



WIMBUSH WATERS  
THE WATERSIDE COLLECTION



An aerial photograph of a modern residential development. The houses are multi-story with large windows and balconies, situated along a winding lake. A paved path winds through the property, surrounded by lush green lawns and trees. The scene is peaceful and scenic, with the lake reflecting the sky and the surrounding landscape.

## TRANQUILITY AND NATURAL BEAUTY AT YOUR DOORSTEP

The Waterside Collection combines luxury living with the beauty of the open countryside and the unique charm of a lakeside setting, offering a lifestyle that is both refined and deeply connected to nature.

Wake each day to the gentle sound of water and the sight of morning light dancing across the lake as the landscape stirs to life around you.

Enjoy your morning coffee from your private garden or from your balcony and take in the sweeping views that change with the seasons.

Here, you can embrace a slower pace of life, reconnect with the natural world, and enjoy the rare tranquility of waterside living. All from the comfort of your own luxury home.





# YOUR GATEWAY TO THE CAPITAL

Chelmsford boasts excellent transport links, making it a perfect choice for both commuters and frequent travellers. From the main railway station, regular trains run to London Liverpool Street in around 40 minutes, as well as direct routes to Colchester, Ipswich, and further afield. The brand new Beaulieu Park train station adds even greater capacity and convenience for residents. The city also benefits from reliable bus services, including direct routes to surrounding towns and Stansted Airport, complemented by two Park & Ride facilities for easy access into the centre.

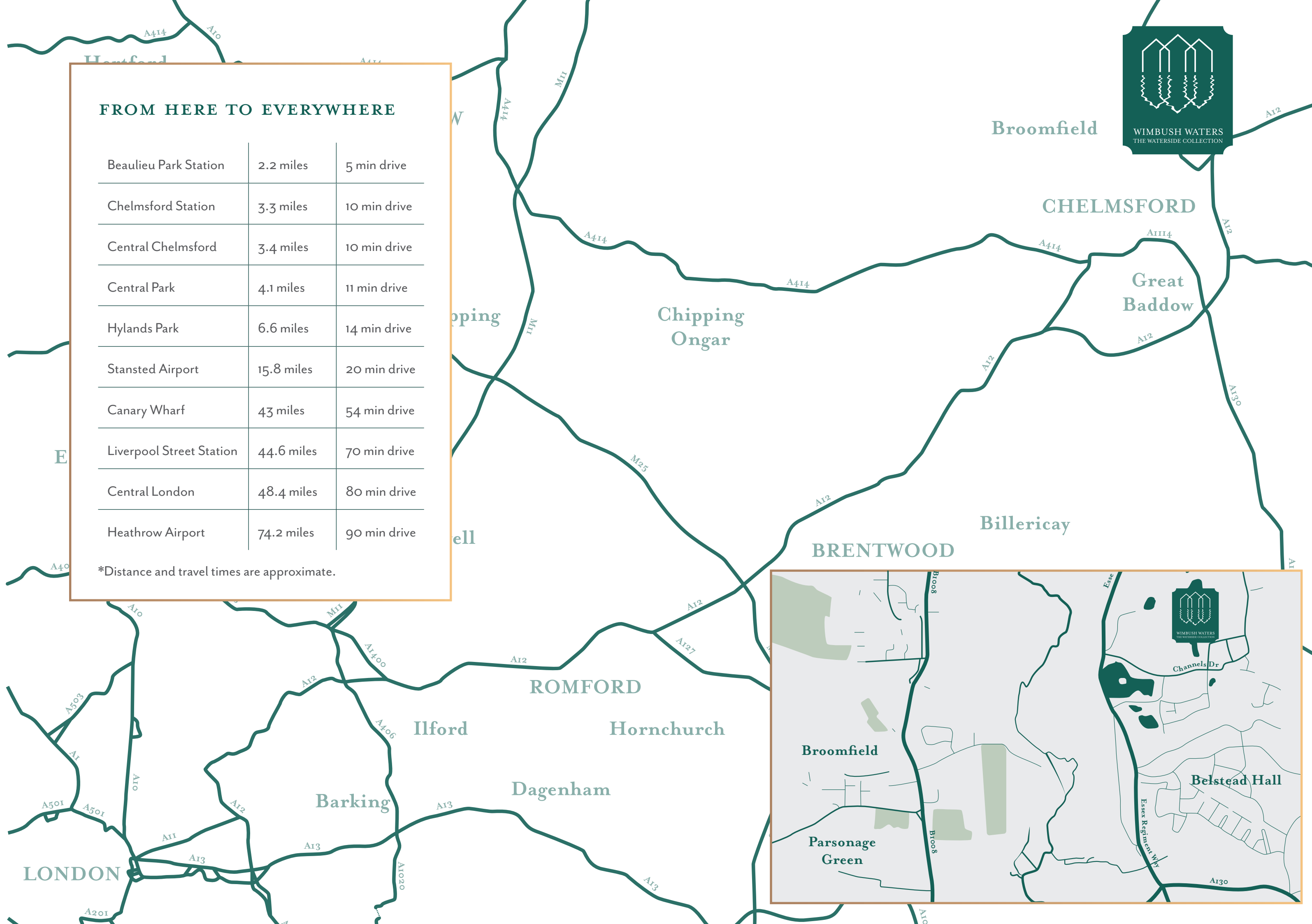
For those travelling by car, major routes such as the A12, A130, and A414 ensure quick connections across Essex, towards London, the M25, and the coastline.

With such a well-designed transport network, whether for work, leisure, or international travel, getting around from Chelmsford is straightforward and stress-free, making it a dynamic and highly accessible place to call home.

## FROM HERE TO EVERYWHERE

Beaulieu Park Station	2.2 miles	5 min drive
Chelmsford Station	3.3 miles	10 min drive
Central Chelmsford	3.4 miles	10 min drive
Central Park	4.1 miles	11 min drive
Hylands Park	6.6 miles	14 min drive
Stansted Airport	15.8 miles	20 min drive
Canary Wharf	43 miles	54 min drive
Liverpool Street Station	44.6 miles	70 min drive
Central London	48.4 miles	80 min drive
Heathrow Airport	74.2 miles	90 min drive

\*Distance and travel times are approximate.





# LIFE WITHIN EASY REACH

Nestled beside the tranquil lakes, Wimbush Waters offers the best of both worlds: peaceful waterside living with everyday amenities close at hand. Just three miles away lies Chelmsford, a lively and historic city known for its striking 11th-century cathedral and the elegant, neo-classical Hylands House.

Despite its serene setting, the city is only a 40-minute journey to central London, while closer to home you'll find outstanding dining at venues such as the New London Restaurant, Galvin Green Man, The Windmill at Chatham Green, and Channels Brasserie. For leisure, residents can enjoy a vibrant high street, expansive countryside walks, and the nearby Channels Park.

Families are also well served by excellent schools, including King Edward VI Grammar School and Chelmsford County High School for Girls.

The Beaulieu Park School — Essex's first all-through school — is located within the neighbourhood itself, while those seeking an independent education will find the prestigious New Hall School on site, winner of Independent School of the Year in 2016.

Higher education is also represented by Anglia Ruskin University, renowned for its teaching quality and diverse range of courses. For parents looking to move, there really isn't a better development to call home.



## TRANSPORT LINKS

### CHELMSFORD RAILWAY STATION

Just 3 miles away, providing a 32-minute commute to central London.

### BEAULIEU PARK STATION

The brand new station offers a 40-minute journey to London Liverpool Street.

### ROAD ACCESS

The M25 is a 15-minute drive away, and the nearby A12 connects to London and the east coast.

## DINING AND LEISURE

### GREAT RESTAURANTS

Including The New London Restaurant, Galvin Green Man, The Windmill at Chatham Green, and Channels Brasserie.

### LOCAL ATTRACTIONS

Chelmsford Racecourse, Chelmsford Cathedral, Hylands House, RHS Garden Hyde Hall, Colchester Zoo, Riverside Leisure Centre (with ice skating and an ice hockey team), local farms, Essex Distillery, and several local wineries.

## EDUCATION

### SCHOOLS

Highly regarded institutions like King Edward VI Grammar School, Chelmsford County High School for Girls, New Hall School and The Beaulieu Park School.

### UNIVERSITY

Anglia Ruskin University offers a variety of courses and attracts students globally.

## LOCAL AMENITIES NEARBY

### SHOPS

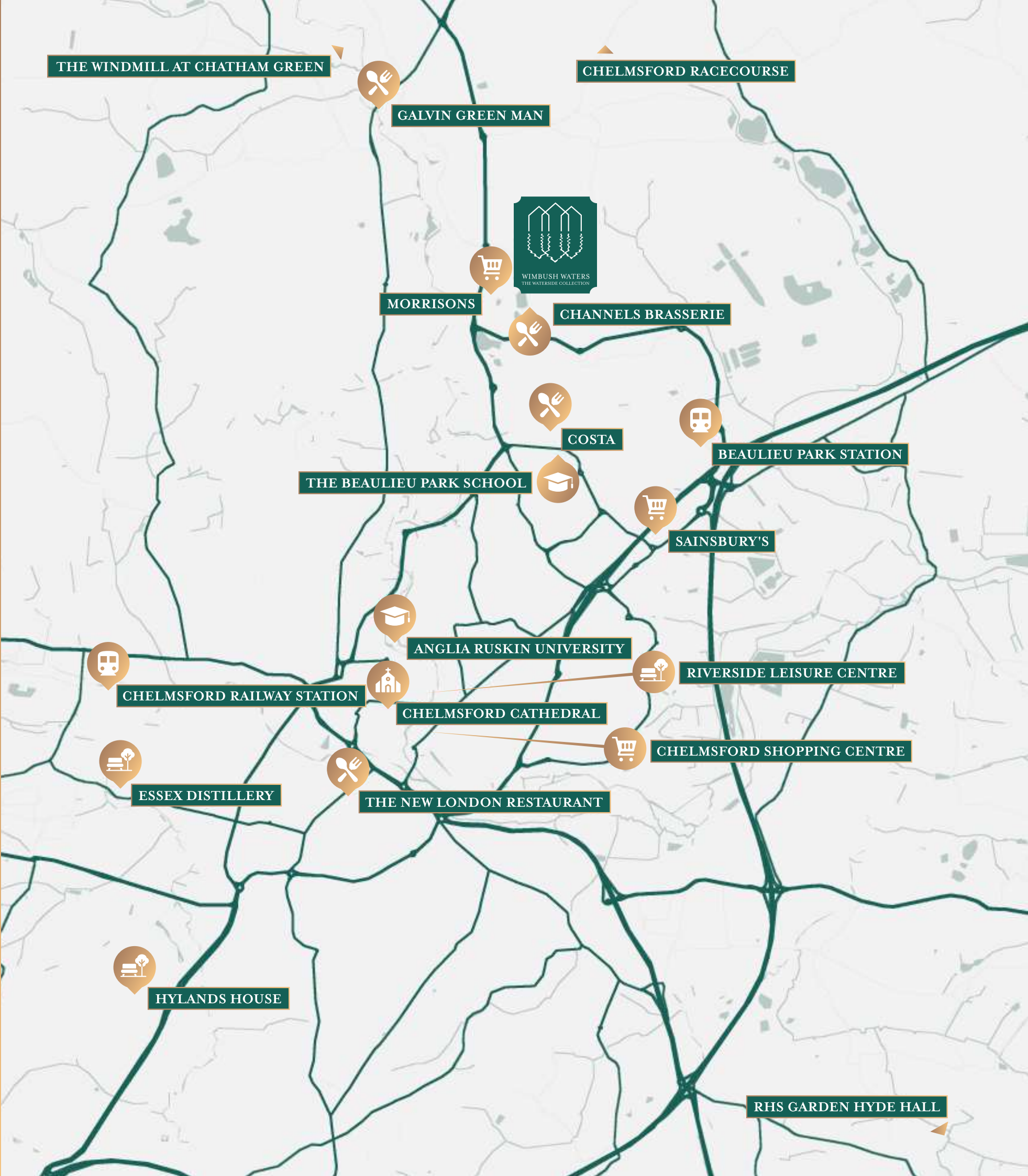
Morrisons, Costa, BP with Waitrose, Greggs, Subway, and Sainsbury's.

### COUNTRY PUBS/RESTAURANTS

Various options offering local cuisine and beverages.

### CHELMSFORD SHOPPING CENTRE & BOND STREET

Offers a variety of shops, including John Lewis, restaurants, and a cinema.















LAYOUT OPTION 1

GROUND FLOOR



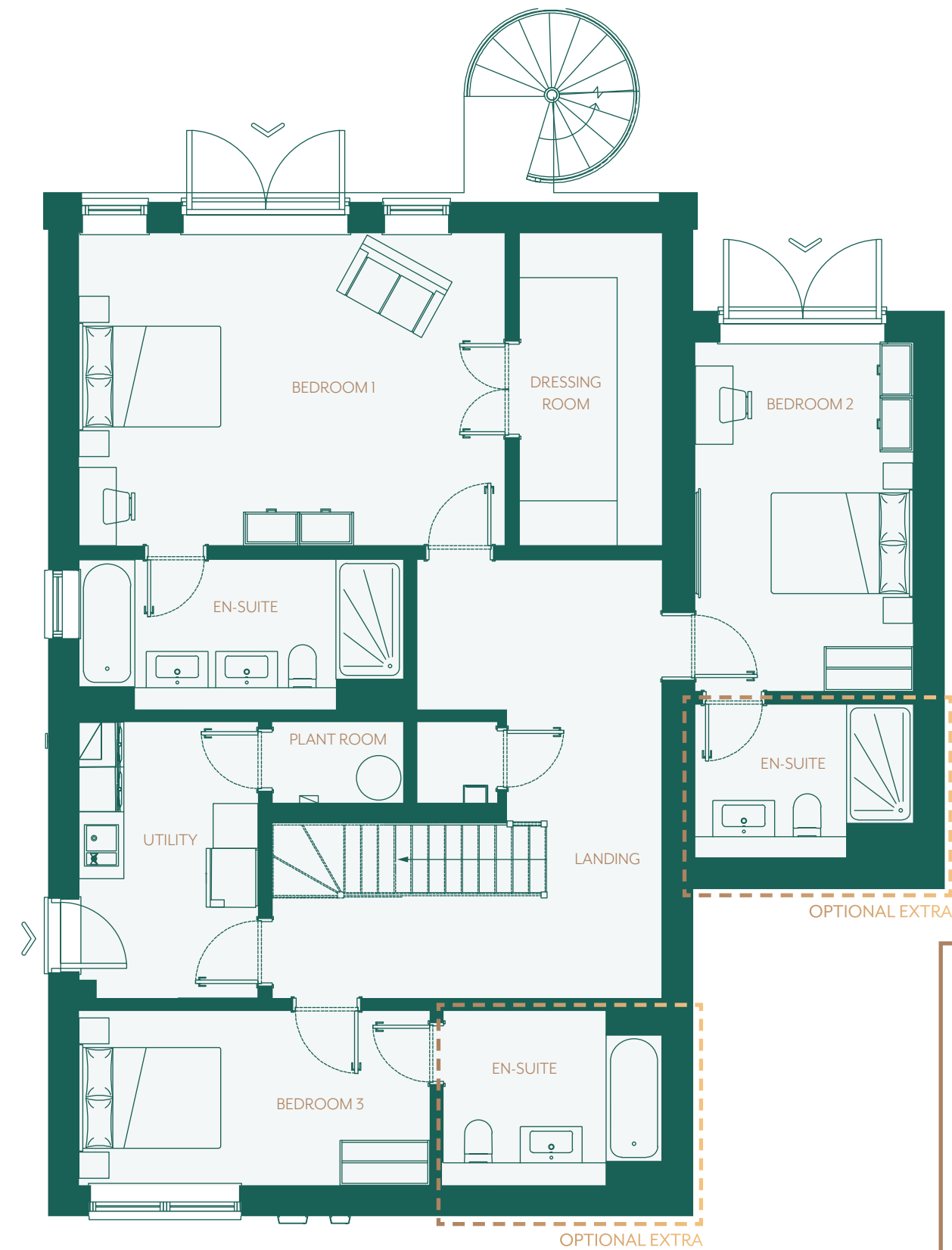
THE LAKE HOUSE  
QUAY WATERS  
WATERFRONT HOUSE  
THE WILLOWS

	Imperial	Metric
Kitchen / Living / Dining	7.78m x 6.14m	25'7" x 20'2"
Bedroom 4	4.54m x 2.54m	14'11" x 8'4"
Bathroom	2.44m x 2.2m	8'0" x 7'3"
Garage	2.92m x 6.89m	9'7" x 22'7"



LAYOUT OPTION 1

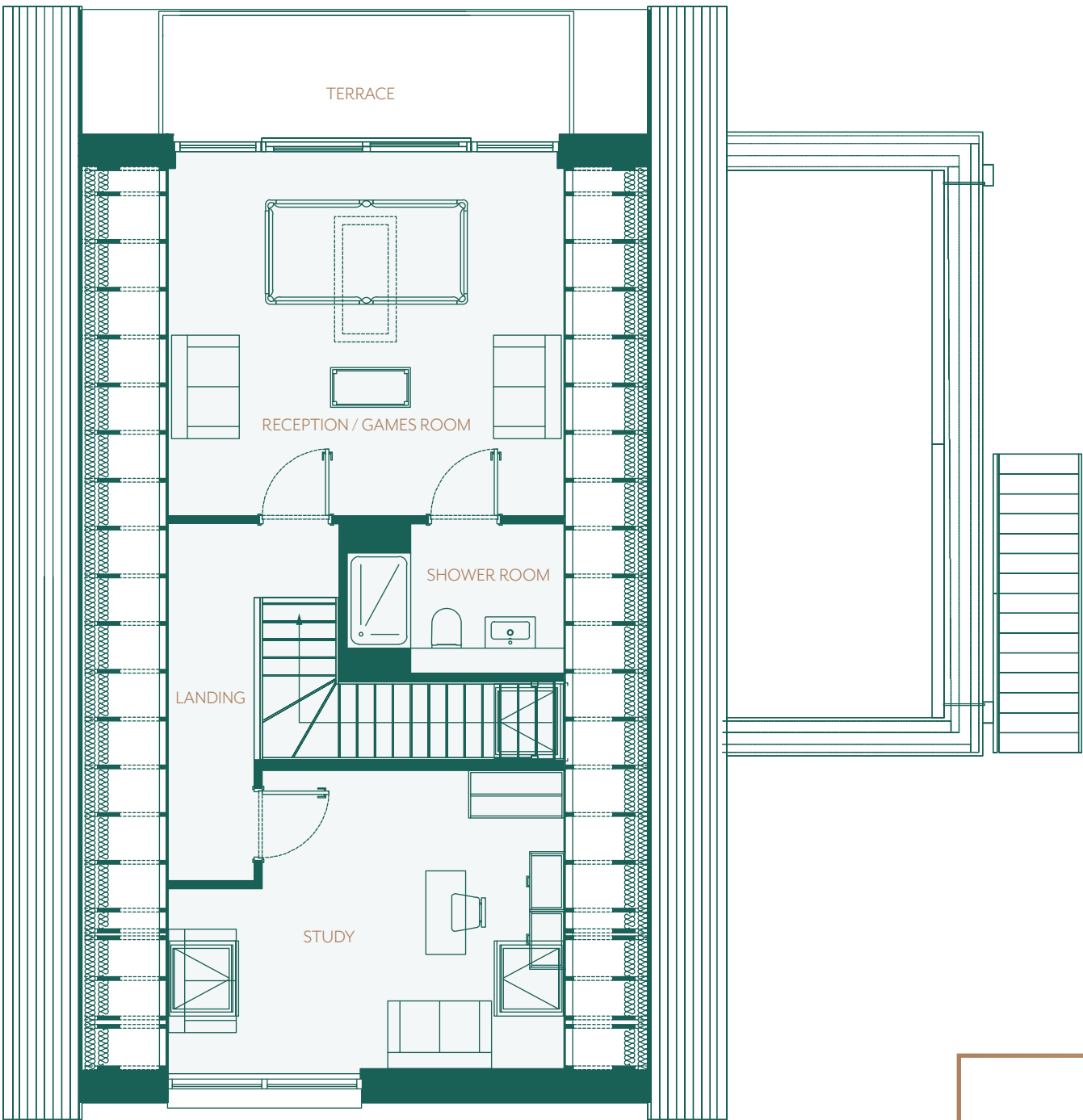
LOWER GROUND FLOOR



	Imperial	Metric
Bedroom 1	5.69m x 4.17m	18'8" x 13'8"
Dressing Room	1.9m x 4.17m	6'2" x 13'7"
En-suite (Bedroom 1)	4.33m x 2m	14'2" x 6'6"
Bedroom 2	2.92m x 4.67m	9'7" x 15'4"
OE: En-suite (Bedroom 2)	2.92m x 2.1m	9'6" x 6'9"
Bedroom 3	4.68m x 2.33m	15'4" x 7'8"
OE: En-suite (Bedroom 3)	2.92m x 2.32m	9'6" x 7'6"
Utility	2.39m x 3.68m	7'8" x 12'1"

THE LAKE HOUSE  
QUAY WATERS  
WATERFRONT HOUSE  
THE WILLOWS

FIRST FLOOR

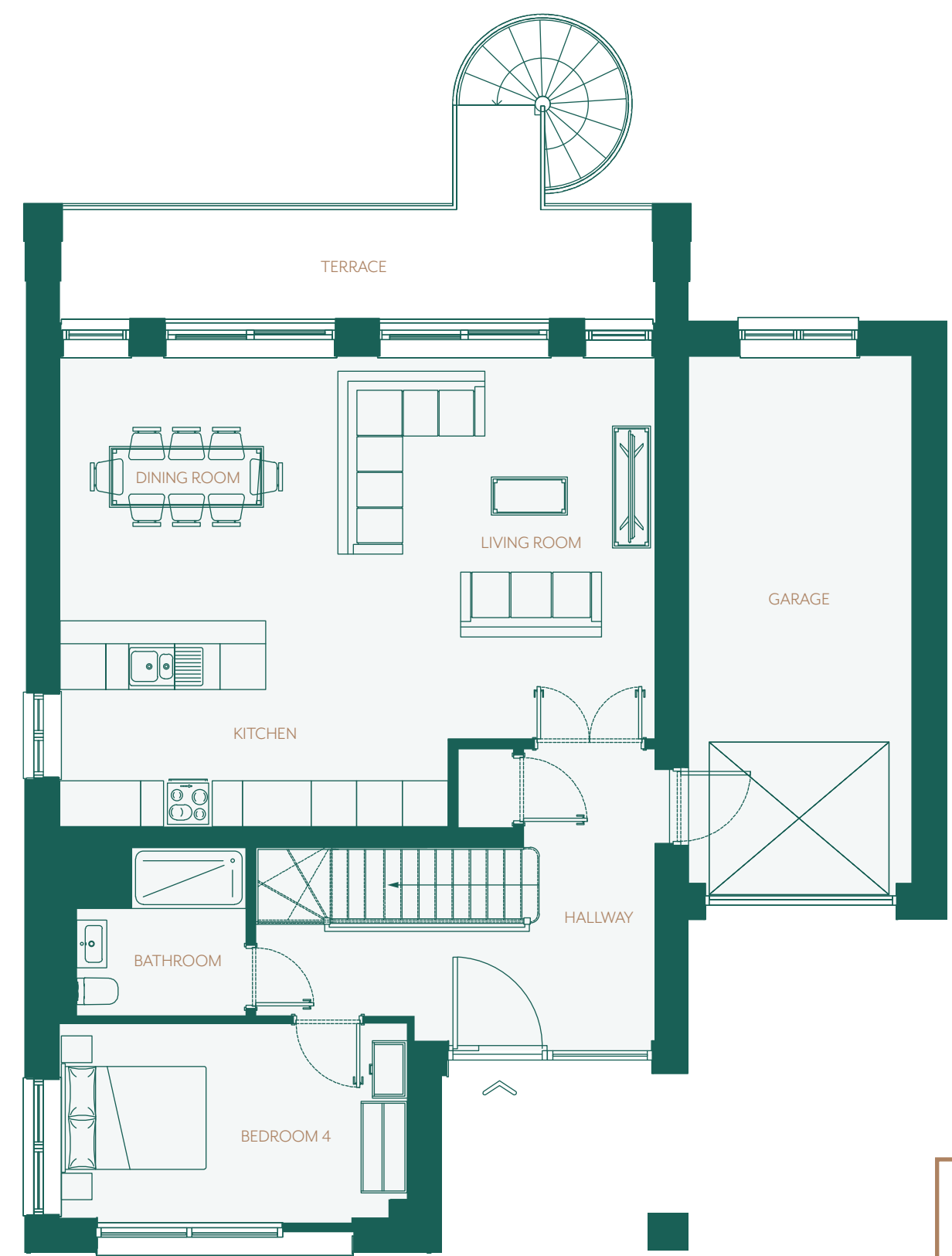


	Imperial	Metric
Reception / Games Room	4.95m x 4.55m	16'3" x 14'11"
Shower Room	2.71m x 1.87m	8'9" x 6'1"
Study	4.95m x 3.73m	16'3" x 12'3"





LAYOUT OPTION 2  
GROUND FLOOR



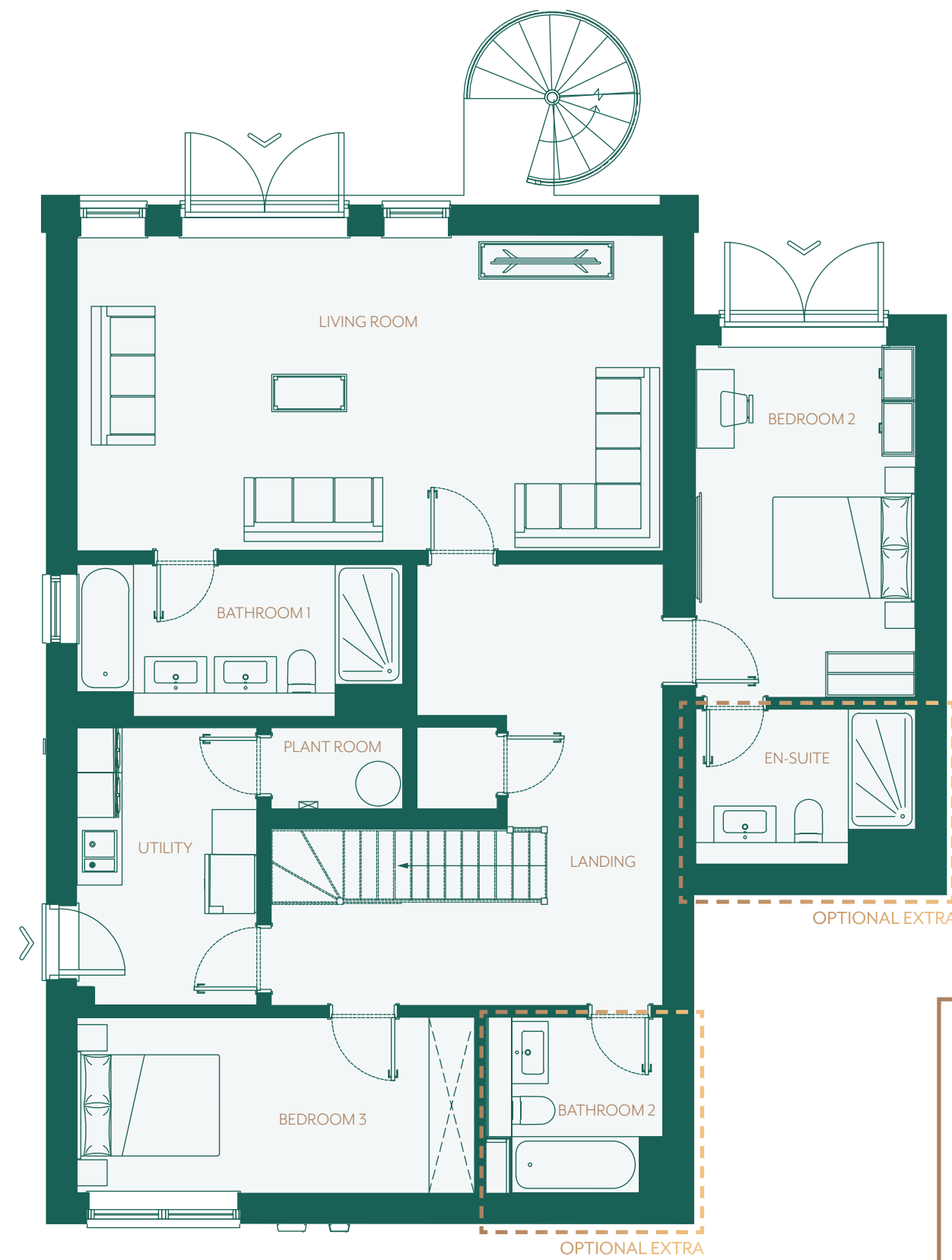
	Imperial	Metric
Kitchen / Living / Dining	7.78m x 6.14m	25'7" x 20'2"
Bedroom 4	4.54m x 2.6m	14'11" x 8'6"
Bathroom	2.43m x 2.2m	8'0" x 7'3"
Garage	2.92m x 6.89m	9'7" x 22'7"

THE MOORINGS



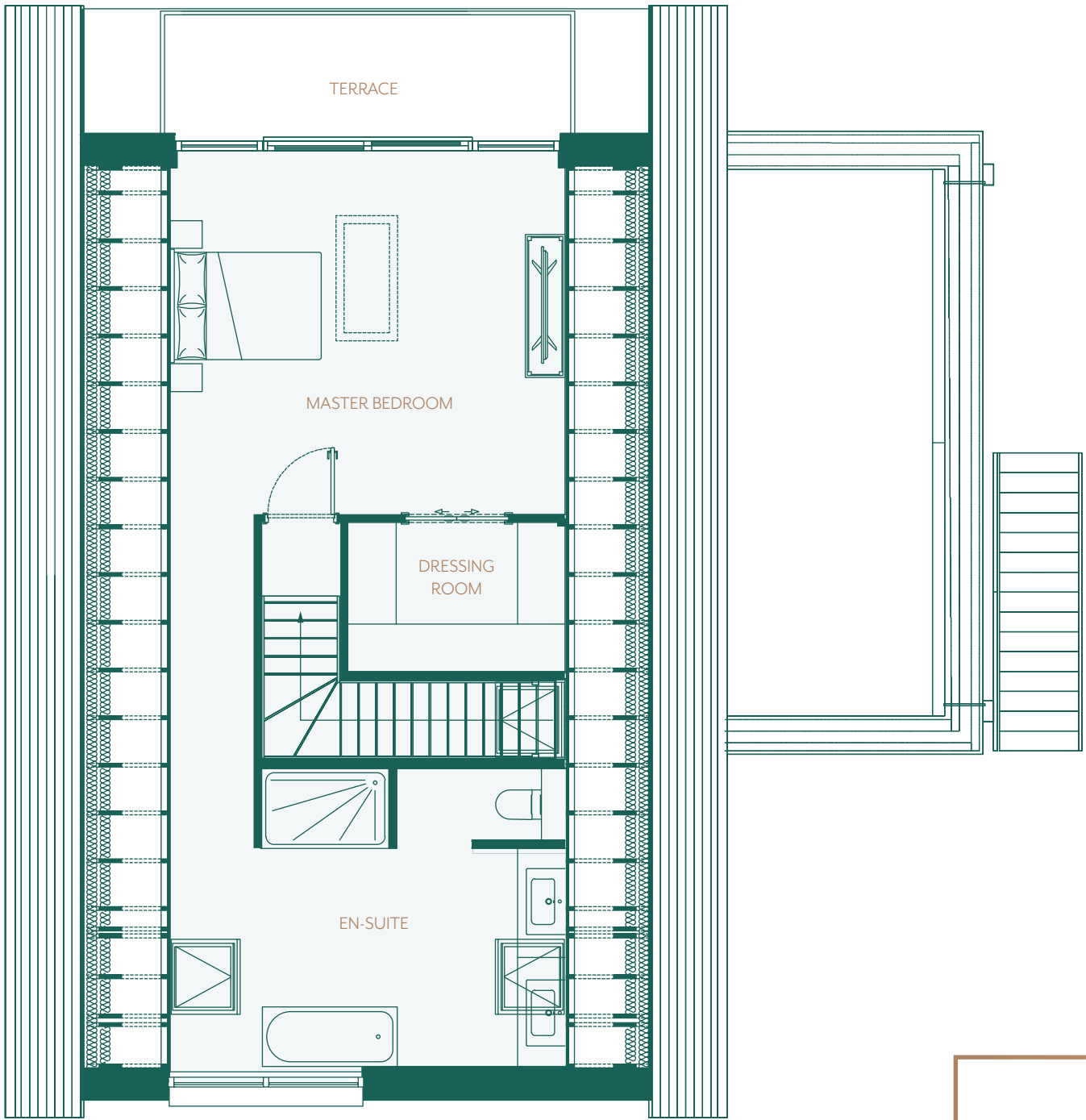
LAYOUT OPTION 2

LOWER GROUND FLOOR



	Imperial	Metric
Living Room	7.78m x 4.17m	25'7" x 13'8"
Bathroom 1	4.32m x 2.01m	14'2" x 6'7"
Bedroom 2	2.91m x 4.67m	9'7" x 15'4"
OE: En-suite (Bedroom 2)	2.92m x 2.05m	9'7" x 6'9"
Bedroom 3	5.27m x 2.33m	17'3" x 7'8"
OE: Bathroom 2	2.34m x 2.33m	7'8" x 7'8"
Utility	2.39m x 3.68m	7'8" x 12'1"

FIRST FLOOR



	Imperial	Metric
Master Bedroom	4.94m x 4.55m	16'2" x 14'11"
Dressing Room	2.71m x 1.87m	8'10" x 6'2"
En-suite	4.94m x 3.73m	16'2" x 12'3"



LAYOUT OPTION 1

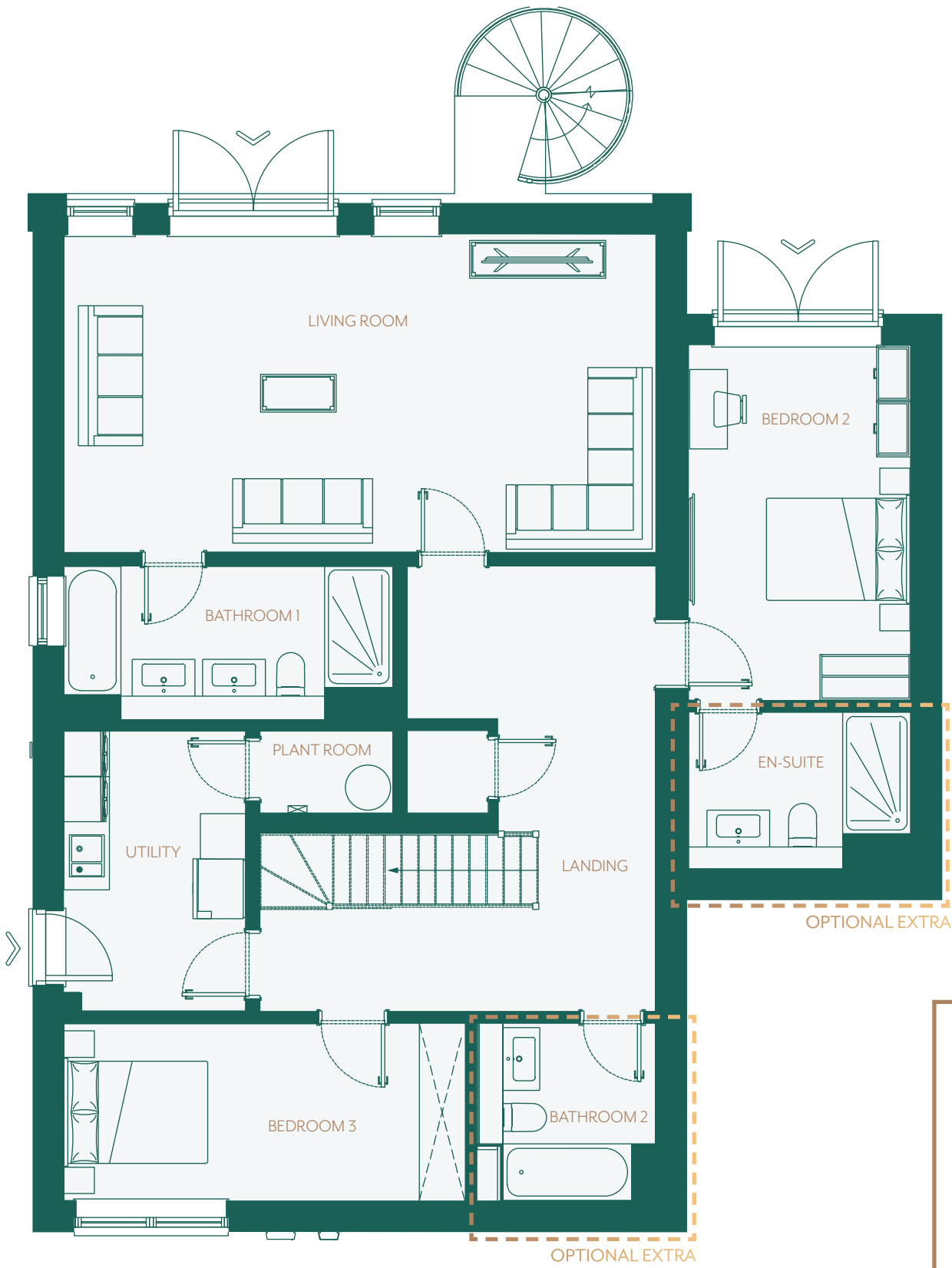
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Bedroom 1	5.69m x 4.17m	18'8" x 13'8"
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OE: En-suite (Bedroom 3)	2.92m x 2.32m	9'6" x 7'6"
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LAYOUT OPTION 2

LOWER GROUND FLOOR

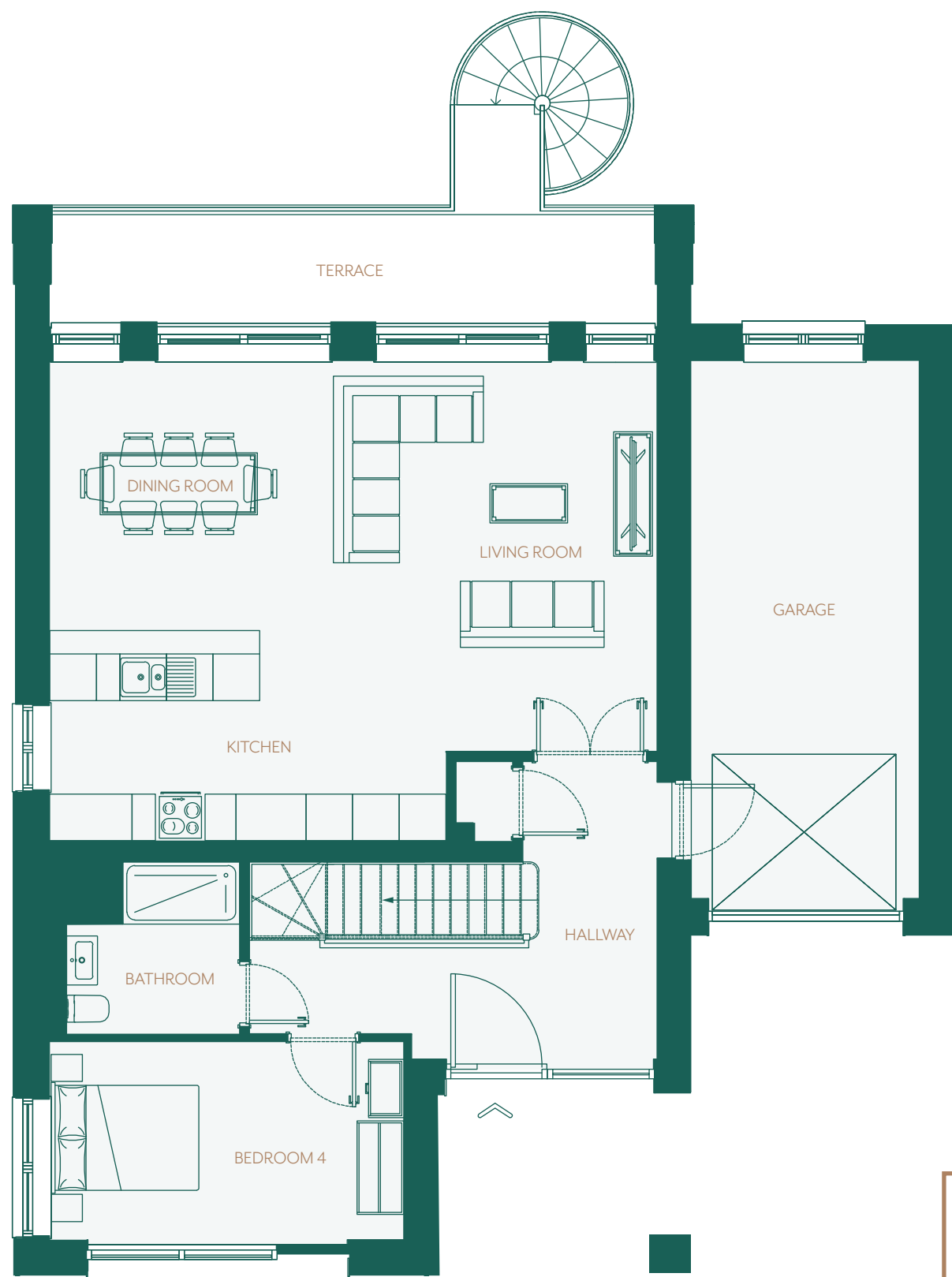


	Imperial	Metric
Living Room	7.78m x 4.17m	25'7" x 13'8"
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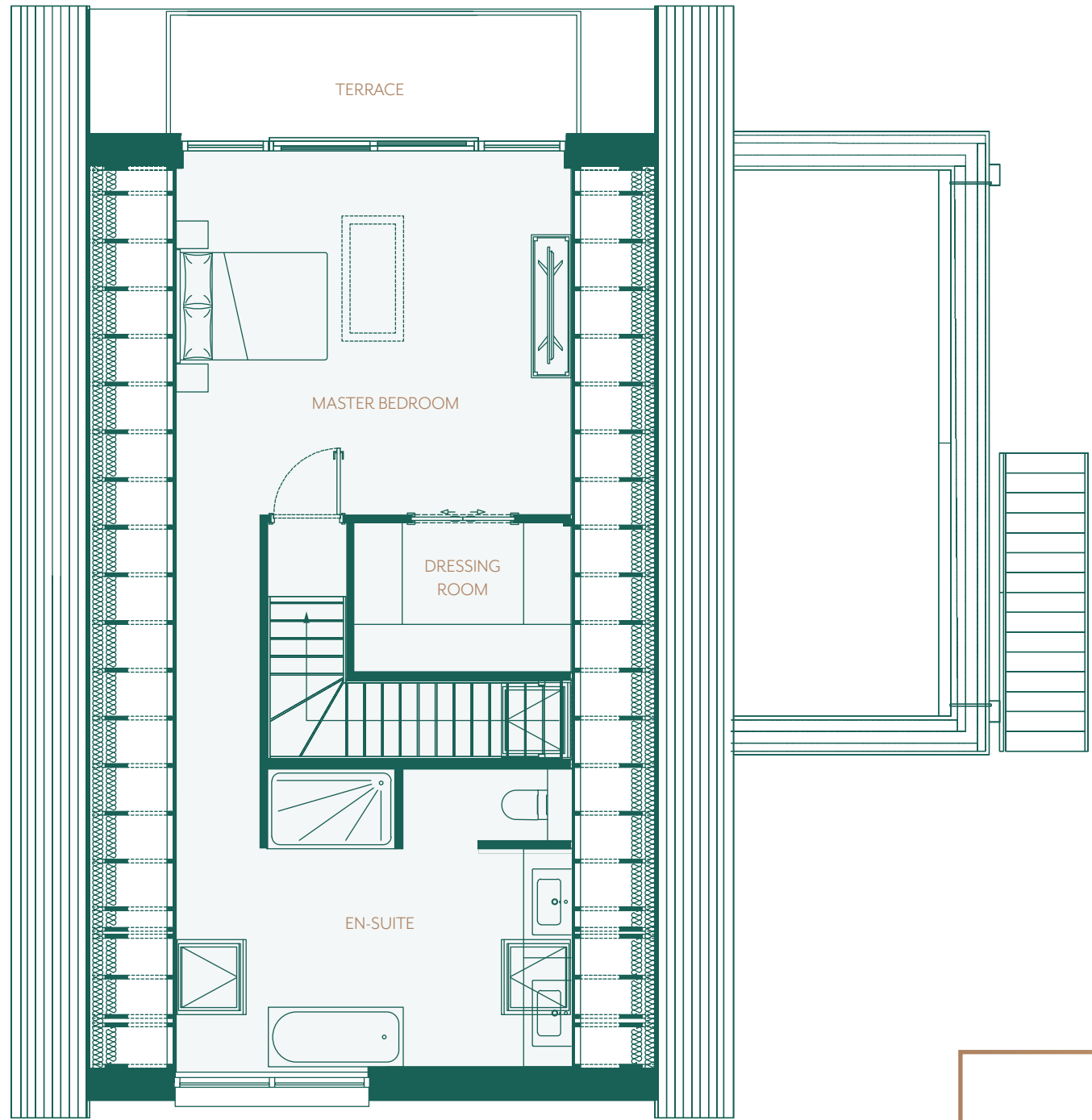
FIRST FLOOR



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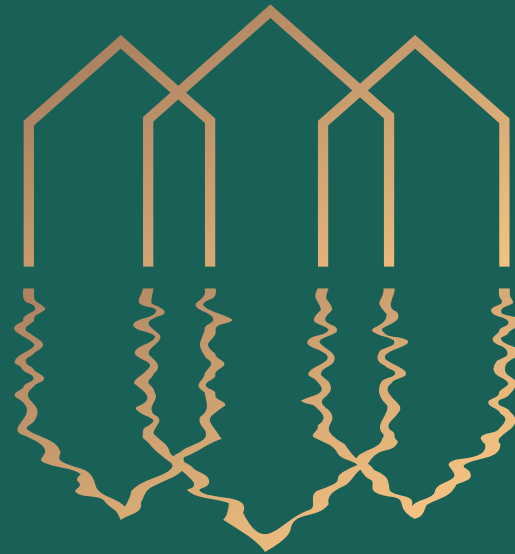
# LAYOUT OPTION 2

FIRST FLOOR



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Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts indicative only.  
Kitchen layout indicative only. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other brochures.