

**Taylor
Wimpey**

STAUNTON GARDENS

at Staunton Gate

ALRESFORD | ESSEX



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

STAUNTON GARDENS. A VERY SPECIAL PLACE TO BE

A warm welcome to Staunton Gardens.

Here you will find a charming new neighbourhood offering a choice of 2, 3 & 4 bedroom homes perfectly located in the relaxing village of Alresford, to the east of bustling Colchester.

A special place to live and enjoy life!

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



These images show a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIVE AND LOVE VILLAGE LIFE

If you love the rural charm of village life yet still need great city connections then Staunton Gardens is the ideal place for you. Pleasantly located in the heart of the countryside, Alresford offers a sense of community and has local amenities, shopping, education and travel at hand.

Visit the surrounding coastal towns such as Brightlingsea with its seafronts, walks, sand and open-air lido and historic Colchester located only 5.5 miles away for an excellent choice of entertainment, leisure and shopping opportunities.



River Colne



Church Street, Colchester



Brightlingsea

THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress-free links to other parts of the country too. So it's good to know Staunton Gardens has fantastic road links – the A12 is 8.7 miles away and Alresford itself has a regular bus service and its own train station, which can whisk you to Colchester in 12 minutes, perfect for commuters. Or for those craving some international travel, Stansted Airport is a mere 37 miles away.

TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



Colchester Shopping



Essex Coastline



Colchester Castle Park



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy: Equity Loan means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

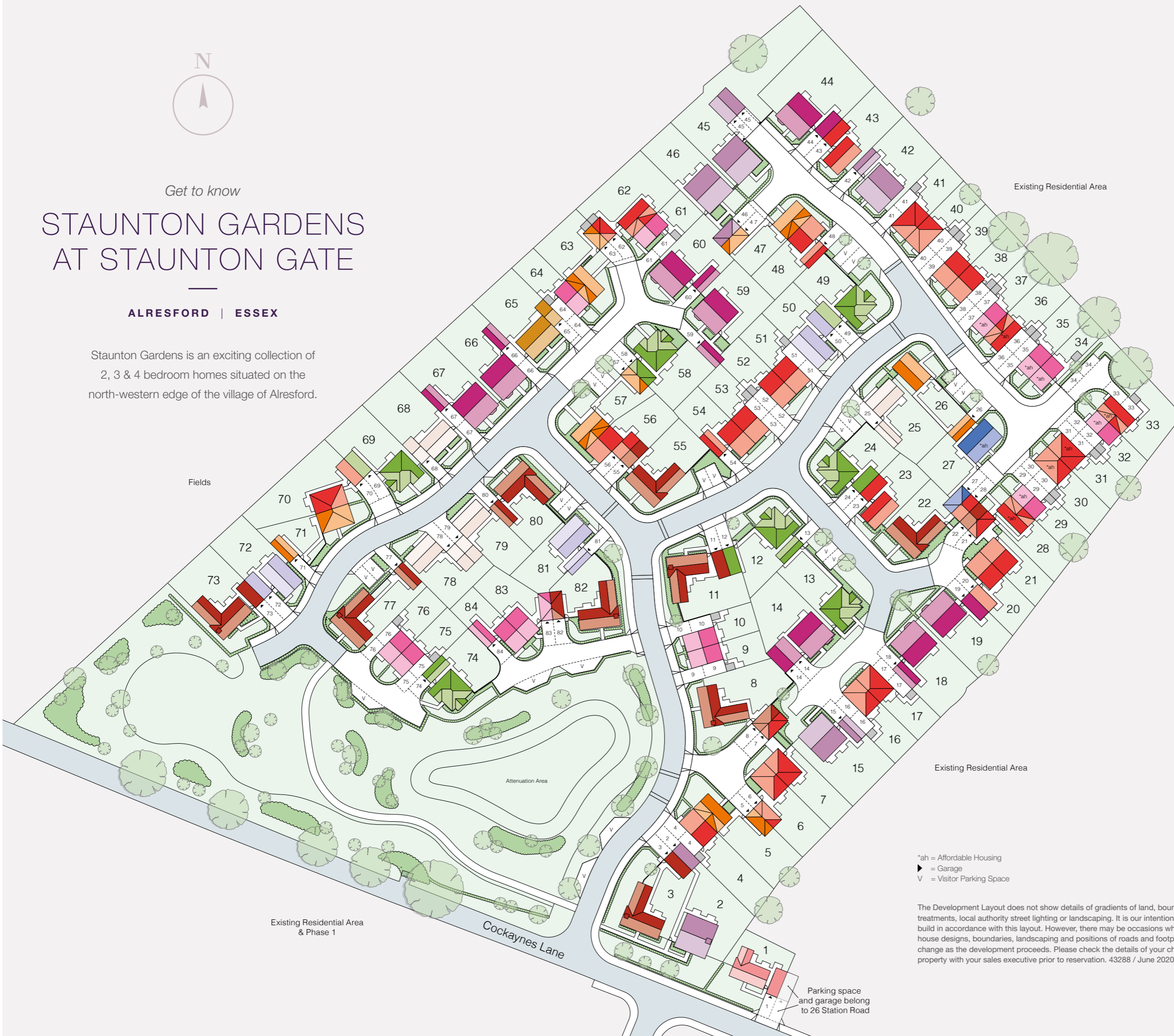


Get to know

STAUNTON GARDENS AT STAUNTON GATE

ALRESFORD | ESSEX

Staunton Gardens is an exciting collection of 2, 3 & 4 bedroom homes situated on the north-western edge of the village of Alresford.



4 BEDROOM HOMES

- The Eskdale**
4 bedroom home
Plot: 65
- The Langdale**
4 bedroom home
Plots: 3, 8, 11, 22, 55, 73, 77, 80 & 82
- The Monkford**
4 bedroom home
Plots: 50, 72 & 81
- The Shelford**
4 bedroom home
Plots: 14, 18, 19, 44, 59, 60, 66 & 67
- The Teasdale**
4 bedroom home
Plots: 12, 13, 24, 49, 58, 69 & 74
- The Thornford**
4 bedroom home
Plots: 2, 15, 42, 45 & 46
- The Kentdale**
4 bedroom home
Plot: 27*

3 BEDROOM HOMES

- The Easedale**
3 bedroom home
Plots: 5, 26, 47, 57, 63 & 71
- The Gosford**
3 bedroom home
Plots: 4, 6, 7, 16, 17, 20, 21, 23, 28*, 30*, 31*, 33*, 36*, 38-41, 43, 48, 51-54, 56, 62 & 70
- The Woodman**
3 bedroom home
Plot: 1
- The Yewdale**
3 bedroom home
Plots: 25, 68, 78 & 79

2 BEDROOM HOMES

- The Canford**
2 bedroom home
Plots: 9, 10, 29*, 32*, 34*, 35*, 37*, 61, 64, 75, 76, 83 & 84

Taylor Wimpey

THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The Canford is a 2 bedroom property which has been thoughtfully designed. A living/dining area with a convenient under stairs cupboard provides the ideal space for day-to-day living and opens out to the garden through double doors. There's also a contemporary fitted kitchen and a guest cloakroom located off the hallway. Upstairs you'll find two double bedrooms and the main bathroom.

TOTAL GROSS 62.79 sq. m. / 689 sq. ft.

GROUND FLOOR



Kitchen	3.02m x 1.85m	9'11" x 6'1"
Living/Dining Area	4.75m x 3.98m	15'7" x 13'1"

FIRST FLOOR



Master Bedroom	3.98m x 3.12m	13'1" x 10'3"
Bedroom 2	3.98m x 2.57m	13'1" x 8'5"

 **Plots:** 9, 10, 61, 64, 75, 76, 83 & 84

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The 3 bedroom Gosford will appeal to first time buyers, couples and families looking for a little extra space. An open-plan kitchen/dining area features double doors which open to the private rear garden, while a good-sized living room, a guest cloakroom and a store cupboard complete the ground floor layout. The first floor comprises the en suite master bedroom, a further double bedroom, a single bedroom and the main bathroom.

TOTAL GROSS 79.16 sq. m. / 866 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	4.72m x 2.89m	15'6" x 9'6"
Living Room	4.28m x 3.70m	14'1" x 12'2"

FIRST FLOOR



Master Bedroom	2.97m x 2.86m	9'9" x 9'5"
Bedroom 2	3.30m x 2.63m	10'10" x 8'8"
Bedroom 3	3.56m x 2.02m	11'8" x 6'8"

 **Plots:** 4, 6, 7, 16, 17, 20, 21, 23, 38-41, 43, 48, 51-54, 56, 62 & 70

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THE EASEDALE

3 BEDROOM HOME



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THE EASEDALE

The Easedale is a 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the private garden. There's also a guest cloakroom downstairs. Upstairs, the landing leads to the master bedroom with an en suite shower room, a further double bedroom, a single bedroom and a main bathroom.

TOTAL GROSS 85.16 sq. m. / 931 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.10m x 2.96m	16'9" x 9'9"
Living Room	5.10m x 3.02m	16'9" x 9'11"

FIRST FLOOR



Master Bedroom	3.82m x 3.09m	12'7" x 10'2"
Bedroom 2	2.96m x 2.87m	9'9" x 9'5"
Bedroom 3	2.96m x 2.15m	9'9" x 7'1"

 **Plots:** 5, 26, 47, 57, 63 & 71

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THE YEWDAL

3 BEDROOM HOME



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THE YEWDAL

The 3 bedroom Yewdale is a family size property with plenty of space for contemporary living. A dual aspect living room has double doors out to the private rear garden, whilst there's also a light and airy kitchen/dining area and useful cloakroom off the entrance hallway. The master bedroom with an en suite is found upstairs, along with a double bedroom, a single bedroom and a family bathroom.

TOTAL GROSS 85.16 sq. m. / 931 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.10m x 2.96m	16'9" x 9'9"
Living Room	5.10m x 3.02m	16'9" x 9'11"

FIRST FLOOR



Master Bedroom	3.82m x 3.09m	12'7" x 10'2"
Bedroom 2	2.96m x 2.87m	9'9" x 9'5"
Bedroom 3	2.96m x 2.15m	9'9" x 7'1"

 **Plots:** 25, 68, 78 & 79

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THE WOODMAN

3 BEDROOM HOME



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THE WOODMAN

The Woodman is a 3 bedroom family home built with modern living in mind. Downstairs, the kitchen flows into the dining area which has double doors opening to the garden. There is a separate living space which also features access to the garden through double doors. Off the first floor landing, you'll find the en suite master bedroom, two further double bedrooms and the family bathroom.

TOTAL GROSS 100.50 sq. m. / 1,088 sq. ft.

GROUND FLOOR



Kitchen	4.55m x 2.50m	14'11" x 8'2"
Dining Area	3.15m x 2.75m	10'4" x 9'0"
Living Room	4.55m x 3.62m	14'11" x 11'11"

FIRST FLOOR



Master Bedroom	3.50m x 3.06m	11'6" x 10'1"
Bedroom 2	4.55m x 2.56m	14'11" x 8'5"
Bedroom 3	3.24m x 2.75m	10'8" x 9'0"

Plot: 1

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THE MONKFORD

4 BEDROOM HOME



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THE MONKFORD

A spacious 4 bedroom home ideally suited to growing families. A good-sized kitchen/dining area forms the heart of the home for day-to-day living, while the living room has double doors which open to the rear garden. The master bedroom with an en suite shower room, two further double bedrooms, a single bedroom and a family bathroom are located on the first floor. The fourth bedroom could alternatively be used as an office or nursery.

TOTAL GROSS 107.14 sq. m. / 1,170 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	4.31m x 3.62m	14'2" x 11'11"
Living Room	5.71m x 3.68m	18'9" x 12'1"

FIRST FLOOR



Master Bedroom	3.62m x 3.27m	11'11" x 10'9"
Bedroom 2	3.53m x 2.81m	11'7" x 9'3"
Bedroom 3	2.81m x 2.52m	9'3" x 8'3"
Bedroom 4	2.35m x 2.22m	7'9" x 7'4"

 **Plots:** 50, 72 & 81

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THE ESKDALE

4 BEDROOM HOME



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THE ESKDALE

There's a wealth of space in the 4 bedroom Eskdale. A large kitchen/dining area forms the heart of the home, with a handy utility area providing access to outside. The living room has double doors to the garden, whilst there's also a guest cloakroom and storage cupboard off the hallway. Four bedrooms, including the master bedroom with en suite facilities, plus a family bathroom, occupy the first floor.

TOTAL GROSS 112.66 sq. m. / 1,222 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.02m x 3.58m <i>max 2.77m min</i>	19'9" x 11'9" <i>max 9'1" min</i>
Living Room	6.02m x 3.45m	19'9" x 11'4"

FIRST FLOOR



Master Bedroom	3.53m x 3.40m	11'7" x 11'2"
Bedroom 2	3.64m x 3.00m	11'11" x 9'10"
Bedroom 3	3.05m x 2.95m	10'0" x 9'8"
Bedroom 4	3.11m x 2.55m	10'3" x 8'4"

Plot: 65

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THE TEASDALE

4 BEDROOM HOME



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THE TEASDALE

The 4 bedroom Teasdale has been designed to provide extra space for growing families. The living room, study and guest cloakroom are found off the hallway, plus an open-plan kitchen/dining area at the back of the property. A handy utility room also provides access to the garden. Upstairs, you will find the en suite master bedroom, two further double bedrooms, a single bedroom and a family bathroom.

TOTAL GROSS 118.20 sq. m. / 1,290 sq. ft.

GROUND FLOOR



Kitchen	3.50m x 2.77m	11'6" x 9'1"
Dining Area	3.07m x 2.33m	10'1" x 7'8"
Utility Room	3.07m x 1.65m	10'1" x 5'5"
Living Room	4.77m x 3.61m	15'8" x 11'10"
Study	2.94m x 2.70m	9'8" x 8'10"

FIRST FLOOR



Master Bedroom	3.69m x 3.58m	12'1" x 11'9"
Bedroom 2	4.06m <i>max</i> 2.94m <i>min</i> x 2.71m	13'4" <i>max</i> 9'8" <i>min</i> x 8'11"
Bedroom 3	2.85m x 2.72m	9'4" x 8'11"
Bedroom 4	2.65m x 1.90m	8'8" x 6'3"

Plots: 12, 13, 24, 49, 58, 69 & 74

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THE SHELFORD

4 BEDROOM HOME



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THE SHELFORD

A traditional 4 bedroom home, offering a spacious kitchen/dining area which features double doors to the private rear garden, maximising the natural light and views outside. A living room and a separate study are found at the front of the property. You will find a family bathroom and four double bedrooms upstairs, including the master bedroom with en suite shower room.

TOTAL GROSS 126.37 sq. m. / 1,378 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	8.10m x 3.24m	26'7" x 10'8"
Living Room	4.74m x 3.88m	15'7" x 12'9"
Study	2.63m x 2.10m	8'8" x 6'11"

FIRST FLOOR



Master Bedroom	3.88m x 3.76m	12'9" x 12'4"
Bedroom 2	4.23m x 3.10m	13'11" x 10'2"
Bedroom 3	3.43m x 3.11m	11'3" x 10'3"
Bedroom 4	3.90m x 2.76m	12'10" x 9'1"

 **Plots:** 14, 18, 19, 44, 59, 60, 66 & 67

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THE LANGDALE

4 BEDROOM HOME



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THE LANGDALE

The 4 bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and a kitchen/breakfast/family area both open through double doors to the private rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout. The master bedroom with an en suite is found on the first floor, along with three further double bedrooms and a family bathroom.

TOTAL GROSS 140.00 sq. m. / 1,530 sq. ft.

GROUND FLOOR



Kitchen/Family Area	6.82m x 3.44m	22'5" x 11'3"
Living Room	4.56m x 4.52m	15'0" x 14'10"
Dining Room	3.43m x 3.06m	11'3" x 10'1"

FIRST FLOOR



Master Bedroom	6.09m max 3.79m min x 3.44m	20'0" max 12'5" min x 11'3"
Bedroom 2	4.56m x 3.08m	15'0" x 10'1"
Bedroom 3	3.06m x 2.95m	10'1" x 9'8"
Bedroom 4	3.51m x 2.67m	11'6" x 8'10"

Plots: 3, 8, 11, 22, 55, 73, 77, 80 & 82

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THE THORNFORD

4 BEDROOM HOME



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THE THORNFORD

The Thornford is a traditional double fronted 4 bedroom family home. A contemporary fitted kitchen leads through double doors to the family room which opens out to the garden. The ground floor is complete with a dining room, guest cloakroom and a living room with double doors to the garden. Upstairs, the landing leads to the master bedroom with an en suite, three further double bedrooms and a family bathroom.

TOTAL GROSS 143.36 sq. m. / 1,562 sq. ft.

GROUND FLOOR



Kitchen	4.79m x 3.34m	15'9" x 11'0"
Family Room	3.91m x 3.27m	12'10" x 10'9"
Living Room	4.74m x 3.91m	15'7" x 12'10"
Dining Room	3.06m x 2.66m	10'1" x 8'9"

FIRST FLOOR



Master Bedroom	4.90m x 3.07m	16'1" x 10'1"
Bedroom 2	4.00m x 3.34m	13'2" x 11'0"
Bedroom 3	4.72m x 3.32m	15'6" x 10'11"
Bedroom 4	3.81m x 2.55m	12'6" x 8'4"

 **Plots:** 2, 15, 42, 45 & 46

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STANDARD SPECIFICATIONS

STAUNTON GARDENS AT STAUNTON GATE
Cockaynes Lane, Alresford, Essex, CO7 8BZ

TELEPHONE
01206 987 133

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

General	2	3	4
Double glazed PVCu windows with lockable fasteners and easy clean hinges	✓	✓	✓
Composite front doors with multi-point lock	✓	✓	✓
PVCu fascia and soffit	✓	✓	✓
White emulsion to walls	✓	✓	✓
Doorbell	✓	✓	✓
Front outdoor light	✓	✓	✓
Energy-efficient pendant ceiling lights to kitchen and habitable rooms	✓	✓	✓
White sockets and switches throughout	✓	✓	✓
Chrome door furniture	✓	✓	✓
White internal doors	✓	✓	✓
Amtico Spacia to kitchens, bathroom, en suite and WC	✓	✓	✓
Amtico Spacia to living rooms (where there is an open-plan Kitchen/Living/Dining or Kitchen/Living area only)	✓	✓	✓
Carpet to all areas excluding wet rooms	✓	✓	✓
Gas central heating	✓	✓	✓
Mains operated smoke detector with battery back-up	✓	✓	✓

External features			
Turf to rear garden	✓	✓	✓
Light and power to garage within the boundary of the property	✓	✓	✓
Outside tap to the rear of the property (excluding coach houses and apartments)	✓	✓	✓

Other features			
NHBC warranty against structural defects for a 10-year period following the date of build completion	✓	✓	✓
A range of optional upgrades are available subject to build stage	✓	✓	✓

Kitchen	2	3	4
'Symphony' kitchen units and laminate worktops with a choice from the standard range	✓	✓	
'Symphony' kitchen with a selection of doors, 40mm laminated worktops & upstands choices from our 'Option 2' range			✓
Soft closed doors/drawers	✓	✓	✓
1.5 bowl stainless steel sink with monobloc tap	✓	✓	✓
Stainless steel double oven in tall housing (where design permits) or built under single oven	✓	✓	
Stainless steel double oven in tall housing (where design permits)			✓
70cm stainless steel chimney hood			✓
60cm integrated hood with stainless steel splashback	✓	✓	
75cm stainless steel gas hob with glass splashback			✓
Space and plumbing for a washing machine, dishwasher (where space allows)	✓	✓	
Space for fridge/freezer	✓	✓	
Electrolux integrated washing machine, dishwasher and 70/30 fridge/freezer			✓
Under wall unit lighting	✓	✓	✓
Plinth lighting			✓
USB charge point to double socket	✓	✓	✓
LeMans corner carousel (where design permits)			✓
Tall pull-out larder (where design permits)			✓

Living room			
Multi-socket (power/Aerial/Satellite/BT) to be connected by the purchaser	✓	✓	✓

Bedroom			
TV & BT socket to master bedroom – to be connected by the purchaser	✓	✓	✓



STANDARD SPECIFICATIONS

STAUNTON GARDENS AT STAUNTON GATE
Cockaynes Lane, Alresford, Essex, CO7 8BZ

TELEPHONE
01206 987 133

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Standard bathroom, en suites & cloakrooms	2	3	4
White sanitaryware throughout with max 180 ltr bath	✓	✓	✓
Chrome mixer tap with restricted flow to wash hand basins in bathroom, cloakroom and en suite	✓	✓	✓
Thermostatic shower over bath with screen and bath filler to 1 bathroom properties – all with restricted flow	✓		
Bath filler and hand-held shower to bathroom with en suite – all with restricted flow	✓	✓	✓
Thermostatic shower to en suite	✓	✓	✓
Splashback tiling to wash hand basins to cloakroom, bathroom and en suite	✓	✓	✓
1 course tiling to bath without shower	✓	✓	✓
Full-height tiling to length and end of bath with shower (1 bathroom properties)	✓		
Full-height tiling to shower cubicle	✓	✓	✓
Batten mounted ceiling light to bathrooms	✓	✓	✓
Shaver socket to en suite or main bathroom (if no en suite)	✓	✓	✓

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information.

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FROM LOOKING ROUND TO MOVING IN...



STAUNTON GARDENS AT STAUNTON GATE

Cockaynes Lane
Alresford
Essex
CO7 8BZ

CONTACT US ON

01206 987 133

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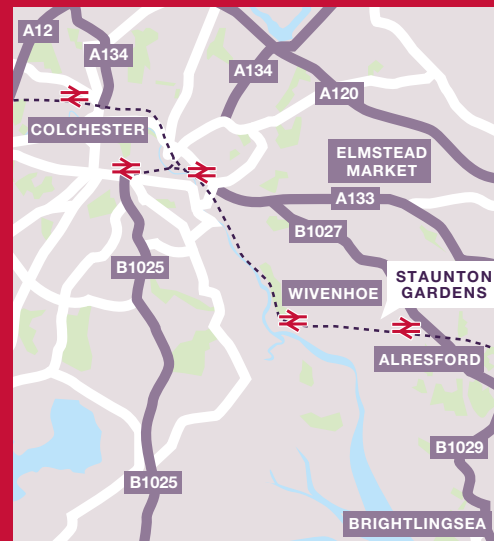
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FROM LONDON A12 & COLCHESTER:

- Leave the A12 at junction 27 and follow the A133 towards Clacton for 4.6 miles
- At the St Osyth (B1027)/Wivenhoe (B1028) junction with Clingoe Hill turn right
- Follow the road for a quarter of a mile then turn left at the lights towards St Osyth/Clacton B1027
- In 2.4 miles turn right onto Station Road then first right onto Cockaynes Lane
- Staunton Gardens is on your right

FROM IPSWICH A12:

- Leave the A12 at junction 29 and at the roundabout follow A1232 towards Colchester town centre
- Continue along this road for 2 miles
- At the next roundabout take the first exit onto A133
- At the St Osyth (B1027)/Wivenhoe (B1028) junction with Clingoe Hill turn right
- Follow the road for a quarter of a mile then turn left at the lights towards St Osyth/Clacton B1027
- In 2.4 miles turn right onto Station Road then first right onto Cockaynes Lane
- Staunton Gardens is on your right



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