



E S S E X

THE COLLECTION

PHASE 4

ROSE

Homes for life



WELCOME HOME

Surround yourself in a wealth of parkland, unique history
and picturesque coastal scenery, all encapsulated in the
unrivalled beauty of the Stour Estuary.
Welcome to Lawford Green.



OVER 100 YEARS OF QUALITY
AND CRAFTSMANSHIP

SINCE 1896



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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 forward-thinking approach to design that we've built, maintained and progressed over the last 100 years.

ROSE

Homes for life

Steven Rose

MANAGING DIRECTOR



THE COTSWOLD COLLECTION

TRADITIONALLY STYLED 2, 3 & 4 BEDROOM HOUSES

Lawford Green is a desirable new community, offering an elegant collection of 2, 3, 4 and 5 bedroom homes. Perfectly positioned close to the stunning Stour Estuary and the Dedham Vale, AONB, yet only under an hour from London by train. The design and layout reflect all that is great about traditional design and detailing and uses a material palette in keeping with this concept, reinforced by low housing density and heavily landscaped layout. This vibrant community is expertly designed for contemporary living, built seamlessly around you.



THE GRACE

THE BARBIER

Computer generated image for illustrative purposes only

THE COTSWOLD COLLECTION



THE GRACE
A 2 BEDROOM HOUSE
Plots: 361, 362, 389, 390, 391, 392



THE ALBERTINE
A 3 BEDROOM HOUSE
Plots: 381, 382



THE BARBIER
A 3 BEDROOM HOUSE
Plots: 366, 367, 383, 384, 385, 386



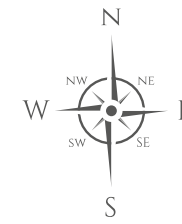
THE CORNELIA
A 3 BEDROOM HOUSE
Plots: 364, 365, 370, 371



THE ROSEMARY
A 3 BEDROOM HOUSE
Plots: 368, 369



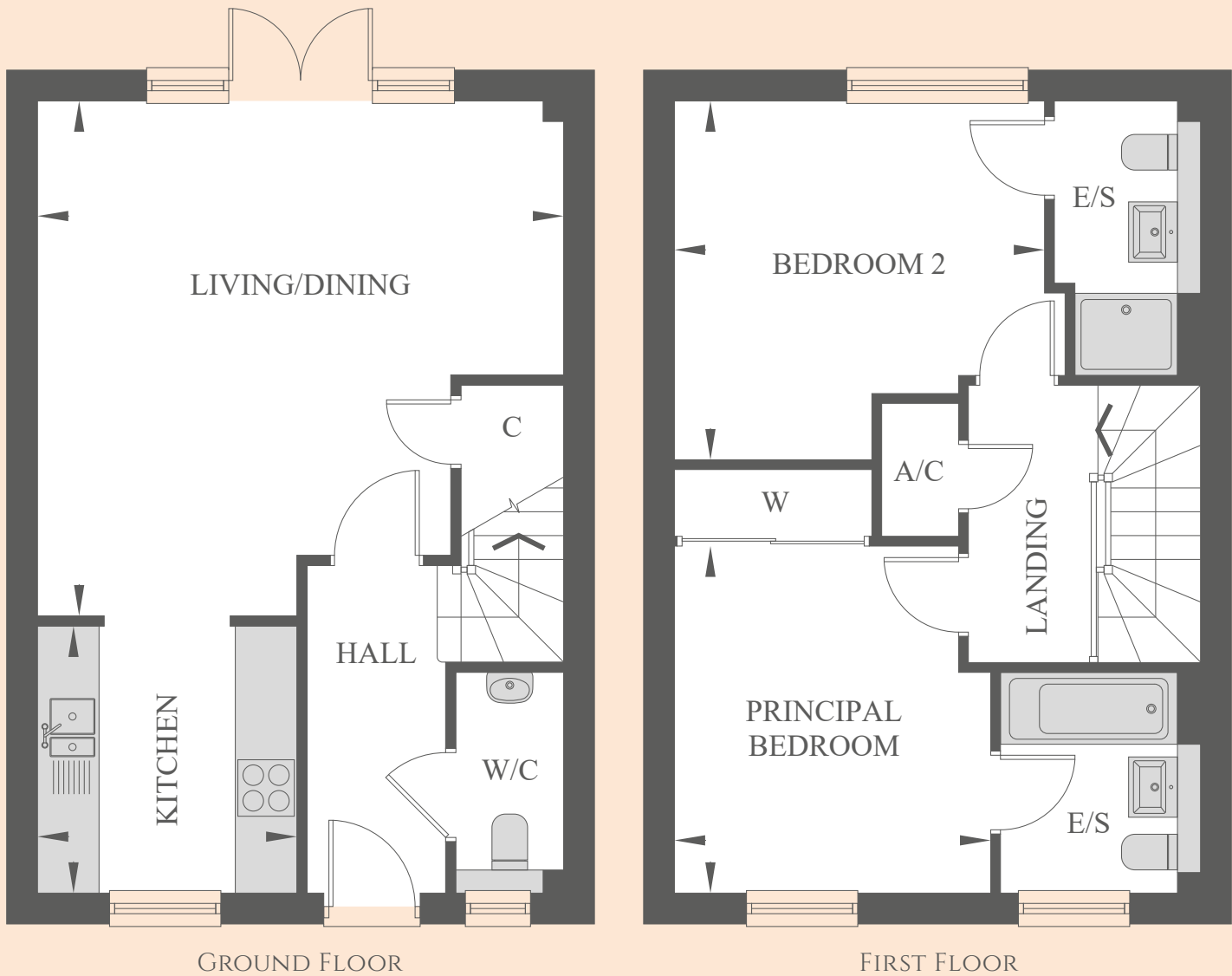
THE AMELIA
A 3 BEDROOM HOUSE
Plots: 379, 380





THE GRACE VARIATION

2 BEDROOM HOME



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.



Computer generated image of The Grace

PLOTS

361, 362, 389, 390, 391 & 392

GROUND FLOOR

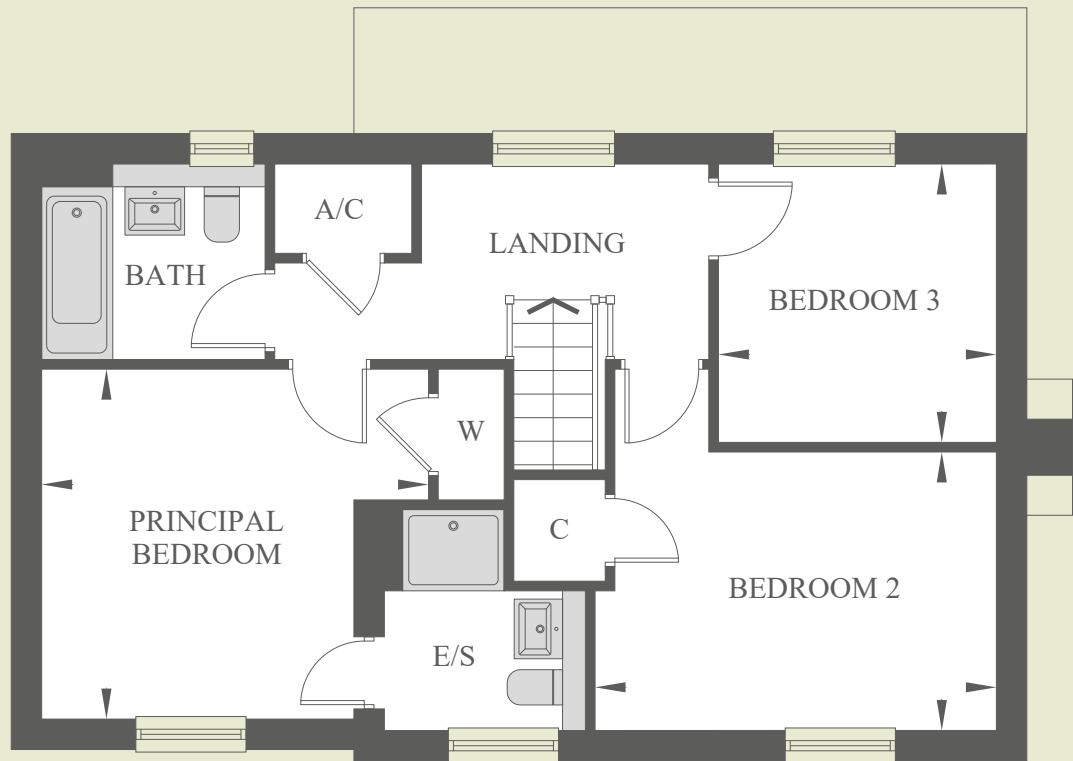
Living/Dining Room	5.07m x 4.97m	16'7" x 16'3"
Kitchen	2.48m x 2.55m	8'2" x 8'4"

FIRST FLOOR

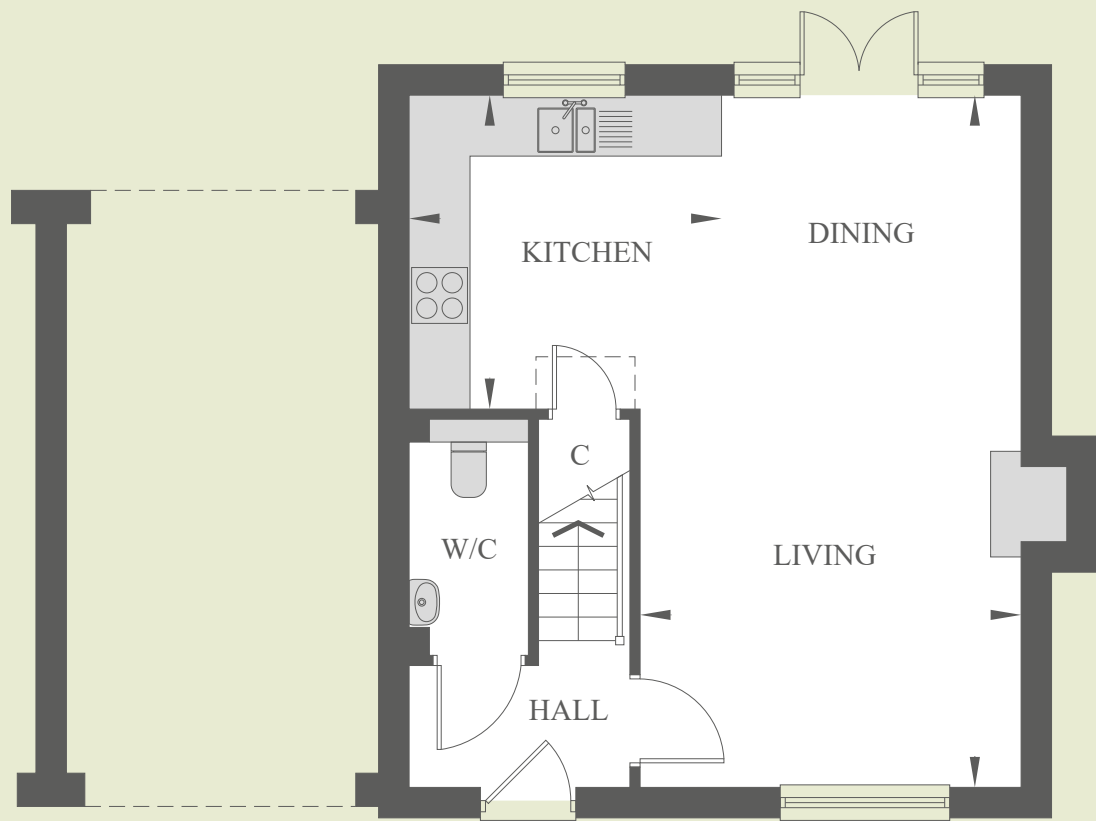
Principal Bedroom	3.33m x 3.05m	10'11" x 10'0"
Bedroom 2	3.55m x 3.44m	11'8" x 11'3"

*Plus bay window † Maximum dimension

‡ Please note external materials may differ to that shown in the CGI, please refer to sales consultants for plot specific details.



FIRST FLOOR



GROUND FLOOR

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

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THE ALBERTINE
3 BEDROOM HOME



Computer generated image of The Albertine ‡

PLOTS

381 & 382

GROUND FLOOR

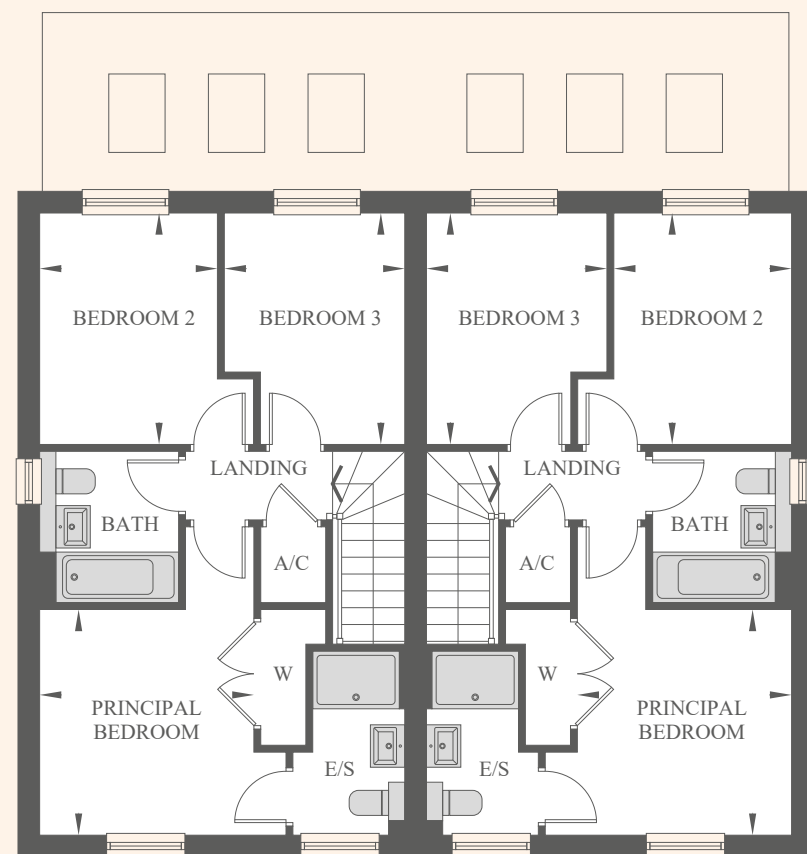
Living/Dining Room	3.70m x 6.76m	12'1" x 22'2"
Kitchen	3.06m x 3.04m	10'0" x 9'11"

FIRST FLOOR

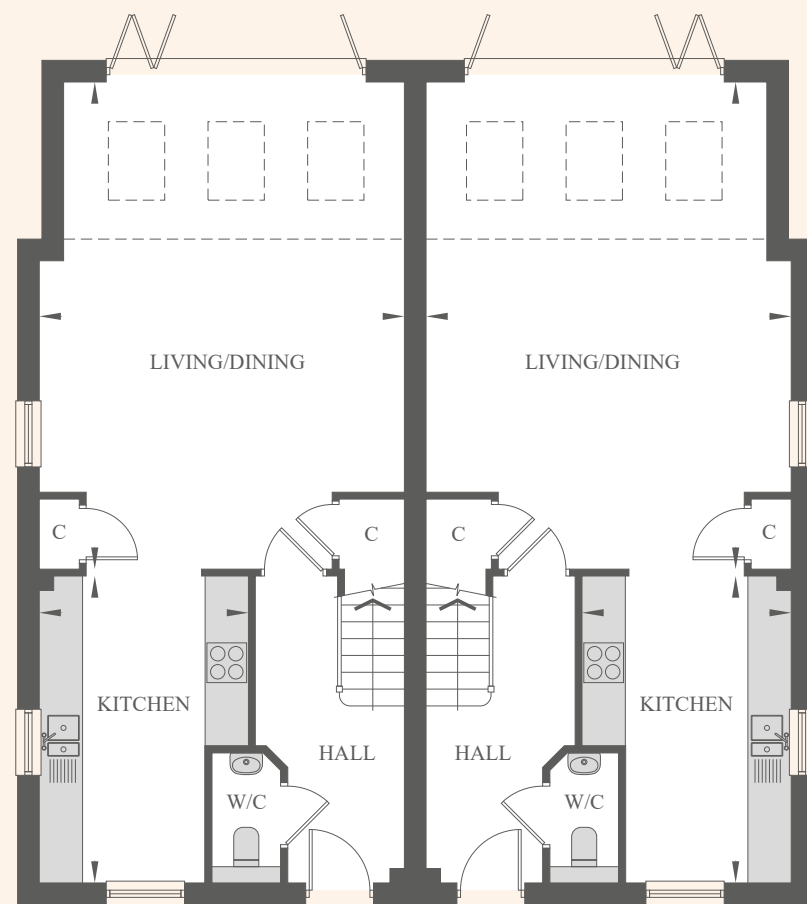
Principal Bedroom	3.76m x 3.39m	12'4" x 11'1"
Bedroom 2	3.70m x 2.69m	12'1" x 8'9"
Bedroom 2	2.69m x 2.69m	8'9" x 8'9"

*Plus bay window † Maximum dimension

‡ Please note external materials may differ to that shown in the CGI, please refer to sales consultants for plot specific details.



FIRST FLOOR



GROUND FLOOR

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

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THE BARBIER

3 BEDROOM HOME



Computer generated image of The Barbier ‡

PLOTS

366, 367, 383, 384, 385 & 386

GROUND FLOOR

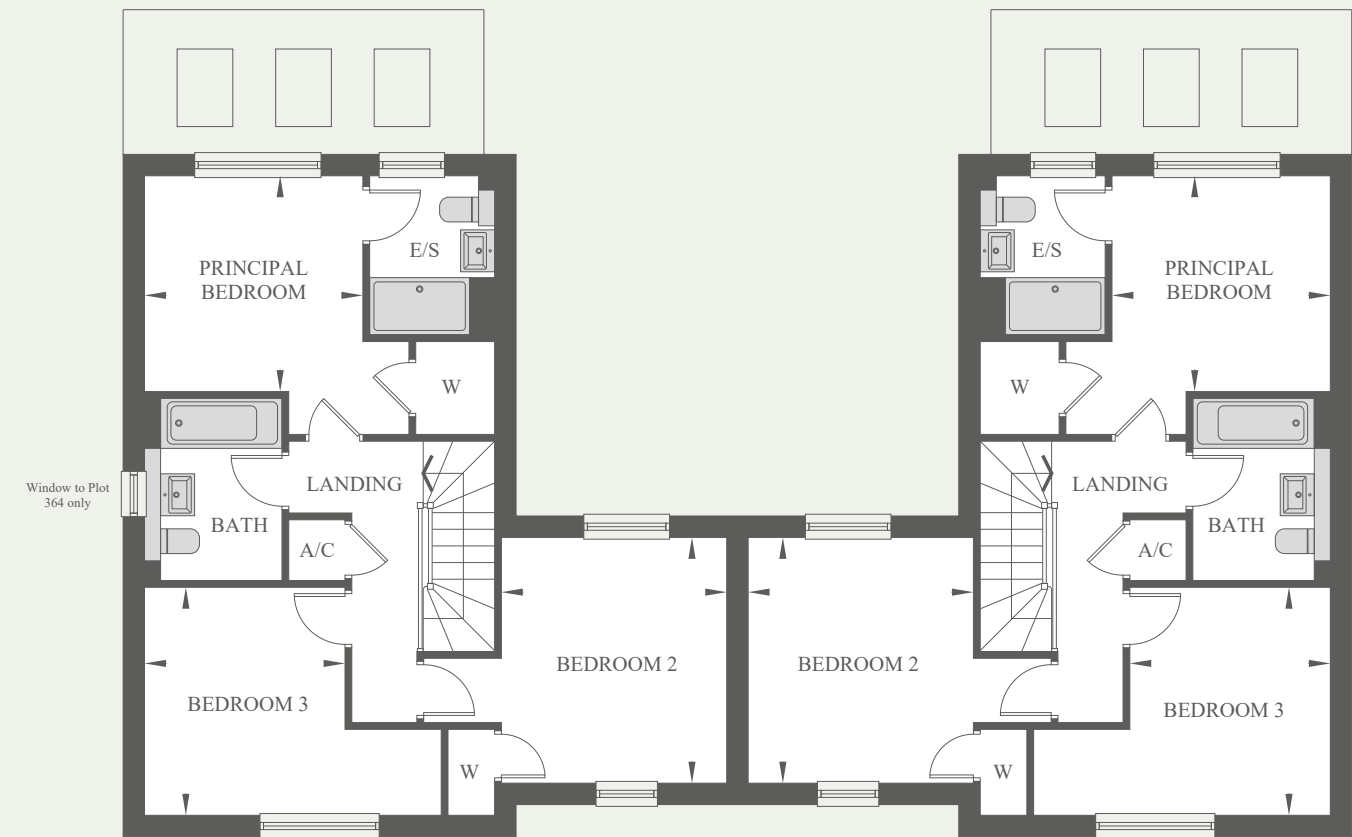
Living/Dining Room	5.01m x 6.69m	16'5" x 21'11"
Kitchen	2.84m x 4.20m	9'3" x 13'9"

FIRST FLOOR

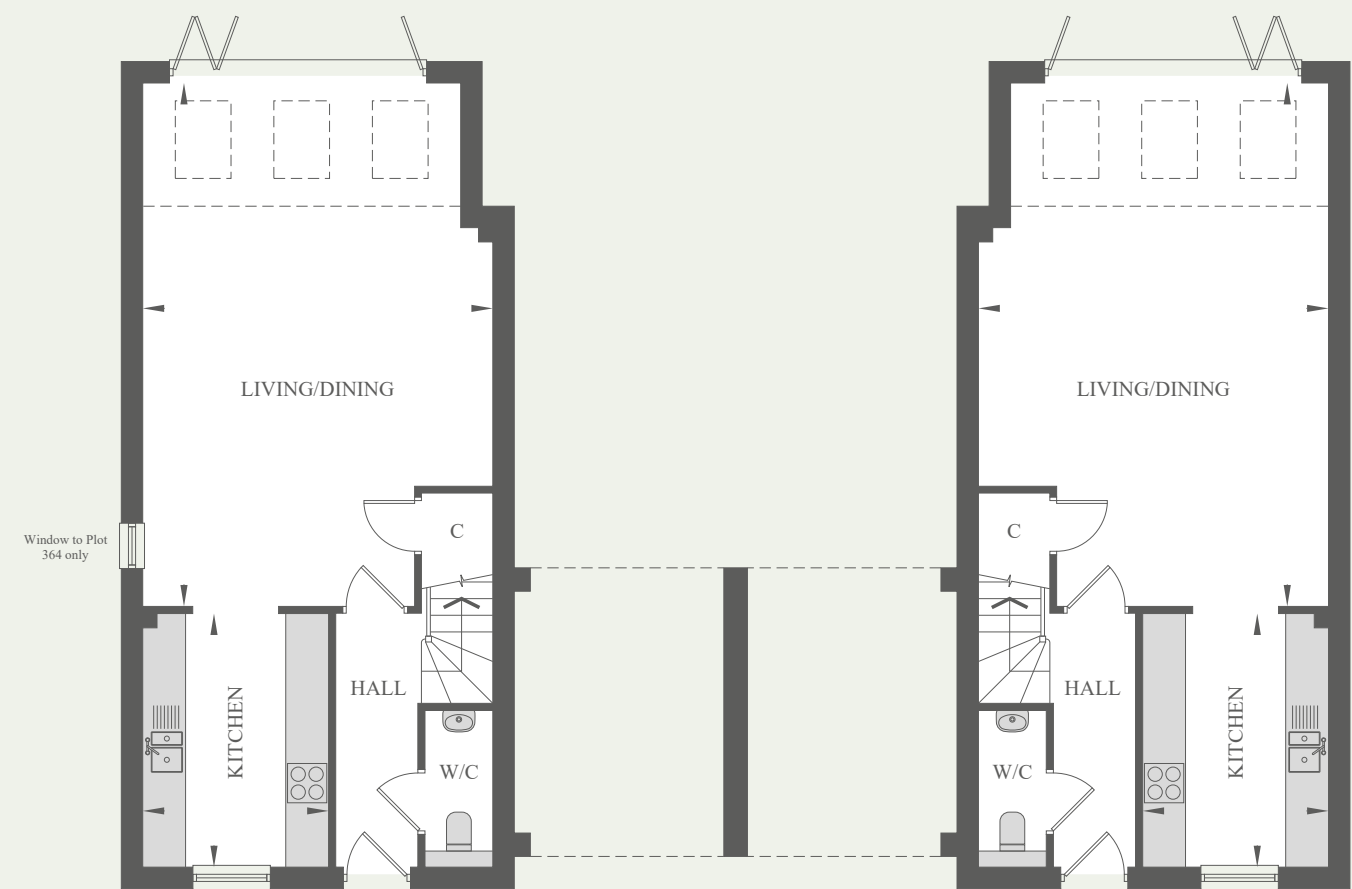
Principal Bedroom	3.07m x 2.91m	10'1" x 9'6"
Bedroom 2	3.15m x 2.41m	10'4" x 7'11"
Bedroom 3	3.15m x 2.45m	10'4" x 8'0"

*Plus bay window † Maximum dimension

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FIRST FLOOR



GROUND FLOOR

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

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THE CORNELIA

3 BEDROOM HOME



Computer generated image of The Cornelia ‡

PLOTS

364, 365, 370 & 371

GROUND FLOOR

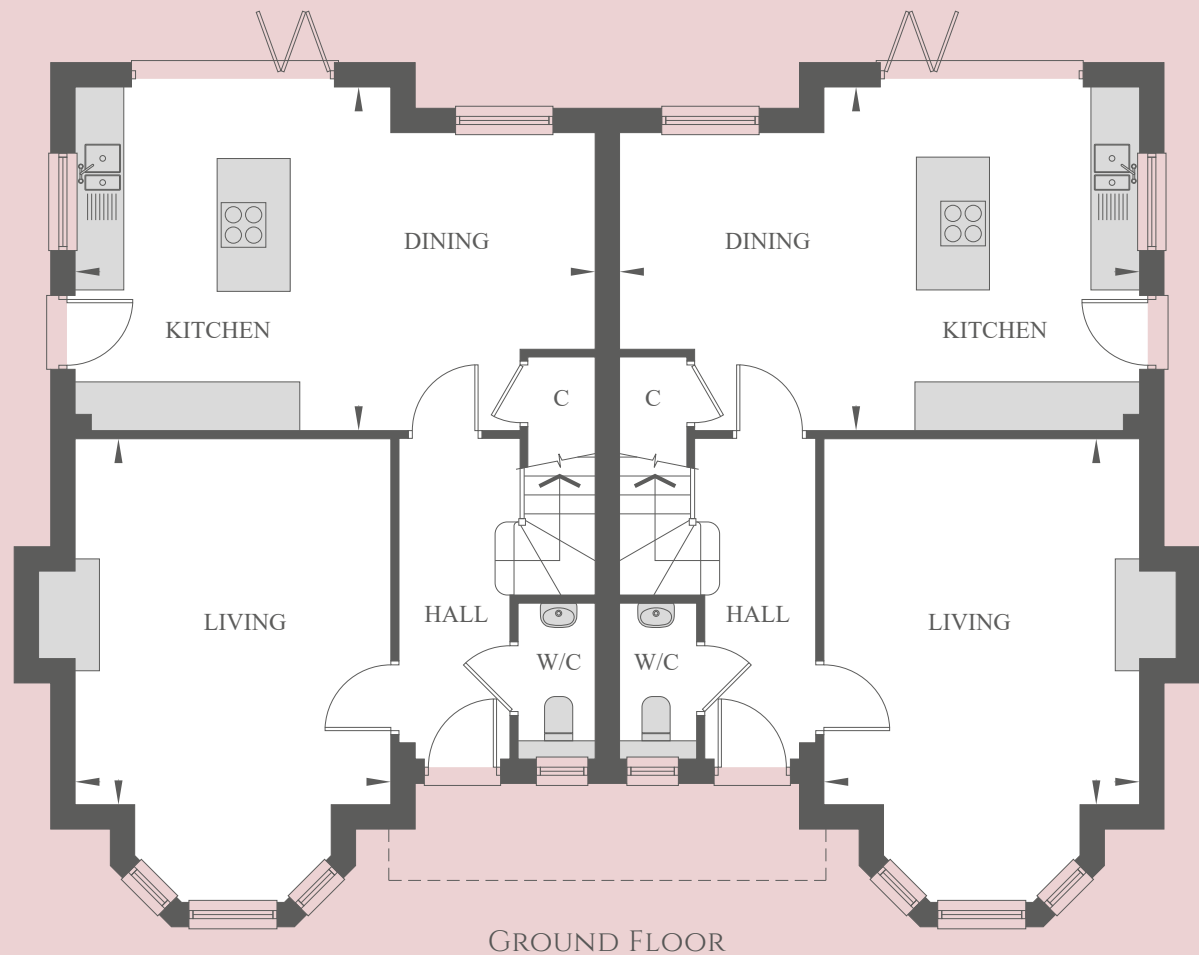
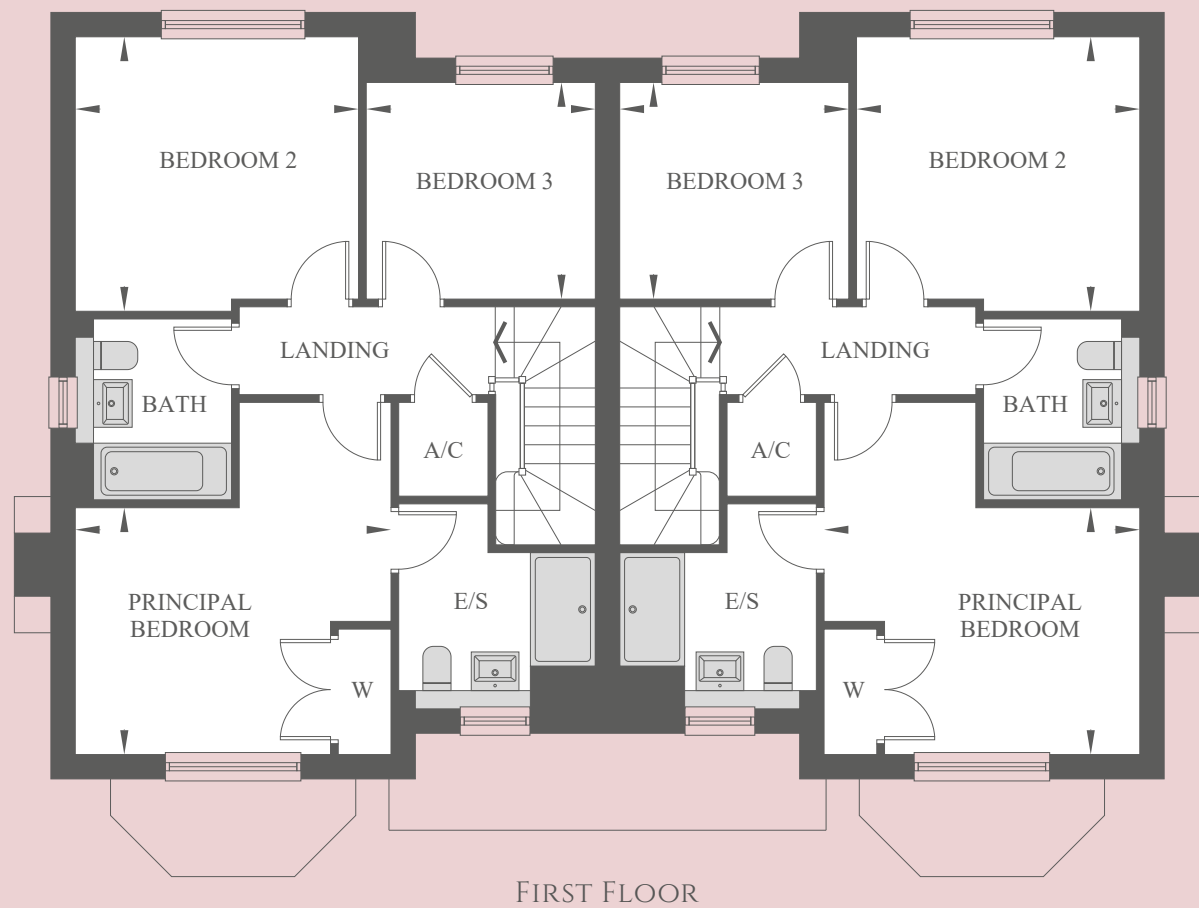
Living/Dining Room	7.27m x 4.85m	23'10" x 15'10"
Kitchen	2.55m x 3.50m	8'4" x 11'5"

FIRST FLOOR

Principal Bedroom	3.00m x 2.97m	9'10" x 9'8"
Bedroom 2	3.10m x 3.39m	10'2" x 11'1"
Bedroom 3	2.75m x 3.14m	9'0" x 10'3"

*Plus bay window † Maximum dimension

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

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THE ROSEMARY

3 BEDROOM HOME



Computer generated image of The Rosemary

PLOTS

368 & 369

GROUND FLOOR

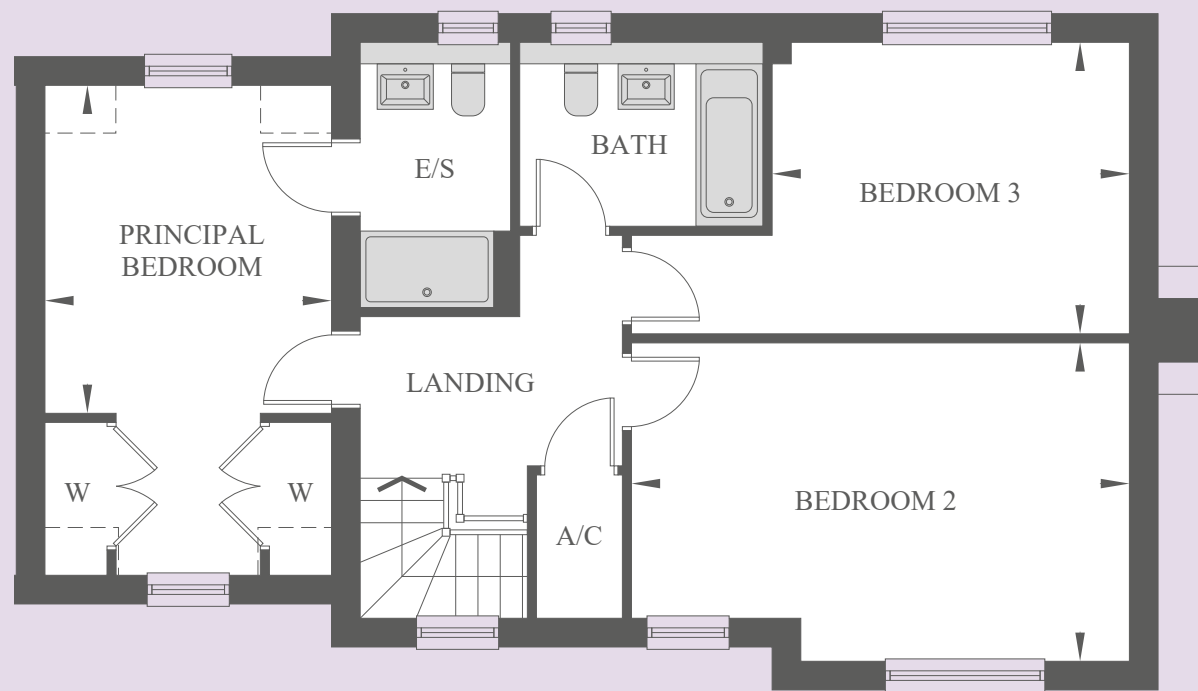
Living Room	3.84m x 4.45m *	12'7" x 14'7" *
Kitchen/Dining Room	6.35m x 4.18m	20'10" x 13'8"

FIRST FLOOR

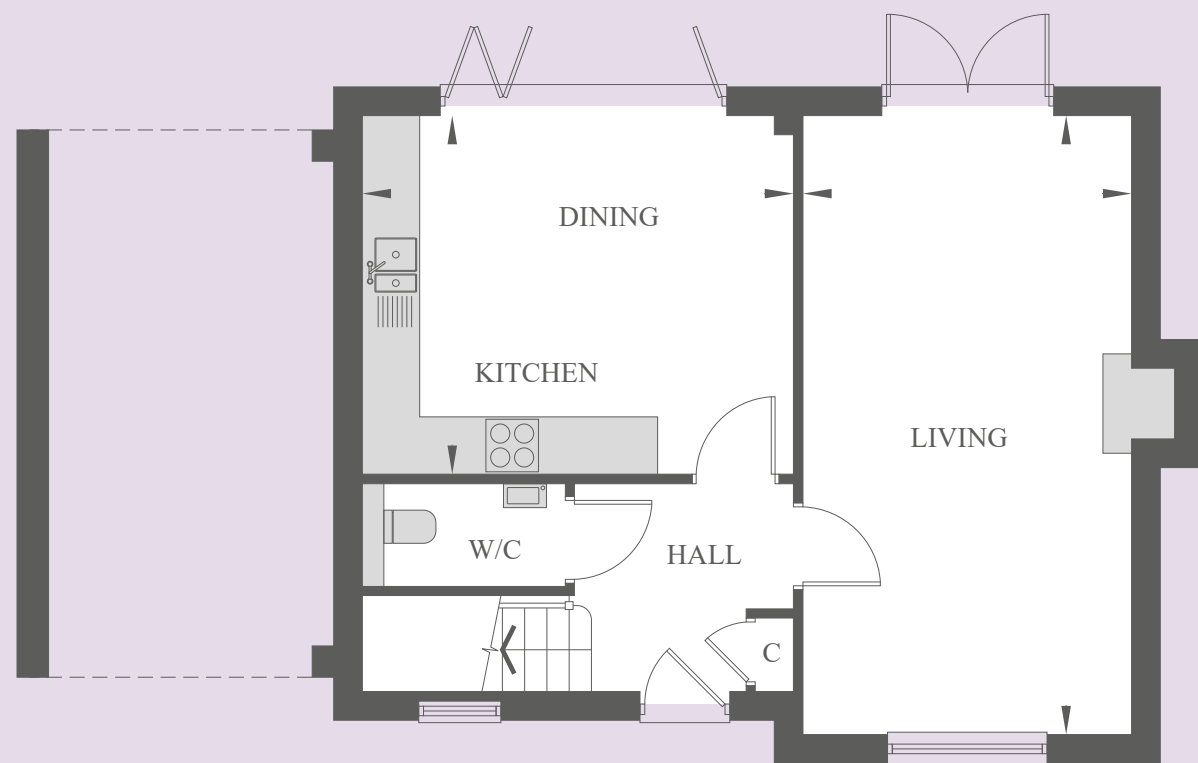
Principal Bedroom	3.84m x 2.99m	12'7" x 9'9"
Bedroom 2	3.44m x 3.33m	11'3" x 10'11"
Bedroom 3	2.77m x 2.61m	9'1" x 8'6"

*Plus bay window † Maximum dimension

‡ Please note external materials may differ to that shown in the CGI, please refer to sales consultants for plot specific details.



FIRST FLOOR



GROUND FLOOR

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

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THE AMELIA

3 BEDROOM HOME



Computer generated image of The Amelia ‡

PLOTS

379 & 380

GROUND FLOOR

Living Room	3.39m x 6.42m	11'1" x 21'1"
Kitchen/Dining Room	4.46m x 3.70m	14'7" x 12'1"

FIRST FLOOR

Principal Bedroom	2.95m x 3.38m	9'8" x 11'1"
Bedroom 2	5.16m x 3.28m	16'11" x 10'9"
Bedroom 3	3.69m x 3.00m	12'1" x 9'10"

*Plus bay window † Maximum dimension

‡ Please note external materials may differ to that shown in the CGI, please refer to sales consultants for plot specific details.

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 single oven/s**
- Extractor hood with light
- Integrated dishwasher
- Integrated fridge freezer
- 1½ 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 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 designs
- Turf to rear gardens

* Subject to reservation timing/build programme
 ** Plot dependant – undermounted - single ovens only
 ***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



Photography from previous Rose development and is indicative only



THE PEMBROKE COLLECTION

TRADITIONALLY STYLED 3 AND 4 BEDROOM HOUSES

Lawford Green is a desirable new community, offering an elegant collection of 2, 3, 4 and 5 bedroom homes. Perfectly positioned close to the stunning Stour Estuary and the Dedham Vale, AONB, yet only under an hour from London by train. The design and layout reflect all that is great about traditional design and detailing and uses a material palette in keeping with this concept, reinforced by low housing density and heavily landscaped layout. This vibrant community is expertly designed for contemporary living, built seamlessly around you.



THE CHARLOTTE

THE CHARLOTTE

Computer generated image for illustrative purposes only



THE PEMBROKE COLLECTION



THE DAMASK
A 3 BEDROOM HOUSE
Plots: 387, 393, 440



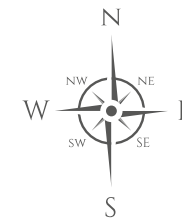
THE VICTORIA
A 4 BEDROOM HOUSE
Plots: 394, 395, 396, 398



THE OPHELIA
A 4 BEDROOM HOUSE
Plots: 355, 388, 399, 400



THE CHARLOTTE
A 4 BEDROOM HOUSE
Plot: 397





THE DAMASK
3 BEDROOM HOME



Computer generated image of The Damask ‡

PLOTS

387, 393 & 440

GROUND FLOOR

Living/Dining Room	3.75m x 5.07m *	12'3" x 16'7" *
Kitchen	4.30m x 5.07m	14'1" x 16'7"

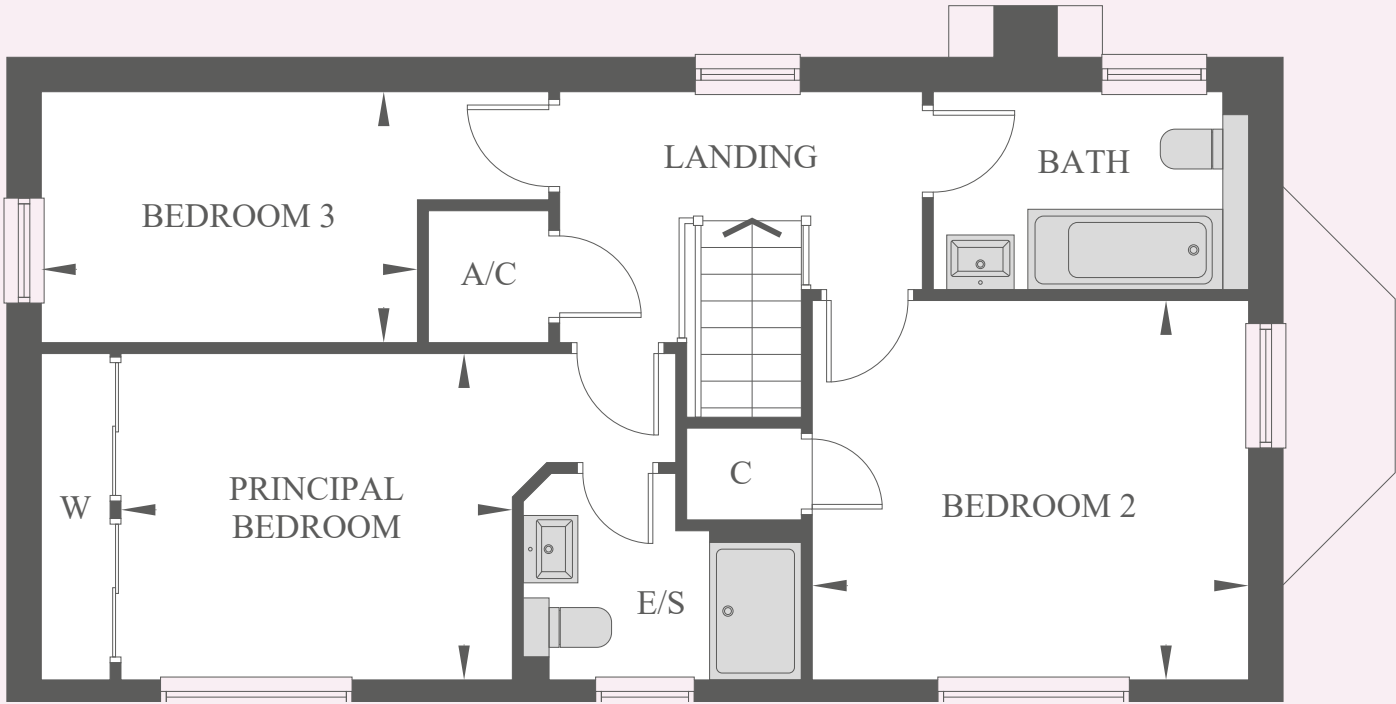
FIRST FLOOR

Principal Bedroom	3.36m x 2.79m	11'0" x 9'1"
Bedroom 2	3.75m x 3.25m	12'3" x 10'8"
Bedroom 3	3.23m x 2.23m	10'7" x 7'4"

*Plus bay window † Maximum dimension

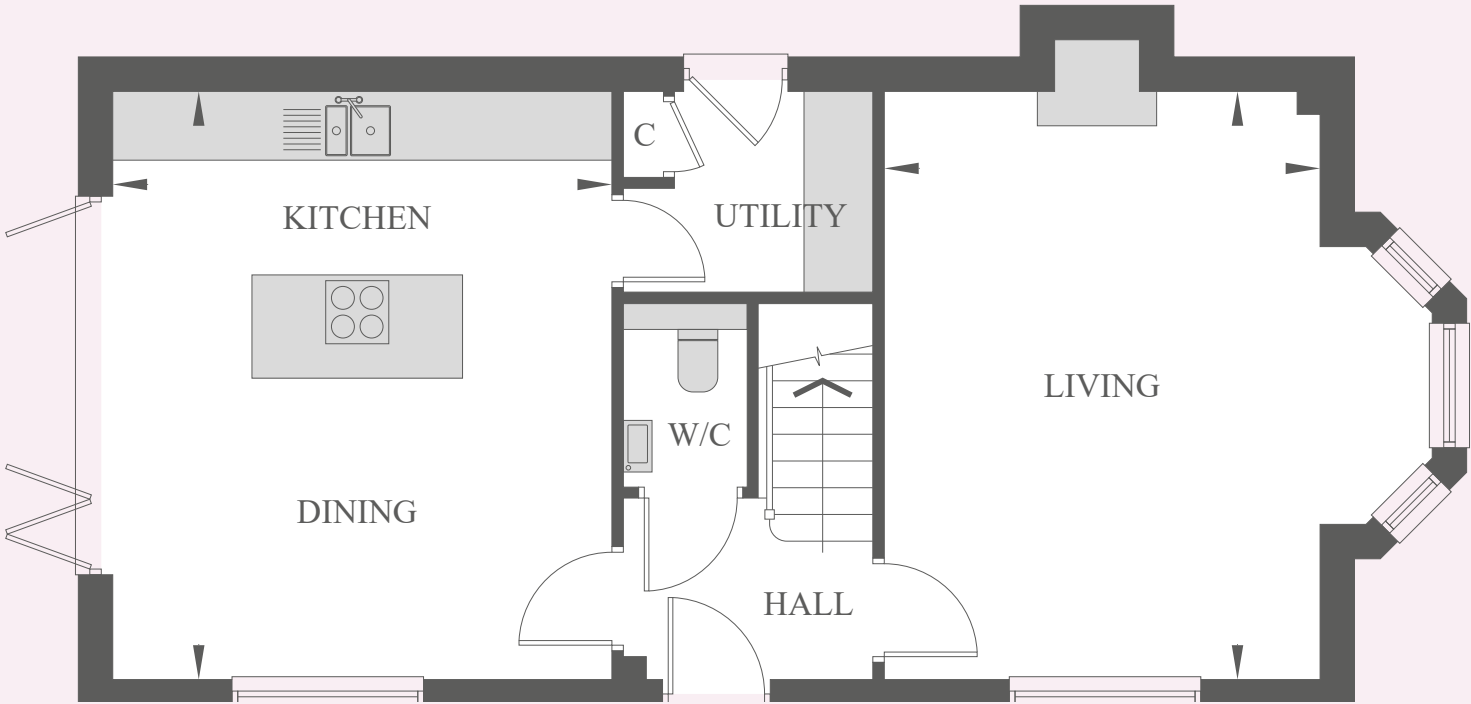
‡ Please note external materials may differ to that shown in the CGI, please refer to sales consultants for plot specific details.

Chimney omitted
from Plot 440



FIRST FLOOR

Chimney omitted
from Plot 440



GROUND FLOOR

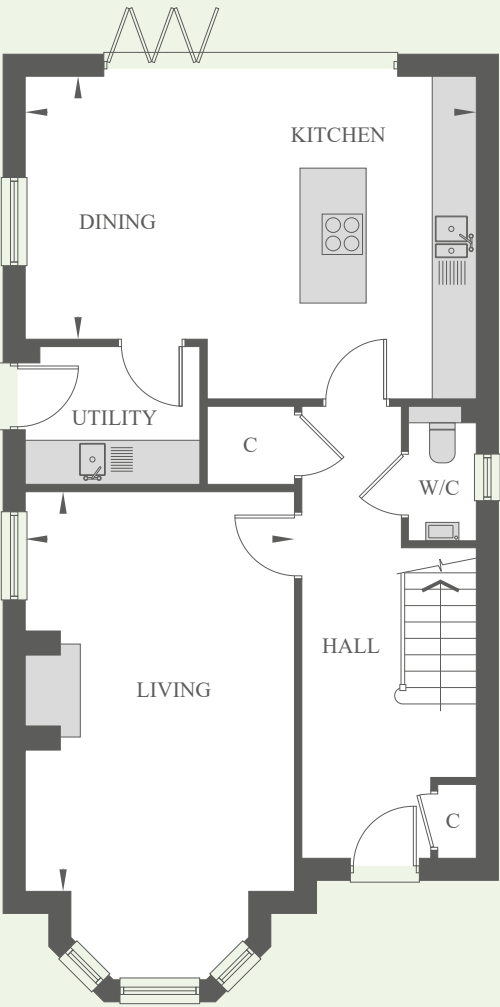
C: CUPBOARD W: WARDROBE DRES: DRESSING ROOM E/S: EN SUITE A/C: AIRING CUPBOARD

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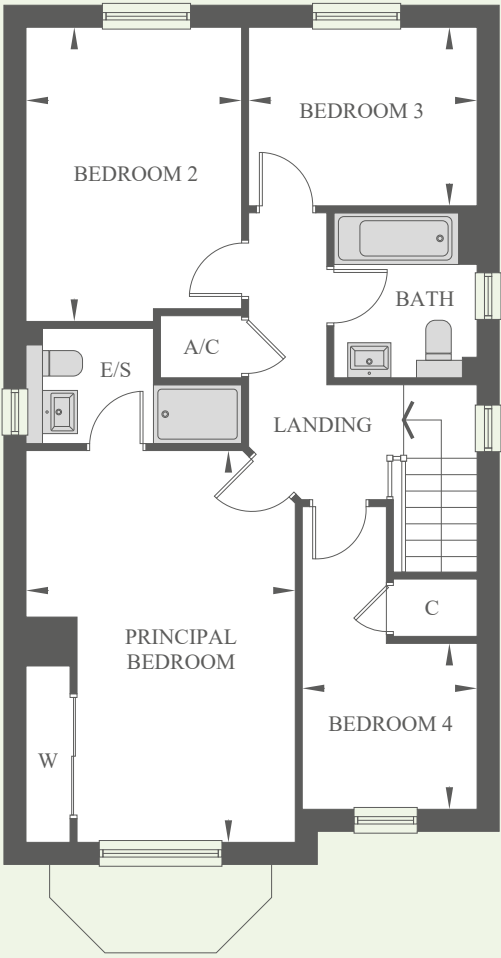


THE VICTORIA

4 BEDROOM HOME



GROUND FLOOR



FIRST FLOOR



Computer generated image of The Victoria ‡

PLOTS

394, 395, 396 & 398

GROUND FLOOR

Living Room	3.61m x 5.38m*	11'10" x 17'7"*
Kitchen/Dining Room	6.09m x 3.52m	19'11" x 11'6"

FIRST FLOOR

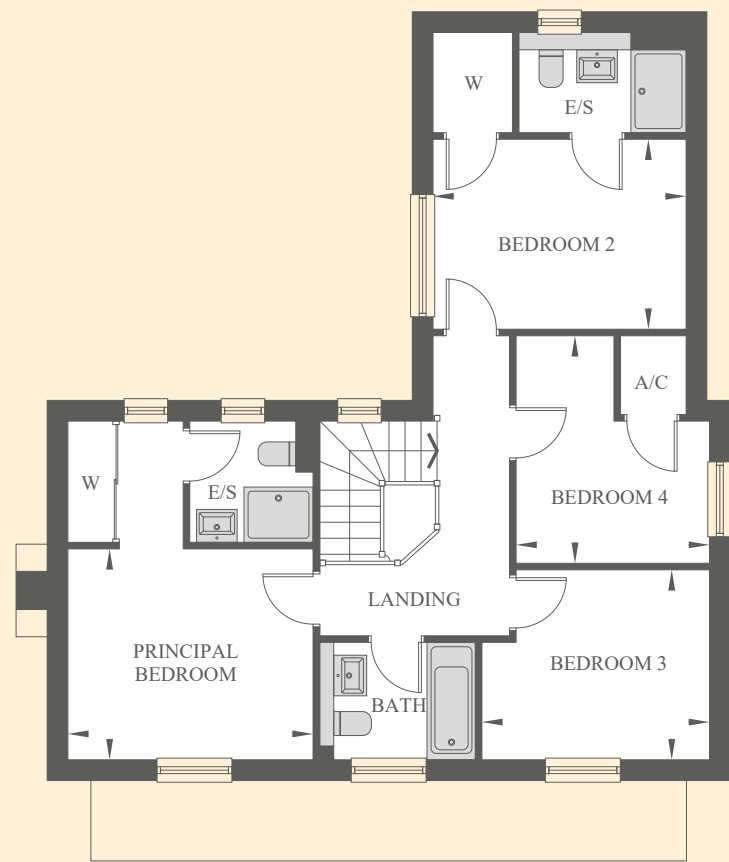
Principal Bedroom	3.61m x 5.28m	11'10" x 17'3"
Bedroom 2	2.88m x 3.95m	9'5" x 12'11"
Bedroom 3	3.06m x 2.38m	10'0" x 7'9"
Bedroom 4	2.33m x 2.20m	7'7" x 7'2"

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

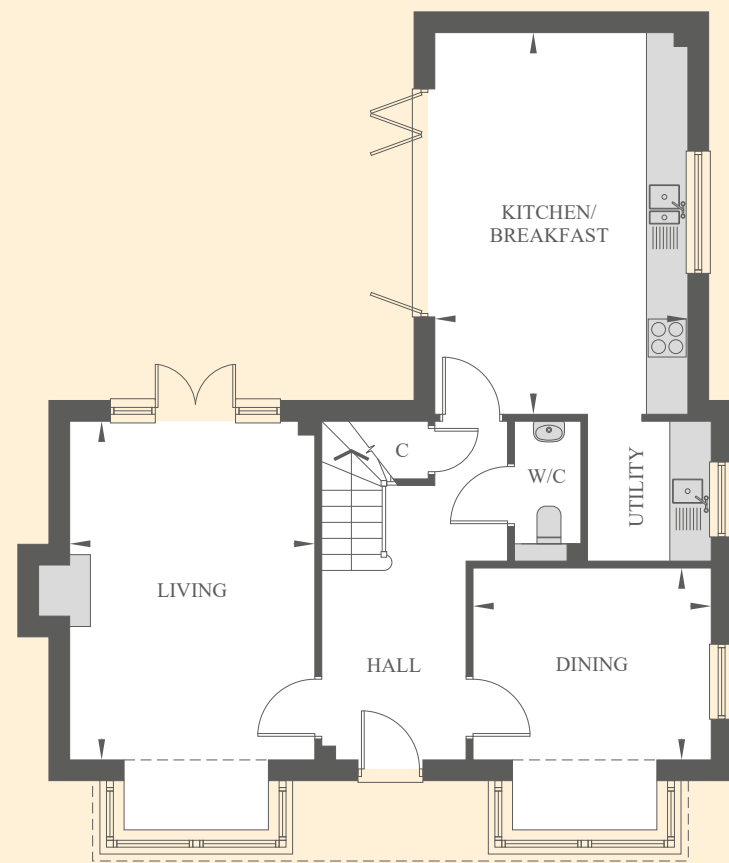
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*Plus bay window † Maximum dimension

‡ Please note external materials may differ to that shown in the CGI, please refer to sales consultants for plot specific details.



FIRST FLOOR



GROUND FLOOR

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

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THE OPHELIA VARIATION

4 BEDROOM HOME



Computer generated image of The Ophelia Variation ‡

PLOTS

355, 388, 399 & 400

GROUND FLOOR

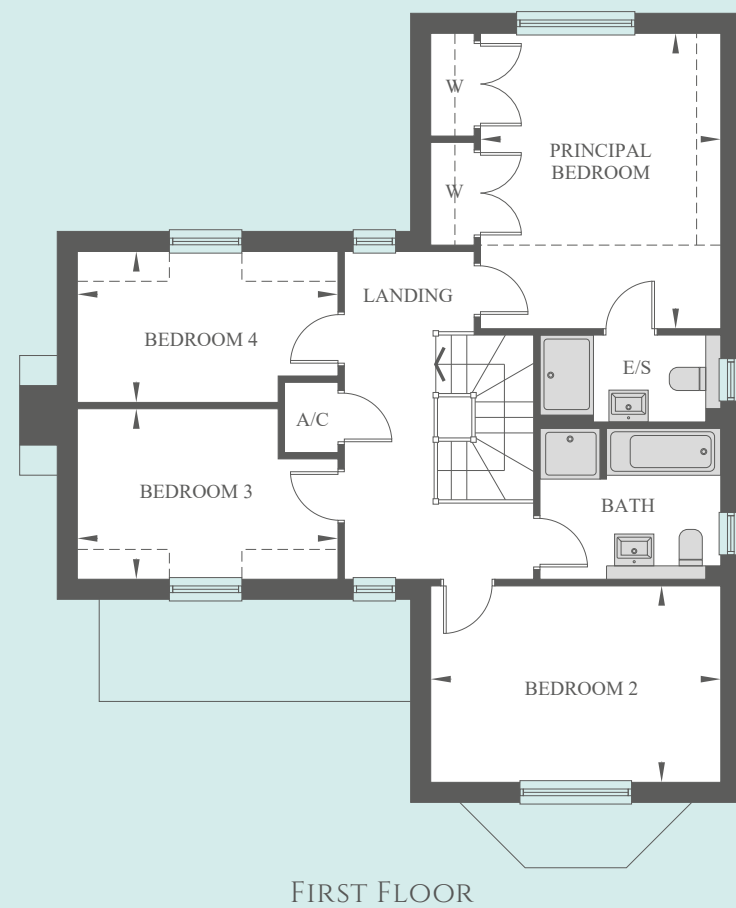
Living Room	3.50m x 4.85m*	11'5" x 15'10"*
Dining Room	3.40m x 2.72m*	11'1" x 8'11"*
Kitchen/Breakfast Room	3.61m x 5.47m	11'10" x 17'11"

FIRST FLOOR

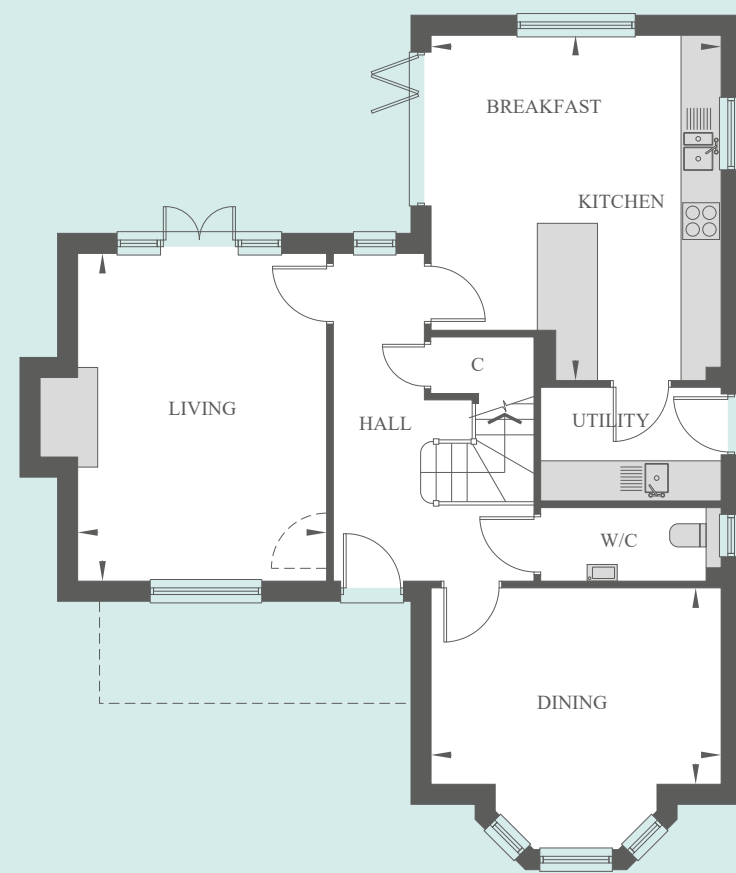
Principal Bedroom	3.50m x 3.00m	11'5" x 9'10"
Bedroom 2	3.61m x 2.70m	11'10" x 8'10"
Bedroom 3	3.24m x 2.70m	7'7" x 8'10"
Bedroom 4	2.75m x 3.24m†	9'0" x 10'7"†

*Plus bay window † Maximum dimension

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FIRST FLOOR



GROUND FLOOR

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

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THE CHARLOTTE

4 BEDROOM HOME



Computer generated image of The Charlotte ‡

PLOTS

397

GROUND FLOOR

Living Room	4.85m x 3.68m	15'11" x 12'1"
Dining Room	4.29m x 2.88m*	14'1" x 9'5"*
Kitchen/Breakfast Room	5.11m x 4.29m†	16'9" x 14'1"†

FIRST FLOOR

Principal Bedroom	3.54m x 4.36m	11'7" x 14'3"
Bedroom 2	4.29m x 2.88m	14'1" x 9'5"
Bedroom 3	3.85m x 2.50m	12'7" x 8'2"
Bedroom 4	3.85m x 2.20m	12'7" x 7'2"

*Plus bay window † Maximum dimension

‡ Please note external materials may differ to that shown in the CGI, please refer to sales consultants for plot specific details.

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
- 1½ 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



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Photography from previous Rose development and is indicative only



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 and provide highly insulated homes which achieve excellent energy performance ratings and minimal heat loss.

We have long and rich history of building a diverse range of homes in the local area, now over five generations long, a family of builders

who continue to build beautiful homes using the finest traditions. We have stayed true to our original values of quality, integrity, and trust, which has earned us a reputation for the very highest standards of design and construction, which has been refined and fiercely protected over the generations.

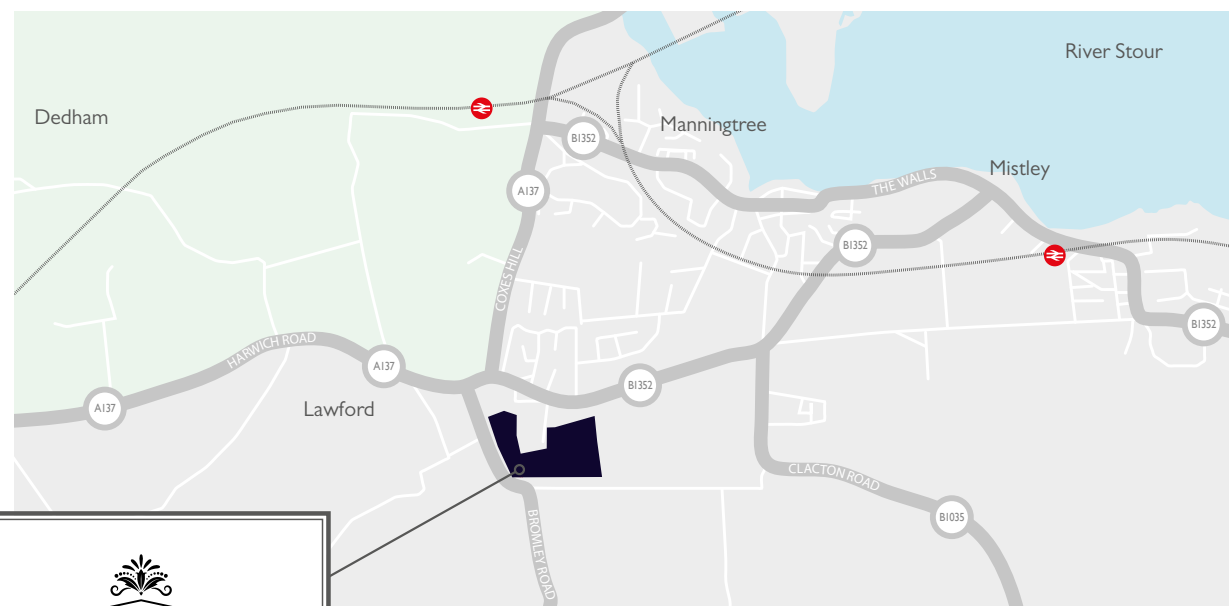
Delivering 'quality' is woven through our DNA, we are committed to continuous improvement and innovation to ensure we deliver exceptional homes and excellent customer service. We are all hugely proud of Lawford Green which delivers a wonderful collection of new homes for Lawford, fit for the 21st Century 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.



ADDRESS & SAT

NAV

Bromley Rd, Lawford,
Manningtree.

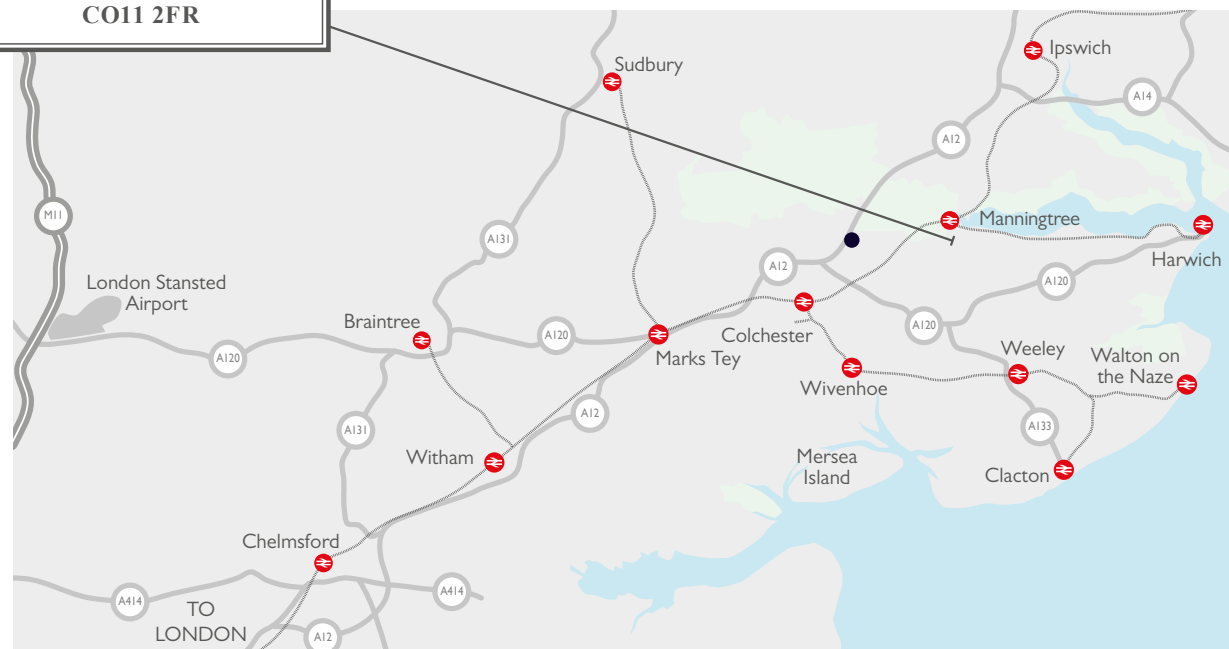
CO11 2FR

BY CAR

Lawford Green has excellent road links via the A12. From the A12 take the Langham exit, just past the Shell garage, turning left onto Park Lane. 1st right onto Wick Road, right again onto Birchwood Road (passing back over the A12) and then left at the T junction (still Birchwood Road). Continue on and turn right onto Ardleigh Road (B1029), then left onto Long Road West. Continue on and turn right onto Coggeshall Road and continue to T junction, then left onto the A137/Bromley Road at Lawford, CO11 2FR.

BY TRAIN

Manningtree Station is just a mile from Lawford Green, providing direct rail links to Ipswich, Colchester and London.



SOURCE: GOOGLE MAPS: WWW.GOOGLE.CO.UK/MAPS



LAWFORD GREEN WEBSITE & LAWFORD GREEN AVAILABILITY



Lawford Green Website



Lawford Green Availability

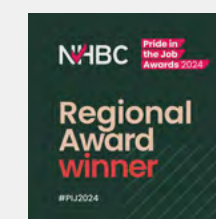
ROSE

Homes for life



CONTACT DETAILS
CALL US ON 01206 591003
www.lawfordgreen.co.uk

@rosehomesforlife



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.

Lawford Green and any associated house type naming are for marketing purposes only and will not necessarily form part of the approved postal address.

Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.

Site plans are intended for illustrative purposes only and should be treated as general guidance only. The layout including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in the planning permission for the development.

Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Drainage, heating, and electrical layouts may vary.

The specification stated is the anticipated specification but may be subject to change as necessary and without notice.

Any photography/computer generated images of street scenes / views are provided as a guide only. As with any new development there may be ongoing planning matters and consents that may result in these views changing over time.



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

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