



— HIGHFIELD GROVE —

CHELMSFORD

ESSEX

— HW —

HOPKINS WALTER DEVELOPMENTS

WWW.HWDL.CO.UK



“

We wanted to create homes that combine timeless design with modern living, offering families beautifully crafted spaces that feel both comfortable and connected to their surroundings. Every detail has been carefully considered to deliver quality, style, and a true sense of home.

”

HW Developments



Welcome to Highfield Grove

Introducing an exclusive development of five beautifully designed family homes on Domsey Lane, Chelmsford. Set within a picturesque semi-rural location, these homes offer the perfect blend of modern comfort and countryside charm. Surrounded by open fields and established residential properties, the setting provides a peaceful and private environment while remaining just a short distance from Chelmsford's vibrant city centre, excellent schools, and convenient transport links. Ideal for families seeking space, style, and a sense of community, this development captures the very best of contemporary rural living.

— HW —
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An exclusive collection of five self-build plots in a tranquil Chelmsford setting, Highfield Grove offers the perfect balance of countryside living and city convenience.

04 Set within an idyllic corner of Chelmsford, Highfield Grove presents a rare opportunity to design and build your own family home, combining individuality with refined rural charm. Surrounded by mature landscaping and open green spaces, each plot provides the foundation for a truly bespoke residence.

Blending modern living with the character of its semi-rural surroundings, Highfield Grove embodies a lifestyle of quality, freedom, and thoughtful design, a place where your vision of home can come to life.



Recreation.

Just moments from Highfield Grove, Little Channels Golf Course offers a welcoming retreat to relax and enjoy leisure time close to home. Set within beautifully maintained grounds, the club features a nine-hole course, driving range, and inviting clubhouse suited to both seasoned golfers and beginners alike.

Beyond the game, Little Channels is also a popular destination for dining and social occasions. Its charming setting and friendly atmosphere make it the perfect place to meet friends, celebrate events, or simply enjoy the peaceful surroundings of rural Chelmsford.

“Life is better with fairways on your doorstep.”

Little Channels

Pratt's Farm Ln, Little Waltham, Chelmsford CM3 3PR



“Schools that shape futures, just
a short journey from home.”

Education.

Families at Highfield Grove will benefit from excellent schooling options close by, offering strong reputations, varied age ranges, and a mix of local authority and independent provision. Whether for younger children beginning their education or older pupils preparing for GCSEs and beyond, the nearby schools combine quality teaching, supportive environments, and convenient access.

Primary Schools

Little Waltham Primary School	1.3 miles	Ofsted Rating Good
Broomfield Primary School	1.7 miles	Ofsted Rating Good
Springfield Primary School	1.8 miles	Ofsted Rating Good
The Beaulieu Park School	1.3 miles	Ofsted Rating Outstanding

Secondary Schools

Chelmer Valley High School	1.6 miles	Ofsted Rating Good
The Boswells School	2.1 miles	Ofsted Rating Good
St John Payne Catholic School	2.5 miles	Ofsted Rating Good
The Beaulieu Park School	1.3 miles	Ofsted Rating Outstanding

Grammar Schools

New Hall School	2.0 miles	Independent School
King Edwards IV (KEGS)	4.2 miles	Independent School
Chelmsford County High School for Girls	4.4 miles	Independent School
Felsted School	7.6 miles	Independent School

Higher Education.

Chelmsford is home to Anglia Ruskin University (ARU), a modern and forward-thinking institution with a strong reputation for innovation, research, and industry partnerships.

Located just a short drive from Highfield Grove, ARU brings a vibrant energy to the city. Its contemporary riverside campus supports a thriving student community and contributes to Chelmsford's growing reputation as a centre for education, creativity, and enterprise. The university hosts regular cultural events, public lectures, and exhibitions, enriching the local area and creating opportunities for collaboration between residents, students, and local businesses. This dynamic blend of academia and community adds to the distinctive character that makes Chelmsford such a desirable place to live.

“Connected to opportunity,
culture, and creativity.”

Anglia Ruskin University (ARU)

Bishop Hall Ln, Chelmsford CM1 1SQ



“Neighbourhoods that grow
with you.”

Chelmsford Garden Community.

The Chelmsford Garden Community represents a new vision for modern living in Essex. Designed around green, open spaces and walkable neighbourhoods, it offers a balanced mix of homes, local amenities, schools, and employment opportunities — all within easy reach.

At the heart of the community are thoughtfully planned village centres, parks, cycle paths, and public spaces, creating a connected, welcoming environment. With convenient transport links to Chelmsford city centre and beyond, residents enjoy the perfect balance of countryside calm and urban convenience, making it an ideal place to live, work, and relax.

Transport.

Highfield Grove enjoys excellent transport connections, offering easy access to Chelmsford, London, and the surrounding Essex countryside. The upcoming Beaulieu Park Station, located just a short drive from the development, will provide direct rail services to London Liverpool Street in around 40 minutes, as well as fast links to Colchester, Ipswich, and Norwich. The station will include ample parking, cycle storage, and step-free access, making travel simple and convenient for all residents.

The wider Chelmsford Garden Community will also introduce an improved transport network, including new dedicated bus routes connecting nearby neighbourhoods to the city centre, railway stations, and local amenities. Combined with the area's easy access to the A12 and A130, Highfield Grove is perfectly positioned for both commuters and families seeking well-connected countryside living.



Beaulieu Park Station

Generals Ln, Boreham, Chelmsford CM3 3HR

Eatery.

Just minutes from Highfield Grove, Channels Bar & Brasserie serves as a welcome destination for food, drink, and memorable evenings. Refreshed through a recent refurbishment, the Brasserie offers an inviting atmosphere where modern rustic meets casual fine dining.

Locally-sourced, seasonal cuisine is at the heart of the offering, with Head Chef Dan Pitts crafting menus that showcase produce from Essex suppliers and the Chef's Garden. Classic favourites are given thoughtful twists — the Sunday roast is especially popular.

Atmosphere is everything: expect live music nights every last Friday of the month, "Jazzy Sundays" with the Jazzy Boys, and regular special offers like two-for-one menus. Whether it's breakfast, a leisurely lunch, or a dinner with friends, Channels Bar & Brasserie is more than a restaurant — it's a gathering place.



Channels Bar & Brasserie

Pratt's Farm Ln, East, Little Waltham, Chelmsford CM3 3PT

Hylands Estate

London Rd, Writtle, Chelmsford CM2 8WQ



A Place to Unwind.

Just a short drive from Highfield Grove, Hylands Estate is one of Chelmsford's most treasured green spaces — 574 acres of beautifully restored parkland, woodlands, lakes, and formal gardens, all open to the public.

At its heart stands the stately Hylands House, a Grade II* listed neo-Classical villa, meticulously restored and occasionally open for tours, exhibitions, weddings and events.

Beyond the House, the Estate offers a wealth of outdoor experiences: have a coffee in The Stables' café, browse the bookshop or local artist studios, explore the formal Victorian gardens, or unwind in ancient woodland. For families, there's an award-winning adventure playground, walking trails, ponds, and seasonal events year-round.

1

Plot One

Five Bedroom House
Pages 22 & 23

2

Plot Two

Five Bedroom House
Pages 24 & 25

3

Plot Three

Six Bedroom House
Pages 26 & 27

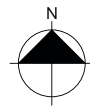
4

Plot Four

Six Bedroom House
Pages 28 & 29

5

Plot Five

Six Bedroom House
Pages 30 & 31

Highfield Grove sits naturally within its Chelmsford setting, offering five exclusive self-build plots surrounded by open countryside and mature landscaping.

Blending timeless character with the freedom of self-build design, Highfield Grove invites you to create a home that's both personal and enduring. Here, quality materials, crafted detailing and contemporary comfort come together to form a setting that's as individual as the people who live there, a place designed to grow and evolve with its community for years to come.

All housetypes/plots are indicative only. The computer generated images have been based off the planning application drawings and should not be used as a guidance to the final product, however the images shown have been created with the intention of the final product.

1



Plot One

Approx gross internal area (GIA):
449 sqm (4,833 sqft)

5 Bedrooms 3 En-Suites Utility Room

Dressing Area to Principle Bedroom

Double Garage with Annexe Above

Study

2



Plot Two

Approx gross internal area (GIA):
450 sqm (4,844 sqft)

5 Bedrooms 3 En-Suites Utility Room

Dressing Area to Principle Bedroom

Double Garage with Annexe Above

Study

3



Plot Three

Approx gross internal area (GIA):
385 sqm (4,144 sqft)

6 Bedrooms 5 En-Suites Utility Room

Dressing Area to Principle Bedroom

Double Garage with Annexe Above

Study

Family Bathroom

Five exclusive self-build plots, each offering space, privacy, and the freedom to create a home designed around your lifestyle.

4



Plot Four

Approx gross internal area (GIA):
385 sqm (4,144 sqft)

6 Bedrooms 5 En-Suites Utility Room

Dressing Area to Principle Bedroom

Double Garage with Annexe Above

Study Family Bathroom

5



Plot Five

Approx gross internal area (GIA):
385 sqm (4,144 sqft)

6 Bedrooms 5 En-Suites Utility Room

Dressing Area to Principle Bedroom

Double Garage with Annexe Above

Study Family Bathroom



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Plot One



This stylish five-bedroom home blends traditional character with modern design, featuring an open-plan family space and bi-fold doors leading onto the patio and garden.

Ground Floor

Open Plan Family Area	13.6M x 4.5M
Utility Room	4.2M x 2.7M
Sitting Room	5.5M x 4M
Study / Office	4M x 2.8M
Annexe	4.9M x 3.5M

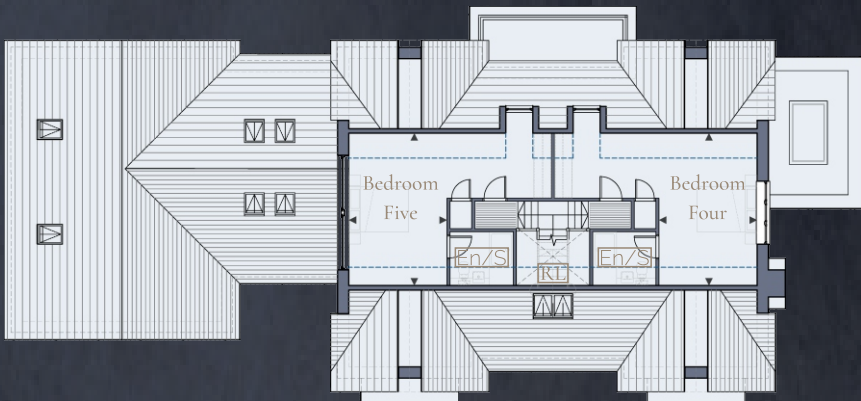
Second Floor

Bedroom Four	3.2M x 5M
Bedroom Five	3.2M x 5M

First Floor

Principle Bedroom	5.2M x 3.9M
Bedroom Two	4M x 3.5M
Bedroom Three	4M x 3.5M
Annexe	7.8M x 4.4M

Second Floor



First Floor



Ground Floor



Approx gross internal floor area: 449 sqm (4,833 sqft)

- (D) Dishwasher
 (FF) Fridge/Freezer
 (MO) Microwave/Oven
 (T) Tumble Dryer
 (W) Washing Machine
 (WD) Washer/Dryer
 (S) Sink
 (H) Hob
 (C) Cupboard
 (Clks) Clockroom
 (En/S) En Suite
 (RL) Rooflight Window
 ► Where measurements are taken from
 ----- 2M headheight

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Plot Two

SOLD



This five-bedroom home combines traditional style with a modern twist, featuring a spacious open-plan family area and bi-fold doors opening onto the patio and garden.

Ground Floor

Open Plan Family Area	13.6M x 4.5M
Utility Room	4.2M x 2.7M
Sitting Room	5.5M x 4M
Study / Office	4M x 2.8M
Annexe	4.9M x 3.5M

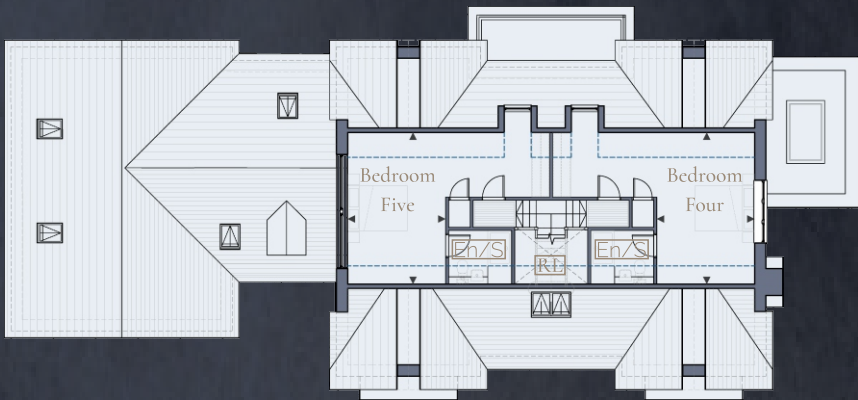
Second Floor

Bedroom Four	3.2M x 5M
Bedroom Five	3.2M x 5M

First Floor

Principle Bedroom	5.2M x 3.9M
Bedroom Two	4M x 3.5M
Bedroom Three	4M x 3.5M
Annexe	7.8M x 4.4M

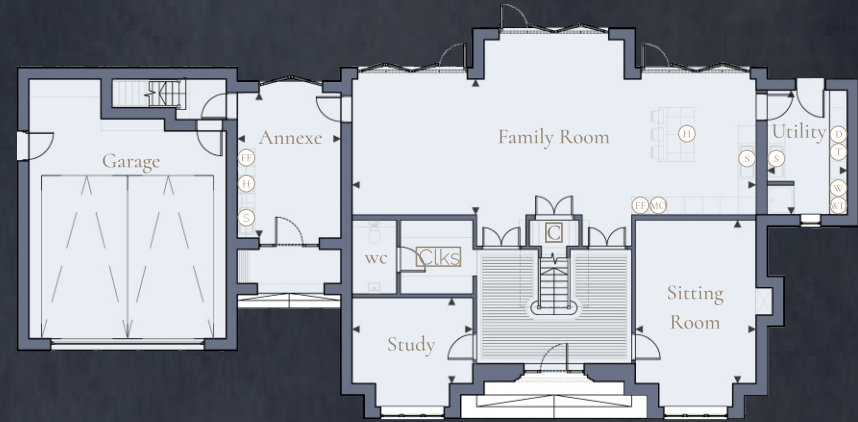
Second Floor



First Floor



Ground Floor



Approx gross internal floor area: 450 sqm (4,844 sqft)

- D

Dishwasher
- FF

Fridge/Freezer
- MO

Microwave/Oven
- T

Tumble Dryer
- W

Washing Machine
- WD

Washer/Dryer
- S

Sink
- H

Hob

- C

Cupboard
- Clks

Clockroom
- En/S

En Suite
- RL

Rooflight Window
- Where measurements are taken from
- 2M headheight

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Plot Three



Traditional style with a contemporary twist, this six bedroom house has an open plan family area, with large bi-fold doors leading through into the patio and garden.

Ground Floor

Open Plan Family Area	13.6M x 4.5M
Utility Room	2.3M x 2.3M
Sitting Room	4M x 5.5M
Study / Office	4M x 3M

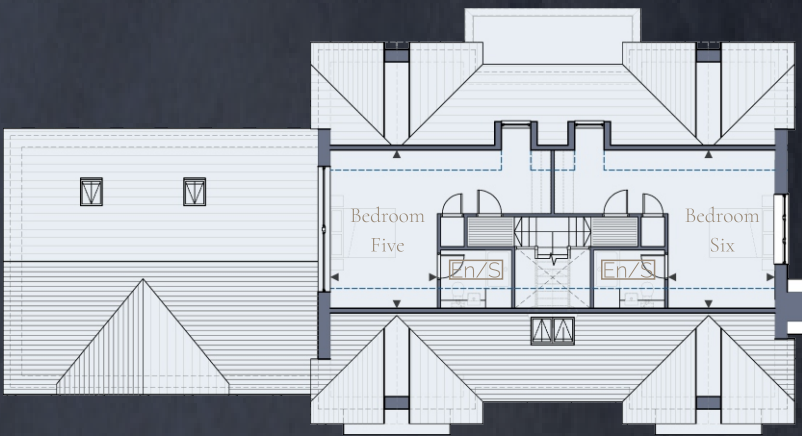
Second Floor

Bedroom Five	3.2M x 4.8M
Bedroom Six	3.2M x 4.8M

First Floor

Principle Bedroom	5.2M x 3.9M
Bedroom Two	4M x 3.7M
Bedroom Three	4M x 3.2M
Bedroom Four	4M x 3M

Second Floor



First Floor



Ground Floor



Approx gross internal floor area: 385 sqm (4,144 sqft)

- D Dishwasher FF Fridge/Freezer MO Microwave/Oven T Tumble Dryer W Washing Machine
WD Washer/Dryer S Sink H Hob

C Cupboard Clks Clockroom En/S En Suite RL Rooflight Window
► Where measurements are taken from ---- 2M headheight

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Plot Four



Blending traditional detailing with modern design, this six-bedroom home features a bright open-plan kitchen and dining space with bi-fold doors opening onto the garden.

Ground Floor

Open Plan Family Area	13.6M x 4.5M
Utility Room	2.3M x 2.3M
Sitting Room	4M x 5.5M
Study / Office	4M x 3M

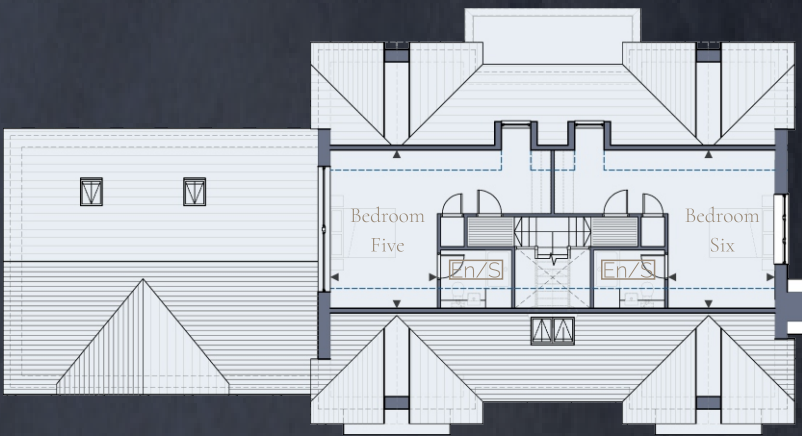
Second Floor

Bedroom Five	3.2M x 4.8M
Bedroom Six	3.2M x 4.8M

First Floor

Principle Bedroom	5.2M x 3.9M
Bedroom Two	4M x 3.7M
Bedroom Three	4M x 3.2M
Bedroom Four	4M x 3M

Second Floor



First Floor



Ground Floor



Approx gross internal floor area: 385 sqm (4,144 sqft)

- D Dishwasher FF Fridge/Freezer MO Microwave/Oven T Tumble Dryer W Washing Machine
WD Washer/Dryer S Sink H Hob

- C Cupboard Clks Clockroom En/S En Suite RL Rooflight Window
► Where measurements are taken from ---- 2M headheight

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Plot Five



A timeless design with a contemporary touch, this six-bedroom home offers open-plan living that flows effortlessly to the terrace and landscaped garden.

Ground Floor

Open Plan Family Area	13.6M x 4.5M
Utility Room	2.3M x 2.3M
Sitting Room	4M x 5.5M
Study / Office	4M x 3M

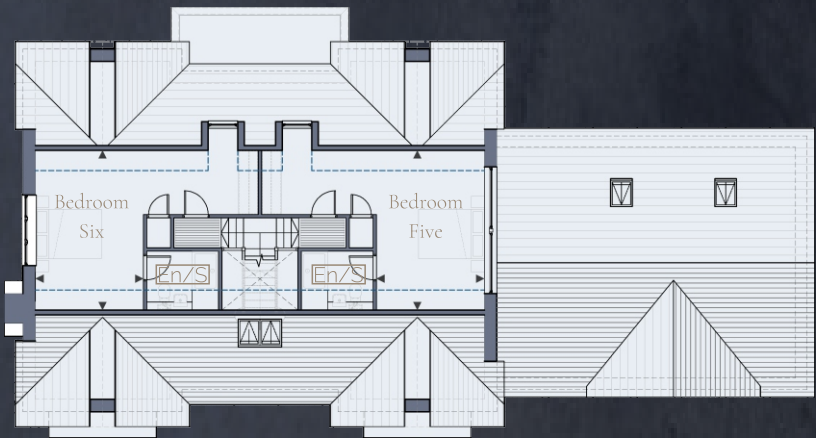
Second Floor

Bedroom Five	3.2M x 4.8M
Bedroom Six	3.2M x 4.8M

First Floor

Principle Bedroom	5.2M x 3.9M
Bedroom Two	4M x 3.7M
Bedroom Three	4M x 3.2M
Bedroom Four	4M x 3M

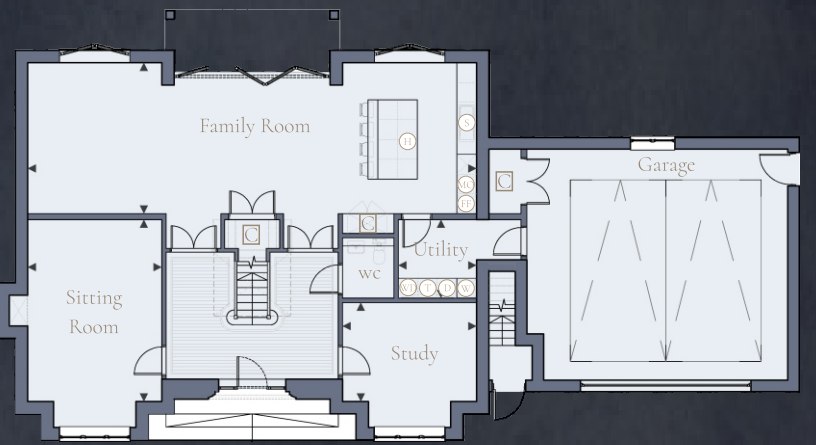
Second Floor



First Floor



Ground Floor



Approx gross internal floor area: 385 sqm (4,144 sqft)

- D** Dishwasher **FF** Fridge/Freezer **MO** Microwave/Oven **T** Tumble Dryer **W** Washing Machine
WD Washer/Dryer **S** Sink **H** Hob

- C** Cupboard **Clks** Clockroom **En/S** En Suite **RL** Rooflight Window
▶ Where measurements are taken from ----- 2M headheight

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Highfield Grove is more than just a collection of self-build plots, it's an opportunity to create a neighbourhood that feels truly alive. Each plot provides ample space for privacy and personal expression, while the overall layout and landscaping encourage a harmonious sense of connection.

With generous plots designed to accommodate bespoke family homes, Highfield Grove offers something for every lifestyle, from growing families seeking room to flourish, to those looking for a peaceful retreat in a semi-rural setting. Here, your home becomes more than a building; it becomes a part of a thoughtful and welcoming community.







The formal sitting room offers a refined yet comfortable space, perfect for relaxing with family or entertaining guests. With elegant proportions and views over the garden, it provides a calm and welcoming atmosphere at the heart of the home.

The dedicated study creates a quiet and focused environment, ideal for working from home or managing daily life. Thoughtfully designed with ample natural light, it combines functionality with style, offering a practical retreat within the home.





The master bedroom offers a luxurious retreat, combining generous space with elegant design and attention to detail. Soft tones and refined finishes create a calm and restful atmosphere, perfect for unwinding at the end of the day.

Adjoining the bedroom, the dressing room provides ample storage and a sense of boutique-style sophistication, while the en-suite bathroom features high-quality fittings and contemporary finishes, delivering comfort and style in equal measure.





The front elevation of each home at Highfield Grove showcases a striking combination of contemporary design and timeless elegance. Large windows and balanced proportions create a sense of light and openness.

High-quality materials and carefully considered detailing ensure that each house makes a memorable first impression, while landscaped frontages and green surroundings help the homes sit naturally within the site.



Step inside to a welcoming entrance lobby that sets the tone for the home. Bright and thoughtfully planned, it provides a spacious and inviting first impression.

Practicality meets style, with generous circulation space and elegant finishes creating a smooth transition from the outside world into the comfort and warmth of the interior living areas.

At Highfield Grove, each home features a private, beautifully designed garden, a sanctuary for relaxation and outdoor living. The annexe offers a versatile extension of the home, thoughtfully designed to suit a variety of lifestyles. Ideal for guests, extended family, or independent living, it provides comfortable accommodation with a sense of privacy and independence.

Finished to the same high standard as the main house, the annexe includes spacious living areas and modern amenities, making it a practical and stylish addition that enhances the overall flexibility of the property.

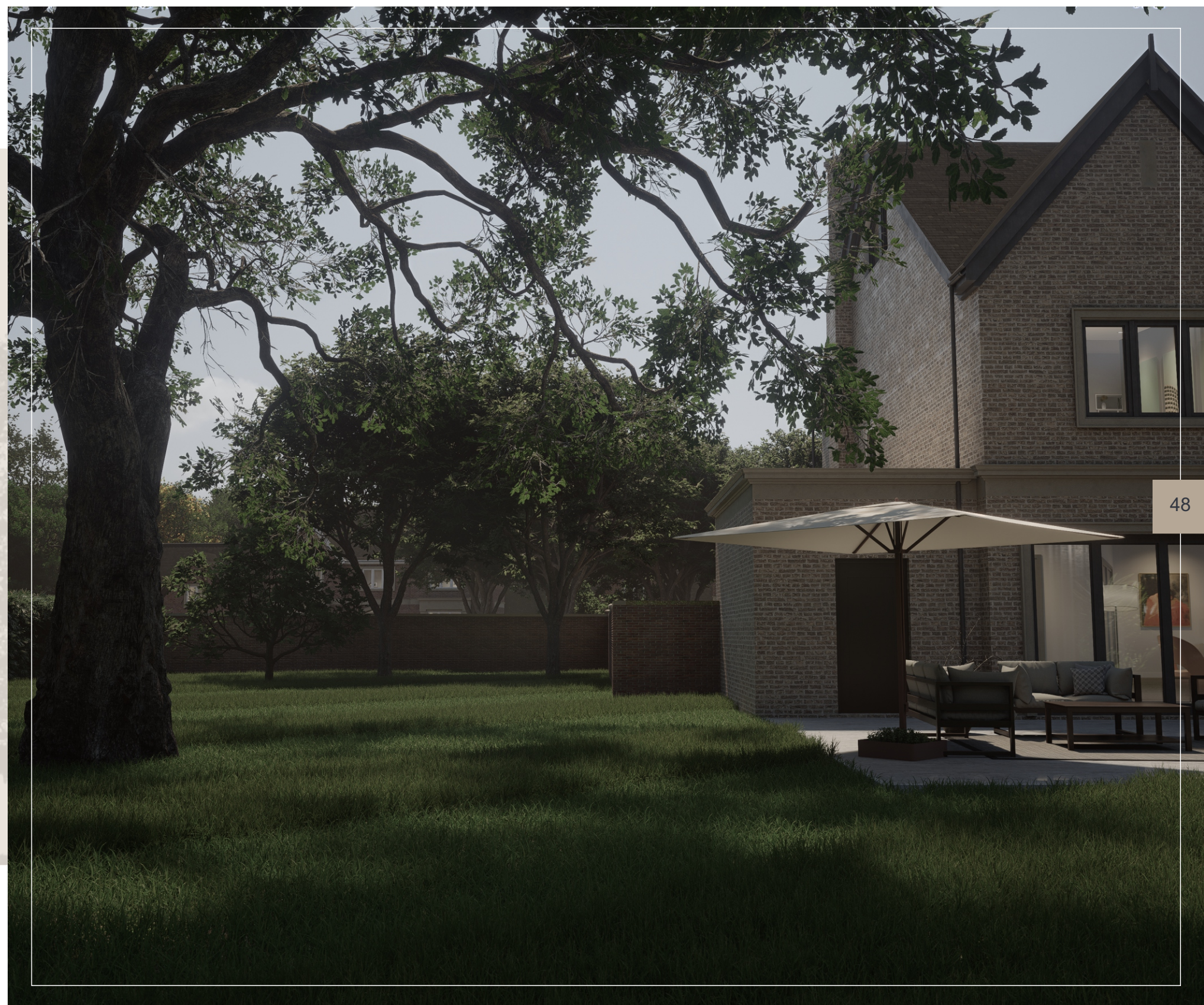


At Highfield Grove, each home features a private, beautifully designed garden, a sanctuary for relaxation and outdoor living.

47

Generous lawns, elegant terraces, and thoughtfully selected planting create spaces for entertaining, family time, or simply enjoying quiet moments in nature.

Seamlessly integrated with the surrounding countryside, the gardens provide a sense of calm and privacy, inviting residents to connect with the outdoors and make every day feel like a retreat.



48

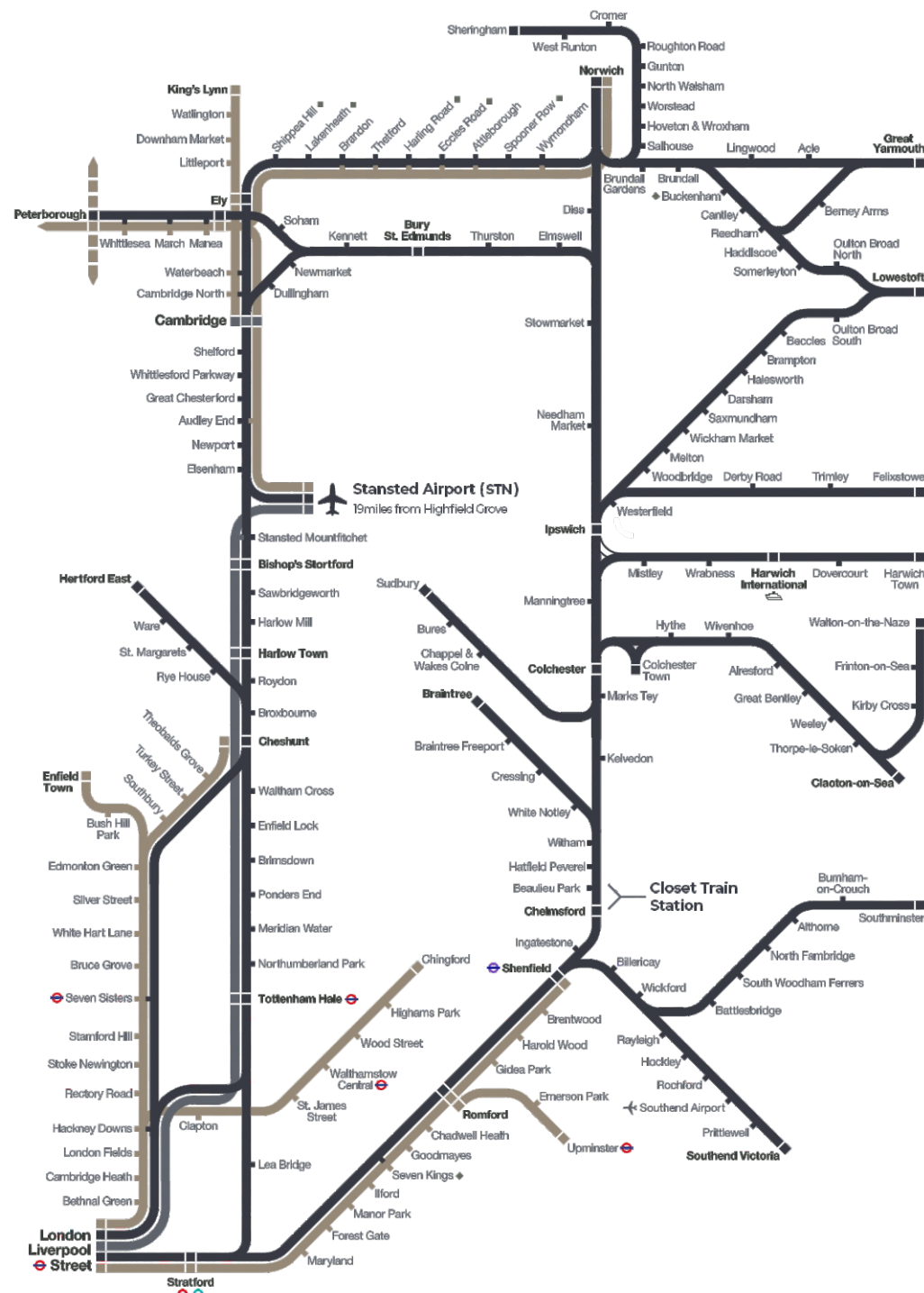
How to find Highfield Grove

Poplars, Domsey Lane, Little Waltham, Chelmsford CM3 3PS



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HIGHFIELD GROVE
CHELMSFORD

ESSEX

Wickham Manor.

Wickham Bishops, Essex.

Wickham Manor is a Georgian style manor house offering 11000 sq. ft of contemporary internal living accommodation over three floors with gardens that extend to circa 1.7 acres, in Mope Lane Wickham Bishops one of the most desirable Lanes in Essex.



Mangery Park.

Forest Gate, London.

A staggeringly substantial, double fronted and expertly refurbished six bedroom, four bathroom Victorian villa, just moments from Forest Gate station and West Ham Park. You also have twin receptions, rear garden and a vast kitchen/diner.



About the developer.

Hopkins Walter Developments

At Hopkins Walter Developments, we bring over three decades of experience to the property sector, specialising in identifying planning opportunities and transforming them into unique, design led developments. Based in Essex, we pride ourselves on a strong understanding of the local areas.

Our in house design team ensures every project is approached with creativity, precision, and efficiency, making the planning process as smooth as possible. Over the years, we have built trusted relationships with local authorities and industry professionals, allowing us to navigate complex planning challenges and deliver projects that add real value to the area.

What sets us apart is our commitment to quality and individuality. Each development is thoughtfully designed to complement its surroundings, with a focus on innovation, sustainability, and long term appeal. Whether it's a residential scheme or a mixed use development, we are dedicated to creating places people are proud to call home.



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