



MANNINGTREE PARK

COUNTRY LIVING AT ITS FINEST



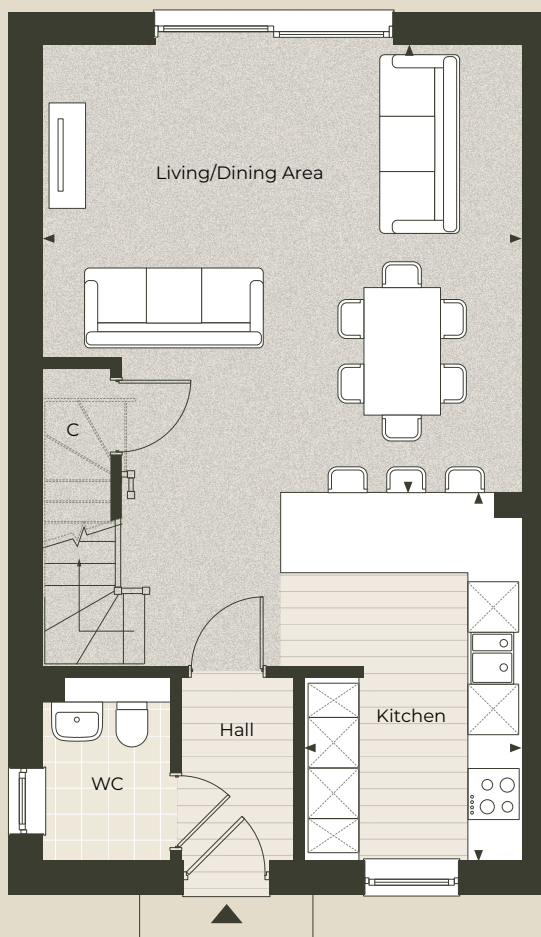
THREE BEDROOM HOME

The Oatley I

Plots: 29 & 30

Gross Internal Area: 1,170.46 sq ft (108.74 sq m)

(H) = Plot is handed



Ground floor

Living / Dining area

5.66m x 5.27m | 18'7" x 17'3"

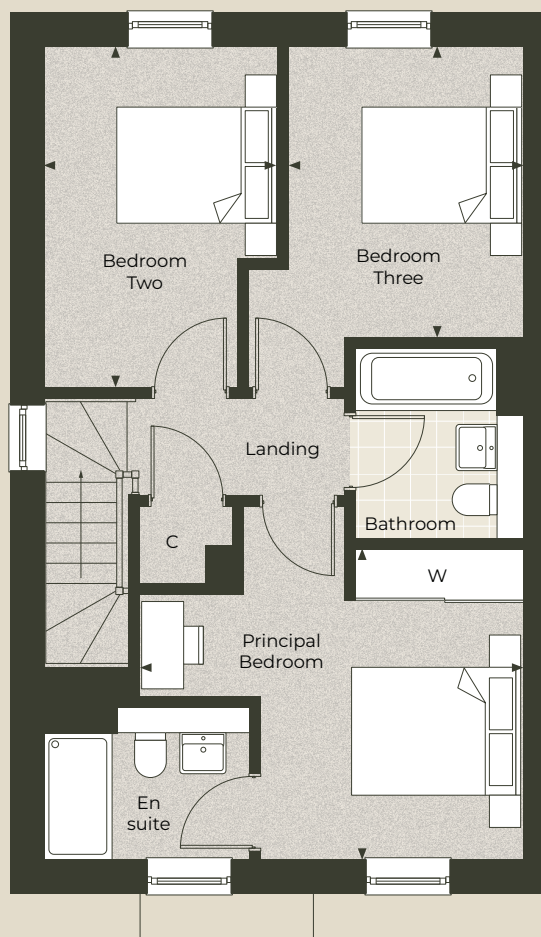
Kitchen

4.34m x 2.59m | 14'3" x 8'6"

Key

C – Cupboard W – Built in wardrobe ▲ – Front entrance ◀▶ – Depicts where measurements have been taken from
WC – Cloakroom

Individual plots vary in size, please ask the Sales Consultant for details.



First floor

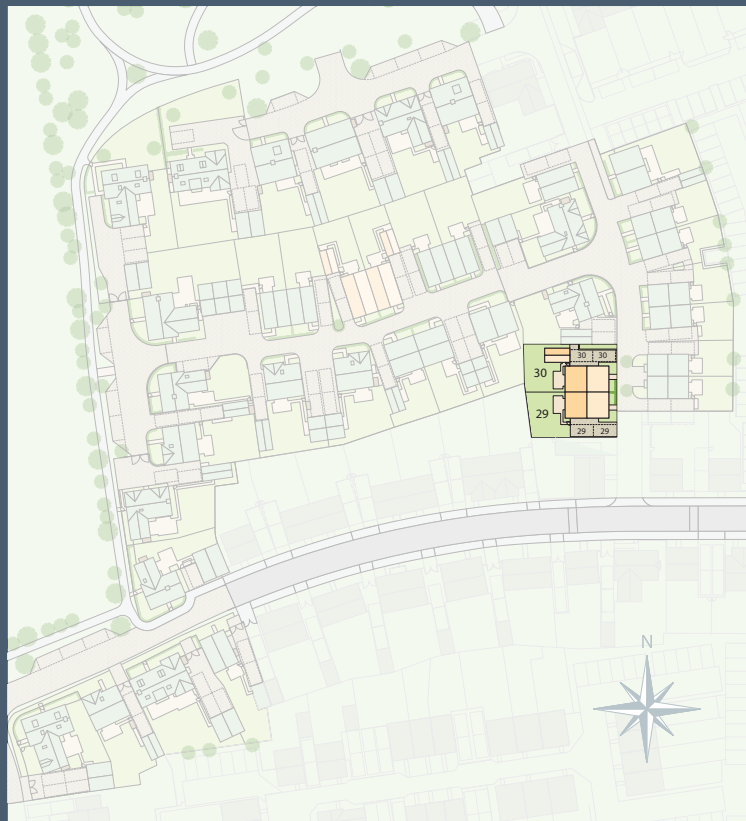
Principal bedroom	4.53m x 4.14m 14'10" x 13'7"
Bedroom two	4.05m x 2.77m 13'4" x 9'1"
Bedroom three	4.05m x 3.27m 13'4" x 10'9"

Computer generated images are indicative only. Floor plans shown are indicative only. To increase legibility these plans have been sized to fit the page and as a result may be of a different scale to others within this document. Location of windows, doors, wardrobes, kitchen units, appliance spaces and bathroom fittings may differ. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

The Oatley

A Traditional Brick Victorian Home with Classic Features

The Oatley is a traditional three bedroom brick Victorian-style house, featuring a moulded cornice and an elegantly designed doorcase. The exterior reflects the robust and detailed characteristics of Victorian architecture, with its balanced proportions and decorative elements. Inside, the home offers comfortable living spaces combining the charm of historical design with the conveniences of modern living.



Sir George Oatley

An Architect of Historic and Functional Spaces

This house is named after Sir George Oatley (1863–1950), a distinguished British architect known for his work in the early 20th century. Oatley's designs often incorporated traditional elements with a focus on functionality and comfort. The Oatley house type pays tribute to his architectural approach, offering a residence that is both aesthetically pleasing and practical.



Contact us

01206 598 305

WWW.CITYANDCOUNTRY.CO.UK/MANNINGTREE-PARK

CITY & COUNTRY

Computer generated images are indicative only and can be subject to change. Images are indicative only. Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. House layout sizes may vary slightly from one another depending on the floor level – please refer to the price list or the Sales Team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. September 2025.