



MANNINGTREE PARK

COUNTRY LIVING AT ITS FINEST



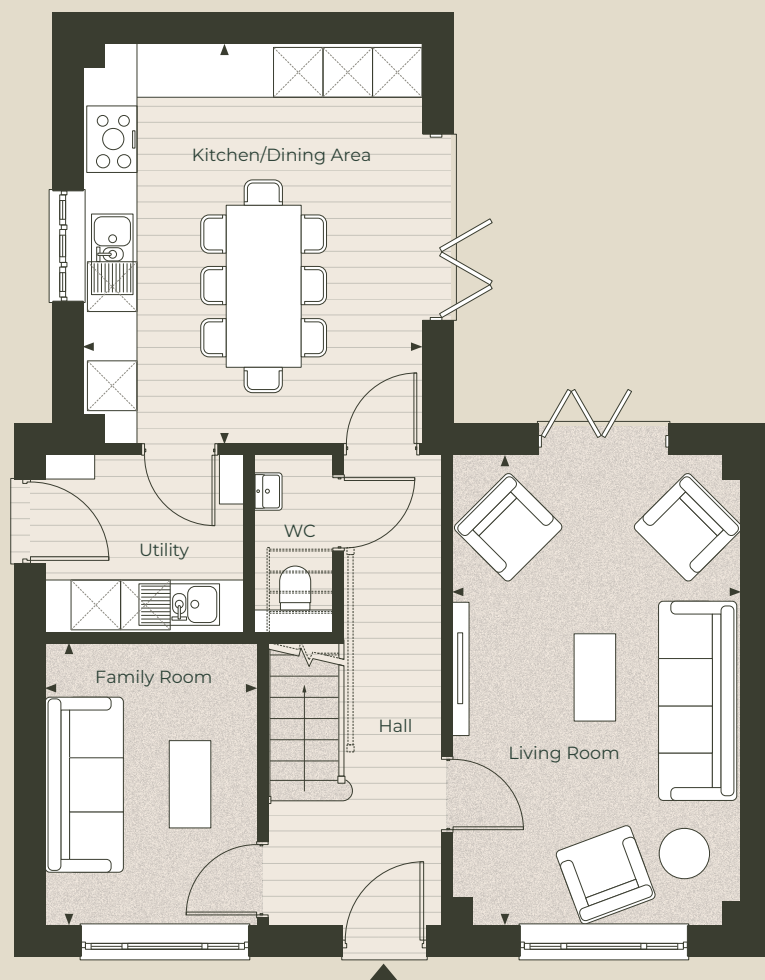
FOUR BEDROOM HOME

The Bentley

Plots: 17, 20 & 31

Gross Internal Area: 1,457.23 sq ft (135.38 sq m)

(H) = Plot is handed



Ground floor

Kitchen / Dining area

4.83m x 4.09m | 15'10" x 13'5"

Living room

5.67m x 3.48m | 18'7" x 11'5"

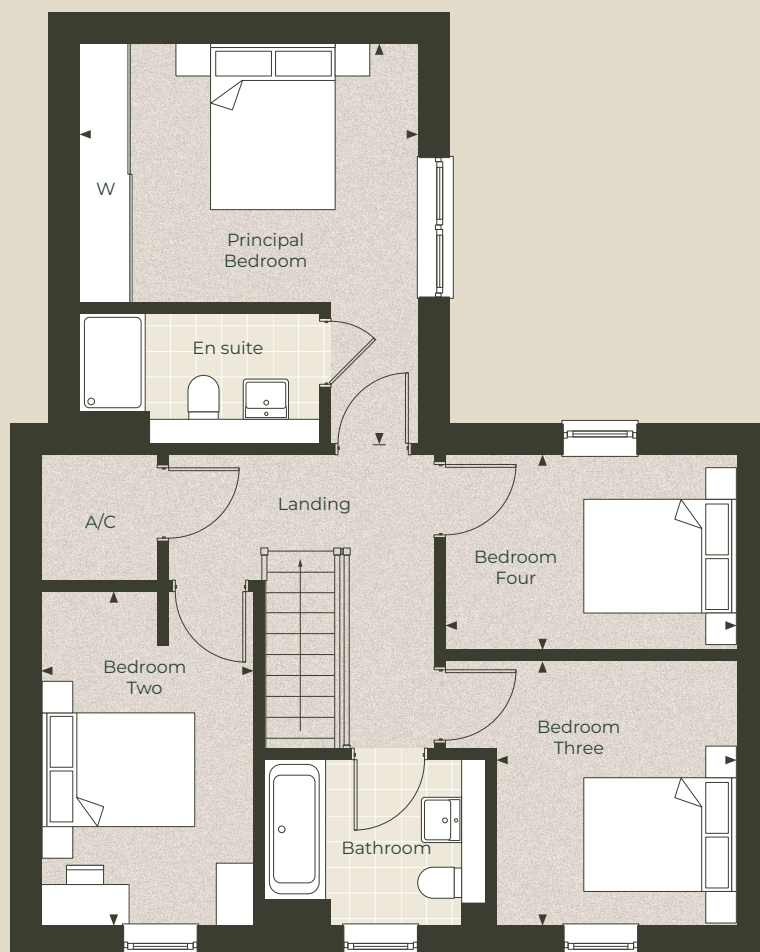
Family room

3.40m x 2.55m | 11'2" x 8'4"

Key

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

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



First floor

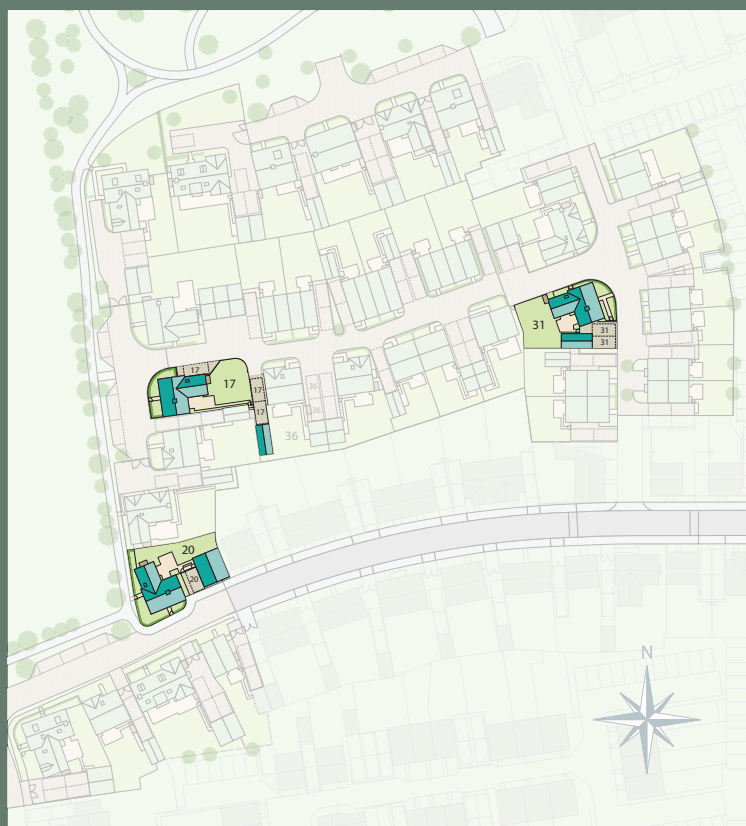
Principal bedroom	4.83m x 4.09m 15'10" x 13'5"
Bedroom two	4.03m x 2.55m 13'3" x 8'4"
Bedroom three	3.20m x 2.90m 10'6" x 9'6"
Bedroom four	3.52m x 2.35m 11'7" x 7'9"

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 Bentley

A Stately Victorian Home with Classical Detailing

The Bentley is a stately four-bedroom Victorian home, featuring a finely moulded cornice, string course, and an elegantly crafted doorcase. The exterior showcases the ornate detailing and robust proportions typical of Victorian architecture. Inside, the home offers generously sized rooms with high ceilings creating an atmosphere of grandeur. Large windows ensure the interiors are bright and welcoming, providing a comfortable living environment.



John Francis Bentley

The Architectural Genius Behind Westminster Cathedral

This residence is named after John Francis Bentley (1839–1902), a notable British architect best known for designing Westminster Cathedral in London, and more locally he designed the fountain in the Market Place in Saffron Walden. Bentley's work is distinguished by its intricate detailing and masterful use of space, qualities that are embodied in the Bentley house type.

Contact us

01206 598 305

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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.