



# ST GEORGE'S WAY

BOXTED ROAD | COLCHESTER

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**WJT HOMES**  
LIMITED



Showhome Photography.

## Impressive new homes created for modern lifestyles.

The first thing you'll appreciate about this exciting collection is the impressive sense of quality. Featuring attractive designs that blend traditional styling with contemporary layouts and high-end fittings, this is a development where attention to detail is evident at every turn – and is a place where you and your family will instantly feel at home.

In a prime location, in a peaceful yet well-connected part of historic Colchester, St George's Way is just over two miles from Colchester Train Station and within walking distance of the highly-anticipated Northern Gateway, with its exciting array of new restaurants, sports facilities, cinema and exclusive David Lloyd Fitness Club.

Perfectly planned, professionally constructed and ideally positioned – these outstanding new homes deliver everything you could need for a relaxed, well-balanced lifestyle.

So welcome to St George's Way, where contemporary luxury meets the beauty of the countryside and the convenience of the city.





## A development offering the very best of all worlds.

Fenn Wright and WJT Homes are delighted to present this superb collection of quality homes, placing residents close to vibrant shopping centres, superb road connections and the charming rural beauty of the Essex countryside.

Tucked away in a surprisingly secluded position, St George's Way is within touching distance of scenery that's as pretty as a picture, with attractive leafy byways, rolling green fields and tranquil countryside on the doorstep – as well as Dedham Vale, an Area of Outstanding Natural Beauty which is just moments away.

Combining traditional materials with outstanding craftsmanship and contemporary styling, these exceptional properties proudly display fine attention to detail at every turn. Each of the three and four bedroom homes benefit from premium specifications, both inside and out, as well as high quality integrated appliances, providing everything you need for today's busy lifestyle.

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Light and airy by day, cosy and relaxing by night, our expertly planned homes are perfect for unwinding after a busy day. Thoughtfully curated and cleverly configured to deliver a sought-after balance of luxury, functionality and stylish elegance – they are all designed to be versatile.

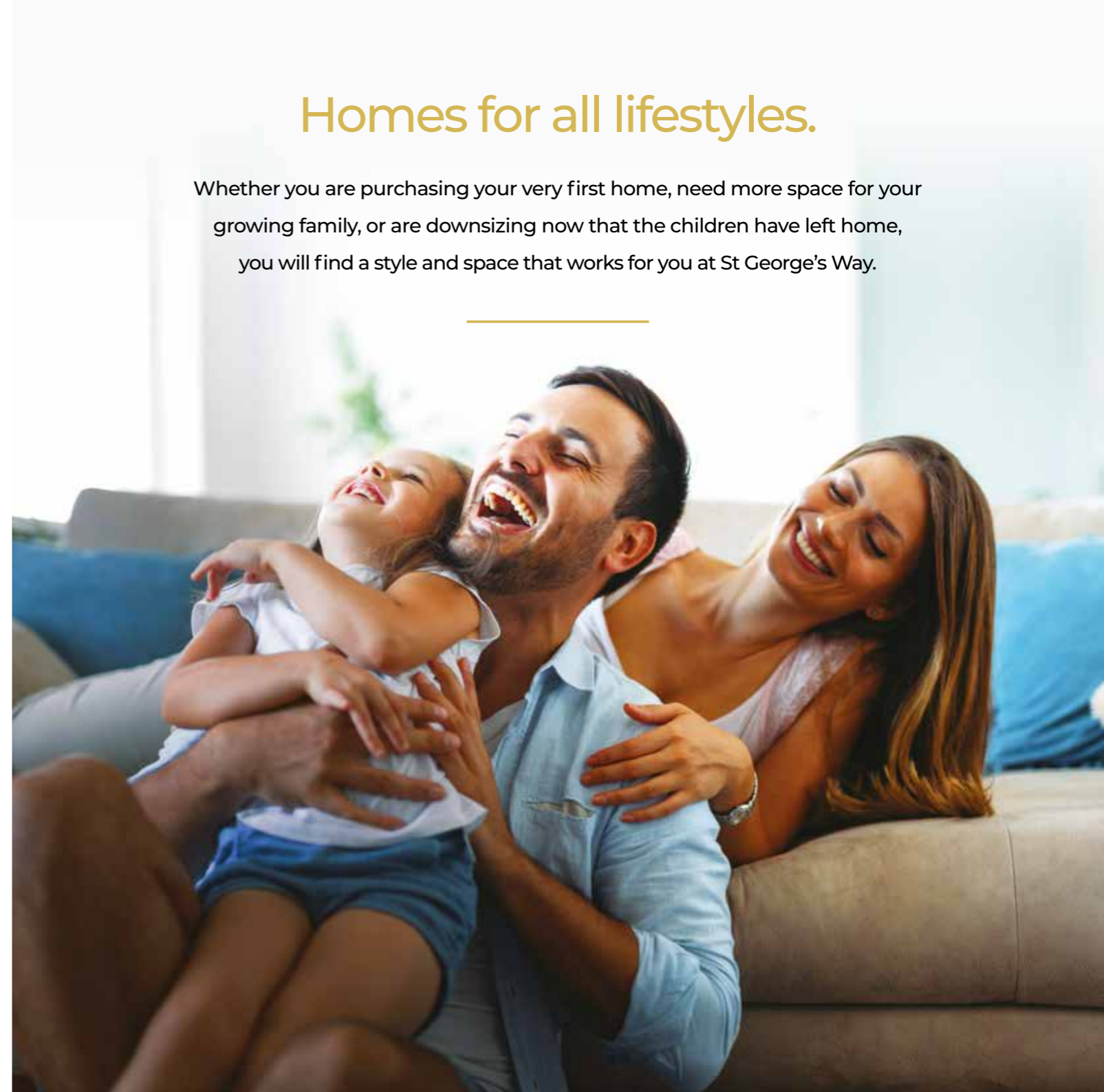
Principal bedrooms feature luxury modern en-suites, while sleek bathrooms are complemented with a range of stylish tiles, designer sanitaryware and heated towel rails for your comfort – and in tune with the flexible approach in which we live today, there is space for working from home, studying or home-schooling children.





## Homes for all lifestyles.

Whether you are purchasing your very first home, need more space for your growing family, or are downsizing now that the children have left home, you will find a style and space that works for you at St George's Way.





### The Langham

4 bedroom detached home

**Plots 1 & 2**

Pages 12 & 13



### The Lawford

4 bedroom detached home

**Plots 3, 5 & 6**

Pages 14 & 15



### The Nayland

4 bedroom detached home

**Plots 4 & 7**

Pages 16 & 17



### The Thorrington

3 bedroom home

**Plot 8**

Pages 18 & 19



### The Wissington

3 bedroom home

**Plot 9**

Pages 20 & 21



### The Leavenheath

3 bedroom semi-detached home

**Plots 10, 11, 17 & 18**

Pages 22 & 23



### The Dedham

3 bedroom semi-detached home

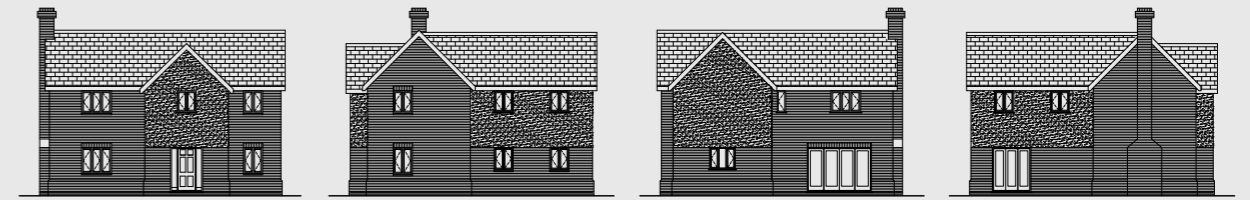
**Plots 12, 13 & 20-23**

Pages 24 & 25

**Please note.** Plots 14, 15, 16, 19, 24, 25 & 26 are not for private open-market sale.

Speak to a Sales Consultant for further details and information on the plots available.

Whilst this site plan has been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Trees, planting and landscaping are indicative only. Ground levels and other variations are not shown.



### The Langham – Ground

Kitchen	3.99 x 5.39m	13'1" x 17'9"
Sitting Room	4.19 x 4.37m	13'9" x 14'4"
Dining Room	4.19 x 2.74m	13'9" x 9'0"
Cloakroom	1.65 x 1.05m	5'5" x 3'5"

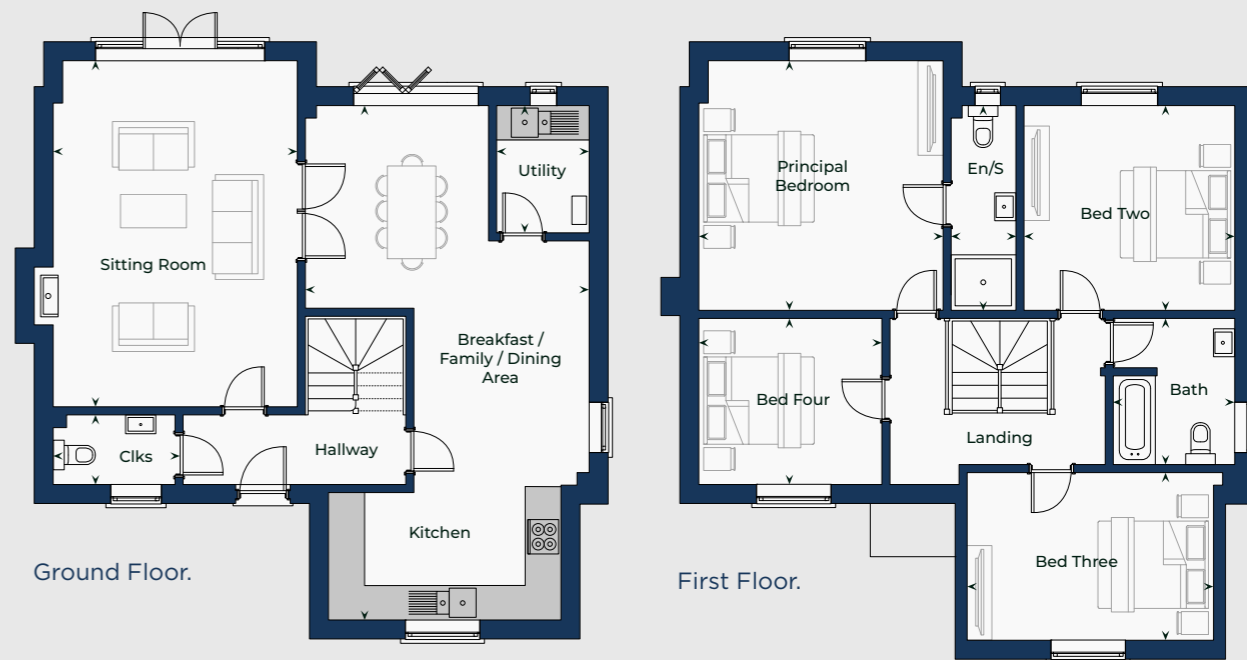
### The Langham – First

Principal Bedroom	4.35 x 4.19m	14'3" x 13'9"
En-Suite	1.99 x 1.72m	6'6" x 5'8"
Bedroom Two	4.19 x 2.74m	13'9" x 9'0"
Bedroom Three	3.99 x 2.99m	13'1" x 9'10"
Bedroom Four	2.30 x 2.56m	7'7" x 8'5"
Bathroom	2.50 x 1.89m	8'2" x 6'2"



### Indicative Computer Generated Image Shows Plot 2

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### The Lawford – Ground

Kitchen / Dining	9.19 x 4.89m	30'2" x 16'1"
Utility Room	2.19 x 1.69m	7'2" x 5'7"
Sitting Room	6.19 x 4.19m	20'4" x 13'9"
Cloakroom	2.21 x 1.29m	7'3" x 4'3"

### The Lawford – First

Principal Bedroom	4.46 x 4.19m	14'8" x 13'9"
En-Suite	3.66 x 1.20m	12'0" x 3'11"
Bedroom Two	3.66 x 3.80m	12'0" x 12'6"
Bedroom Three	4.50 x 2.55m	14'9" x 8'4"
Bedroom Four	3.30 x 3.03m	10'10" x 9'11"
Bathroom	2.63 x 1.85m	8'8" x 6'1"



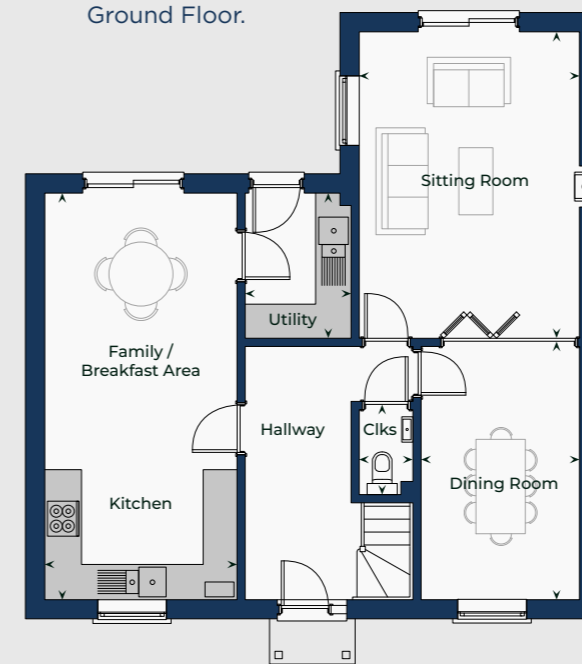
### Indicative Computer Generated Image Shows Plot 3

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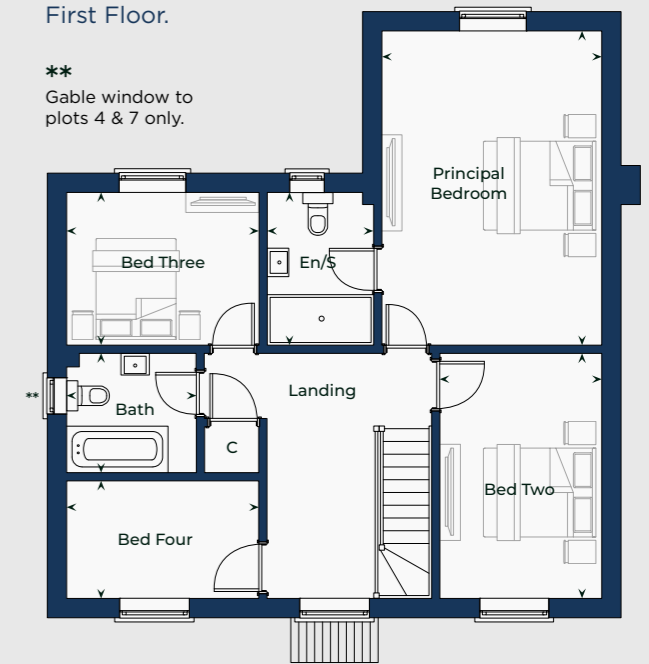


Ground Floor.



First Floor.

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Gable window to  
plots 4 & 7 only.



### The Nayland – Ground

Kitchen	7.14 x 3.40m	23'5" x 11'2"
Utility	3.17 x 2.56m	10'5" x 8'5"
Sitting Room	5.39 x 3.89m	17'8" x 12'9"
Dining Room	4.47 x 2.80m	14'8" x 9'3"
Cloakroom	1.90 x 0.98m	6'3" x 3'3"

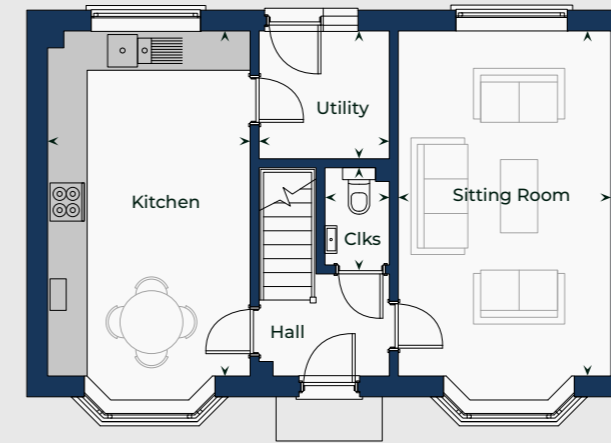
### The Nayland – First

Principal Bedroom	5.54 x 3.89m	18'2" x 12'9"
En-Suite	2.71 x 1.69m	8'11" x 5'7"
Bedroom Two	4.32 x 2.87m	14'2" x 9'5"
Bedroom Three	3.40 x 2.71m	11'2" x 8'11"
Bedroom Four	3.40 x 2.09m	11'2" x 6'11"
Bathroom	2.12 x 2.28m	6'11" x 7'6"

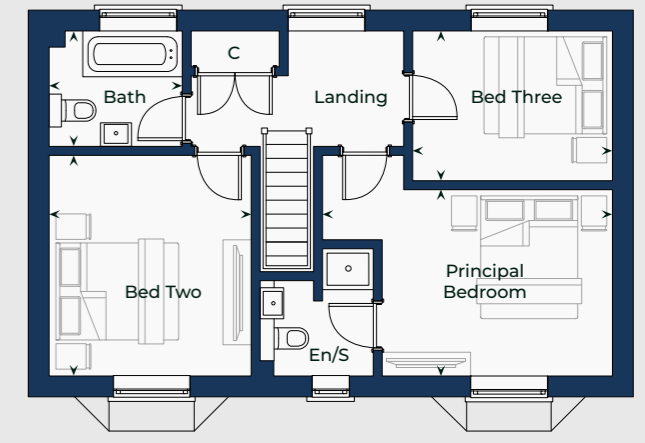


### Indicative Computer Generated Image Shows Plot 4

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Ground Floor.



First Floor.

### The Thorrington – Ground

Kitchen	5.55 x 3.27m	18'3" x 10'9"
Utility Room	2.13 x 2.07m	7'0" x 6'10"
Sitting Room	5.55 x 3.44m	18'3" x 11'4"
Cloakroom	1.60 x 0.80m	5'3" x 3'7"

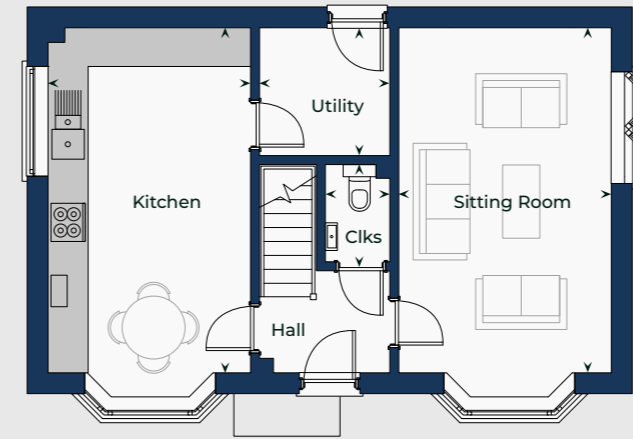
### The Thorrington – First

Principal Bedroom	3.70 x 3.02m	12'2" x 9'11"
En-Suite	2.18 x 1.85m	7'2" x 6'1"
Bedroom Two	3.25 x 3.57m	10'8" x 11'9"
Bedroom Three	3.22 x 2.42m	10'7" x 7'11"
Bathroom	2.17 x 1.87m	7'2" x 6'2"

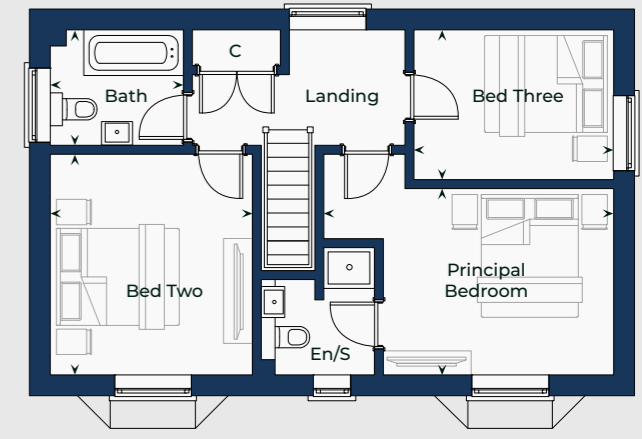


### Indicative Computer Generated Image Shows Plot 8

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Ground Floor.



First Floor.

### The Wissington – Ground

Kitchen	5.55 x 3.27m	18'3" x 10'9"
Utility Room	2.13 x 2.07m	7'0" x 6'10"
Sitting Room	5.55 x 3.44m	18'3" x 11'4"
Cloakroom	1.60 x 0.80m	5'3" x 3'7"

### The Wissington – First

Principal Bedroom	3.70 x 3.02m	12'2" x 9'11"
En-Suite	2.18 x 1.85m	7'2" x 6'1"
Bedroom Two	3.25 x 3.57m	10'8" x 11'9"
Bedroom Three	3.22 x 2.42m	10'7" x 7'11"
Bathroom	2.17 x 1.87m	7'2" x 6'2"



### Indicative Computer Generated Image Shows Plot 9

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### The Leavenheath – Ground

Kitchen / Dining	3.85 x 5.49m	12'8" x 18'0"
Utility Room	1.89 x 2.69m	6'2" x 8'10"
Sitting Room	3.39 x 4.19m	11'1" x 13'9"
Cloakroom	1.79 x 1.19m	5'10" x 3'11"

### The Leavenheath – First

Principal Bedroom	3.85 x 2.72m	12'8" x 8'11"
En-Suite	1.93 x 0.83m	6'4" x 2'9"
Bedroom Two	3.38 x 2.69m	11'1" x 8'10"
Bedroom Three	3.38 x 2.69m	11'1" x 8'10"
Bathroom	1.93 x 1.55m	6'4" x 5'1"



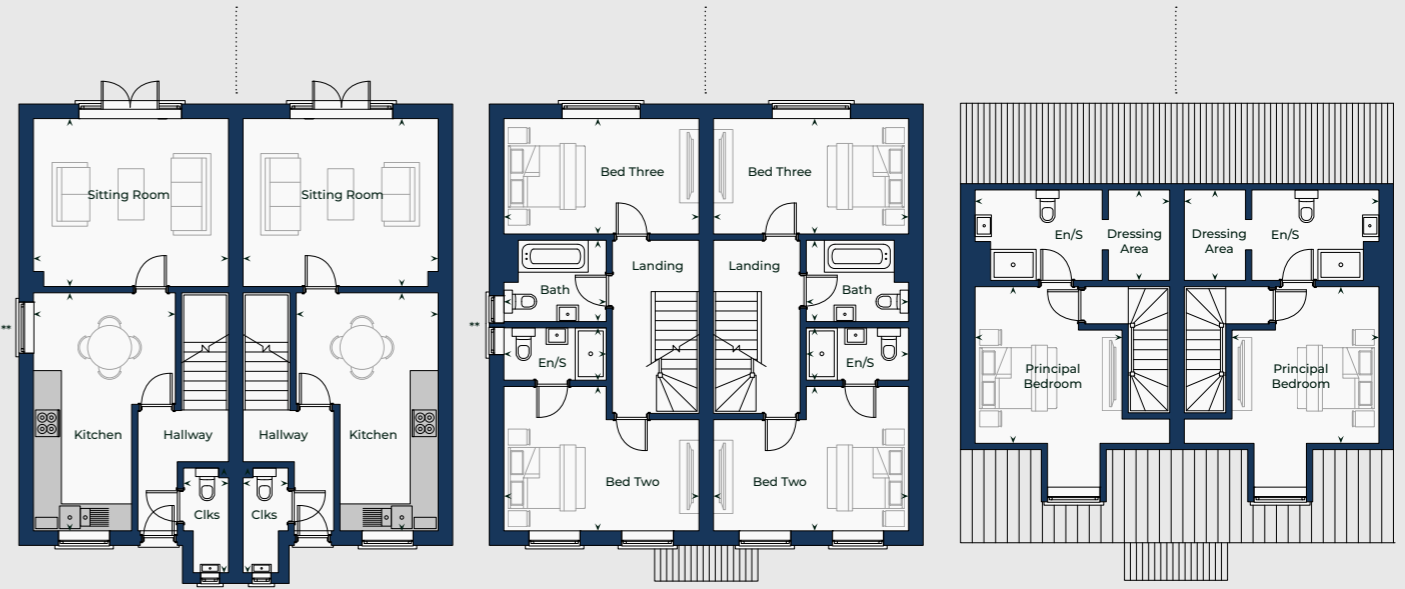
Ground Floor.

First Floor.



### Indicative Computer Generated Image Shows Plots 10 & 11

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Ground Floor. Plots 12, 20 & 22      Plots 13, 21 & 23      First Floor. Plots 12, 20 & 22      Plots 13, 21 & 23      Second Floor. Plots 12, 20 & 22      Plots 13, 21 & 23

### The Dedham – Ground

Kitchen	5.49 x 2.29m	18'0" x 7'7"
Sitting Room	3.89 x 4.51m	12'9" x 14'10"
Cloakroom	2.45 x 1.05m	8'0" x 3'5"

### The Dedham – First & Second

Bedroom Two	3.34 x 4.51m	11'0" x 14'10"
En-Suite	2.39 x 1.25m	7'10" x 4'1"
Bedroom Three	2.39 x 1.90m	7'10" x 6'3"
Bathroom	2.69 x 4.51m	8'10" x 14'10"
Principal Bedroom	4.51 x 3.64m	14'10" x 12'0"
En-Suite / Dressing	2.38 x 4.48m	7'10" x 14'8"



### Indicative Computer Generated Image Shows Plots 12 & 13

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# Carefully selected specifications.

## Kitchens

- Luxury kitchens from Howdens – Iconic shaker style door designs with a square-edged front, the kitchens offer a contemporary twist on a traditional look. Sleek brushed brass handles complement these eye-catching kitchens ( Colours : Dove Grey or Navy ).
- **Plots 1-7** have Quartz work surfaces with matching up-stands. **Plots 8-26** have compact laminate work surfaces with matching up-stand.
- Lamona stainless-steel undermount 1.5 bowl sink with chrome Garda swan neck monobloc tap.
- Sleek black Lamona ceramic hob with matching Lamona black angled extractor fan.
- A full suite of Lamona Integrated Appliances including ; single oven, microwave, dishwasher, fridge /freezer and washer/dryer.
- All utility rooms will have water feeds to them with a sink provided.

## Internal Finishes

- White vinyl matt Crown emulsion to all walls and ceilings.
- Skirting and architrave finished in white satinwood.
- White satinwood staircase with varnished oak handrail and newel cap.

## Electrical

- Energy efficient ( JCC V50 ) LED down-lighters to kitchen, cloakroom, bathroom and en-suite. Deta pendant lights to all other rooms.
- Deta slimline electrical sockets and switches.
- Knightsbridge outside lights.
- TV points provided to living room, kitchen, all bedrooms and study.
- External electrical socket / power point.
- All plots will be provided with smoke alarms on both floors and will also have alarm systems fitted for security.

## Bathrooms & en-suites

- Contemporary white sanitaryware with chrome finished taps and controls.
- Shower bath to main bathroom with thermostatic controlled bath filler and shower diverter valve.
- Chrome finished heated ladder towel rail to bathrooms and en-suite.
- Shaver point.

## General

- Hardwood internal door from Holdenby with chrome ironmongery.
- Composite front door with multi-point locking and chrome effect ironmongery.
- **Kitchen and hallway flooring :** Rimnini light grey stone effect 1000 x 1000mm anti-slip porcelain floor tiles.
- **Bathroom and en-suite flooring :** Rectified light grey marble effect 600 x 600mm anti-slip porcelain floor tiles.

## External Finishes

- Generous paved patio area to rear
- The patio slabs for **Plots 1-7** will be dark grey porcelain at a size of 900 x 600mm
- The patios for the remaining **Plots 8-26** will be a 600 x 600mm Saxton textured slabs in light grey.
- **Plots 1-9** all have bi-fold doors opening onto patio
- Outside tap and power socket to rear garden.

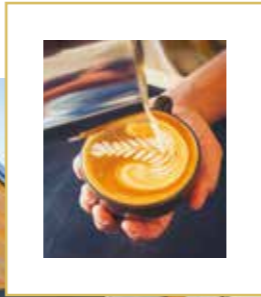
- Off street parking, garage or carport – please ask for plot specific details.
- Front gardens fully landscaped, turf to rear garden ( not seeded ).

## Security and peace of mind

- High standard of wall, loft and floor insulation.
- Consumer Code for Home Builders Consumer Protection.
- When you buy a new build home at St. George's Way a full Structural Warranty for 10 years is provided through Advantage, one of the market leading warranty providers. For more information visit [ahci.co.uk](http://ahci.co.uk)



The specification shown is correct at the time of brochure production. For exact plot specification details please contact us. \*Any choices are dependent of the build stage at the time of reservation.



## Within easy reach of home

St George's Way is ideally located in Colchester. Residents will not only be minutes from the comprehensive range of amenities that Highwoods and the Northern Gateway offer, they'll also be within easy reach of the city centre's department stores, high street brands, specialist shops, galleries, museums, parks, heritage sites, theatres, pubs, bars and exceptional restaurants – all contained within the city's historic streets.

In addition, Colchester Business Park is just moments away, and the high-profile Tollgate Centre Shopping Park in Stanway is easily accessible via the A12, offering an eclectic mix of family favourite brands, specialist eateries and flagship stores.

Residents will also find an abundance of open green spaces for fitness and relaxation within touching distance of home. You'll have the chance to 'feel like you're walking through an oil painting' by taking a visit to The Dedham Vale, a magical stretch of lush fields, verdant woodlands, and charming picturesque villages that border the River Stour from Manningtree to Bures. Fondly known as Constable Country and just minutes from home – it boasts quality tea rooms, restaurants, visitor centres and stunning riverside walks, making it perfect for a tranquil day out.

Keen running and cycling enthusiasts will be hugely spoilt by this location with Colchester's Sports Park located a stone's throw from home. There are also two hugely popular Parkruns held in the town, one at the Castle Park and the other at the challenging Highwoods Country Park, which is also nearby.

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Colchester Train Station is just two miles from St George's Way, where trains run frequently to London Liverpool Street in around 50-60 minutes. With the arrival of Crossrail at Shenfield, whether you are travelling for work, shopping or going to the theatre, getting into central London couldn't be easier.

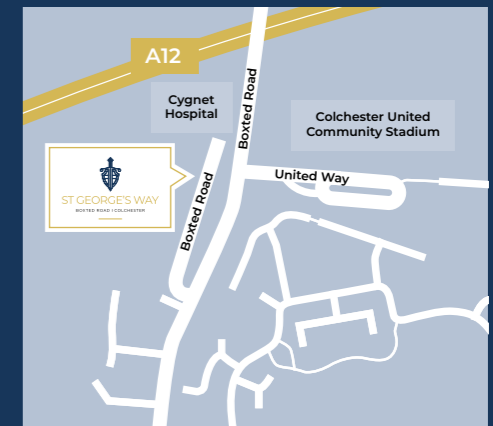


To find us use the SatNav postcode **C04 5HF**



**St George's Way, Boxted Road, Mile End, Colchester Essex C04 5HF**

- David Lloyd Fitness Centre 0.5 Miles
- Colchester Northern Gateway 0.5 Miles
- Colchester Sports Park 1 Mile
- Colchester North Station 2 Miles
- Colchester Business Park 2.5 Miles
- Colchester High Street 3 Miles
- Tollgate Centre Shopping Park 6.5 Miles





# FennWright

Enjoying a superb, well-connected location,  
St George's Way is a high-end development that allows  
residents to enjoy a well-balanced lifestyle.

**01206 763388**

Phone us or visit [fennwright.co.uk](https://www.fennwright.co.uk)

146 High Street, Colchester Essex