



MUNSON GARDENS

WIVENHOE ROAD ALRESFORD



Present an exceptional new collection of
quality three bedroom detached bungalows
in the sought-after village of Alresford.

FROM THE QUALITY SPECIFICATIONS AND BEAUTIFUL FINISHES,
TO THE CONVENIENT TRAVEL LINKS AND EXCEPTIONAL SETTING –
THIS COLLECTION REALLY DOES HAVE IT ALL.

Indicative computer generated image shows various plots looking
into the Munson Gardens development. All landscaping shown
is indicative only and elevations/ground levels are not shown.



Munson Gardens is a delightful collection of detached new bungalows in the village of Alresford. Each home enjoys the exceptional craftsmanship that Vaughan & Blyth are widely renowned for – as well as a carefully-selected specification that is ideally suited to today's modern lifestyles.

Located in the village of Alresford, just a stone's throw from Wivenhoe and only five miles from Colchester, Munson Gardens is ideally positioned for residents to enjoy a relaxed, yet well-connected lifestyle.

The local pub, The Pointer, is a wonderful place to meet with friends, eat and enjoy a nice evening out, whilst the useful village stores and highly-regarded Mitchells farm shop – collectively provide everything from local produce and groceries, to newspapers and essentials.

For families, Alresford has a pre-school, a montessori and a primary school – and the Church of St. Andrew is set at the south of the village with an adjacent village hall and public green – which host a variety of events throughout the year for locals to come together and enjoy.

Thoughtfully-designed and built to the very high standards that have become synonymous with Vaughan & Blyth, these quality new bungalows are suited to a range of buyers. Carefully-positioned back from the main road on a landscaped driveway, all the bungalows come with a garage, parking and well-proportioned gardens. Once inside homeowners can look forward to an expertly-planned combination of classic design and contemporary elegance – with light-filled living spaces and well-proportioned bedrooms.

The kitchens feature a range of Neff integrated appliances and tiled flooring – whilst the bathrooms and en-suites boast Roca sanitaryware, complemented with chrome fittings and luxury items such as heated towel-rails. The combination of these beautifully appointed bungalows, blended with their sought-after setting – in the friendly village of Alresford – ensures Munson Gardens is a collection worthy of the Vaughan & Blyth name.



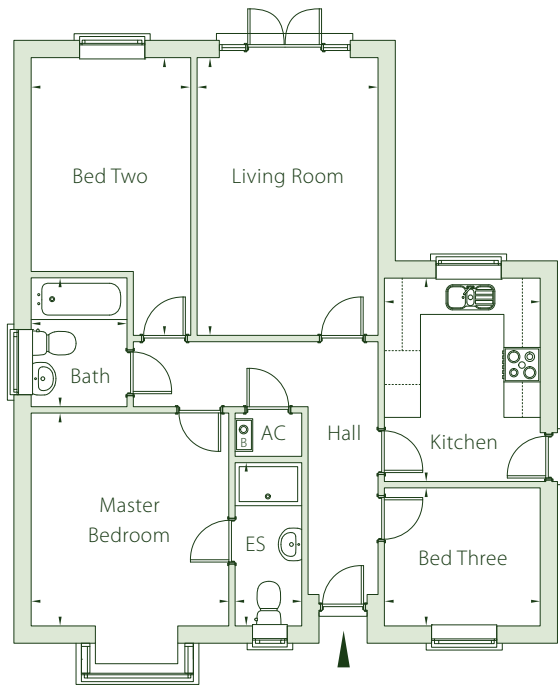
IN THE HEART OF A VILLAGE

Surrounded by a patchwork of far-reaching open-fields, enchanting woodlands and rural thoroughfares lined with hay bales, Alresford is an outstanding setting. It's highlights include the famous creek and Colne Estuary, multiple fishing lakes, a mainline station and excellent road links into larger nearby destinations such as Wivenhoe and Brightlingsea.

SURROUNDED BY BEAUTY

From the picturesque waterside frontage of Wivenhoe and the historic market town of Colchester, to the gliding river nearby and the stunning landscapes that overlook it, living in Alresford means whether it is town or country, you are never far from places of timeless appeal. It offers a delightful and quintessential environment, with everything required for a modern, convenient lifestyle within very easy reach.

PLOT ONE

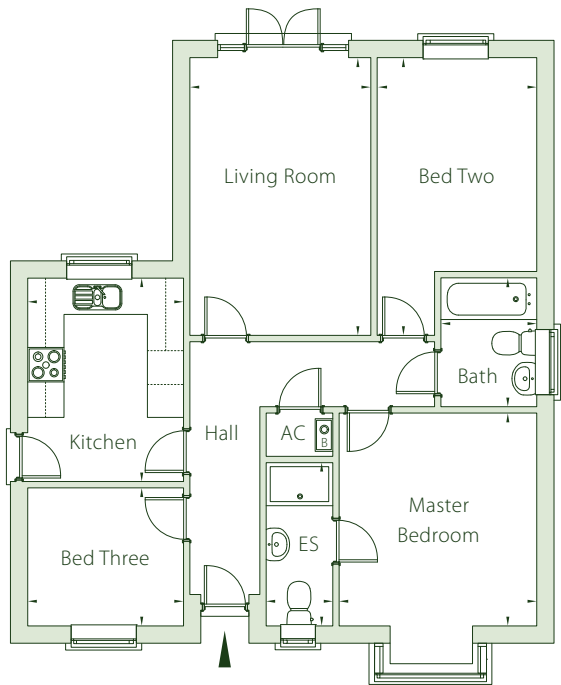


Living Room	5300 x 3250mm	16'5" x 10'8"	Bedroom Two	5300 x 2950mm	16'5" x 9'8"
Kitchen	3750 x 3050mm	12'4" x 10'0"	Bedroom Three	2950 x 2450mm	9'8" x 8'0"
Master Bedroom	4600 x 3560mm	15'1" x 11'8"	Bathroom	2350 x 1700mm	7'9" x 5'7"
En-Suite	2950 x 1190mm	9'8" x 3'11"			



► Indicates where approximate measurements are taken from.

PLOT TWO

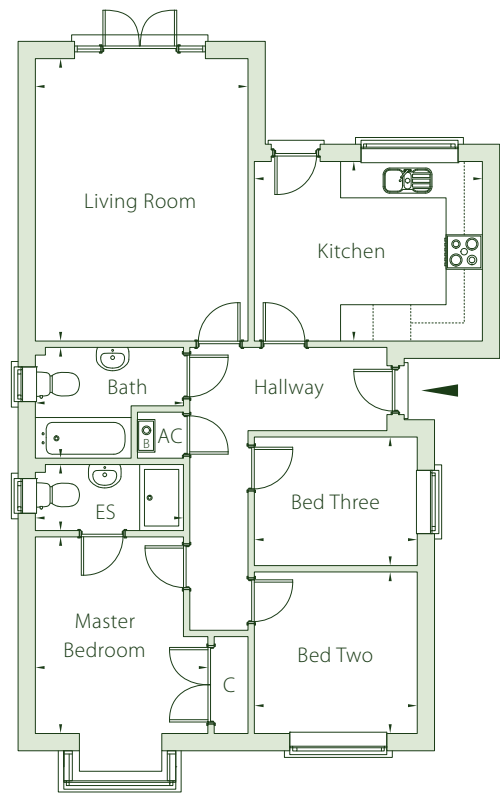


Living Room	5300 x 3250mm	16'5" x 10'8"	Bedroom Two	5300 x 2950mm	16'5" x 9'8"
Kitchen	3750 x 3050mm	12'4" x 10'0"	Bedroom Three	2950 x 2450mm	9'8" x 8'0"
Master Bedroom	4600 x 3560mm	15'1" x 11'8"	Bathroom	2350 x 1700mm	7'9" x 5'7"
En-Suite	2950 x 1190mm	9'8" x 3'11"			

B Boiler **Bath** Bathroom **AC** Airing Cupboard **ES** En-Suite

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PLOT THREE

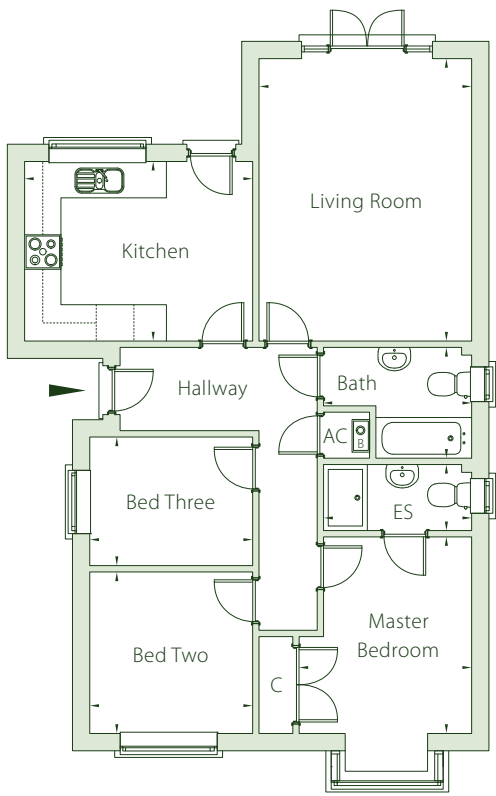


Living Room	5250 x 3950mm	17'3" x 13'0"	Bedroom Two	3000 x 2950mm	9'10" x 9'8"
Kitchen	4200 x 3350mm	13'9" x 11'0"	Bedroom Three	3000 x 2376mm	9'10" x 7'10"
Master Bedroom	3660 x 3250mm	12'0" x 10'8"	Bathroom	2700 x 2000mm	8'10" x 6'7"
En-Suite	2700 x 1190mm	8'10" x 3'11"			

AC Airing Cupboard C Cupboard Cks Cloakroom En/S En-Suite

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PLOT FOUR

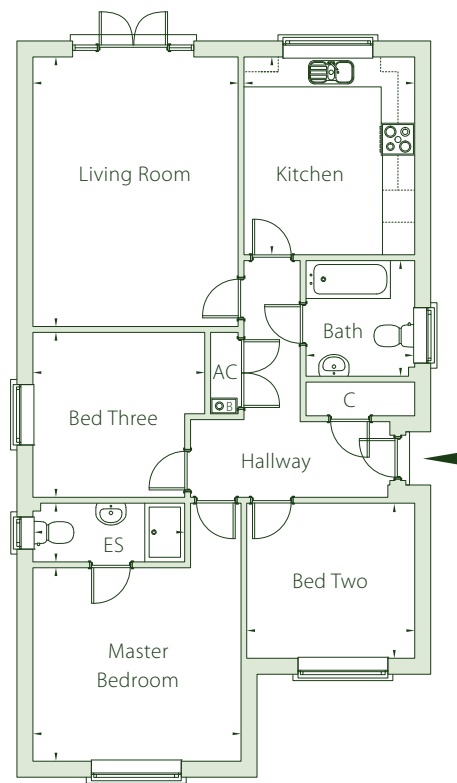


Living Room	5360 x 4000mm	17'7" x 13'1"	Bedroom Two	3040 x 2980mm	10'0" x 9'9"
Kitchen	4280 x 3390mm	14'0" x 11'1"	Bedroom Three	3050 x 2390mm	10'0" x 7'10"
Master Bedroom	3710 x 3270mm	12'2" x 10'9"	Bathroom	2700 x 2020mm	8'10" x 6'8"
En-Suite	2730 x 1220mm	9'0" x 4'0"			



► Indicates where approximate measurements are taken from.

PLOT FIVE

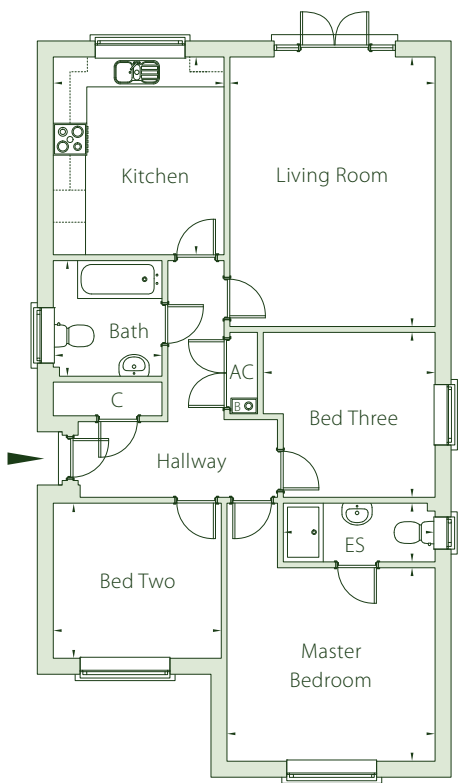


Living Room	5420 x 4200mm	17'9" x 13'9"	Bedroom Two	3450 x 3070mm	11'4" x 10'1"
Kitchen	3990 x 3440mm	13'1" x 11'3"	Bedroom Three	3380 x 2980mm	11'1" x 9'9"
Master Bedroom	4190 x 3730mm	13'9" x 12'3"	Bathroom	2300 x 2120mm	7'7" x 7'0"
En-Suite	2980 x 1200mm	9'9" x 3'11"			



► Indicates where approximate measurements are taken from.

PLOT SIX

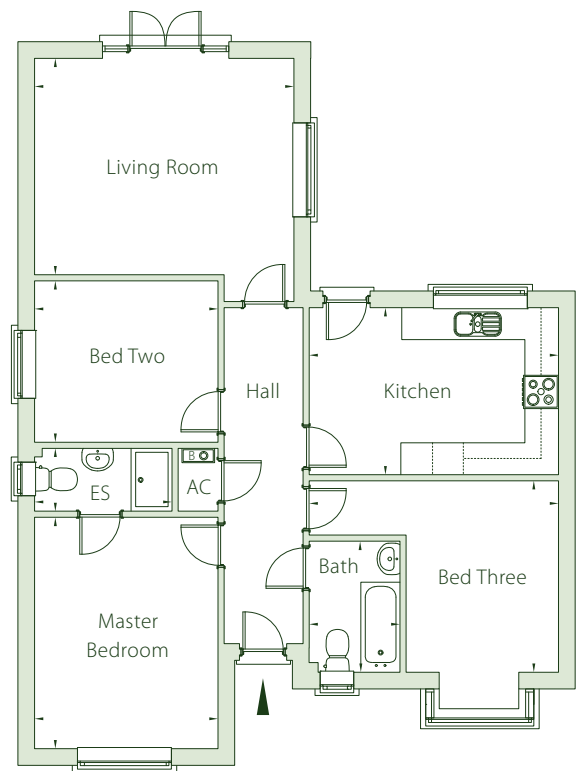


Living Room	5380 x 4110mm	17'8" x 13'6"	Bedroom Two	3430 x 3050mm	11'3" x 10'0"
Kitchen	4000 x 3420mm	13'1" x 11'3"	Bedroom Three	3400 x 3350mm	11'2" x 11'0"
Master Bedroom	4170 x 3730mm	13'8" x 12'3"	Bathroom	2300 x 2120mm	7'7" x 7'0"
En-Suite	2970 x 1200mm	9'9" x 3'11"			

AC Airing Cupboard C Cupboard Ckls Cloakroom En/S En-Suite

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PLOT SEVEN

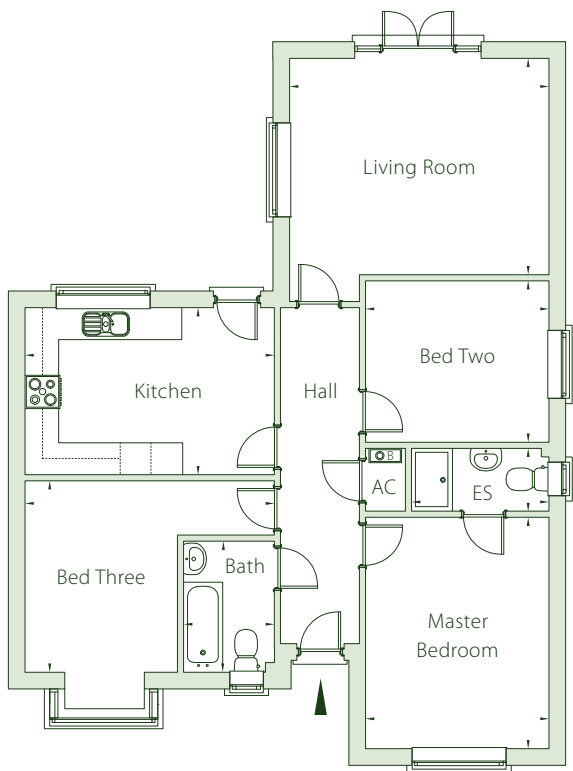


Living Room	5020 x 4250mm	16'6" x 13'1"	Bedroom Two	3790 x 2930mm	12'5" x 9'7"
Kitchen	4760 x 3070mm	15'7" x 10'1"	Bedroom Three	3560 x 2970mm	11'8" x 9'9"
Master Bedroom	4310 x 3540mm	14'2" x 11'7"	Bathroom	2560 x 1670mm	8'5" x 5'5"
En-Suite	2660 x 1210mm	8'9" x 4'0"			

AC Airing Cupboard C Cupboard Ckls Cloakroom En/S En-Suite

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PLOT EIGHT

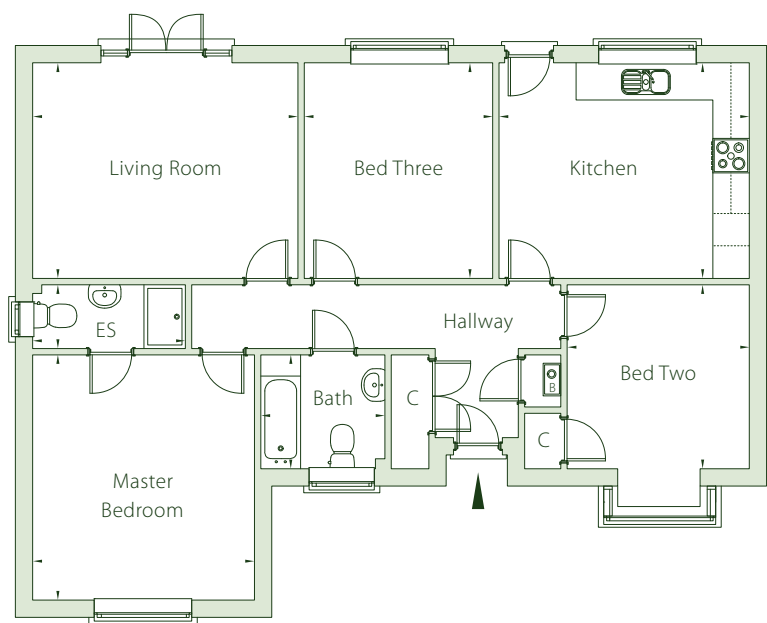


Living Room	5020 x 4250mm	16'6" x 13'1"	Bedroom Two	3790 x 2930mm	12'5" x 9'7"
Kitchen	4760 x 3070mm	15'7" x 10'1"	Bedroom Three	3560 x 2970mm	11'8" x 9'9"
Master Bedroom	4310 x 3540mm	14'2" x 11'7"	Bathroom	2560 x 1670mm	8'5" x 5'5"
En-Suite	2660 x 1210mm	8'9" x 4'0"			



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PLOT NINE

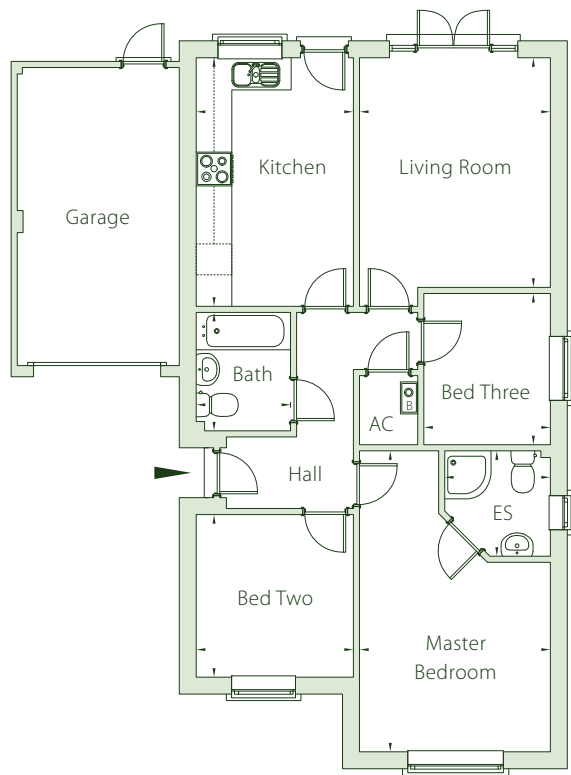


Living Room	4980 x 3970mm	16'4" x 13'0"	Bedroom Two	3360 x 3320mm	11'0" x 10'11"
Kitchen	4600 x 3950mm	15'1" x 13'0"	Bedroom Three	3970 x 3520mm	13'0" x 11'7"
Master Bedroom	4460 x 4170mm	14'8" x 13'8"	Bathroom	2460 x 2000mm	8'1" x 6'7"
En-Suite	2850 x 1200mm	9'4" x 3'11"			



► Indicates where approximate measurements are taken from.

PLOT TEN



Living Room	4350 x 3550mm	14'3" x 11'8"	Bedroom Two	3050 x 2950mm	10'0" x 9'8"
Kitchen	4650 x 2950mm	15'3" x 9'8"	Bedroom Three	2850 x 2350mm	9'4" x 7'9"
Master Bedroom	5650 x 3550mm	18'6" x 11'8"	Bathroom	2200 x 1700mm	7'3" x 5'7"
En-Suite	1950 x 1950mm	6'5" x 6'5"			

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite

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At Munson Gardens, each bungalow combines traditional quality considerate design and contemporary features – it is a development that offers all the very best for an enjoyable lifestyle.

1 PLOT ONE 87.7 SQM / 944 SQFT Page 06	2 PLOT TWO 87.7 SQM / 944 SQFT Page 07	3 PLOT THREE 89.7 SQM / 967 SQFT Page 08	4 PLOT FOUR 89.7 SQM / 967 SQFT Page 09
5 PLOT FIVE 101.2 SQM / 1089 SQFT Page 10	6 PLOT SIX 101.2 SQM / 1089 SQFT Page 11	7 PLOT SEVEN 100.5 SQM / 1082 SQFT Page 12	8 PLOT EIGHT 100.5 SQM / 1082 SQFT Page 13
	9 PLOT NINE 111 SQM / 1195 SQFT Page 14	10 PLOT TEN 83.25SQM / 896 SQFT Page 15	

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 agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.

SPECIFICATION



" We build our homes with a commitment to high standards and an outstanding attention to detail rarely found in new homes. From the spacious light-filled living areas to the modern kitchens and well-appointed bathrooms, every detail is carefully-considered "

Kitchens and utility rooms –

Stylish kitchens with quality matt painted shaker style doors, Duropal post-formed worktops with upstands are provided to all plots. A quality range of Neff appliances are fitted including fridge/freezer, dishwasher, stainless steel extractor fan, induction hob and a Neff double oven. Spaces are provided for client's own washing machine. There will be a glass coloured splash-back above the hob (client's colour choice subject to stage of construction). Bowl and a half stainless steel sink. Kitchen floors are ceramic tiled.

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 half-tiled wall surfaces from our standard range to complement each layout. Classy Merlin shower enclosures with Aqualisa shower valves are provided to en-suites. To bathrooms, a bath with filler tap is provided. Floors to bathrooms and en-suites are ceramic tiled.

Decoration and finishes –

Contemporary feature oak internal doors are complemented with dual finish chrome handles and chrome hinges. White painted architraves and skirtings, white flat ceilings and colour painted walls provide a contemporary interior.

External finishes –

Insulated cavity wall construction with red and multi red clay brick facings throughout, together with pantile and slate style roofs. All windows, fascia's, soffits and bargeboards are UPVC. Windows are double-glazed UPVC throughout.

Electrics –

Pendant ceiling lights are provided with recessed LED down-lighters in kitchens, bathrooms and en-suites. A generous number of power points are installed throughout with television points to living areas, kitchens and most bedrooms. TV cabling is provided back to the loft for the installation of client's own aerial/satellite equipment. Smoke detectors and burglar alarms add extra security with external movement sensor lights provided to entry points in all plots.

Plumbing and heating –

Gas fired central heating is provided via Baxi 630 boilers (extended 7 year warranty) to wall mounted radiators throughout. Heated chrome towel rails are incorporated within bathrooms and en-suites.

Garages –

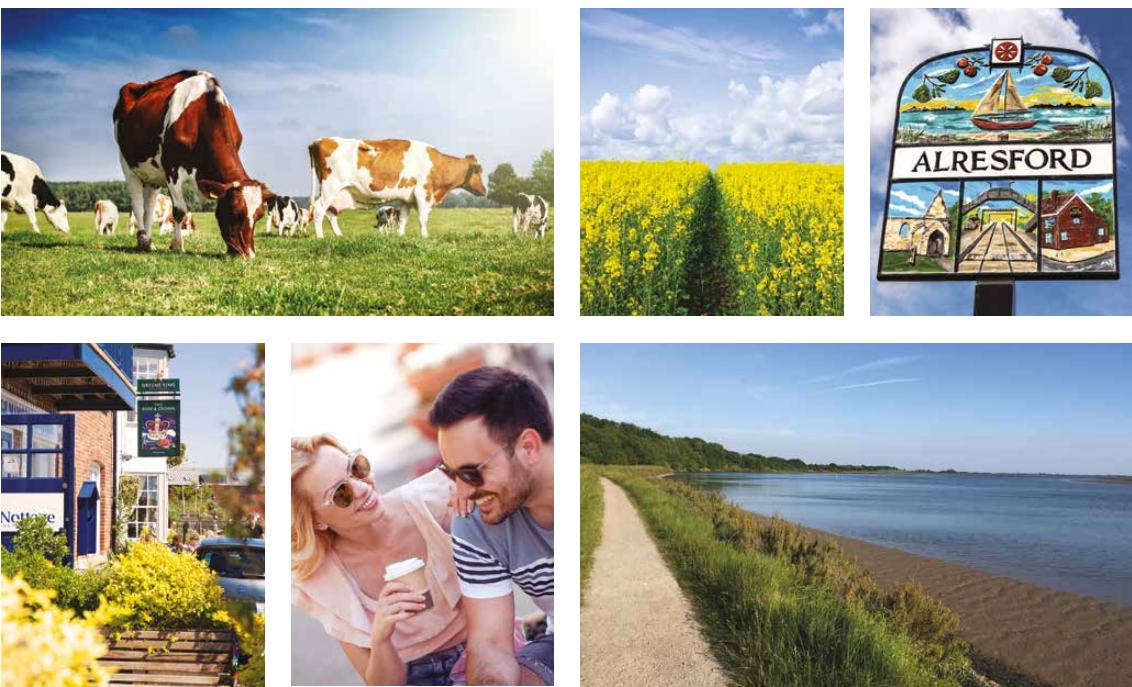
Each home has a garage with a white powered up-and-over sectional garage door, a UPVC personnel door, power and lighting.

Gardens and outside –

Each plot is provided with a patio area with matching footpaths where appropriate. All rear gardens are levelled and turfed, with front gardens landscaped and turfed in accordance with our approved landscaping scheme. Each home has an external tap. Driveways are block paved.

Warranty –

All properties are covered by the NHBC 10 year warranty.



A REMARKABLE VILLAGE TO LIVE IN

A short distance from the historic town of Colchester, lies the semi-rural village of Alresford – a setting that enables residents to enjoy some of the most beautiful countryside the area has to offer, yet reach larger towns and regional hubs with ease. It is a popular village which enjoys an open-field backdrop whilst remaining well-connected for everyday conveniences, work and leisure – for instance, central London can be reached by road or rail in approximately 90 minutes.

Ancient woodlands, stunning footpaths and hidden bridleways surround the village, and the beautiful River Colne is within touching distance at Alresford Creek. The nearby historic fishing port of Wivenhoe – was named as one of the best places to live in the country by The Times online – is a charming town lined with crooked timber-framed houses and a mix of friendly pubs, restaurants and shops. Set on the banks of the Colne Estuary, it is a fantastic place to socialise on a summers evening; enjoying fish-n-chips, a glass of wine and waterfront views towards the opposite bank.

"Alresford itself offers a range of amenities, including two village stores and a post office, a primary school, a church and village hall. There is also a range of take-away options, a farm shop and a train station – alongside a very highly regarded village pub – The Pointer – which is literally moments away from this collection and offers a family friendly environment."

For a wider range of amenities, Colchester offers a cosmopolitan mix of shopping, recreation and entertainment opportunities. Large supermarkets such as Waitrose, Tesco and Aldi, on the outskirts of town, are all good for regular grocery shopping, while the centre of town offers a vibrant collection of high street brands and independent shops, alongside luxury department stores like Fenwick and a traditional street-market selling specialist items and fresh local produce.

Colchester is also home to a varied selection of restaurants, cafés and eateries – as well as the Castle Museum, beautifully maintained Castle Park, award-winning Mercury theatre and an established arts scene.

MUNSON GARDENS

Wivenhoe Road, Alresford, Colchester, Essex – Please use SatNav postcode CO7 8AQ



Munson Gardens is found along Wivenhoe Road on edge of Alresford. The village boasts some excellent amenities and exceptional travel links – with convenient access to the A120 and rail commuters enjoying the capability of travelling to central London in just over an hour when using a fast service.

CLOSE-BY

The Pointer (Pub)	0.2 Mile
Village Shop and Train Station	0.3 Mile
Alresford Primary School	0.5 Mile
Village Hall, Park and Church	1 Mile
Rose & Crown (Wivenhoe Quayside Pub)	2.3 Miles

ROAD LINKS

A120 [Little Bentley]	5.5 Miles
A12 [Ardleigh Interchange]	7.5 Miles
A14 [JUNCTION 55]	18 Miles
M11 [JUNCTION 8] / Stansted Airport	40 Miles
M25 [JUNCTION 28]	45 Miles

CONNECTIONS

Wivenhoe	2.5 Miles
Brightlingsea (Centre)	4.5 Miles
Colchester (Centre)	5.5 Miles
Ipswich (Centre)	20 Miles
Chelmsford (Centre)	30 Miles

RAIL TRAVEL

Colchester North [COL]	20 Minutes
Chelmsford [CHM]	45 Minutes
Stratford [SRA]	1hr 10 Mins
Liverpool Street [LST]	1hr 22 Mins
Canary Wharf [DLR/CAW]	1hr 40 Mins



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“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 CO2 8HA

For further information please call 01206 791660 or visit us on line at vbhomes.co.uk



Raising Standards. Protecting Homeowners

Every home built by Vaughan & Blyth (Construction) Ltd on behalf of Rusden Ltd is covered by the NHBC 10 year Guarantee Scheme.

haart

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