



THORPE HALL GARDENS



THORPE-LE-SOKEN



Burfoot Homes
building superior homes

WELCOME TO THORPE HALL GARDENS

Thorpe Hall Gardens is an exclusive development of 19 spaciously designed bungalows, boasting high specifications both inside and out. Following the success of the neighbouring, well-regarded Lady Nelson Gardens, these homes are crafted to the highest quality. Each bungalow is situated on a generous plot, offering substantial driveways, large garages, and extensive gardens, setting them apart from typical new-build developments.

Located alongside the English Heritage Listed Gardens of the former Thorpe Hall, this development offers a unique historical connection. Thorpe Hall, a manor house owned by Lord and Lady Byng from 1913 and often visited by their friend Queen Mary, was transformed into the Lifehouse Spa & Hotel, opening its doors in 2010. The gardens and grounds, cherished by Queen Mary, remain a true treasure. These gardens, feature a magical mix of lakes, pools, rock gardens, wild grass areas, rose gardens, sunken gardens, a summer house, and numerous relaxing spots.

Thorpe Hall Gardens is set to become one of Tendring's most desirable new neighbourhoods, offering a collection of three-bedroom detached bungalows nestled within the rolling countryside and just a short drive from the sandy beaches of Frinton-on-Sea. This exciting new community is expertly designed for contemporary living, providing a perfect blend of modern comfort and historical charm.



VILLAGE LIVING

Thorpe-le-Soken, dating back to Saxon times, is distinguished by its numerous historical houses and buildings, giving the village a unique character distinct from the nearby seaside resorts of Frinton, Clacton, and Walton. Over the past century, the village has preserved much of its charm, particularly along the High Street, which remains notably recognisable.

Nearby recreational facilities include the exclusive and well-regarded gym at the Lifehouse Hotel & Spa, the Frinton and Walton swimming pool, and Clacton Leisure Centre, which offers swimming, racquet sports, and school holiday programs. Adults can enjoy a variety of fitness activities at Thorpe-le-Soken's Country Fit Gym, ranging from indoor cycling to FitSteps®—a fusion of Latin and ballroom dance with fitness moves.

For relaxation, the neighbouring Lifehouse Hotel & Spa provides an adults-only oasis of serenity. This award-winning contemporary spa, set within 12 acres of English Heritage Listed Gardens, offers luxury treatments and fine dining.

Dining options in Thorpe-le-Soken are plentiful along the high street. The Bell Inn, a two AA Rosette award winner, is now considered an AA four-star establishment, offering a variety of meals and featuring a magnificent open fireplace and south-facing terrace. Alternatively, visitors can enjoy cocktails at Harry's Bar and Restaurant or a wholesome meal at the highly regarded Rose and Crown restaurant. Local amenities include a Tesco Express, hair salons, a doctor's surgery, a

pharmacy, and various local stores. For larger shopping options, residents can visit Clacton, which features stores such as Morrisons, Marks & Spencer, and Sainsbury's.

Community groups in Thorpe-le-Soken cater to all ages, from toddler sessions to choir singing, with Thorpe Sports and Social Club serving as a hub for entertainment and social activities. Year-round exploration of the area reveals attractions like the scenic Thorpe Hall Gardens, with its spring snowdrops, summer scents, and winter wonderland with a frozen lake. The nearby seafront gardens and golden sands of Frinton-on-Sea, along with Clacton's summer Carnival and Airshow, offer a variety of entertainment options.

Golf enthusiasts can enjoy the links course at Frinton Golf Club, rated 11th in a Top 100 list, and at Clacton-on-Sea, home to some of the county's finest greens. Nature lovers have a variety of options, including visiting the Hamford Water Nature Reserve and exploring Horsey Island at low tide. For a unique outdoor experience, fossil hunting at the cliffs of Walton-on-the-Naze comes highly recommended. Alternatively explore the many walks and trails around Thorpe-le-Soken to experience a sense of tranquillity and escape.

Thorpe-le-Soken boasts excellent connectivity, with direct trains to London Liverpool Street taking just 1 hour and 18 minutes from Thorpe-le-Soken train station, a mere 15-minute walk from Thorpe Hall Gardens. The nearest city, Colchester, is just 14 miles away along the A12. Ipswich is 26 miles away, and Stansted Airport is 48 miles away, ensuring convenient access to major destinations and easy getaways.



Thorpe-le-Soken Village



Lifehouse Spa & Hotel



Thorpe Hall Gardens



The Bell Inn



Thorpe-le-Soken sunset

YOUR NEXT HOME



DEVELOPMENT KEY:

THE CHATSWORTH
Plots 33, 36, 38, 39 and 48

THE KENSINGTON
Plots 34, 35, 40, 41, 46 and 47

THE BUCKINGHAM
Plots 31, 32, 42 and 49

THE RICHMOND
Plots 37, 43, 44 and 45





The Richmond Kitchen



The Kensington Master Bedroom

These exceptional new bungalows have been designed with a keen eye for detail, combining contemporary elegance with a homely feel, making them perfect for modern living and entertaining.



The Buckingham Lounge

With a commitment to building homes of the highest quality to meet all your needs, Thorpe Hall Gardens offers homes finished to the highest standards, ensuring hassle free living.

Each home is thoughtfully designed to enjoy comfortable living with beautiful open plan spacious rooms that exude style and sophistication. You can also expect 'Fibre to the Home' fibre optic broadband, burglar alarm systems and Sky Q wiring provision for all your technology needs.

Contemporary, fully tiled bathroom suites and luxurious kitchens with Quartz worktops complete the high-specification finish.

THORPE HALL GARDENS

Detached 3 Bedroom Bungalows



THE CHATSWORTH
3 Bedroom Bungalow
Plots 33, 36, 38, 39 and 48



THE KENSINGTON
3 Bedroom Bungalow
Plots 34, 35, 40, 41, 46 and 47



THE BUCKINGHAM
3 Bedroom Bungalow
Plots 31, 32, 42 and 49



THE RICHMOND
3 Bedroom Bungalow
Plots 37, 43, 44 and 45



THE CHATSWORTH

Plots 33, 36, 38, 39 and 48



Details of accommodation

Master Bedroom	4.15m x 3.79m	13'7" x 12'5"
En Suite Shower	2.8m x 1.24m	9'2" x 4'
Bedroom Two	3.79m x 3.5m	12'5" x 11'5"
Bedroom Three	3.62m x 2.8m	11'9" x 9'2"
Bathroom	2.85m x 1.7m	9'4" x 5'6"
Living Room	5.13m x 4.8m	16'9" x 15'8"
Kitchen/Dining	6.7m x 3.62m	22'11" x 11'9"
Single Attached Garage	7.08m x 3.16m	23'3" x 10'4"

Total internal floor space 121m² (1,302 sq ft)



THE KENSINGTON

Plots 34, 35, 40, 41, 46 and 47



Details of accommodation

Master Bedroom	3.97m x 3.79m	13'1 x 12'5
En Suite Shower	2.65m x 1.54m	8'7 x 5'
Bedroom Two	3.55m x 3.34m	11'7 x 11'
Bedroom Three	3.82m x 3.17m	12'6 x 10'4
Bathroom	2.39m x 1.84m	7'8 x 6'
Living Room	5.76m x 4.05m	19' x 13'3
Kitchen/Dining	5.85m x 3.56m	19'3 x 11'7
Utility Room	2.39m x 1.7m	7'8 x 5'6
Single Detached Garage (Plot 35)	6.98m x 2.94m	22'9 x 9'6
Single Attached Garage (Plot 47)	7.08m x 3.16m	23'2 x 10'3
Double Detached Garage (Plots 34, 40)	6.98m x 5.41m	22'9 x 17'7
Double Attached Garage (Plots 41, 46)	7.08m x 5.74m	23'2 x 18'8

Total internal floor space 119m² (1,280 sq ft)



THE BUCKINGHAM

Plots 31, 32, 42 and 49



Details of accommodation

Master Bedroom	4.09m x 4.0m	13'4 x 13'1
Walk in Wardrobe	2.19m x 2.1m	7'2 x 6'9
En Suite Shower	2.1m x 1.8m	6'9 x 5'9
Bedroom Two	3.75m x 3.45m	12'3 x 11'3
Bedroom Three	3.65m x 2.8m	12' x 9'2
Bathroom	2.74m x 1.91m	9' x 6'3
Living Room	6.01m x 4.69m	19'8' x 15'4
Kitchen/Dining	5.45m x 4.50m	17'9 x 14'8
Single Detached Garage (Plot 31)	6.98m x 2.93m	23' x 9'6
Double Detached Garage (Plots 32, 42, 49)	6.98m x 5.41m	23' x 17'8

Total internal floor space 124m² (1,335 sq ft)



THE RICHMOND

Plots 37, 43, 44 and 45



Details of accommodation

Master Bedroom	4.44m x 3.32m	14'6" x 10'9"
Walk in Wardrobe	3.1m x 1.65m	10'2" x 5'4"
En Suite Shower	3.35m x 2.50m	11'5" x 8'2"
Bedroom Two	3.75m x 3.05m	12'3" x 10'
Bedroom Three	4.50m x 3.13m	14'8" x 10'3"
Shower Room	3.05m x 1.7m	10' x 5'6"
Living Room	7.05m x 4.31m	23'2" x 14'2"
Kitchen/Dining	7.01m x 4.24m	23'1" x 13'9"
Utility Room	3.05m x 1.8m	10' x 5'9"
Double Detached Garage (Plots 37, 43 45)	6.98m x 5.41m	22'9" x 17'7"
Triple Detached Garage (Plot 44)	6.98m x 8.17m	22'9" x 26'8"

Total internal floor space 156m² (1,680 sq ft)



SPECIFICATION

The Chatsworth, The Kensington, The Buckingham, The Richmond



KITCHEN/UTILITY

- Stylish professionally designed fitted kitchen with a choice of quartz worktops and matching upstands, selected from an extensive range of finishes and styles* (Laminate worktops and upstands in utility room where applicable*)
- Island with integrated breakfast bar (excluding The Buckingham)
- Bosch 5 burner gas or ceramic hob
- Externally vented extractor hood with light
- Quartz splashback (colour to match quartz worktop)
- Bosch integrated single oven in tower unit
- Bosch integrated microwave in tower unit
- Bosch Integrated dishwasher
- Bosch Integrated fridge freezer within tower unit
- Bosch integrated washing machine within Kitchen (The Chatsworth and The Buckingham only)
- Space and plumbing for a washing machine in the utility room (The Kensington and The Richmond only)
- Undermounted single-bowl stainless steel sink with a choice of mixer taps*
- Dark chrome switches and sockets at eye level
- Wood effect flooring from an extensive range*
- Soft-close drawers and doors including cutlery tray
- Eye level cupboards with concealed under pelmet lighting below
- LED downlights to ceiling

BATHROOM, EN SUITE & CLOAKROOM

- Fully tiled bathroom and ensuite with choices from an extensive range supplied by Porcelanosa*
- Stylish sanitary ware with complementary chrome fittings
- Bespoke Vanity units to en suite and family bathroom
- Illuminated mirror with built in shaver point over basin in bathroom & en suite
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Chrome heated towel rails to bathrooms and en suites
- LED downlights to ceilings

ENVIRONMENT

- Traditionally constructed properties providing highly insulated homes, designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss
- 10 Year NHBC Warranty

SPACE & WATER HEATING

- High efficiency 'Ideal gas combi boiler
- Underfloor heating with zonal thermostatic control
- Temperature of rooms are individually controlled with smart touch screen thermostats

CONNECTIVITY/BROADBAND/SECURITY

- Burglar alarm system
- Fibre to the Home' fibre optic broadband connection to your individual home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from individual home hub to all individual data and telephone points
- Data points, TV points and USB charge points to all bedrooms, living room and kitchen
- TV Aerial fitted with amplifier and distributor located within loft space
- Sky Q wiring provision to lounge

EXTERNALLY

- Black composite front door with polished chrome door furniture
- White UPVC double glazed windows and rear/side external doors
- Black profiled guttering and downpipes
- White UPVC fascia, soffit and barge boards
- External wall lights (2x front & 2x rear)
- External driveway bollard light
- Doorbell to front door
- External tap
- Numeral plaque to front aspect
- Paved slabs to paths and patio to the rear
- Block paved driveway with extensive parking areas
- Cultivated turf to front and rear gardens
- Side access gate
- Feather edge fencing with concrete posts and gravel boards
- Wiring provision for future electric car charging point

INTERNAL FINISHES

- Choice of carpets throughout*
- Choice of wood effect flooring to hallway and Kitchen*
- Aluminium Bi-fold doors fitted in Living Room and leading to garden
- Traditionally plastered walls and ceilings
- Walls finished with matt grey warm tone paint, with brilliant white smooth ceilings
- Woodwork finished in brilliant white Gloss
- Dark chrome electrical switches and sockets to Kitchen and white switches and sockets throughout the remainder of property
- Oak internal doors with high quality dark chrome ironmongery
- Walk in dressing room within master bedroom (The Richmond and The Buckingham only)
- Wardrobe with shelf and hanging rail (The Chatsworth and The Kensington only)
- Bed 2 includes wardrobe with shelf and hanging rail
- Bespoke fluted architrave with Ogee design skirting boards
- White UPVC windows and chrome ironmongery
- Access to loft with fitted ladder and loft light
- LED downlights fitted to ceilings in the entrance hallway

GARAGE

- Double garage - plots 32, 34, 37, 40, 41, 42, 43 45, 46 & 49
- Large single garage (full size) - plots 31, 33, 36, 38, 39, 46, 47 & 48
- Plot 44 benefits from a triple garage
- White up and over doors
- Personnel door
- Power points and lighting

*Subject to reservation timing/build programme

The specification listed on this page are correct and as intended at the time of print. Please speak to the sales agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice. Management charges apply to this development. For more information, please speak with a sales representative. Please note that images of property types in this brochure are computer-generated.

Each home built by Burfoot Homes Ltd is covered by the NHBC 10 year warranty.
For details visit www.nhbc.co.uk

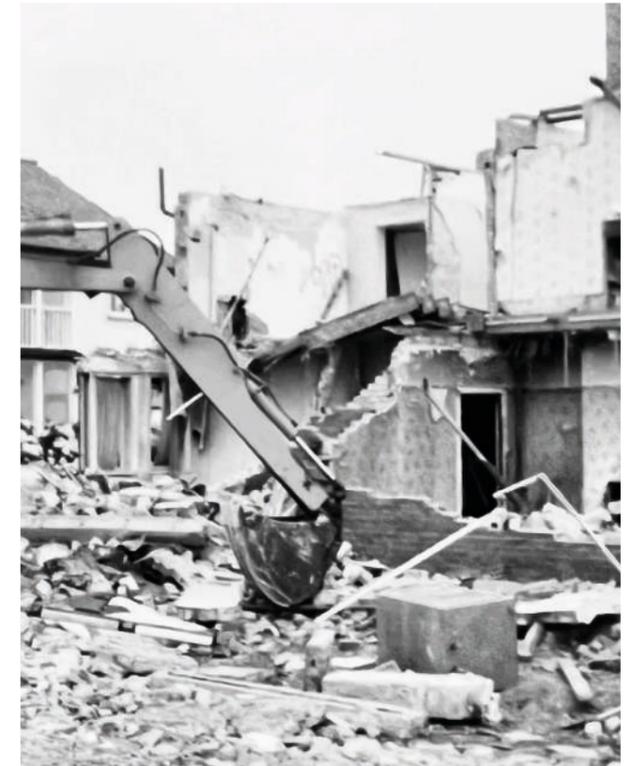




Burfoot Homes
building superior homes

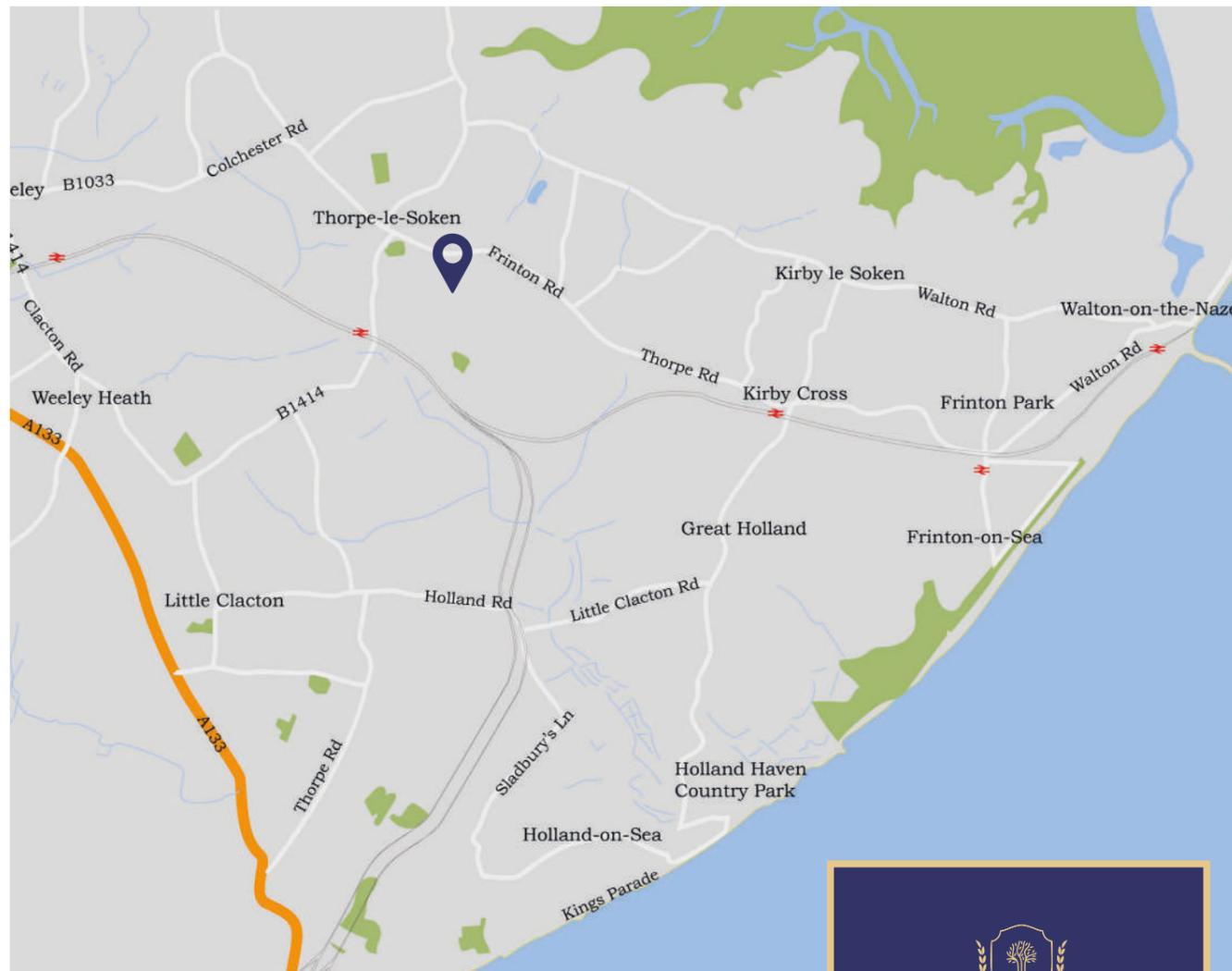
ESTABLISHED SINCE 1980
 OVER 40 YEARS OF QUALITY CRAFTSMANSHIP

A locally established family builder in The Tendring district for Over 40 Years. A reputation built on quality family homes. Each home shares remarkable attention to detail, favouring innovation and development; a progressive approach to give a design that has been calculated over the years, giving what Burfoot Homes foundation has been built on... prestige and quality.



HOW TO FIND US

Thorpe Hall Gardens is nestled along Frinton Road in the charming village of Thorpe-le-Soken, Essex.



BY CAR - When travelling towards Thorpe Hall Gardens from Colchester via car, take the A120 and exit at the Frating turn-off. Follow the A133 to Weeley, then take the B1033 Frinton Road. Finally, turn onto Lifehouse Drive, where you'll find the entrance to the development.

BY TRAIN - When travelling from Colchester Town train station, it takes approximately 19 minutes to Thorpe Station which is 1 mile distance from Thorpe Hall Gardens.



FOR SAT NAV

Thorpe Hall Gardens
Frinton Road
Thorpe-le-Soken
CO16 0JD



Burfoot Homes
building superior homes



**BLAKE &
THICKBROOM**
LAND & NEW HOMES

Appointed Selling Agents

70 Station Road, Clacton-on-Sea, Essex CO15 1SP
tel: 01255 688788
enquiries@blake-thickbroom.co.uk

