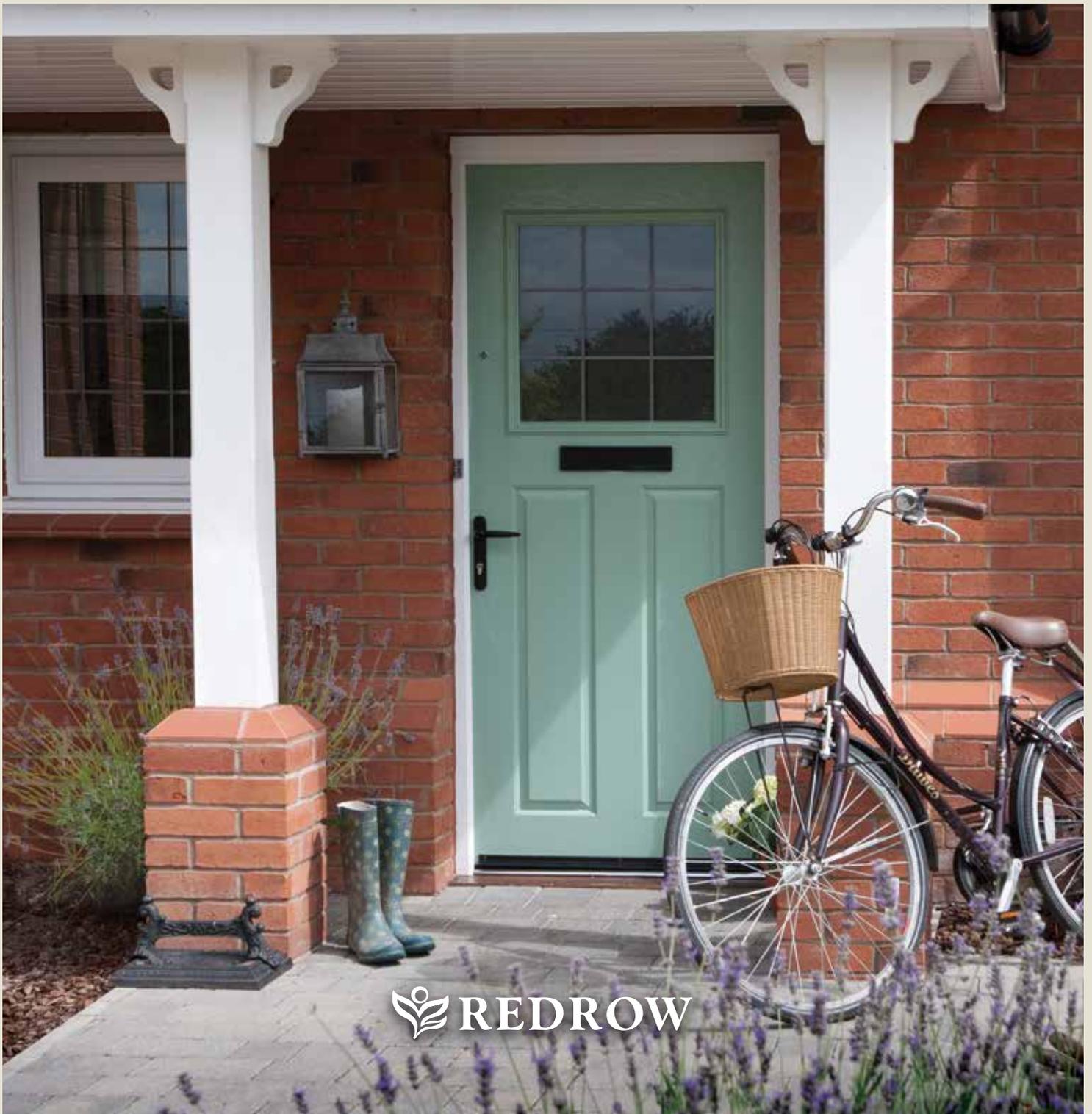




# MEADOW VIEW

SILVER END, ESSEX



 REDROW

# Local Amenities

Meadow View is a charming collection of three and four bedroom homes in the historic village of Silver End. These homes have been carefully designed to reflect the remarkable elements of art deco found throughout the village, whilst retaining the classic architectural features that define the Heritage Collection.

These homes benefit from a close location to Braintree and Colchester, where you'll find a number of excellent amenities to cover your every need and desire, from exquisite restaurants and shopping opportunities to cultural landmarks and leisure facilities. Families will feel comfortable with the number of schools nearby and commuters will benefit from links to neighbouring towns and the city of London.

## TRANSPORT

Meadow View is ideally positioned near a range of excellent travel links. You can be on the A12 in just 7 minutes, which provides access to Colchester in 17 minutes, Chelmsford in 20 minutes and Ipswich in 35 minutes. The A120 is just 5 minutes away, offering connections to Braintree in 13 minutes, Bishop's Stortford in 32 minutes, as well as the M11 and the coast. It also has a convenient route to Stansted Airport which can be reached in 25 minutes for international travel to exciting destinations such as Barcelona, Venice, Prague, Rome and many more. The favoured route option for the proposed A120 bypass between Kelvedon and Braintree will soon make it quicker to join the A120, with plans for it to run through the outskirts of Silver End. Works are due to begin in 2021.

For rail travel, White Notley's railway station is just a 5 minute drive from home, which offers services to Chelmsford in 17 minutes, Braintree in only 9 minutes and a 53-minute service to London Liverpool Street.

## SHOPPING

Braintree is also home to Braintree Village Shopping Centre, a popular designer outlet that offers a selection of designer brands at discount prices, including Ralph Lauren, Hugo Boss and Ted Baker. Another selection of shops can be found in Chelmsford at High Chelmer and Meadows shopping centres. Chelmsford also has its own Bond Street, an exciting new shopping hub that features a John Lewis.

Colchester's town centre is also in easy reach, offering a range of independent retailers and high street shops, as well as various department stores including the award-winning Fenwick.

## ENTERTAINMENT

No matter how you prefer to spend your free time, there's always something to see and do near Meadow View. As Britain's oldest recorded town, Colchester proudly celebrates its long and distinguished history, with a unique history dating back over 2000 years. Every period that has made Colchester what it is today can be discovered in person at the many landmarks that still stand in and around the town centre. Walk through the Medieval ruins of St Botolph's Priory, explore the history of Colchester Castle, the largest Norman Keep in Europe in the Castle Museum, or have a wander through the long, winding streets of the Dutch Quarter.

For something a little different, Braintree Village Shopping Centre offers a fun range of activities. Challenge your friends to a few games of bowling or check out the latest blockbuster at the large cinema. You can then round out your day or evening at any of its excellent restaurants, which includes a Nando's, TGI Fridays, Bill's and Pizza Express.

## LEISURE

Staying active is easy at Meadow View. Braintree Swimming and Fitness Centre offers a range of ways to keep fit. Swim a few laps in the 25-metre swimming pool or work up a sweat in its gym. There is also a fitness studio that offers various group classes for when you need that extra push.

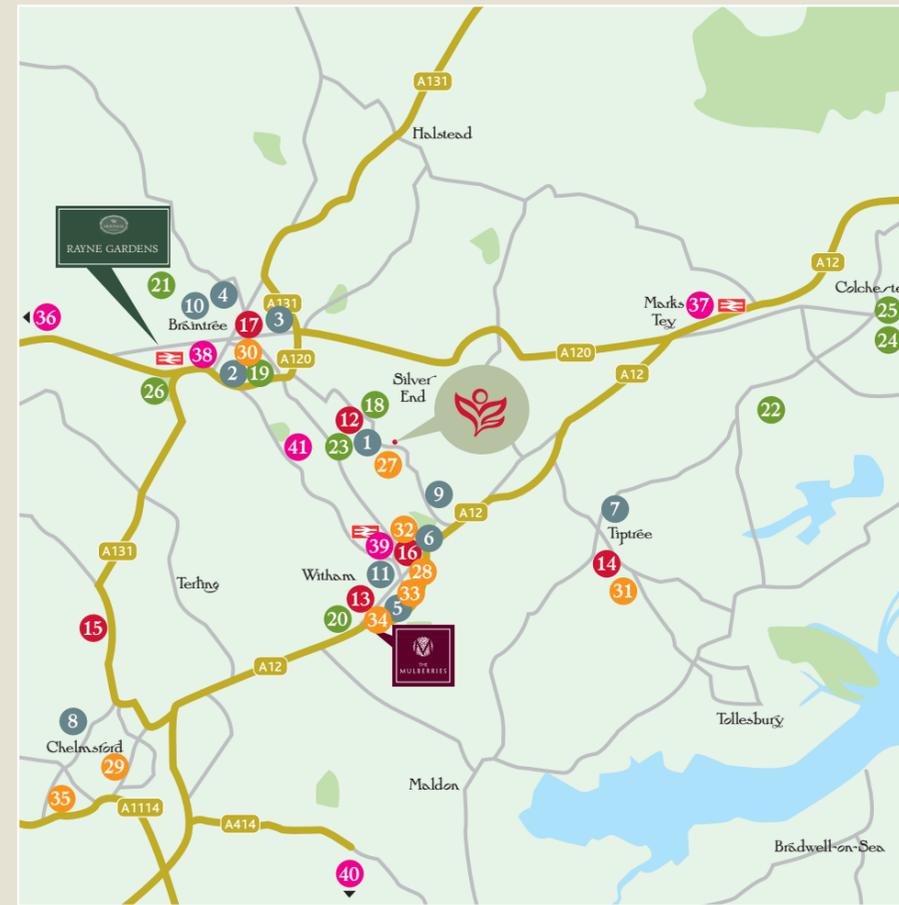
Great Notley Country Park is just a 15 minutes' drive, a 100-acre site that's suited to all ages. It's a popular spot for walking, cycling and fishing, and the Sky Ropes course and 1.2km play trail is a hit with families.

There is also a great range of golfing opportunities close to home. Rivenhall Oaks Golf Centre is just an 8 minutes' drive away, offering two courses to take on, as well as a clubhouse and restaurant to unwind in after.

## SCHOOLS AND SERVICES

Meadow View is served by a number of schools. Silver End Academy is just a 10 minutes' walk from home, whilst Rivenhall C of E is just a 2 minutes' drive, both of which catering to primary age pupils. Local secondary schools include Notley High School, which also has a sixth form, Tabor Academy, and Maltings Academy. All of which are under 7 miles from home.

A number of further amenities are just a short walk away in Silver End's village centre, including a post office, library, hairdressers, surgery, village hall, and church. There is also a village pub that's perfect for enjoying a quiet drink.



- 1 Silver End Academy
- 2 Notley High School & Braintree Sixth Form
- 3 Lyons Hall Primary School
- 4 St Francis Catholic Primary School
- 5 Howbridge Infants School
- 6 Templars Primary & Nursery School
- 7 Thurstable School
- 8 Anglia Ruskin University
- 9 Rivenhall C of E School
- 10 Tabor Academy
- 11 Maltings Academy
- 12 Silver End Surgery
- 13 Fern House Surgery
- 14 Tiptree Medical Centre
- 15 Broomfield Hospital, Chelmsford
- 16 The Dental Health Centre
- 17 Braintree Dental Centre
- 18 Crittall Athletic & Social Club
- 19 Braintree Swimming & Fitness
- 20 Witham Leisure Centre
- 21 Bannatyne Health Club
- 22 Bannatyne Kingsford Park
- 23 Silver End United Football Club
- 24 St Botolph's Priory
- 25 Colchester Castle
- 26 Great Notley Country Park
- 27 The Co-Operative
- 28 The Grove Shopping Centre
- 29 High Chelmer Shopping Centre
- 30 Braintree Shopping Village
- 31 Tiptree Jam Shop
- 32 Morrisons, Witham
- 33 Tesco, Witham
- 34 Aldi, Witham
- 35 Meadows Shopping Centre
- 36 London Stansted Airport
- 37 Marks Tey Train Station
- 38 Braintree Station
- 39 Witham Station
- 40 London Southend Airport
- 41 White Notley Train Station



# 10 GREEN REASONS

1

Our **Fabric First** design approach focuses on high quality insulation standards, boilers and ventilation systems, making a major contribution to reducing the CO<sub>2</sub> emissions from your home.

2

Our homes on average offer a

**54%**

improvement in heat loss over homes built in the 1970's.

3

You could more than halve your annual energy bill by living in a new, energy efficient Redrow home compared to a typical upgraded, Victorian equivalent.

VICTORIAN *with modern day improvements*  
Energy Spend<sup>i</sup>

4-bed detached	3-bed semi-detached	3-bed Mid-terrace
Total £2,460	Total £1,670	Total £1,430

NEW BUILD *Redrow Specification*  
Energy Spend<sup>ii</sup>

4-bed detached <i>Richmond</i>	3-bed semi-detached <i>Ludlow</i>	3-bed Mid-terrace <i>Warwick</i>
Total £1,158	Total £766	Total £793

SAVINGS *(compared to Victorian)*

4-bed detached <i>Richmond</i>	3-bed semi-detached <i>Ludlow</i>	3-bed Mid-terrace <i>Warwick</i>
Total £1,302	Total £904	Total £637

<sup>i</sup> Indicative costs calculated using Zero Carbon Hub  
<sup>ii</sup> Indicative costs calculated using Redrow house types modelled in Stroma FSAP (SAP2012)

4

Our homes consistently outperform the recommended minimum air-tightness standards. That means less heat-loss from your home, and fewer draughts.

We fit SMART meters as standard, putting you in control of your electricity usage and your bills.

5

We reduce noise pollution too,

sound proofing our homes to outperform standard construction methods.

6

Lighting contributes up to 20% of the total electricity bill for the average house<sup>†</sup> so we provide 100% low energy light fittings in our homes.<sup>\*\*</sup>

7 We help you save water.

Our standard specification which uses water efficient fittings and dual flush WCs delivers a design which out-performs the minimum standard by 16%, saving an extra 20 litres/person/day. For a family of 4 that's a saving of over 29 cubic metres of water/year, saving around £86 on the annual water bill and enough water for 379 baths, or 408 washing machine loads, or 817 showers, or 963 dish washer loads, or 3241 toilet flushes.

8

Our care for the environment extends to the land we use and the materials we employ.

99.9% of timber products we use come from legal or creditably certified sources as defined by WWF.

We divert 95% of our waste from landfill. More than 90% of our build materials are locally sourced.



9

You can choose from a range of eco-friendly options to enhance your sustainable lifestyle through our on-line customer interface "My Redrow". Extras to choose from include; kitchen waste segregation facilities, water butts and electronic vehicle chargers.



10

Being environmentally conscious isn't just about the homes we build for you, it's about establishing a **green philosophy** within the whole of Redrow. From deciding on our locations to choosing our suppliers, we are committed to ethical and environmental practice.

<sup>\*</sup> Source: Research carried out by National Energy Services, commissioned by the New Homes Marketing Board.  
<sup>\*\*</sup> Homes built to Building Regulations Part L 2010.  
<sup>†</sup> Source: Energy Saving trust, 2009. Details correct at time of going to print.  
<sup>††</sup> Subject to build stage and suitability of chosen plot.

## My Redrow, My Home, My Way

Supporting you through your new home search and purchase. Do it the easy way, online with My Redrow.

It's the online way to save your favourite developments, house styles and even plots, manage your appointments and select and purchase your Finishing Touches.

**Ready to reserve?**

- Not sure of the next steps? See our handy tips and checklists.
- Contact one of our recommended New Build Mortgage Specialists to advise you about the best financial solution for you.
- Find a recommended legal expert - ones we know and trust to help your home purchase run smoothly.

**and once you've reserved your home:**

- Style and personalise your new home online, all from the comfort of your own home, any time of day or night.
- Confirm your Style and Colour Choices and pay for Optional Extras\* securely online by credit or debit card.
- Use our handy interactive checklists to keep up to date with your legal and financial milestones as you move towards Exchange of Contracts.
- Check the build stage progress of your new home.
- Find your important home purchase details all in one place in My Documents.

\*Availability of Choices and Optional Extras are dependent on the build stage of each home at the time of reservation.



**Searching for your new home:**

- Be the first to hear about relevant new homes as they become available and save them to your favourites.
- Take a closer look at the high specification included as standard in all Redrow homes and the finishing touches available.
- Manage your show home viewings and telephone appointments using our realtime calendar.



# Specification

CUSTOMER OPTIONS



## Interior Features

**Walls** Crown white emulsion paint finish

**Ceilings** Flat finish with Crown white emulsion paint decoration

**Internal Doors** "Cambridge" 2 panel internal moulded door

**Internal Door Furniture** Polished chrome effect door furniture

**Central Heating** Full gas central heating with energy efficient wall mounted boiler in all houses

**Radiators** Myson radiators

**Wardrobes** Gooding fitted wardrobe to bedroom 1, see Sales Consultant for more information

**Phone Point** Located as follows: one adjacent TV location in lounge and one in family room and study (where applicable)

**TV Point** Located as follows: one in lounge and one in family room (where applicable)

## Kitchen & Utility Features

### Kitchen Styles

Exclusive designs from Moores

Please see Sales Consultant for more information

**Downlights** LED under cupboard downlights provided (where shown on kitchen layout)

### Sinks

**Kitchen** Blanco Bonus 6S Bowl and 1/2

Blanco Tipo 8S Double Bowl (properties over 1600sqft)

**Utility** Blanco Tipo 45S

### Appliances

4 ring burner hob

6 ring burner hob (properties over 1600sqft)

Double Oven

60cm chimney extractor hood

90cm chimney extractor hood (properties over 1600sqft)

50/50 fridge/freezer

2x 50/50 fridge/freezers (properties over 1600sqft)

## Bathroom & Cloakroom Features

**Bathroom, En-suite & Cloakroom Styles** Ideal Standard in white finish

### Sanitaryware

**WC** Concept close coupled back-to-wall pan with dual flush cistern

**Bathroom & En-suite Basin** 50cm sphere basin with 1 Tempo single lever basin mixer

**Cloakroom Basin** 45cm sphere basin with chrome tap or concept Arc 45cm corner basin, please refer to drawing for confirmation

**Shower over Bath** Shower valve and screen to bath where there is no separate shower enclosure within bathroom

**Shower Valve** Ideal Standard "Alto Ecotherm" thermostatic bar valve

### Bathroom, Cloakroom & En-suite Wall Tiles

Johnson wall tile choices available to areas as indicated on drawings.

Mirror to be fitted above the bathroom and en-suite wash basins

(where applicable, please see drawings)

**Towel Warmer** Towel warmer in Chrome effect finish to bathroom and en-suite (where shown on drawing)

**Shaver Socket** Shaver socket in bathroom and en-suite. Finish to match electrical plates

## Exterior Features

### External Doors

**Front** GRP door with patterned glass manufactured by IG. Style of door to be all as indicated on house plan, frame to be uPVC

**Rear** GRP door with patterned glass manufactured by IG.

Finished internally and externally in white

**House Numeral** House number to front of property on

number plaque to match colour of the front door

**Door Bell** Chrome effect bell push

**Security** Multi point locking system to front and rear doors of house

### External Lights

**Front** Lantern to front entrance - black in colour

Downlight where entrance is recessed

**Garage** To specific plots, see Sales Consultant for more information

**Door** Hörmann "Ilkley" style steel up & over

Door finish to be painted to match front door colour

**Power** Double power point and lighting pendant

(where garage lies within the curtilage of the property)

## Garden Features

**External Fencing** Refer to layouts

**Sides/Rear** Vertical boarding 1.8m high

**Paving** Buff riven faced flags (as indicated on drawing)

**Gate** 1.8m timber gate

**Turfing** Good standard turf to front and rear garden.

Refer to layout for landscaping details

Topsoil and turfing in accordance with NHBC requirements

**Outside Tap** Refer to drawing for location

moores GOODING JOHNSON-TILES

CROWN *Ideal Standard*

Please see Sales Consultant for further details.

Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot.

 **REDROW**  
A BETTER WAY TO LIVE



redrow.co.uk



MEADOW VIEW  
Western Road,  
Silver End, Essex  
CM8 3SE

*telephone*

01376 768278



**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)