



# MANNINGTREE — PARK —

Coastal and Country Living at its Finest

*Elegant and finely crafted homes*



The design at Manningtree Park has been inspired by local historic villages such as Manningtree and Mistley, both of which have fine examples of historic architecture. The homes reflect a range of styles, from the informal and vernacular, to more formal and classical.

A blend of traditional and modern materials gives the homes character, while at the same time providing contemporary comfort and ease of use. Architectural detailing provides distinction, with carefully designed eaves and porches, and gracefully proportioned windows. Features have been designed by our in-house heritage architect and manufactured by a local joinery company to make the homes look and feel like those you would see in the most picturesque Essex villages.



The interior specification also features: high ceilings; tall windows that let natural light flood in; and sliding doors to link inside and outside spaces. A beautiful palette of timeless contemporary finishes with natural tones and complementary colours creates a seamless flowing interior. The kitchens are beautifully crafted from FSC sourced timber with Silestone worktops. Bathrooms use the latest Laufen fittings and Vardo brassware, paired with carefully selected tiling that reflects nature in its tone and pattern.

High levels of insulation, efficient double glazing and smart heating ensure these homes are as energy efficient as they are elegant, while smart technology puts you in control and provides security for peace of mind. All homes have superfast broadband, and are prepared for the installation of electric car charging, ensuring homes are ideal to live in now and the in future.

# BEAUTIFULLY FINISHED



“Taking the best from traditional architecture, generous ceiling heights and tall windows, and combining this with the latest technologies creates the best of both worlds – light and airy proportions, and energy efficient, controllable, and practical living. Externally, it’s been great to be inspired by the best villages and towns in the area, get the proportions right and recreate traditional joinery porch and eaves details to ensure the finer details are spot on.”

**Simon Vernon-Harcourt**  
Design & Planning Director



## IRONMONGERY & WINDOWS

- Composite front door in dark grey
- Traditional proportioned and profiled vertical sliding UPVC sash windows with satin chrome ironmongery for superb appearance and minimum maintenance
- Large sliding doors in white UPVC lead from living areas to gardens to maximise the connection with the outside
- Some of the larger properties also have secondary entrance doors, in either composite or UPVC

## GARDENS & PARKING

- All private gardens are turfed, with planting to the front gardens\*
- Pathways and patio areas will be laid with Raj Indian sandstone paving slabs
- Outside garden tap
- Depending on the plot position, boundary fencing includes traditional brickwork, timber boarded fencing and galvanized metal estate railings
- Allocated parking spaces include garages, carports, on plot parking and parking close to the properties

## DETAILING & MATERIALS

- Homes have been designed to take inspiration from the traditional Essex architecture and complement the local area
- Traditional clay brickwork in varying red and orange tones with deep brick reveals to the openings. Hardiplank prefinished weather boarding to other houses
- Natural handmade clay roof tiles with matching ridge tiles
- Chimneys finished in matching clay bricks\*
- Traditional features include crafted joinery eaves, barge boards, fascias, pentice boards and entrance canopies\*

## STYLISH & FUNCTIONAL KITCHENS

- One, two and three-bedroom homes – handleless flat panelled kitchen doors in a super matt finish in a neutral hue, manufactured in the UK with FSC timber
- Four and five-bedroom homes – timber shaker style kitchen doors with painted finish in a neutral hue. Kitchen unit doors are painted solid oak, manufactured in Italy, with the rest of the kitchen manufactured in the UK from FSC timber
- Silestone worktops, upstand and hob splashback, as well as drainage grooves adjacent to sink
- Stainless steel undermount sinks with monobloc mixer tap in chrome
- High quality integrated telescopic extractor hood to all homes
- High quality single oven to one, two and three-bedroom homes
- High quality twin single ovens to four and five-bedroom homes
- High quality induction hob to all homes, with 800mm wide induction hob to four and five-bedroom homes
- Fully integrated dishwasher to all homes
- Integrated fridge freezer to one, two and three-bedroom homes
- Separate integrated tall fridge and freezer, or twin fridge freezers, to four and five-bedroom homes
- Integrated wine cooler to four and five-bedroom homes
- Fully integrated washer dryer when situated in the kitchen
- Space and plumbing for a washing machine in the utility room/store to one, two and three-bedroom homes where integrated washer dryer not included in kitchen
- Space and plumbing for separate washing machine and tumble dryer in the utility room to four and five-bedroom homes where space allows
- Laminate worktop to separate utility rooms
- Under wall unit lighting
- Kitchen designs and layout are tailored to each house type – please speak to our sales executive for further information and detailed layouts

## ELEGANT BATHROOMS

- Contemporary styled bathrooms incorporating Laufen ceramics
- Brassware from Vado in chrome finish, monobloc mixer taps and thermostatic showers with concealed shower valves
- Modern wall-hung Laufen WC with concealed cistern, chrome flush plate and soft close seat
- Chrome shaver sockets
- Porcelain tiles to shower room and bathroom walls and floors with tiled skirtings
- Chrome heated towel radiators to all bathrooms and shower rooms
- Shower rooms to have both a fixed and hand-held shower enclosed behind a glass screen
- Bathrooms to have bath with fixed shower head over bath and hand held shower



## INTERIOR FINISHES & FITTINGS

- Traditional four-panel internal doors painted in grey with polished chrome ironmongery
- Walls, skirting and architrave painted in a contemporary white
- Painted staircase with solid oak handrail and newel caps
- One, two and three-bedroom homes have laminate flooring in Thames Oak finish to open plan living, kitchen, WC and dining areas with 20-year warranty
- Four and five-bedroom homes have Sun Bleached Oak Amtico flooring to open plan living, kitchen, WC and dining areas with a 25-year warranty
- All stairs, bedrooms and separate living rooms have 100% textured wool carpets in a neutral colour
- Porcelain floor tiles to all bathrooms and en-suites
- Fitted wardrobes with glass soft close sliding doors to principal bedroom
- Fitted wardrobes to the second bedroom in four and five-bedroom homes
- Dressing rooms (where present) are fitted with open shelves and hanging rails

## HEATING

- Double glazing and high levels of insulation throughout
- Energy efficient combination gas boiler to two and three-bedroom homes. Gas boiler and cylinder to four and five-bedroom homes
- Underfloor heating to ground floor, white flat panel radiators to upper floors with thermostatic radiator valves
- Heatmiser Neo smart thermostats to all properties that can be controlled through mobile phone app
- Open flue system with bespoke timber fireplace surround to some homes allowing buyers to arrange professional installation of a log burner

“Creating a new specification for Manningtree Park has been a wonderful journey, researching hundreds of different products, keeping an eye on the latest trends, attending trade shows, and meeting new suppliers. We’ve tried a myriad of alternative combinations, and I’m really proud of the final specification, which is both contemporary and timeless and the perfect backdrop for a house to become a family home. It is also exciting that for the first time we are offering a range of options for those who reserve early enough, that will allow homeowners to add their own personal twist to their home.”

**Karen Cox**

Interior Designer, City & Country

## ELECTRICAL & LIGHTING

- White finished switches and sockets throughout
- Combination of recessed LED downlighters to most kitchen areas, all bathrooms and en-suites
- Pendant light fittings to all other rooms
- External lighting to front door and rear gardens to certain properties
- Light to loft
- External power socket
- All garages and carports have lighting and a power supply
- Garage doors are remote controlled
- Provision for electric car charging at each home with cable taken to car charging location from consumer unit. Owners are responsible for installing any electric car charging equipment as required to suit their electric car. The infrastructure has been designed to provide enough capacity to allow all homes to charge an electric car

## HOME ENTERTAINMENT & COMMUNICATIONS

- Triconnex infrastructure providing fibre broadband and telephony services to all homes via Open Fibre Networks which currently offer speeds up to 450mbs and a choice of 15 Internet Service Providers. Homes are connected via Open Fibre Networks infrastructure to Terrestrial TV, Freeview with Sky Q available through the Communal Sky dish
- TV points to living room, breakfast or family area (as applicable), and all bedrooms
- USB charging points provided in the kitchen and all bedrooms

## SECURITY & PEACE OF MIND

- Google Nest Hello Smart Doorbell allows you to see and speak to those at your door remotely via a mobile phone app. Additional video cameras can be purchased and installed which enables the homeowner to expand the coverage in and around their home
- Four and five-bedroom homes benefit from Google Nest Cam outdoor security camera with floodlight
- SimpliSafe smart intruder alarm system, including Base Station, key pad, internal camera, entry sensors and motion sensors. In addition, owner can pay a subscription to SimpliSafe for 24-hour monitoring
- Two-year defects liability warranty from City & Country and a 10-year structural warranty from ICW

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