



QUARTERMASTER PLACE

MEEANEE MEWS • COLCHESTER • ESSEX

A SUPERB COLLECTION OF 6 LUXURIOUS ONE & TWO
BEDROOM MEWS HOUSES AND APARTMENTS, SET WITHIN
THIS HISTORIC VICTORIAN REGIMENTAL CONVERSION,
BROUGHT TO YOU BY KINGSFORD HOMES.

Kingsford Homes
...the smartest move you can make.

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HISTORICAL BEGINNINGS

Although Colchester has always been militarily important, the first barracks were not built until the time of the war with France in 1794. Once building started in the area to the South of the existing town, more barracks were quickly built to include Infantry, Artillery and Cavalry barracks, so that within 10 years the Barracks were home to 7,000 men. From then on the barracks increased in size and importance with large amounts of land such as Abbey Fields being used for parades, firing ranges, large military exercises and housing for the soldiers.

In 1896 the temporary wooden huts of Colchesters Military Camp on Ordnance Field (located between Military and Mersea Roads) were replaced by the brick buildings of Hyderabad and Meeanee Barracks, named after battles won by General Sir Charles Napier in the British Conquest of Sind (now known as Pakistan) in 1843. By 1897 only a few of the brick buildings in Meeanee Barracks had been constructed including the original barrack's Quartermaster building and the Guard House, now named Quartermaster Place.

To this day, Colchester remains an important military town and is home to the 16th Air Assault Brigade comprising of three air assault infantry battalions, two aviation regiments, one artillery regiment, and the necessary supporting units. Today, most of the Brigade is based at modern purpose built accommodation to the South of Colchester. Abbey Field is now a recreational park in the centre of the old barracks development and most of the splendid old victorian military buildings have been converted into high quality housing, leaving their historical origins clearly visible.

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The Battle of Meeanee, 17 February 1843, by Edward Armitage (1817–1896).



Photograph of the entrance to Meeanee Barracks, showing the Quartermaster's House, circa 1900.

LOCATION

Quartermaster Place is enviably located in a prestige, much sought after location within a stone's throw of Colchester's historic, vibrant town centre and all it has to offer, with it's excellent shopping, dining, and social opportunities.

Beautiful open spaces such as Abbey Field and Castle Park can be found within easy walking distance, perfect for relaxing on a sunny day. Further afield, the stunning Dedham Vale, famed for its connections to the world renowned artist John Constable, is just a 15 minute drive away.

For the commuter, Colchester Town Railway Station is just a few minutes stroll away, along with quick and easy access to Colchester North Station with its direct links to London Liverpool Street Station. There's also easy access to the A12 with its links to London, Ipswich, the M25, M11 and Stanstead Airport.



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THE DEVELOPMENT

Quartermaster Place is a collection of just 6 brand new, luxurious mews houses and apartments set within these stunning Victorian military conversions. These unique properties have been designed and are being constructed to a truly exceptional specification, retaining an abundance of period charm, with private sun terraces to selected plots, elegant high or magnificent vaulted ceilings to selected living spaces and stunning double glazed timber sash windows. With luxury as standard, each property comes with bespoke, fully integrated kitchens, luxurious bathrooms with high quality sanitary ware and drench showers, Karndean flooring, custom-made fitted wardrobes to master bedrooms and an excellent array of storage cupboards.

The generous communal gardens will be beautifully landscaped and well stocked with various plants, trees and borders, creating a delightful green environment, all privately enclosed by handsome iron railings. Every property comes with secure allocated parking - two spaces on selected plots, a communal bicycle store and further visitors parking. Furthermore, unlike most new developments, these fabulous properties are to be offered on a share of freehold basis.



All photographs are of the showhome (plot 3) and each property varies in size and layout.



QUARTERMASTER PLACE

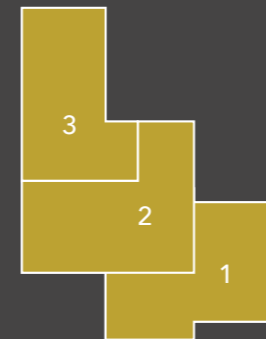
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THE GUARDHOUSE

PROPERTY SPECIFICATIONS

- Stunning double glazed timber sash windows.
- Soundproofed and insulated to the highest of standards.
- Feature high ceilings and vaulted ceilings in selected plots.
- Bespoke luxury fitted kitchens with integrated fan oven, induction hob, washer/dryer, fridge freezer and slimline dishwasher.
- Luxury Karndean flooring to hallways, living spaces and bathrooms.
- Fitted hi-grade carpeting to bedrooms.
- Luxury bathrooms with oversized drench showers, concealed WCs, vanity units with storage drawers under and chrome heated towel rails, some with separate double shower cubicles.
- State-of-the-art, high efficiency electric heating, with high pressure hot water system.
- Bespoke fitted wardrobe to master bedrooms.
- Secure allocated parking.



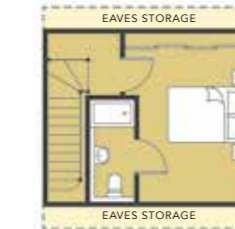
PLOT 1 883 SQ.FT.

This truly fabulous duplex property is accessed via a private entrance door and features a private sun terrace, spacious reception hall, which leads to an exceptionally large, bright living space with an elegant high ceiling, a luxurious separate kitchen, a ground floor double bedroom and luxury bathroom. A staircase to the second floor opens into the master suite, with wall-to-wall fitted wardrobes, an en-suite shower room and a stunning vaulted ceiling with 3 velux skylights.

GROUND FLOOR



FIRST FLOOR



PLOT 2 830 SQ.FT.

A beautiful ground floor mews house with a private sun terrace, spacious hallway which leads to a truly stunning open plan living/ kitchen & dining space, which features a vaulted ceiling and four large sash windows providing an abundance of natural light. There are two generous double bedrooms, including a stunning master suite complete with an en-suite shower room. A stunning additional bathroom completes this beautiful property.

GROUND FLOOR



PLOT 3 710 SQ.FT.

Another stunning ground floor mews house with a private sun terrace, entrance door and a spectacular open plan living/dining & kitchen space with a vaulted ceiling and three beautiful, full height arched windows. The truly stunning four-piece bathroom features an inset bath and a separate double shower cubicle. A spacious hallway and two double bedrooms complete this fabulous home.

GROUND FLOOR



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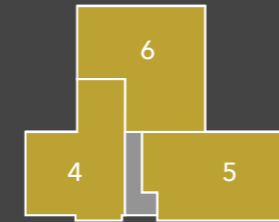
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THE QUARTERMASTER'S HOUSE

PROPERTY SPECIFICATIONS

- Stunning double glazed timber sash windows.
- Soundproofed and insulated to the highest of standards.
- Feature high ceilings and vaulted ceilings in selected plots.
- Bespoke luxury fitted kitchens with integrated fan oven, induction hob, washer/dryer, fridge freezer and slimline dishwasher.
- Luxury Karndean flooring to hallways, living spaces and bathrooms.
- Fully fitted hi-grade carpeting to every bedroom.
- Luxury bathrooms with oversized drench showers, concealed WCs, vanity units with storage drawers under and chrome heated towel rails, some with separate double shower cubicles.
- State-of-the-art, high efficiency electric heating, with high pressure hot water system.
- Bespoke fitted wardrobe to master bedrooms.
- Secure allocated parking.



PLOT 4 437 SQ.FT.

This superb ground floor apartment features a spacious hallway which leads to a large, well-proportioned 'L' shaped living, kitchen & dining space, a double bedroom with fitted wardrobes and a luxury bathroom.

GROUND FLOOR



PLOT 5 535 SQ.FT.

An exceptionally spacious one bedroom apartment with hallway, a fabulous 'L' shaped living, kitchen & dining space fitted with a total of five windows which provide an abundance of natural light. There is a spacious master bedroom, complete with fitted wardrobes and two sash windows. A luxurious bathroom completes this stunning property.

GROUND FLOOR



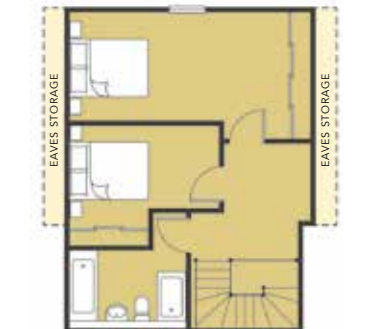
PLOT 6 1082 SQ.FT.

The largest property in the development, this magnificent duplex apartment features a door opening onto a private sun terrace, spectacular open plan living, kitchen & dining space, into which a total of six windows allow a fabulous amount of light. Additionally there is a ground floor cloakroom and a large reception hall with a winding staircase rising to the 1st floor. Here a spacious landing with velux skylight leads to two double bedrooms (the master with 2 velux skylights) and a luxury 4 piece bathroom.

GROUND FLOOR



FIRST FLOOR



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BUILD-ZONE WARRANTY

When you buy a Kingsford Home, not only will you be provided with our Property Handover Pack which contains all Guarantees and Instruction Manuals for any appliances installed in your new home, you will benefit from a Build-Zone Warranty, so you'll be secure in the knowledge that it has undergone a thorough Technical Audit process to ensure it is constructed to the standard required by Build-Zone.

YOUR BUILD-ZONE WARRANTY LEVEL OF COVER

Build-Zone offers a range of Structural Warranties, generally each warranty is effective for 10 years from the date of completion of the home.

DEPOSITS FOR OFF-PLAN PURCHASES

If you are buying a new home off-plan which has the benefit of a New Home Warranty, the policy may provide cover for any lost deposits due to Developer fraud or insolvency. Please check the Initial Certificate issued to the Developer to see if this cover is included.

FIRST 2 YEARS OF THE POLICY

If your home is covered by a New Home Warranty, during the first 2 years it is Kingsford Home's responsibility to deal with any defects that arise under the terms of the Warranty, and we should be contacted directly if you have any problems.

REMAINDER OF POLICY PERIOD

For the remaining period of the New Home Warranty, all claims should be directed to Build-Zone using the claims procedure outlined in your policy. Your claim will be processed promptly to ensure a resolution as early as possible.

LENDERS

As one of the leading Property Warranty providers in the UK, a Build-Zone Warranty is widely accepted by most of the UK lenders.



HELP TO BUY

All of the plots at Quartermaster Place are registered with the government's Help to Buy scheme, which will lend you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest and you won't be charged loan fees on the 20% loan for the first five years of owning your home. For full details visit the website at www.help2obuy.gov.uk



ABOUT KINGSFORD HOMES

The partners of Kingsford Homes come from an extensive background in property development, with over 50 years of combined experience in the UK housing market. We have developed a niche for developing property that is far from ordinary and believe that when buying a new home, that you should expect one that is designed and built to an exceptional standard – and stands the test of time.

Kingsford Homes have a passion for the restoration and refurbishment of historic buildings, as well as constructing new homes using traditional methods. We combine the latest cutting edge designs to create stylish and practical homes to suit modern day living.

When buying one of our properties you can take comfort in knowing that we will be there to guide you through the process every step of the way, and work with you to ensure you are nothing short of delighted with the end results. We are so confident in delivering this that we guarantee to be on hand in the unlikely event of any occurring problems with your new property, for up to two years.

Kingsford Homes also seek opportunities to enter into joint ventures with landowners or financial institutions. We have a proven track record of successful partnerships and pride ourselves on our ability to work with those who share our vision.

CONTACT US

If you're contemplating buying a Kingsford Home now, or in the future and wish to discuss your options or eligibility with one of our team, then either email or call us on the number below.

TELEPHONE 01206 913846

EMAIL info@kingsfordhomes.co.uk

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Specifications and floorplans shown within this brochure are for indicative purposes only, and may be subject to change at the developers discretion.

Viewings are strictly by appointment only. If you would like to arrange a visit to the development, please contact the sole selling agents:

 **michaels**
property consultants
● Colchester ● Wivenhoe ● Braintree