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Windermere
Gardens

HULLBRIDGE

An Exclusive Development of Four-Bedroom Homes

Hunt Roche Land & New Homes, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 333330



☀️ Introducing Windermere Gardens – A Stunning Collection Boutique Style Homes ☀️

Welcome to Windermere Gardens, a beautifully crafted development of just 11 four-bedroom homes, tucked away in a peaceful mews in the heart of Hullbridge. These homes have been designed with modern living in mind—combining contemporary architecture, luxurious interiors, and thoughtful layouts spread across three floors.

Each home showcases high-spec finishes throughout, including quartz kitchen worktops, integrated appliances, and sleek bathrooms, with interiors carefully designed to maximise light and space. Generous living areas flow seamlessly, offering the ideal balance of open-plan family zones and private retreats across three thoughtfully arranged floors. With south-facing gardens, private carports, off-street parking, EV charging points, and the reassurance of a 10-year Build-Zone warranty (issued November 2024), these properties deliver the perfect combination of comfort, style, security, and sophistication.

Set just moments from Kendal Park Nature Reserve and the River Crouch, residents can enjoy riverside walks, excellent schools, local pubs, and convenient access to Rayleigh train station, offering direct links into London Liverpool Street.

Windermere Gardens is more than just a place to live—it's a lifestyle. A rare opportunity to secure a brand-new home in one of Essex's most desirable riverside villages.

***** Your Sensational New Build Home Awaits *****

Welcome to Windermere Gardens.

An exclusive new development of **11 beautifully designed four-bedroom family homes** set in a private mews location in the heart of Hullbridge.

Key Features

- Four bedrooms (with ensuite or ensuites, plot dependant)
- Spacious open-plan kitchen/family living areas
- Quartz worktops & integrated appliances
- Separate home office/playroom (plot dependant)
- Sleek modern bathrooms & ground floor guest WC
- Almost full-width bi-fold doors to rear gardens
- Private south-facing gardens
- Carport and off-street parking (with EV charging points)
- 10-year Build-Zone warranty (issued November 2024)
- Freehold tenure with management company for communal areas



High-Spec Contemporary Homes

Each home has been crafted with a perfect blend of **modern practicality and style**. Interiors feature **luxury quartz kitchen worktops, integrated Bosch appliances**, and generous open-plan layouts designed for both everyday living and entertaining. Bi-fold doors lead directly to **south-facing gardens**, creating seamless indoor-outdoor spaces.



Comfort Across Three Floors

Accommodation is spread across three levels, with flexible layouts including:

- Principal top-floor bedroom suite with ensuite
 - Three further bedrooms and a stylish family bathroom
 - Versatile home office or playroom (plot dependant)
 - Generous first-floor living room with Juliet balcony (plot dependant)
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Outdoors & Parking

Each home includes a **private carport and off-street parking**, complete with **EV charging point**. The **south-facing rear gardens** feature a paved patio and are enclosed for privacy—ideal for family life, entertaining, or simply enjoying the sunshine.

Peace of Mind

All homes are sold with a **10-year Build-Zone warranty (issued November 2024)**. While freehold, a management company will oversee communal areas, ensuring the development remains safe, attractive, and well-maintained long-term.

Lifestyle in Hullbridge

Windermere Gardens enjoys a superb setting, just a short stroll from **Kendal Park Nature Reserve** and the **River Crouch**. Residents benefit from riverside walks, yacht clubs, golf at the prestigious Rayleigh Club, local pubs, and community facilities. Excellent schools and **Rayleigh train station**, with direct services to **London Liverpool Street**, add to the appeal.

Agents Information

To reserve a property, purchasers will be asked to complete a reservation form, provide proof of funds/mortgage qualification, and supply ID. A reservation fee is payable directly to the developer.

✦ This is a **rare opportunity** to secure a brand-new home in one of Essex's most desirable riverside villages. Early viewing is strongly recommended.





Tenure: FREEHOLD

While the properties at Windermere Gardens are being sold with Freehold tenure, prospective purchasers should be aware that a Management Company is in place to oversee the upkeep of communal areas and shared infrastructure across the development. The monthly service charge will be apportioned across the development. The estimated per annum cost can be provided for each individual plot upon request.

A service charge will apply, covering the following:

Accountancy & Corporate Costs, Administration Charges (including postage), Managing Agent Fees, Insurance (including Land Liability Insurance), General Maintenance & Repairs, Grounds Maintenance, Compliance & Health and Safety Reporting, Contribution to Reserve Fund

This ensures the development is well-maintained, safe, and retains its long-term appeal and value.

Please note: This information is provided for guidance purposes only. Any interested party should rely on confirmation from their legal representative or solicitor during the conveyancing process.

Reservation Process:

Any interested parties wishing to reserve an available plot will be required to provide the following information;

- Reservation Forms; will need to be completed, signed by the proposed purchaser(s)

- Mortgage Broker information;

You will need to provide your mortgage broker's contact information for confirmation that you have been accepted for a mortgage. Alternatively, you will be requested to be qualified by our mortgage broker.

We are also required to have proof/source of funds on file, therefore we will require your evidence of deposit.

- Any interested parties will be in a position to proceed (i.e will not need to sell a property in order to buy onward). If you need to sell a property (which is sold - subject to contract), We will need to contact the Estate Agent dealing with the property sale in question to clarify information relating to the buyer and progress of your sale. Hunt Roche will then take instructions from the developer.

- 2 forms of Identification;

Passport or Driving License AND Utility Bill (less than 3 months old)

- Reservation Fee to be paid to developer

(Reservation fees will need to be made by immediate bank transfer. The plot will continue to be marketed until the payment is received by the developer)

Council Tax:

Please note that banding for this property has not yet been allocated. Once first occupied, the property will be entered onto the Council Tax register, and charges will apply from that date. Banding will be assessed by Rochford District Council following occupancy.



PRELIMINARY DETAILS - AWAITING VERIFICATION SHO240278

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property

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