



Eastern promise



Essex sometimes gets a bad press, but the northern part of the county is a lovely rural area, ideal for a peaceful retirement.

Braintree Park is an estate of 80 plots that is an integral part of the local community. A private entrance road ensures peace and quiet and the mature trees are a haven for birds.

The park is within easy walking distance of the centre of Braintree, with its numerous shops, restaurants and pubs, as well as a cinema and ten pin bowling centre.

Situated in the rolling countryside

FOR SALE

There is one vacant plot available, suitable for a new **42ft x 20ft** home. At the time of writing, two pre-owned homes were available: a 1971 **32x20 Stately-Albion 2 bed, £90,000**; and a 2004 **36x20 Homeseeker Langdale Executive 2 bed, £119,000**.

of North Essex, the area is perfect for exploring the highways and quiet byways of the county. For runners, walkers and cyclists there are many nature reserves, parks, published walks and rides available.

Braintree Golf Club is a short drive away, as are numerous other sporting facilities such as lawn bowling, fishing, horse riding and even gliding! Allotments are less than a mile away.

Buses from the entrance to the park run to Braintree town centre and Colchester. The mainline rail station in the town centre has regular services to London and Colchester, from where there are connections to the lively traditional seaside resorts of Clacton and Walton. Stansted Airport is less than 20 miles from the park. ■

BRAINTREE PARK

Coggeshall Road, Braintree, Essex CM7 9EA

Tel: 01268 511555

Email: info@britanniaparks.com

Web: www.britanniaparks.com

Homes from £90,000

- ▶ Ground rent £141.88 per month
- ▶ Council tax £965.40pa
- ▶ Over 50s, retired semi-retired
- ▶ Mains electricity, bottled LPG gas
- ▶ No dogs, but cats welcome

LOCAL INFO

▶ **Local amenities:** Shops, supermarket, post office, banks all within one mile.

▶ **Health GP surgeries, opticians, dentists and pharmacies** all within one mile; nearest **hospital with A&E** is Chelmsford (9 miles).

▶ **Transport** Buses from park entrance to town centre and Colchester, with onward connections.

Station in town with trains to Colchester, Chelmsford and London.

▶ **Food & drink** Half a dozen **pubs** within one mile, plus plenty of **takeaways** and local **restaurants** for all tastes.

▶ **Entertainment** **Multiplex cinema** less than 2 miles, **theatres** in Great Bradfield (8 miles), Chelmsford (11 miles) and Sudbury (12.5 miles). **Leisure centre** 1.5 miles and **swimming centre** one mile. A number of **golf courses** within 10 miles.

What can I do around here?



House and barn

In Coggeshall are Paycocke's, a Tudor half timbered house with amazing superb and lovely cottage garden, and Grange Barn, one of Europe's oldest timber-framed buildings. Both National Trust.



Barn and barn

The two great barns at Cressing Temple were built by the Knights Templar, who founded the estate in the 12th century. Fine gardens, 17th century farmhouse, events, café and shop.