

E S S E X

THE COLLECTION

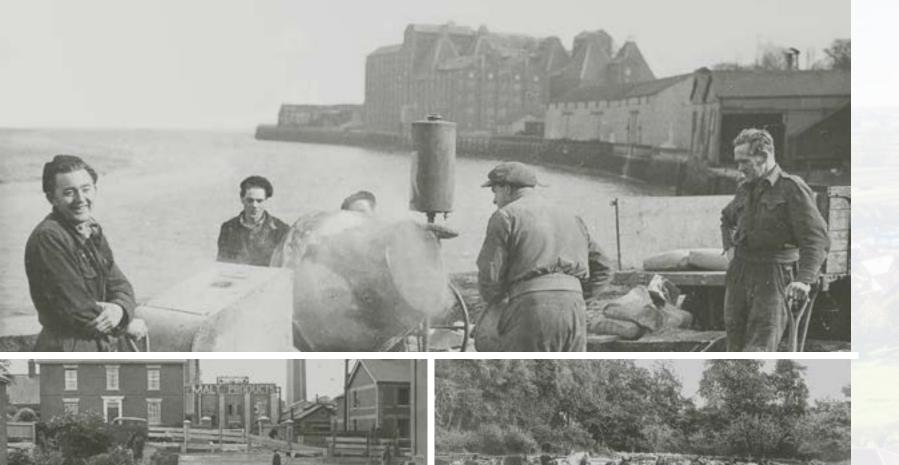






Over 100 Years of Quality and Craftsmanship

Since 1896



We've left no stone unturned at Lawford Green, because despite the disparity in styles and sizes, each home shares the remarkable attention to detail and forwardthinking approach to design that we've built, maintained and progressed over the last 100 years.



Steven Rose

Managing Director

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THE COTSWOLD Collection

Traditionally Styled 2 & 3 Bedroom Houses

Lawford Green is one of Tendring's most desirable new neighbourhoods, offering a superb collection of 2, 3, 4 and 5 bedroom homes consisting of bungalows, chalet style bungalows & traditional 2 storey houses. It is perfectly placed close to the appealing Stour Estuary and rolling countryside. This vibrant community is expertly designed for contemporary living, built seamlessly around you.



The Barbier

Computer generated image for illustrative purposes only

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The Cotswold COLLECTION







The Albertine A 3 Bedroom House Plots: 194, 195, 196, 197, 198, 199, 200, 208, 209



The Cornelia A 3 BEDROOM HOUSE Plots: 138, 139, 213, 214, 215



The Amelia A 3 Bedroom House Plots: 248, 249, 250, 251



The Barbier

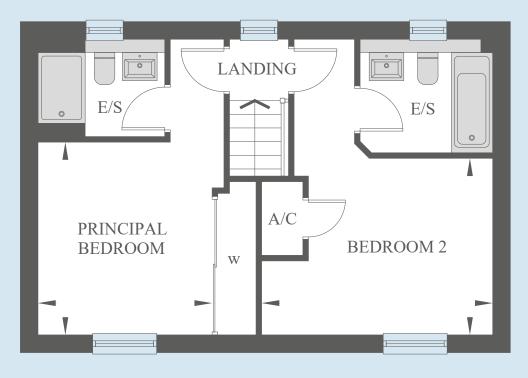
A 3 Bedroom House

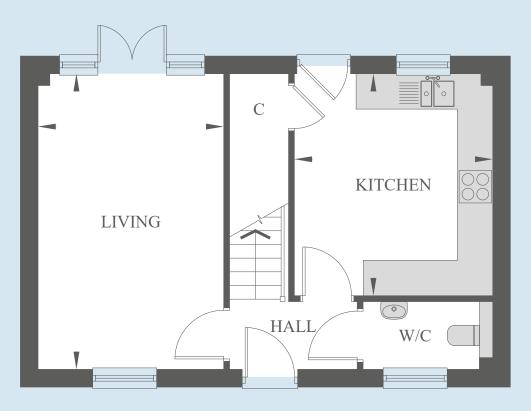
The Grace A 2 Bedroom House

Plots: 180, 181, 182, 183, 184, 185, 211, 212, 222, 223, 229, 230, 233, 234, 237, 238

The Rosemary A 3 Bedroom House Plots: 133, 134, 163, 164, 216, 217, 243, 244, 246, 247, 252, 253







Ground Floor

C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the Marketing Suite. Dimensions shown may vary within a tolerance of + / - 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.



Ground Floor

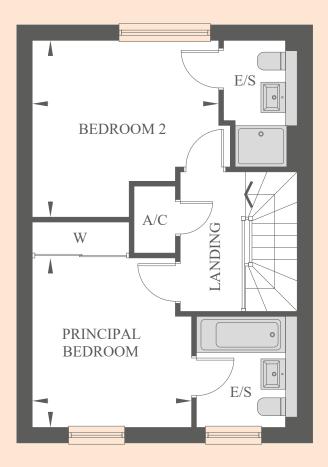
Living Room	3.10M X 4.96M	10'2" X 16'3"	Principal Bedroom	2.90M X 3.22M	9'6" X 10'6"
Kitchen	3.31M X 3.71M	10'3" X 12'2"	Bedroom 2	3.87M X 2.94M	12'8" X 9'7"

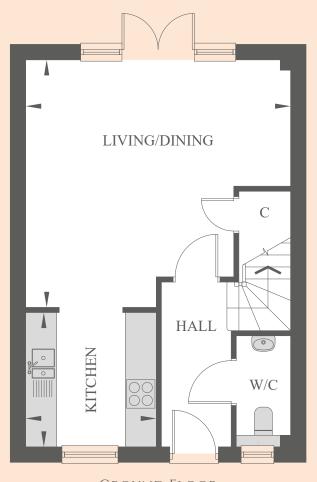


THE AMBER 2 BEDROOM HOME

Plots

235 & 236





Ground Floor

C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

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180, 181, 182, 183, 184, 185, 211, 212, 222, 223, 229, 230, 233, 234, 237 & 238

Ground Floor

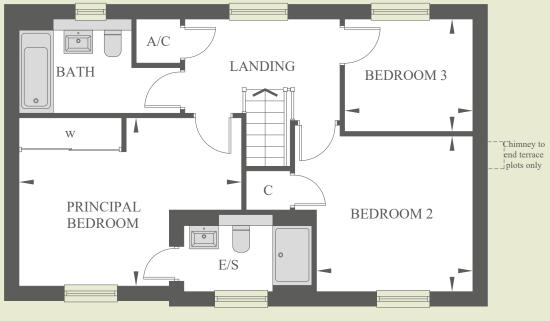
Living/Dining Room	5.07M X 4.74M	16'7" X 15'6"	Principal Bedroom	3.03M X 3.23M	9'11" X 10'7"
Kitchen	2.47M X 2.55M	8'1" X 8'4"	Bedroom 2	3.55M X 3.37M	11'7" X 11'0"

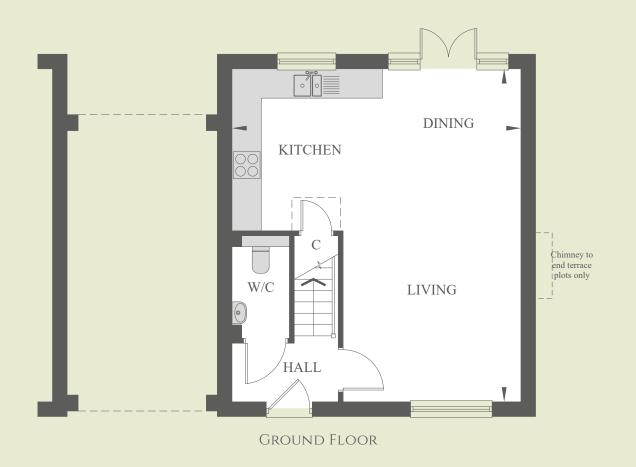




THE GRACE 2 BEDROOM HOME

Plots





C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

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Ground Floor

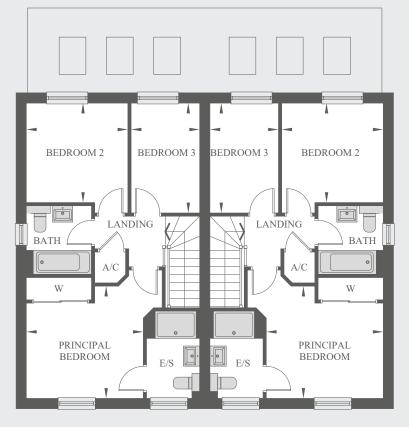
Living/Dining Room	3.59M † X 6.76M	11'9" † X 22'2"	Principal Bedroom	4.50M X 3.39M	14'9" X 11'1"
Kitchen	3.08M X 3.26M	10'1" X 10'8"	Bedroom 2	3.15M X 3.13M	10'4" X 10'3"
			Bedroom 3	2.57M X 2.25M	8'5" X 7'4"

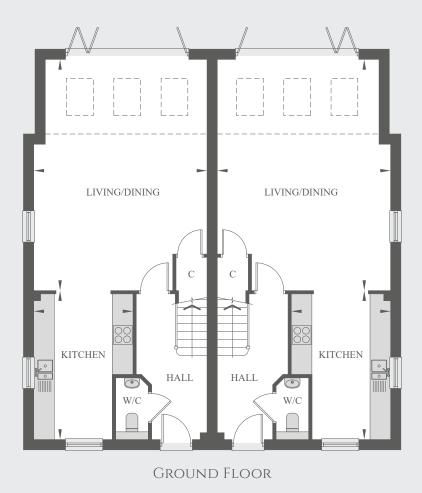


THE ALBERTINE 3 Bedroom Home

Plots

194, 195, 196, 197, 198, 199, 200, 208 & 209





C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the Marketing Suite. Dimensions shown may vary within a tolerance of + / - 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.



165, 166, 224, 225, 227, 228, 231, 232, 239, 240, 255, 256, 258 & 259

Ground Floor

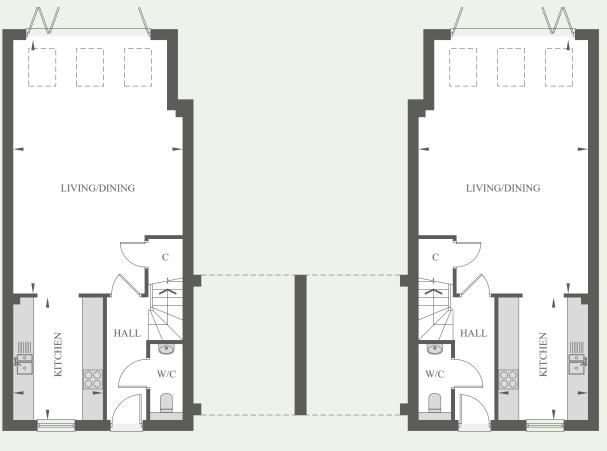
Living/Dining Room	5.01M X 6.69M	16'5" X 21'11"	Principal Bedroom	3.36M X 3.22M	11'0" X 10'6"
Kitchen	2.84M X 4.20M	9'3" X 13'9"	Bedroom 2	2.91M X 2.85M	9'6" X 9'4"
			Bedroom 3	1.95M X 3.15M	6'4" X 10'4"



THE BARBIER 3 BEDROOM HOME

Plots





Ground Floor

C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

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Ground Floor

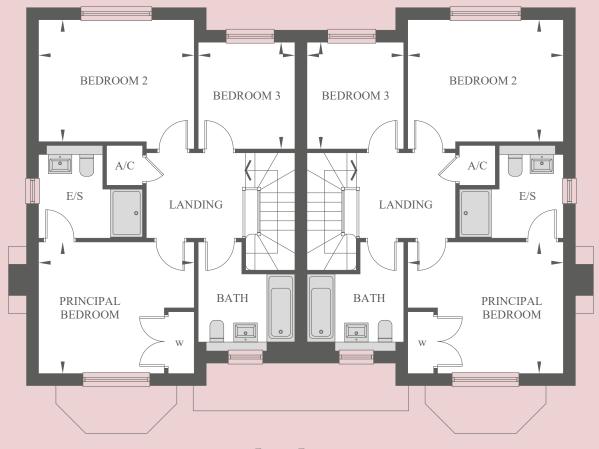
Living/Dining Room	7.27M X 4.85M	23'10" X 15'10"	Principal Bedroom	3.00M X 2.87M	9'10" X 9'5"
Kitchen	2.55M X 3.50M	8'4" X 11'5"	Bedroom 2	3.10M X 3.39M	10'2" X 11'1"
			Bedroom 3	2.75M X 2.89M	9'0" X 9'5"

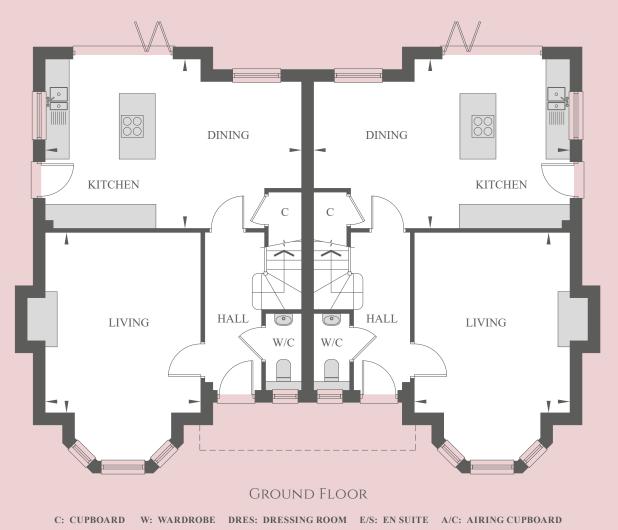


THE CORNELIA 3 BEDROOM HOME

Plots

138, 139, 213, 214 & 215





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133, 134, 163, 164, 216, 217, 243, 244, 246, 247, 252 & 253

Ground Floor

Living Room	3.84M X 4.45M	12'7" X 14'7" *	Principal Bedroom	3.84M X 3.23M	12'7" X 10'7"
Kitchen/Dining Room	6.35M X 4.18M	20'10" X 13'8"	Bedroom 2	3.84M X 2.99M	12'7" X 9'9"
			Bedroom 3	2.36M X 2.61M	7'8" X 8'6"

22



THE ROSEMARY 3 BEDROOM HOME

Plots





C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

s indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the Marketing Suite. Dimensions shown may vary within a tolerance of + / - 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.



Ground Floor

Living Room	3.39M X 6.42M	11'1" X 21'0"	Principal Bedroom	2.95M X 3.38M	9'8" X 11'1"
Kitchen/Dining Room	4.46M X 3.70M	14'7" X 12'1"	Bedroom 2	5.16M X 3.28M	16'11" X 10'9"
			Bedroom 3	3.69M X 3.00M	12'1" X 9'10"



THE AMELIA 3 BEDROOM HOME

Plots

248, 249, 250 & 251

Designed For Life

KITCHEN/UTILITY

- Stylish professionally designed fitted kitchen with laminate worktops and matching upstands, selected from an extensive range of finishes and styles*
- 4 burner gas hob
- Stainless steel splashback
- Integrated double oven
- Extractor hood with light
- Integrated dishwasher
- Integrated fridge freezer
- 1¹/₂ bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable)
- LED downlights to ceiling
- Chrome switches and sockets at eye level
- Tiled floors from an extensive range*
- Integrated washing machine in kitchen if no utility room
- Soft-close drawers and doors, cutlery tray and recycling bins

BATHROOM, EN SUITE & CLOAKROOM

- Stylish 'Roca' sanitary ware with complementary chrome fittings
- Vanity units in choice of colours** (provided where applicable)
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Chrome heated towel rails to bathrooms and en suites individually controlled
- LED downlights to ceilings
- Floor and wall tiling from an extensive range*
- Single toothbrush charger & shaver socket to principal en suite. Provided in the main bathroom where no en suite.

INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork
- Oak handrail to staircases with white painted spindles
- Chrome electrical switches and sockets at eye level on the ground floor. White switches and sockets at low level on ground floor and throughout remainder of house
- 5 vertical panel painted internal doors with high quality chrome ironmongery
- Wardrobe to principal bedroom with shelf, hanging rail and LED lighting
- Grooved design skirting boards with architrave to suit
- White UPVC windows with chrome ironmongery

Environment

• Fabric First' construction providing highly insulated homes which achieve excellent energy performance ratings and minimal heat loss

Space & Water Heating

- High efficiency 'Worcester Bosch' gas boilers
- Underfloor heating to ground floors with zonal thermostatic control
- White steel radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with granite or limestone* hearth and surround (to house types with flued chimneys)

Connectivity/Broadband

- 'Fibre to the Home' fibre optic broadband connection to vour individual home hub
- CAT 6 cabling from individual home hub to all individual data and telephone points
- Telephone points, TV points and USB charge points to all bedrooms, living room, kitchen, or kitchen/dining/family room

EXTERNALLY

- Composite front door with polished chrome door furniture
- White UPVC double glazed windows and rear/side external doors
- Black guttering and downpipes
- White UPVC fascia, soffit, and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Wiring provision for future electric car charging point (Subject to plot location and professional installation) ***
- Power and lighting to garage
- Cultivated turf and planting to front gardens in accordance with the approved planting designs
- Turf to rear gardens

* Subject to reservation timing/build programme

- ** White or Anthracite
- *** Maximum provision 7.2KW



Each home built by Rose Builders Ltd is **NHBC**

covered by the NHBC 10-year warranty. For details, please visit www.nhbc.co.uk













THE PEMBROKE Collection

Traditionally Styled 3 and 4 Bedroom Houses

Lawford Green is one of Tendring's most desirable new neighbourhoods, offering a superb collection of 2, 3, 4 and 5 bedroom homes consisting of bungalows, chalet style bungalows & traditional 2 storey houses. It is perfectly placed close to the appealing Stour Estuary and rolling countryside. This vibrant community is expertly designed for contemporary living, built seamlessly around you.



The Ophelia

Computer generated image for illustrative purposes only

The Pembroke COLLECTION



The Damask A 3 Bedroom House Plots: 207, 210, 254, 257, 260



THE DAMASK (VARIATION) A 3 Bedroom House Plots: 122, 140, 143, 219, 220, 242



THE BARBIER (variation) A 3 Bedroom House Plots: 178, 179



The Victoria A 4 Bedroom House Plots: 131, 132, 135, 136, 153, 154, 155, 156, 157, 158, 160, 161, 168, 169, 170, 173, 174, 175, 176, 226



The Ophelia A 4 Bedroom House Plots: 142, 159



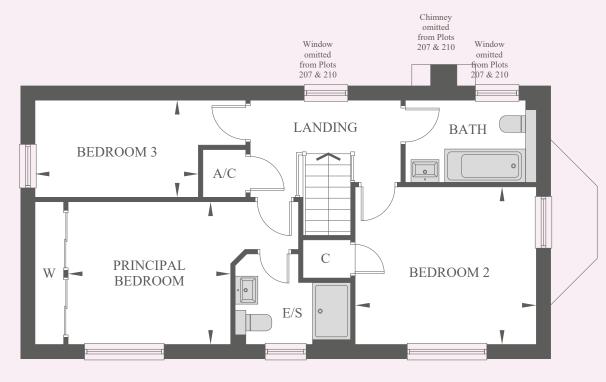
Plots: 121, 245



The Charlotte A 4 BEDROOM HOUSE Plots: 137, 150, 152, 162, 167, 171, 172, 177, 221, 241









C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the Marketing Suite. Dimensions shown may vary within a tolerance of + / - 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.



Ground Floor

Living Room	3.75M X 5.07M	12'3" X 16'7" *	Principal Bedroom	3.36M X 2.94M	11'0" X 9'7"
Kitchen/Dining Room	4.30M X 5.07M	14'1" X 16'7"	Bedroom 2	3.75M X 3.25M	12'3" X 10'7"
			Bedroom 3	3.38M X 1.98M	11'1" X 6'5"

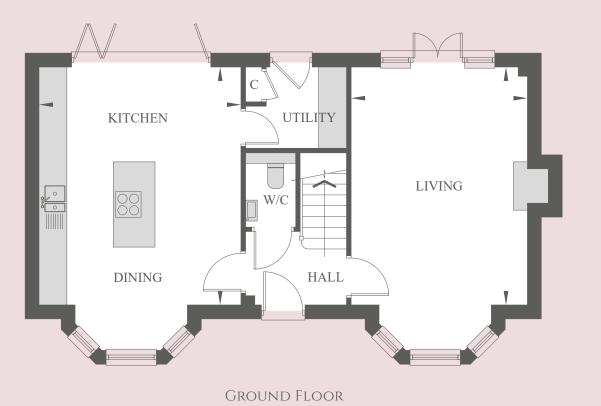


THE DAMASK 3 BEDROOM HOME

Plots

207, 210, 254, 257 & 260





C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

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Ground Floor

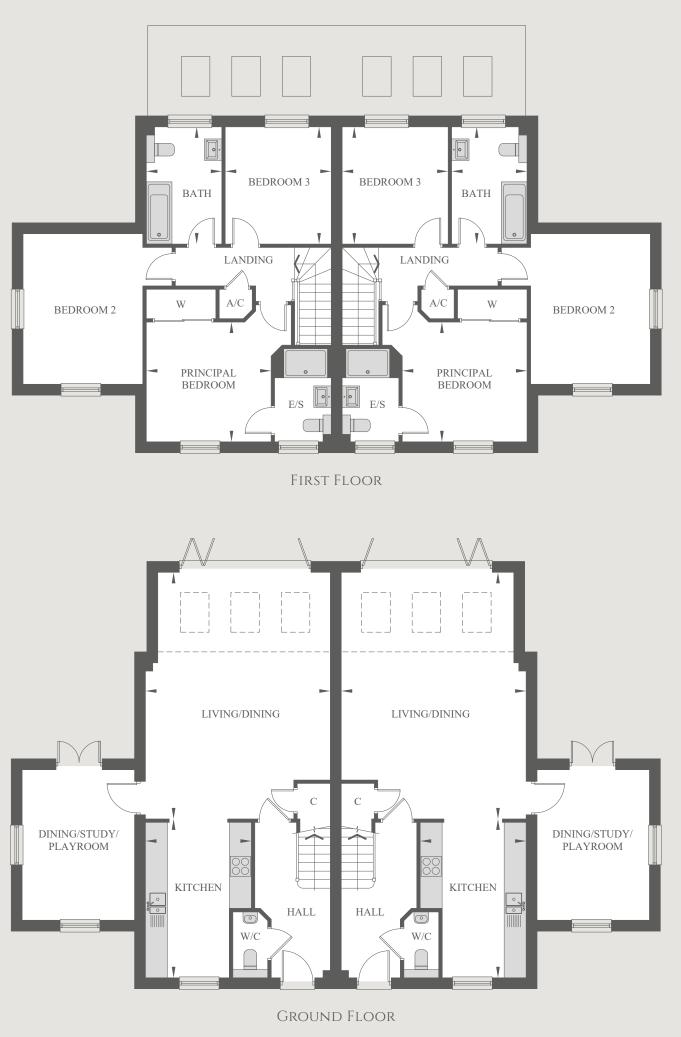
Living Room	3.75M X 5.07M	12'3" X 16'7" *	Principal Bedroom	3.36M X 2.94M	11'0" X 9'7"
Kitchen/Dining Room	4.30M X 5.07M	14'1" X 16'7"	Bedroom 2	3.75M X 3.25M	12'3" X 10'7"
			Bedroom 3	3.38M X 1.98M	11'1" X 6'5"



The Damask Variation 3 Bedroom Home

Plots

122, 140, 143, 219, 220 & 242



C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

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THE BARBIER VARIATION 3 BEDROOM HOME



Ground Floor

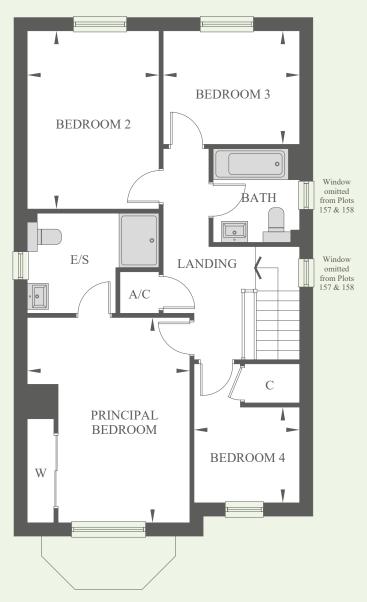
Living/Dining Room	5.00M X 6.69M	16'4" X 21'11"	Principal Bedroom	3.36M X 3.22M	11'0" X 10'6"
Kitchen	2.84M X 4.20M	9'3" X 13'9"	Bedroom 2	3.02M X 4.06M	9'10" X 13'3"
Dining/Study/Playroom	3.02M X 4.06M	9'10" X 13'3"	Bedroom 3	2.85M X 3.15M	9'4" X 10'4"



Plots

178 & 179

FIRST FLOOR





Ground Floor



131, 132, 135, 136, 153, 154, 155, 156, 157, 158, 160, 161, 168, 169, 170, 173, 174, 175, 176 & 226

Ground Floor

Living Room	3.61M X 5.38M	11'10" X 17'7" *	Principal Bedroom	3.61M X 4.57M	11'10" X 14'11"
Kitchen/Dining Room	6.09M X 3.70M	19'11" X 12'1"	Bedroom 2	2.92M X 3.96M	9'6" X 12'11"
			Bedroom 3	3.02M X 2.45M	9'10" X 8'0"
			Bedroom 4	2.33M X 2.10M	7'7" X 6'10"

C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

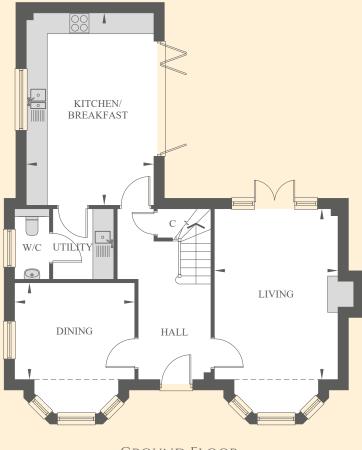
ws indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the Marketing Suite. Dimensions shown may vary within a tolerance of + / - 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.



THE VICTORIA 4 BEDROOM HOME

Plots





Ground Floor

C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

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Ground Floor

Living Room	3.50M X 4.85M	11'5" X 15'10" *	Principal Bedroom	3.50M X 2.75M	11'5" X 9'0"
Dining Room	3.40M X 2.72M	11'1" X 8'11" *	Bedroom 2	3.61M X 2.60M	11'10" X 8'6"
Kitchen/Breakfast Room	3.61M X 5.47M	11'10" X 17'11"	Bedroom 3	3.19M X 2.75M	10'5" X 9'0"
			Bedroom 4	2.75M X 2.99M	9'0" X 9'9"



THE OPHELIA 4 BEDROOM HOME

Plots

142 & 159





Ground Floor

C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

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Ground Floor

Living Room	3.50M X 4.85M	11'5" X 15'10" *	Principal Bedroom	3.50M X 2.75M	11'5" X 9'0"
Dining Room	3.40M X 2.72M	11'1" X 8'11" *	Bedroom 2	3.61M X 2.60M	11'10" X 8'6"
Kitchen/Breakfast Roon	n 3.61M X 5.47M	11'10" X 17'11"	Bedroom 3	3.19M X 2.75M	10'5" X 9'0"
			Bedroom 4	2.75M X 2.99M	9'0" X 9'9"



THE OPHELIA VARIATION 4 Bedroom Home

Plots

121 & 245





Ground Floor

C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

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Ground Floor

Living Room	3.67M X 4.85M	12'0" X 15'10"	Principal Bedroom	2.54M X 4.36M	8'4" X 14'3"
Dining Room	4.29M X 2.88M	14'0" X 9'5" *	Bedroom 2	4.29M X 2.88M	14'0" X 9'5"
Kitchen/Breakfast Roon	n 4.29M X 5.11M	14'0" X 16'9"	Bedroom 3	3.85M X 2.50M	12'7" X 8'2"
			Bedroom 4	3.85M X 2.20M	12'7" X 7'2"



THE CHARLOTTE 4 Bedroom Home

Plots

137, 150, 152, 162, 167, 171, 172, 177, 221 & 241

Designed For Life

KITCHEN/UTILITY

- Stylish professionally designed fitted kitchen with laminate worktops and matching upstands, selected from an extensive range of finishes and styles*
- 4 burner gas hob
- Stainless steel or coloured glass splashback**
- Integrated double oven
- Extractor hood with light
- Integrated dishwasher
- Integrated fridge freezer
- $1\frac{1}{2}$ bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable)
- LED downlights to ceiling
- Chrome switches and sockets at eye level
- Tiled floors from an extensive range*
- Space and plumbing for a washing machine or washer/ dryer in utility. If no utility then an integrated washing machine will be provided.
- Soft-close drawers and doors, cutlery tray and recycling Bins

Bathroom, En Suite & Cloakroom

- Stylish 'Roca' sanitary ware with complementary chrome fittings
- Vanity units in choice of colours* (provided where applicable) to en suite and family bathroom
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Chrome heated towel rails to bathrooms and en suites individually controlled
- LED downlights to ceilings
- Single toothbrush charger and shaver socket to Principal En-suite (where double basin 2x are provided, one each side).
- Mirrors to all bathrooms, en suites and cloakroom
- Floor and wall tiling from an extensive range*

Internal Finishes

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork
- Oak handrail to staircases with white painted spindles
- Chrome electrical switches and sockets at eye level on the ground floor. White switches and sockets at low level on ground floor and throughout remainder of house
- 5 vertical panel painted internal doors with high quality chrome ironmongery
- Wardrobe to principal bedroom with shelf, hanging rail and LED lighting
- Grooved design skirting boards with architrave to suit
- White UPVC windows with chrome ironmongery

Environment

 Fabric First' construction providing highly insulated homes which achieve excellent energy performance ratings and minimal heat loss

Space & Water Heating

- High efficiency 'Worcester Bosch' gas boilers
- Underfloor heating to ground floors with zonal thermostatic control
- White radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with granite or limestone* hearth and surround with mantle (to houses and bungalows with flued chimneys)

Connectivity/Broadband

- 'Fibre to the Home' fibre optic broadband connection to your individual home hub
- CAT 6 cabling from individual home hub to all individual data and telephone points
- Telephone points, TV points and USB charge points to all bedrooms, living room, kitchen, or kitchen/dining/family room

Externally

- Composite front door with polished chrome door furniture
- White UPVC double glazed windows and rear/side external doors
- Black guttering and downpipes
- White UPVC fascia, soffit and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Wiring provision for future electric car charging point (Subject to plot location and professional installation) **
- Power and lighting to garage
- Cultivated turf and planting to front gardens in accordance with the approved planting design
- Turf to rear gardens

* Subject to reservation timing/build programme **Maximum provision 7.2KW

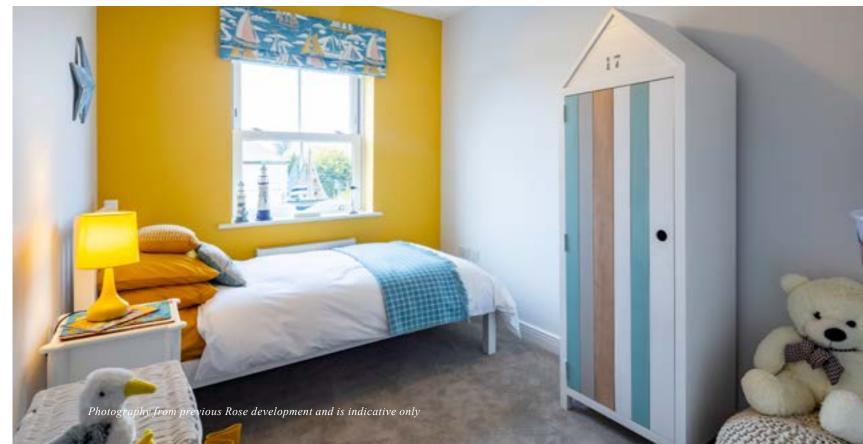


Supporting the Consumer Code for Home Builders. For more information please visit www.consumercode.co.uk



Each home built by Rose Builders Ltd is covered by the NHBC 10-year warranty. For details, please visit www.nhbc.co.uk













THE MINSTER Collection

Traditionally Styled 3 Bedroom Chalet Bungalows and 4 & 5 Bedroom Houses

Lawford Green is one of Tendring's most desirable new neighbourhoods, offering a superb collection of 2, 3, 4 and 5 bedroom homes consisting of bungalows, chalet style bungalows & traditional 2 storey houses. It is perfectly placed close to the appealing Stour Estuary and rolling countryside. This vibrant community is expertly designed for contemporary living, built seamlessly around you.



THE ALEXANDER

Computer generated image for illustrative purposes only



THE MINSTER Collection



THE ALEXANDER A 3 BEDROOM HOUSE *Plots: 130, 144*



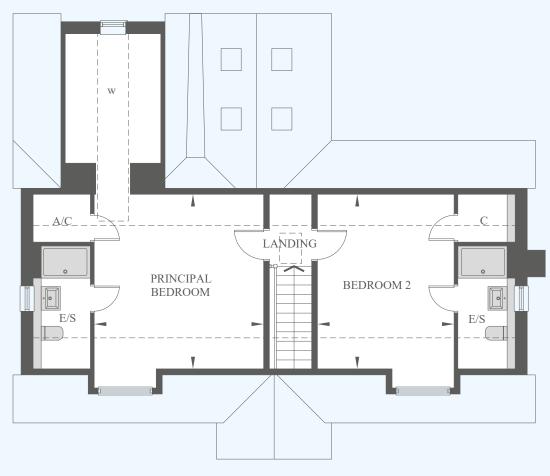


THE BERKELEY A 4 BEDROOM HOUSE Plots: 123, 124, 125, 126, 127, 129, 141, 145, 147, 151, 218



THE CHATSWORTH (VARIATION) A 5 BEDROOM HOUSE *Plots: 149*







Ground Floor

C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the Marketing Suite. Dimensions shown may vary within a tolerance of + / - 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.





Ground Floor

Living Room	4.91M X 5.97M	16'1" X 19'7"	Principal Bedroom	4.16M X 4.29M	13'7" X 14'0"
Kitchen/Breakfast Room	6.87M X 3.55M	22'6" X 11'7"	Bedroom 2	3.34M X 4.29M	10'11" X 14'0"
Bedroom 3	4.72M X 3.43M	15'5" X 11'3"			



THE ALEXANDER

Plots

130 & 144





Ground Floor

C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

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Ground Floor

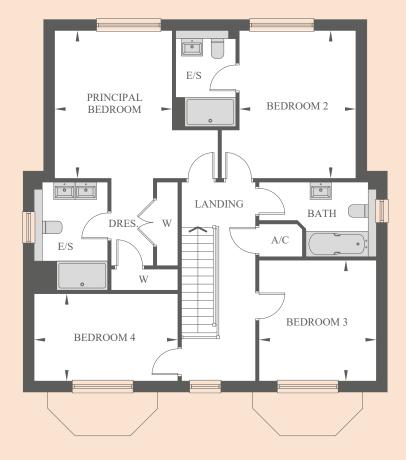
Living Room	3.67M X 6.54M	12'0" X 21'5"	Principal Bedroom	3.43M X 3.36M	11'3" X 11'0"
Dining Room	3.40M X 2.92M	11'1" X 9'6"	Bedroom 2	3.67M X 3.74M	12'0" X 12'3"
Kitchen/Family Room	6.42M X 3.64M	21'0" X 11'11"	Bedroom 3	3.67M X 2.65M	12'0" X 8'8"
			Bedroom 4	3.43M X 2.84M	11'3" X 9'3"



THE CADENZA 4 BEDROOM HOME

Plots

128, 146 & 148





C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

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Ground Floor

Living Room	3.90M X 5.41M	12'9" X 17'9" *	Principal Bedroom	3.18M X 4.01M	10'5" X 13'1"
Dining Room	3.25M X 3.29M	10'7" X 10'9" *	Bedroom 2	3.15M X 4.01M	10'4" X 13'1"
Kitchen/Family Room	8.22M X 4.01M	26'11" X 13'1"	Bedroom 3	3.17M X 3.27M	10'4" X 10'8"
			Bedroom 4	3.90M X 2.35M	12'9" X 7'8"



THE BERKELEY 4 Bedroom Home

Plots

123, 124, 125, 126, 127, 129, 141, 145, 147, 151 & 218





C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

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Ground Floor

Living Room	4.17M X 5.99M	13'8" X 19'7" *	Principal Bedroom	4.17M X 3.01M	13'8" X 9'10"
Dining Room	4.17M X 3.44M	13'8" X 11'3" *	Bedroom 2	4.17M X 3.38M	13'8" X 11'1"
Kitchen/Breakfast Room	8.42M X 4.00M	27'7" X 13'1"	Bedroom 3	4.17M X 2.90M	13'8" X 9'6"
Family Room	4.17M X 4.00M	13'8" X 13'1"	Bedroom 4	4.17M X 3.22M	13'8" X 10'6"
			Bedroom 5	2.95M X 2.99M	9'8" X 9'9"



The Chatsworth Variation 5 Bedroom Home

Plots

149

Designed For Life

KITCHEN/UTILITY

- Stylish professionally designed fitted kitchen with a choice of stone worktops and matching upstands, selected from an extensive range of finishes and styles*
- Laminate worktops and upstands in utility room
- 5 burner gas or induction hob
- Stainless steel or coloured glass splashback
- Two single integrated ovens (The Chatsworth's benefit from two additional integrated appliances, steam/ microwave).
- Extractor hood with light
- Integrated dishwasher
- Integrated fridge freezer
- Integrated wine cooler (where applicable)
- $1\frac{1}{2}$ bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable)
- LED downlights to ceiling
- Chrome switches and sockets at eye level
- Tiled floors from an extensive range*
- Space and plumbing for a washing machine or washer/ dryer in utility area.
- Soft-close drawers and doors, cutlery tray and recycling bins

Bathroom, En Suite & Cloakroom

- Stylish 'Laufen' sanitary ware with complementary chrome fittings
- Vanity units in choice of colours* (provided where applicable) to en suite and family bathroom
- Illuminated demisting mirror over basin only in principal en suite shower room, mirrors in all other wet rooms & cloakroom
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Chrome heated towel rails to bathrooms and en suites individually controlled
- LED downlights to ceilings
- Floor and wall tiling from an extensive range*
- Single toothbrush charger and shaver socket to Principal En suite (where double basin 2x are provided, one each side)

Internal Finishes

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork
- Oak handrail to staircases with white painted spindles
- Chrome electrical switches and sockets to all ground floor, first floor landing and bathrooms/en suites. White switches and sockets throughout the remainder of house
- 4 panel painted internal doors with high quality chrome ironmongery
- Wardrobe to principal bedroom with shelf, hanging rail and LED lighting
- Ogee design skirting boards with architrave to suit
- White UPVC windows and chrome ironmongery

Environment

• 'Fabric First' construction providing highly insulated homes which achieve excellent energy performance ratings and minimal heat loss

Space & Water Heating

- High efficiency 'Worcester Bosch' gas boilers
- Underfloor heating to ground floors with zonal thermostatic control
- White radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with limestone ornate surround with mantle and hearth

Connectivity/Broadband

- 'Fibre to the Home' fibre optic broadband connection to your individual home hub
- CAT 6 cabling from individual home hub to all individual data and telephone points
- Telephone points, TV points and USB charge points to all bedrooms, living room, kitchen or kitchen/dining/family room

EXTERNALLY

- Composite front door with polished chrome door furniture
- White UPVC double glazed windows and rear/side external doors
- Ogee black guttering and downpipes
- White UPVC fascia, soffit and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Wiring provision for future electric car charging point (Subject to plot location and professional installation) **
- Power and lighting to garage
- Cultivated turf and planting to front gardens in accordance with the approved planting design
- Turf to rear gardens

* Subject to reservation timing/build programme **Maximum provision 7.2KW



Home Builders. For more information please visit www.consumercode.co.uk



Each home built by Rose Builders Ltd is covered by the NHBC 10-year warranty. For details, please visit www.nhbc.co.uk





















ROSE Homes for life







Lawford Green is an elegant collection of traditional styled new homes that enjoy a high specification both inside and out, resulting in homes that are built to stand the test of time.

The design and layout reflect all that is great about traditional design and detailing. The material palette is in keeping with this concept, reinforced by a relatively low housing density and a heavily landscaped layout.

The interiors are however far from traditional and are aimed at modern contemporary living. The new houses blend the best of both, all built





to the latest building regulation standards of energy efficiency and thermal performance.

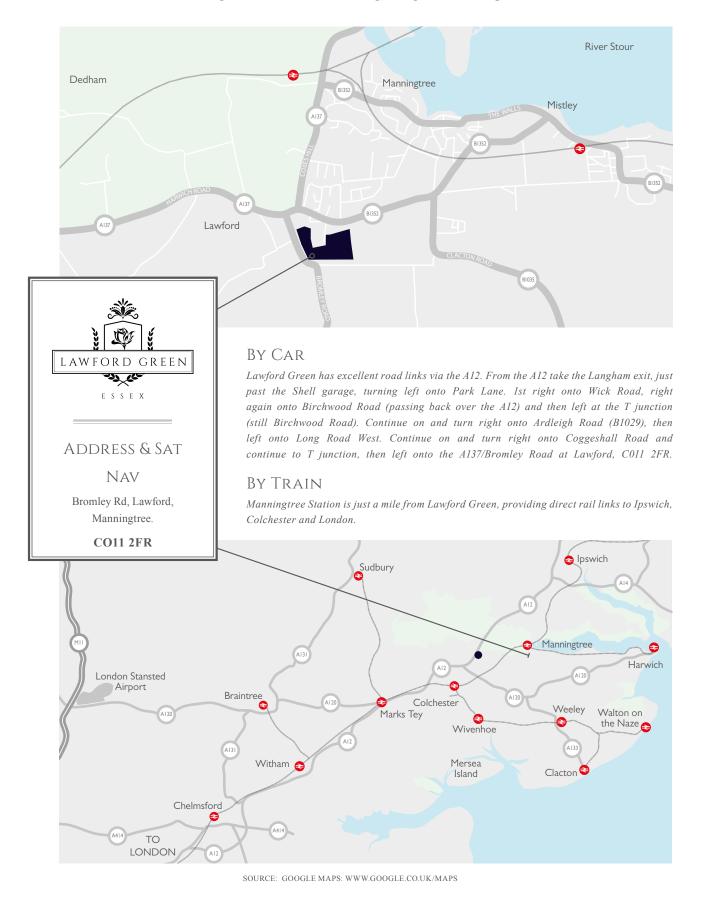
As a family we have been building quality houses in Mistley, Manningtree and Lawford for over 100 years - quality endures.

We are all hugely proud of Lawford Green which delivers a wonderful collection of new homes for Lawford, fit for the 21^{st} Century and beyond – a place where people aspire to move to and are proud to own, somewhere to enjoy life and are proud to call home.



How To Find Us

With great rail & road links, getting here is simple.



LAWFORD GREEN WEBSITE & LAWFORD GREEN AVAILABILITY



Lawford Green Website

Please note, statements contained within this brochure are believed to be correct at time of print. They are not to be regarded as statements or representations of fact; neither the selling agents nor Rose guarantee their accuracy. This brochure does not form part of any contract. The computer-generated images are for illustrative purposes only, and are intended to serve as a general guide to the appearance of the properties. All photography of previous Rose developments are for indicative purposes only. It may be necessary, and rights are reserved, for Rose to make alterations to the specification, layout and appearance of the development at any time without formal notice. Lawford Green and any associated house type naming are for marketing purposes only and will not necessarily form part of the approved postal address.

CONSUMER CODE FOR

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Lawford Green Availability





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www.lawfordgreen.co.uk



O in *@rosehomesforlife*



Each home built by Rose Builders Ltd is covered by the NHBC 10 year warranty. For details please visit www.nhbc.co.uk



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