



MANNINGTREE PARK

COUNTRY LIVING AT ITS FINEST



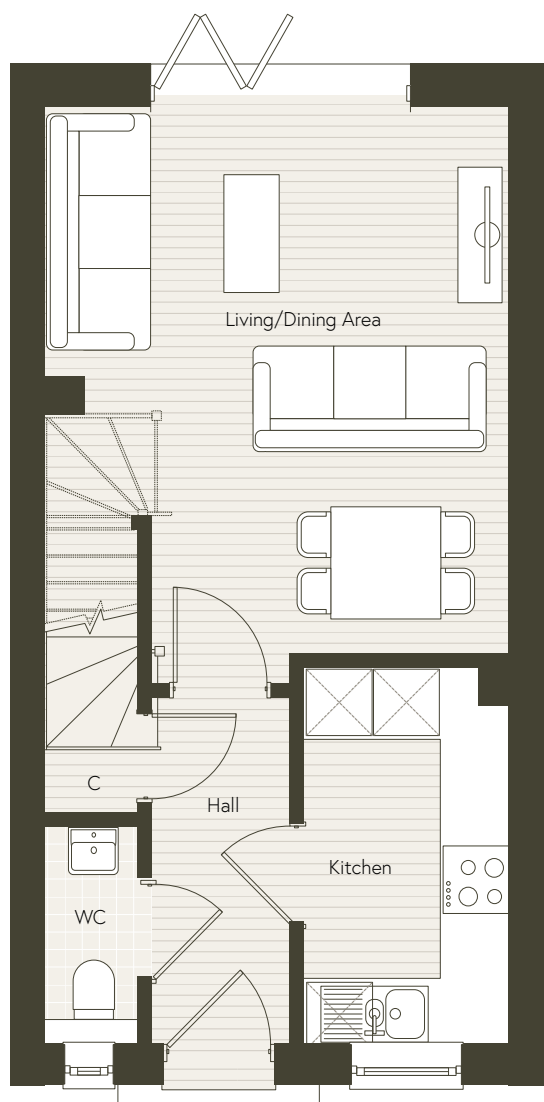
Two bedroom home

The Ruskin

Plots: 422 & 423*

Gross Internal Area: 758 sq ft (70.4 sq m)

(*) = Plot is handed



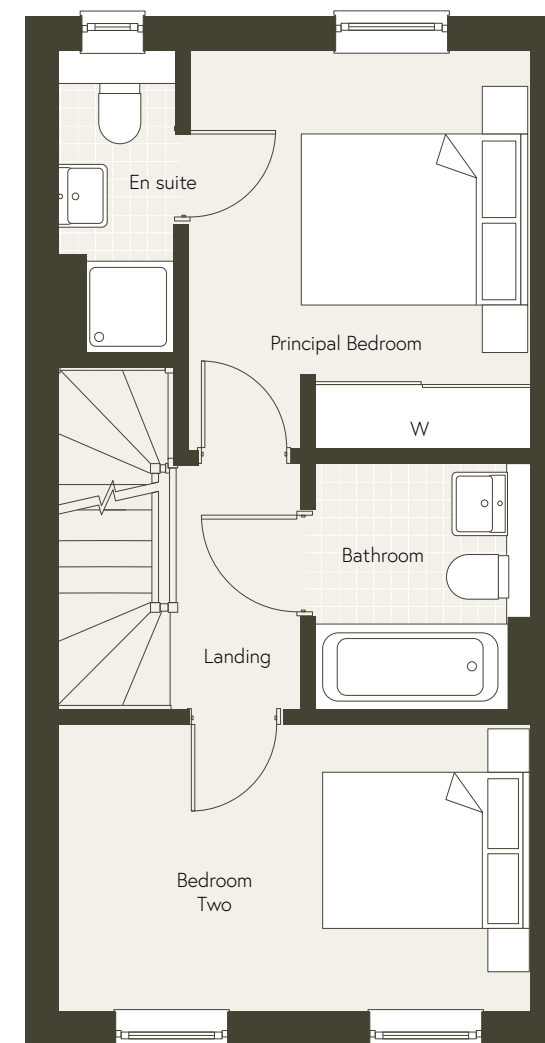
Ground floor

Living / Dining Area	4.19m x 4.91m (Max) 13'10" x 16'1" (Max)
Kitchen	1.89m x 3.39m (Max) 6'2" x 11'1" (Max)

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.



First floor

Principal Bedroom	3.05m x 3.48m (Max) 10'0" x 11'5" (Max)
Bedroom Two	4.19m x 2.52m (Max) 13'9" x 8'3" (Max)

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

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 Ruskin

A Victorian Home Inspired by Craftsmanship and Detail

The Ruskin is an elegant two bedroom Victorian-style house, featuring a finely moulded doorcase that adds a touch of sophistication to its exterior. The design reflects the detailing, rhythm and balanced proportions characteristic of Victorian architecture. The Ruskin seamlessly combines historical elegance with modern amenities, providing a comfortable and stylish living space.



John Ruskin

A Visionary in Art, Architecture, and Design

This house is named after John Ruskin (1819–1900), a prominent British art critic, writer, and philosopher who greatly influenced Victorian architecture and the Gothic Revival movement. His works, such as “The Seven Lamps of Architecture” and “The Stones of Venice,” emphasized the importance of craftsmanship and the moral and social implications of architectural design.

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. July 2026.