



MARGARET'S PLACE

BRADFIELD



GRANVILLE DEVELOPMENTS

Presenting a well considered collection of attractive bungalows
in the picturesque village of Bradfield, Essex

A superior collection of detached bungalows,
each carefully planned and built by Granville Developments,
a highly regarded local house builder with a reputation for
designing and creating the finest new properties.



Margaret's Place is a brand new collection of high quality bungalows which enjoy a truly enviable location. This beautifully planned development of detached homes is nestled in the quiet, leafy village of Bradfield – very close to the pretty and popular town of Manningtree – a small but thriving market town with a fantastic variety of desirable amenities.

What's more, these charming bungalows are set near to the stunning River Stour and are less than 30-minutes drive from the bustling towns of Colchester and Ipswich. This sought after location is ideal for residents who enjoy an active lifestyle – with lots of opportunities for walks in the fresh air, bike rides, horse riding, watersports and fishing – whilst remaining well connected to the rest of the region for work or leisure. For London bound commuters, Liverpool Street Station is reachable in a convenient 65-minutes when using a fast service from Manningtree Station.

With the traditionally built and contemporary inspired bungalows within the collection ranging from three to four bedrooms, Margaret's Place offers something for everyone and the carefully considered living spaces will please couples, families and downsizers alike. It is an idyllic place to raise children, escape the hustle and bustle of working life, or to enjoy a leisurely retirement near the countryside.

All the homes within this enclave come with thoughtfully planned, fully-fitted kitchens complete with high quality surfaces and state-of-the-art fittings, together with good sized living spaces to relax and entertain in, generously proportioned bedrooms and sleek, contemporary appointed bathrooms. Each plot also comes with off-street parking, front and rear gardens – plus either a single or double-width garage.

This collection has been planned and positioned so residents can enjoy the very best that this beautiful area has to offer – in properties designed, constructed and finished to the high standards Granville Developments are locally renowned for – Welcome to Margaret's Place.



An expertly planned enclave of bungalows
all thoughtfully positioned around a private driveway
to make the most of their surroundings.



A collection of just ten traditionally crafted bungalows, each enhanced with carefully considered landscaping.



Plot One.

A well planned three bedroom bungalow with a single garage.

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Plots Two & Three.

A superb pair of detached three bedroom bungalows with single garages.

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Plots Five & Eight.

Two delightful three bedroom bungalows complete with double garages.

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Plot Four.

A classic bungalow with double garage and southwest facing garden.

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Plots Six & Nine.

Two beautiful four bedroom bungalows, both complete with double garages.

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Plots Seven & Ten.

Delightful four bedroom bungalows boasting double-width garages.

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A fine specification.

Throughout this delightful new collection residents will experience thoughtful design, high quality finishes and uncompromising attention to detail.

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 sanitaryware, 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 TV and 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.

A gas central heating system will be installed to include a pressurised mega-flow hot water system.

External and internal walls.

The traditionally built properties at Margaret's Place will have insulated cavity walls with brick/block work outside and thermal block work inside.

Gardens.

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

Whilst the computer generated development layout shown on this page-spread has been prepared with all due care for the assistance of the prospective purchaser, the information shown 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.

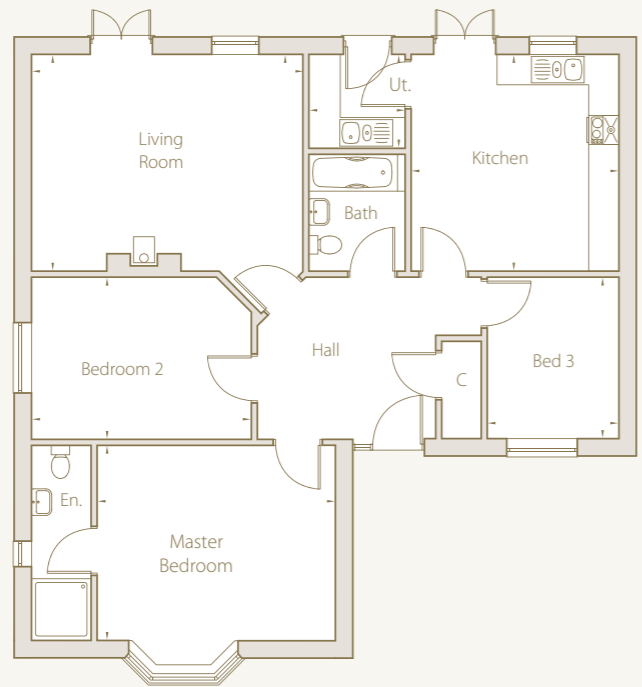
Plot One



Two & Three



Plots Two and Three are shown from left-to-right.

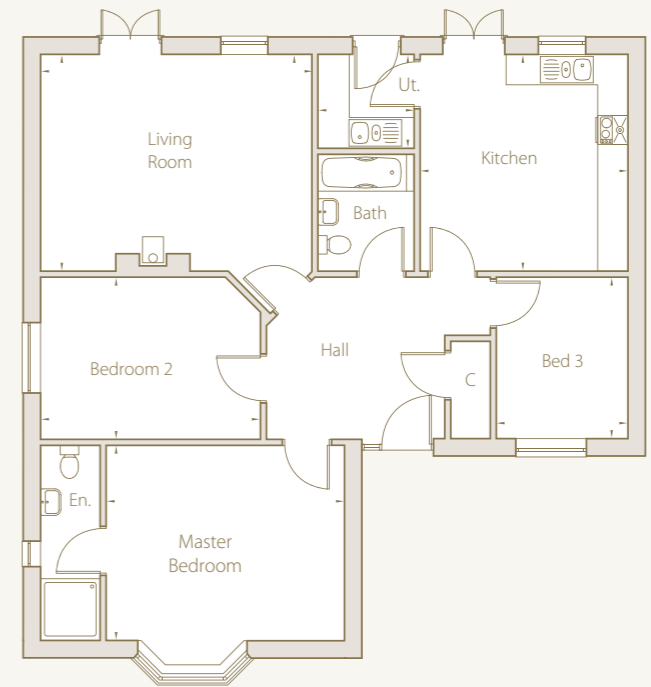


Living Room	5175mm x 4150mm	17'0" x 13'7"	Master Bedroom	4550mm x 3750mm	14'11" x 12'4"
Kitchen	4150mm x 3975mm	13'7" x 13'0"	Bedroom Two	4200mm x 3100mm	13'9" x 10'2"
Utility Room	1850mm x 1800mm	6'1" x 5'11"	Bedroom Three	3100mm x 2500mm	10'2" x 8'2"

All measurements shown are maximum room dimensions.

NB: Bath Bathroom C Cupboard En. En-Suite 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.



Living Room	5175mm x 4150mm	17'0" x 13'7"	Master Bedroom	4550mm x 3750mm	14'11" x 12'4"
Kitchen	4150mm x 3975mm	13'7" x 13'0"	Bedroom Two	4200mm x 3100mm	13'9" x 10'2"
Utility Room	1850mm x 1800mm	6'1" x 5'11"	Bedroom Three	3100mm x 2500mm	10'2" x 8'2"

All measurements shown are maximum room dimensions.

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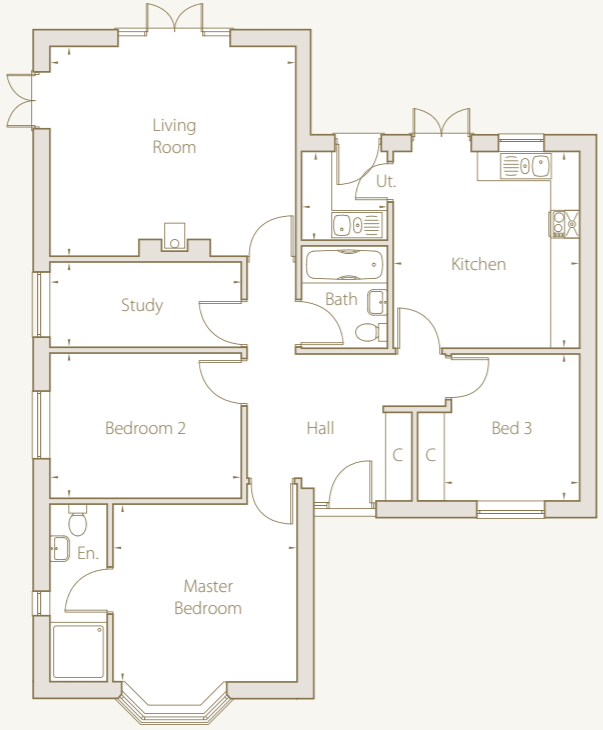
Plot Four



Five & Eight



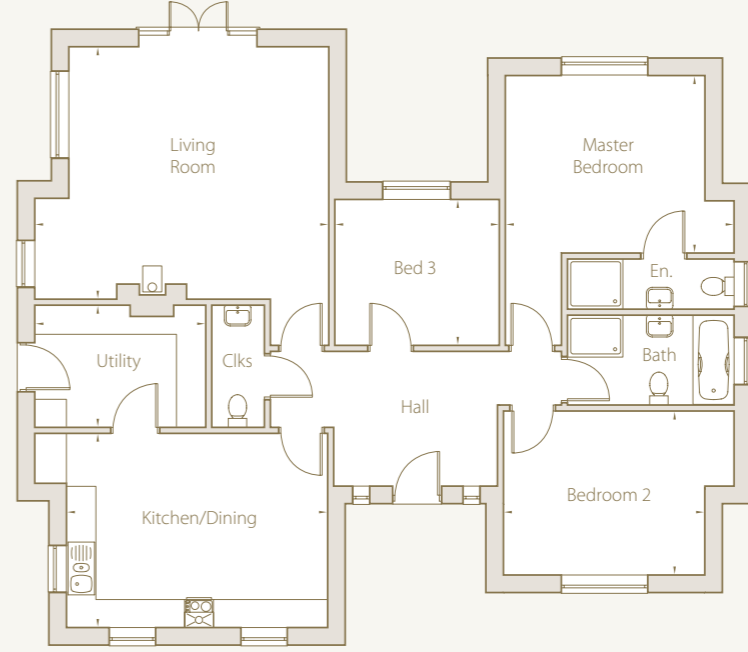
Plot Eight is shown - there are slight variations to elevational treatments and roof finishes to Plot Five.



Kitchen	4100mm x 3900mm	13'5" x 12'10"	Master Bedroom	4200mm x 3900mm	13'9" x 12'10"
Utility Room	1850mm x 1800mm	6'1" x 5'11"	Bedroom Two	4000mm x 3100mm	13'1" x 10'2"
Living Room	5100mm x 4500mm	16'9" x 14'9"	Bedroom Three	3400mm x 3100mm	11'2" x 10'2"
Study	4000mm x 1800mm	13'1" x 5'11"	All measurements shown are maximum room dimensions.		

NB: Bath Bathroom C Cupboard Clks Cloakroom En, En-Suite Ut, Utility Room.

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Kitchen/Dining	5300mm x 4000mm	17'5" x 13'1"	Master Bedroom	4100mm x 3600mm	13'5" x 11'10"
Utility Room	3500mm x 2500mm	11'6" x 8'2"	Bedroom Two	4100mm x 3300mm	13'5" x 10'10"
Living Room	5300mm x 5100mm	17'5" x 16'9"	Bedroom Three	3000mm x 3300mm	9'10" x 10'10"
			All measurements shown are maximum room dimensions.		

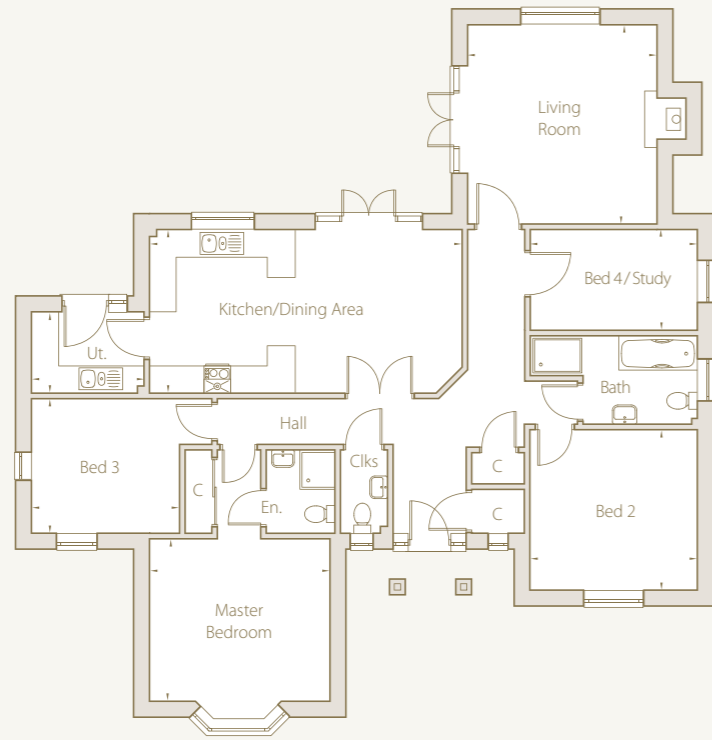
NB: Bath Bathroom Clks Cloakroom En, En-Suite Ut, Utility Room.

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Six & Nine



Plot Nine is shown in this image – Landscaping will vary slightly to Plot Six.



Kitchen/Dining	6947mm x 3620mm	22'10" x 11'11"	Bedroom Two	3710mm x 3560mm	12'2" x 11'8"
Utility Room	2262mm x 1820mm	7'5" x 6'0"	Bedroom Three	2992mm x 2975mm	9'10" x 9'9"
Living Room	4190mm x 4160mm	13'9" x 13'8"	Bed Four / Study	2237mm x 3710mm	7'4" x 12'2"
Master Bedroom	4672mm x 3600mm	15'4" x 11'10"	All measurements shown are maximum room dimensions.		

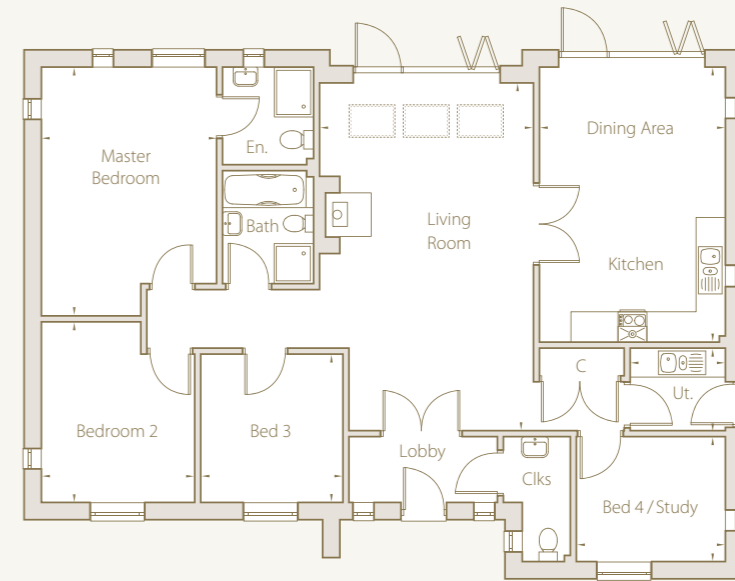
NB: Bath Bathroom C Cupboard Clks Cloakroom En.En-Suite Ut. Utility Room.

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Seven & Ten



Plot Ten is shown in this image – Landscaping will vary slightly to Plot Seven.



Kitchen/Dining	5624mm x 3822mm	18'5" x 12'6"	Bedroom Two	3675mm x 3105mm	12'1" x 10'2"
Utility Room	1984mm x 1700mm	6'6" x 5'7"	Bedroom Three	3030mm x 2923mm	9'11" x 9'7"
Living Room	7424mm x 4372mm	24'4" x 14'4"	Bed Four / Study	3076mm x 2595mm	10'1" x 8'6"
Master Bedroom	5096mm x 3540mm	16'9" x 11'7"	All measurements shown are maximum room dimensions.		

NB: Bath Bathroom C Cupboard Clks Cloakroom En.En-Suite Ut. Utility Room ——— Electronic roof-light windows.

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For the last 40 years Granville Developments has been synonymous with outstanding new properties, quality craftsmanship and exceptional customer care.

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.

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

Granville Developments – Part of the Granville Group.
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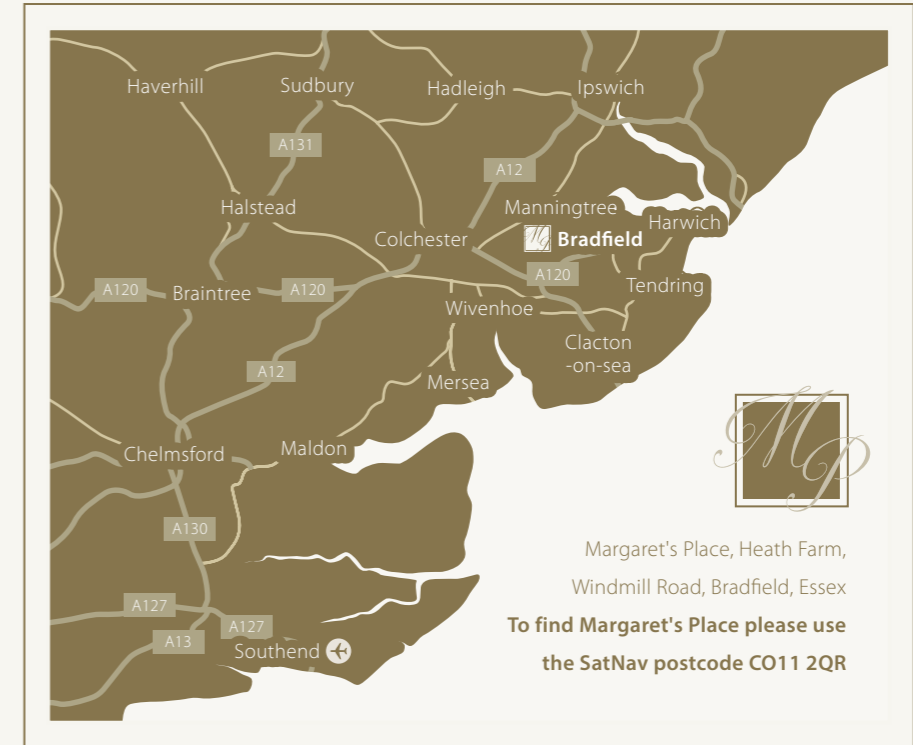


NHBC GUARANTEE

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

“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.



Road links from Margaret's Place.

Manningtree High Street	3 Miles
Manningtree Station	4 Miles
Colchester	12 Miles
Ipswich	15 Miles
Clacton-on-Sea	13 Miles
Chelmsford	36 Miles
M25 (J28)	51 Miles



Approx rail times from Manningtree Station.

Colchester (North)	10 Minutes
Ipswich	12 Minutes
Chelmsford	28 Minutes
Stratford	51 Minutes
Norwich	56 Minutes
London Liverpool Street	1hr 5 Mins
Canary Wharf	1hr 19 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 Manningtree Station and based on current approximate National Rail timings. *Canary Wharf journey time includes on travelling on the underground.

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GRANVILLE DEVELOPMENTS

Developers of distinction for 40 years

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For further information on any of our developments across the region
visit www.granville.co.uk or call 01376 571 556



FennWright.

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