

# Discover the difference



## BENNETT'S FIELDS



**ST.MODWEN  
HOMES**

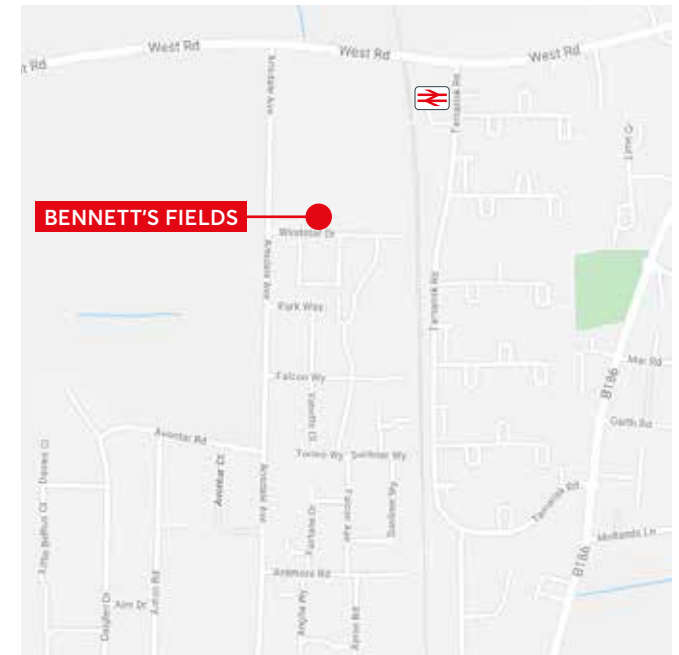


254 Arisdale Avenue , South Ockendon, RM15 5FE, UK

DEVELOPMENT LAYOUT

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





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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 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
- Main bedroom with en-suite, built-in wardrobes and store cupboard
- Fitted wardrobes in second bedroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

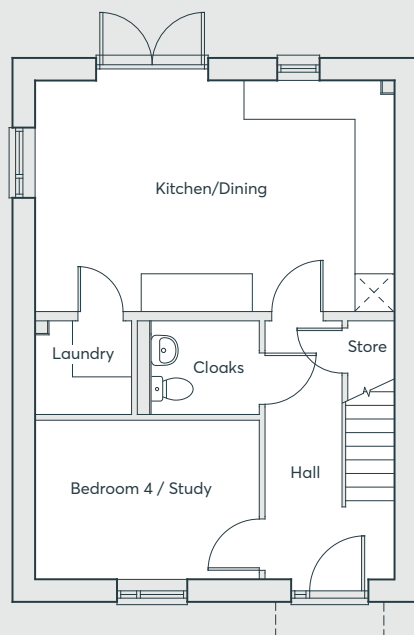
**FOUR  
BEDROOM  
HOME**

**BENNETT'S FIELDS**  
SOUTH OCKENDON

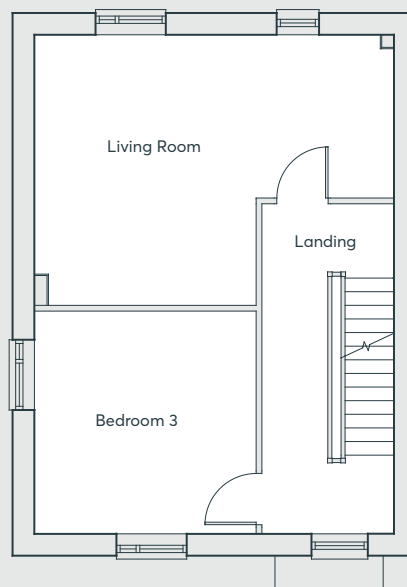
 **ST.MODWEN  
HOMES**



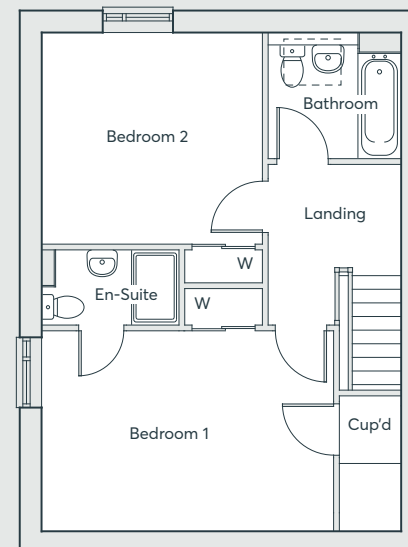
# THE DELPHINA (V2)



**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"

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.  
SMH/U1/02/19

**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
- Main bedroom with en-suite, built-in wardrobes and store cupboard
- Fitted wardrobes in second bedroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

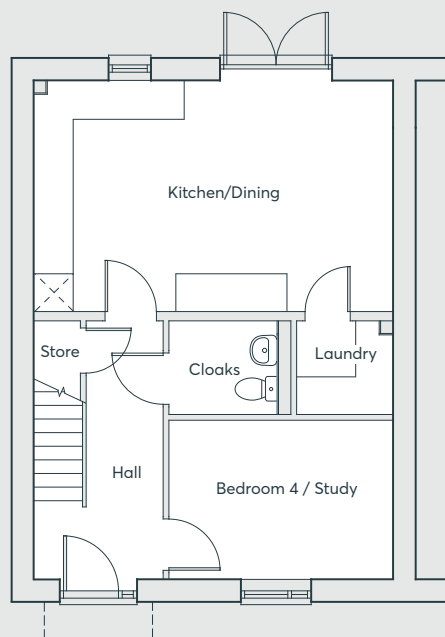
**BENNETT'S FIELDS**  
SOUTH OCKENDON

**FOUR  
BEDROOM  
HOME**

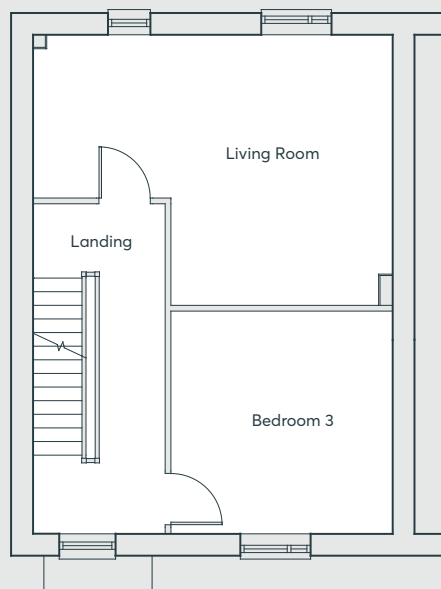
 **ST. MODWEN  
HOMES**



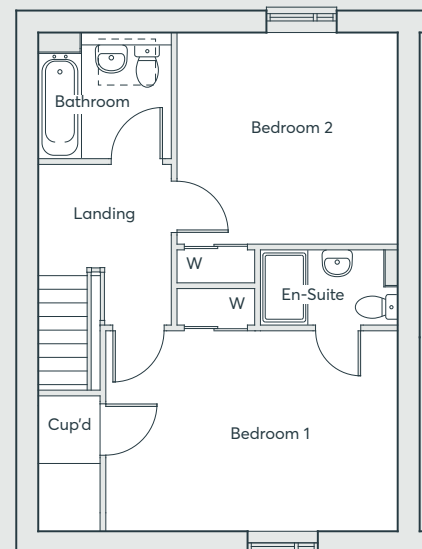
# THE DELPHINA (V1)



**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 SERAPHINA

- 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
- Main bedroom with en-suite bathroom and built-in wardrobe
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**FOUR  
BEDROOM  
HOME**

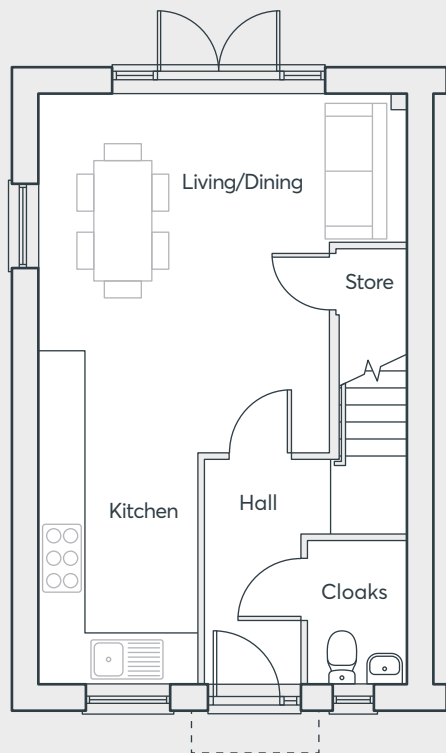
**BENNETT'S FIELDS**

SOUTH OCKENDON

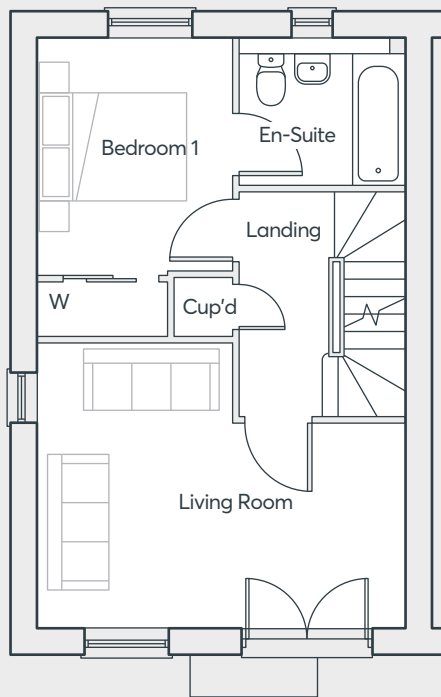
 **ST.MODWEN  
HOMES**



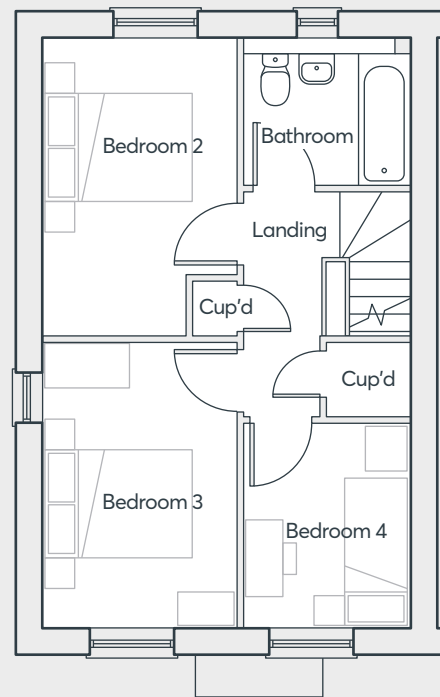
# THE SERAPHINA



**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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SMP 64127/October 2023

**BENNETT'S FIELDS**

SOUTH OCKENDON

**FOUR  
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
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

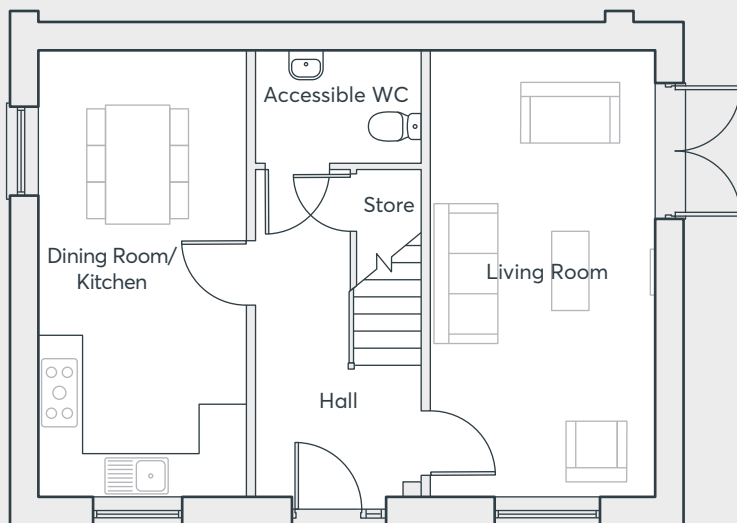
**BENNETT'S FIELDS**  
SOUTH OCKENDON

**THREE  
BEDROOM  
HOME**

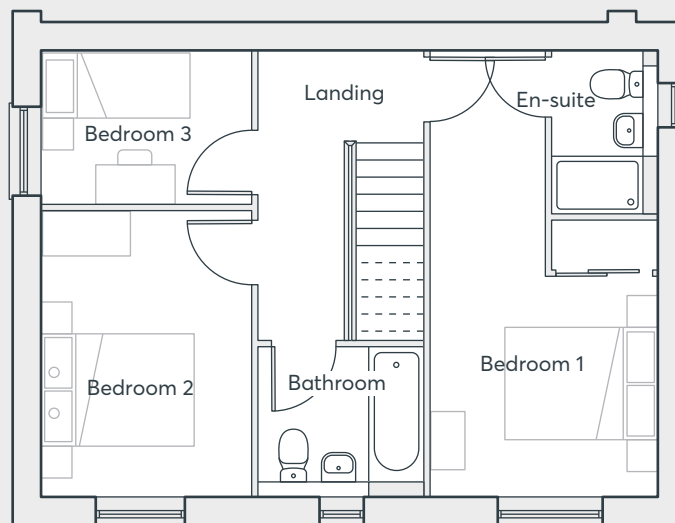
 **ST.MODWEN  
HOMES**



# THE EBBA



**GROUND FLOOR**



**FIRST FLOOR**

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

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SMP 64127/June 2023

**BENNETT'S FIELDS**

SOUTH OCKENDON

**THREE  
BEDROOM  
HOME**

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# THE AGATHA

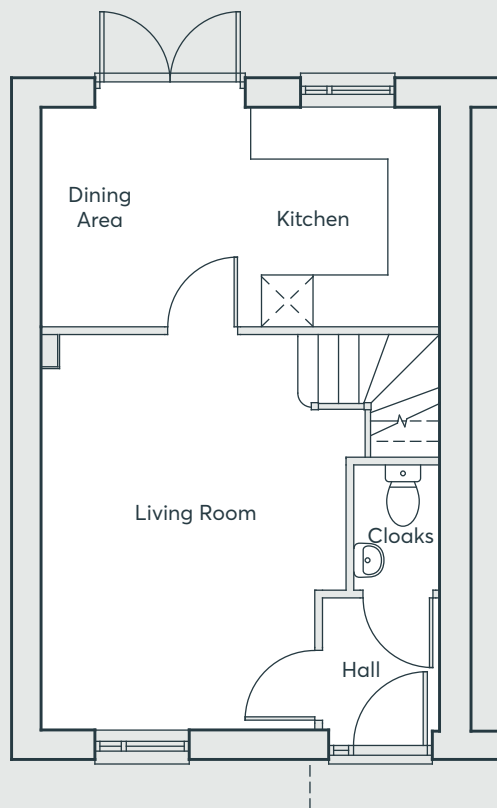
- Open plan dining/kitchen with French doors to the garden
- Front facing living room
- Downstairs cloakroom
- Main bedroom with built-in wardrobe
- Second double bedroom
- Fully fitted bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**BENNETT'S FIELDS**  
SOUTH OCKENDON

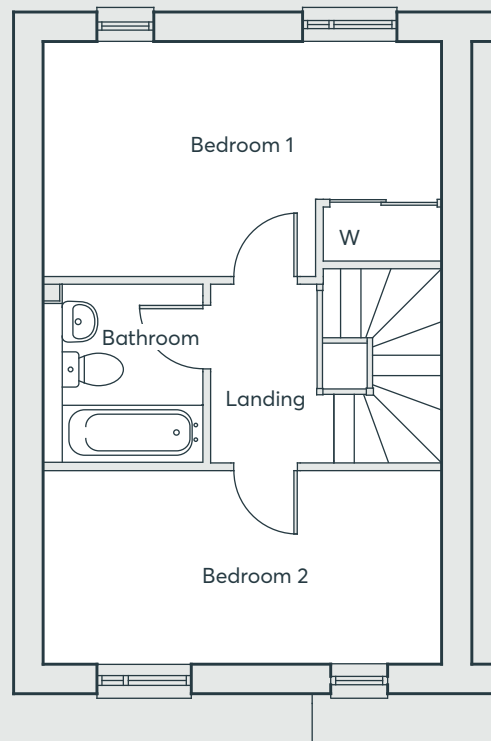
**TWO  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**





**GROUND FLOOR**



**FIRST FLOOR**

# THE AGATHA

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**

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Please speak to a member of staff if you require  
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