



Glebe Farm Place

Tendring Green, Essex



GRANVILLE DEVELOPMENTS

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 visit www.granville.co.uk or call 01376 571 556



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Granville Developments

An exclusive new collection
of beautiful detached homes
with remarkably large gardens
and countryside views.

In a sought after part of rural Essex, Glebe Farm Place promises to be a luxurious new enclave of stunning family homes incorporating traditional architectural features, sumptuous finishes and enviable surroundings.

Not only will these imposing detached properties be exquisitely crafted to the highest specification, with exceptional attention to detail, the plots on which they are set are very impressive and the amount of green space and landscaping around the properties will enhance the sense of living within a superior, private collection.

Every detail of this striking development has been carefully designed to create a classic and spacious environment, with the benefit of modern and sophisticated specifications throughout. Each of these four grand homes offers splendid family and reception areas, magnificently appointed kitchens, along with generously proportioned bedrooms and contemporary fitted bathrooms and en-suites.

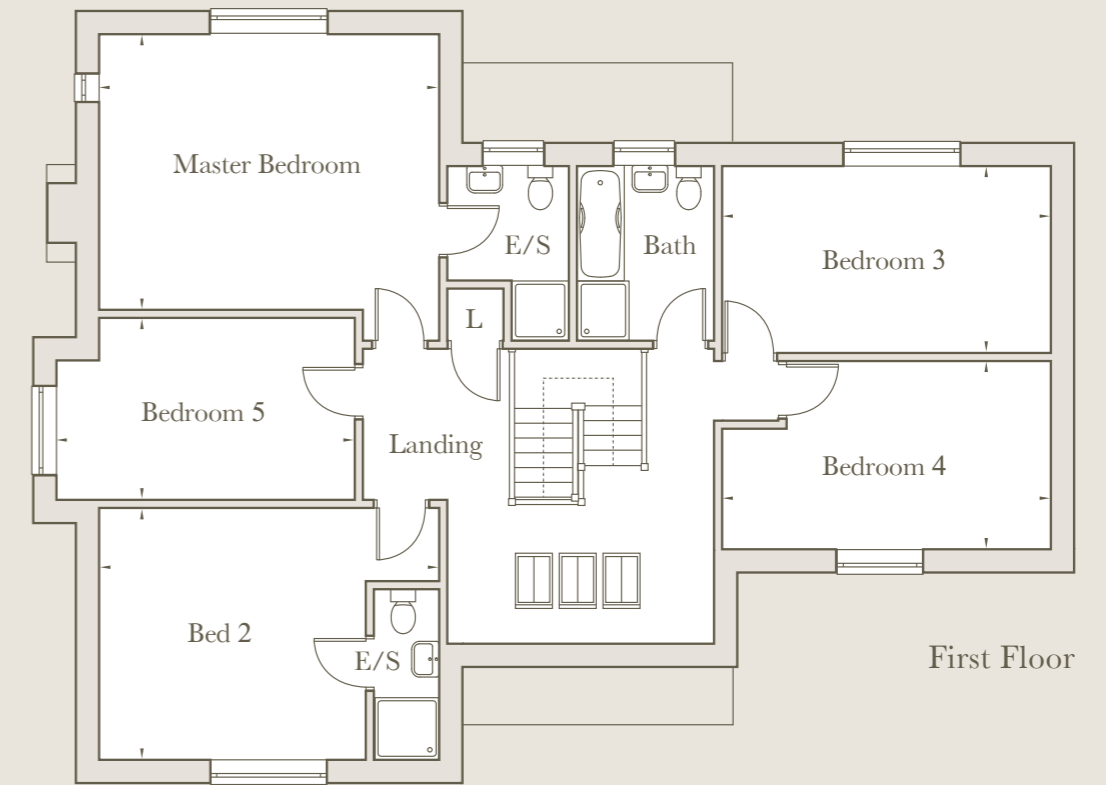
Welcome to Glebe Farm Place – a truly unique opportunity for this desirable area.



“ Glebe Farm Place provides a rare opportunity to live within an exclusive and traditionally inspired enclave of grand properties on substantial plots. ”



Plot One.



A luxurious family home with traditional appeal and high quality finishes throughout.

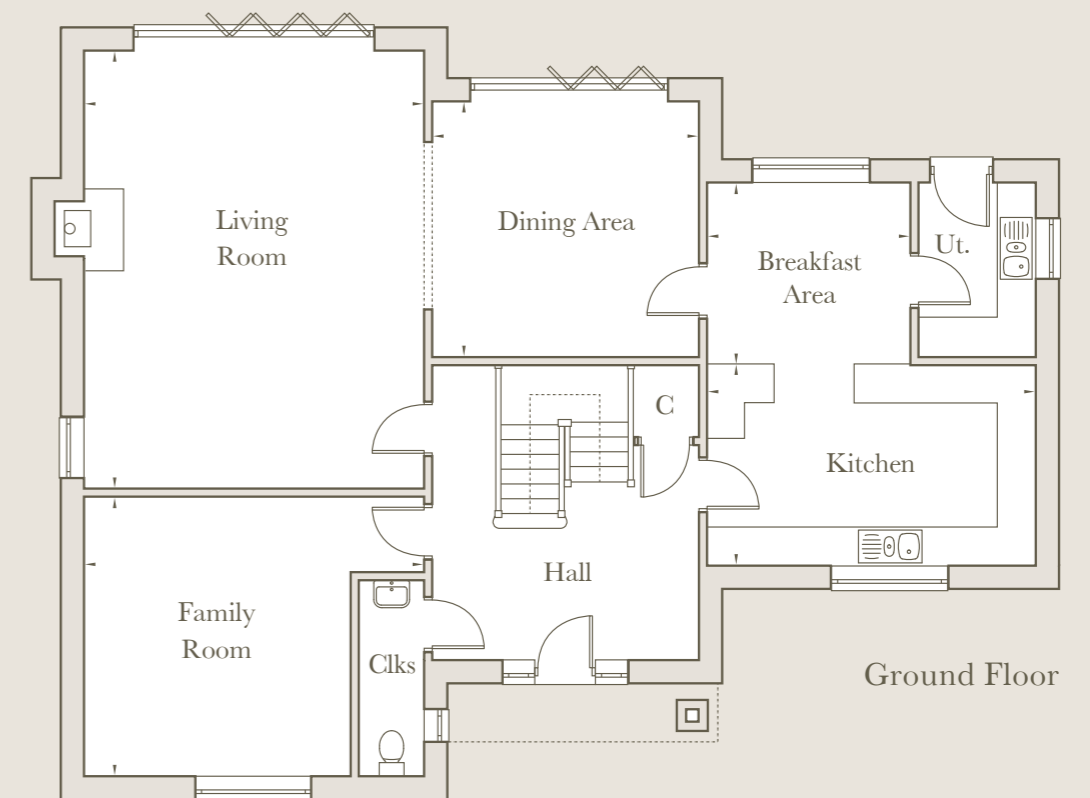
Located off the impressive entrance hallway there is a family room looking out over the front of the home, a generously sized living room – with linking dining area – and convenient considerations such as a downstairs cloakroom and a storage area for coats.

Both the living and dining rooms are enhanced by high quality, glazed bi-fold doors that open these rooms up to the fantastic rear garden and finally, the ground floor is completed by a fabulous kitchen/breakfast area which is fitted to the highest standard, perfect for mealtimes and complemented by a practical utility room.

Upstairs, you'll find five well proportioned bedrooms – two with en-suite shower rooms as well as a carefully planned family bathroom. Outside, a double-width garage and an impressive sized rear garden – with patio and lawn – finish this beautiful new family home.

Measurements. *Rear Garden Approx. 0.80 Acres / 3280m²*

Living Room	6600mm x 5100mm	21'8" x 16'9"
Kitchen	5000mm x 3000mm	16'5" x 9'10"
Breakfast Room	3100mm x 2700mm	10'2" x 8'10"
Utility Room	2600mm x 1800mm	8'6" x 5'11"
Dining Room	4000mm x 3900mm	13'1" x 12'10"
Family Room	5100mm x 4200mm	16'9" x 13'9"
Master Bedroom	5100mm x 4200mm	16'9" x 13'9"
Bedroom 2	5100mm x 3800mm	16'9" x 12'6"
Bedroom 3	5000mm x 2800mm	16'5" x 9'2"
Bedroom 4	5000mm x 2800mm	16'5" x 9'2"
Bedroom 5	4500mm x 2800mm	14'9" x 9'2"



NB: Bath Bathroom B Boiler C Cupboard Clks Cloakroom E/S En-Suite L Linen Cupboard Ut Utility Room.
Computer generated image shown is indicative, landscaping and 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, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect.

Plot Two.



A beautifully planned five bedroom home with a fantastic sense of space inside and out.

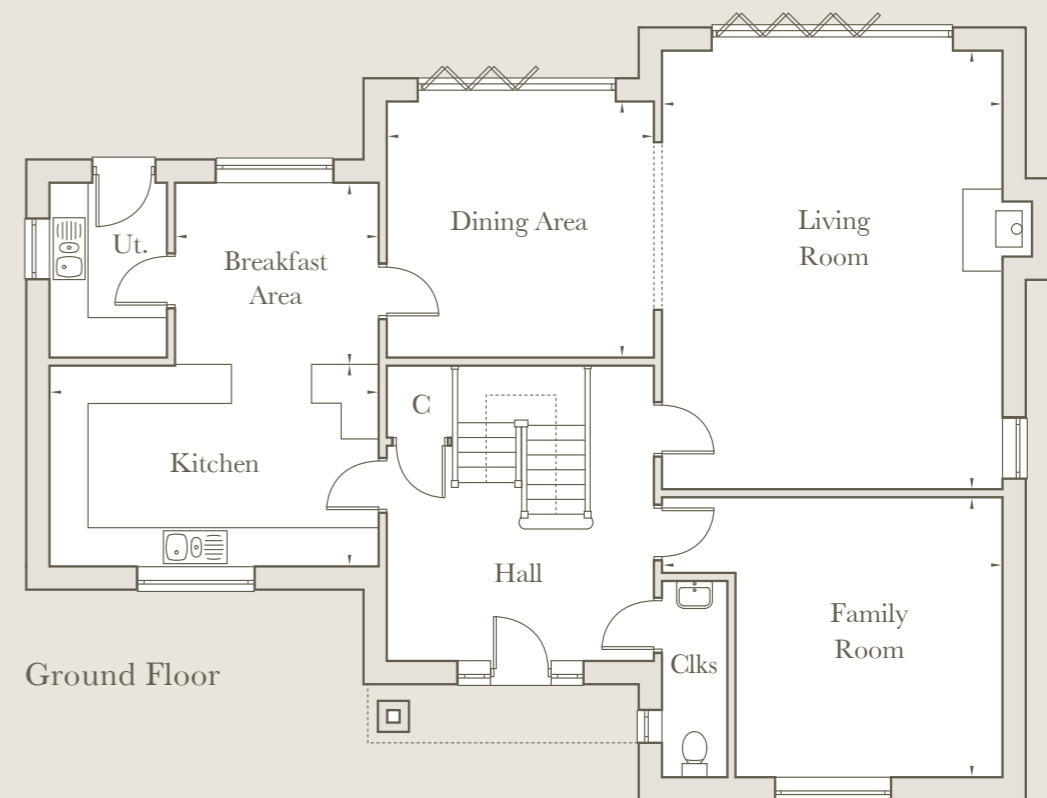
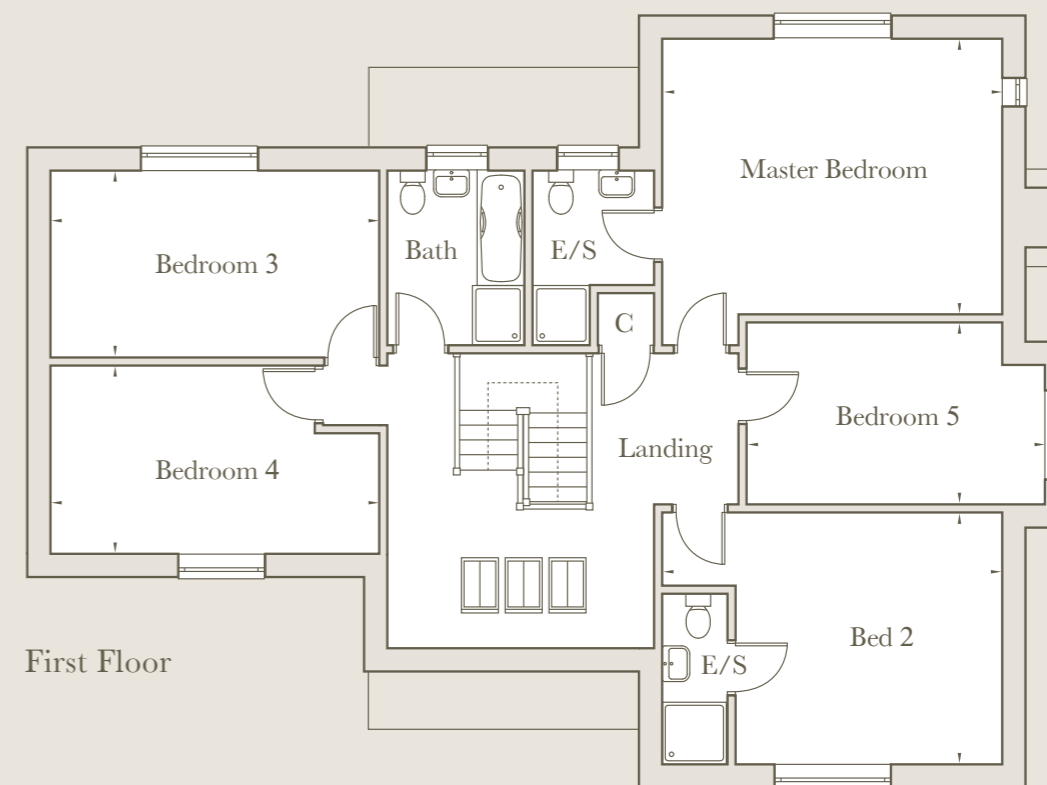
With its attractive appearance and carefully planned interior layout, this superb five bedroom home offers the ideal combination of traditional and modern living. Entering through an imposing central hallway, there is a family room at front of the property, a light-filled living room – with linking dining area – a downstairs cloakroom and a convenient storage area.

Both the living room and dining area are complemented by beautiful bi-fold doors that open-out to the hugely impressive rear garden and patio area. The ground floor of this family home is finished with a fabulous kitchen/breakfast area – fitted to the highest standard – and a practical utility room complete with outside access.

Upstairs there are five good sized bedrooms – two with en-suite shower rooms as well as a family bathroom. Outside, the double garage and remarkable rear garden ensure this home will leave a lasting impression.

Measurements. *Rear Garden Approx. 1.72 Acres / 6970m²*

Living Room	6600mm x 5100mm	21'8" x 16'9"
Kitchen	5000mm x 3000mm	16'5" x 9'10"
Breakfast Room	3100mm x 2700mm	10'2" x 8'10"
Utility Room	2600mm x 1800mm	8'6" x 5'11"
Dining Room	4000mm x 3900mm	13'1" x 12'10"
Family Room	5100mm x 4200mm	16'9" x 13'9"
Master Bedroom	5100mm x 4200mm	16'9" x 13'9"
Bedroom 2	5100mm x 3800mm	16'9" x 12'6"
Bedroom 3	5000mm x 2800mm	16'5" x 9'2"
Bedroom 4	5000mm x 2800mm	16'5" x 9'2"
Bedroom 5	4500mm x 2800mm	14'9" x 9'2"



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With a grand appearance and well considered layout, this is a truly impressive family home.

From the magnificent kitchen/dining area, to the well proportioned bedrooms and well appointed bathrooms, the specifications throughout this family home bring a little piece of luxury to everyday life.

A welcoming hallway with a downstairs cloakroom, a professionally designed kitchen/dining room, together with a generous living room, a separate family room and a practical utility room provide all the requirements that a modern family would expect – and more.

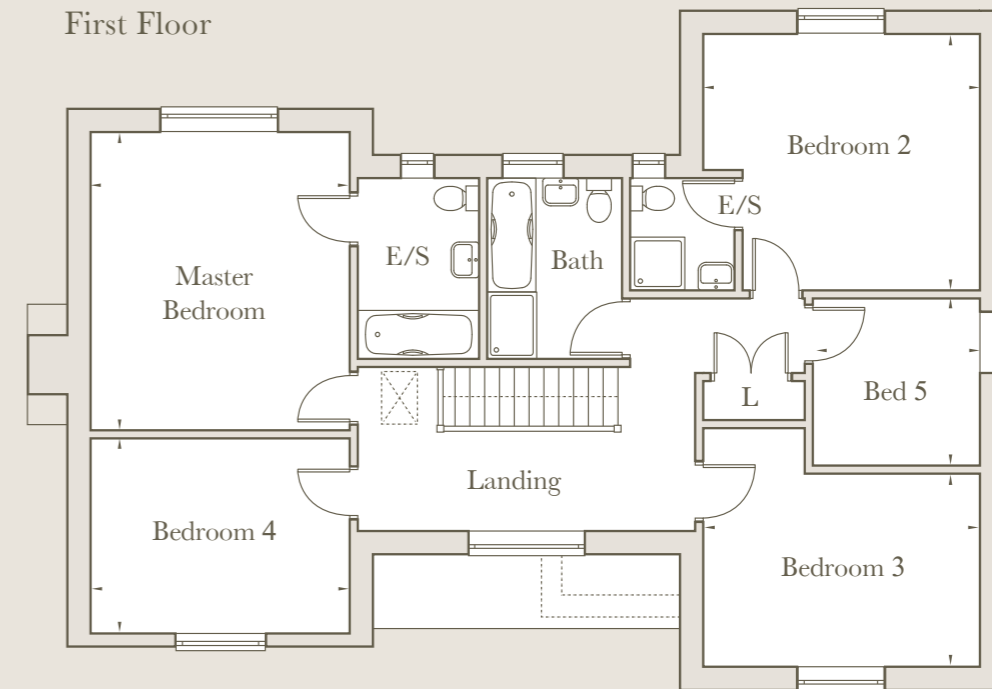
On the first floor the master bedroom has a good sized en-suite as does the well-proportioned second bedroom. There are three further bedrooms and a family bathroom.

Outside, there is a double-width garage and large garden with a patio area perfect for entertaining fiends or relaxing with family.

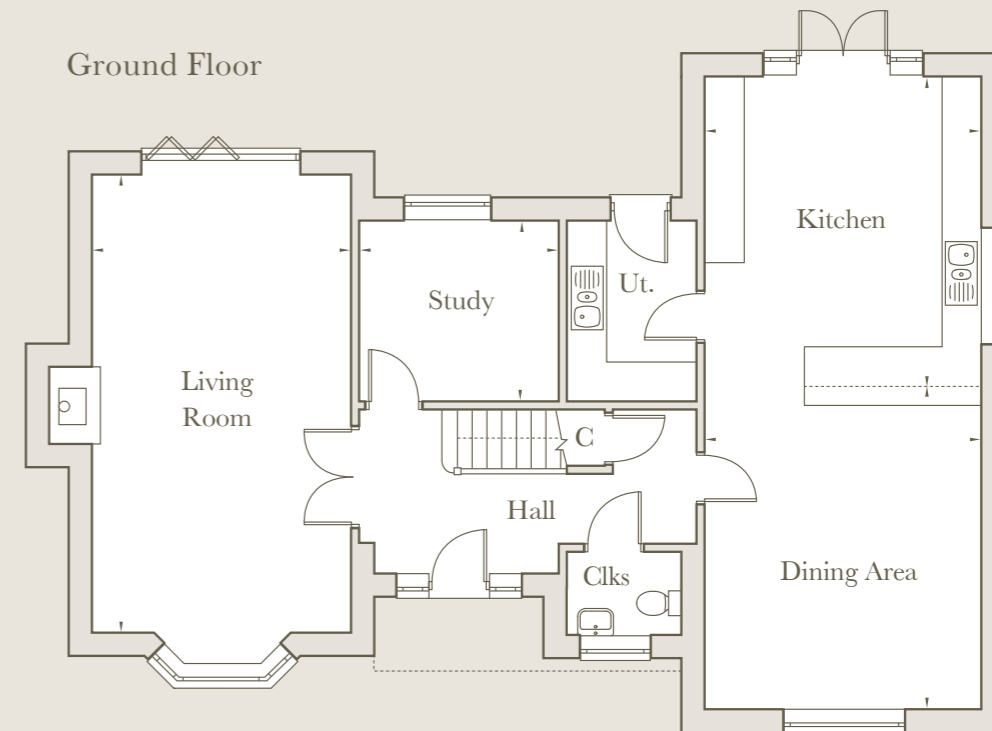
Measurements. *Rear Garden Approx. 0.81 Acres / 3290m²*

Living Room	7000mm x 4000mm	23'0" x 13'1"
Kitchen	5000mm x 4200mm	16'5" x 13'9"
Utility Room	2800mm x 2000mm	9'2" x 6'7"
Dining Room	4500mm x 4200mm	14'9" x 13'9"
Study	3000mm x 2800mm	9'10" x 9'2"
Master Bedroom	4500mm x 4000mm	14'9" x 13'1"
Bedroom 2	4200mm x 3900mm	13'9" x 12'10"
Bedroom 3	4200mm x 2900mm	13'9" x 9'6"
Bedroom 4	4000mm x 3000mm	13'1" x 9'10"
Bedroom 5	2600mm x 2500mm	8'6" x 8'2"

First Floor



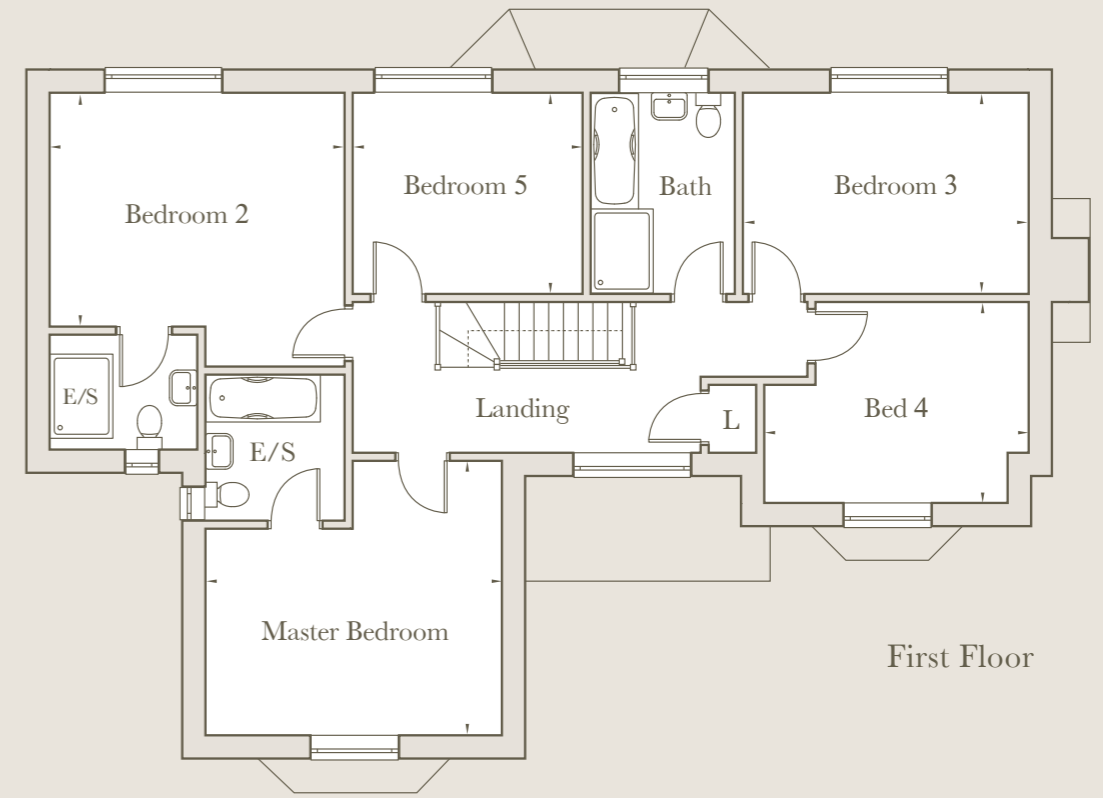
Ground Floor



NB: Bath Bathroom B Boiler C Cupboard Clks Cloakroom E/S En-Suite L Linen Cupboard Ut Utility Room.
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Plot Four.



This magnificent home offers the very best of both classic and contemporary living.

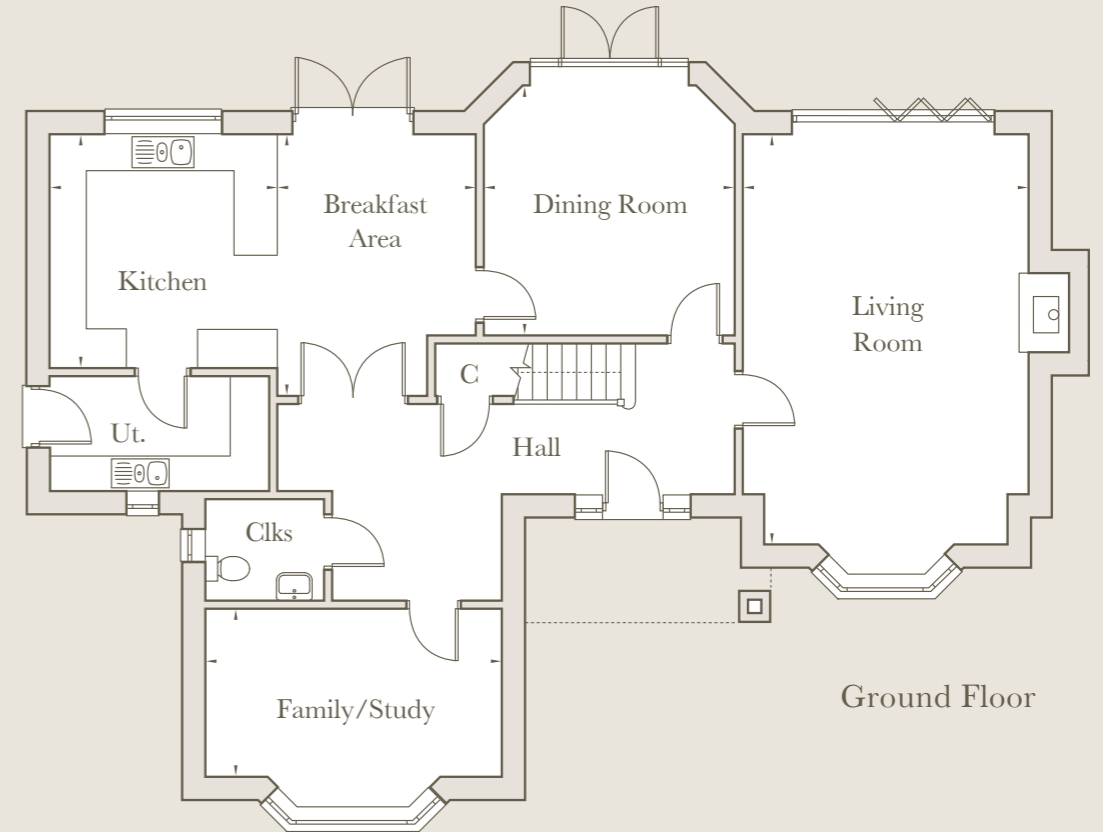
This exceptional five bedroom home has impressive rooms and outstanding details throughout. The ground floor comprises an expansive kitchen/breakfast area with an interlinking dining room – both with double-doors leading through to the rear of the home – a living room boasting high quality bi-fold doors, a separate family/study room, a convenient cloakroom and an under-stairs storage cupboard.

Upstairs, you'll find five bedrooms – three with delightful views over the rear garden and two with superbly appointed en-suites. There is also a well-planned family bathroom complete with both a shower and bath.

Outside, this substantial new property comes complete with a double-width garage, an exceptionally large rear garden and plenty of carefully positioned patio space.

Measurements. *Rear Garden Approx. 0.83 Acres / 3360m²*

Living Room	6200mm x 4400mm	20'4" x 14'5"
Kitchen	3600mm x 3400mm	11'10" x 11'2"
Breakfast Room	4000mm x 3000mm	13'1" x 9'10"
Dining Room	3900mm x 3800mm	12'10" x 12'6"
Utility Room	3300mm x 1800mm	10'10" x 5'11"
Family/Study	4500mm x 2600mm	14'9" x 8'6"
Master Bedroom	4500mm* x 4200mm	14'9" x 13'9"
Bedroom 2	4500mm* x 4100mm	14'9" x 13'5"
Bedroom 3	4400mm x 3100mm	14'5" x 10'2"
Bedroom 4	4000mm x 3000mm	13'1" x 9'10"
Bedroom 5	3500mm x 3100mm	11'6" x 10'2"



NB: Bath Bathroom B Boiler C Cupboard Clks Cloakroom E/S En-Suite L Linen Cupboard Ut Utility Room * Maximum Room Measurement.
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Granville Developments has an established reputation for providing superior homes inside and out.

Our homes are designed to be enjoyed and the specification at Glebe Farm Place is a showcase example of our on-going commitment to excellence. Quality, style and comfort come as standard at this exceptional collection – with impressive attention to detail and high quality features throughout.

Kitchens and utility rooms

We offer a fully individual kitchen design service (subject to build) with a range of styles, colours, plinths, handles, cookers, appliances and lighting. Granville Developments' kitchens are fitted by a professional kitchen design company, who have designed and fitted kitchens for us, for many years.

Bathrooms and en-suites

Cloakrooms, bathrooms and en-suites will be fitted with high quality sanitary ware, baths and showers. Taps, bath fillers and mixers will complement the contemporary style of these rooms.

Wall and floor coverings

All bathrooms and en-suites will be half-tiled from our extensive range of wall and floor tiles. Kitchen and utility room floors will also be tiled.

Decoration

Ceilings to be a smooth plastered finish and painted in white. Walls will be painted in neutral colours and cove cornice is provided throughout.

Security

Our properties are fitted as standard with a modern burglar alarm, with capabilities to be upgraded to a Redcare system, or similar, if required by insurers. Mains operated smoke

detectors are also fitted. Yale rim dead latch and five lever mortice dead locks are fitted on front doors. Locks are fitted to all opening windows.

Internal Electrics

There will be ample power points throughout, with down lighters in the kitchen, bathroom and en-suites as standard. Ample television and British Telecom points are supplied throughout also.

Doors, joinery and woodwork

Windows, fascias, soffits and barge boards externally, along with internal doors, architraves and skirting will be white painted as standard. Choice to upgrade to oak wood effect internal doors (subject to build).

Central Heating

An oil based central heating system will be installed to include a pressurised mega-flow hot water system.

External and internal walls

These traditionally built properties will have insulated cavity walls with brick/block work outside and thermal block work inside. Internal first floor walls will be metal stud and plastered.

Gardens

Will be turfed on completion, with landscaping in accordance with our in-house professional landscape architects' designs.



A sympathetically designed collection of detached homes with a specification synonymous with properties of this quality.





Set in an exceptional location with fantastic opportunities, a variety of local amenities and an abundance of places to enjoy.

While Glebe Farm Place enjoys the tranquillity of a rural location it is also excellently positioned for everyday life.

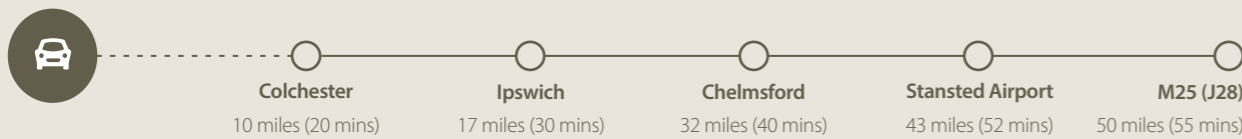
The village of Tendring is home to a primary school, a village hall, a church and two highly regarded family run country pubs that serve food to the highest standard. For other necessities, the collection is within four miles of both Weeley and Thorpe-le-Soken that collectively host an array of amenities, including village stores, independent and chain shops, mini-markets, pub and eateries.

Just over eight miles away, you will find Frinton and the famous Connaught Avenue, once dubbed the Bond Street of East Anglia, which is home to conveniences that include independent butchers, fishmongers, delicatessens and bakeries – all selling the freshest produce – along with pharmacies, high street banks and boutique fashion stores. The historic town of Colchester and all it has to offer, Ipswich and the vibrant city of Chelmsford are all also easily reached and boast everything you would expect from bustling, modern centres.

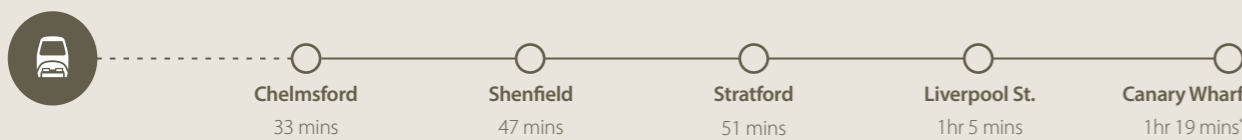
The local area is tranquil, close to the glorious Essex sunshine coast and blessed with fantastic open spaces for adults, children and pets to enjoy. Beautiful woodlands and delightful countryside walking opportunities are ripe, however the collection is close – by car or rail – to central London, key transport connections and the regions airports. Whether it's for business or leisure, there are excellent train services to London Liverpool Street from nearby Weeley and Manningtree stations – which are just two and six miles away respectively – while Stansted Airport is reachable in under an hour, being just 43 miles away.

The combination of magnificent homes blended with an enviable location and excellent local amenities ensures Glebe Farm Place is a very special place to live, relax or bring up a family.

Travelling by car.



London bound rail travel.



Manningtree Station – Approx. Six mile (fifteen minute) drive from Tendring village.

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



For 40 years we have been specialising in creating exceptional new homes and the construction of individually planned properties.

Renowned for building outstanding new properties in excellent locations across Essex and Suffolk, we believe in impeccable high standards of construction, design and craftsmanship. We are extremely proud of our reputation as a 'developer of distinction' that endeavours to build the finest homes – selecting only thoughtfully chosen site locations that are worthy of our product.

We are dedicated to excellence in every aspect of our business, from planning, through to construction and customer service. Full NHBC certifications and excellent after sales care are guaranteed when purchasing a new property through Granville Developments, ensuring our customers peace of mind with their beautiful new home or investment.

Each home is thoroughly checked and inspected before being handed over to our customers.



NHBC GUARANTEE

All properties built by Granville Developments are covered by the NHBC 10 year Guarantee Scheme which covers the homeowner against structural defects.

For further information visit www.granville.co.uk or call 01376 571 556.

Granville Developments – Part of the Granville Group.

Threshelfords Business Park, Inworth Road, Feering, Colchester, Essex CO5 9SE

“Just a little note to say a big ‘thank you, for building our dream home. Words cannot describe how happy we are. Also a thank you for the superb customer care from start to finish – we will definitely recommend you to family and friends”

Purchasers of a Granville Developments home at Montague Place in 2015.

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