



Persona Homes

by Home Group

**POMPADOUR**

CHANNELS DRIVE, CHELMSFORD





Welcome to

# Pompadour

*The place of new beginnings*

Surrounded by beautiful landscapes and inspirational architecture, Pompadour is a collection of thoughtfully designed 2, 3, 4 and 5-bedroom houses in the north-eastern edge of Chelmsford.

This new neighbourhood is the ideal location to lay down roots and create long lasting memories. Houses are perfectly designed for both established and growing families who enjoy everything the outdoors has to offer.







Located in the heart of a new community, these stylish homes are designed to accommodate modern country living.

As a landscaped-led development, the neighborhood has been intelligently designed to be completely accessible without a car. A network of bridelways, cycleways and footpaths create the opportunity for a leisurely and healthy lifestyle.

Parks and open spaces make up a vast proportion of the area, giving residents a wealth of choice when it comes to outdoor activities. From walking to gardening, trim trails to equipped play areas, these thoughtfully designed open spaces, will enhance lives and help to improve health and well-being.







About Persona

# We make it personal

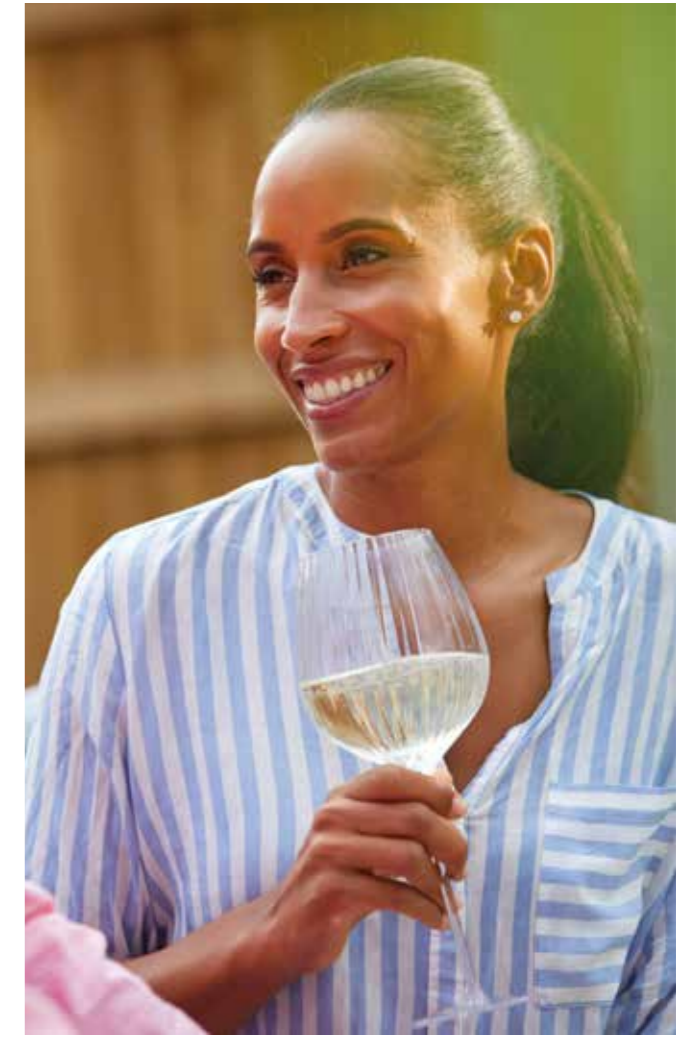
*Your Persona experience is our top priority, that's why we make it personal.*

From the moment you first connect with Persona Homes it becomes all about you.

Our aim is to make your home-buying experience enjoyable and hassle-free. We will help you find the home that's right for you and, through our range of buying options ensure, that your dream home also fits within your budget.

We know that the key to a happy move is clear and regular communication, we will make sure

this happens, by being with you during the whole process and keeping you regularly updated. From the moment you contact Persona Homes you will be appointed a host. Your host guide you throughout your Persona Homes journey. They'll show you around one of our beautifully appointed show homes, helping you choose the right home for you. They will be with you every step of the way, answering any questions you may have, and, once you have decided on the home for you, support you from reservation through to completion and beyond.





# From the architects

*The houses have been designed to respond to their unique location in the area of the Channels Neighbourhood.*



There are a series of lanes running through the houses - east-west and north-south, connecting major landscaped spaces. All homes have been designed to have a strong connection to a green space.

Houses overlooking the village green reflect the mix of materials and colours of historic buildings with use of natural timbers in white and black with limited areas of brick.

In the future it is envisaged that the area will become more of a leisure destination for the local community with restaurants, cafes and bars all surrounded by beautiful landscapes space.

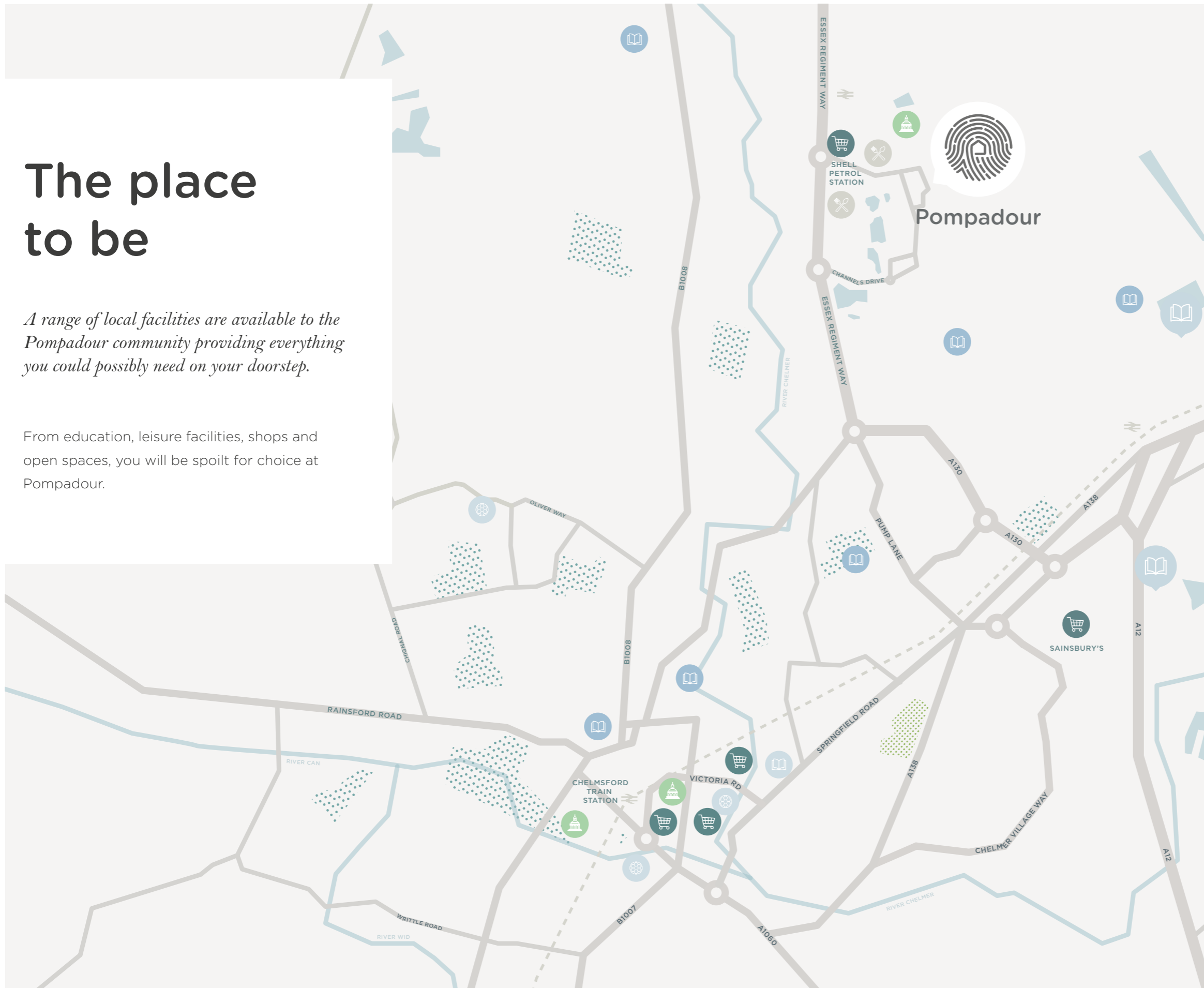




# The place to be

*A range of local facilities are available to the Pompadour community providing everything you could possibly need on your doorstep.*

From education, leisure facilities, shops and open spaces, you will be spoilt for choice at Pompadour.



## Culture

- Central Park, 4.5 miles
- Channels Lodge, 0.3 miles
- Chelmsford Cathedral, 3.7 miles

## Education

- Anglia Ruskin University Anglia Ruskin University, 3 miles
- King Edward VI Grammar School, 3.3 miles
- New Hall School, 1.7 miles
- The Beaulieu Park School, 1.5 miles
- The Boswells School, 2.4 miles

## Retail therapy

- Riverside Park, 3.9 miles
- High Chelmer Shopping Centre, 4.3 miles
- Bond Street Shopping Centre, 3.7 miles
- Sainsbury's, 1.0 miles
- Shell Petrol Station, 0.6 miles

## Sports and leisure

- Chelmsford City Football Club, 3.9 miles
- Riverside Ice and Leisure Centre, 3.8 miles
- Essex County Cricket Ground, 4.5 miles

## Restaurants and bars

- The Channels bar Bar & Brasserie, 0.2 miles
- Costa Coffee 0.6 miles

# Perfectly placed

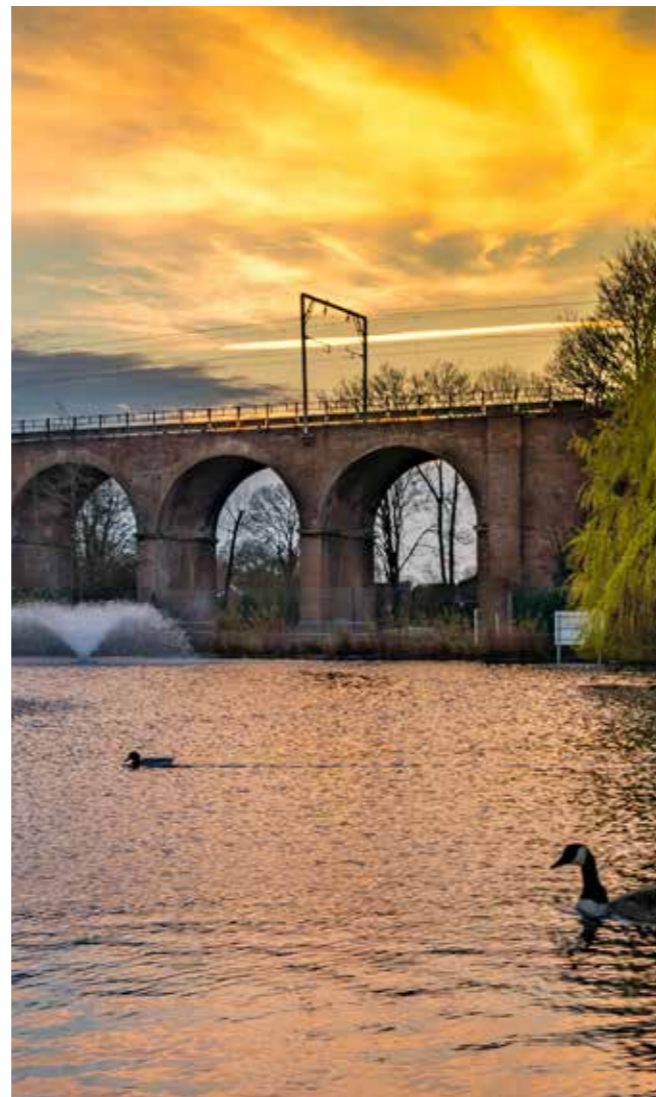
*This new neighbourhood set within the idyllic Channels' countryside is the ideal place to enjoy family life.*

Surrounded by footpaths, cycleways and bridleways makes it easy to enjoy everything the countryside has to offer. From going for a jog, taking a leisurely walk or embarking on an adventurous family cycle ride, you will be spoilt for choice in Pompadour.

Amenities are on your doorstep with local shops and cafes within easy reach. Chelmsford city centre is just a 10-minute drive away and provides access to an excellent selection of high street shops, restaurants and leisure attractions.

A shopping trip in London's Oxford Street could not be easier. Pompadour is only a 10-minute drive from Chelmsford station which offers frequent fast train services into London in under 40 minutes.

Road connections are excellent - the M25 and A12 provide links to Brentwood in 30 minutes as well as Stansted Airport and Colchester in 35 minutes.



  
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○ Ipswich

○ Colchester

○ Shenfield

This station benefits from Cross Rail and provides direct access to Central London

○ Chelmsford Station

○ Pompadour

○ Stratford Station

○ London Liverpool Street station

○ Beaulieu Train station

○ Beaulieu square

This is due to open 2025/26 - subject to change.





# Live and learn

*Schools are at the top of every parent's agenda when buying a new home. It's important that your children are just as happy in their new school as they are in their new home.*

The neighbourhood offers several schools from primary to secondary and specialist educational institutions, bursting with an abundance of well-regarded choices.



## Education

### Bright Horizons Day Nursery

*0.7 miles*

### Kip McGrath Education Centre

*0.7 miles*

### King Edward V Grammar School

*3.3 miles*

## Education

### Chelmsford County High School for Girls

*3.3 miles*

### New Hall School

*1.7 miles*

### Beaulieu Park School

*1.5 miles*

## Education

### Writtle University College

*5.3 miles*

### Anglia Ruskin University Chelmsford Campus

*3 miles*

### Chelmsford College

*4.7 miles*




# Development layout

 **Amber**  
2 bedroom home

 **Sapphire**  
3 bedroom home

 **Jasper**  
3 bedroom home


 **Topaz**  
3 bedroom home

 **Jade**  
3 bedroom home


 **Onyx**  
4 bedroom home

 **Garnet**  
4 bedroom home

 **Peridot**  
4 bedroom home

 **Emerald**  
4 bedroom home

 **Agate**  
4 bedroom home

 **Opal**  
5 bedroom home

 **Affordable housing**

\* Tenure types are subject to change.  
S/S Substation







# A home with personality

*We understand that variety is key, so we have plenty of different layouts and finishes available so you can pick the right home for you.*

## Two bedroom houses

*Amber* PLOTS 169, 170, 177, 214, 215

## Three bedroom houses

*Jasper* PLOTS 174, 176, 182, 218

*Jade* PLOTS 171, 172, 180, 181, 186, 207, 213, 225, 226, 227, 228

*Topaz* PLOTS 167, 175, 183, 184, 187, 192, 217

*Sapphire* PLOTS 219, 220, 221, 222, 223

## Four bedroom houses

*Agate* PLOTS 178, 216

*Garnet* PLOTS 166, 179, 206, 208, 212, 224

*Emerald* PLOTS 168, 173

*Peridot* PLOTS 165, 188, 189, 190, 191

*Onyx* PLOTS 209, 210, 211

## Five bedroom houses

*Opal* PLOT 164



# Why buy new

*Your new home is a blank canvas, its ready for you to put your personality into it. Buying new gives you the opportunity to make it yours right from the start.*

## **You're protected**

Your home at Pompadour will come with a ten-year NHBC warranted, giving you peace of mind

## **Clean and green**

Your new home is energy efficient and built to the latest environmental standards meaning you are not only looking after the planet your are looking after your pennies too.

## **Ready to move into**

No repairs, no unexpected costs. Freshly painted and ready to go - all you need to us get your keys, unpack and relax.

## **Award winning**

We are proud of our award winning homes, designed with your lifestyle in mind. We are proud to be creating unique spaces to live.

## **Get moving**

As soon as your home is ready you can move in! No need to wait for a buyer to move out, or worrying about a disruption to the buying chain.









## General Enquiries

T: 0800 030 8888

E: [contactus@yourpersonahome.com](mailto:contactus@yourpersonahome.com)

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