



# Mascalls Park

BRENTWOOD

A fine development of 3, 4 & 5 bedroom family homes

**Bellway**



# Mascalls Park

BRENTWOOD

*An exclusive collection of beautifully presented three, four and five bedroom family homes, nestled in the heart of one of the most desirable areas in the country.*

*Welcome to Mascalls Park*

**Bellway**



# *Naturally* the finest location



You'll know you're home when you settle in Brentwood. With an abundance of open green space, fantastic local amenities and an enviable quality of life, this Essex town really does have it all.

# Classical *elegance*

*Characterful yet chic, the properties at Mascalls Park have been designed with your family in mind, offering the very best in modern living.*



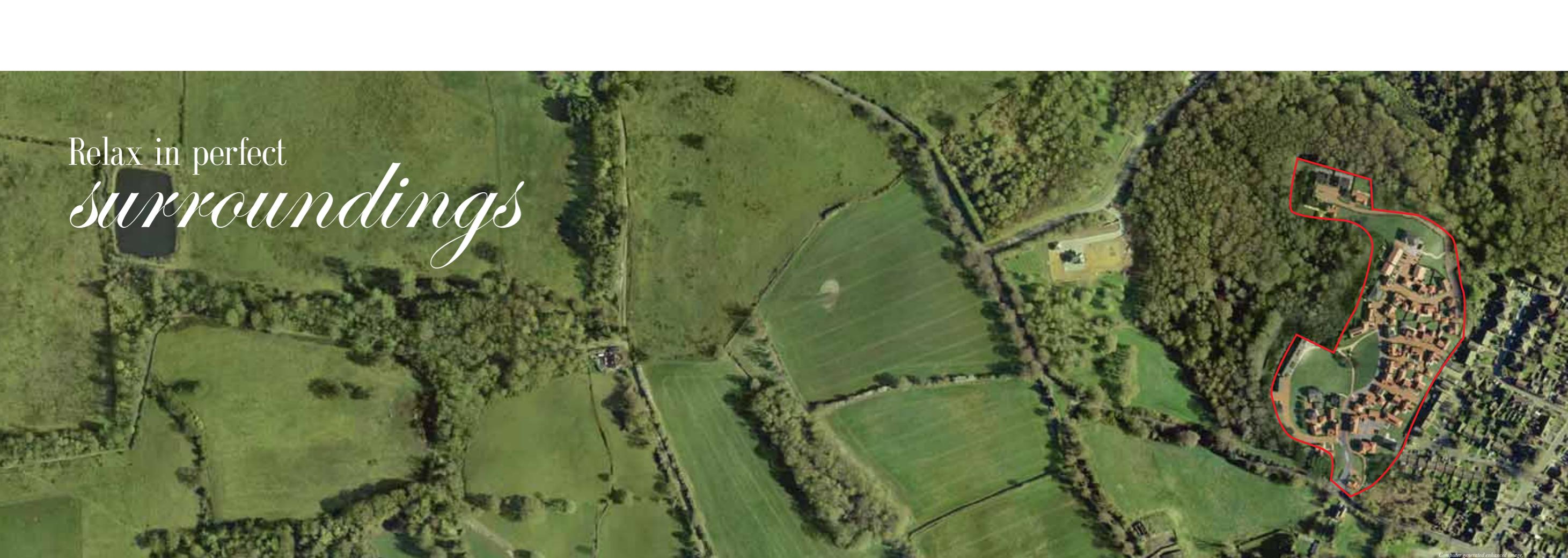
Homes as  
*inspiring*  
as their setting

*These impressive new homes are set in quiet cul-de-sacs and surrounded by mature woodland.*



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. \*Residents' access to Clements Wood. †Foot/cycle path link.

Relax in perfect  
*surroundings*



*Mascalls Park may be on the doorstep of Brentwood's vibrant town centre, but it also benefits from close proximity to glorious countryside.*

Enjoying the great outdoors at Mascalls Park couldn't be easier. Less than a mile away to the north is Warley Country Park with its 21 hectares of open space including woodland and hedgerows.

Just over a mile in the opposite direction is Warley Place Nature Reserve.

The area is very popular with birdwatchers, with scores of different species to look out for including the lesser spotted woodpecker.

You can also lose yourself in nature at the nearby Weald and Thorndon country parks.

*Shopping*  
*Leisure*  
*Fine dining*

Brentwood

*This popular Essex town has a rich history and a vibrant presence, with much to commend it to both visitors and residents alike.*

You'll never be at a loss for things to do in Brentwood. Whether you're a keen shopper, a gym bunny or an avid golfer, there's something for you here.

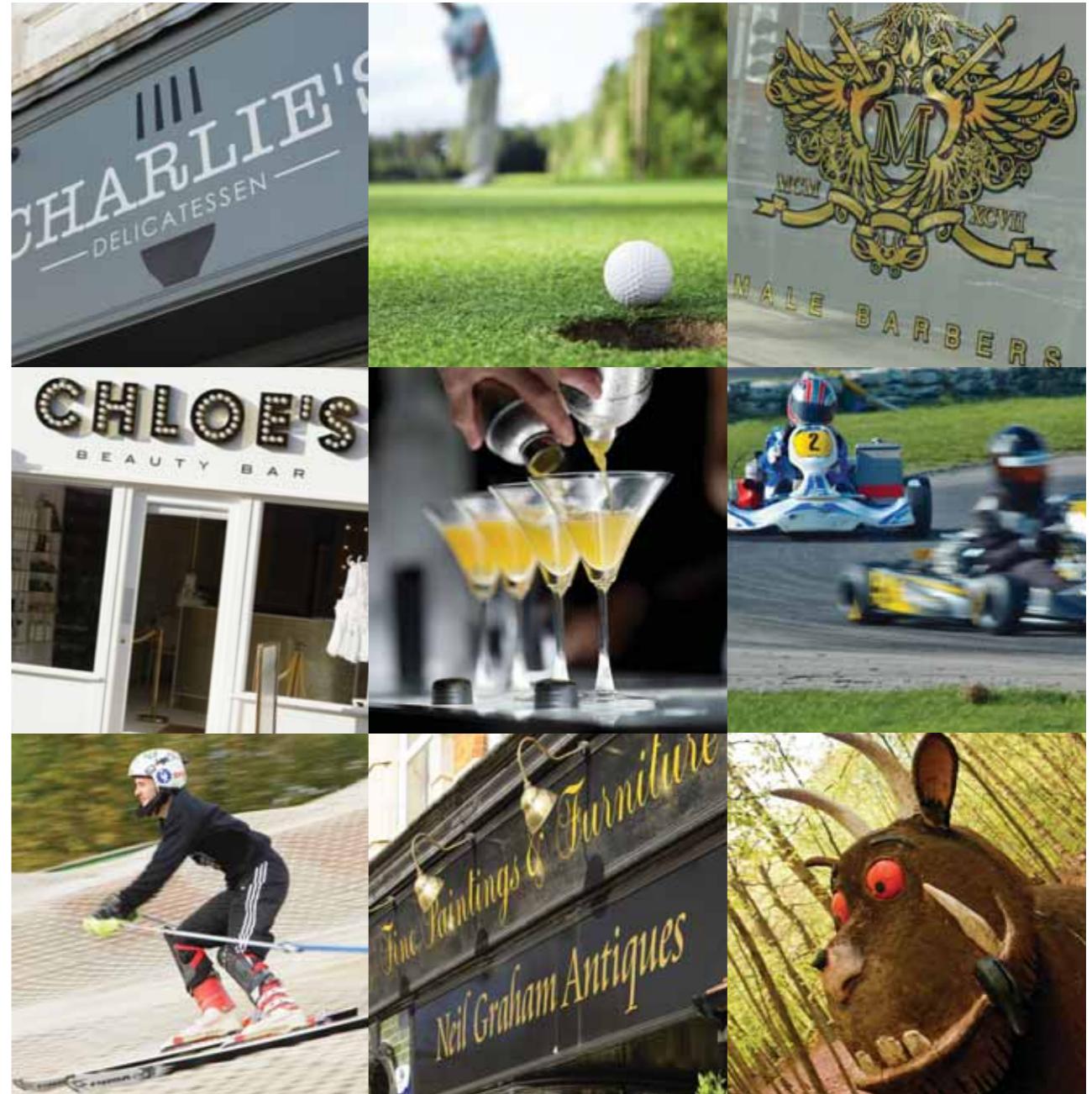
For retail therapy, the Baytree Shopping Centre offers a wide range of well-known names, including The Body Shop, Baby Gap, WHSmith and Holland & Barrett, and even a Fitness First gym on the second floor. Along the high street you'll find favourites such as Marks and Spencer, Next and Boots, while on Crown Street there's a mix of independent boutiques.

The town has a good selection of restaurants, from chain names like Pizza Express, Nando's and Chimichanga, to family-run eateries like Tarantino. For a special occasion, head to Alec's Restaurant in Navestock Side.

Pubs and bars are plentiful in Brentwood. Real ale aficionados are well served by the Rising Sun in Ongar Road, while you can pay a visit to the Terriss Bar or The Sugar Hut for a cocktail.

For sports enthusiasts the facilities at Brentwood Leisure Centre include a swimming pool, gym and sports courts. You can also tee off at the Brentwood Golf Club with its 18-hole course or try your hand at skiing or snowboarding at the Brentwood Park dry ski slope.

Discover the magic of the Deep Dark Wood at the famous Gruffalo Trail nearby in Thorndon Country Park with over 500 acres of wood and parkland.



*Photography of local area.*

# The best of *London* on your doorstep

Mascalls Park is excellently placed for travel into the capital, whether for business or pleasure.

Brentwood Railway Station is a three minute drive or a

15 minute walk away, from where you can get a train into Liverpool Street in as little as 33 minutes.

The London Underground network is then easily

accessible from Liverpool Street, with the station served by the Central, Circle, Hammersmith and City and Metropolitan lines. A number of buses also depart from the station.



Please note that while every effort has been taken to ensure the accuracy of the information provided, particulars regarding local amenities and their proximity should be considered as general guidance only. Journey times may vary according to travel conditions and time of day. Sources: Google, The AA, Transport for London and National Rail.



*Mascalls Park is served by a number of top quality educational establishments, taking your children right through from nursery to higher education.*

# Educated choices

## Early Years/Primary

Tiny tots will be welcome at Phoenix Day Nursery, around two miles away, or Ladybird Kindergarten, 2.3 miles away. Holly Trees Primary School, 0.5 miles away, takes children from the age of four, while they can also attend Warley County Primary School which is around the same distance.

## Secondary

Less than 1.5 miles away are three secondary schools – the comprehensive Brentwood County High School, which specialises in science, maths and computing; the independent Brentwood School for boys and girls aged three to 18; and the Roman Catholic Brentwood Ursuline Convent High School which caters for girls only.

## Further/Higher Education

All three secondary schools in Brentwood have sixth forms for further education. The town also has an adult community college and an academy of health and beauty, while the myriad of universities in London are easily accessible by train. Anglia Ruskin University in Chelmsford is also just half an hour away by car.



The identification of the educational establishments is intended to illustrate the relationship to the development only and does not represent a guarantee of eligibility or admission.

An unrivalled attention to *detail*



*You can be assured of the finest quality workmanship in your new home at Mascalls Park.*

#### Kitchens

- Choice of silestone work tops\*
- Integrated washing machine
- Integrated dishwasher
- Integrated fridge/freezer
- American style fridge/freezer to all 5 bedroom homes
- Induction hob
- Built-in microwave (except The Buscot)
- Glass splashback
- The Buscot features a double oven and warming drawer
- The Rowallane, Heligan, Standen, Waddingham and Sissinghurst feature a single oven and warming drawer
- Side by side ovens to all 5 bedroom homes and The Sunncroft, Hidcote, Studley and Worley

#### Bathroom & En Suite

- Contemporary white sanitaryware
- Full height ceramic wall tiling
- Ceramic floor tiling
- Chrome heated towel rail

#### Electrical

- TV points to all bedrooms
- Provisions made for a wall mounted flat screen TV to lounge and master bedroom
- Telephone points to hallway, lounge and master bedroom
- Chrome sockets and switches
- Recessed low voltage down lighters to kitchen, bathroom and en suite

#### Security

- Intruder alarm
- Sensored external security light
- Mains operated smoke and heat detectors

#### General specification

- Ceramic floor tiles to kitchen, bathroom and en suite
- Internal oak veneered panelled doors
- Wardrobes to bedrooms 1 and 2
- Gas central heating
- Internal chrome ironmongery
- Electric opening garage doors
- Turf to rear gardens<sup>†</sup>
- 10 year NHBC warranty

\* Subject to stage of build  
† Not applicable to plot 36.

# Additions

Take advantage of our unique Additions package and create a home that is individual as you are.

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most importantly of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

## Choose from our range of Additions options covering:

### Kitchens

- Premier silestone worktops
- Kitchen unit upgrade

### Flooring

- Spacia
- Carpets
- Ceramic floor tiling

### Tiling

- Upgraded wall and floor tiling available

### Electrical

- Additional chrome sockets
- Additional chrome switches
- Recessed lighting
- Additional BT and TV points

### Miscellaneous

- Wardrobes



*A unique package that offers you the freedom to personalise your new Bellway home, before you even move in.*



Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you consult our Sales Advisor. All Additions are subject to stage of completion.



## Two great ways to *help you move*

### PART EXCHANGE

The key to an easier move

Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

***The benefits of this amazing deal include:***

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No Estate Agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

### express mover

It's fast. It's free. So let's get moving.

To make the whole process of selling and buying easier, Bellway has put together a range of services. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

***The Advantages:***

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The Estate Agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development.



## Customer care

For over sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes; we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

# Our *reputation*

*Over 60 years of great homes and great service*

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands.

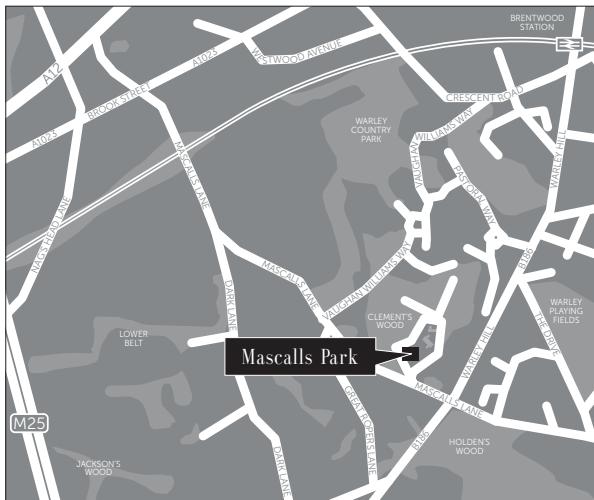
A simple point, but one which we believe distinguishes Bellway.



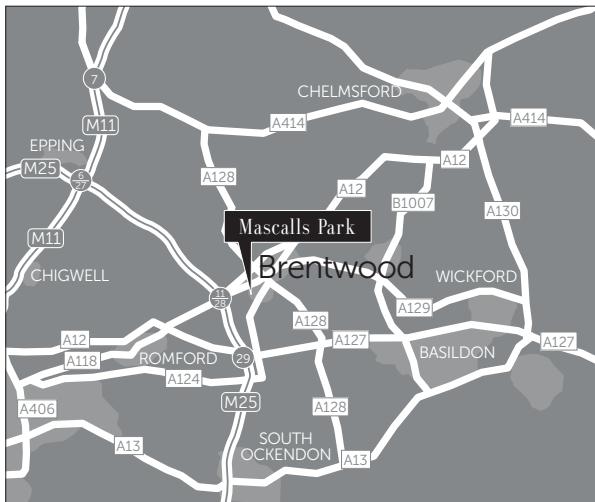


# Mascalls Park

Off Mascalls Lane, Brentwood, Essex CM14 5HX



Local Map



Area Map

Maps not to scale

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Tel: 01245 259989 Fax: 01245 352633

**Bellway**

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

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

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**Bellway**