



MANNINGTREE PARK

COUNTRY LIVING AT ITS FINEST



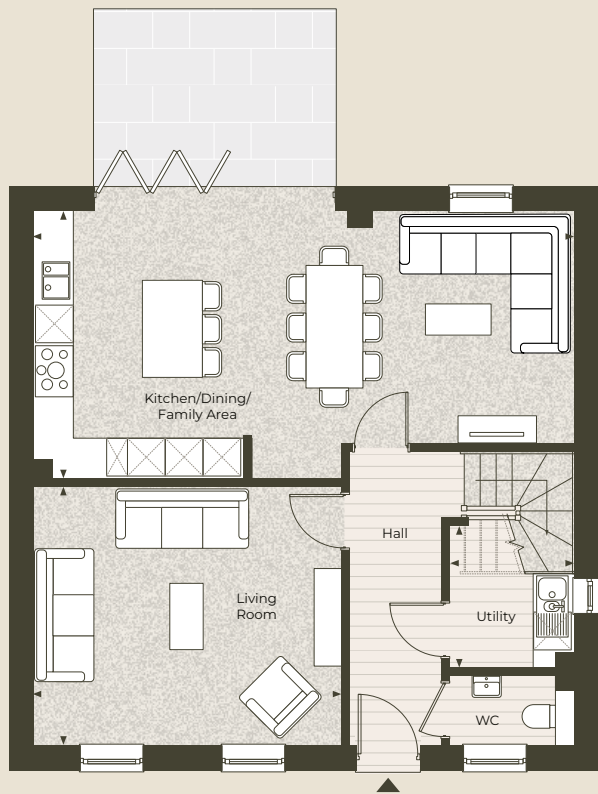
FIVE BEDROOM HOME

The Aston

Plot: 6

Gross Internal Area: 1954 sq ft (181.53 sq m)

(H) = Plot is handed



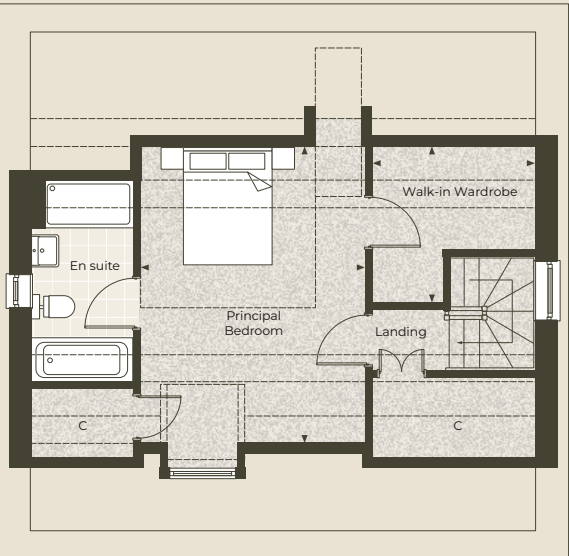
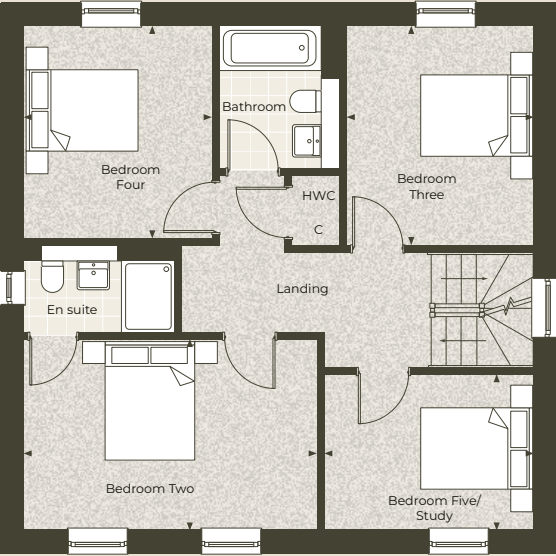
Ground floor

Kitchen / Dining / Family area	8.59m x 4.24m 28'2" x 13'11"
Living room	4.91m x 4.12m 16'1" x 13'6"

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.



First floor

Bedroom two	4.94m x 3.20m 16'3" x 10'6"
Bedroom three	3.70m x 3.15m 12'2" x 10'4"
Bedroom four	3.59m x 3.19m 11'9" x 10'6"
Bedroom five/Study	3.53m x 2.61m 11'7" x 8'7"

Second floor

Principal bedroom	5.06m x 3.82m 16'6" x 12'6"
-------------------	-------------------------------

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 Aston

A Grand Victorian Neoclassical Home with Striking Detail

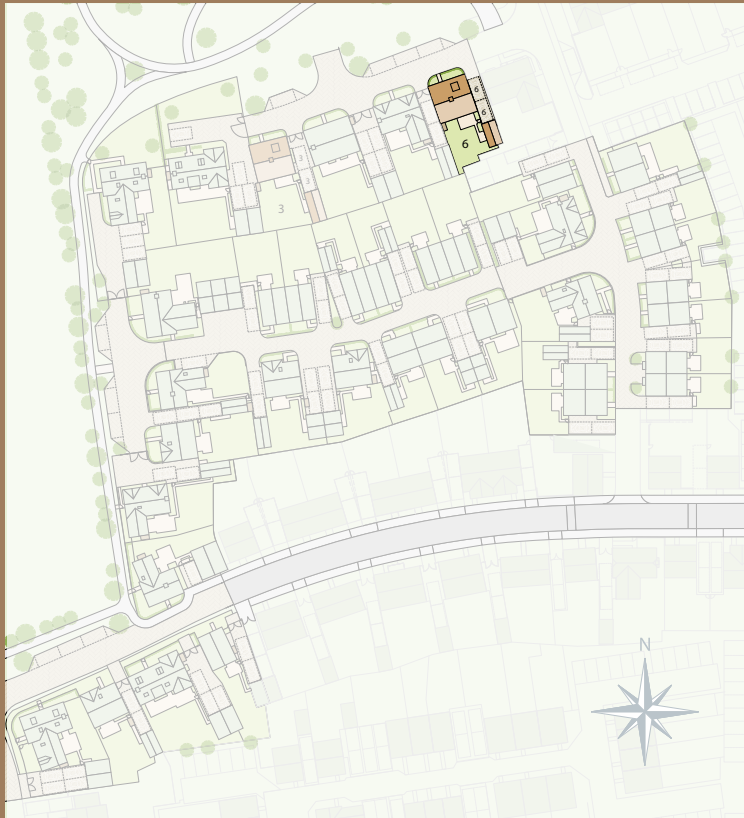
The Aston is a grand five bedroom Victorian-style neoclassical residence, featuring a moulded cornice and an impressive doorcase. An offset dormer adds a unique architectural interest to the design. Inside, the home offers spacious rooms creating an atmosphere of refined elegance. Large windows allow for abundant natural light, enhancing the home's welcoming ambiance.



Sir Aston Webb

An Architect of Royal and Cultural Landmarks

This residence is named after Sir Aston Webb (1849–1930), a distinguished British architect with a huge range of work from Arts & Crafts alms houses at Repton to the main building of the Victoria and Albert Museum. Webb's designs are celebrated for their attention to detail and their fine elegance, qualities that are embodied in the Aston house type.



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. May 2026.