

# AVOCET PLACE

THORRINGTON | ESSEX



LifeLongHomes

BY SCOTT RESIDENTIAL



THE RED LION,  
THORRINGTON



# AVOCET PLACE

THORRINGTON | ESSEX

TIDEMILL,  
THORRINGTON



THE OLD RAILWAY  
LINE, BRIGHTLINGSEA







## THORRINGTON, ESSEX

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Thorrington is a vibrant and attractive Essex village, known for its history, picturesque church, farmland views and near coastal location. Occupying a stunning rural location in the Tendring district of Essex, the village is less than 2 miles north of Brightlingsea, between Colchester and Clacton-On-Sea.

Close to the friendly waterside town of Brightlingsea, which thrives with activity, and with beautiful Tendring countryside close by, Avocet Place is ideally positioned to please a variety of lifestyles. Thorrington itself is a village surrounded by gentle rolling countryside, local amenities and quaint neighbouring villages.

Explore Britain's oldest recorded town, Colchester, which thrives with history and heritage, art and culture, attractions and experiences.

Enjoy an afternoon walking or cycling along the locally cherished Wivenhoe Trail that follows the River Colne, or sailing, fishing or crabbing at Brightlingsea Promenade.

Dedham Vale, the focal point of Constable Country, is a designated Area of Outstanding Natural Beauty ready to be explored. Delve into local landmarks, including

Willy Lott's Cottage, the famous setting of John Constable's painting *The Hay Wain*, along with Flatford Mill and Bridge Cottage.

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## LIFELONG HOMES

Scott Residential is a local, family run business specialising in delivering high quality homes specifically designed to keep people living independently for longer.

LifeLong Homes by Scott Residential are traditionally built properties finished to an extremely high standard, offering impressive, thoughtful design, featuring carefully chosen materials with meticulous attention to detail; where modern day needs have been considered from the outset.

### GAINSFORD GARDENS CLACTON-ON-SEA



Gainsford Gardens is a recently completed, exclusive and spacious development of 65 private bungalows in a stunning seaside location.

The first phase of Avocet Place is a unique collection of 16 individually-designed bungalows in a rural location known for its natural beauty.



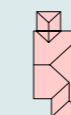
AVOCET PLACE  
THORRINGTON

## AVOCET PLACE

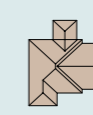
LifeLong Homes presents the second phase of Avocet Place, an exclusive collection of two, three and four bedroom traditionally built bungalows, with superb specifications.



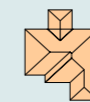
Avocet Place, Thorrington, Colchester, Essex, CO7 8FH



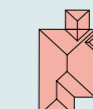
THE **CAMELLIA**  
2 Bed - 1 Bathroom  
Plots 5, 6, 13, 22, 23, 27, 28 & 29



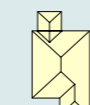
THE **HEATHER**  
2 Bed - 1 Bathroom  
Plots 2, & 3



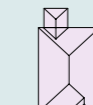
THE **LILY**  
2 Bed - 2 Bathroom  
Plots 4, 11, 20 & 24



THE **BEGONIA**  
2 Bed - 1 Bathroom  
Plot 19



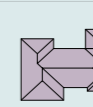
THE **MAGNOLIA**  
3 Bed - 2 Bathroom  
Plot 21



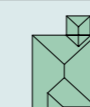
THE **HIBISCUS**  
3 Bed - 2 Bathroom  
Plot 8



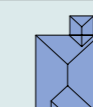
THE **JASMINE**  
3 Bed - 2 Bathroom  
Plots 7, 10, 14, 15, 18, 25 & 26



THE **WISTERIA**  
3 Bed - 2 Bathroom  
Plots 9 & 17

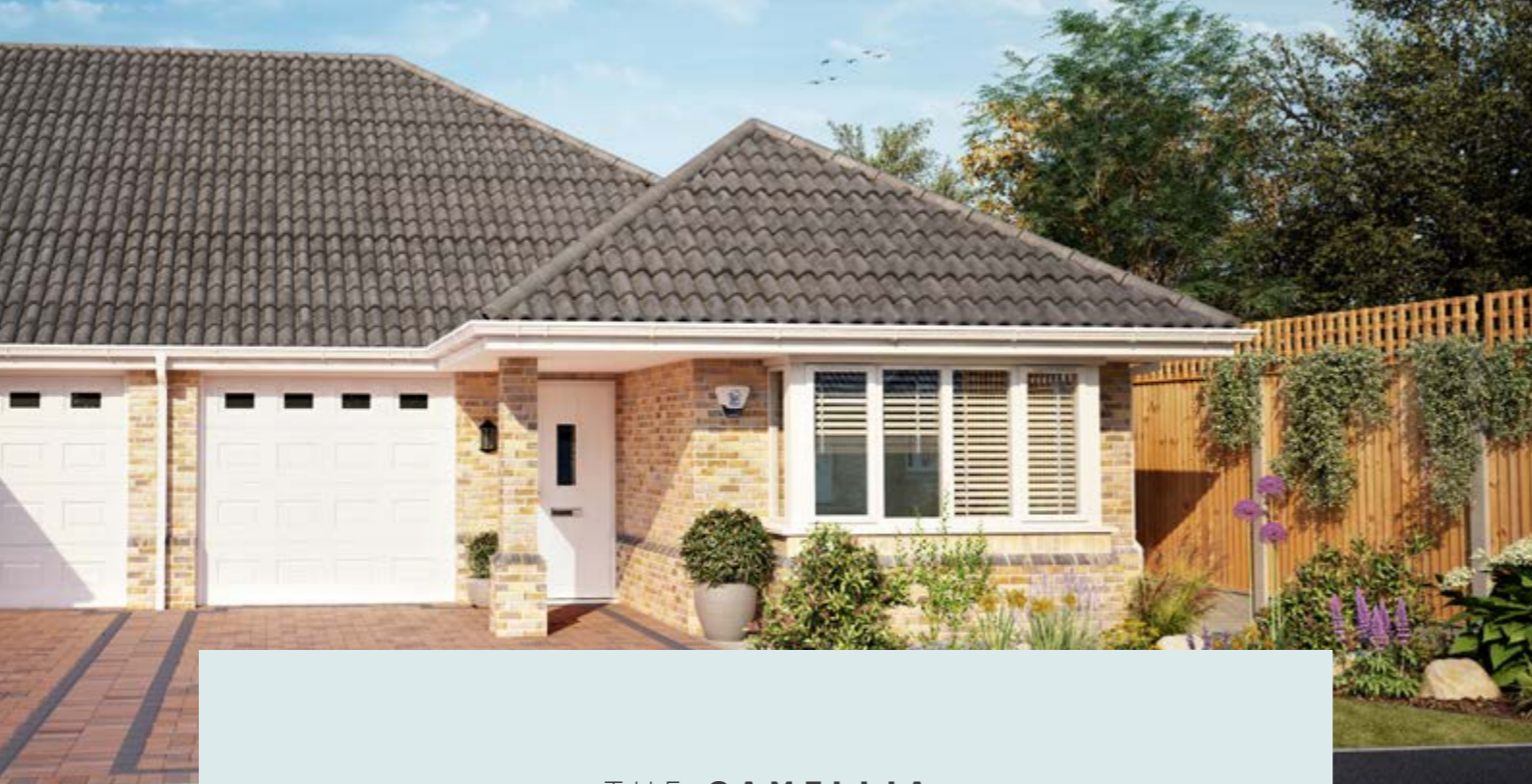


THE **AZALEA**  
3 Bed - 2 Bathroom  
Plot 12



THE **JUNIPER**  
4 Bed - 2 Bathroom  
Plot 16





CGI indicates  
Plot 28

## THE **CAMELLIA**

PLOTS 5, 6, 13, 22, 23, 27, 28 & 29

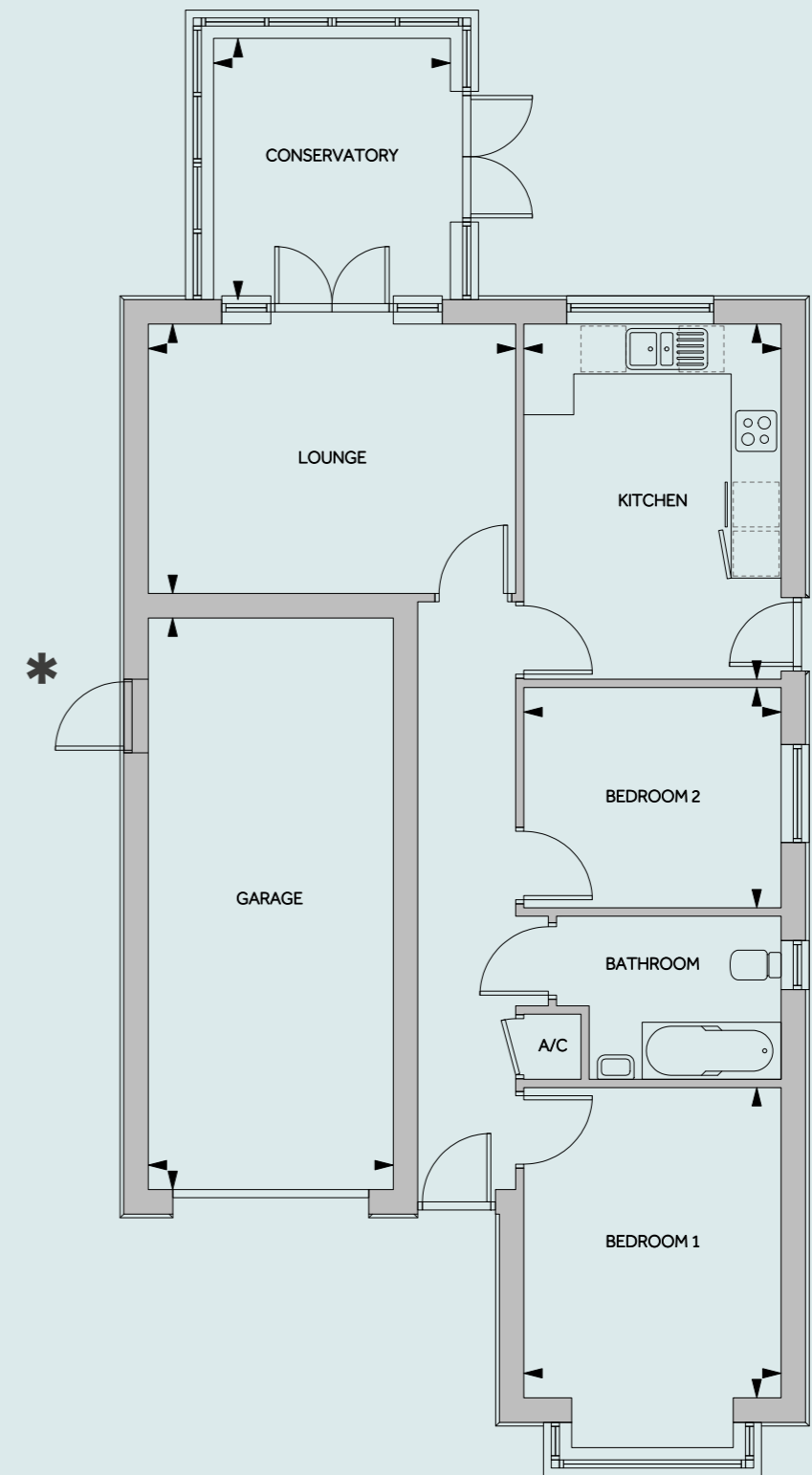
This detached, or semi-detached bungalow with integral garage has been thoughtfully designed throughout, with a well-proportioned lounge with glazed double doors leading through to the conservatory and into the garden. The large kitchen diner offers an additional socialising area for family and friends.

|              |              |                |
|--------------|--------------|----------------|
| Lounge       | 3.30 x 4.50m | 10'10" x 14'9" |
| Kitchen      | 4.35 x 3.15m | 14'3" x 10'4"  |
| Conservatory | 3.20 x 2.90m | 10'6" x 9'6"   |
| Bedroom 1    | 3.80 x 3.15m | 12'6" x 10'4"  |
| Bedroom 2    | 2.70 x 3.15m | 8'10" x 10'4"  |
| Garage       | 7.00 x 3.00m | 23'0" x 9'10"  |



Gross Internal Floor Area 76.6m<sup>2</sup> / 825ft<sup>2</sup>

Gross Internal Floor Area includes conservatories. Illustrations are for marketing purposes only; external finishes and dimensions may vary. Internal room dimensions are subject to a 30mm reduction to all walls to allow for internal finishes.



\* Floor plan indicates plots 13 & 27  
Variation - no personnel garage door to semi-detached plots 5, 22 & 28  
Plots 6, 23 & 29 are handed



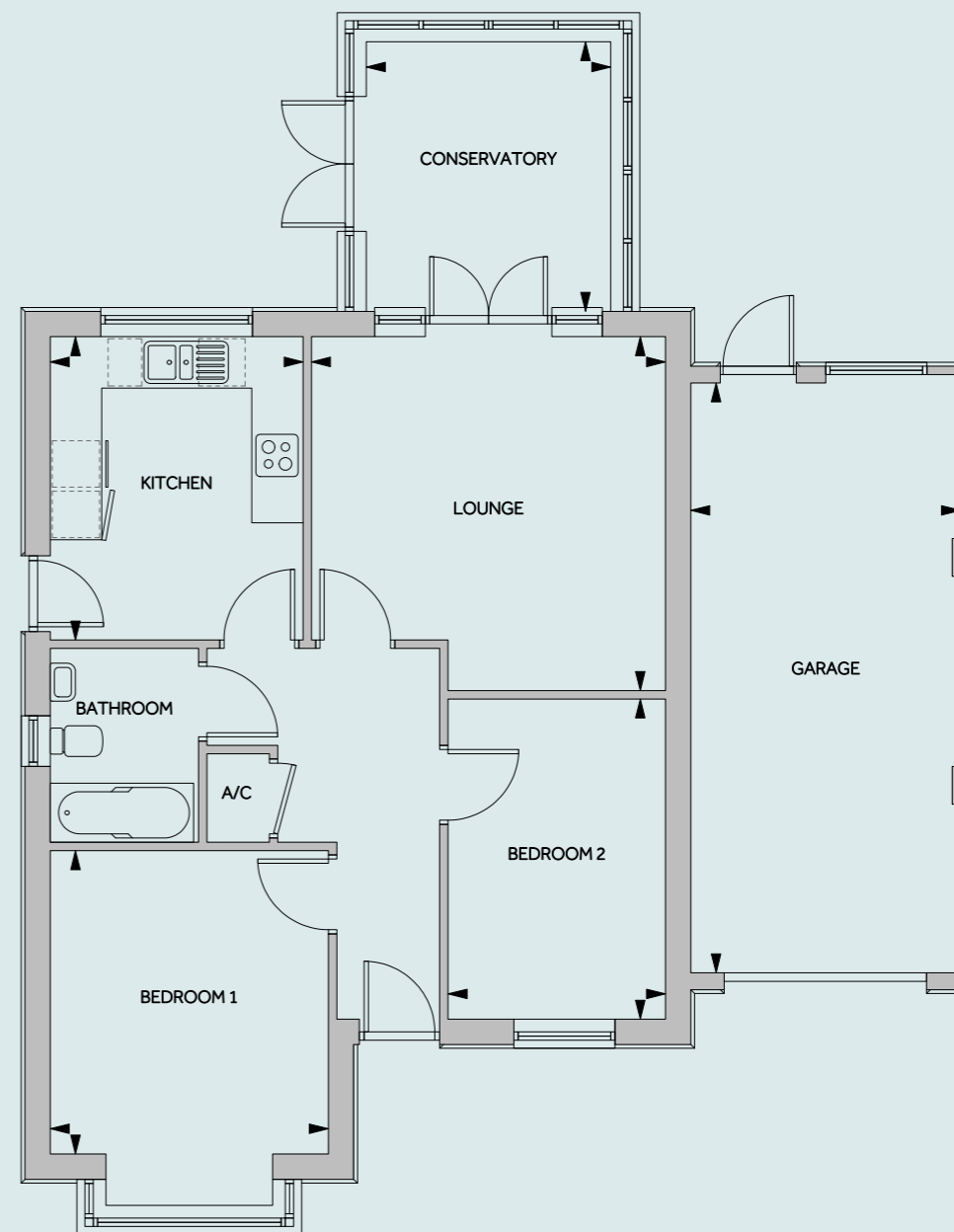
CGI indicates  
Plot 3

## THE HEATHER

PLOTS 2 & 3

The link-detached Heather is a modern take on a classic design, offering a large bay window to the light-filled master bedroom, a generous second double bedroom perfect for guests and a spacious lounge leading to the conservatory. The kitchen has been designed to maximise space without compromising on appliances.

|              |              |                 |
|--------------|--------------|-----------------|
| Lounge       | 4.20 x 4.20m | 13'9" x 13'9"   |
| Kitchen      | 3.60 x 3.00m | 11'10" x 9'10"  |
| Conservatory | 3.20 x 2.90m | 10'6" x 9'6"    |
| Bedroom 1    | 3.60 x 3.30m | 11'10" x 10'10" |
| Bedroom 2    | 3.80 x 2.58m | 12'6" x 8'6"    |
| Garage       | 7.00 x 3.20m | 23'0" x 10'6"   |



Floor plan indicates plot 3  
Plot 2 is handed

Gross Internal Floor Area 74.9m<sup>2</sup> / 806ft<sup>2</sup>

Gross Internal Floor Area includes conservatories. Illustrations are for marketing purposes only; external finishes and dimensions may vary.  
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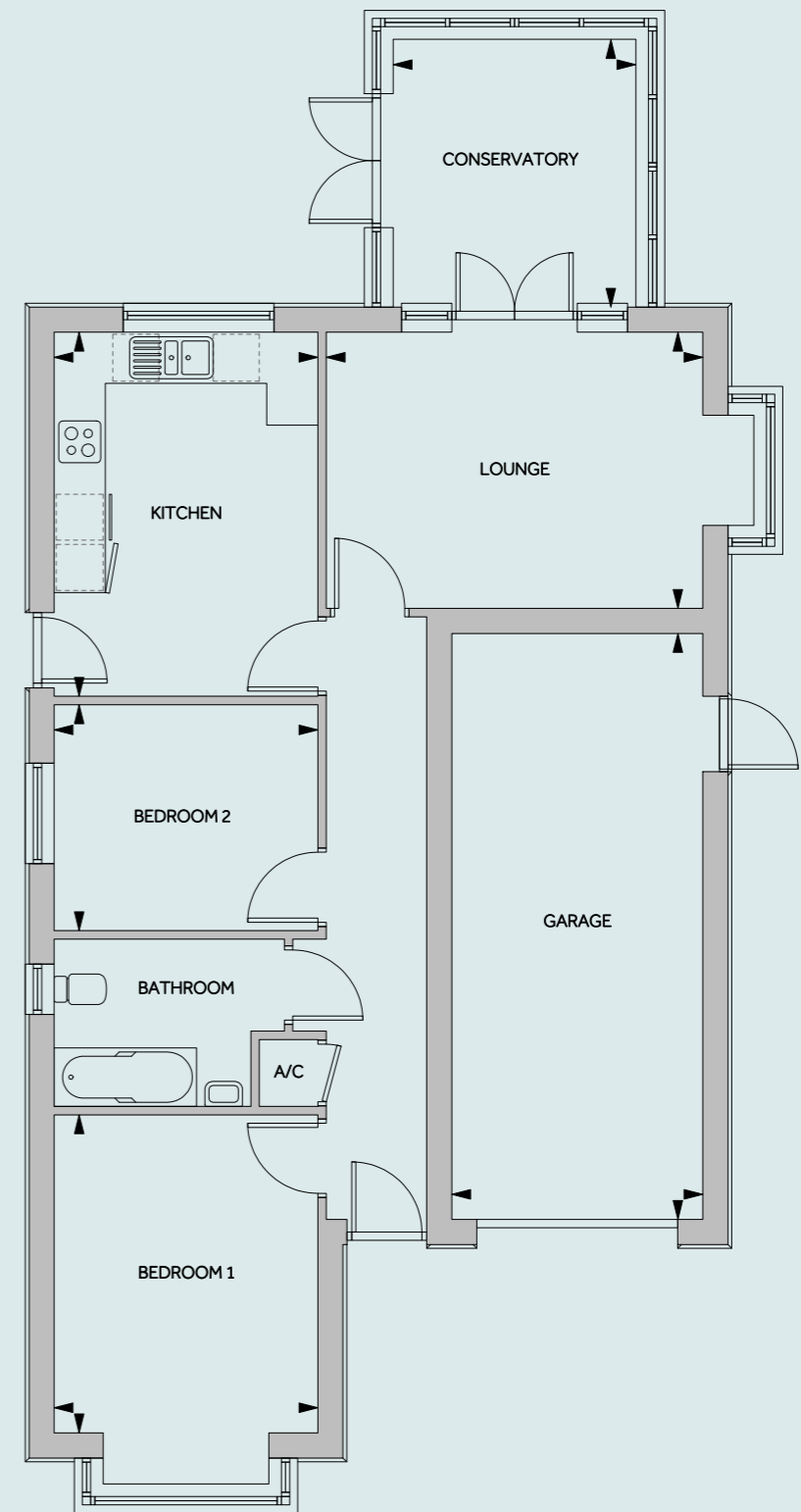


THE **BEGONIA**

PLOT 19

This detached bungalow with integral garage has been thoughtfully designed throughout, with a well-proportioned lounge with large bay window and glazed double doors leading through to the conservatory, giving pleasant views of the garden. The large kitchen diner offers an additional socialising area for family and friends.

|              |              |                |
|--------------|--------------|----------------|
| Lounge       | 3.30 x 4.50m | 10'10" x 14'9" |
| Kitchen      | 4.35 x 3.15m | 14'3" x 10'4"  |
| Conservatory | 3.20 x 2.90m | 10'6" x 9'6"   |
| Bedroom 1    | 3.80 x 3.15m | 12'6" x 10'4"  |
| Bedroom 2    | 2.70 x 3.15m | 8'10" x 10'4"  |
| Garage       | 7.00 x 3.00m | 23'0" x 9'10"  |



Floor plan indicates plot 19

Gross Internal Floor Area 77.3m<sup>2</sup> / 832ft<sup>2</sup>

Gross Internal Floor Area includes conservatories. Illustrations are for marketing purposes only; external finishes and dimensions may vary. Internal room dimensions are subject to a 30mm reduction to all walls to allow for internal finishes.



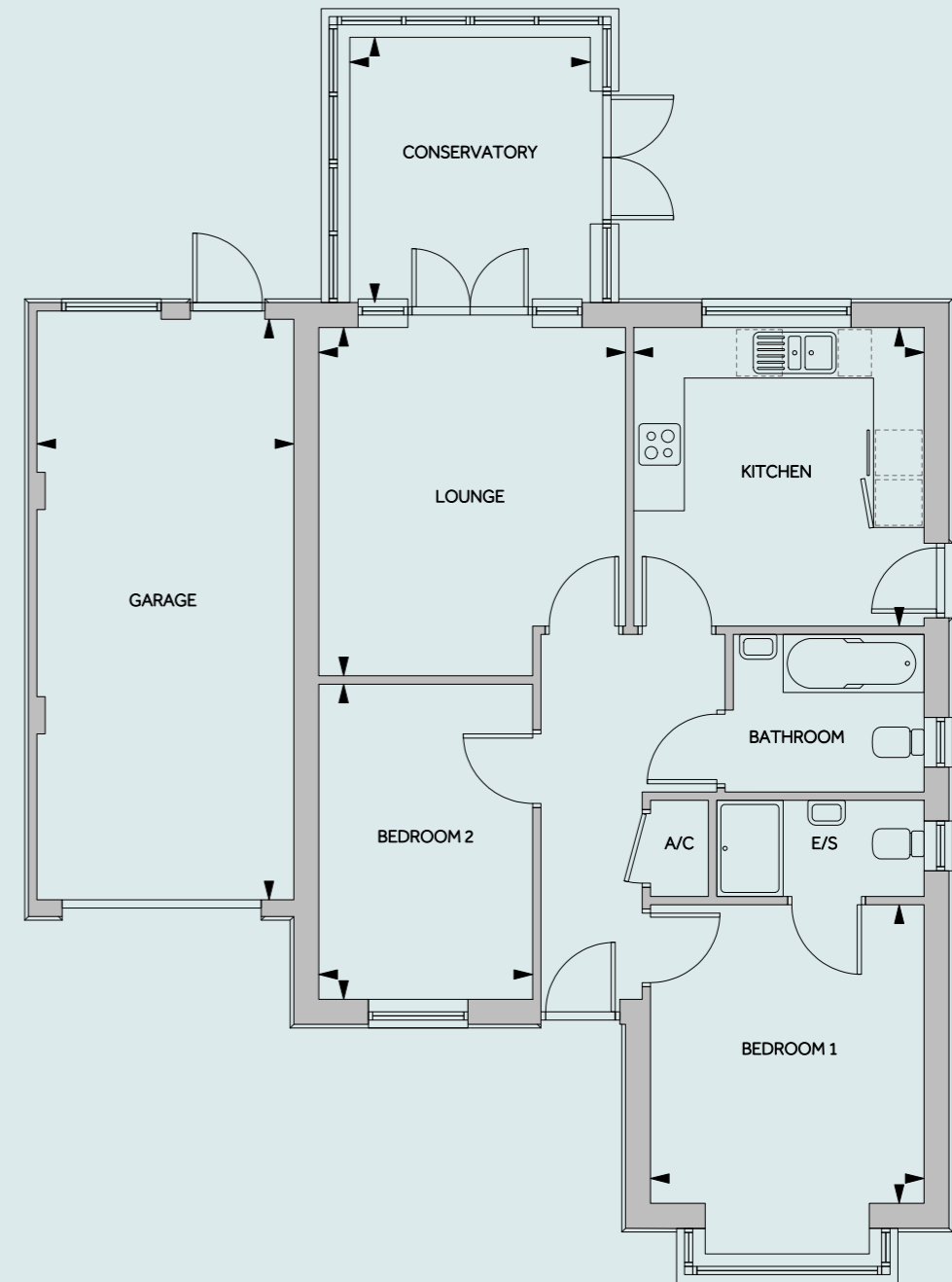
CGI indicates  
Plot 4

## THE LILY

PLOTS 4, 11, 20 & 24

A recent addition to the range, the Lily is our premium detached two-bedroom bungalow which sits on a wider plot. The property features an en suite shower room to the master bedroom, providing separate bathing and shower areas, with well-proportioned accommodation throughout.

|              |              |                 |
|--------------|--------------|-----------------|
| Lounge       | 4.20 x 3.70m | 13'9" x 12'2"   |
| Kitchen      | 3.60 x 3.50m | 11'10" x 11'6"  |
| Conservatory | 3.20 x 2.90m | 10'6" x 9'6"    |
| Bedroom 1    | 3.60 x 3.30m | 11'10" x 10'10" |
| Bedroom 2    | 3.80 x 2.58m | 12'6" x 8'6"    |
| Garage       | 7.00 x 3.10m | 23'0" x 10'2"   |



Floor plan indicates plots 4 & 11  
Plots 20 & 24 are handed

Gross Internal Floor Area 77.8m<sup>2</sup> / 837ft<sup>2</sup>

Gross Internal Floor Area includes conservatories. Illustrations are for marketing purposes only; external finishes and dimensions may vary. Internal room dimensions are subject to a 30mm reduction to all walls to allow for internal finishes.



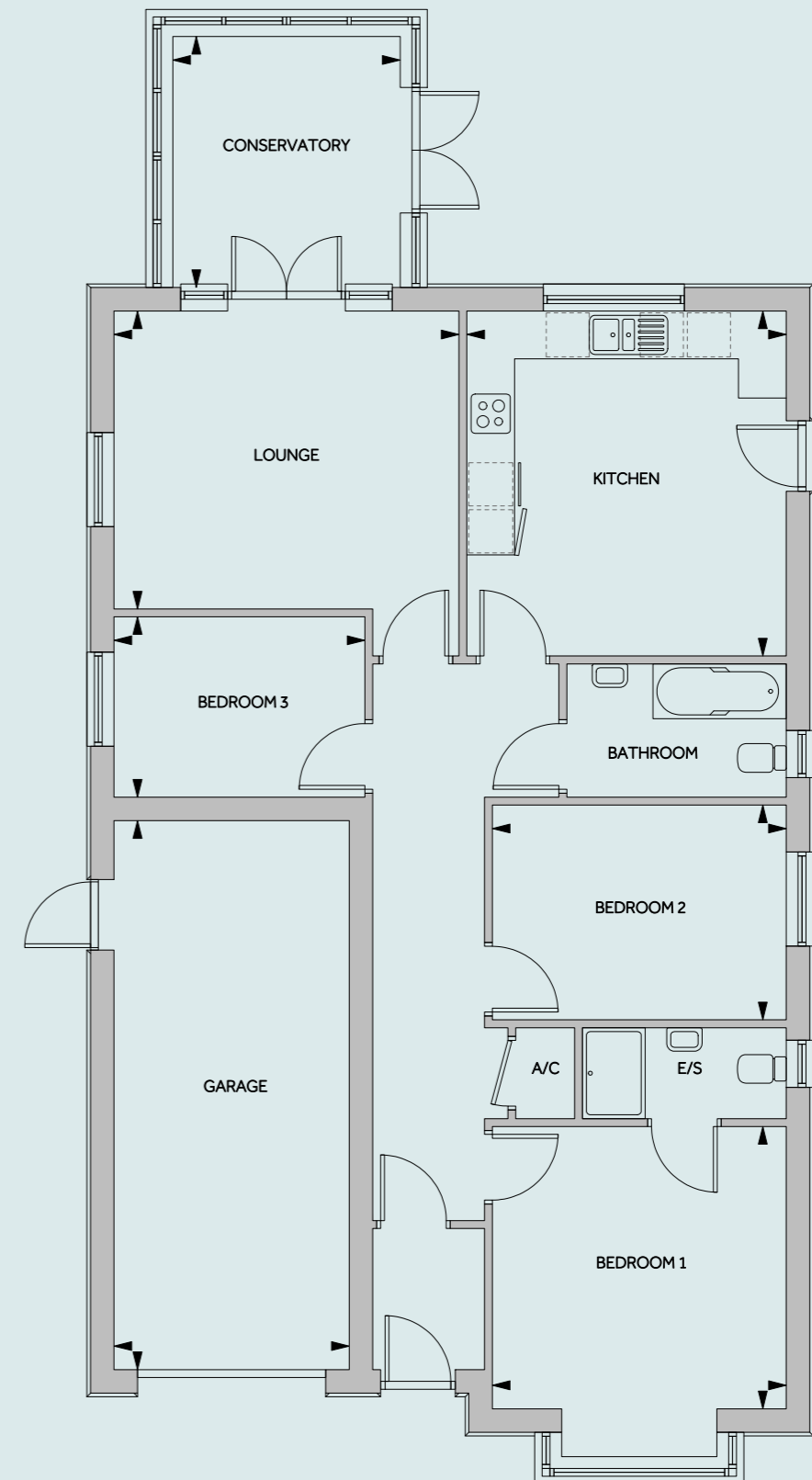


## THE HIBISCUS

### PLOT 8

The Hibiscus is a three-bedroom detached property with integral garage which offers efficient and comfortable living spaces. A large entrance hall, generous kitchen diner, en suite shower room to master bedroom, and a third bedroom perfect for a study means this is a flexible and functional layout for all families.

|              |              |                |
|--------------|--------------|----------------|
| Lounge       | 3.80 x 4.40m | 12'6" x 14'5"  |
| Kitchen      | 4.40 x 4.08m | 14'5" x 13'4"  |
| Conservatory | 3.20 x 2.90m | 10'6" x 9'6"   |
| Bedroom 1    | 3.60 x 3.75m | 11'10" x 12'4" |
| Bedroom 2    | 2.74 x 3.75m | 9'0" x 12'4"   |
| Bedroom 3    | 2.30 x 3.20m | 7'7" x 10'6"   |
| Garage       | 7.00 x 3.00m | 23'0" x 9'10"  |



Floor plan indicates plot 8

Gross Internal Floor Area 102.2m<sup>2</sup> / 1,100ft<sup>2</sup>

Gross Internal Floor Area includes conservatories. Illustrations are for marketing purposes only; external finishes and dimensions may vary. Internal room dimensions are subject to a 30mm reduction to all walls to allow for internal finishes.





CGI indicates  
Plot 10

## THE JASMINE

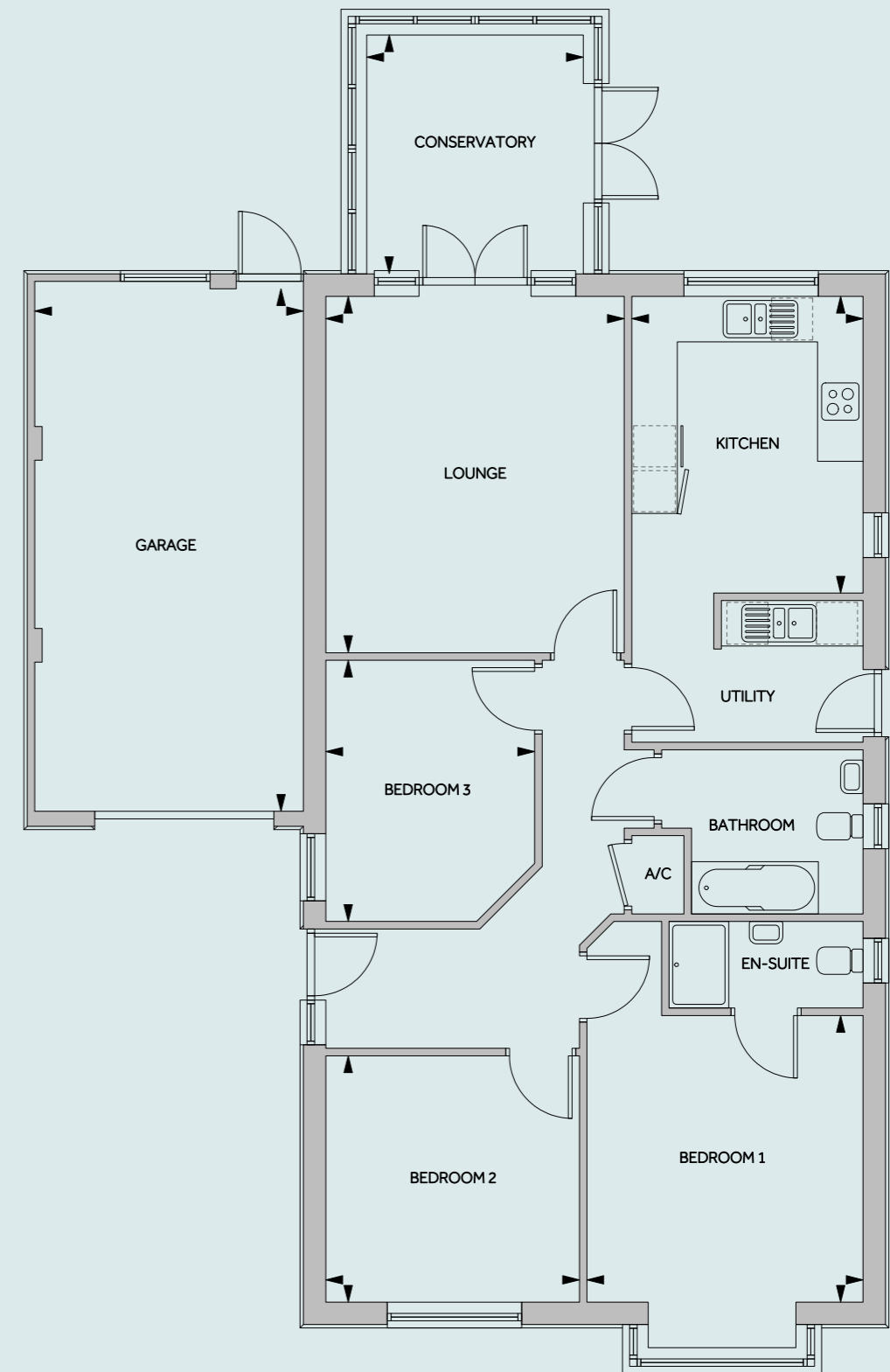
PLOTS 7, 10, 14, 15, 18, 25 & 26

Available as detached or link-detached, and offering a variety of garage configurations, a kitchen diner with separate utility, and en suite shower room to master bedroom, this three-bedroom bungalow provides a practical layout without compromise. The utility area features integrated washing machine and tumble dryer with second sink.

|              |               |                |
|--------------|---------------|----------------|
| Lounge       | 4.78 x 4.00m  | 15'8" x 13'1"  |
| Kitchen      | 3.98 x 3.10m  | 10'0" x 10'2"  |
| Conservatory | 3.20 x 2.90m  | 10'6" x 9'6"   |
| Bedroom 1    | 3.84 x 3.70m  | 12'7" x 12'2"  |
| Bedroom 2    | 3.30 x 3.40m  | 10'10" x 11'4" |
| Bedroom 3    | 3.50 x 2.80m  | 11'6" x 9'2"   |
| Garage       | 7.00 x 3.10m* | 23'0" x 10'2"* |

\* Variation to plots 14, 15, 25 & 26 - 7.00 x 3.50m 23'0" x 11'6"

\* Variation to plot 18 - 7.00 x 3.00m 23'0" x 9'10"



Floor plan indicates plots 7 & 10

Plots 14 & 25 are link-detached with wider garages

Plots 15 & 26 are handed and link detached with wider garages

Plot 18 is handed with detached garage and larger windows to bedroom three

Gross Internal Floor Area 107.5m<sup>2</sup> / 1,157ft<sup>2</sup>

Gross Internal Floor Area includes conservatories. Illustrations are for marketing purposes only; external finishes and dimensions may vary.

Internal room dimensions are subject to a 30mm reduction to all walls to allow for internal finishes.



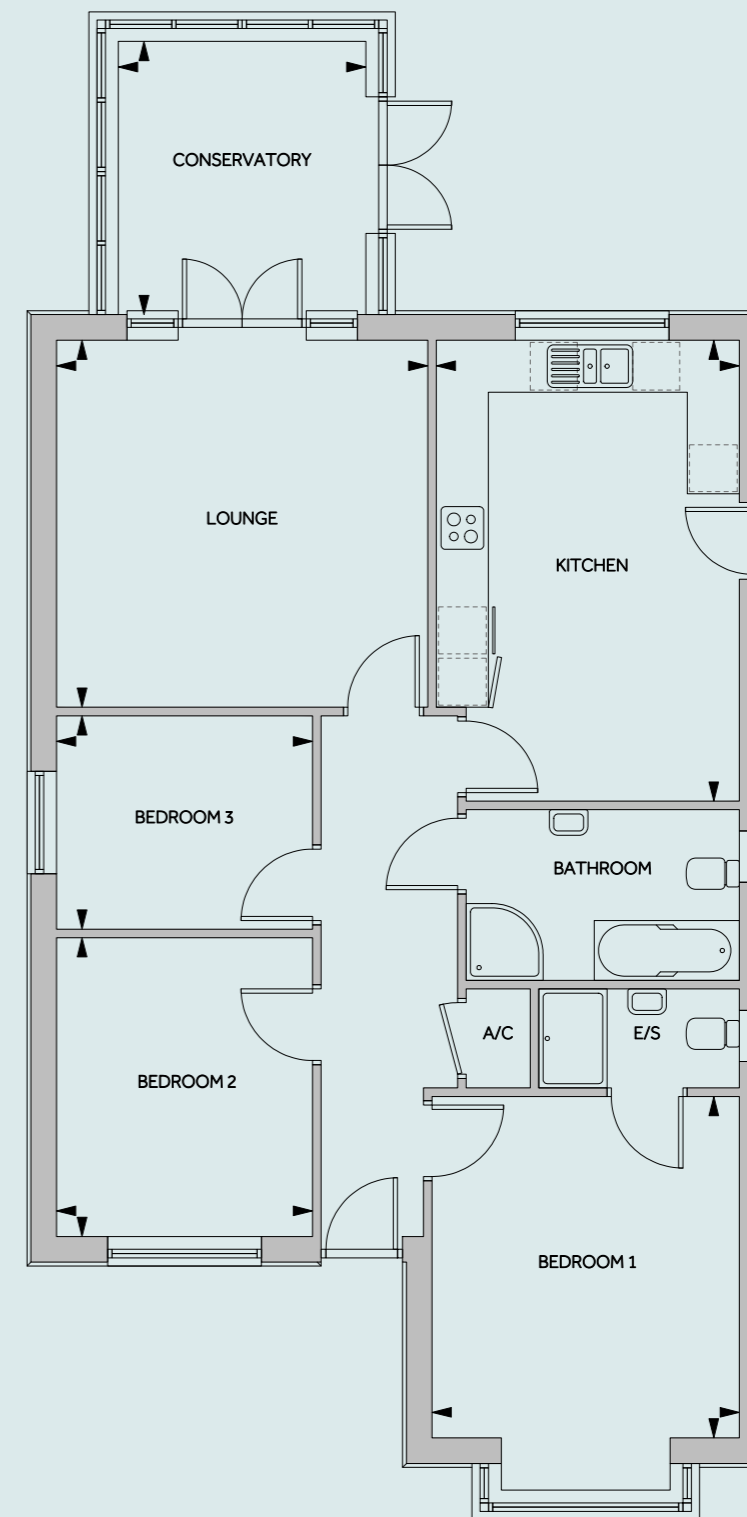


THE **MAGNOLIA**

PLOT 21

The Magnolia, a three-bedroom detached bungalow with detached garage, offers three large bedrooms, en suite shower room to master bedroom, and bathroom with separate bath and shower. A generous kitchen diner and spacious lounge provide ideal spaces for entertaining.

|              |              |                |
|--------------|--------------|----------------|
| Lounge       | 4.30 x 4.35m | 14'1" x 14'3"  |
| Kitchen      | 5.40 x 3.55m | 17'9" x 11'8"  |
| Conservatory | 3.20 x 2.90m | 10'6" x 9'6"   |
| Bedroom 1    | 4.00 x 3.60m | 13'1" x 11'10" |
| Bedroom 2    | 3.50 x 3.00m | 11'6" x 9'10"  |
| Bedroom 3    | 2.50 x 3.00m | 8'2" x 9'10"   |
| Garage       | 7.00 x 3.00m | 23'0" x 9'10"  |



Floor plan indicates plot 21

Gross Internal Floor Area 103.0m<sup>2</sup> / 1,109ft<sup>2</sup>

Gross Internal Floor Area includes conservatories. Illustrations are for marketing purposes only; external finishes and dimensions may vary. Internal room dimensions are subject to a 30mm reduction to all walls to allow for internal finishes.





CGI indicates  
Plot 9

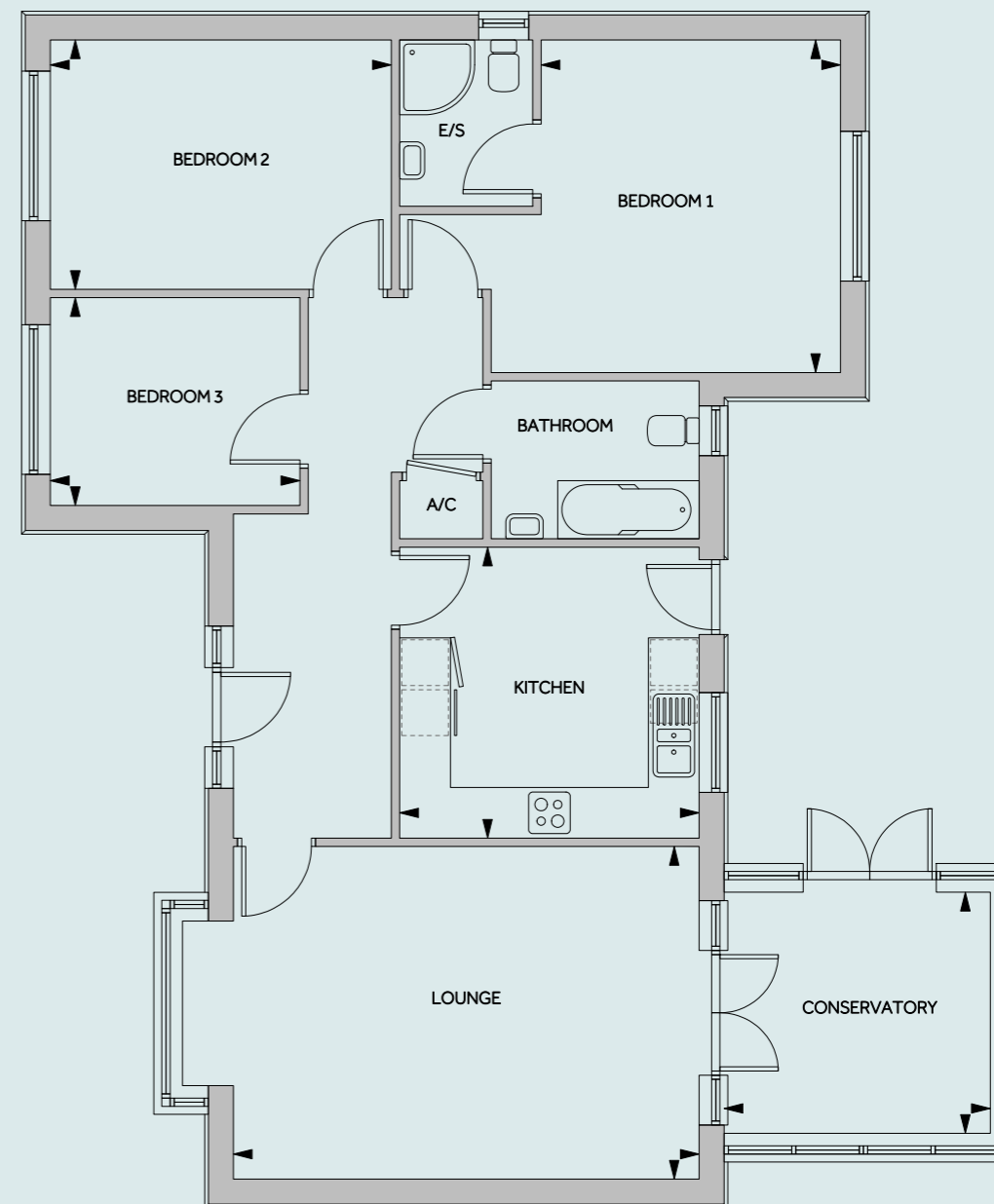
## THE WISTERIA

PLOTS 9 & 17

An elegantly light-filled three-bedroom bungalow with spacious lounge complete with bay window and glazed double doors leading to the conservatory. Combined with a wide garden and ample patio area, the Wisteria offers the perfect relaxation spaces.

|              |               |                |
|--------------|---------------|----------------|
| Lounge       | 4.00 x 5.60m  | 13'1" x 18'4"  |
| Kitchen      | 3.50 x 3.60m  | 11'6" x 11'10" |
| Conservatory | 2.90 x 3.20m  | 9'6" x 10'6"   |
| Bedroom 1    | 4.00 x 3.60m  | 13'1" x 11'10" |
| Bedroom 2    | 3.00 x 4.10m  | 9'10" x 13'5"  |
| Bedroom 3    | 2.50 x 3.00m  | 8'2" x 9'10"   |
| Garage       | 7.00 x 6.30m* | 23'0" x 20'8"* |

\* Variation to plot 17 - 7.00 x 4.60m 23'0" x 15'1"



Floor plan indicates plots 9 & 17

Gross Internal Floor Area 106.3m<sup>2</sup> / 1,144ft<sup>2</sup>

Gross Internal Floor Area includes conservatories. Illustrations are for marketing purposes only; external finishes and dimensions may vary. Internal room dimensions are subject to a 30mm reduction to all walls to allow for internal finishes.



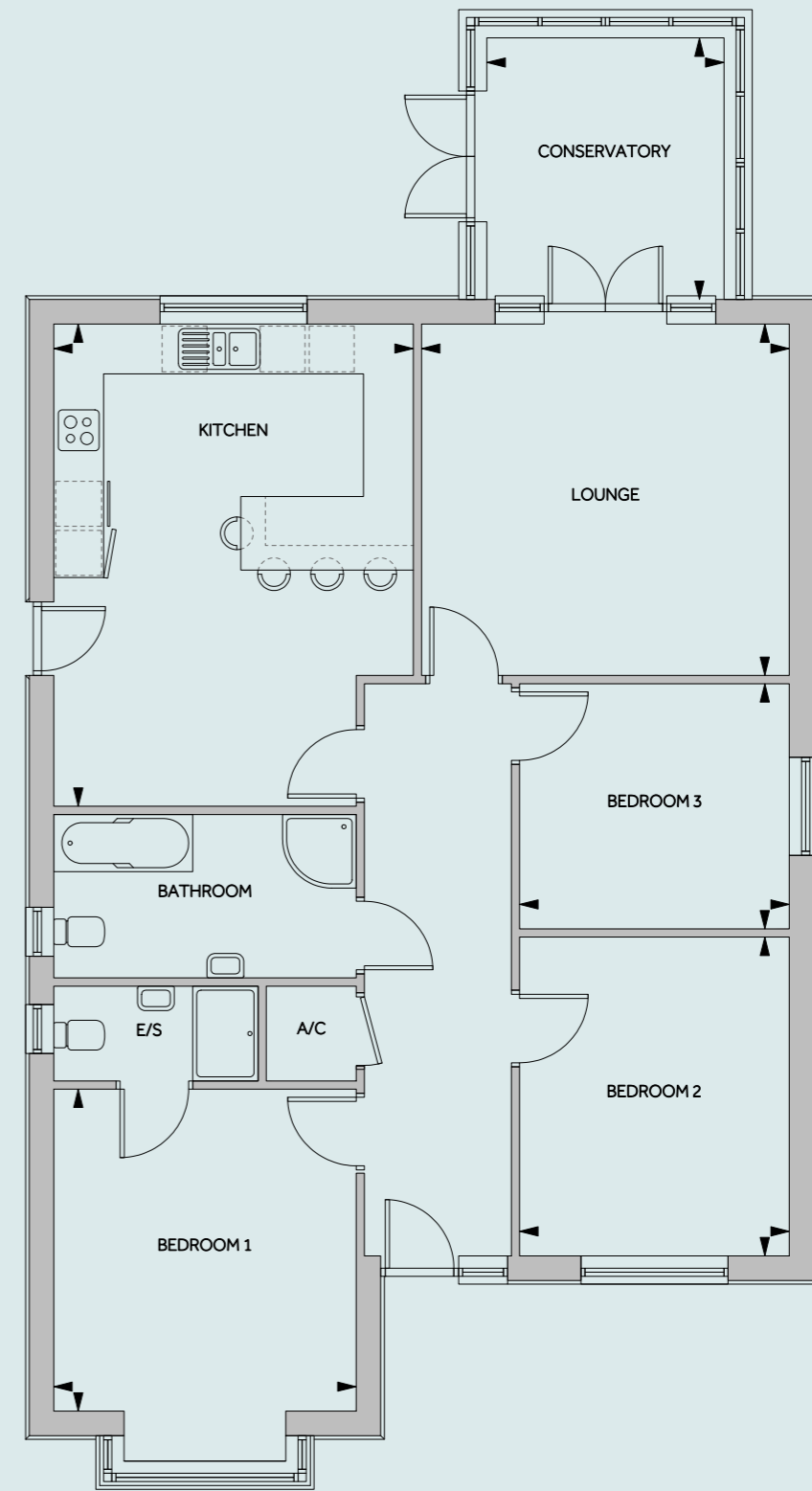


THE **AZALEA**

PLOT 12

This spacious bungalow offers three large bedrooms, with en suite shower room to master bedroom and bathroom with separate bath and shower. A generously sized open plan kitchen diner with breakfast bar creates the perfect socialising and entertaining space with family and friends.

|              |              |                 |
|--------------|--------------|-----------------|
| Lounge       | 4.30 x 4.50m | 14'1" x 14'9"   |
| Kitchen      | 5.90 x 4.40m | 19'4" x 14'5"   |
| Conservatory | 3.20 x 2.90m | 10'6" x 9'6"    |
| Bedroom 1    | 3.94 x 3.70m | 12'11" x 12'2"  |
| Bedroom 2    | 3.90 x 3.30m | 12'10" x 10'10" |
| Bedroom 3    | 3.00 x 3.30m | 9'10" x 10'10"  |
| Garage       | 7.00 x 3.00m | 23'0" x 9'10"   |



Floor plan indicates plot 12

Gross Internal Floor Area 120.1m<sup>2</sup> / 1,293ft<sup>2</sup>

Gross Internal Floor Area includes conservatories. Illustrations are for marketing purposes only; external finishes and dimensions may vary. Internal room dimensions are subject to a 30mm reduction to all walls to allow for internal finishes.



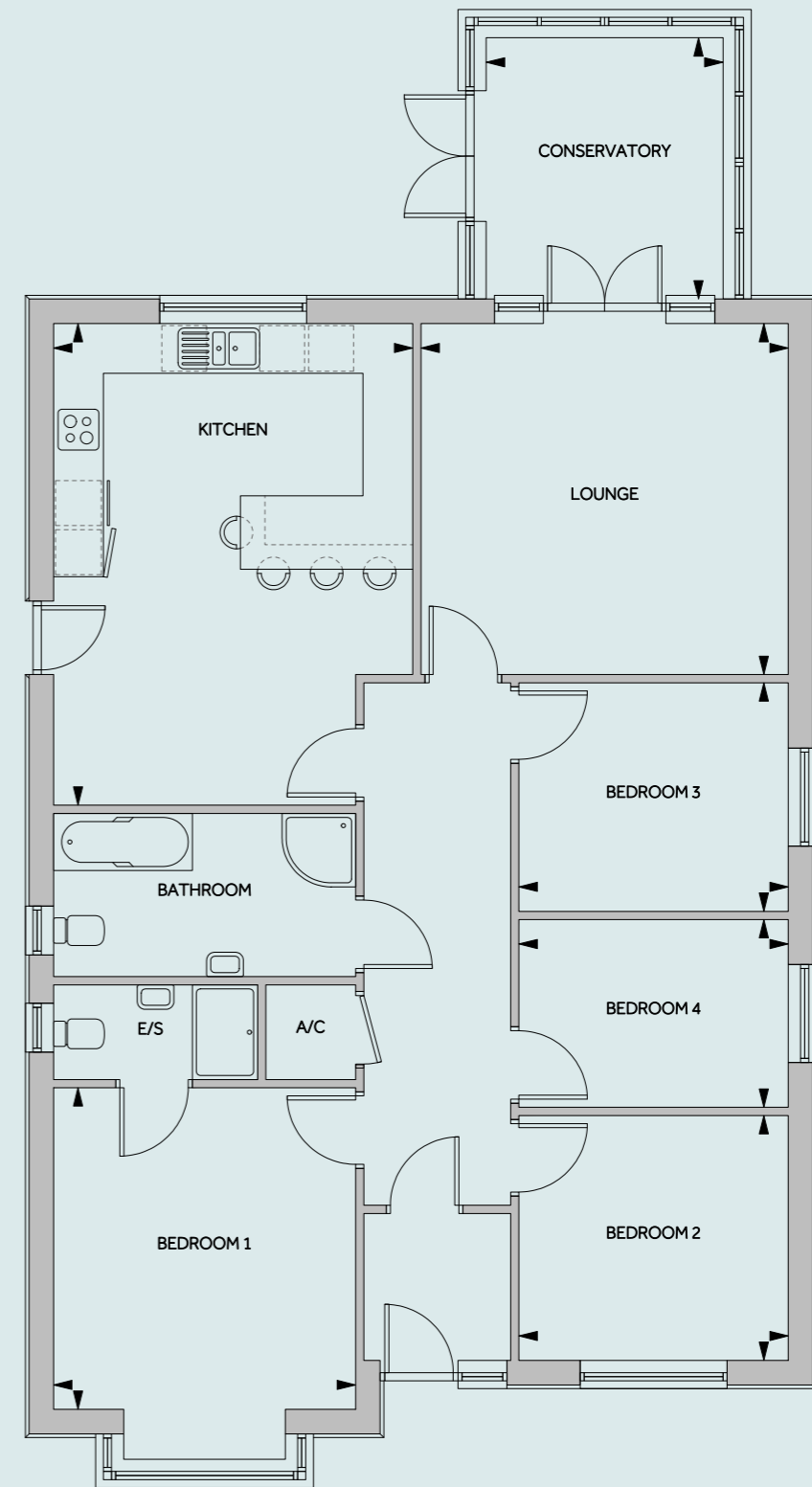


## THE JUNIPER

### PLOT 16

This impressive four-bedroom bungalow is perfect for those looking for extra space, with a bathroom including separate bath and shower, and en suite shower room to master bedroom. The entrance hall opens into the generous hallway, leading to the spacious lounge and impressively sized open plan kitchen diner.

|               |              |                |
|---------------|--------------|----------------|
| Lounge        | 4.30 x 4.50m | 14'1" x 14'9"  |
| Kitchen       | 5.90 x 4.40m | 19'4" x 14'5"  |
| Conservatory  | 3.20 x 2.90m | 10'6" x 9'6"   |
| Bedroom 1     | 3.94 x 3.70m | 12'11" x 12'2" |
| Bedroom 2     | 3.00 x 3.30m | 9'10" x 10'10" |
| Bedroom 3     | 2.80 x 3.30m | 9'2" x 10'10"  |
| Bedroom 4     | 2.30 x 3.30m | 7'7" x 10'10"  |
| Double garage | 7.00 x 6.30m | 23'0" x 20'8"  |



Floor plan indicates plot 16

Gross Internal Floor Area 126.5m<sup>2</sup> / 1,362ft<sup>2</sup>

Gross Internal Floor Area includes conservatories. Illustrations are for marketing purposes only; external finishes and dimensions may vary. Internal room dimensions are subject to a 30mm reduction to all walls to allow for internal finishes.





## INTERNAL FINISHES

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Walls finished with Super Matt emulsion and Diamond Matt emulsion to bathrooms, kitchen and utility

Four panel oak interior doors with raised mouldings and polished chrome ironmongery

Chamfered and grooved skirting and architrave finished with white Satinwood paint

Choice of carpets to lounge, bedrooms and hallway

Choice of Karndean flooring to kitchen, bathrooms and conservatory

## SPECIFICATION

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Avocet Place represents a refreshing blend of traditionally built homes with all of the benefits of modern, energy saving materials and appliances. Tailored to you, we provide you with the choice of flooring, tiles, worktops and more, all as standard.

## BATHROOM AND EN SUITES

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Ideal Standard suite, with bath and shower head to bathroom, and shower enclosure to en suite

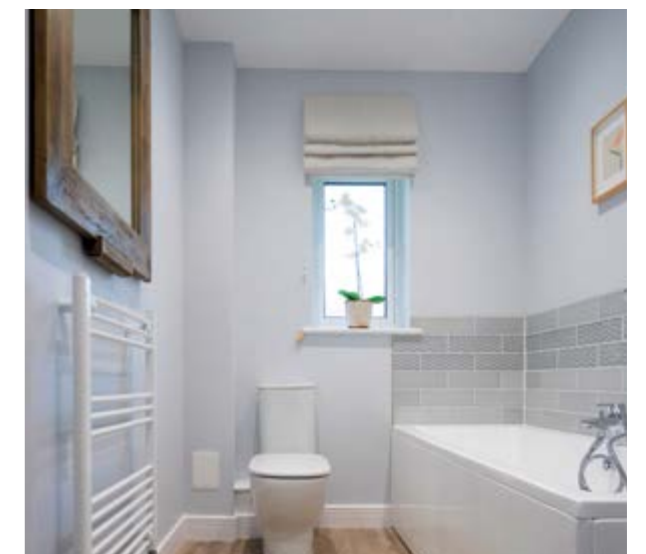
LED mirror with demisting pad and integrated shaver point

Ceiling mounted extractor fan

Wash hand basin vanity unit with mixer tap

Large low profile shower tray to en suite

Choice of Karndean flooring and glazed wall tiles to wet areas







## KITCHEN AND UTILITY

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Choice of solid oak block or variety of composite 40mm worktops, glazed wall tiles and Karndean flooring

Eye-level built-in double fan oven and grill, choice of gas or electric hob with stainless steel curved glass extractor with hood light

Luxurious shaker style units and matching eye-level cabinets with under cabinet lighting

Energy efficient integrated appliances: washing machine, dishwasher and fridge freezer, with tumbler dryer where applicable

Stainless steel one and a half bowl sink unit with water filter tap





## ELECTRICAL AND CONNECTIVITY

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Wired intruder alarm system with smoke alarm and linked heat sensor

TV, Sky and BT points to living room, kitchen and all bedrooms

Double sockets throughout with USB connections in kitchen, lounge and bedrooms

Downlights to kitchen and bathroom areas, with pendant lighting to all other rooms and wall light fittings to lounge

Lighting at exterior door locations

External 240v double socket to rear of property

Hard wired 'Ring' video doorbell to front door

## CENTRAL HEATING

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High efficiency combination boiler

Radiators throughout with thermostatic valves, with towel radiator to bathrooms and en suites

## GARAGE

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Electric sectional door with remote control

Side or rear entry door and window where applicable

Fluorescent lighting and 240v double sockets

Designated wiring installed for electric car charging port



## EXTERNALLY

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Level access to front of property

Double glazed UPVC windows

Patio area

Outside tap to rear of property

Cultivated turf to front and rear gardens

Landscaped planting to front garden

Timber fence panels with trellis, concrete posts and gravel boards



All of our homes are covered by an extensive NHBC Buildmark 10 year warranty.

Scott Residential is a member of Secured by Design, a flagship UK police initiative to help 'design out' crime through the use of high-quality innovative products and processes. Secured by Design has awarded our first phase of Avocet Place the 'Gold' standard, the highest level of accreditation possible.





## THE LOCATION

Avocet Place is perfectly positioned, whether commuting for work, travelling for leisure or exploring the countryside.

Avocet Place, Thorrington, Colchester, Essex, CO7 8FH



## MISTLEY WALLS, MANNINGTREE

All of the facilities you may need are located close by; a good range of local shops, restaurants and pubs, a medical centre and leisure facilities, including a health club and spa.



THE BOATHOUSE,  
DEDHAM



### CLOSE BY

- Bus Stop - 300 metres
- Post Office & Convenience Store - 500 metres
- The Red Lion Pub - 700 metres
- Alresford Train Station - 2 miles
- Bentley Country Park Leisure Club - 2.1 miles
- Great Bentley Surgery & Pharmacy - 2.1 miles



### SURROUNDING AREA

- Brightlingsea - 3 miles
- Wivenhoe - 5 miles
- Colchester - 7 miles
- Clacton-on-Sea - 7 miles
- Dedham - 10 miles
- Frinton-on-Sea - 11 miles
- Harwich - 15 miles



### RAIL LINKS FROM ALRESFORD STATION

- Colchester Town - 12 minutes
- Clacton-on-Sea - 25 minutes
- Chelmsford - 53 minutes
- Stratford - 1 hour 17 minutes
- Liverpool Street - 1 hour 27 minutes



### ROAD CONNECTIONS

- A133 (Great Bentley junction) - 3 miles
- A12 (junction 29, Ardleigh) - 10 miles
- A14 (junction 55, Copdock) - 20 miles
- Stansted Airport - 45 miles
- M25 (junction 28, Brentwood) - 50 miles

All travel times and distances are approximate only. Train times listed are from Arlesford Station based on current approximate off-peak National Rail timings. Rail journeys may be longer during peak times.



## BEACH HUTS, WEST MERSEA



## TITCHMARSH MARINA, WALTON-ON-THE-NAZE





LifeLongHomes

BY SCOTT RESIDENTIAL

**NP** NICHOLAS  
PERCIVAL

FOR FURTHER INFORMATION PLEASE CALL  
NICHOLAS PERCIVAL ON **01206 563222**  
OR VISIT **WWW.AVOCETPLACE.CO.UK**

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