

# BeechwoodHouse



MILL ROAD • STOCK VILLAGE • ESSEX • CM4 9LR

A substantial luxurious detached five bedroom house  
on three floors in the desirable village of Stock

Silverswan Homes   
Prestige design and build Est. 1991



Picture shows a similar property recently built in Stock by Silverswan Homes.

# Stock

“ In March 2014  
Stock was listed in  
the Sunday Times  
top 100 places to  
live in Britian ”

We believe that Stock is one of the most desirable village locations in the south east of England. In March 2014 Stock was listed in the Sunday Times top 100 places to live in Britian.

Stock provides a good range of village amenities that include:

- An Excellent C of E Primary School and village hall with pre-school
- Four excellent public houses, offering an outstanding quality and range of food, pub gardens and beer festivals
- A picturesque Village green with children's play area, cricket pitch and pavilion
- A well stocked Off-Licence
- The New Dandelion coffee shop
- Florist
- Three churches
- A selections of clubs and societies including drama, Cubs, Scouts, art, photography, gardening and keep fit
- Library
- General store & Post office
- 'Pietro's ' popular Italian Restaurant
- Within the vicinity of Stock are numerous footpaths, country walks and bridle paths for the horse rider to enjoy.

Close by Chelmsford city has a comprehensive shopping centre with a variety of top brand shops, eateries and bars. Chelmsford is also renowned for excellent schooling including King Edward VI Grammar School, Chelmsford County High School for Girls and New Hall.

For the commuter access points to the A12 are within 2.5 miles which interconnects with Junction 28 of the M25.

There are rail stations at Billericay, Chelmsford, Ingatestone and Shenfield into Stratford and Liverpool Street.

In the centre of Stock the newly refurbished Greenwoods Estate Health, Spa, Gym and Luxury hotel and restaurant.

Crondon Park Golf course, Chelmsford Golf Club and Billericay (Stock Brook Manor) are all close by.



...one of the most desirable village locations in the south east of England





# BeechwoodHouse

A substantial luxurious detached five bedroom house with garage and additional parking located in a popular road within walking distance of the centre of the village. Built to Silverswan Homes high standards and specification in the exclusive village of Stock

Early buyers will have the rare opportunity to work with the developer to build their dream home and finish the house to their own style and design to create a unique bespoke home to their own specification.



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Ground Floor



First Floor



Second Floor

**Ground Floor**

Sitting Room  
 17'1 (5.23m) x 15'1 (4.60m) narrowing to 13'7 (4.15m)

Study  
 12'9 (3.90m) x 11'1 (3.40m)

Living Space  
 24'7 (7.51m) x 15'3 (4.65m)

Kitchen  
 21'6 (6.57m) narrowing to 16'11 (5.16m) x 22' (6.73m)

Utility Room  
 14'7 (4.45m) x 5'1 (1.57m)

**First Floor**

Master Bedroom  
 24'7 (7.51m) x 20'10 (6.35m) narrowing to 14'8 (4.49m)

Bedroom Two  
 17'1 (5.23m) x 15'1 (4.60m) narrowing to 13'7 (4.15m)

Bedroom Three  
 17'6 (5.35m) x 11'11 (3.65m)

Bedroom Four  
 14'3 (4.35m) x 11'11 (3.65m)

**Second Floor**

Bedroom Five  
 21'7 (6.60m) x 13'8 (4.18m) opening to 18' (5.49m)

GROSS INTERNAL AREA: 383.6m2

Ground Floor  
 184.2m2 (including garage)

First Floor: 145.9m2

Second Floor: 53.5m2 (including storage room)



## Specification

- Luxury fitted designer kitchen to be supplied by Designer kitchen studios of stock to include integral appliance, granite worktops, induction hobs, designer canopy and extractor. Separate utility room with tiled floor and splash back, granite worktops, plumbing for washing machine and tumble dryer supplied by designer kitchen studios of Stock
- Under floor heating throughout the ground floor.
- Pressurised hot water system for powerful showers.
- Luxury modern designer bathroom and en-suites to be supplied by Billericay Homecare, fully tiled floor and walls.
- Bespoke handmade staircase.
- Feature part vaulted ceiling to master bedroom.
- A choice of quality internal doors and fittings.
- Choice of tiled floor or timber floor finish to hall, kitchen, living area and utility room.
- Cardale Timber Garage door with electric up and over door kit.
- Sky multi room system,
- Cat 5 cabling for home computer network. ( cabling only)
- BT/broadband points.
- Sound system to living space and kitchen ( wiring and ceiling speakers only)
- SSIAB certificated burglar alarm system.
- Character exterior finish to include clay roof tiles, stock brick with plinth, timber cottage style windows, timber weather board, timber bifold doors to kitchen area. Oak front door.
- Feature fireplace with wood burning stove to living area
- Generous established landscaped rear gardens, to include patio area, garden laid to lawn, side access gate, planted borders, power supply, outside tap.
- Decoration- all joinery to primer undercoated and gloss. All walls and ceilings to be emulsion finish with Dulux trade range to client's choice of colours, exterior render to be white weathersheild paint.
- Electrical installation to be part P compliant to architects spec.
- NHBC 10 year structural warranty





## About Silverswan Homes

Silverswan homes has been developing and refurbishing houses for over 20 years.

We have built up an enviable reputation for quality prestige homes with a unique style.

We develop throughout Essex but more recently we have built a number of houses in Stock Village and Billericay in Essex.

We believe our success lies in developing only in the very best locations and our excellent team of Architects, Designers, Engineers and tradesmen, many who have been a part of the silverswan team for many years.



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## Reservation

To reserve the property we require a reservation fee of £5,000 made payable to Silverswan services Limited, together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. Balance of the purchase money is payable on legal completion.

## LABC

The properties are independently surveyed during construction by the Local Authority Building Control who will issue a buildings completion certificate on satisfactory completion of the dwelling.

## NHBC

The properties are independently surveyed during construction by NHBC who on completion of the dwelling will issue a 10 year structural warranty cover note.

## Maintenance

Silverswanhomes will inspect the property approximately six months after the purchase and attend to any remedial work that is deemed necessary.

## Subject to contract

All particulars in this brochure, including the illustrations of the houses and their gardens, are for guidance only as it may have been necessary to introduce some alterations to these or their specification since publication. This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the properties.



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