

## GRANVILLE DEVELOPMENTS

Granville Group | Threshelfords Business Park  
Inworth Road | Feering | Colchester | Essex | CO5 9SE

For further information on any of our developments across the region  
visit [www.granville.co.uk](http://www.granville.co.uk) or call 01376 571 556



## FennWright.

Fenn Wright Estate Agents | 146 High Street | Colchester | Essex  
Call 01206 507 607 or visit [www.fennwright.co.uk](http://www.fennwright.co.uk)

The information contained within these sales particulars should not be relied upon as statements or representation of fact. Prospective purchasers should note any elevations, room sizes/layouts have been taken from plan and may vary as construction takes effect. Any plans shown are not to scale and are for guidance purposes only. Prospective purchasers are advised to confirm such details before entering into a binding contract and are also advised to check current availability with the local office prior to making a journey. Please speak with a Sales Consultant / Selling Agent for exact specifications of each plot. Please note Granville Developments reserve the right to amend the elevations, specification, design and layout as necessary without notice. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only and therefore may not represent the actual specifications, development or surrounding/immediate area. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This brochure is for marketing and does not constitute or form any part of a contract of sale or warranty. The Granville Group operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All distances quoted are from Tendring, Essex. They are approximate only and are taken from <http://maps.google.co.uk>.



# Spencer Gardens

Tendring Green



Granville Developments

*Developers of distinction for 40 years*

## Exceptional Quality

"We are extremely proud to be marketing this stunning collection of new homes. Crafted to the exacting standards that Granville Developments have earned an established reputation for – the idyllic new Spencer Gardens development will represent the epitome of luxury semi-rural living, providing an opportunity to purchase a new but classically styled detached residence, in a beautiful countryside setting. These attractive properties will incorporate stylish, well finished details inside and out, whilst the specification and materials used will be to an extremely high-quality throughout."

**FennWright.**

Spencer Gardens, Tendring Green, Essex



## Introducing

A luxurious new development of superbly appointed five bedroom residences where traditional exterior elevations have been fused with modern light-filled interiors. All the homes within this collection have been planned with impeccable care and unquestionable attention to detail – ensuring whichever property you choose, each will offer nothing less than exceptional quality, class and exclusivity.

## Welcome to Spencer Gardens

---





Spencer Gardens promises to be an outstanding new collection of elegantly finished family homes combining classic appearances, locally unrivalled specifications and desirable surroundings.

Comprising a select handful of beautifully appointed five bedroom detached properties – each featuring individual characteristics, meticulous attention to detail and enviable views over the surrounding countryside – every aspect of this flagship collection has been well considered from the outset, ensuring it becomes a sumptuous enclave where classic grandeur meets contemporary convenience – all enhanced by a stunning Essex open-field backdrop.

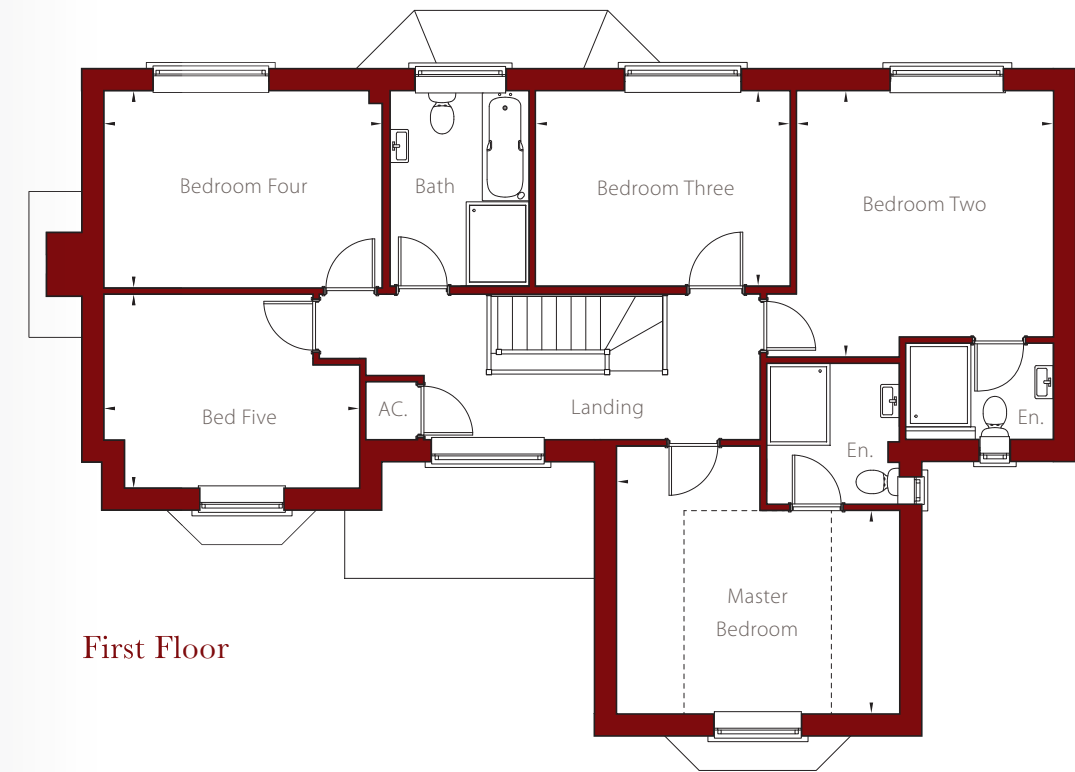
All of the homes will be impressively finished to the high standards for which Granville Developments are renowned for; enjoying luxury kitchens, sophisticated fittings and sleek surfaces – alongside top-quality integrated appliances, contemporary sanitaryware and beautiful landscaping – Spencer Gardens will be a wonderful new collection of magnificent homes in an area of considerable beauty.



A stunning new collection of beautifully designed homes enjoying traditional quality and a countryside setting

Elevated computer generated view shows plots one to five, right to left.  
Smaller rear facing image is an indicative view of Plot Four.





First Floor

**Auberis – Plot One.**

**A luxury five bedroom detached home.**

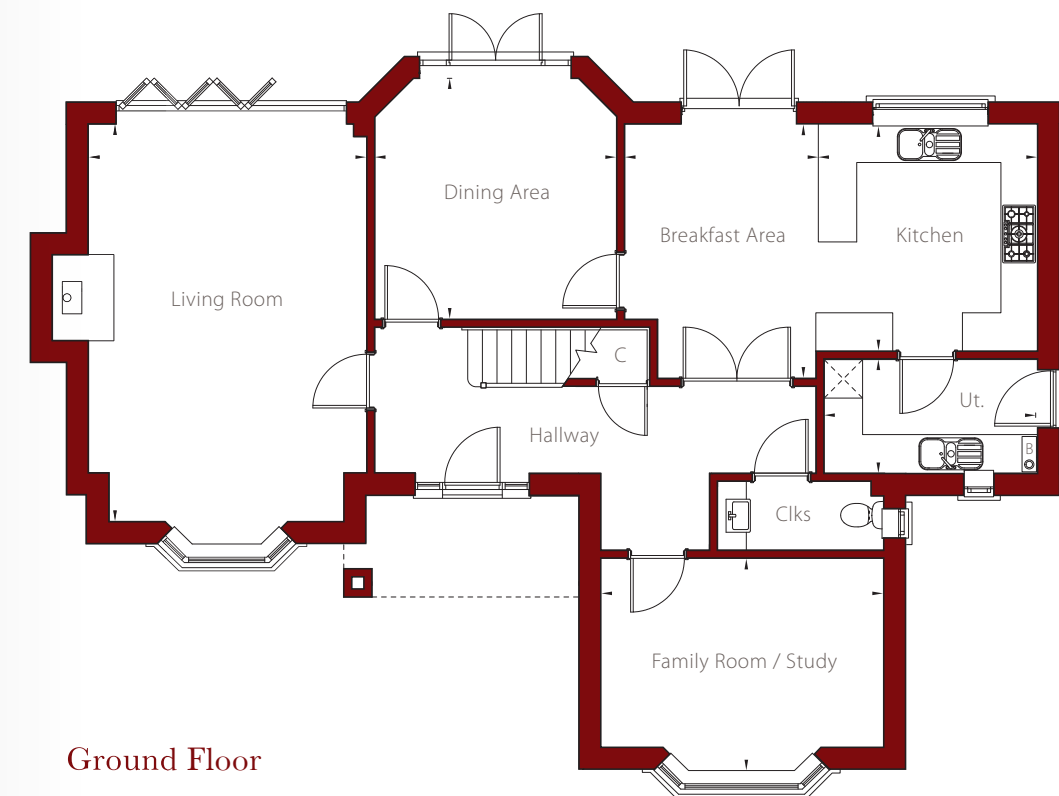
This beautiful five bedroom home boasts generously sized rooms and outstanding details throughout. The ground floor comprises an impressive kitchen area interlinking with the dining room; both benefitting from double-doors leading through to the rear of the home, a living room with bi-fold doors, a separate family room, a convenient cloakroom and an under-stairs storage cupboard.

Upstairs, there are five bedrooms – three enjoying delightful views over the rear garden and two with contemporary en-suite shower rooms. There is also a superbly appointed family bathroom complete with a bath and separate shower.

Outside, this substantial new home comes complete with a double-width garage, a good sized rear garden and enviable views over the surrounding countryside.

**Measurements.**

Living Room	6227mm x 4375mm	20'5" x 14' 4"
Kitchen	3575mm x 3363mm	11'9" x 11'0"
Breakfast Room	3995mm x 3112mm	13'1" x 10'3"
Dining Room	3800mm x 3787mm	12'6" x 12'5"
Utility Room	3363mm x 1800mm	11'0" x 5'11"
Family / Study	4450mm x 3460mm	14'7" x 11'4"
Master Bedroom	4450mm x 3197mm	14'7" x 10'6"
Bedroom 2	4185mm x 4037mm	13'9" x 13'3"
Bedroom 3	4010mm x 3075mm	13'2" x 10'1"
Bedroom 4	4375mm x 3075mm	14'4" x 10'1"
Bedroom 5	4025mm x 3053mm	13'2" x 10'0"



Ground Floor



NB: AC Airing Cupboard Bath Bathroom B Boiler C Cupboard Clks Cloakroom E/S 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.







## Middlefield House – Plot Two.

### A well-designed five bedroom detached home.

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

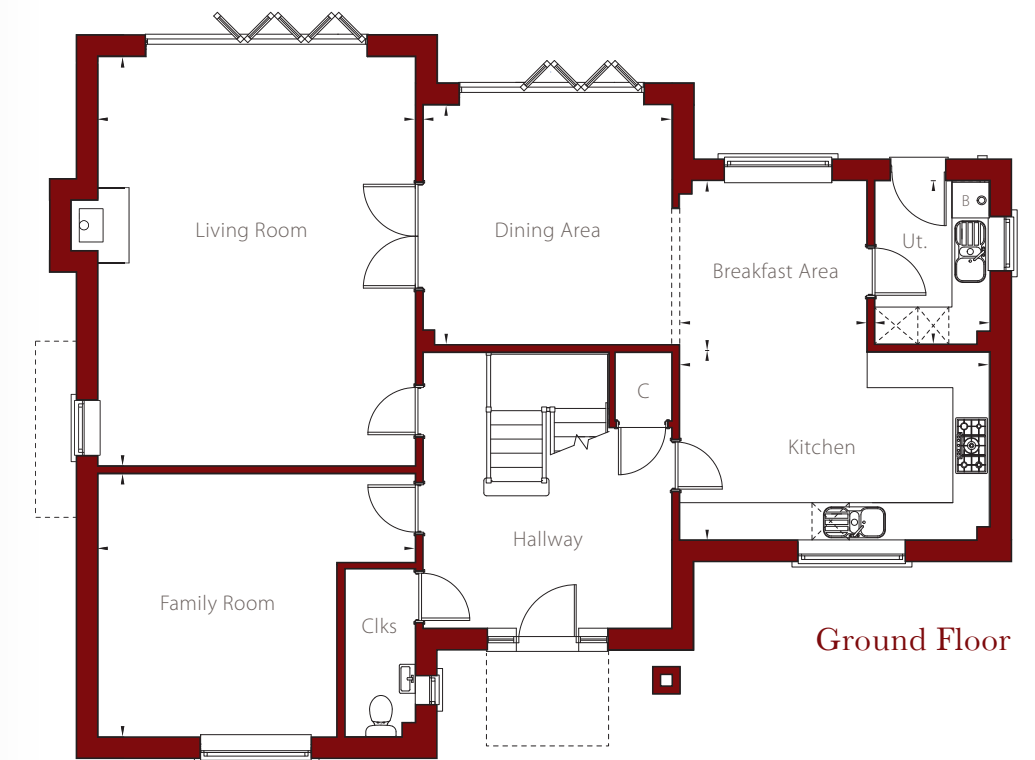
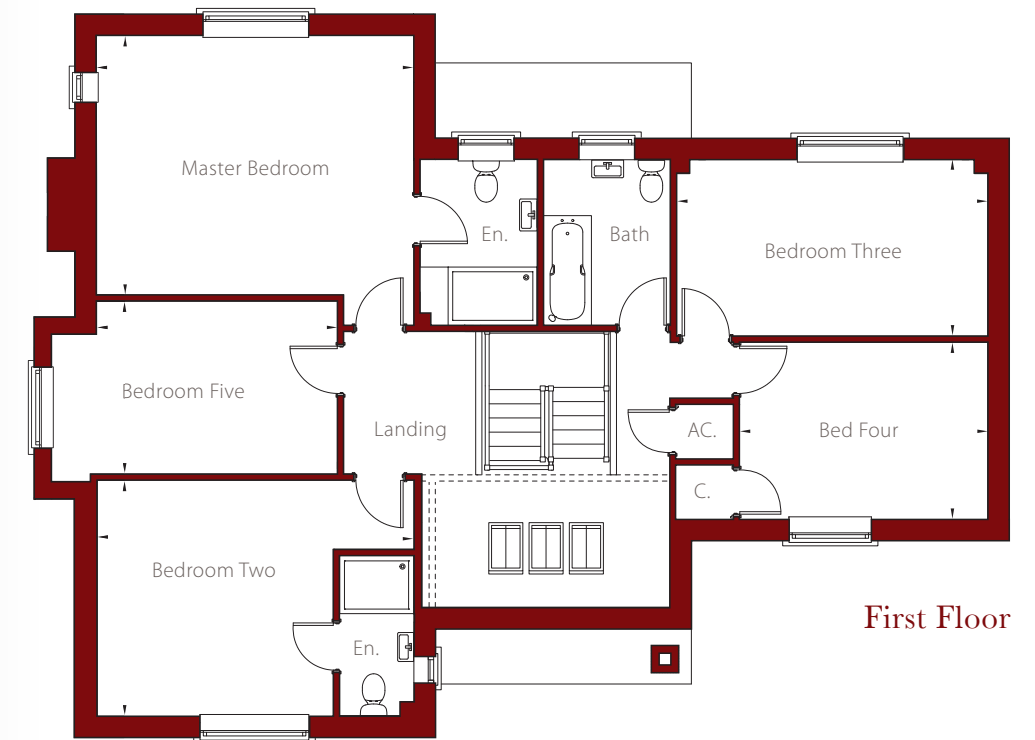
Both the living room and dining area are complemented by contemporary bi-fold doors that open-out to the impressive rear garden and patio area.

The ground floor of this family home is finished with a fabulous kitchen area – home to a quality range of branded integrated appliances – and a practical utility room complete with outside access.

Upstairs there are five well-proportioned bedrooms – two with en-suite shower rooms – as well as a family bathroom with crisp white sanitaryware. Outside, this home benefits from a double garage and a generous rear garden.

### Measurements.

Living Room	6633mm x 5150mm	21'9" x 16'11"
Kitchen	5025mm x 3057mm	16'6" x 10'0"
Breakfast Room	3050mm x 2668mm	10'0" x 8'9"
Utility Room	2668mm x 1860mm	8'9" x 6'1"
Dining Room	3814mm x 3896mm	12'6" x 12'9"
Family Room	5150mm x 4268mm	16'11" x 14'0"
Master Bedroom	5150mm x 4215mm	16'11" x 13'10"
Bedroom Two	5150mm x 3835mm	16'11" x 12'7"
Bedroom Three	5055mm x 2862mm	16'7" x 9'5"
Bedroom Four	4040mm x 2862mm	13'3" x 9'5"
Bedroom Five	3900mm x 2820mm	12'10" x 9'3"



NB: AC Airing Cupboard Bath Bathroom B Boiler C Cupboard Clks Cloakroom E/S 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.



## Flame Trees – Plot Three.

### An impressive home boasting period features.

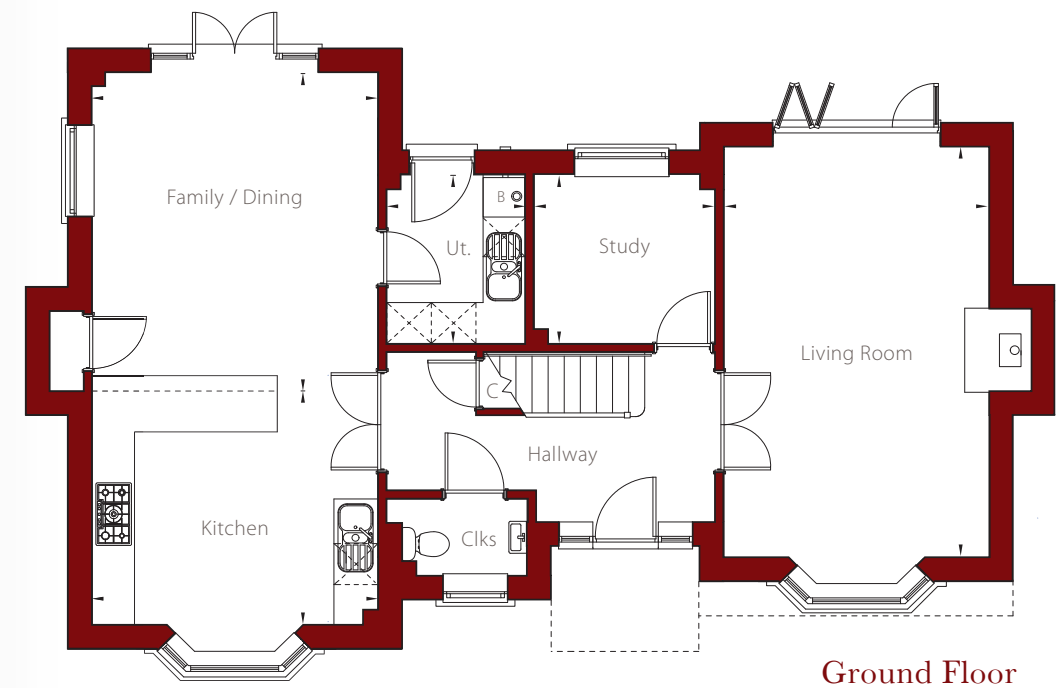
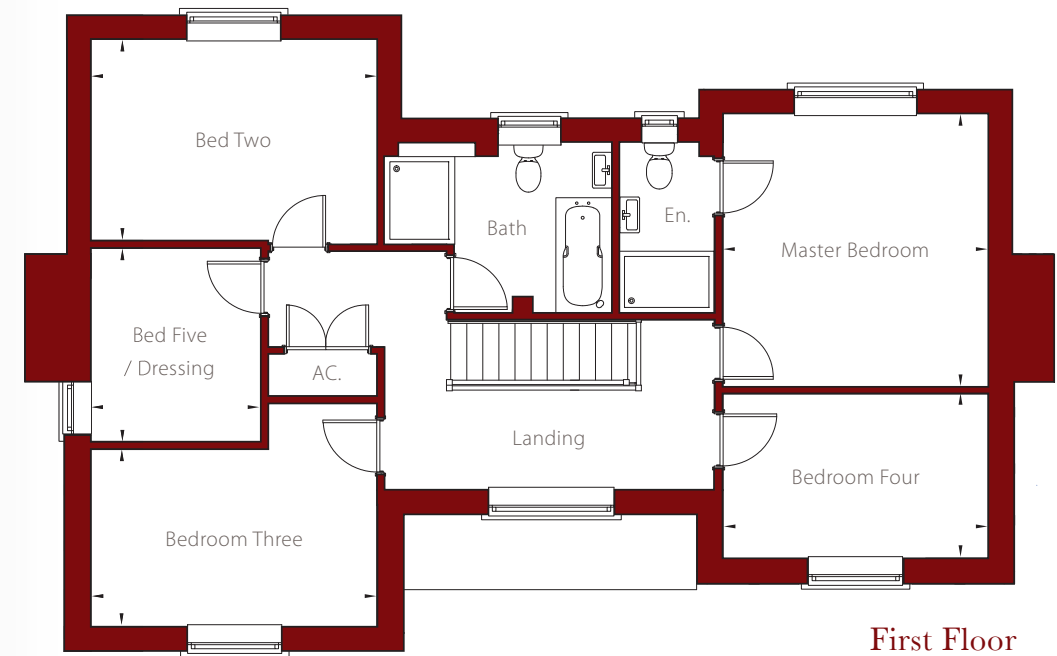
From the traditionally inspired exterior facade, to the superbly appointed luxury kitchen and the generously sized living room – complete with bi-fold doors – everything within this substantial home has been thoughtfully-planned from the outset.

On the ground floor you will find a professionally designed kitchen area and a spacious living room – both entered through grand double doors – a study, downstairs cloakroom and a practical utility area, providing all the facilities needed for modern day-to-day living.

On the first floor the master bedroom has a contemporary fitted en-suite shower room, there are three more bedrooms, plus a further one that could be used as a separate dressing room – and an elegant family bathroom. Outside, this carefully considered home is completed by a double-width garage, gardens and patio areas.

### Measurements.

Living Room	6075mm x 3800mm	19'11" x 12'6"
Kitchen	4100mm x 3777mm	13'5" x 12'5"
Family / Dining	5023mm x 4100mm	16'6" x 13'5"
Utility Room	2500mm x 1775mm	8'2" x 5'10"
Study	2500mm x 2375mm	8'2" x 7'10"
Master Bedroom	4039mm x 3800mm	13'3" x 12'6"
Bedroom Two	4100mm x 2982mm	13'5" x 9'9"
Bedroom Three	4100mm x 2625mm	13'5" x 8'7"
Bedroom Four	3800mm x 2437mm	12'6" x 8'0"
Bed Five / Dress.	2865mm x 2460mm	9'5" x 8'1"



NB: AC Airing Cupboard Bath Bathroom B Boiler C Cupboard Clks Cloakroom E/S 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.





## Glanwee Cottage – Plot Four.

### A beautifully crafted five bedroom family home.

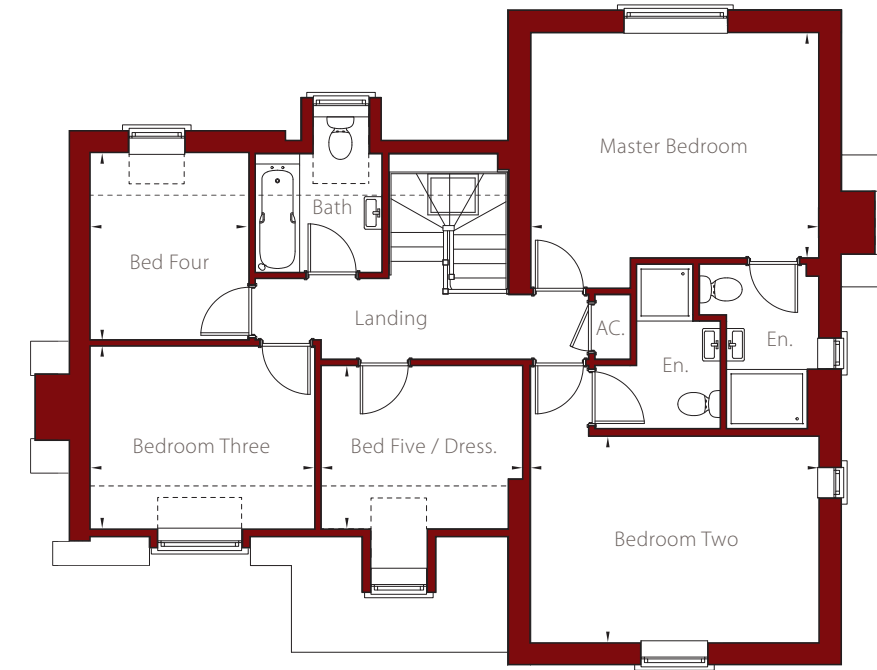
This home combines a sleek interior style with a classic brick and weather-boarded exterior design. As you first walk in, a central hallway complete with cloakroom and under-stairs storage, gives access to three impressive living spaces; the dining room, a separate family room and a living room – complete with a feature fireplace and bi-fold doors.

At the rear there is an open plan kitchen/breakfast room that is fitted with integrated appliances and enjoys outside access through beautiful French doors – creating a bright and open area that is sure to become the heart of this family home. There is also a convenient utility room and a private study on the ground level.

Upstairs there are four well-proportioned bedrooms – two with their own en-suite shower rooms – and a fifth that could become a separate dressing area. The first floor is then completed with a contemporary styled bathroom and a linen cupboard located off of the landing area.

### Measurements.

Kitchen / B'fast	7069mm x 3600mm	23'2" x 11'10"
Living Room	6300mm x 4600mm	20'8" x 15'1"
Family Room	4600mm x 3300mm	15'1" x 10'10"
Dining Room	4100mm x 3600mm	13'5" x 11'10"
Study	3000mm x 2300mm	9'10" x 7'7"
Utility Room	2350mm x 2100mm	7'9" x 6'11"
Master Bedroom	4600mm x 3600mm	15'1" x 11'10"
Bedroom Two	4600mm x 3300mm	15'1" x 10'10"
Bedroom Three	3600mm x 2935mm	11'10" x 9'8"
Bedroom Four	3000mm x 2560mm	9'10" x 8'5"
Bed Five / Dress.	3012mm x 2626mm	9'11" x 8'7"



First Floor



Ground Floor



NB: AC Airing Cupboard Bath Bathroom B Boiler C Cupboard Clks Cloakroom E/S 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.



## Speyside Lodge – Plot Five.

### A substantial home that is full of character.

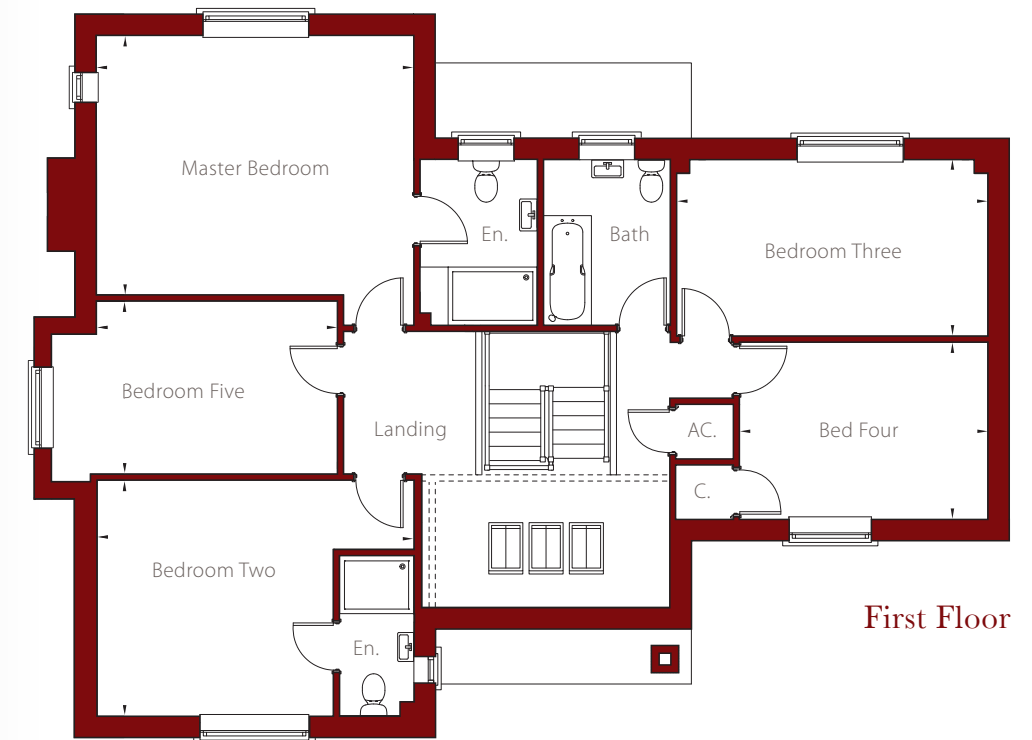
Located off the welcoming entrance hallway there is a family room looking out over the front of the home, a well-proportioned living room – with double opening doors linking to the dining room – and convenient considerations such as a modern cloakroom, a storage area for coats and a utility room with outside access.

Both the living and dining rooms are enhanced by bi-fold doors that open these rooms up to the rear garden – and the spacious ground floor is completed by a beautiful kitchen/breakfast area which is fitted to the highest standards, with sleek surfaces, integrated appliances and thoughtfully positioned lighting.

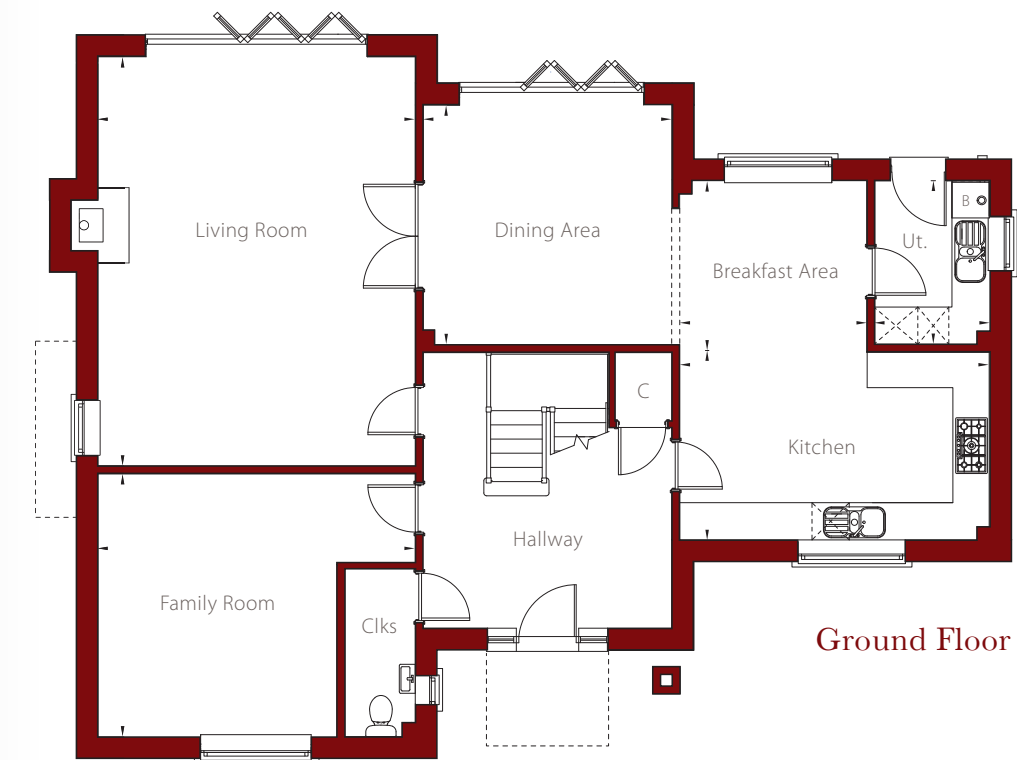
Upstairs, you'll find five good sized bedrooms – two with en-suite shower rooms – as well as a carefully-planned family bathroom. Outside, a double-width garage and a landscaped rear garden with patio and lawn finish this beautiful new family home.

### Measurements.

Living Room	6633mm x 5150mm	21'9" x 16'11"
Kitchen	5025mm x 3057mm	16'6" x 10'0"
Breakfast Room	3050mm x 2668mm	10'0" x 8'9"
Utility Room	2668mm x 1860mm	8'9" x 6'1"
Dining Room	3814mm x 3896mm	12'6" x 12'9"
Family Room	5150mm x 4268mm	16'11" x 14'0"
Master Bedroom	5150mm x 4215mm	16'11" x 13'10"
Bedroom Two	5150mm x 3835mm	16'11" x 12'7"
Bedroom Three	5055mm x 2862mm	16'7" x 9'5"
Bedroom Four	4040mm x 2862mm	13'3" x 9'5"
Bedroom Five	3900mm x 2820mm	12'10" x 9'3"



First Floor



Ground Floor



NB: AC Airing Cupboard Bath Bathroom B Boiler C Cupboard Clks Cloakroom E/S 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.



## A prestigious collection of five stunning detached homes which combine elegant architecture and luxurious specifications.

The distinctive character of the homes within Spencer Gardens complement their rural setting perfectly and each offers a sense of individuality within an exclusive private enclave. Boasting traditionally inspired elevations and carefully-considered interior layouts – these are outstanding homes that provide a welcome retreat from busy everyday lifestyles.

### 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 television and British Telecom points are also supplied throughout.

### 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.



Whilst the plan shown has been prepared for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Properties, boundaries, trees, planting and landscaping are all indicative only and may vary as construction takes effect. Ground levels are not shown.



## A truly fantastic setting for family life.

Nestled within a picturesque landscape, Spencer Gardens is ideally positioned for residents to enjoy the great outdoors – and the heart of Essex's Tendring Peninsula provides an abundance of wonderful opportunities for work, leisure and family time – with excellent travel connections, shopping, culture and quality restaurants all within easy reach.



One of the most desirable things about Spencer Gardens is that it enjoys all the exclusivity of a sought-after enclave – within a tranquil position close to meadows, green open spaces, rural footpaths and secluded bridleways – whilst remaining conveniently close to an array of links 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 London Stansted Airport is reachable in under an hour by car, being just 43 miles away.

While Spencer Gardens enjoys all the charm of a glorious rural location – idyllic for dog-walking, horse riding, cycling or simply enjoying the delightful local wildlife – it is also excellently positioned for everyday life. The village of Tendring itself is home to highlights like a primary school, a village hall and a church – and for further necessities, the collection is within four miles of both Weeley and Thorpe-le-Soken which collectively boast an array of amenities, including village shops, independent and chain stores, mini-markets, pubs and eateries.

On top of all this, the vibrant town of Colchester and all it has to offer, Ipswich and the growing city of Chelmsford, are all also easily reached and boast everything expected from cosmopolitan regional hubs. However you like to spend your free time, you can rest assured you will find something to entertain you in nearby historic Colchester – a fabulous retail destination where modern day-to-day necessities are fully catered for. Quickly becoming known as one of the regions most fashionable town centres, it's home to everything from cutting-edge department stores, through to quality independent fashion outlets, major high street multiples and quaint lanes lined with specialist shops. When it comes to the eating options, the town centre is a paradise of opportunity – with a fantastic range of restaurants posted around the town covering almost every culinary taste and pleasing every palate and budget.

## Quick travel connections

### Road links from Spencer Gardens.

Manningtree Station	6 miles (15 mins)
Colchester	10 miles (20 mins)
Ipswich	17 miles (30 mins)
Chelmsford	32 miles (40 mins)
M25 (J28)	43 miles (52 mins)

### Rail times from Manningtree Station.

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.

## “We have been creating exceptional homes for over forty years”

*Proudly celebrating our 40th anniversary in 2017, Granville Developments have grown to become one of the pre-eminent housebuilders in the local area, with an extensive portfolio of beautifully completed projects and many happy customers to endorse our success. Every one of our developments – whether it's a collection of family bungalows, a carefully restored conversion, or a prestigious detached residence – live up to our principles of creating new homes that exceed expectations in terms of design, build-quality and luxury fittings.*

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.



Raising Standards. Protecting Homeowners

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 [granville.co.uk](http://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”**

Recent purchasers of a Granville Developments home at Montague Place.