



Mascalls Park

BRENTWOOD

4 bedroom homes

Bellway



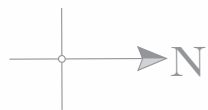
Mascalls Park

BRENTWOOD

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

Welcome to Mascalls Park

Bellway



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. †Foot/cycle path link.

Development layout



3 bedroom homes

Housetype	Plot
The Buscot	1
The Rowallane	2
The Heligan	5, 18, 30, 31, 38, 54, 55, 57, 58 & 60
The Standen	8, 9, 10, 11 & 12
The Sunnycroft	13
The Waddenham	16 & 17

4 bedroom homes

Housetype	Plot
The Worley	3, 43, 49 & 56
The Sissinghurst	4, 39, 40, 41, 42, 45 & 46
The Studley	7, 44, 53 & 59
The Hidcote	48

5 bedroom homes

Housetype	Plot
The Chartwell	6
The Hatchlands	14
The Snowhill	15 & 37
The Cleveland A	32 & 47
The Cleveland B	33 & 51
The Fernlea	34
The Anglesey	35 & 36
The Arbury A	50
The Arbury B	52

Affordable housing

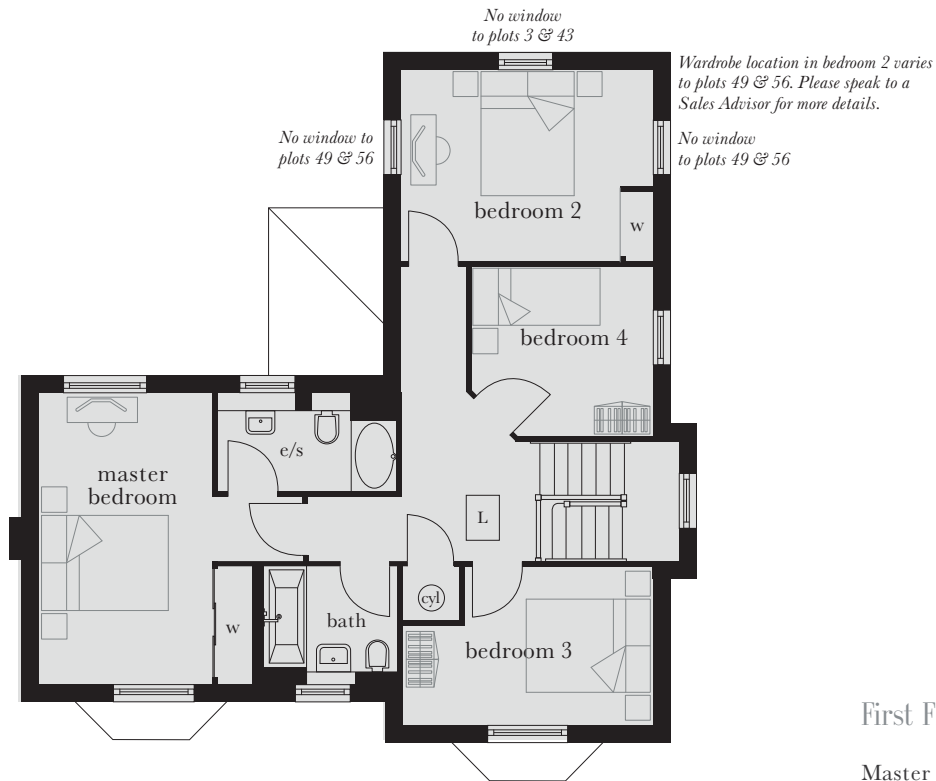
The Worley

Plots 3, 43, 49 & 56

A striking L-shaped home with plenty of room for the whole family. To the ground floor is a spacious living room plus open plan kitchen with extra dining/family area. There's also a WC and a study, while upstairs there are four bedrooms with an en suite to the master bedroom plus a family bathroom.



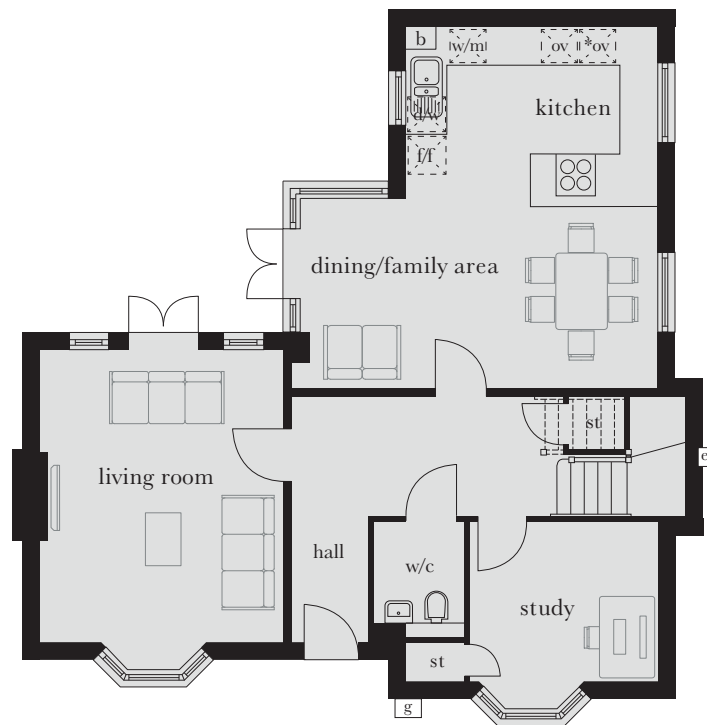
Computer generated image shown above of plots 3 and 43. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. 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.



First Floor

First Floor

Master Bedroom	4.755m x 2.930m (max)	15'7" x 9'7" (max)
Bedroom 2	4.115m x 3.160m	13'6" x 10'5"
Bedroom 3	4.115m x 2.600m (min)	13'6" x 8'6" (min)
Bedroom 4	2.975m x 2.820m (min)	9'9" x 9'3" (min)



Ground Floor

Ground Floor

Kitchen	4.110m x 2.845m	13'6" x 9'4"
Dining/Family Area	5.825m x 3.710m	19'2" x 12'2"
Living Room	4.755m x 4.055m	15'7" x 13'4"
Study	3.065m x 2.600m	10'1" x 8'6"

st	cupboard	*ov	tall housing accommodating integrated single oven and microwave	w/m	integrated washing machine	b	boiler	L	loft hatch
e/s	en suite	ov	integrated single oven	d/w	integrated dishwasher	g	gas meter		
w	wardrobe	f/f	integrated fridge/freezer	cyl	hot water cylinder	c	electric meter		

The *Sissinghurst*

Plots 4, 39, 40, 41, 42, 45 & 46

A substantial four bedroom home featuring an abundance of space in which to socialise. The ground floor comprises a living room, kitchen/family area and separate dining room plus a WC. To the first floor are four bedrooms, family bathroom and en suite.



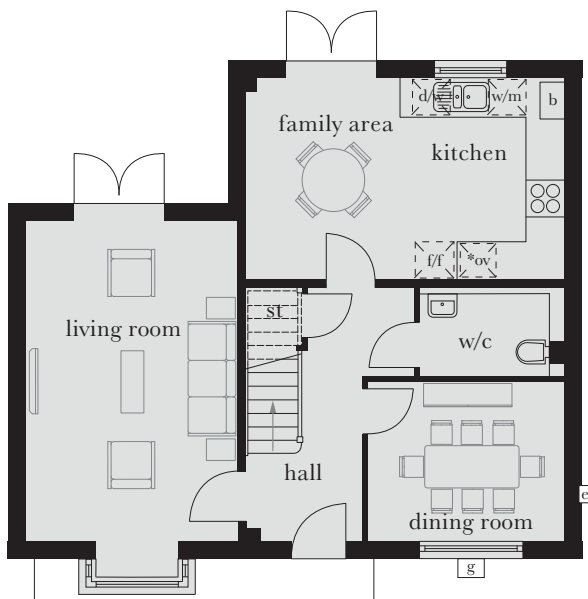
Computer generated image shown above of plots 4 and 45. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. 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.



First Floor

First Floor

Master Bedroom	3.400m x 3.065m	11'2" x 10'1"
Bedroom 2	3.455m x 3.325m	11'4" x 10'11"
Bedroom 3	3.465m x 3.430m (max)	11'4" x 11'3" (max)
Bedroom 4	2.660m x 2.535m	8'9" x 8'4"



Ground Floor

Kitchen/Family Area	5.435m x 3.410m	17'10" x 11'2"
Living Room	5.870m x 3.590m (max)	19'3" x 11'9" (max)
Dining Room	3.335m x 2.730m	10'11" x 9'0"

st	cupboard	⋮	tall housing accommodating integrated	⋮	integrated washing machine	g	gas meter
c/s	en suite	⋮	single oven, microwave and warming drawer	⋮	hot water cylinder	e	electric meter
w	wardrobe	⋮	integrated fridge/freezer	⋮	boiler		
		⋮	integrated dishwasher				



Bay window variation
to plots 4 & 45

Ground Floor

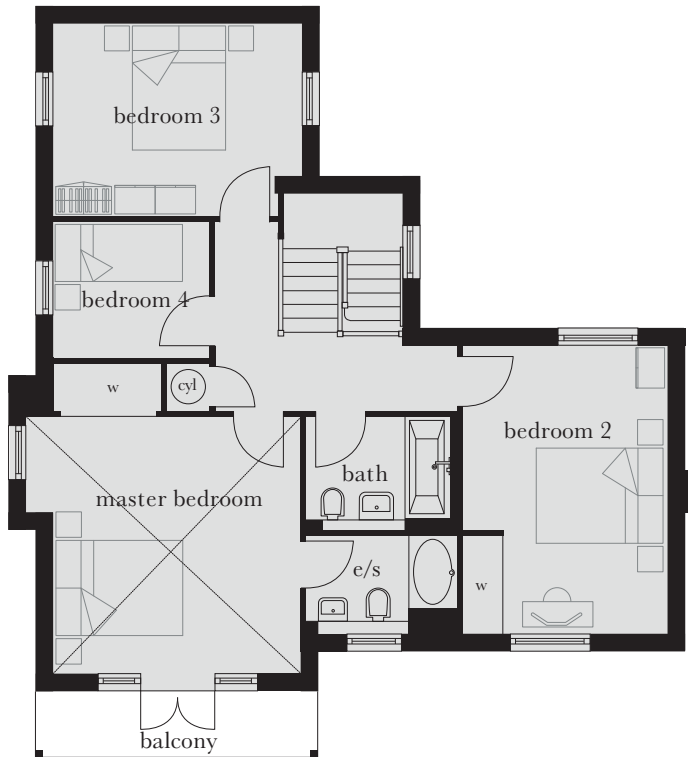
The Studley

Plots 7, 44, 53 & 59

A stunning family home with a beautiful feature window and balcony as part of the design. The property includes an open plan kitchen with dining/family area, living room and study to the ground floor. The master bedroom upstairs opens out onto the balcony, with three further bedrooms on the same floor.



Computer generated image shown above of plot 7. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. 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.

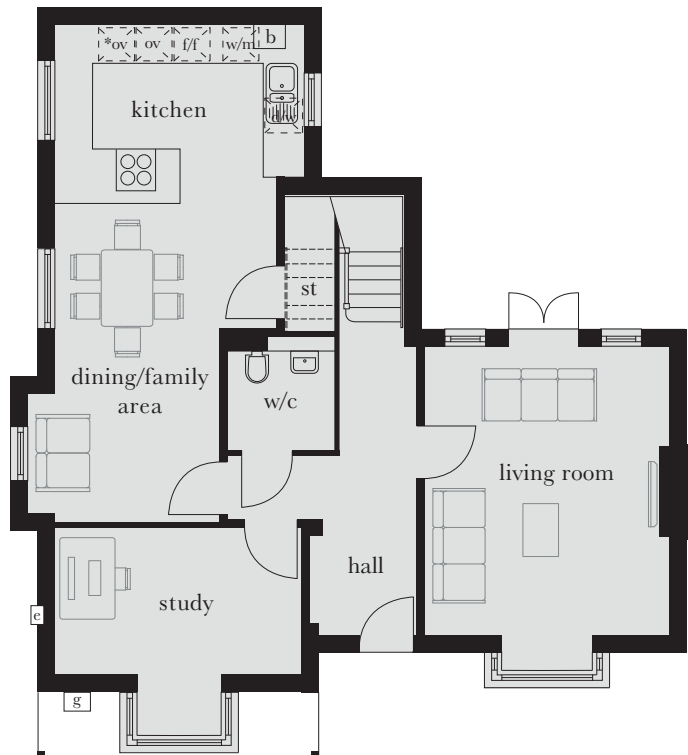


Window replaces French doors and balcony to plot 59.
Balcony size varies to plots 44 & 53

First Floor

First Floor

Master Bedroom	4.560m x 4.290m (max)	15'0" x 14'1" (max)
Bedroom 2	4.755m x 3.400m	15'7" x 11'2"
Bedroom 3	4.115m x 2.440m (min)	13'6" x 8'0" (min)
Bedroom 4	2.585m x 2.280m (min)	8'6" x 7'6" (min)



Ground Floor

Ground Floor

Kitchen	4.110m x 2.960m	13'6" x 9'9"
Dining/Family Area	5.340m x 3.180m	17'6" x 10'5"
Living Room	4.755m x 4.055m	15'7" x 13'4"
Study	4.110m x 2.450m	13'6" x 8'0"

st	cupboard	*ov	tall housing accommodating integrated single oven and microwave	w/m	integrated washing machine	b	boiler	vaulted ceiling
e/s	en suite	ov	integrated single oven	d/w	integrated dishwasher	g	gas meter	---	reduced head height
w	wardrobe	f/f	integrated fridge/freezer	(cyl)	hot water cylinder	e	electric meter		

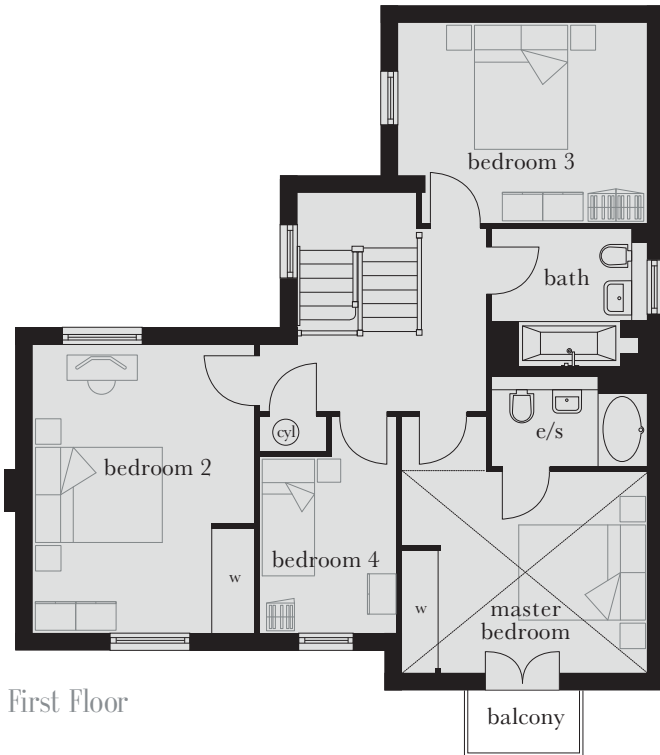
The *Hidecote*

Plot 48

Brimming with character, this four bedroom family home features a spacious kitchen with dining/family area plus separate living room and WC on the ground floor. Upstairs, the master bedroom features an impressive vaulted ceiling with doors opening onto a balcony.



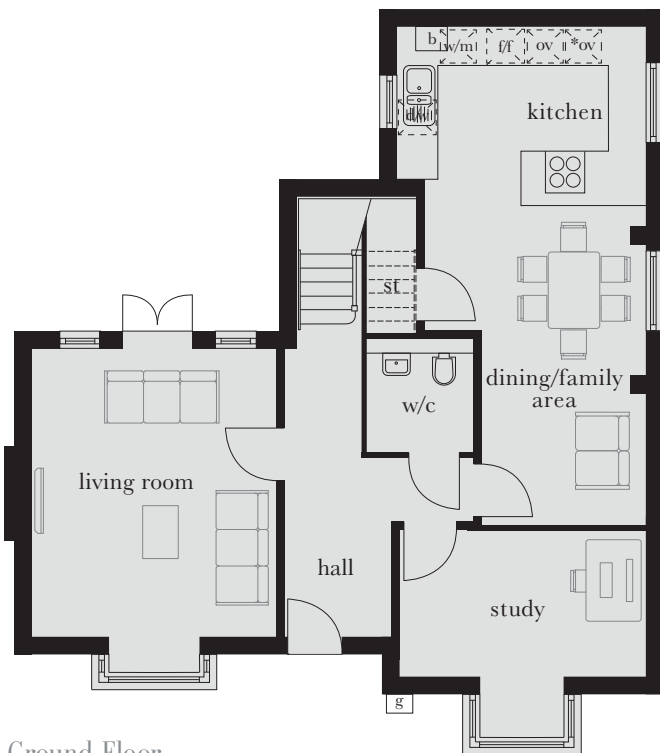
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First Floor

First Floor

Master Bedroom	4.110m x 3.380m (min)	13'6" x 11'1" (min)
Bedroom 2	4.755m x 3.660m	15'7" x 12'0"
Bedroom 3	4.115m x 2.550m (min)	13'6" x 8'5" (min)
Bedroom 4	2.920m x 2.265m (min)	9'7" x 7'5" (min)



Ground Floor

Ground Floor

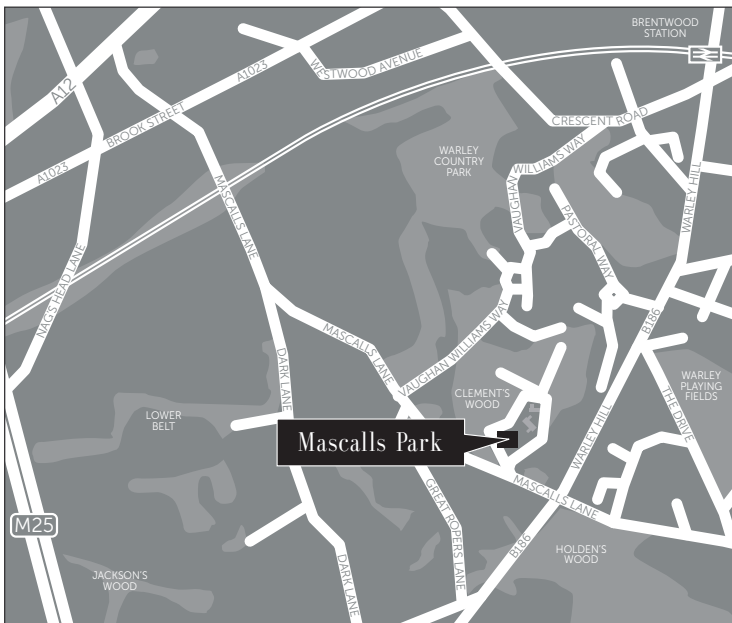
Kitchen	4.110m x 2.960m	13'6" x 9'9"
Dining/Family Area	5.340m x 3.680m	17'6" x 12'1"
Living Room	4.755m x 4.055m	15'7" x 13'4"
Study	4.110m x 2.450m	13'6" x 8'0"

st	cupboard	ov	tall housing accommodating integrated single oven and microwave	w/m	integrated washing machine	b	boiler	vaulted ceiling
e/s	en suite	ov	integrated single oven	d/w	integrated dishwasher	g	gas meter	---	reduced head height
w	wardrobe	f/f	integrated fridge/freezer	cyl	hot water cylinder	e	electric meter		

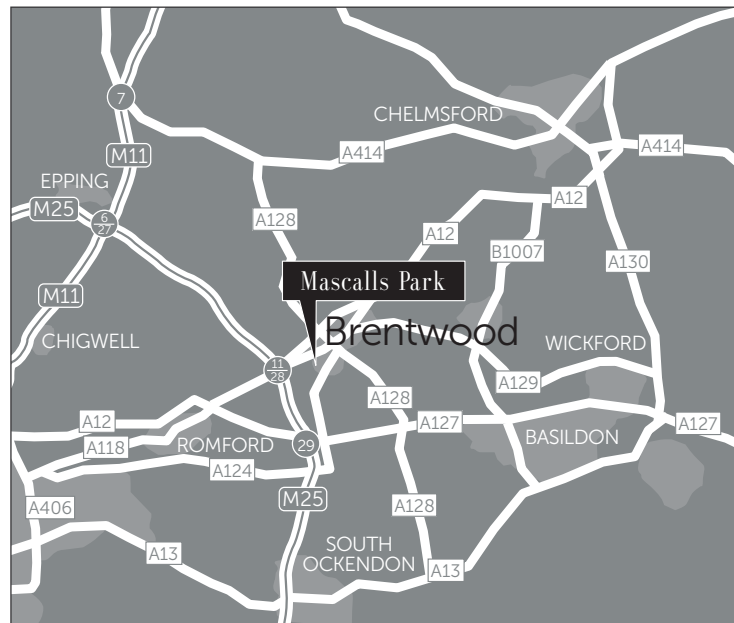


Mascalls Park

Off Mascalls Lane, Brentwood, Essex CM14 5HX



Local Map



Area Map

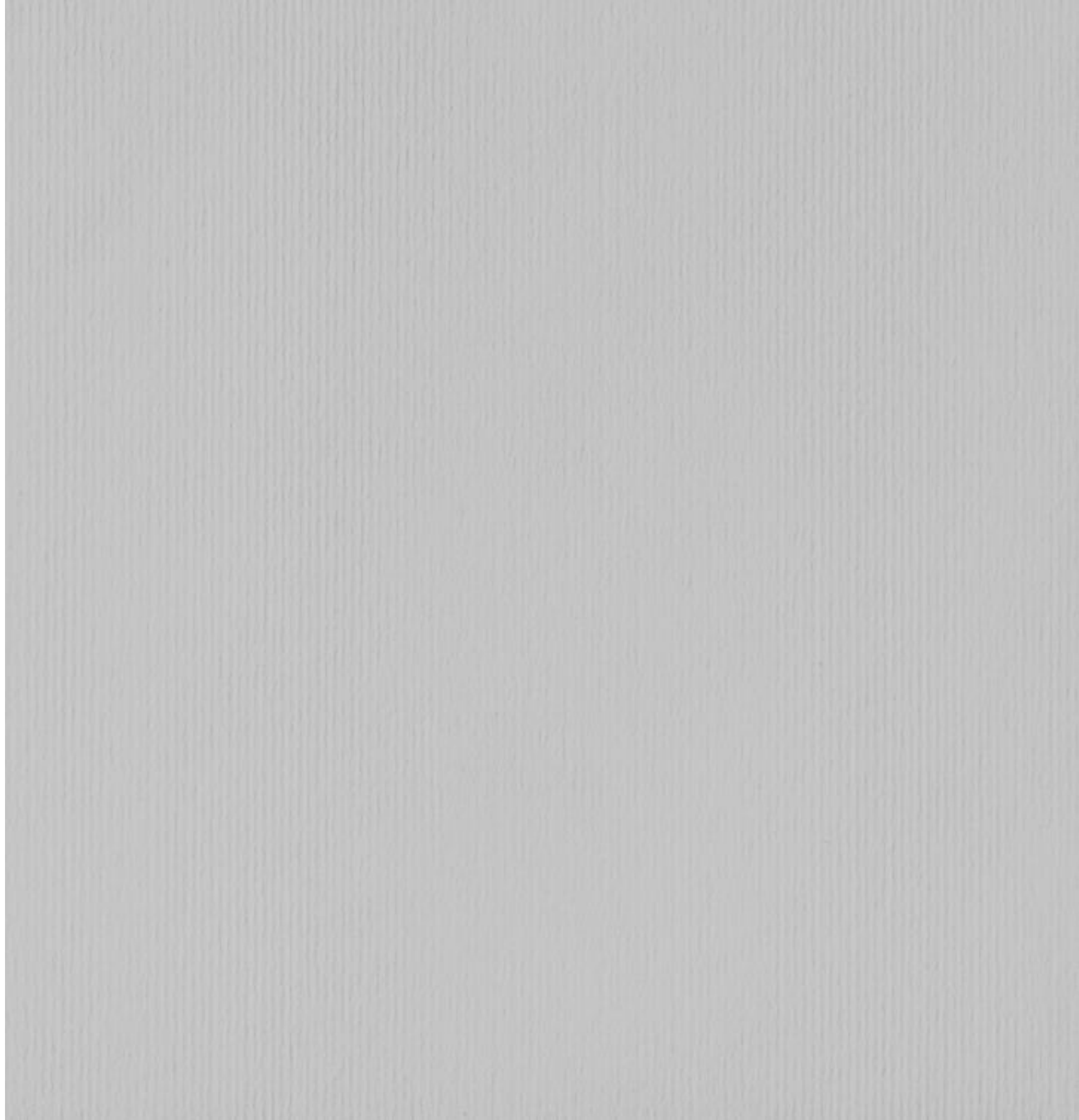
Maps not to scale

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Bellway

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