



# MEADOW PARK

---

ELMSTEAD MARKET ESSEX



Proudly present an exceptional collection of quality new-build bungalows  
in the award-winning village of Elmstead Market, Essex.

---



**Introducing Meadow Park from Southeast Developments, a thoughtfully-designed collection of new bungalows with light filled open planned spaces and a range of high-quality specification features.**

Comprising twenty 2 and 3-bedroom bungalows in one of the most desirable villages in the Colchester area, residents at Meadow park will be perfectly placed to enjoy the very best of the stunning Tendring countryside and Essex's Sunshine Coastline, as well as enjoying an excellent a range of amenities within the village itself.



Exterior computer generated image is from an imaginary viewpoint looking at Plots 6, 7 and 8 from left-to-right.  
Imagery is for illustrative purposes and may not be an exact representation of the homes at Meadow Park.





Plots 13 and 14.

Exterior computer generated image is from an imaginary viewpoint looking at Plots 13 and 14 from left-to-right. Imagery is for illustrative purposes and may not be an exact representation of the homes.



Meadow Park is an exceptional new collection of well-planned bungalows in the sought-after village of Elmstead Market.

Thoughtfully-designed with the local area in mind, this new collection of bungalows complements their attractive setting perfectly – and each has been carefully planned on the inside to reflect the modern needs of today's busy everyday lifestyles.

Featuring an elegant palette of materials which offer a combination of both traditional and contemporary features, alongside a host of quality interior specifications, residents can expect to be impressed with these homes from the outset and for many years to come.

All the homes boast beautifully styled kitchens, with Neff integrated appliances, sleek sanitaryware by Roca and complementary polished chrome fittings to bathrooms and en-suites – together with well-proportioned living spaces, with bi-folding or French doors, that have been professionally designed to maximise space and light.

*"Meadow Park offers an exceptional opportunity to live in a quality new home set amongst desirable surroundings. At Elmstead Market you can enjoy semi-rural tranquility alongside modern convenience – with excellent amenities and recreation options right on your doorstep."*





Plots 16, 17 and 18.

Exterior computer generated image is from an imaginary viewpoint looking at Plots 16, 17 and 18 from left-to-right.  
Imagery is for illustrative purposes and may not be an exact representation of the homes at Meadow Park.



# SITEPLAN LAYOUT



Whilst this computer generated development layout has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask to view the detailed architects site drawings for full and accurate details.

Meadow Park is a premium collection of bungalows which has been professionally arranged from the outset – with attractive landscaping around its driveways, large windows and wide doors which lead through to paved patio areas and private gardens.

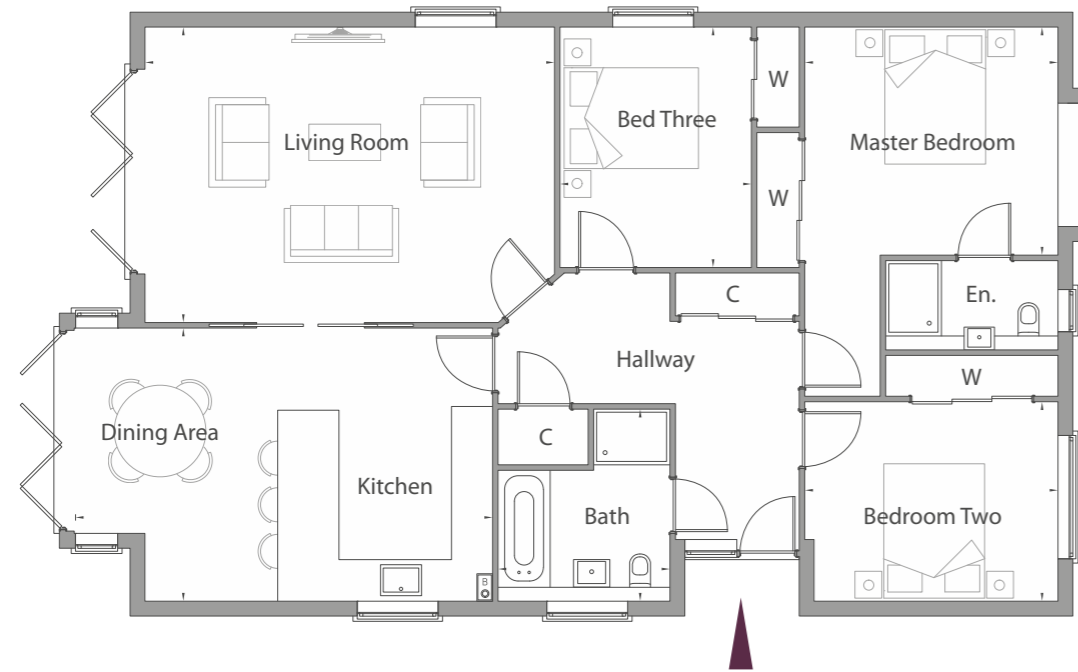
Each bungalow will be a delightful place to live, unwind and entertain in, whilst the position of the development itself provides the perfect opportunity to enjoy everything that such a fantastic village location can offer.

Plot Number	Number of Bedrooms	Bungalow Name / Type	Garden Area (Sqm)	Page Number
Plot 1	3-Bedrooms	Primrose ( A1 )	502 Sqm	Page 10
Plot 2	3-Bedrooms	Floxglove ( C1 )	170 Sqm	Page 11
Plot 3	3-Bedrooms	Floxglove ( C1 )	121 Sqm	Page 11
Plot 4	3-Bedrooms	Floxglove ( C3 )	163 Sqm	Page 12
Plot 5	3-Bedrooms	Primrose ( A3 )	241 Sqm	Page 13
Plot 6	3-Bedrooms	Floxglove ( C3 )	149 Sqm	Page 12
Plot 7	3-Bedrooms	Floxglove ( C2 )	208 Sqm	Page 15
Plot 8	3-Bedrooms	Heather ( B1 )	132 Sqm	Page 16
Plot 9	3-Bedrooms	Primrose ( A2 )	116 Sqm	Page 14
Plot 10	3-Bedrooms	Floxglove ( C1 )	134 Sqm	Page 11
Plot 11	3-Bedrooms	Floxglove ( C1 )	141 Sqm	Page 11
Plot 12	3-Bedrooms	Heather ( B2 )	372 Sqm	Page 17
Plot 13	3-Bedrooms	Primrose ( A2 )	225 Sqm	Page 14
Plot 14	3-Bedrooms	Primrose ( A2 )	233 Sqm	Page 14
Plot 15	2-Bedrooms	Snowdrop ( D1 )	106 Sqm	Page 18
Plot 16	3-Bedrooms	Floxglove ( C1 )	118 Sqm	Page 11
Plot 17	3-Bedrooms	Heather ( B3 )	139 Sqm	Page 19
Plot 18	3-Bedrooms	Primrose ( A3 )	400 Sqm	Page 13
Plot 19	3-Bedrooms	Primrose ( A2 )	110 Sqm	Page 14
Plot 20	2-Bedrooms	Snowdrop ( D1 )	131 Sqm	Page 18



# PLOT 1

The Primrose ( A1 ) – a three bedroom detached bungalow.



Kitchen/Dining	6065 x 3950mm	19'11" x 13'0"	Bedroom Two	4050 x 2850mm	13'3" x 9'4"
Living Room	5950 x 4250mm	19'6" x 13'11"	Bedroom Three	3265 x 2750mm	10'9" x 9'0"
Master Bedroom	3650 x 3265mm	12'0" x 10'9"	Bathroom	2750 x 2450mm	9'0" x 8'0"
En-Suite	2450 x 1235mm	8'0" x 4'1"			

Gross internal floor area : 116 sqm ( 1248 sqft )

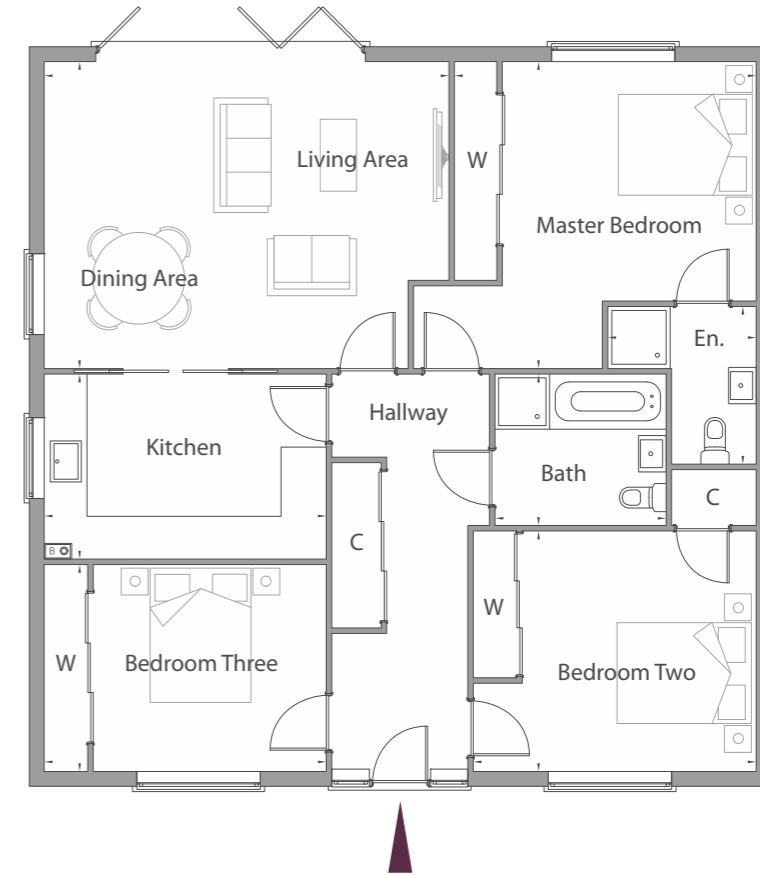
► Indicates where approximate measurements are taken from. C Cupboard B Boiler En En-Suite W Wardrobe

The illustrations are computer generated images and are for guidance purposes only. Orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our Sales Advisor for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# PLOTS 2, 3, 10, 11 & 16

The Floxglove ( C1 ) – three bedroom link-detached bungalows.

Please note : Plots 3 and 11 are handed / flipped compared to the plan shown.



Kitchen	4050 x 2650mm	13'3" x 8'8"	Bedroom Two	4050 x 3450mm	13'3" x 11'4"
Living/Dining	5850 x 4450mm	19'2" x 14'7"	Bedroom Three	4050 x 2950mm	13'3" x 9'8"
Master Bedroom	4350 x 3450mm	14'3" x 11'4"	Bathroom	2450 x 2150mm	8'0" x 7'1"
En-Suite	2084 x 850mm	6'10" x 2'9"			

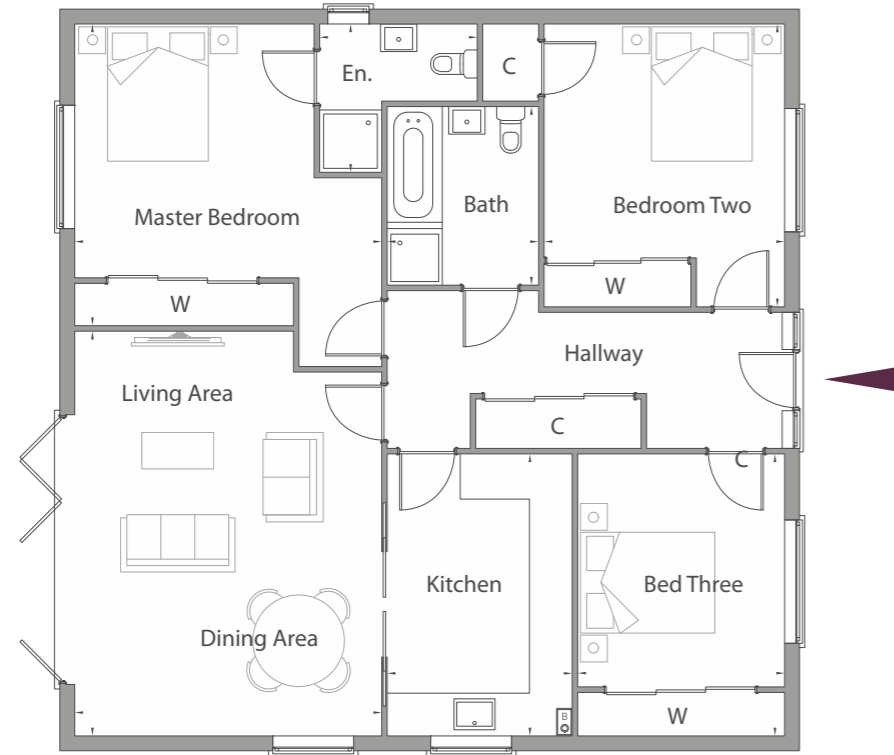
Gross internal floor area : 121 sqm ( 1302 sqft )

► Indicates where approximate measurements are taken from. C Cupboard B Boiler En En-Suite W Wardrobe

The illustrations are computer generated images and are for guidance purposes only. Orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our Sales Advisor for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# PLOTS 4 & 6

The Floxglove ( C3 ) – three bedroom bungalows.



Kitchen	4050 x 2650mm	13'3" x 8'8"	Bedroom Two	4050 x 3450mm	13'3" x 11'4"
Living/Dining	5850 x 4450mm	19'2" x 14'7"	Bedroom Three	4050 x 2950mm	13'3" x 9'8"
Master Bedroom	4350 x 3450mm	14'3" x 11'4"	Bathroom	2450 x 2150mm	8'0" x 7'1"
En-Suite	2084 x 850mm	6'10" x 2'9"			

Gross internal floor area : 121 sqm ( 1302 sqft )

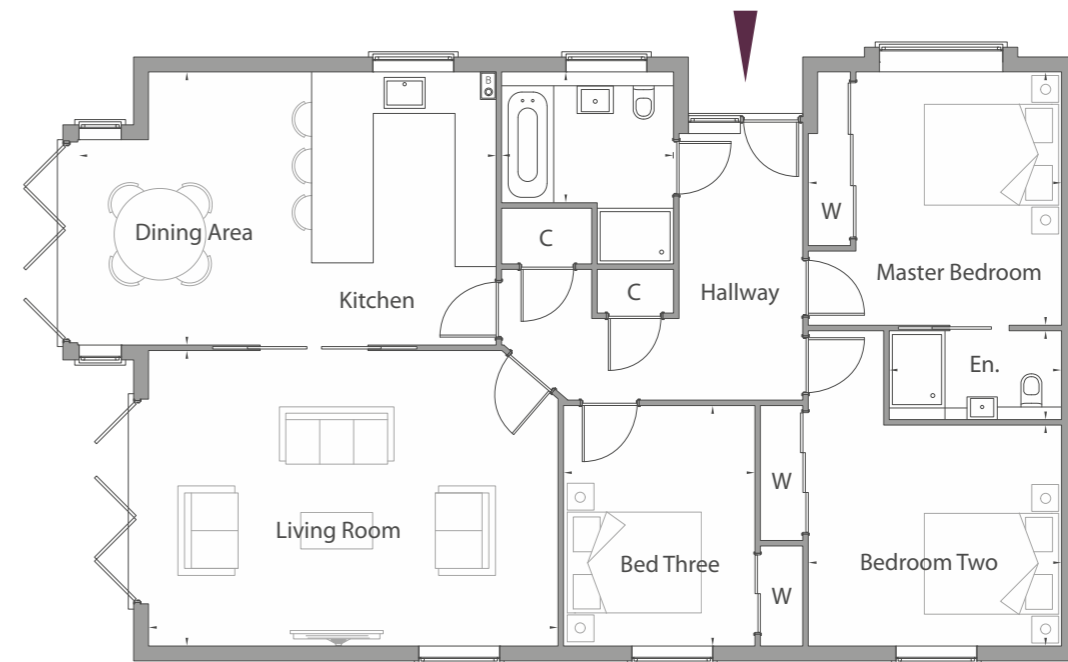
► Indicates where approximate measurements are taken from. C Cupboard B Boiler En En-Suite W Wardrobe

The illustrations are computer generated images and are for guidance purposes only. Orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our Sales Advisor for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# PLOTS 5 & 18

The Primrose ( A3 ) – three bedroom detached bungalows.

Please note : Plot 18 is handed / flipped compared to the plan shown.



Kitchen/Dining	6065 x 3950mm	19'11" x 13'0"	Bedroom Two	4050 x 2850mm	13'3" x 9'4"
Living Room	5950 x 4250mm	19'6" x 13'11"	Bedroom Three	3265 x 2750mm	10'9" x 9'0"
Master Bedroom	3650 x 3265mm	12'0" x 10'9"	Bathroom	2750 x 2450mm	9'0" x 8'0"
En-Suite	2450 x 1235mm	8'0" x 4'1"			

Gross internal floor area : 116 sqm ( 1248 sqft )

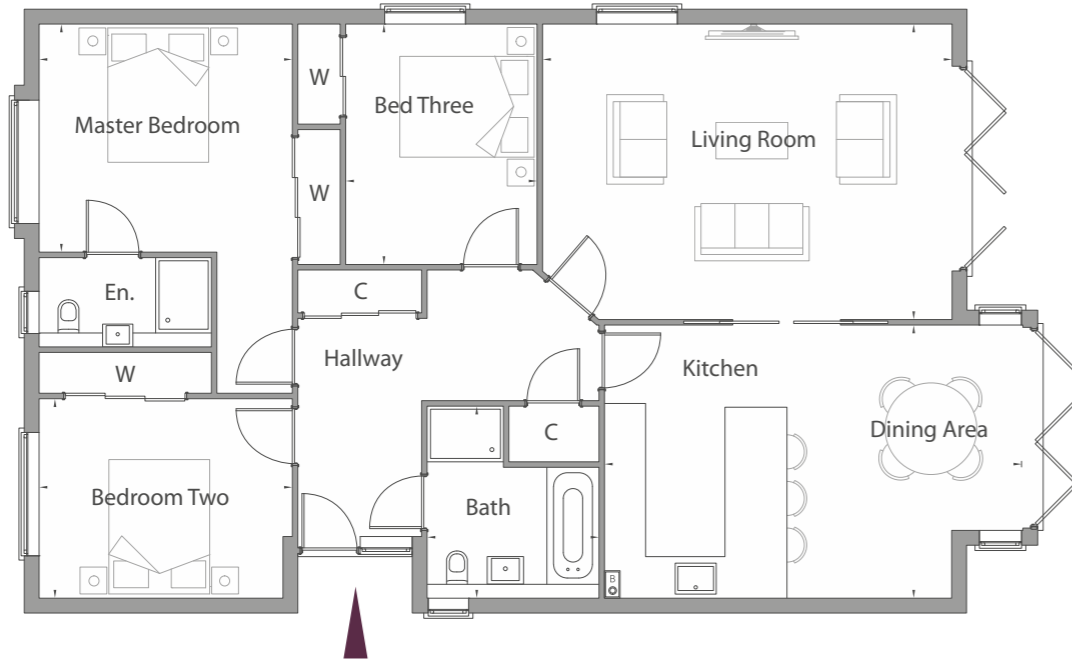
► Indicates where approximate measurements are taken from. C Cupboard B Boiler En En-Suite W Wardrobe

The illustrations are computer generated images and are for guidance purposes only. Orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our Sales Advisor for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# PLOTS 9, 13, 14 & 19

The Primrose ( A2 ) – three bedroom detached bungalows.

Please note : Plot 9 is link-detached and both Plots 9 and 14 are handed / flipped compared to the plan shown.



Kitchen/Dining	6065 x 3950mm	19'11" x 13'0"	Bedroom Two	4050 x 2850mm	13'3" x 9'4"
Living Room	5950 x 4250mm	19'6" x 13'11"	Bedroom Three	3265 x 2750mm	10'9" x 9'0"
Master Bedroom	3650 x 3265mm	12'0" x 10'9"	Bathroom	2750 x 2450mm	9'0" x 8'0"
En-Suite	2450 x 1235mm	8'0" x 4'1"			

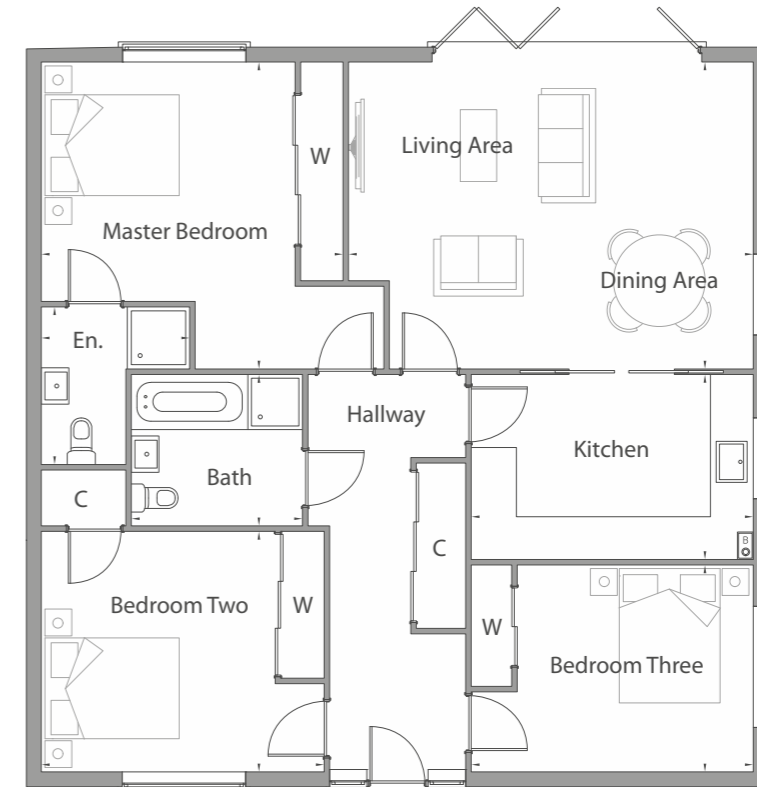
Gross internal floor area : 116 sqm ( 1248 sqft )

► Indicates where approximate measurements are taken from. C Cupboard B Boiler En En-Suite W Wardrobe

The illustrations are computer generated images and are for guidance purposes only. Orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our Sales Advisor for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# PLOT 7

The Floxglove ( C2 ) – a three bedroom link-detached bungalow.



Kitchen	4050 x 2650mm	13'3" x 8'8"	Bedroom Two	4050 x 3450mm	13'3" x 11'4"
Living/Dining	5850 x 4450mm	19'2" x 14'7"	Bedroom Three	4050 x 2950mm	13'3" x 9'8"
Master Bedroom	4350 x 3450mm	14'3" x 11'4"	Bathroom	2450 x 2150mm	8'0" x 7'1"
En-Suite	2084 x 850mm	6'10" x 2'9"			

Gross internal floor area : 121 sqm ( 1302 sqft )

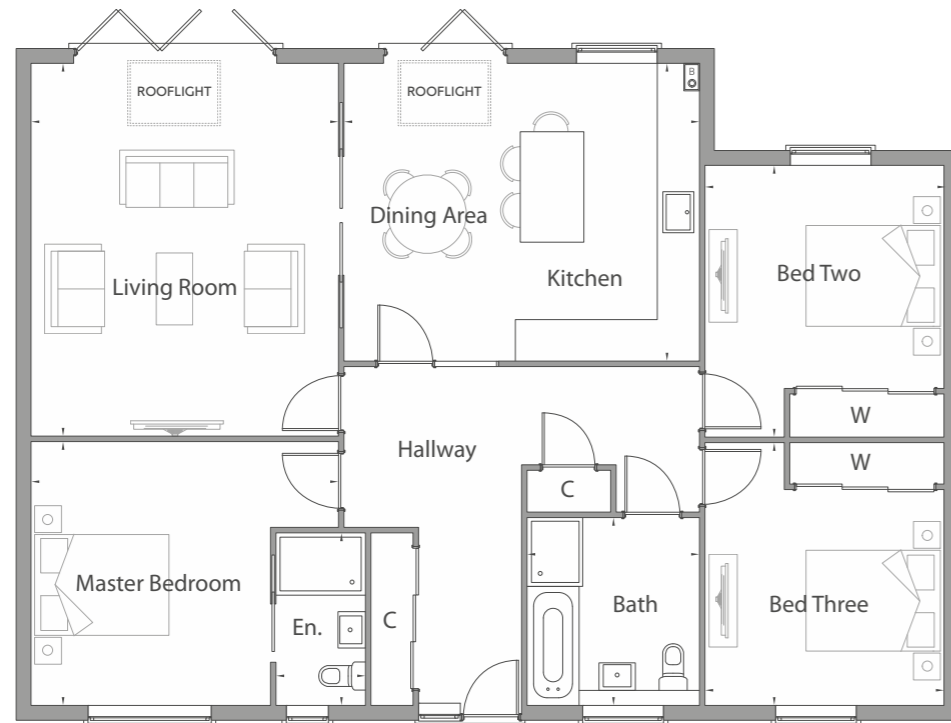
► Indicates where approximate measurements are taken from. C Cupboard B Boiler En En-Suite W Wardrobe

The illustrations are computer generated images and are for guidance purposes only. Orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our Sales Advisor for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.



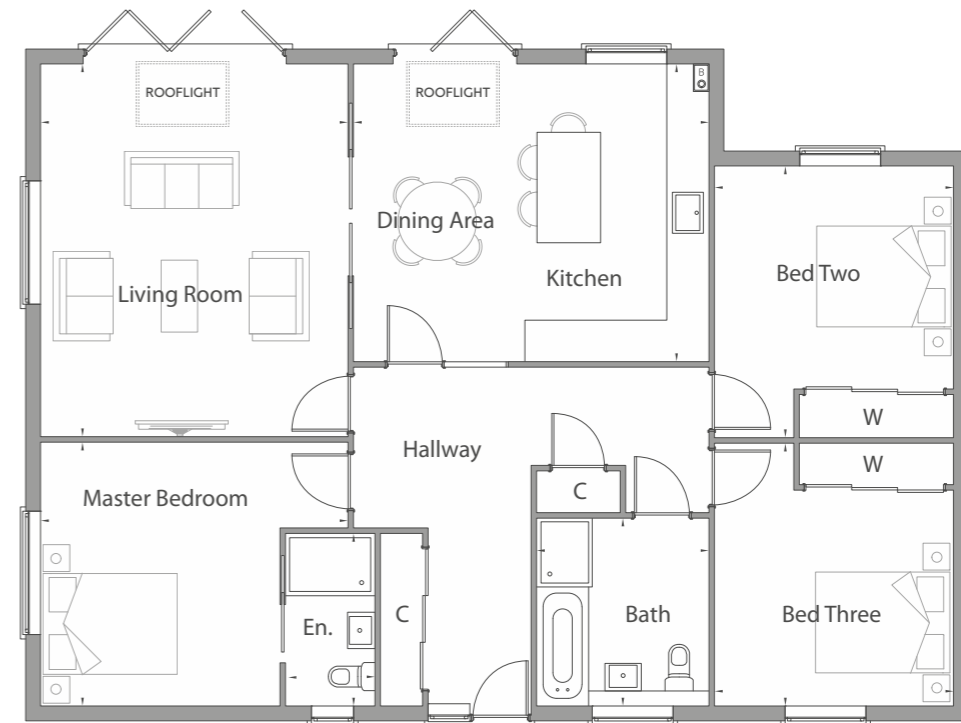
# PLOT 8

The Heather ( B1 ) – a three bedroom link-detached bungalow.



# PLOT 12

The Heather ( B2 ) – a three bedroom detached bungalow.



Kitchen/Dining	5150 x 4300mm	16'11" x 14'0"	Bedroom Two	3914 x 3450mm	12'10" x 11'4"
Living Room	5400 x 4450mm	17'9" x 14'7"	Bedroom Three	3786 x 3450mm	12'5" x 11'4"
Master Bedroom	3800 x 3450mm	12'6" x 11'4"	Bathroom	2683 x 2450mm	8'10" x 8'0"
En-Suite	2450 x 1250mm	8'0" x 4'1"			

Gross internal floor area : 108 sqm ( 1162 sqft )

► Indicates where approximate measurements are taken from. C Cupboard B Boiler En En-Suite W Wardrobe

The illustrations are computer generated images and are for guidance purposes only. Orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our Sales Advisor for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

Kitchen/Dining	5150 x 4300mm	16'11" x 14'0"	Bedroom Two	3914 x 3450mm	12'10" x 11'4"
Living Room	5400 x 4450mm	17'9" x 14'7"	Bedroom Three	3786 x 3450mm	12'5" x 11'4"
Master Bedroom	3800 x 3450mm	12'6" x 11'4"	Bathroom	2683 x 2450mm	8'10" x 8'0"
En-Suite	2450 x 1250mm	8'0" x 4'1"			

Gross internal floor area : 108 sqm ( 1162 sqft )

► Indicates where approximate measurements are taken from. C Cupboard B Boiler En En-Suite W Wardrobe

The illustrations are computer generated images and are for guidance purposes only. Orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our Sales Advisor for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# PLOTS 15 & 20

The Snowdrop ( D1 ) – Two bedroom detached bungalows.



Kitchen/Dining	6250 x 3250mm	20'6" x 10'8"	Bedroom Two	3450 x 2850mm	11'4" x 9'4"
Living Room	4350 x 3950mm	14'3" x 13'0"	Bathroom	1950 x 1857mm	6'5" x 6'1"
Master Bedroom	4025 x 3450mm	13'2" x 11'4"			

Gross internal floor area : 77 sqm ( 828 sqft )

► Indicates where approximate measurements are taken from. C Cupboard B Boiler En En-Suite W Wardrobe

The illustrations are computer generated images and are for guidance purposes only. Orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our Sales Advisor for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# PLOT 17

The Heather ( B3 ) – a three bedroom link-detached bungalow.



Kitchen/Dining	5150 x 4300mm	16'11" x 14'0"	Bedroom Two	3914 x 3450mm	12'10" x 11'4"
Living Room	5400 x 4450mm	17'9" x 14'7"	Bedroom Three	3786 x 3450mm	12'5" x 11'4"
Master Bedroom	3800 x 3450mm	12'6" x 11'4"	Bathroom	2683 x 2450mm	8'10" x 8'0"
En-Suite	2450 x 1250mm	8'0" x 4'1"			

Gross internal floor area : 108 sqm ( 1162 sqft )

► Indicates where approximate measurements are taken from. C Cupboard B Boiler En En-Suite W Wardrobe

The illustrations are computer generated images and are for guidance purposes only. Orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our Sales Advisor for further details. All dimensions are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.



# SPECIFICATION

The homes at Meadow Park will impress with a superb range of specifications – all carefully selected for the ease of busy lifestyles. With a contemporary feel, all the rooms flow smoothly into each other and quality comes as standard.

## Kitchens :

- Stylish colonial kitchens with a high quality solid worktops and matching up-stands.
- A range of quality Neff appliances will be fitted including oven, hob, fridge-freezer and stainless steel extractor fan.
- Spaces will be provided for washing machine and tumble-dryer.
- Kitchen floors will be ceramic tiled.

## Heating :

- A gas based central heating system will be installed to each home.

## Electrics and Communication :

- Mains-operated smoke detectors interconnected with battery back-up.
- Battery-operated carbon monoxide alarms to rooms with gas appliances.
- Pendant ceiling lights will be provided throughout with recessed LED downlights in kitchens, bathrooms and en-suites.
- An ample number of power points will be installed throughout each home with television points to living areas, kitchens and most bedrooms.
- Cabling is provided to loft for any future installation of homeowner's own aerial/satellite dish and British Telecom points will be supplied to each home.

## Wall and Floor Finishes :

- Ceilings will have a smooth plastered finish and will be painted in brilliant white.
- Walls will be painted in neutral colours.
- Carpets to halls, living areas and bedrooms.

## Bathroom, En-suites and Cloakrooms :

- Contemporary white Roca sanitaryware with chrome plated brassware.
- Porcelanosa ceramic wall tiles – baths and en-suites will have half tiled walls and full height tiling in shower areas.
- Hand held shower over any baths.
- Stylish towel rails fitted in these rooms.
- Shaver socket to en-suites ( Optional upgrade ).
- Floors will be ceramic tiled.

## Windows, Doors and Joinery :

- uPVC double glazed windows and external doors. Front doors to have stylish chrome ironmongery and multipoint locking system.
- Internal doors, architraves and skirting will be white painted as standard.

## External Details :

- Rear gardens will have a patio area and matching footpaths. All gardens will be turfed in accordance with landscaping plans.

*The kitchens are inclusive of upmarket Neff appliances and sleek surfaces, whilst the bathrooms and en-suites are equally impressive – with Roca sanitaryware, fixtures and fittings. All the bedrooms within the collection feature built-in wardrobes and there is also a select range of optional specification upgrades available depending on the time of purchase and build stage – please speak to our selling agent for more information.*



**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

Supporting the Consumer Code for Home Builders.  
For more information please visit [www.consumercode.co.uk](http://www.consumercode.co.uk)



When you buy a new build home from Southeast Developments a 10 year building warranty is offered through LABC, one of the market leading warranty providers. For more information visit [www.labc.co.uk](http://www.labc.co.uk).

The specifications listed are correct and as intended at the time of going to print. Please speak with our Selling Agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice. Any choices are subject to the stage of construction.



---

# LOCATION

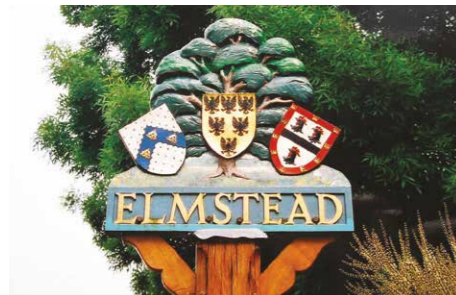
A modern village surrounded by countryside.

The village of Elmstead Market strikes the ideal balance for those who enjoy the delights of both town and country. Located on the ancient route connecting the vibrant town of Colchester to the tapestry of attractive settlements, waterways and seaside towns of Essex's Tendring Peninsula, the village offers easy access to inspiring coastal walks, beautiful nature reserves and an array of opportunities for retail, leisure and entertainment in equal measure.

You'll find everything you need for day-to-day life on your doorstep. The local Budgens supermarket stocks a broad range of groceries, freshly baked goods, high-end wine and household goods – and there is also a petrol station and convenience store in the village. Slightly further afield, the well stocked Mitchells farm shop offers a delicious range of local produce, groceries and essentials – and there is a wide selection of major supermarkets just a few miles away in Colchester. Elmstead Market is also home to an active community centre, a popular Indian restaurant, a beauty salon and a highly regarded fish-and-chip shop – alongside the renowned Beth Chatto Garden Nursery and Tearooms.

Families with young children will be pleased to find Elmstead Primary School very nearby the development, providing an Ofsted-rated 'good' school just minutes from home. A previous Anglia In Bloom competition winner, Elmstead Market continues to enter every year, and as a result public spaces are always neat, tidy and well-maintained. With the A120 just a few minutes away – allowing access to all of Essex and Suffolk's renowned attractions – residents will have found the perfect place to lead a happy, balanced lifestyle.

*"Surrounded by beautiful open-fields lined with hay bales and poppies – as well as ancient meadows which are home to an array of local wildlife – Elmstead is a sought-after setting, within easy reach of highlights like the Colne Estuary, fishing lakes, train stations and good links into larger towns like Colchester, Wivenhoe and Brightlingsea."*





# Meadow Park, Off Meadow Close, Elmstead Market, Essex



Whatever your daily needs, the nearby roads and rail links offer easy and convenient connections to all the main destinations in the wider area, where a large variety of amenities provide a huge range of opportunities for all – and with the A120, A133 and A12 so close-by, it's easy to explore the full delights of the Tendring, Essex and Suffolk area.

## Nearby amenities.

Budgens Store ( Elmstead Market )	0.5 Miles
Elmstead Primary School	0.6 Miles
Tesco Superstore ( The Hythe, Colchester )	2.5 Miles
Waitrose Superstore ( Colchester )	3.5 Miles
Bannatynes ( Leisure Club )	3.7 Miles
Colchester Leisure World ( Leisure Club )	4.2 Miles

## Surrounding area.

Alresford ( Train Station )	2.7 Miles
Wivenhoe ( Train Station )	2.8 Miles
Colchester High Street	3.8 Miles
Clacton-on-Sea	12 Miles
Frinton-on-Sea	13 Miles
Ipswich	20 Miles

# FennWright 01206 763388

For information and current availability please

Fenn Wright, 146 High Street, Colchester, Essex CO1 1PW

phone us or visit [fennwright.co.uk](http://fennwright.co.uk)

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developers run a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All times and distances quoted are from <http://www.nationalrail.co.uk> or <http://www.tfl.gov.uk> and are approximate only.

No description or information given about the homes or their value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any statement or representation of fact and any information given is entirely without the responsibility of the agents or the vendor company. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact representation. Any areas, measurements or distances are approximate only.

Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.