



RIVER REACH

Mistley ~ Essex



Traditionally designed 2, 3, 4 & 5 bedroom homes



Computer generated image of properties at River Reach. Indicative only. Images below depict previous Hopkins Homes developments.





HOPKINS
HOMES

WELCOME TO
RIVER REACH
by Hopkins Homes



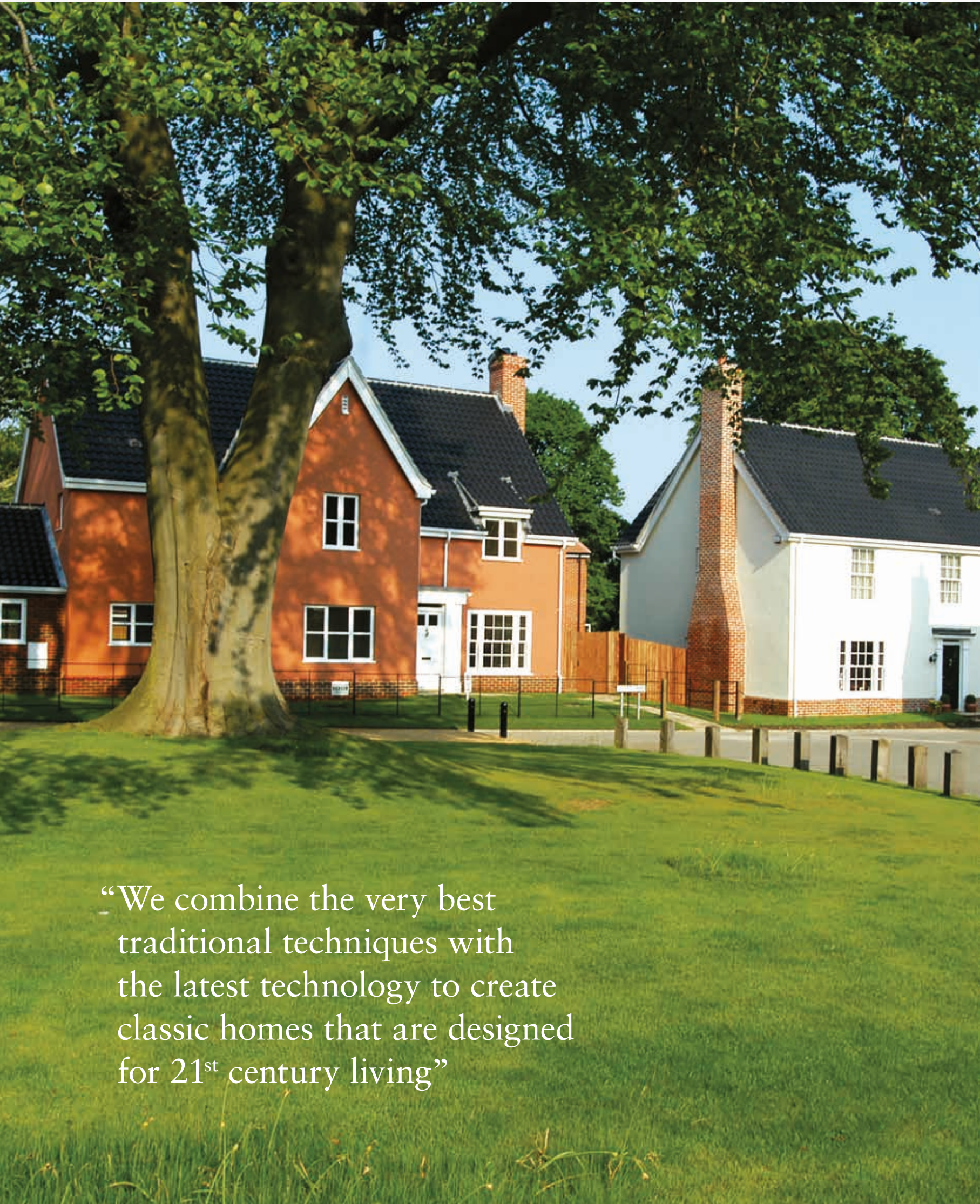
River Reach offers an outstanding collection of new homes comprised of 2, 3, 4 & 5 bedrooms in the historic village of Mistley.

Mistley nestles in the rolling countryside on the banks of the picturesque Stour Estuary lying alongside the bustling market town of Manningtree. Offering a village lifestyle with excellent transport links to the A120, A12, A14 and on the doorstep of the mainline to London Liverpool Street station, Mistley provides an ideal location without compromise. The village offers excellent amenities for day to day living and is within easy reach of the large towns of Ipswich and Colchester.

Hopkins Homes are delighted to welcome you to River Reach where our excellent design and attention to detail has resulted in exceptional new homes which sit perfectly in their surroundings.

James Hopkins

Executive Chairman and founder of Hopkins Homes



“We combine the very best traditional techniques with the latest technology to create classic homes that are designed for 21st century living”



Tradition and technology combined

With an excess of 30 years of designing beautiful homes, Hopkins Homes properties are crafted to the highest standards by our team of skilled tradesmen using cutting-edge technology and materials.

Hopkins Homes are multi award-winning house builders known for creating exceptional properties of the highest quality throughout the East of England. The stylish homes at River Reach are no exception; these are homes designed to meet the balanced needs of a modern lifestyle.

River Reach offers a selection of thoughtfully designed properties, consisting of 2, 3, 4 & 5 bedroom houses and 2 & 3 bedroom highly desirable bungalows. With 20 exciting styles available there are homes to suit a wide range of buyers and individual tastes.

At River Reach the homes have been built with their surroundings in mind, complementing and enhancing the local area. What's more, the properties have been built to stand the test of time, creating homes that can be enjoyed by generations to come.

Photographs depict previous Hopkins developments.



Stour Estuary, Manningtree



The Mistley Thorn



High Street, Mistley



Flatford Mill, Dedham Vale



Mistley Towers

A beautiful riverside location

Situated in the idyllic village of Mistley, River Reach is within close proximity of day to day amenities and in the perfect location for tranquil countryside living.

Mistley is located in picturesque Essex countryside, on the banks of the Stour Estuary and bordering the pretty town of Manningtree. The village itself has an interesting and varied history, with Mistley Quay becoming increasingly important as a trade port throughout the 18th Century. The Mistley Towers are a beautiful example of neoclassical architecture and were built on the site of the former Church of St Mary the Virgin. In the direction of Colchester lies the stunning 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. The view essentially remains the same to this day and is an area worthy of a visit.

The village offers award winning dining and accommodation at The Mistley Thorn, a fine dining restaurant serving locally produced seasonal food. The T House, a family run café, provides a lighter alternative of snacks, coffee and cake with 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 nearby in Manningtree.

For stunning views of the Estuary there are many walks and cycle routes 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. 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, a florist, a pharmacy and a Tesco Express.

For families, there are a choice of schools in Mistley at Primary level and for the older children Manningtree High School, considered Outstanding by Ofsted, is approximately 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 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 only a 3 minute drive away. Harwich Town and Ipswich are only 20 minutes by train and you can be in London Liverpool Street within the hour. 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.





“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



Photographs depict previous Hopkins Homes developments.



Award-winning Hopkins Homes

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

2018

- London Stock Exchange Group
1000 Companies to Inspire Britain

2017

- WhatHouse? Gold Award
Best Medium Housebuilder
- WhatHouse? Silver Award
Best Regeneration Scheme
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
Oliver's Grove, Stanway
- NHBC Pride in the Job Award
Grove Park, Barrow

2015

- Sunday Times British Homes
Awards Best Development
St Michael's & Bure Place, Aylsham
- What House? Award
Best Development
St Michael's & Bure Place, Aylsham
- Housebuilder Awards
Best Refurbishment
Bure Place, Aylsham
- LABC Building Excellence Award
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
Best Medium House Builder
- What House? Bronze Award
Best Renovation
Melton Grange, Melton
- NHBC Seal of Excellence Award
Albany Place, Ipswich

2008

- Housing Design Awards Best Project
Tibby's Triangle, Southwold
- NHBC Pride in the Job Award
Pitcher's Place, Harleston,
Blyth Place, Reydon,
Fairfield Park, Costessey
- NHBC Eastern Regional Award
Medium Sized Builder
Blyth Place, Reydon
- What House? Bronze Award
Best Medium House Builder
- What House? Bronze Award
Best Development
St Giles View, Risby

2007

- Ernst & Young Arts and Business
East Employees Award
- NHBC Pride in the Job Award
Mulbarton Gardens, Mulbarton
- Norwich Society Commendation
Baltic Wharf, Norwich
- Norwich Society Honourable
Mention
Appleyard's Mill, Norwich





A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops*
- Oven, hob and fan 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 where applicable
- 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
- Roca 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*
- En-Suite with bath - full-height to shower cubicle and half-height all around*
- 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





HOPKINS
HOMES

“Discover traditional
craftsmanship and an
uncompromising
attention to detail”



RIVER REACH

Mistley ~ Essex

- The Beaufort**
Plots 1, 112, 113(h), 128, 129, 130(h) & 131(h)
- The Gennaker**
Plots 15(h), 16, 17(h), 18, 90, 91 & 92
- The Genoa**
Plots 35(h), 122(h), 124(h), 127(h) & 132
- The Cardinal**
Plots 2, 34(h), 36 & 133
- The Helm**
Plots 19, 27, 30, 115, 120 & 126(h)
- The Hoy**
Plots 37, 65, 85 & 109
- The Spinnaker**
Plots 3(h), 4, 20, 24 & 25(h)
- The Clew**
Plots 21(h), 22, 28, 29, 42, 43, 49(h), 50, 51(h), 53(h), 63(h), 64, 71(h) & 135(h)
- The Galliot**
Plots 55, 56 & 57
- The Strake**
Plots 66 & 96
- The Dorey**
Plots 6, 7(h), 46(h), 47(h), 48(h), 93, 94, 104(h), 105, 106 & 107
- The Mizzen**
Plots 23(h), 38, 41(h), 52, 54, 70, 84 & 110
- The Hawser**
Plots 116(h) & 117
- The Keel**
Plots 8(h), 9, 10(h), 86, 87, 88, 95(h), 102, 103(h) & 108(h)
- The Halyard**
Plots 26 & 119
- The Cuddy**
Plot 118
- The Wherry**
Plots 11, 13(h), 39(h) & 40
- The Ketch**
Plots 31, 69, 89(h), 111(h), 114, 121, 123 & 125
- Affordable Housing**
Plots 72, 73, 74, 75, 76, 77, 78, 79 & 80
- The Killick**
Plots 33 & 134



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 may vary, please refer to drawings in sales office. Development layout not to scale for indication only.



← TO MANNINGTREE

→ TO HARWICH

HARWICH ROAD

HEATH ROAD



S/S Denotes Sub Station
C/S Denotes Cycle Store
B/S Denotes Bin Store

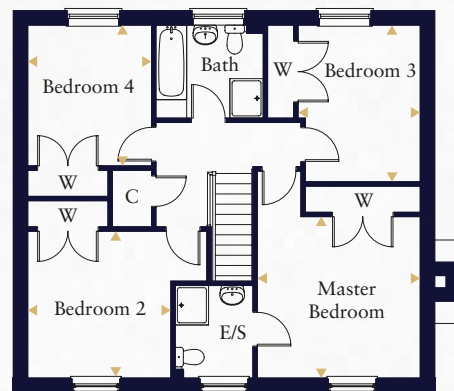
The Beaufort

Plots 1, 112, 113(h), 128, 129, 130(h) & 131(h)



Computer generated image indicative only.

Kitchen/Dining Area	8.948m x 3.199m	29'4" x 10'6"
Living Room	4.698m x 3.715m	15'5" x 12'2"
Utility	2.268m x 1.650m	7'5" x 5'5"
Study	2.949m x 2.987m	9'8" x 9'10"
Master Bedroom	3.716m x 3.680m	12'2" x 12'1"
Bedroom 2	3.348m x 3.262m	11'0" x 10'8"
Bedroom 3	3.572m x 2.785m	11'9" x 9'2"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"



First Floor



Ground Floor

The Cardinal

Plots 2, 34(h), 36 & 133



Computer generated image indicative only.

Kitchen/Breakfast Area	6.359m x 3.997m	20'10" x 13'1"
Utility	4.955m x 1.745m	16'3" x 5'9"
Living Room	6.809m x 4.013m	22'4" x 13'2"
Dining Area	4.249m x 2.985m	13'11" x 9'10"
Study	3.208m x 3.000m	10'6" x 9'10"
Master Bedroom	3.936m x 3.561m	12'11" x 11'8"
Bedroom 2	3.578m x 3.291m	11'9" x 10'10"
Bedroom 3	3.303m x 2.723m	10'10" x 8'11"
Bedroom 4	3.208m x 3.000m	10'6" x 9'10"
Bedroom 5	2.275m x 2.840m	7'6" x 9'4"

Plots 34(h) & 36 have different layout to ground floor.

Plots 34(h) & 36 have different layout to first floor.

RIVER REACH by HOPKINS HOMES



First Floor



Ground Floor

▲ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.

The Spinnaker

Plots 3(h), 4, 20, 24 & 25(h)

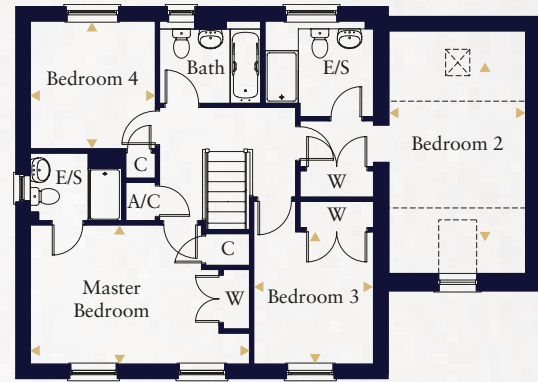


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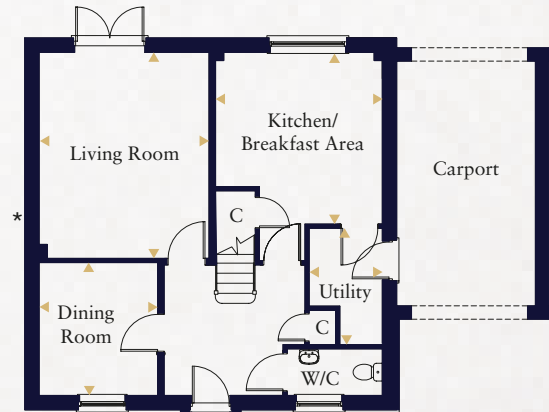
Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Utility	2.654m x 1.667m	8'9" x 5'6"
Living Room	4.698m x 3.873m	15'5" x 12'9"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	4.062m x 3.111m	13'4" x 10'3"
Bedroom 3	3.017m x 2.730m	9'11" x 8'11"
Bedroom 4	2.982m x 2.851m	9'9" x 9'4"

*Plot 20 has additional window to living room

⊞ Velux window --- Indicates reduced head height.



First Floor



Ground Floor

The Carrack

Plots 5, 12 & 32



Computer generated image indicative only.

Kitchen/Dining Area	6.509m x 3.850m	21'4" x 12'8"
Utility	2.229m x 1.894m	7'4" x 6'3"
Living Room	5.894m x 3.937m	19'4" x 12'11"
Study	3.324m x 2.114m	10'11" x 6'11"
Master Bedroom	3.931m x 3.839m	12'11" x 12'7"
Bedroom 2	3.860m x 3.339m	12'8" x 11'0"
Bedroom 3	3.383m x 3.324m	11'1" x 10'11"
Bedroom 4	2.977m x 2.455m	9'9" x 8'0"



First Floor



Ground Floor

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The Dorey

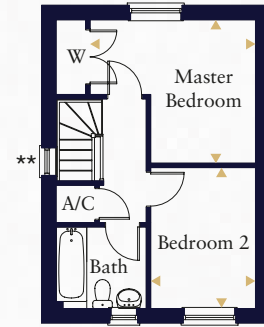
Plots 6, 7(h), 46(h), 47(h), 48(h), 93, 94, 104(h), 105, 106 & 107



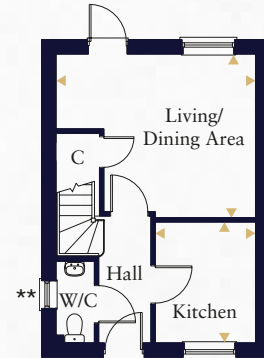
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Kitchen	2.753m x 2.285m	9'0" x 7'6"
Living/Dining Area	4.547m x 3.731m	14'11" x 12'3"
Master Bedroom	3.772m x 3.271m	12'5" x 10'9"
Bedroom 2	3.213m x 2.390m	10'7" x 7'10"

*Plot 48(h) has additional window to living/dining area.
 **Plots 47(h), 48(h), 93, 94, 106, and 107 do not have window to ground floor WC or window to landing.



First Floor



Ground Floor

The Keel

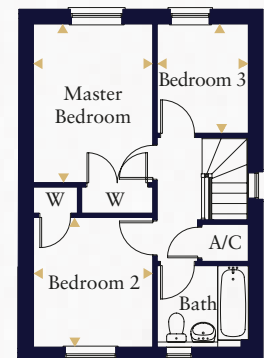
Plots 8(h), 9, 10(h), 86, 87, 88, 95(h), 102, 103(h) & 108(h)



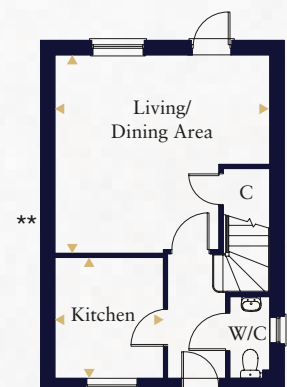
Computer generated image indicative only.

Kitchen	2.755m x 2.474m	9'0" x 8'1"
Living/Dining Area	4.899m x 4.525m	16'1" x 14'10"
Master Bedroom	3.625m x 2.726m	11'11" x 8'11"
Bedroom 2	2.960m x 2.726m	9'9" x 8'11"
Bedroom 3	2.497m x 2.083m	8'2" x 6'10"

*Plots 87 and 88 do not have window to ground floor WC or window to landing.
 **Plot 88 has additional window to living/dining area.



First Floor



Ground Floor

The Wherry

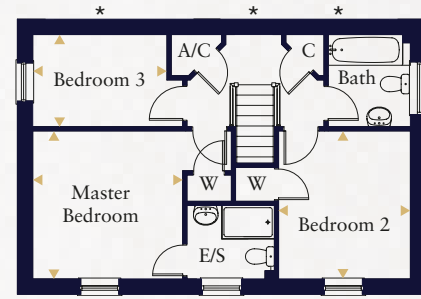
Plots 11, 13(h), 39(h) & 40



Computer generated image indicative only.

Kitchen/Dining Area	5.573m x 2.950m	18'3" x 9'8"
Living Room	5.573m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'3" x 6'5"
Master Bedroom	3.375m x 3.420m	11'1" x 11'3"
Bedroom 2	3.375m x 3.005m	11'1" x 9'10"
Bedroom 3	3.061m x 2.103m	10'1" x 6'11"

*Plots 39(h) & 40 have differing window and door layout.



First Floor



Ground Floor

The Sisal

Plots 14(h), 44(h), 45, 58(h), 59, 60, 61, 62, 67, 68(h), 81, 82, 83, 97(h), 98(h), 99(h), 100(h) & 101

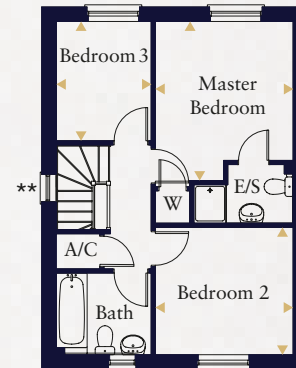


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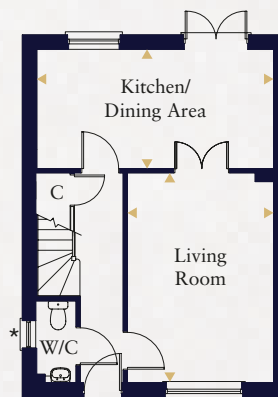
Kitchen/Dining Area	5.395m x 2.720m	17'8" x 8'11"
Living Room	4.782m x 3.331m	15'8" x 10'11"
Master Bedroom	3.628m x 3.141m	11'11" x 10'4"
Bedroom 2	2.905m x 3.141m	9'6" x 10'4"
Bedroom 3	2.721m x 2.160m	8'11" x 7'1"

*Plots 60, 61, 62, 81, 82, 83, 97(h), 98(h) & 99(h) do not have window to ground floor WC.

**Plots 14, 60, 61, 62, 81, 82, 83, 97(h), 98(h) & 99(h) do not have window to landing.



First Floor



Ground Floor

The Gennaker

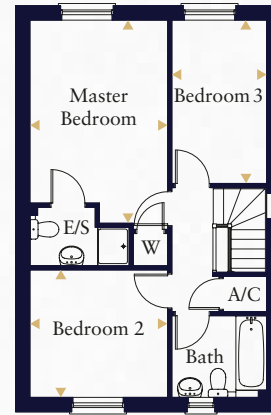
Plots 15(h), 16, 17(h), 18, 90, 91 & 92



Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 3.723m	17'8" x 12'3"
Living Room	4.783m x 3.255m	15'8" x 10'8"
Master Bedroom	4.631m x 3.141m	15'2" x 10'4"
Bedroom 2	3.141m x 2.905m	10'4" x 9'6"
Bedroom 3	3.724m x 2.160m	12'3" x 7'1"

*Plots 91 & 92 do not have window to ground floor WC.
 **Plot 92 has additional window to living room.



First Floor



Ground Floor

The Helm

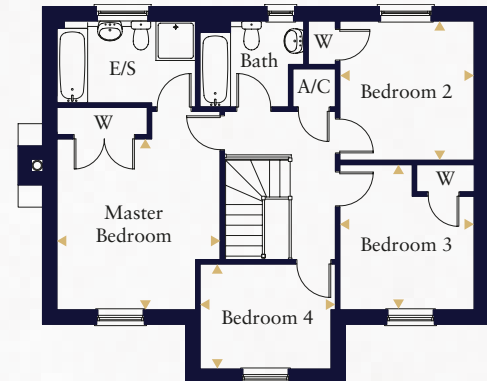
Plots 19, 27, 30, 115, 120 & 126(h)



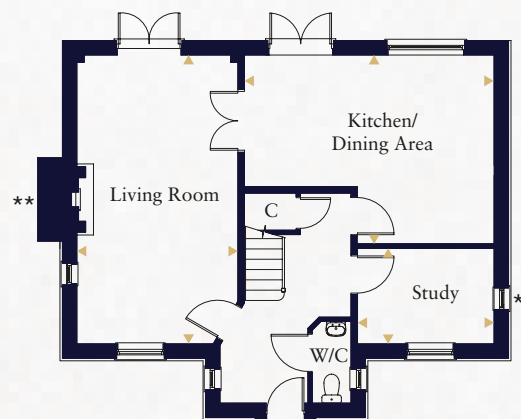
Computer generated image indicative only.

Kitchen/Dining Area	5.690m x 4.305m	18'8" x 14'1"
Living Room	6.585m x 3.670m	21'7" x 12'0"
Study	3.113m x 2.180m	10'3" x 7'2"
Master Bedroom	3.897m x 3.720m	12'9" x 12'2"
Bedroom 2	3.175m x 3.063m	10'5" x 10'1"
Bedroom 3	3.310m x 3.063m	10'10" x 10'1"
Bedroom 4	3.085m x 2.395m	10'1" x 7'10"

*Plots 19 & 27 do not have side window to study.
 **Plots 19 & 27 do not have recessed chimney.



First Floor



Ground Floor

The Clew

Plots 21(h), 22, 28, 29, 42, 43, 49(h), 50, 51(h), 53(h), 63(h), 64, 71(h) & 135(h)



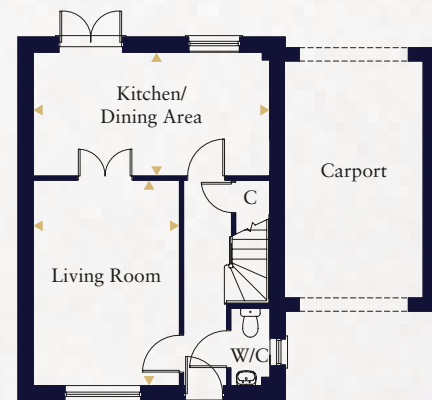
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Kitchen/Dining Area	5.395m x 2.820m	17'8" x 9'3"
Living Room	4.682m x 3.331m	15'4" x 10'11"
Master Bedroom	3.979m x 3.331m	13'1" x 10'11"
Bedroom 2	4.062m x 3.110m	13'4" x 10'2"
Bedroom 3	2.928m x 2.824m	9'7" x 9'3"

▤ Velux window
 --- Indicates reduced head height.



First Floor



Ground Floor

The Mizzen

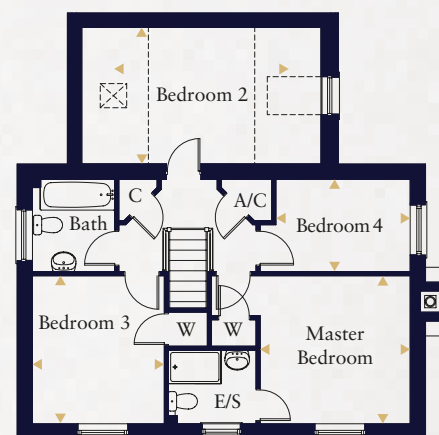
Plots 23(h), 38, 41(h), 52, 54, 70, 84 & 110



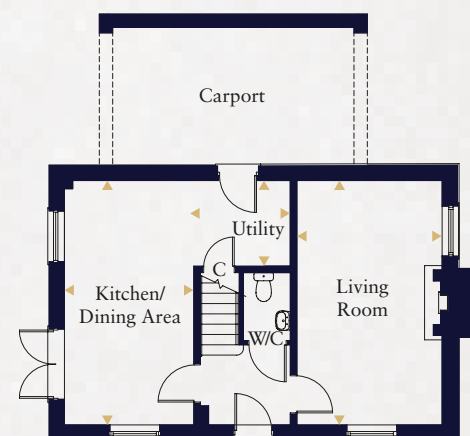
Computer generated image indicative only.

Kitchen/Dining Area	5.573m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'3" x 6'5"
Master Bedroom	3.375m x 3.420m	11'1" x 11'3"
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	3.060m x 2.103m	10'0" x 6'11"

▤ Velux window
 --- Indicates reduced head height.



First Floor



Ground Floor

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.

The Halyard

Plots 26 & 119



Computer generated image indicative only.

Kitchen	3.615m x 2.950m	11'10" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Breakfast Area	3.450m x 3.340m	11'4" x 10'11"
Study	2.950m x 1.863m	9'8" x 6'1"
Master Bedroom	3.315m x 3.285m	10'11" x 10'9"
Bedroom 2	3.408m x 2.963m	11'2" x 9'9"
Bedroom 3	3.340m x 3.503m	10'11" x 11'6"
Bedroom 4	2.663m x 2.070m	8'9" x 6'9"



First Floor



Ground Floor

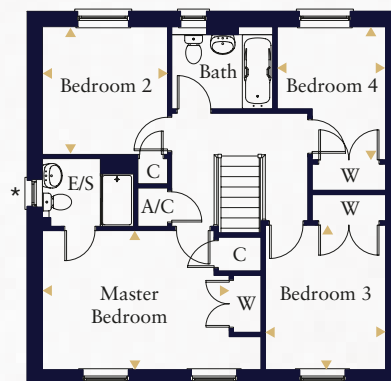
The Ketch

Plots 31, 69, 89(h), 111(h), 114, 121, 123 & 125

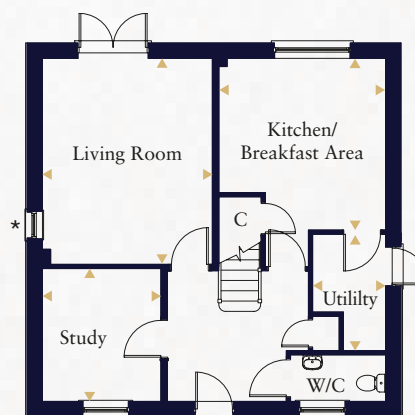


Computer generated image indicative only.

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Utility	2.654m x 1.663m	8'8" x 5'5"
Living Room	4.698m x 3.873m	15'5" x 12'8"
Study	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.260m x 3.174m	14'0" x 10'5"
Bedroom 2	2.913m x 2.850m	9'7" x 9'4"
Bedroom 3	3.300m x 2.743m	10'10" x 9'0"
Bedroom 4	3.037m x 2.474m	10'0" x 8'1"



First Floor



Ground Floor

*Plots 31, 121, 123 & 125 do not have side window to living room.

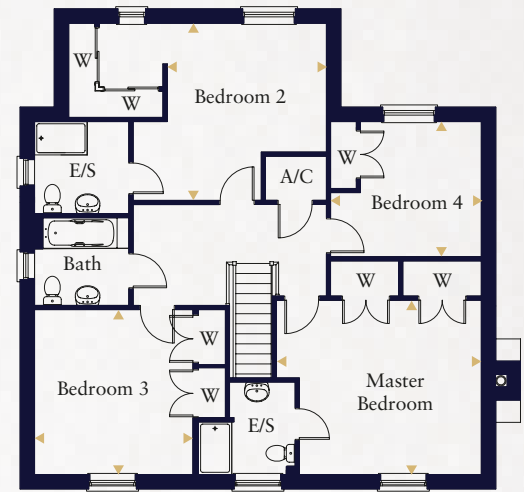
The Killick

Plots 33 & 134



Computer generated image indicative only.

Kitchen/Dining Area	6.653m x 4.663m	21'10" x 15'4"
Family Room	3.532m x 3.075m	11'7" x 10'1"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Study	3.355m x 2.943m	11'0" x 9'8"
Utility	2.432m x 2.110m	8'0" x 6'11"
Master Bedroom	4.670m x 3.975m	15'4" x 13'0"
Bedroom 2	4.038m x 3.627m	13'3" x 11'11"
Bedroom 3	3.760m x 3.610m	12'4" x 11'10"
Bedroom 4	3.437m x 3.083m	11'3" x 10'1"



First Floor



Ground Floor

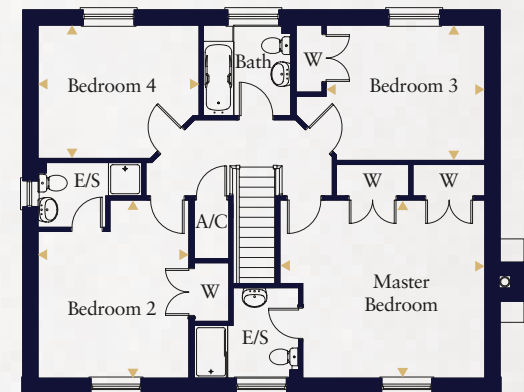
The Genoa

Plots 35(h), 122(h), 124(h), 127(h) & 132

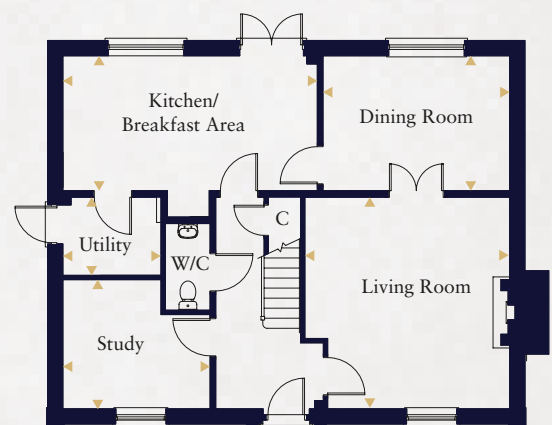


Computer generated image indicative only.

Kitchen/Breakfast Area	5.800m x 3.075m	19'0" x 10'1"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Dining	4.255m x 3.075m	14'0" x 10'1"
Study	3.355m x 2.943m	11'0" x 9'8"
Master Bedroom	4.060m x 4.670m	13'4" x 15'4"
Bedroom 2	4.060m x 3.425m	13'4" x 11'3"
Bedroom 3	3.618m x 3.083m	11'10" x 10'1"
Bedroom 4	3.670m x 3.038m	12'0" x 10'0"



First Floor



Ground floor

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.

The Hoy

Plots 37, 65, 85 & 109



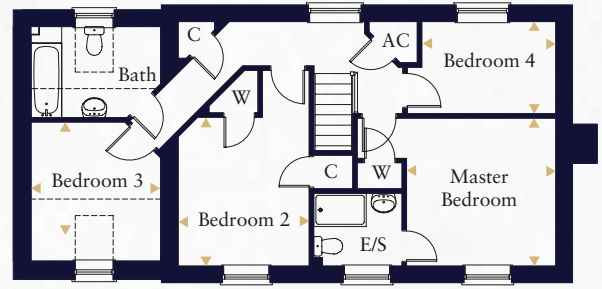
Computer generated image indicative only.

Kitchen/Dining Area	2.950m x 5.572m	9'8" x 18'3"
Living Room	3.310m x 5.572m	10'10" x 18'3"
Utility	2.200m x 1.950m	7'3" x 6'5"
Master Bedroom	3.404m x 3.372m	11'2" x 11'1"
Bedroom 2	3.392m x 2.990m	11'2" x 9'10"
Bedroom 3	3.112m x 2.541m	10'3" x 8'4"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

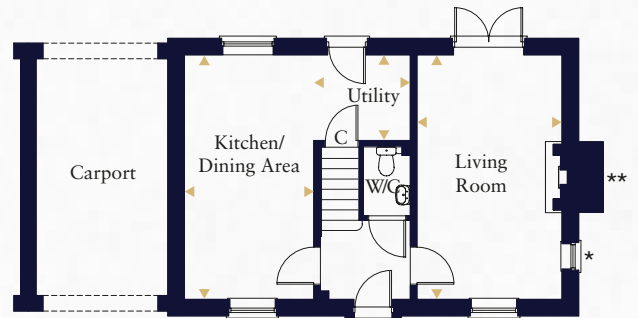
*Plots 37, 85 & 109 do not have side window to living room.

**Plots 37, 85 & 109 have a high level chimney.

--- Indicates reduced head height.



First Floor



Ground Floor

The Galliot

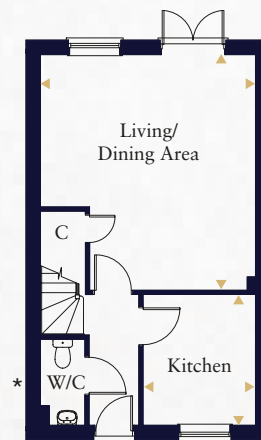
Plots 55, 56 & 57



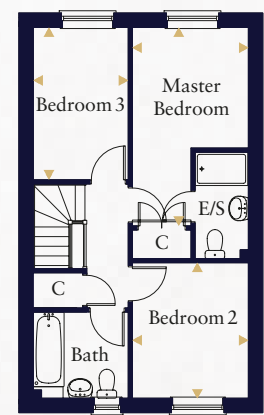
Computer generated image indicative only.

Kitchen	5.373m x 4.900m	17'8" x 16'1"
Living/Dining Area	2.983m x 2.563m	9'4" x 8'5"
Master Bedroom	4.523m x 2.643m	14'10" x 8'8"
Bedroom 2	3.088m x 2.643m	10'2" x 8'8"
Bedroom 3	3.473m x 2.163m	11'5" x 7'1"

*Plot 57 has window to ground floor WC.



Ground Floor



First Floor

The Strake

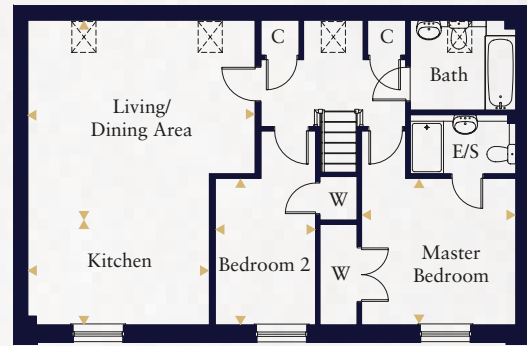
Plot 66 & 96



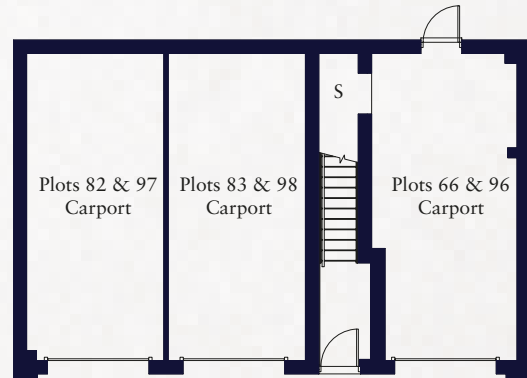
Computer generated image indicative only.

Kitchen	4.142m x 2.400m	13'7" x 7'10"
Living/Dining Area	5.185m x 4.550m	17'0" x 14'11"
Master Bedroom	3.518m x 3.345m	11'7" x 11'0"
Bedroom 2	3.345m x 2.287m	11'0" x 7'6"

Velux window



First Floor



Ground Floor

The Hawser

Plots 116(h) & 117



Computer generated image indicative only.

Living/Dining Area	5.850m x 4.993m	19'2" x 16'5"
Kitchen	4.268m x 3.585m	14'0" x 11'9"
Master Bedroom	3.994m x 3.670m	13'1" x 12'0"
Bedroom 2	3.919m x 3.418m	12'10" x 11'3"
Bedroom 3	3.388m x 2.854m	11'1" x 9'4"



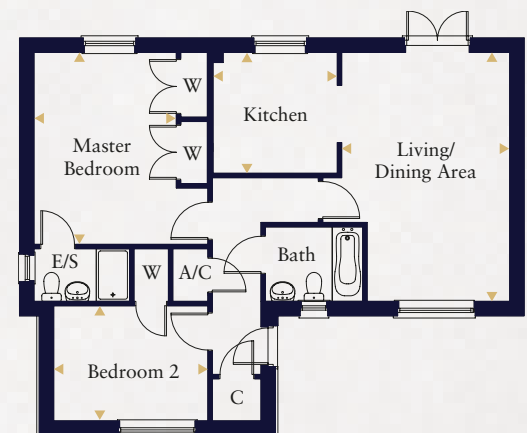
The Cuddy

Plot 118



Computer generated image indicative only.

Living/Dining Area	5.675m x 3.830m	18'7" x 12'7"
Kitchen	2.833m x 2.755m	9'4" x 9'1"
Master Bedroom	4.375m x 3.245m	14'4" x 10'8"
Bedroom 2	3.515m x 2.625m	11'6" x 8'7"



◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



RIVER REACH

Mistley ~ Essex



Area map



Local map

Maps not to scale

Travel times and distances

By road to:

Dedham	6 miles
Harwich	9 miles
Colchester	11 miles
Ipswich	13 miles
Chelmsford	38 miles
M25	56 miles
Stansted Airport	42 miles
London	79 miles

By rail to:

(From Mistley train station)

Manningtree	5 mins
Colchester	17 mins
Harwich International	18 mins
Ipswich (via Manningtree)	20 mins
London Liverpool Street (via Manningtree)	1 hr

All travel times and distances are approximate and are courtesy of the aa.com and nationalrail.co.uk

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