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# Littlebury Gardens

W E E L E Y, C O 1 6 9 G Y

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# Welcome to Littlebury Gardens

**Resting in a secluded cul-de-sac in the heart of the rural village of Weeley, Essex, lies the stunning new Littlebury Gardens development. Comprising of 9 elegant new homes with a fusion of modern comfort, energy efficiency and countryside charm at the forefront of the design.**

Situated within easy access of the main roads and train station, Littlebury Gardens offers well-spaced and private rural dwellings to escape the bustle of the week for commuters, families and lovers of the countryside alike. The nearby bluebell woods offers scenic walks and traditional food is served at local pub, The Black Boy, just a stone's throw from the development. Also just a short drive away is popular restaurant, The Bicycle.

The properties are thoughtfully designed and constructed to a high specification with modern luxury in mind and the development is arranged to maximise space and privacy, with open green space and countryside views to some plots. Choose from one of three 3-bedroom detached, two 4-bedroom semi-detached, two 4-bedroom detached or two 5-bedroom detached homes.



# Location

The Tendring peninsula is a place where you can find everything you need for an active and varied lifestyle for all ages, right on your doorstep.

Lovers of fresh air and the outdoors are spoilt for choice with award-winning beaches, nature reserves, coastal walks and rolling countryside to explore. And for those who are looking to relax and unwind, the prestigious Lifehouse Spa & Hotel is just 3 miles away.

For families there is a range of both primary and secondary schools in the local area and attractions such as Clacton Pier and Walton Pier offering lots to do for all ages and both a short 7 mile drive away.

## TRANSPORT LINKS

- Weeley Train Station – 1 mile  
(94 minutes to London Liverpool Street)
- Clacton-on-Sea – 6 miles
- Frinton-on-Sea – 7.5 miles
- Colchester – 12 miles
- Ipswich – 19 miles
- Chelmsford – 35 miles
- Stansted Airport – 44 miles
- Southend Airport – 52 miles





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# Littlebury Gardens

WEELEY

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1

Type A - Plot 1

3 bed detached

2 3

Type B - Plot 2 & 3

4 bed detached

4 5

Type C - Plot 4 & 5

5 bed detached

6 7

Type D - Plot 6 & 7

4 bed semi-detached

8 9

Type E - Plot 8 & 9

3 bed detached





# Type A - Plot 1

## 3 bed detached

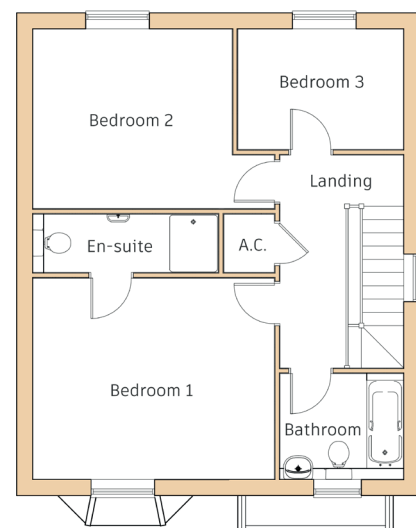
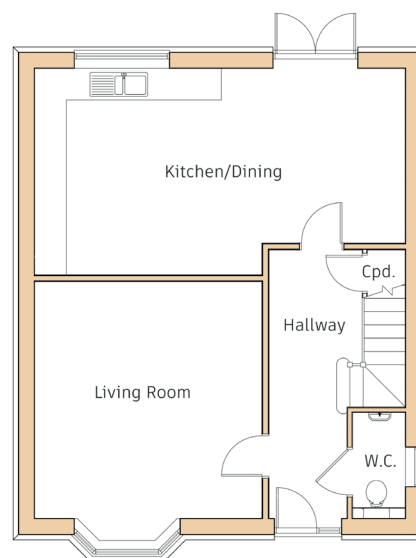
### Ground floor

Living room	14'7 x 14'1	(4.48m x 4.31m)
Kitchen/Dining	12'8 x 22'9	(3.91m x 7m)
W.C.	6'6 x 33'1	(2.01m x 10.1m)

### First floor

Bedroom 1	12'5 x 15'0	(3.81m x 4.57m)
Bedroom 2	11'1 x 12'4	(3.4m x 3.78m)
Bedroom 3	7'5 x 10'3	(2.29m x 3.14m)
Bathroom	6'6 x 7'7	(2.01m x 2.35m)
En-suite	3'7 x 11'5	(1.13m x 3.51m)

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







## Type B - Plot 2 & 3 4 bed detached

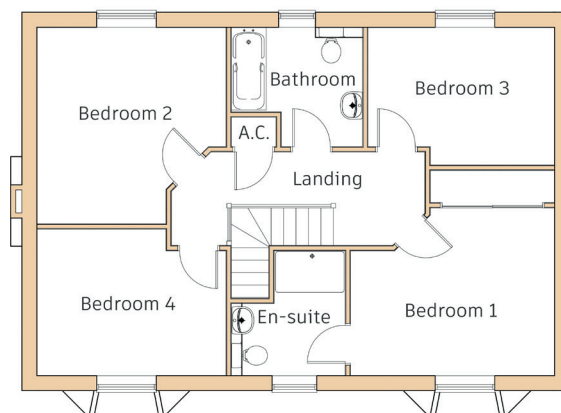
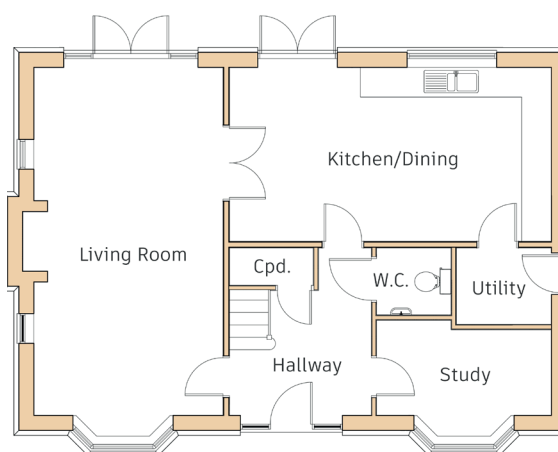
### Ground floor

Living room	22'9 x 12'5	(7m x 3.81m)
Kitchen/Dining	11'5 x 21'2	(3.51m x 6.48m)
W.C.	4'5 x 5'0	(1.38m x 1.52m)
Utility	5'1 x 6'3	(1.57m x 1.92m)
Study	5'7 x 11'5	(1.74m x 3.53m)

### First floor

Bedroom 1	11'1 x 13'5	(3.38m x 4.11m)
Bedroom 2	13'0 x 12'5	(3.96m x 3.81m)
Bedroom 3	9'1 x 12'3	(2.78m x 3.76m)
Bedroom 4	9'7 x 12'5	(2.96m x 3.81m)
Bathroom	7'9 x 8'7	(2.41m x 2.67m)
En-suite	8'2 x 7'6	(2.52m x 2.32m)

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## Type C - Plot 4 & 5 5 bed detached

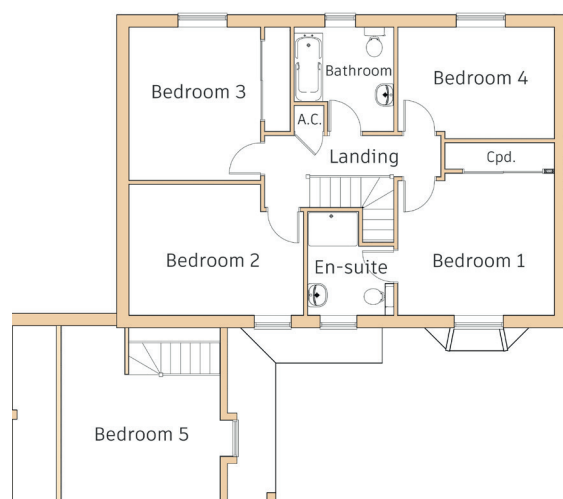
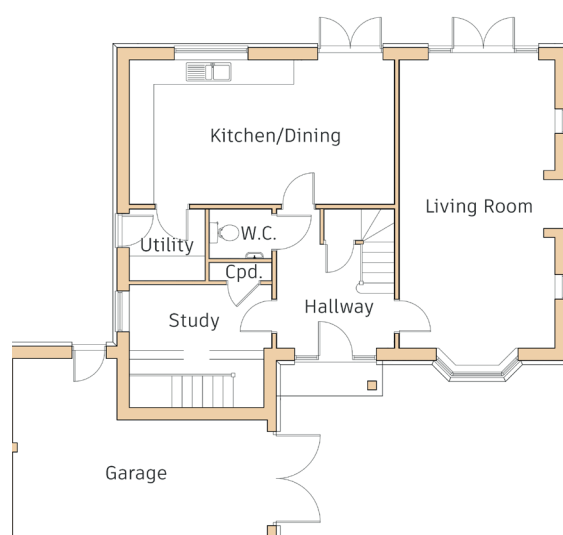
### Ground floor

Living room	23'1 x 12'5	(7.05m x 3.81m)
Kitchen/Dining	11'6 x 21'2	(3.54m x 6.48m)
W.C.	4'0 x 5'1	(1.23m x 1.55m)
Utility	5'8 x 6'6	(1.77m x 2.01m)
Study	9'8 x 11'4	(3.01m x 3.49m)
Garage	9'3 x 20'4	(2.85m x 6.22m)

### First floor

Bedroom 1	11'4 x 12'5	(3.49m x 3.84m)
Bedroom 2	10'5 x 14'0	(3.21m x 4.28m)
Bedroom 3	12'3 x 10'5	(3.76m x 3.23m)
Bedroom 4	8'9 x 12'5	(2.74m x 3.84m)
Bedroom 5	14'2 x 13'0	(4.35m x 3.97m)
Bathroom	8'4 x 8'0	(2.56m x 2.46m)
En-suite	8'3 x 6'9	(2.55m x 2.13m)

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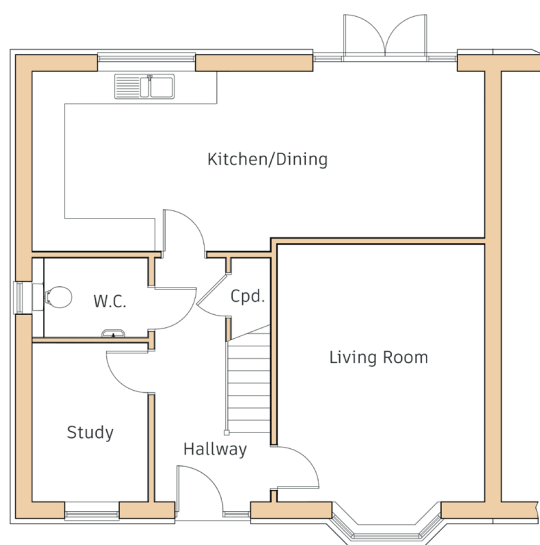


# Type D - Plot 6 & 7

## 4 bed semi-detached

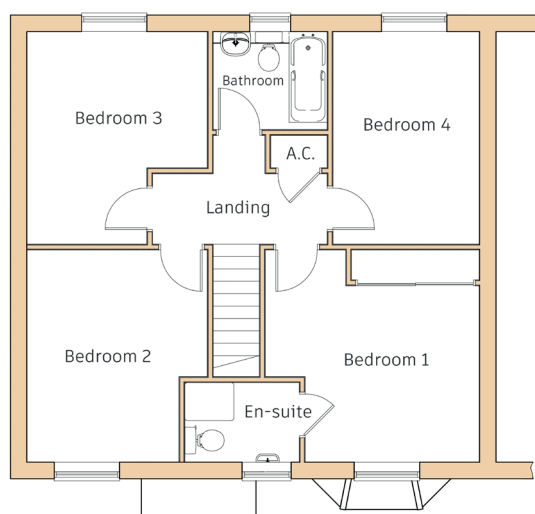
### Ground floor

Living room	15'5 x 12'5	(4.73m x 3.81m)
Kitchen/Dining	10'8 x 27'2	(3.31m x 8.3m)
W.C.	4'8 x 7'0	(1.48m x 2.14m)
Study	9'6 x 7'0	(2.93m x 2.14m)



### First floor

Bedroom 1	10'6 x 10'5	(3.25m x 3.21m)
Bedroom 2	12'8 x 10'8	(3.91m x 3.31m)
Bedroom 3	12'8 x 10'9	(3.91m x 3.32m)
Bedroom 4	12'8 x 8'8	(3.91m x 2.7m)
Bathroom	5'9 x 6'9	(1.81m x 2.12m)
En-suite	4'8 x 6'9	(1.47m x 2.13m)



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## Type E - Plot 8 & 9 3 bed detached

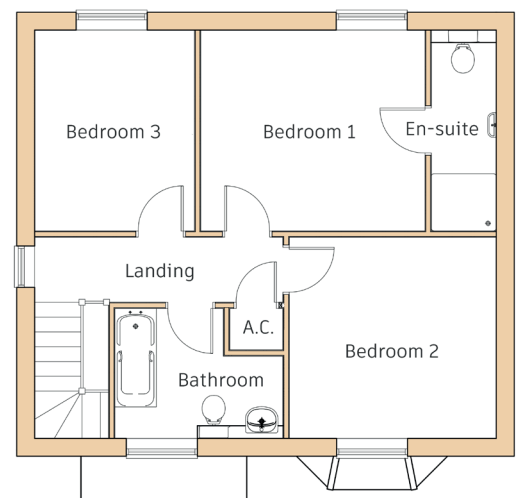
### Ground floor

Living room	12'1 x 14'0	(3.69m x 4.27m)
Kitchen/Dining	12'3 x 25'5	(3.76m x 7.8m)
W.C.	3'2 x 5'6	(0.98m x 1.71m)



### First floor

Bedroom 1	11'1 x 12'5	(3.4m x 3.82m)
Bedroom 2	11'2 x 11'5	(3.41m x 3.51m)
Bedroom 3	11'1 x 8'9	(3.4m x 2.71m)
Bathroom	7'2 x 9'4	(2.21m x 2.87m)
En-suite	12'1 3'6	(3.70m x 1.11m)



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# Specification

## General

- UPVC double glazing
- Composite entrance door
- Luxury vinyl flooring to entrance hall, bathrooms and kitchen, carpets to bedrooms, lounge and stairs
- Underfloor heating to ground floor and radiators to first floor
- Hard-wired smoke and heat alarms and carbon monoxide detectors
- TV points to lounge, kitchen and all bedrooms
- Built-in wardrobes to master bedroom (4 & 5 bedroom homes only)

## Kitchens

- Contemporary style kitchens with soft close doors and drawers
- Quartz worktops with matching upstand
- Integrated fridge/freezer, dishwasher, double oven, induction hob and extractor hood
- Led spotlights

## Bathrooms and en-suites

- Part tiled/part panelled walls
- Vanity units
- Chrome heated towel rail
- Spotlights
- Shower and screen over bath

## Garages (where applicable)

- Power and light connected
- Up and over door
- UPVC personal door to rear

## Outside

- Outside lighting
- Outside tap
- Patio area
- Turfed gardens front and rear
- Outside power point
- Tarmac driveway



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