



MYLESWOOD

KELVEDON HATCH | BRENTWOOD

Stonebond.



Where modern luxury meets a rural setting

Discover Myleswood, an exclusive collection of detached three, four and five-bedroom homes nestled in the historic village of Kelvedon Hatch, Brentwood. Within easy reach of London and surrounded by countryside, this is the perfect place for families, professionals, and those seeking a peaceful yet well-connected location.



Where history is written in the landscape

With a fascinating history that can be traced to the Domesday Book and the historic St Nicholas Church which dates to 1254, Kelvedon Hatch is a village with an impressive pedigree.

This lovely countryside was once scattered with grand estates and a lineage dating back centuries, that defined the area's aristocratic character. Kelvedon Hatch was home to Great Myles, a magnificent manor house with a rich history dating back to medieval times.

The house, gardens and orchards covered six acres and included Miles

Wood, no doubt a prized part of the country estate of Miles de Munteny. The building was later converted into a Georgian manor house.

Kelvedon Hatch's 20th century history included the construction of a unique secret Cold War bunker which stood ready to provide sanctuary for up to 600 people.

Where
architecture inspires





Where sustainability is at the heart

At Stonebond, we take pride in our sustainable approach to housebuilding, and at Myleswood, we want wildlife and plants to thrive so everyone can benefit.



Contributing over £242,000 in local community payments, supporting education, libraries, and both indoor and outdoor sports.



Sustainable transport is easy. Buses run from Kelvedon Hatch to both Brentwood and Ongar, or you can hop on a bike. There are numerous footpaths and cycle routes in the area.



Myleswood will include 5,323 new trees and shrubs to further enhance the neighbourhood and protect wildlife habitats.



49 bird and bat boxes will be installed across the development, as well as numerous hedgehog ramps and access points to allow these precious species to flourish.



New homes are more energy-efficient, cutting heating, hot water, and lighting costs by up to 50% compared to older houses. Below are some of the sustainability features showcased in the homes at Myleswood.



Advanced Insulation: High-quality insulation minimises heat loss, keeping homes warmer in winter and cooler in summer.



Energy-Efficient Windows: Double-glazed windows help maintain indoor temperatures and reduce energy loss.



Efficient Heating Systems: Air source heat pumps are installed on each home, along with underfloor heating systems, which are more energy-efficient.



LED Lighting: Energy-saving LED lights are used throughout to consume less electricity and last longer than traditional bulbs.



Smart Home Technology: Smart thermostats and energy monitoring systems allow homeowners to optimise energy usage.



Eco-Friendly Materials: In suitable areas, we have used recycled and sustainable materials to reduce the carbon footprint.



Water-Saving Devices: Features like aerated taps and dual-flush toilets conserve water and reduce energy used for heating water.



Electric Vehicle Charging Points: Included with every home, making it easier to go green.

Where young minds flourish

A first-class selection of local state and independent schools make Myleswood an ideal choice for families.

Nursery & Primary Schools

Kelvedon Hatch Primary School:
2-minute drive or 16-minute walk

Doddinghurst Infant and
Junior School:
3-minute drive

St. Margaret's Pre-School:
3-minute drive

Doddinghurst Community Pre-School:
3-minute drive

Hopscotch Day Nursery:
3-minute drive or 17-minute walk

Brentwood School and Ursuline Prep
(award-winning private school):
15-minute drive

Secondary Schools

Shenfield High School:
12-minute drive

Brentwood School
(award-winning private school):
15-minute drive

St Martin's School:
16-minute drive

Further Education

Shenfield High School Sixth Form:
12-minute drive

Brentwood School Sixth Form
(award-winning private school):
15-minute drive

St Martin's School Sixth Form:
16-minute drive

Chelmsford College:
19-minute drive

Anglia Ruskin University:
25-minute drive

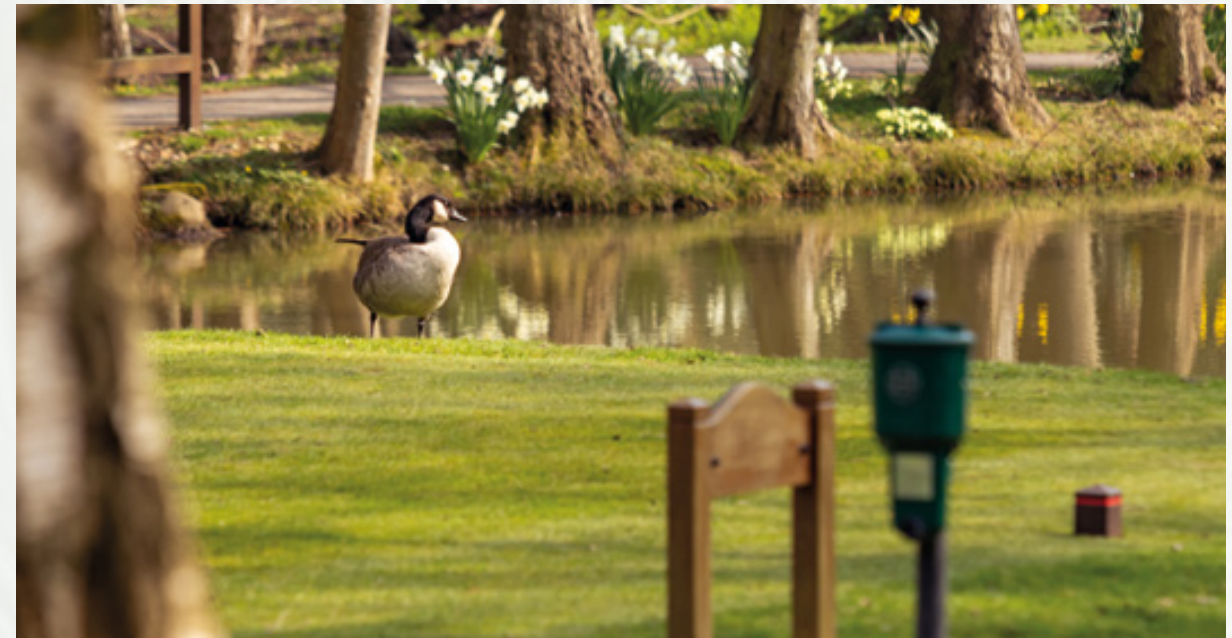
The University of Essex Colchester:
54-minute drive

Where leisure is limitless

Outdoor enthusiasts will find plenty of ways to stay active and enjoy nature. Poors' Field offers a variety of recreational options, including sports pitches, tennis courts, and a children's play area.

The surrounding area is also home to several golf clubs, including highly-renowned Bentley Golf Club which is just one mile away. A wide network of walking footpaths are on offer nearby, perfect for those who enjoy a leisurely stroll.

For a more immersive outdoor experience, Weald Country Park is just ten minutes away. This beautiful park features a deer park, woodland, wildflower meadows, and open grassland, making it ideal for hiking, picnics, and wildlife spotting.



Cycling lovers will appreciate the many cycle routes and trails in the area, leading you through charming villages like Ingatestone and Mountnessing. Along the way, you can stop at one of the quaint country pubs for a well-deserved rest.



For an adrenaline rush, visit Zip Trek Brentwood. Here, you can zip across 500 meters of zipwires through the trees, tackle obstacle courses, try your hand at axe throwing, or enjoy air rifle shooting.



Where a balance of life matters

Whether you're into fitness, sports, or trying something new, there are plenty of opportunities in the surrounding area. The Brentwood Centre, just an eight minute drive away, offers a wide range of facilities, including a gym, fitness studio, sports hall, squash courts, two swimming pools, and an outdoor artificial pitch.

There are numerous gyms in Brentwood, such as Ab Salute Gym, Better Gym, and Anytime Fitness, so you're sure to find one that fits your needs. For those looking for a more luxurious experience, the David Lloyd Club is within a thirty minute drive.



If horse riding is more your style, Kelvedon Hatch has several nearby riding schools. Mill Lane Riding School (thirteen minutes away) offers lessons for both children and adults. The Chelmsford Equestrian Centre (nineteen minutes away) and Eastminster School of Riding (twenty nine minutes away) also offer riding lessons, and there are several livery stables if you already own a horse.



Where community comes first

When it's time to unwind, Kelvedon Hatch Village Hall is the perfect place to relax and engage in community activities. Whether you're interested in Jazzercise, joining a club, or participating in a playgroup or table tennis group, there's something for everyone here.

The village also offers two cosy pubs: The Shepherd Inn, just a five minute walk away, and The Eagle, an eleven minute walk away, both offering great food, drinks, and outdoor spaces to enjoy during the warmer months.

For dining options, Bongow Indian Cuisine in Swan Lane serves delicious Indian dishes. If you're in the mood for Mediterranean food, Yiamas & Nyx in Pilgrim's Hatch offers modern Greek cuisine, while Kervan Kitchen in Doddinghurst specialises in Turkish food and cocktails. In Navestock, award-winning Alec's Restaurant, Bar & Grill is renowned for its seafood.



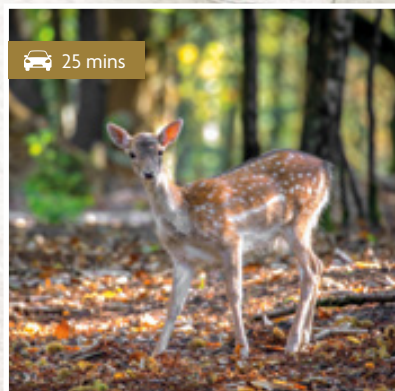
History enthusiasts will appreciate the Kelvedon Hatch Cold War Bunker, a fascinating historical site with three underground levels to explore. The St Thomas of Canterbury Church in Brentwood, dating back to 1221, is another local historical gem, once a key stop for pilgrims traveling to Canterbury.



For convenience, Kelvedon Hatch has local amenities, including a convenience store, which is staffed by friendly locals and also houses a Post Office. Nearby Doddinghurst (less than a mile away) offers a Tesco Express, pharmacy, along with a doctor's surgery. Brentwood, just four miles away, offers additional shopping and dining options.

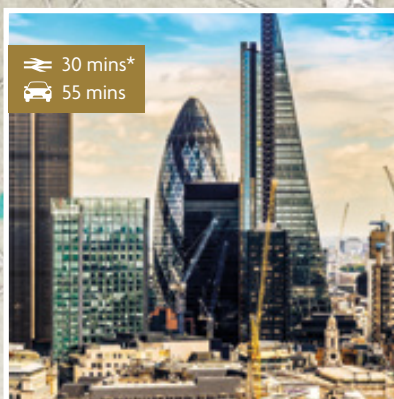
Where
connections are close

Myleswood is perfectly placed for easy access to Essex's most charming towns, villages and cities. Living in the countryside yet being within easy reach of cosmopolitan London means you can decide your pace of life and experience the best of both worlds. Choose a woodland walk and visit a farm shop, or see your favourite band perform in the capital.



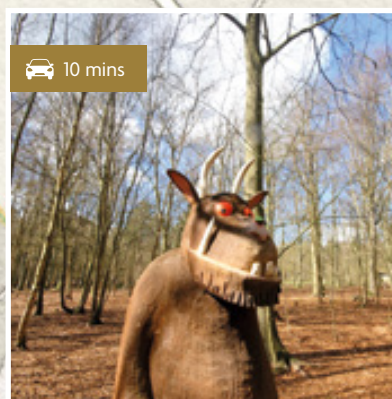
Epping

Experience vibrant Epping, with its busy high street and bustling Monday market, or explore the 8,000-acre forest.



The City

Shenfield station offers fast links to Liverpool Street and beyond, making it easy to enjoy world-class music, sport, history, dining, and shopping.

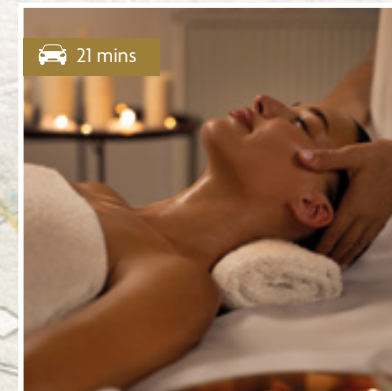


Brentwood
Brentwood boasts a charming blend of historic sites, vibrant shopping streets, and easy access to scenic countryside walks and family parks.



Chelmsford

This cathedral city offers a racecourse, cricket ground, theatre, cinema, ice rink, and swimming pool. Explore the stunning Hylands Park, home to many events throughout the year. The award winning Galvin Green Man is a must visit.



Stock

This quaint village features a landmark windmill, pubs, and a coffee shop. Relax at Greenwoods Hotel & Spa or enjoy fine dining at its AA Rosette restaurant.



Shenfield

Shenfield mixes capital-edge charm with indie shops, pubs, and cafés. The fast Elizabeth Line gets you to Liverpool Street in 27 minutes and Westfield Stratford in 17 minutes.



Billericay
This charming town is great for a day out. Explore shops and eateries, or relax in parks and a nature reserve.



Where the journey begins

The care, expertise and creativity we have devoted to designing Myleswood means you'll be proud to call this home for many years to come. From the site layout to the landscaping, you'll notice the Stonebond difference from the moment you arrive. Smart driveways, access to footpaths and wide roads enhance the rural feel. Welcome home.

3 bedroom homes

- The Easton
Plots 7 & 8

4 bedroom homes

- The Mulberry
Plots 2, 4, 32 & 33
- The Audley
Plots 1, 6, 11, 13, 21 & 22
- The Braxted
Plot 5

5 bedroom homes

- The Hyland
Plots 3, 9, 10 & 12

Key

- V Visitor Parking
- PS Pumping Station
- Affordable Homes
- Shared Ownership*

*Homes available to purchase through Persona Homes



Whilst the development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the Sales Consultant for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our Sales Consultant to view the detailed architects site drawings for full and accurate details. Computer generated imagery is indicative only.

The Easton

Plots 7 and 8*



Computer generated image of Plots 7 & 8 is indicative only.

Ground Floor

1 Kitchen/Dining Area	7.22m x 3.82m	23'9" x 12'6"
2 Living Room	4.64m x 3.06m	15'3" x 10'1"
3 Study	1.97m x 1.77m	6'6" x 5'10"

First Floor

1 Principal Bedroom	4.84m x 2.86m	15'9" x 9'5"
2 Bedroom 2	3.85m x 3.06m	12'8" x 10'1"
3 Bedroom 3	3.75m x 3.27m	12'4" x 10'9"

Total	118 sq m	1272 sq ft
-------	----------	------------

*Handed Plot

Ground Floor



First Floor



WC Water Closet/Utility BR Bathroom ES En Suite

Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Stonebond's policy of continuous improvement, the finished product may vary from the information provided. All customers are advised to contact Stonebond to ascertain the availability of any particular property.

The Mulberry

Plots 2, 4*, 32 and 33*



Computer generated image of Plots 32 & 33 is indicative only.

Ground Floor

1 Kitchen/Dining Area	7.56m x 3.50m	24'9" x 11'6"
2 Living Room	5.14m x 3.17m	16'10" x 10'5"
3 Study	2.27m x 1.87m	7'5" x 6'2"

First Floor

1 Principal Bedroom	4.04m x 3.23m	13'3" x 10'7"
2 Bedroom 2	4.28m x 3.24m	14'0" x 10'8"
3 Bedroom 3	3.16m x 3.03m	10'4" x 9'11"
4 Bedroom 4	3.16m x 2.56m	10'4" x 8'5"

Total	127 sq m	1368 sq ft
-------	----------	------------

*Handed Plot

Ground Floor



First Floor



WC Water Closet/Utility BR Bathroom ES En Suite

Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Stonebond's policy of continuous improvement, the finished product may vary from the information provided. All customers are advised to contact Stonebond to ascertain the availability of any particular property.

The Audley

Plots 1*, 6, 11*, 13, 21* and 22



Computer generated image of Plot 21 is indicative only.

Ground Floor

1 Kitchen	4.97m x 3.00m	16'4" x 9'10"
2 Dining Area	3.71m x 3.00m	12'2" x 9'10"
3 Family Area	4.63m x 2.70m	15'2" x 8'10"
4 Living Room	4.40m x 3.06m	14'5" x 10'0"
5 Study	3.06m x 2.19m	10'0" x 7'2"

First Floor

1 Principal Bedroom	4.60m x 3.84m	15'1" x 12'7"
2 Bedroom 2	3.75m x 3.62m	12'3" x 11'10"
3 Bedroom 3	3.72m x 3.09m	12'2" x 10'2"
4 Bedroom 4	3.16m x 2.98m	10'4" x 9'9"

Total	155 sq m	1670 sq ft
-------	----------	------------

*Handed Plot

Ground Floor



First Floor



WC Water Closet/Utility BR Bathroom ES En Suite

Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Stonebond's policy of continuous improvement, the finished product may vary from the information provided. All customers are advised to contact Stonebond to ascertain the availability of any particular property.

The Braxted

Plot 5



Computer generated image of Plot 5 is indicative only.

Ground Floor

1 Kitchen	3.57m x 3.09m	11'8" x 10'1"
2 Dining Area	3.57m x 3.16m	11'8" x 10'4"
3 Living Area	5.01m x 4.92m	16'5" x 16'2"
4 Study	3.29m x 2.15m	10'9" x 7'0"

First Floor

1 Principal Bedroom	4.27m x 3.89m	14'0" x 12'9"
2 Bedroom 2	5.45m x 4.11m	17'10" x 13'6"
3 Bedroom 3	3.86m x 3.70m	12'8" x 12'2"
4 Bedroom 4	3.47m x 3.31m	11'5" x 10'10"

Total	164 sq m	1767 sq ft
-------	----------	------------

Ground Floor



First Floor



WC Water Closet UT Utility BR Bathroom ES En Suite

Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Stonebond's policy of continuous improvement, the finished product may vary from the information provided. All customers are advised to contact Stonebond to ascertain the availability of any particular property.

The Hyland

Plots 3, 9*, 10* and 12



Computer generated image of Plot 9 is indicative only.

Ground Floor

1 Kitchen	3.45m x 3.13m	11'4" x 10'3"
2 Dining/Family Area	5.23m x 3.13m	17'2" x 10'3"
3 Living Room	4.27m x 3.06m	14'0" x 10'0"
4 Study	3.06m x 2.07m	10'0" x 6'9"

First Floor

1 Principal Bedroom	5.74m x 3.06m	18'10" x 10'0"
2 Bedroom 2	4.43m x 3.06m	14'6" x 10'0"
3 Bedroom 5	3.06m x 3.01m	10'0" x 9'10"

Second Floor

1 Bedroom 3	4.40m x 2.75m	14'5" x 9'0"
2 Bedroom 4	5.00m x 3.12m	16'5" x 10'3"

Total	175 sq m	1886 sq ft
-------	----------	------------

*Handed Plot

Ground Floor



First Floor



Second Floor



WC Water Closet/Utility BR Bathroom ES En Suite SR Shower Room

Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Stonebond's policy of continuous improvement, the finished product may vary from the information provided. All customers are advised to contact Stonebond to ascertain the availability of any particular property.

Where design is refined

Modern bedrooms, luxurious bathrooms and inspiring kitchens; every part of your Stonebond home is designed around you. You'll love the open-plan areas which effortlessly adapt to your way of life and are perfect for entertaining friends or working from home. Spacious living rooms enhance the feeling of light and space throughout. As you would expect, we have added fixtures and fittings from carefully selected brands, including sleek Bosch appliances and Amtico flooring.



All principal bedrooms include built in wardrobes and a hotel-like en suite.



Elegant staircases, with feature lighting, open up your home.



Finishing touches add to the sense of luxury.



Practical and stylish extras make family meal times a pleasure.



Where every detail counts

*Our attention to detail elevates your house into an enviable home.
Our care is also obvious in the specification we have included as standard.
Cashmere painted joinery, wine coolers, concealed cisterns and
staircase lighting. We know little things matter too.*

Kitchens

- Shaker style kitchens with soft close doors and drawers
- Stone work surfaces and upstands
- Mixer tap in chrome to all plots
- Flexible LED strip lights to underside of wall units
- Multi-gang switches for appliances

Appliances

- Bosch single oven with micro combi oven or built-in microwave*
- Bosch induction hob
- Integrated extractor hood
- Bosch integrated low frost fridge freezer
- Bosch integrated slimline dishwasher
- Bosch wine cooler
- Space provided for free standing washing machine and tumble dryer in utility areas

Connectivity

- BT point to living area, study and Principal Bedroom
- Fibre broadband

Electrical

- Low energy downlights to kitchens, hallways, and bathrooms
- Low energy pendant lighting to living areas and bedrooms
- Ceiling-mounted CO and heat detectors
- White fittings throughout
- USB points

Heating

- Underfloor heating to all ground floors
- Wall-mounted thermostat radiators to first and second floors
- Air Source Heat Pump

Internal finishes

- Built-in wardrobes to principal bedrooms
- Feature Crittall glass screens to living areas
- Walls and ceilings: Dulux Pure Brilliant White
- Skirting, architraves, doors and staircases: Cashmere
- Contemporary chrome ironmongery



Baths, en suites and cloakrooms

- White contemporary sanitaryware with chrome brassware
- Half-height tiling to walls with sanitaryware fitted
- Full-height tiling around bath and shower enclosures
- Thermostatic-controlled exposed shower valve with fixed riser heads
- All bathrooms to have recessed storage
- Soft close toilet seats throughout
- Heated towel rails

External details

- LED light on front and back of PIR sensors
- UPVC windows
- Composite front doors
- External tap to all homes
- EV chargers to all homes
- Electric opening garage doors to all homes

General

- 10-year LABC Guarantee provided
- 2-year Stonebond Customer Care Warranty



*Please speak to a Sales Consultant for further details. Whilst every effort has been taken to ensure that the information provided is correct, it has been supplied as a guide. Stonebond reserves the right to amend the specification as necessary and without notification.

Where passion shows in everything we do

“ We take **immense pride** in the stunning homes at Myleswood, which perfectly showcase our passion for creating exceptional spaces for modern living. At Stonebond, our team of highly **skilled professionals** is dedicated to designing, building, and curating homes that our owners truly love.

Our **commitment to excellence** begins with carefully selecting the most sought-after locations for our homes and continues well beyond the handover. We want you to feel truly at home at Myleswood. We build homes that we ourselves would want to live in, ensuring **every space** is crafted to meet the needs of contemporary living. ”

Peter Williams
Group Chief Operating Officer

Annette Cole

Sales and Marketing Director

“The curation of these three, four and five bedroom homes will take pride of place in the charming village of Kelvedon Hatch, with each exhibiting a high specification as standard.

We look forward to welcoming visitors into the show home to see for themselves the stunning collection of homes and our highly trained Sales Consultants will be delighted to show you around and guide you through the process of buying your new home.”



Veronica Simes

Sales Consultant

“I love getting to know our home owners and handing over the keys is a special moment for them and for me.”

Steven Cole

Site Manager

James Eley

Assistant Site Manager

“We are extremely proud of the homes we are creating here at Myleswood.

We understand that this is a huge milestone and we always feel a sense of pride handing over a new home.”



Where service goes beyond expectations

Dedicated to you

Our positive approach to customer care is simple, we want you to enjoy a stress-free move and feel in control throughout the whole process. Our team will be with you every step of the way, from the moment you make an enquiry through to settling into your new home.

Protecting you

As well as our 2-year Stonebond Customer Care Warranty, our homes are covered by the 10-year LABC Guarantee. This gives you peace of mind for 10 years on the structure of your property.

We will also comply with the requirements of the Consumer Code for Home Builders, which was developed by the home-buying industry to make the home buying process fairer and more transparent to home owners.



Dani Wells
Head of Customer Care

Where reputation is everything

Homes matter. Everyone deserves to live in a home they love. And at Stonebond, that's our mantra. Our homes are meticulously designed inside and out. From the first brick to the finishing touches, we take pride in ensuring our attention to detail creates homes that come with a quality specification as standard.

But creating inspirational homes is just part of the story. A commitment to customer service and to safeguarding the environment are also what makes up the Stonebond difference.



We are really impressed with the Stonebond staff, their unparalleled service and professionalism. Stonebond truly are the jewel in new development and we would highly recommend them to anyone looking for a new home.

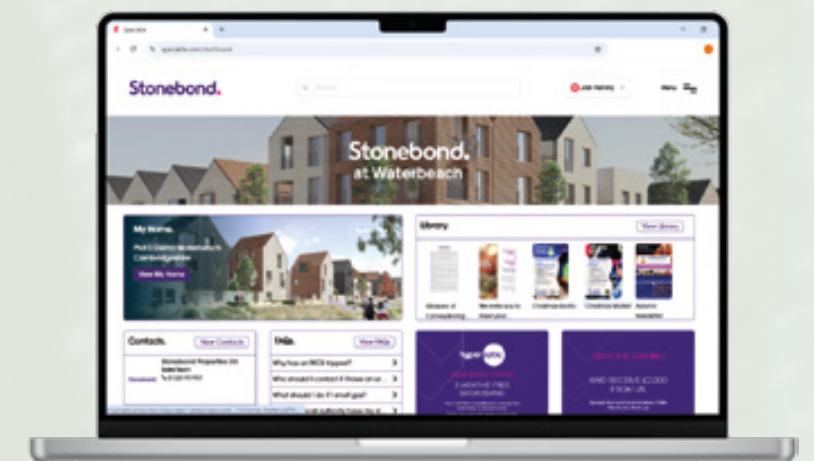
George and Muhommed
Stonebond Homeowners

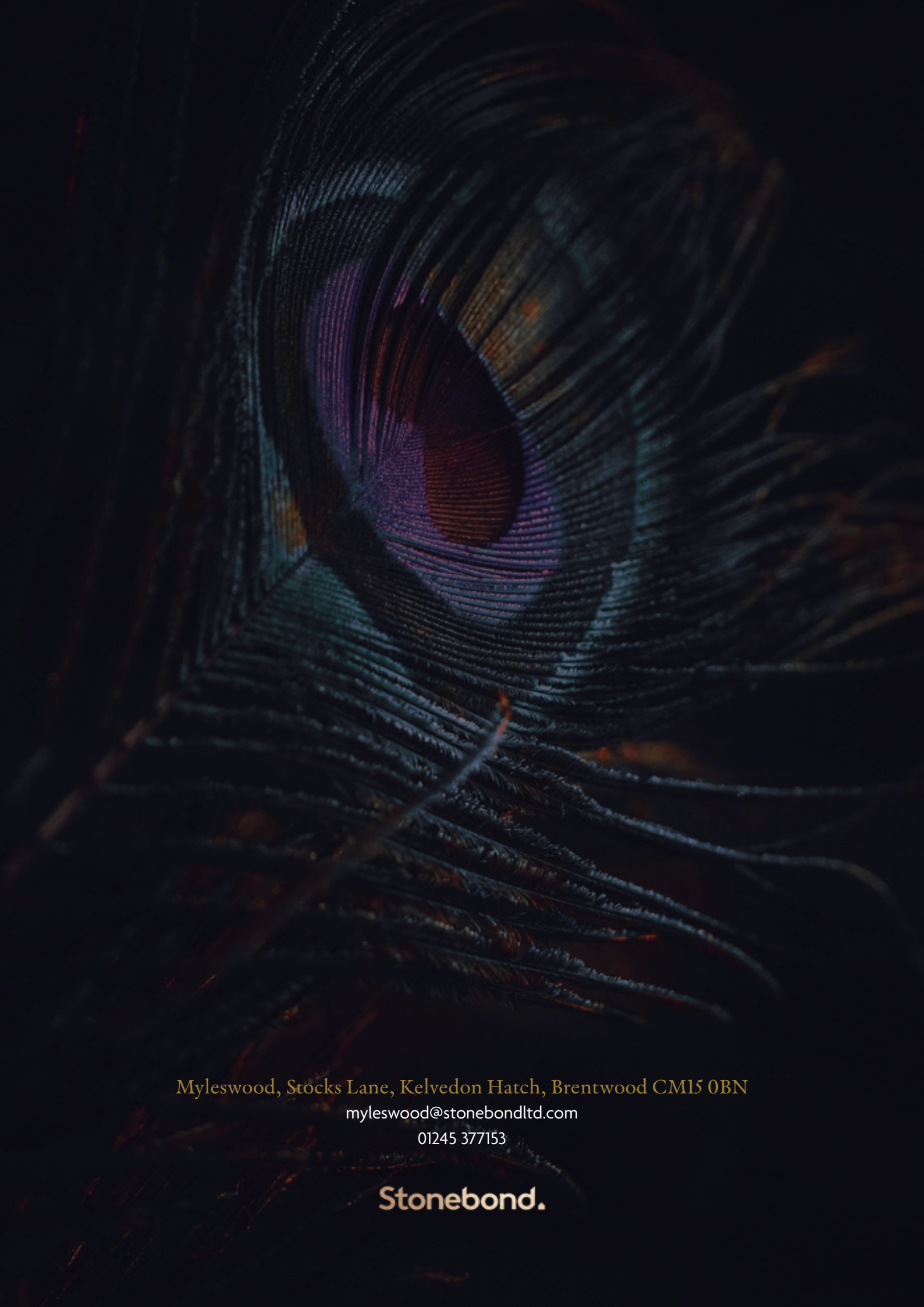


We are proud to confirm our status as a 5-star housebuilder with the HBF, one of the UK's most comprehensive industry research initiatives.



From the time of reservation until the end of the Customer Care two year warranty period, you will have free access to Spaciable, an online customer portal.





Myleswood, Stocks Lane, Kelvedon Hatch, Brentwood CM15 0BN

myleswood@stonebondltd.com

01245 377153

Stonebond.