

# Development Layout



## BENNETT'S FIELDS



**ST. MODWEN  
HOMES**

Windstar Drive, South Ockendon, RM15 5GU

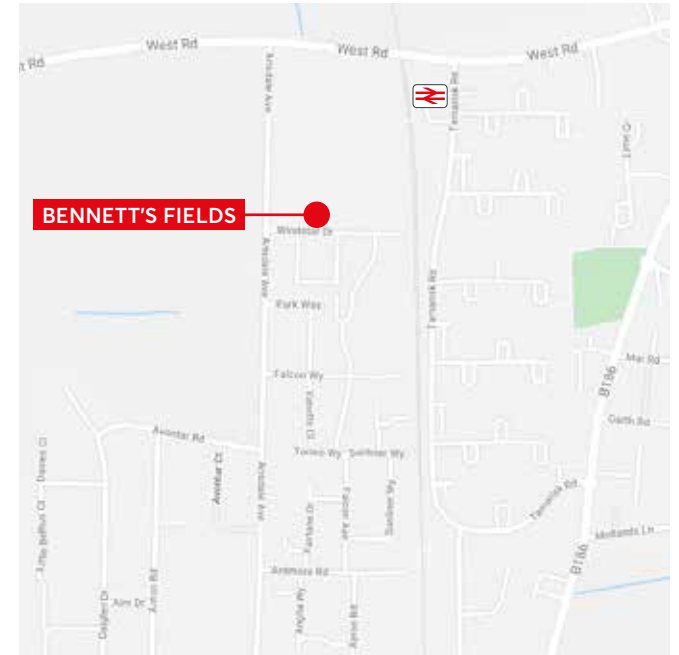
# DEVELOPMENT LAYOUT

- |   |   |  |
|---|---|--|
|  <b>The Walter (2220)</b><br>5 bedroom home    |  <b>The Ebba (1055)</b><br>3 bedroom home                    |  <b>Cecilia Court (block 1)</b><br>1 & 2 bedroom apartments |
|  <b>The Verena (1658)</b><br>4 bedroom home    |  <b>The Kinnia (903)</b><br>3 bedroom home                   |  <b>Giles Court (block 2)</b><br>1 & 2 bedroom apartments   |
|  <b>The Edith (1574)</b><br>4 bedroom home     |  <b>The Agatha (772)</b><br>2 bedroom home                   |  <b>Ambrose Court (block 4)</b><br>1 & 2 bedroom apartments |
|  <b>The Delphina (1510)</b><br>4 bedroom home  |  <b>Cuthbert Court (block 5)</b><br>1 & 2 bedroom apartments |  <b>Affordable Housing</b><br>1 & 2 bedroom apartments      |
|  <b>The Seraphina (1306)</b><br>4 bedroom home |   |  |



**Important Notice**

The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 64127/March 2023



**Bennett's Fields, Windstar Drive, South Ockendon, RM15 5GU**

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**[www.stmodwenhomes.co.uk](http://www.stmodwenhomes.co.uk)**



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T: 0121 647 1000 E: [sales@stmodwenhomes.co.uk](mailto:sales@stmodwenhomes.co.uk)

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# YOUR COMMUNITY



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**St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.**

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.







# YOUR FUTURE

Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.











# THE WALTER V2

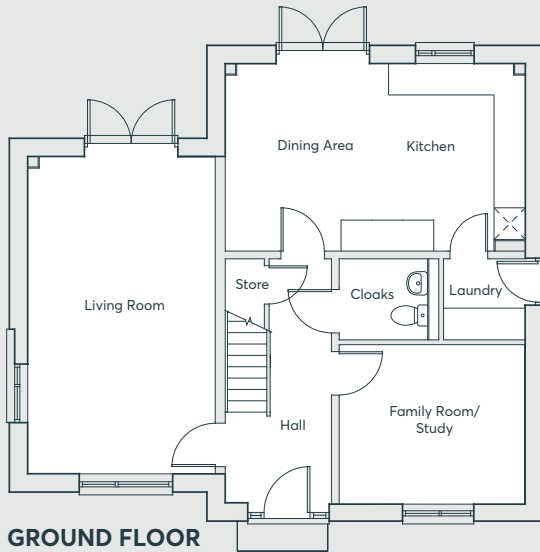
- Open plan dining/kitchen with integrated appliances & French doors to the garden
- Living room with French doors to the garden
- Separate family room / study
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite, dressing area and fitted wardrobes
- Second bedroom with en-suite
- Fully fitted family bathroom
- Second floor shower room
- Full gas fired central heating with Nest learning thermostat
- Magnetic plaster feature wall
- Ring 2 smartphone compatible Video doorbell
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**BENNETT'S FIELDS**  
SOUTH OCKENDON

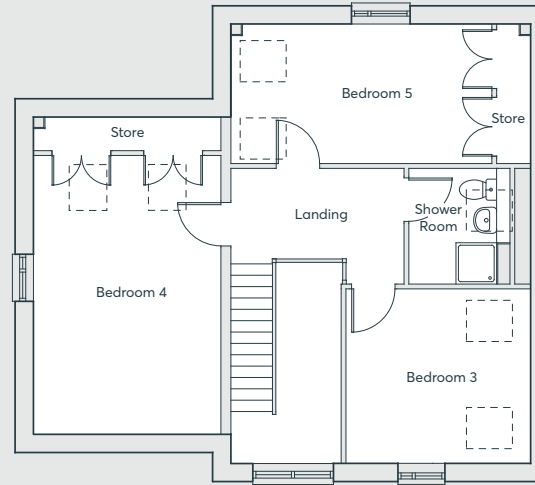
**FIVE  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**

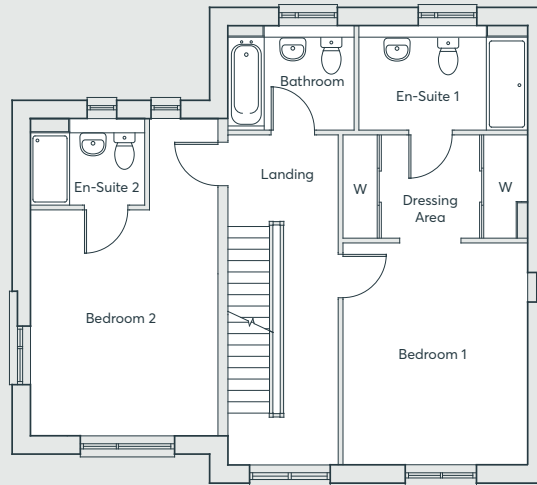




**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

# THE WALTER (V2)

Living Room	6.14m x 3.63m	20'1" x 11'9"
Kitchen/Dining	5.81m x 3.63m	19'1" x 11'9"
Family/Study	3.60m x 3.06m	11'8" x 10'3"
Laundry	1.58m x 1.57m	5'2" x 5'2"
Bedroom 1	4.30m x 3.58m	14'1" x 11'7"
En-Suite 1	3.27m x 2.02m	10'7" x 6'6"
Dressing Area	3.58m x 2.00m	11'7" x 6'6"
Bedroom 2	4.38m x 3.63m	14'3" x 11'9"
En-Suite 2	2.24m x 1.68m	7'3" x 5'5"
Bedroom 3	3.58m x 3.38m	11'7" x 11'1"
Bedroom 4	5.40m x 3.63m	17'7" x 11'9"
Bedroom 5	5.05m x 2.70m	16'6" x 8'9"
Bathroom	2.44m x 2.02m	8'0" x 6'6"
Shower Room	2.24m x 1.96m	7'3" x 6'4"

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## FIVE BEDROOM HOME

**BENNETT'S FIELDS**

SOUTH OCKENDON





# THE WALTER (V1)

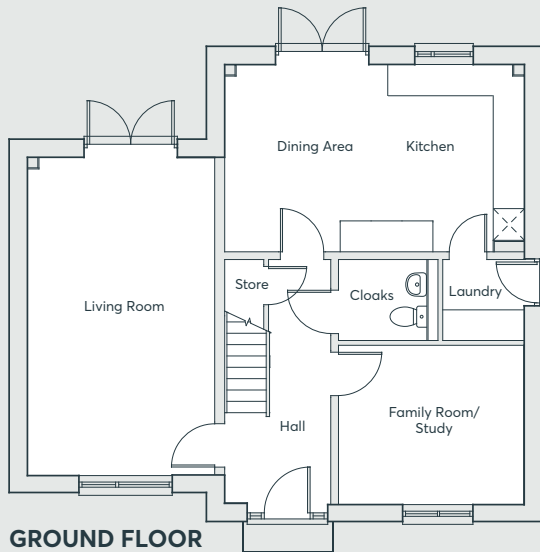
- Open plan dining/kitchen with integrated appliances & French doors to the garden
- Living room with French doors to the garden
- Separate family room / study
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite, dressing area and fitted wardrobes
- Second bedroom with en-suite
- Fully fitted family bathroom
- Second floor shower room
- Full gas fired central heating with Nest learning thermostat
- Magnetic plaster feature wall
- Ring 2 smartphone compatible Video doorbell
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**BENNETT'S FIELDS**  
SOUTH OCKENDON

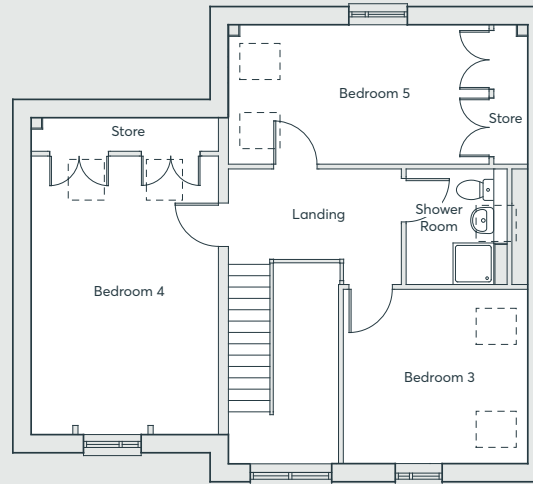
**FIVE  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**

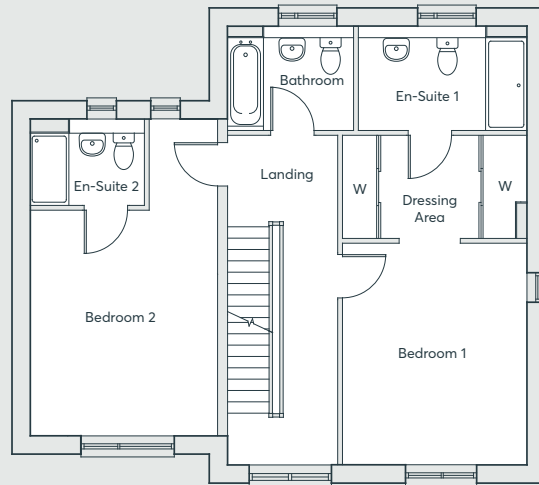




**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

# THE WALTER (V1)

Living Room	6.14m x 3.63m	20'1" x 11'9"
Kitchen/Dining	5.81m x 3.63m	19'1" x 11'9"
Family/Study	3.60m x 3.06m	11'8" x 10'3"
Laundry	1.58m x 1.57m	5'2" x 5'2"
Bedroom 1	4.30m x 3.58m	14'1" x 11'7"
En-Suite 1	3.27m x 2.02m	10'7" x 6'6"
Dressing Area	3.58m x 2.00m	11'7" x 6'6"
Bedroom 2	4.38m x 3.63m	14'3" x 11'9"
En-Suite 2	2.24m x 1.68m	7'3" x 5'5"
Bedroom 3	3.58m x 3.38m	11'7" x 11'1"
Bedroom 4	5.40m x 3.63m	17'7" x 11'9"
Bedroom 5	5.05m x 2.70m	16'6" x 8'9"
Bathroom	2.44m x 2.02m	8'0" x 6'6"
Shower Room	2.24m x 1.96m	7'3" x 6'4"

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**BENNETT'S FIELDS**

SOUTH OCKENDON

**FIVE  
BEDROOM  
HOME**

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HOMES**

# THE VERENA

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate study
- Downstairs cloakroom
- First floor living room with two Juliet balcony
- Fully fitted family bathroom
- Master bedroom with en-suite and built-in wardrobes
- Integrated garage with door to the garden
- Full gas fired central heating with Nest learning thermostat
- Magnetic plaster feature wall
- Ring 2 smartphone compatible Video doorbell
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

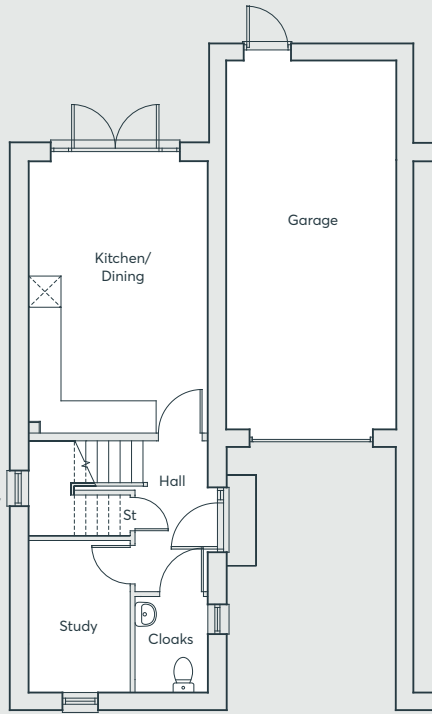
**FOUR  
BEDROOM  
HOME**

**BENNETT'S FIELDS**  
SOUTH OCKENDON

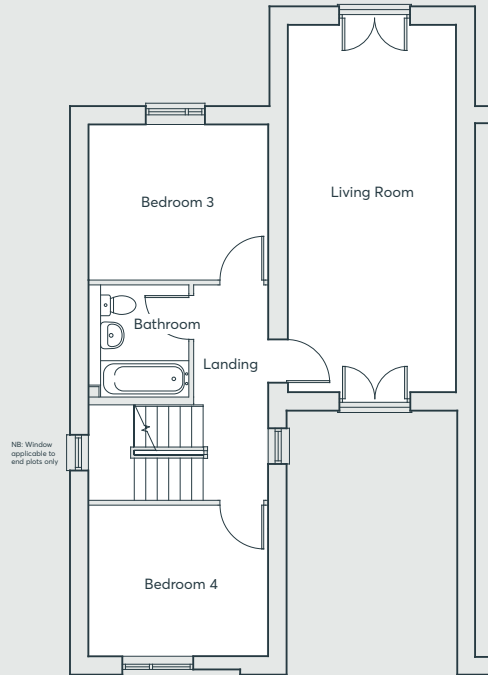
 **ST. MODWEN  
HOMES**



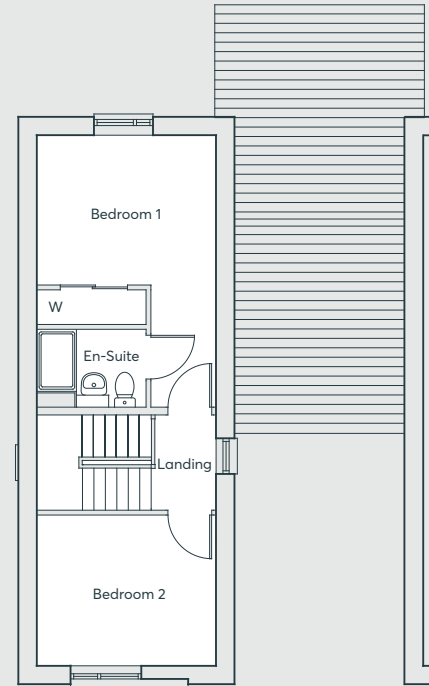
# THE VERENA



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Living Room	7.04m x 3.22m	23'1" x 10'6"
Kitchen/Dining	5.23m x 3.44m	17'2" x 11'3"
Study	2.90m x 1.95m	9'5" x 6'4"
Cloakroom	1.82m x 1.40m	6'0" x 4'6"
Bedroom 1	3.44m x 2.88m	11'3" x 9'4"
En-suite	2.10m x 1.50m	6'9" x 4'9"
Bedroom 2	3.44m x 2.90m	11'3" x 9'5"
Bedroom 3	3.44m x 2.98m	11'3" x 9'8"
Bedroom 4	3.44m x 2.90m	11'3" x 9'5"
Bathroom	2.15m x 1.92m	7'1" x 6'3"

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**BENNETT'S FIELDS**  
SOUTH OCKENDON



**FOUR  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**



# THE DELPHINA (V2)

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate study or fourth bedroom
- Downstairs cloakroom
- Laundry room off the kitchen
- First floor living room
- Fully fitted family bathroom
- Master bedroom with en-suite, built-in wardrobes and store cupboard
- Fitted wardrobes in second bedroom
- Full gas fired central heating with Nest learning thermostat
- Magnetic plaster feature wall
- Ring 2 smartphone compatible Video doorbell
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

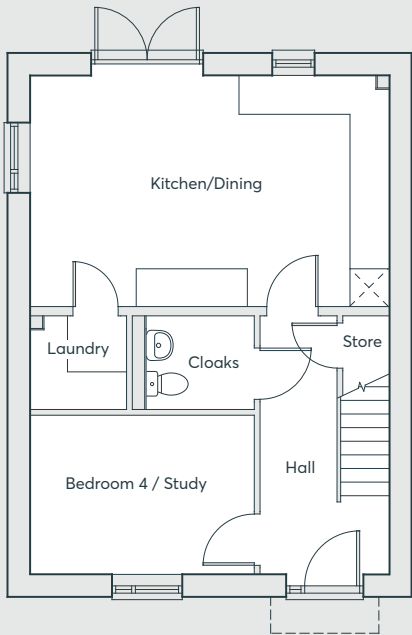
**BENNETT'S FIELDS**  
SOUTH OCKENDON

**FOUR  
BEDROOM  
HOME**

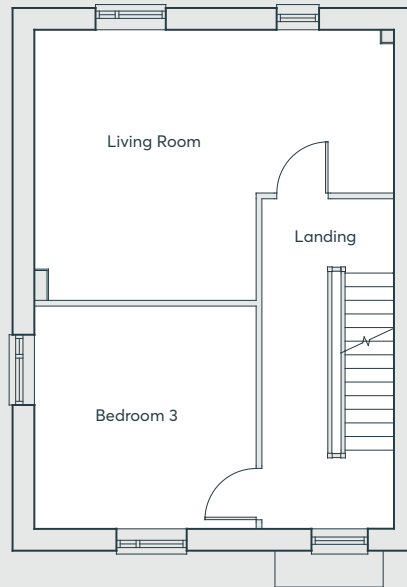
 **ST. MODWEN  
HOMES**



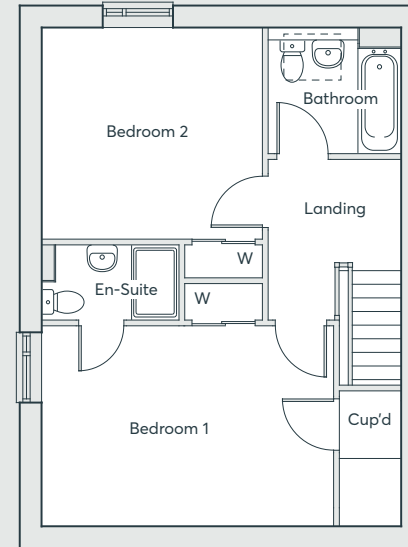
# THE DELPHINA (V2)



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Living Room	5.81m x 4.37m	19'1" x 14'3"
Kitchen/Dining	5.81m x 3.73m	19'1" x 12'2"
Laundry	1.56m x 1.51m	5'1" x 5'0"
Study/Bed 4	3.62m x 2.57m	11'9" x 8'4"
Cloakroom	1.97m x 1.51m	6'5" x 5'0"
Bedroom 1	4.71m x 3.24m	15'5" x 10'6"
En-suite	2.22m x 1.21m	7'3" x 4'0"
Bedroom 2	3.56m x 3.42m	11'7" x 11'2"
Bedroom 3	3.60m x 3.58m	11'8" x 11'7"
Bathroom	2.15m x 2.04m	7'1" x 6'7"

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**BENNETT'S FIELDS**  
SOUTH OCKENDON



**FOUR  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**



# THE DELPHINA (V1)

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate study or fourth bedroom
- Downstairs cloakroom
- Laundry room off the kitchen
- First floor living room
- Fully fitted family bathroom
- Master bedroom with en-suite, built-in wardrobes and store cupboard
- Fitted wardrobes in second bedroom
- Full gas fired central heating with Nest learning thermostat
- Magnetic plaster feature wall
- Ring 2 smartphone compatible Video doorbell
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

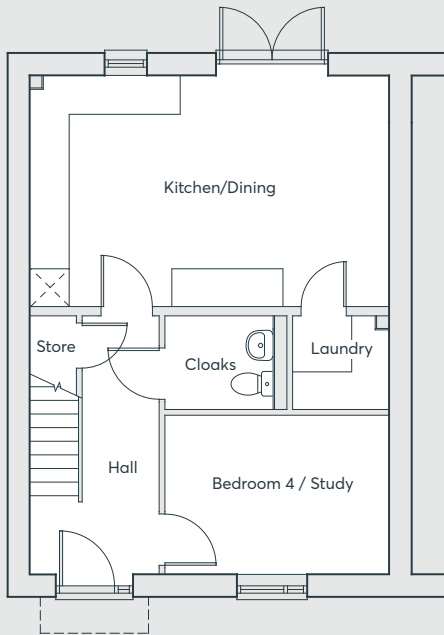
**BENNETT'S FIELDS**  
SOUTH OCKENDON

**FOUR  
BEDROOM  
HOME**

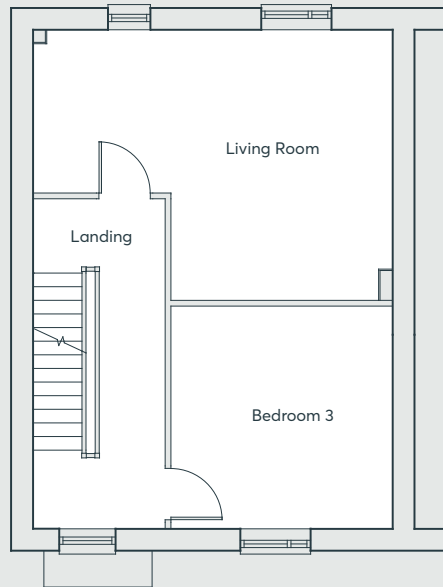
 **ST. MODWEN  
HOMES**



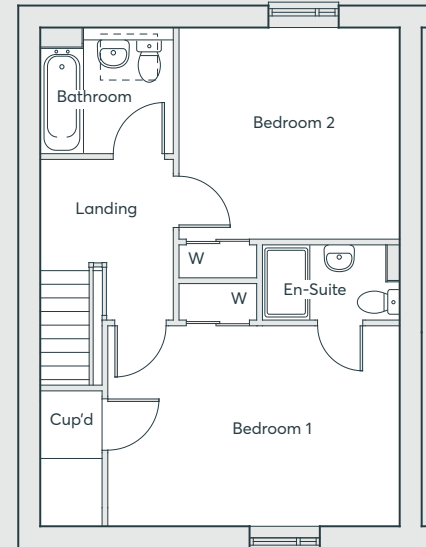
# THE DELPHINA (V1)



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Living Room	5.81m x 4.37m	19'1" x 14'3"
Kitchen/Dining	5.81m x 3.73m	19'1" x 12'2"
Laundry	1.56m x 1.51m	5'1" x 5'0"
Study/Bed 4	3.62m x 2.57m	11'9" x 8'4"
Cloakroom	1.97m x 1.51m	6'5" x 5'0"
Bedroom 1	4.71m x 3.24m	15'5" x 10'6"
En-suite	2.22m x 1.21m	7'3" x 4'0"
Bedroom 2	3.56m x 3.42m	11'7" x 11'2"
Bedroom 3	3.60m x 3.58m	11'8" x 11'7"
Bathroom	2.15m x 2.04m	7'1" x 6'7"

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SMH/U/02/19

**BENNETT'S FIELDS**  
SOUTH OCKENDON



**FOUR  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**



# THE EDITH (V1)

- Open plan dining/kitchen with integrated appliances & French doors to the garden
- Living room with French doors to the garden
- Separate family room / study
- Downstairs cloakroom
- Laundry room off the kitchen
- Useful under stairs store
- Master bedroom with en-suite and fitted wardrobe
- Fully fitted family bathroom
- Full gas fired central heating with Nest learning thermostat
- Magnetic plaster feature wall
- Ring 2 smartphone compatible Video doorbell
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

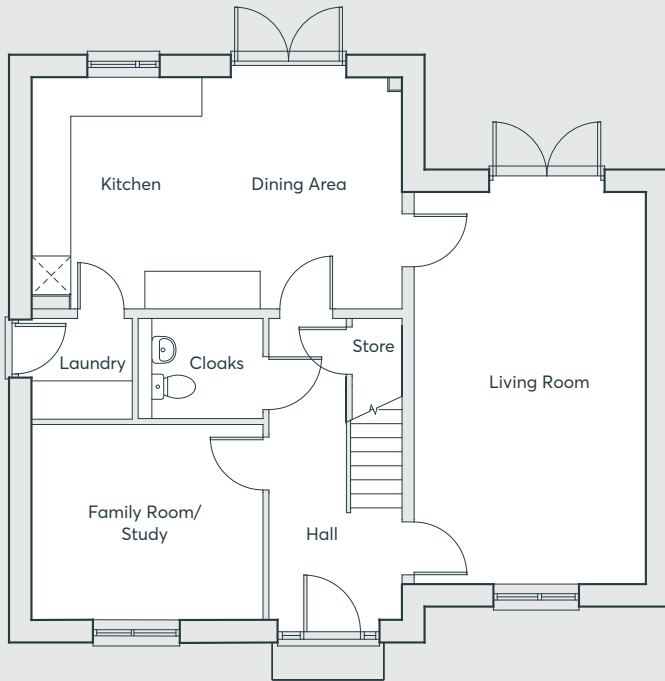
**BENNETT'S FIELDS**  
SOUTH OCKENDON

**FOUR  
BEDROOM  
HOME**

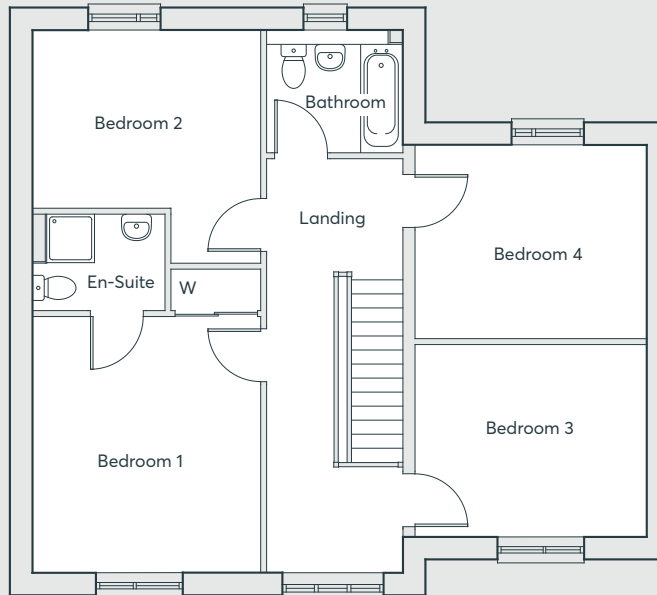
 **ST. MODWEN  
HOMES**



# THE EDITH (V1)



**GROUND FLOOR**



**FIRST FLOOR**

Living Room	6.14m x 3.63m	20'1" x 11'9"
Kitchen/Dining	5.81m x 3.63m	19'1" x 11'9"
Family/Study	3.63m x 3.06m	11'9" x 10'0"
Laundry	1.58m x 1.57m	5'2" x 5'2"
Cloakroom	1.96m x 1.57m	6'4" x 5'2"
Bedroom 1	4.02m x 3.58m	13'2" x 11'7"
En-suite	1.86m x 1.51m	6'1" x 5'0"
Bedroom 2	3.58m x 2.79m	11'7" x 9'2"
Bedroom 3	3.63m x 3.01m	11'9" x 9'9"
Bedroom 4	3.63m x 3.04m	11'9" x 10'0"
Bathroom	2.14m x 1.92m	7'0" x 6'3"

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**BENNETT'S FIELDS**

SOUTH OCKENDON

**FOUR  
BEDROOM  
HOME**

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HOMES**



# THE EDITH (V2)

- Open plan dining/kitchen with integrated appliances & door to the garden
- Living room with French doors to the garden
- Separate family room / study
- Downstairs cloakroom
- Laundry room off the kitchen
- Useful under stairs store
- Master bedroom with en-suite and fitted wardrobe
- Fully fitted family bathroom
- Full gas fired central heating with Nest learning thermostat
- Magnetic plaster feature wall
- Ring 2 smartphone compatible Video doorbell
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

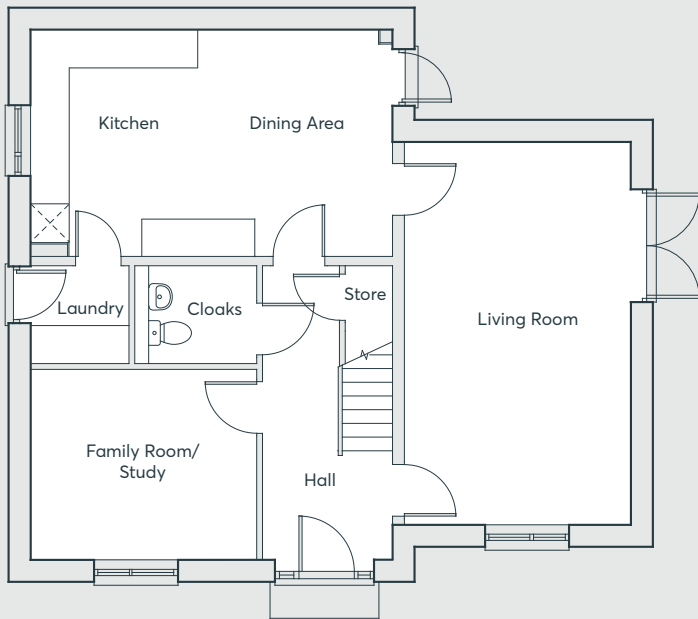
**FOUR  
BEDROOM  
HOME**

**BENNETT'S FIELDS**  
SOUTH OCKENDON

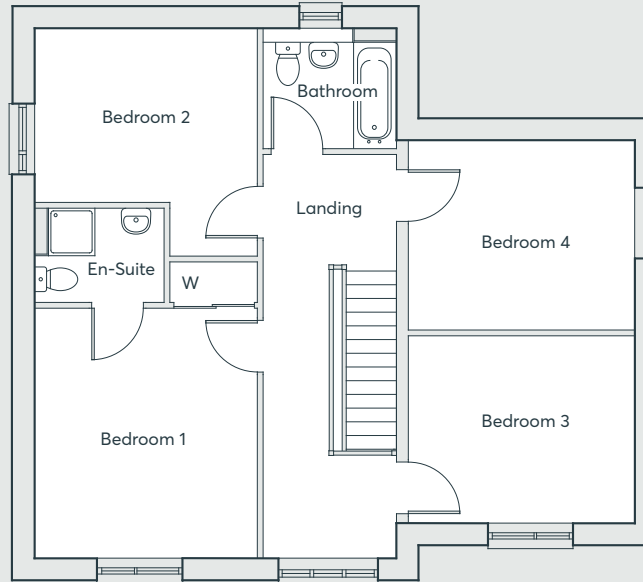
 **ST. MODWEN  
HOMES**



# THE EDITH (V2)



**GROUND FLOOR**



**FIRST FLOOR**

Living Room	6.14m x 3.63m	20'1" x 11'9"
Kitchen/Dining	5.81m x 3.63m	19'1" x 11'9"
Family/Study	3.63m x 3.06m	11'9" x 10'0"
Laundry	1.58m x 1.57m	5'2" x 5'2"
Cloakroom	1.96m x 1.57m	6'4" x 5'2"
Bedroom 1	4.02m x 3.58m	13'2" x 11'7"
En-suite	1.86m x 1.51m	6'1" x 5'0"
Bedroom 2	3.58m x 2.79m	11'7" x 9'2"
Bedroom 3	3.63m x 3.01m	11'9" x 9'9"
Bedroom 4	3.63m x 3.04m	11'9" x 10'0"
Bathroom	2.14m x 1.92m	7'0" x 6'3"

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**BENNETT'S FIELDS**

SOUTH OCKENDON

**FOUR  
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HOMES**

# THE SERAPHINA (V1)

- Open plan kitchen/family/dining with integrated appliances and French doors to the garden
- Downstairs cloakroom
- First floor living room with Juliet balcony
- Useful under stairs store to ground floor
- Fully fitted family bathroom
- Master bedroom with en-suite bathroom and built-in wardrobes
- Full gas fired central heating with Nest learning thermostat
- Magnetic plaster feature wall
- Ring 2 smartphone compatible Video doorbell
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

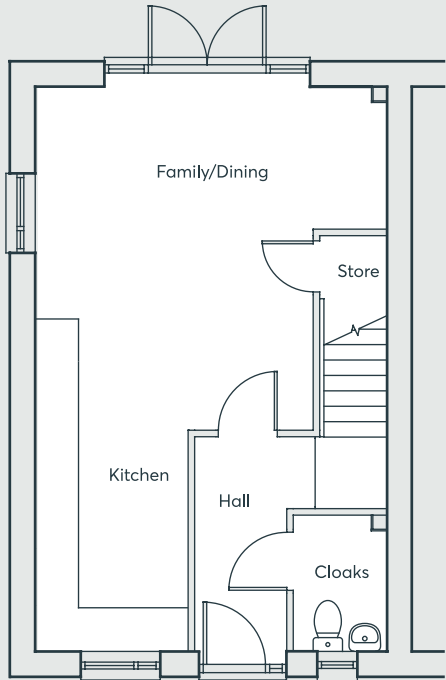
**FOUR  
BEDROOM  
HOME**

**BENNETT'S FIELDS**  
SOUTH OCKENDON

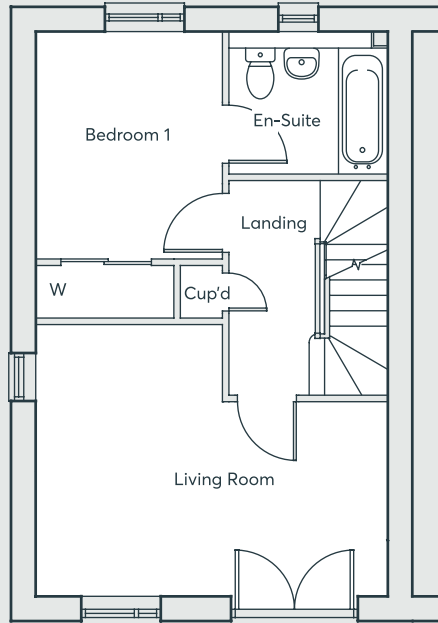
 **ST. MODWEN  
HOMES**



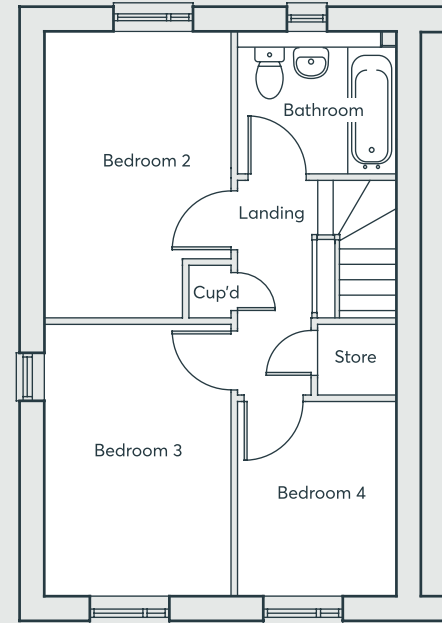
# THE SERAPHINA (V1)



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Family/Dining	5.02m x 3.21m	16'5" x 10'5"
Kitchen	4.75m x 2.18m	15'6" x 7'2"
Living Room	5.02m x 3.88m	16'5" x 12'7"
Cloakroom	1.94m x 1.34m	6'4" x 4'4"
Bedroom 1	3.24m x 2.66m	10'6" x 8'7"
En-suite	2.66m x 2.03m	8'7" x 6'7"
Bedroom 2	4.09m x 2.66m	13'4" x 8'7"
Bedroom 3	3.88m x 2.66m	12'8" x 8'7"
Bedroom 4	2.78m x 2.26m	9'1" x 7'4"
Bathroom	2.26m x 2.03m	7'4" x 6'7"

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SMH/E1/02/19

**BENNETT'S FIELDS**  
SOUTH OCKENDON



**FOUR  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**

# THE SERAPHINA (V2)

- Open plan kitchen/family/dining with integrated appliances and French doors to the garden
- Downstairs cloakroom
- First floor living room with Juliet balcony
- Useful under stairs store to ground floor
- Fully fitted family bathroom
- Master bedroom with en-suite bathroom and built-in wardrobes
- Full gas fired central heating with Nest learning thermostat
- Magnetic plaster feature wall
- Ring 2 smartphone compatible Video doorbell
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

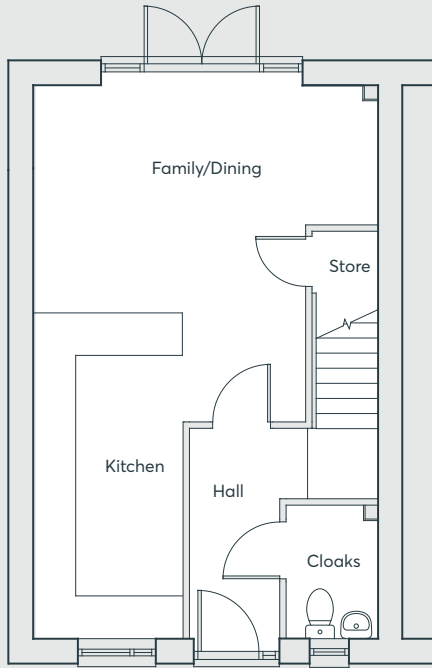
**FOUR  
BEDROOM  
HOME**

**BENNETT'S FIELDS**  
SOUTH OCKENDON

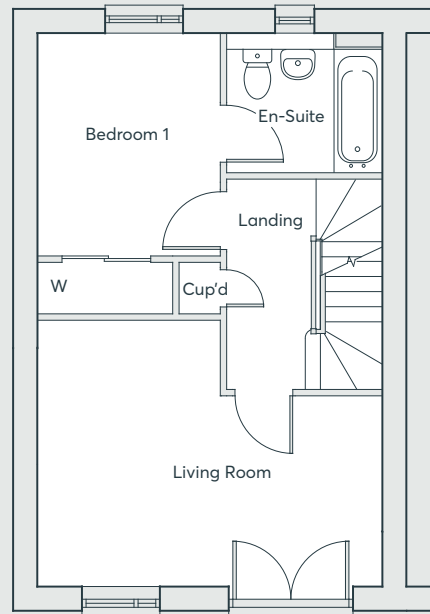
 **ST. MODWEN  
HOMES**



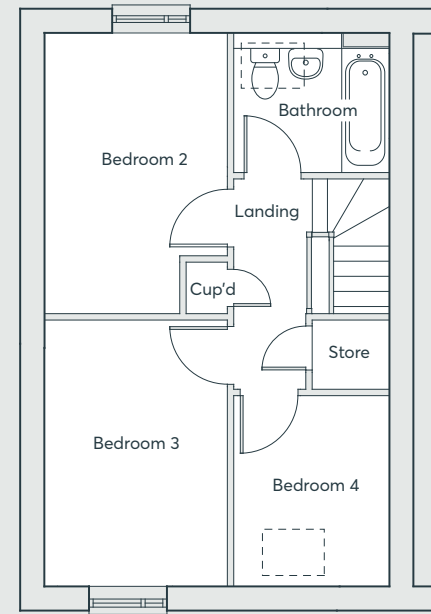
# THE SERAPHINA (V2)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Family/Dining	5.02m x 3.21m	16'5" x 10'5"
Kitchen	4.75m x 2.18m	15'6" x 7'2"
Living Room	5.02m x 3.88m	16'5" x 12'7"
Cloakroom	1.94m x 1.34m	6'4" x 4'4"
Bedroom 1	3.24m x 2.66m	10'6" x 8'7"
En-suite	2.26m x 2.03m	7'4" x 6'7"
Bedroom 2	4.09m x 2.66m	13'4" x 8'7"
Bedroom 3	3.88m x 2.66m	12'8" x 8'7"
Bedroom 4	2.78m x 2.29m	9'1" x 7'5"
Bathroom	2.26m x 2.03m	7'4" x 6'7"

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SMH/E2/02/19

**BENNETT'S FIELDS**  
SOUTH OCKENDON



**FOUR  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**

# THE KINNIA

- Living/dining room with French doors to the rear garden
- Fitted kitchen with fitted appliances
- Downstairs cloakroom
- Under stairs store
- Master bedroom with built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating with Nest learning thermostat
- Magnetic plaster feature wall
- Ring 2 smartphone compatible Video doorbell
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

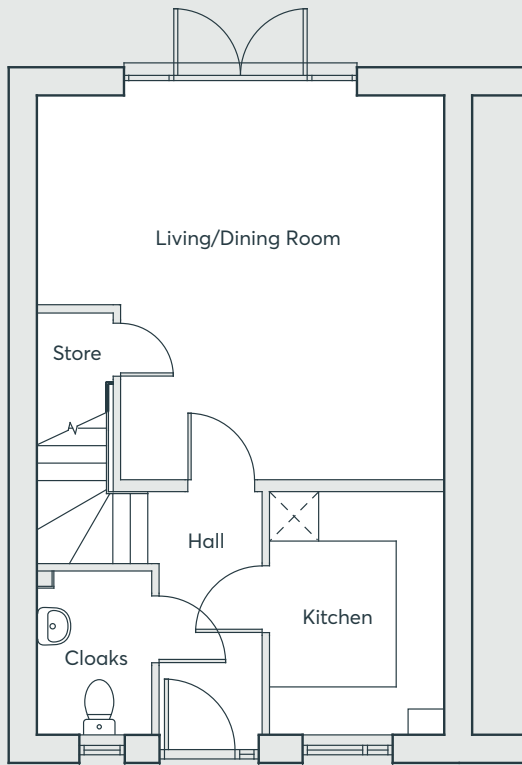
**THREE  
BEDROOM  
HOME**

**BENNETT'S FIELDS**  
SOUTH OCKENDON

 **ST. MODWEN  
HOMES**

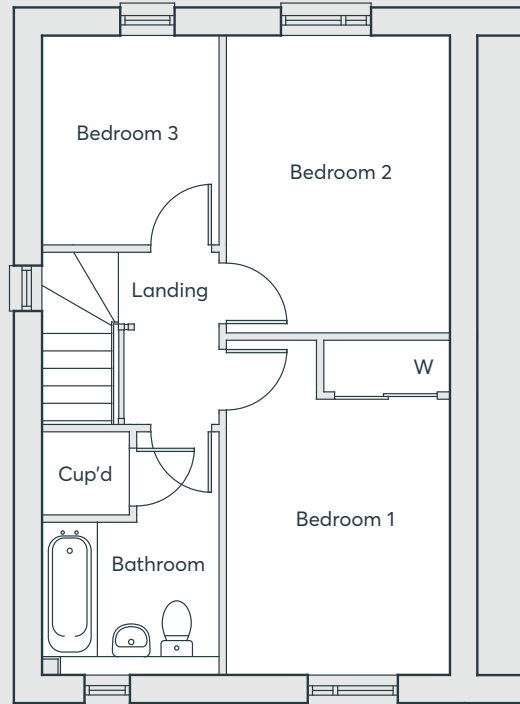


# THE KINNIA



**GROUND FLOOR**

NB: Window not applicable to all plots



**FIRST FLOOR**

Living/Dining	5.13m x 4.84m	16'8" x 15'9"
Kitchen	3.06m x 2.20m	10'0" x 7'2"
Cloakroom	2.06m x 1.45m	6'6" x 4'8"
Bedroom 1	4.22m x 2.81m	13'8" x 9'2"
Bedroom 2	3.75m x 2.81m	12'3" x 9'2"
Bedroom 3	2.64m x 2.23m	8'7" x 7'3"
Bathroom	3.06m x 2.23m	10'0" x 7'3"

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SMH/D/02/19

**BENNETT'S FIELDS**

SOUTH OCKENDON

**THREE  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**





# THE EBBA

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room with French doors to the garden
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating with Nest learning thermostat
- Magnetic plaster feature wall
- Ring 2 smartphone compatible Video doorbell
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

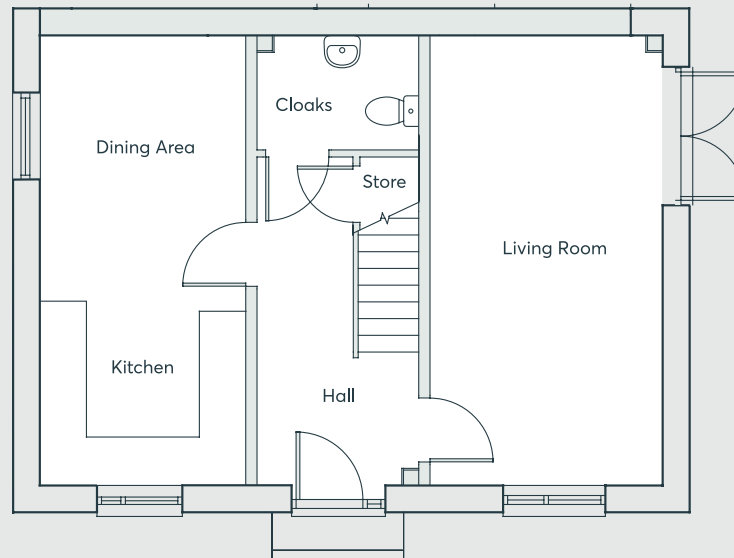
**BENNETT'S FIELDS**  
SOUTH OCKENDON

**THREE  
BEDROOM  
HOME**

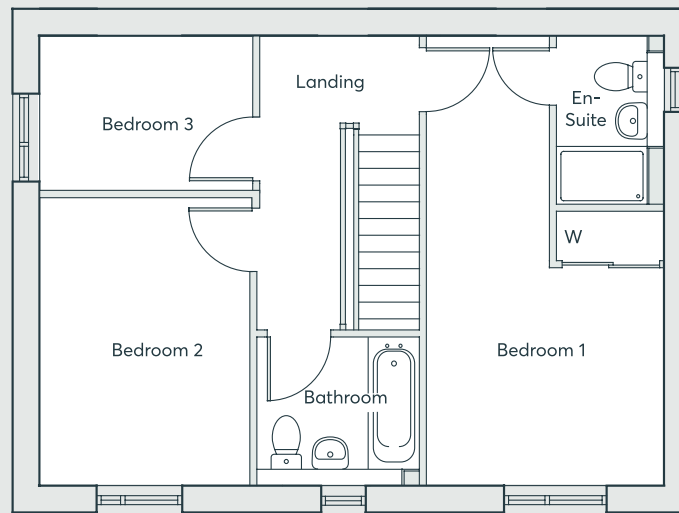
 **ST. MODWEN  
HOMES**



## GROUND FLOOR



## FIRST FLOOR



# THE EBBA

Living Room	5.90m x 2.98m	19'4" x 9'9"
Kitchen/Dining	5.92m x 2.74m	19'5" x 9'0"
Cloakroom	2.13m x 1.44m	7'0" x 4'9"
Bedroom 1	5.91m x 3.03m	19'5" x 9'11"
En-suite	2.28m x 1.42m	7'6" x 4'8"
Bedroom 2	3.78m x 2.79m	12'5" x 9'2"
Bedroom 3	2.03m x 2.79m	6'8" x 9'2"
Bathroom	2.15m x 1.96m	7'0" x 6'0"

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SMH/B/02/19

## BENNETT'S FIELDS

SOUTH OCKENDON

## THREE BEDROOM HOME



**ST. MODWEN  
HOMES**

# THE AGATHA

- Open plan dining/kitchen with French doors to the garden
- Front facing living room
- Downstairs cloakroom
- Master bedroom with built-in wardrobe
- Second double bedroom
- Fully fitted bathroom
- Full gas fired central heating with Nest learning thermostat
- Magnetic plaster feature wall
- Ring 2 smartphone compatible Video doorbell
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

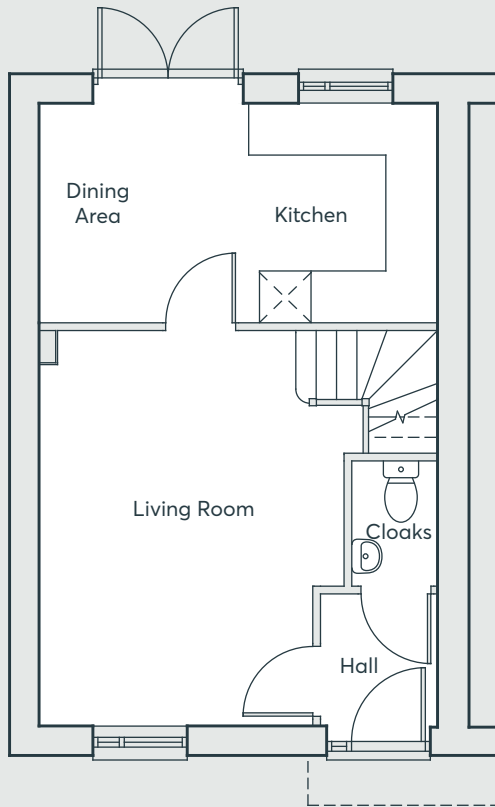
**TWO  
BEDROOM  
HOME**

**BENNETT'S FIELDS**  
SOUTH OCKENDON

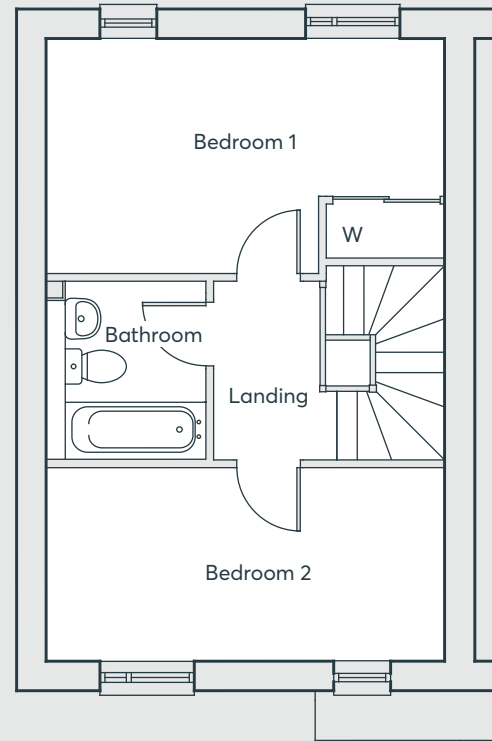
 **ST. MODWEN  
HOMES**



# THE AGATHA



**GROUND FLOOR**



**FIRST FLOOR**

Kitchen/Dining	4.79m x 2.64m	15'7" x 8'7"
Living Room	4.75m x 3.67m	15'6" x 12'0"
Cloakroom	1.51m x 1.03m	4'9" x 3'4"
Bedroom 1	4.79m x 2.83m	15'7" x 9'3"
Bedroom 2	4.79m x 2.33m	15'7" x 7'6"
Bathroom	2.15m x 1.92m	7'0" x 6'3"

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SMH/A/02/19

**BENNETT'S FIELDS**

SOUTH OCKENDON

**TWO  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**

# Bennett's Fields

Windstar Drive, South Ockendon, RM15 5GU



## AMBROSE COURT



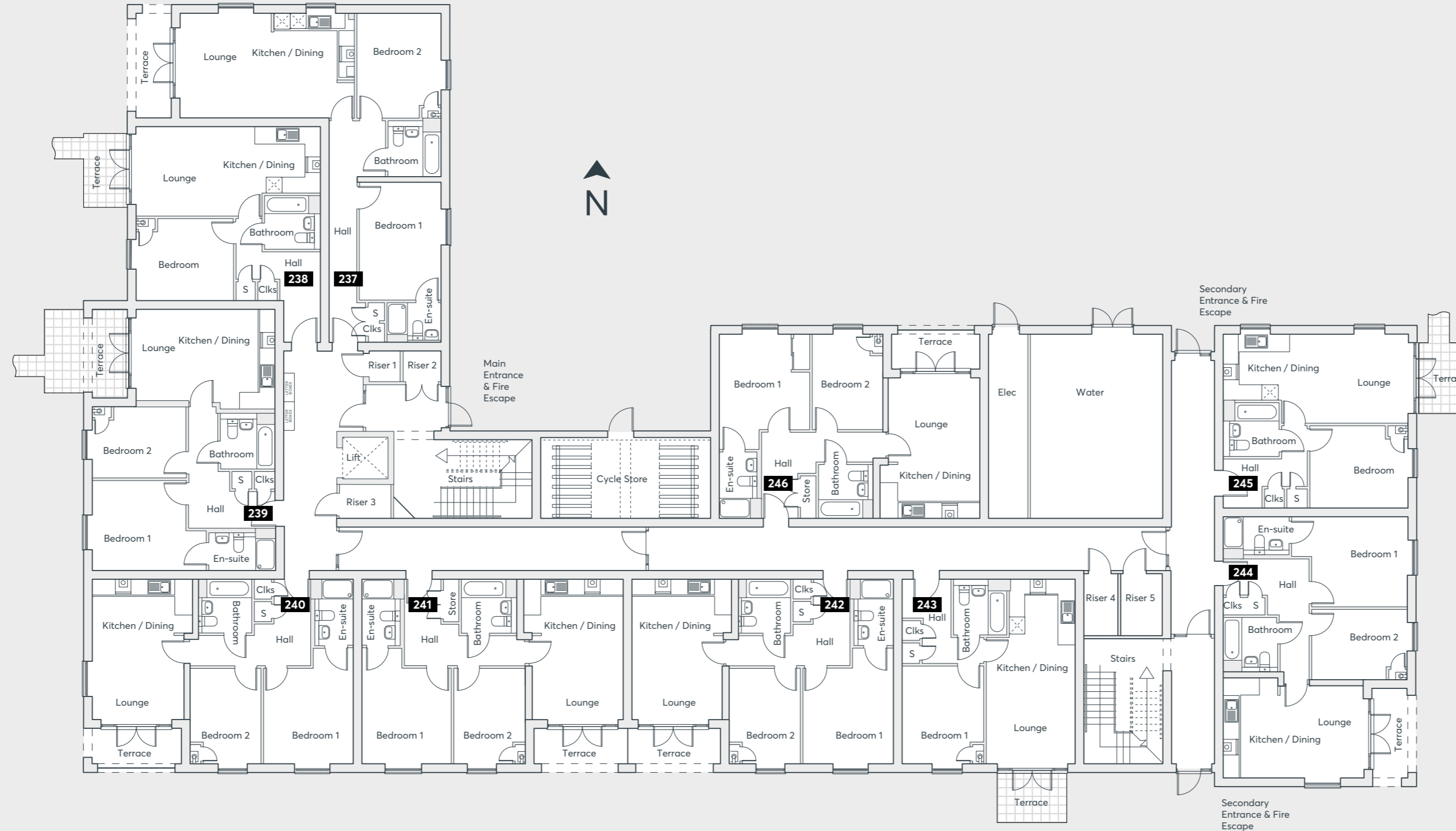
1 & 2 bedroom apartments



# Ground Floor

## Apartments 237 - 246

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.



### The Felix Plot: 237

Living	4013mm x 3615mm	13'2" x 11'10"
Kitchen/Diner	2548mm x 3050mm	8'4" x 10'0"
Bedroom 1	4498mm x 3112mm	14'9" x 10'3"
Ensuite	1436mm x 2060mm	4'9" x 6'9"
Bedroom 2	4013mm x 3210mm	13'2" x 10'6"
Bathroom	2120mm x 2010mm	6'11" x 6'7"

### The Wilfred Plot: 239

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3590mm x 3450mm	11'9" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3590mm x 2700mm	11'9" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

### The Siena Plots: 240, 241, 242, 244 & 246

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3637mm x 3450mm	11'11" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3637mm x 2700mm	11'11" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

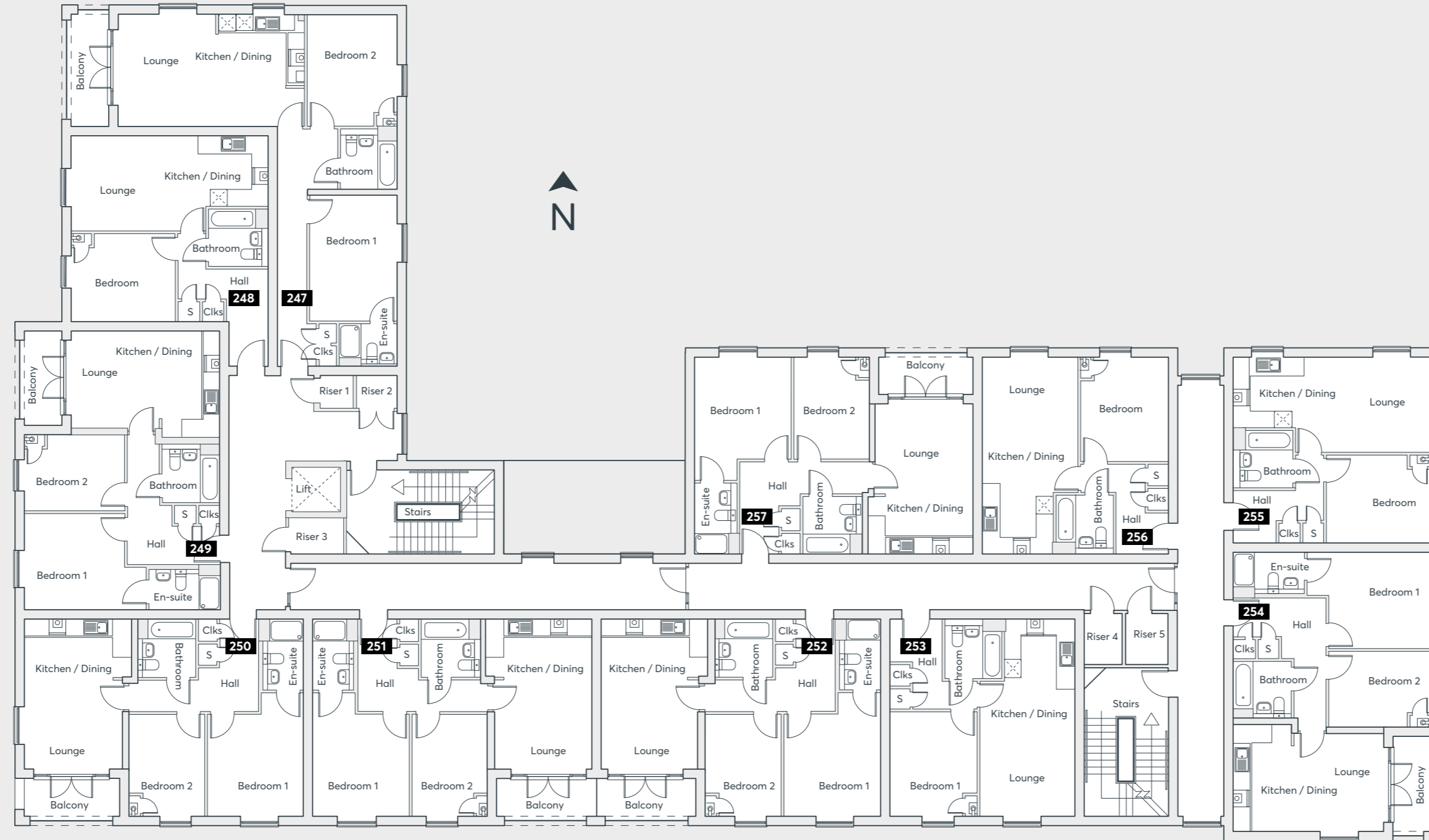
### The Rosa Plots: 238, 243 & 245

Living	4530mm x 3405mm	14'10" x 11'2"
Kitchen/Diner	2516mm x 2520mm	8'3" x 8'3"
Bedroom 1	3718mm x 3145mm	12'2" x 10'4"
Bathroom	2130mm x 2060mm	7'0" x 6'9"

# First Floor

## Apartments 247 - 257

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### The Felix Plot: 247

Living	4013mm x 3615mm	13'2" x 11'10"
Kitchen/Diner	2548mm x 3050mm	8'4" x 10'0"
Bedroom 1	4498mm x 3112mm	14'9" x 10'3"
Ensuite	1436mm x 2060mm	4'9" x 6'9"
Bedroom 2	4013mm x 3210mm	13'2" x 10'6"
Bathroom	2120mm x 2010mm	6'11" x 6'7"

### The Wilfred Plot: 249

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3590mm x 3450mm	11'9" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3590mm x 2700mm	11'9" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

### The Siena Plots: 250, 251, 252, 254 & 257

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3637mm x 3450mm	11'11" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3637mm x 2700mm	11'11" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

### The Rosa Plots: 248, 253, 255 & 256

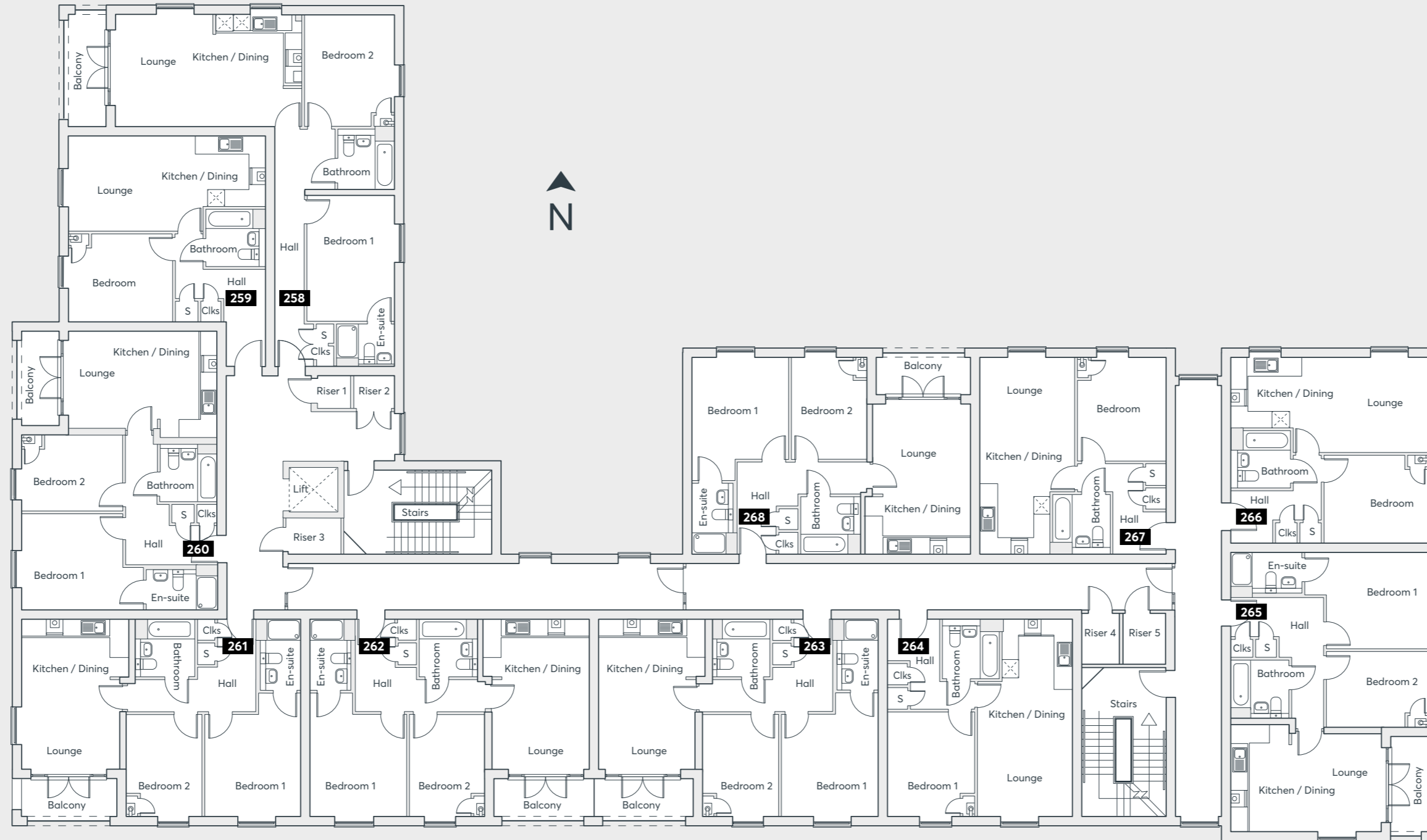
Living	4530mm x 3405mm	14'10" x 11'2"
Kitchen/Diner	2516mm x 2520mm	8'3" x 8'3"
Bedroom 1	3718mm x 3145mm	12'2" x 10'4"
Bathroom	2130mm x 2060mm	7'0" x 6'9"



## Second Floor

### Apartments 258 - 268

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.



#### The Felix Plot: 258

Living	4013mm x 3615mm	13'2" x 11'10"
Kitchen/Diner	2548mm x 3050mm	8'4" x 10'0"
Bedroom 1	4498mm x 3112mm	14'9" x 10'3"
Ensuite	1436mm x 2060mm	4'9" x 6'9"
Bedroom 2	4013mm x 3210mm	13'2" x 10'6"
Bathroom	2120mm x 2010mm	6'11" x 6'7"

#### The Wilfred Plot: 260

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3590mm x 3450mm	11'9" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3590mm x 2700mm	11'9" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

#### The Siena Plots: 261, 262, 263, 265 & 268

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3637mm x 3450mm	11'11" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3637mm x 2700mm	11'11" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

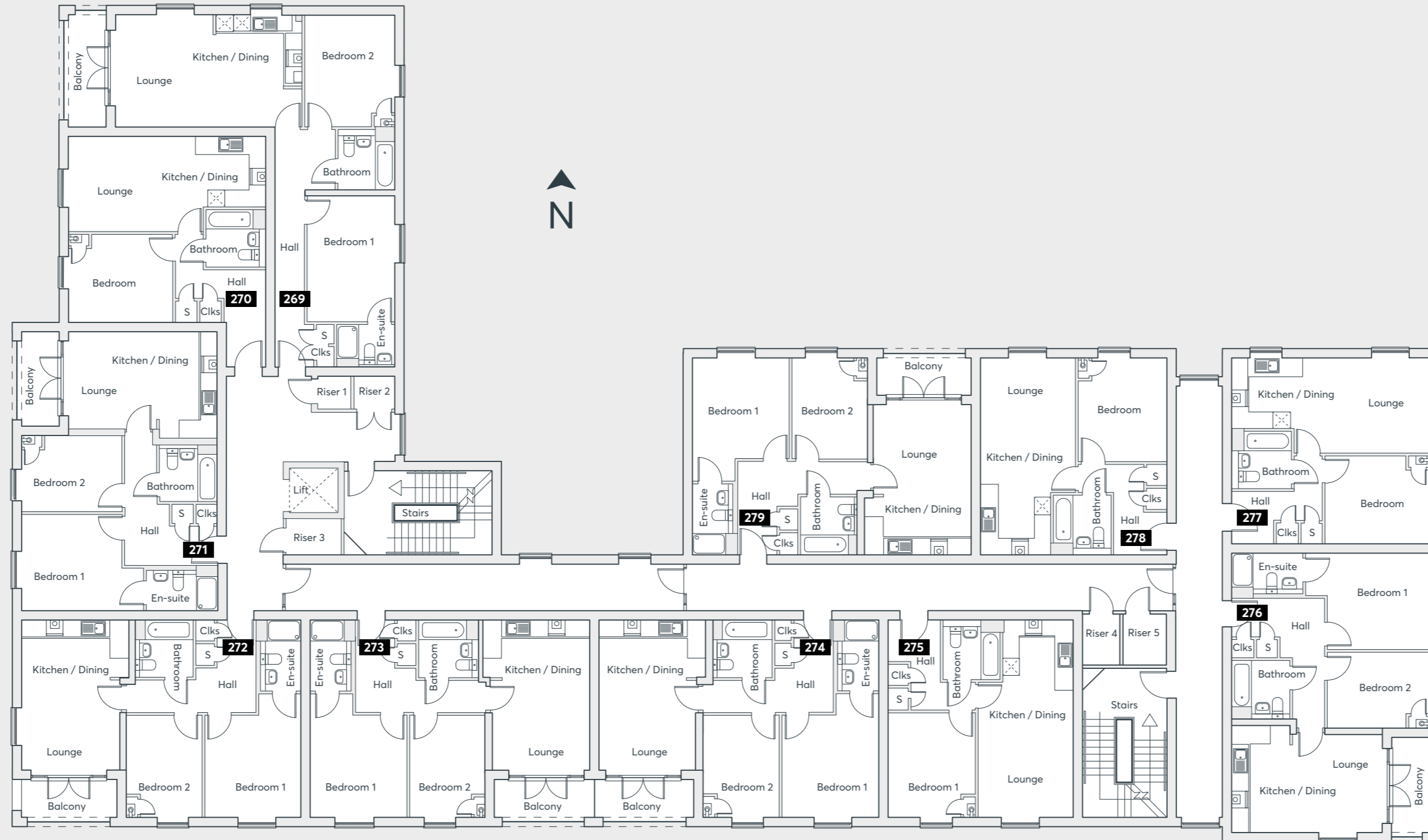
#### The Rosa Plots: 259, 264, 266 & 267

Living	4530mm x 3405mm	14'10" x 11'2"
Kitchen/Diner	2516mm x 2520mm	8'3" x 8'3"
Bedroom 1	3718mm x 3145mm	12'2" x 10'4"
Bathroom	2130mm x 2060mm	7'0" x 6'9"

# Third Floor

## Apartments 269 - 279

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### The Felix Plot: 269

Living	4013mm x 3615mm	13'2" x 11'10"
Kitchen/Diner	2548mm x 3050mm	8'4" x 10'0"
Bedroom 1	4498mm x 3112mm	14'9" x 10'3"
Ensuite	1436mm x 2060mm	4'9" x 6'9"
Bedroom 2	4013mm x 3210mm	13'2" x 10'6"
Bathroom	2120mm x 2010mm	6'11" x 6'7"

### The Wilfred Plot: 271

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3590mm x 3450mm	11'9" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3590mm x 2700mm	11'9" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

### The Siena Plots: 272, 273, 274, 276 & 279

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3637mm x 3450mm	11'11" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3637mm x 2700mm	11'11" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

### The Rosa Plots: 270, 275, 277 & 278

Living	4530mm x 3405mm	14'10" x 11'2"
Kitchen/Diner	2516mm x 2520mm	8'3" x 8'3"
Bedroom 1	3718mm x 3145mm	12'2" x 10'4"
Bathroom	2130mm x 2060mm	7'0" x 6'9"



# Bennett's Fields

Windstar Drive, South Ockendon, RM15 5GU



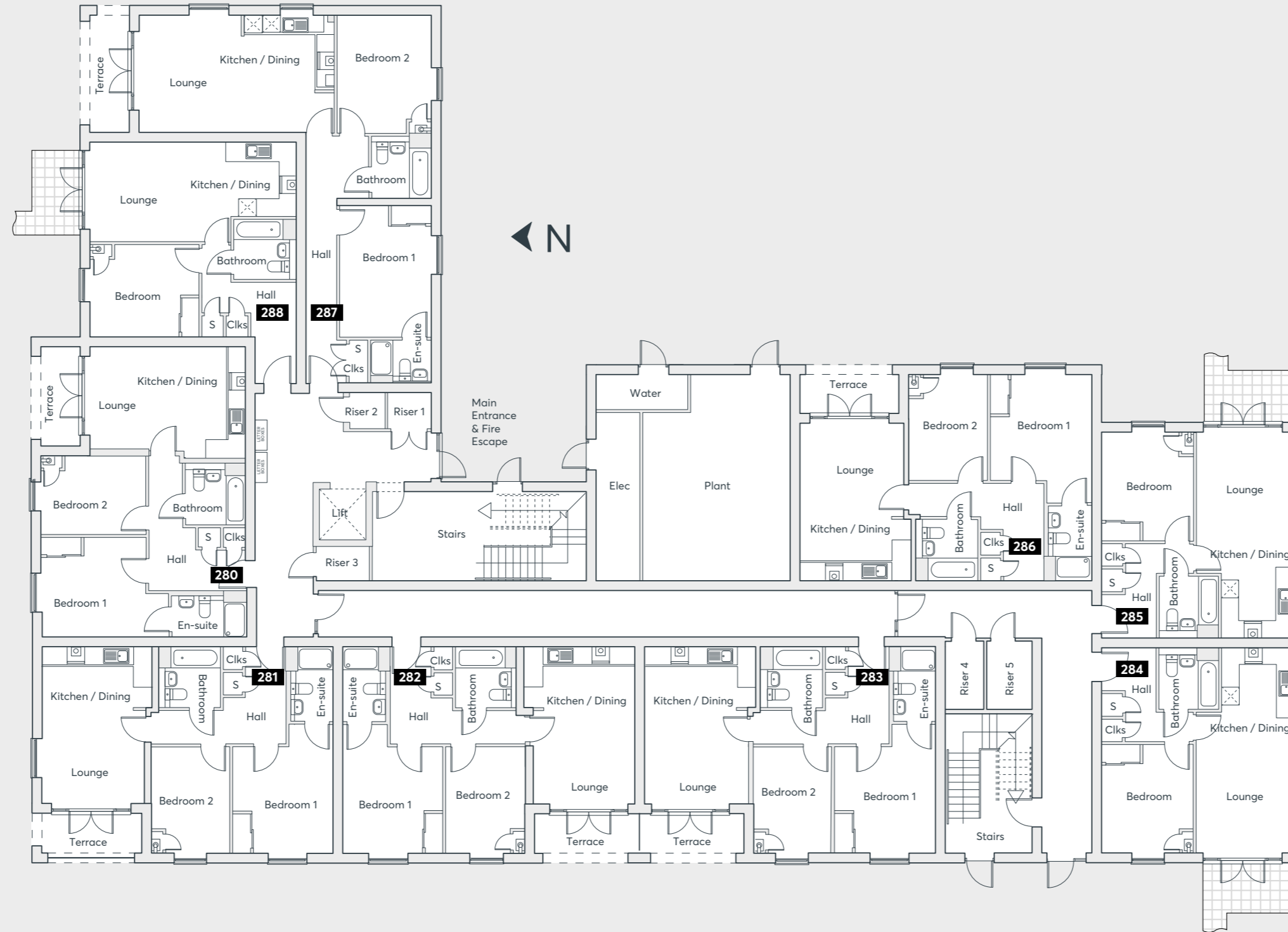
## CUTHBERT COURT



1 & 2 bedroom apartments

## Ground Floor Apartments 280 - 288

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### The Felix Plot: 287

Living	4013mm x 3615mm	13'2" x 11'10"
Kitchen/Diner	2548mm x 3050mm	8'4" x 10'0"
Bedroom 1	4498mm x 3112mm	14'9" x 10'3"
Ensuite	1436mm x 2060mm	4'9" x 6'9"
Bedroom 2	4013mm x 3210mm	13'2" x 10'6"
Bathroom	2120mm x 2010mm	6'11" x 6'7"

### The Wilfred Plot: 280

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3590mm x 3450mm	11'9" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3590mm x 2700mm	11'9" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

### The Siena Plots: 281, 282, 283 & 286

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3637mm x 3450mm	11'11" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3637mm x 2700mm	11'11" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

### The Rosa Plots: 284, 285 & 288

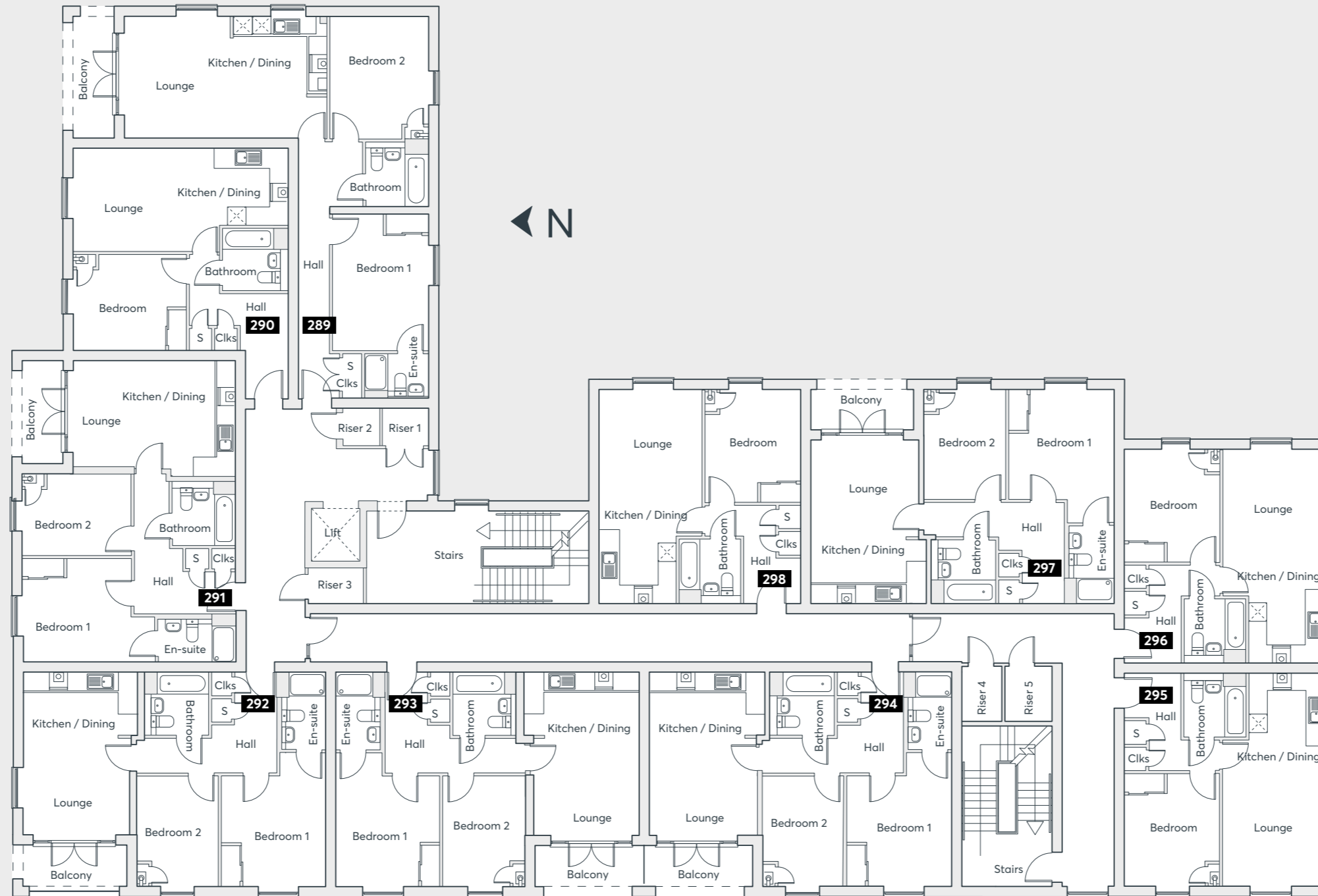
Living	4530mm x 3405mm	14'10" x 11'2"
Kitchen/Diner	2516mm x 2520mm	8'3" x 8'3"
Bedroom 1	3718mm x 3145mm	12'2" x 10'4"
Bathroom	2130mm x 2060mm	7'0" x 6'9"



# First Floor

## Apartments 289 - 298

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### The Felix Plot: 289

Living	4013mm x 3615mm	13'2" x 11'10"
Kitchen/Diner	2548mm x 3050mm	8'4" x 10'0"
Bedroom 1	4498mm x 3112mm	14'9" x 10'3"
Ensuite	1436mm x 2060mm	4'9" x 6'9"
Bedroom 2	4013mm x 3210mm	13'2" x 10'6"
Bathroom	2120mm x 2010mm	6'11" x 6'7"

### The Wilfred Plot: 291

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3590mm x 3450mm	11'9" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3590mm x 2700mm	11'9" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

### The Siena Plots: 292, 293, 294 & 297

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3637mm x 3450mm	11'11" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3637mm x 2700mm	11'11" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

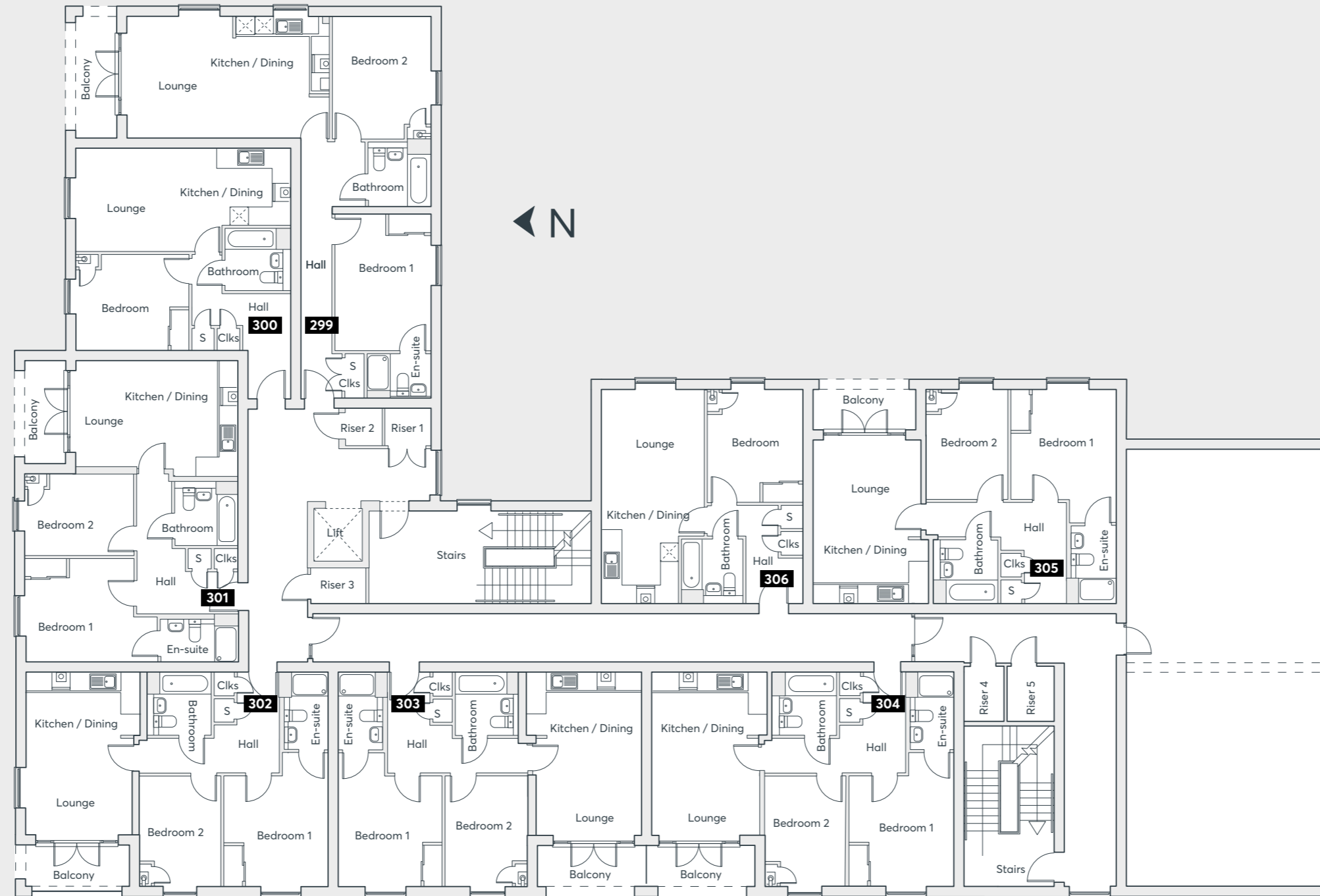
### The Rosa Plots: 290, 295, 296 & 298

Living	4530mm x 3405mm	14'10" x 11'2"
Kitchen/Diner	2516mm x 2520mm	8'3" x 8'3"
Bedroom 1	3718mm x 3145mm	12'2" x 10'4"
Bathroom	2130mm x 2060mm	7'0" x 6'9"

## Second Floor

### Apartments 299 - 306

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#### The Felix Plot: 299

Living	4013mm x 3615mm	13'2" x 11'10"
Kitchen/Diner	2548mm x 3050mm	8'4" x 10'0"
Bedroom 1	4498mm x 3112mm	14'9" x 10'3"
Ensuite	1436mm x 2060mm	4'9" x 6'9"
Bedroom 2	4013mm x 3210mm	13'2" x 10'6"
Bathroom	2120mm x 2010mm	6'11" x 6'7"

#### The Wilfred Plot: 301

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3590mm x 3450mm	11'9" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3590mm x 2700mm	11'9" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

#### The Siena Plots: 302, 303, 304 & 305

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3637mm x 3450mm	11'11" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3637mm x 2700mm	11'11" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

#### The Rosa Plots: 300 & 306

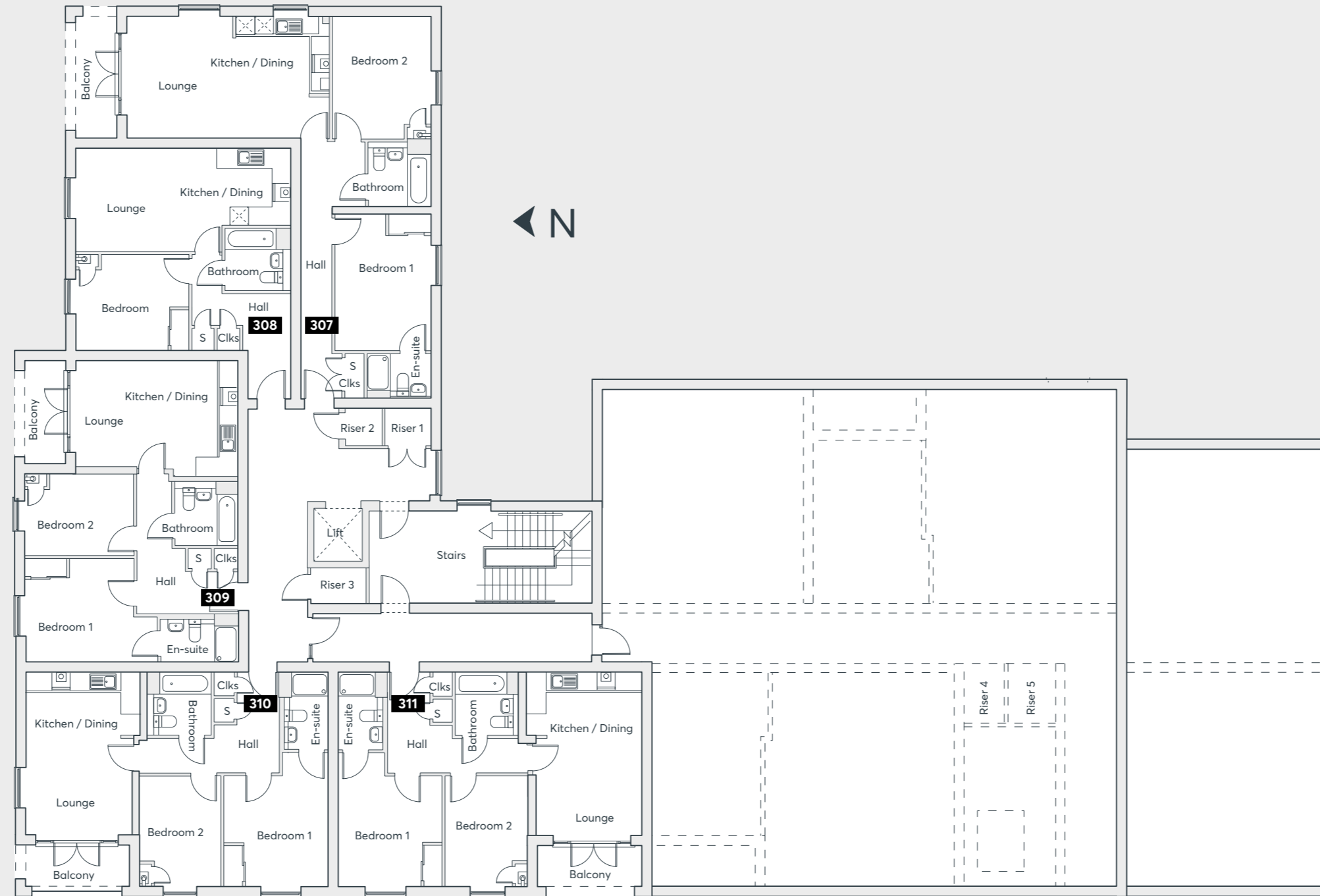
Living	4530mm x 3405mm	14'10" x 11'2"
Kitchen/Diner	2516mm x 2520mm	8'3" x 8'3"
Bedroom 1	3718mm x 3145mm	12'2" x 10'4"
Bathroom	2130mm x 2060mm	7'0" x 6'9"



## Third Floor

### Apartments 307 - 311

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.



#### The Felix Plot: 307

Living	4013mm x 3615mm	13'2" x 11'10"
Kitchen/Diner	2548mm x 3050mm	8'4" x 10'0"
Bedroom 1	4498mm x 3112mm	14'9" x 10'3"
Ensuite	1436mm x 2060mm	4'9" x 6'9"
Bedroom 2	4013mm x 3210mm	13'2" x 10'6"
Bathroom	2120mm x 2010mm	6'11" x 6'7"

#### The Wilfred Plot: 309

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3590mm x 3450mm	11'9" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3590mm x 2700mm	11'9" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

#### The Siena Plots: 310 & 311

Living	3300mm x 3485mm	10'10" x 11'5"
Kitchen/Diner	2060mm x 3810mm	6'9" x 12'6"
Bedroom 1	3637mm x 3450mm	11'11" x 11'4"
Ensuite	2540mm x 1445mm	8'4" x 4'9"
Bedroom 2	3637mm x 2700mm	11'11" x 8'10"
Bathroom	2060mm x 2120mm	6'9" x 6'11"

#### The Rosa Plot: 308

Living	4530mm x 3405mm	14'10" x 11'2"
Kitchen/Diner	2516mm x 2520mm	8'3" x 8'3"
Bedroom 1	3718mm x 3145mm	12'2" x 10'4"
Bathroom	2130mm x 2060mm	7'0" x 6'9"



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