



HOPKINS  
HOMES

# COLNE MEADOW

Brightlingsea • Essex

Traditionally designed 1, 2, 3 & 4 bedroom homes



WELCOME TO  
COLNE MEADOW  
*by Hopkins Homes*



Computer generated image of the properties at Colne Meadow. Indicative only, design, materials, and landscape treatments are subject to change.

Colne Meadow is a superb collection of homes in the charming Essex coastal town of Brightlingsea.

There are 23 different house types on offer consisting of 1, 2, 3 & 4 bedroom homes in a variety of styles including bungalows, apartments, charming cottages & coach houses, contemporary 3-storey townhouses and traditional family homes.

At Hopkins Homes, we pride ourselves on creating exceptional properties with character; properties you will be proud to call home. You can be assured that the homes at Colne Meadow have been carefully designed to blend in with their idyllic coastal surroundings and have been meticulously built to a high standard.

Whether you're a professional couple, a growing family or are looking to downsize, there is a home for you at Colne Meadow.

*James Hopkins*

Executive Chairman and founder of Hopkins Homes



Photos depict previous Hopkins Homes developments.





*"Hopkins Homes' ability to create award-winning homes is due in no small part to the highly talented and experienced team."*  
East Anglian Daily Times

*"With a Hopkins home, you can be sure that each home has been designed and built to last."*  
UK Construction Magazine

## Our portfolio of success



*"Hopkins Homes... (is) always conscious of the street scene and the preservation of the local character and charm. The company has been winning awards longer than most of us have been writing about them."*  
Eastern Daily Press



*"Skilled craftsmanship was used to restore the period heritage of the original building."*  
Hot Property



COLNE MEADOW by HOPKINS HOMES

Photographs depict previous Hopkins Homes developments.



## Designed with passion and flair

We know that aesthetic appeal is extremely important when it comes to choosing your dream home. To this end, we create houses and apartments in an array of styles and sizes, ensuring that there is a home to suit the needs of every purchaser.



The homes at Colne Meadow are no exception. They have been carefully and thoughtfully designed with you in mind.

A multi award-winning housebuilder, Hopkins Homes is renowned for attention to detail and a flair for creating properties that stand out from the crowd. Full of charm and style, our homes are built to complement and enhance their surroundings. We combine traditional building techniques with modern technology to create homes of a high standard, which are designed for modern living. The properties at Colne Meadow remain true to this ethos and, as a result, you can be confident that your new home will stand the test of time for generations to come.

Photograph depicts previous Hopkins Homes developments.



“Brightlingsea is a vibrant and friendly coastal town with a rich seafaring history and a waterside that today still bustles with activity”



## A maritime town in a beautiful location

Brightlingsea is a vibrant and friendly Essex coastal town offering the perfect environment for living and working.

This ancient maritime town is well known for its beach, promenade, harbour and colourful beach huts. It's also a major yachting centre with the waterside always bustling with activity. There are two sailing clubs as well as an annual regatta and boat show.

All the facilities you need are available in town with a range of schools for all age groups, local shops including a butcher, baker, supermarket and independent boutiques and grocers.

Sport and leisure activities are in abundance, in addition to all the marine based pursuits there are thriving clubs for rugby, cricket and bowls as well as an open-air swimming pool. The sports centre offers squash and tennis, all weather sports pitches and a wide variety of classes.

Within the town you will discover a variety of traditional pubs, takeaways, an award-winning fish and chip shop and relaxing coffee shops. Brightlingsea has something for everyone regardless of age and interests and all within an area known for its outstanding natural beauty. Just a few miles away are the picturesque villages of St Osyth, Great Bentley and Elmstead Market with Frinton-on-Sea and Walton just along the coast, perfect for an afternoon out.

The major centres of Colchester and Clacton-on-Sea are just a short distance from Brightlingsea by car and the nearest stations are ten minutes away at either Alresford or Great Bentley. From Colchester, you can reach London Liverpool Street in as little as 50 minutes. Meanwhile, there are frequent buses running between Brightlingsea and Colchester.



# Award-winning Hopkins Homes

Our commitment to excellent style, design and quality has been recognised with 60 national and local awards won to date.

## 2018

- Sunday Times Grant Thornton Top Track 250
- London Stock Exchange Group 1000 companies to Inspire Britain

## 2017

- What House? Gold Award Best Medium Housebuilder
- What House? Silver Award Best Regeneration Prospect Place, Framlingham
- Broadland Design Award, Certificate of Merit St George's Place, Sprowston

## 2016

- NHBC Seal of Excellence Award Oliver's Grove, Stanway
- NHBC Pride in the Job Award Grove Park, Barrow & Oliver's Grove, Stanway

## 2015

- Sunday Times British Homes Awards Best Development St Michael's Place & Bure Place, Aylsham
- Housebuilder Awards Best Refurbishment Bure Place, Aylsham
- What House? Awards Best Development St Michael's Place & Bure Place, Aylsham
- LABC Building Excellence Awards The Water Tower, Bure Place, Aylsham
- NHBC Pride in the Job Award Grove Park, Barrow

## 2014

- NHBC Seal of Excellence Award St Andrew's Place, Kilverstone
- NHBC Pride in the Job Award St Andrew's Place, Kilverstone
- Building Excellence Awards Best New Housing Development Scholars' Quarter, Norwich, Finalist

## 2013

- NHBC Pride in the Job Award Eastgate Rise, Bury St Edmunds
- NHBC Pride in the Job Award St Andrew's Place, Kilverstone

## 2012

- Housing Design Awards Completed Project Winner Tibby's Triangle, Southwold
- NHBC Pride in the Job Award Scholars' Quarter, Norwich
- NHBC Pride in the Job Award The Martellos, Felixstowe
- NHBC Pride in the Job Award Miller's Tye, Soham

## 2011

- What House? Gold Award Best Brownfield Development Tibby's Triangle, Southwold
- NHBC Seal of Excellence Award Bell's Grange, Bocking
- NHBC Pride in the Job Award Bell's Grange, Bocking
- NHBC Pride in the Job Award Fairfield Park, Costessey
- Norwich Society Design Award Scholars' Quarter, Norwich

## 2010

- NHBC Seal of Excellence Award Fairfield Park, Costessey
- NHBC Pride in the Job Award Fairfield Park, Costessey
- NHBC Pride in the Job Award Albany Place, Ipswich

## 2009

- What House? Bronze Award
- What House? Bronze Award Best Renovation
- NHBC Seal of Excellence Award

## 2008

- Housing Design Awards Best Project
- NHBC Pride in the Job Award
- NHBC Eastern Regional Award Medium Sized Builder
- What House? Bronze Award
- What House? Bronze Award Best Development

## 2007

- Ernst & Young Arts and Business East Employees Award
- NHBC Pride in the Job Award
- Norwich Society Commendation
- Norwich Society Honourable Mention



# A specification of the highest quality

## Kitchens

- Choice of kitchen cupboards and worktops\*
- Oven, hob and hood fitted as standard
- Plumbing for washing machine and dishwasher where possible
- Choice of wall tiles from our selected range\*
- Choice of floor tiles from our selected range\*

## Electrical

- Double socket outlets throughout
- Outside lighting to front and rear on certain plots
- TV points to living room and all bedrooms
- Telephone points to living room, study and all bedrooms

## Plumbing

- Central heating via thermostatically controlled radiators/panel heaters
- White sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat
- Outside tap where possible

## Carpentry

- Moulded skirting and architraves painted white
- White painted staircase
- Four panel internal doors with matching chrome-effect handles

## Ceilings

- Ceilings smooth throughout with coved cornicing where possible

## Wall tiling

- Kitchen - between worktop and wall cupboards\*
- Bathroom - half-height all round\*
- En-Suite - full height to shower cubicle with splashback to hand basin and tiled window sill where applicable\*
- Cloakroom - splashback to hand basin and tiled window sill where applicable\*

## Other items

- Loft light where applicable
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable
- Internal walls painted Gardenia

\* Choice available 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 further details. Photographs depict previous Hopkins Homes developments.



# COLNE MEADOW

Brightlingsea • Essex

Each of the homes at Colne Meadow provides the perfect space to enjoy modern living and all have been intelligently designed to offer a comfortable, efficient living space.



- |  |   |   |
|--|---|---|
| The Lily<br>Plots 1 & 14(h)  | The Aster<br>Plots 20, 21(h) & 22(h)  | The Poppy<br>Plot 32 & 94                                   |
| The Dahlia<br>Plots 2 & 41   | The Daisy<br>Plots 23, 47(h) & 115  | The Bluebell<br>Plots 113 & 114                             |
| The Iris<br>Plots 3, 4(h), 7(h), 8, 49, 50(h), 52, 55(h),<br>60, 63(h), 66, 95(h), 96, 107(h) & 110                              | The Jasmine<br>Plot 28  | The Snowdrop Apartments<br>Plots 24, 26, 89 & 91            |
| The Daffodil<br>Plots 5, 6, 43, 46(h), 86 & 87(h)  | The Orchid<br>Plot 31   | The Wisteria Apartments<br>Plots 25, 27, 88 & 90            |
| The Tulip<br>Plots 9, 15(h), 48 & 106  | The Foxglove<br>Plots 38, 40(h) & 42  | The Peony Apartments<br>Plots 76, 77, 78(h), 79, 80 & 81(h) |
| The Marigold<br>Plots 10, 11(h), 12 & 13(h)  | The Lavender<br>Plot 39   | Affordable Housing  |
| The Sunflower<br>Plots 16, 59 & 97   | The Heather<br>Plots 53, 54(h) & 67   | Attenuation Basin   |
| The Violet<br>Plots 17, 18(h), 44, 45(h), 51, 56, 57,<br>58, 64(h), 65, 68(h), 69, 70, 71, 84, 85(h),<br>102(h), 103(h) & 104(h) | The Magnolia<br>Plots 61, 62(h), 108(h) & 109                                     | P/S Pump Station  |
| The Chrysanthemum<br>Plots 19, 36(h), 37(h), 75(h) & 101(h)  | The Rose<br>Plots 33, 34, 35, 72(h), 92(h), 93,<br>98, 99, 100, 105, 111 & 112(h) | C/S Cycle Store   |
|  |   | B/S Bin Store   |

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, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings and information in sales office. Development layout not to scale, for indication only.  
\*Although an application has been made to have this footpath removed, Hopkins Homes may not be successful in which case the path shown will have to be laid.



The Lily

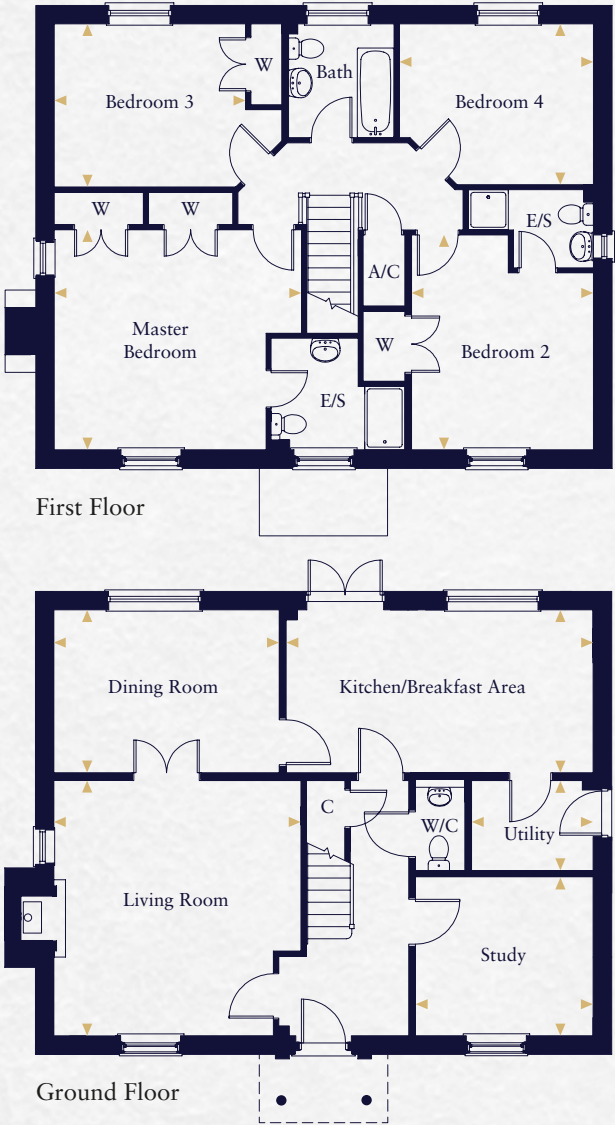
Plots 1 & 14(h)



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Breakfast Area	5.800m x 3.075m	19'0" x 10'1"
Utility	2.235m x 1.795m	7'4" x 5'11"
Living Room	4.823m x 4.668m	15'9" x 15'3"
Dining Room	4.255m x 3.075m	13'11" x 10'1"
Study	3.355m x 2.748m	11'0" x 9'0"
Master Bedroom	4.670m x 4.060m	15'3" x 13'8"
Bedroom 2	4.060m x 3.425m	13'3" x 11'2"
Bedroom 3	3.618m x 3.083m	11'10" x 10'1"
Bedroom 4	3.670m x 3.038m	12'0" x 9'11"

For plot 1 W/C, Study and Kitchen internal layouts please see plot specific drawing



The Dahlia

Plots 2 & 41



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen	3.615m x 2.950m	11'10" x 9'8"
Family/Breakfast Area	3.340m x 3.244m	11'0" x 10'8"
Living Room	5.573m x 3.310m	18'4" x 10'10"
Study	2.951m x 1.862m	9'8" x 6'1"
Master Bedroom	3.341m x 3.336m	11'0" x 10'11"
Bedroom 2	3.340m x 3.244m	11'0" x 10'8"
Bedroom 3	3.377m x 2.963m	11'1" x 9'9"
Bedroom 4	2.635m x 2.101m	8'8" x 6'11"



The Iris

Plots 3, 4(h), 7(h), 8, 49, 50(h), 52, 55(h), 60, 63(h), 66(h), 95(h), 96, 107(h) & 110



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Dining Room	5.395m x 2.720m	17'8" x 8'11"
Living Room	4.681m x 3.329m	15'4" x 10'11"
Master Bedroom	3.976m x 3.328m	13'0" x 10'11"
Bedroom 2	4.028m x 3.110m	13'2" x 10'2"
Bedroom 3	2.925m x 2.821m	9'7" x 9'3"

Indicates reduced head height  
Indicates reduced head height below 1.5m  
Velux Window

The Daffodil

Plots 5, 6, 43, 46(h), 86 & 87(h)



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen	2.755m x 2.475m	9'0" x 8'1"
Living/Dining Room	4.900m x 4.524m	16'0" x 14'10"
Master Bedroom	3.624m x 2.726m	11'10" x 8'11"
Bedroom 2	2.959m x 2.726m	9'8" x 8'11"
Bedroom 3	2.497m x 2.082m	8'2" x 6'10"





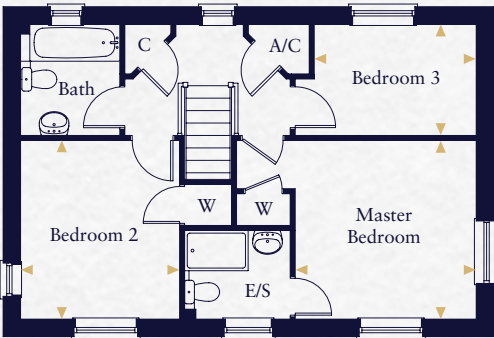
The Tulip

Plots 9, 15(h), 48 & 106

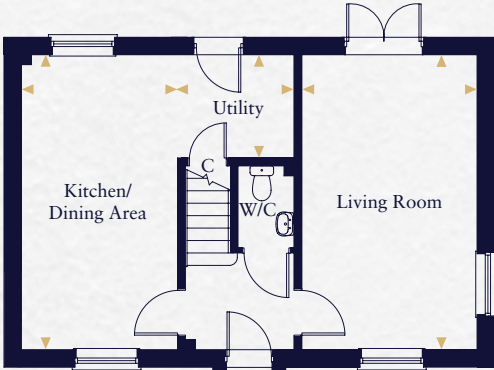


Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'2" x 6'4"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.404m x 3.372m	11'2" x 11'0"
Bedroom 2	3.372m x 2.990m	11'0" x 9'9"
Bedroom 3	3.058m x 2.100m	10'0" x 6'10"



First Floor



Ground Floor

The Marigold

Plots 10, 11(h), 12 & 13(h)



Computer generated image indicative only\*. External finishes and appearance likely to vary.

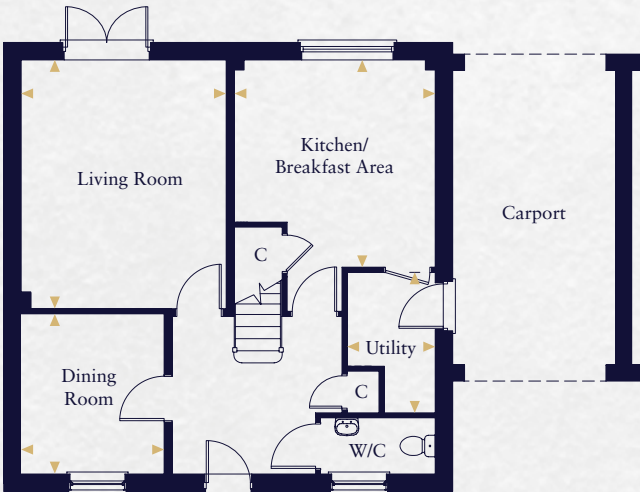
Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Utility	2.654m x 1.667m	8'8" x 5'6"
Living Room	4.697m x 3.872m	15'5" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	2.975m x 4.044m	9'4" x 13'3"
Bedroom 3	3.299m x 2.742m	10'10" x 9'0"
Bedroom 4	2.913m x 2.850m	9'7" x 9'4"

- Indicates reduced head height
- - - Indicates reduced head height below 1.5m
- ⊠ Velux Window
- ◀ Dimensions taken from 1.5m head height

COLNE MEADOW by HOPKINS HOMES



First Floor



Ground Floor

The Sunflower

Plots 16, 59 & 97



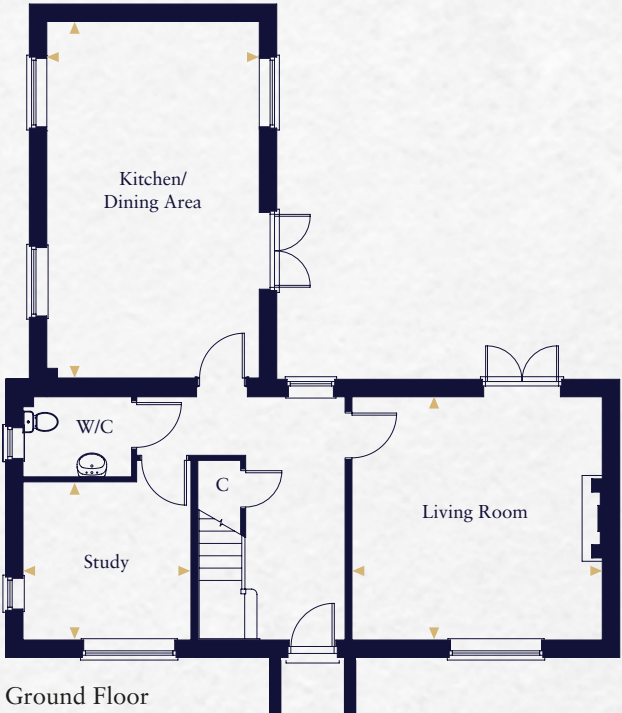
Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Dining Area	6.735m x 4.015m	22'1" x 13'2"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Study	3.174m x 2.988m	10'5" x 9'10"
Master Bedroom	4.015m x 3.912m	13'2" x 12'10"
Bedroom 2	4.595m x 3.042m	15'1" x 10'0"
Bedroom 3	3.174m x 2.609m	10'5" x 8'7"
Bedroom 4	2.707m x 2.434m	8'11" x 8'0"

— Indicates reduced head height



First Floor



Ground Floor

The Violet

Plots 17, 18(h), 44, 45(h), 51, 56, 57, 58, 64(h), 65, 68(h), 69, 70, 71, 84, 85(h), 102(h), 103(h) & 104(h)



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen	2.755m x 2.285m	9'0" x 7'5"
Living/Dining Area	4.547m x 3.731m	14'11" x 12'3"
Master Bedroom	3.772m x 3.271m	12'4" x 10'9"
Bedroom 2	2.393m x 3.213m	10'6" x 7'10"



Ground Floor

First Floor

◀ Indicates where measurements have been taken from. \*Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



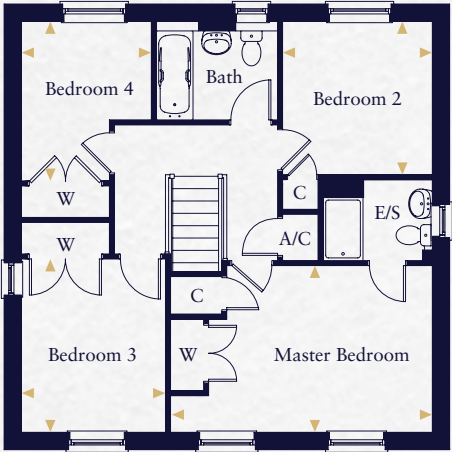
# The Chrysanthemum

Plots 19, 36(h), 37(h), 75(h) & 101(h)



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Utility	2.654m x 1.663m	8'9" x 5'6"
Living Room	4.698m x 3.872m	15'5" x 12'9"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.996m x 3.174m	16'5" x 10'5"
Bedroom 2	2.982m x 2.851m	9'7" x 9'4"
Bedroom 3	3.299m x 2.730m	10'10" x 9'0"
Bedroom 4	3.037m x 2.474m	10'0" x 8'1"



First Floor



Ground Floor

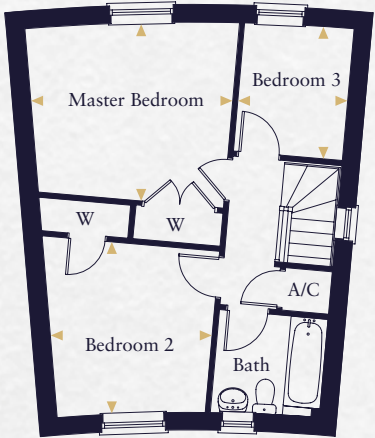
# The Aster

Plots 20, 21(h) & 22(h)



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen	3.019m x 2.919m	9'11" x 9'7"
Living/Dining Room	5.852m x 4.432m	19'2" x 14'6"
Master Bedroom	3.769m x 3.377m	12'4" x 11'1"
Bedroom 2	3.261m x 2.981m	10'9" x 9'9"
Bedroom 3	2.492m x 2.069m	8'2" x 6'9"



First Floor



Ground Floor

# The Daisy

Plots 23, 47(h) & 115



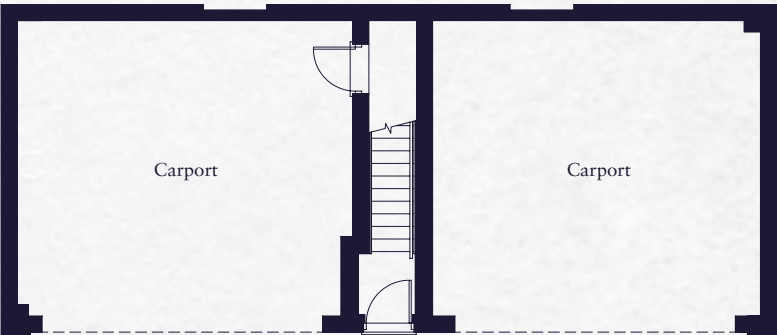
Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen	3.724m x 2.025m	12'3" x 6'8"
Living/Dining Area	5.107m x 3.505m	16'9" x 11'6"
Master Bedroom	4.660m x 3.467m	15'3" x 11'4"
Bedroom 2	3.370m x 2.812m	11'1" x 9'3"

Indicates reduced head height  
Velux Window  
Plot 47 Ground Floor layout is different. Please refer to working drawing for actual layout



First Floor



Ground Floor

# The Jasmine

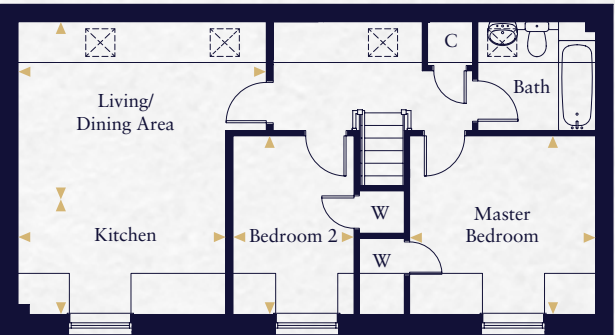
Plot 28



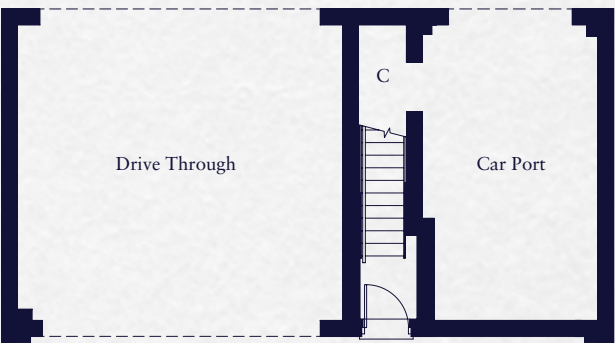
Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen	3.931m x 2.025m	12'11" x 6'8"
Living/Dining Area	4.691m x 3.505m	15'5" x 11'6"
Master Bedroom	3.514m x 3.375m	11'6" x 11'1"
Bedroom 2	3.354m x 2.287m	11'0" x 7'6"

Indicates reduced head height  
Velux Window



First Floor



Ground Floor



The Orchid

Plot 31



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Dining Area	3.735m x 3.350m	12'3" x 11'0"
Living Room	4.968m x 3.485m	16'4" x 11'5"
Master Bedroom	4.213m x 2.870m	13'10" x 9'5"
Bedroom 2	3.213m x 2.760m	10'6" x 9'1"



The Lavender

Plot 39



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen	4.267m x 3.680m	14'0" x 12'1"
Living/Dining Area	5.850m x 4.938m	19'2" x 16'4"
Master Bedroom	3.966m x 3.653m	13'0" x 12'0"
Bedroom 2	3.920m x 3.400m	12'10" x 11'2"
Bedroom 3	3.365m x 2.820m	11'0" x 9'3"



The Foxglove

Plots 38, 40(h) & 42



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Dining Area	3.710m x 3.700m	12'2" x 12'2"
Living Area	5.319m x 3.182m	17'5" x 10'5"
Master Bedroom	4.174m x 3.182m	13'8" x 10'5"
Bedroom 2	2.979m x 2.818m	9'9" x 9'3"



The Heather

Plots 53, 54(h) & 67



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.420m x 3.375m	11'3" x 11'1"
Bedroom 2	3.982m x 3.110m	13'1" x 10'2"
Bedroom 3	3.375m x 3.005m	11'1" x 9'10"
Bedroom 4/Study	3.060m x 2.103m	10'0" x 6'11"

— Indicates reduced head height  
--- Indicates reduced head height below 1.5m  
⊞ Velux Window



First Floor



Ground Floor

⚠ Indicates where measurements have been taken from. \*Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

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The Magnolia

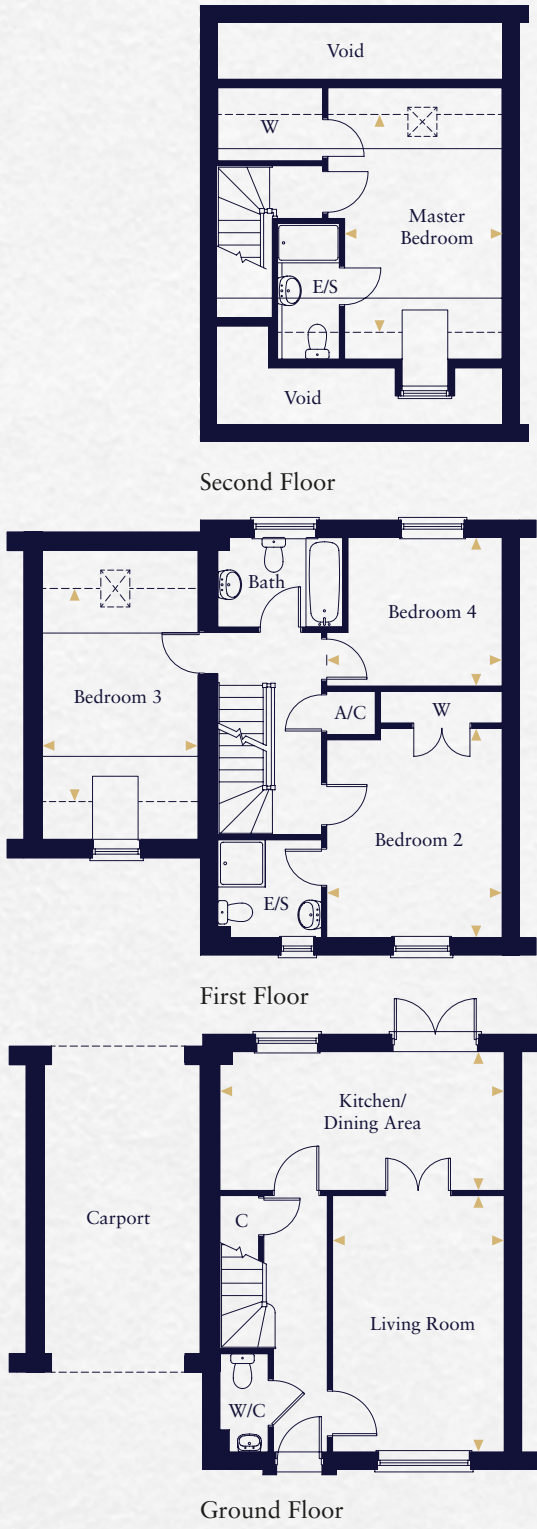
Plots 61, 62(h), 108(h) & 109



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Dining Area	5.395m x 2.821m	17'8" x 9'3"
Living Room	4.681m x 3.330m	15'4" x 10'11"
Master Bedroom	4.135m x 2.987m	13'7" x 9'10"
Bedroom 2	3.879m x 3.305m	12'9" x 10'11"
Bedroom 3	4.043m x 2.975m	13'3" x 9'10"
Bedroom 4	2.927m x 2.928m	9'7" x 9'7"

- Indicates reduced head height
- - - Indicates reduced head height below 1.5m
- ⊠ Velux window
- ◀ Dimensions taken from 1.5m head height



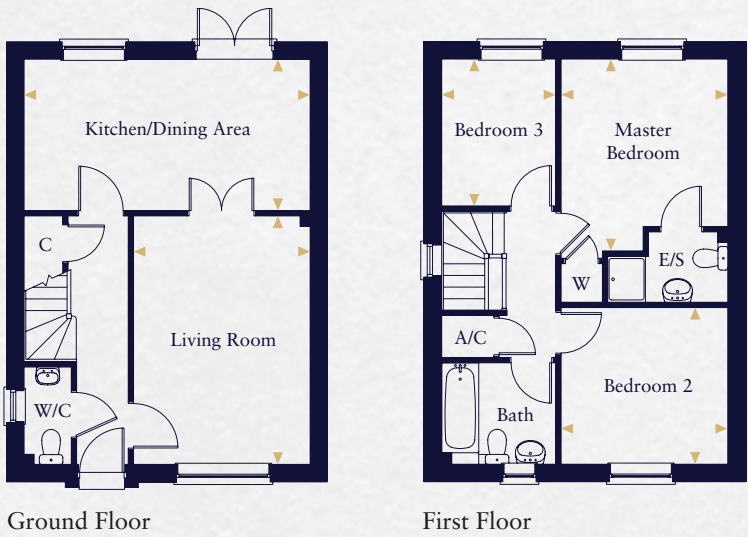
The Rose

Plots 33, 34, 35, 72(h), 92(h), 93, 98, 99, 100, 105, 111, & 112(h)



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Dining Area	5.395m x 2.805m	17'8" x 9'3"
Living Room	4.697m x 3.330m	15'5" x 10'11"
Master Bedroom	3.627m x 3.136m	11'11" x 10'4"
Bedroom 2	3.136m x 2.904m	10'4" x 9'6"
Bedroom 3	2.721m x 2.159m	8'11" x 7'1"



The Poppy

Plots 32 & 94



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen	4.140m x 3.445m	13'7" x 11'14"
Living/Dining Area	5.185m x 3.550m	17'0" x 11'6"
Master Bedroom	3.518m x 3.345m	11'6" x 10'11"
Bedroom 2	3.348m x 3.518m	11'0" x 11'7"

- Indicates reduced head height
- ⊠ Velux Window



The Bluebell

Plots 113 & 114(h)



Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Dining Room	8.948m x 3.199m	29'4" x 10'6"
Utility	2.268m x 1.650m	7'5" x 5'5"
Living Room	4.698m x 3.693m	15'4" x 12'1"
Study	2.987m x 2.949m	9'10" x 9'8"
Master Bedroom	3.716m x 3.680m	12'2" x 12'0"
Bedroom 2	3.348m x 3.265m	11'0" x 10'8"
Bedroom 3	3.576m x 2.621m	11'9" x 8'7"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"







Computer generated image indicative only\*. External finishes and appearance likely to vary.

# The Snowdrop Apartments

Plots 24, 26, 89 & 91

Kitchen/Dining Area	3.060m x 3.625m	10'0" x 11'11"
Living Area	3.642m x 3.245m	11'11" x 10'8"
Master Bedroom	3.445m x 2.968m	11'4" x 9'9"
Bedroom 2	3.145m x 2.365m	10'4" x 7'9"

\*Blank window to plot 26 only



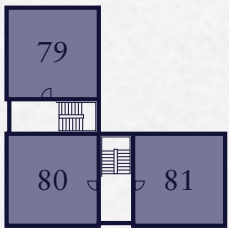
Computer generated image indicative only\*. External finishes and appearance likely to vary.

# The Peony Apartments

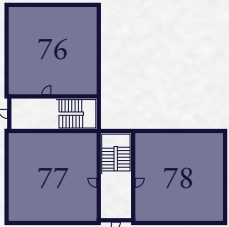
Plots 76, 77, 78(h), 79, 80 & 81(h)

Kitchen	3.290m x 2.700m	10'10" x 8'10"
Living/Dining Area	4.068m x 3.290m	13'4" x 10'10"
Bedroom	4.375m x 3.383m	14'4" x 11'1"

Plot 77 and 78 have a different Kitchen and Living/Dining Area configuration please refer to plots specific drawing



First Floor



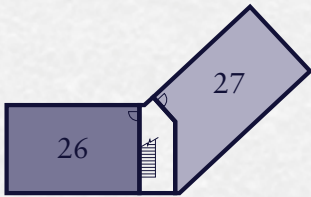
Ground Floor

Indicates where measurements have been taken from. \*Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

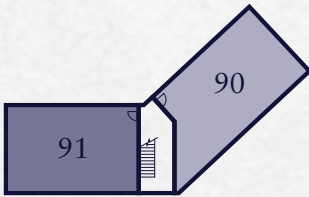
# The Wisteria Apartments

Plots 25, 27, 88 & 90

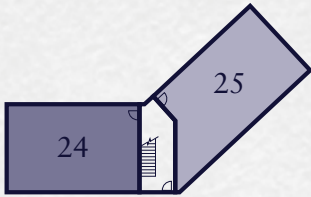
Kitchen/Dining Area	3.060m x 3.625m	10'0" x 11'11"
Living Area	3.625m x 3.245m	11'11" x 10'8"
Master Bedroom	3.548m x 3.445m	11'8" x 11'1"
Bedroom 2	3.145m x 2.365m	10'4" x 7'9"



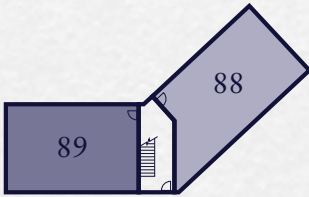
First Floor



First Floor



Ground Floor



Ground Floor

Indicates where measurements have been taken from. \*Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.





# Brightlingsea ~ Essex



By road to:

Alresford Station	5.0 miles
Colchester Town Centre	10.8 miles
Dedham	13.1 miles
Mersea	16.0 miles
Ipswich	26.9 miles
Chelmsford	39.6 miles
Stansted Airport	48.7 miles

By rail to:

(from Alresford Station)

Colchester	14 mins
Chelmsford	44 mins
Ipswich	55 mins
London Liverpool Street	1hr 18 mins
Norwich	1hr 39 mins

Postcode for Sat Nav use: CO7 0ST

Telephone: 01394 446800 Fax: 01394 389605

For more information on any of our developments please visit:

hopkinshomes.co.uk

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