



Hunters Court

Colchester Road, Wix, CO11 2SQ

development by



Escape to the country

Bocking Homes presents the stunning Hunters Court development in rural Wix, Essex

Nestled in the heart of the Essex countryside, nine unique and energy efficient new-build homes are waiting to be discovered. Featuring traditional sash windows, stone lintels and off-street parking, each property is carefully designed and built to offer privacy and stylish living. With timeless architecture and enviable modern conveniences, Hunters Court has all the elegance and comfort synonymous with a Bocking home.

Set back in a private cul-de-sac are a limited number of well-spaced dwellings with private parking and land to the rear. Choose from one of six semi-detached 3-bedroom homes, or one of three 4-bedroom detached properties with or without a single garage.

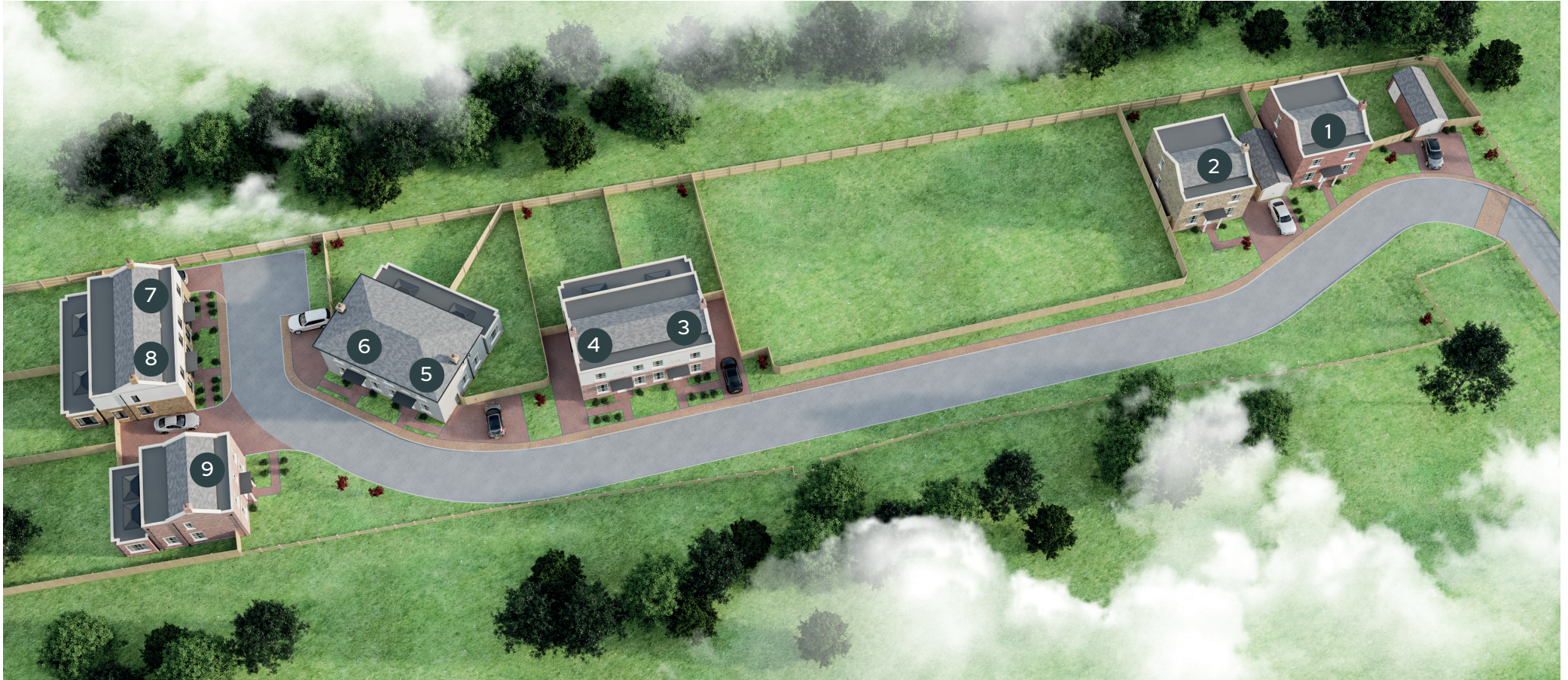
Ideal for families, commuters, first-time-buyers and lovers of the countryside, each home is available on the Help to Buy scheme.

“These new-builds are meticulously planned and professionally executed, but with a personal touch, offering contemporary living in a peaceful setting. They’re not just houses; they’re homes.”

- Nick Marquez, Managing Director of Bocking Homes



Site layout



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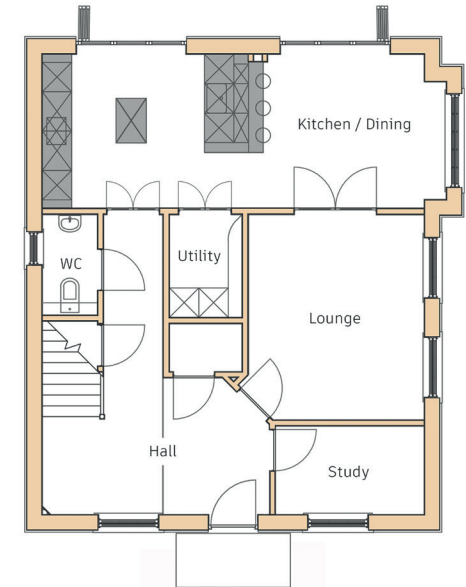
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Plot 1

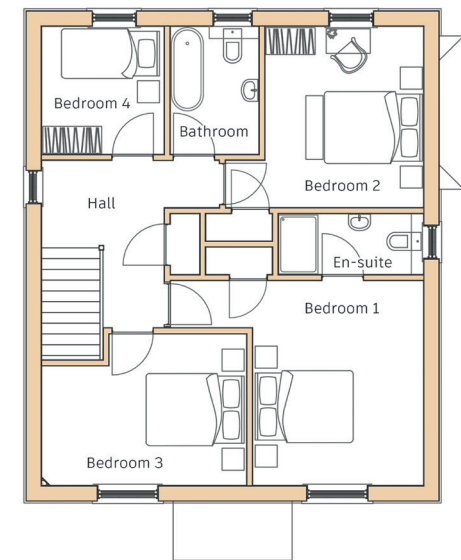
4 bed detached
Total floor area: 1,615 sq. ft approx.



Ground floor



First floor



Ground floor

| | | |
|----------------|-------------|-----------------|
| Lounge | 13'6 x 11'7 | (4.17m x 3.58m) |
| Kitchen/Dining | 10'2 x 27'0 | (3.13m x 8.24m) |
| WC | 6'7 x 3'6 | (2.04m x 1.12m) |
| Utility | 6'8 x 4'8 | (2.09m x 1.48m) |
| Study | 5'9 x 9'9 | (1.8m x 3.03m) |

First floor

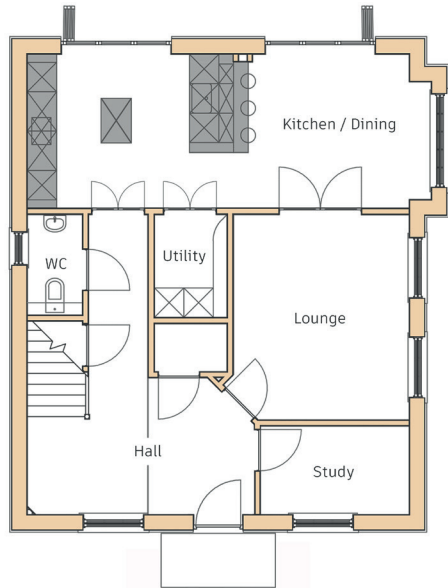
| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 13'7 x 16'9 | (4.18m x 5.16m) |
| En-suite | 4'0 x 9'7 | (1.24m x 2.96m) |
| Bedroom 2 | 12'1 x 13'2 | (3.69m x 4.04m) |
| Bedroom 3 | 10'1 x 13'7 | (3.09m x 4.18m) |
| Bedroom 4 | 8'5 x 8'2 | (2.61m x 2.5m) |
| Bathroom | 8'5 x 5'9 | (2.61m x 1.8m) |

4 bed detached

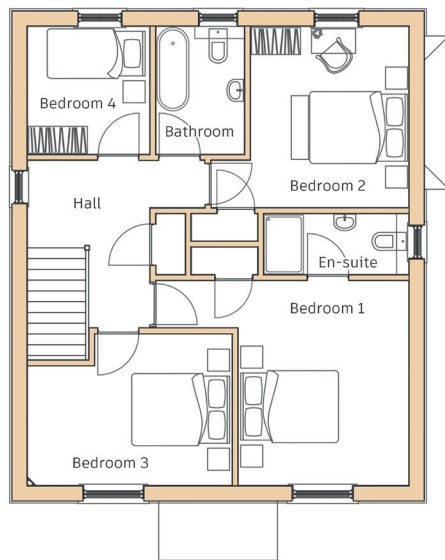
Total floor area: 1,615 sq. ft approx.

Plot 2

Ground floor



First floor



Ground floor

| | | |
|----------------|-------------|-----------------|
| Lounge | 13'6 x 11'7 | (4.17m x 3.58m) |
| Kitchen/Dining | 10'2 x 27'0 | (3.13m x 8.24m) |
| WC | 6'7 x 3'6 | (2.04m x 1.12m) |
| Utility | 6'8 x 4'8 | (2.09m x 1.48m) |
| Study | 5'9 x 9'9 | (1.8m x 3.03m) |

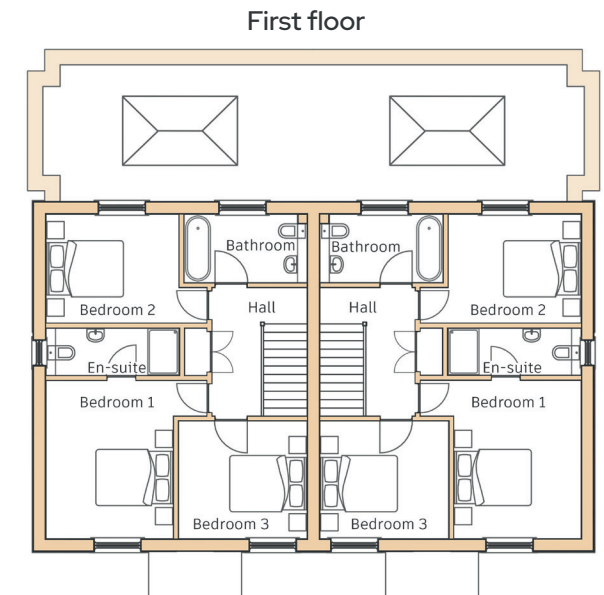
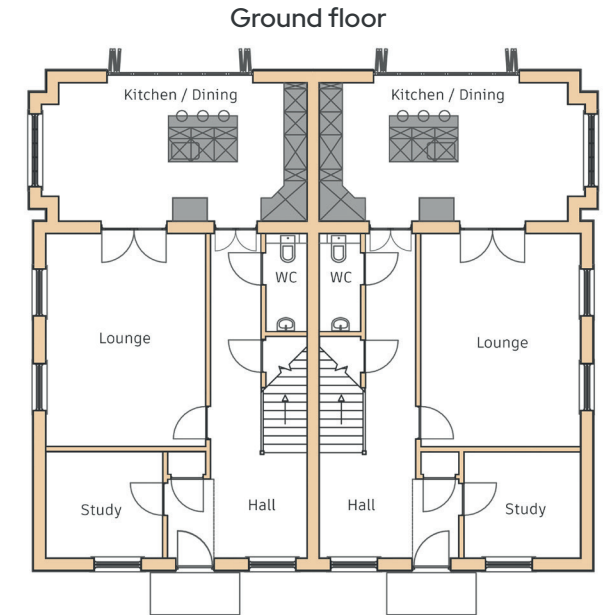
First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 13'7 x 16'9 | (4.18m x 5.16m) |
| En-suite | 4'0 x 9'7 | (1.24m x 2.96m) |
| Bedroom 2 | 12'1 x 13'2 | (3.69m x 4.04m) |
| Bedroom 3 | 10'1 x 13'7 | (3.09m x 4.18m) |
| Bedroom 4 | 8'5 x 8'2 | (2.61m x 2.5m) |
| Bathroom | 8'5 x 5'9 | (2.61m x 1.8m) |

Images are computer generated and intended for representation only, actual specification may vary. All dimensions are approximate.

Plot 3 & 4

3 bed semi-detached
Total floor area: 1,545 sq. ft approx.



Ground floor

| | | |
|----------------|-------------|-----------------|
| Lounge | 18'2 x 13'6 | (5.56m x 4.17m) |
| Kitchen/Dining | 11'8 x 22'7 | (3.6m x 6.93m) |
| WC | 8'3 x 3'5 | (2.56m x 1.07m) |
| Study | 9'1 x 9'9 | (2.78m x 3.04m) |

First floor

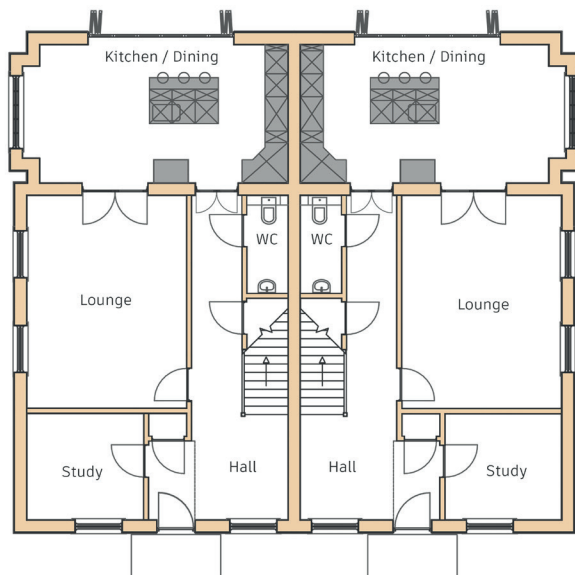
| | | |
|-----------|---------------|-----------------|
| Bedroom 1 | 13'5 x 13'8 | (4.13m x 4.21m) |
| En-suite | 4'0 x 11'4 | (1.23m x 3.48m) |
| Bedroom 2 | 9'3 x 13'8 | (2.84m x 4.21m) |
| Bedroom 3 | 10'0" x 11.0" | (3.07m x 3.37m) |
| Bathroom | 5'8 x 10'5 | (1.78m x 3.22m) |

3 bed semi-detached
 Total floor area: 1,548 sq. ft approx.

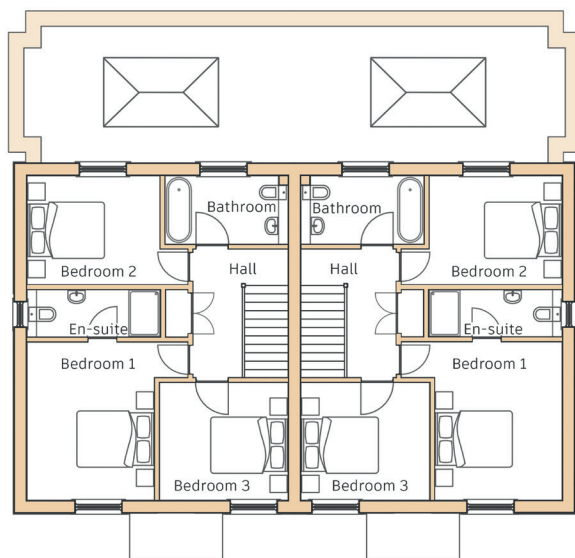
Plot 5 & 6



Ground floor



First floor



Ground floor

| | | |
|----------------|-------------|-----------------|
| Lounge | 18'2 x 13'6 | (5.56m x 4.17m) |
| Kitchen/Dining | 11'8 x 22'7 | (3.6m x 6.93m) |
| WC | 8'3 x 3'5 | (2.56m x 1.07m) |
| Study | 9'0 x 9'9 | (2.77m x 3.04m) |

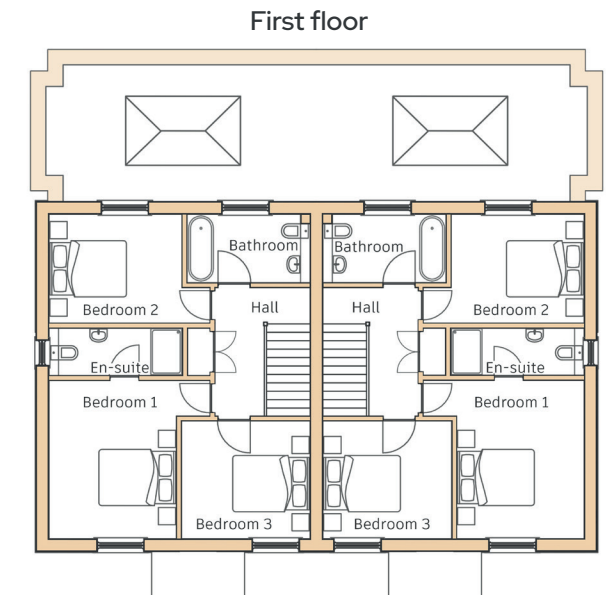
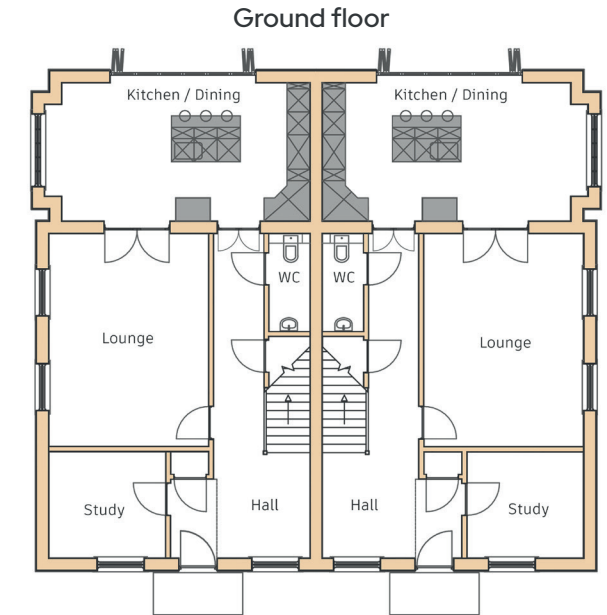
First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 13'5 x 13'8 | (4.13m x 4.21m) |
| En-suite | 4'0 x 11'4 | (1.23m x 3.48m) |
| Bedroom 2 | 9'3 x 13'8 | (2.84m x 4.21m) |
| Bedroom 3 | 10'0 x 11'0 | (3.07m x 3.37m) |
| Bathroom | 5'8 x 10'5 | (1.78m x 3.22m) |

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Plot 7 & 8

3 bed semi-detached
Total floor area: 1,545 sq. ft approx.



Ground floor

| | | |
|----------------|-------------|-----------------|
| Lounge | 18'2 x 13'6 | (5.56m x 4.17m) |
| Kitchen/Dining | 11'8 x 22'7 | (3.6m x 6.93m) |
| WC | 8'3 x 3'5 | (2.56m x 1.07m) |
| Study | 9'1 x 9'9 | (2.78m x 3.04m) |

First floor

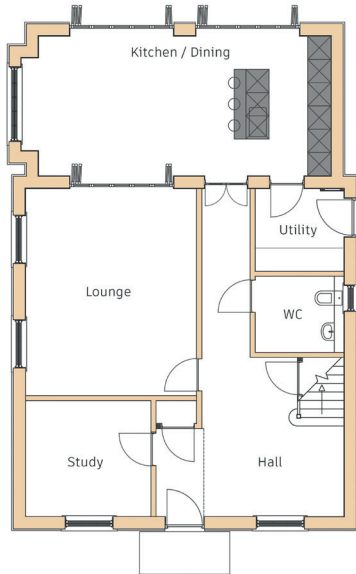
| | | |
|-----------|---------------|-----------------|
| Bedroom 1 | 13'5 x 13'8 | (4.13m x 4.21m) |
| En-suite | 4'0 x 11'4 | (1.23m x 3.48m) |
| Bedroom 2 | 9'3 x 13'8 | (2.84m x 4.21m) |
| Bedroom 3 | 10'0" x 11.0" | (3.07m x 3.37m) |
| Bathroom | 5'8 x 10'5 | (1.78m x 3.22m) |

4 bed detached

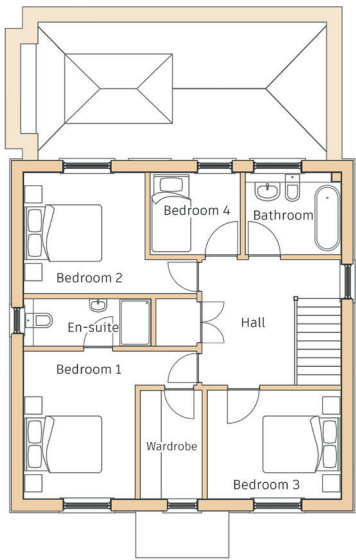
Total floor area: 1,859 sq. ft approx.

Plot 9

Ground floor



First floor



Ground floor

| | | |
|----------------|-------------|-----------------|
| Lounge | 17'5 x 14'5 | (5.34m x 4.42m) |
| Kitchen/Dining | 11'8 x 26'2 | (3.6m x 8.01m) |
| WC | 6'4 x 7'5 | (1.97m x 2.3m) |
| Utility | 6'9 x 7'5 | (2.13m x 2.3m) |
| Study | 9'8 x 10'6 | (3m x 3.25m) |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 12'5 x 14'7 | (3.83m x 4.5m) |
| En-suite | 4'0 x 10'8 | (1.23m x 3.3m) |
| Bedroom 2 | 10'3 x 14'7 | (3.14m x 4.5m) |
| Bedroom 3 | 9'2 x 11'3 | (2.82m x 3.47m) |
| Bedroom 4 | 6'9 x 7'6 | (2.13m x 2.32m) |
| Bathroom | 6'9 x 8'1 | (2.13m x 2.48m) |

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A closer look

Residents at Hunters Court can expect the utmost quality in every aspect of their new homes

Notable attributes

- Double glazed wooden sash windows
- Brick/brick and render finish
- Stone lintels

Kitchen

- Integrated 4 ring induction hob, oven, extractor, fridge/freezer, dishwasher and washer/dryer
- Wall and floor cabinets

Bathroom

- White ceramic sanitary ware with chrome fittings
- Ceramic tiling
- Chrome heated towel rail

Entertainment

- TV, Sky and BT points
- Category 6 cabling
- BT Fibre Broadband

Gas, electric, water

- Gas-fired central heating, radiators and smart technology thermostats
- White electrical switches and sockets
- Down lighting
- Mains gas and electricity
- Pumped foul water drainage
- Mains-powered smoke alarm with battery backup

Garden

- Off street parking
- Garage*
- Front garden
- Rear garden consisting of lawn and patio
- External tap

*Garages will have manual up-and-over doors with lighting and power supply. Not all homes in this development will have a garage.

Local area

Wix, Colchester and the Tendring Peninsula

From Hunters Court, you will find yourself within striking distance of a local shop, village hall, St Mary's Church, play areas and The Waggon at Wix (a country pub offering real ales, dining and live music).

While Wix hosts these convenient amenities, the primary appeal of this rural spot is the extensive network of accessible country walks. The civil parish of Wix forms part of the Tendring Peninsula, an impressive area of woodland, coastline, cliffs, estuaries and nature reserves.

When it's time to leave nature behind, Hunters Court is just a short drive from Manningtree, a train station directly linked to Liverpool Street, making it an ideal location for city commuters. Also a stone's throw away is the well-connected Wrabness train station.

By road, the coastal town of Harwich is 6 miles away, entertainment and amusements can be found at Clacton-on-Sea in under half an hour, and Colchester is just 13 miles west. Colchester boasts an impressive history, but it draws crowds thanks to its retail, social scene and abundance of attractions, such as Colchester Zoo and Colchester Castle.

A number of excellent education facilities are a short distance from Hunters Court, including Oakey Dokeys Pre School, Wix and Wrabness Primary School, Harwich and Dover Court High School and Tendring Technology College, as well as the notable Oakley Montessori Nursery.





Hunters Court



Selling agent

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Any information and images provided in this brochure are a forecast. Every effort has been made to ensure the details, measurements, materials and dimensions mentioned in this brochure are accurate at the time of publishing. Buyers are encouraged to make their own investigations as to the true dimensions and finish of their desired home and not to rely on the illustrative data in this literature.

All properties in this development are available on the Help to Buy scheme. Eligibility and FAQs can be found at <https://www.helptobuy.gov.uk/> Tenure is freehold.

A 10 year new-build housing warranty is applied to each property in this development, covering defects (years 1 and 2) and structural (years 3 to 10).