

Road Connections –

Wivenhoe	2.5 Miles
Brightlingsea (Centre)	4 Miles
Colchester (Centre)	5 Miles
Tollgate Retail Park	9 Miles
Manningtree	10 Miles

Rail from Alresford –

Colchester North [COL]	20 Minutes
Chelmsford [CHM]	45 Minutes
Shenfield/Crossrail [SNF]	47 Minutes
Stratford [SRA]	1hr 10 Mins
Liverpool Street [LST]	1hr 22 Mins

A **Rusden Ltd** development built by **Vaughan & Blyth (Construction) Ltd.**

Vaughan & Blyth, Estuary House, Whitehall Road, Colchester, Essex CO2 8HA

For further information please call **01206 791660** or visit us on line at **vbhomes.co.uk**

Every care has been taken in the preparation of this brochure. 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 information does not constitute a contract, part of a contract or warranty. Vaughan & Blyth 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 times and distances quoted are from <http://www.nationalrail.co.uk> or <http://www.tfl.gov.uk> and are approximate only.

No description or information given about the property or its value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any representation or fact. The selling agents do not have any authority to make any representation and accordingly any information given is entirely without the responsibility on the part of the agents or the vendor company.

All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact interpretation. Alresford Creek image purchased through <http://www.alamy.com> and credit to Justin Minns. Any areas, measurements or distances are approximate only. Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.

LITTLE ACRE

ALRESFORD



Present an exceptional new collection of quality
THREE BEDROOM DETACHED BUNGALOWS
with a picturesque countryside backdrop.

Little Acre is an exceptional collection of nine new bungalows in the sought-after village of Alresford. Each home enjoys traditional design and craftsmanship, as well as a contemporary specification that is ideal for today's lifestyles.

Located in the semi-rural village of Alresford, just a short distance from Colchester, Little Acre is perfectly placed for residents to enjoy an enviable lifestyle. The local pub, The Pointer, is a wonderful place to meet with friends, eat and enjoy a good night out, whilst the well stocked village stores and renowned Mitchells farm shop – all within walking distance – collectively provide everything from fresh local produce, to newspapers, groceries and everyday essentials.

For families Alresford has a pre-school, a montessori school and a primary school, and the Church of St. Andrew is set at the south of the village, while the village hall and adjacent green host an array of events throughout the year for locals to take part in and enjoy.

Surrounded by beautiful open-fields lined with hay bales, pretty meadows with secret streams and protected ancient woodlands which are home to an abundance of local wildlife – Alresford is a remarkable setting – with highlights including the famous creek and Colne Estuary, multiple fishing lakes, train station and good links into larger towns like Colchester, Wivenhoe and Brightlingsea.

Carefully designed and built to the finest standards, these three bedroom detached bungalows are suited to a range of lifestyles. They are crafted to a high specification and the plots on which they are set are generous – with far reaching views over the open fields behind and well-considered landscaping around each home to ensure a feeling of living within a quality, private development.

The beautifully appointed kitchens feature quality Neff integrated appliances and tiled flooring, whilst the bathrooms and en-suites enjoy modern Roca sanitaryware, chrome fittings and luxury items like heated towel-rails – all fitted with the close attention to detail that is widely synonymous with Vaughan and Blyth.

From the modern specifications and quality finishes, to the French doors, generous patio areas and exceptional setting – these bungalows really do have it all.



“Set back from the road on a landscaped private driveway, with detached garages and ample parking, these are quality new bungalows built by one of the areas most highly regarded housebuilders”.

Plots One, Two and Three shown from right-to-left.



Indicative computer generated image shows Plot One at Little Acre.
All Landscaping shown is indicative only.

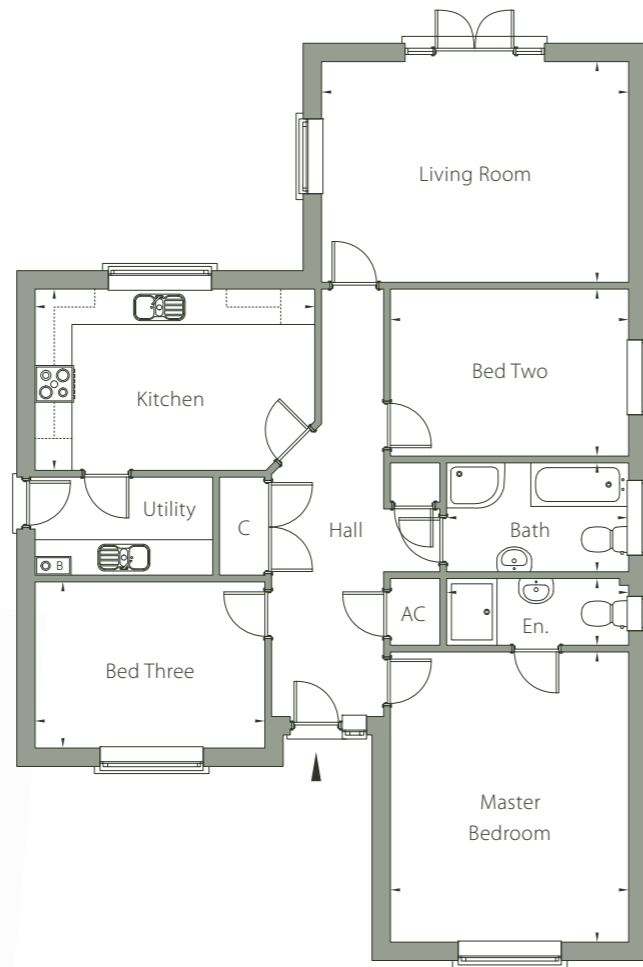


Indicative computer generated image shows Plot Nine at Little Acre.
Plot Two can be seen in the middle of the image on the opening page spread.

Plot One.

Kitchen	4850mm x 3150mm	15'11" x 10'4"
Utility	3125mm x 1650mm	10'3" x 5'5"
Living Room	5350mm x 3850mm	17'7" x 12'8"
Master Bedroom	5020mm x 4150mm	16'6" x 13'7"
En-Suite	3150mm x 1180mm	10'4" x 3'10"
Bedroom Two	4150mm x 2850mm	13'7" x 9'4"
Bedroom Three	4026mm x 2850mm	13'3" x 9'4"
Bathroom	3150mm x 1850mm	10'4" x 6'1"

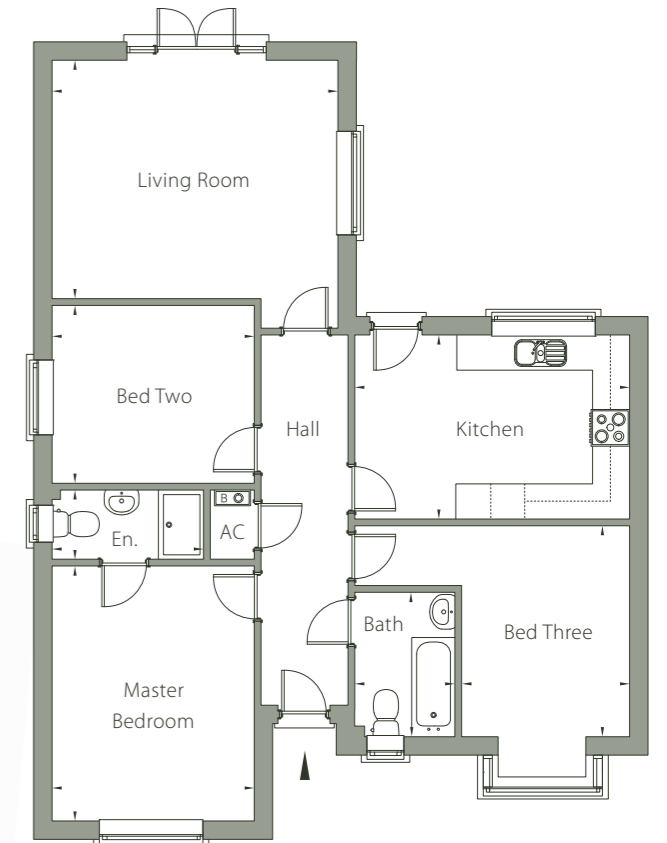
Computer generated image shown is indicative only and any planting, landscaping or surrounds may vary from illustration. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, material colours, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions shown are approximate only and are + or - 50mm.



Plots Two and Nine.

Living Room	4980mm x 4120mm	16'4" x 13'6"
Kitchen	4750mm x 3150mm	15'7" x 10'4"
Master Bedroom	4400mm x 3550mm	14'5" x 11'8"
En-Suite	2650mm x 1180mm	8'8" x 3'10"
Bedroom Two	3520mm x 3050mm	11'7" x 10'0"
Bedroom Three	3600mm x 2900mm	11'10" x 9'6"
Bathroom	2450mm x 1700mm	8'0" x 5'7"

Computer generated image shown is indicative only and any planting, landscaping or 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, material colours, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions shown are approximate only and are + or - 50mm.





Indicative computer generated image shows Plot Eight at Little Acre.
Plot Three can be seen on the left of the image on the opening page spread.

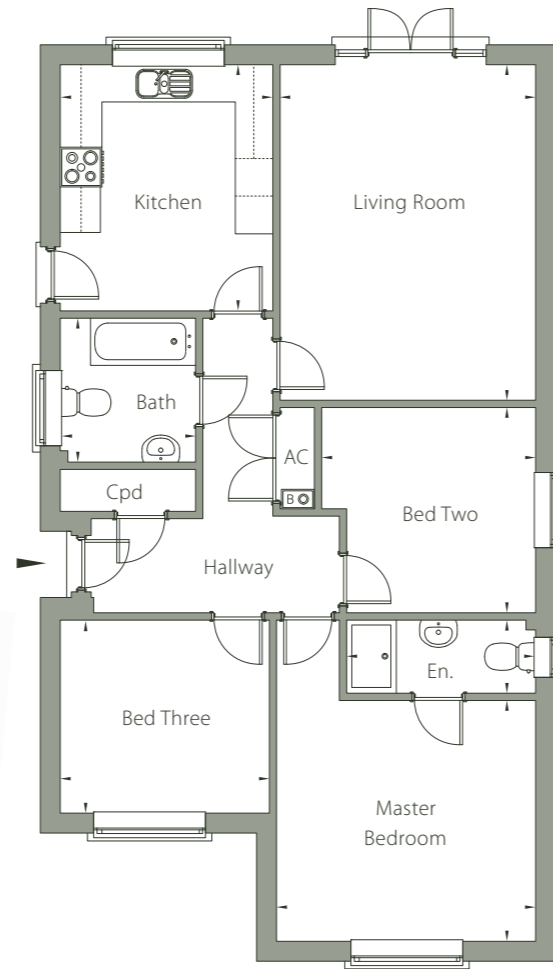


Indicative computer generated image shows Plot Four at Little Acre.
All Landscaping shown is indicative only and may vary for Plot Seven.

Plots Three and Eight.

Kitchen	3980mm x 3380mm	13'1" x 11'1"
Living Room	5350mm x 4150mm	17'7" x 13'7"
Master Bedroom	4150mm x 3700mm	13'7" x 12'2"
En-Suite	2920mm x 1180mm	9'7" x 3'10"
Bedroom Two	3450mm x 3350mm	11'4" x 11'0"
Bedroom Three	3400mm x 3020mm	11'2" x 9'11"
Bathroom	2230mm x 2120mm	7'4" x 6'11"

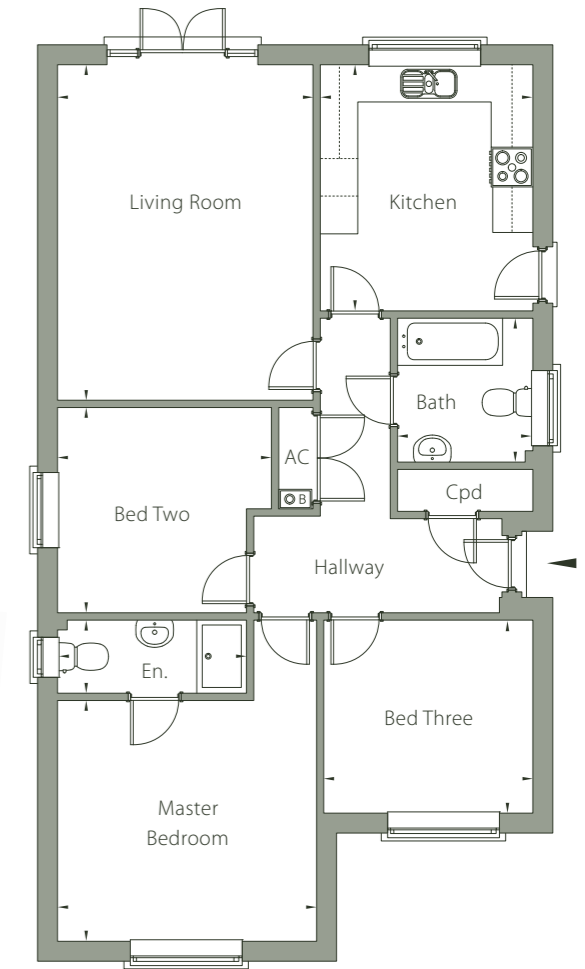
Computer generated image shown is indicative only and any planting, landscaping or surrounds may vary from illustration. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, material colours, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions shown are approximate only and are + or - 50mm.



Plots Four and Seven.

Kitchen	4000mm x 3400mm	13'1" x 11'2"
Living Room	5350mm x 4120mm	17'7" x 13'6"
Master Bedroom	4150mm x 3720mm	13'7" x 12'2"
En-Suite	2950mm x 1180mm	9'8" x 3'10"
Bedroom Two	3300mm x 3050mm	10'10" x 10'0"
Bedroom Three	3425mm x 3320mm	11'3" x 10'11"
Bathroom	2250mm x 2150mm	7'5" x 7'1"

Computer generated image shown is indicative only and any planting, landscaping or 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, material colours, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions shown are approximate only and are + or - 50mm.

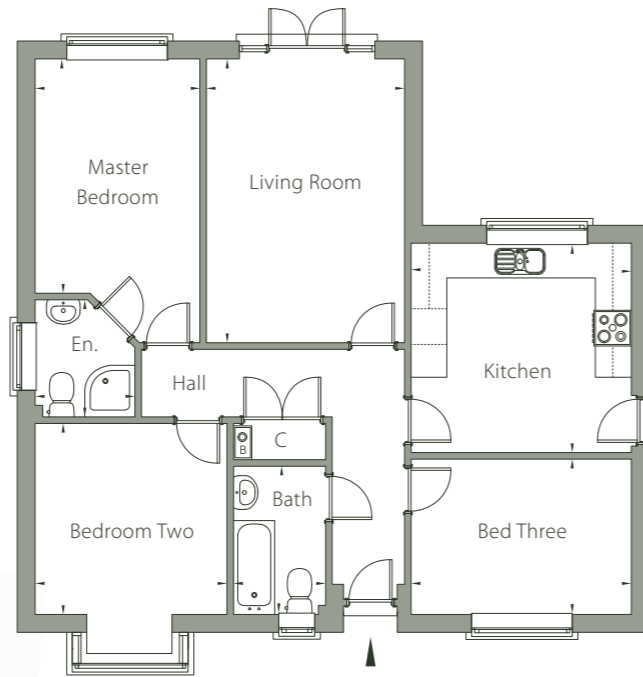




Plot Five.

Living Room	5000mm x 3530mm	16'5" x 11'7"
Kitchen	3950mm x 3750mm	13'0" x 12'4"
Master Bedroom	4100mm x 2950mm	13'5" x 9'8"
En-Suite	2050mm x 1800mm	6'9" x 5'11"
Bedroom Two	3450mm x 3400mm	11'4" x 11'2"
Bedroom Three	3950mm x 2750mm	13'0" x 9'0"
Bathroom	2650mm x 1650mm	8'8" x 5'5"

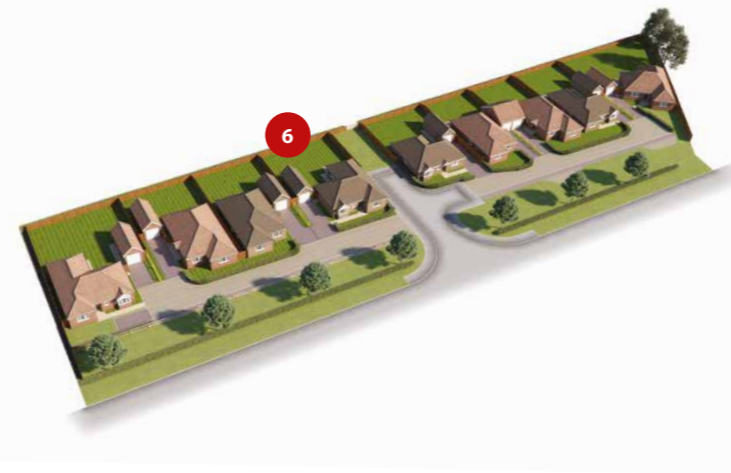
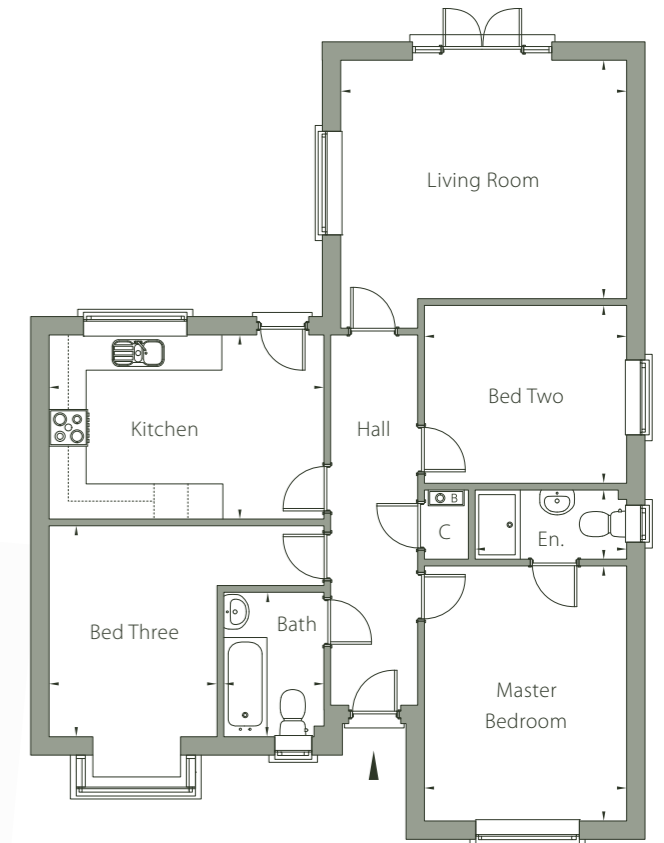
Computer generated image shown is indicative only and any planting, landscaping or surrounds may vary from illustration. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, material colours, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions shown are approximate only and are + or - 50mm.



Plot Six.

Kitchen	4750mm x 3150mm	15'7" x 10'4"
Living Room	4950mm x 4150mm	16'3" x 13'7"
Master Bedroom	4420mm x 3550mm	14'6" x 11'8"
En-Suite	1180mm x 2650mm	3'10" x 8'8"
Bedroom Two	3350mm x 3050mm	11'8" x 10'0"
Bedroom Three	3630mm x 2900mm	11'11" x 9'6"
Bathroom	2450mm x 1700mm	8'0" x 5'7"

Computer generated image shown is indicative only and any planting, landscaping or 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, material colours, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions shown are approximate only and are + or - 50mm.



All bungalows at Little Acre have been meticulously planned to include high-quality fittings and modern appliances throughout.

“Whatever home you choose within Little Acre, each will benefit from the thoughtful design and impeccable craftsmanship associated with V&B Homes”

Kitchens and utility rooms –

Stylish kitchens with quality matt painted shaker style doors, Duropal post-formed worktops with upstands are provided to all plots. A quality range of Neff appliances are fitted including fridge/freezer, dishwasher, stainless steel extractor fan, induction hob and a Neff double oven. Spaces are provided for client's own washing machine. There will be a glass coloured splash-back above the hob (client's colour choice subject to stage of construction). Blanco bowl and a half stainless steel sink. Kitchen floors are ceramic tiled.

Bathrooms and en-suites –

All bathrooms and en-suites are fitted with high-quality Roca sanitaryware with chrome Bristan taps. There is a variety of tiled wall surfaces from our standard range to complement each layout. Classy Merlin shower enclosures with Aqualisa shower valves are provided to en-suites. To bathrooms, a bath with filler tap is provided. Floors to bathrooms and en-suites are ceramic tiled.

Decoration and finishes –

Contemporary feature oak internal doors are complemented with dual finish chrome handles and chrome hinges. White painted architraves and skirtings, white flat ceilings and colour painted walls provide a contemporary interior.

External finishes –

Insulated cavity wall construction with red and multi red clay brick facings throughout, together with pantile roofs. All windows, fascia's, soffits and bargeboards are UPVC. Windows are double-glazed. UPVC throughout.

Electrics –

Pendant ceiling lights are provided with recessed LED down-lighters in kitchens, bathrooms and en-suites. A generous number of power points are installed throughout with television points to living areas, kitchens and most bedrooms. TV cabling is provided back to the loft for the installation of client's own aerial/satellite equipment. Smoke detectors and burglar alarms add extra security with external movement sensor lights provided to entry points in all plots.

Plumbing and heating –

Gas fired central heating is provided via Valliant boilers (extended 7 year warranty) to wall mounted radiators throughout. Heated chrome towel rails are incorporated within bathrooms and en-suites.

Garages –

Each home has a garage with a white powered up-and-over sectional garage door, a UPVC personnel door, power and lighting.

Gardens and outside –

Each plot is provided with a patio area with matching footpaths where appropriate. All rear gardens are levelled and turfed, with front gardens landscaped and turfed in accordance with our approved landscaping scheme. Each home has an external tap. Driveways are block paved, as is the shared private road.

Warranty –

All properties are covered by the NHBC 10 year warranty.



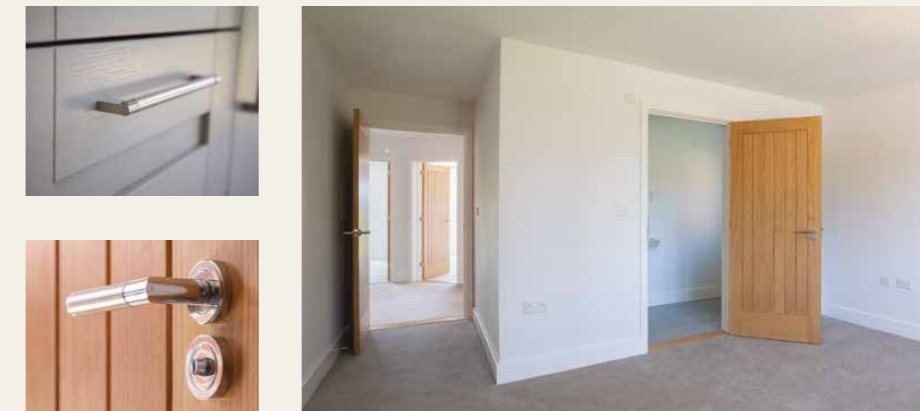
Raising Standards. Protecting Homeowners

Each home built by Vaughan & Blyth (Construction) Ltd on behalf of Rusden Ltd is covered by the NHBC 10 year Guarantee Scheme.

LITTLE ACRE

Vaughan & Blyth – Quality Homes Naturally.

“In fifty years Vaughan & Blyth have established an enviable reputation for our high standards of design, traditional construction and attention to detail”



The specifications listed on these page are correct and as intended at the time of going to print.

All interior images shown are all from previous Vaughan & Blyth developments.