



CREFFIELD VILLA

LEXDEN | COLCHESTER



Colchester
AMPHORA HOMES

A remarkable restoration of a stunning Victorian residence
into **six elegant one and two-bedroom apartments** alongside
just **two brand new three-bedroom townhouses**.



CHEWTON ROSE



WELCOME TO CREFFIELD VILLA

Enjoying a privileged location, this impressive development comprises a characterful Victorian property that has been beautifully transformed into six exclusive apartments alongside two exceptional three-bedroom modern townhouses and newly-landscaped pristine private gardens.

Situated amongst the genteel, tree-lined avenues between Colchester's vibrant town centre and the leafy neighbourhood of Lexden, Creffield Villa is both superbly positioned and elegantly appointed, presenting an eagerly-awaited opportunity to acquire an outstanding new luxury home within this highly-desirable area. All the opportunities, amenities and attractions of Colchester's historic town centre will be within walking distance, while the beautiful countryside, coastline and nature reserves of north-east Essex are minutes away by road.



TIMELESS ARCHITECTURE MODERN LUXURY



CONTEMPORARY AUTHENTICITY

A landmark property in the area, Creffield Villa is the perfect example of a carefully-planned and beautifully-executed conversion. This distinctive Victorian villa has been expertly reconfigured to produce just six exclusive apartments that combine contemporary styling, traditional materials and exceptional craftsmanship – all of a standard that befits this historic, sought-after area of Colchester.

Its facades, entranceways and external features have been brought immaculately up to date, preserving the innate style of its brickwork, timber and design, while the additional new three-storey townhouses have been thoughtfully designed to complement the main building and enhance the collection.

Creffield Villa elegantly preserves the character and charm of the original Victorian design whilst introducing impressive contemporary additions, effecting an exquisite transformation and creating an enviable collection of premium quality new homes.

Computer generated image is from an imaginary viewpoint looking towards the Creffield Villa collection.
The imagery is purely for illustrative purposes and may not be an exact representation.

FINELY-CRAFTED INTERIORS

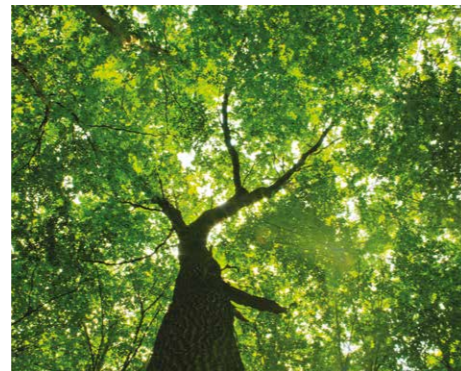
Creffield Villa's interior layout has been thoughtfully planned to create sophisticated, comfortably-sized spaces where every detail is sympathetic to the original building. Residents will enjoy sleek, open-plan kitchen-dining and living areas with carefully selected fixtures and fittings to reflect the villa's heritage, while all timberwork and architectural finishes, especially in the grand communal hallways and stairs, have been replaced on a like-for-like basis to remain true to the unique existing property.

Expertly created by professional craftsmen, every feature within these exquisite apartments and townhouses exudes quality. Kitchens boast contemporary vintage-style shaker units and solid granite worktops housing deep, traditional ceramic sinks and the very latest in Siemens integrated appliances throughout. With designer sanitaryware, bespoke refitted doors and walls finished in a delicate white, to deliver the perfect backdrop for your own personal touches, these homes offer the perfect combination of luxury and functionality.



Apartment One

Interior computer generated image is for illustrative purposes and may not be an exact representation of this home. Main furniture and interior soft-furnishings are not included. Please ask for details.



NICELY SECLUDED, YET EXCEPTIONALLY WELL-CONNECTED

Creffield Villa is excitingly close to Colchester's vibrant and historic town centre, but from the peace of your home you would never know that such a rich tapestry of specialist shops, artisan coffee houses, popular bars, high street department stores and eateries to suit every taste were only a few minutes' walk away.

Tucked away from the bustle of everyday life, residents will enjoy a tranquil and spacious environment with all the options you need for shopping, travel, leisure, fitness and eating out still conveniently close-by. And for further relaxation, you'll find all the open green space you need for physical exercise, calming strolls or relaxing downtime nearby in the ancient woodland of Lexden Park, the rambling slopes of Hillyfields and tree-lined Abbey Field.

The award-winning Castle, Museum and Park – the jewel in Colchester's crown – is also within easy reach of home. A tranquil oasis in the heart of this historic town, it is an idyllic place to relax and enjoy peaceful riverside walks, host a picnic or indulge at the neighbouring pavilion enjoying summertime cricket with a glass of Pimms or a bowl of strawberries and cream.

"Occupying a commanding corner position, Creffield Villa is a highly distinctive residential collection that wears its history on its sleeve, whilst stepping easily into the twenty-first century – and its prime location means everything residents need will be just a stone's throw from their front door."



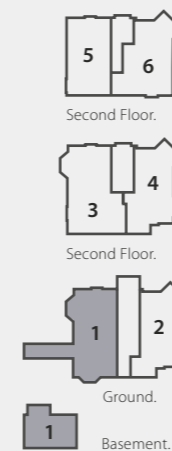
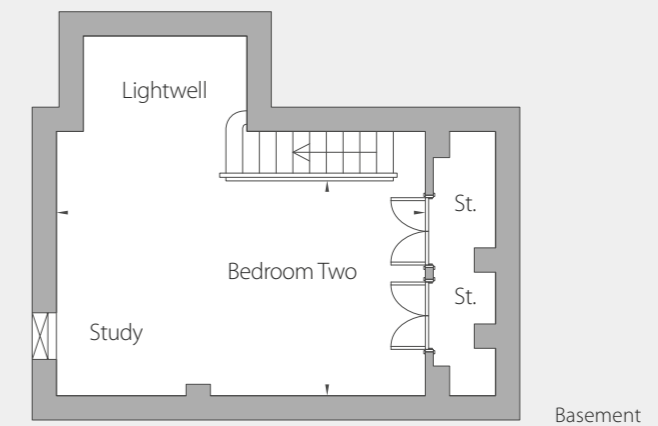
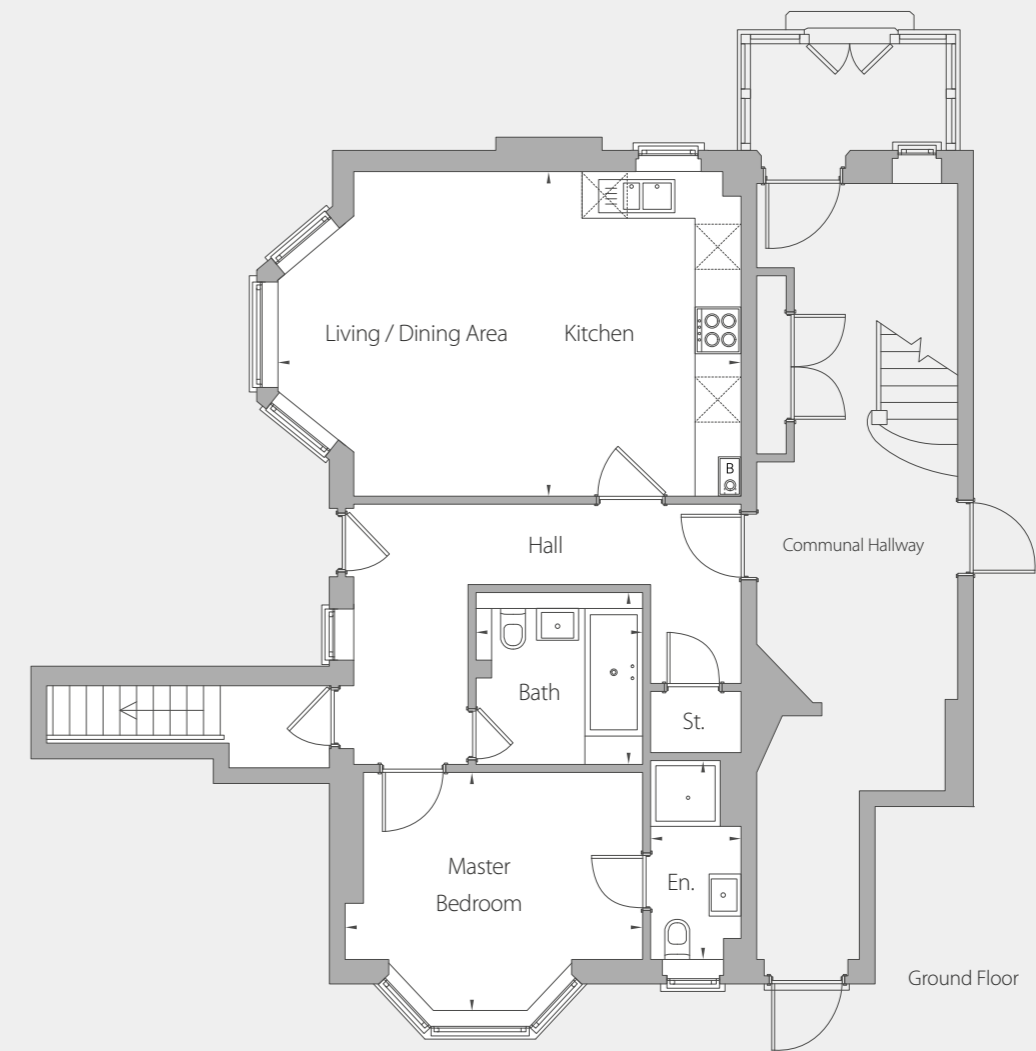
APARTMENT ONE

This exceptional two-bedroom apartment provides a delightful combination of versatile rooms and imaginative spaces for living. The elegant open-plan kitchen/living/dining area is very much the heart of the home, featuring an attractively-appointed designer kitchen with sleek work surfaces, stylish cabinets and impressive integrated appliances – as well as generous space for a variety of seating configurations – all bathed in natural daylight from the large, impressive bay window. On the same floor, you'll find the primary bedroom, complemented by a luxury en-suite shower room, and the family bathroom fitted with refined sanitaryware. However, the basement suite is this home's best-kept secret, containing a spacious double bedroom with large amounts of storage space, as well as a dedicated study and relaxation area. This stunning home also has the addition of a charming private garden to enjoy all year round.

MEASUREMENTS

Kitchen / Living / Dining	6100 x 4200mm	20'0" x 13'9"
Master Bedroom	3938 x 3122mm	12'11" x 10'3"
En-Suite	2640 x 1181mm	8'8" x 3'10"
Bathroom	2288 x 2200mm	7'6" x 7'3"
Bedroom Two	4833 x 2840mm	15'10" x 9'4"

Gross internal floor area : **86.8 sqm (934.3 sqft)**



All dimensions are approximate only and taken from construction drawings.

B. Boiler **Bath.** Bathroom **Clks.** Cloakroom **Cyl.** Cylinder **En.** En-Suite **Shw.** Shower **St.** Storage

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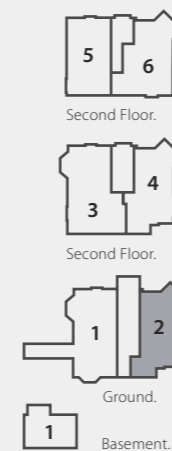
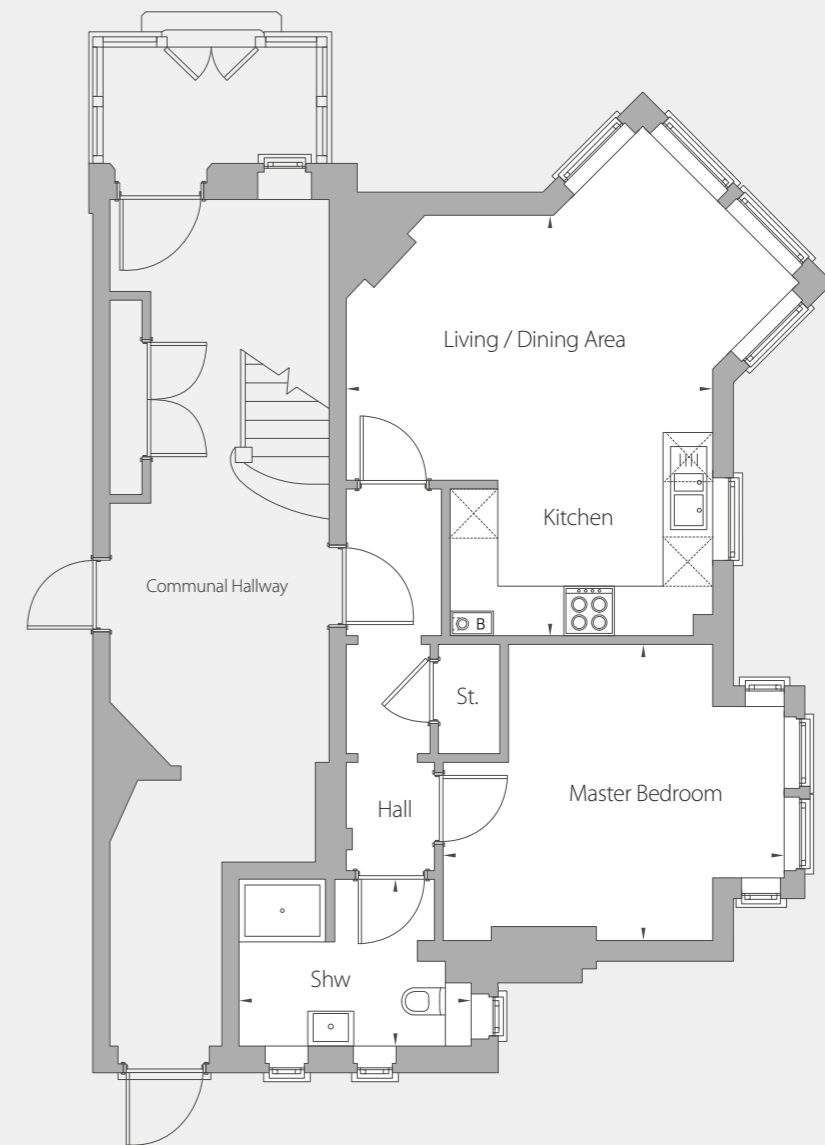
APARTMENT TWO

This superior one-bedroom apartment enjoys a north-facing aspect looking out onto the larger of the two private gardens at Creffield Villa, providing residents with an oasis of peace and privacy. The impressive living/dining area is beautifully lit by a feature bay window – one of the defining characteristics of the house – which allows space for additional seating or relaxation, while the kitchen has been created as a dedicated space for culinary creativity, with the finest contemporary fittings and quality branded integrated appliances. A similar, smaller bay window illuminates the generous king-size bedroom, and the apartment is completed by an exceptional designer bathroom with stylish sanitaryware.

MEASUREMENTS

Kitchen / Living / Dining	5100 x 4400mm	16'9" x 14'5"
Master Bedroom	4100 x 3600mm	13'5" x 11'10"
En-Suite	2800 x 2000mm	9'2" x 6'7"

Gross internal floor area : **48.7 sqm (524.2 sqft)**



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APARTMENT THREE

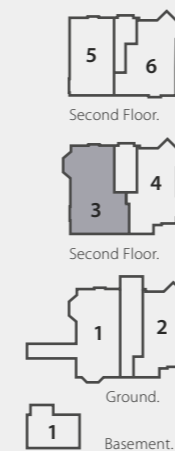
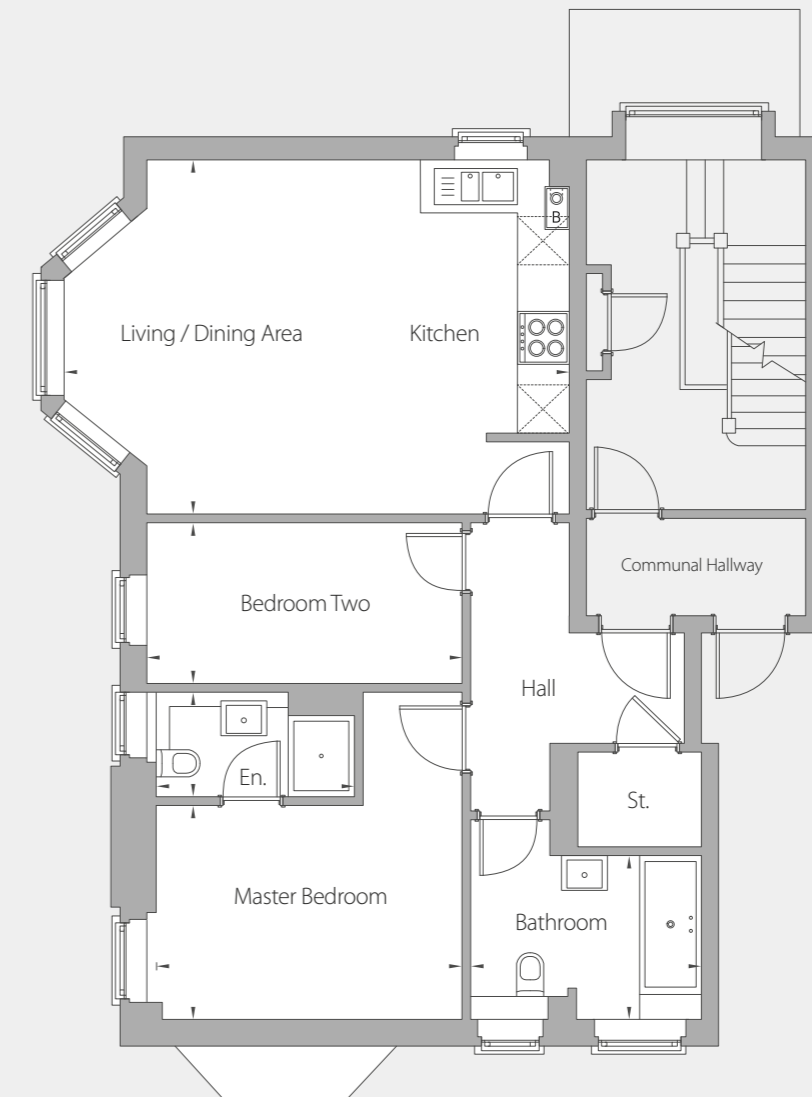
This delightful south-facing two-bedroom apartment has been devised to perfectly suit a professional couple or new family.

The sizeable open-plan kitchen/living/dining area provides a versatile space for the focus of family life, where meals are prepared within an exceptional designer kitchen, naturally lit from a side window, while the main relaxation areas are bathed in daylight from the large bay window, which also offers views over the attractive, leafy neighbourhood. The generous primary bedroom is complemented by its own en-suite shower room, while the well-proportioned second bedroom will be ideal for a growing child or for use as a home office/study area. The apartment is completed by an exceptional main bathroom that makes clever use of the existing partition wall to provide creative spaces for the designer sanitaryware, and a generous hallway storage space.

MEASUREMENTS

Kitchen / Living / Dining	6030 x 4245mm	19'9" x 13'11"
Master Bedroom	3790 x 2575mm	12'5" x 8'5"
En-Suite	2386 x 1250mm	7'10" x 4'1"
Bedroom Two	3800 x 2000mm	12'6" x 6'7"
Bathroom	2800 x 1940mm	9'2" x 6'4"

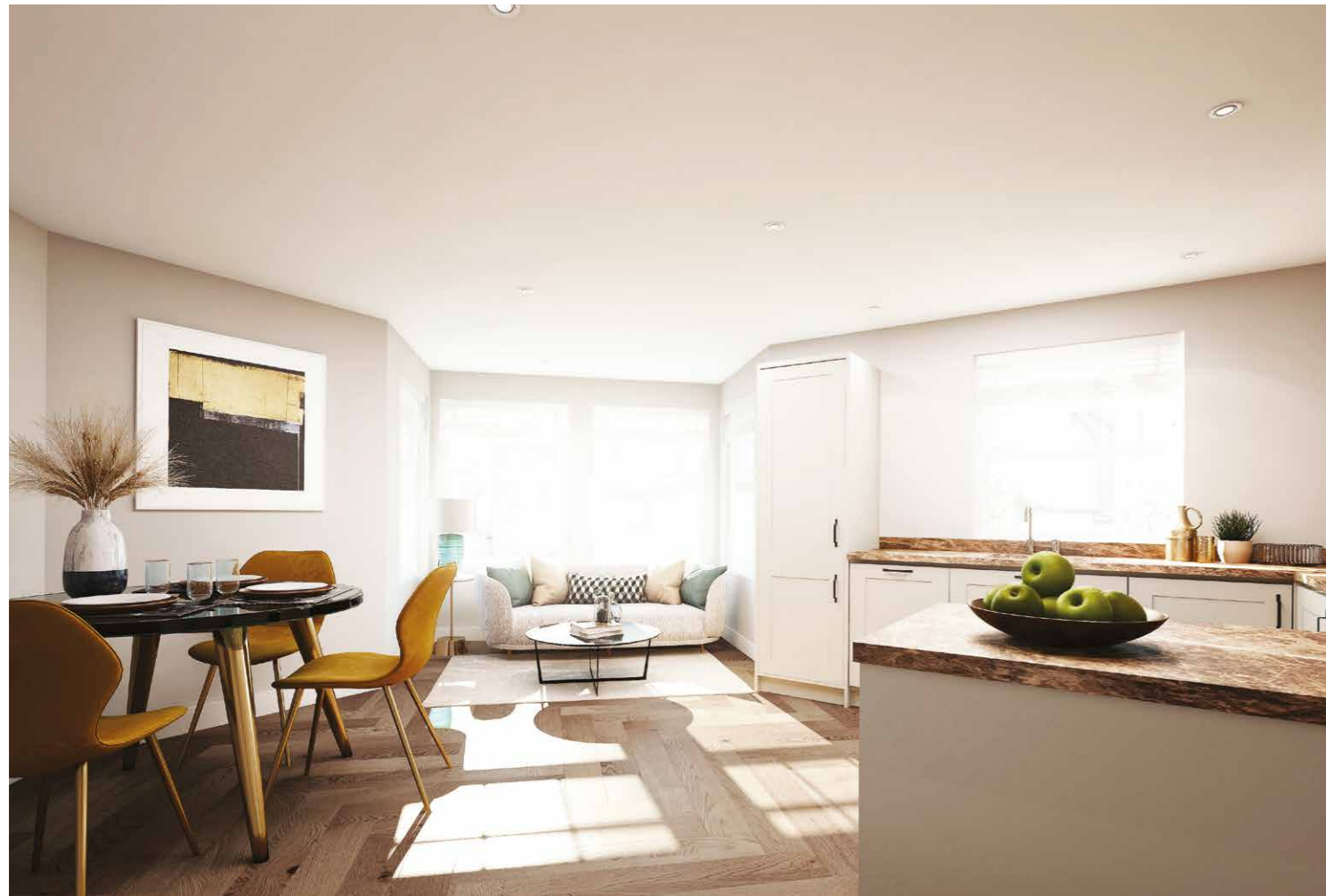
Gross internal floor area : **64.7 sqm (696.4 sqft)**



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B. Boiler **Bath.** Bathroom **Clks.** Cloakroom **Cyl.** Cylinder **En.** En-Suite **Shw.** Shower **St.** Storage

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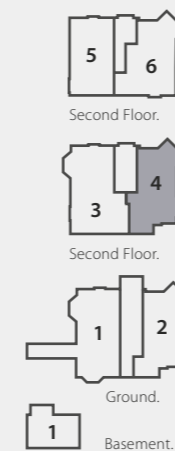
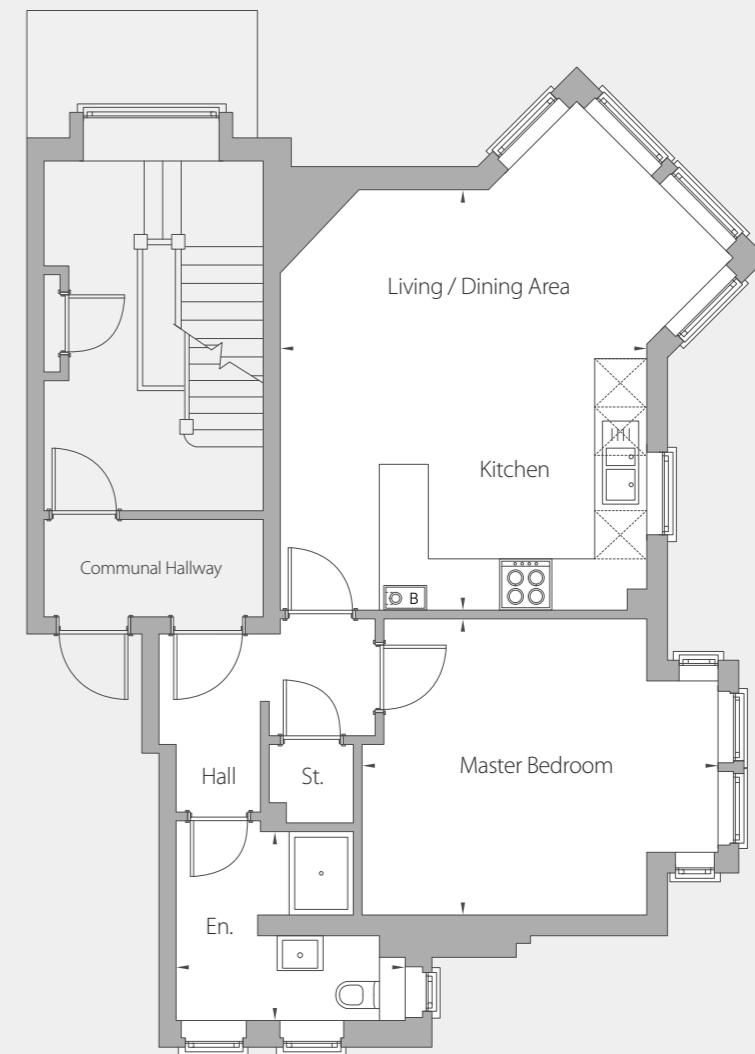
APARTMENT FOUR

A luxury one-bedroom apartment designed to be a place for peaceful relaxation; effortlessly combining elegance and functionality. From the landing/hallway, you immediately enter the bright, airy living/dining area – a versatile space well-lit by a distinctive bay window. Adjacent to this, you'll find the stunning kitchen area, beautifully fitted with exceptional designer cabinets in a 'shaker' style, with the latest Siemens integrated appliances, an impressive granite worktop and stylish kitchenware in keeping with the character of the building. The bedroom is the heart of the home, a generous space allowing room for a king-size bed and extra seating – or perhaps a desk/dressing area in the remarkable feature bay window. The accommodation is completed by a sleek, spacious designer shower room and extra storage in the hallway for everyday practicalities.

MEASUREMENTS

Kitchen / Living / Dining	5100 x 4400mm	16'9" x 14'5"
Master Bedroom	4300 x 3600mm	14'1" x 11'10"
En-Suite	2800 x 2250mm	9'2" x 7'5"

Gross internal floor area : **52.5 sqm (565.1 sqft)**



All dimensions are approximate only and taken from construction drawings.

B. Boiler **Bath.** Bathroom **Clks.** Cloakroom **Cyl.** Cylinder **En.** En-Suite **Shw.** Shower **St.** Storage

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THE HOUSES

These outstanding four-bedroom contemporary townhouses have been designed to optimise space throughout the home.

On the ground floor, you'll find a convenient cloakroom and a beautifully-configured open-plan area conceived to accommodate everything you need for daily life and entertaining. Entering into the distinctively-styled kitchen, you are naturally drawn through a broad dining area towards the spacious living section to the rear, where glazed French windows open out onto the secluded, walled private patio. Large cupboards offer plenty of storage space. On the first floor, the king-size primary bedroom is complemented by a luxury en-suite shower room and good-sized built-in wardrobes, with a large single room and the designer family bathroom just off the landing. The second floor accommodation comprises a large double bedroom, a sleek shower room and a dedicated study room which would also suit a snug, home office or child's nursery.

PLOT ONE

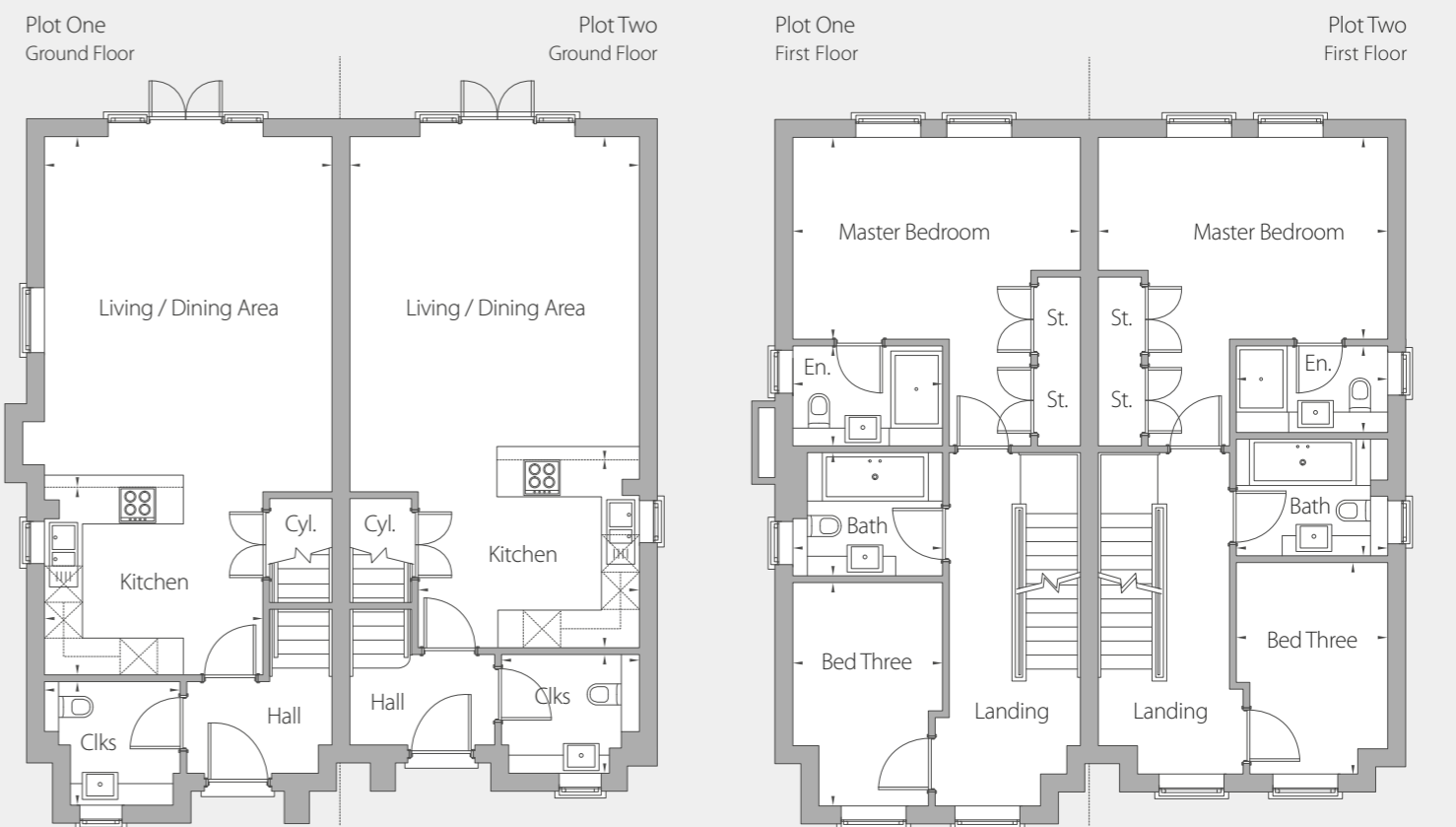
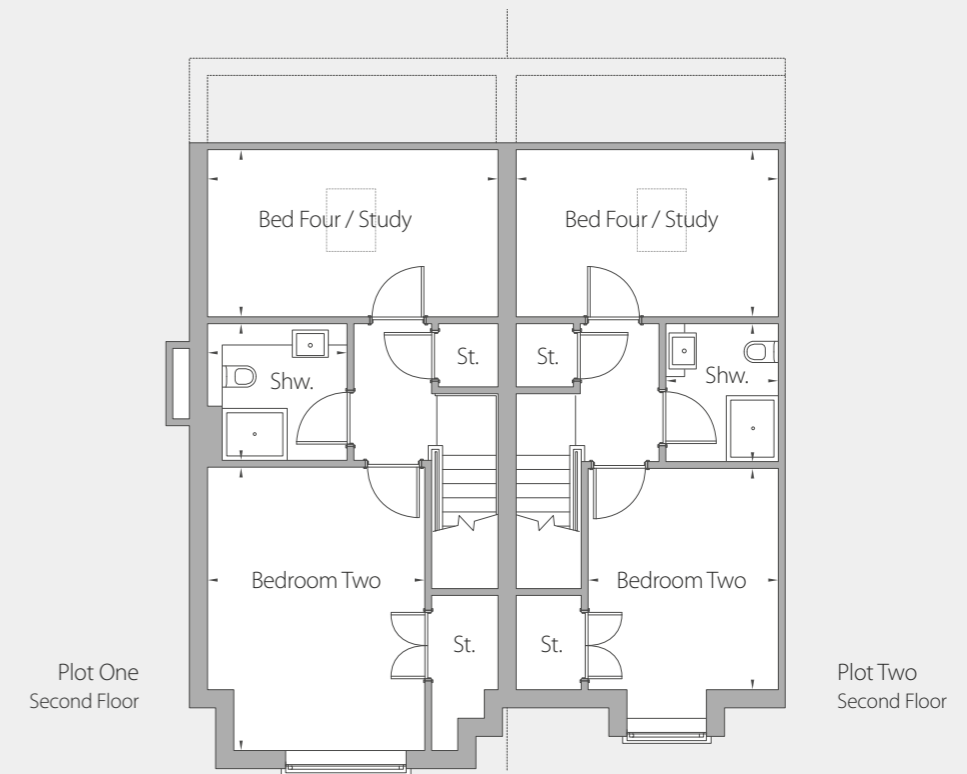
Kitchen	3478 x 3000mm	11'5" x 9'10"
Living / Dining	5520 x 4535mm	18'1" x 14'11"
Cloakroom	2156 x 1900mm	7'1" x 6'3"
Master Bedroom	4535 x 3150mm	14'11" x 10'4"
En-Suite	2378 x 1600mm	7'10" x 5'3"
Bedroom Three	3512 x 2378mm	11'6" x 7'10"
Bathroom	2378 x 1923mm	7'10" x 6'4"
Bedroom Two	4400 x 3438mm	14'5" x 11'3"
Bed Four / Study	4535m x 2686mm	14'11" x 8'10"
Shower Room	2123 x 2200mm	7'0" x 7'3"

Gross internal floor area : **130.7 sqm (1406.8 sqft)**

PLOT TWO

Kitchen	3478 x 3000mm	11'5" x 9'10"
Living / Dining	5070 x 4535mm	16'8" x 4'11"
Cloakroom	2156 x 1876mm	7'1" x 6'2"
Master Bedroom	4535 x 3150mm	14'11" x 10'4"
En-Suite	2378 x 1350mm	7'10" x 4'5"
Bedroom Three	3400 x 2378mm	11'2" x 7'10"
Bathroom	2378 x 1848mm	7'10" x 6'1"
Bedroom Two	3500 x 3029mm	11'6" x 9'11"
Bed Four / Study	4126 x 2686mm	13'6" x 8'10"
Shower Room	2123 x 1790mm	7'0" x 5'10"

Gross internal floor area : **120.4 sqm (1295.9 sqft)**



All dimensions are approximate only and taken from construction drawings.

Bath. Bathroom **Clks.** Cloakroom **Cyl.** Cylinder **En.** En-Suite **Shw.** Shower **St.** Storage

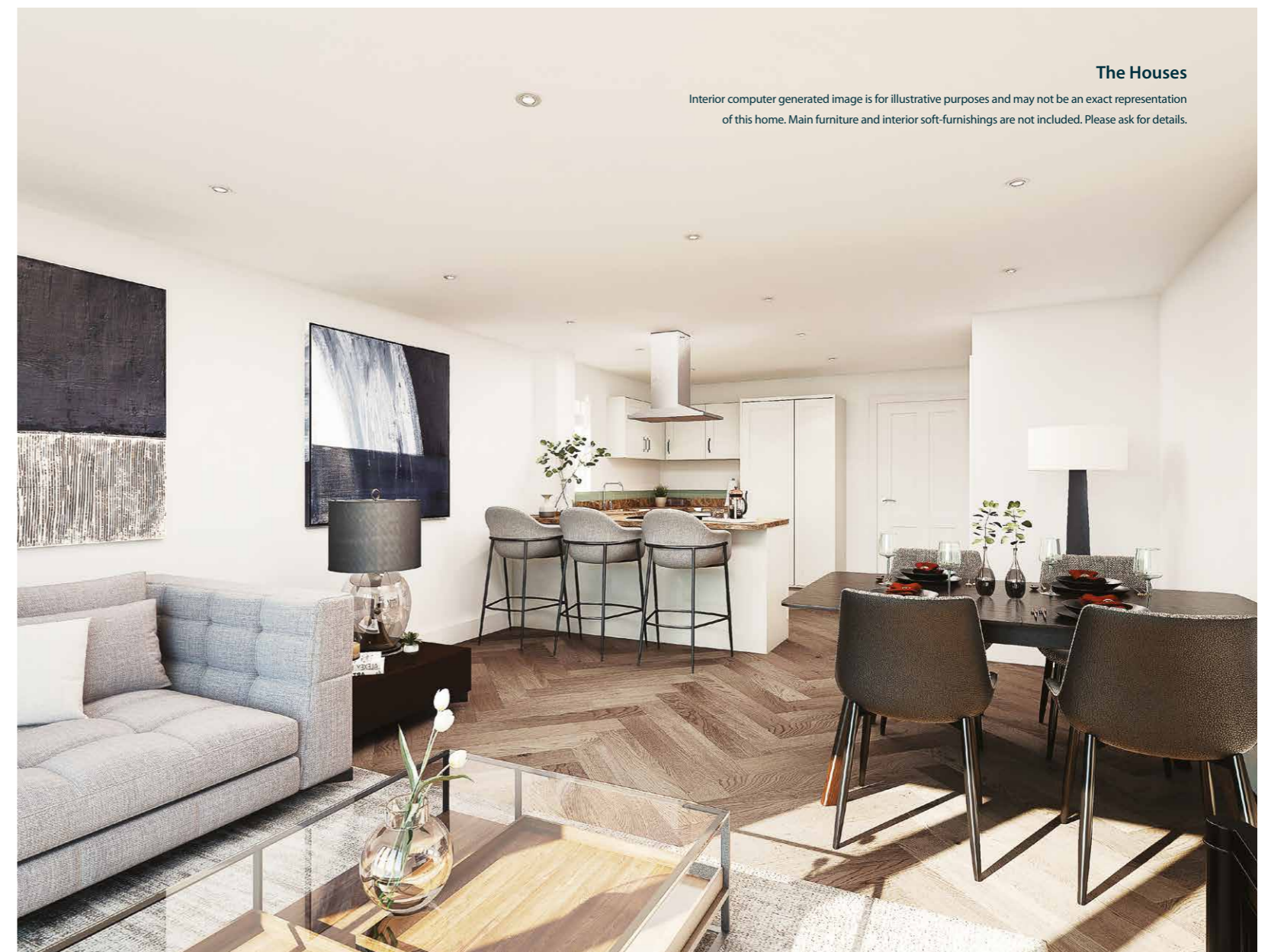
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A CLEVER REIMAGINING OF AN HISTORIC HOME

As a locally-listed building, the villa's transformation into an exceptional collection of contemporary homes required a significant amount of care and diligence, ensuring every aspect of the conversion respected the character, style and craftsmanship of the original structure. Designed as a large, luxury home for an affluent Victorian family and their household staff, the villa benefitted from a diverse range of versatile spaces, which lent themselves perfectly to their allocation into the six unique dwellings you see today.

As the villa's construction was already distinctively Victorian, designers paid close attention to every finest detail in their selection of, doors, rails, sills, skirting and architrave to ensure new additions were a complementary match for the original building, and took care that new ceilings and walls tastefully integrated with the existing layout. Meanwhile the two additional newly-built townhouses to the south were specially designed to aesthetically suit the main villa building, echoing the angular roof gables, long sash windows and traditional materials, to deliver a contemporary interpretation of a prestigious design from the Victorian era.

To the exterior, new plantings, neatly-landscaped driveways with dedicated parking and the provision of two delightful private gardens for the ground floor apartments enable this remarkable property to shine within this already desirable neighbourhood. With a dedicated communal bicycle store integrated into the building's design, Creffield Villa has truly been given a much-deserved new lease of life.



The Houses

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A CLOSER LOOK AT THE DETAILS

Internally every home has been carefully-considered and each is fitted with quality integrated appliances, elegant surfaces and sleek designer sanitaryware. Externally, the collection has been thoughtfully planned creating a secluded and desirable place to live.

Kitchens :

- Howdens shaker style cabinetry in 'Antique White'
- Solid granite worktops and up-stands
- 1.5 bowl stainless steel sinks
- Leisure 1.5 bowl undermount Stainless steel sink in 4 bed homes
- Monobloc mixer tap to all plots
- Multi gang switches for appliances

Appliances :-

- Siemens oven to all plots
- Siemens gas hob
- Extractor hood
- Siemens fridge / freezer
- Siemens integrated dishwasher
- Siemens integrated washer / dryer

Heating :

- Underfloor heating to ground floor (in houses only)
- Thermostatically controlled wall mounted radiators to upper floors and all apartments

Electrical :

- White fittings throughout
- Houses have low energy downlighters in kitchens, bathrooms and en-suites, and low energy pendant lights living areas and bedrooms.
- Apartments have low energy downlighters throughout
- Ceiling mounted CO and heat detectors

Connectivity :

- BT points provided to all homes
- Infrastructure ready for Sky Q connectivity
- Superfast broadband available.

Internal Finishes :

- Main Walls : Dulux White Mist
- Kitchens and Wetrooms : Pistachio Green
- Ceilings : Dulux Pure Brilliant White
- Skirting, architrave and doors : Pure Brilliant White Satinwood
- Contemporary satin ironmongery

Bathroom, En-suites and Shower Rooms :

- Contemporary sanitaryware
- Half-height tiling to walls with sanitaryware fitted
- Full-height tiling around bath and shower enclosures
- Single tile splash-back to basins
- Thermostatically controlled exposed shower valves with fixed riser head
- Soft closing toilet seats
- Heated towel rails
- Shaver socket

External details :

- Single allocated parking space to apartments
- Double allocated parking space to houses
- Timber windows in classic cream white
- Composite front doors
- Marshalls Saxon textured slabs in buff to patios
- Block paving to main driveway
- Areas to be turfed/seeded, and landscaping will be in accordance with our landscape architects' designs.

The specifications listed are correct and as intended at the time of going to print. Please speak with our Selling Agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice. Any choices are subject to the stage of construction.



Colchester
AMPHORA HOMES

*Offering high quality homes with a focus on
exemplary design within Colchester.*

Colchester Amphora Homes Limited (CAHL) was established to provide high-quality new homes for market sale and affordable rent, with a focus on exemplary design and placemaking in support of Colchester Borough Council's regeneration and economic development objectives. CAHL will be working with a range of private and public sector partners delivering and creating value through innovation, partnership working and an entrepreneurial approach.

*"At Colchester Amphora Homes, our ethos is customers,
community and quality first, based on the belief that successful places
create a legacy of sustainable commercial and social value."*

Colchester Amphora Homes is wholly owned by Colchester Borough Council.

www.colchesteramphora.com

The apartments will have a
building warranty through **Aedis**.
Visit www.awlhomeproof.com



The two new houses will have a
10 year building warranty through **LABC**.
Please visit www.labc.co.uk

ENJOY THE BEST OF COLCHESTER

The ancient streets and modern squares of Colchester's town centre are home to a wide range of retail opportunities, from familiar high street names through to stylish boutiques, chic salons and specialist stores, with the modernised frontage of the renowned Fenwick department store taking pride of place on the High Street.

Also, being just a short walk from the town centre, you'll be spoilt for choice when it comes to eating out. Whether for a quick lunchtime meeting or a relaxed evening meal, Colchester's impressive array of eateries offer everything from snacks in well-known popular franchises and intimate tea rooms, through to elegant fine dining establishments and meals from every continent in trendy artisan restaurants and friendly family bistros.

Colchester is home to several first rate primary and secondary schools, including some of the most sought-after selective schools in the region. Close to home, Colchester Royal Grammar School is well known for its exceptional facilities and standards, while within easy walking distance you will also find Colchester County High School for Girls, St Benedict's Catholic College and St Mary's School for Girls, all of which provide an outstanding education. Colchester Sixth Form College is also conveniently placed close to the town centre, while Essex University's impressive campus is nearby adjacent to Wivenhoe Park.

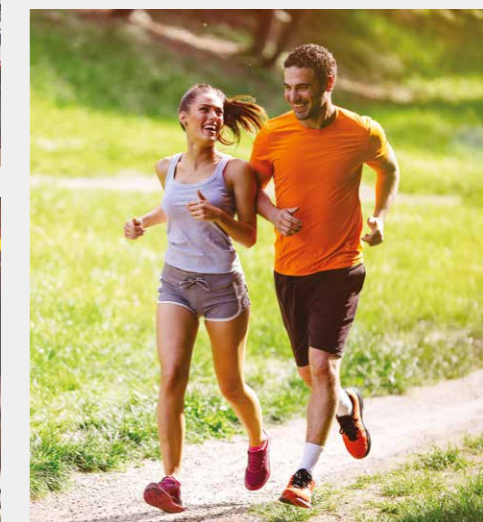
Health and fitness enthusiasts will be well-catered for, with a large selection of leisure centres, gyms, golf courses and recreation grounds around the town – and many within a very short journey of home.

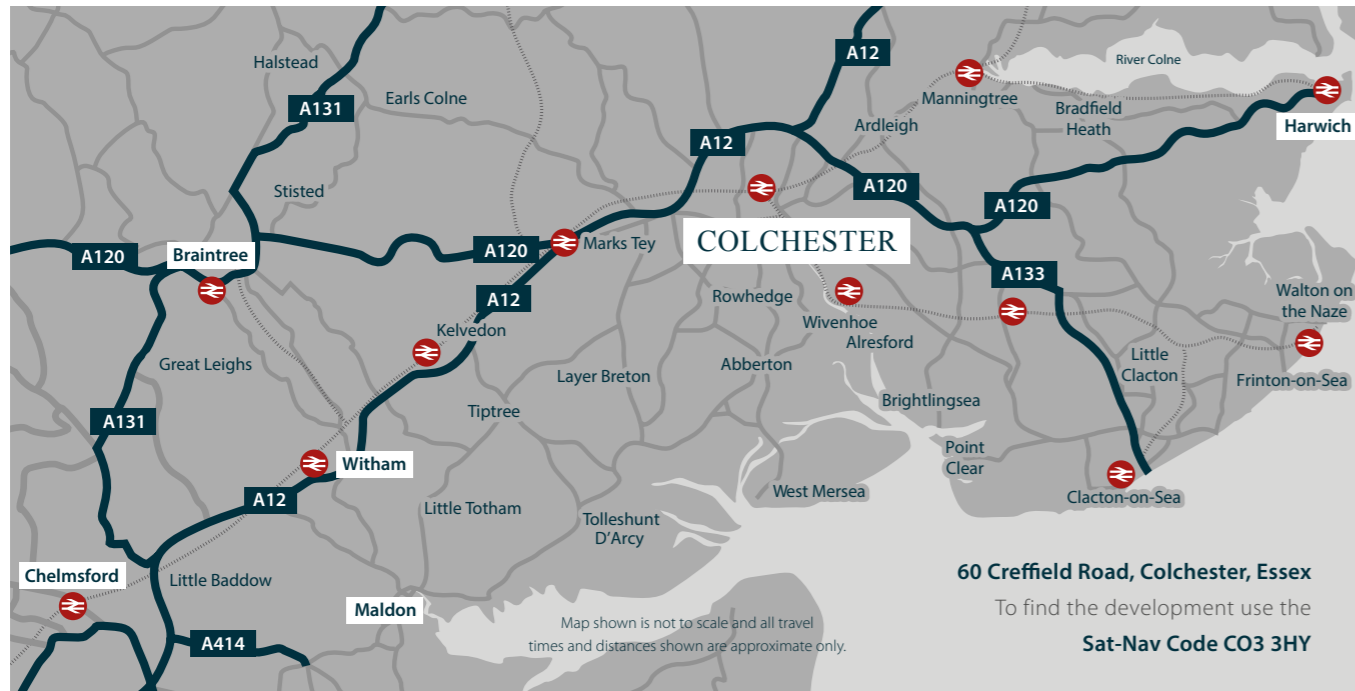
For instance, the hugely popular Colchester Leisure World, situated adjacent to the historic Castle Park, is a health club packed with superb equipment and facilities. With plenty of car parking, WiFi and a café/bar serving fresh food and drink, it really is an incredible venue. Its highlights include indoor fitness and recreational swimming pools, luxurious spa facilities and an array of professionally run group exercise classes.

Plus with Leisure World's Northern Gateway Sports Park, a purpose built 76-acre site providing both indoor and outdoor sports and leisure activities, due to launch in 2021 – opportunities will increase hugely.

With a multi-court sports hall, indoor cricket, fitness suites and exercise studios – alongside a unique professionally-planned 1-mile floodlit closed-road cycling track – this highly anticipated sports park will be perfect for individuals, groups and schools looking to keep fit and healthy.

Keen runners will also be pleased by Creffield Villa's location, with Colchester's Running Club being located at the athletics track on the nearby Abbey Fields – and the two popular Parkruns held within the town, one at the Castle Park and the other at Highwoods Country Park.





BE WELL-CONNECTED TO THE REGION

Colchester is exceptionally positioned for travel throughout the East Anglian region, with a wide range of opportunities for shopping, leisure, culture and entertainment within easy reach. Skirting the north side of Colchester, the A12 grants direct access to the city of Chelmsford, the M25 and central London in around 90 minutes. To the north, the A12 links with the A14 to bring you closer to Suffolk's stunning countryside and the beautiful Norfolk coastline. Meanwhile, to the south-east the A120 will conveniently connect residents to all the outdoor activities, incredible views, sensational beaches and charming waterside towns of the Tendring Peninsula. All this, and Stansted Airport is also just thirty miles to the west offering a myriad of flights to both national and international locations for both business and pleasure.

For rail travel, trains run frequently from Colchester mainline station into London Liverpool Street with a typical journey time of around 50 minutes. The imminent arrival of Crossrail at Shenfield will also make trips through central and west London even quicker, whether travelling for work or pleasure.

Colchester High Street	0.9 Miles
Colchester Castle Park	1.1 Miles
Colchester Leisure World	1.8 Miles
Tollgate Retail Park / A12 Junction 26	2.8 Miles
Colchester Business Park / A12 Junction 29	4.3 Miles
Stansted Airport	32 Miles

Train times from Colchester North Station	1.5 Miles
Chelmsford [CHM]	25 Minutes
Shenfield / Crossrail [SNF]	40 Minutes
Stratford [SRA]	45 Minutes
London Liverpool Street [LST]	55 Minutes
Canary Wharf [DLR]	75 Minutes

CREFFIELD VILLA SITE PLAN



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Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.

*Creffield Villa offers an inspiring collection of homes
located in one of Colchester's most sought-after neighbourhoods.
Enjoying a fabulous range of quality amenities within walking distance,
and boasting excellent transport links further afield, this remarkable
development from Amphora Homes is perfect for first time buyers and
growing families, investors and those looking to downsize.*

With a range of layouts, classic architecture and beautifully appointed
interiors – alongside expertly-planned landscaping – Creffield Villa
will impress from the first sight, through to the finest detail.



Please call Chewton Rose Estate Agents on 01206 564259
or visit us online at Chewtonrose.co.uk



Colchester
AMPHORA HOMES

www.colchesteramphora.com