



# LARKS MEADOW

THORRINGTON



*Present an exceptional collection of*  
3 AND 4 BEDROOM DETACHED HOMES  
*built to superb specifications.*

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In a semi-rural position, a stone's throw from bustling Brightlingsea, Thorrington is the ideal location for our latest development – an impressive selection of houses that offer the sought-after combination of quality, lifestyle and location.

*Vaughan & Blyth.*

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*Welcome to Larks Meadow – an outstanding new collection of detached family homes from Vaughan & Blyth.*

Comprising just twelve beautifully appointed houses, benefiting from thoughtful planning and a picturesque countryside backdrop, Larks Meadow provides an exclusive opportunity to live in a wonderfully located new home – constructed by one of the finest house-builders in the local area.

Each of these three and four bedroom homes will showcase impressive design, feature carefully chosen specifications and boast meticulous attention to detail – whereby modern day family lifestyles have been considered from the outset.



*Larks Meadow has been specially designed to integrate with its fantastic setting, with homes of timeless style, traditional quality and contemporary interiors.*

In keeping with the premium quality people have come to expect from Vaughan & Blyth, all the homes within this collection have been carefully planned to offer light and modern living spaces – with high quality specifications, stylish fittings and exteriors that harmonise with the surrounding beauty and distinctive character of the Tendring countryside.

This executive collection comprises a variety of three and four bedroom family inspired layouts – with desirable features such as welcoming entrances, impressive kitchens, generous living spaces with patio doors and integrated garages – all beautifully arranged around a landscaped driveway.

*A unique collection of houses with individual character and lasting build quality, with a strong emphasis on light and flexible living spaces within the home.*



- |                                     |                                      |                                     |                                     |
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Whilst the development plan shown on this page has been prepared for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Properties, boundaries, trees, planting and landscaping are all indicative only and may vary as construction takes effect. Ground levels and other variations are not shown. Suggested north position, sunrise/sunset positions and similar details are approximate only and may vary depending on dates and times – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site plan for full and accurate details.



Plot One – Four bedroom home.

Kitchen/Dining	5350mm x 3750mm	17'7" x 12'4"
Utility Room	2650mm x 1550mm	8'8" x 5'1"
Living Room	5350mm x 3650mm	17'7" x 12'0"
Cloakroom	1550mm x 950mm	5'1" x 3'1"
Master Bedroom	4850mm x 4850mm	15'11" x 15'11"
En-Suite	2100mm x 1800mm	6'11" x 5'11"
Bedroom Two	3750mm x 3050mm	12'4" x 10'0"
Bedroom Three	3650mm x 2950mm	12'0" x 9'8"
Bedroom Four	3650mm x 2250mm	12'0" x 7'5"
Bathroom	3750mm x 2150mm	12'4" x 7'1"
Garage	6950mm x 2950mm	22'10" x 9'8"

All dimensions shown are approximate only and could be up to + or – 50mm.

Approx Area:  
139 Sqm 1496 Sqft.

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom  
En. En-Suite Ut. Utility Room V Velux Rooflight Window.

Computer generated image shown is indicative only and any planting, landscaping or surrounds may vary from illustration. 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, material colours, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect.





Plot Two – Three bedroom home.

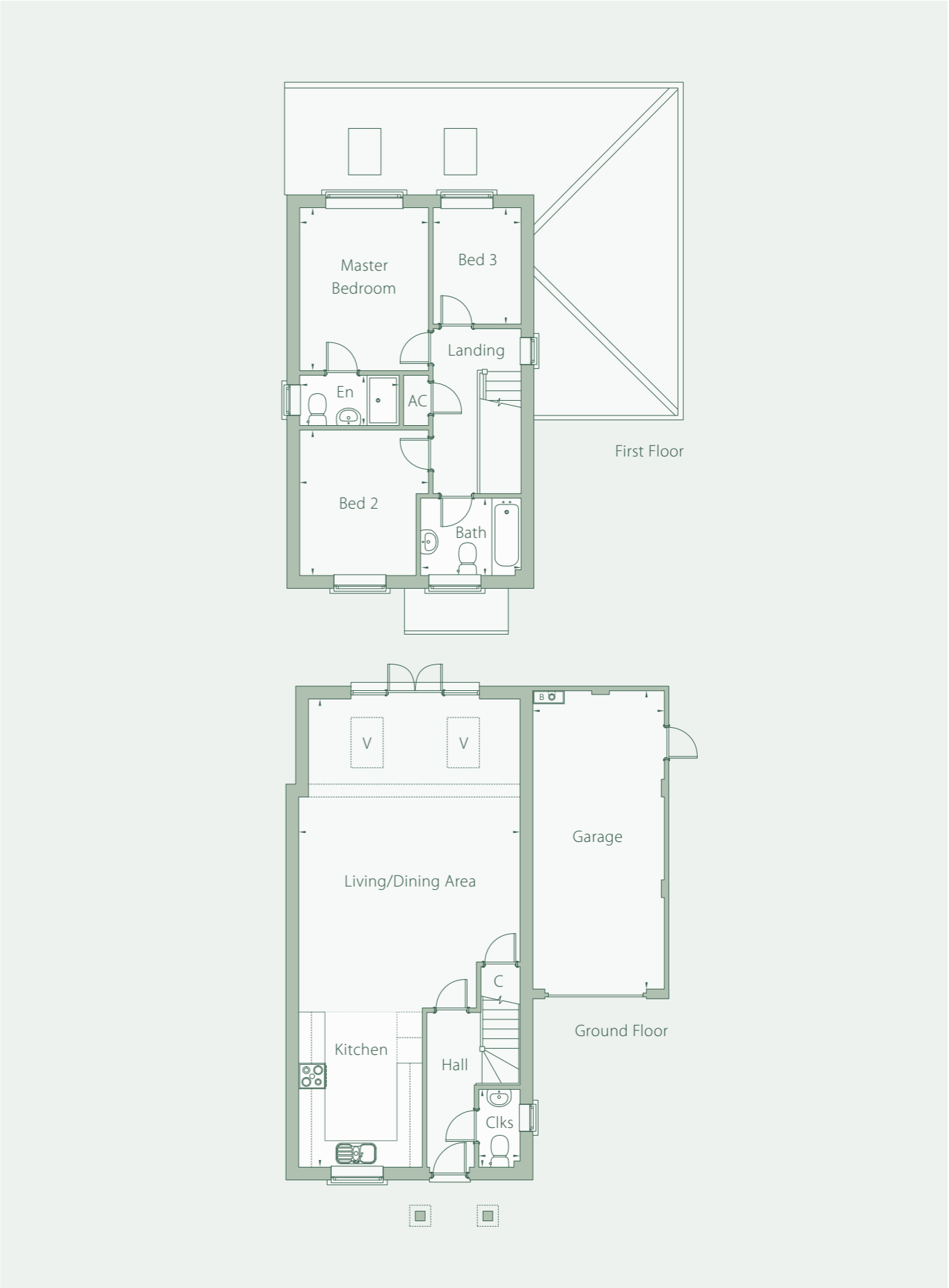
Kitchen/Living	10850mm x 5225mm	35'7" x 17'2"
Cloakroom	1750mm x 950mm	5'9" x 3'1"
Master Bedroom	3750mm x 2950mm	12'4" x 9'8"
En-Suite	2250mm x 1180mm	7'5" x 3'10"
Bedroom Two	3320mm x 2650mm	10'11" x 8'8"
Bedroom Three	2650mm x 2050mm	8'8" x 6'9"
Bathroom	2350mm x 1750mm	7'9" x 5'9"
Garage	6950mm x 2950mm	22'10" x 9'8"

All dimensions shown are approximate only and could be up to + or – 50mm.

Approx Area:  
101 Sqm 1087 Sqft.

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom  
En. En-Suite Ut. Utility Room V Velux Rooflight Window.

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Plot Three – Four bedroom home.

Kitchen/Dining	9150mm x 3500mm	30'0" x 11'6"
Utility Room	1950mm x 1600mm	6'5" x 5'3"
Living Room	6000mm x 3950mm	19'8" x 13'0"
Study	3500mm x 2400mm	11'6" x 7'10"
Cloakroom	1950mm x 950mm	6'5" x 3'1"
Master Bedroom	5200mm x 3500mm	17'1" x 11'6"
En-Suite	2700mm x 1180mm	8'10" x 3'10"
Bedroom Two	3950mm x 3650mm	13'0" x 12'0"
Bedroom Three	3500mm x 3800mm	11'6" x 12'6"
Bedroom Four	3500mm x 3400mm	11'6" x 11'2"
Bathroom	2700mm x 2170mm	8'10" x 7'1"
Garage	7250mm x 3050mm	23'9" x 10'0"

All dimensions shown are approximate only and could be up to + or – 50mm.

Approx Area:

163 Sqm 1754 Sqft.

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En. En-Suite Ut. Utility Room V Velux Rooflight Window.

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Plots Four & Seven – Four bedrooms.

Living/Dining	8550mm x 5150mm	28'1" x 16'11"
Cloakroom	1550mm x 950mm	5'1" x 3'1"
Master Bedroom	5100mm x 2950mm	16'9" x 9'8"
En-Suite	2950mm x 1700mm	9'8" x 5'7"
Bedroom Two	4420mm x 2550mm	14'6" x 8'4"
Bedroom Three	2830mm x 2350mm	9'3" x 7'9"
Bathroom	2650mm x 1680mm	8'8" x 5'6"
Garage	6950mm x 2950mm	22'10" x 9'8"

Computer Generated Image shows Plot Four. External materials and elavational treatments may vary on Plot Seven. Please ask your Sales Adviser for exact details.

All dimensions shown are approximate only and could be up to + or – 50mm.

Approx Area:

107 Sqm 1152 Sqft.

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom  
En. En-Suite Ut. Utility Room V Velux Rooflight Window.

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Plots Five & Six – Three bedrooms.

Kitchen/Living	10850mm x 5225mm	35'7" x 17'2"
Cloakroom	1750mm x 950mm	5'9" x 3'1"
Master Bedroom	3750mm x 2950mm	12'4" x 9'8"
En-Suite	2250mm x 1180mm	7'5" x 3'10"
Bedroom Two	3320mm x 2650mm	10'11" x 8'8"
Bedroom Three	2650mm x 2050mm	8'8" x 6'9"
Bathroom	2350mm x 1750mm	7'9" x 5'9"
Garage	6950mm x 2950mm	22'10" x 9'8"

Computer Generated Image shows Plots Five and Six from right to left.  
All dimensions shown are approximate only and could be up to + or – 50mm.

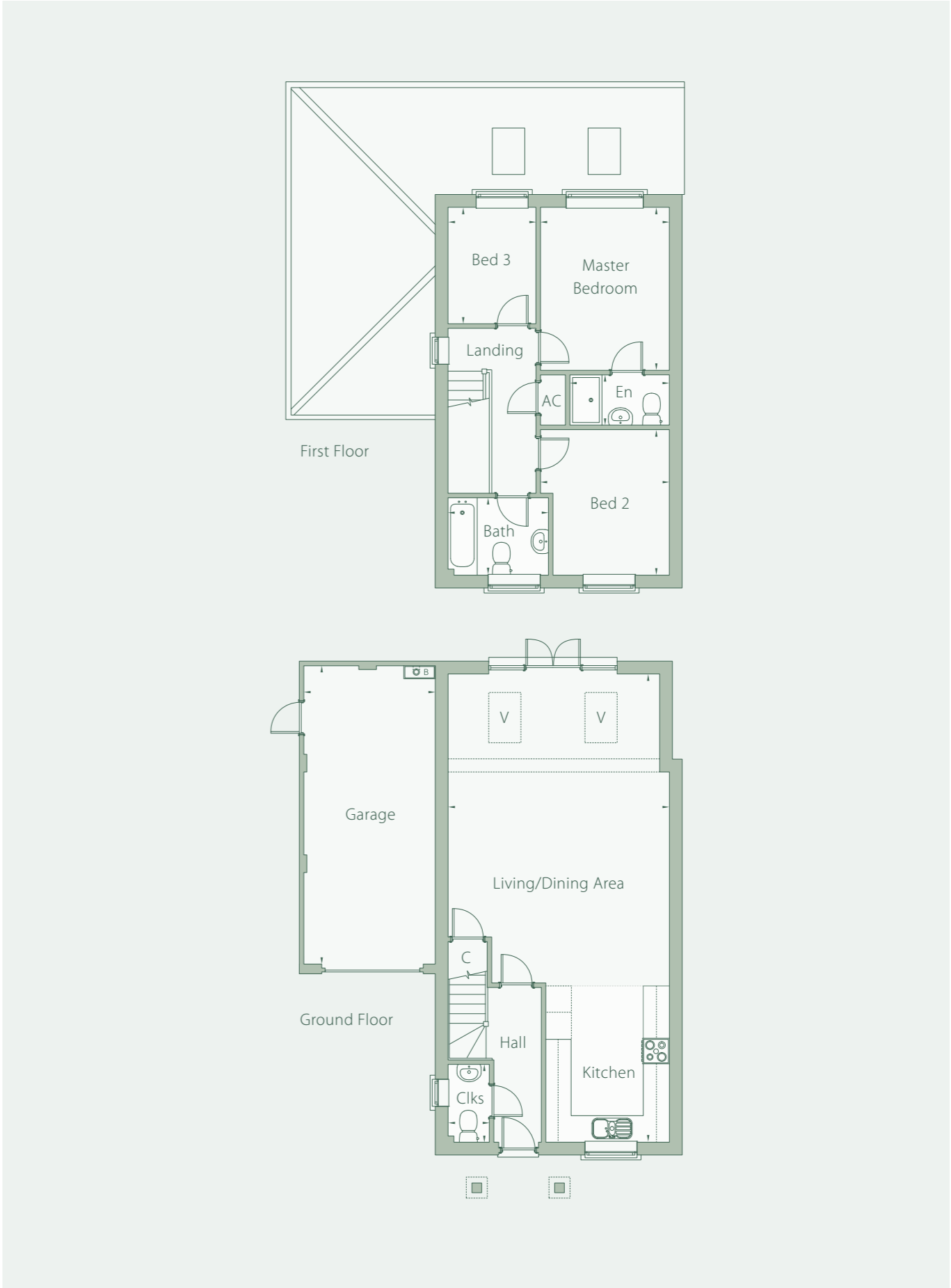
Approx Area:

101 Sqm 1087 Sqft.

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom

En. En-Suite Ut. Utility Room V Velux Rooflight Window.

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Plot Eight – Four bedroom home.

Kitchen/Dining	5350mm x 3750mm	17'7" x 12'4"
Utility Room	2650mm x 1550mm	8'8" x 5'1"
Living Room	5350mm x 3650mm	17'7" x 12'0"
Cloakroom	1550mm x 950mm	5'1" x 3'1"
Master Bedroom	4850mm x 4850mm	15'11" x 15'11"
En-Suite	2100mm x 1800mm	6'11" x 5'11"
Bedroom Two	3750mm x 3050mm	12'4" x 10'0"
Bedroom Three	3650mm x 2950mm	12'0" x 9'8"
Bedroom Four	3650mm x 2250mm	12'0" x 7'5"
Bathroom	3750mm x 2150mm	12'4" x 7'1"
Garage	6950mm x 2950mm	22'10" x 9'8"

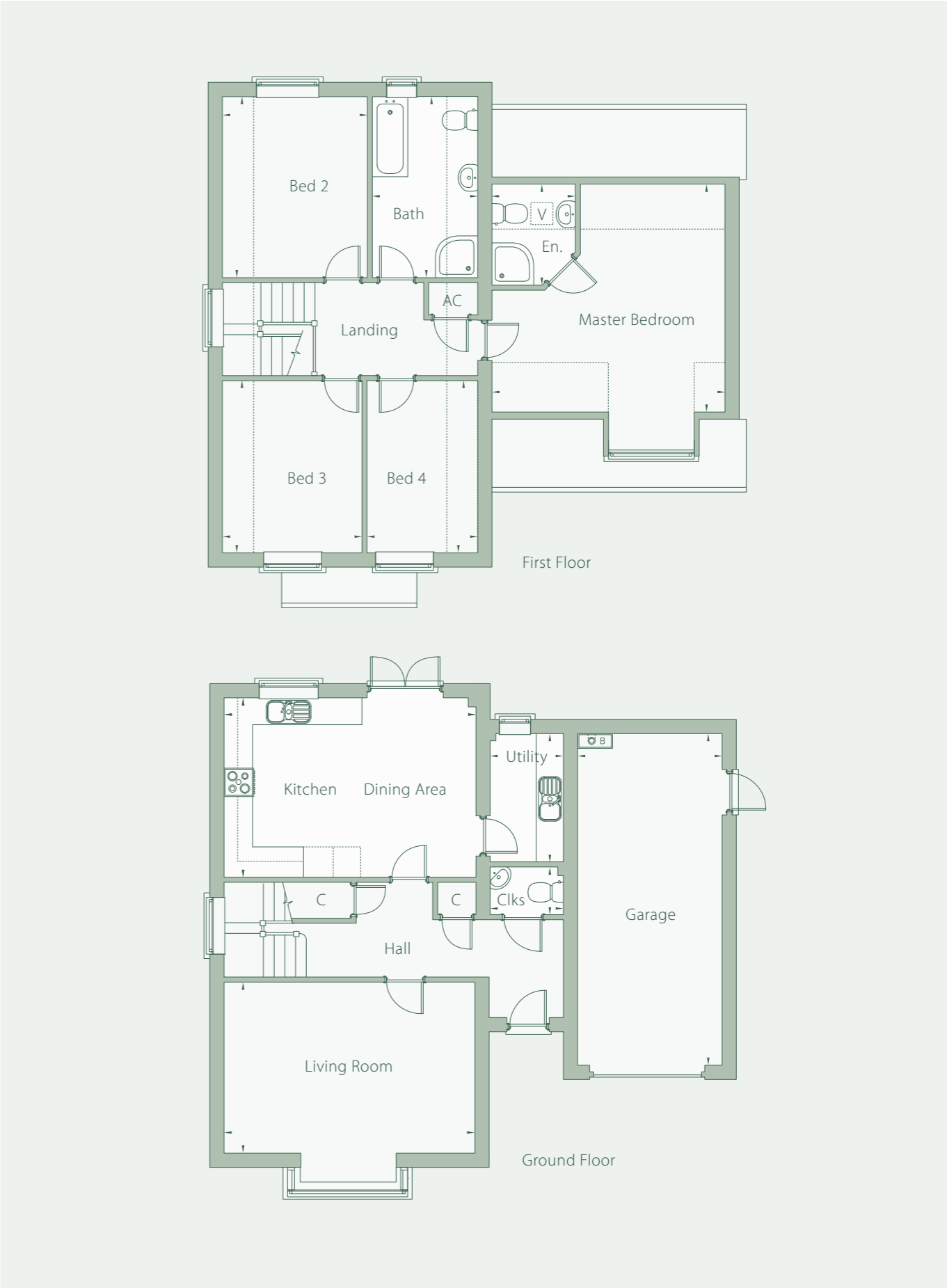
All dimensions shown are approximate only and could be up to + or – 50mm.

Approx Area:

139 Sqm 1496 Sqft.

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom  
En. En-Suite Ut. Utility Room V Velux Rooflight Window.

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Plot Nine – Four bedroom home.

Kitchen/Dining	5350mm x 3750mm	17'7" x 12'4"
Utility Room	2650mm x 1550mm	8'8" x 5'1"
Living Room	5350mm x 3650mm	17'7" x 12'0"
Cloakroom	1550mm x 950mm	5'1" x 3'1"
Master Bedroom	4850mm x 4850mm	15'11" x 15'11"
En-Suite	2100mm x 1800mm	6'11" x 5'11"
Bedroom Two	3750mm x 3050mm	12'4" x 10'0"
Bedroom Three	2650mm x 2600mm	8'8" x 8'6"
Bedroom Four	2650mm x 2600mm	8'8" x 8'6"
Bathroom	3750mm x 2150mm	12'4" x 7'1"
Garage	6950mm x 2950mm	22'10" x 9'8"

All dimensions shown are approximate only and could be up to + or – 50mm.

Approx Area:

139 Sqm 1496 Sqft.

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom  
En. En-Suite Ut. Utility Room V Velux Rooflight Window.

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Plot Ten – Four bedroom home.

Kitchen/Breakfast	6700mm x 3885mm	22'0" x 12'9"
Family Area	4800mm x 2965mm	15'9" x 9'9"
Dining Room	4100mm x 3550mm	13'5" x 11'8"
Cloakroom	1550mm x 1550mm	5'1" x 5'1"
Master Bedroom	4850mm x 3550mm	15'11" x 11'8"
En-Suite	2650mm x 1170mm	8'8" x 3'10"
Bedroom Two	4620mm x 3150mm	15'2" x 10'4"
Bedroom Three	3550mm x 2500mm	11'8" x 8'2"
Bedroom Four	2650mm x 3150mm	8'8" x 10'4"
Bathroom	2150mm x 1680mm	7'1" x 5'6"

All dimensions shown are approximate only and could be up to + or – 50mm.

Approx Area:

144 Sqm 1550 Sqft.

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom  
En. En-Suite Ut. Utility Room V Velux Rooflight Window.

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Plot Eleven & Twelve – Four bedroom homes.

Kitchen/Dining	10850mm x 4975mm	35'7" x 16'4"
Cloakroom	1750mm x 950mm	5'9" x 3'1"
Master Bedroom	3750mm x 2850mm	12'4" x 9'4"
En-Suite	2150mm x 1180mm	7'1" x 3'10"
Bedroom Two	5550mm x 2950mm	18'2" x 9'8"
Bedroom Three	3320mm x 2850mm	10'11" x 9'4"
Bedroom Four	2400mm x 2050mm	7'10" x 6'9"
Bathroom	2250mm x 1850mm	7'5" x 6'1"
Garage	6950mm x 2950mm	22'10" x 9'8"

Computer Generated Image shows Plots Eleven and Twelve from right to left. Floorplan shown is of Plot Twelve – Plot Eleven is Handed to this. Please ask your Sales Adviser for exact details.

All dimensions shown are approximate only and could be up to + or – 50mm.

Approx Area:  
115 Sqm 1238 Sqft.

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom  
En. En-Suite Ut. Utility Room V Velux Rooflight Window.

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*All the homes at Larks Meadow have been meticulously planned to include high quality fittings and modern appliances throughout.*

Whichever home you choose within Larks Meadow, each will benefit from the considerate design and impeccable craftsmanship associated with V&B Homes. They have all been thoughtfully considered from the outset and the specifications have been specifically chosen to ensure they are as practical as they are impressive.

### *Kitchens and utility rooms*

Stylish fitted kitchens with quality matt painted slab doors. Duropal postformed worktops with upstands to the kitchens. A quality range of Neff appliances are fitted including fridge-freezer, dishwasher, stainless steel extractor fan, induction hob and a Neff double oven. (Washing machines are also fitted to plots without utility rooms). Kitchen floors are ceramic tiled. Wall tiling to utility rooms.

### *Bathrooms and en-suites*

All bathrooms and en-suites are fitted with high-quality Roca sanitaryware with chrome Bristan taps. There is a variety of tiled wall surfaces from our standard range to complement each layout and setting. Classy Merlyn enclosures with Aqualisa shower valves complete the modern look.

### *Decoration and finishes*

Modern feature oak internal doors are complimented with dual finish chrome handles. White painted architraves and skirtings, white flat ceilings and colour painted walls create a contemporary interior.

### *External finishes*

Solid clay red brick and multi red brick walls are used alongside Monocouche rendered pre-coloured wall finishes and James Hardie – Hardieplank Cladding. A combination of quality natural slate and plain clay tiles are used on roofs. All windows, fascia's, soffits and bargeboards externally are in UPVC. Windows are double-glazed.

### *Electrics*

Pendant ceiling lights are provided throughout with recessed LED down-lighters in kitchens, bathrooms and en-suites. A generous number of power points are installed throughout the homes with television points to living areas, kitchens and most bedrooms. TV cabling is provided back to loft for installation of client's own aerial/satellite dish. Smoke-detectors (and burglar alarms) add extra security with exterior lights fitted to all plots. Solar PV Panels will be fitted to all homes within the collection.

### *Plumbing and heating*

Gas fired central heating is provided from wall mounted boilers to under-floor heating in ground floor with radiators provided to upper floors. Heated towel rails are incorporated in most bathrooms and en-suites.

### *Garages*

Each home has a garage with a white powered up-and-over garage door, a UPVC personnel door, power and lighting.

### *Gardens and outside*

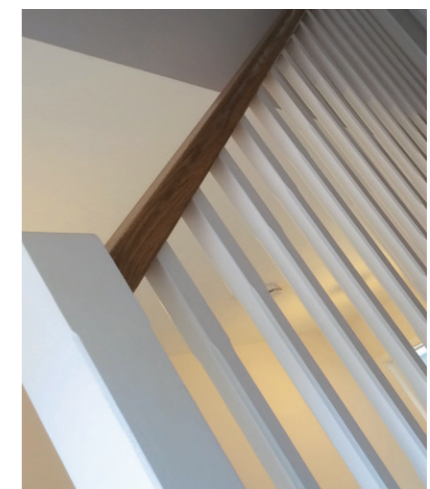
Each rear garden is provided with a natural stone patio area with matching footpaths as appropriate. All rear gardens are levelled and turfed with front gardens landscaped and turfed in accordance with landscaping schemes. Each home will have an external tap.

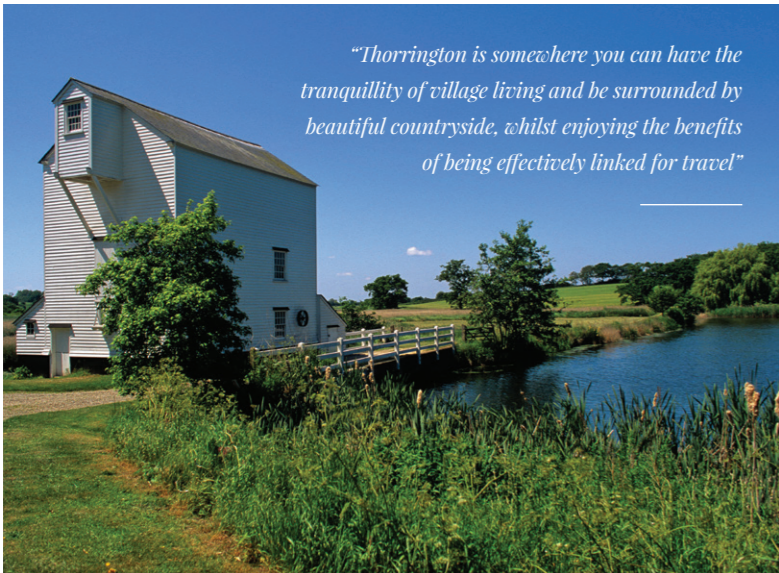
### *Warranty*

All our properties are covered by the NHBC 10-year warranty.

The specifications listed on this page are correct and as intended at the time of going to print.

All interior images shown are all from previous Vaughan & Blyth developments.





“Thorrington is somewhere you can have the tranquility of village living and be surrounded by beautiful countryside, whilst enjoying the benefits of being effectively linked for travel”



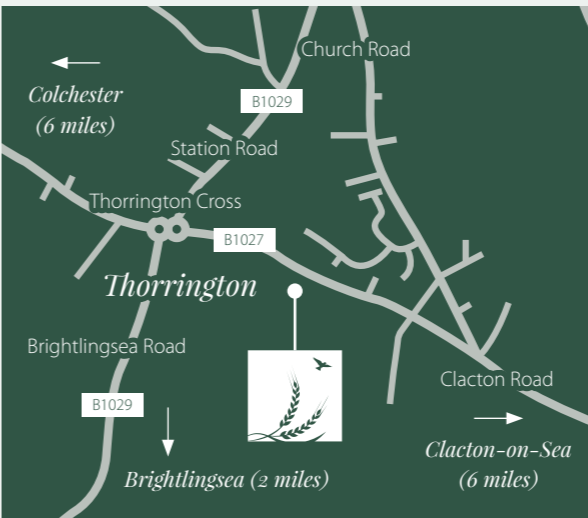
*Ideally situated within an idyllic rural landscape – with the Essex coastline and convenient connections to an array of larger towns and thriving city's within easy reach.*

With the convenience of being so close to the vibrant town of Brightlingsea – a friendly coastal town with a strong seafaring culture and a waterside that continuously thrives with activity – and with the beautiful Tendring countryside on its doorstep, Larks Meadow is ideally positioned to please a variety of lifestyles. Thorrington itself, famous for it’s tide mill – an historic and listed timber-framed building that is loved by walkers and mill enthusiasts alike due to its pretty waterside setting – is a village surrounded by gentle rolling countryside, brilliant local amenities and quaint neighbouring villages.

Everyday requirements, from milk and fresh bread through to quick necessities and newspapers, can be purchased from a selection of nearby convenience stores – the closest being just a moments walk away – and with everything from coffee shops, supermarkets and leisure outlets through to opticians, pharmacies, pubs and locally renowned restaurants in nearby Brightlingsea – day-to-day needs are easily reached.

Residents of Larks Meadow that are health and fitness conscious will be overjoyed with the local opportunities to exercise, whether it's a children's swimming lesson or an expertly planned personal training session at the Bentley Country Park health club – complete with it’s modern gym, sauna, and invigorating spa – an afternoon walking or cycling along the locally cherished Wivenhoe Trail that follows the River Colne – or an outdoor activity such as sailing, fishing or crabbing on Brightlingsea Beach – this collection is superbly positioned to provide countless opportunities to stay healthy, relax and simply enjoy the local environment.

For parents, Larks Meadow is also very well served when it comes to education, with a variety of excellent private and state schools within easy reach. Whether it's going to nursery, heading to primary school for the first time or studying at degree level, there is a host of well performing educational establishments close-by. Alresford, approximately 2-miles away, is home to a highly regarded montessori nursery and a primary school with an on-site pre-school for toddlers, whilst Great Bentley, also around 2-miles away, boasts a primary school as well. The Colne Community School and College is a short journey away in Brightlingsea – and for adult or further education Essex University is reachable in just 10-15 minutes by car.



*Larks Meadow, Clacton Road, Thorrington, Colchester, Essex*

To find the Larks Meadow collection please use the satellite navigation postcode CO7 8JW.

Larks Meadow is superbly positioned to enjoy the immediate area and so much more – whether commuting for work, travelling for leisure or exploring the local countryside, you could hardly find a more conveniently placed new home.



*Local highlights*

Alresford Primary School	1.9 Miles
Bentley Country Park (Leisure Club)	2.1 Miles
Colne Community School and College	2.2 Miles
Great Bentley Primary School	2.3 Miles
Co-op Supermarket Brightlingsea	2.3 Miles
Brightlingsea High Street Shops	2.9 Miles
Lexden Road (Private Schools) Colchester	9 Miles



*Road connections*

A133 (Great Bentley Junction)	3 Miles
A12 (Junction 29 / Ardleigh)	10 Miles
A14 (Junction 55 / Copdock)	20 Miles
Stansted Airport	45 Miles
M25 (Junction 28 / Brentwood)	52 Miles



*Surrounding area*

Alresford (Train Station)	2 Miles
Great Bentley (Train Station)	2.5 Miles
Wivenhoe (Train Station)	4.5 Miles
Clacton-on-Sea	6 Miles
Colchester	6 Miles
Manningtree	10 Miles
Harwich	15 Miles



*Rail (from Alresford Station)*

Chelmsford [ CHM ]	44 Minutes
Ipswich [ IPS ]	51 Minutes
Stratford [ SRA ]	1 Hour 10 Mins
Liverpool Street [ LST ]	1 Hour 23 Mins
Canary Wharf [ DLR ] *	1 Hour 38 Mins

NB: All car travel times and distances are approximate only and are taken from <http://maps.google.co.uk>. Train times listed are from Alresford Station and based on current approximate National Rail timings. \*Canary Wharf journey time includes on travelling on the Underground and/or DLR.



## Vaughan & Blyth – Quality Homes Naturally.

**“In fifty years Vaughan & Blyth have established an enviable reputation for our high standards of design, traditional construction and attention to detail”**

Vaughan & Blyth (Construction) Ltd, Estuary House, Whitehall Road, Colchester, Essex CO2 8HA

For further information please call 01206 791660 or visit us on line at [vbhomes.co.uk](http://vbhomes.co.uk)

Each home built by Vaughan & Blyth (Construction) Ltd is covered by the NHBC 10 year Guarantee Scheme



**Raising Standards. Protecting Homeowners**

# haart

**For all enquiries and further information please contact haart Wivenhoe by calling 01206 822633.**

Email [wivenhoe@haart.co.uk](mailto:wivenhoe@haart.co.uk) or visit [www.haart.co.uk](http://www.haart.co.uk) – 66 High Street, Wivenhoe, Essex, CO7 9AZ



With the HM Government backed ‘**Help to Buy**’ incentive you only need a 5% deposit at Larks Meadow\*

\* Subject to qualifying status. Help to buy terms and conditions apply, please ask Sales Adviser for exact details.

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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.

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