



# MANNINGTREE PARK

COUNTRY LIVING AT ITS FINEST



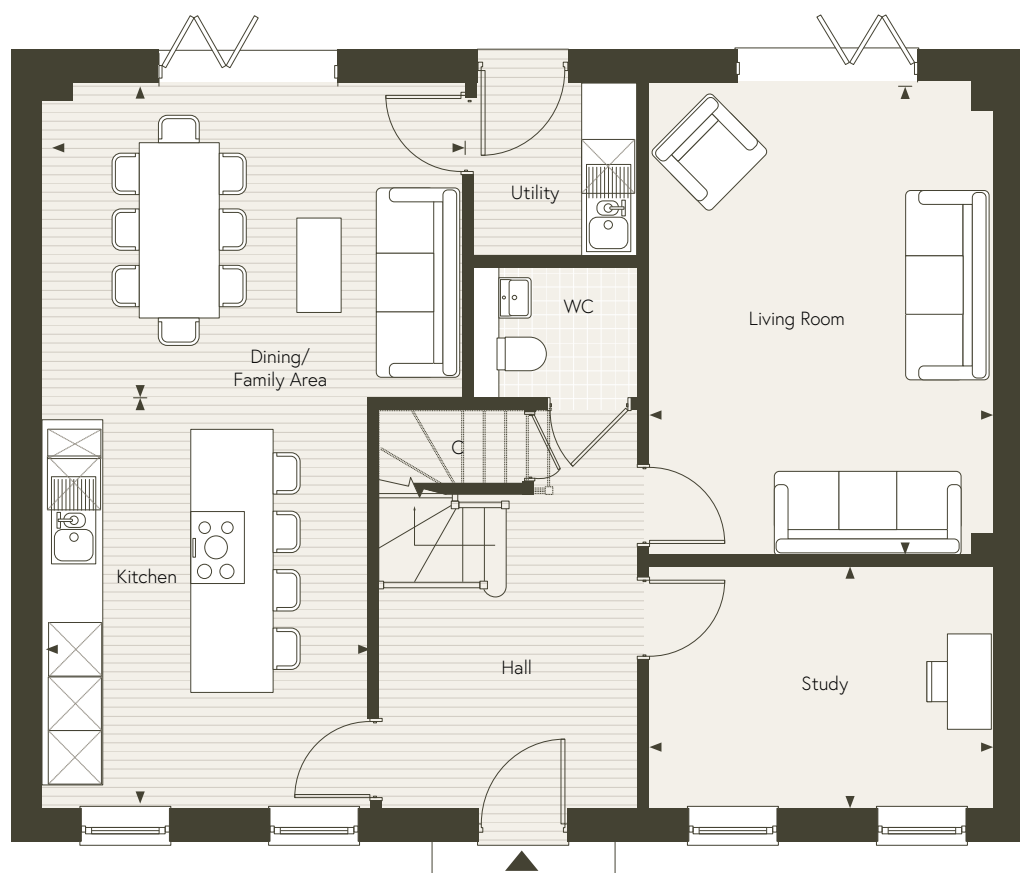
Five bedroom home

## The Vernon

Plot: 369

Gross Internal Area: 1,834 sq ft (170.5 sq m)

(\*) = Plot is handed



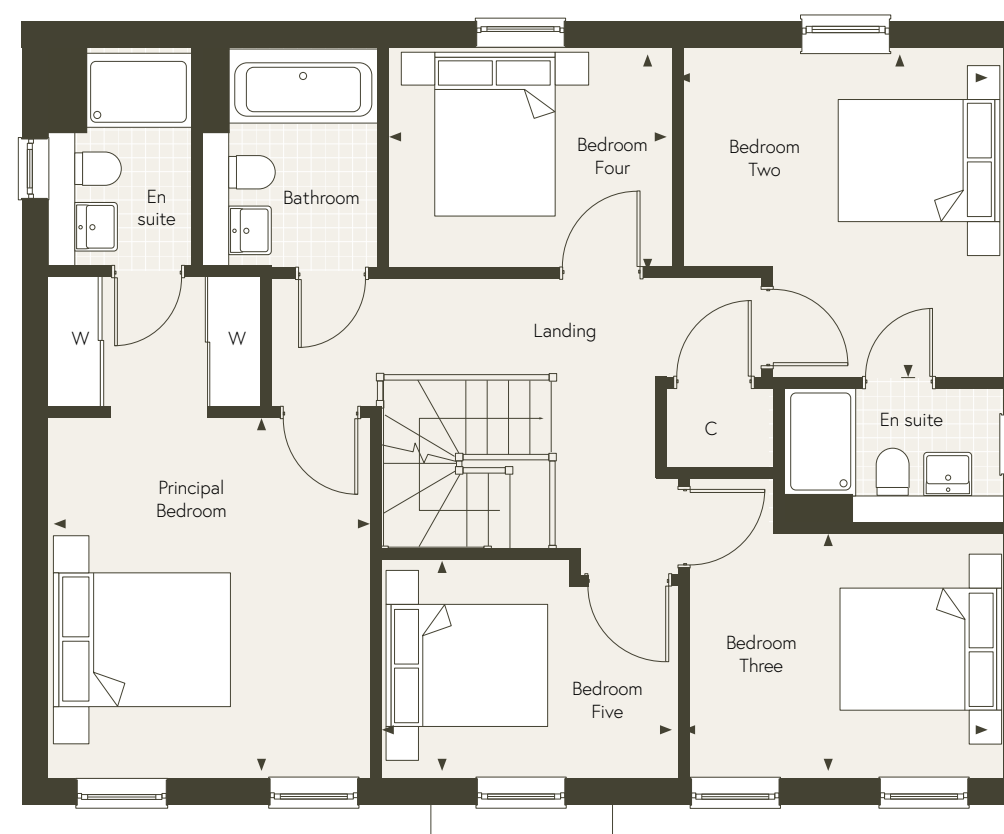
## Ground floor

|                      |                                |
|----------------------|--------------------------------|
| Kitchen              | 3.62m x 4.59m   11'11" x 15'1" |
| Dining / Family Area | 3.49m x 4.68m   11'5" x 15'4"  |
| Living Room          | 3.91m x 5.26m   12'10" x 17'3" |
| Study                | 2.70m x 3.91m   8'10" x 12'10" |

### 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 | 3.63m x 4.00m   11'11" x 13'1" |
| Bedroom Two       | 3.54m x 3.64m   11'7" x 11'11" |
| Bedroom Three     | 2.7m x 3.49m   8'10" x 11'5"   |
| Bedroom Four      | 2.43m x 3.17m   8'0" x 10'5"   |
| Bedroom Five      | 2.41m x 3.31m   7'11" x 10'10" |

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 Vernon

A Victorian Home with Ornate  
Detailing and Spacious Interiors

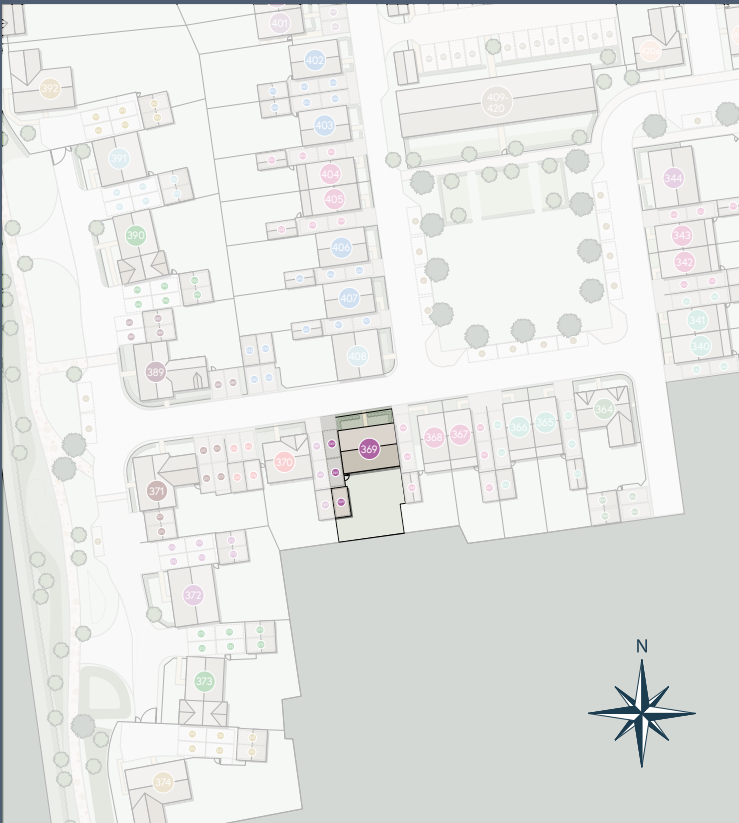
The Vernon is a charming five bedroom Victorian neoclassical home, showcasing a finely moulded cornice and an elegantly crafted doorcase taking influence from grand coastal East Anglian homes as well as those in New England. The design reflects the ornate detailing characteristic of the Victorian era. Inside, the home features generously proportioned rooms. Large windows ensure the interiors are bright and airy, providing a comfortable and stylish living environment.



## Simon Vernon-Harcourt

Architect & Director at City & Country

Named after our in-house Architect and 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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