



# BARLEY FIELDS

PIPPINS ROAD  
BURNHAM-ON-CROUCH  
ESSEX CM0 8DH



Matthew Homes



**B**urnham-on-Crouch is a historic town and civil parish in the Maldon district of Essex. It lies on the north bank of the River Crouch, and is one of Britain's desirable yachting locations. Informally known as the "Cowes of the East Coast", this quiet, unspoiled quayside town is full of old world charm, listed buildings, boat building yards and sailing clubs. Best known for hosting the internationally famous "Burnham Week" sailing regatta, it also boasts many other attractions including the Mangapps Railway Museum.

The Burnham Carnival is an event not to be missed and is a week of activity culminating in an illuminated procession leading through the High Street. This is a day and evening event and is always held on the last Saturday in September.

The Burnham-on-Crouch market is held every Tuesday in the High Street. Local stalls of meat, fish, clothing, fresh fruit and vegetables are available. Independent stores are a key feature of this charming High Street, offering hand made gifts to bespoke furniture. The town boasts a cinema, several restaurants providing a vast range of cuisines, and plenty of public houses. A marina leads onto a scenic sea wall walk, with picturesque sunsets. A short boat trip from Burnham Quay will take you to see the seals that inhabit the creeks on the River Crouch, or a short ferry ride can take you to Wallasea Island.

Water sports and sailing feature highly in the area, but for the on-land sportsperson there is an 18 hole riverside golf club set amongst 120 acres of open countryside with panoramic views of the River Crouch and countryside. For the sporty and fitness enthusiast Dengie Hundred Sports Centre has a large sports hall, a gym, badminton courts and other indoor sports facilities.



Burnham offers good school choices, with two primary schools and two pre-schools which have rated highly with Ofsted. The secondary and Sixth Form School, Orminston Rivers Academy, offers excellent Academy rated learning.

Barley Fields is close to the Burnham-on-Crouch railway station, which has direct lines to London Liverpool Street. Taking just over an hour to get to the capital by train, the town is easily accessible to commuters and Southend Airport can be reached by train or road; Stansted Airport is just under 40 miles away. There is a regular bus service (except Sundays), provided to get you to the market town of Maldon and the City of Chelmsford which further adds to the Public Transport Burnham has to offer. Burnham is situated on the B1010 with easy access to the A130, A127 and the A13, leading to the M25.



# SITE PLAN





HOUSE TYPES

- WOODEN
- CURIEW
- DUNLIN
- FINIAL
- FINIAL/A
- TURNSTONE
- FLOVER
- SHELDUCK
- HARBEE
- HARBEE/A
- AFFORDABLE HOMES



OPEN FIELD





## DUNLIN PLOTS 74, 75



Living Room	5800 x 3300	19'0" x 10'10"
Kitchen/Family	5800 (max) x 3325 (max)	19'0" (max) x 10'11" (max)
Bedroom 1	3850 x 3400	12'8" x 11'2"
Bedroom 2	3350 x 3000	11'0" x 9'10"
Bedroom 3	3350 x 2700	11'0" x 8'10"



TURNSTONE

# TURNSTONE

PLOTS 5, 6, 46, 47, 51, 52



Living Room	4450 x 4375 (plus bay)	14'7" x 14'4" (plus bay)
Kitchen/Dining	6700 x 3300	22'0" x 10'10"
Utility Room	2350 x 1025	7'8" x 3'4"
Bedroom 1	3850 x 2925 (min)	12'8" x 9'7" (min)
Bedroom 2	3850 x 2675	12'8" x 8'9"
Bedroom 3	3350 x 2750	11'0" x 9'0"
Bedroom 4	3825 (max) x 2750 (max)	12'7" (max) x 9'0" (max)

Note: Hall window omitted to plot 5.



## PINTAIL A

PLOTS 1, 45, 53, 56, 58



Living/Dining	6700 (plus bay) x 3300
Kitchen/Family	6700 (max) x 3300 (max)
Utility Room	2025 x 1550
Bedroom 1	3775 (min) x 3375 (max)
Bedroom 2	3750 (max) x 3375 (max)
Bedroom 3	3375 (max) x 2850 (max)
Bedroom 4	3300 (max) x 2650 (max)

22'0" (plus bay) x 10'10"
22'0" (max) x 10'10" (max)
6'8" x 5'1"
12'5" (min) x 11'1" (max)
12'4" (max) x 11'1" (max)
11'1" (max) x 9'4" (max)
10'10" (max) x 8'8" (max)



## WIGEON

PLOTS 7, 8, 9, 10, 44, 54, 59, 60, 63, 64

## CURLEW

PLOTS 24, 25, 61, 70, 71, 72, 73



Living Room	4800 x 3525	15'9" x 11'7"
Kitchen/Dining	5425 x 2700	17'10" x 8'10"
Bedroom 1	3550 (max) x 2900 (min)	11'8" (max) x 9'6" (min)
Bedroom 2	3575 x 2775	11'9" x 9'1"
Bedroom 3	2650 (min) x 1925	8'8" (min) x 6'4"

Living Room	5350 x 3600	17'7" x 11'10"
Kitchen/Dining	5700 x 3250	18'8" x 10'8"
Bedroom 1	3375 (min) x 3375	11'1" (min) x 11'1"
Bedroom 2	3600 x 2775	11'10" x 9'1"
Bedroom 3	3600 x 2475	11'10" x 8'1"



HARRIER/A

## HARRIER PLOTS 3, 4

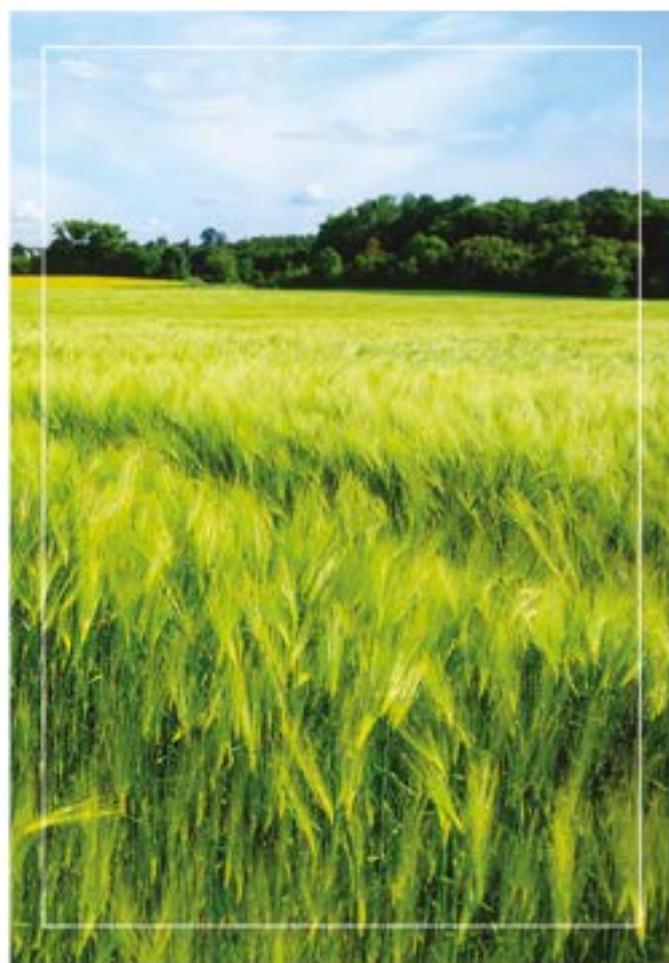
## HARRIER/A PLOTS 2, 30, 31, 50, 62, 65, 68, 69

Note: Bay omitted to dining room to plots 3 and 4.



Living Room	5850 x 4450 (max)
Dining Room	4425 x 3350 (plus bay)
Kitchen/Family	7500 x 3175
Utility Room	1775 x 1575
Bedroom 1	4000 (min) x 3875
Bedroom 2	5100 x 3225
Bedroom 3	3825 x 3250
Bedroom 4	3575 x 2975

Living Room	19'2" x 14'7" (max)
Dining Room	14'6" x 11'0" (plus bay)
Kitchen/Family	24'7" x 10'5"
Utility Room	5'10" x 5'2"
Bedroom 1	13'1" (min) x 12'9"
Bedroom 2	16'9" x 10'7"
Bedroom 3	12'7" x 10'8"
Bedroom 4	11'9" x 9'9"



# SHELDUCK

PLOTS 28, 29, 48, 49, 55, 66, 67



Living Room	5475 x 3675
Dining Room	3400 x 2875
Kitchen/Breakfast	6500 (max) x 3375 (max)
Utility Room	2300 x 2150
Bedroom 1	5475 x 2825 (min)
Bedroom 2	3675 x 3175
Bedroom 3	3175 x 2950
Bedroom 4	3350 x 2425

18'0" x 12'1"
11'2" x 9'5"
21'4" (max) x 11'1" (max)
7'7" x 7'1"
18'0" x 9'3" (min)
12'1" x 10'5"
10'5" x 9'8"
11'0" x 7'11"



PLOVER

## PLOVER PLOTS 11, 12



Living Room	6375 (plus bay) x 3150
Study	3325 x 2850 (plus bay)
Kitchen Area	3350 x 2450
Dining Area	3675 x 2775
Bedroom 1	4050 x 3200
Bedroom 2	3675 x 2775
Bedroom 3	2900 x 2850
Bedroom 4	2850 x 1975



Living Room	20'11" (plus bay) x 10'4"
Study	10'11" x 9'4" (plus bay)
Kitchen Area	11'0" x 8'0"
Dining Area	12'1" x 9'1"
Bedroom 1	13'3" x 10'6"
Bedroom 2	12'1" x 9'1"
Bedroom 3	9'6" x 9'4"
Bedroom 4	9'4" x 6'6"



CURLEW

PINTAIL

## PINTAIL PLOTS 26, 27, 57



Living Room	6700 x 3300
Kitchen/Family	6700 [max] x 3300 [max]
Utility Room	2025 x 1550
Bedroom 1	3375 x 3275 (min)
Bedroom 2	3750 [max] x 3375 [max]
Bedroom 3	3375 [max] x 2850 [max]
Bedroom 4	3300 [max] x 2650 [max]

Living Room	22'0" x 10'10"
Kitchen/Family	22'0" [max] x 10'10" [max]
Utility Room	6'8" x 5'1"
Bedroom 1	11'1" x 10'9" (min)
Bedroom 2	12'4" [max] x 11'1" [max]
Bedroom 3	11'1" [max] x 9'4" [max]
Bedroom 4	10'10" [max] x 8'8" [max]



Photographs of previous Matthew Homes show homes.

# SPECIFICATION

Gas central heating

Smooth painted ceilings

Colonial internal doors

Chrome finish door furniture

UPVC double glazed windows

Integrated kitchen including oven, hob, cooker hood, washing machine and dishwasher

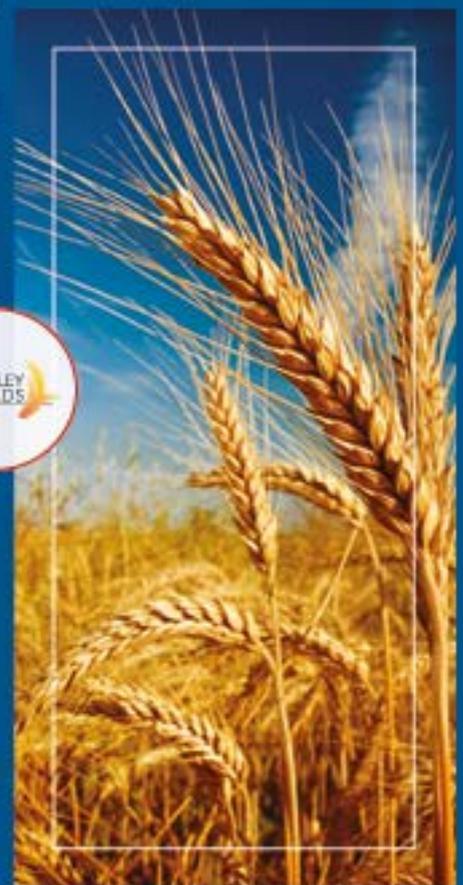
Choice of floor and wall tiling to kitchen (subject to stage of construction)

Choice of floor and wall tiling to bathroom and ensuite (subject to stage of construction)

Light and power to garages

NHBC cover





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Every care has been taken to ensure that the details in this brochure present an accurate picture of the development. Where illustrations have been used these are of standard house types therefore elevational treatments and some windows and garage positions (if applicable) together with steps and ground levels can vary from plot to plot. Purchasers are advised to check with the sales office regarding specific plots. The landscaping shown on the site is indicative of a matured development and is subject to Local Authority approval. Measurements shown are accurate to +/- 50mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales representative for accurate details of kitchen layout. The contents of this brochure do not form any part of any contract and the vendor reserves the right to re-plan any part of the development.