



AQUILLA ROW

BRENTWOOD

A T W A R L E Y



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Welcome to Aquilla Row, an exclusive new development of 13 luxurious townhouse properties. This signature collection of 4-bedroom homes has been carefully designed with the best of contemporary living and sustainability at heart. Providing beautiful interiors and a wealth of space, these family homes are without compromise.

To complement the nature of the properties, the development has a truly idyllic location too, surrounded by lush green spaces and mature woodlands. Situated in the prestigious Warley area of Brentwood, Aquilla Row offers a tranquil suburban lifestyle with easy access to modern amenities and convenient connections to the City of London – a perfect combination providing the best of both worlds.

A location for life

Nestled on the edge of the former Ford Headquarters development, Aquilla Row enjoys a peaceful ambience, yet it is also just a short distance from Brentwood's bustling town centre, where you will find a variety of shops, cafes, and restaurants catering to all tastes. It is the perfect setting for families, ensuring a scenic environment and high levels of convenience. There are lots of things to see and do in the area too, as you are never far from several picturesque country parks, numerous golf courses, and various activities for adults and children alike, including go karting, a bike park, a Gruffalo Trail, and a whole lot more!

STAY CONNECTED

To keep you connected, Aquilla Row in Warley is perfectly positioned for seamless transport links. Brentwood Station is just a short distance away, providing regular and fast-train services into London Liverpool Street, making the area ideal for city commuters. The Elizabeth Line (Crossrail) further enhances connectivity, offering even more direct routes into central London and beyond – perfect for professionals. By road, the M25 and A12 are easily accessible, allowing quick travel to major destinations, including London, Essex, and Kent. For international travel, London Stansted, London City, Gatwick, and London Southend airports are all within easy reach, offering a variety of global destinations. Aquilla Row takes advantage of all these wonderful networks in an area renowned for its beauty and scenery – it is a match made for life.

PLACES OF INTEREST

- 1 MARKS AND SPENCER
- 2 LITTLE WAITROSE
- 3 FELIX WARELY
- 4 THE DELI CAFÉ
- 5 THORNDON PARK GOLF CLUB
- 6 THORNDON COUNTRY PARK
- 7 CLEARVIEW VIRGIN ACTIVE
- 8 METABOLIC LONDON GYM
- 9 BRENTWOOD SCHOOL
- 10 WOODLANDS PREPARATORY SCHOOL

TRAVEL BY ROAD

WARLEY	
CHELMSFORD	13.3 miles
DARTFORD	15.4 miles
SOUTHEND AIRPORT	21.3 miles
CITY AIRPORT	22 miles
STANSTED AIRPORT	27.1 miles
CENTRAL LONDON	28 miles

TRAVEL BY RAIL

BRENTWOOD	
LONDON LIVERPOOL STREET	40 minutes
HEATHROW AIRPORT (THE ELIZABETH LINE)	1h 18 minutes





TOP-TIER SCHOOLING

Warley, Brentwood, is home to an array of highly-regarded educational institutions, which is ideal for families who seek the very best. Close to the development, you'll find several outstanding primary and secondary schools which are known for their excellent academic performance and nurturing environments. Among them are Brentwood School, a prestigious independent institution with a rich history, and the popular Holly Trees Primary School, which is celebrated for its supportive community and high educational standards. For those seeking further education, nearby colleges offer a wide range of courses and specialisations, ensuring students of all ages have access to quality education. With top-tier schooling options and unrivalled transport connections, Warley truly offers a lifestyle of convenience and excellence.

A VARIED HISTORY TO EXPLORE

Warley is steeped in history, which ensures there is always something interesting around the corner to explore. Dating back centuries, the area's name means 'a clearing in the woods,' which reflects Warley's ancient role as a watchful settlement on the edge of Essex Forest. In 1588, Warley also became a place of strategic importance. It was used as a meeting place for 900 horsemen from the eastern and midland counties, who then moved to Tilbury to help repel the Spanish Armada.



RURAL CHARMS

Historically, Warley was part of the extensive parish of Great Warley, which encompassed much of the surrounding countryside. The area is first mentioned in records from the Domesday Book of 1086, where it was listed as a small agricultural community. Over the centuries, Warley developed primarily as a rural village, with agriculture remaining the dominant industry until the 19th century. The area still retains its rural ambience and charms, with surrounding countryside and nearby forests providing endless outdoor adventures. Nearby Warley Place Nature Reserve offers a glimpse into the past of the area too, with its stunning Victorian gardens offering ample opportunities for leisurely walks – it is a beautiful locale for nature enthusiasts and history buffs alike.

AN AREA OF GROWTH

The 18th and 19th centuries marked significant change for Warley, as it became strategically important due to its proximity to London. During this period, Warley became home to the Warley Barracks,

established in 1804 as a permanent military station. The barracks served as the depot for the Essex Regiment and played a crucial role in both the Napoleonic Wars and the First and Second World Wars. The presence of the barracks brought about the construction of new housing, roads, and other infrastructure, leading to Warley's gradual urbanisation.

AN AREA FOR LUXURY

In 1959, after the closure of the barracks, 21 acres were sold to Ford Motor Company who opened their European Headquarters, which was specifically designed by TP Bennett in the modernist architectural style to replicate the aesthetic of the Ford head office in Detroit. The opening of this iconic building and the neighbouring housing dramatically changed the landscape of Warley. In 2019, Ford Headquarters sold the building and land for redevelopment into luxury apartments and housing – with the best yet to come! Continuing this rich legacy and prestigious architectural presence, we have returned to TP Bennett to design the Aquilla Row Scheme, which has resulted in a flawless design transition.



Incredible Townhouses

MODERN LIFESTYLES

Today, Warley will be home to the new Aquilla Row development, continuing the area's luxury appeal. The development consists of 13 townhouses, which include 4 end-terrace properties, 7 terraced homes, and 2 semi-detached residences. Maintaining the ethos of the development – to provide homeowners with the best – all the properties share the same internal layout, providing space, beauty, and high levels of luxury.

SUMMARY OF ACCOMODATION

- Welcoming entrance hall with a WC
- Large open-plan kitchen/living/dining room
- High-specification statement kitchen
- Separate utility room for discreet laundry
- Second reception room on the first floor
- Two charming private balconies
- Four spacious and airy double bedrooms
- Three high-quality en-suites
- Premium family bathroom
- Landscaped gardens to the front and rear
- Parking for at least three cars via driveway and integrated garage

Upon entering, you will be greeted by a welcoming hall which provides a WC before leading into the main reception area: a statement open-plan kitchen, living and dining room, designed to impress. The heart of the home and a showstopping centrepiece, this breath-taking space combines a large lounge and dining area, with a stylish high-specification kitchen. The kitchen comes equipped with Carrara Quartz worktops and premium integrated appliances. Glazed doors extend the space out into the garden, whilst a separate

utility room ensures a discreet location for laundry. On the first floor, there is a second reception room for more intimate evenings in. There is also a quality family bathroom serving this level. Meanwhile, the four spacious double bedrooms are divided equally between the first and second floors. Ensuring optimal luxury, three of the bedrooms have their own high-quality en-suite as well. In addition, there are two private balconies to make the most of the luscious scenery surrounding the development.

Externally, each townhouse has a private driveway and an integrated garage, offering parking for multiple cars. Landscaped gardens to the front and fully-enclosed rear also provide a natural haven for families and lots of space to play around in. As part of this eco-build, the exterior wall is fitted with an award-winning Sparrow Terrace Bird Box by Bird Brick Houses®. The box is made from recycled material, is maintenance-free, and provides a suitable environment for bird habitation.





Site Plan

HOUSE TYPES

- End of terrace
- Terrace
- Semi detached

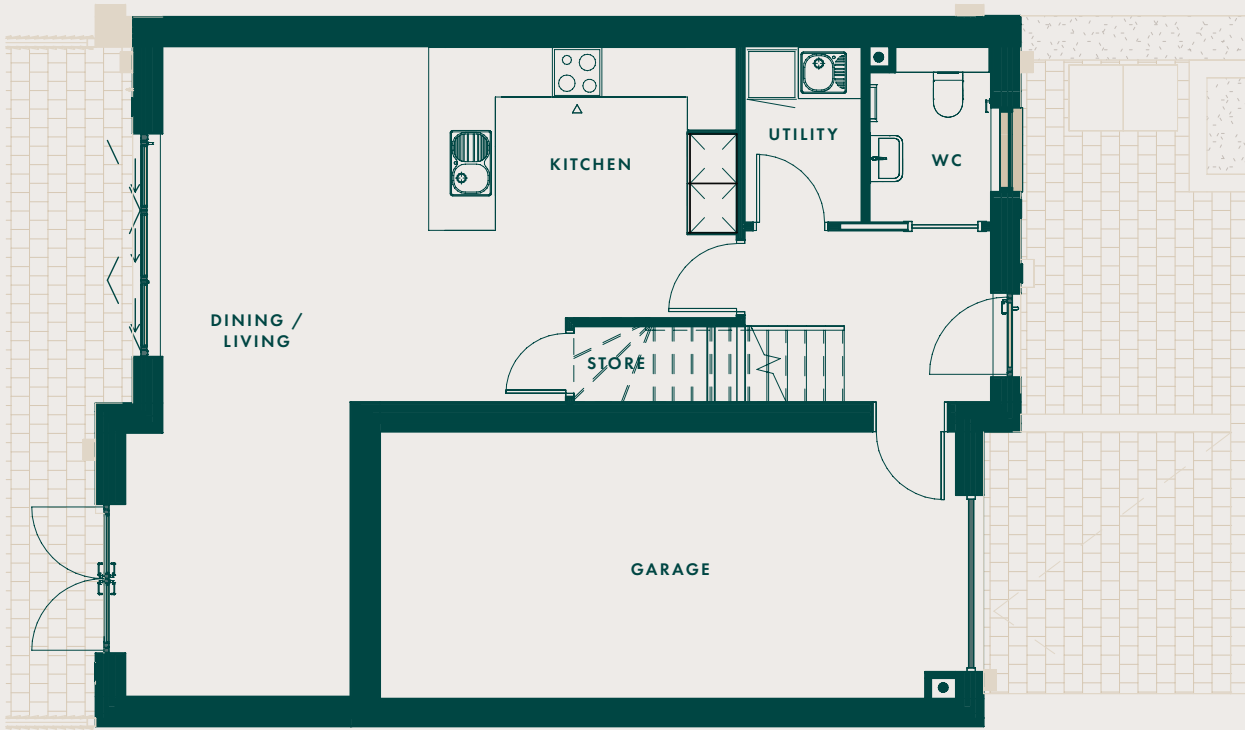
Artist impression, this plan is for information purposes only.

CLIVE ROAD

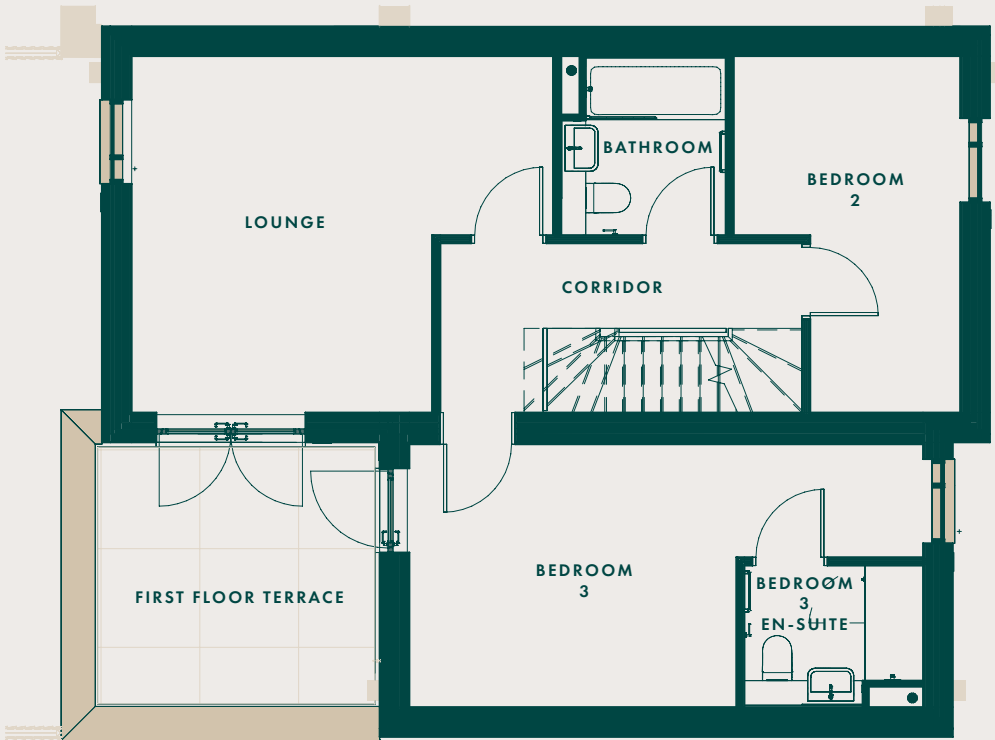
WARLEY



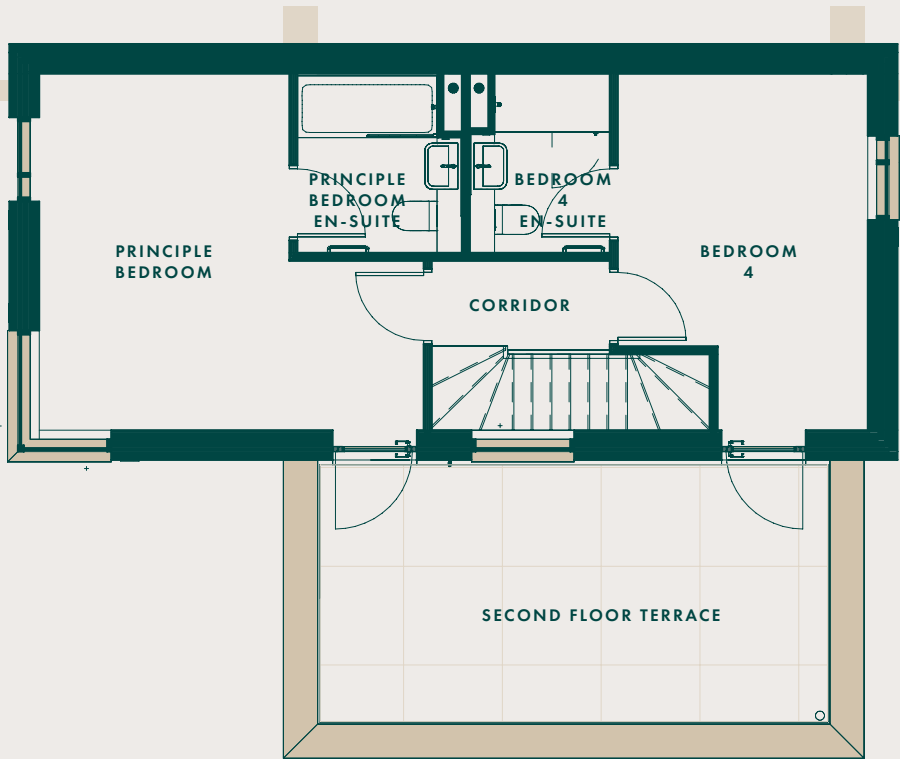
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



2148.91 | 199.64
sq ft | sq m



4
Bedrooms



4
Bathrooms



Private
Garage

Floorplans

ROOM	FT (W x L)	M (W x L)
Dining / Living	25.95 x 22.90	7.91 x 6.98
Kitchen	7.36 x 12.27	2.24 x 3.74
Utility	4.65 x 7.04	1.42 x 2.15
Lounge	14.20 x 16.79	4.33 x 5.12
Bathroom	7.11 x 6.56	2.17 x 2.00
Bedroom 2	14.20 x 9.02	4.33 x 2.75
Bedroom 3	10.46 x 20.47	3.19 x 6.24
Bedroom 3 En Suite	5.64 x 7.11	1.72 x 2.17
First Floor Terrace	10.23 x 11.05	3.12 x 3.37
Principle Bedroom	14.20 x 15.32	4.33 x 4.67
Principle Bedroom En Suite	7.11 x 6.56	2.17 x 2.00
Bedroom 4	14.20 x 9.94	4.33 x 3.03
Bedroom 4 En Suite	7.11 x 5.57	2.17 x 1.70
Second Floor Terrace	10.23 x 20.24	3.12 x 6.17
Garage	10.62 x 22.96	3.24 x 7.00
Total Floor Area	2148.91 ft²	199.64 m²



Specifications

KITCHEN

- Fully fitted kitchen with contemporary handleless “Soho” units in Forest Green
- Carrara Quartz worktops
- Rangemaster undermount ceramic sink
- Chrome slimline hot water tap with filter
- Bosch oven
- Bosch induction hob with integrated extractor hood
- Integrated Bosch microwave oven
- Neue Integrated fridge/freezer
- Neue integrated dishwasher

HEATING, ELECTRICAL & LIGHTING

- Underfloor heating throughout
- Wiring for air source heat pump for easy and cost-free conversion from gas boiler to ASHP at buyers’ convenience (cost covered by government grant at time of printing: <https://www.gov.uk/apply-boiler-upgrade-scheme>)
- EV chargers pre-installed
- Selection of spot lights and pendant mood lighting
- Openreach Full Fibre for the fastest broadband available
- Ring doorbell with security cameras





UTILITY

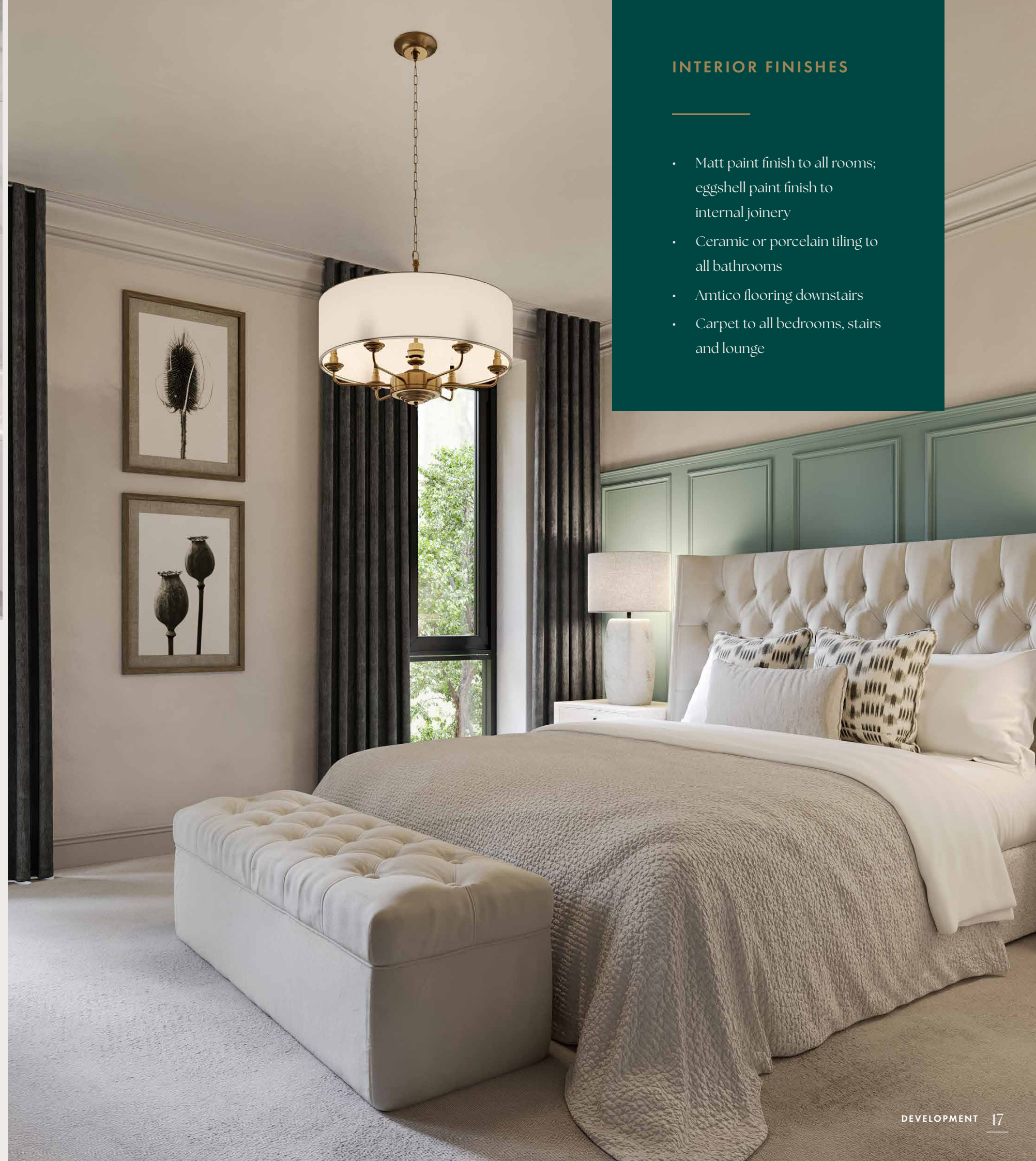
- Contemporary dove grey Soho units with undermount stainless steel sink
- Chrome mixer tap
- Bosch washing machine and tumble dryer

BATHROOM & EN SUITES

- Amara rimless toilet (to WC, bathroom and en suite)
- Bella white wall hung two drawer vanity (to WC, bathroom and en suite)
- Chrome mixer taps (to WC, bathroom and en suite)
- Walk in shower with glass screen (to en suite)
- Bath with shower above (rainfall head and additional handheld head), with glass screen (to bathroom)

INTERIOR FINISHES

- Matt paint finish to all rooms; eggshell paint finish to internal joinery
- Ceramic or porcelain tiling to all bathrooms
- Amtico flooring downstairs
- Carpet to all bedrooms, stairs and lounge





ABOUT ARCHCO DEVELOPMENTS

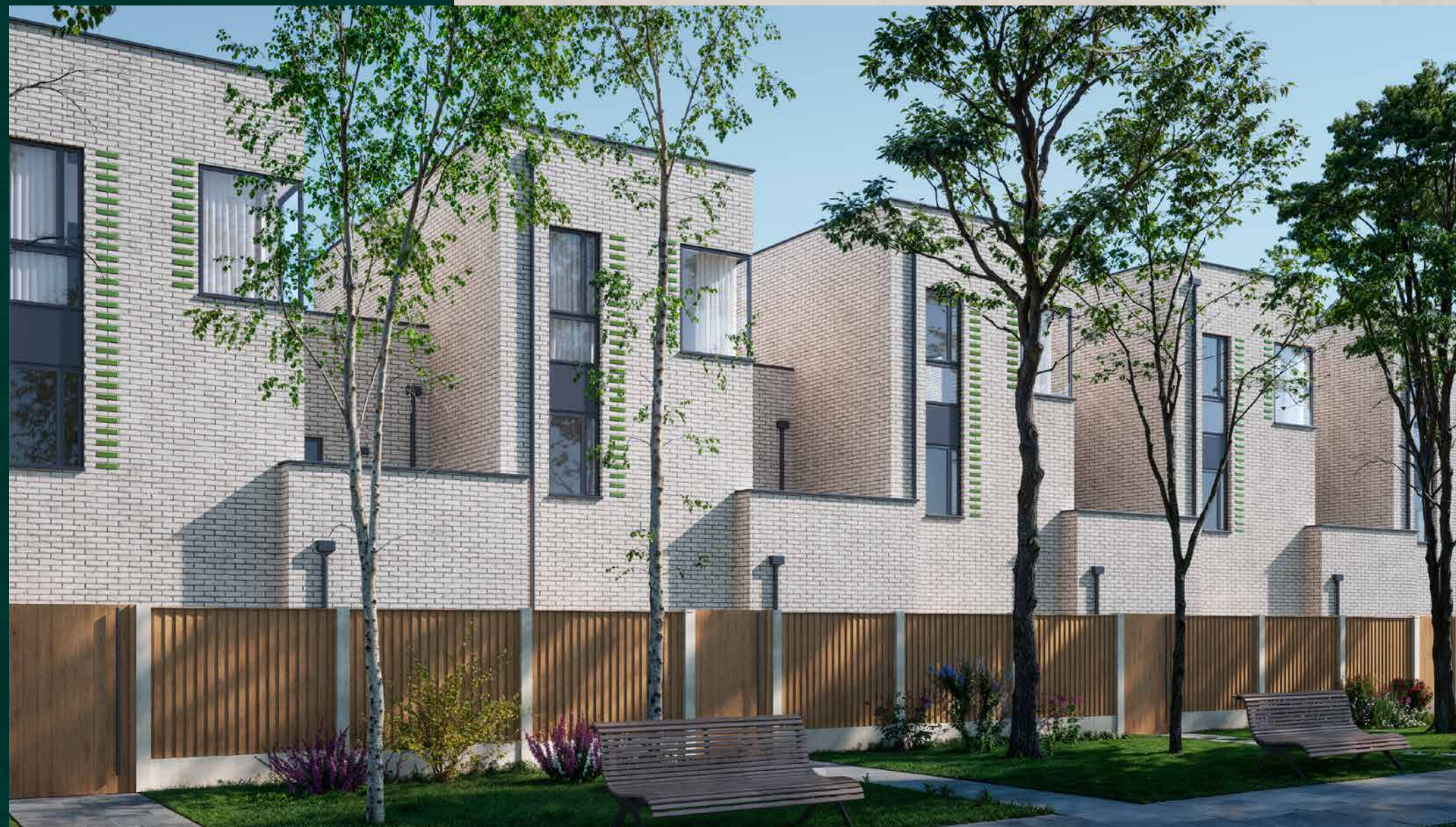
We build beautiful, bespoke homes that people love to live in. Our passion for what we do is born out of a belief in the power of functional and stylish design to enhance how we live and work. Our long-term relationships with both homebuyers and trade partners are testament to the success of our schemes.

We're an independent property development company, based in Essex and working in and around the southeast of England. Over the past 15 years, we've built a reputation for design-led, boutique homes developed with passion and care. Founded by Siobhan Cook in 2009, we're now an eight strong team of loyal and experienced design and construction specialists.

ARCHCO.CO.UK



Siobhan Cook, Director



We care about our impact on the environment and communities around us, working to actively enhance the lives of the people buying from us, as well as the people that live and work around our developments.

The sustainability standards of our homes are highlighted by our achievement of an EPC A rating. Achieving this rating not only means reduced running costs of the home but also opens up opportunities for green mortgages with more favourable interest rates. In addition, our commitment to sustainability protects the environment and preserves the scenic landscape of Warley.



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For further information contact



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