

# Hartford Green

GREAT BENTLEY, ESSEX

A beautiful collection of two, three, four and five bedroom homes nestled in the village of Great Bentley, a village known for its 43-acre green, reputed to be one of the the largest in England.

**Taylor**  
**Wimpey**



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# Welcome to Hartford Green

Nestled in the heart of the Essex countryside, Hartford Green is situated in the well-established community of Great Bentley.

Hartford Green will include a range of features designed to minimise its impact on the environment including the installation of solar panels and infrastructure for electric vehicle charging to all homes.



[View the site plan](#)



# Love village life



The development is situated near lots of amenities and a train station that takes you into the city of Colchester. Less than a mile from home, you can find the local primary school, The Plough pub & restaurant and Tesco Express.

Local countryside



Great Bentley Train Station



Colchester High Street

Watch development video





# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

**Find out more**



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish stainless steel splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin, bath and thermostatic shower with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

## Kitchens

Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl*	✓
Stainless steel electric oven and built-in gas hob*	✓
Integrated hood with stainless steel splashback above hob*	✓
Integrated washing machine and 70/30 fridge freezer	✓
60cm dishwasher or 45cm integrated slimline dishwasher depending on design	

## Bathrooms, en suites, utility and cloakrooms

White sanitaryware with max 180 litre bath	✓
Chrome taps and fittings*	✓
Thermostatic shower to bathroom and en suite	✓
Choice of splashback tiling from selected range (no tiling to utility)*	✓
Full height tiling to walls around bath and shower enclosure	✓
Shaver socket to en suite or main bathroom (if no en suite)	✓
Batten mounted ceiling light to bathrooms	✓

## Central heating/hot water system

Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators*	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓

## Electrical features

Power points in line with NHBC requirements	✓
Media plates to living room and TV socket to bedroom one (if indicated on service layout)*	✓

✓ = Standard features    \* = Options, upgrades and colour choices are available subject to stage of construction and options selected  
 † = Where applicable

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# Specification of our houses

## Electrical features con't

Master telephone socket to living room	✓
CAT 6 Data Cabling	✓
One double socket in kitchen to incorporate USB charging points*	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓

## Finishing Touches

Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White Newark doors with chrome ironmongery	✓
Amtico (LVT) floor covering to all wet areas, kitchen, kitchen/diner and utility with carpets to remaining rooms*	✓
Full height tiling to walls around bath area (in all main bathrooms)*	✓

## External Features

Smooth finish buff concrete slabs to pathways and patios	✓
Polished chrome door numerals	✓
Outside rear light	✓
Outside tap to rear garden	✓

## Security and Safety

Mains operated smoke detectors supplied in line with Building Regulations	✓
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## Gardens, Paths and Drives

Front garden turfed or shrubbed (weather permitting)†	✓
1.8m fencing to rear garden	✓
Turf as standard to rear garden	✓

## NHBC 10-year Warranty

NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction and options selected † = Where applicable

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Find out more



# Our homes

## 2 Bedroom Homes



## 3 Bedroom Homes



## 4 Bedroom Homes



## 5 Bedroom Homes



View the site plan





# The Greenford

2 BEDROOM HOME, TOTAL 976 sq ft / 90.6m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.06m × 2.87m      16'7" × 9'5"

### Living Room max.

4.26m × 3.99m      14'0" × 13'1"



## FIRST FLOOR

### Bedroom 1 max.

3.99m × 3.00m      13'1" × 9'10"

### Bedroom 2 max.

3.47m × 2.82m      11'5" × 9'3"

### Study max.

3.87m × 2.16m      12'9" × 7'1"

Discover more  
about this home



View our current  
availability



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our sales executives regarding the tenure of our new homes. 52379 / April 2024.



# The Woodman

3 BEDROOM HOME, TOTAL 1,089 sq ft / 101.1m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.69m × 2.50m      15'5" × 8'2"

### Living Room max.

4.54m × 3.62m      14'11" × 11'11"

### Dining Room

3.15m × 2.75m      10'4" × 9'0"



## FIRST FLOOR

### Bedroom 1

3.56m × 3.05m      11'8" × 10'0"

### Bedroom 2

3.22m × 2.75m      10'7" × 9'0"

### Bedroom 3 max.

4.55m × 2.58m      14'11" × 8'6"

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Plot 118 has no dwarf walls. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our sales executives regarding the tenure of our new homes. 52379 / April 2024.



# The Ardale

3 BEDROOM HOME, TOTAL 1,012 sq ft / 94m<sup>2</sup>



## GROUND FLOOR

**Living Room** max.

5.41m × 3.01m      17'9" × 9'11"

**Kitchen/Dining Area** max.

5.41m × 3.18m      17'9" × 10'6"



## FIRST FLOOR

**Bedroom 1**

4.14m × 3.07m      13'7" × 10'1"

**Bedroom 2**

3.14m × 2.95m      10'4" × 9'8"

**Bedroom 3**

3.26m × 2.38m      10'9" × 7'10"

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# The Byford

3 BEDROOM HOME, TOTAL 976 sq ft / 90.6m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.06m × 2.87m      16'7" × 9'5"

### Living Room max.

4.26m × 3.99m      14'0" × 13'1"



## FIRST FLOOR

### Bedroom 1 max.

3.99m × 3.00m      13'1" × 9'10"

### Bedroom 2 max.

3.47m × 2.82m      11'5" × 9'3"

### Bedroom 3 max.

3.87m × 2.16m      12'9" × 7'1"

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# The Lanford

4 BEDROOM HOME, TOTAL 1,251 sq ft / 116.2m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Dining Area** max.

6.87m × 2.85m      22'7" × 9'4"

**Living Room**

4.57m × 3.24m      15'0" × 10'8"

**Study**

2.21m × 2.17m      7'3" × 7'2"



## FIRST FLOOR

**Bedroom 1** max.

4.16m × 3.31m      13'8" × 10'10"

**Bedroom 2** max.

3.51m × 2.69m      11'6" × 8'10"

**Bedroom 3** max.

3.27m × 2.84m      10'9" × 9'4"

**Bedroom 4** max.

3.10m × 2.62m      10'2" × 8'7"

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# The Manford

4 BEDROOM HOME, TOTAL 1,367 sq ft / 126.9m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.11m max. × 2.88m min.      26'7" max. × 9'6" min.

### Living Room min.

4.74m × 3.88m      15'7" × 12'9"

### Study

2.61m × 2.11m      8'7" × 6'11"



## FIRST FLOOR

### Bedroom 1 max.

3.89m × 3.73m      12'9" × 12'3"

### Bedroom 2 max.

4.02m × 3.10m      13'2" × 10'2"

### Bedroom 3 max.

3.68m × 3.05m      12'1" × 10'0"

### Bedroom 4 max.

3.97m × 2.76m      13'0" × 9'1"

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# The Waysdale

4 BEDROOM HOME, TOTAL 1,549 sq ft / 143.9m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Breakfast/Family Area max.**

6.82m × 3.50m      22'5" × 11'6"

**Living Room**

4.62m × 4.47m      15'2" × 14'8"

**Dining Room max.**

3.06m × 2.83m      10'1" × 9'4"



## FIRST FLOOR

**Bedroom 1 max.**

6.07m × 3.50m      19'11" × 11'6"

**Bedroom 2**

4.62m max. × 2.95m min.      15'2" max. × 9'8" min.

**Bedroom 3**

3.06m max. × 2.89 min.      10'1" max. × 9'6" min.

**Bedroom 4 max.**

3.54m × 2.79m      11'8" × 9'2"

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# The Wayford

5 BEDROOM HOME, TOTAL 1,858 sq ft / 172.6m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Breakfast Area** max.

5.58m × 3.35m      18'4" × 11'0"

**Living Room** max.

6.06m × 4.40m      19'11" × 14'6"

**Dining Room** max.

3.39m × 3.06m      11'1" × 10'1"

**Study**

3.39m × 2.34m      11'1" × 7'8"



## FIRST FLOOR

**Bedroom 1**

3.39m × 3.37m      11'1" × 11'1"

**Bedroom 2** max.

3.67m × 3.47m      12'1" × 11'5"

**Bedroom 3**

3.81m × 3.02m      12'6" × 9'11"

**Bedroom 4** max.

4.10m × 2.40m      13'5" × 7'11"

**Bedroom 5**

3.24m × 2.35m      10'8" × 7'8"

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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Here's how we can help



## Existing home owner?

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Here's how we can help



Please speak to your Sales Executive for further details.

# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our Sales Executives on **01206 583 433**.



Find out how we can get you moving with our buying schemes.

Book an appointment



How to buy a home



**HARTFORD GREEN** Weeley Road, Great Bentley, Essex, CO7 8PD

**CONTACT US ON 01206 583 433**

# Taylor Wimpey