



# CHERRY ORCHARD

ARDLEIGH ESSEX

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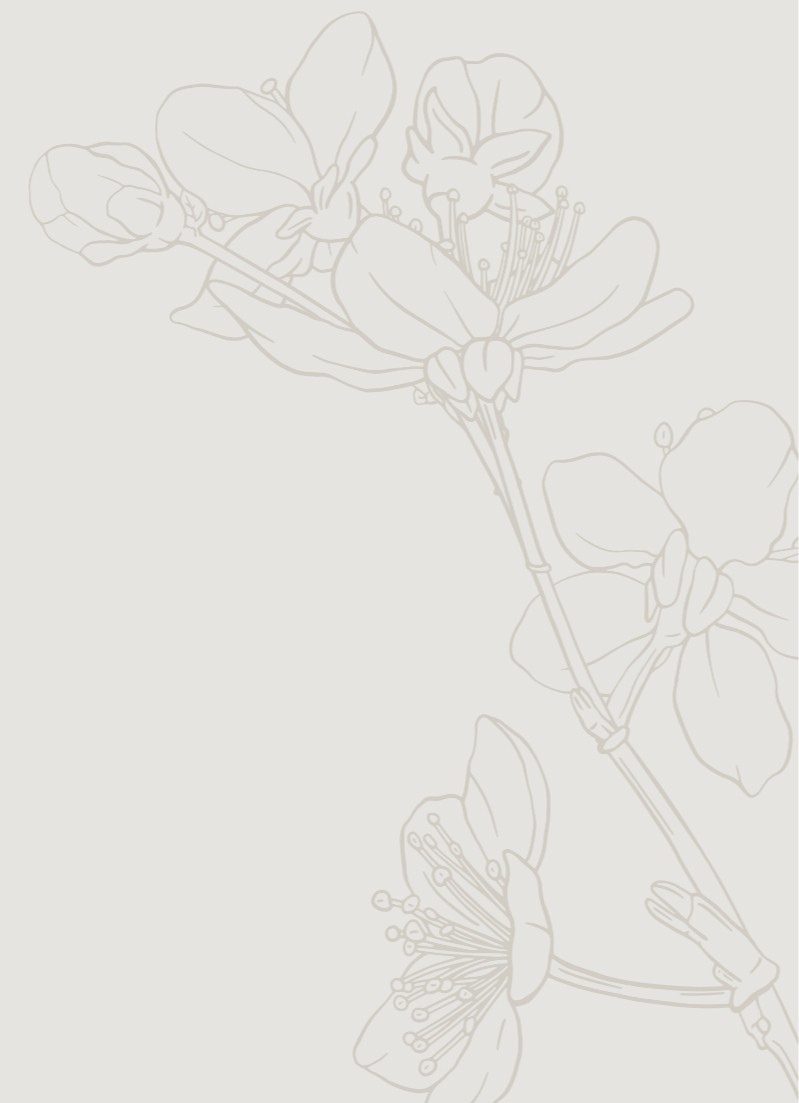


Present an outstanding new collection of detached houses and bungalows on the outskirts of sought-after Ardleigh.

A **Rusden Ltd** project built by  
**Vaughan & Blyth** ( Construction ) Limited.

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## AN OPPORTUNITY TO SETTLE IN BEAUTIFUL RURAL ESSEX

Welcome to Cherry Orchard, the latest outstanding collection from V&B Homes, located in the charming village of Ardleigh, halfway between historic Colchester and the stunning scenery of the Dedham Vale, an Area of Outstanding Natural Beauty.

Each of these family-inspired properties has been designed and constructed to the exacting standards that V&B Homes have become synonymous with over the last six decades. Exceptional interior spaces and refined exteriors are complemented by premium finishes, sleek surfaces, delightful new plantings and the latest integrated appliances.

Enjoying an incredible location where you'll find everything you need for a balanced lifestyle close by, from peaceful country walks and convenient local amenities, to superb travel links by road and rail, Cherry Orchard is a place you'll be happy to call home, now and for years to come.





## ENJOY MODERN LUXURY IN A TRANQUIL COUNTRYSIDE SETTING

As soon as you enter Cherry Orchard's graceful private driveway, you'll notice the air of peace and refinement. With each property positioned perfectly in individually styled plots and enjoying subtle variations in their external finishes and materials, every home has a sense of quality and character all of its own.

Neatly-landscaped front and rear gardens feature attractive new plantings and paved areas, while existing trees and hedgerows have been retained to allow the collection as a whole to blend effortlessly with its immediate surroundings.

FROM THE BRIGHT AIRY ROOMS TO THE ELEGANT FINISHES, FITTINGS AND GENEROUS GARDENS, CHERRY ORCHARD'S THOUGHTFUL DESIGN ENSURES YOU WILL ENJOY EVERY ASPECT OF YOUR HOME – BOTH INSIDE AND OUT.

Each property enjoys a wealth of space to cater for every practicality. All benefit from generously-proportioned double garages and ample off-road parking as well as sizable patio areas in delightful sandstone – making these homes ideal for both peaceful relaxation and playing host to gatherings of friends and family.

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Every home at Cherry Orchard combines traditional design with contemporary touches and a delightful blend of external materials and finishes, drawing on influences from the authentic East Anglian vernacular. Varying tones of brick, weatherboarding and pristine rendering convey a confidence in construction that only comes with years of experience and expertise.

Inside each impressive home, you'll find beautifully appointed interiors configured to strike just the right balance between convenience, practicality and luxury. Light-filled rooms feature a range of carefully-selected contemporary fixtures and finishes, elegant ironmongery and premium designer units – all serving to make these properties ideal for a more refined home life.

The collection's luxurious designer kitchens will take your breath away, fitted with stylish cabinets and doors, quality work surfaces and a good range of Neff appliances ready to meet your needs from the moment you move in. Likewise, bathrooms and en-suites feature sleek contemporary sanitaryware and masterful tiling, with subtle downlighters ensuring a warm atmosphere throughout the home. Constructed to a very high specification and finished in a perfect white, these spaces form the ideal backdrop for your own creative touches.

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## ENJOY MODERN LUXURY IN A TRANQUIL COUNTRYSIDE SETTING

Comprising just eight high-specification homes grouped around a graceful block-paved private driveway, Cherry Orchard offers the perfect countryside retreat for active households, expanding families and those seeking to escape the bustle of the city, whilst wanting to keep superb travel connections easily to hand.

Screened by existing hedgerows and mature trees, this premium collection of 4-bedroom houses and 3-bedroom bungalows integrates nicely with the surrounding farmland and village, creating a beautiful, refined place to call home. Properties have been thoughtfully spaced in carefully landscaped plots to offer a blend of community, privacy and individual character that buyers of every kind will love.

Built to exceptional standards in this exquisite, well-connected countryside location, Cherry Orchard's combination of tranquillity, style, luxury and functionality make it one of the most desirable new developments in the area.



### EXTERNAL HIGHLIGHTS

All plots come with a large double-garage with remote control door accessed via an up-and-over door. Power and lighting are also provided for homeowners convenience, including the provision of a car charging point. Each garage also benefits from a UPVC personnel side entrance door.

Each plot has generous patios/paths constructed using 'Natural Sandstone' random pattern paving slabs. Gardens will be turfed for customer convenience. Certain areas will have hedges as part of the agreed landscaping schedule. All plots have securely fenced rear gardens and a bespoke side entrance gate.

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 Consultant to view the detailed architects site drawings for full and accurate details.

# PLOT ONE



## AN OUTSTANDING FOUR BEDROOM DETACHED FAMILY HOME WITH A DOUBLE-GARAGE

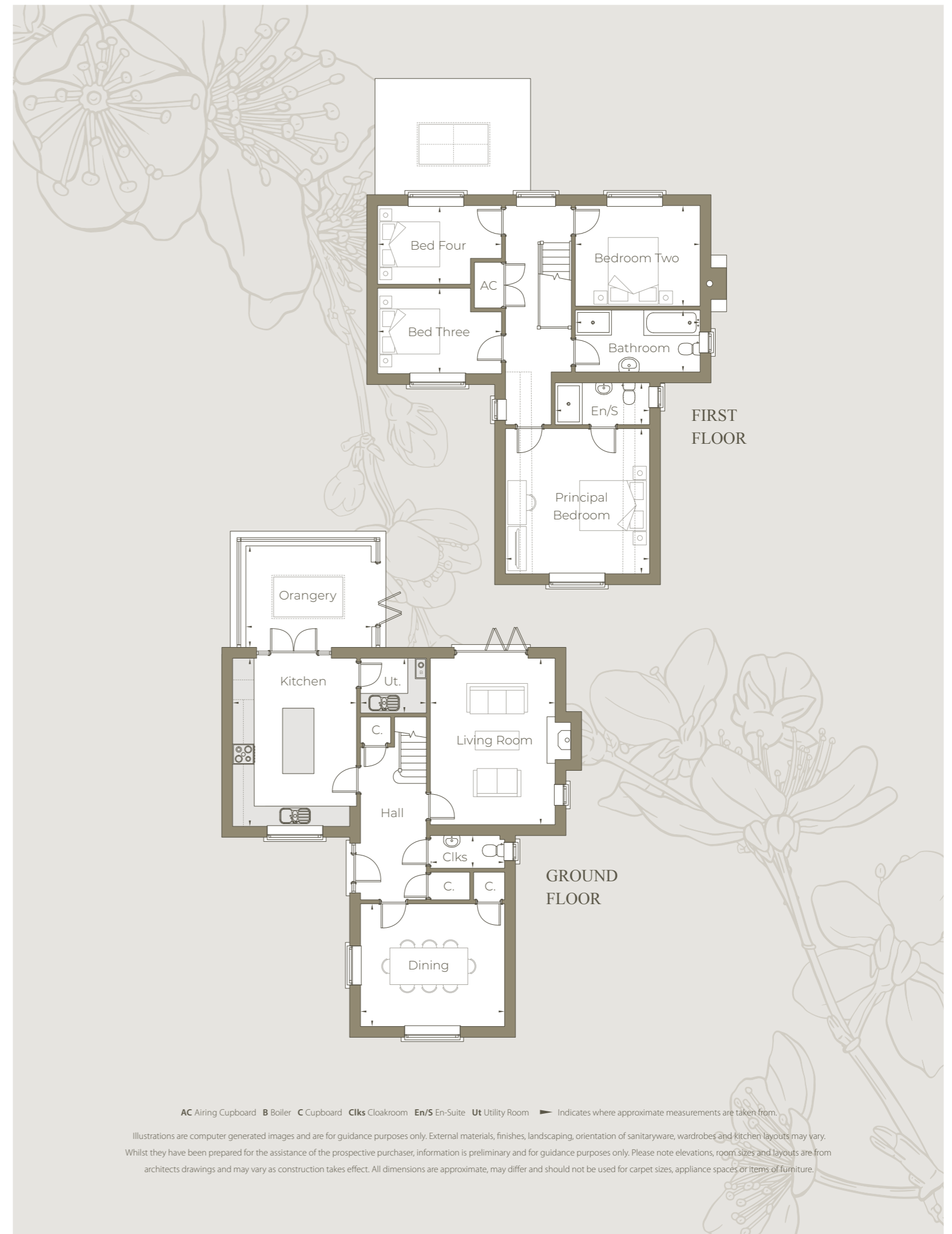
Gross internal floor area : 185.86 sqm ( 2001 sqft )

### GROUND FLOOR

Kitchen	5.35m x 3.95m	17'5" x 12'9"
Utility Room	2.15m x 1.70m	7'0" x 5'5"
Living Room	5.35m x 3.95m	17'5" x 12'9"
Dining Room	4.55m x 3.90m	14'9" x 12'7"
Orangery	4.05m x 3.30m	13'2" x 10'8"
Cloakroom	2.25m x 1.10m	7'3" x 3'6"

### FIRST FLOOR

Principal Bedroom	4.62m x 4.55m	15'1" x 14'9"
En-Suite	2.90m x 1.38m	9'5" x 4'5"
Bedroom Two	3.95m x 3.35m	12'9" x 10'9"
Bedroom Three	3.95m x 2.60m	12'9" x 8'5"
Bedroom Four	3.95m x 2.60m	12'9" x 8'5"
Bathroom	3.95m x 1.85m	12'9" x 6'0"



# PLOT TWO



## A BEAUTIFUL FOUR BEDROOM FAMILY HOUSE WITH A DOUBLE-GARAGE

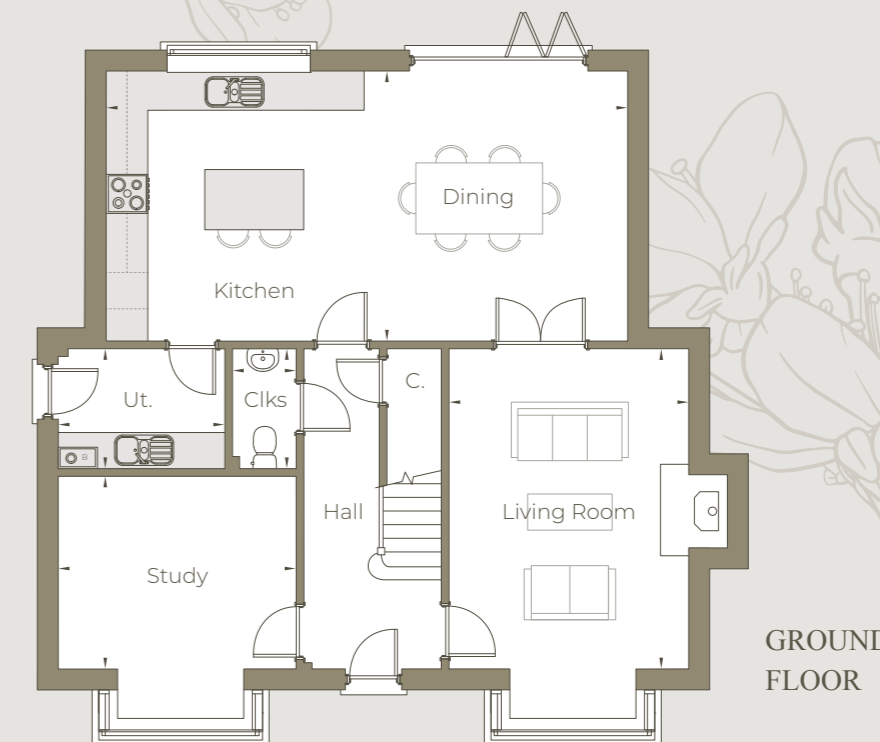
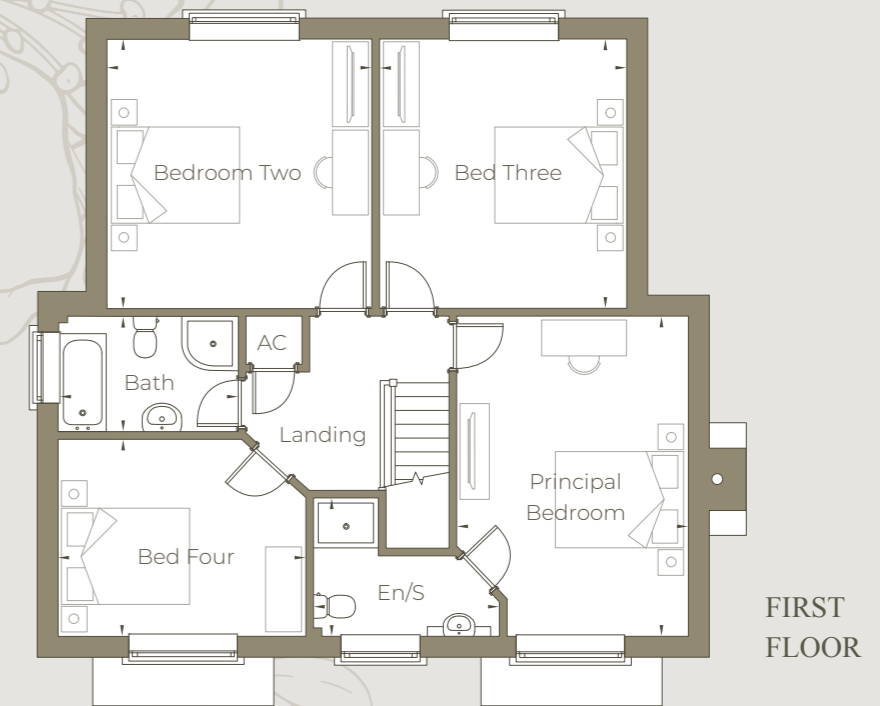
Gross internal floor area : 198.72 sqm ( 2139 sqft )

### GROUND FLOOR

Kitchen / Dining	8.75m x 4.45m	28'7" x 14'5"
Utility Room	2.80m x 1.95m	9'1" x 6'3"
Living Room	5.35m x 4.00m	17'5" x 13'1"
Study	4.00m x 3.25m	13'1" x 10'6"
Cloakroom	1.95m x 1.05m	6'3" x 3'4"

### FIRST FLOOR

Principal Bedroom	5.35m x 4.00m	17'5" x 13'1"
En-Suite	3.05m x 2.25m	10'0" x 7'3"
Bedroom Two	4.45m x 4.30m	14'5" x 14'1"
Bedroom Three	4.45m x 4.30m	14'5" x 14'1"
Bedroom Four	4.00m x 3.25m	13'1" x 10'6"
Bathroom	3.00m x 1.95m	9'8" x 6'3"



AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom En/S En-Suite Ut Utility Room ► Indicates where approximate measurements are taken from.  
 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 they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# PLOT THREE



## AN IMPRESSIVE FOUR BEDROOM DETACHED RESIDENCE WITH A DOUBLE-GARAGE

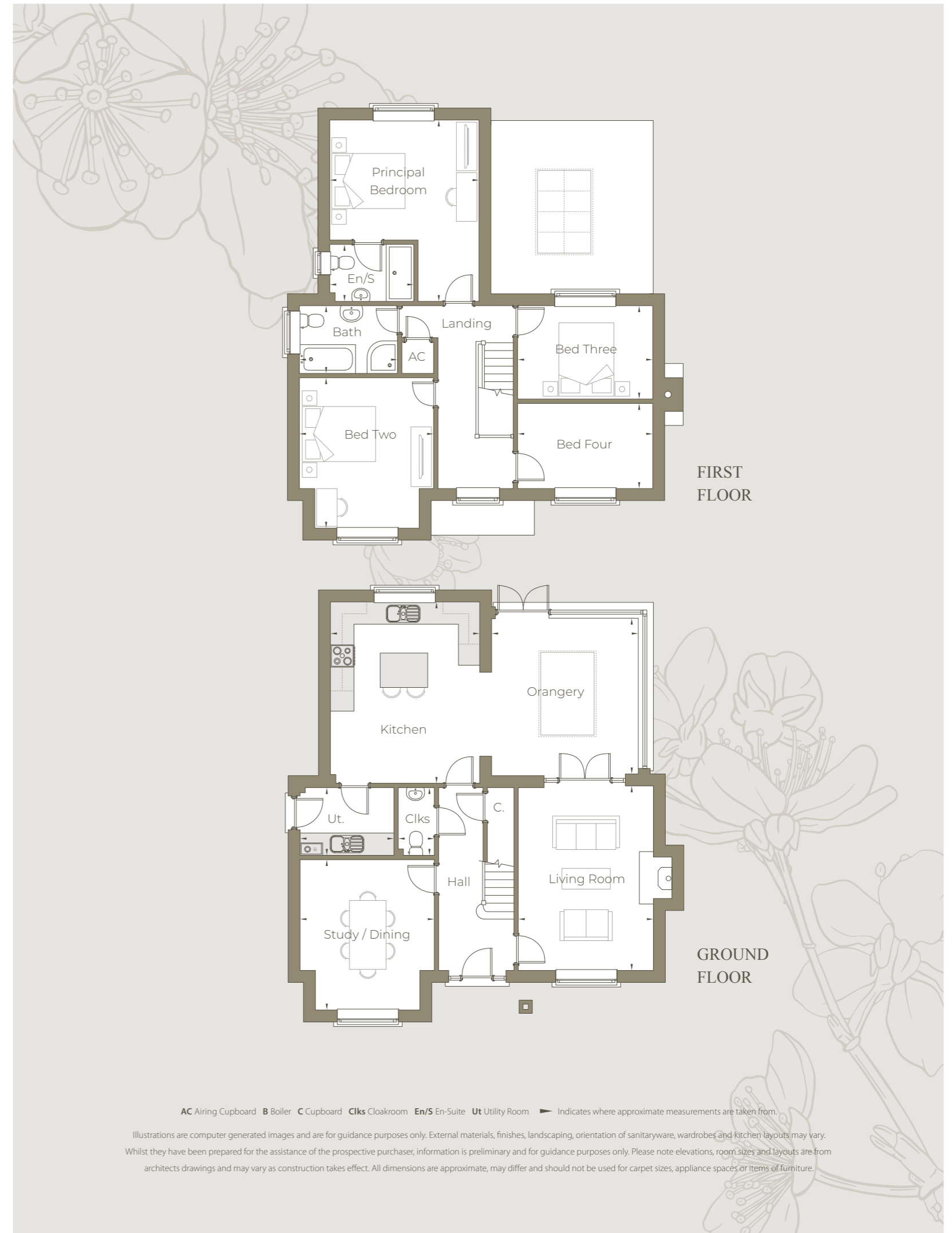
Gross internal floor area : 187.29 sqm ( 2016 sqft )

### GROUND FLOOR

Kitchen	5.25m x 4.35m	17'2" x 14'2"
Utility Room	2.75m x 1.95m	9'0" x 6'3"
Living Room	5.35m x 3.95m	17'5" x 12'9"
Study/Dining	4.45m x 3.95m	14'5" x 12'9"
Orangery	4.60m x 4.30m	15'0" x 14'1"
Cloakroom	1.95m x 1.05m	6'3" x 3'4"

### FIRST FLOOR

Principal Bedroom	5.25m x 4.35m	17'2" x 14'2"
En-Suite	2.45m x 1.55m	8'0" x 5'0"
Bedroom Two	4.45m x 3.95m	14'5" x 12'9"
Bedroom Three	3.95m x 2.85m	12'9" x 9'3"
Bedroom Four	3.95m x 2.35m	12'9" x 7'9"
Bathroom	2.85m x 1.95m	9'3" x 6'3"





# PLOT FOUR



## A GENEROUS THREE BEDROOM DETACHED BUNGALOW WITH A DOUBLE-GARAGE

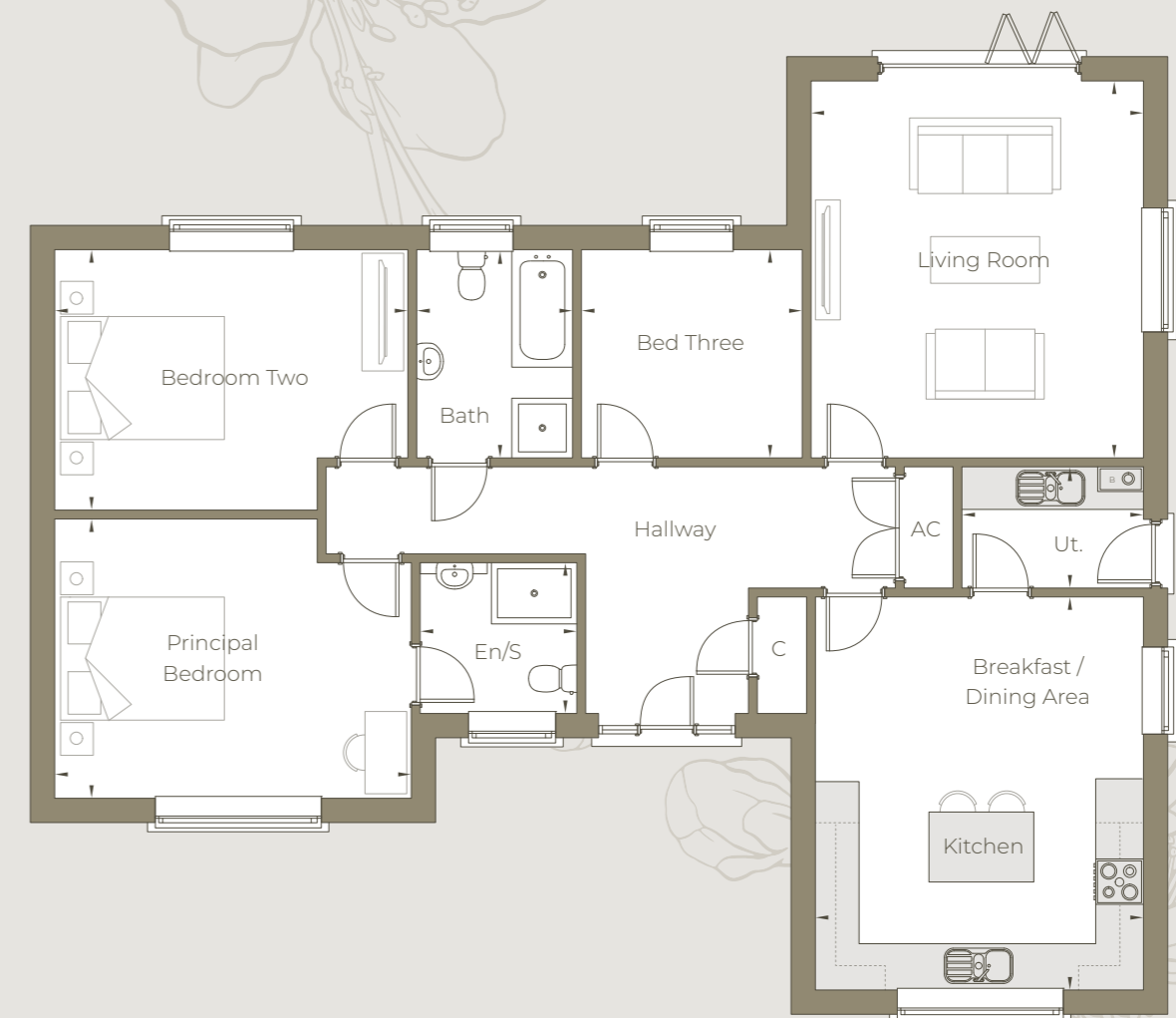
Gross internal floor area : 143.1 sqm ( 1541 sqft )

### RECEPTION AREAS

Living Room	5.45m x 4.75m	17'8" x 15'5"
Kitchen/Breakfast	5.55m x 4.75m	18'2" x 15'5"
Utility Room	2.60m x 1.75m	8'5" x 5'7"

### PRIVATE AREAS

Principal Bedroom	5.05m x 4.05m	16'5" x 13'2"
En-Suite	2.25m x 2.20m	7'3" x 7'2"
Bedroom Two	5.05m x 3.75m	16'5" x 12'3"
Bedroom Three	3.15m x 3.05m	10'3" x 10'0"
Bathroom	3.05m x 2.25m	10'0" x 7'2"



AC Airing Cupboard C Cupboard Ckls Cloakroom En/S En-Suite Ut Utility Room ► Indicates where approximate measurements are taken from.

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# PLOT FIVE



## A BEAUTIFULLY-PLANNED THREE BEDROOM BUNGALOW WITH A DOUBLE-GARAGE

Gross internal floor area : 139.68 sqm ( 1502 sqft )

### RECEPTION AREAS

Living Room	5.05m x 4.75m	16'5" x 15'5"
Kitchen/Dining	5.70m x 4.75m	18'7" x 15'5"
Utility Room	2.45m x 1.70m	8'0" x 5'5"

### PRIVATE AREAS

Principal Bedroom	4.25m x 3.95m	13'9" x 12'9"
En-Suite	2.55m x 1.85m	8'3" x 6'0"
Dressing Area	2.55m x 1.55m	8'3" x 5'0"
Bedroom Two	3.95m x 3.05m	12'9" x 10'0"
Bedroom Three	4.35m x 3.05m	14'2" x 10'0"
Bathroom	3.05m x 1.82m	10'0" x 10'0"



# PLOT SIX



## AN ATTRACTIVE FOUR BEDROOM DETACHED NEW HOME WITH A DOUBLE-GARAGE

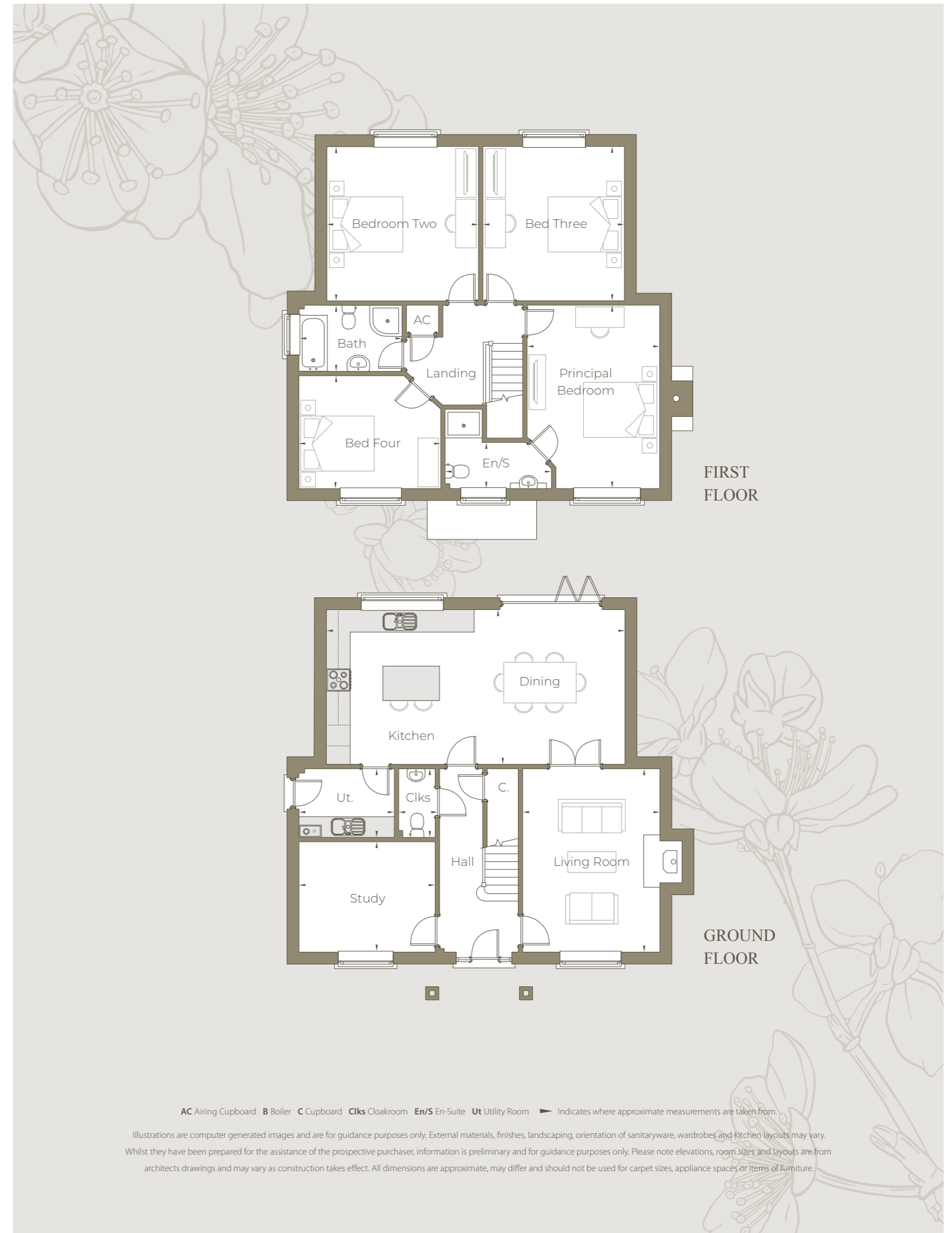
Gross internal floor area : 195.44 sqm ( 2104 sqft )

### GROUND FLOOR

Kitchen / Dining	8.75m x 4.45m	28'7" x 14'5"
Utility Room	2.80m x 1.95m	9'1" x 6'3"
Living Room	5.35m x 4.00m	17'5" x 13'1"
Study	4.00m x 3.25m	13'1" x 10'6"
Cloakroom	1.95m x 1.05m	6'3" x 3'4"

### FIRST FLOOR

Principal Bedroom	5.35m x 4.00m	17'5" x 13'1"
En-Suite	3.05m x 2.250m	10'0" x 7'3"
Bedroom Two	4.45m x 4.30m	14'5" x 14'1"
Bedroom Three	4.45m x 4.30m	14'5" x 14'1"
Bedroom Four	4.00m x 3.25m	13'1" x 10'6"
Bathroom	3.00m x 1.95m	9'8" x 6'3"



# PLOT SEVEN



## A SENSATIONAL FOUR BEDROOM DETACHED FAMILY HOME WITH DOUBLE-GARAGE

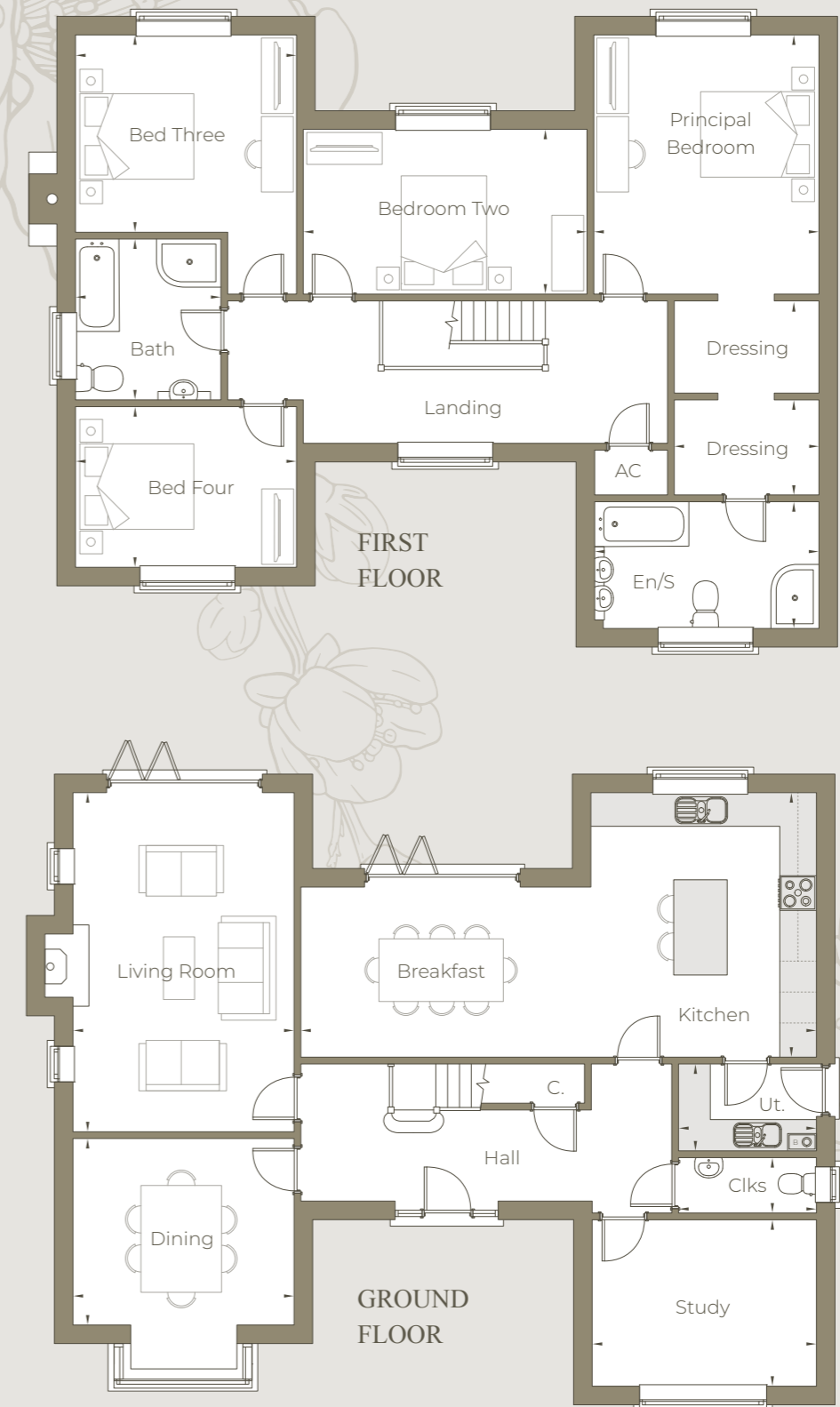
Gross internal floor area : 245.8 sqm ( 2646 sqft )

### GROUND FLOOR

Kitchen / Breakfast	5.35m x 4.15m	17'5" x 13'6"
Utility Room	2.55m x 1.70m	8'3" x 5'5"
Living Room	6.25m x 4.15m	20'0" x 13'6"
Dining Room	4.15m x 3.55m	13'6" x 11'6"
Study	4.15m x 3.05m	13'6" x 10'0"
Cloakroom	2.55m x 1.00m	8'3" x 3'2"

### FIRST FLOOR

Principal Bedroom	4.95m x 4.15m	16'2" x 13'6"
Dressing Area	2.65m x 3.70m	8'6" x 12'2"
En-Suite	4.15m x 2.20m	13'6" x 7'2"
Bedroom Two	5.35m x 3.15m	17'5" x 10'3"
Bedroom Three	4.15m x 3.75m	13'6" x 12'3"
Bedroom Four	4.15m x 2.85m	13'6" x 9'3"
Bathroom	3.05m x 2.75m	10'0" x 9'0"



AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom En/S En-Suite Ut Utility Room ► Indicates where approximate measurements are taken from.

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# PLOT EIGHT



## A STUNNING FOUR BEDROOM DETACHED HOUSE WITH A DOUBLE-GARAGE

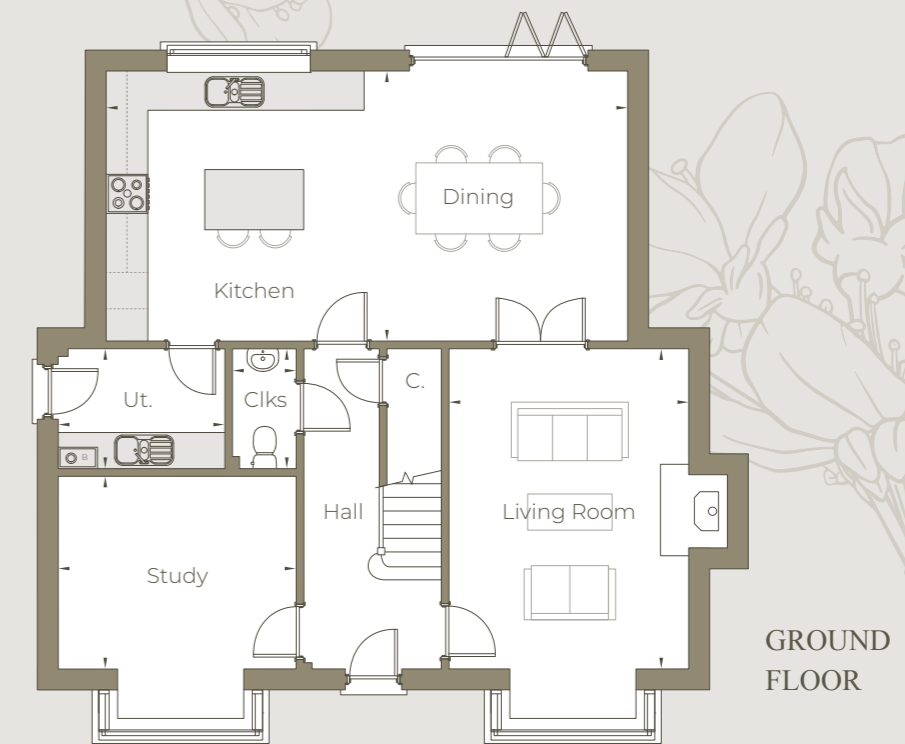
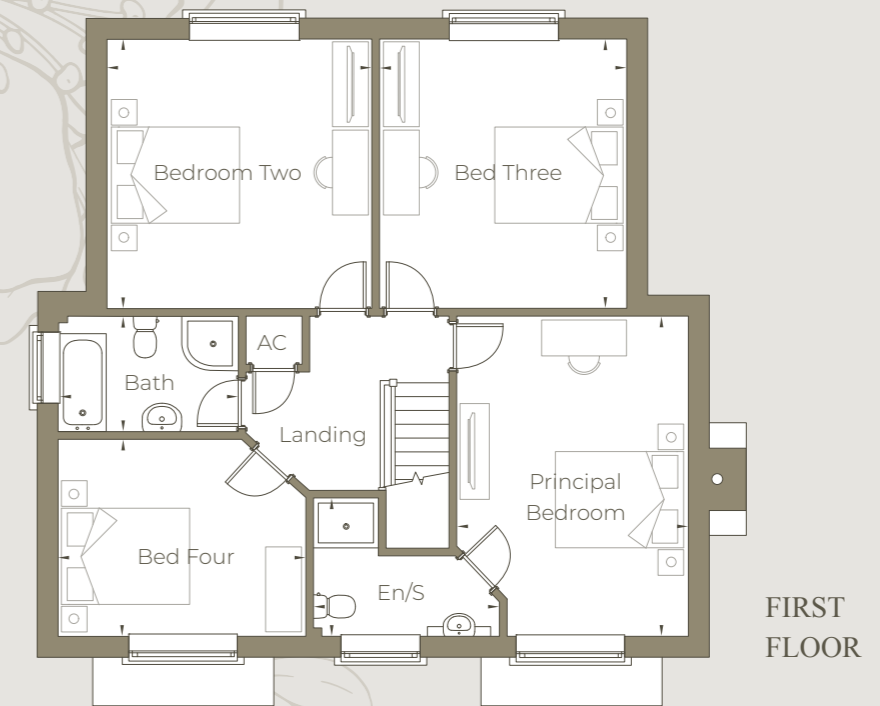
Gross internal floor area : 198.72 sqm ( 2139 sqft )

### GROUND FLOOR

Kitchen/Dining	8.75m x 4.45m	28'7" x 14'5"
Utility Room	2.80m x 1.95m	9'1" x 6'3"
Living Room	5.35m x 4.00m	17'5" x 13'1"
Study	4.00m x 3.25m	13'1" x 10'6"
Cloakroom	1.95m x 1.05m	6'3" x 3'4"

### FIRST FLOOR

Principal Bedroom	5.35m x 4.00m	17'5" x 13'1"
En-Suite	3.05m x 2.25m	10'0" x 7'3"
Bedroom Two	4.45m x 4.30m	14'5" x 14'1"
Bedroom Three	4.45m x 4.30m	14'5" x 14'1"
Bedroom Four	4.00m x 3.25m	13'1" x 10'6"
Bathroom	3.00m x 1.95m	9'8" x 6'3"



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At every turn, you'll find everyday needs have been anticipated and planned for. Spacious kitchens with stylish serving islands are complemented by convenient utility rooms for all domestic practicalities. Wide sections of modern bi-fold glazed doors open out onto expertly paved terraces, allowing lounges and breakfast areas to enjoy a delightful indoor-outdoor feel. All the homes cater to today's demands for connectivity, energy-efficiency and reliability, and feature subtle spaces for extra storage.

Each new home comes with a 10-year NHBC warranty – one of the market leading warranty providers. For more information visit [www.nhbc.co.uk](http://www.nhbc.co.uk). Specific items within the homes have individual manufacturers warranties. Please refer to the manuals upon completion for further details.



Raising Standards. Protecting Homeowners

Please note. Specifications listed correct and as intended at time of print. Internal image is from previous Vaughan & Blyth development and is for indicative purposes only.

## Specification.

### Kitchens.

Quality 'shaker style' kitchens with Silestone worktops / undermounted sinks. Matching upstands and 'coloured glass' splashbacks to hob area.

Neff appliances throughout to include Neff Single Oven, Neff Combination / Microwave Oven and Induction hob with stainless steel extractor, fully integrated dishwasher, fridge and freezer.

### Utility Rooms.

As kitchen but with 'space only' for washing machine and tumble dryer. Duropal worktops with "sit-on" stainless steel sink/drainer. Water Softener.

### Bathrooms & En-Suites.

All bathrooms and en-suites are fitted with high quality white sanitaryware by Roca with chrome taps. Both rooms are half-tiled with full height tiling to shower cubicles.

High Quality "Merlyn" shower enclosures are fitted with Aqualisa control valves & taps giving a contemporary yet traditional feel – and chrome towel rails complete the look.

### Decorations and Finishes.

Palermo feature oak internal doors are paired with chrome contemporary handles. A modern clean look is achieved with white painted architraves, door surrounds and skirting boards. White painted 'flat' ceilings and White Mist walls complete the modern interior.

Feature Oak Stairs to include oak stringers, spindles & handrail all finished with French white polish.

### Floor Coverings.

Hallways, Kitchen, Dayroom, Cloakrooms & Utility room floors will be fully tiled. Bathrooms & En-suites will have a choice of Luxury Cushion Vinyl floor or LVT (Luxury Vinyl Tile). All other rooms will be carpeted from our standard carpet range (i.e., single colour throughout 40oz "Supreme" grade).

### Electrics.

BT fibre optic broadband will be connected to each property. CAT 6 internal telephone/computer cabling.

Recessed LED down-lighters feature in kitchens, bathrooms and En-Suites with additional under pelmet lights in kitchens. Elsewhere pendant lights with low energy lamps are fitted. A generous amount of double power sockets are installed throughout the homes with TV points to living rooms and all bedrooms. The TV cabling is coiled in the loft which also has a light and power point for client's own TV aerial / satellite dish. USB Charging points to principal rooms.

Smoke detectors are fitted to hallways and landings. Kitchens have dual smoke and heat detectors. All access/egress doors have switchable / automatic external lights for client's convenience.

Solar P.V. Panels are also fitted to help with electrical efficiency. With any excess / unused electricity is automatically fed into the National Grid.

### Plumbing and Heating.

Gas fired central heating is provided by Baxi Boilers via a pressurised heating and hot water system. (Boilers have a 5-year warranty). Each property has its own dedicated metered supply.

Heating is provided by under floor heating to all ground floor rooms, conventional radiators to first floor rooms and chrome towel rails to the bathroom. Radiators to first floor rooms will have thermostatically controlled valves (TRV). Log Burner / Feature fire Surround/Hearth to Living Room (Except Bungalows).

### External Finishes.

A selection of multi-stock facing bricks from Weinberger are matched with either Marley Eternit 'Mendip' pantiles or Marley Eternit 'Acme' plain tiles. Marley Eternit 'Birkdale Slates'.

Other finishes include coloured render by Monocouche / K-rend or coloured boarding by Hardiplank. Windows, soffits, facias etc are all white UPVC for ease of future maintenance.



# ARDLEIGH

## AND ALL THE OPPORTUNITIES THIS SENSATIONAL AREA HAS TO OFFER

Locally, the area around Arleigh has a lot going for it tucked away behind its leafy hedgerows and country lanes. Arleigh Reservoir sets a beautiful scene for keen anglers looking for a tranquil spot to cast their lines, as well as the local sailing club and people enjoying shaded waterside strolls. Lovers of watersports will also enjoy Alton Water around 8 miles away, where you can join group activities for windsurfing, kayaking and more – or alternatively enjoy the fun cycling and walking trails all around the lake.

For eating out locally, your first stop will be The Wooden Fender – a much-loved, characterful 17th-century pub serving a choice range of ales, wines and a menu of traditional favourites, with a tempting daily specials board. Alternatively, for more sophisticated tastes, you need look no further than the renowned Le Talbooth restaurant around 3.5 miles away just off the A12, which has become a local destination of choice for fine dining in exclusive surroundings.

Those with families will be pleased to see the beautifully landscaped park and playground behind Arleigh village hall and Arleigh St Mary's CEVC Primary School, rated good by Ofsted.

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# All within reach



## HISTORIC COLCHESTER

Central Colchester is an oasis of shopping, eating and culture. Its high street is lined with eateries of all types, from artisan burgers to high quality Turkish, Italian, Indian, Japanese and Mexican food, but the pride of place goes to the flagship Fenwick department store showcasing designer clothing and exclusive brands over three floors.

Within Colchester's network of lanes and squares you'll find a host of independent boutiques, intimate coffee shops, popular pubs and unique salons, as well as all your household favourites. And with its historic castle, world-class zoo, sports park, two cinemas and abundance of Roman remains, you'll never be short of things to see and enjoy.

## TRANQUIL MANNINGTREE

Long defined by the romantic promenade from the small town centre along the pretty banks of the Stour estuary to Mistley, Manningtree has always been a place for relaxed eating accompanied by panoramic views across the water.

After taking in the vista and the sea air, enjoy pleasant drinks and excellent food at the Lucca Italian restaurant, or the renowned Mistley Thorn restaurant and hotel.



## VIBRANT IPSWICH IS A MUST PLACE TO VISIT

Suffolk's county town is home to a host of high street brands, household names and fashionable boutiques spread across its historic streets and two large, modern shopping malls. Christchurch Park and Elizabethan mansion house are perfect for an afternoon outing.

Meanwhile, the town's marina bars and eateries are the place to be for a relaxed evening out, or take time to sample the entertainments in Ipswich's cinemas and thriving theatre scene.



## MOMENTS FROM DELIGHTFUL DEDHAM

At the centre of 'Constable Country', Dedham has become synonymous with relaxed days out amongst some of the most quintessentially English scenery you are likely to see.

Offering stunning walks alongside the gently-moving river and amongst the surrounding tree-lined meadows, the village is also home to high-quality options for food and drink to round off a visit – most notably its two historic inns, The Sun Inn and The Marlborough, and The Boathouse restaurant with its lovely riverside views.

The Dedham Vale Area Of Outstanding Natural Beauty is in many ways the jewel in the region's crown. A magical expanse of lush meadows, verdant woodland, quaint villages and picturesque farmland that follows the River Stour from Manningtree to Bures, you'll find several places to stop off for peaceful country walks, incredible views, lunches in historic surroundings and even a carefree boat ride along the stunning river.



## THE PANORAMIC TENDRING COASTLINE

Head 15 miles south-east and you'll hit Essex's 'Sunshine Coast' – the 10-mile stretch of panoramic sandy beaches from Clacton-on-Sea to Walton and the Hamford Nature reserve.

An unforgettable area for everything from coastal walks to fossil-finding, family fun, paddling, swimming, pier amusements, ice creams and traditional fish and chips, you'll want to come back to visit again and again.





# CONNECTIONS

Clustered around what was once the main route from Colchester to Manningtree and onwards to the port of Harwich, Ardleigh has always been well-connected, whether travelling for business or pleasure.

Ardleigh boasts a prime position on the old Colchester to Harwich road. Following the A137 southbound, the centre of Colchester is just five miles away, from where you can pick up the main routes out to the beachy coastline towns of the Tendring Peninsula or the tranquil walks, marinas and cuisine of Mersea Island.

Heading east on the A137 you'll reach beautiful Manningtree in around 3.5 miles, where you can continue eastwards on the B1352 towards Harwich, taking in some of the loveliest countryside and waterside spots around Wrabness on the way. Following the A137 north past Manningtree you'll connect with the A14 at the Wherstead junction near Ipswich, around 10 miles away, for routes to Felixstowe, the Midlands or Suffolk's stunning coastlines. It's also just a matter of minutes to cross country from Ardleigh and join the A12 at Langham, providing you with fast, easy access to Ipswich, Chelmsford, Brentwood, Stratford and London

The nearest train station is at Manningtree, which is excellently suited for commuters and day-trippers alike. With ample parking and frequent fast services running directly into London Liverpool Street, it's the ideal option for work, shopping, events, entertainment, dining and culture in the nation's capital or the thriving centres en-route.

## CLOSE-BY

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

## ROAD LINKS

A12 [ Ardleigh Interchange ]	2.75 Miles
A120 [ Ardleigh Interchange ]	2.75 Miles
A14 [ JUNCTION 55 ]	11 Miles
M11 / 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>	<b>4 miles from home</b>
Chelmsford [ CHM ]	17 Minutes
Stratford [ SRA ]	36 Minutes
London Liverpool Street [ LST ]	50 Minutes

NB: All travel times and distances are approximate only and are taken from <http://maps.google.co.uk>.  
Train times are from Manningtree Station and based on approximate National Rail timings.

# LOCATION

Cherry Orchard, Harwich Road, Ardleigh, Colchester, Essex



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