



HOPKINS  
HOMES

# River Reach.

PHASE II, MISTLEY, ESSEX

Traditionally designed 2, 3, 4 & 5 bedroom homes





River Reach,  
nestles on the banks  
of the picturesque  
Stour Estuary,  
alongside the bustling  
market town of  
Manningtree.

The historic village of Mistley provides a sought after setting for River Reach, an outstanding collection of 2, 3, 4 & 5 bedroom homes, ideally located with excellent transport links for the perfect lifestyle balance.





## The Hopkins Story.

For us, building exceptional quality homes isn't a job, it's a vocation. Our designers, architects and craftspeople are passionate about retaining the heritage of the past, to create homes and communities that will stand the test of time in the future.



“When we started looking for our dream home, we knew we wanted a new build property that was located in the heart of Suffolk’s countryside but still offered all the facilities and amenities we needed on a day-to-day basis. Thankfully we have got all that and more with our Hopkins Home, and it really stood head and shoulders above anything else we looked at.”

**Ben and Charlotte Cobbold** – Mill Grove, Stowmarket

“As a younger person, the area gives me the space I want but also has plenty of amenities nearby for me to take advantage of. Buying your first home is daunting enough but luckily for me, Hopkins Homes was with me every step of the way.”

**Ella Dowling** – Woodland Rise, Barrow

“We love our new home. The house itself is beautifully designed and finished. All those working on the development are friendly and helpful and nothing has been too much trouble, from supporting us during the purchase through to answering queries in our first few weeks of ownership.”

**Sarah Brown** – Birch Gate, Wymondham



# The Hopkins Legacy.



# Proud of our contribution.

We're proud of what we do and of the contribution we make to people's lives and communities. However, while it's great to be recognised by industry experts, we never rest on our laurels; that's why we continue to be awarded year after year.



70

AWARDS AND COUNTING

16

WHATHOUSE? AWARDS

33

NHBC AWARDS

3

YEARS IN THE LSE 1000 COMPANIES TO INSPIRE BRITAIN



# River Reach puts you right beside the stunningly serene Stour Estuary.

PERFECT FOR A PEACEFUL LIFE IN THE COUNTRY YET SURROUNDED BY PLENTY TO SEE AND DO.

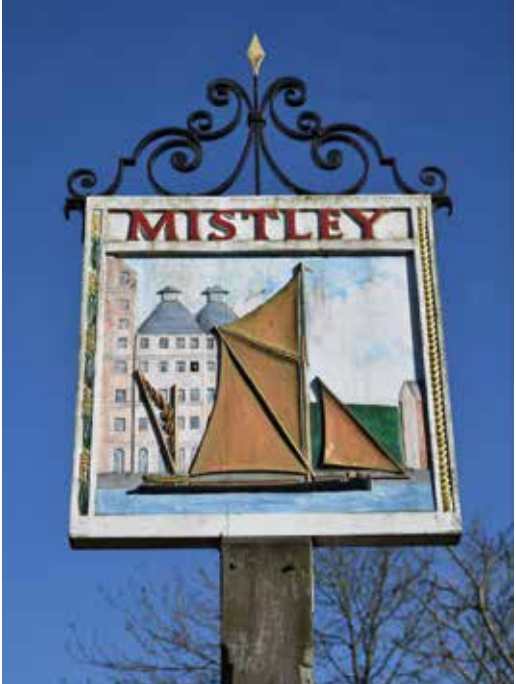
The idyllic village of Mistley, located in the picturesque Essex countryside, lies on the banks of the Stour Estuary and borders the pretty town of Manningtree.

Locals are spoilt for choice when it comes to amenities, from award-winning dining at The Mistley Thorn, a fine dining restaurant serving locally produced seasonal food, to The T House, a family run café offering a light menu of snacks, coffee and cake that also runs special events in the evening.

There are a variety of local sporting activities including a cricket team, bowls and a Sports and Social Club. The Stour Estuary also attracts sailing enthusiasts with the Stour Sailing Club located in nearby Manningtree.



Stour Estuary



High Street, Mistley

## Close by.

River Reach is only a short walk away from the beautiful coastal path, The Walls, which leads to the town of Manningtree where the high street offers an array of shopping opportunities, including independent boutiques, eateries, florist, pharmacy and a Tesco Express.

Its proximity to the Estuary is one of the development’s most beautiful benefits as you’ll find stunning views of the Estuary on your doorstep. There are many walks and cycle routes to explore, including one of Britain’s best coastal walks from Mistley to Harwich.

The Stour Estuary Nature Reserve is a haven for nature lovers, with miles of trails in the ancient woodland waiting to be explored. What’s more, in the direction of Colchester lies the visit-worthy Dedham Vale, an area of outstanding natural beauty and where one of John Constable’s most famous works, “The Hay Wain” was painted in 1821.

## Local Schools.

Families with children from tots to teens, are well catered for with a good choice of schools. Mistley Primary School is within walking distance and Manningtree High School, which is considered ‘Outstanding’ by Ofsted, is just a 10-minute drive. Other secondary schools include the independent Ipswich School and Colchester County High School, both of which have been named as two of the best schools in the country for A-level results. For further education, Colchester and Ipswich have excellent facilities with Institutes, Colleges and Universities all within 13 miles from the River Reach. Only 8 miles away in Holbrook, the well regarded independent Royal Hospital School, with naval connections, consistently achieves outstanding results.

River Reach boasts fantastic transport links with Mistley train station just a three-minute drive. Harwich Town and Ipswich are only 20 minutes by train and just a short distance away are major road links to the A14, connecting from Felixstowe through to the Midlands and the A12 for the historic East Anglian coast or heading south to London.

Those looking for links to the capital can arrive in London Liverpool Street via train within the hour and central London is around a 1.5 hour drive.



Mistley Towers



Mistley Swans



Manningtree

## Amenities.

- |                   |                |
|-------------------|----------------|
| Marina            | Train Station  |
| Playground        | Primary school |
| Bakery            | Pre School     |
| Historic Landmark | High School    |
| Sports Clubs      |                |





## This is our life's work.

For us, building homes isn't a job it's a vocation.

From our most experienced colleagues to our new starters, a desire to build a great product is one we all share and are driven by.

Our designers, architects and craftspeople are dedicated to building warm, welcoming and modern homes for the future by using the tried-and-tested housebuilding traditions of the past.

Our experience and attention to detail mean we build homes our families would be proud to live in. We take pride as a team in what we do, the legacies we create and the positive contribution we make to the communities in which we live in.

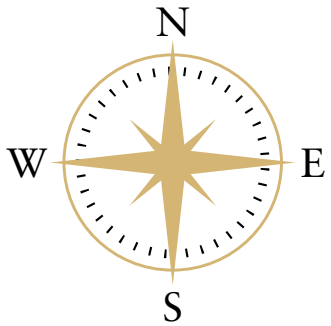
Homes that will last for generations.





# River Reach.

MISTLEY, ESSEX



## 2 Bedroom Homes

**THE MANTON (b)**  
Plots 8(h), 9, 10(h) & 13

**THE NESS**  
Plots 17(h), 18, 19(h), 20, 32(h), 33, 45, 65, 66, 71, 94(h) & 95

## 3 Bedroom Homes

**THE LISTON**  
Plots 11(h), 12, 44(h), 69 & 70(h)

**THE SUTTON**  
Plots 4(h), 14, 34, 37, 54, 56, 57(h), 67, 68(h), 74 & 99(h)

**THE BLYTH**  
Plots 16, 77 & 91(h)

**THE BOURNE (b)**  
Plots 5, 6 & 7(h)

## 4 Bedroom Homes

**THE BIXLEY**  
Plots 15, 38, 75 & 98(h)

**THE KESWICK**  
Plots 47, 63(h), 78, 79, 80(h), 86(h) & 92

**THE HINGHAM**  
Plots 3, 35(h) & 55(h)

**THE HEACHAM**  
Plots 2(h), 62(h), 81, 83, 84 & 85(h)

**THE CHILTERN**  
Plots 1(h), 36, 46(h), 82 & 100

**THE COLVESTON**  
Plots 64 & 76(h)

## 5 Bedroom Homes

**THE THURTON**  
Plots 58, 59, 60, 61(h) & 93

### Key

- AFFORDABLE HOUSING**
- SHARED OWNERSHIP**
- BIN COLLECTION LOCATIONS**
- (b) BUNGALOWS**
- V VISITOR PARKING**
- B/S BIN STORE**
- C/S CYCLE STORE**
- (h) HANDED PLOT**



Development released in phases. Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale. This is indicative and liable to change.



# Specification.

## Kitchens

- Choice of kitchen cupboards and worktops
- Bosch oven, hob and hood fitted as standard to certain plots
- Range cooker, hood and stainless steel splashback as fitted standard to certain plots
- Plumbing for washing machine and dishwasher where possible
- Choice of Porcelanosa wall and floor tiles from our selected range\*

## Plumbing

- Single or dual zone central heating
- White Roca sanitaryware throughout with chrome-effect mixer taps
- Outside tap to certain plots

## Wall tiling

- Kitchen – between worktop and wall cupboards\*
- Bathroom & en-suite - Full height tiling to bath and shower. Half height tiling to wet walls. Tiled window sill where applicable
- Cloakroom – splashback to hand basin and tiled window sill where applicable
- Tile trim where applicable

## Other items

- Coving to certain areas
- Loft light where applicable
- Feature fireplace included to selected plots
- Multi-point locks to external doors
- All internal walls painted in matt emulsion

## Electrical

- Superfast FTTP broadband
- Mains wired smoke detector to all homes
- Mains wired carbon monoxide detectors to plots with fireplaces or gas appliances
- Media plate to living room
- TV points to living room, study and all bedrooms
- Data points to living room
- Outside lighting to front and rear on certain plots

## Joinery

- Moulded skirting and architraves painted white
- Timber staircase to certain plots, painted white
- Timber double-glazed windows as standard
- Four-panel internal doors with chrome-effect handles
- Fitted wardrobes to certain bedrooms

## Exterior

- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled
- Timber fencing and garden gate to certain plots
- Patio to all gardens in buff riven slabs
- Lighting and double power socket to certain garages
- External light to front door where applicable

All choices are subject to stage of construction. This specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Consultant for plot specific information. Photography depicts previous Hopkins Group developments. Cloakroom splashback tile from matching range to either kitchen, bathroom or en-suite.

\*Not applicable when upgrading work surfaces with upstand.





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The Ness



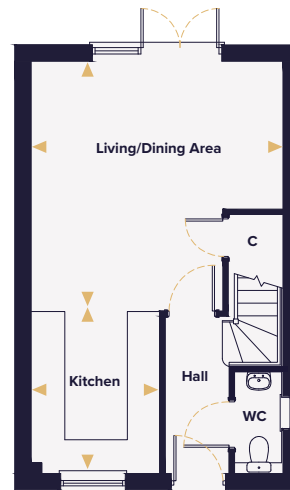


# The Ness

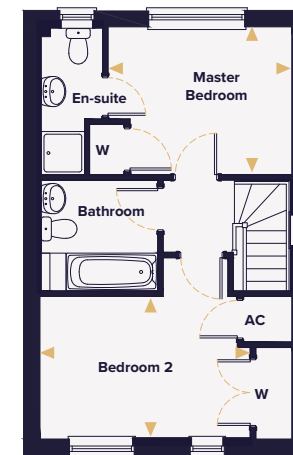
## TWO BEDROOM HOUSE

Plots 17(h), 18, 19(h), 20, 32(h), 33, 45, 65, 66, 71, 94(h) & 95

Ground floor



First floor



Living/Dining Area	4.62m x 4.61m	15'2" x 15'1"
Kitchen	2.99m x 2.36m	9'10" x 7'9"
Master Bedroom	3.39m x 2.72m	11'1" x 8'11"
Bedroom 2	3.88m x 2.62m	12'9" x 8'7"

► Denotes where dimensions are taken from  
AC Airing cupboard  
(h) Plot is handed

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The Liston





# The Liston

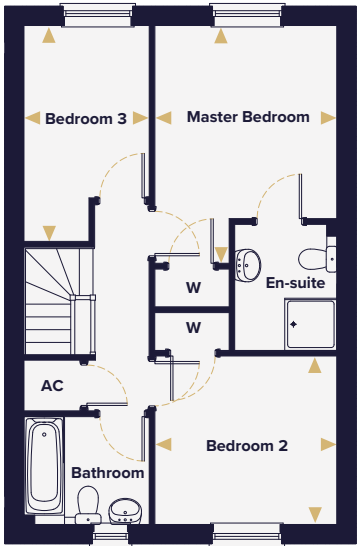
## THREE BEDROOM HOUSE

Plots 11, 12(h), 44, 69(h) & 70

Ground floor



First floor



Living Room	4.78m x 3.25m	15'8" x 10'8"
Kitchen/Dining Room	5.40m x 3.72m	17'8" x 12'2"
Master Bedroom	4.10m x 3.14m	13'5" x 10'3"
Bedroom 2	3.14m x 2.90m	10'3" x 9'6"
Bedroom 3	3.72m x 2.16m	12'2" x 7'1"

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The Sutton



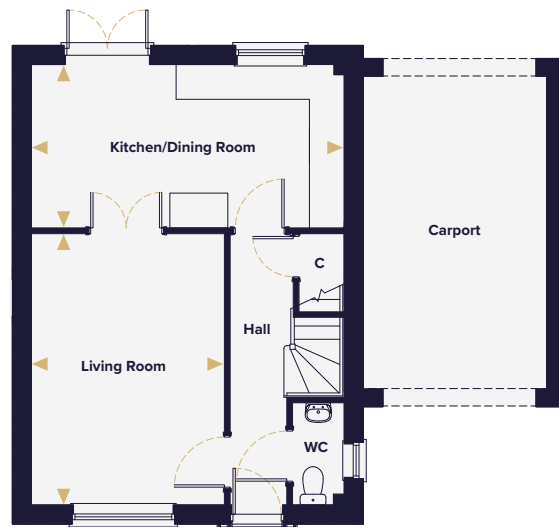


# The Sutton

## THREE BEDROOM HOUSE

Plots 4(h), 14, 34, 37, 54, 56, 57(h), 67, 68(h), 74 & 99(h)

Ground floor



First floor



Living Room	4.68m x 3.33m	15'4" x 10'11"
Kitchen/Dining Room	5.40m x 2.82m	17'8" x 9'3"
Master Bedroom	3.98m x 3.33m	13'0" x 10'11"
Bedroom 2	3.86m x 3.11m	12'8" x 10'2"
Bedroom 3	2.93m x 2.82m	9'7" x 9'3"

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- Indicates reduced head height
- .... Indicates reduced head height below 1.5m
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The Blyth



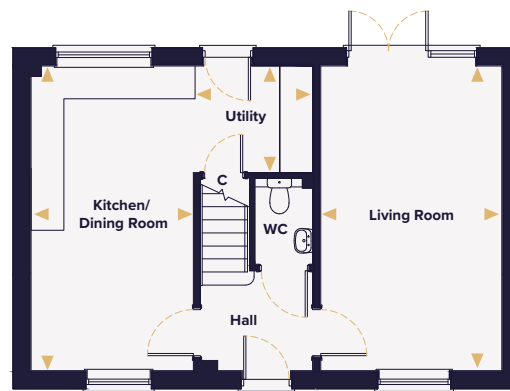


# The Blyth

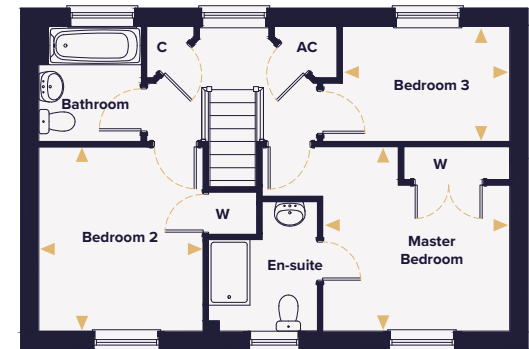
## THREE BEDROOM HOUSE

Plots 16, 77 & 91(h)

Ground floor



First floor



Living Room	5.57m x 3.31m	18'3" x 10'10"
Kitchen/Dining Room	5.57m x 2.95m	18'3" x 9'8"
Utility	2.18m x 1.95m	7'2" x 6'5"
Master Bedroom	3.42m x 3.38m	11'3" x 11'1"
Bedroom 2	3.38m x 3.01m	11'1" x 9'10"
Bedroom 3	3.06m x 2.10m	10'0" x 6'11"

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The Bixley





# The Bixley

## FOUR BEDROOM HOUSE

Plots 15, 38, 75 & 98(h)

Ground floor



First floor



Living Room	5.57m x 2.97m	18'3" x 9'8"
Kitchen/Dining Room	5.57m x 2.97m	18'3" x 9'8"
Utility	2.18m x 1.95m	7'2" x 6'5"
Master Bedroom	3.42m x 3.38m	11'3" x 11'1"
Bedroom 2	3.87m x 3.11m	12'9" x 10'2"
Bedroom 3	3.38m x 3.01m	11'1" x 9'10"
Bedroom 4	3.06m x 2.10m	10'0" x 6'11"

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The Bourne





## The Bourne

### THREE BEDROOM BUNGALOW

Plots 5, 6 & 7(h)



Living Room	5.85m x 4.17m	19'2" x 13'8"
Kitchen/Dining Room	5.24m x 4.29m	17'2" x 14'1"
Master Bedroom	4.11m x 3.94m	13'6" x 12'11"
Bedroom 2	3.91m x 2.77m	12'10" x 9'1"
Bedroom 3	3.30m x 2.84m	10'10" x 9'4"

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The Keswick





# The Keswick

## FOUR BEDROOM HOUSE

Plots 47, 63(h), 78, 79, 80(h), 86(h) & 92

Ground floor



First floor



Living Room	4.67m x 3.87m	15'4" x 12'8"
Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Room	3.99m x 3.06m	13'1" x 10'1"
Utility	2.11m x 1.67m	6'11" x 5'6"
Master Bedroom	3.90m x 3.17m	12'10" x 10'5"
Bedroom 2	3.30m x 3.13m	10'10" x 10'3"
Bedroom 3	2.91m x 2.85m	9'7" x 9'4"
Bedroom 4	3.04m x 2.47m	10'0" x 8'1"

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The Hingham





# The Hingham

## FOUR BEDROOM HOUSE

Plots 3(h), 35 & 55

Ground floor



First floor



Living Room	4.67m x 3.87m	15'4" x 12'8"
Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Room	3.99m x 3.06m	13'1" x 10'1"
Utility	2.11m x 1.67m	6'11" x 5'6"
Master Bedroom	3.90m x 3.18m	12'10" x 10'5"
Bedroom 2	3.86m x 3.11m	12'8" x 10'2"
Bedroom 3	3.13m x 3.02m	10'3" x 9'11"
Bedroom 4	3.15m x 2.91m	10'4" x 9'7"

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The Heacham





# The Heacham

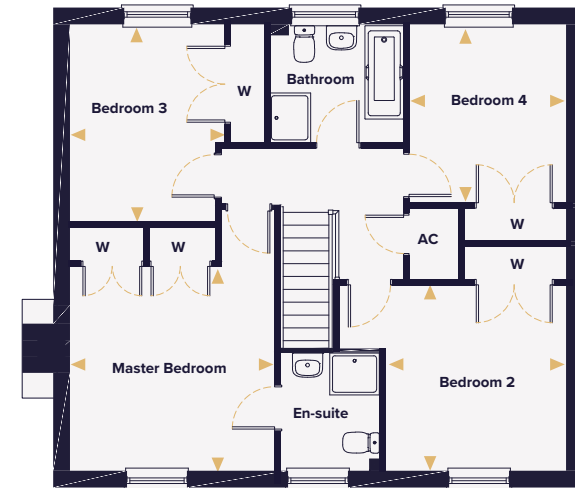
## FOUR BEDROOM HOUSE

Plots 2(h), 62(h), 81, 83, 84 & 85(h)

Ground floor



First floor



Living Room	4.70m x 3.69m	15'5" x 12'1"
Kitchen/Dining Room	8.95m x 3.20m	29'4" x 10'6"
Study	2.96m x 2.95m	9'9" x 9'8"
Utility	2.26m x 1.65m	7'5" x 5'5"
Master Bedroom	3.69m x 3.68m	12'1" x 12'1"
Bedroom 2	3.35m x 3.27m	11'0" x 10'8"
Bedroom 3	3.54m x 2.79m	11'8" x 9'2"
Bedroom 4	3.21m x 2.82m	10'6" x 9'3"

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The Chiltern





# The Chiltern

## FOUR BEDROOM HOUSE

Plots 1(h), 36, 46(h), 82 & 100

Ground floor



First floor



Living Room	4.73m x 4.60m	15'6" x 15'1"
Kitchen/Dining Room	6.45m x 4.02m	21'2" x 13'2"
Study	3.16m x 2.02m	10'5" x 6'8"
Cloakroom	2.01m x 1.84m	6'7" x 6'0"
Master Bedroom	3.92m x 3.91m	12'10" x 12'10"
Bedroom 2	3.07m x 2.99m	10'1" x 9'10"
Bedroom 3	3.21m x 2.81m	10'6" x 9'3"
Bedroom 4	3.39m x 2.64m	11'2" x 8'8"

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The Colveston





# The Colveston

## FOUR BEDROOM HOUSE

Plots 64 & 76(h)

Ground floor



First floor



Living Room	5.24m x 4.22m	17'2" x 13'10"
Kitchen/Family Area	6.71m x 3.85m	22'0" x 12'8"
Study	2.99m x 2.55m	9'10" x 8'4"
Utility	2.94m x 1.82m	9'8" x 6'0"
Master Bedroom	4.26m x 4.03m	14'0" x 13'3"
Bedroom 2	4.22m x 3.15m	13'10" x 10'4"
Bedroom 3	3.73m x 3.31m	12'3" x 10'10"
Bedroom 4	3.31m x 2.61m	10'10" x 8'7"

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The Thurton





## The Thurton

### FIVE BEDROOM HOUSE

Plots 58, 59, 60, 61(h) & 93



Living Room	4.82m x 4.67m	15'10" x 15'4"
Kitchen/Dining Room	6.65m x 4.98m	21'10" x 16'4"
Family Room	3.53m x 3.08m	11'7" x 10'1"
Study	3.33m x 2.94m	10'11" x 9'8"
Utility	2.12m x 2.10m	6'11" x 6'11"
Master Bedroom	4.65m x 3.17m	15'3" x 10'5"
Bedroom 2	3.76m x 3.61m	12'4" x 11'10"
Bedroom 3	4.03m x 2.89m	13'2" x 9'5"
Bedroom 4	3.43m x 2.75m	11'3" x 9'0"
Bedroom 5	4.03m x 2.89m	13'2" x 9'6"

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The Manton





## The Manton

### TWO BEDROOM BUNGALOW

Plots 8, 9(h) & 10



Living/Dining Area	5.41m x 3.29m	17'9" x 10'9"	<p>► Denotes where dimensions are taken from</p> <p>AC Airing cupboard</p> <p>(h) Plot is handed</p>
Kitchen	3.57m x 3.48m	11'9" x 11'5"	
Master Bedroom	3.29m x 3.05m	10'9" x 10'0"	
Bedroom 2	2.80m x 2.77m	9'2" x 9'1"	

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The Manton





# The Manton

## TWO BEDROOM BUNGALOW

Plot 13



Living/Dining Area	5.41m x 3.29m	17'9" x 10'9"
Kitchen	3.57m x 3.48m	11'9" x 11'5"
Master Bedroom	3.29m x 3.05m	10'9" x 10'0"
Bedroom 2	2.80m x 2.77m	9'2" x 9'1"

► Denotes where dimensions are taken from  
AC Airing cupboard

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.  
Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.

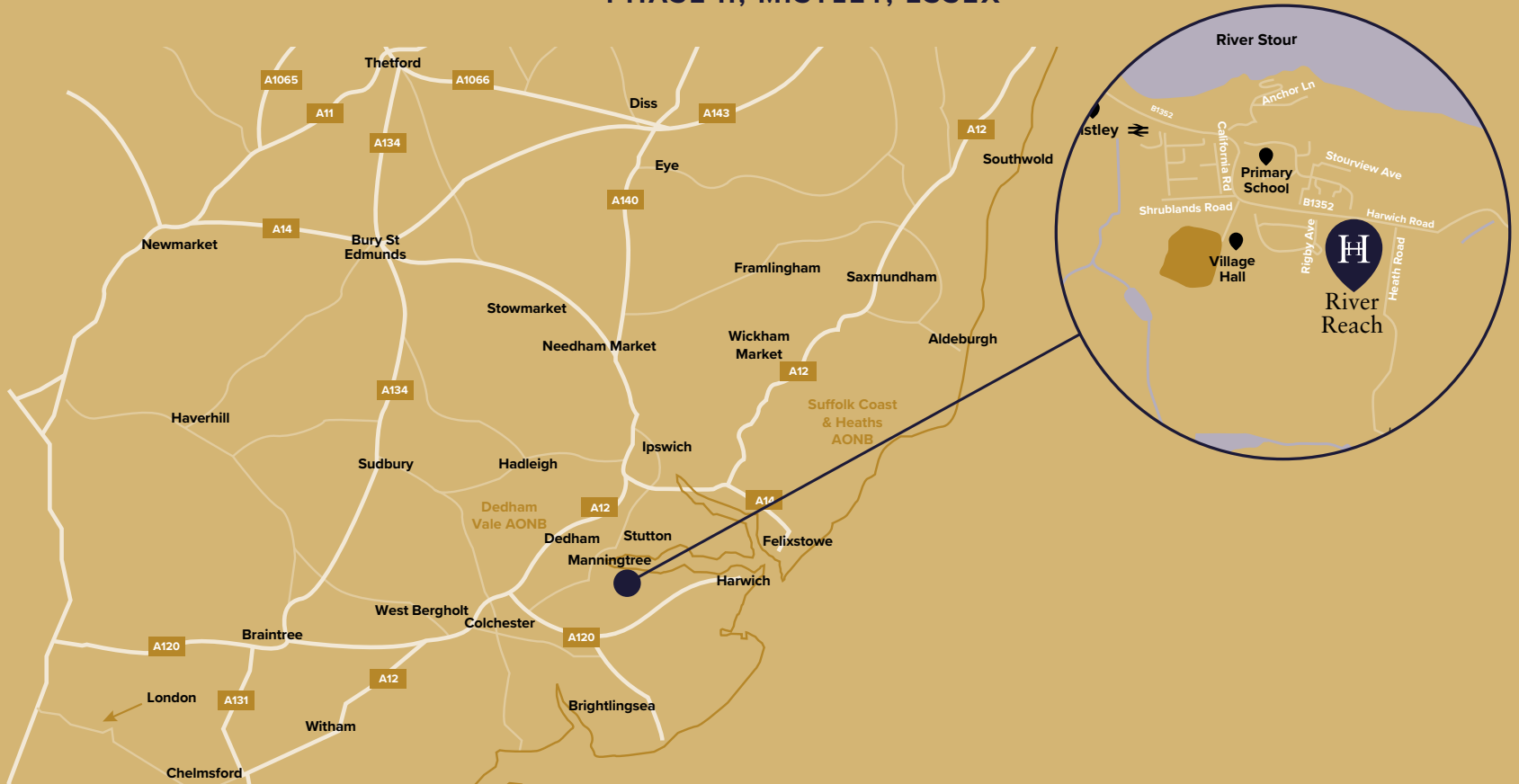




HOPKINS  
HOMES

# River Reach.

PHASE II, MISTLEY, ESSEX



## River Reach Marketing Suite.

**Address:** 1 Forrester Road, Mistley,  
Manningtree, Essex, CO11 2FH

**Telephone:** 01206 390169

**Email:** [river.reach@hopkinshomes.co.uk](mailto:river.reach@hopkinshomes.co.uk)

## Travel times and distances.

By road to:

<b>Dedham</b>	6 miles
<b>Colchester</b>	11 miles
<b>Ipswich</b>	13 miles
<b>Chelmsford</b>	38 miles
<b>London</b>	80 miles

By rail (from Mistley) to:

<b>Manningtree</b>	5mins
<b>Colchester</b>	17mins
<b>Harwich International</b>	13mins
<b>Ipswich (via Manningtree)</b>	20mins
<b>London Liverpool Street</b>	70mins

All travel times and distances are approximate and are courtesy of  
[theaa.com](http://theaa.com) and [nationalrail.co.uk](http://nationalrail.co.uk)

Book your appointment at:  
**[hopkinshomes.co.uk](http://hopkinshomes.co.uk)**

Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ  
Telephone: 01394 446800 Fax: 01394 389605



\*School places are not guaranteed. Before making a commitment to purchase, please make your own enquiries as to amenities in the immediate/surrounding areas and the availability of school places. Do not rely upon any information provided in this respect within this brochure. It is provided in good faith but satisfy yourself in all regards prior to committing to purchase.

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational

design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at River Reach may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes and Hopkins & Moore developments. Other photographs are of the local area or are indicative lifestyle images.