



# PICOTTS PLACE

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*Present an exceptional new collection of*  
**IMPRESSIVE FOUR BEDROOM DETACHED HOUSES**  
*in the sought-after village of Ardleigh.*

An Ardleigh Hall LLP Development built by Vaughan & Blyth (Construction) Ltd.

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An outstanding new addition to the historic village of Ardleigh, the traditionally-inspired houses within Picotts Place have been designed to combine space, style and luxury specifications. They are ideal for families who enjoy all that modern life has to offer, in homes appointed with quality fittings throughout.

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Indicative computer generated image is from an imaginary viewpoint and shows Plots One, Three and Four of the Picotts Place Collection.

# PRESTIGIOUS



**SEVEN STUNNING DETACHED FAMILY HOMES OFFERING RESIDENTS AN ARRAY OF CONTEMPORARY COMFORTS ALONGSIDE THE PEACE AND BEAUTY OF THE OUTSTANDING LOCAL COUNTRYSIDE.**

Located close to the site of a previous ancient manor house, this prestigious collection of characterful four bedroom homes is perfectly placed to give residents an enviable village residence, whilst offering convenient links to nearby larger towns and excellent travel connections. With coastlines, riverside walks and fine eateries close-by – as well as some of the most beautiful landscapes this part of the country has to offer on your doorstep – this collection really will enable you to enjoy the very best of all worlds.

**WELCOME TO PICOTTS PLACE.**





POSITIONED ALONG CURVING PRIVATE DRIVEWAYS ENHANCED  
BY BEAUTIFUL TREES, PICOTTS PLACE REPRESENTS A PERFECT EXAMPLE  
OF A QUALITY SEMI-RURAL DEVELOPMENT FROM V&B HOMES.

The homes at Picotts Place have been carefully planned to offer flexible spaces which suit every aspect of today's modern lifestyles. Living spaces are crafted to the exacting standards that Vaughan & Blyth have been synonymous with for many years – and are designed to allow for comfort, relaxation and privacy. Residents will enjoy beautifully arranged kitchens incorporating the latest integrated appliances, all selected for their high-quality functionality and contemporary appearance, and the bathrooms feature modern designer sanitaryware fitted to precise standards – with careful attention to detail in every joint, panel, seam and surface.

Indicative image is from an imaginary viewpoint and shows Plots Five, Six and Seven.

# THE SETTING

DESIGNED TO REFLECT A SENSE OF CHARACTER,  
REFINEMENT AND STYLE, THESE HOMES HAVE BEEN ARRANGED  
WITH INDEPENDENCE AND PRIVACY IN MIND.

Protected by neat hedgerows, high-quality metal railings and solid brick walls with fence panels – and with open-fields and a charming village community on your doorstep – these homes are the perfect gateway to a comfortable life in the country. Outside, the varying homestyles are themed by a characterful combination of traditional brick, subtle render and durable weather-board finishes. All of the properties are positioned within generous plots providing space for a private garage, off-road parking and a well-appointed garden, with thoughtfully-arranged areas of lawn and paving ready to enjoy alfresco dining with family and friends during the summer months.

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## PLOT ONE

Four Bedroom Home  
163 SQM / 1754 SQFT

Page 8

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## PLOT TWO

Four Bedroom Home  
179 SQM / 1927 SQFT

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## PLOT THREE

Four Bedroom Home  
179 SQM / 1927 SQFT

Page 12

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## PLOT FOUR

Four Bedroom Home  
171 SQM / 1842 SQFT

Page 14

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## PLOT FIVE

Four Bedroom Home  
164 SQM / 1765 SQFT

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## PLOT SIX

Four Bedroom Home  
159 SQM / 1710 SQFT

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## PLOT SEVEN

Four Bedroom Home  
171 SQM / 1842 SQFT

Page 20

Please note; areas shown are approximate only. 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.

# SITE LAYOUT



*“Some of the finest new homes in the area, Picotts Place effortlessly combines elegance with traditional design. The village of Ardleigh is set amongst rolling landscapes and beautiful green pastures – and the sweeping driveways and stunning properties within the collection complement the area perfectly – Picotts Place truly is an exceptional setting to call home”*

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.

# PLOT ONE



## A DETACHED FOUR BEDROOM HOME ( TOTAL AREA: 163 SQM / 1754 SQFT )

Entering this attractive home, you'll find a long welcoming entrance with plenty of room for coats and storage. Solid oak doors immediately open onto the dedicated dining room and generous living area, which offers plenty of room for relaxation and recreation for all the family, with the benefit of a cosy log burner for the winter. The impressive kitchen is the heart of the home, broad and well-lit, it features modern appliances, sleek surfaces and a stylish preparation/breakfast island. Glazed double doors open out onto the west-facing garden, making the most of the afternoon light and long summer evenings – perfect for relaxing and entertaining. Downstairs also benefits from a handy cloakroom and a well-equipped utility room with outdoor access. Upstairs, the spacious master bedroom is suitable for a king-size bed and is complemented by a luxury en-suite shower room.

Three further double bedrooms provide ample accommodation, with the family bathroom fitted with contemporary sanitaryware.

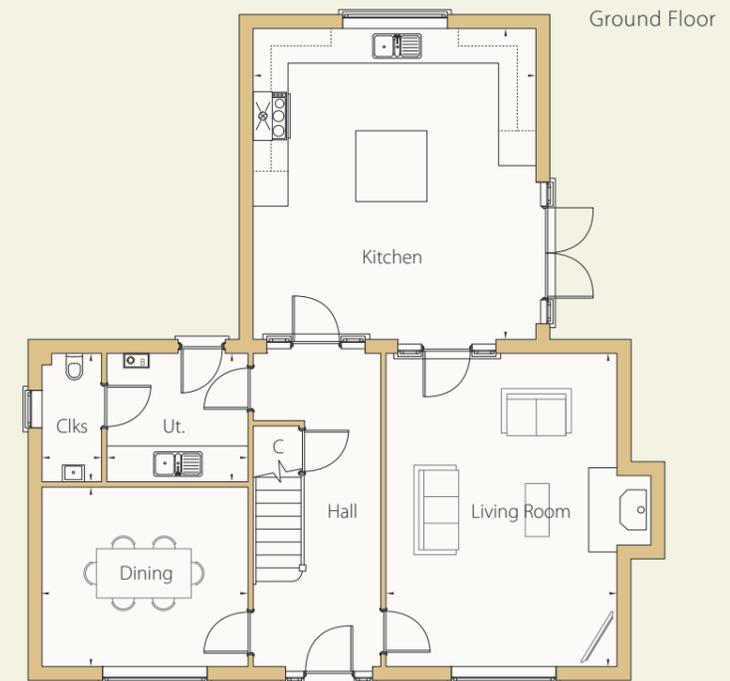
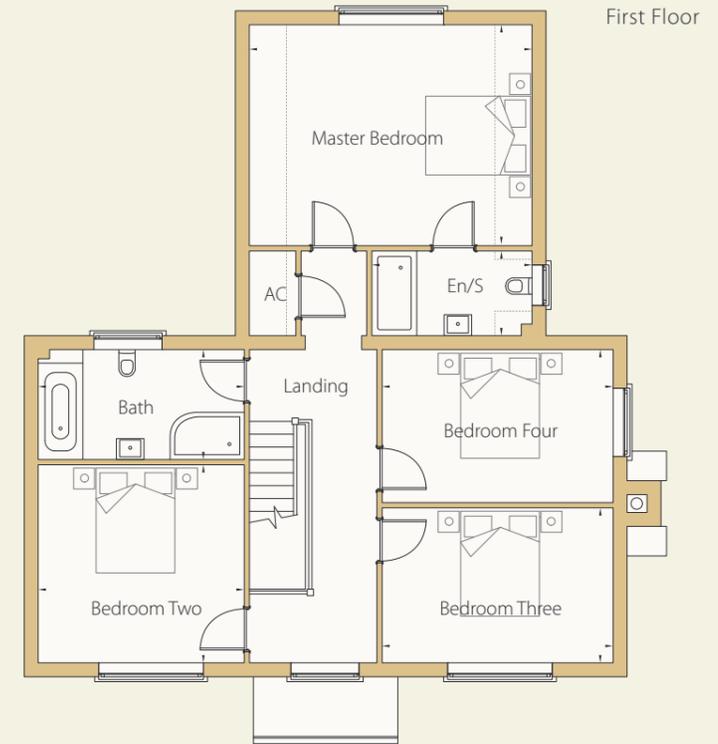
### GROUND FLOOR

Dining Room	3.55m x 3.05m	11'8" x 10'0"
Kitchen	4.85m x 5.25m	15'11" x 17'3"
Living Room	3.95m x 5.35m	12'11" x 17'6"
Utility Room	2.45m x 2.15m	8'0" x 7'0"
Cloakroom	0.95m x 2.15m	3'1" x 7'0"

### FIRST FLOOR

Bathroom	2.3m x 1.85m	7'6" x 6'0"
Master Bedroom	4.85m x 3.72m	15'11" x 12'2"
En-Suite	2.65m x 1.35m	8'8" x 4'5"
Bedroom Two	3.55m x 3.35m	11'8" x 11'0"
Bedroom Three	3.95m x 2.60m	12'11" x 8'6"
Bedroom Four	3.95m x 2.60m	12'11" x 8'6"

► Indicates where approximate measurements are taken from.



AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite Ut Utility Room

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# PLOT TWO



## A DETACHED FOUR BEDROOM HOME ( TO TOTAL AREA: 179 SQM / 1927 SQFT )

Every area of this well-proportioned home has been designed to give owners space and light for all activities. The generous living room allows plenty of space for all the family to get together around the characterful log-burner and it features double doors opening onto a large, bright day-room. With windows around its two external walls and a walk-through directly into the well-equipped kitchen, the day-room is a versatile space, perfect for relaxing, working, casual dining or entertaining at any time of the year – and the ideal place to view the broad lawn and attractive mature trees around the boundary. In addition to the dedicated dining room and handy utility room with outdoor access, the long hallway has plenty of space for storage and gives access to the convenient downstairs cloakroom. Upstairs features three good-sized double bedrooms, a family bathroom fitted with stylish sanitaryware and a substantial master bedroom complete with luxury en-suite shower room.

### GROUND FLOOR

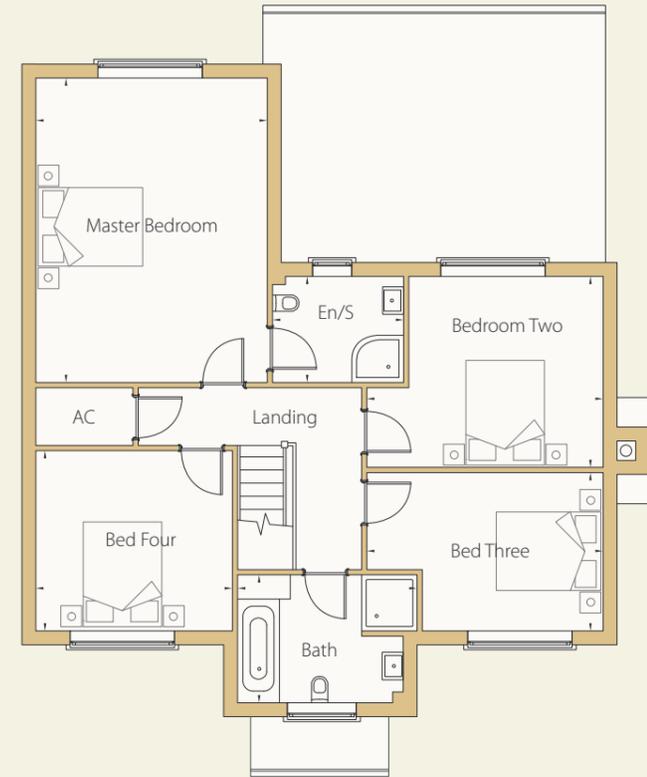
Day Room	5.21m x 3.88m	17'1" x 12'8"
Dining Room	3.35m x 3.15m	11'0" x 10'4"
Kitchen	3.95m x 4.35m	12'11" x 14'6"
Living Room	3.95m x 6.10m	12'11" x 20'0"
Utility Room	2.15m x 1.75m	7'0" x 5'8"
Cloakroom	1.65m x 1.45m	5'5" x 4'9"

### FIRST FLOOR

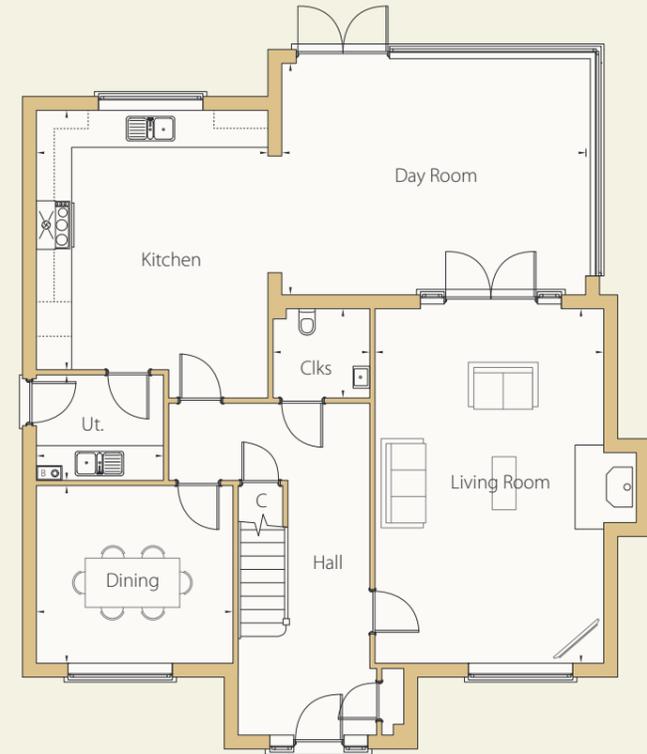
Bathroom	2.85m x 2.05m	9'4" x 6'8"
Master Bedroom	3.95m x 5.05m	12'11" x 16'6"
En-Suite	2.25m x 1.60m	7'4" x 5'3"
Bedroom Two	3.35m x 3.35m	10'6" x 17'6"
Bedroom Three	4.05m x 2.60m	11'3" x 9'8"
Bedroom Four	3.35m x 3.15m	11'0" x 10'4"

► Indicates where approximate measurements are taken from.

First Floor



Ground Floor



AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite Ut Utility Room

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# PLOT THREE



## A DETACHED FOUR BEDROOM HOME ( TOTAL AREA: 179 SQM / 1927 SQFT )

A mirror of Plot Two, this impressive home features a southwest-facing garden, ideal for enjoying the afternoon daylight, alfresco dining and entertaining. The kitchen features modern appliances, a stylish preparation island, and an exceptional amount of space for storage, complemented by a convenient utility room with outdoor access. An open walk-through leads you from the kitchen into the day-room – a bright flexible space for playing, casual dining, entertaining or quiet contemplation of the outdoors. Double doors from the day-room lead through to the impressive living room featuring an attractive wood burner for the cooler months. The wide hallway offers extra space for storage as well as access to the handy downstairs cloakroom. Upstairs, the generous master bedroom provides ample space for extra furnishings and is complemented by an en-suite shower room. The sizeable landing gives access to three further double bedrooms and a beautifully-appointed family bathroom.

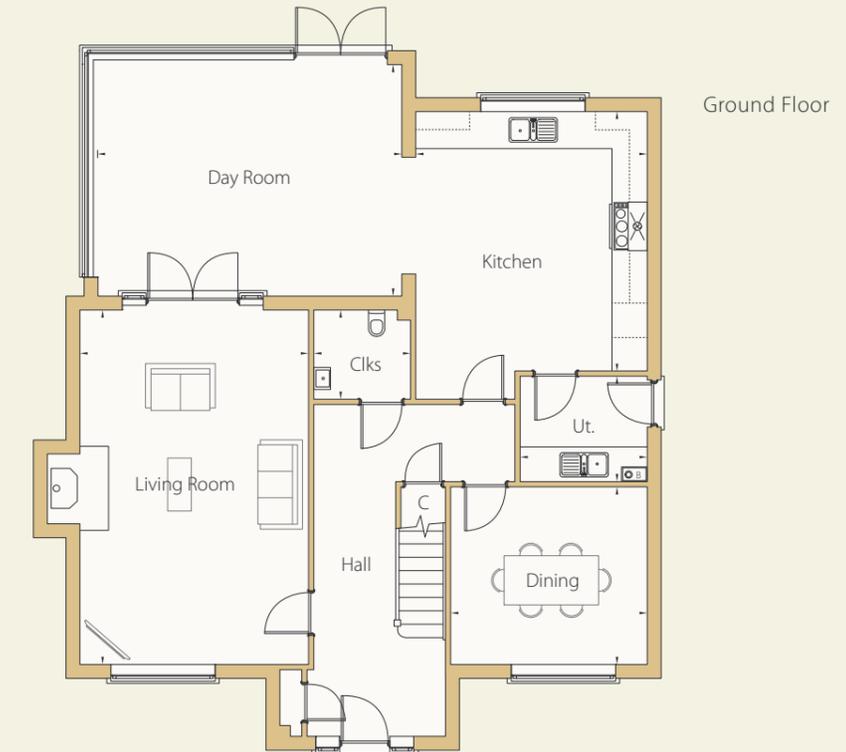
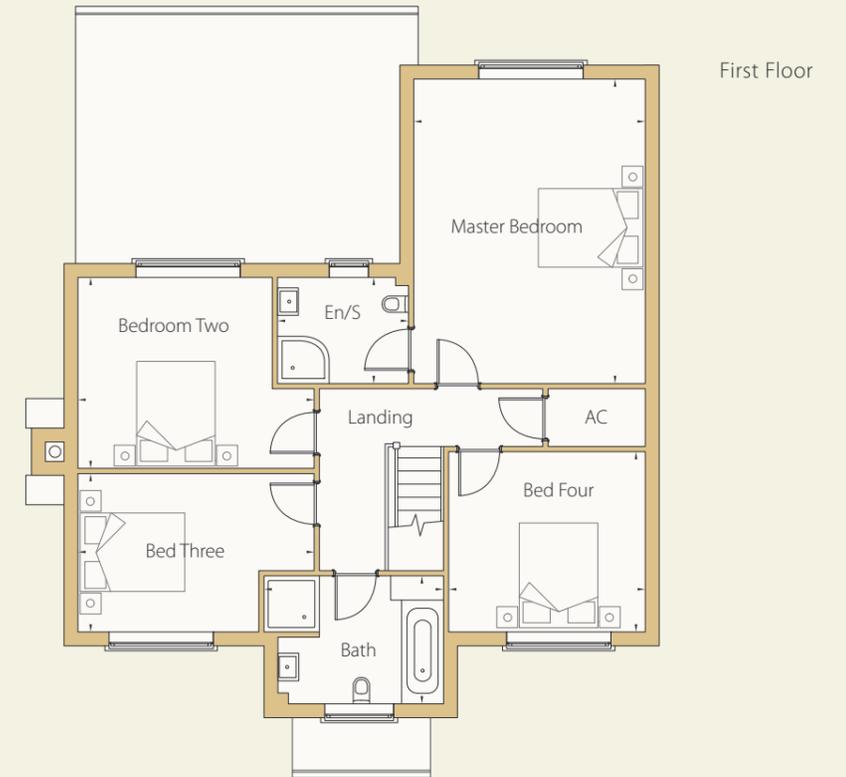
### GROUND FLOOR

Day Room	5.21m x 3.88m	17'1" x 12'8"
Dining Room	3.35m x 3.15m	11'0" x 10'4"
Kitchen	3.95m x 4.35m	12'11" x 14'6"
Living Room	3.95m x 6.10m	12'11" x 20'0"
Utility Room	2.15m x 1.75m	7'0" x 5'8"
Cloakroom	1.65m x 1.45m	5'5" x 4'9"

### FIRST FLOOR

Bathroom	2.85m x 2.05m	9'4" x 6'8"
Master Bedroom	3.95m x 5.05m	12'11" x 16'6"
En-Suite	2.25m x 1.60m	7'4" x 5'3"
Bedroom Two	3.35m x 3.35m	10'6" x 17'6"
Bedroom Three	4.05m x 2.60m	11'3" x 9'8"
Bedroom Four	3.35m x 3.15m	11'0" x 10'4"

► Indicates where approximate measurements are taken from.



AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite Ut Utility Room

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# PLOT FOUR



## A DETACHED FOUR BEDROOM HOME ( TOTAL AREA: 171 SQM / 1842 SQFT )

Entering this stunning four bedroom detached home, you'll find a welcoming hallway leading perfectly to every living area. The spacious kitchen is beautifully appointed, featuring quality appliances, stylish surfaces and elegant preparation areas for home master-chefs. An additional breakfast area makes this a large space where everyone can get together. The generous dining room is ideal for family meals, with the dual-aspect windows offering plenty of natural light and views over the green front garden. The large dedicated living room is a highly versatile space to suit all kinds of activities for recreation and winding down, featuring a cosy wood burner and a large amount of natural light from either end of the room. Double doors in the living room and breakfast areas, as well as the wide kitchen window, all open onto the garden and patio, making this a perfect home for summer outdoor entertaining. Upstairs, you'll find an impressive master bedroom, complemented by a luxury en-suite shower room, three further double bedrooms and a family bathroom fitted with contemporary sanitaryware.

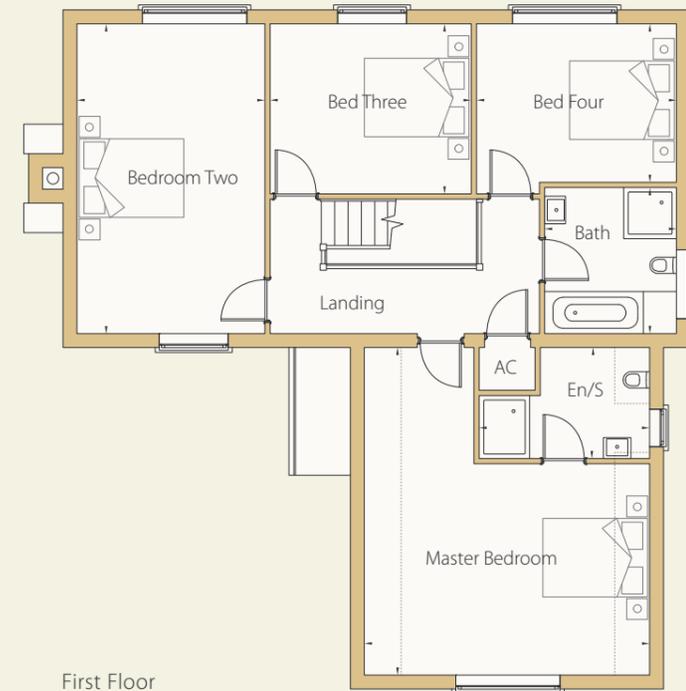
### GROUND FLOOR

Breakfast Area	3.00m x 2.95m	9'10" x 9'8"
Dining Room	4.85m x 3.30m	15'11" x 10'10"
Kitchen	3.30m x 5.35m	10'10" x 17'6"
Living Room	3.85m x 5.35m	12'11" x 17'6"
Utility Room	1.75m x 2.15m	5'9" x 7'0"
Cloakroom	0.95m x 2.15m	3'1" x 7'0"

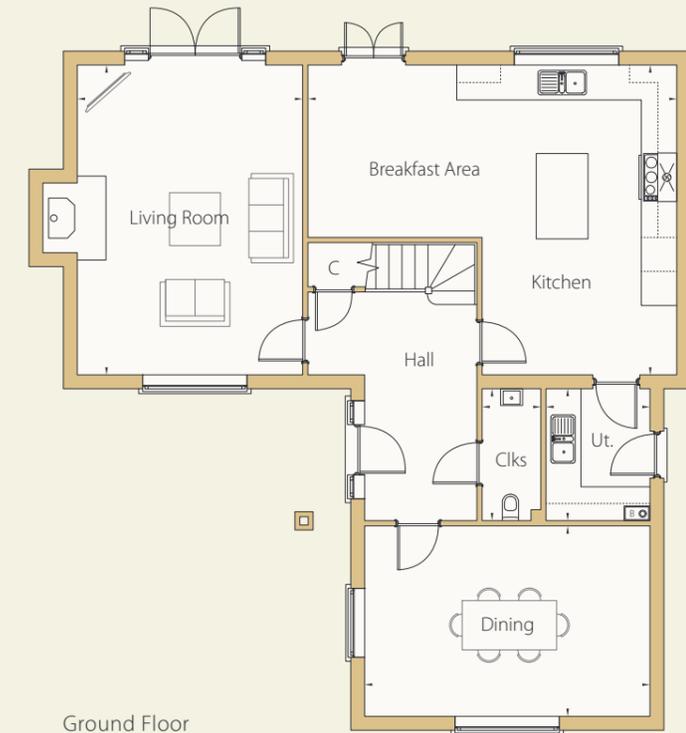
### FIRST FLOOR

Bathroom	2.15m x 2.25m	7'0" x 7'4"
Master Bedroom	4.85m x 3.55m	15'11" x 11'7"
En-Suite	2.85m x 1.95m	9'4" x 6'4"
Bedroom Two	3.20m x 5.35m	10'6" x 17'6"
Bedroom Three	3.45m x 2.95m	11'3" x 9'8"
Bedroom Four	3.40m x 2.95m	11'2" x 9'8"

► Indicates where approximate measurements are taken from.



First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite Ut Utility Room

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# PLOT FIVE



## A DETACHED FOUR BEDROOM HOME ( TOTAL AREA: 164 SQM / 1765 SQFT )

The heart of this remarkable four bedroom detached home is the large, bright open-plan kitchen and breakfast area. Professionally fitted with modern furnishings and sleek worktops and complemented by a utility room with outdoor access this is a space where family and friends can gather around a table and stylish preparation island to enjoy each other's company. The separate dining room is perfect for larger meals, with added privacy and plenty of room for extra furnishings. The dedicated living room provides a flexible space to suit all arrangements for relaxation and recreation, and features a characterful wood burner to raise the ambience in winter. Double doors from the living room and breakfast areas open out onto the garden, making this an ideal home for summer entertaining. The wide, welcoming hallway offers ample space for coats and storage, and receives extra natural light from the stairwell window. Upstairs features three double bedrooms, the master incorporating a luxury en-suite shower room and extra storage space, and a fourth double bedroom ideal for children or a home office. The family bathroom features the finest in modern sanitaryware.

### GROUND FLOOR

Breakfast Area	3.45m x 2.35m	11'3" x 7'8"
Dining Room	3.25m x 4.85m	10'7" x 15'10"
Kitchen	3.45m x 3.45m	11'3" x 11'3"
Living Room	5.35m x 3.95m	17'6" x 12'11"
Utility Room	1.75m x 2.25m	5'8" x 7'4"
Cloakroom	1.05m x 2.25m	3'5" x 7'4"

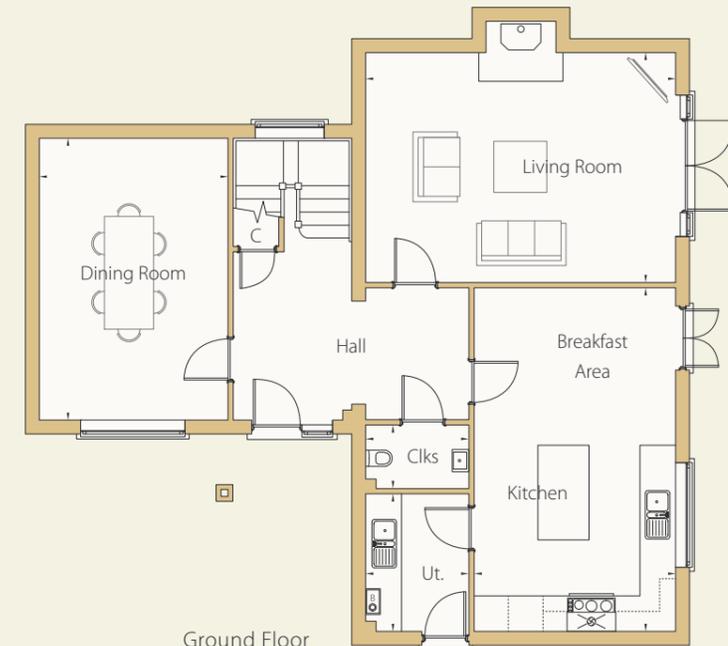
### FIRST FLOOR

Bathroom	2.35m x 1.68m	7'8" x 5'6"
Master Bedroom	4.02m x 3.95m	13'2" x 12'11"
En-Suite	1.18m x 2.65m	3'10" x 8'8"
Bedroom Two	3.25m x 4.85m	10'7" x 15'10"
Bedroom Three	3.0m x 5.35m	9'10" x 17'6"
Bedroom Four	3.25m x 2.7m	10'7" x 8'10"

► Indicates where approximate measurements are taken from.



First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite Ut Utility Room

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# PLOT SIX



## A DETACHED FOUR BEDROOM HOME ( TOTAL AREA: 159 SQM / 1710 SQFT )

This outstanding house offers flexible spaces for every family activity. At the heart of the home is the open-plan kitchen/breakfast area, where the whole household can gather in beautifully-appointed surroundings, brightly lit by windows on either side and glazed doors opening out onto the garden. The designer kitchen features a host of modern appliances, while side doors lead to a utility room with outdoor access and a convenient downstairs cloakroom. The living room is perfect for relaxing in all seasons, featuring a wood burner as well as large French windows opening out onto the garden and patio area, while the separate dining room is perfect for more formal occasions, or could serve as a large home office. Upstairs you'll find a large master bedroom suite spanning the width of the house, complemented by a walk-in dressing area and an en-suite shower room. The landing leads to three further double bedrooms, a large airing cupboard and a sleek family bathroom featuring the very latest designer sanitaryware.

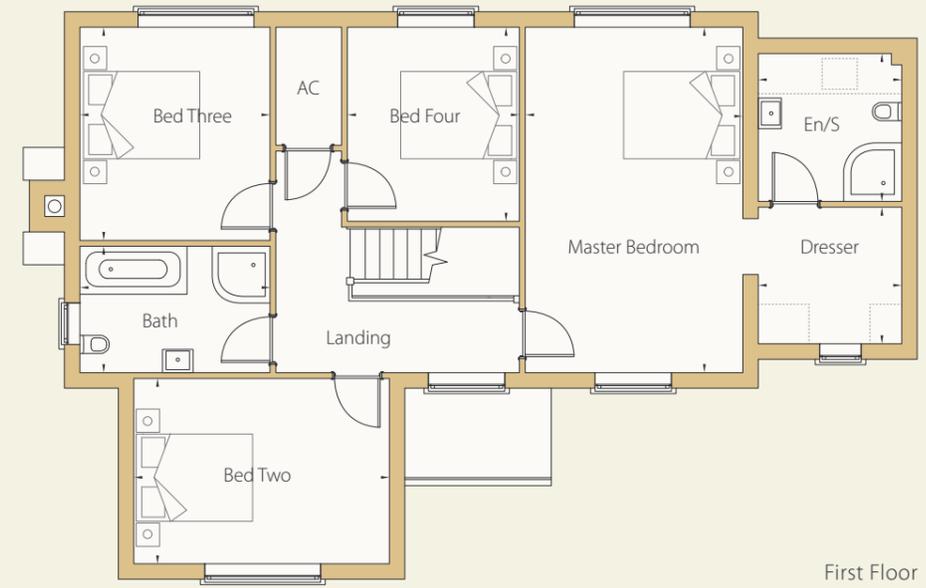
### GROUND FLOOR

Breakfast Area	3.35m x 5.35m	11'0" x 17'6"
Dining Room	3.95m x 2.85m	12'11" x 9'4"
Kitchen	2.85m x 2.95m	9'4" x 9'8"
Living Room	3.55m x 5.35m	11'7" x 17'6"
Utility Room	2.15m x 3.25m	7'0" x 10'8"
Cloakroom	2.15m x 1.05m	7'0" x 3'5"

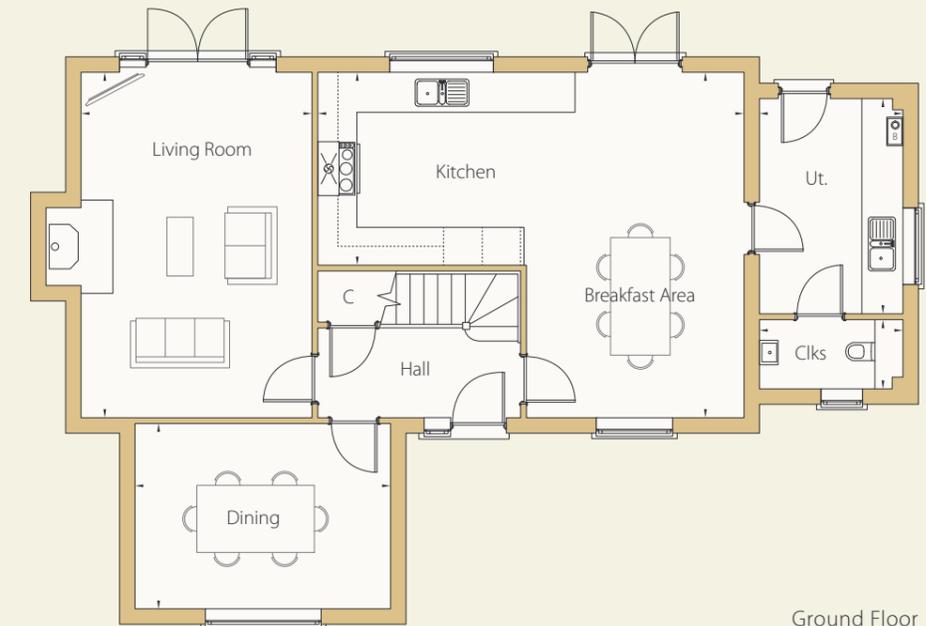
### FIRST FLOOR

Bathroom	2.95m x 1.95m	9'4" x 6'4"
Master Bedroom	3.35m x 5.35m	11'0" x 17'6"
Dressing Area	2.15m x 2.05m	7'0" x 6'8"
En-Suite	2.15m x 2.25m	7'0" x 7'4"
Bedroom Two	3.95m x 2.85m	12'11" x 9'4"
Bedroom Three	2.95m x 3.25m	9'8" x 10'8"
Bedroom Four	2.65m x 2.95m	8'8" x 9'8"

► Indicates where approximate measurements are taken from.



First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite Ut Utility Room

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# PLOT SEVEN



## A DETACHED FOUR BEDROOM HOME ( TOTAL AREA: 171 SQM / 1842 SQFT )

This impressive detached home has been designed to make best use of all available space. The expansive open-plan kitchen/breakfast area provides a large, flexible space where all the family can get together while meals are prepared within the latest contemporary surroundings. Perfect for summer entertaining, glazed double doors open out onto the garden patio area, while a side door leads to a handy utility room with further outdoor access. The central hallway offers access to a downstairs cloakroom, a spacious dining room which is ideal for larger meals and the good-sized living room – which spans the width of the house and boasts a feature wood burner and an attractive bay window. Upstairs, the generous master bedroom is complemented by a luxury en-suite shower room, while a further king-size double bedroom is perfect for visiting guests. The home is completed by two more double bedrooms and a well-appointed family bathroom featuring sleek, modern sanitaryware.

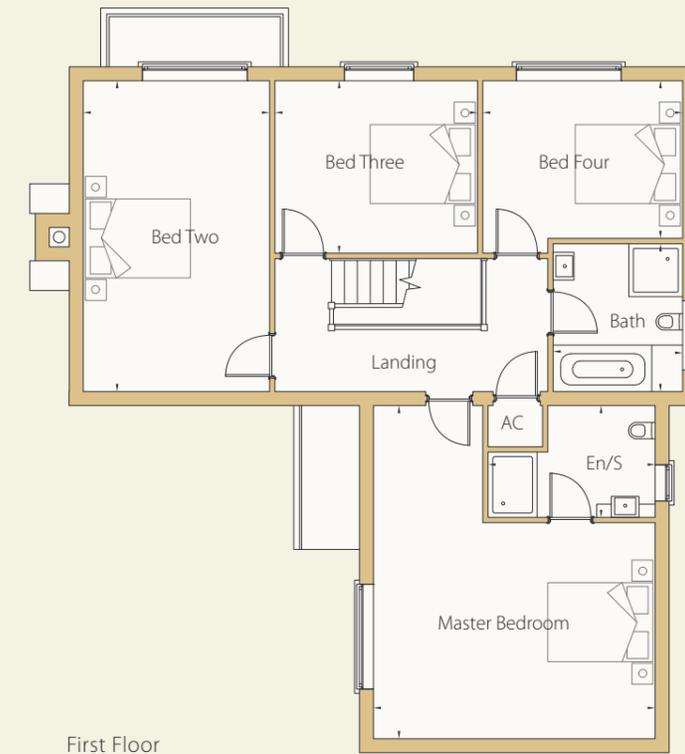
### GROUND FLOOR

Breakfast Area	3.30m x 2.25m	10'10" x 7'4"
Dining Room	4.85m x 3.30m	15'11" x 10'10"
Kitchen	6.35m x 2.95m	20'10" x 9'8"
Living Room	3.85m x 5.35m	12'7" x 17'6"
Utility Room	1.75m x 2.20m	5'9" x 7'2"
Cloakroom	0.95m x 2.20m	3'1" x 7'2"

### FIRST FLOOR

Bathroom	2.15m x 2.25m	7'0" x 7'4"
Master Bedroom	4.85m x 3.55m	15'11" x 11'7"
En-Suite	0.85m x 1.95m	9'4" x 6'5"
Bedroom Two	3.20m x 5.35m	10'6" x 17'6"
Bedroom Three	3.45m x 2.95m	11'4" x 9'8"
Bedroom Four	3.40m x 2.95m	11'2" x 9'8"

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First Floor



Ground Floor

AC Airing Cupboard C Cupboard Clks Cloakroom En/S En-Suite Ut Utility Room

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## EACH OF THESE HOMES HAS BEEN CAREFULLY-PLANNED TO INCLUDE QUALITY FITTINGS AND SPECIFICATIONS.

### KITCHENS AND UTILITY ROOMS

Stylish fitted kitchens with quality painted shaker doors. Feature worktops in coloured "Silestone Quartz" with matching upstands and "Coloured Glass" splashback to hob. Neff appliances throughout to include combination oven, single oven, induction hob with stainless steel extractor, integrated dishwasher, fridge and freezer. Space in utility rooms for purchasers own washing machine and tumble dryer. Floors in kitchens and utility rooms are ceramic tiled.

### BATHROOMS AND EN-SUITES

All bathrooms and en-suites are fitted with high-quality Roca sanitaryware with chrome Bristan taps. Both rooms are half tiled with full height tiling to shower cubicles. Classy merlyn shower enclosures are fitted with Aqualisa shower control valves and give a contemporary, yet traditional feel.

### DECORATION AND FINISHES

Contemporary feature oak internal doors are paired with chrome handles. A clean look is achieved with white painted architraves, door surrounds and skirtings. White painted flat ceilings and white mist walls complete the modern interior. Feature oak staircases with MDF treads and risers for carpeted finish give the houses the traditional finish now eponymous with V&B homes. Agean stone fireplace surround with (black) polished granite hearth.

### ELECTRICS

Pendant lights with low energy lamps are fitted as standard in most rooms. Recessed LED down-lighters feature in kitchens, bathrooms and en-suites. A generous number of double power sockets are installed throughout the homes with TV points to all main rooms. The TV cabling is coiled in the loft with an adjacent power point and light ready for clients own TV aerial/satellite dish. Smoke detectors are fitted to hallways and landings whilst the kitchens have a dual smoke and heat detector and the living rooms have carbon monoxide detectors adjacent to the fireplace. All access/egress points have switchable/automatic external lights for clients convenience.

### PLUMBING AND HEATING

Gas fired central heating is provided by Baxi boilers via a pressurised heating and hot water system. Underfloor heating is provided to the ground floor with traditional radiators/towel rails to all first floor rooms. Contemporary log burners (multi-fuel stoves) are fitted to all living rooms as a "Cosy feature" for those long cold winter nights.

### EXTERNAL FINISHES

A range of external finishes give Picotts Place a pleasant traditional look. Red multi-stock bricks from selected Weinberger colours are matched with either clay plain tiles/pantiles or Eternit "Birkdale" slates. Elevations of coloured "Monocouche/K-Rend" renders or coloured "Hardiplank" also help give the development that exclusive evolved feel. Windows and doors are of high-quality timber finish by "Dale". Soffits, fascias and barge-boards are also of timber with painted finish to complete the traditional look.

### GARAGES

Each plot has a extra length (7m) single garage with remote control sectional up-and-over door. Power and light is also provided together with a timber personel door for clients convenience.

### GARDENS AND OUTSIDE

Each plot will have patios/paths of "Natural Sandstone" paving as appropriate. Rear gardens will be turfed. Certain areas will have hedging to front boundaries as per the landscaping schedule. Please refer to the site plan for specific boundary details such as fencing which is particularly plot specific at Picotts Place.

### WARRANTY

Each new home at Picotts Place benefits from a 10 year ICW warranty. Specific items within the homes have individual warranty periods. Please refer to manufactures manuals for further information as these may require clients to register items with them in order to activate the warranty.

The specifications listed are correct and as intended at the time of going to print. All images shown are all from previous Vaughan & Blyth developments.

## GENEROUSLY APPOINTED HOMES READY TO ENJOY WITH YOUR FAMILY



## A CHARMING LOCATION OFFERING AN ABUNDANCE OF BEAUTY AND CONVENIENCE

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*"For fine dining, the renowned Le Talbooth in Dedham and Lucca Enoteca in Manningtree each offer menus of a truly exceptional standard"*



*"From days out by the waterside and magical walks through scenic countryside – through to evenings of entertainment and easy access to the A12, M25 and London – this is a superbly located development you'll be proud to call home."*



The charming village of Ardleigh, halfway between Colchester and the Suffolk border, is steeped in local history and Picotts Place reflects this by being named after Picotts Manor, mentioned in the Domesday Book of 1086. Walking through Ardleigh, you'll find yourself passing centuries of architecture, from wood-beamed Tudor houses through to the handsome 16th-century St. Mary The Virgin church, Georgian cottages and the old Victorian station buildings. Ardleigh sits within the north Essex countryside's patchwork of rolling green fields, where beautiful scenery and quality pubs are never far away.

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All your daily needs for milk, newspapers, chilled items and kitchen basics will be easily met at Ardleigh's post office and shop, just a few minutes walk from home, or the Village Store which is not far from the main crossroads. Much-loved local pubs, The Lion and The Wooden Fender, are friendly establishments serving quality beers, wines, ciders and excellent pub meals – with occasional events – in beautifully-refurbished traditional settings.

Ardleigh is on the main road between Colchester and Manningtree, so the conveniences of nearby towns are only a short drive away. On the banks of the picturesque River Stour four miles north, Manningtree is well-known for its scenic riverside walks, especially popular during the Summer, as well as its historic pubs and quality restaurants.

For fine Italian cuisine, Lucca Enoteca is well worth a visit, or if you prefer spicier dishes the Mogul Bangladeshi restaurant is famed for its quality. Just around the bend in the river is Mistley, where you can enjoy fine dining at the Mistley Thorn or delicious freshly-prepared snacks with an estuary view at the quirky T House Bistro.

Just five miles to the south, Colchester is the hub of activity for north Essex. An extensive range of household goods are available at the major Tesco store in Highwoods, to the north of the town, and its thriving town centre is home to well-known chains, household brands and quality eateries with the upmarket Fenwick store taking pride of place on the high street. Colchester also boasts a fantastic cultural scene, with its historic Castle and park, famous Roman remains, Mercury Theatre and football stadium hosting summertime concerts as well as matches.

Those with children will be pleased to note Ardleigh St. Mary's Church of England Primary School is highly thought of locally and rated 'Good' by Ofsted. For secondary education, you will be spoilt for choice with Colchester being home to the prestigious Colchester Royal Grammar School, Colchester County High School for Girls, St. Benedict's Catholic College and the Gilbert High School. Alternatively, Manningtree High School, the independent Ipswich High School and the highly-rated Ipswich School in the centre of Suffolk's county town are also close-by.

Many other attractions are also within easy reach. Most parts of stunning Dedham Vale, a designated area of outstanding natural beauty, are within a 15-minute drive of Picotts Place and perfect for a day out, while those who enjoy outdoor activities will love Alton Water reservoir, with its water sports facilities, cycling trails, modern visitor centre, coffee shop and popular restaurant.

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# FINDING THE DEVELOPMENT

Picotts Place, Dedham Road, Ardleigh, Essex – Please use SatNav postcode CO7 7LG



Ardleigh is found along the A137 on the north eastern outskirts of Colchester. The village boasts excellent amenities and exceptional travel links – with convenient access to the A12 and rail commuters enjoying the option of travelling to Colchester or Manningtree Stations for connections to London.

## CLOSE-BY

Ardleigh Post Office	0.1 Miles
St. Marys Primary School	0.4 Miles
Wooden Fender [ Restaurant ]	1.5 Miles
Waitrose and Tesco Supermarkets	4.5 Miles
David Lloyd Colchester [ Fitness Club ]	5 Miles

## ROAD LINKS

A12 [ Ardleigh Interchange ]	2.75 Miles
A120 [ Ardleigh Interchange ]	2.75 Miles
A14 [ JUNCTION 55 ]	11 Miles
M11 [ JUNCTION 8 ] / Stansted Airport	40 Miles
M25 [ JUNCTION 28 ]	45 Miles

## CONNECTIONS

Dedham	2.5 Miles
Manningtree [ Station ]	4 Miles
Colchester [ North Station ]	6 Miles
Ipswich	14 Miles
Chelmsford	30 Miles

## RAIL TRAVEL

Ipswich [ IPS ]	17 Minutes
<b>Manningtree [ MNG ]</b> <i>4 miles from Picotts Place</i>	
Chelmsford [ CHM ]	17 Minutes
Stratford [ SRA ]	36 Minutes
London Liverpool Street [ LST ]	50 Minutes

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No description or information given about the property or its 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 representation or fact. The selling agents do not have any authority to make any representation and accordingly any information given is entirely without the responsibility on the part 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 interpretation. The Lion (Ardleigh) and St Marys Church (Ardleigh) have been purchased through <http://www.alamy.com>. 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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