



# MANNINGTREE PARK

COUNTRY LIVING AT ITS FINEST



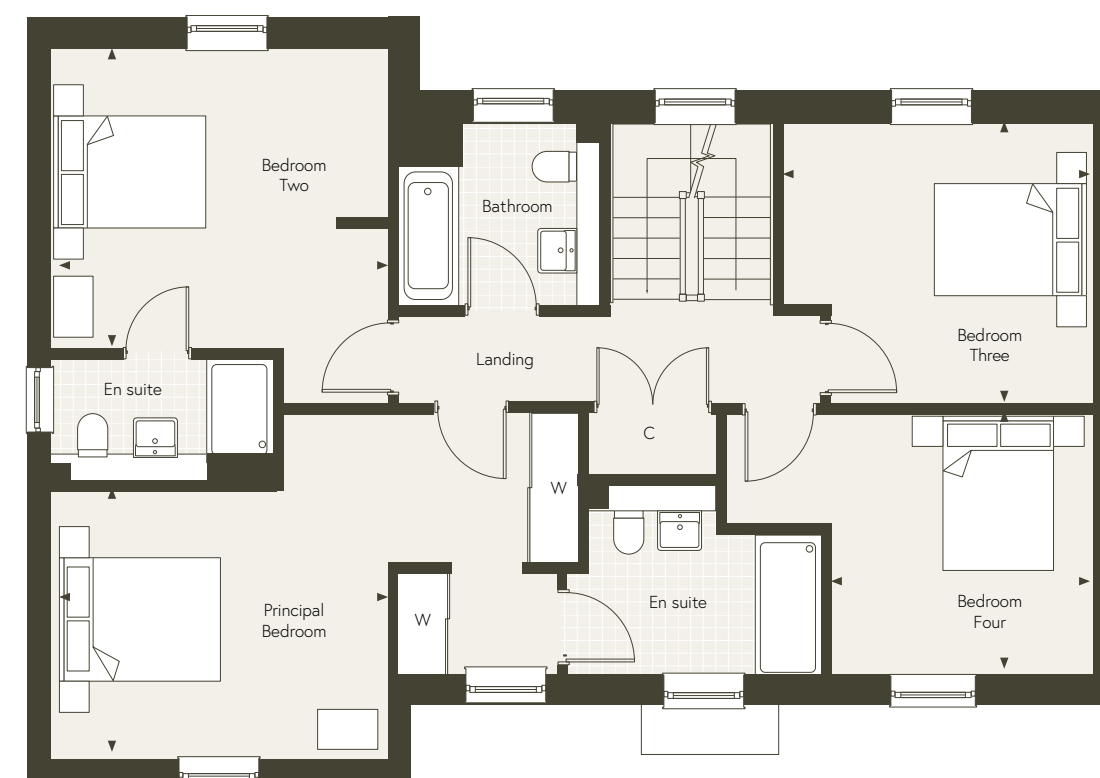
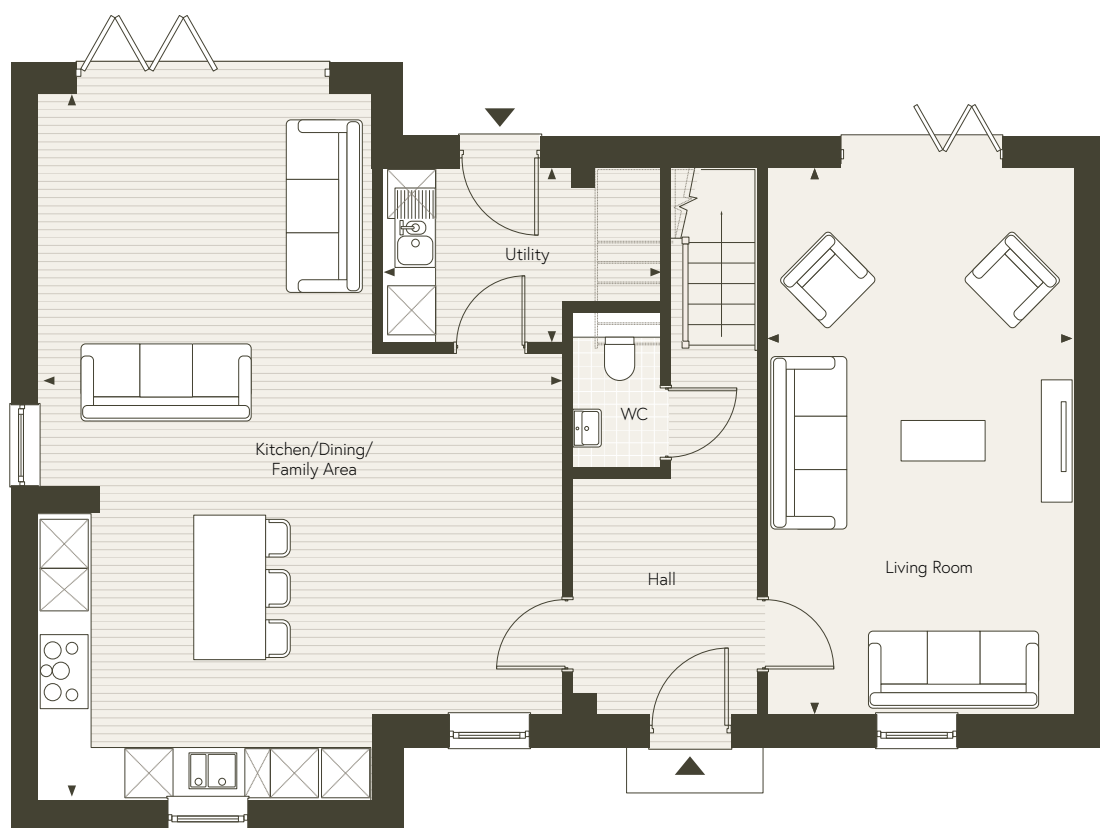
Five bedroom home

## The Harcourt

Plot: 394

Gross Internal Area: 2,626 sq ft (244.0 sq m)

(\*) = Plot is handed



# Ground floor

|                                |                             |
|--------------------------------|-----------------------------|
| Kitchen / Dining / Family Area | 6.46m x 8.64m   21'1 x 28'2 |
| Living Room                    | 3.81m x 6.73m   12'5 x 22'1 |

# First floor

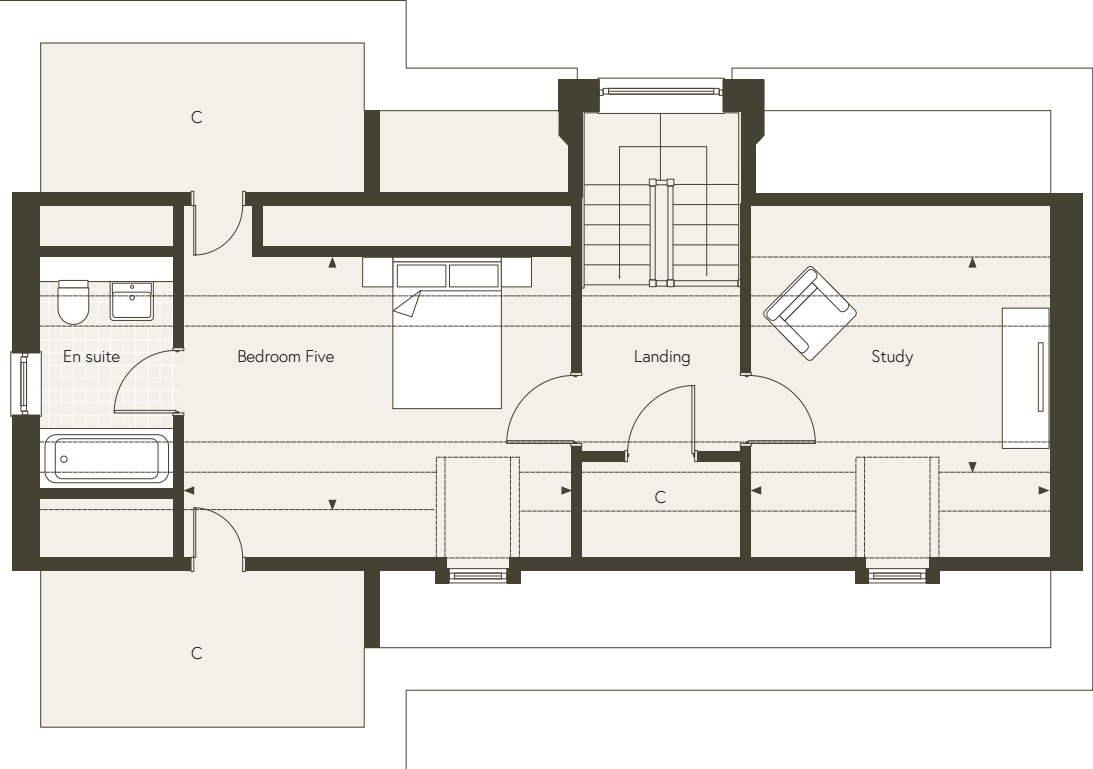
|                   |                               |
|-------------------|-------------------------------|
| Principal Bedroom | 3.24m x 4.14m   10'8" x 11'7" |
| Bedroom Two       | 3.67m x 4.14m   10'8" x 13'7" |
| Bedroom Three     | 3.45m x 3.81m   11'4" x 12'6" |
| Bedroom Four      | 3.16m x 3.21m   10'5" x 10'6" |

## Key

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

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

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.



# Second floor

|              |                               |
|--------------|-------------------------------|
| Bedroom Five | 3.73m x 4.93m   10'6" x 16'2" |
| Study        | 3.81m x 4.32m   12'6" x 14'2" |

Some plots may be handed please speak to a Sales Executive for more information.

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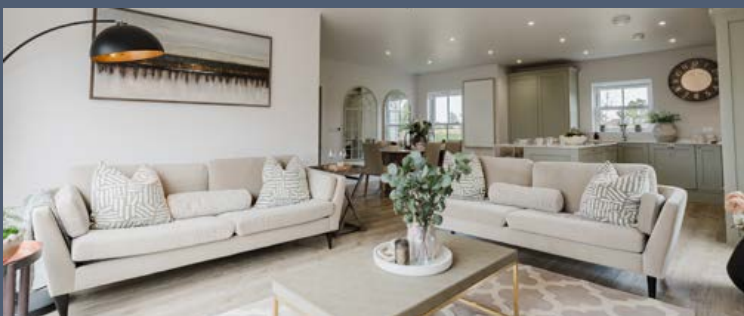
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# The Harcourt

A Refined Georgian Residence  
with Timeless Appeal

The Harcourt is a refined five bedroom Georgian-style home, showcasing an elegant architecture, classic aesthetics and modillion cornice. It's façade and balanced proportions are inspired by the finest East Anglian village homes with a mixture of brick and horizontal boarded elements.. Inside, the home offers generously sized rooms, intricate features, and expansive windows that bathe the spaces in natural light. This residence perfectly marries the best of local grand architecture with contemporary comforts.



## Honouring Simon Vernon-Harcourt

Architect & Director at City & Country

Named after our in-house architect local resident, Simon, who loves to look closely at the local vernacular architecture of the best towns and villages in East Anglia for inspiration and detail. Simon, and his team at City & Country, spent months of research photographing and copying details from their favourite historic buildings and designing the collection of houses you see within these pages and on City & Country's developments. He hopes you love them as much as we do.

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[WWW.CITYANDCOUNTRY.CO.UK/MANNINGTREE-PARK](http://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. July 2026.