



# ROXWELL ROW

CHELMSFORD · ESSEX  
CM1 2NE







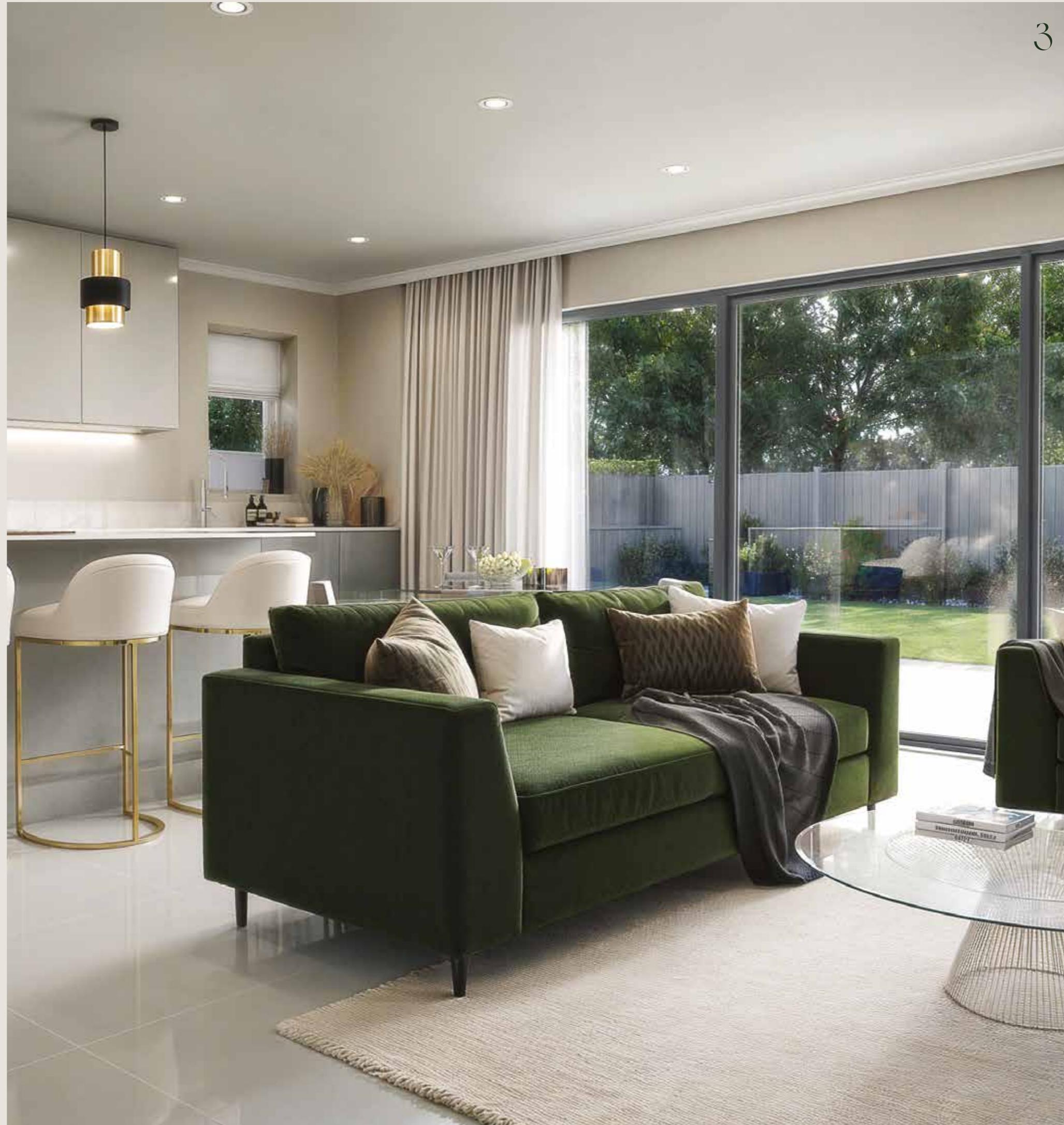
# LIVE WELL ON ROXWELL

A private road of six striking family houses, Roxwell Row is Chelmsford's most exclusive development of newbuild homes.

Blending contemporary design in a countryside setting, all of the homes are five-bedroom residences, the second floor devoted entirely to the master suite. On the first floor an ensuite guest bedroom and three further bedrooms lend themselves to a versatile layout with the option for a home office.

The showstopping open plan kitchen, living and dining area looks out onto the gardens at the rear of the house whilst a separate sitting room leads off a generous entrance hall with curved staircase. A spacious utility room houses the much-coveted laundry run whilst the covered entrance outside the front door affords extra storage space for everyday items.

Stylish and desirable, Roxwell Row epitomises contemporary and convenient living; Chelmsford's most coveted new homes.



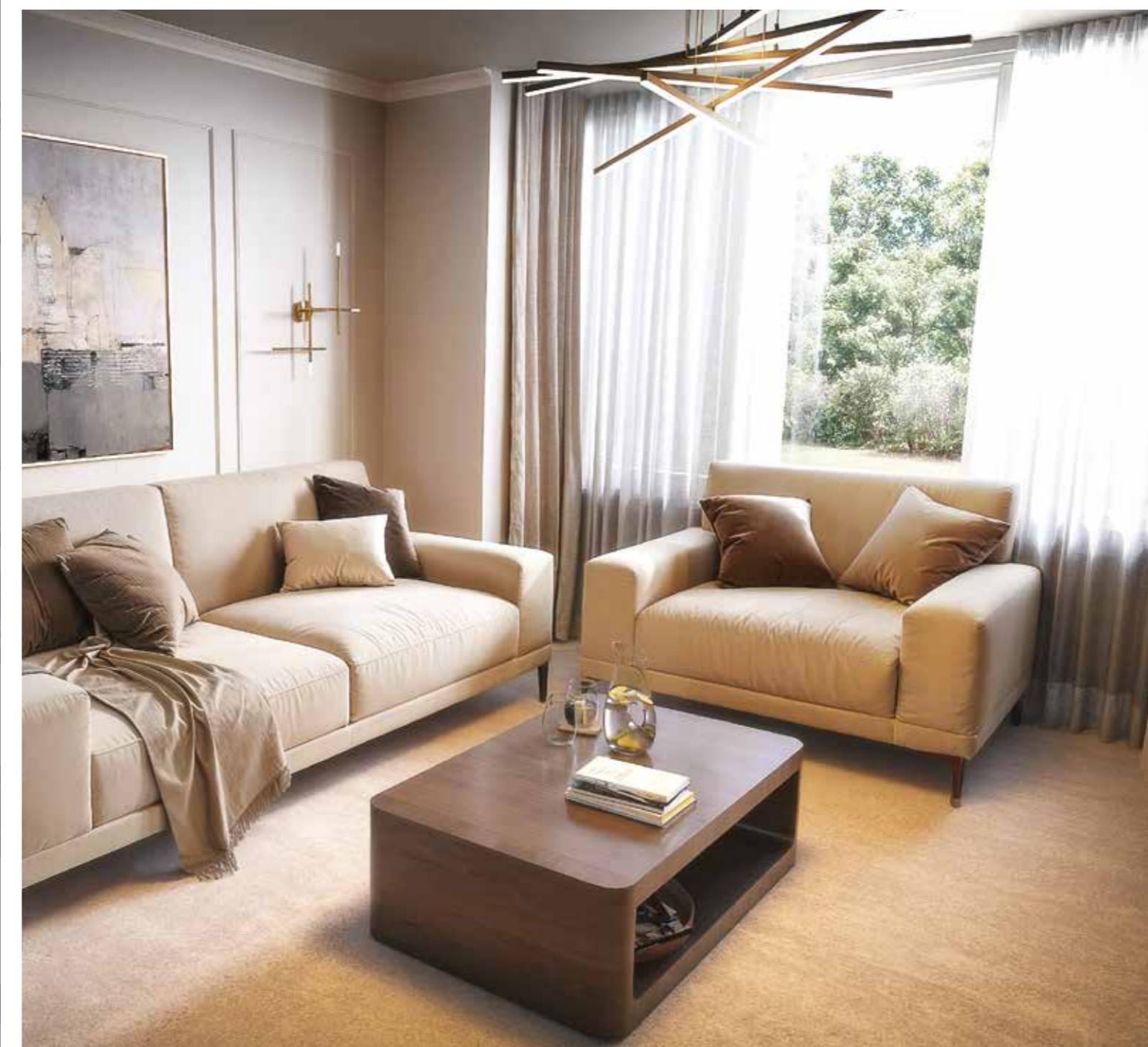
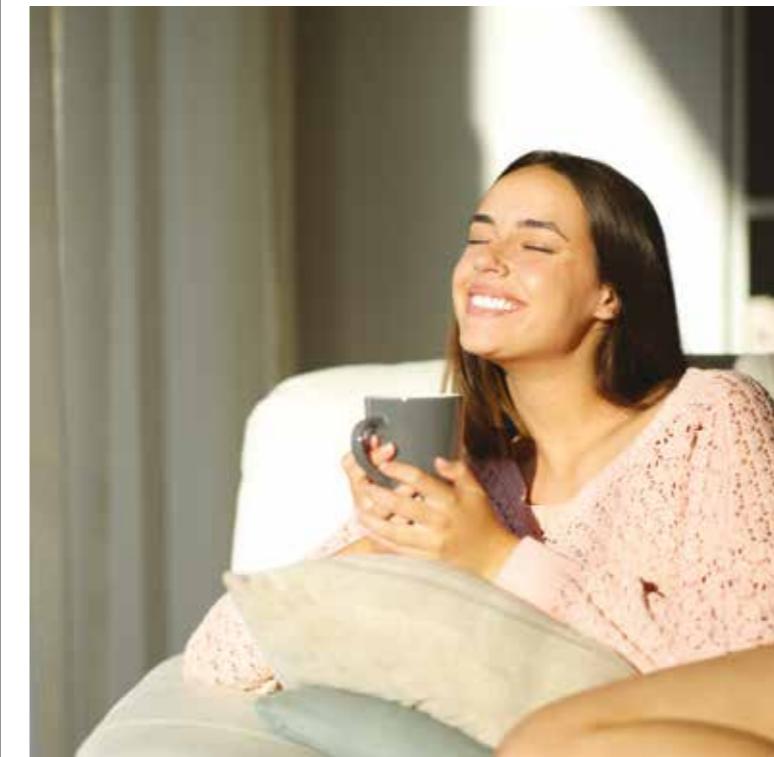


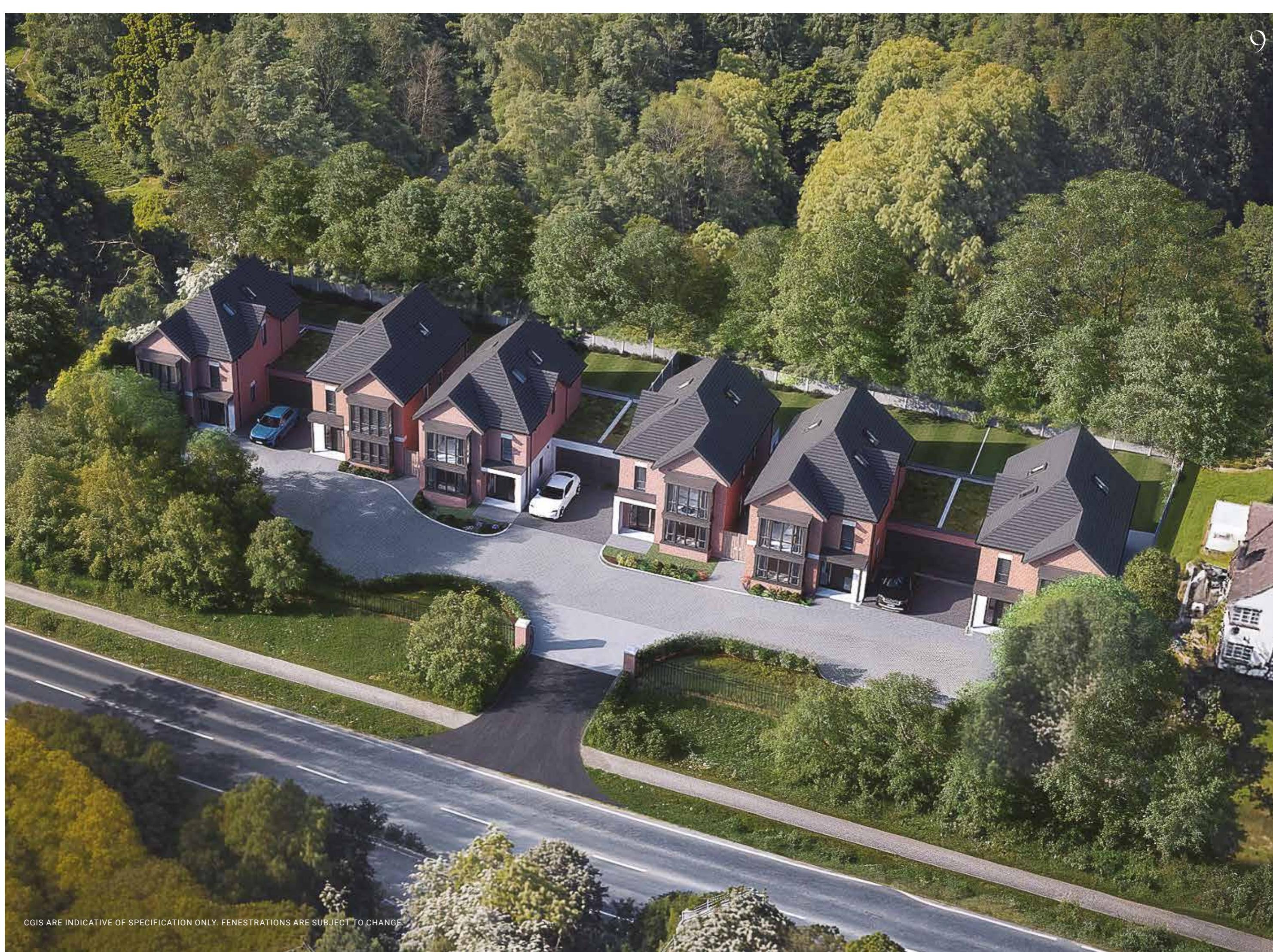
# R&R

ON ROXWELL ROW

On the western edge of Chelmsford, Roxwell Row touches the countryside and yet is only a nine-minute drive - or less than a 30-minute walk - to the centre of town.

Surrounded by green space and in their own private enclave, the houses at Roxwell Row are stand out residences. Floor to ceiling windows fill the houses with natural light, whilst the surrounding trees provide natural cooling in the summer months.

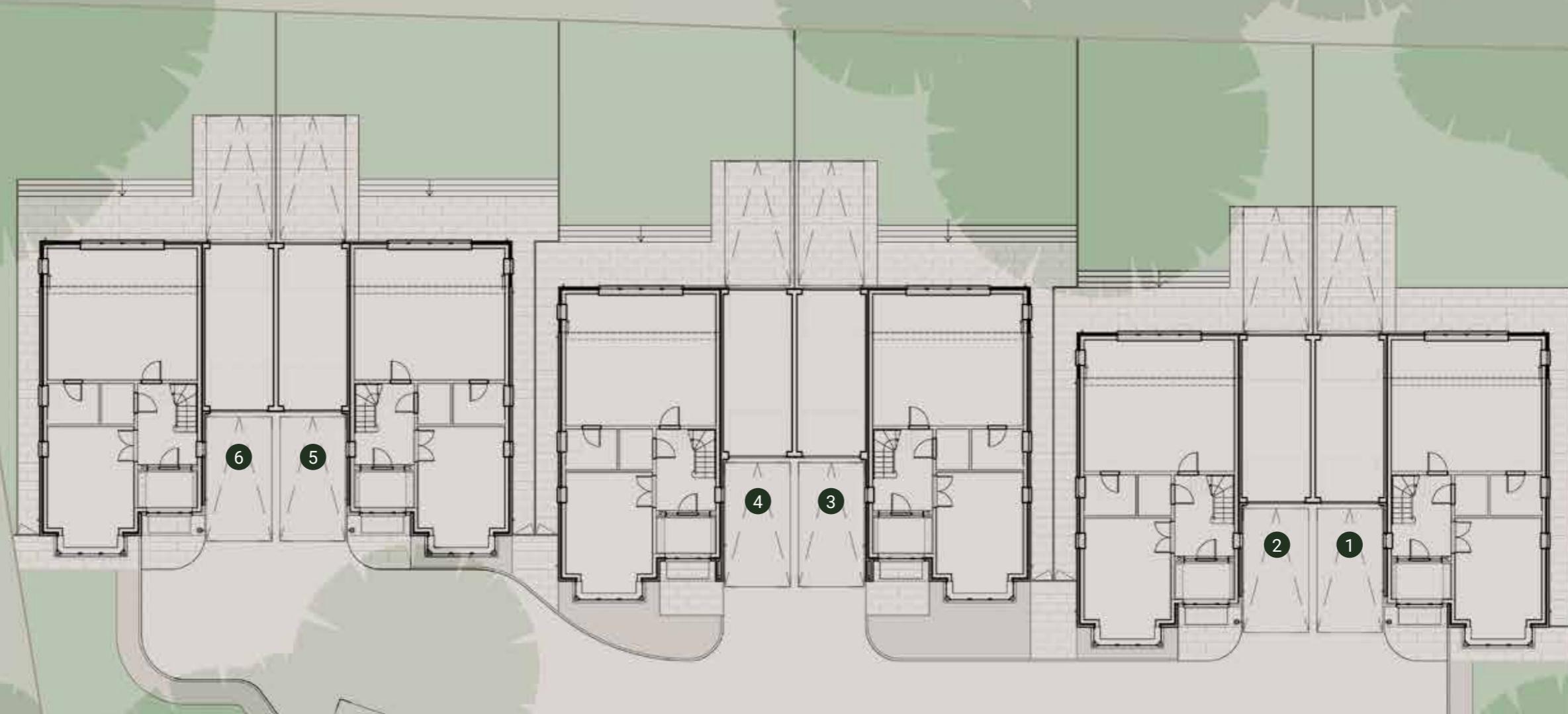




# SITE PLAN

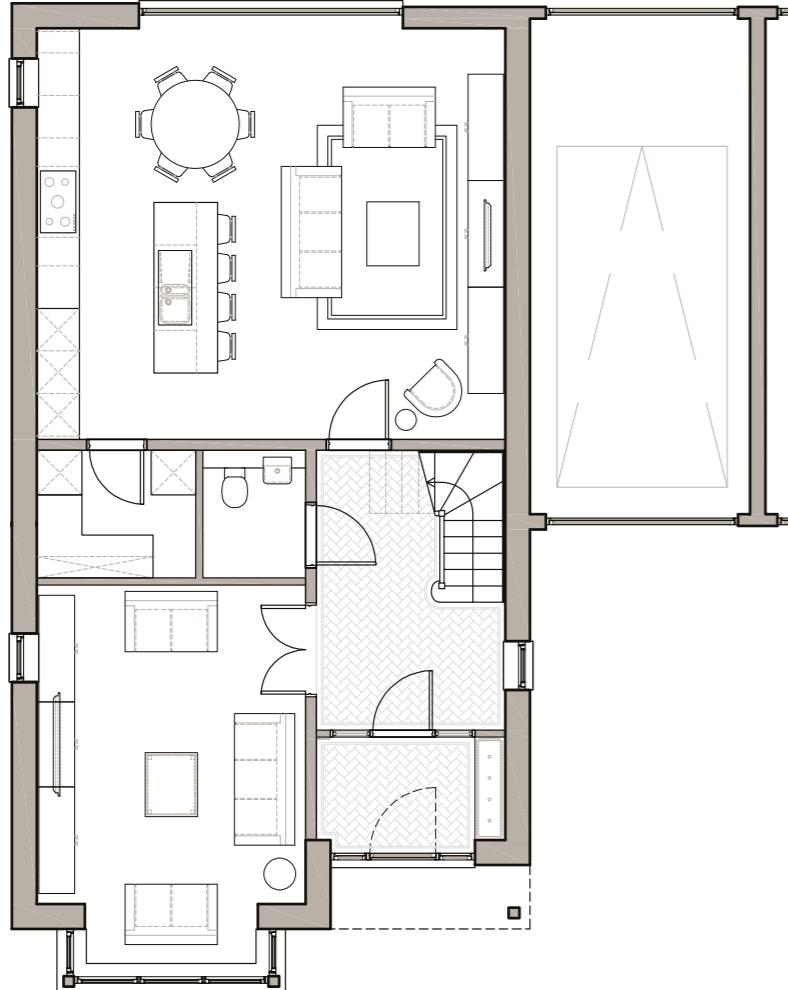
## PERFECTLY PRIVATE

Chelmsford's only newbuild development that enjoys its own private road, Roxwell Row is a rare opportunity. Set back from Roxwell Road itself, the houses enjoy a secluded setting, with gardens to the rear, a landscaped driveway and generous garages to cope with the demands of family life.



# FLOORPLAN

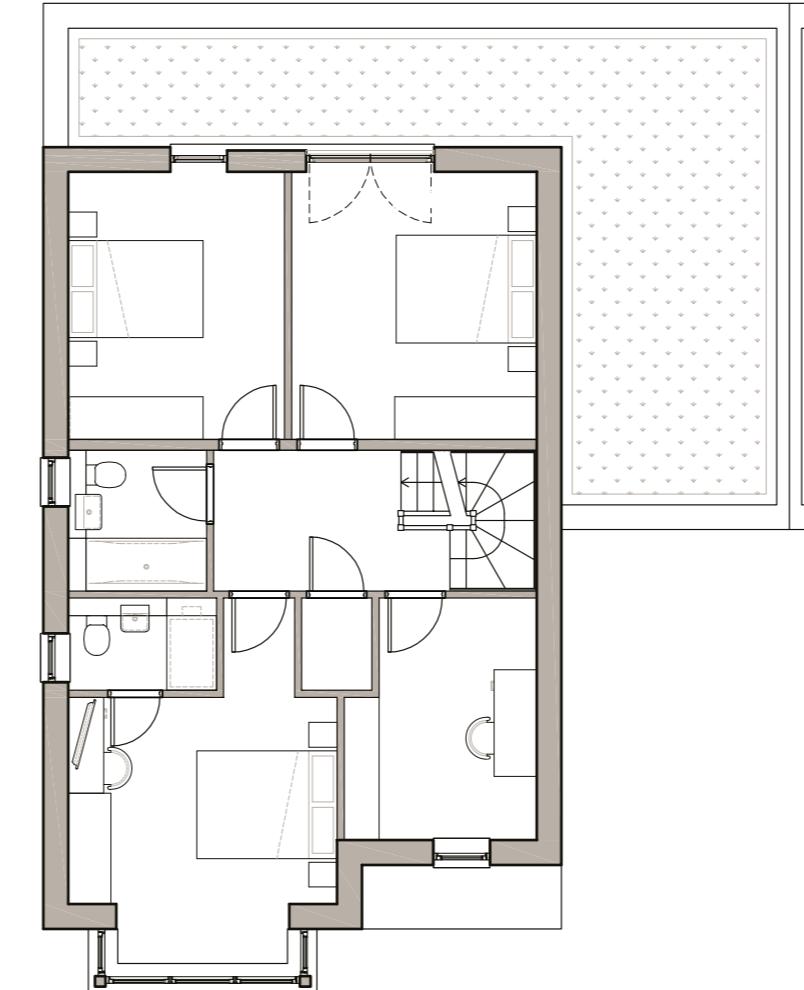
187.0m<sup>2</sup> / 2013ft<sup>2</sup>



## GROUND FLOOR MEASUREMENTS

Overall floor area 82.4m<sup>2</sup> / 887ft<sup>2</sup>

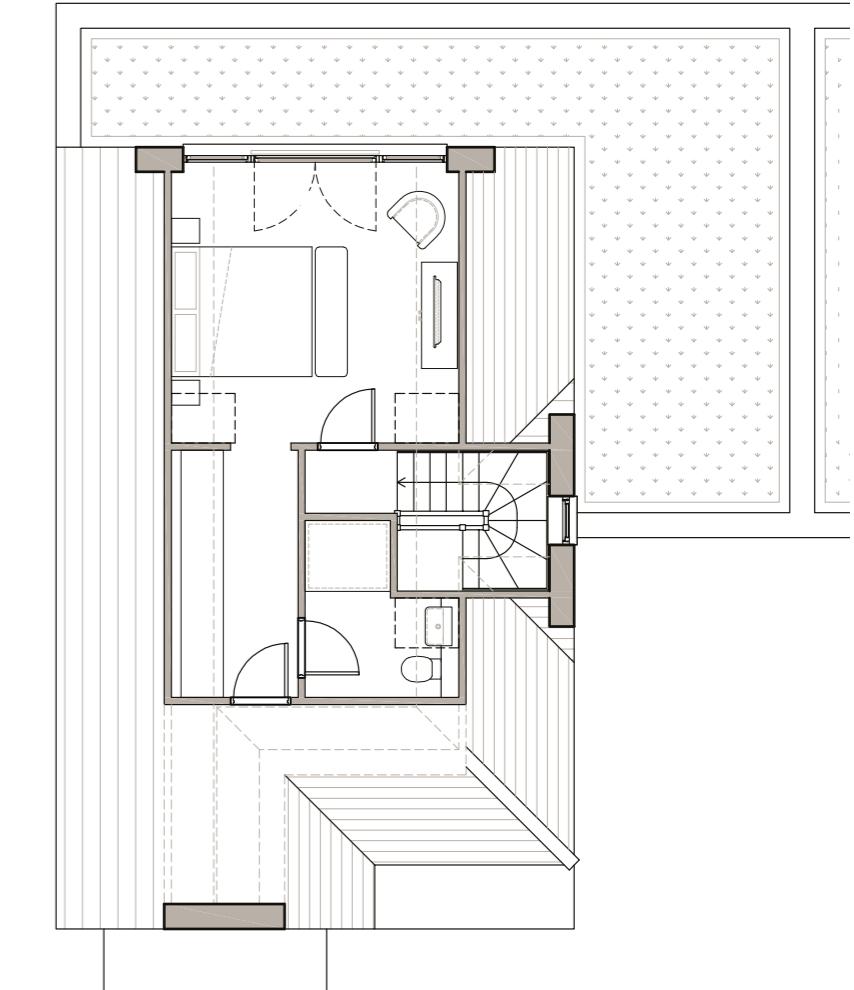
Lobby & Entrance Hall	2623mm x 5495mm / 8' 6" x 18'
Kitchen / Dining / Living	6603mm x 5795mm / 21' 7" x 19'
Lounge	3790mm x 5360mm / 12' 4" x 17' 6"
Utility	2266mm x 1800mm / 7' 4" x 5' 9"



## FIRST FLOOR MEASUREMENTS

Overall floor area 68.9m<sup>2</sup> / 742ft<sup>2</sup>

Bedroom 2	3135mm x 5063mm / 10' 3" x 16' 6"
Ensuite	2100mm x 1300mm / 6' 9" x 4' 3"
Bedroom 3	3405mm x 3883mm / 11' 2" x 12' 7"
Bedroom 4	3035mm x 3883mm / 9' 6" x 12' 7"
Study / Bedroom 5	2705mm x 3298mm / 8' 9" x 10' 8"
Bathroom	1950mm x 1985mm / 6' 4" x 6' 5"



## SECOND FLOOR MEASUREMENTS

Overall floor area 35.7m<sup>2</sup> / 384ft<sup>2</sup>

Principle Bedroom	4356mm x 3820mm / 14' 3" x 12' 5"
Dressing room	1728mm x 3410mm / 5' 7" x 11' 2"
Ensuite	2140mm x 2493mm / 7' x 8' 2"

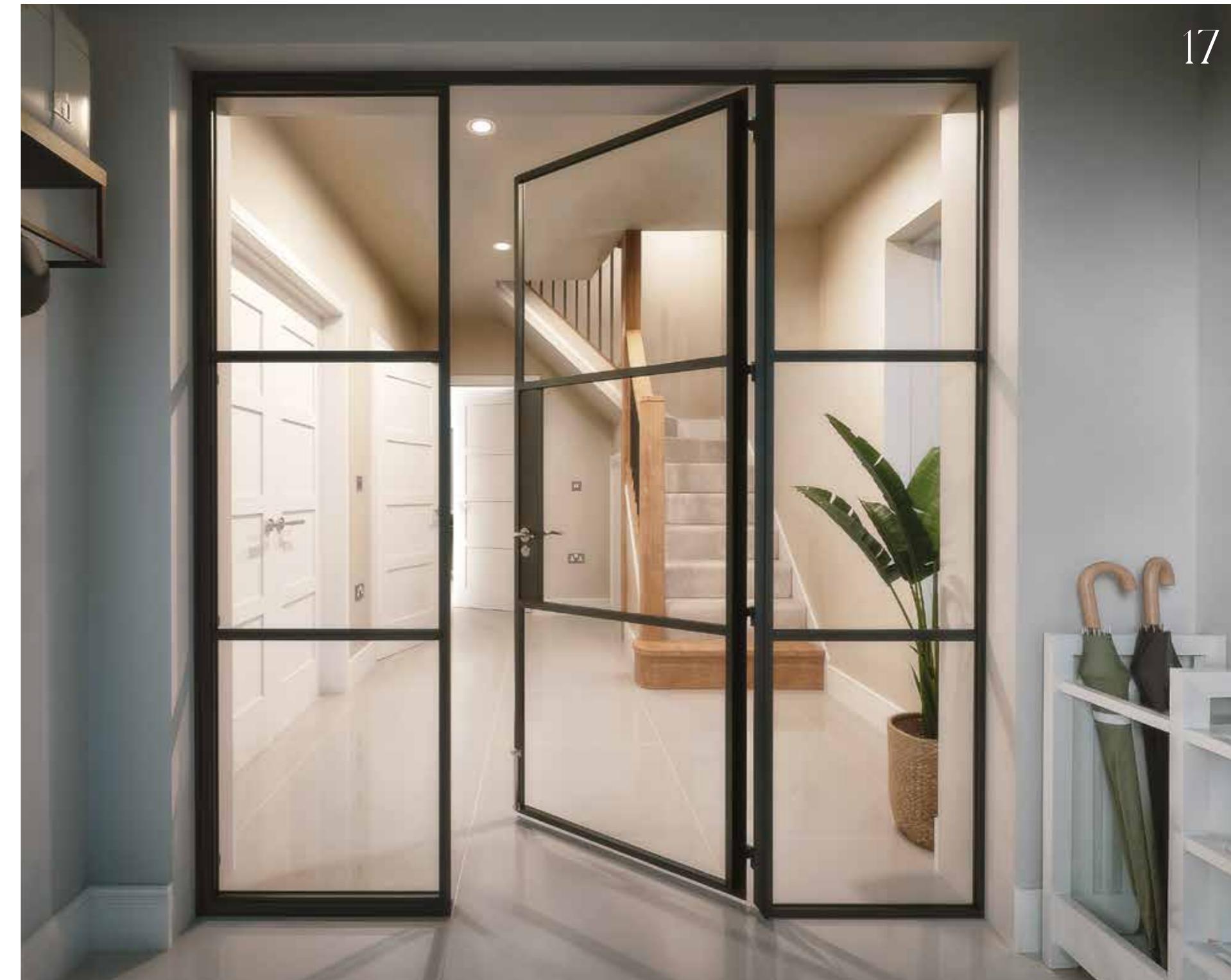


## LIGHT-FILLED LIVING ROOMS

ROXWELL ROW | INTERIORS



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CONTEMPORARY  
CRITTALL INTERNAL  
DOORS TO LOBBY  
AND HALLWAY





## KITCHENS

- British-made and designed contemporary soft-closing kitchen cabinetry in neutral colour
- Square edged composite stone worktops
- Stainless steel under-mounted sink with polished mixer tap and splashback
- Bosch integrated appliances (or similar): Full height fridge freezer, oven with ceramic hob and extractor fan, dishwasher and washing machine
- Centre piece kitchen island with power, sink, stone worktop and cabinetry
- Pair of large single pain sliding picture doors opening to rear garden
- Utility rooms with bespoke cabinetry with services
- Feature LED under-unit lighting

## BATHROOMS

- Contemporary white sanitary ware with satin chrome fittings
- Floor-mounted WC with soft close seat
- White basin with chrome mixer taps
- Vanity unit with heated wall mirror with shaver socket
- Fitted bath with wall-mounted thermostatic mixer, overhead rain shower with separate handheld shower set.
- Clear glass shower screen
- Heated towel rail
- Neutral palette lime-washed colour porcelain tiles, half height to wet walls and full height around baths and showers areas
- Ensuite bathroom variations: brass taps

## CLOAKROOMS

- Vanity unit and basin with black taps
- Black push plate to WC
- Stone worktop

## FLOORING

- Porcelain tiles to hall, lobby, WC, kitchen and utility
- Wool tight twill 2 ply textured carpets to bedrooms and living room
- Porcelain tiles in bathrooms

## LIGHTING, ELECTRICAL & HEATING

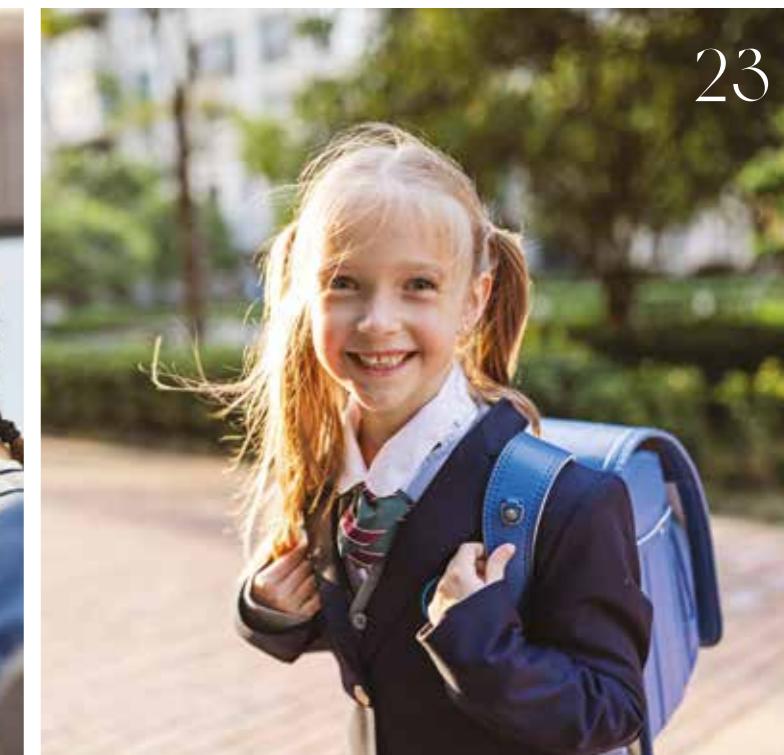
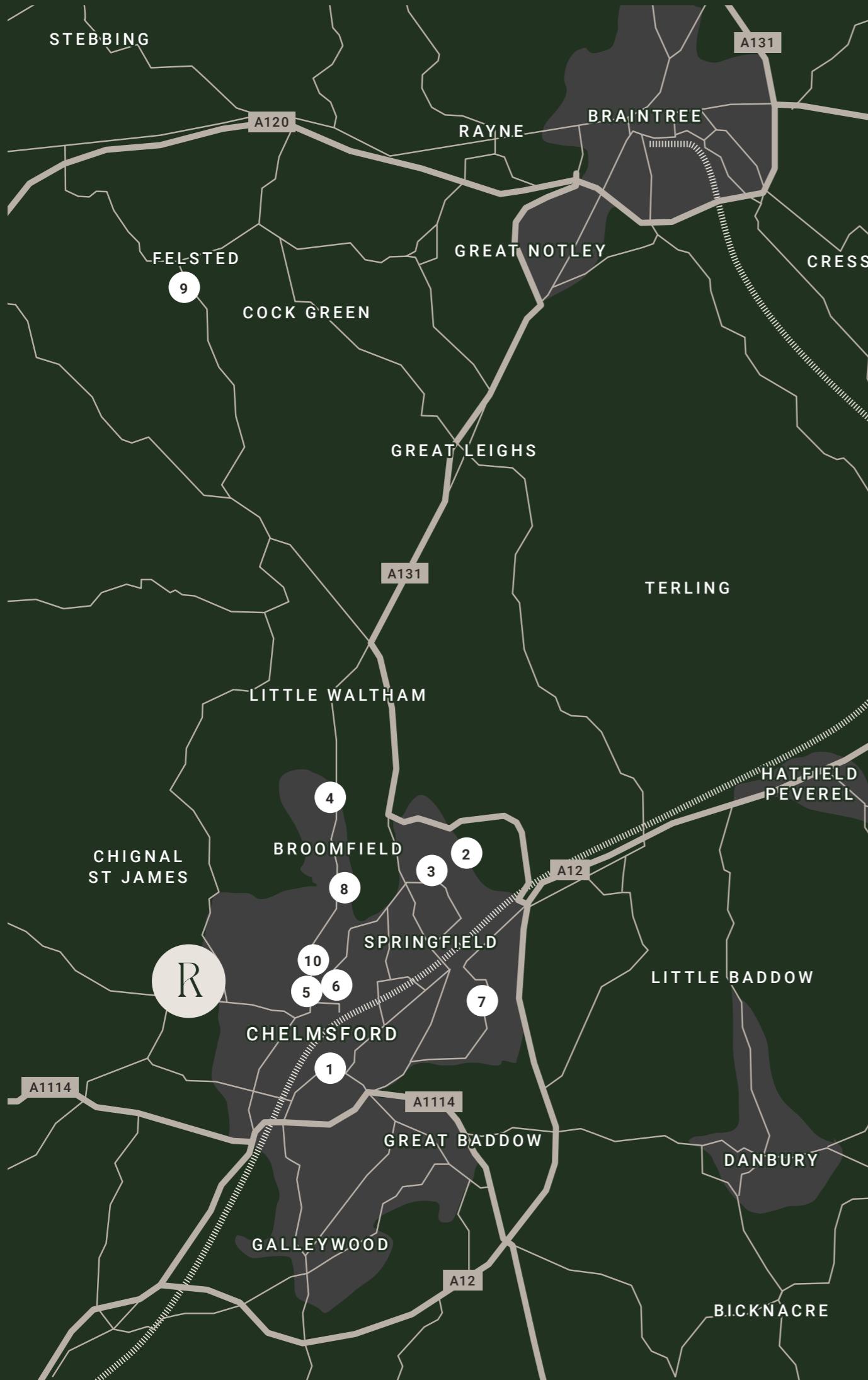
- Energy efficient downlighters in hall and kitchen diner
- Concealed LED feature-lighting in kitchens and bathrooms
- Wired for Openreach fibre optic broadband
- Underfloor heating throughout controlled through Hive (or similar) to provide zoned smart heating control
- Screwless sockets and switches, with USB charge points to all rooms
- Energy efficient air sourced heat pump to heat space and water
- Smoke and heat detectors to living and kitchen area and hallways

## GENERAL

- European-made bespoke doors (2040 height) with matching architraves with chrome door furniture
- Crittall internal doors to lobby and hallway
- Walls and ceiling finished in matt neutral emulsion
- Built-in bespoke wardrobe areas to master-bedrooms (extra cost)
- Woodwork contemporary skirtings and architraves painted in satin white
- Timber stair with black iron spindles and oak handrail with newel post and cap
- Plinth block and moulded skirting

## EXTERNALS

- Double garage with dual access, remote controlled doors, power and lighting
- Double glazed windows
- Smart ring doorbell system
- External rear tap
- External lighting and power socket to rear
- Patio areas finished in large flagstones
- Rear garden turfed and edged with treated panelled fencing
- EV charging points
- Front drive and shared access areas block paved in light coloured stone
- Landscaped gardens to front with low level planting and bollard lighting



## A GREAT MOVE FOR FAMILIES

Roxwell Row residents are incredibly fortunate to benefit from outstanding local schooling with two of the top grammar schools in the country on the doorstep; Chelmsford County High for Girls and King Edward VI Grammar School, a boy's school with a mixed sixth-form.. Both are within a five-minute drive and easily walkable.

For younger children, the Ofsted 'Outstanding' schools Chancellor Park Primary and Perryfields Junior School are very close whilst those looking towards the independent sector will find the prep schools St Cedd's School and New Hall School very convenient. The 460-year old public school, Felsted, which educates children from four to 18, either as boarders or day pupils is located just to the north of Chelmsford, around a 20-minute drive from Roxwell Row. Two very popular nurseries complete the location's offering, the 'Outstanding' Broomfield Road Day Nursery and St Margarets, Gosfield nearby.

### SCHOOLS

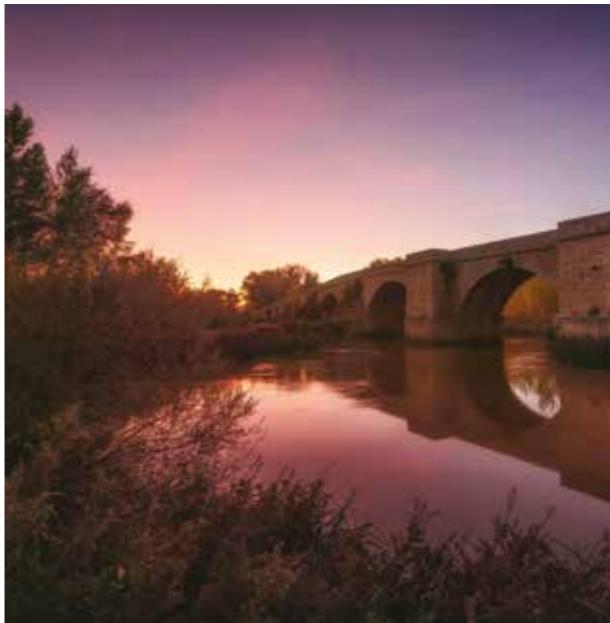
1 St Cedd's School - independent	2.1 miles	6 King Edward VI Grammar School	1.1 miles
2 New Hall School – independent	5.3 miles	7 Chancellor Park Primary	4.1 miles
3 Beaulieu Park School	3.5 miles	8 Perryfields Junior School	3.1 miles
4 Chelmer Valley High School	3.9 miles	9 Felsted School	10.9 miles
5 Chelmsford County High for Girls	1.3 miles	10 Broomfield Road Nursery	1.5 miles

# CHARMED BY CHELMSFORD

Chelmsford has three shopping centres as well a thriving high street. Every shop or retail outlet you'll ever need is on your doorstep; a sign of Chelmsford's active economy and a strong desire to shop local. There are legions of great bars and restaurants for every occasion, be it a meal with the kids, a date night with your partner or a blow out with pals. Its cafes are as busy in the day as its bars as are night. For the fitness fanatics there are plenty of gyms, specialist trainers and yoga and Pilates studios, and being encircled by parkland it's a very short hop into the countryside for a walk or a run. Voted one of the best places to live in by The Times in 2019, it's a moniker it continues to hold six years later in 2025.



▲ Local business, Fifibells Gifts creates hand-poured candles and fine fragrance oils as well as hosting creative workshops in and around Chelmsford, including the ever-popular Art & Sip evenings and events.



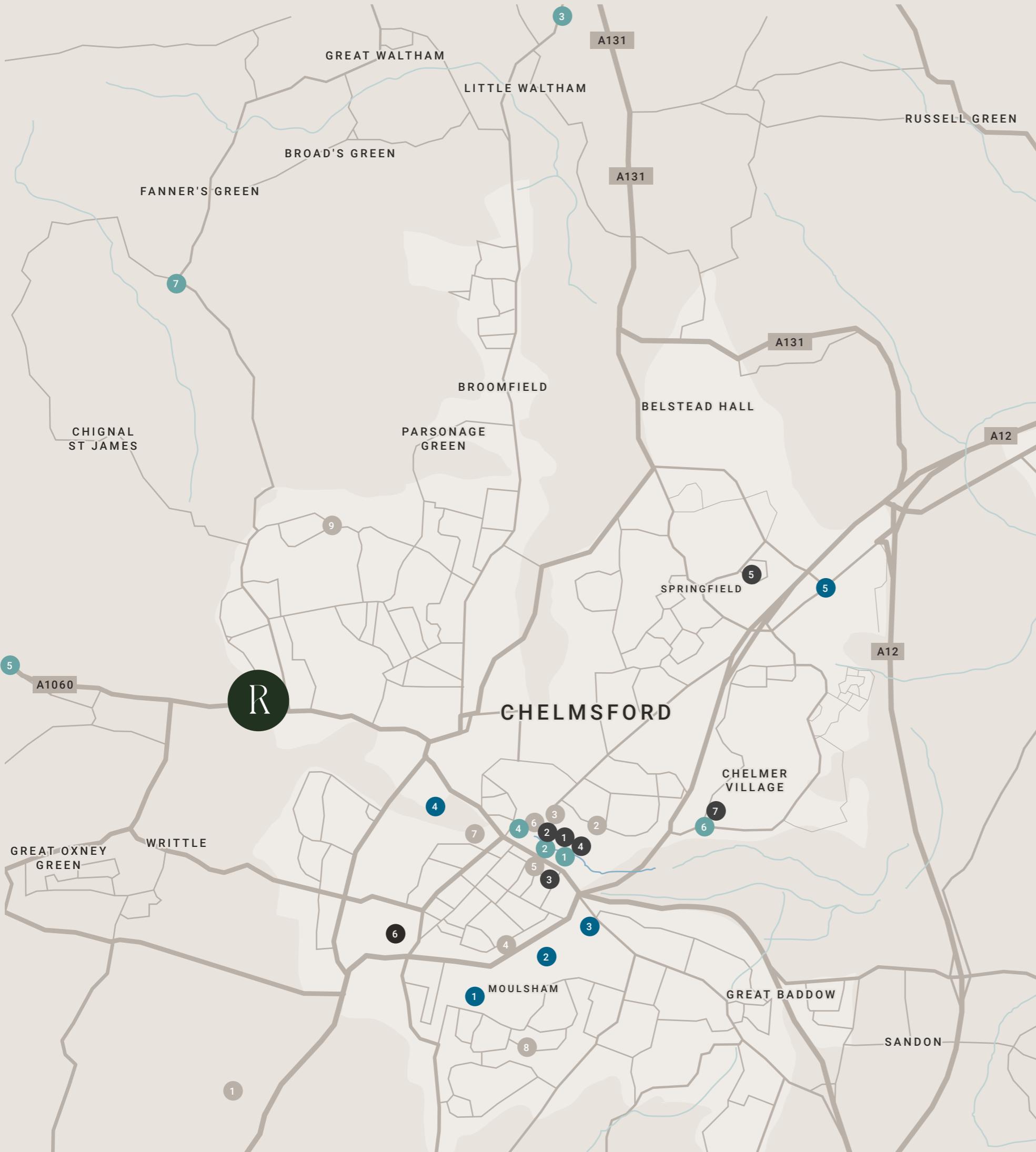
▲ The stunning Hylands House and Estate, less than three miles from Roxwell Row.



◀ Chelmsford Theatre has a brilliant year-round calendar, including shows straight from London's West End, family performances, screenings of the Royal Ballet & Opera and top stand-up comedy; there's something for everyone.



◀ A day at the cricket is hard to beat. Watch first-class Essex take on other top flight county teams at their ground in Chelmsford.



## EAT

- 1 A Canteen (New London Road)
- 2 Fete Grays Yard
- 3 The Hub Farm Shop
- 4 Taste of Italy Pizza Bar
- 5 Hare-Roxwell
- 6 Miller & Carter Chelmsford

## SHOPPING

### #INLOVEWITHLOCAL

- 1 Bond Street Chelmsford – John Lewis
- 2 Tiptree Tea Room
- 3 Number Six boutique
- 4 The Lilac Garden
- 5 Fifibells Gifts
- 6 Dunelm
- 7 Chelmer Village Retail Park

## LEISURE

- 1 Hylands House/Estate
- 2 Riverside Leisure Centre
- 3 Chelmsford Cathedral
- 4 Chelmsford Museum
- 5 Chelmer Fine Art
- 6 Chelmsford Theatre
- 7 Essex County Cricket Club
- 8 Jigsaw Performing Arts Chelmsford
- 9 Melbourne Athletics Stadium

## AMENITIES

- 1 Tesco Superstore
- 2 Chelmsford College
- 3 Lidl
- 4 Admirals Park
- 5 Sainsburys



## THE GREEN MAN

Part of the prestigious Galvin Restaurants group, founded by Michelin Star brothers Chris and Jeff Galvin, The Green Man is a twelve minute drive north of Roxwell Row on the other side of Great Waltham; and bound to become a favourite. An award-winning Bib Gourmand pub and modern restaurant – and, one of the oldest pubs in Essex – it ticks every box. Menus for every occasion, great beer, wine and cocktail selections and regular live music combine for a fantastic atmosphere, and its beautiful sweeping views across the surrounding countryside, ensure a trip to the Green Man is always an experience.



## FARM SHOPS

Surrounded by countryside, Chelmsford has no shortage of farm shops. The Hub on the north side of Howe Street is a great place to shop and runs a limited calendar of restaurant pop-ups that get booked up very quickly. It serves up breakfast, lunch, Sunday roast, drinks or coffee with a very well stocked farm shop and deli for browsing.

To the south there's Lathcoats Farm, famed for its apple orchards but also an award-winning farm shop, bakery, dairy and butcher – well worth a visit. It's also a great place to order your Christmas turkeys and hams.



## PIG & WHISTLE

For something a little more sophisticated the Pig & Whistle offers a cosy and intimate fine dining experience – and it's just up the road. Think Tiffany lamps, striking art work, dozens of candles with a menu featuring local produce and the best Essex ingredients. Its culinary excellence has gained it the award of two AA rosettes. Note, the restaurant operates a strict over 10s policy, so perfect for a special occasion for older families or when you want to cut away without the kids.



## TIPTREE AT BOND STREET

A traditional table service tearoom, Tiptree is one of Essex's most famous homegrown brands. The famed jam makers began setting up tea rooms across Essex and Suffolk in the millennium and this one is located in Chelmsford's busiest shopping district, beside Foyles the book sellers. Serving breakfast, lunch and drinks all day it's not only charming and delicious but excellent value too.

# TRAVELLING TO TOWN HAS NEVER BEEN QUICKER

Direct connections run from Chelmsford station to London Liverpool Street in 33 minutes as well as Ipswich (37 mins), Norwich (1hr 15mins), Colchester (18 mins) and Clacton-on-Sea (52 mins). And now, with the Elizabeth Line accessible from Shenfield, a 10-mile drive from Roxwell Row or a nine-minute train connection from Chelmsford Station, reaching central and west London has never been as easy – or as quick.

Further evidence of Chelmsford's growing popularity, a new national rail station, Beaulieu Park, three miles north east of the town centre towards Colchester will open in 2026. That's three National Rail train terminals within a 10-minute drive.

Situated on Chelmsford's western flank makes Roxwell Row incredibly convenient for commuting to Cambridge and the major thoroughfares of the A12 corridor, M11 and the M25.



## ACCESS THE ELIZABETH LINE

Chelmsford to Shenfield  
9 mins

Chelmsford to Romford  
17 mins

# A SMART INVESTMENT

# 19.9%

GROWTH IN HOUSE PRICES FORECAST 2025-2029

## CHELMSFORD, A POPULAR PLACE TO BE:

The growth in property prices 2023-2024 outpaced the national average by 22%.

## A SOLID INVESTMENT WITH LOTS OF ROOM FOR GROWTH:

Chelmsford offers homebuyers great value. Average house prices are 20% more affordable than Brentwood, 29% more affordable than Billericay and 69% more affordable than London.

## AND THE CAPITAL IS ONLY A HALF AN HOUR COMMUTE!

## WHAT'S NOT TO LOVE ABOUT CHELMSFORD?

- ✓ Great schools
- ✓ Great transport connections
- ✓ Thriving high street with independent retailers, bars and restaurants
- ✓ Surrounded by green spaces and parkland
- ✓ Culture on tap

# ABOUT THE DEVELOPER

## ROXWELL DEVELOPMENTS LIMITED

The team at RDL have been building homes across Essex and the East of England for over 25 years. With a portfolio of developments ranging from five up to 50 units, RDL are renowned for delivering contemporary and characterful houses that complement their natural surroundings.



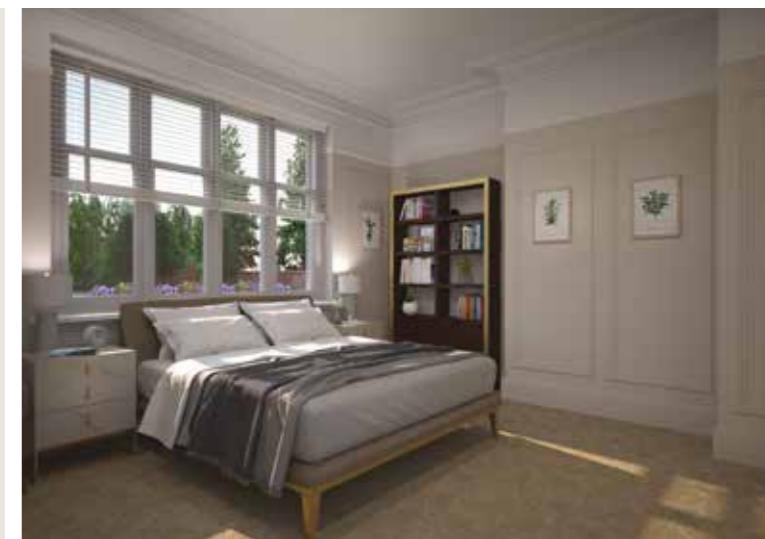
## SUDBURY FIELDS

A rural community of 46 homes in the Suffolk village of Great Cornard.



## RAYLEIGH QUARTER

41 apartments in a private, gated development in Rayleigh, Essex.



## FOLEY HOUSE

18 high quality apartments set within beautiful gardens and Essex countryside.



## BLACKHEATH ROAD

A new build development of contemporary 3 & 4 bedroom family homes in Colchester.



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