



# MANNINGTREE — PARK —

Coastal and Country Living at its Finest

CITY & COUNTRY



# Welcome to Manningtree Park

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An exclusive collection of elegant new homes, nestled between the villages of Mistley and Lawford, and the charming market town of Manningtree.

Voted as one of the Best Places to Live in the East of England,\* Manningtree is a lifestyle destination for all ages. Here, you can experience the best of both country and coastal living whilst being within easy reach of major towns and cities, and within an hour of London by train.

This select development offers luxurious one and two bedroom apartments alongside one to five bedroom houses, all surrounded by over 11 acres of landscaped parkland and garden squares.

Whether you're stepping onto the property ladder for the first time, looking for a spacious home tailor-made for your growing family or a place to downsize without compromise, Manningtree Park is the perfect place to call home.

# The perfect place to call home

Adjacent to the Stour Estuary, surrounded by natural beauty, a wealth of history, picturesque coastal scenery and rolling countryside, Manningtree Park is a place where life can be as relaxed or as active as you choose.

Known as 'Constable Country' with its lush meadows, mills and rainbow-painted village houses, this area is just a couple of miles from Dedham Vale, a designated Area of Outstanding Natural Beauty.

Set amongst some of the most wildlife rich landscapes in the UK, with a sprawling coastline and mudflats, those who live here can enjoy walks and cycle routes along the

Stour Estuary or in the Stour Estuary Nature Reserve, with its miles of ancient woodland trails.

A short walk away, the local villages of Lawford and Mistley as well as Manningtree town centre, offer a host of shops, cosy pubs and stylish restaurants alongside well-regarded schools and nurseries for growing families.





Computer generated image is indicative only

# An inspired living environment

Manningtree Park has been designed to offer the very best of modern village living in an environment of timeless appeal.

Combining elegant façades and traditional materials with contemporary yet versatile interiors and a high specification, this beautiful collection of thoughtfully-designed homes have been inspired by the traditional architecture of the North Essex vernacular.

Passing through parkland from the entrance gates, you will find attractive homes set back from the road, with wide, tree-lined boulevards, rich planting and attractive green open spaces.

City & Country has considered every aspect of Manningtree Park, looking to the future to ensure residents can enjoy this carefully crafted setting for many years to come.



Each energy-efficient home will be built with power and cabling for residents to install their own electric car charging point, helping to make the future greener.



# Where people love to live

With its picturesque street scenes, green open spaces and warm, welcoming neighbourhood, Manningtree Park is the embodiment of City & Country's commitment to creating communities where residents can enjoy time with friends and family or simply relax in beautiful surroundings.

Central to the development, a village square with a farm shop and café will be at the heart of this new community and providing the perfect place to shop, meet friends or stop for a coffee.

A natural playground and off-lead dog area offer ideal places for neighbours to come together and for children to explore and make new friends.

Footpaths and cycleways wind through the parkland into the countryside beyond.

At Manningtree Park you will experience the tranquillity of the countryside and coast, with all the benefits of modern living. It's simply an outstanding place to live and unlike any other you'll find in the area.



The village square

In keeping with the historic use of the site, Manningtree Park's very own rare breed sheep will graze in the private paddock.

# Discover local charm

Just a short walk away, the town of Manningtree and villages of Lawford and Mistley epitomise the quintessential English lifestyle, offering a range of excellent amenities amidst a relaxed pace of life.

In the village of Mistley, enjoy an afternoon drink at Tea At The Quay whilst watching the famous swans or visit The Mistley Thorn, serving award-winning food in tastefully designed surroundings. Keep your eyes open for the Mistley Towers: the only surviving part of a church designed by Robert Adam in the 18th century.

Just a mile away, Manningtree town centre is renowned as one of the smallest towns in the country. Here, you'll discover a host of local independent shops and businesses, along with tempting venues to meet friends for drinks or dinner, sample local tapas or celebrate a special occasion. There's also a sports centre with activities from climbing to swimming and squash.

Manningtree boasts a twice weekly market and, in the summer months, the fabulous vintage street market draws visitors from miles around.

Life at Manningtree Park can be as relaxed or active as you choose and, with festivals, poetry evenings, drama, comedy, live music and a wealth of clubs and societies on hand, you'll never be bored.

Walk along The Walls between Manningtree and Mistley, browse round the art gallery at Mistley Quay Workshops or head to the Red Lion for a drink. Wherever you go, the welcome will be warm and genuine.

Commuting is a breeze with regular trains from Manningtree to London Liverpool Street in under an hour. Both Mistley and Manningtree also have direct trains to Colchester, Chelmsford, Ipswich and Norwich.

Just a short trip down the river, you will also find the delights of Dedham, where Georgian streets, charming tea rooms and the fine dining of the Talbooth Restaurant, transport you to a quieter world.



There's nowhere better to enjoy coastal life than on this stretch of the Essex coastline.

# A coastal way of life



It's no surprise that the water plays a big part of everyday life here, with a variety of activities to try and clubs to join. From adrenaline-pumping watersports to simply soaking up the sun on a sandy beach, from walks along the windswept coastline to fossil hunting on shingled shores, there are so many ways to refresh and relax in this lovely coastal area.

Whatever watersports you're into – ski, surf, water polo, even white water rapids – everything you could ever want can be found here.

If the open waves appeal, the local Stour Sailing Club caters for all ages and levels of experience, or choose to take things a little slower in a hired rowing boat or canoe.



For those who crave the feel of sand between their toes, you'll be within walking distance of Manningtree's own family friendly small beach.

Relax, take the dog for a seafront walk or build sandcastles with the family, it's up to you – some of the most glorious beaches in Essex and Suffolk are but a short drive away.

# A breath of fresh air

Take a tranquil woodland walk or an exhilarating cycle through the countryside, watch birdlife on the mudflats of the estuary, horse ride through Dedham Vale, soak up the sun on a local beach, sail, row, kayak or paddleboard on the River Stour. And, when the sun goes down, you'll have somewhere special to come home to.

Stretching from the north-western fringes of Manningtree through Suffolk, The Dedham Vale Area of Outstanding Natural Beauty is known as 'Constable Country.' Walk the path from Dedham to Flatford and you'll enjoy incredible views as you pass through a landscape of water meadows, riverside paths, ancient woodland and lush meadows, populated by grazing cows.

Call into the National Trust café at Flatford and enjoy tea and cake as you sit back and watch the world sail by. At Flatford Mill, the scene of Constable's most famous painting, the millpond is clear and calm, dotted with lily pads and framed by long grass and wildflowers.

Rolling countryside, sweeping vistas, wild woodland trails; there really is no better place for nature lovers and outdoor enthusiasts.

Spread over 27 hectares, Wrabness Nature Reserve is a lovely place to go all year round. Here you can spot yellowhammer, whitethroat, turtle dove, songthrush, nightingale and owls whilst walking and enjoy beautiful views over the Stour Estuary - pastoral scenes that have hardly changed since Constable's time.

And, when you've finished your walk, a lovely setting and relaxed atmosphere, make The Boathouse the perfect place for a bite to eat.



Flatford Mill







Shewell Walk, Colchester

# Culture on your doorstep

Less than 10 miles away is the magnificent city of Colchester which is brimming with things to do. Coined 'Britain's First City', you can take in the historic delights of Colchester or simply wander through the city centre. With its charming streets, squares and arcades that are all lined with a choice of high-street names, designer labels and independent boutiques, it's the perfect place for a spot of retail therapy.

Be transported back in time with a visit to Colchester Castle or enjoy some of the country's best shows at the award-winning Mercury Theatre. Colchester Arts Centre enjoys a lively programme of comedy and music and, for art lovers, there's the popular gallery Firstsite, winner of Art Fund Museum of the Year 2021. The bustling city centre is lined with fantastic places to eat and drink, including Greyfriars, Church Street Tavern and Noodle Bar.

Families love the castle and Colchester Zoo as well as the swimming pools, trampoline parks, roller rinks and many events. Discover the area's rich railway heritage at Colne Valley Railway - or when you've got time to yourself, unwind with a luxurious treatment at Bannatyne Spa or the nearby Lifehouse Spa.

A little further afield is Ipswich, a vibrant town with a waterfront that's full of life: boats sail in and out of a marina lined with cafes and restaurants, upmarket shops, galleries and museums. In the heart of town, chic boutiques and specialist stores sit alongside familiar brand names and all the services you'd expect. An eclectic mix of stylish bistros, quirky bars, independent eateries, and traditional pubs make Ipswich a foodies' paradise.





# High quality Education

Manningtree Park is ideal for growing families, with a number of excellent schools close by. The local state primary and secondary schools – graded either ‘Good’ or better by Ofsted – are within walking distance.

Nearby Colchester also has an exceptional collection of both public and private schools including Colchester Royal Grammar School (which was founded in the 12th Century), Colchester County High School for Girls, and Colchester High School & Nursery.

Ipswich High School, an independent day and boarding school catering for children between the ages of 3 and 18, is set on a beautiful 87-acre campus in Woolverstone on the banks of the River Orwell. Also in Ipswich, is the Royal Hospital School, surrounded by 200 acres of countryside, providing education for both day and boarding pupils and achieving excellent results.

You’ll also be ideally placed for higher education, with the largest vocational college in Essex, Colchester Institute, on your doorstep, along with Colchester’s University of Essex campus.

## Primary Schools

Lawford C Of E	0.5 miles
Highfields	0.9 miles
Mistley Norman C Of E	2.1 miles

## High Schools & Secondary Schools

Manningtree	0.7 miles
East Bergholt	4.2 miles
Holbrook Academy	8.0 miles

## Grammar Schools & Independent Schools

Royal Hospital School	6.7 miles
Colchester Royal Grammar	9.1 miles
Ipswich High School	10.2 miles

## Universities & College Education

University Of Essex	7.8 miles
The Colchester Institute	9.1 miles
University Of Suffolk	11.3 miles



Awarding Manningtree High School in Lawford a ‘Good’ rating, the Ofsted inspector commented that this state secondary was a ‘lovely’ school.



# Perfectly placed

With excellent transport links by road, rail and air, Manningtree Park is perfectly placed for commuting or days out.

The A120, A12, A14 are easily accessible and London Liverpool Street is approximately 56 minutes\* from Manningtree train station, part of the Great Eastern Mainline, which runs between London and Norwich.

The larger towns of Ipswich and Colchester which offer a wider range of shopping, educational and recreational facilities are within easy reach.

Ferries from Harwich travel to the Hook of Holland, whilst London's Stansted and Southend airports are just under 50 miles away.

## Train times from Manningtree station



## By Road from Manningtree Park



# Creating craft built homes

**Design & Planning Director, Simon Vernon-Harcourt, has played a crucial role in the design of Manningtree Park, taking inspiration from the vernacular architecture..**

“Working with City & Country for nearly 20 years as an architect I have had the privilege of being involved in some amazing projects, almost always with a historical connection, be it a former country house or an elegant Victorian institutional building. Working on these old and wonderful buildings and looking at almost any house or structure from before the start of the 20th Century you will see an attention to detail, proportions and craftsmanship that is often forgotten in modern buildings. There are many wonderful 20th Century buildings, but it is often the pretty village or town that families most want to live in – and it is this that has inspired us!

For the design of Manningtree Park we looked at local villages which have fine examples of historic architecture and placemaking. We also cast the net further afield for inspiration, as Essex has some wonderfully evocative and picturesque villages. From this, we wanted to create a series of spaces that give each part of Manningtree Park a distinctive feel. We have the main approach road passing through an area of parkland, opposite a formal, Victorian inspired, row of terrace houses. The road then swings around and takes you down the main tree lined street, with pretty rows of terrace houses, to the central village square with a shop and café at the social heart of the development.

“Creating carefully crafted developments that mix timeless materials, considered proportions and practical technology give the best of both worlds, well-designed homes that work for their owners, and beautiful homes that residents can love living in!”

From the village square you can then travel down distinctive streets with key architectural buildings as focal points and a range of houses to finish at either groups of mews houses, or country lanes with larger detached houses some of which look onto open countryside. For different areas and key streets, we have selected species of trees for their different foliage and blossom to add further character and charm to the development.

We took the same approach for the architectural detailing. Starting with the right scale and proportion of the dwellings and their windows, which give a rhythm and elegance to the elevations that you see in Essex villages. The materials are key, with natural clay bricks and roof tiles, and deep reveals to the windows to help articulate them. A combination of brick, detailed chimneys, sliding sash windows and steep pitched, clay plain and pan tile roofs add to the warm architectural feel.

Carefully designed eaves and porches pick up on detailing, and range in styles from more informal and vernacular to formal and classical. These have been designed by our in-house heritage architect and will be manufactured by a local joiner to ensure that the homes look and feel like something you would see in the best villages across the rolling Essex countryside.

We have selected to use some more modern materials too, which have the scale and proportions of traditional building elements, but the low maintenance and easy operation that people crave. We have also included some of the latest technology, from smart doorbells to installation of the cabling ready for car charging equipment to be installed.”



Image of previous City & Country showhome and is indicative only

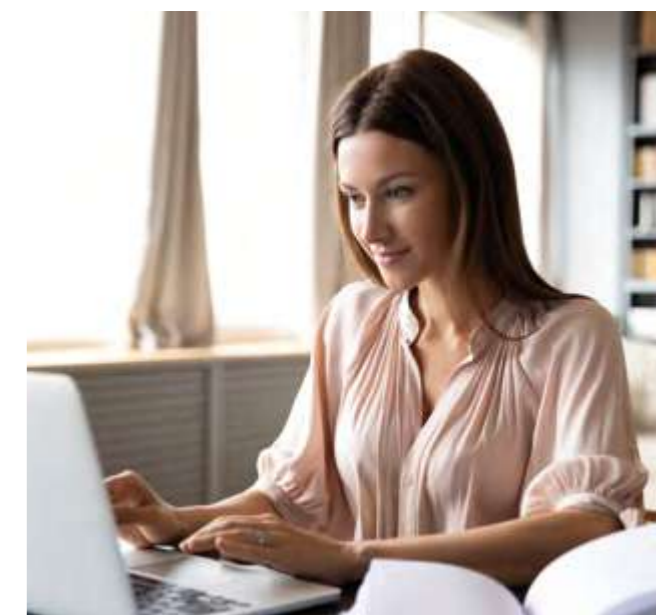
# Timeless style and elegance

Each home has been individually designed to suit the needs of varying lifestyles and offer the very best in contemporary living. Sophisticated interiors blend perfectly with beautifully crafted exteriors, combining to create stylish homes with enduring appeal.

Bright and airy by day, warm and cosy by night, the versatile, generous living spaces are the ideal place to spend time with family and friends. Large windows and double doors, which open onto the garden, let the sunlight flood in, whilst a neutral colour palette allows you to add your own style and individuality with ease.

Every detail has been thoughtfully considered, materials and appliances carefully selected and traditional features complemented by the very best of modern technologies.

All homes feature superfast broadband and well positioned power points which not only make working from home stress-free, but also ensure the whole family can stream films, browse the web or play games uninterrupted.



# The heart of any home...

Whether it's throwing a lavish dinner party for friends or cooking up a hearty Sunday lunch for the family, the spacious kitchen is where you'll make lifelong memories.

The beautifully-appointed kitchen comes fully fitted with everything you need - from the stylish Silestone worktops and oak finish flooring to the integrated appliances and generous open-plan layout, it's the perfect space to bring everyone together.



Image of previous City & Country showhome and is indicative only



Image of previous City & Country showhome and is indicative only



# Space to unwind

A haven of relaxation, the bedrooms have been elegantly designed with a neutral colour palette and spacious layout that makes the most of natural light.

Every detail has been carefully considered, from the luxurious 100% textured wool carpets that feel soft underfoot, to the built-in wardrobes\* that provide ample storage space and keep everyday items tucked away out of view.

\*Fitted wardrobes are included to all principal bedrooms and also bedroom two in four and five bedroom homes

# Indulgent bathrooms

After a long day, nothing beats coming home to your very own sanctuary. The stunning bathrooms have been fitted with contemporary Laufen Pro sanitaryware and porcelain wall and floor tiles, providing a beautiful setting to relax, rejuvenate and leave the stresses of the day behind you.







# Your private outdoor oasis

The homes at Manningtree Park have been created to bring the essence of the surrounding countryside right to your back door: an extension of your living space designed to enjoy.

From long summer evenings entertaining friends to crisp autumn mornings, wrapped up with a freshly brewed coffee or spring afternoons, just listening to the birdlife which is in such abundance here, this is a place where you can truly relax.





# MANNINGTREE — PARK —

## PHASE ONE

### One bedroom homes

- The Furze  
Plots 62, 109 & 117

### Two bedroom homes

- The Barrow  
Plots 55, 56, 59, 60, 63, 64, 66, 67, 68, 71, 72, 74, 75, 76, 79, 80, 83, 86, 135, 136 & 137
- The Westley  
Plots 65 & 73

### Three bedroom homes

- The Chrishall  
Plots 21, 22, 23, 24, 25, 37, 38, 47, 48, 51, 52, 434 & 436
- The Plumtree  
Plots 26, 27, 437 & 438
- The Rowley  
Plots 46, 49, 50, 53, 54, 57, 58, 61, 69, 70, 77, 78, 81, 82 & 87
- The Clayton  
Plots 28, 439 & 440
- The Oak  
Plots 84 & 85

### Four bedroom homes

- The Langdon  
Plots 89, 91, 93, 429 & 432
- The Thundersley  
Plots 90 & 92
- The New England  
Plot 431
- The Walden  
Plots 88, 157 & 435
- The Rushley  
Plots 430 & 433

### Five bedroom homes

- The Danbury  
Plots 7, 94 & 158

### Apartments

- One Bedroom  
Plots 127, 128, 129, 131, 132 & 133
- Two Bedroom  
Plots 130 & 134

For further information on The Apartments, please ask the Sales Team for details.





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## MANNINGTREE — PARK —

### Stylish and modern one and two bedroom homes

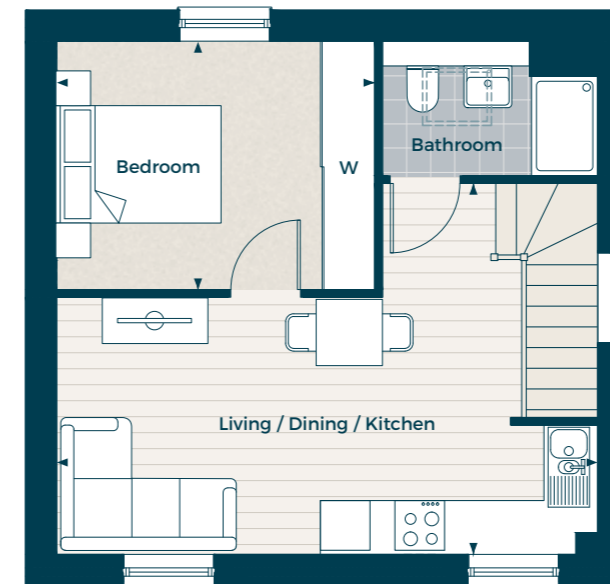
Each one and two bedroom home provides beautifully designed, light-filled living space and a kitchen that is both elegant and practical. In addition to a luxurious bathroom, the principal bedroom in two-bedroom homes features an en-suite shower room. Outside space is also a priority - and each new home opens onto a terrace and private garden beyond.

# The Furze

One bedroom home over garage

Plots 62\*, 109\* & 117

Gross Internal Area: 48.4 sq m (520 sq ft)



## First Floor

Living / Dining / Kitchen

6.54m x 4.48m 21' 5" x 14' 8"

Bedroom

3.84m x 3.00m 12' 7" x 9' 10"

## Ground Floor



### Key:

C - Cupboard W - Built-in Wardrobe - Roof Window - Front Entrance - Depicts where measurements have been taken from

\* Denotes handed plot. Individual plots vary in size, please ask the Sales Consultant for details.

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# The Barrow (I)

Two bedroom terrace home

Plots 56\*, 60\*, 68\*, 72\*, 76\*, 80\*, 86\* & 135\*.

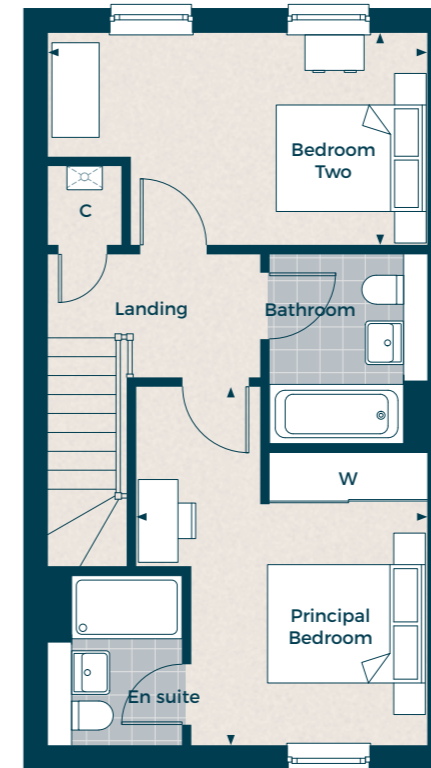
Gross Internal Area: 86.9 sq m (935 sq ft)



**Key:**

C - Cupboard W - Built-in Wardrobe ▲ - Front Entrance ◀▶ - Depicts where measurements have been taken from

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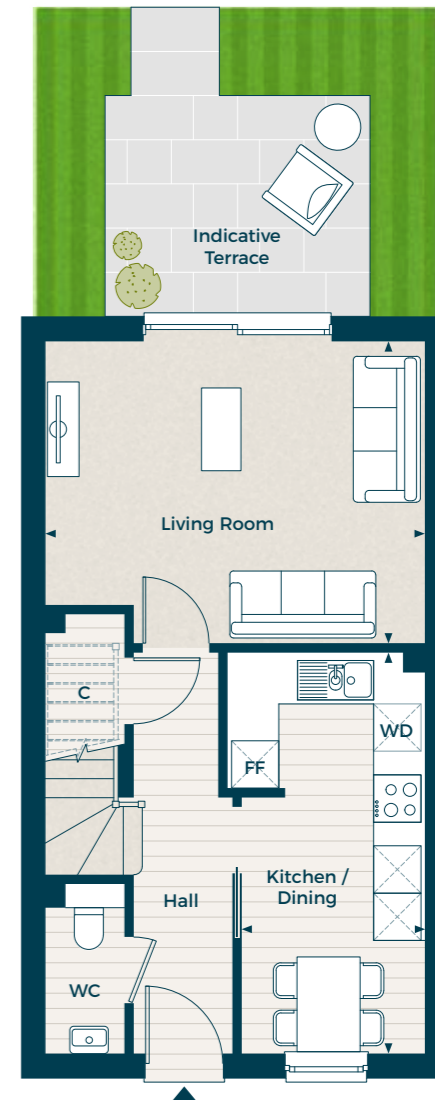
**First Floor**

Principal Bedroom

4.55m x 3.69m 14' 11" x 12' 1"

Bedroom 2

4.81m x 2.69m 15' 9" x 8' 10"



**Ground Floor**

Living Room

4.81m x 3.83m 15' 9" x 12' 7"

Kitchen / Dining

5.09m x 2.32m 16' 8" x 7' 7"

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# The Barrow (II) OPEN PLAN

Two bedroom terrace home

Plots 55, 59, 63, 64, 66, 67, 71, 74, 75, 79, 83, 136 & 137

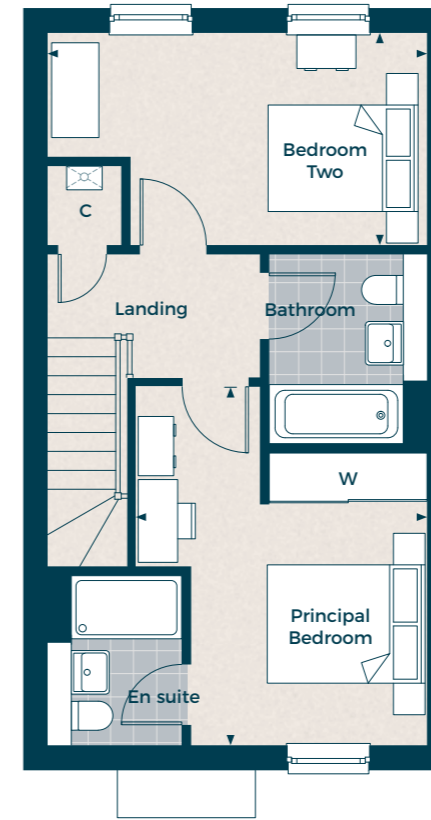
Gross Internal Area: 86.88 sq m (935.2 sq ft)



**Key:**

C - Cupboard W - Built-in Wardrobe ▲ - Front Entrance ◀▶ - Depicts where measurements have been taken from

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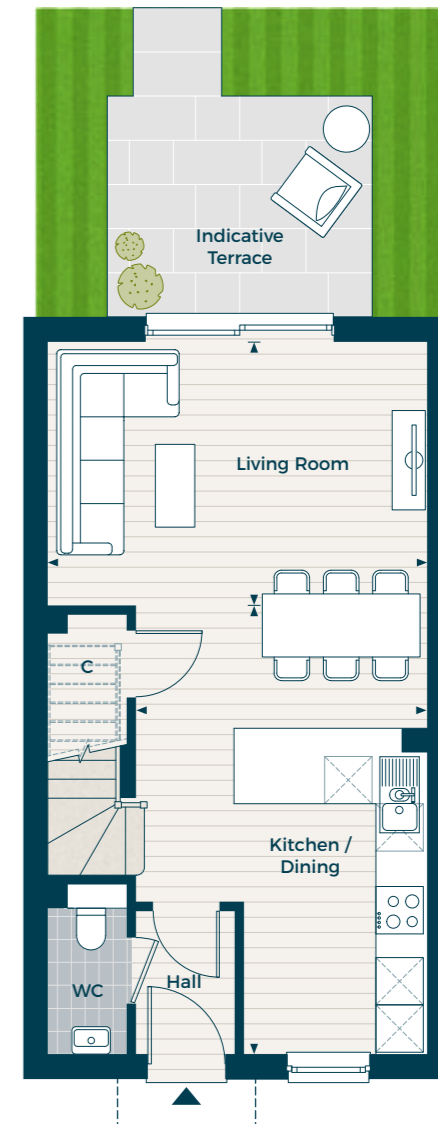
**First Floor**

Principal Bedroom

4.55m x 3.69m 14' 11" x 12' 1"

Bedroom 2

4.81m x 2.69m 15' 9" x 8' 10"



**Ground Floor**

Living Room

4.81m x 3.34m 15' 9" x 11' 0"

Kitchen / Dining

5.69m x 3.69m 18' 8" x 12' 1"

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# The Westley

## Two bedroom terrace home

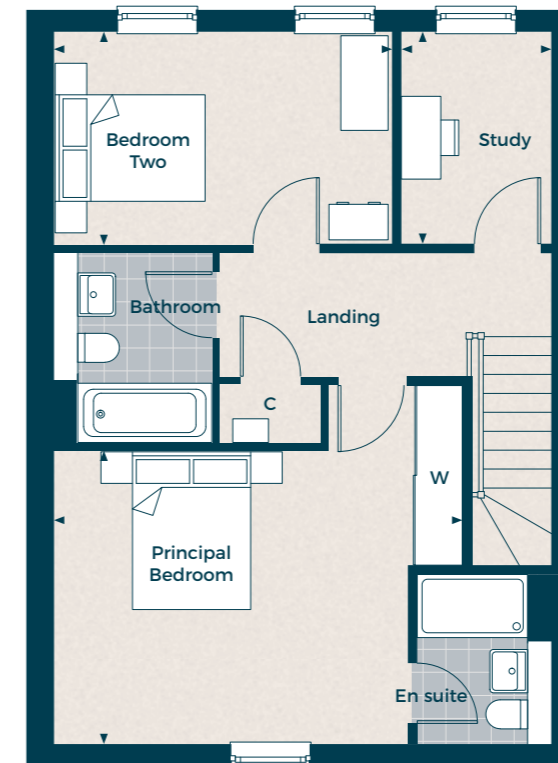
Plots 65 & 73  
Gross Internal Area: 100.4 sq m (1,080 sq ft)



### Key:

C - Cupboard W - Built-in Wardrobe ▲ - Front Entrance ◀▶ - Depicts where measurements have been taken from

Individual plots vary in size, please ask the Sales Consultant for details.



### First Floor

Principal Bedroom  
5.19m x 3.70m 17' 0" x 12' 2"

Bedroom 2  
4.29m x 2.69m 14' 1" x 8' 10"

Study  
2.69m x 1.90m 8' 10" x 6' 3"



### Ground Floor

Living Room  
4.81m x 3.83m 15' 9" x 12' 7"

Kitchen / Dining  
5.09m x 2.32m 16' 8" x 7' 7"

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## MANNINGTREE — PARK —

# Beautifully crafted three bedroom homes

Whether you choose a detached or a terraced three bedroom home, open-plan living or a layout with separate living and kitchen/dining rooms, you can be confident that it will be light and airy - and beautifully finished. Living spaces open up onto the garden, bringing a sense of the outside 'in.' Bedrooms are generously proportioned - and each principal bedroom comes complete with fitted wardrobes.



# The Chrishall (1)

Three bedroom detached and semi-detached home

Detached: plots 21, 37\*, 38 & 434 & 436\*. Semi-detached: plots 22\*, 23, 24\* & 25.

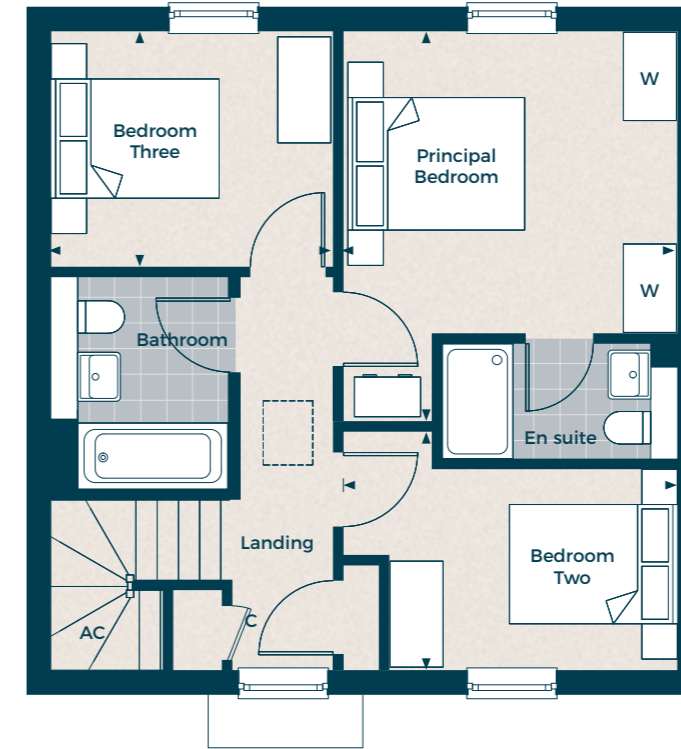
Gross Internal Area: 102.1 sq m (1,099 sq ft)



**Key:**

AC - Airing Cupboard C - Cupboard W - Built-in Wardrobe - Loft Access Hatch ▲ - Front Entrance ◀▶ - Depicts where measurements have been taken from

\* Denotes handed plot. Individual plots vary in size, please ask the Sales Consultant for details.



**First Floor**

- Principal Bedroom**  
4.41m x 3.78m 14' 6" x 12' 5"
- Bedroom 2**  
3.78m x 2.70m 12' 5" x 8' 10"
- Bedroom 3**  
3.19m x 2.66m 10' 6" x 8' 9"



**Ground Floor**

- Living Room**  
3.60m x 3.39m 11' 10" x 11' 1"
- Kitchen / Dining**  
7.23 x 3.48m 23' 9" x 11' 5"

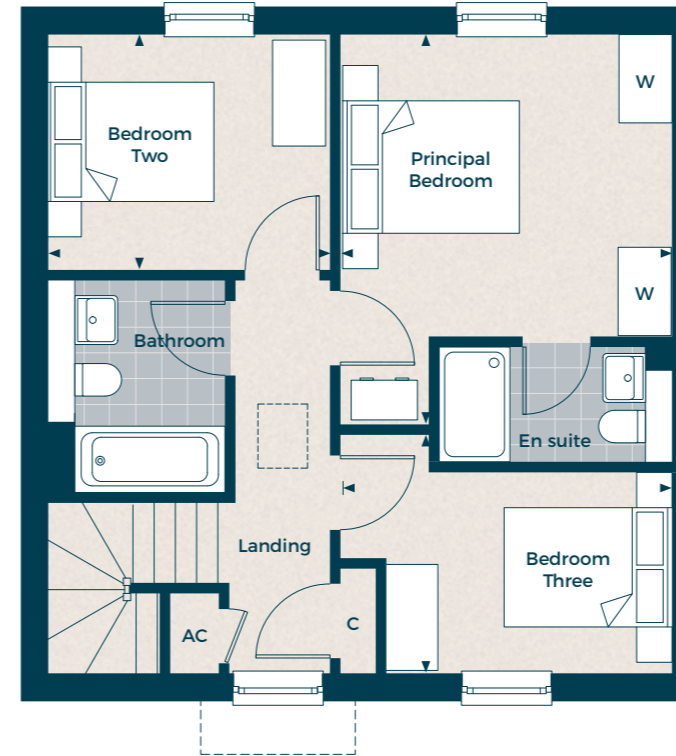
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# The Chrishall (II)

Three bedroom terrace home

Plots 47, 48\*, 51, 52\*

Gross Internal Area: 102.10 sq m (1,098.99 sq ft)

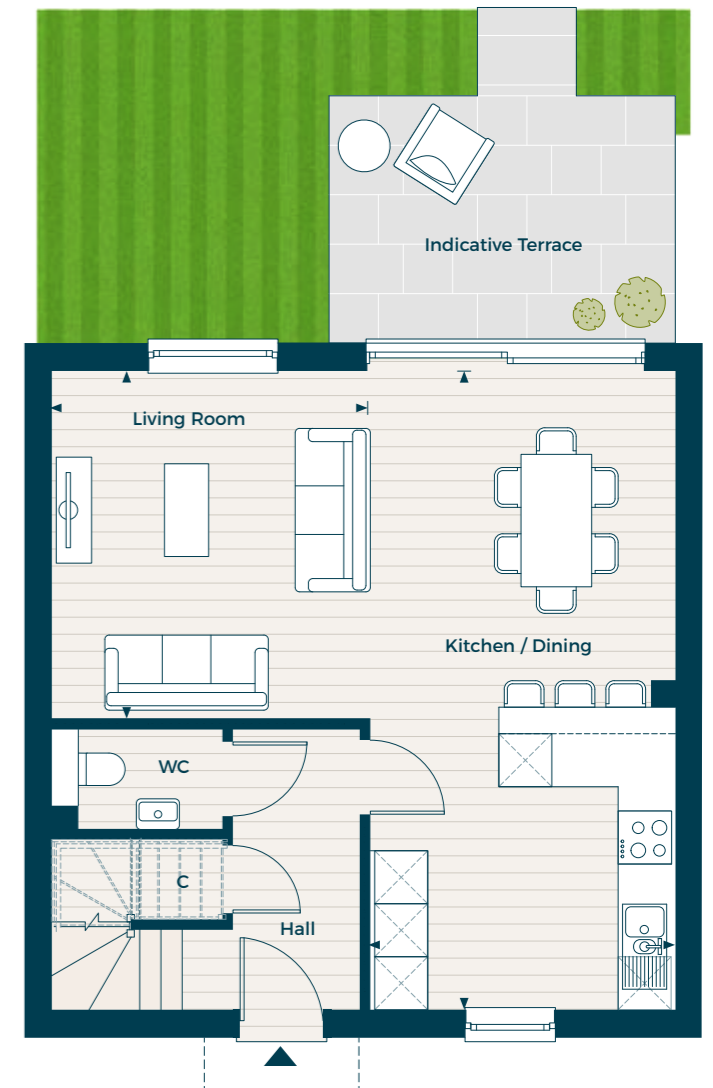


## First Floor

**Principal Bedroom**  
4.41m x 3.75m 14' 6" x 12' 4"

**Bedroom 2**  
3.19m x 2.66m 10' 6" x 8' 9"

**Bedroom 3**  
3.75m x 2.70m 12' 4" x 8' 10"



## Ground Floor

**Living Room**  
3.93m x 3.61m 12' 11" x 11'

**Kitchen / Dining**  
7.23m x 3.46m 23' 9" x 11' 4"

### Key:

AC - Airing Cupboard C - Cupboard W - Built-in Wardrobe - Loft Access Hatch ▲ - Front Entrance ◀▶ - Depicts where measurements have been taken from

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# The Clayton

Three bedroom detached home

Plots 28, 439 & 440

Gross Internal Area: 121.4 sq m (1,306 sq ft)

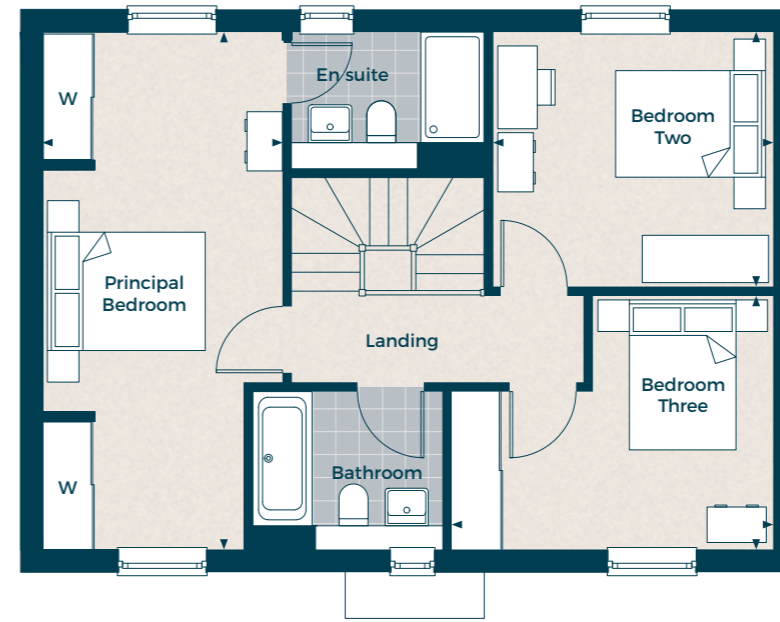


**Key:**

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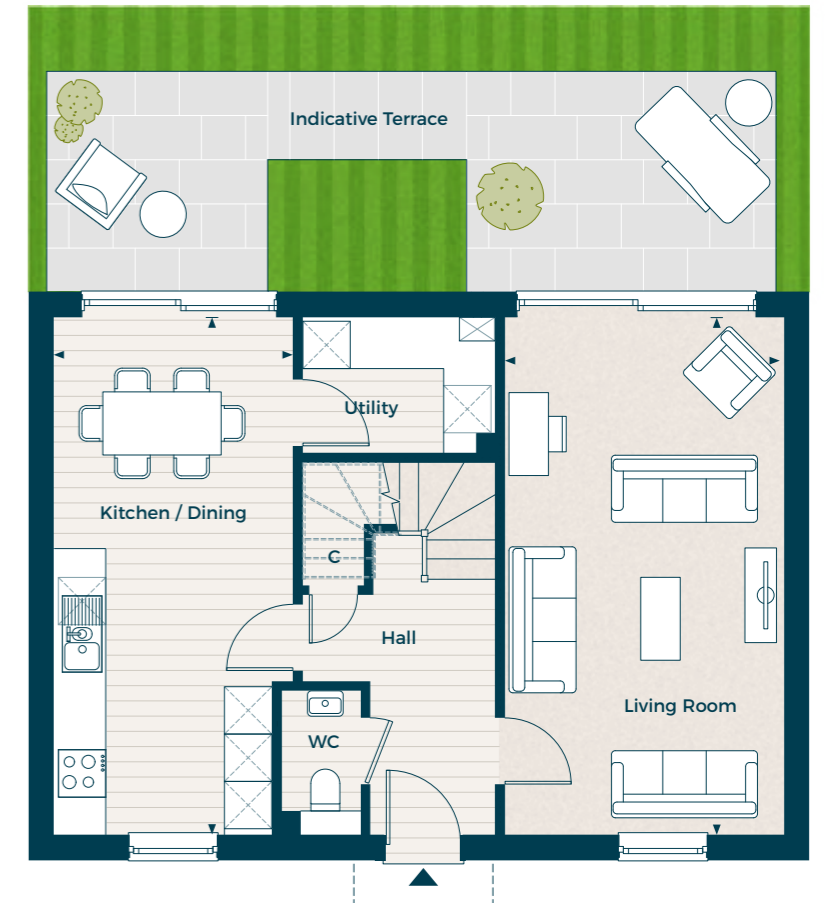


**First Floor**

**Principal Bedroom**  
6.56 x 3.04m 21' 6" x 10' 0"

**Bedroom 2**  
3.55 x 3.23m 11' 8" x 10' 7"

**Bedroom 3**  
4.07m x 3.21m 13' 4" x 10' 6"



**Ground Floor**

**Living Room**  
6.56m x 3.53m 21' 6" x 11' 7"

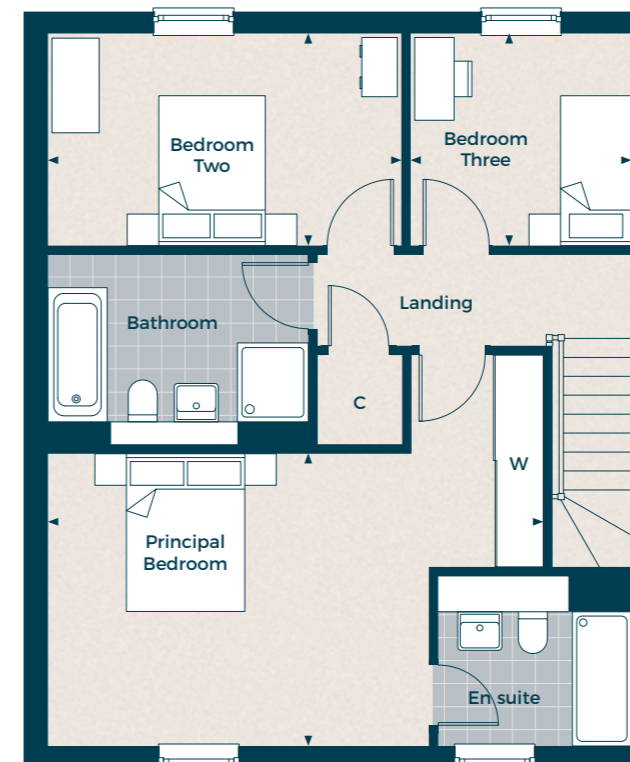
**Kitchen / Dining**  
6.56m x 3.03m 21' 6" x 9' 11"

# The Oak (I)

Three bedroom terrace home

Plot 84

Gross Internal Area: 114.56 sq m (1,233.11 sq ft)

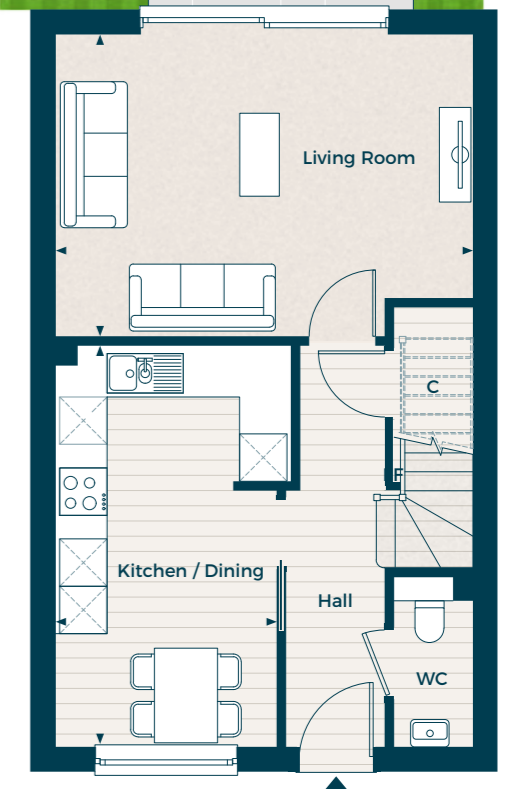
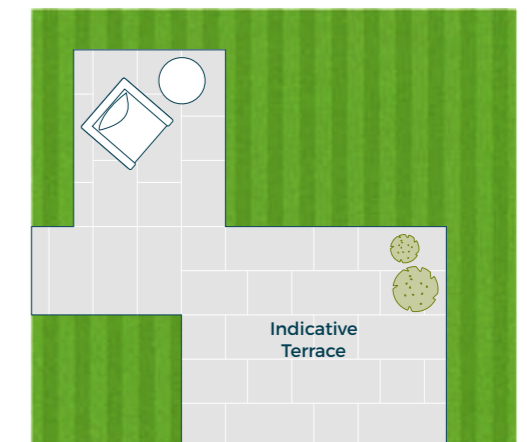


## First Floor

**Principal Bedroom**  
6.28m x 3.70m 20' 7" x 12' 2"

**Bedroom 2**  
4.48m x 2.69m 14' 8" x 8' 10"

**Bedroom 3**  
2.80m x 2.69m 9' 2" x 8' 10"



## Ground Floor

**Living Room**  
5.29m x 3.83m 16' 8" x 12' 7"

**Kitchen / Dining**  
5.09m x 2.80m 16' 8" x 9' 2"

### Key:

C - Cupboard W - Built-in Wardrobe ▲ - Front Entrance ◀▶ - Depicts where measurements have been taken from

Individual plots vary in size, please ask the Sales Consultant for details.

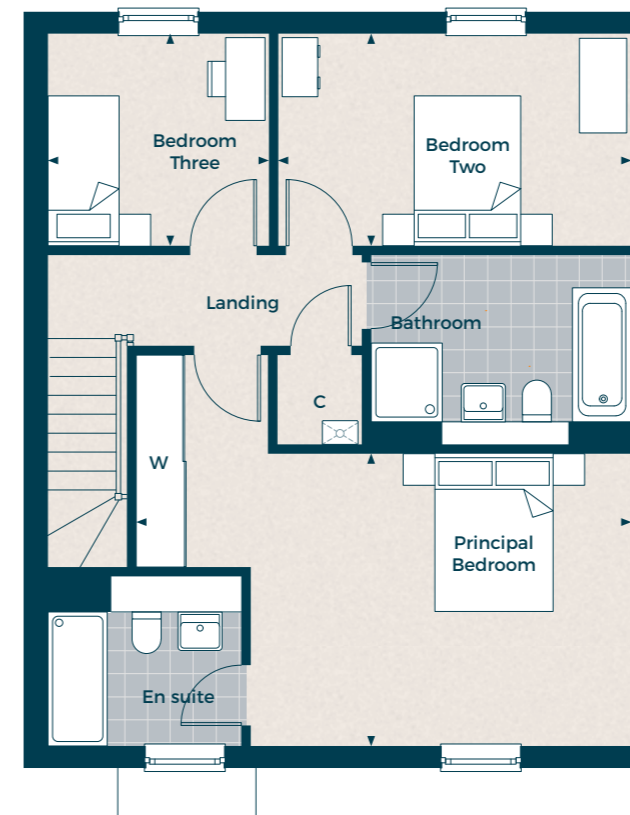
Computer generated image is indicative only. Floor plans shown are indicative only. To increase legibility these plans have been sized to fit the page and as a result may be of a different scale to others within this document. Location of windows, doors, wardrobes, kitchen units, appliance spaces and bathroom fittings may differ. Garden and Terrace is indicative only. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

# The Oak (II) OPEN PLAN

Three bedroom terrace home

Plot 85

Gross Internal Area: 114.6 sq m (1,233 sq ft)

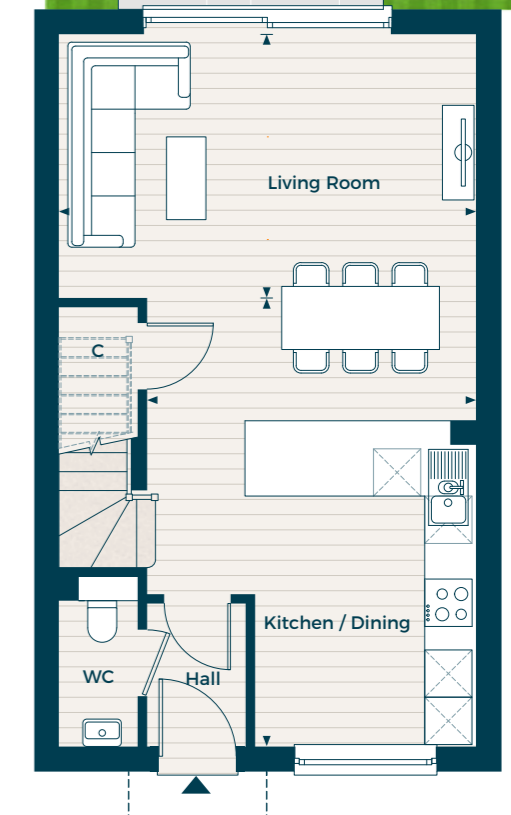
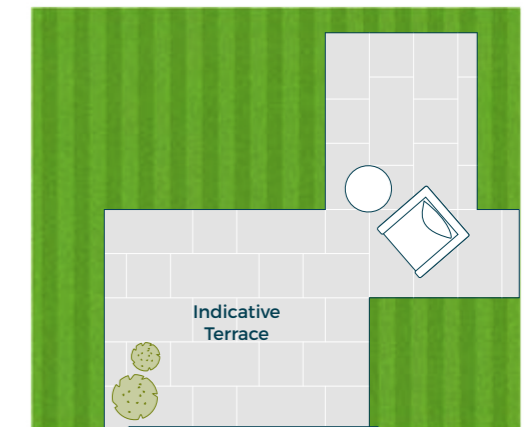


## First Floor

Principal Bedroom  
6.28m x 3.70m 20' 7" x 12' 2"

Bedroom 2  
4.48m x 2.69m 14' 8" x 8' 10"

Bedroom 3  
2.69m x 2.80m 8' 10" x 9' 2"



## Ground Floor

Living Room  
5.29m x 3.34m 17' 4" x 11' 0"

Kitchen / Dining  
5.69m x 4.17m 18' 8" x 13' 8"

### Key:

C - Cupboard W - Built-in Wardrobe ▲ - Front Entrance ◀▶ - Depicts where measurements have been taken from

Individual plots vary in size, please ask the Sales Consultant for details.

Computer generated image is indicative only. Floor plans shown are indicative only. To increase legibility these plans have been sized to fit the page and as a result may be of a different scale to others within this document. Location of windows, doors, wardrobes, kitchen units, appliance spaces and bathroom fittings may differ. Garden and Terrace is indicative only. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

# The Plumtree

Three bedroom detached and semi-detached home

Detached: plots 437 & 438\*. Semi-detached: plots 26\* & 27.

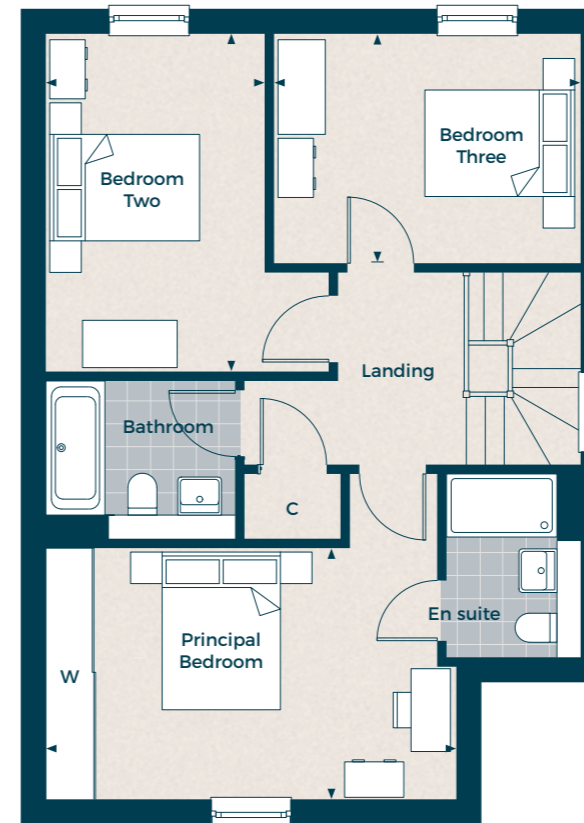
Gross Internal Area: 125.96 sq m (1,355 sq ft)



**Key:**

C - Cupboard W - Built-in Wardrobe ▲ - Front Entrance ◀▶ - Depicts where measurements have been taken from

\* Denotes handed plot. Individual plots vary in size, please ask the Sales Consultant for details.



**First Floor**

**Principal Bedroom**  
5.21m x 3.19m 17' 1" x 10' 5"

**Bedroom 2**  
4.28m x 2.78m 14' 1" x 9' 1"

**Bedroom 3**  
3.89m x 2.91m 12' 9" x 9' 7"



**Ground Floor**

**Living / Dining**  
6.78m x 6.13m 22' 3" x 20' 1"

**Kitchen**  
3.76m x 3.57m 12' 4" x 11' 9"

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# The Rowley (I) OPEN PLAN

## Three bedroom terrace home

Mid-terrace: plot 49\*. End-terrace: plots 58\*, 70\* & 78\*

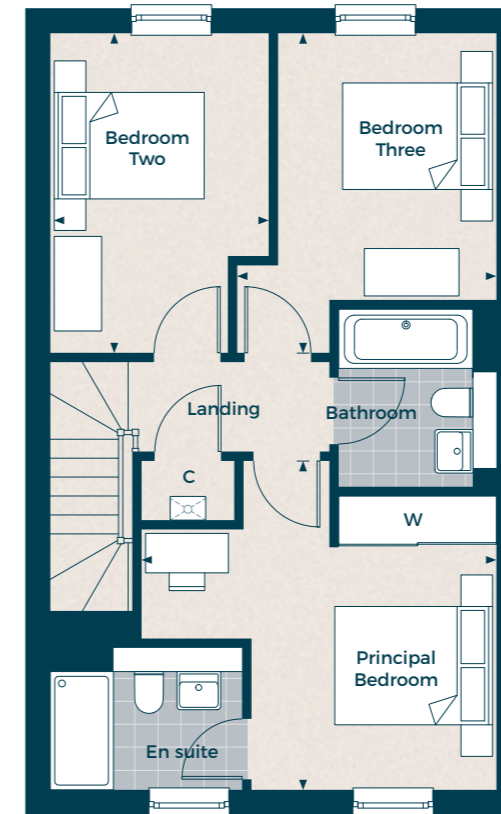
Gross Internal Area: 108.52 sq m (1,168.09 sq ft)



### Key:

C - Cupboard W - Built-in Wardrobe ▲ - Front Entrance ◀▶ - Depicts where measurements have been taken from

\* Denotes handed plot. Individual plots vary in size, please ask the Sales Consultant for details.



### First Floor

#### Principal Bedroom

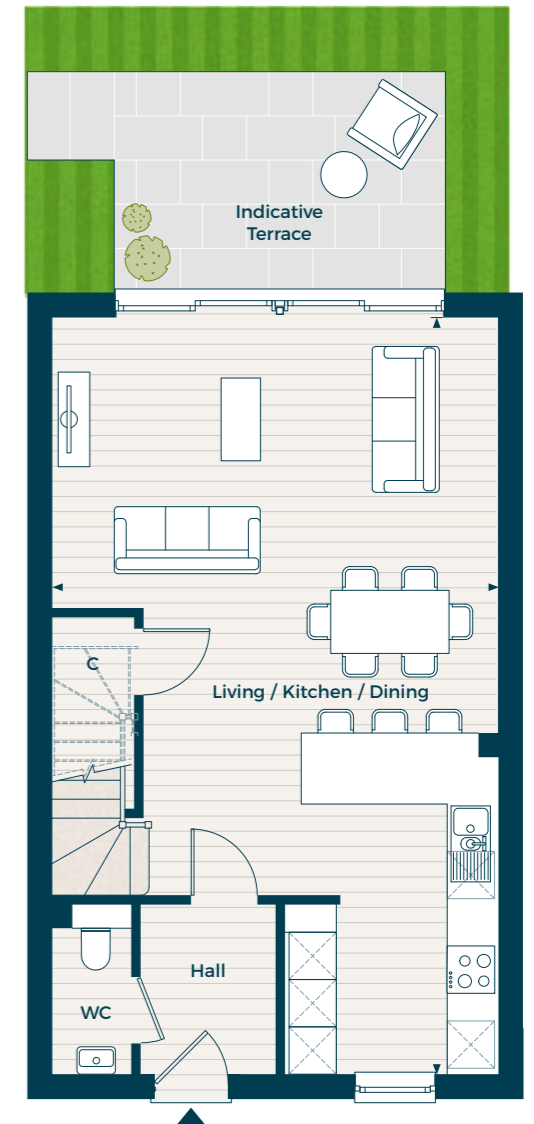
4.50m x 4.17m 14' 9" x 13' 8"

#### Bedroom 2

4.05m x 2.77m 13' 4" x 9' 1"

#### Bedroom 3

4.05m x 3.29m 13' 4" x 10' 09"



### Ground Floor

#### Living / Kitchen / Dining

9.59m x 5.66m 31' 6" x 18' 7"

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# The Rowley (II)

Three bedroom end-terrace home

Plots 46\*, 54\* & 82\*

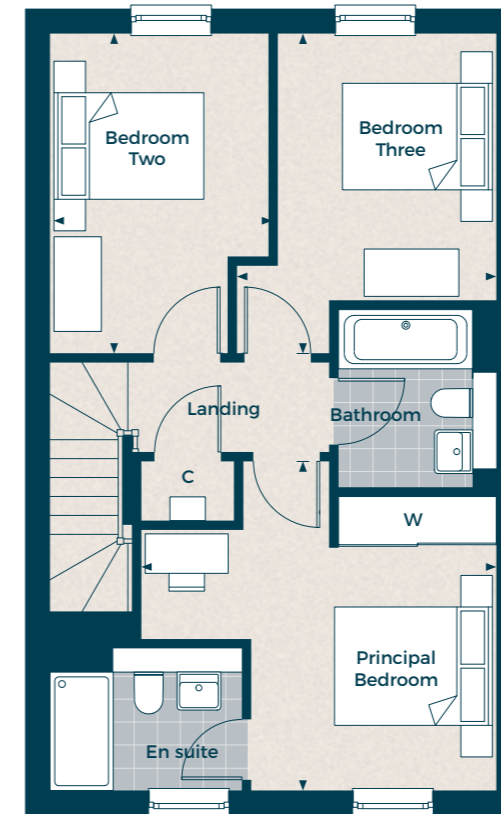
Gross Internal Area: 108.52 sq m (1,168.09 sq ft)



**Key:**

C - Cupboard W - Built-in Wardrobe ▲ - Front Entrance ◀▶ - Depicts where measurements have been taken from

\* Denotes handed plot. Individual plots vary in size, please ask the Sales Consultant for details.

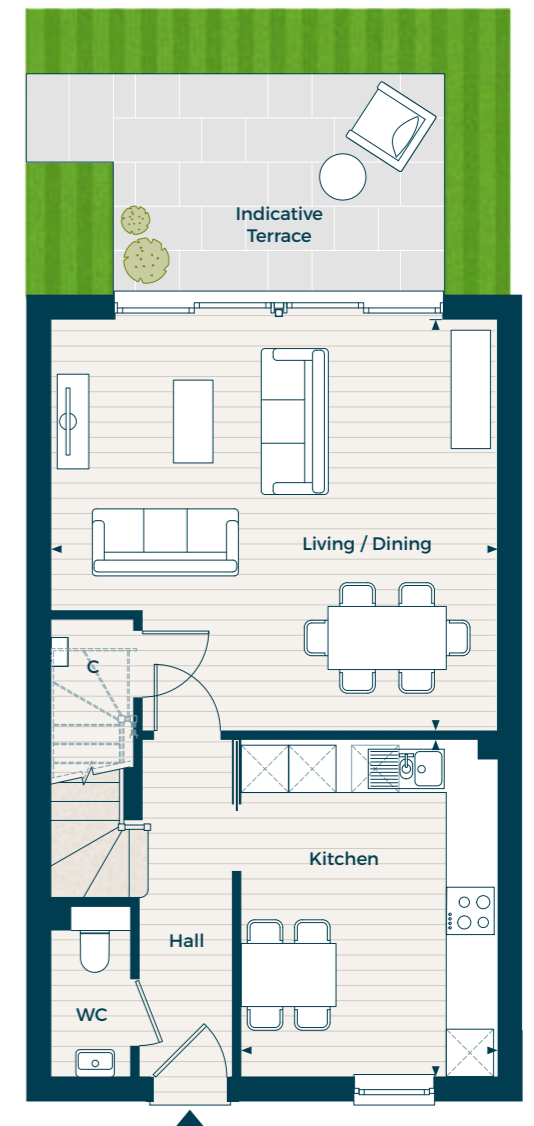


**First Floor**

Principal Bedroom  
4.50m x 4.17m 14' 9" x 13' 8"

Bedroom 2  
4.05m x 2.77m 13' 4" x 9' 1"

Bedroom 3  
4.05m x 3.29m 13' 4" x 10' 09"



**Ground Floor**

Living / Dining  
5.66m x 5.21m 18' 7" x 17' 1"

Kitchen  
4.27m x 3.25m 14' 0" x 10' 8"

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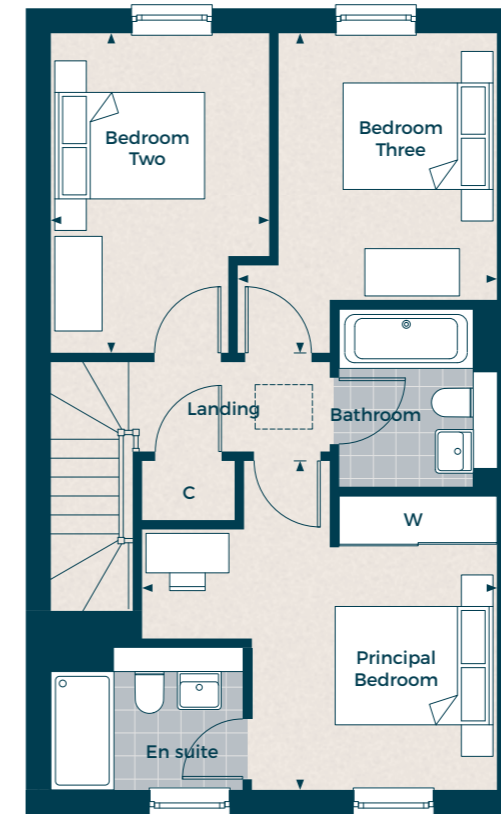


# The Rowley (III)

## Three bedroom terrace home

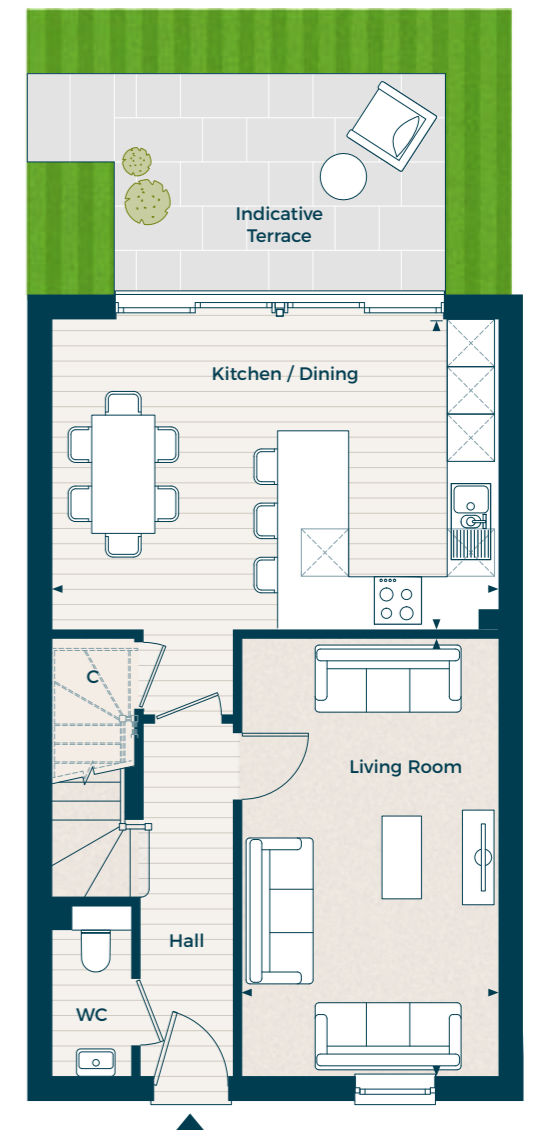
Mid-terrace plot 50. End-terrace: plot 53, 57, 61, 69, 77, 81 & 87

Gross Internal Area: 108.52 sq m (1,168 sq ft)



### First Floor

- Principal Bedroom**  
4.50m x 4.17m 14' 9" x 13' 8"
- Bedroom 2**  
4.05m x 2.77m 13' 4" x 9' 1"
- Bedroom 3**  
4.05m x 3.29m 13' 4" x 10' 09"



### Ground Floor

- Living Room**  
5.54m x 3.25m 18' 2" x 10' 8"
- Kitchen / Dining**  
5.66m x 3.93m 18' 7" x 12' 11"

### Key:

C - Cupboard W - Built-in Wardrobe - Loft Access Hatch - Front Entrance - Depicts where measurements have been taken from

Individual plots vary in size, please ask the Sales Consultant for details.

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Computer generated image is indicative only



## MANNINGTREE — PARK —

# Exceptional four bedroom homes

These detached homes provide an abundance of living space, ideal for growing families or those who love to entertain weekend guests. It's easy to imagine summer entertaining with the living space spilling out onto the terrace and garden beyond. The kitchen/dining/family room will be the hub of the home - and the comfortable living room is the perfect place to relax after a day spent at work or exploring the countryside.

# The Langdon

Four bedroom detached home

Plots 89\*, 91\*, 93, 429 & 432\*  
Gross Internal Area: 158.7 sq m (1,708 sq ft)



**Key:**

C - Cupboard W - Built-in Wardrobe ▲ - Front Entrance ◀▶ - Depicts where measurements have been taken from

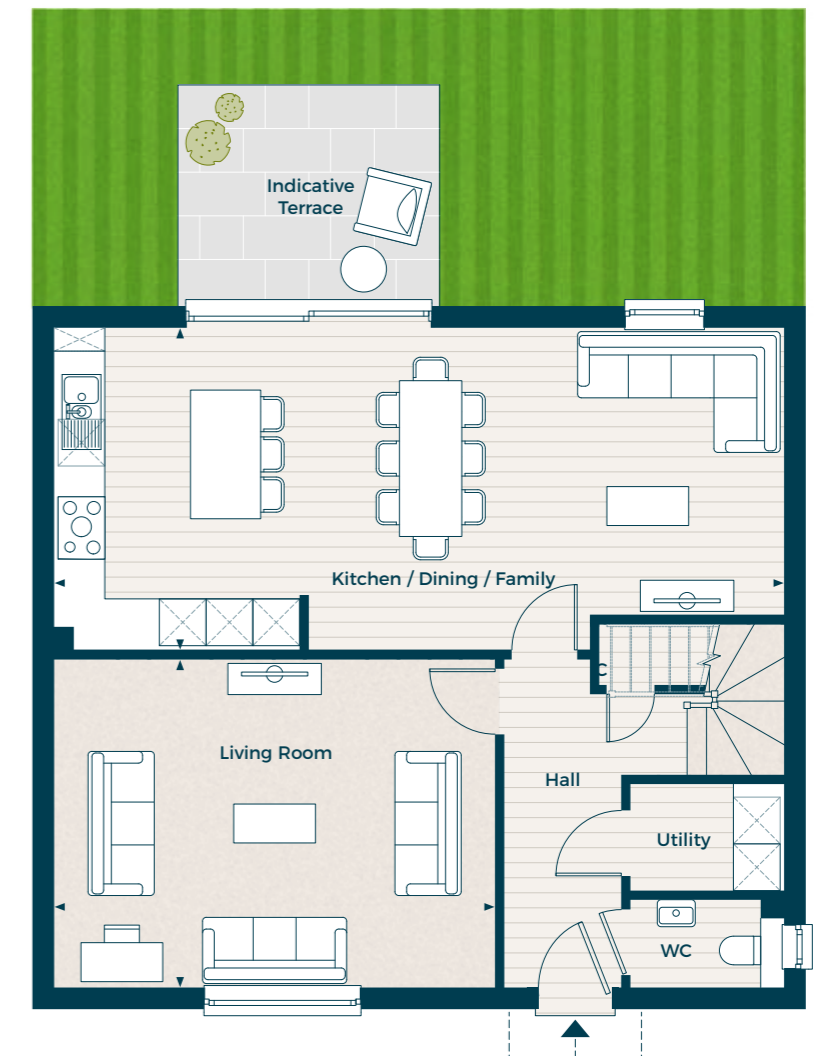
\* Denotes handed plot. Individual plots vary in size, please ask the Sales Consultant for details.



**First Floor**

- Principal Bedroom**  
5.88m x 3.49m 19' 3" x 11' 5"
- Bedroom 2**  
4.42m x 3.69m 14' 6" x 12' 1"
- Bedroom 3**  
4.83m x 2.74m 15' 10" x 9' 0"
- Bedroom 4**  
3.49m x 3.38m 11' 5" x 11' 1"

\*\* Window to plots 91, 93 & 429 only



**Ground Floor**

- Living Room**  
5.66m x 4.21m 18' 7" x 13' 10"
- Kitchen / Dining / Family**  
9.37m x 4.13m 30' 9" x 13' 7"

\*\* Window to plots 91, 93, 429 & 432 only

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# The New England

Four bedroom detached home

Plot 431

Gross Internal Area: 173.0 sq m (1,862 sq ft)

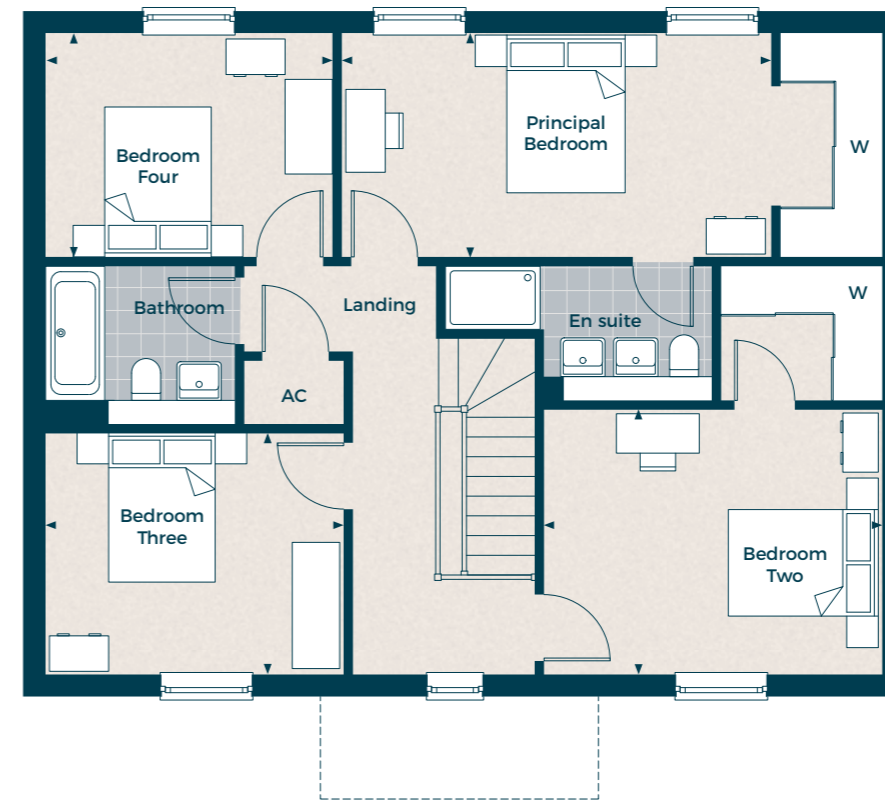


**Key:**

AC - Airing Cupboard C - Cupboard W - Built-in Wardrobe ▲ - Front Entrance ◀▶ - Depicts where measurements have been taken from

Individual plots vary in size, please ask the Sales Consultant for details.

Computer generated image is indicative only. Floor plans shown are indicative only. To increase legibility these plans have been sized to fit the page and as a result may be of a different scale to others within this document. Location of windows, doors, wardrobes, kitchen units, appliance spaces and bathroom fittings may differ. Garden and Terrace is indicative only. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



**First Floor**

- Principal Bedroom  
5.44m x 2.84m 17' 10" x 9' 4"
- Bedroom 2  
4.29m x 3.36m 14' 1" x 11' 0"
- Bedroom 3  
3.78m x 3.06m 12' 5" x 10' 0"
- Bedroom 4  
3.64m x 2.84m 11' 11" x 9' 4"



**Ground Floor**

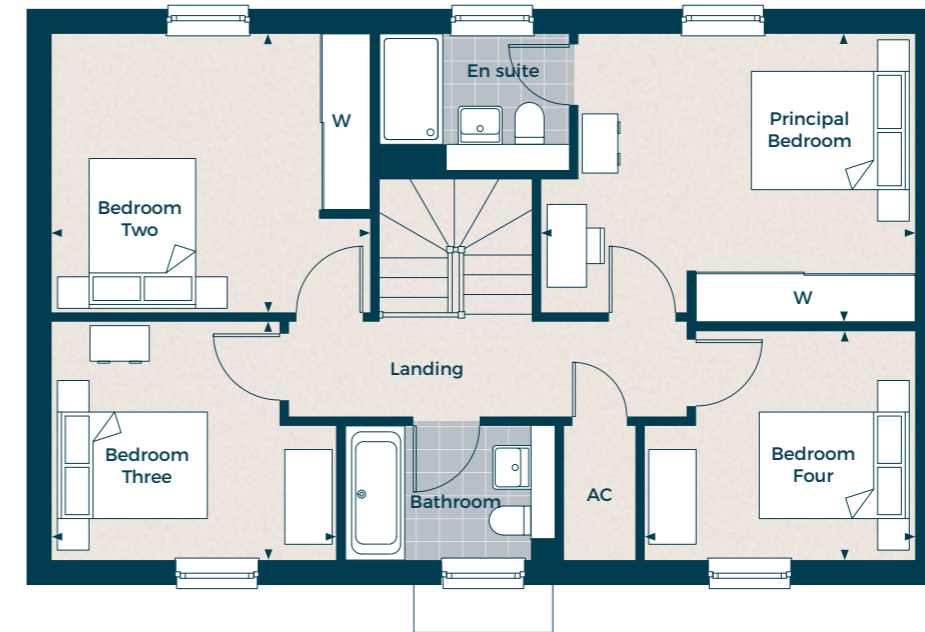
- Living Room  
6.22m x 3.75m 20' 5" x 12' 4"
- Kitchen / Dining  
4.27m x 8.13m 14' 0" x 26' 8"
- Study  
4.11m x 2.14m 13' 6" x 7' 0"

# The Rushley

Four bedroom detached home

Plots 430 & 433

Gross Internal Area: 146.0 sq m (1,571 sq ft)



## First Floor

**Principal Bedroom**  
4.74m x 3.65m 15' 7" x 12' 0"

**Bedroom 2**  
4.04m x 3.53m 13' 3" x 11' 7"

**Bedroom 3**  
3.61m x 3.02m 11' 10" x 9' 11"

**Bedroom 4**  
3.43m x 2.90m 11' 3" x 9' 6"



## Ground Floor

**Living Room**  
4.03m x 6.67m 13' 3" x 21' 11"

**Kitchen / Dining / Family**  
4.73m x 6.67m 15' 6" x 21' 11"

### Key:

AC - Airing Cupboard C - Cupboard W - Built-in Wardrobe ▲ - Front Entrance ◀▶ - Depicts where measurements have been taken from

Individual plots vary in size, please ask the Sales Consultant for details.

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# The Thundersley

Four bedroom detached home

Plots 90\* & 92

Gross Internal Area: 242.8 sq m (2,613 sq ft)



**Key:**

C - Cupboard W - Built-in Wardrobe ▲ - Front Entrance ◀ ▶ - Depicts where measurements have been taken from

\* Denotes handed plot. Individual plots vary in size, please ask the Sales Consultant for details.

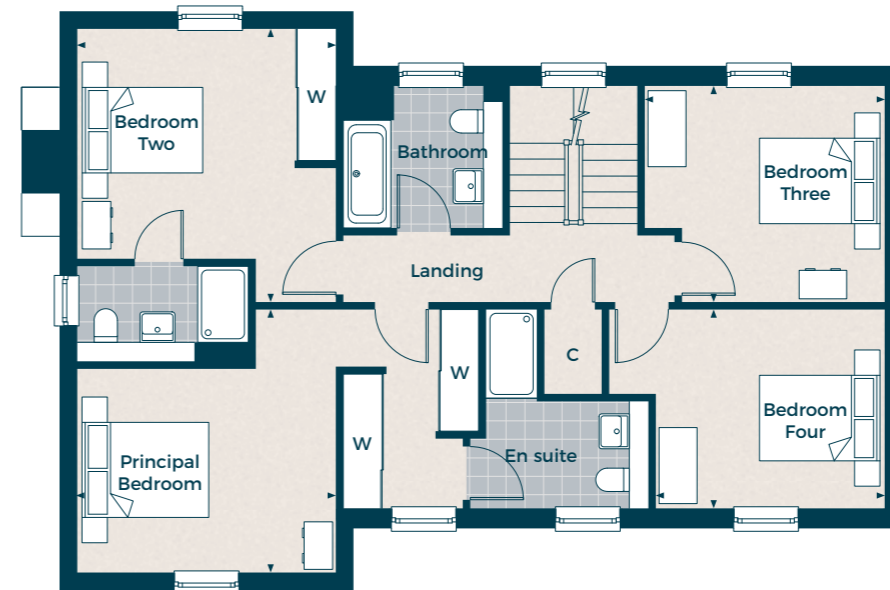
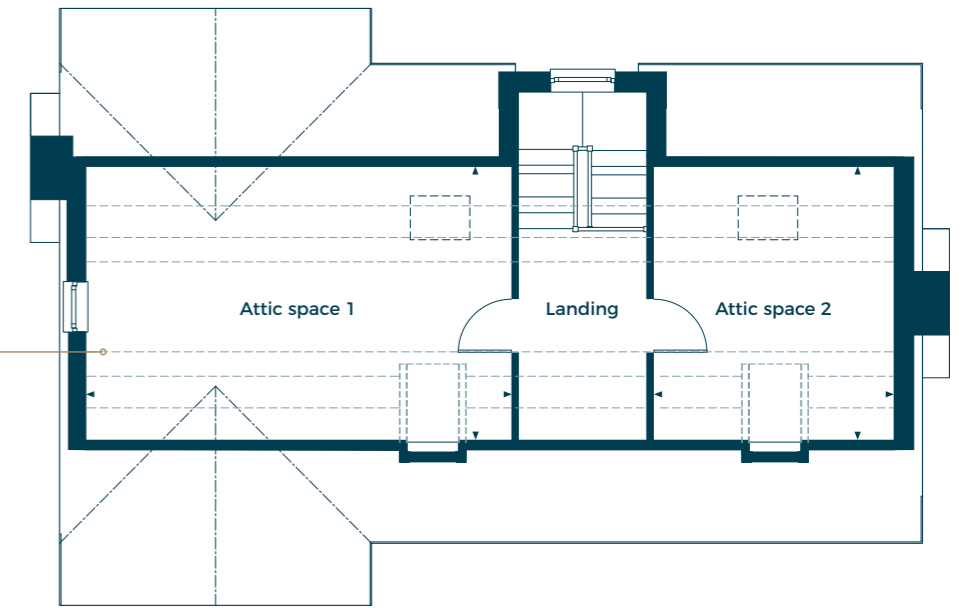
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**Second Floor**

Attic space 1  
6.71m x 4.31m 22' 0" x 14' 2"

Attic space 2  
4.31m x 3.79m 14' 2" x 12' 5"

Lines denotes change in head height



**First Floor**

Principal Bedroom  
4.15m x 4.08m 13' 7" x 13' 5"

Bedroom 2  
4.31m x 4.08m 14' 2" x 13' 5"

Bedroom 3  
3.79m x 3.41m 12' 5" x 11' 2"

Bedroom 4  
3.61m x 3.14m 11' 10" x 10' 4"



**Ground Floor**

Living Room  
6.67m x 3.79m 21' 11" x 12' 5"

Kitchen / Dining / Family  
8.58m x 6.32m 28' 2" x 20' 9"

# The Walden

Four bedroom detached home

Plots 88\*, 157\* & 435\*

Gross Internal Area: 182.8 sq m (1,967 sq ft)

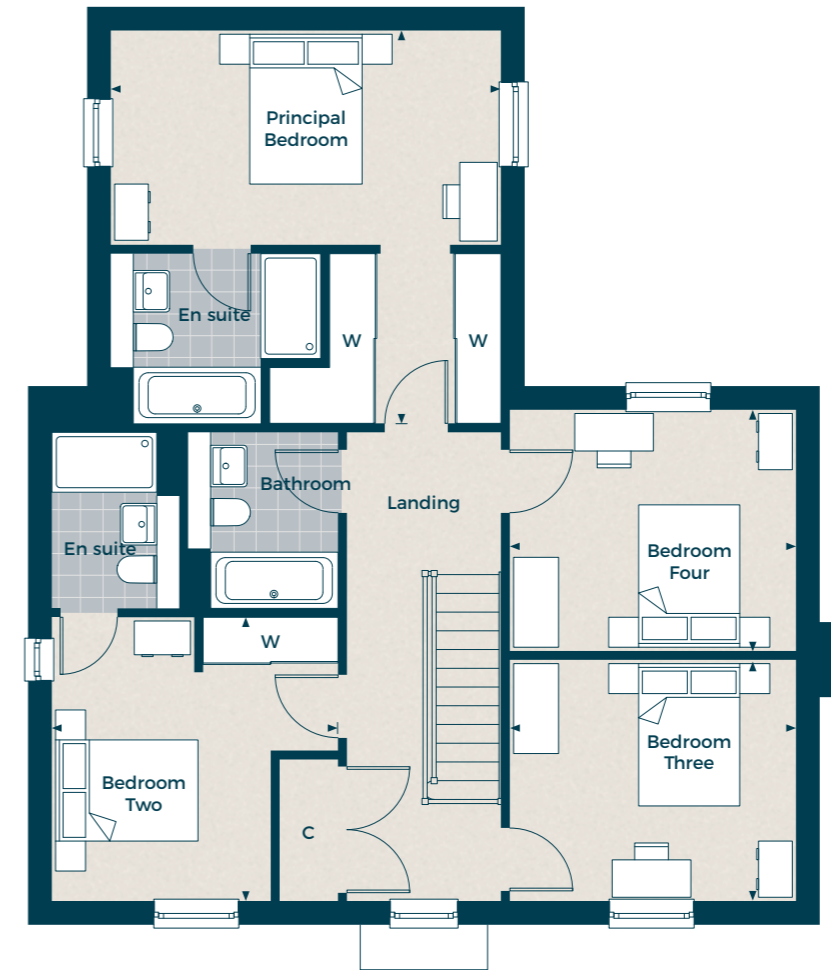


**Key:**

C - Cupboard W - Built-in Wardrobe ▲ - Front Entrance ◀▶ - Depicts where measurements have been taken from

\* Denotes handed plot. Individual plots vary in size, please ask the Sales Consultant for details.

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**First Floor**

- Principal Bedroom**  
5.24m x 5.21m 17' 2" x 17' 1"
- Bedroom 2**  
3.82m x 3.79m 12' 6" x 12' 5"
- Bedroom 3**  
3.82m x 3.22m 12' 6" x 10' 7"
- Bedroom 4**  
3.82m x 3.22m 12' 6" x 10' 7"



**Ground Floor**

- Living Room**  
6.56m x 3.82m 21' 6" x 12' 6"
- Kitchen / Dining**  
5.21m x 4.94m 17' 1" x 16' 3"
- Family Room**  
4.17m x 3.82m 13' 8" x 12' 6"



Computer generated image is indicative only



## MANNINGTREE — PARK —

# Impressive Five bedroom homes

These homes are exceptional, providing beautifully designed, light-filled interiors and a huge kitchen/dining/family room that opens onto the private garden. After a country walk, dry the dog and leave muddy boots in the utility room. The living room, with its feature fireplace is a peaceful haven and, if you're working from home, the formal dining room would make an ideal study. In addition to the luxurious bathroom, both the principal bedroom and the second bedroom have their own en-suites - so there won't be any early morning queues.



# The Danbury

Five bedroom detached home

Plots 7, 94 & 158

Gross Internal Area: 275.5 sq m (2,965 sq ft)



Plot 7



Plot 94



Plot 158

**Key:**

C - Cupboard W - Built-in Wardrobe ▲ - Front Entrance ◀ ▶ - Depicts where measurements have been taken from

Individual plots vary in size, please ask the Sales Consultant for details.

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**Second Floor**

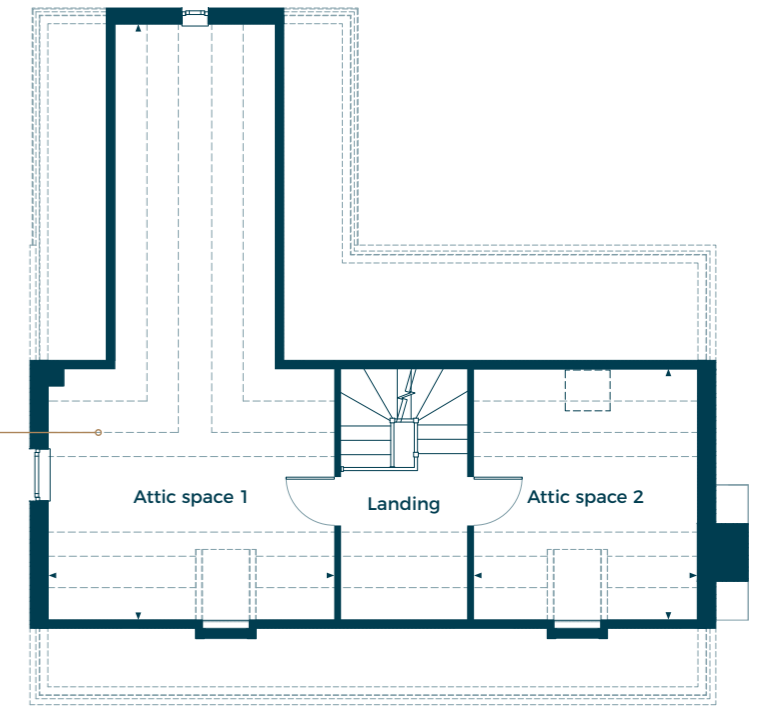
Attic space 1

10.35m x 4.97m 33' 11" x 16' 4"

Attic space 2

4.35m x 3.88m 14' 3" x 12' 9"

Lines denotes change in head height



**First Floor**

Principal Bedroom

5.09m x 2.93m 16' 9" x 9' 7"

Bedroom 2

3.88m x 3.39m 12' 9" x 11' 1"

Bedroom 3

3.84m x 2.75m 12' 7" x 9' 0"

Bedroom 4

4.74m x 2.59m 15' 7" x 8' 6"

Bedroom 5

3.55m x 2.95m 11' 8" x 9' 8"



**Ground Floor**

Living Room

7.34m x 3.86m 24' 1" x 12' 8"

Dining

4.95m x 2.70m 16' 3" x 8' 10"

Kitchen / Dining / Family

6.61m x 5.09m 21' 8" x 16' 9"

# Welcome to City & Country

City & Country has a genuine passion to conserve, restore and newly create Britain's architectural heritage and we are immensely proud of our reputation as the UK's leading heritage developer. Embracing the best of the present, through exceptional design and build standards, we sensitively add value to very special places for the enjoyment of those today and for future generations to cherish.

## Choice of homes

We offer our customers an unrivalled choice of properties in some of the UK's most desirable locations. From city penthouses to country mansions, modern studio apartments and traditional family homes and from countryside to the coast, you will find the perfect home for your lifestyle.



## Quality, Specification and Design

Quality is at the centre of everything that City & Country does. By combining experience with a fresh, creative approach and a strong emphasis on design and traditional craftsmanship, we deliver successful, award winning developments. Every detail is thoughtfully considered, materials and appliances carefully selected and traditional features complemented by the very best of modern technologies. Our homes consistently exceed expectation in terms of innovative, sympathetic design & high quality.

“Manningtree Park is a really special place to live. All the new build houses have been designed to reflect traditional Essex architecture. You've got contrasting brickwork, gorgeous timber detailing, wonderful clay tiling on the roofs and lovely chimneys.”

**George Clarke**  
Architect and TV presenter



## Exceptional customer service

As a first-class business we place the highest priority on customer care and delivering an exceptional experience. City & Country is delighted to have been announced as a winner of the 2022 In House Gold Award for Customer Service Satisfaction from our purchasers.

## Sustainability

Taking care of our precious heritage assets and with longevity in mind, we take steps to tread lightly. Our eco friendly initiatives, energy efficiency and best of connectivity ensure our customers can live well, cherishing the past, enjoying the present and ensuring a sustainable future for generations to come. The very nature of City & Country's work perfectly encompasses 'sustainability' - by restoring and converting redundant buildings the company provides them with exciting and viable future uses.

## The natural environment

City & Country work to integrate beautiful landscapes, rich in biodiversity, within all our developments. We invest heavily in protecting and enhancing the natural landscaping and local ecology at every site and pride ourselves on our commitment to distinctive designs that complement the setting of our properties. We work closely with advisory bodies, to ensure that the best approach is being taken to conserve and repair important natural environments.

## Placemaking for today and future generations

Realising opportunity and creating lasting value is important to our decision making and we are renowned for breathing new life and purpose into places through remarkable transformations where people and communities thrive and people love the experience of living. We want our developments to be as special to our generation as they were to past generations. Our involvement also helps to regenerate surrounding areas and to bring employment opportunities.



Using 60 years of renovation  
knowledge and skill to create  
outstanding new homes.

# Award winning homes since 1962

City & Country has 60 years' experience in the restoration and conversion of historic and listed buildings and the development of new homes within sensitive conservation areas. Through our track record of delivering successful projects, consistent attention to detail, innovative approach and refusal to compromise on quality the business has achieved considerable success.

Our experience in the restoration and conversion of historic and listed buildings, combined with the sympathetic and complementary design of new build properties around these nationally important heritage assets and in sensitive conservation areas, has put the company at the forefront of specialist property development.

With one of the most eclectic portfolios of developments in UK housebuilding, sites also include former schools, hospitals, factories and mansions.

City & Country is skilled in developing and enhancing high profile, sensitive sites which require original thinking and we work closely with heritage specialists, local authorities, and conservationists to find sustainable uses for historic and listed buildings.

The company has a dedicated team of in-house specialists whose expertise and flair create outstanding places to live which blend into their unique environments. Our craftsmanship and attention to detail enables us to produce some of the finest and most immaculately finished new and conversion homes within the industry.



The 1840, St George's Gardens, South West London

## 2022

**Evening Standard New Homes Awards**  
Winner - Best Apartment,  
The 1840, St George's Gardens, London

**Evening Standard New Homes Awards**  
Highly Commended for Best Conversion,  
The 1840, St George's Gardens, London

**Evening Standard New Homes Awards**  
Highly Commended for Best Small  
Development, Burderop Park, Wiltshire

### In-House Research 2022

Gold Award for Customer Satisfaction  
Satisfaction

### Scottish Home Awards

Renovation of the Year,  
The Playfair at Donaldson's, Edinburgh

## 2021

### WhatHouse? Awards

Gold - Best Renovation,  
The 1840, St George's Gardens, London

Gold - Best Apartment Scheme,  
The Playfair at Donaldson's, Edinburgh

### Home Builder Awards

Heritage Property Development Specialists  
of the Year - UK

Best Historic & Listed Buildings Restoration  
Company - Southern England

## 2020

**Evening Standard New Homes Awards**  
Special Commendation for Best Conversion,  
The Mansion at Sundridge Park, London

### Scottish Home Awards

Winner - Apartment Development of the Year,  
The Playfair at Donaldson's, Edinburgh

### UK Property Awards

Winner - Best Residential Renovation /  
Redevelopment, Factory No.1, Bristol

## 2019

### WhatHouse? Awards

Silver - Best Renovation,  
The Mansion at Sundridge Park, London

### Evening Standard New Homes Awards

Winner - Best Apartment,  
The Mansion at Sundridge Park, London

Special Commendation -  
Outstanding Architectural Merit,  
The Mansion at Sundridge Park, London

## 2018

### WhatHouse? Awards

Gold - Best Renovation,  
The Playfair at Donaldson's, Edinburgh

Bronze - Best Renovation,  
King Edward VII Estate, West Sussex

### Evening Standard New Homes Awards

Winner - Best Conversion,  
King Edward VII Estate, West Sussex

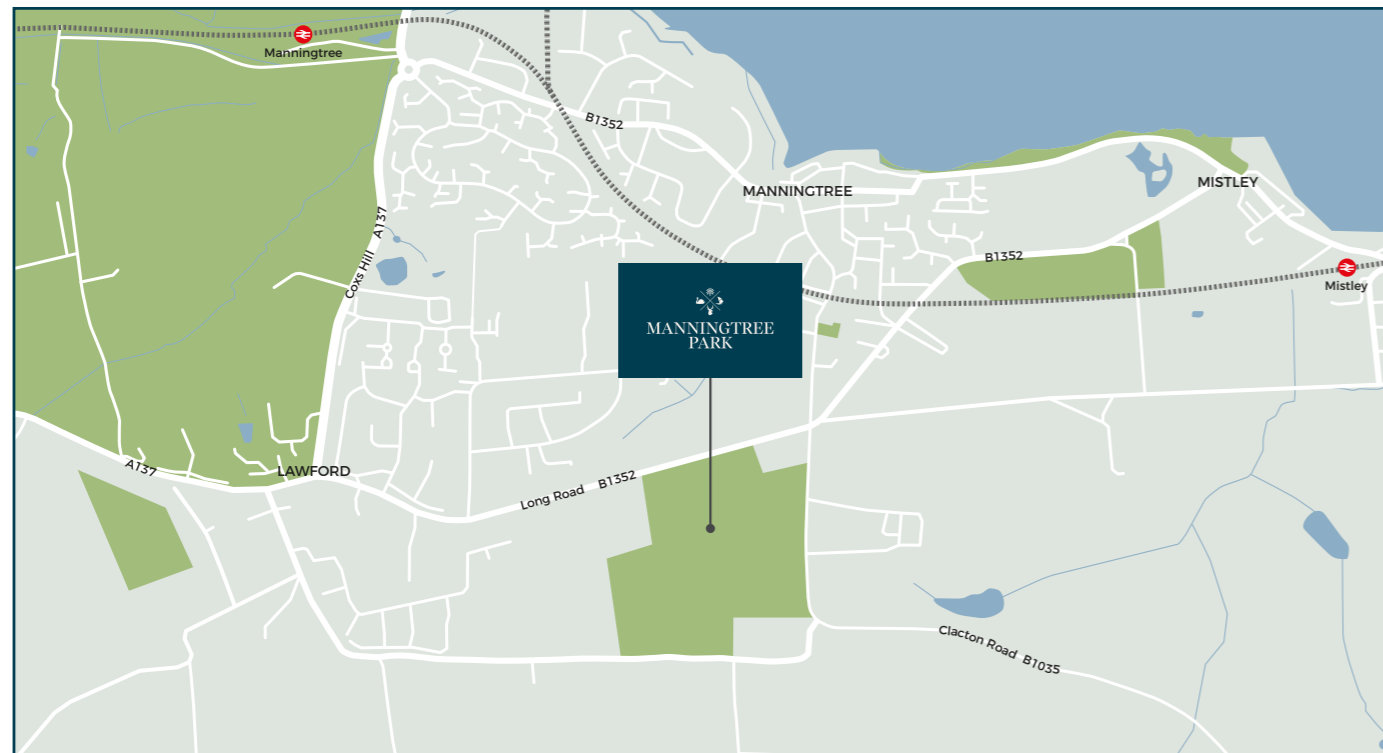


# MANNINGTREE — PARK —

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