



em

ESTUARY MEADOW

PELDON ROAD | LANGENHOE

 **michaels**
property consultants

Welcome to an exclusive new collection
of five beautiful detached homes in a superb location

ABBERTON | ESSEX | CO5 7PG

"Characterful, attractive and located on the periphery of some of the most beautiful countryside this area has to offer, Estuary Meadow will enable you to enjoy a charming and peaceful setting whilst remaining close to the bustling and aspirational city of Colchester.

Rurally positioned new homes, built to exacting standards – and fitted with fine specifications – and with convenience, fun and relaxation all within easy reach – Estuary Meadow will truly furnish residents with the very best of all worlds."



EXCLUSIVE

Michael's Property Consultants are incredibly proud to introduce this exquisite new collection of detached homes in the village of Langenhoe – positioned in a sought-after part of Essex's countryside near historic Colchester and beautiful Mersea Island.

Offering four exceptionally-planned houses and one high-quality bungalow, this will be a superb development to call home ; boasting superior fittings, contemporary finishes, distinctive features and hand-selected details.

Surrounded by spectacular scenery – with a wealth of amenities and travel connections within reach – Estuary Meadow offers both seclusion and accessibility, and is perfectly-suited to a wide range of purchasers.

A stylized, handwritten-style logo consisting of the lowercase letters 'em' in a gold color.





Indicative computer generated images shows Plots 1 to 5 from left-to-right.

EACH OF THE HOMES HAS BEEN DESIGNED WITH EXCEPTIONAL ATTENTION TO DETAIL, OFFERING THE VERY BEST IN MODERN LIVING STANDARDS – AND THE ATTRACTIVE FRONTAGES COMBINE TRADITIONAL MATERIALS WITH BEAUTIFUL MODERN STYLING. ALL CREATING AN EXCLUSIVE ATMOSPHERE THAT RESIDENTS WILL THOROUGHLY LOVE TO CALL HOME.

Often the focal point of a family home is the kitchen, and that's why we have taken extra care to ensure the open-plan kitchen and dining areas are spaces residents will enjoy using every day – with plenty of room to gather, talk, prepare and dine. They will incorporate premium work-surfaces, elegant fittings and quality integrated appliances.

The remaining interior spaces are super-stylish, featuring everything from chic bedroom suites, to sophisticated lighting, clever storage solutions and luxury, durable floor coverings.

For relaxing in peace and comfort, the bathrooms and en-suites will combine sleek sanitaryware with contemporary features, stylish surfaces and beautiful tiling – all fitted with outstanding standards of precision.

Externally, these elegant homes offer timeless, traditionally-inspired exterior elevations – and will represent the epitome of luxury semi-rural living. They provide an opportunity to purchase a new, but classically styled, detached residence in a beautiful countryside setting.



1 THE KINGSWEAR
 4 Bedroom Home
 164 sqm (1765 sqft)
PAGE 06

3 THE THORNBURY
 4 Bedroom Home
 166.3 sqm (1790 sqft)
PAGE 10

2 THE BEAULIEU
 4 Bedroom Home
 175.4 sqm (1888 sqft)
PAGE 08

4 THE DARTMOUTH
 4 Bedroom Home
 175.4 sqm (1888 sqft)
PAGE 12

5 THE SANDFORD
 3 Bed Bungalow
 95.4 sqm (1026 sqft)
PAGE 14

ALL FIVE OF THESE EXCEPTIONAL NEW HOMES OFFER THE IDEAL ENVIRONMENT FOR A RELAXED LIFESTYLE, AND THE PRIVATE OUTSIDE SPACES ARE PERFECT FOR RELAXING, UNWINDING, PLAYING AND ENTERTAINING.



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





1

THE KINGSWEAR

Have a closer look inside...

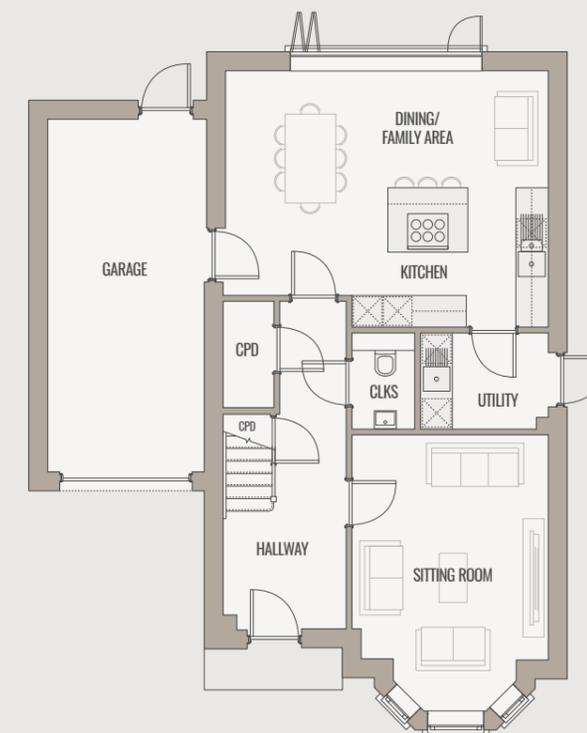
Beyond the welcoming hallway of this attractive four bedroom detached home, you're immediately struck by the space within the open-plan kitchen / dining / family area – with a feature breakfast island and abundance of natural light from the glazed bi-folding doors which face onto the rear garden. For convenience, there is a utility room with outside access, a sleek cloakroom and an under-stairs storage cupboard. The ground floor also boasts a separate sitting room with a beautiful bay window. Upstairs, you'll find a principal bedroom with en-suite and dressing area, three further bedrooms and a family bathroom.

164 sqm (1765 sqft)

4 Bedrooms | Dressing Area | En-Suite | Bathroom | Cloaks | Utility

Measurements.

Kitchen / Dining	6.060m x 4.796m	19'11" x 15'9"
Utility Room	2.402m x 1.815m	7'11" x 5'11"
Living Room	4.209m x 3.662m	13'10" x 12'0"
Cloakroom	1.815m x 1.190m	5'11" x 3'11"
Principal Bedroom	4.029m x 3.482m	13'3" x 11'5"
En-Suite	2.431m x 2.419m	8'0" x 7'11"
Dressing Area	2.450m x 1.362m	8'0" x 4'6"
Bedroom Two	4.225m x 3.093m	13'10" x 10'2"
Bedroom Three	4.225m x 2.897m	13'10" x 9'6"
Bedroom Four	3.840m x 2.913m	12'7" x 9'7"
Bathroom	2.596m x 1.985m	8'6" x 6'6"
Integrated Garage	6.603m x 2.913m	21'8" x 9'7"



FLOORPLANS ARE INDICATIVE AND FOR GUIDANCE ONLY

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes 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. All dimensions are approximate only, are accurate to +/- 150mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please speak with our Sales Team for more detail.

em



2

THE BEAULIEU

Have a closer look inside...

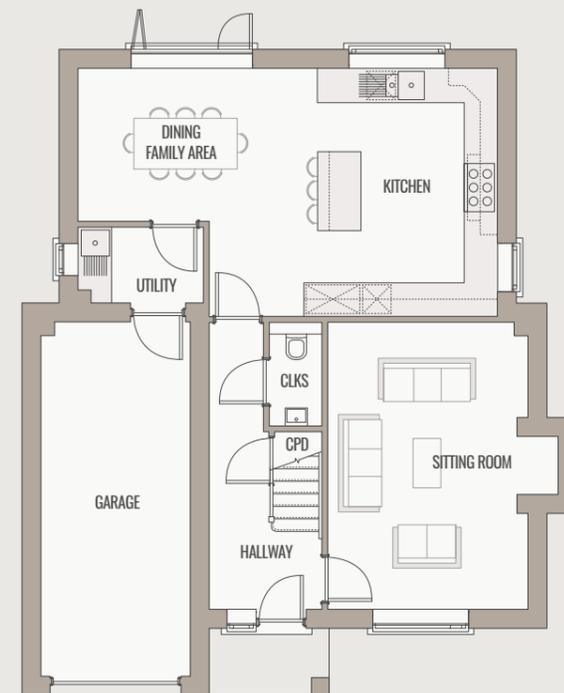
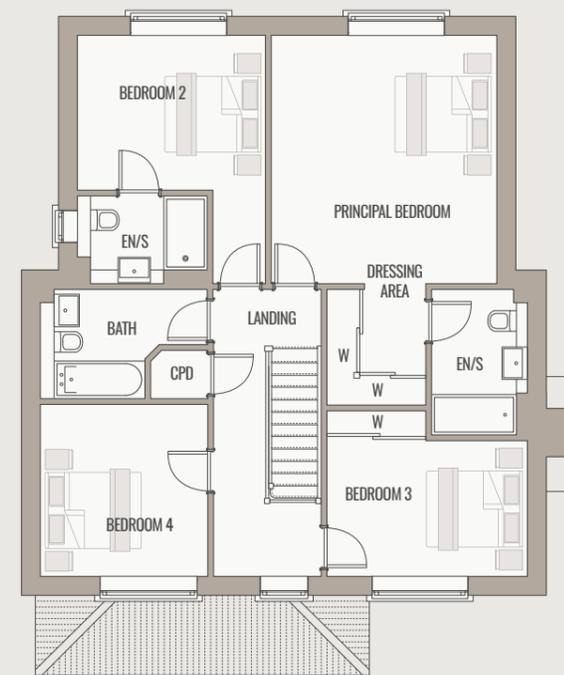
This elegant four bedroom detached home offers plenty of space for you to relax in comfort. The open-plan kitchen / dining area is flooded with natural daylight from the dual-aspect windows and glazed doors leading onto the rear garden. The formal sitting room enjoys a feature fireplace – and you'll also find a convenient utility room and downstairs cloakroom. Upstairs features three double bedrooms, plus a principal bedroom with it's own en-suite showeroom and dressing area. A stylish family bathroom and an integrated garage complete this well-planned family home.

175.4 sqm (1888 sqft)

4 Bedrooms | Dressing Area | 2 En-Suites | Bathroom | Cloaks | Utility

Measurements.

Kitchen / Dining	7.840m x 4.626m	25'9" x 15'2"
Utility Room	2.368m x 1.440m	7'9" x 4'9"
Living Room	5.365m x 3.744m	17'7" x 12'3"
Cloakroom	1.965m x 1.000m	6'5" x 3'3"
Principal Bedroom	4.640m x 4.233m	15'3" x 13'11"
En-Suite	2.780m x 1.890m	9'1" x 6'2"
Dressing Area	2.180m x 1.850m	7'2" x 6'1"
Bedroom Two	3.537m x 4.640m	11'7" x 15'3"
En-Suite	2.462m x 1.660m	8'1" x 5'5"
Bedroom Three	3.750m x 3.115m	12'4" x 10'3"
Bedroom Four	3.230m x 3.137m	10'7" x 10'4"
Bathroom	3.137m x 2.065m	10'4" x 6'9"
Integrated Garage	6.603m x 2.778m	21'8" x 9'1"



FLOORPLANS ARE INDICATIVE AND FOR GUIDANCE ONLY

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes 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. All dimensions are approximate only, are accurate to +/- 150mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please speak with our Sales Team for more detail.





3

THE THORNBURY

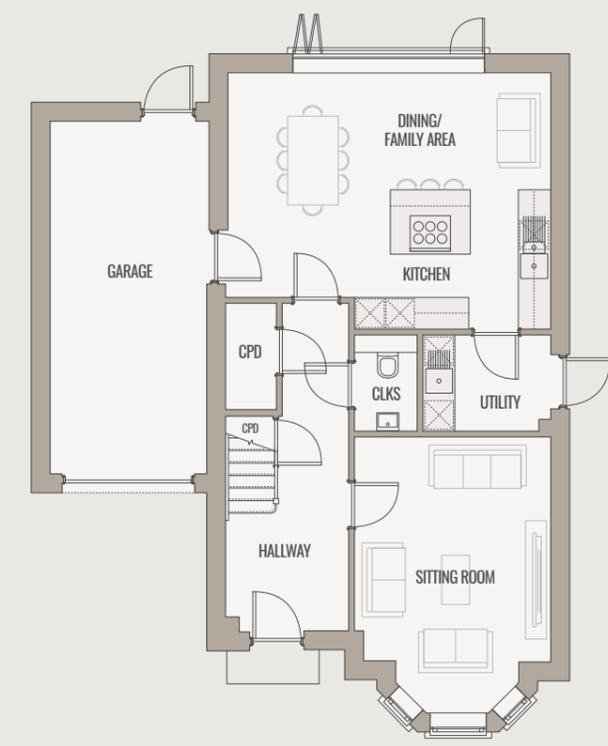
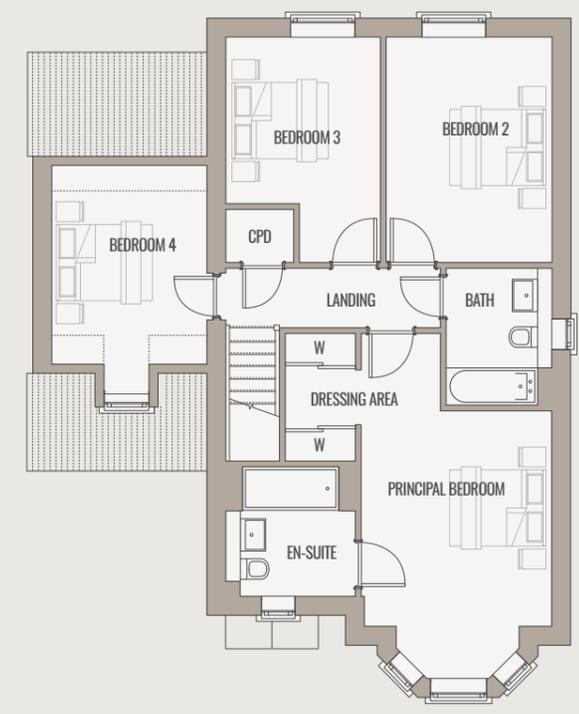
Have a closer look inside...

This home's versatile spaces make it perfect for modern family life. The generous sitting room is flooded with natural light by the feature bay window, as is the open-plan kitchen / dining / family area at the rear, which enjoys large bi-folding doors overlooking the patio and rear garden. The beautifully-appointed kitchen comes with a central island, and there is a connecting utility room with handy outside access. Upstairs, the four good-sized double bedrooms offer plenty of personal space, with the principal being complemented by a stunning en-suite and dressing area. A family bathroom completes the home.

166.3 sqm (1790 sqft)
 4 Bedrooms | Dressing Area | En-Suite | Bathroom | Cloaks | Utility

Measurements.

Kitchen / Dining	6.060m x 4.796m	19'11" x 15'9"
Utility Room	2.402m x 1.815m	7'11" x 5'11"
Living Room	4.209m x 3.662m	13'10" x 12'0"
Cloakroom	1.815m x 1.190m	5'11" x 3'11"
Principal Bedroom	4.029m x 3.482m	13'3" x 11'5"
En-Suite	2.431m x 2.419m	8'0" x 7'11"
Dressing Area	2.450m x 1.362m	8'0" x 4'6"
Bedroom Two	4.225m x 3.093m	13'10" x 10'2"
Bedroom Three	4.225m x 2.897m	13'10" x 9'6"
Bedroom Four	3.840m x 2.913m	12'7" x 9'7"
Bathroom	2.596m x 1.985m	8'6" x 6'6"
Integrated Garage	6.603m x 2.913m	21'8" x 9'7"



FLOORPLANS ARE INDICATIVE AND FOR GUIDANCE ONLY

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes 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. All dimensions are approximate only, are accurate to +/- 150mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please speak with our Sales Team for more detail.





4

THE DARTMOUTH

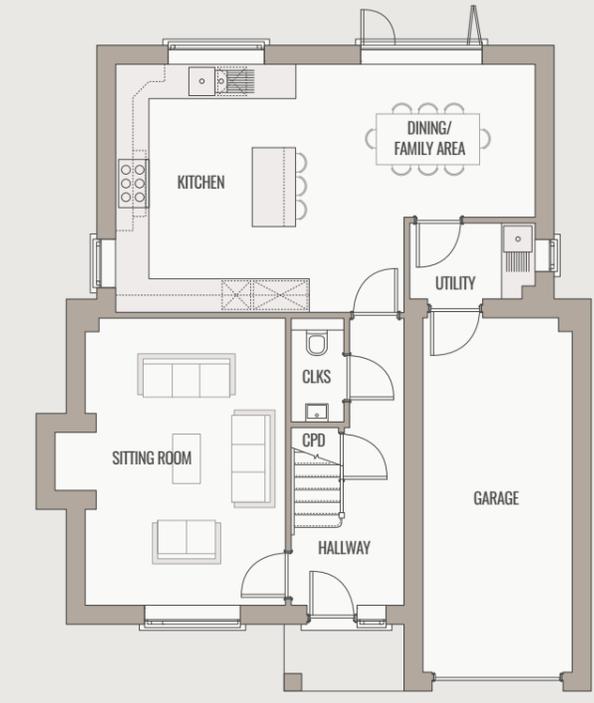
Have a closer look inside...

Ideal for active modern families, this handsome four bedroom home – with integrated garage – features an impressive sitting room, as well as an open-plan kitchen / dining / family area, where glazed bi-folding doors open directly onto the patio and rear garden. You'll also find a utility room with convenient outdoor access adjacent to the kitchen, as well as a handy downstairs cloakroom. Upstairs, the property boasts four good-sized bedrooms, two of which have en-suites. The principal bedroom suite is also complemented by a dressing area. A well appointed bathroom completes the home.

175.4 sqm (1888 sqft)
 4 Bedrooms | Dressing Area | 2 En-Suites | Bathroom | Cloaks | Utility

Measurements.

Kitchen / Dining	7.840m x 4.626m	25'9" x 15'2"
Utility Room	2.368m x 1.440m	7'9" x 4'9"
Living Room	5.365m x 3.744m	17'7" x 12'3"
Cloakroom	1.965m x 1.000m	6'5" x 3'3"
Principal Bedroom	4.640m x 4.233m	15'3" x 13'11"
En-Suite	2.780m x 1.890m	9'1" x 6'2"
Dressing Area	2.180m x 1.850m	7'2" x 6'1"
Bedroom Two	3.537m x 4.640m	11'7" x 15'3"
En-Suite	2.462m x 1.660m	8'1" x 5'5"
Bedroom Three	3.750m x 3.115m	12'4" x 10'3"
Bedroom Four	3.230m x 3.137m	10'7" x 10'4"
Bathroom	3.137m x 2.065m	10'4" x 6'9"
Integrated Garage	6.603m x 2.778m	21'8" x 9'1"



FLOORPLANS ARE INDICATIVE AND FOR GUIDANCE ONLY

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes 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. All dimensions are approximate only, are accurate to +/- 150mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please speak with our Sales Team for more detail.





5

THE SANDFORD

Have a closer look inside...

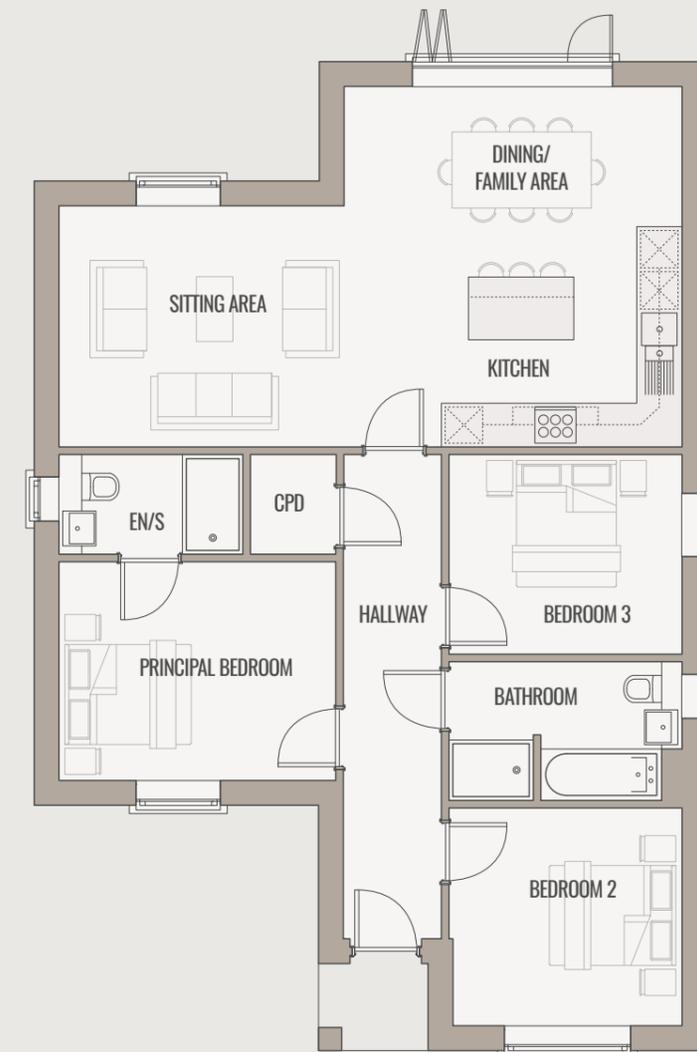
Entering the welcoming hallway via a covered entrance porch, you'll be immediately struck by this superior bungalows ample capacity for every aspect of your home life across the versatile layout. The beautifully-appointed open-plan kitchen / dining / family area – which spans the width of the home – is an impressive space for hosting family and guests – and is likewise perfectly suited to privacy, relaxation and peace. The principal bedroom comes with an en-suite shower room – and either of the remaining two double bedrooms could be used as a home office or dressing room.

95.4 sqm (1026 sqft)

Open Plan Living Area | 3 Bedrooms | En-Suite | Bathroom

Measurements.

Kitchen / Living	8.853m x 5.135m	29'1" x 16'10"
Principal Bedroom	3.950m x 3.130m	13'0" x 10'3"
En-Suite	2.643m x 1.441m	8'8" x 4'9"
Bedroom Two	3.228m x 3.101m	10'7" x 10'2"
Bedroom Three	3.315m x 2.854m	10'11" x 9'4"
Bathroom	3.315m x 2.033m	10'11" x 6'8"



FLOORPLANS ARE INDICATIVE AND FOR GUIDANCE ONLY

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes 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. All dimensions are approximate only, are accurate to +/- 150mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please speak with our Sales Team for more detail.

em

SPECIFICATION

These executive new homes carry an attractive style and character inside and out – carefully-designed to work perfectly with modern lifestyles. The high-quality materials and unique detailing used are all fitted to exacting standards to ensure they will stand the test of time.

- Impressive, fully integrated kitchens offering an elegant blend of traditional features and contemporary fittings. All of the bespoke kitchens boast high calibre cabinetry, quality quartz work-surfaces, matching splash-backs and boiling water taps.
- Kitchens are enhanced by a selection of integrated appliances. Please ask for exact details of each plot.
- Inside, the homes offer a mixture of LVT flooring and luxury carpets throughout.
- These homes enjoy underfloor heating to the ground floors and traditional radiators on the upper floors – all powered by a modern Air Source Heating System.
- The interior lighting has been carefully-planned to complement each space – and features a mix of pendant fittings and low-energy down-lighters.
- TV and Satellite points are featured in reception rooms and principal bedrooms – and smoke/heat detectors are fitted as necessary.
- All of the bathrooms and en-suites are of an exceptional specification – with modern sanitaryware, heated towel rails and luxury tiling.
- The interiors have been sensitively designed to be a modern take on classical design, and the interior finishes match the attractive style of the external elevations.
- All walls and ceilings are decorated in a timeless, neutral colour palette with quality emulsion paint. All joinery (skirting, architraves, plinth blocks, staircase and internal doors) will have a sleek satin finish.
- High-quality internal doors with complementary ironmongery – and composite front doors with multi lock system.
- Wood burner with hearth to living rooms (Plot Specific).
- Built in wardrobes to principal bedrooms (Plot Specific).
- Lawns will be turfed / seeded on completion.
- External taps will be provided to all plots.
- External lighting and electric socket to all plots.



ICW for New Homes – www.i-c-w.co.uk

When you buy a home at Estuary Meadow a 10 year building warranty will be offered through ICW, one of the market leading warranty providers.



All internal images are examples of a finished product by the developers on a previous project

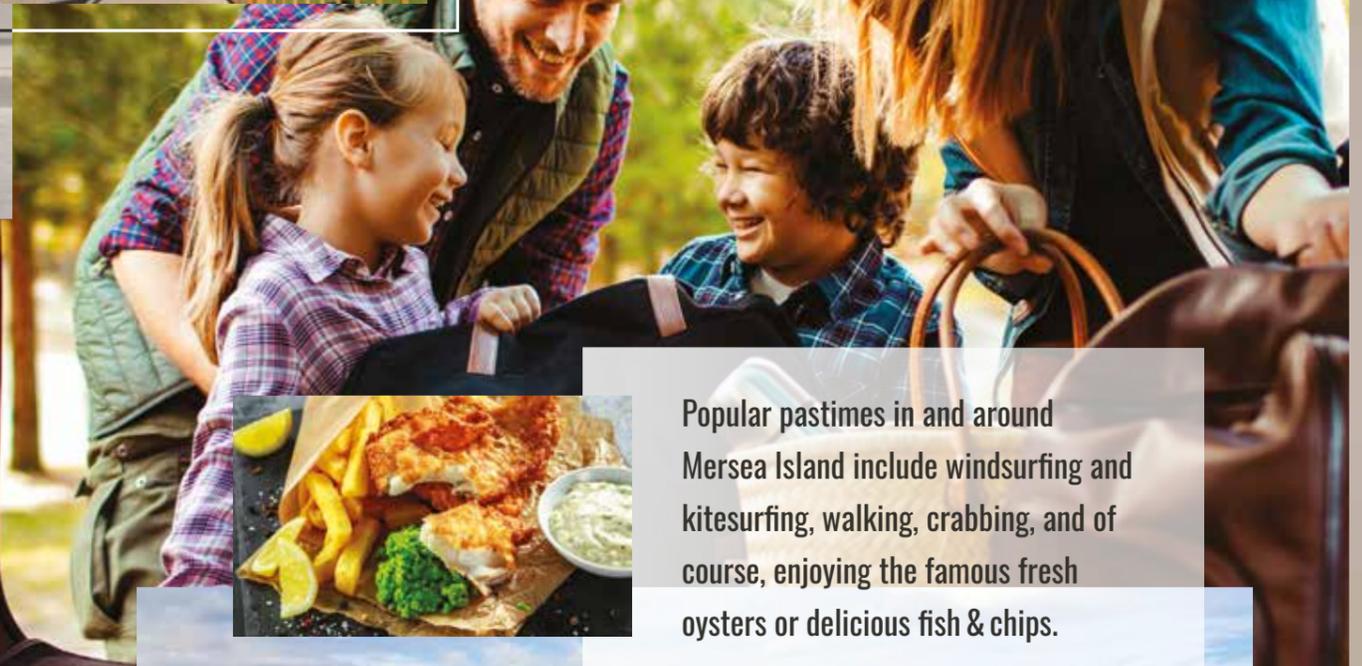
THE AREA

AND LIFESTYLE

Langenhoe and Abberton's superb setting in rural North Essex ensures residents will be well-placed to enjoy a comfortable, contemporary lifestyle, with open fields, reservoirs and coastline as a backdrop, and picturesque village charm and convenience on your doorstep.

This is a delightful neighbourhood, incorporating all the finest aspects of rural village life within its pretty leafy roads. Within a short walk from home you'll find amenities such as a community convenience store, a recreation ground and park, the local primary school and the village centre – all framed by beautiful countryside which is ideal for stretching your legs, exercising your pets and socialising with your friends, family and neighbours.

In addition to what's on offer in the village, a host of highly regarded eateries, gastro-pubs and restaurants are just a short journey from home. Most notably you'll find The Whalebone Pub and Restaurant in Fingeringhoe, The Anchor at Rowhedge, and The Peldon Rose – all within 4 miles of home – and each serving excellent cuisine, fine wines and beers.



Around fifteen minutes away by car, Colchester has much to offer within historic centre. You'll be pleased to find a great choice of things to see and enjoy – including the castle museum and park, a range of restaurants, multi-screen cinemas, and award-winning Mercury Theatre. The wide variety of high street retailers and independent boutiques provide the perfect place for a spot of retail therapy, and in recent years it has been known more-and-more for some of the best entertainment opportunities in the region.

Secluded but not isolated, Langenhoe's intimate community, stunning surroundings and heritage – as well as connections to a range of towns, cities and transport links – make the village one of the most desirable locations in the local area.



Popular pastimes in and around Mersea Island include windsurfing and kitesurfing, walking, crabbing, and of course, enjoying the famous fresh oysters or delicious fish & chips.



Abberton Reservoir



LOCATION

ESTUARY MEADOW, PELDON ROAD, ABBERTON, ESSEX CO5 7PG



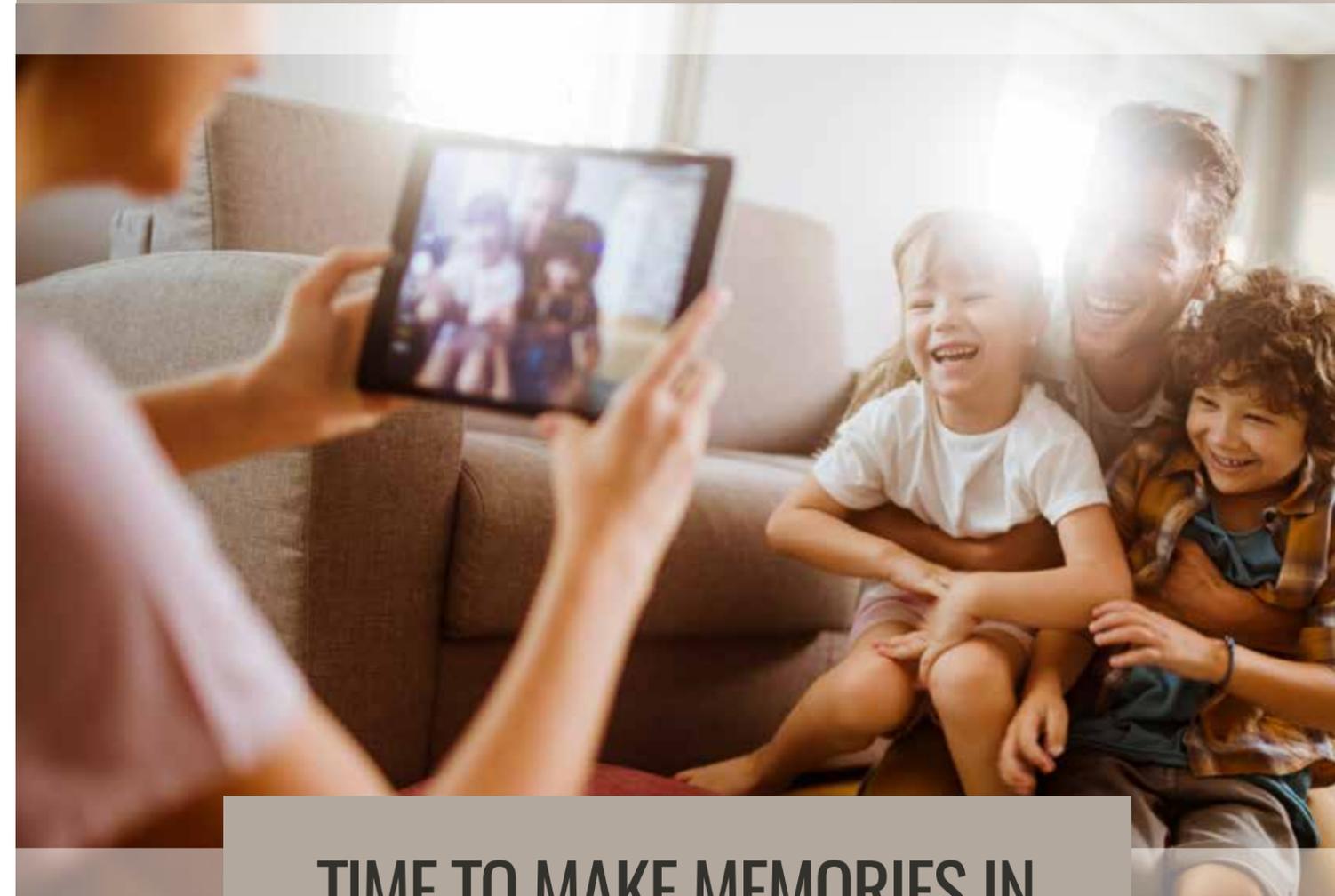
Although set amongst pretty countryside, Estuary Meadow enjoys a very well-linked location for access to Mersea Island, Colchester, the A12 and A120. It is a superb base from which to take advantage of excellent travel connections for both work and pleasure.

THE LOCAL HIGHLIGHTS

Langenhoe Primary School	0.2 Miles
The Whalebone Inn / Restaurant	2.1 Miles
Peldon Rose Inn / Restaurant	2.5 Miles
Thomas Lord Audley School	3 Miles
Bannatyne Health Club and Spa	3.7 Miles
West Mersea	4 Miles
Abberton Reservoir Wildlife Trust	4.5 Miles

NEARBY DESTINATIONS

Colchester City Centre	5 Miles
Colchester North Station	6 Miles
Colchester Business Park	7.5 Miles
Tollgate Shopping Park	8 Miles
Marks Tey Station	8.5 Miles
Chelmsford	25 Miles
Stansted Airport	35 Miles



TIME TO MAKE MEMORIES IN THESE BEAUTIFUL HOMES

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. All times and distances quoted are approximate only. Train journeys listed are based on current approximate National Rail details. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk. 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.



62 Head Street, Colchester, Essex CO1 1PB

Phone : **01206 576999**, visit : **michaelsproperty.co.uk**

or email : **sales@michaelsproperty.co.uk**



**KESTREL HOMES
& CONSTRUCTION**

Residential property development and construction

Phone : **01206 580922**, visit : **www.khcltd.uk**

or email : **info@khcltd.uk**

