



# MEADOW GARDENS

HARTLEY BROOK ROAD  
CLACTON-ON-SEA  
ESSEX CO16 9GA



Matthew Homes

## MATTHEW HOMES

OVER 45 YEARS OF QUALITY

Matthew Homes Limited, is a privately owned housebuilder specialising in the construction of homes throughout the South East of England.

Established in 1976 Matthew Homes has been building homes for over 45 years and prides itself on building quality homes in a variety of locations that compliment the tradition and character of each individual site.

Our homes range from one-bedroom apartments ideally suited for first time buyers to five bedroomed generously proportioned houses for the more established family.

Based in Potters Bar, Hertfordshire, we operate throughout the Home Counties, into Cambridgeshire, Norfolk and Suffolk to the North, to the west in Oxfordshire and Gloucestershire and to the South into Kent & East/West Sussex.



MEADOW  
GARDENS

## MEADOW GARDENS

CLACTON-ON-SEA

Meadow Gardens is ideally situated in the popular Essex coastal resort of Clacton-on-Sea on the Tendering Peninsula. The town is renowned for its beaches, pleasure pier, arcades and both the Princes and West Cliff Theatres together with cinemas, restaurants, bars and other leisure facilities with attractive seaside walks and formal gardens. The towns annual carnival and air show are also popular events.

Not far from Meadow Gardens are the extensive grassland walks and picnic spots of Brook Country Park which also includes areas of young woodland and wildflower meadows providing habitats for a wide variety of wildlife.

Brook Park Retail Parks are also close by with a number of well-known stores including Lidl, Tesco, Currys and B&Q as well as a number of fast-food outlets with additional stores yet to open. Brook Park West also houses a local pub and hotel.

Local bus services are available serving the town centre and surrounding areas with Clacton Railway Station offering regular direct services to Colchester, Chelmsford, Stratford and London (Liverpool Street) for connections to London's underground network including the new Elizabeth Line.



The A133 links Clacton-on-Sea with the historic town of Colchester for access to the A12 to Chelmsford and then onwards to the M25 and East London. The A120 at Colchester provides a direct route to Stansted Airport.

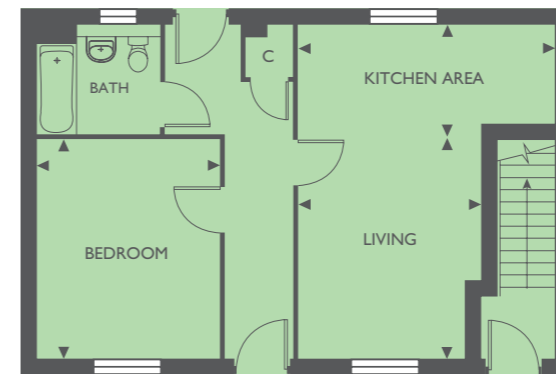


Schools for all ages are available in the vicinity including local primary schools and secondary academies. Further education is also provided for in the area.

Clacton-on-Sea has a variety of sporting facilities including cricket, football and golf clubs with Clacton Leisure Centre offering an equipped gym, swimming pool and a variety of racket sports amongst other activities.

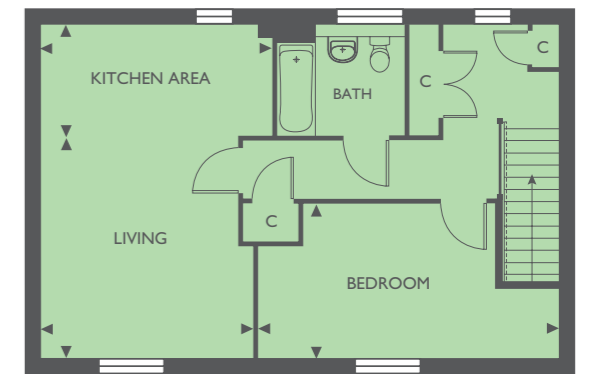
# MAISONNETTES

1 BEDROOM



PLOT 11

Living Room	4004 x 3335 (max)	13' 2" x 10' 11" (max)
Kitchen Area	4685 x 2030 (max)	15' 4" x 6' 8" (max)
Bedroom	3997 x 3331	13' 1" x 10' 11"



PLOT 12

Living Room	4034 (max) x 3869 (max)	13' 3" (max) x 12' 8" (max)
Kitchen Area	4219 x 2000	13' 10" x 6' 7"
Bedroom	5490 (max) x 2814 (max)	18' 0" (max) x 9' 3" (max)

PLOTS 11 & 12

# APARTMENTS

1 & 2 BEDROOM



## PLOTS: 4 & 7

Living Room	6022 (max) x 3482 (max)	19' 9" (max) x 11' 5" (max)
Kitchen Area	3059 x 2037	10' 0" x 6' 8"
Bedroom	4016 (max) x 3270	13' 2" (max) x 10' 9"

## PLOTS: 5 & 8

Living Room	5825 (max) x 3688 (max)	19' 1" (max) x 12' 1" (max)
Kitchen Area	3125 x 2122	10' 3" x 7' 0"
Bedroom 1	4096 (max) x 2725	13' 5" (max) x 8' 11"
Bedroom 2	3258 (min) x 2038	10' 8" (min) x 6' 8"

## PLOTS: 6 & 9

Living Room	6022 (max) x 3370 (max)	19' 9" (max) x 11' 1" (max)
Kitchen Area	2873 x 1987	9' 5" x 6' 6"
Bedroom	3997 (max) x 3381(max)	13' 1" (max) x 11' 1" (max)

PLOTS 4 - 9

## GROUND FLOOR

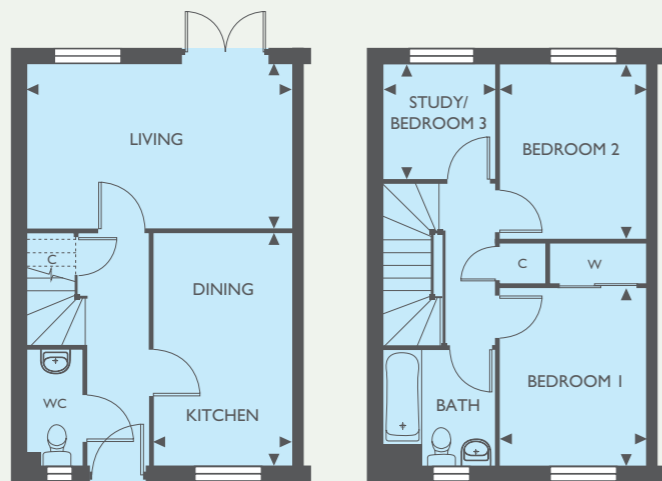


## FIRST FLOOR



# LEA

2/3 BEDROOM HOUSE



GROUND FLOOR

FIRST FLOOR

Living Room	4811 x 2987	15' 9" x 9' 10"
Kitchen/Dining	4235 x 2514	13' 11" x 8' 3"

Bedroom 1	3221 x 2681	10' 7" x 8' 10"
Bedroom 2	3179 x 2681	10' 5" x 8' 10"
Bedroom 3/Study	2080 x 2031	6' 10" x 6' 8"

PLOTS 14, 15, 16, 23, 24, 25, 26, 27, 28, 68, 75, 76, 108, 138, 158, 172, 180, 181, 192

# CHELMER

3 BEDROOM HOUSE



GROUND FLOOR

FIRST FLOOR

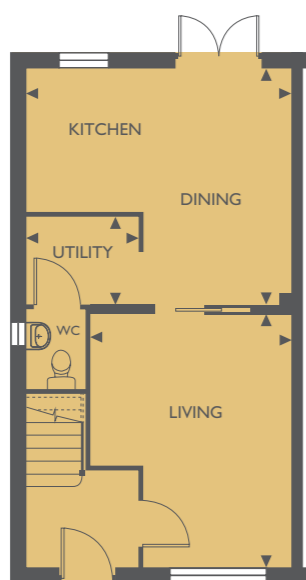
Living Room	4613 (max) x 3676 (max)	15' 2" (max) x 12' 1" (max)
Kitchen/Dining	4814 (max) x 3747 (max)	15' 10" (max) x 12' 4" (max)
Utility Area	1600 x 1350	5' 3" x 4' 5"

Bedroom 1	4151 (max) x 3464 (max)	13' 7" (max) x 11' 4" (max)
Bedroom 2	3818 x 2162	12' 6" x 7' 1"
Bedroom 3	2888 x 2552	9' 6" x 8' 4"

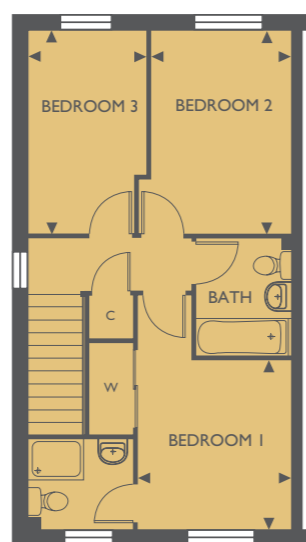
PLOTS 69, 70, 71, 72, 88, 89, 100, 101, 110, 111, 114, 115, 129, 130, 131, 132, 139, 140, 142, 143, 156, 157, 174, 175, 178, 179, 193, 194, 195, 196

# RODING

3 BEDROOM HOUSE



GROUND FLOOR



FIRST FLOOR

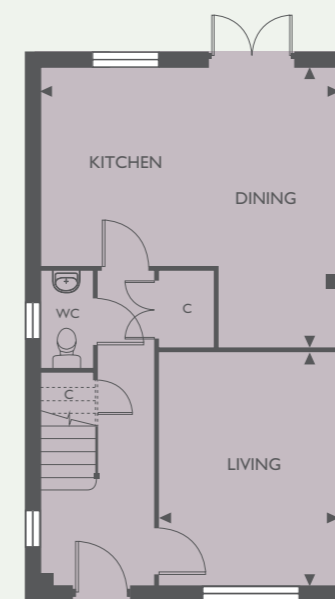
Living Room	4613 (max) x 3676 (max)	15' 2" (max) x 12' 1" (max)
Kitchen/Dining	4814 (max) x 4309 (max)	15' 10" (max) x 14' 2" (max)
Utility	2012 x 1600	6' 7" x 5' 3"

Bedroom 1	3075 (min) x 2826	10' 1" (min) x 9' 3"
Bedroom 2	3709 x 2576 (min)	12' 2" x 8' 5" (min)
Bedroom 3	3709 x 2137 (max)	12' 2" x 7' 0" (max)

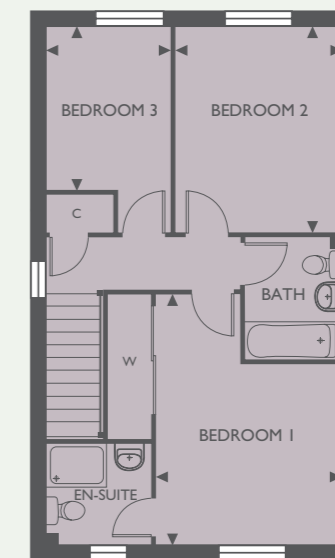
PLOTS 47, 48, 51, 52, 60, 61, 73, 74, 90, 91, 106, 107, 127, 128, 147, 148, 152, 153, 154, 155, 160, 161, 164, 165, 166, 167, 170, 171, 176, 177, 188, 189

# BOURNE

3 BEDROOM HOUSE



GROUND FLOOR



FIRST FLOOR

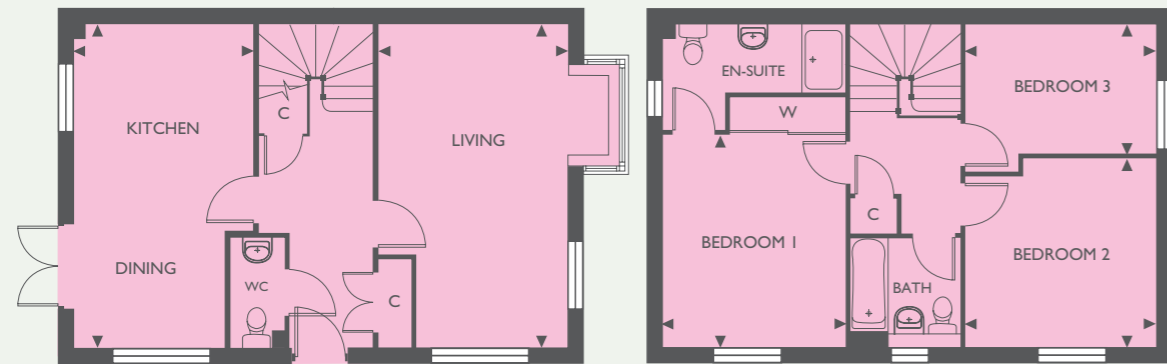
Living Room	4243 x 3273	13' 11" x 10' 9"
Kitchen/Dining	5410 (max) x 5103 (max)	17' 9" (max) x 16' 9" (max)

Bedroom 1	4587 (max) x 3397 (max)	15' 1" (max) x 11' 2" (max)
Bedroom 2	3749 x 3048	12' 4" x 10' 0"
Bedroom 3	2964 (min) x 2262	9' 9" (min) x 7' 5"

PLOTS 2, 42, 44, 126, 133, 135, 141, 146, 149, 162

# ROACH

3 BEDROOM HOUSE



GROUND FLOOR

FIRST FLOOR

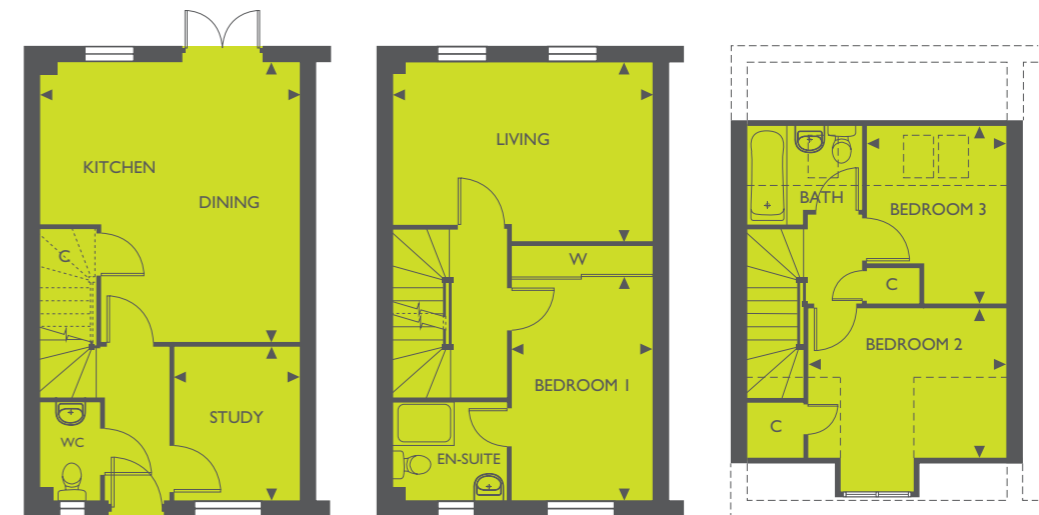
Living Room	5860 (max) x 3420 + bay	19' 3" (max) x 11' 3" + bay
Kitchen/Dining	5860 (max) x 3250 (max)	19' 3" (max) x 10' 8" (max)

Bedroom 1	3875 x 3317	12' 9" x 10' 11"
Bedroom 2	3469 (max) x 3442 (max)	11' 5" (max) x 11' 4" (max)
Bedroom 3	3469 (max) x 2318 (min)	11' 5" (max) x 7' 7" (min)

PLOTS 3, 13, 41, 43, 53, 67, 77, 87, 109, 116, 134, 137, 159, 163, 173, 191

# STOUR

3 BEDROOM HOUSE



GROUND FLOOR

FIRST FLOOR

Kitchen/Dining	5120 (max) x 4722 (max)	16' 10" (max) x 15' 6" (max)
Study	2764 x 2280	9' 1" x 7' 6"

Living Room	4722 (max) x 3243 (max)	15' 6" (max) x 10' 8" (max)
Bedroom 1	4050 x 2561	13' 3" x 8' 5"

SECOND FLOOR

Bedroom 2	3623 x 2726 + bay	11' 11" x 8' 11" + bay
Bedroom 3	3212 (max) x 2545 (max)	10' 6" (max) x 8' 4" (max)

PLOTS 45, 46, 49, 50, 92, 93, 112, 113, 122, 123, 144, 145, 168, 169, 199, 200

# SITE PLAN



# MEADOW GARDENS

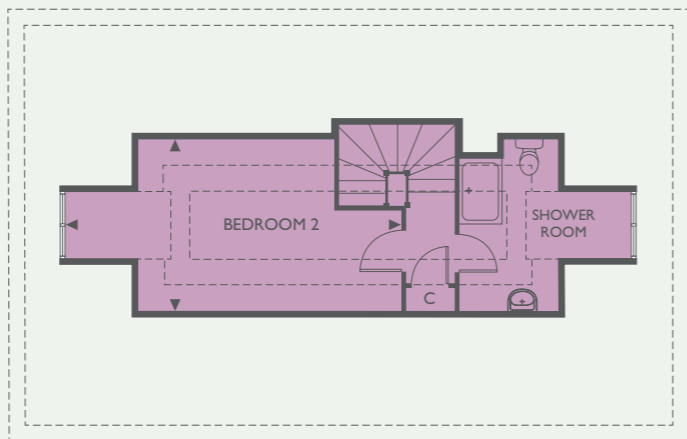
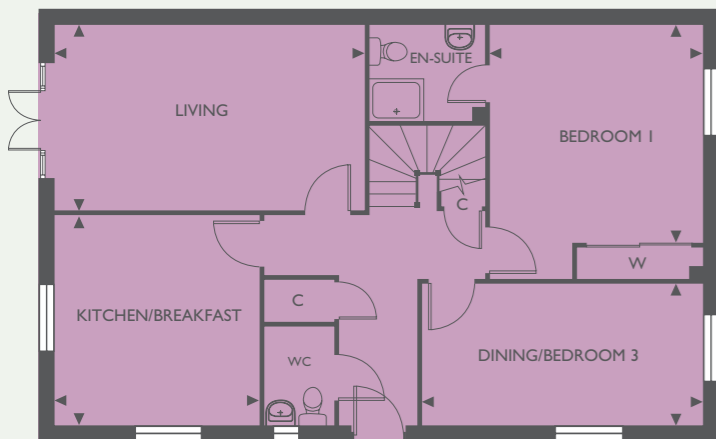
CLACTON-ON-SEA

- |  |  |
|--|--|
|  APARTMENTS           |  ASHELDHAM  |
|  MAISONETTES          |  CROUCH     |
|  LEA                  |  CROUCH A   |
|  CHELMER              |  COLNE      |
|  RODING               |  STORT      |
|  BOURNE               |  BLACKWATER |
|  ROACH               |  CORNMILL  |
|  STOUR              |  MILLHEAD |
|  AFFORDABLE HOUSING |  |



# ASHELDHAM

2/3 BEDROOM CHALET BUNGALOW



GROUND FLOOR

Living Room	5740 x 3412	18' 10" x 11' 2"
Dining/Bedroom 3	5184 x 2598	17' 0" x 8' 6"
Kitchen/Breakfast	3873 x 3786	12' 8" x 12' 5"
Bedroom 1	4013 (min) x 3928	13' 2" (min) x 12' 11"

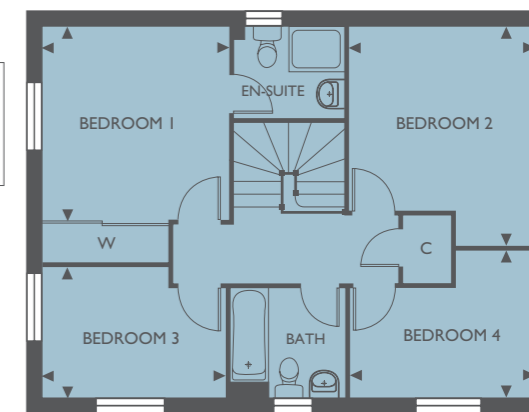
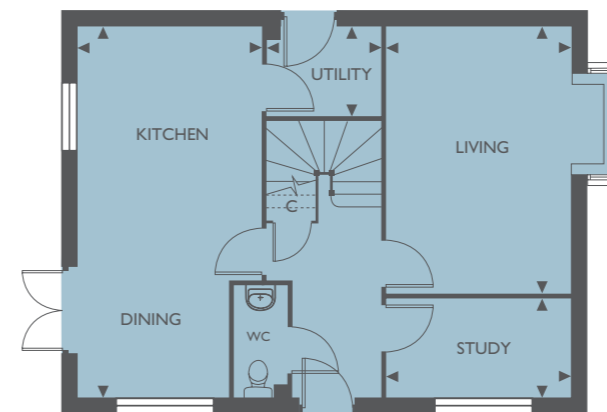
FIRST FLOOR

Bedroom 2	6226 to bay x 3158 (max)	20' 5" to bay x 10' 4" (max)
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PLOTS 82 & 83

# CROUCH

4 BEDROOM HOUSE



GROUND FLOOR

Living Room	4872 x 3337 + bay	16' 0" x 10' 11" + bay
Study	3337 x 1787	10' 11" x 5' 10"
Kitchen/Dining	6760 (max) x 3337 (max)	22' 2" (max) x 10' 11" (max)
Utility	2036 x 1530	6' 8" x 5' 0"

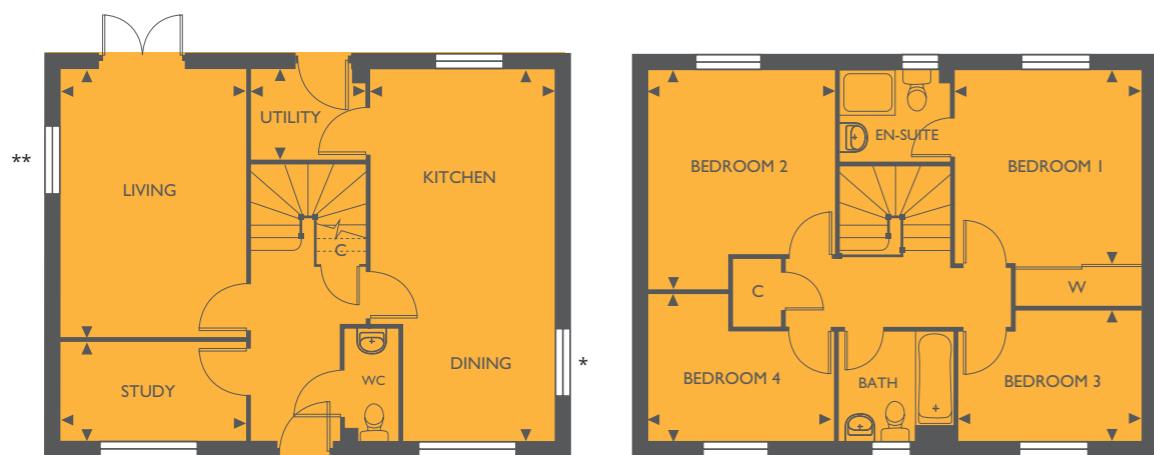
FIRST FLOOR

Bedroom 1	3518 x 3400	11' 7" x 11' 2"
Bedroom 2	3994 (max) x 3400 (max)	13' 1" (max) x 11' 2" (max)
Bedroom 3	3336 (max) x 2364 (max)	10' 11" (max) x 7' 9" (max)
Bedroom 4	3374 (max) x 2666 (max)	11' 1" (max) x 8' 9" (max)

PLOTS 97, 98, 117, 119, 125, 136, 150

# CROUCH A

4 BEDROOM HOUSE



\*Note: Dining side window to plot 190 only  
 \*\*Note: Living side window to plot 151 only

## GROUND FLOOR

Living Room	4872 x 3337	16' 0" x 10' 11"
Study	3337 x 1787	10' 11" x 5' 10"
Kitchen/Dining	6760 (max) x 3337 (max)	22' 2" (max) x 10' 11" (max)
Utility	2036 x 1590	6' 8" x 5' 3"

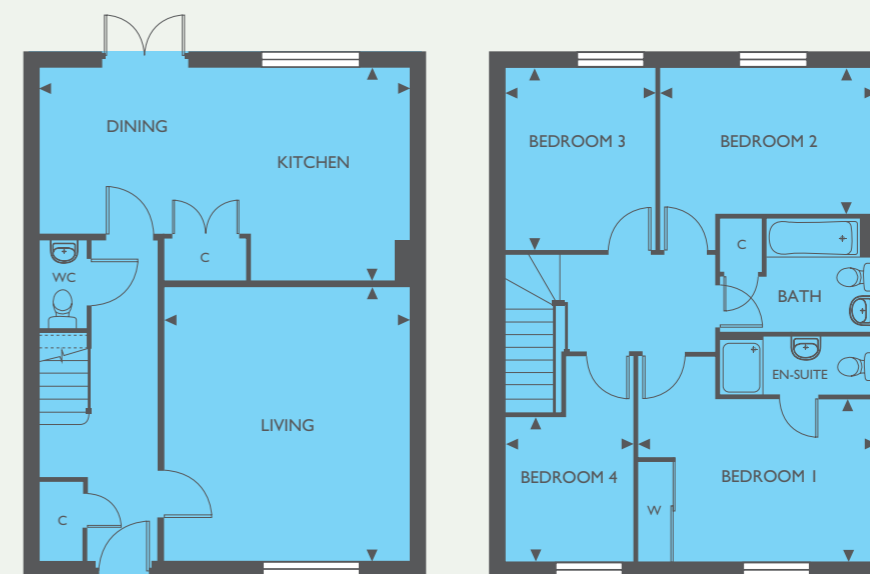
## FIRST FLOOR

Bedroom 1	3518 x 3400	11' 7" x 11' 2"
Bedroom 2	3994 (max) x 3400 (max)	13' 1" (max) x 11' 2" (max)
Bedroom 3	3336 (max) x 2364 (max)	10' 11" (max) x 7' 9" (max)
Bedroom 4	3374 (max) x 2666 (max)	11' 1" (max) x 8' 9" (max)

PLOTS 63, 102, 105, 151, 190

# COLNE

4 BEDROOM HOUSE



## GROUND FLOOR

Living Room	4993 x 4475	16' 5" x 14' 8"
Kitchen/Breakfast	6760 (max) x 3867 (max)	22' 2" (max) x 12' 8" (max)

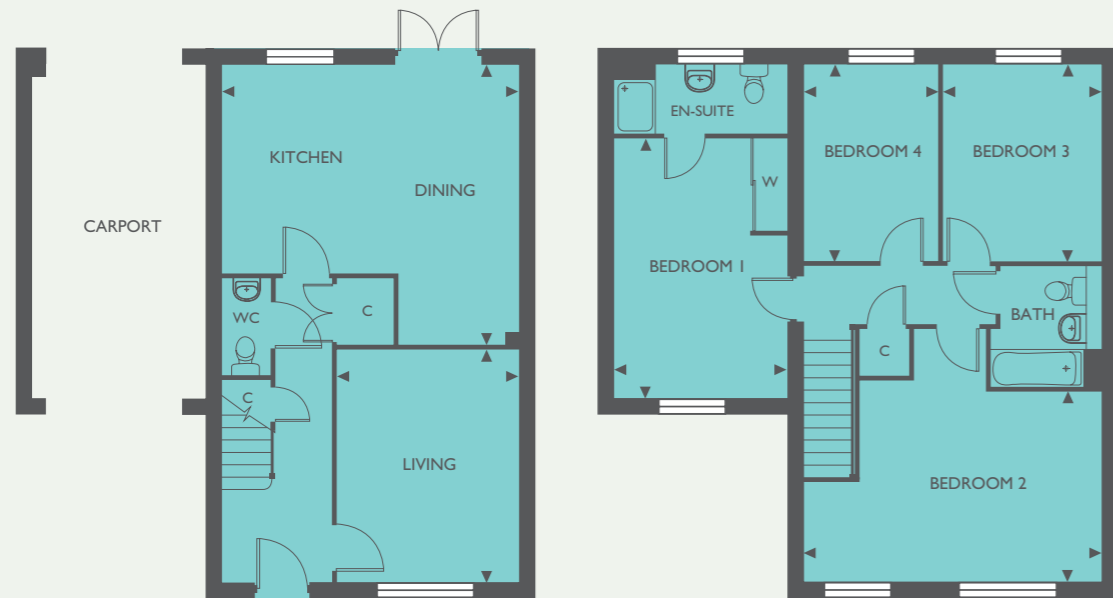
## FIRST FLOOR

Bedroom 1	4333 (max) x 2935 (min)	14' 3" (max) x 9' 8" (min)
Bedroom 2	3934 x 2650 (min)	12' 11" x 8' 8" (min)
Bedroom 3	3307 x 2727	10' 10" x 8' 11"
Bedroom 4	2613 (min) x 2327	8' 7" (min) x 7' 8"

PLOTS 1, 55, 56, 58, 59, 64, 65, 96, 197, 198

# STORT

4 BEDROOM HOUSE



GROUND FLOOR

FIRST FLOOR

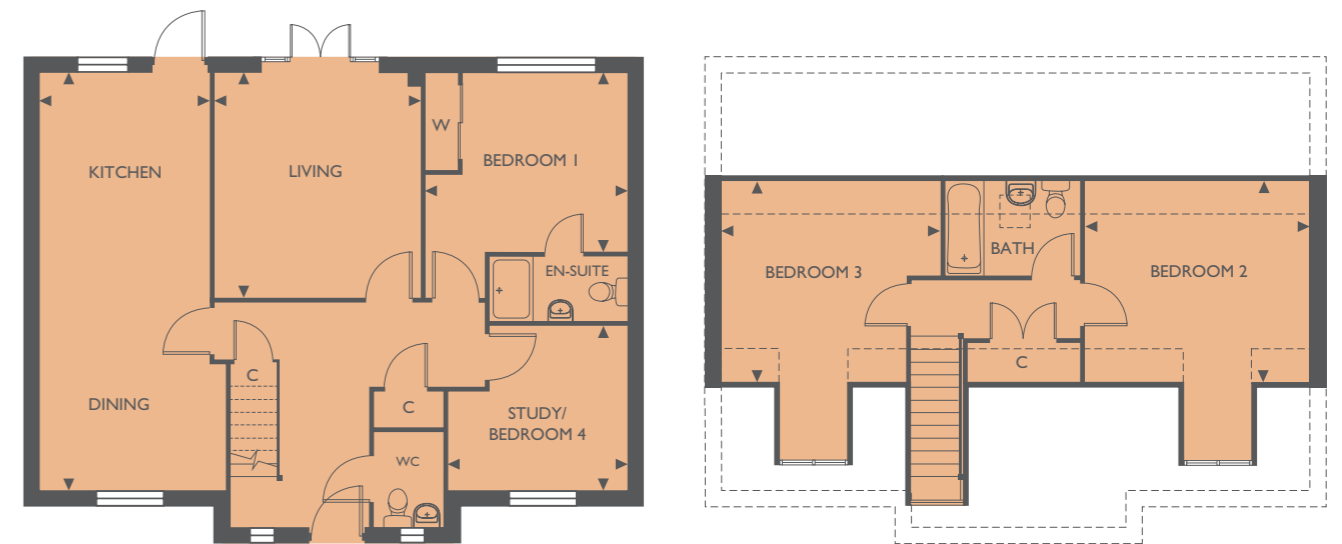
Living Room	4235 x 3322	13' 11" x 10' 11"
Kitchen/Dining	5410 (max) x 5125 (max)	17' 9" (max) x 16' 10" (max)

Bedroom 1	4748 x 3125 (max)	15' 7" x 10' 3" (max)
Bedroom 2	5410 (max) x 3481 (min)	17' 9" (max) x 11' 5" (min)
Bedroom 3	3585 x 2863	11' 9" x 9' 5"
Bedroom 4	3585 x 2447	11' 9" x 8' 0"

PLOTS 182, 183, 184, 185, 186, 187

# BLACKWATER

3/4 BEDROOM CHALET BUNGALOW



GROUND FLOOR

FIRST FLOOR

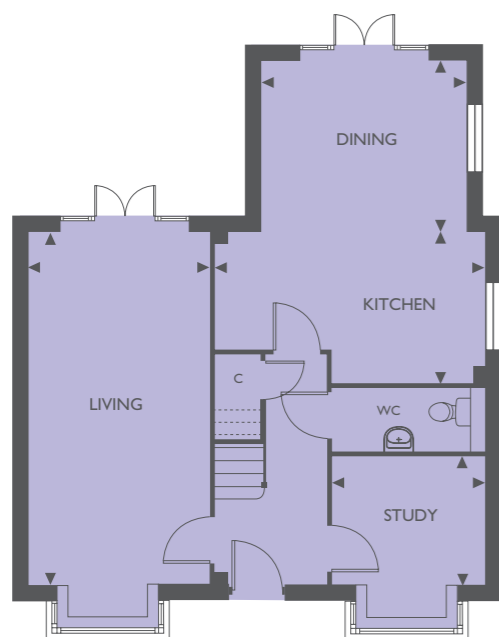
Living Room	4107 x 3777	13' 6" x 12' 5"
Study/Bed 4	3288 (max) x 2988 (max)	10' 9" (max) x 9' 10" (max)
Kitchen/Dining	7619 (max) x 3095 (min)	25' 0" (max) x 10' 2" (min)
Bedroom 1	3688 (max) x 3258 (min)	12' 1" (max) x 10' 8" (min)

Bedroom 2	4093 x 3656 + bay	13' 5" x 12' 0" + bay
Bedroom 3	3914 (max) x 3656 + bay	12' 10" (max) x 12' 0" + bay

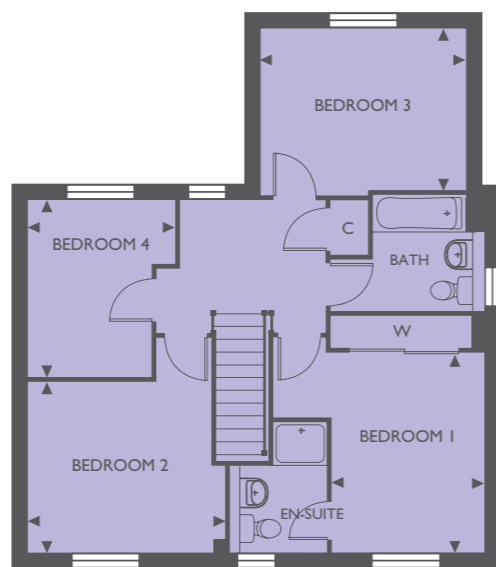
PLOTS 78, 79, 80, 81, 84, 85, 86

# CORN MILL

4 BEDROOM HOUSE



GROUND FLOOR



FIRST FLOOR

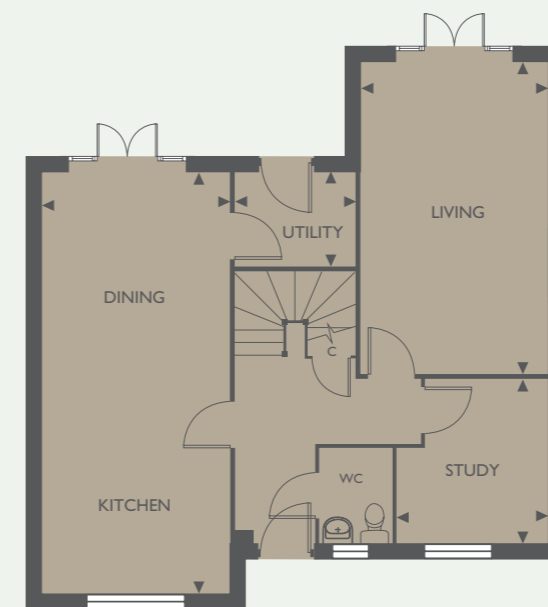
Living Room	6422 + bay x 3274	21' 1" + bay x 10' 9"
Study	2756 x 2323 + bay	9' 1" x 7' 7" + bay
Kitchen Area	4876 (max) x 3052 (max)	16' 0" (max) x 10' 0" (max)
Dining Area	3722 x 2797	12' 3" x 9' 2"

Bedroom 1	3635 (min) x 2775 (min)	11' 11" (min) x 9' 1" (min)
Bedroom 2	3591 (max) x 3103 (min)	11' 9" (max) x 10' 2" (min)
Bedroom 3	3722 x 2900	12' 3" x 9' 6"
Bedroom 4	3219 (max) x 2676 (max)	10' 7" (max) x 8' 9" (max)

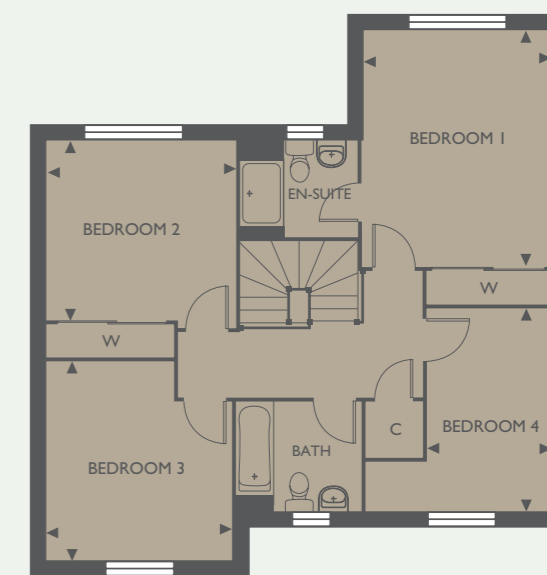
PLOTS 10, 54, 66, 94, 99, 118, 120, 121, 124

# MILL HEAD

4 BEDROOM HOUSE



GROUND FLOOR



FIRST FLOOR

Living Room	5685 x 3385	18' 8" x 11' 1"
Study	2950 (max) x 2738 (max)	9' 8" (max) x 9' 0" (max)
Kitchen/Dining	7660 x 3385	25' 2" x 11' 1"
Utility Room	2165 x 1675	7' 1" x 5' 6"

Bedroom 1	4312 x 3385	14' 2" x 11' 1"
Bedroom 2	3448 x 3266	11' 4" x 10' 9"
Bedroom 3	3619 (max) x 3385 (max)	11' 10" (max) x 11' 1" (max)
Bedroom 4	3673 (max) x 2264 (min)	12' 1" (max) x 7' 5" (min)

PLOTS 57, 62, 95, 103, 104



## SPECIFICATION

Gas central heating to houses and maisonettes

Electric heating to apartments

Five vertical panel doors

Satin finish door furniture

UPVC double glazed windows

Lemongrass kitchen with soft close drawers and doors

Integrated kitchen including eye level oven (under counter oven to Lea, Roding, Apartments and Maisonettes)

Gas hob to all houses and maisonettes with electric hob to apartments

Cooker hood

Fridge-freezer

Washing machine

Dishwasher (to houses only)

Choice of floor tiling to kitchen and utility

(Subject to stage of construction)

Built in wardrobe to master bedroom

Plus

Built in wardrobe to second bedroom to Millhead

Roca sanitaryware

Choice of floor and wall tiling to bathroom and en-suite

(Subject to stage of construction)

Chrome heated towel rail to bathroom and en-suite

Inset ceiling lights to kitchen, bathroom and en-suite

Light and power to garages

NHBC cover



*Photographs show previous Matthew Homes show homes*

Every care has been taken to ensure that the details in this brochure present an accurate picture of the development. Where illustrations have been used these are of standard house types therefore elevational treatments and some windows and garage positions (if applicable) together with steps and ground levels can vary from plot to plot. Purchasers are advised to check with the sales office regarding specific plots. The landscaping shown on the site layout is indicative of a matured development and is subject to Local Authority approval. Measurements shown are accurate to +/- 50mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales representative for accurate details of kitchen layout. The contents of this brochure do not form any part of any contract and the vendor reserves the right to re-plan any part of the development.



Protection for new-build home buyers

# CLACTON-ON-SEA

LOCATION





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August 23