



BELLMEAD

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I N G A T E S T O N E

An exclusive development of 9 two bed apartments  
and 2 two bed duplexes



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**BELLMEAD**

INGATESTONE



*Nestled amongst the ancient hedgerows, fields, and woodland of one of the most desired residential areas in Essex, Bell Mead, Ingatestone is an excitingly contemporary development that successfully combines the natural beauty of its rural setting with an ample array of modern amenities and transport links.*



**MARDEN**  
HOMES LIMITED



Fairfield Recreation Ground



## Contemporary Home, Village Life.

*Tracing its roots back to the 10th Century and centred around the historic Ingatestone Estate, the village of Ingatestone prides itself on its open, green spaces, vibrant community, and close proximity to nature.*



Despite its convenient location between Brentwood and Chelmsford, the village finds itself surrounded by rural landscape and has managed to retain its peaceful and idyllic character.

In merging the tranquillity of countryside living with the possibilities presented by owning a home within easy reach of

London, Ingatestone offers residents the best of both worlds. This unique blend of urban and rural life makes Bell Mead a thrilling and desirable proposition that's perfect for first time buyers, families, and retirees alike.

Whether you'll be hiking through the local countryside, jumping on a train to

take in the incomparable atmosphere of our cosmopolitan capital, or enjoying all that the village has to offer, living in Ingatestone provides you with a whole world of opportunities. Celebrated as one of the most in demand residential locations in the county, Ingatestone is the ideal choice for those that want a little bit of everything.



## On Your Doorstep.

*The local area boasts a wide variety of shops, pubs, and restaurants, many of which can be found lining Ingatestone's quaint and traditional high street. With access to two supermarkets, delicatessens and a number of small, independent retailers, the village has everything you need, right there on your doorstep.*



The White Hart offers something that's a cut above your traditional pub fare, with beautifully presented food underpinning its excellent reputation and its cosy, traditional country pub interior providing the perfect setting in which to enjoy it.

Similarly, The Star Inn is well-renowned for its excellent gastropub offerings and boasts a well-attended Friday night tapas evening that attracts a diverse crowd.

Those looking to enjoy fine Italian dining, will be more than satisfied by Piero's - a popular and well-reviewed restaurant on Ingatestone High Street.

Residents of the village are also within easy reach of a wide variety of leisure and entertainment options. Leisure centres in Brentwood and Chelmsford ensure you're not too far from gym, sport, and swimming facilities, while Ingatestone Hall and the

excellent walking routes at Mill Green park give you the opportunity to get out and enjoy the beautiful countryside on offer in the area.

Ingatestone is home to an incredibly healthy community. With a large number of charitable societies, arts and sports clubs, and groups dedicated to interests and hobbies as diverse as gardening and photography, there are opportunities for involvement no matter what your passion.





## A Place Where Luxury Meets Tradition.

*Marden Homes have created a thoroughly modern living experience in a rural idyll, a place where luxury meets tradition and the two are seamlessly integrated into a unique and stylish build that offers something for everyone.*



With Bell Mead, we've applied a meticulous approach to create eleven fantastic apartments that represent the best in contemporary design.

is reminiscent of the wood and farmland that occupies much of the local area and has been designed with both ease of use and the natural environment in mind.

provided by a public footpath that bridges the stream to the west of the development. With the site flawlessly assimilated into the local area, homeowners will find themselves at the centre of a friendly and colourful community that has a tremendous amount to offer.

Surrounded by the village's many green spaces, Bell Mead

Access to the railway station has been carefully considered and is



## Development Layout

*At Marden Homes, we ensure attention is paid to even the finest of details, designing individual homes that provide residents with the space and functionality to make the build their own.*



Inspired by the desire to create a thoroughly modern living experience in a rural idyll, Marden Homes set about designing eleven, two bedroom apartments in the picturesque village of Ingatestone. The result of this process is Bell Mead – a place where luxury meets tradition and the two are seamlessly integrated into a unique and stylish build that offers something for everyone.

With a fine eye for detail, Marden Homes has ensured that each of the eleven apartments represents an attractive and well-considered response to the issues that most concern the modern homeowner.

Spread over two buildings, the eleven apartments are the epitome of present-day urban living. Created with the modern lifestyle in mind, their high-specification and energy efficient design, coupled with their sleek,

contemporary interiors, offer residents the opportunity to fall in love with their home over and over again.

Designed to slip effortlessly into its immediate surroundings, every detail concerning Bell Mead has been developed with local atmosphere and aesthetics at the forefront of our architects' minds. The high quality build maintains its own distinct identity, without ever losing its sense of place or its connection to the village.

# Floor Plans

*At Bell Mead, each home is a wonderful take on contemporary urban design. Our elegant interiors reconcile intelligent and attractive design with the practical considerations required to create a home that's functional, adaptable and enjoyable to live in.*

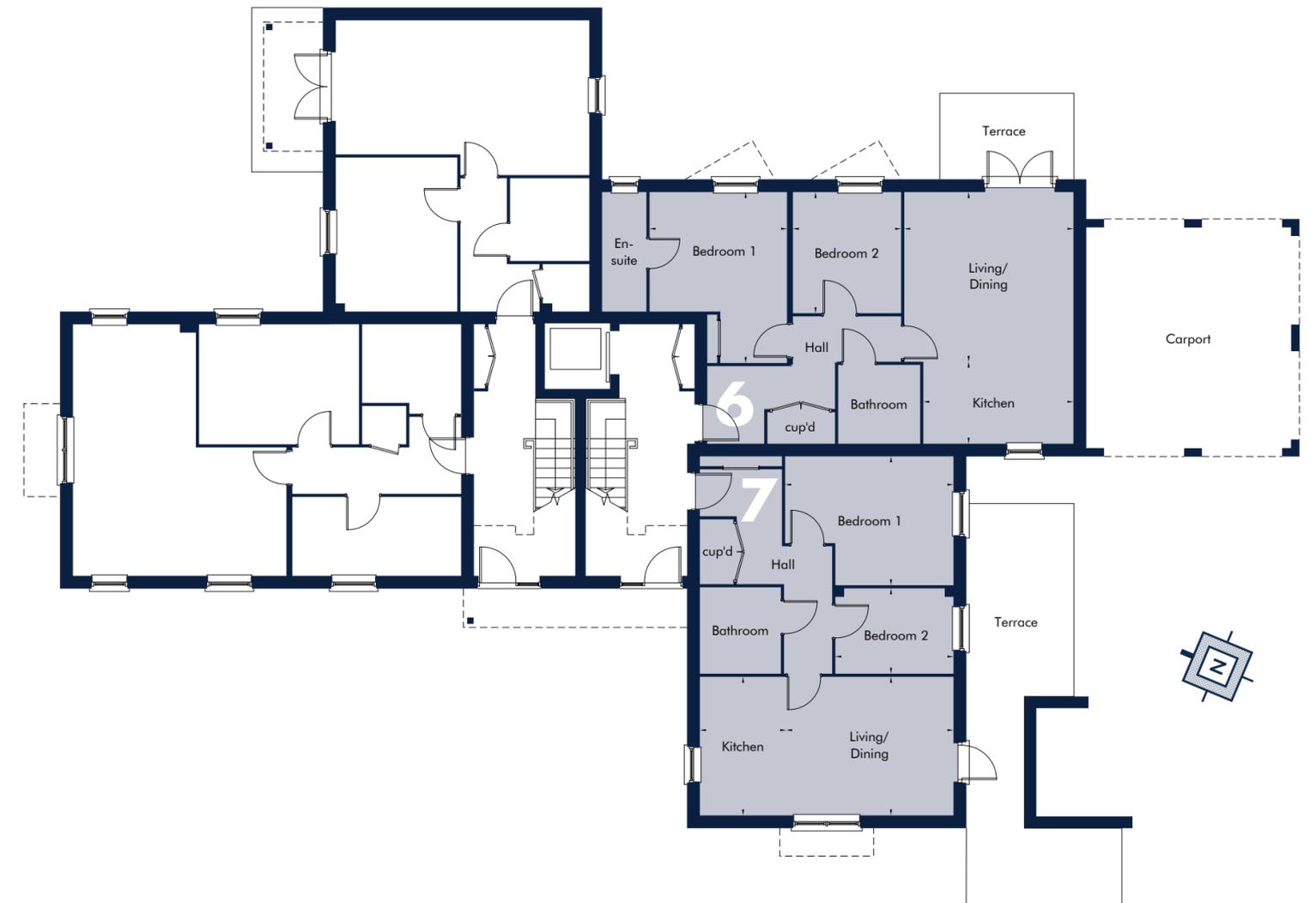
## Block A



Computer generated image of Block A

## Block A

## Ground Floor



### Plot 6

	Metres	Feet
Living/Dining	4.33 x 4.28	14'-2" x 14'-1"
Kitchen	3.80 x 2.09	12'-6" x 6'-10"
Bedroom 1	4.36 x 3.48	14'-4" x 11'-5"
Bedroom 2	3.09 x 2.74	10'-2" x 9'-0"

**Total Floor Area 68.00 Sq. M. 732 Sq.Ft.**

**Terrace Floor Area 7.50 Sq. M. 80 Sq.Ft.**

### Plot 7

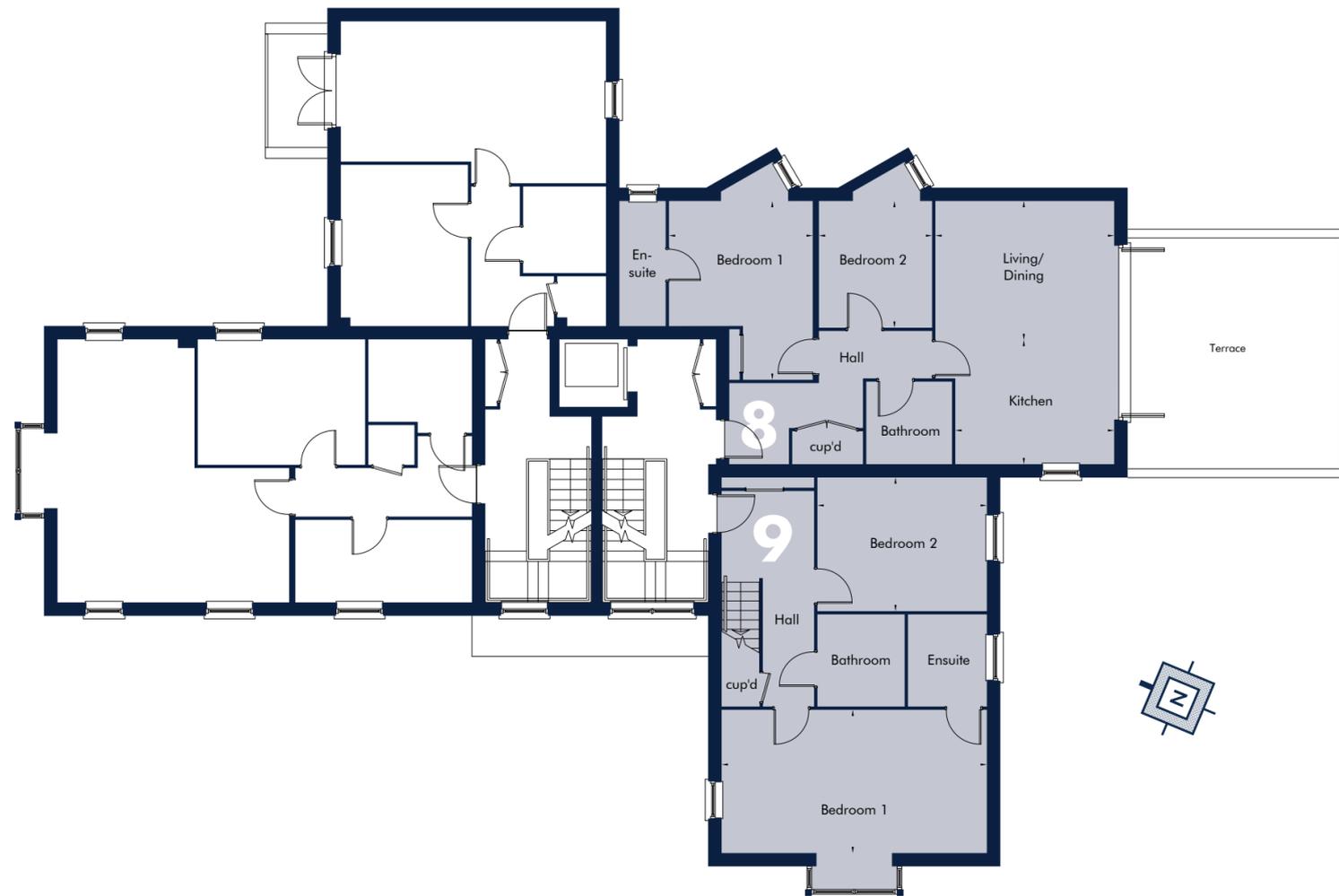
	Metres	Feet
Living/Dining	4.23 x 3.53	13'-11" x 11'-7"
Kitchen	3.53 x 2.18	11'-7" x 7'-2"
Bedroom 1	4.26 x 3.29	14'-0" x 10'-10"
Bedroom 2	2.99 x 2.17	9'-10" x 7'-1"

**Total Floor Area 59.10 Sq. M. 636 Sq.Ft.**

**Terrace Floor Area 25.40 Sq. M. 273 Sq.Ft.**

# Block A

## First Floor



Plot 8	Metres	Feet
Living/Dining	4.32 x 3.39	14'-2" x 11'-1"
Kitchen	3.84 x 3.03	12'-7" x 9'-11"
Bedroom 1	4.36 x 3.48	14'-4" x 11'-5"
Bedroom 2	3.09 x 2.74	10'-2" x 9'-0"
<b>Total Floor Area</b>	<b>70.50 Sq. M.</b>	<b>758 Sq.Ft.</b>
<b>Terrace Floor Area</b>	<b>28.60 Sq. M.</b>	<b>307 Sq.Ft.</b>

Plot 9 (lower)	Metres	Feet
Bedroom 1	6.42 x 3.49	21'-1" x 11'-5"
Bedroom 2	4.10 x 3.26	13'-5" x 10'-8"
<b>Total Floor Area</b>	<b>103.10 Sq. M.</b>	<b>1109 Sq.Ft.</b>

# Block A

## Second Floor



Plot 10	Metres	Feet
Living/Dining	6.23 x 3.04	20'-5" x 10'-0"
Kitchen	6.23 x 3.37	20'-5" x 11'-1"
Bedroom 1	5.37 x 3.47	17'-7" x 11'-5"
Bedroom 2	4.14 x 2.86	13'-7" x 9'-5"
<b>Total Floor Area</b>	<b>97.60 Sq. M.</b>	<b>1050 Sq.Ft.</b>
<b>Terrace Floor Area</b>	<b>17.30 Sq. M.</b>	<b>186 Sq.Ft.</b>
<b>Balcony Floor Area</b>	<b>3.30 Sq. M.</b>	<b>35 Sq.Ft.</b>

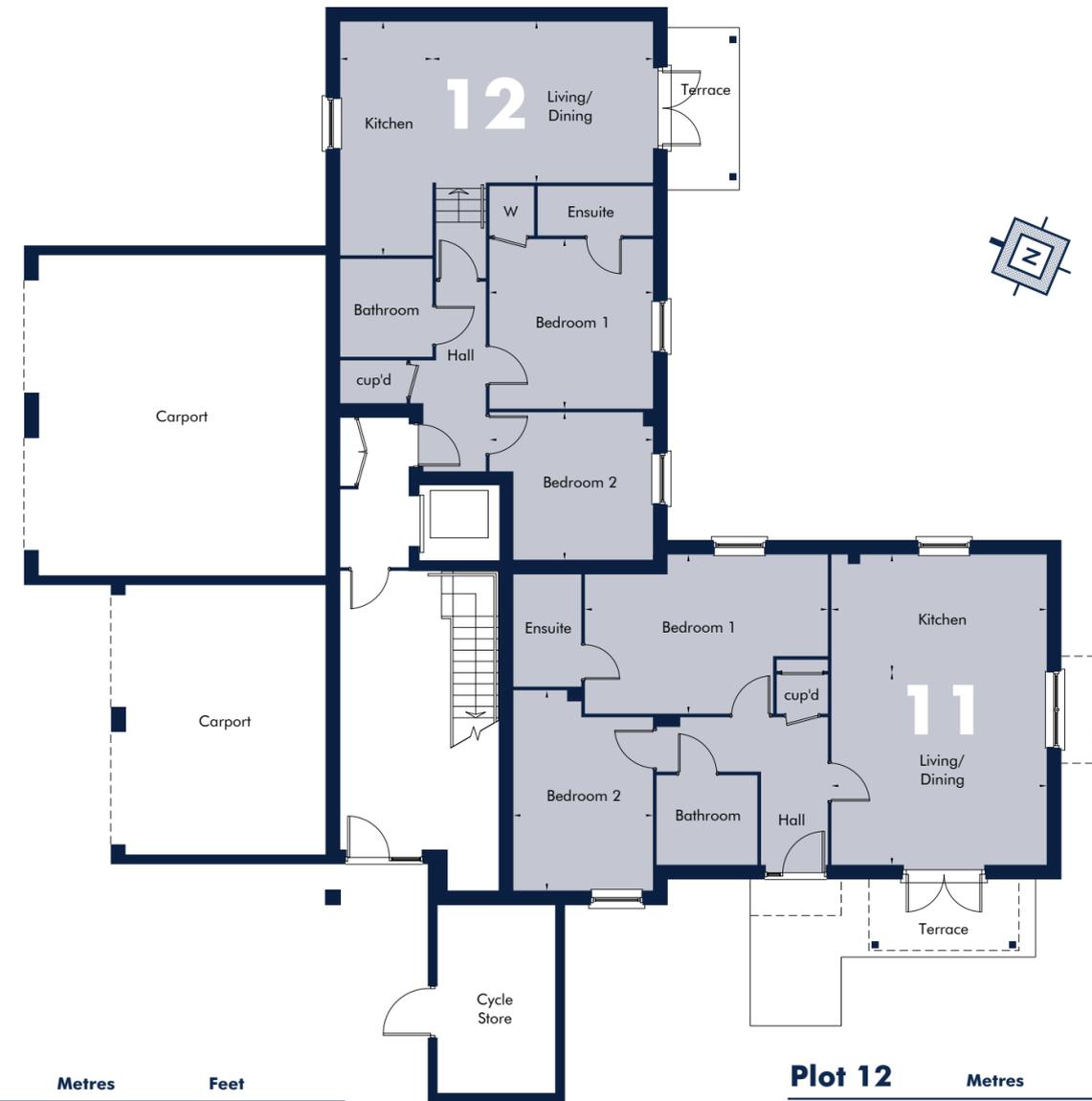
Plot 9 (upper)	Metres	Feet
Living/Dining	5.42 x 3.89	17'-9" x 12'-9"
Kitchen	6.42 x 2.65	21'-1" x 8'-8"
<b>Total Floor Area</b>	<b>103.10 Sq. M.</b>	<b>1109 Sq.Ft.</b>
<b>Terrace Floor Area</b>	<b>14.60 Sq. M.</b>	<b>157 Sq.Ft.</b>

# Block B



# Block B

Ground Floor



Plot 11	Metres	Feet
Living/Dining	4.73 x 4.26	15'-6" x 14'-0"
Kitchen	4.73 x 2.61	15'-6" x 8'-7"
Bedroom 1	5.34 x 3.52	17'-6" x 11'-7"
Bedroom 2	4.43 x 3.06	14'-6" x 10'-0"
<b>Total Floor Area</b>	<b>81.30 Sq. M.</b>	<b>875 Sq.Ft.</b>
<b>Terrace Floor Area</b>	<b>13.90 Sq. M.</b>	<b>149 Sq.Ft.</b>

Plot 12	Metres	Feet
Living/Dining	4.85 x 3.56	15'-11" x 11'-8"
Kitchen	5.17 x 2.02	17'-0" x 6'-8"
Bedroom 1	3.75 x 3.59	12'-4" x 11'-9"
Bedroom 2	3.59 x 3.26	11'-9" x 10'-8"
<b>Total Floor Area</b>	<b>72.00 Sq. M.</b>	<b>775 Sq.Ft.</b>
<b>Terrace Floor Area</b>	<b>5.60 Sq. M.</b>	<b>60 Sq.Ft.</b>

# Block B

## First Floor



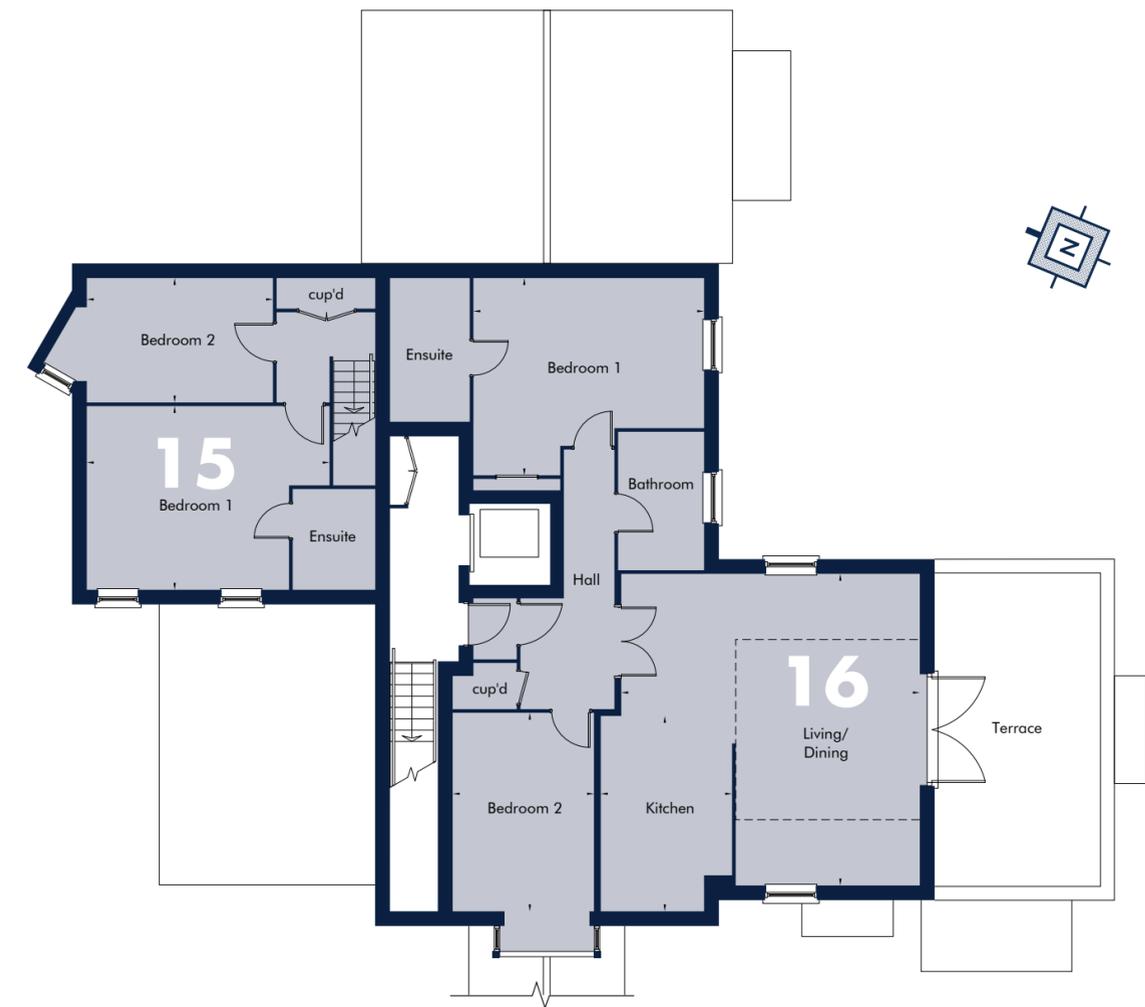
Plot 13	Metres	Feet
Living/Dining	4.35 x 4.33	14'-3" x 14'-2"
Kitchen	4.33 x 2.52	14'-3" x 8'-3"
Bedroom 1	4.32 x 4.16	14'-2" x 13'-8"
Bedroom 2	4.64 x 3.06	15'-3" x 10'-0"
<b>Total Floor Area</b>	<b>83.00 Sq. M.</b>	<b>893 Sq.Ft.</b>
<b>Balcony Floor Area</b>	<b>4.30 Sq. M.</b>	<b>46 Sq.Ft.</b>

Plot 14	Metres	Feet
Living/Dining	3.74 x 3.55	12'-3" x 11'-8"
Kitchen	4.96 x 3.13	16'-3" x 10'-3"
Bedroom 1	3.64 x 3.59	11'-11" x 11'-9"
Bedroom 2	3.59 x 3.26	11'-9" x 10'-8"
<b>Total Floor Area</b>	<b>72.00 Sq. M.</b>	<b>775 Sq.Ft.</b>
<b>Balcony Floor Area</b>	<b>4.30 Sq. M.</b>	<b>46 Sq.Ft.</b>

Plot 15 (lower)	Metres	Feet
Living/Dining	4.07 x 3.01	13'-4" x 9'-11"
Kitchen	4.07 x 3.86	13'-4" x 12'-8"
<b>Total Floor Area</b>	<b>88.10 Sq. M.</b>	<b>948 Sq.Ft.</b>
<b>Terrace Floor Area</b>	<b>26.80 Sq. M.</b>	<b>288 Sq.Ft.</b>

# Block B

## Second Floor



Plot 15 (upper)	Metres	Feet
Bedroom 1	5.31 x 4.05	17'-5" x 13'-3"
Bedroom 2	4.07 x 2.74	13'-4" x 9'-0"
<b>Total Floor Area</b>	<b>88.10 Sq. M.</b>	<b>948 Sq.Ft.</b>

Plot 16	Metres	Feet
Living/Dining	6.87 x 6.53	22'-6" x 21'-5"
Kitchen	4.31 x 2.87	14'-2" x 9'-5"
Bedroom 1	5.05 x 4.35	16'-7" x 14'-3"
Bedroom 2	4.38 x 3.09	14'-4" x 10'-2"
<b>Total Floor Area</b>	<b>108.30 Sq. M.</b>	<b>1165 Sq.Ft.</b>
<b>Terrace Floor Area</b>	<b>24.80 Sq. M.</b>	<b>267 Sq.Ft.</b>



## The Specification

*At Marden Homes, we ensure attention is paid to even the finest of details, designing individual homes that provide residents with the space and functionality to make the build their own.*



We understand that buying a new home is one of the most important decisions you'll make in your lifetime and know that such significance has to be reflected in the quality of the interiors, exterior and immediate environment.

Consequently, we design our homes with the individual in mind. No stone is left unturned in the search for excellence and the result is remarkable. With our commitment to class and excellence, we hope to provide the foundations on

which residents can build their lives, shaping and moulding them to meet their needs and creating their own unique and individual living spaces.



### Interior Features

- Sky & TV points (will be wired to central cupboard)
- Modern high-quality internal doors with contemporary door furniture
- Modern skirtings and architraves throughout
- Full high-quality carpet provided throughout

### Kitchen

- Luxury fully-fitted German kitchen with granite working surfaces
- Bosch & Zanussi integrated appliances comprising double oven, induction hob, extractor hood, microwave, dishwasher, fridge and freezer
- Blanco sink with a polished chrome tap



### Bathroom

- Quality sanitaryware throughout & tiled floors
- Towel rails will be chrome straight ladder rails with matching valves
- Bathrooms to include Icon timer fan with polished chrome fan isolator switch and chrome shaver socket
- Wet underfloor heating throughout

### Plumbing

- Wet underfloor central heating which can be controlled via a mobile application

### Electrics

- LED downlights to all rooms
- Chrome power sockets and light switches throughout
- Smoke alarms



### Exterior

- Communal Gardens & Rear Access to the Railway Station Footpath

### Parking

- Allocated Parking & Visitor Parking

### Security

- Intruder alarm installed
- Windows are fitted with security locks
- External lighting

### Warranty

- Homes come with a 10-year build warranty from the LABC



## Well Connected

*Despite its rural setting, Ingatestone maintains incredible transport links that allow for easy access to both London and the M25 and make the village an increasingly popular choice.*



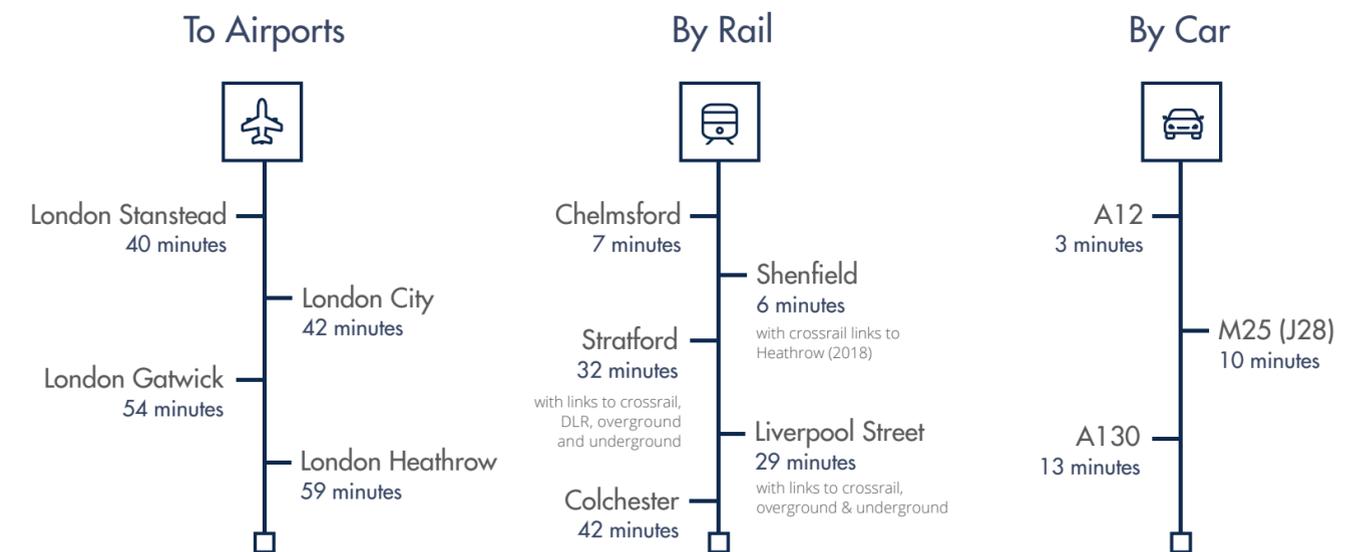
The village is serviced by Ingatestone railway station, a two minute walk from the development where you can reach London Liverpool Street in just over thirty minutes.

The M25 is also just a ten minute drive from the development, allowing residents to circumnavigate London

quickly and simply when travelling to other destinations around the UK.

Access to the M25 is provided by the recently renovated A12, which bypasses the village to the north and south and makes travel to London, Chelmsford, Colchester, Ipswich and Harwich a great deal easier.

Finally, in 2018, the much anticipated Crossrail line is expected to arrive in the nearby town of Shenfield, bringing high frequency and high capacity rail travel within reach of Ingatestone residents. This service will cut through London, providing access to both the East and West of the city, before continuing on to Heathrow and terminating at Reading.



Source: Google Maps & [www.greateranglia.co.uk](http://www.greateranglia.co.uk)



## Education

*For those with families and children to consider, Bell Mead falls within an area noted for its educational opportunities and academic excellence.*



The highly regarded Anglo European School is located within the village of Ingatestone itself and was the first secondary school in the UK to become a recognised language college.

A little further afield, there can be found a number of prestigious schools,

including the historic Brentwood School, St.Martin's School in Hutton, King Edward VI Grammar School and Chelmsford County High School for Girls, which was voted the best secondary school in Essex in 2017.

There are also a number of local primary

schools in and around the village, all of which have been awarded 'Good' or 'Outstanding' Ofsted reports in recent years. Similarly, well regarded pre-schools, nurseries and Montessori schools can be found in Ingatestone and the surrounding area.

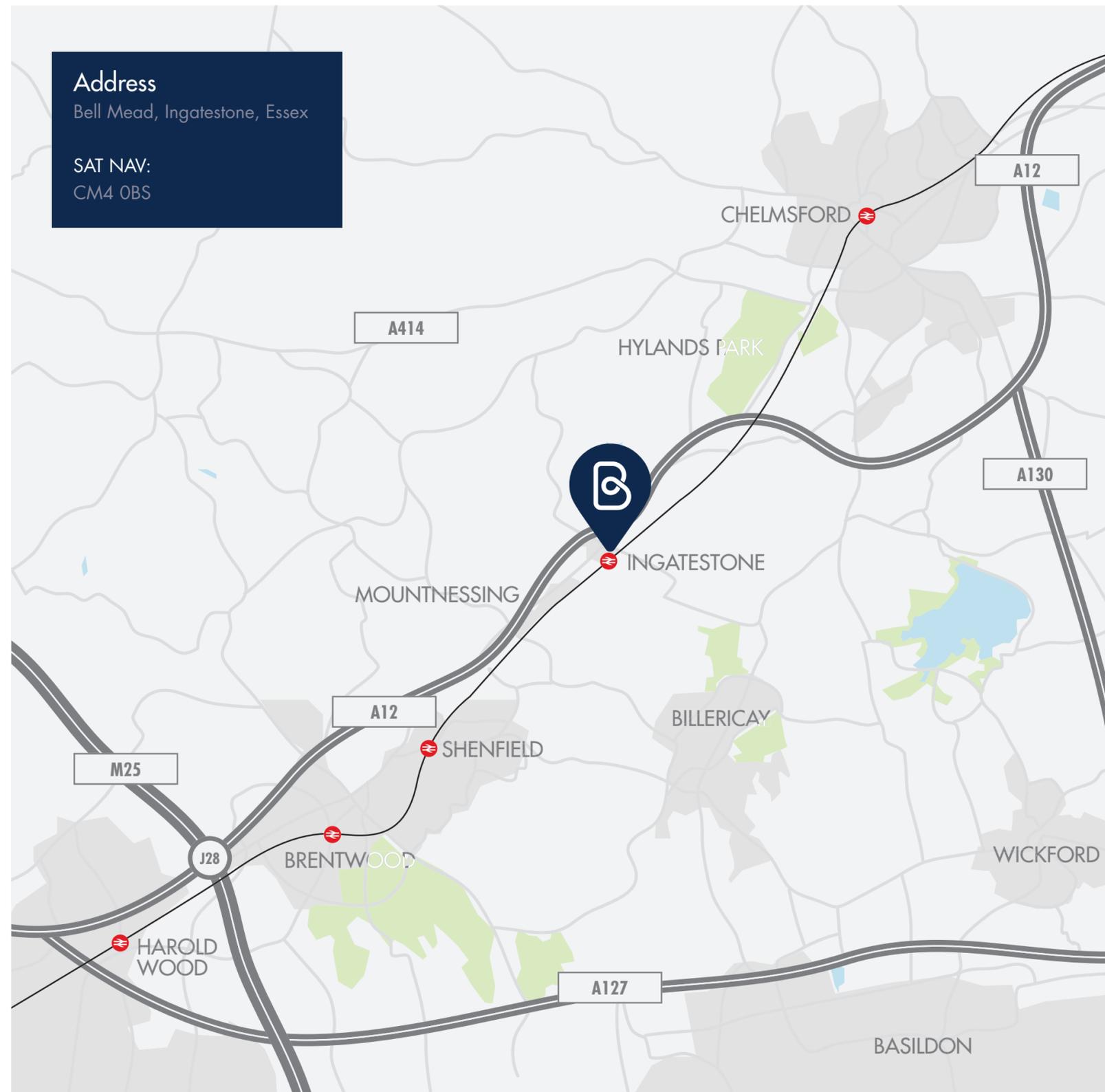


## Address

Bell Mead, Ingatestone, Essex

## SAT NAV:

CM4 OBS



## Getting Here

*Ingatestone is serviced by fantastic road & rail infrastructure so getting here is easy.*



### By Rail

From the south there are frequent trains from London Liverpool Street & Stratford to Ingatestone and also from Norwich, Ipswich, Colchester & Chelmsford from the north.

### By Car (from the south)

Exit at junction 28 of the M25 onto the A12 heading north where you can leave the A12 at junction 12, Ingatestone & Mountnessing B1002. Continue on the B1002 for approximately 2.5 miles onto the High Street of Ingatestone. Turn right onto Bell Mead (road) and proceed down until you come to the development.

### By Car (from the north)

Exit at junction 15 of the A12 onto the B1002 for Mountnessing. Continue on the B1002 for approximately 3 miles through the High Street of Ingatestone. Turn left onto Bell Mead (road) and proceed down until you come to the development.



**MARDEN**  
HOMES LIMITED

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