

Willow Farmstead

[Location] / [Developer]

P.3 - Summary

[opening para]:

An outstanding collection of distinctively individual two and three bedroom homes devised to reflect the character and peace of an idyllic rural farmstead.

[text]:

Accessed via country roads, leaving behind the rush and stress of urban life, Willow Farmstead is a unique collection of four specially-designed homes. Taking inspiration from the characteristics of traditional farm buildings, and set amongst mature trees and meadow grass for a feeling of privacy, this is a perfect rural retreat with the convenience of nearby towns still within easy reach.

Grouped around a central courtyard area, each home alludes to a different aspect of a farm style layout - a barn, stables, a farm-hand's cottage and of course the main farmhouse - all with their own distinctive features. Inside, residents will find rooms designed to make the most of the internal space, featuring exceptional finishes and contemporary fittings - all complemented by superior-quality integrated appliances and sleek sanitaryware.

All of the homes within Willow Farmstead have been constructed with incredible care and attention to detail - making creative use of materials at every turn - and placed in plots arranged and landscaped to allow for both privacy and a sense of community.

P.5 - Description

[opening para]:

Set against a backdrop of wide-open green fields and the panoramic south Essex countryside, the four exceptionally well-crafted homes at Willow Farmstead offer residents an escape to a setting that is quintessentially rural.

[text]:

Arriving at Willow Farmstead is like stepping outside of the everyday world and into a private retreat where traditional aesthetics still hold true. Combining time-honoured styling with contemporary craftsmanship, each home is designed to reflect the qualities of a particular farmstead building, conveying a genuinely individual sense of character.

The 'Stables' is a long bungalow finished in durable dark weatherboard above a rustic brick base, with inviting awnings and a roof of distinctive curved terracotta pantiles. The 'Farm Hand's

Cottage' is a charming, traditionally-styled red brick house with white paintwork, perfect for the smaller household. Next door, 'The Barn' is an impressive structure with a notable tall front gable, dark weatherboard cladding, solid oak door and a plain tile roof. Finally, the 'Farm House' sits proudly with its pale yellow brick finish, refined grey slates and charming white-painted timber.

Surrounded by mature trees and hedgerows, these homes truly deliver a timeless sense of presence in an idyllic setting.

House descriptions

Plot 1 - The Stables

[Floor area: 861 sq ft / 80 sq m] [Garden: 257 sq m]

Bordered by neat grass verges and a wide forecourt with parking space for two cars, this high-specification bungalow features two double bedrooms and an exquisite bathroom fitted with a complete set of sleek, modern sanitaryware. The spacious open-plan living room, dining and kitchen area benefits from a stylish breakfast/preparation bench and bi-folding glazed doors that open onto the rear garden.

Incorporating a range of high-quality integrated appliances, the kitchen is complemented by a handy utility room with outdoor access. Stairs from the hallway give access to two storage areas within the roof cavity, with possibilities for future conversion.

Plot 2 - Farm Hand's Cottage

[Floor area: 840 sq ft / 78 sq m] [Garden: 134 sq m]

With allocated parking for two cars and a compact rear garden, this charming two-bedroom house has been designed to make the best use of space and light throughout.

The sizable living room benefits from a working fireplace for winter and glazed double-doors that open out onto the garden - perfect for the warmer months. The kitchen/dining area comes with stylish contemporary appliances, a large storage cupboard and outdoor access, all complemented by a handy downstairs cloakroom off the downstairs hallway.

Upstairs, you'll find a wide master bedroom with windows at each end, a second double bedroom with extra storage and a family bathroom featuring the latest in modern sanitaryware and fittings.

Plot 3 - The Barn

[Floor area: 1151 sq ft / 107 sq m] [Garden: 356 sq m]

Benefiting from a sizable rear garden and spaces for two cars, this characterful three-bedroom home has everything for the family.

Both the spacious living room and long, open-plan kitchen/diner have glazed double doors that open out onto the lawn as well as large windows to the front. The designer kitchen comes with desirable fittings and is equipped with the latest high-quality integrated appliances, and off the hallway you'll find a convenient combined utility and cloakroom.

Upstairs, the master bedroom is complemented by a sleek, modern en-suite shower room, while the landing leads to two further double bedrooms and a well-appointed family bathroom.

Plot 4 - The Farm House

[Floor area: 1140 sq ft / 106 sq m] [Garden: 280 sq m]

Positioned with a commanding aspect and benefitting from a generous garden and convenient car-port, this three-bedroom property perfectly combines comfort with style.

The practical side door from the car-port leads into the open-plan kitchen/dining room where glazed double doors at one end open onto the garden, while at the other you'll find a beautifully-appointed kitchen featuring high-quality integrated appliances and sleek surfaces. The hallway leads onto the sizable living room, incorporating a working fireplace for added warmth and atmosphere in winter and a second set of glazed double doors to the rear. You'll also find a handy combined utility and cloakroom.

Upstairs, the wide landing leads to a spacious master bedroom complemented by an en-suite shower room, two further bedrooms and a family bathroom fitted with the latest contemporary sanitaryware.

Nearby section

[opening para]:

Set apart from the bustle of everyday life, yet with everything you might need within easy distance, Willow Farmstead is perfectly positioned for a balanced modern lifestyle.

[text]:

Enjoying countryside life means staying well-connected. Willow Farmstead benefits from a semi-rural location just a stone's throw from the nearby towns of Basilwood and Yorchester, where residents can find a huge range of retail, leisure and dining opportunities - and also reach central London in around three-quarters of an hour.

All household and grocery needs are easily met at the major Tesco superstore in Lambson Hills, less than a 3-mile drive from home, or within 15 minutes residents can reach Basilwood's Eastgate shopping centre, where they will find a huge range of household names, popular brands, trendy boutiques and a host of practical offerings - from hairdressers to high street banks and a post office.

For eating out, you'll find all the well-known eatery franchises at Festival Leisure Park, or for finer dining you can head of out to the Magic Mushroom, home to sophisticated British cuisine

just north of town, La Bicicletta Italian restaurant in West Gordon, or over to Yorchester to sample smart, romantic brasserie dining at Mason's or exquisite Italian cuisine in the cosy, family-run Tarantino restaurant. Yorchester's dynamic town centre is home to numerous designer stores, unique fashion outlets and a range of popular bars and eateries, as well as the familiar high street coffee houses.

Fans of the outdoors will feel right at home at Willow Farmstead. Golf-lovers will be pleased to find Dunton Hills Family Golf Centre, Langdon Hills Golf Country Club & Hotel, Basilwood Golf Course and South Essex Golf Centre all within a six-mile radius of home, while Basilwood's Lainton Park, Northlands Park, Victoria Park and Gloucester Park - with athletics track - are all beautiful places for walks and fun with children or pets.

With both the peace of the countryside and all the amusements of town right on your doorstep at Willow Farmstead, you won't want to be anywhere else.

What's around the collection

[heading]:

All within easy reach

[text]:

Residents at Willow Farmstead will find themselves just a mile from the Dunton junction of the A127, from where they can reach junction 29 of the M25 in around 5 minutes for onward journeys into London, up towards the Lee Valley and the North, or over the Dartford crossing into Kent. In the other direction, the bustling centre of Basilwood is just 7 miles away, or you can reach the heart of Southend in around 25 minutes. The A127 also connects you with the A128 for Yorchester, or the A130 taking you to the A12 and the cosmopolitan centre of Chelmsford, again with a journey time of around 25 minutes. The nearest rail station is at Lainton, which offers regular services in both directions on the London to Southend line.

Inside back page

[Estate agent comment]

Willow Farmstead is an exceptional collection set within peaceful rural surroundings, perfectly blending traditional materials and outstanding craftsmanship with modern practicality, high-quality specifications and a playful nod towards time-honoured design.

"Willow Farmstead's remarkable homes - evoking memories of the traditional farmstead - are perfectly complemented by their position within a collection of mature trees, hedgerows and meadowland. You wouldn't believe that fantastic travel connections, convenient opportunities for retail and leisure, and everything you need for a modern lifestyle was still so close by.

This is an incredible chance to purchase a truly remarkable home, constructed to the highest standards in a unique location.”

Please call.... (etc.)

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