



Rose Gardens

BOXTED ROAD, COLCHESTER

VAUGHAN & BLYTH
Quality Homes, Naturally

A haven on the edge of Colchester



Rose Gardens is an outstanding collection of 5 detached bungalows and one detached house, the latest development by Vaughan & Blyth, a local builder with an enviable reputation. Each property is individually designed and detailed with a variety of layouts incorporating high quality fixtures and fittings.

Rose Gardens is located some three miles from Colchester town centre with its large range of national, regional and local shopping outlets, cafes, bars, restaurants and clubs. Colchester also has a vibrant art scene including the Mercury Theatre and firstsite, a new art building of iconic design.

As the Roman capital of England and the site of a Norman castle, Colchester has a well preserved

historic centre which is still surrounded by the Roman town wall.

At Rose Gardens you are adjacent to open fields which flow to the nearby Stour valley, an area of outstanding natural beauty with its sweeping views and picture postcard villages, made famous by Constable's Haywain making a Sunday stroll and pub lunch a real pleasure.



Typical local scenes

The North Sea coast is nearby for summer beach fun or sailing adventures.

London Liverpool Street is 55 minutes from Colchester station and there is easy access to the A12/A120 for North Sea ports, Stansted Airport and beyond.

Locally there are shops and pubs within walking distance and a good bus service.



Previous Vaughan & Blyth development of similar bungalow designs

Plot 1



Ground Floor

Kitchen/Dining	4.24m (13' 11") max x 6.09m (20')
Living Room	3.94m (12' 11") x 5.49m (18')
Study	3.34m (10' 11") x 2.34m (7' 8")
Utility	1.74m (5' 9") x 2.44m (8')



First Floor

Bedroom 1	3.94m (12' 11") max x 5.49m (18') max
En-suite	2.94m (9' 8") x 1.14m (3' 9")
Bedroom 2	3.54m (11' 7") x 3.5m (11' 6")
Bedroom 3	3.34m (10' 11") max x 3.44m (11' 3") max
Bedroom 4	4.14m (13' 7") x 2.44m (8')
Bathroom	2.04m (6' 8") x 2.39m (7' 10")



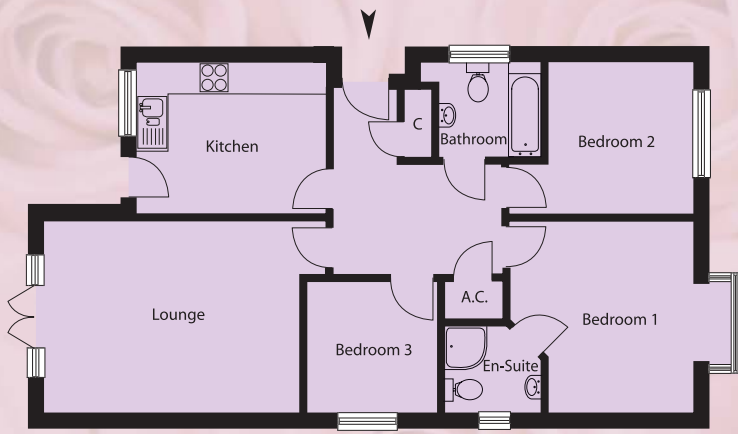
Plot 2

Kitchen	3.34m (10' 11") x 3.64m (11' 11")
Living Room	4.38m (14' 5") x 3.64m (11' 11")
Bedroom 1	3.33m (10' 11") x 4.11m (13' 6") max
En-suite	2.09m (6' 10") x 1.64m (5' 5")
Bedroom 2	2.8m (9' 2") x 3.64m (11' 11")
Bedroom 3	3.89m (12' 9") x 3.04m (10' 0")
Bathroom	2.04m (6' 8") x 1.89m (6' 2")



Plot 3

Kitchen	3.68m (12' 1") x 2.94m (9' 8")
Living Room	4.94m (16' 2") x 3.91m (13' 1")
Bedroom 1	4.74m (15' 7") x 3.08m (10' 2")
En-suite	2.84m (9' 4") x 1.04m (3' 5")
Bedroom 2	3.68m (12' 1") x 2.63m (8' 8")
Bedroom 3	2.54m (8' 4") x 2.84m (9' 4")
Bathroom	2.14m (7') x 1.63m (5' 4")



Plot 4

Kitchen	3.84m (12' 7") x 3.09m (10' 1")
Living Room	3.89m (12' 9") x 4.89m (16')
Bedroom 1	4m (13' 1") max x 3.89m (12' 9") max
En-suite	2m (6' 6") max x 1.9m (6' 3") max
Bedroom 2	3.09m (10' 1") x 4m (13' 1") max
Bedroom 3	2.94m (9' 8") x 2.64m (8' 8")
Bathroom	1.95m (6' 5") x 2m (6' 6")

Plot 5

Kitchen	4.4m (14' 5") x 3.64m (10' 11")
Living Room	5.16m (16' 11") x 3.96m (13")
Bedroom 1	4.35m (14' 3") max x 3.94m (12' 11")
En-suite	1.7m (5' 7") x 1.9m (6' 3")
Bedroom 2	3.24m (10' 7") x 3.74m (12' 3")
Bedroom 3	2.74m (9') x 3.24m (10' 7")
Bathroom	2.2m (7' 3") max x 2.8m (9' 2") max



Plot 6

Kitchen	3.28m (10' 9") x 3.64m (11' 11")
Living Room	4.38m (14' 5") x 3.64m (11' 11")
Bedroom 1	3.33m (10' 11") x 4.11m (13' 6") max
En-suite	2.09m (6' 10") x 1.64m (5' 5")
Bedroom 2	2.80m (9' 2") x 3.64m (11' 11")
Bedroom 3	3.88m (12' 9") x 3.04m (9' 12") plus bay
Bathroom	2.04m (6' 8") x 1.89m (6' 2")



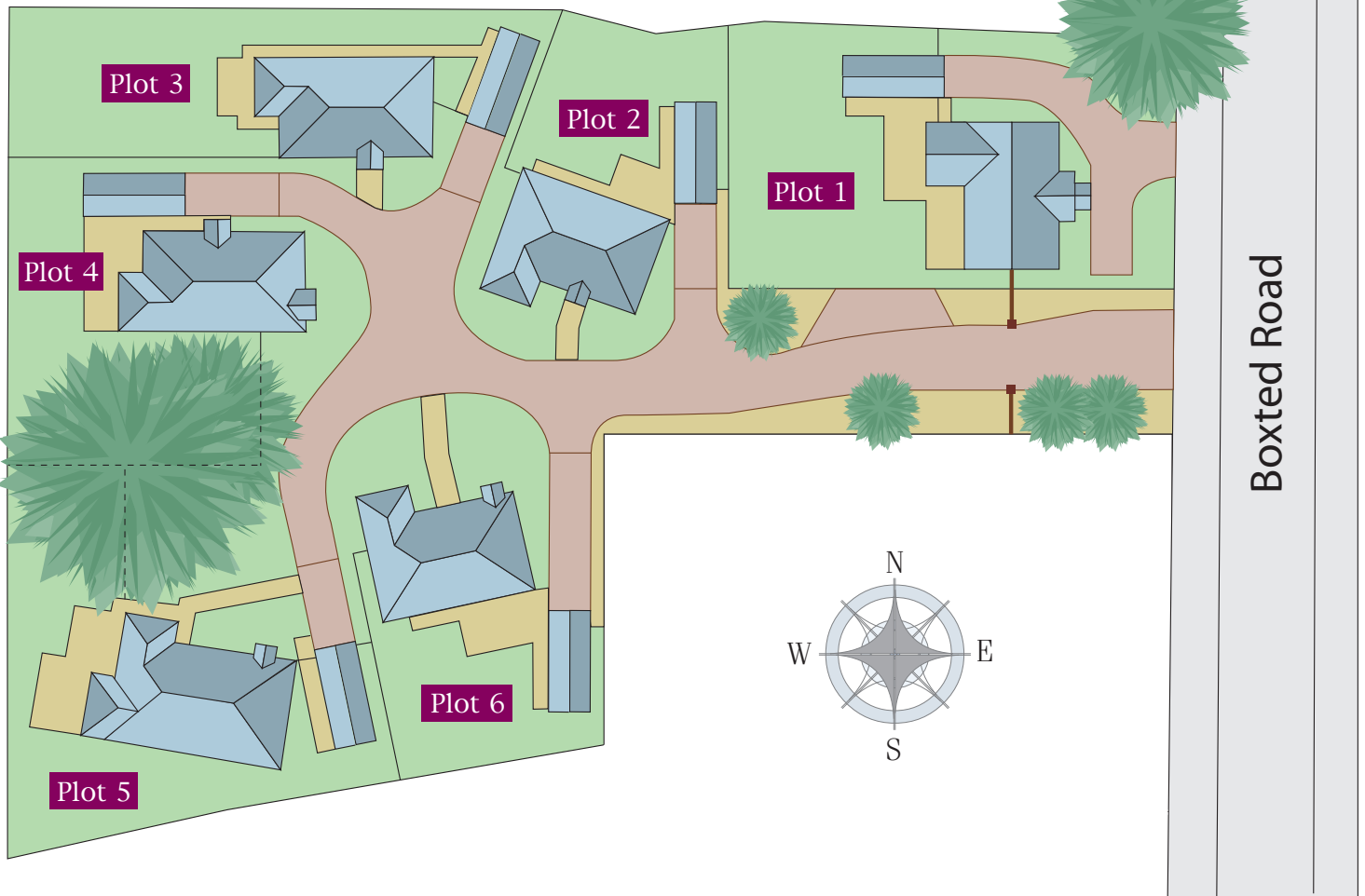
Specifications



Previous Vaughan & Blyth development of similar bungalow designs

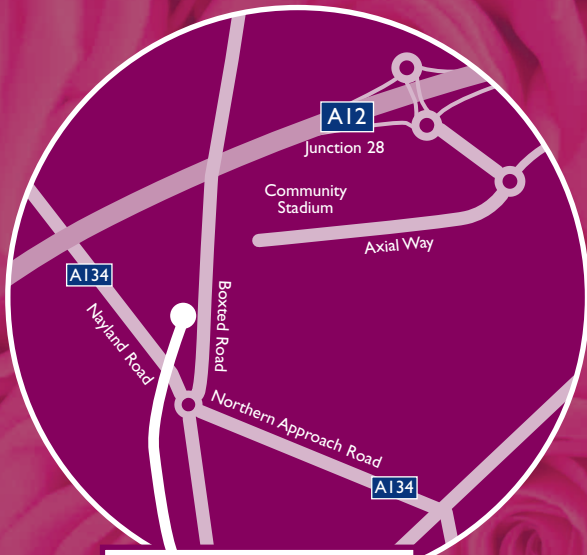
- Quality fitted kitchens ■
- Neff oven, hob & extractor ■
- Gas central heating ■
- Roca white sanitary ware ■
- Flat plastered ceilings ■
- uPVC double glazed windows ■
- uPVC soffits and fascias ■
- Single garages ■
- Turfed front and rear gardens ■
- Mains smoke detectors ■
- 10 year NHBC warranty ■

Site Plan

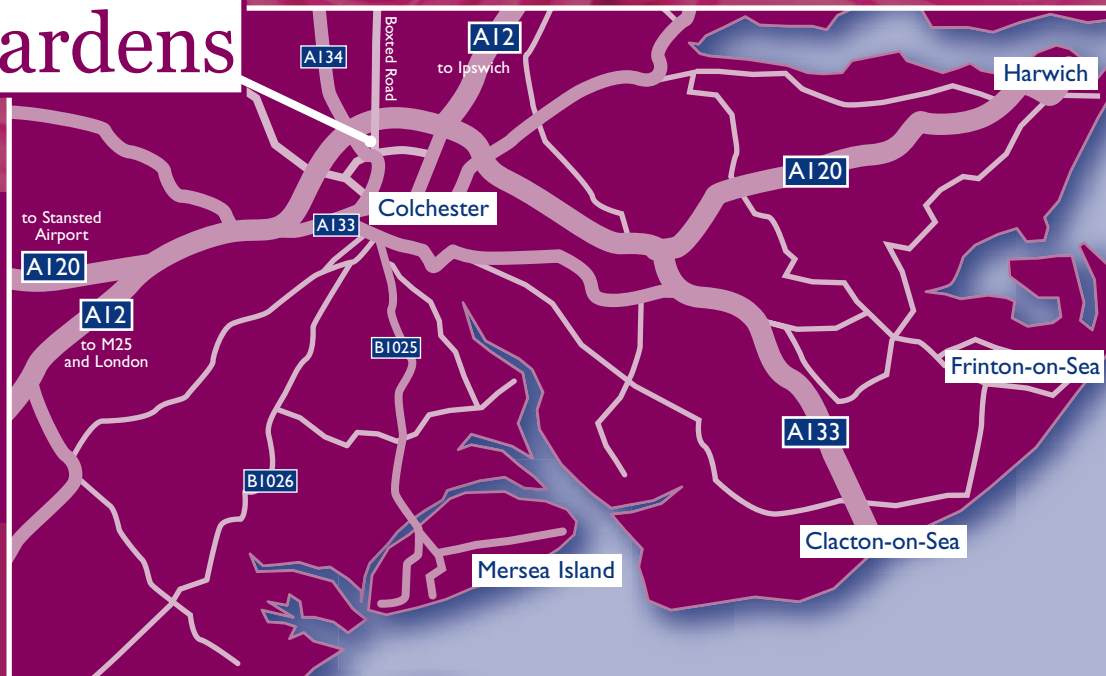


Rose Gardens

BOXTED ROAD,
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Rose
Gardens



ALL ENQUIRIES



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