

Hillside

MEWS

St Johns Road, St Osyth, CO16 8BS

Overview

Hillside Mews rests on the edge of the medieval village of St Osyth amid open fields. The development comprises of 9 high-spec dwellings: a mixture of detached 3 or 4 bed houses and bungalows.

Positioned within easy reach of the Tendring Peninsula's "sunshine coast", the Hillside Mews development offers a semirural setting coupled with convenient local amenities.

These high quality and thoughtfully designed properties boast well-planned living spaces, modern comfort and impressive contemporary finishes.



Site layout



2 3 4

4 bed detached home
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5 6 8

3 bed detached bungalow
Page 6

7 9 10

3 bed detached bungalow
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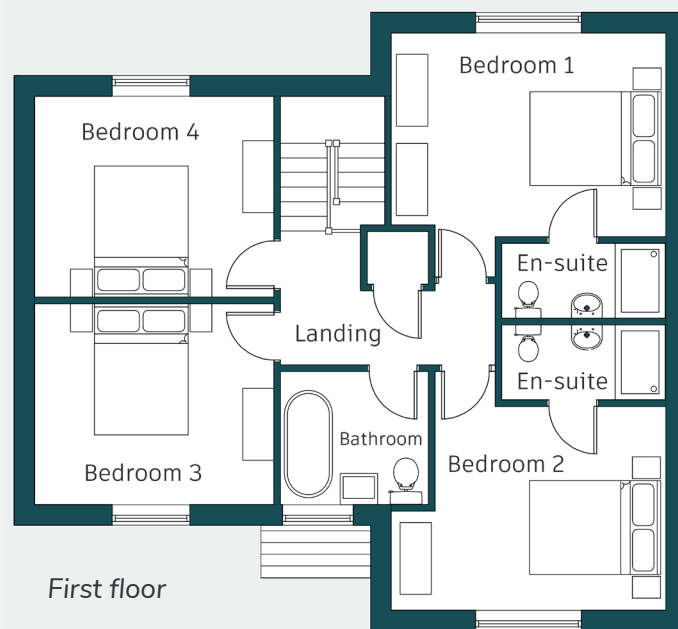
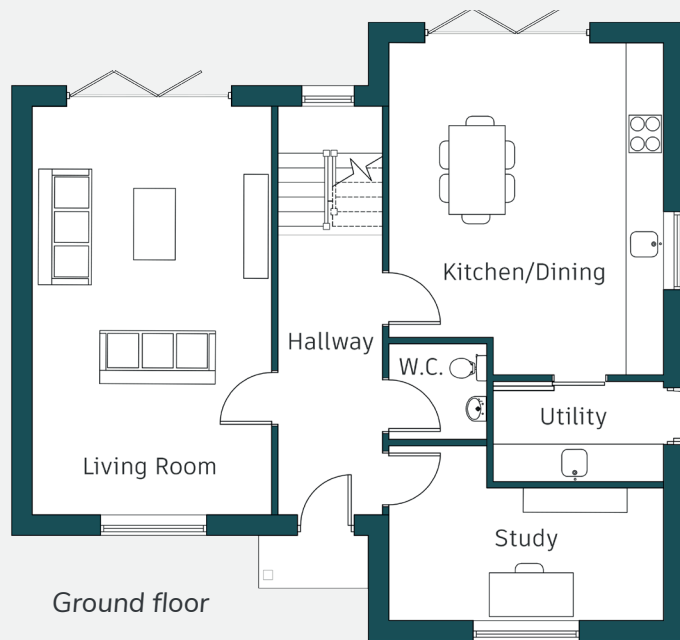
Type A - Plot 2, 3 & 4

4 bed detached
Total floor area: 1728 sq. ft approx.

Living room	21'6 x 12'5	6.58m x 3.81m	Bedroom 1	10'8 x 14'5	3.3m x 4.44m
Kitchen/Dining	17'5 x 14'5	5.33m x 4.44m	Bedroom 2	10'8 x 14'5	3.3m x 4.44m
W.C.	4'8 x 5'2	1.49m x 1.59m	Bedroom 3	10'6 x 12'5	3.25m x 3.81m
Study	9'4 x 14'5	2.88m x 4.44m	Bedroom 4	10'6 x 12'5	3.25m x 3.81m
Utility	5'3 x 9'1	1.62m x 2.78m	Bathroom	7'1 x 8'0	2.17m x 2.46m
			En-suite	3'9 x 8'7	1.21m x 2.66m
			En-suite	3'9 x 8'7	1.21m x 2.66m

Images are computer generated and intended for representation only, actual specification may vary. All dimensions are approximate.

Floor plan





Type B - Plot 5, 6 & 8

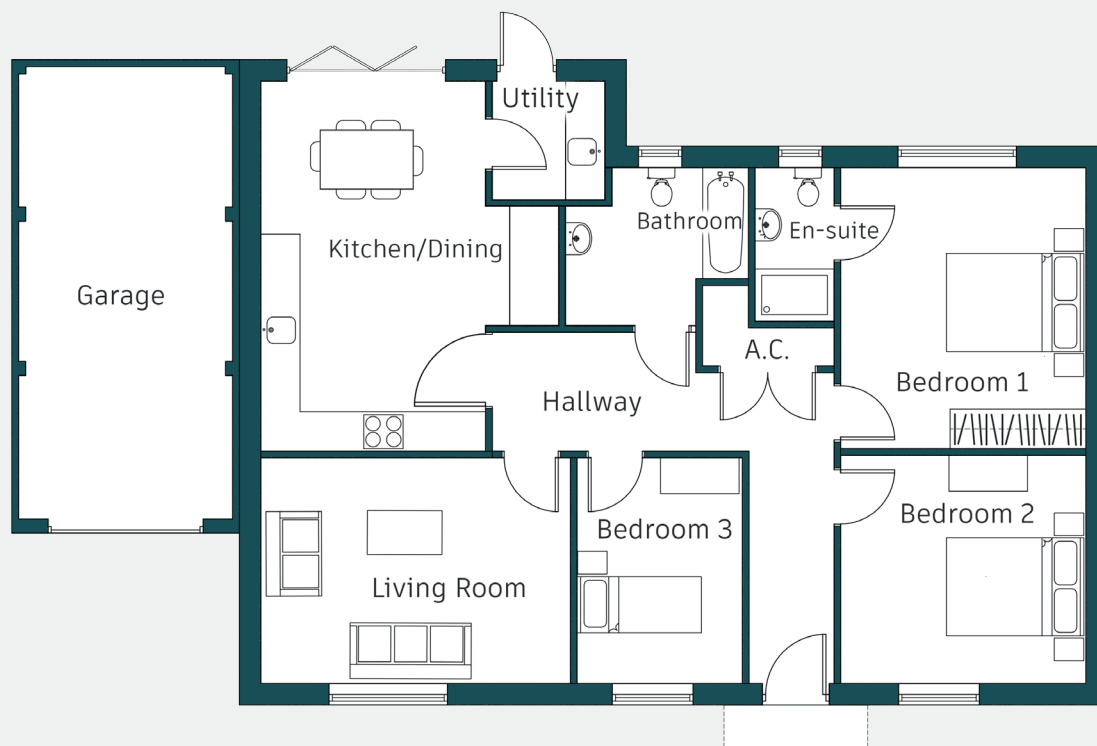
3 bed detached bungalow
Total floor area: 1127 sq. ft approx.

Living room	11'4 x 15'6	3.49m x 4.77m	Bathroom	8'0 x 9'8	2.45m x 3m
Kitchen/Dining	18'7 x 14'4	5.72m x 4.40m	Utility	5'9 x 5'9	1.8m x 1.79m
Bedroom 1	14'1 x 12'4	4.32m x 3.78m	En-suite	7'8 x 4'0	2.38m x 1.23m
Bedroom 2	11'5 x 12'4	3.53m x 3.78m	Garage	23'2 x 11'1	7.1m x 3.38m
Bedroom 3	11'4 x 8'3	3.49m x 2.55m			

Plot 6 & 8 as above with detached garage.

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Floor plan





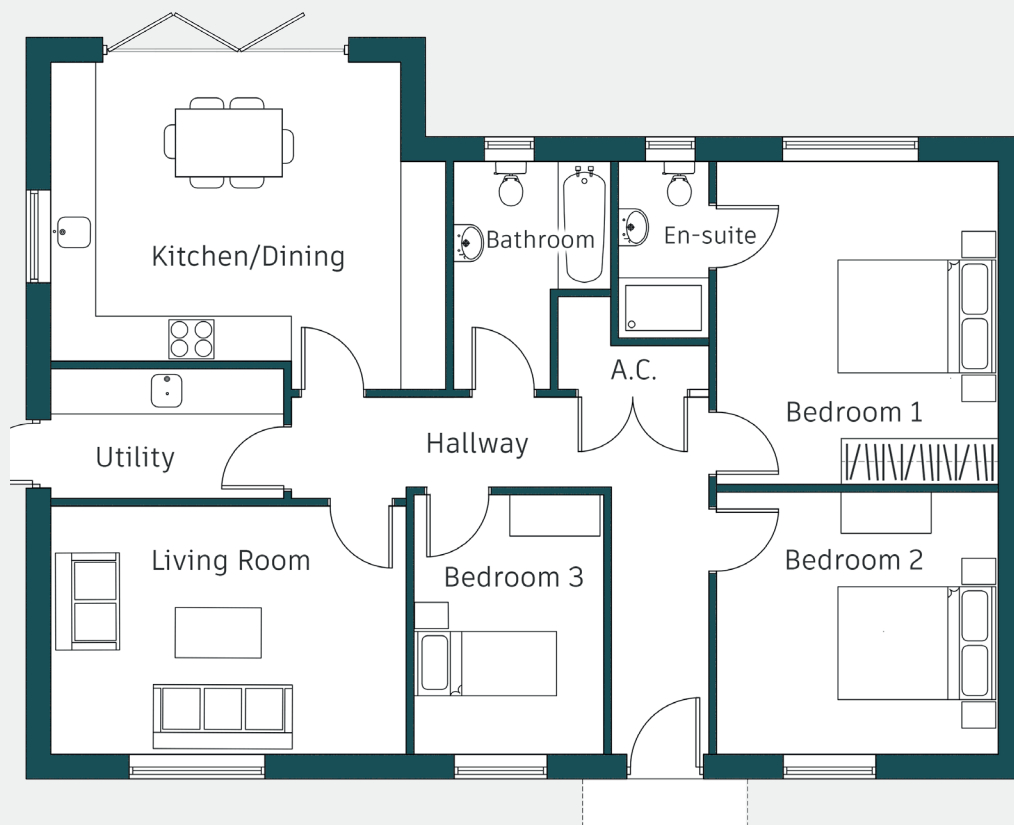
Type C - Plot 7, 9 & 10

3 bed detached bungalow
Total floor area: 1150 sq. ft approx.

Living room	10'9 x 15'6	3.34m x 4.77m	Bathroom	8'0 x 10'4	2.45m x 3.18m
Kitchen/Dining	14'5 x 17'5	4.42m x 5.34m	Utility	5'7 x 10'2	1.74m x 3.13m
Bedroom 1	14'1 x 12'4	4.32m x 3.78m	En-suite	7'8 x 4'0	2.38m x 1.23m
Bedroom 2	11'5 x 12'4	3.53m x 3.78m			
Bedroom 3	11'4 x 8'3	3.49m x 2.55m			

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Floor plan



Specification

General

- ICW 10 year warranty
- Double glazed UPVC flush casement windows in anthracite
- LVT/ tiling to kitchens bathrooms and en-suites and carpets to other rooms (included)
- Gas fired underfloor heating to ground floor and radiators to upper floors (where applicable)
- Oak internal doors
- Aluminium bi-fold doors
- TV points to living areas and bedrooms
- Fitted sliding wardrobes to main bedroom
- Smoke and heat alarms and carbon monoxide detectors
- Intruder alarm

Bathrooms

- Roca sanitaryware including vanity units and contemporary taps
- Modern tiling
- Heated towel rails
- Shaver point
- LED mirrors

Kitchens

- Modern contemporary styled kitchens
- Stainless steel sink drainer unit with contemporary taps
- Solid stone worktops
- Integrated NEFF slide and hide oven, induction hob and microwave
- Integrated dishwasher
- Integrated full height fridge/freezer
- LED down lights
- Boiling water tap
- Under cabinet lighting

External

- Outside lighting
- Patio area
- Remainder laid to turf
- Block paved driveway for two vehicles

Perfectly connected

The Tendring Peninsula is famed for its “Sunshine Coast” – miles of beachy coastline stretching from Clacton to Walton-on-the-Naze. A desirable location; the area boasts excellent travel connections by road or rail connecting residents easily with all the larger towns and cities in the wider region. Perfectly positioned to access major travel routes inland by road or rail towards Colchester, Ipswich and London.



TRANSPORT LINKS

Clacton Train Station - 3 miles

Colchester - 12 miles

Ipswich - 23 miles

London – 81 miles

Stansted Airport – 42 miles

Southend Airport – 56 miles



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