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Sheen's
The *Action* Agents



The Ruby, Barleyfields
Weeley, CO16 9DW

'Barleyfields' is a thoughtfully designed new development of stylish 2, 3, 4 and 5 bedroom homes in the charming Essex village of Weeley. Here, you'll enjoy the best of modern, energy-efficient living within a picturesque semi-rural setting. With stunning countryside, beautiful coastal scenery, and a wealth of amenities close by, 'Barleyfields' offers the ideal balance of tranquillity and convenience.

Part of the 'Caravelle Collection', 'The Ruby' style of DETACHED HOUSE offers Four well appointed Bedrooms, En-Suite to Principal Bedroom, a Three Piece Family Bathroom, Ground Floor W.C. Spacious Lounge with Beautifully Fitted Kitchen/Diner, Garage, Off Street Parking and 10 Year NHBC Warranty add to this feature filled property.

Built by the multiple award-winning Rose Builders, the exceptional quality, thoughtful design, and meticulous attention to detail are evident from the very first moment you step inside a Rose-built home. An early internal inspection is highly recommended to fully appreciate the care and craftsmanship that have gone into creating this impressive village development.

"" Make your home truly your own at Barleyfields.

- Four Bedrooms
- En-Suite & Family Bathrooms
- 14' x 12'10" Lounge
- 20'0" x 11'11" Kitchen/Diner
- Ground Floor W.C.
- Air to Water Heat Pump Heating
- Garage & Off Street Parking
- Available Now
- Award Winning Builders - Viewing Advised
- 10 Years NHBC New Build Warranty







Price £445,000 Freehold

'WELCOME HOME' OFFER

‘Welcome Home’ Offer – flooring, bathroom package and legal fees covered* subject to terms and conditions

Key Worker Discount Offer (BarleyFields)

At Barleyfields we would like to thank the people who work every
day to care for, educate, protect and support our communities. Eligible key workers can receive £500 towards their move for every full £25,000 of their
new home's purchase price, capped at £10,000. Plus £1000 towards legals fees and Broker Fees also Paid (Terms Apply). Available on selected plots - speak to the site sales team for more info.

THE CARAVELLE COLLECTION - Features & Finishes

(Please note theses features will apply to the relevant specific style of property and are the overview in The Caravelle Collection)

KITCHEN/UTILITY FEATURES

- Stylish fitted kitchen with integrated appliances and laminate worktops* matching upstands, selected from an extensive range of finishes and styles**
- Induction / Ceramic hob (Please note that a ceramic hob is a better option if you have a pacemaker)
- Integrated double oven
- Extractor hood with light
- Integrated dishwasher
- Integrated fridge freezer
- Integrated washing machine if no utility
- Stainless steel or coloured glass splashback***
- 11/2 bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable) / 36 LED downlights to ceiling
- Chrome switches and sockets at eye level Tiled floors from an extensive range**
- Space and plumbing for a washing machine or washer/dryer in utility; if no utility integrated washing machine in the
kitchen provided
- Soft-close drawers and doors, cutlery tray and recycling bins

* Choice of standard or 20mm square edged profile ** Subject to reservation timing/build programme *** Black or white coloured glass available **** Maximum provision 7.2KW

ENVIRONMENT

‘Fabric First’ construction providing highly insulated homes designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss

INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork with gloss finished window sills
- Oak handrail to staircases with white painted spindles
- Chrome electrical switches and sockets at eye level on the ground floor. White switches and sockets at low level on ground floor
and throughout the remainder of the house
- 5 vertical panel, white painted internal doors with high quality chrome ironmongery
- Wardrobe to principal bedroom with shelf, hanging rail and LED lighting. Mirrored doors where sliding doors provided
- Grooved design skirting boards with architrave to match
- UPVC windows with chrome ironmongery

EN-SUITE, BATHROOMS & CLOAKROOM

- Stylish 'Roca' sanitary ware with complementary chrome fittings
- Vanity units in choice of colours** (provided where applicable) to en-suite and family bathroom
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Heated towel rails to bathrooms and en-suites – individually controlled
- LED downlights to ceilings
- Single toothbrush charger and shaver socket to principal en-suite
- Regular mirrors provided
- Floor and wall tiling from an extensive range*

EXTERNALLY

- Composite front door with polished chrome door furniture
- Black guttering and downpipes
- White UPVC fascia, soffit, and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Electric car charger ****
- Power and lighting to garage if applicable
- Cultivated turf and planting to front gardens in accordance with the approved planting design
- Turf to rear gardens

CONNECTIVITY/BROADBAND

- 'Fibre to the Home' fibre optic broadband connection to your home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from home hub
- Data points and USB charge points to all bedrooms, living rooms, kitchen, or kitchen/ dining/family room. Two data points provided
to study/smallest bedroom for home office provision. TV points provided to living room and principal bedroom only

SPACE & WATER HEATING

- Air to water heat pump to provide heating and domestic hot water
- Underfloor heating to ground floors with zonal thermostatic control
- White radiators with individual thermostatic valve controls to first floor rooms
- Multi-fuel stove with granite or limestone* hearth and surround with mantle (to house types with flued chimneys)

Estate Charge & Management Company

There is an Estate Charge which includes upkeep of the development will be organised via EWS. This is currently £204.61 per annum.

HOLDING DEPOSIT

To secure a plot a holding deposit can be paid of £1000 directly to Rose Builders - Terms Apply

SITE VIEWING ADVICE

Your safety is of paramount importance and the following Guidelines have been issued to comply with Health and Safety legislation and must be complied with.
Thank you for observing them.
? Private vehicles must not be driven onto site. Please use the designated car parking area and report to our Marketing Suite first.
? You must always be accompanied by a member of Rose's staff or appointed agent, anywhere on the development outside the show house and marketing suite area. Access to construction areas is strictly prohibited without prior arrangement with a member of Rose's staff.
? Hard hats, high visibility vests and appropriate footwear must always be worn on a development under construction.
? Access cannot be given to areas where scaffolding is erected.
? Appropriate footwear is essential when walking around the development, as footpaths and roads may be uneven or unfinished.
? Please be aware that construction vehicles such as forklift trucks, may not be able to see you as easily as you can see them. Please be vigilant, aware of your surroundings and listen out for site vehicles.
? Children under t

Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band TBC ; Payable 2026/2027 £ TBC Per Annum

Any Additional Property Charges: Yes - Estate Manageement Charge - Currently £204.61

Services Connected: (Gas): No (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: No

JE 0326

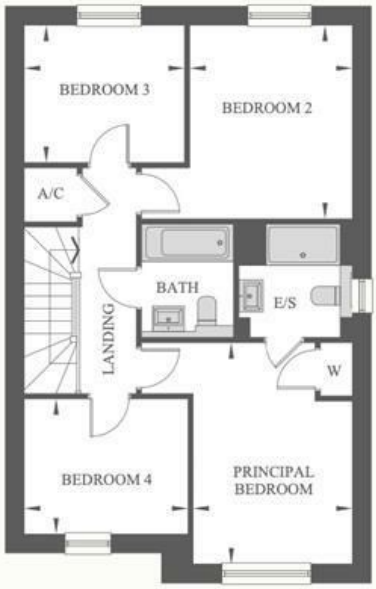
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration. Any CGI Images are a representation of the proposed style or from the collection on offer and each plot style and finish will be discussed between yourself and the builders.

Please Note: External and internal images shown are representative examples of the house type and are not plot-specific. Certain images may be computer-generated and are intended for illustrative purposes only. Variations in materials, specifications, finishes, landscaping, external detailing, boundary treatments, and surrounding environments may occur between individual plots and developments. For a full understanding of the specification, materials, finishes and plot-specific details relating to your chosen home, please contact a Rose Sales Consultant.



First Floor



Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

Selling properties... not promises

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The Property Ombudsman SALES
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