



# MANNINGTREE PARK

COUNTRY LIVING AT ITS FINEST

## The Village Square Apartment Floorplans

An attractive collection of  
1 and 2 bed apartments

CITY  COUNTRY



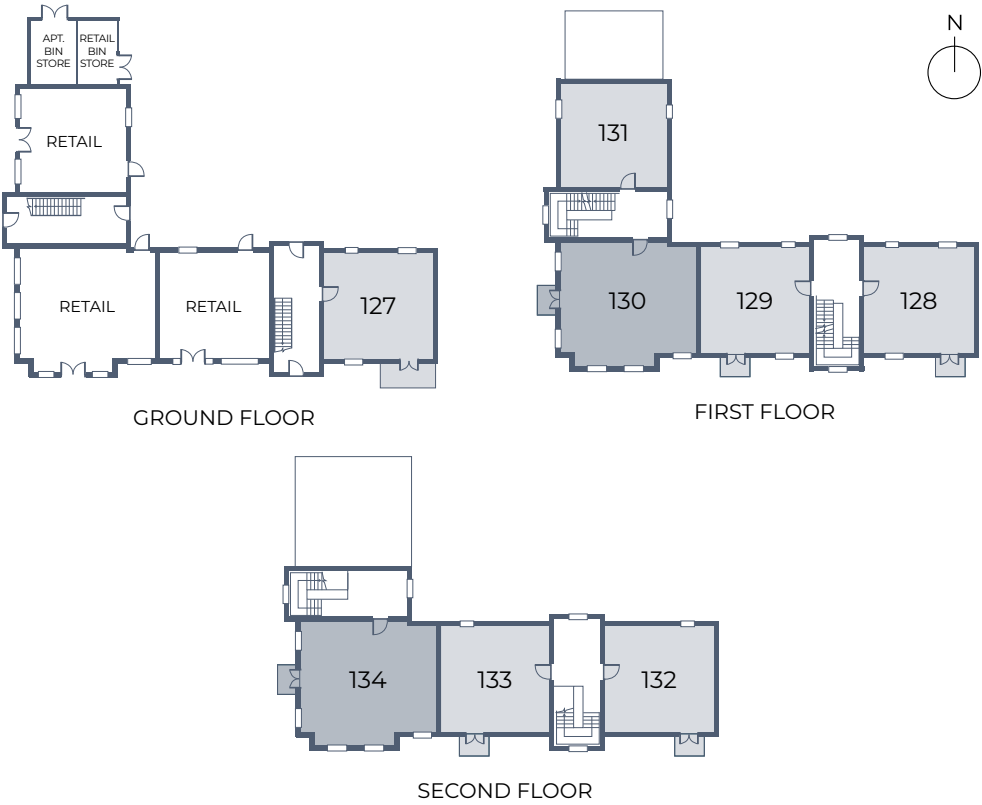


“We heard a few stories about Manningtree and came to explore - we really loved it.”

Robert & Hanna  
First Time Buyers at Manningtree Park

# Discover The Village Square Apartments

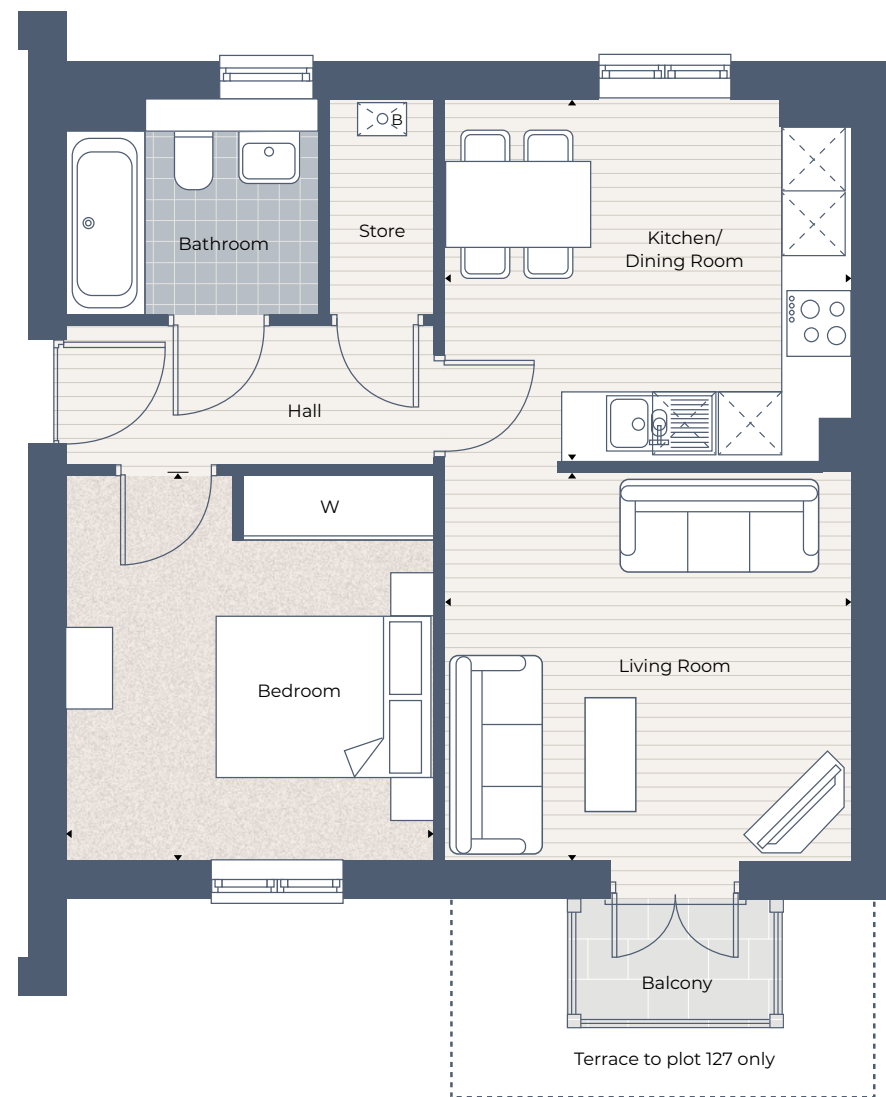
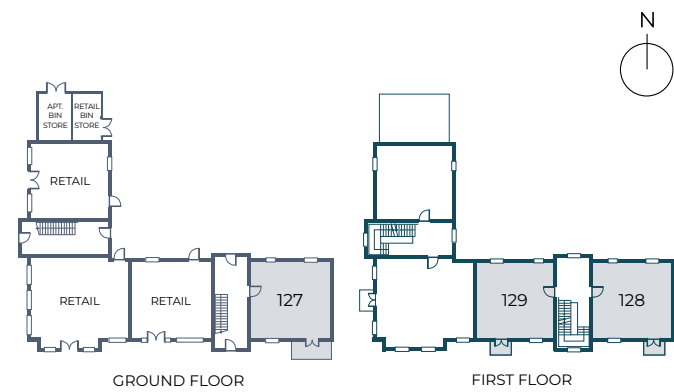
PLOT	NAME	BEDROOMS	FLOOR	SQ FT
127	The Linden	1	Ground floor with terrace	552
128	The Linden	1	First floor with balcony	552
129	The Linden	1	First floor with balcony	552
130	The Beechwood	2	First floor with balcony	762
131	The Rowan	1	First floor	520
132	The Cedar	1	Second floor with balcony	554
133	The Cedar	1	Second floor with balcony	554
134	The Aspen	2	Second floor with balcony	762





# The Linden

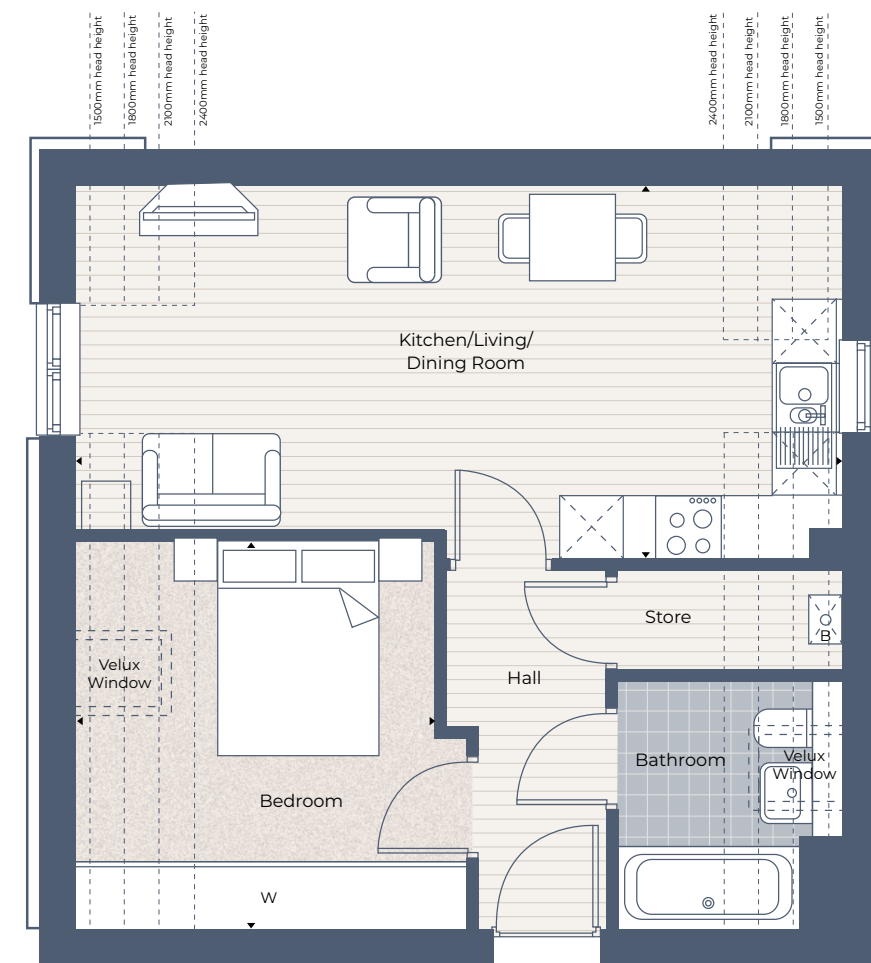
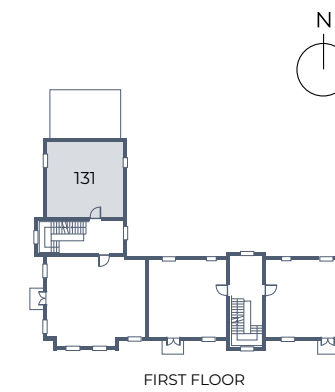
Ground and First Floor  
Plots 127\*, 128\* & 129



Living Room	3.79m x 3.62m max.   12'5" x 11'10" max.
Kitchen/Dining Room	3.79m x 3.38m max.   12'5" x 11'1" max.
Bedroom	3.58m x 3.43m max.   11'9" x 11'3" max.

# The Rowan

First Floor  
Plot 131

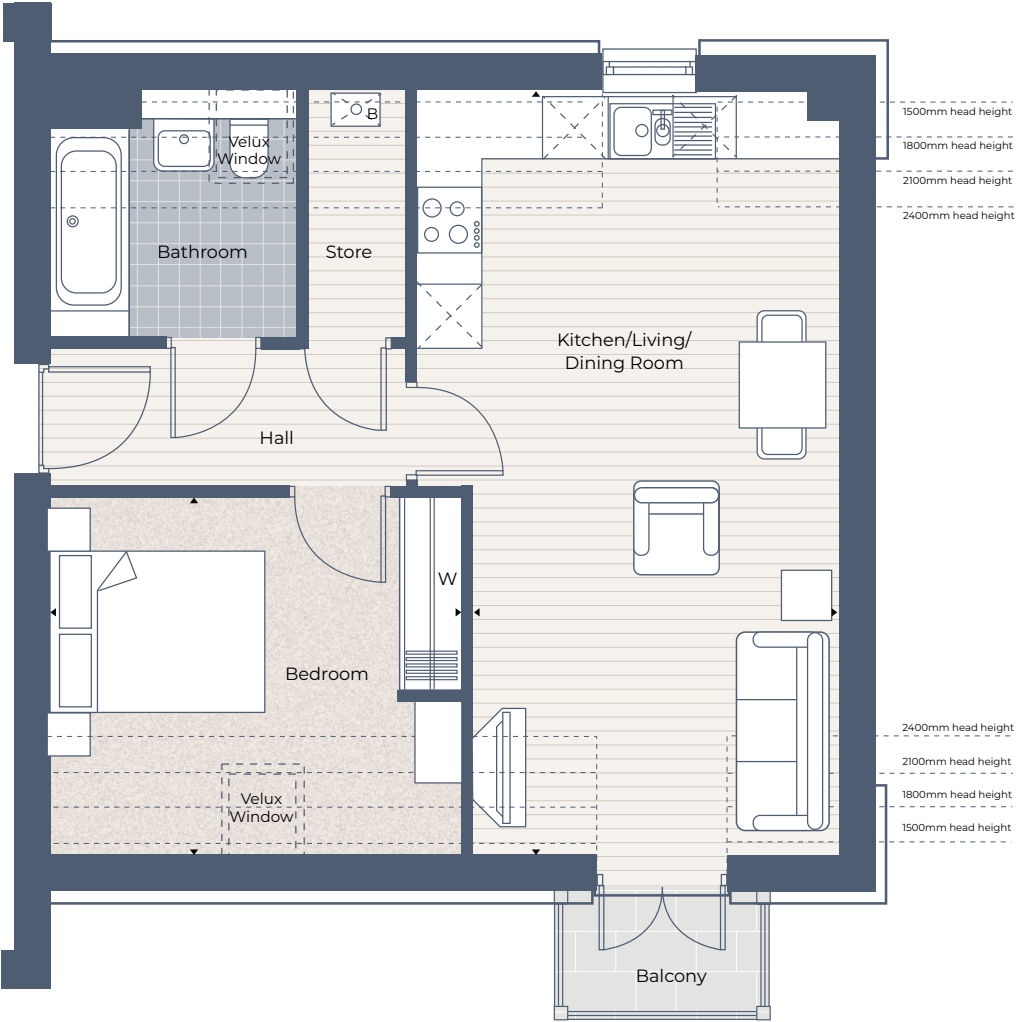
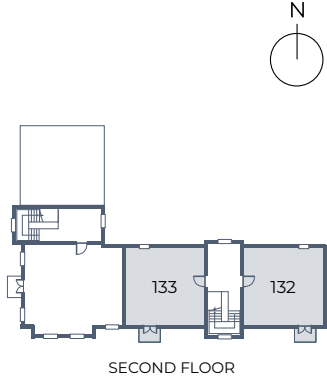


Kitchen/Living/Dining Room	7.10m x 3.47m max.   23' 3" x 11' 5" max.
Bedroom	3.63m x 3.59m max.   11' 11" x 11' 10" max.

\*Plots are handed. Computer generated images are 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.

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The Cedar  
Second Floor  
Plots 132 & 133\*



Kitchen/Dining/Living Room 7.10m x 3.91m max. | 23'3" x 11'1" max.

Bedroom 3.83m x 3.32m max. | 12'7" x 10'11" max.

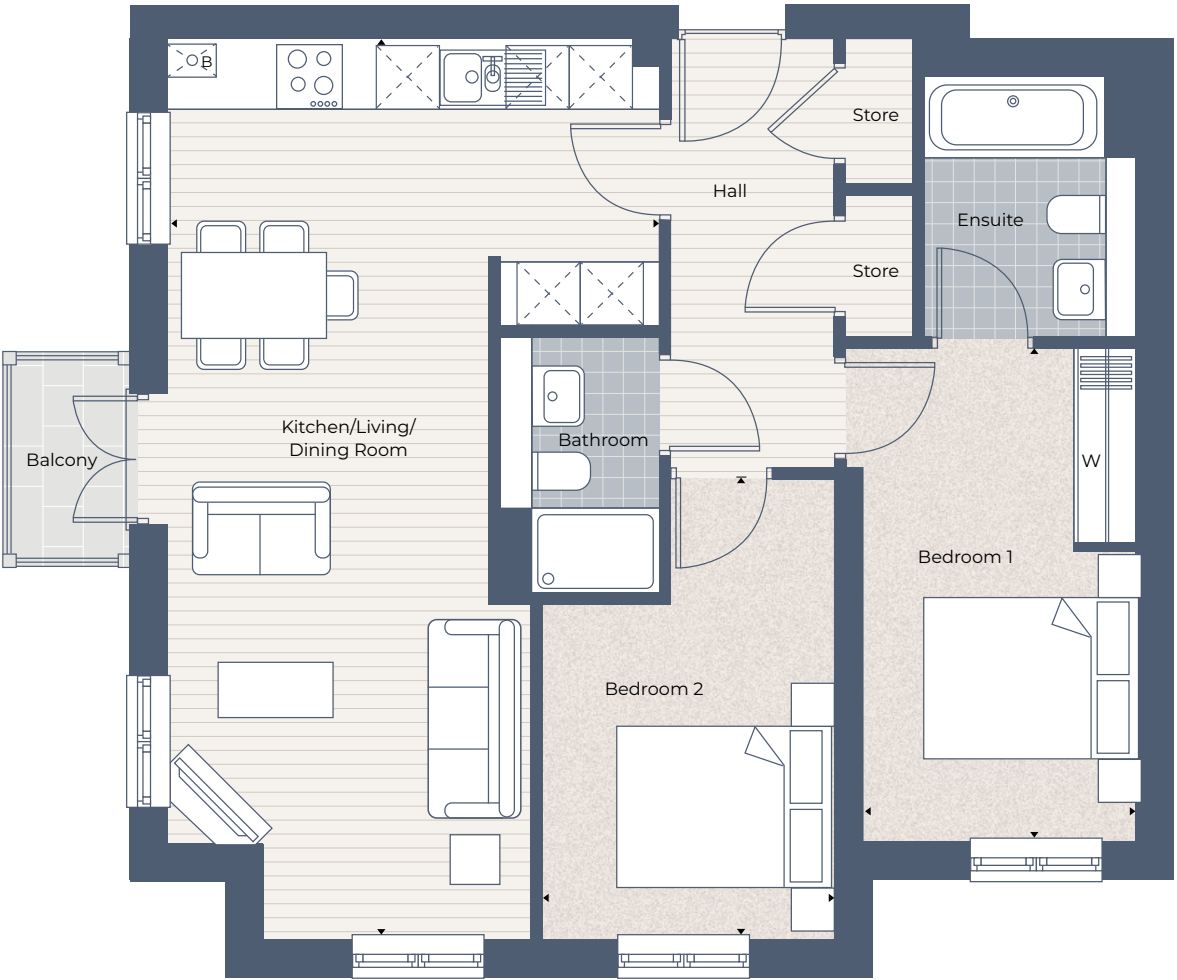
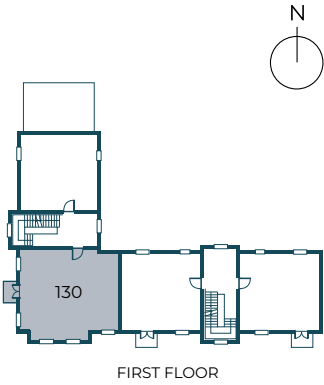
“We loved the individuality and quality finish each house had.”

Teri & Chris  
Downsizers at Manningtree Park

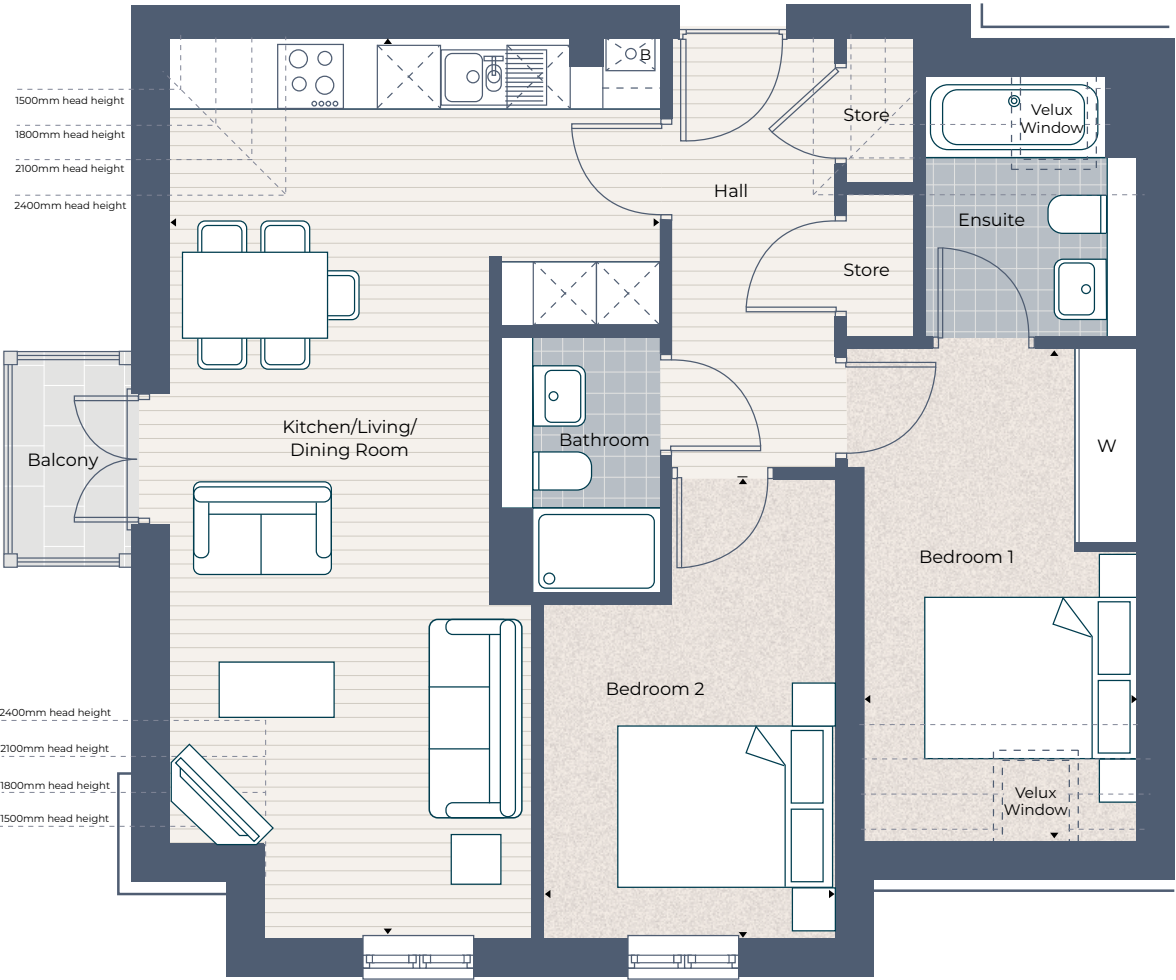
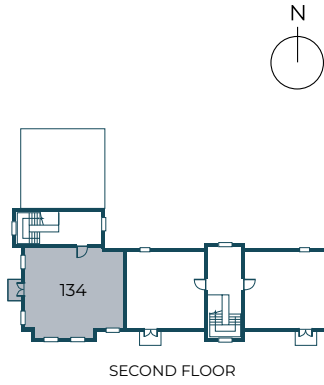
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The Beechwood  
First Floor  
Plot 130



The Aspen  
Second Floor  
Plot 134



Kitchen/Living/Dining Room 8.33m x 4.57m max. | 27'4" x 15'0" max.

Bedroom 1 4.58m x 2.56m max. | 15'0" x 8'11" max.

Bedroom 2 4.27m x 2.72m max. | 14'0" x 8'11" max.

Kitchen/Living/Dining Room 8.33m x 4.57m max. | 27'4" x 15'0" max.

Bedroom 1 4.58m x 2.72m max. | 15'0" x 8'4" max.

Bedroom 2 4.27m x 2.72m max. | 14'0" x 8'11" max.

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# Specification

Inspired by the character of Manningtree and Mistley, homes at Manningtree Park blend traditional charm with modern design. Architectural details, crafted by our heritage architect and local makers, give each home a distinctive feel. Inside, high ceilings, tall windows, and natural finishes create bright, elegant spaces. Kitchens feature FSC timber and Silestone worktops, while bathrooms include premium fittings and nature-inspired tiling. Energy-efficient and future-ready, all homes include smart tech and superfast broadband—combining comfort, style, and sustainability.

## DETAILING & MATERIALS

- Homes have been designed to take inspiration from the traditional Essex architecture and complement the local area
- Natural handmade clay roof tiles with matching ridge tiles
- Traditional features include crafted joinery eaves, barge boards, fascias, pentice boards and entrance canopies\*

## IRONMONGERY & WINDOWS

- Composite front door in dark grey
- Traditional proportioned and profiled vertical sliding UPVC sash windows

## GARDENS & PARKING

- Pathways and patio areas will be laid with Raj Indian sandstone paving slabs
- Allocated parking spaces

## STYLISH & FUNCTIONAL KITCHENS

- One and two bedroom homes - handleless flat panelled kitchen doors in a super matt finish in a neutral hue, manufactured in the UK with 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 and two bedroom homes
- High quality induction hob to all homes
- Fully integrd dishwasher to all homes
- Integrated fridge freezer to all homes
- Fully integrated washer dryer
- Space and plumbing for a washing machine in one, two and three-bedroom homes where integrated washer dryer not included in kitchen
- Under wall unit lighting
- Kitchen designs and layout are tailored to each apartment 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



# Specification



“Inspired by local heritage, these homes reflect the region’s rich building traditions while offering modern comfort and style. Tree-lined avenues weave through the neighbourhood, connecting homes to scenic green spaces, tranquil ponds, and inviting footpaths—creating a seamless connection between village life and the beautiful countryside.”

Design & Planning Director, Simon Vernon-Harcourt

## INTERIOR FINISHES & FITTINGS

- Traditional four-panel internal doors painted in grey with polished chrome ironmongery
- Walls, skirting and architrave painted in a contemporary white
- One and two-bedroom homes have laminate flooring in Thames Oak finish to open plan living, kitchen, WC and dining areas with 20-year warranty
- Bedrooms and separate living rooms have Cormar carpet with Cloud 9 underlay
- Porcelain floor tiles to all bathrooms and en-suites
- Fitted wardrobes with coloured glass soft close sliding doors to principal bedroom

## HEATING

- Double glazing and high levels of insulation throughout
- Energy efficient combination gas boiler to two bedroom homes
- Underfloor heating throughout
- Heatmiser Neo smart thermostats to all properties that can be controlled through mobile phone app

## 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

## HOME ENTERTAINMENT & COMMUNICATIONS

- Triconnex infrastructure providing fibre broadband and telephony services to all homes via Open Fibre Networks which currently offer speeds up to 450mbps 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 and all bedrooms
- USB charging points provided in the kitchen and all bedrooms



## SECURITY & PEACE OF MIND

- 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

“Our vision for Manningtree Park was to create interiors that reflect the natural beauty of the surrounding landscape whilst offering all the comforts of modern living. We carefully selected a neutral palette paired with high-quality finishes to deliver timeless interiors. Every detail, selecting premium finishes, has been thoughtfully curated to enhance functionality, durability and style, creating spaces that are as beautiful as they are practical.”

Interior Design Manager, Georgina Tarn



Accordingly, due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. All dimensions stated are approximate only with maximum dimensions and may alter through the construction phase and with interior finishes. You are therefore advised not to order any carpets, appliances or other goods which depend upon accurate dimensions before carrying out a check measure within your reserved property. Please be aware that the information contained in this document is indicative and intended to act as a guide only to the finished product and the properties available. The company reserves the right to alter these details at any time and without notice. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. These particulars may not be relied upon as statements of fact or representation and buyers must satisfy themselves as to their correctness. Priory Fields is a marketing name and may not necessarily form a part of the postal address. \*Please ask sales executives for more details. \*\*Changes need to be made in the early stages of build and during the reservation process. There is a charge for this service. If you are interested, please discuss further with the Sales Team who can provide further information.



# 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.

## 2024

### UK Award Property Awards

Winner - Best Residential Development  
1840 St George's Garden

Winner - Best Single Apartment  
Factory No 1 (The Director's Suite)

Winner - Best Apartment Development  
1840 St George's Garden

Winner - Best Residential Development, London  
1840 St George's Garden

Winner - Best Apartment Development, London  
1840 St George's Garden

Winner - Best Single Apartment, London  
1840 St George's Garden

Winner - Best Residential Development, Wiltshire  
1840 St George's Garden (CC18)

Winner - Park Best Residential Development,  
Bristol

Winner - Best Apartment Development, Bristol  
Factory No. 1

Winner - Best Single Apartment, Bristol  
Factory No. 1

Winner - Best Residential Development, Essex  
Factory No. 1 (The Director's Suite)

Winner - Best Residential Development, Essex  
Manningtree Park

Runner up - Best Residential Development, Essex  
Sanderling Reach

### Evening Standard Awards

Highly Commended for Best Conversion for  
the remarkable transformation of The 1840, St  
George's Gardens

## 2023

### WhatHouse? Awards

Gold – Best Luxury House  
The Lakehouse at St Osyth Priory, Essex

Gold – Best Renovation  
The Kitchen Yard at The 1840,  
St George's Gardens, London

Silver – Best Medium-Sized Housebuilder  
City & Country

Silver – Best Public Realm  
St Osyth Priory, Essex

Silver – Best Renovation  
The Engine House at King Edward VII Estate,  
West Sussex

Bronze – Best Renovation  
Regent House & The Directors' Suites  
at Factory No.1, Bristol

Bronze – Best Exterior Design  
The Lambourne at Sanderling Reach, Essex

Winner – Best Out of London Home  
The Lakehouse at St Osyth Priory, Essex

Winner – Best Conversion  
The Engine House at King Edward VII Estate,  
West Sussex

Highly Commended For Best Conversion  
The 1840, St George's Gardens, London

### UK Property Awards

Winner – Best UK Residential Development  
The 1840, St George's Gardens, London

Winner – Best UK Apartment Development  
Factory No.1, Bristol

### Evening Standard Awards

Winner – Best Out of London Home  
The Lakehouse at St Osyth Priory, Essex

Winner – Best Conversion  
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### UK Property Awards

Winner – Best UK Residential Development  
The 1840, St George's Gardens, London

Winner – Best UK Apartment Development  
Factory No.1, Bristol

Winner – Best Residential Development Wiltshire  
Burderop Park

Winner – Best Residential Development Essex  
Manningtree Park

Winner – Best Residential Development London  
The 1840, St George's Gardens

Winner – Best Apartment Development Bristol  
Factory No.1

Winner – Best Residential Development Essex  
Sanderling Reach

### First Time Buyer Awards

Winner – Best Large Development  
Factory No.1, Bristol

### Housebuilder Awards

Winner – Best Refurbishment  
The 1840, St George's Gardens, London

Best Refurbishment Finalist  
King Edward VII Estate, West Sussex

### Sussex Heritage Awards

Winner – Best Landscape & Gardens  
King Edward VII Estate, West Sussex

Winner – Best Large Scale Residential  
King Edward VII Estate, West Sussex

### Bristol Property Awards

Best Residential Development Finalist  
Factory No.1, Bristol

Best Transformation Finalist  
Factory No.1, Bristol

## 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

### 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, L



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# MANNINGTREE PARK

COUNTRY LIVING AT ITS FINEST

**Manningtree Park**  
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**CO11 2HN**

what3words: **coil.prices.songbird**

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[cityandcountryhub.co.uk](http://cityandcountryhub.co.uk)

CITY & COUNTRY